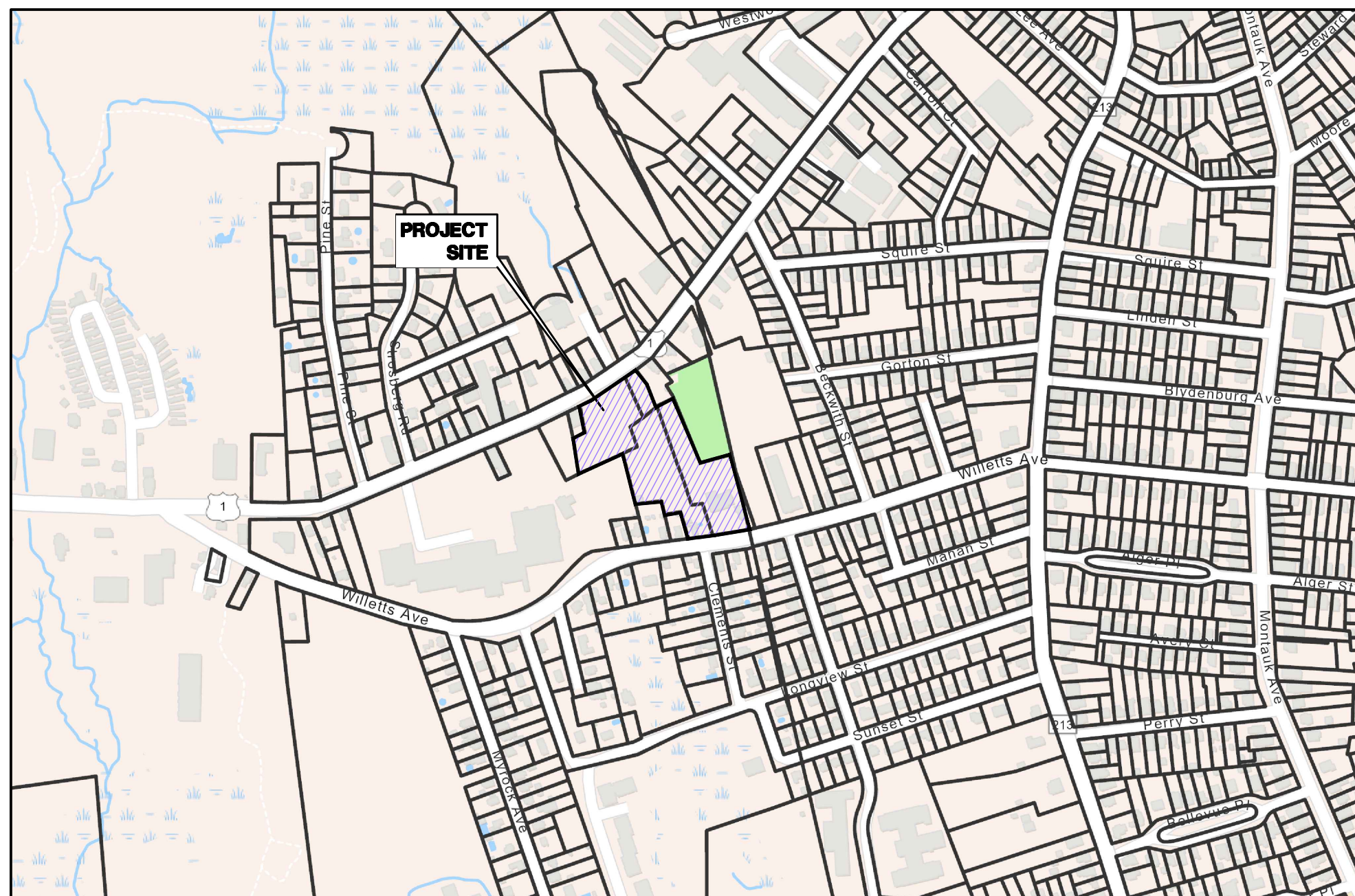


WOODSPRING SUITES

295 & 313 WILLETTS AVENUE
16 & 18 BOSTON POST ROAD
WATERFORD, CT

LEGEND:

---	PROPERTY LINE
---	EDGE OF PAVEMENT
---D---	DRAINAGE
---W---	WATER
---S---	SEWER
---G---	GAS
---E---E---E---	ELECTRIC
---21---	CONTOUR
~~~~~	TREE LINE
=====	GUIDERAIL
●	SIGNS
◻	CATCH BASIN
○	IRON PIN, IRON PIPE
MS, CHD, MON ◻	
○	FIRE HYDRANT
⊙	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
⊙	GAS GATE, WATER GATE
□-○-□-□-○	LAMP



LOCATION MAP  
SCALE: 1"= 500'

## INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1A	BOUNDARY SURVEY
1B	BOUNDARY SURVEY
1C	BOUNDARY SURVEY
1D	BOUNDARY SURVEY
2	SITE PLAN
2A	EXISTING CONDITIONS
3	E&S PLAN
4	GRADING PLAN
5	UTILITIES
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	STORMWATER BASIN PROFILES
10	E&S DETAILS
11	SITE DETAILS
12	SITE DETAILS
13	PLANTING PLAN
14	SITE DETAILS

OWNER/APPLICANT:  
WOODSPRING SUITES  
PO BOX 8721, RICHMOND, VA 23226

JANUARY 16, 2024  
DECEMBER 5, 2023  
OCTOBER 31, 2023  
MARCH 2023

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING  
317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

EROSION & SEDIMENT CONTROL PLAN CERTIFIED BY THE VOTE OF THE WATERFORD PLANNING & ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE COMMISSION _____ DATE _____



CERTIFICATION

I HEREBY CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, AND 9 IN ADDITION, TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON:

- A). DEED LINES AND LINES OF OCCUPATION ARE THE SAME, EXCEPT AS NOTED.  
B). BUILDINGS DO NOT ENCRoACH OVER STREET, DEED, EASEMENT LINES OR WETLANDS BOUNDARIES OR APPURTENANT TO THE PROPERTY.  
C). THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS.  
D). THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.  
E). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS DEPICTED ON FEMA MAP # 09011C0503J EFFECTIVE DATE JULY 18th, 2011.  
F). THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LUS FILE NO: CTF422-6353 WITH A COMMITMENT DATE OF: DEC 2nd, 2022 @ 8:00AM

THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

RYAN J. CHEVERIE L.L.S. #70454

DATE

SURVEY NOTES

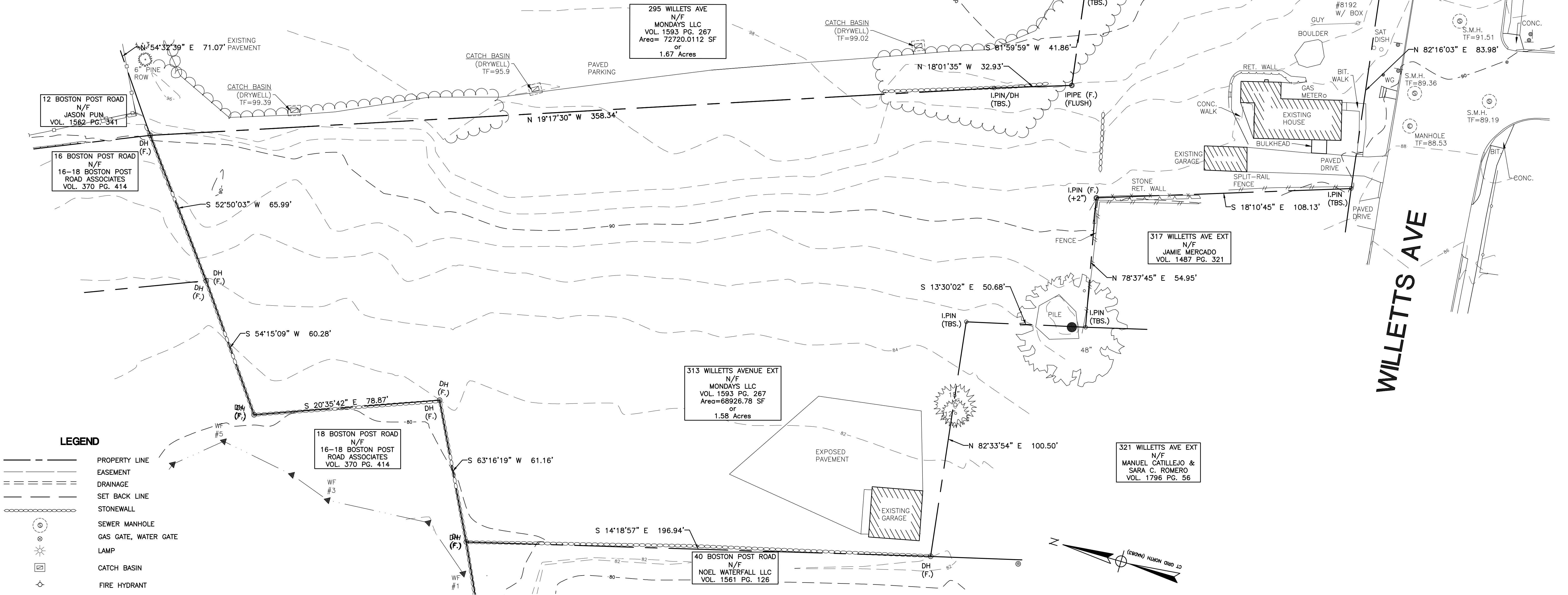
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.  
A. TYPE OF SURVEY: BOUNDARY SURVEY  
B. BOUNDARY DETERMINATION CATEGORY: RESURVEY  
C. HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2  
D. INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
2. DATE OF LATEST FIELD WORK: FEBRUARY 2022.
3. HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS OTHER THAN WETLANDS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

LEGAL DESCRIPTION

A parcel of land situated on Willets Ave in the Town of Waterford in the State of Connecticut and being more particularly described below. Reference is made to a plan entitled "ALTA SURVEY 313 Willets Avenue" Town of Waterford, Connecticut by CLA Engineers Project No. CLA-7401 Proj. Date February 2023 Scale 1"=20' :

Beginning at an iron pin to be set in the northerly side of Willets Ave, said pin being the south easterly corner of the hereon described parcel;  
Thence S 80°43'03" W a distance of 5.63' to a point;  
Thence S 82°16'03" W a distance of 83.98' to an iron pin to be set, the last two courses running on the northerly side of Willets Ave;  
Thence N 18°10'45" W a distance of 108.13' to an iron pin found 2" above grade;  
Thence S 78°37'45" W a distance of 54.95' to an iron pin to be set, the last two courses running by lands now or formerly of Mercado;  
Thence N 13°30'02" W a distance of 50.68' to an iron pin to be set;  
Thence S 82°33'54" W a distance of 100.50' to a drill hole found in the beginning of a stonewall, the last two courses running by lands now or formerly of Catillejo and Romero;  
Thence N 14°18'57" W a distance of 196.94' by lands now or formerly of Noel Waterfall LLC to a drill hole found at a stonewall intersection, ;  
Thence N 63°16'19" E a distance of 61.16' to a drill hole found at the corner of said wall;  
Thence N 20°35'42" W a distance of 78.87' to a drill hole found at the corner of said wall;  
Thence N 54°15'09" E a distance of 60.28' to a drill hole found in said wall;  
Thence N 52°50'03" E a distance of 65.99' to a drill hole found in said wall, the last 5 courses running by and with said stonewalls, the last four courses running by lands now or formerly of 16-18 Boston Post Road Associates;  
Thence S 19°17'30" E a distance of 358.34' to a point;  
Thence S 18°01'35" E a distance of 32.93' to an iron pipe found, flush with grade;  
Thence N 81°59'59" E a distance of 41.86' to an iron pin to be set;  
Thence S 17°42'13" E a distance of 125.45' to the point of beginning, the last 4 courses running by other lands now or formerly of Mondays LLC;

Having an area of 68927 square feet or 1.582 acres



MAP REFERENCES

1. "BOUNDARY PLAN, PREPARED FOR LEON SILVERMAN, LOCATED AT 16-20 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY ENGINEERING AND ASSOCIATES P.C., SCALE: 1"=20', DRAWING NO: 1 OF 1, JOB NO: 88-484, DATE: NOV 21 1988, REVISED 2-8-89.
2. "PROPERTY SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', DRAWING NO: 1 OF 1, JOB NO: 90-716, DATE: NOV 3 1986, REVISED 11-25-86.
3. "EXISTING CONDITIONS SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', SHEET: 1 OF 1, JOB NO: 90-716, DATE: JULY 18 2002
4. "PARKING LOT MODIFICATIONS, OVERALL EXISTING CONDITIONS, WATERFALLS SHOPPING CENTER, PREPARED FOR SILVERMAN REALTY GROUP, INC, FOR PROPERTY LOCATED AT BOSTON POST ROAD, US ROUTE 1 TOWN OF WATERFORD CONNECTICUT", BY E.H. WENKE & ASSOCIATES P.C., SCALE: 1"=50', SHEET NO: C-02 2 OF 9, PROJECT NO: 211239, DATE: JULY 2002, REVISED 04-04-03.
5. "PLAN OF PROPERTY OF STACEY CORCORAN, 321 WILLETTS AVENUE, WATERFORD, CT", BY A-2 MAPS AND SURVEYS ENGINEERING & SURVEYING, SCALE: 1"=20', SHEET NO: 1 OF 1, DATE: JAN 7 2004.
6. "EROSION & SEDIMENT CONTROL PLAN (FILL PLACED AS SHOWN) OF 295 AND 313 WILLETTS AVENUE, WATERFORD, CONNECTICUT, PREPARED FOR: MATTHEW FLEISHER", BY FEDUS ENGINEERING LLC, SCALE: 1"=30', SHEET NO: 1 OF 1, JOB NO: 19-000851, DATE: APRIL 20 2021, REVISED 11/14/21.
7. "SITE PLAN OF LAND OF DAVID WADDINGTON, 295 WILLETTS AVENUE WATERFORD CONNECTICUT", BY FINN SURVEY, SCALE: 1"=20', JOB NO: 86036, DATE: APRIL 28 1986, REVISED 03/31/87.
8. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVE. EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 152-10, DATE: OCT 31 1941.
9. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVENUE FROM NEW LONDON TOWNLINE WESTERLY ABOUT 1875 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 848, DATE: JULY 31 1930.
10. "RIGHT OF WAY MAP, TOWN OF WATERFORD, BOSTON POST ROAD FROM WILLETTS AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE US1", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 838, DATE: OCT 31 1929.
11. "SURVEY OF PROPERTY TO BE DEEDED TO JOHN E. HAYES WATERFORD, CONN." BY HENRY CHARLES COTTON LAND SURVEYOR, SCALE: 1"=40', DATE: 9-12-1960, REVISED OCT 1962.
12. "PROPERTY SURVEY, ASSESSORS MAP 134 #317 WILLETTS AVENUE LINDA A. STRICKLAND WATERFORD, CONNECTICUT", BY CHRISTOPHER DANFORTH, SCALE: 1"=10', SHEET: 1 OF 1, DRAWING NO: SV-1, DATE: FEB 8 2004.

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

ROBERT C. RUSSO  
CERTIFIED SOIL SCIENTIST

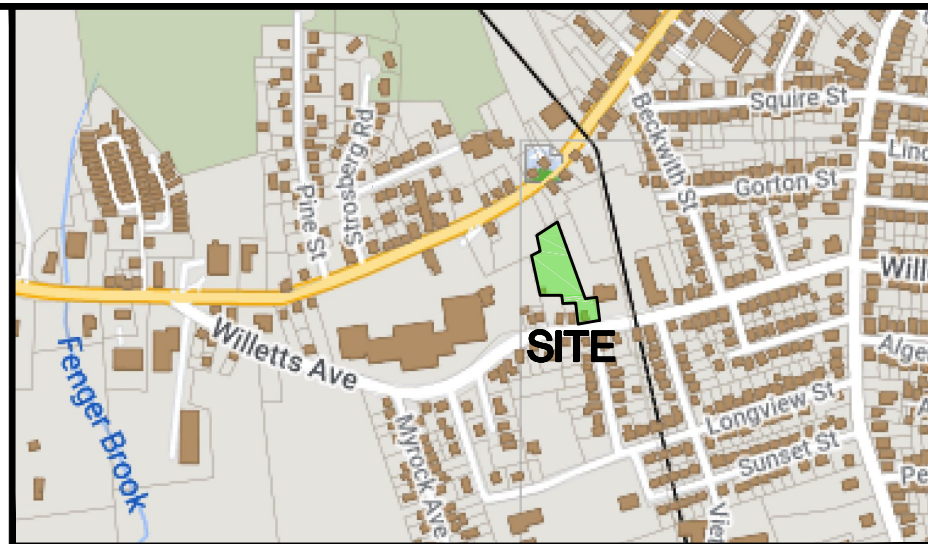
TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

DATE

SCALE: 1"=20'

			<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING	
			317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
			ALTA SURVEY	Project No. CLA-7401
			313 WILLETTS AVENUE	Proj. Surveyor R.J.C.
			TOWN OF WATERFORD, CONNECTICUT	Date: 02/21/23 Sheet No. <b>1A</b>



LOCATION MAP  
(NOT TO SCALE)



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED ON THE SOUTHERLY EDGE OF BOSTON POST ROAD IN THE TOWN OF WATERFORD, CONNECTICUT SHOWN ON A PLAN TITLED "18 BOSTON POST ROAD ALTA SURVEY" PREPARED BY CLA ENGINEERS SCALE: 1"=20' DATE: 04/05/23 AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY EDGE OF BOSTON POST ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;  
THENCE S 21°36'05" E A DISTANCE OF 169.79', ALONG LANDS NOW OR FORMERLY OF 16-18 BOSTON POST ROAD ASSOCIATES, TO A DRILL HOLE FOUND;  
THENCE S 54°15'10" W A DISTANCE OF 60.28' TO A DRILL HOLE FOUND;  
THENCE S 20°35'40" E A DISTANCE OF 78.87' TO A DRILL HOLE FOUND AT A WALL CORNER;  
THENCE S 63°16'20" W A DISTANCE OF 61.16' TO A DRILL HOLE FOUND AT A WALL INTERSECTION;  
THESE LAST THREE COURSES RUNNING ALONG LANDS NOW OR FORMERLY OF MONDAYS LLC;  
THENCE S 64°18'45" W A DISTANCE OF 185.09' ALONG LANDS NOW OR FORMERLY OF NOEL WATERFALL LLC TO AN IRON PIN FOUND;  
THENCE N 08°11'20" W A DISTANCE 141.06' ALONG LANDS NOW OR FORMERLY OF 28 BPR LLC TO A DRILL HOLE FOUND;  
THENCE N 60°49'45" E A DISTANCE OF 51.22' TO A MERESTONE FOUND;  
THENCE N 12°34'10" W A DISTANCE OF 99.88' TO AN IRON PIN FOUND AT THE SOUTHERLY EDGE OF BOSTON POST ROAD;  
THESE LAST TWO COURSES RUNNING ALONG LANDS NOW OR FORMERLY OF K&P 26 JOURNEY LLC;  
THENCE N 63°26'25" E A DISTANCE OF 59.07' TO AN IRON PIN TO BE SET;  
THENCE N 55°17'05" E A DISTANCE OF 151.29' TO THE POINT OF BEGINNING, AN IRON PIN FOUND;  
CONTAINING 57,471.01 SQUARE FEET OR 1.32 ACRES

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2
  - INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
- DATE OF LATEST FIELD WORK: FEBRUARY 2022.
- HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS OTHER THAN WETLANDS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

MAP REFERENCES

- "BOUNDARY PLAN, PREPARED FOR LEON SILVERMAN, LOCATED AT 16-20 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY ENGINEERING AND ASSOCIATES P.C., SCALE: 1"=20', DRAWING NO: 1 OF 1, JOB NO: 88-484, DATE: NOV 21 1988, REVISED 2-8-89.
- "PROPERTY SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', DRAWING NO: 1 OF 1, JOB NO: 90-716, DATE: NOV 3 1966, REVISED 11-25-96.
- "EXISTING CONDITIONS SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE 1"=50', SHEET: 1 OF 1, JOB NO: 90-716, DATE: JULY 18 2002
- "PARKING LOT MODIFICATIONS, OVERALL EXISTING CONDITIONS, WATERFALLS SHOPPING CENTER, PREPARED FOR SILVERMAN REALTY GROUP, INC, FOR PROPERTY LOCATED AT BOSTON POST ROAD, US ROUTE 1 TOWN OF WATERFORD CONNECTICUT", BY E.H. WENKE & ASSOCIATES P.C., SCALE: 1"=50', SHEET NO: C-02 2 OF 9, PROJECT NO: 211239, DATE: JULY 2002, REVISED 04-04-03.
- "PLAN OF PROPERTY OF STACEY CORCORAN, 321 WILLETT'S AVENUE, WATERFORD, CT", BY A-2 MAPS AND SURVEYS ENGINEERING & SURVEYING, SCALE: 1"=20', SHEET NO: 1 OF 1, DATE: JAN 7 2004.
- "EROSION & SEDIMENT CONTROL PLAN (FILL PLACED AS SHOWN) OF 295 AND 313 WILLETT'S AVENUE, WATERFORD, CONNECTICUT, PREPARED FOR: MATTHEW FLEISHER", BY FEDUS ENGINEERING LLC, SCALE: 1"=30', SHEET NO: 1 OF 1, JOB NO: 19-000851, DATE: APRIL 20 2021, REVISED 11/14/21.
- "SITE PLAN OF LAND OF DAVID WADDINGTON, 295 WILLETT'S AVENUE WATERFORD CONNECTICUT", BY FINN SURVEY, SCALE: 1"=20', JOB NO: 86036, DATE: APRIL 28 1986, REVISED 03/31/87.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETT'S AVE. EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 152-10, DATE: OCT 31 1941.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETT'S AVENUE FROM NEW LONDON TOWNLINE WESTERLY ABOUT 1875 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 848, DATE: JULY 31 1930.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, BOSTON POST ROAD FROM WILLETT'S AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE US1", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 838, DATE: OCT 31 1929.
- "SURVEY OF PROPERTY TO BE DEEDED TO JOHN E. HAYES WATERFORD, CONN." BY HENRY CHARLES COTTON LAND SURVEYOR, SCALE: 1"=40', DATE: 9-12-1960, REVISED OCT 1962.
- "PROPERTY SURVEY, ASSESSORS MAP 134 #317 WILLETT'S AVENUE LINDA A. STRICKLAND WATERFORD, CONNECTICUT", BY CHRISTOPHER DANFORTH, SCALE: 1"=10', SHEET: 1 OF 1, DRAWING NO: SV-1, DATE: FEB 8 2004.

CERTIFICATION

I HEREBY CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, AND 9  
IN ADDITION, TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON:  
A). DEED LINES AND LINES OF OCCUPATION ARE THE SAME, EXCEPT AS NOTED.  
B). BUILDINGS DO NOT ENCR OACH OVER STREET, DEED, EASEMENT LINES OR WETLANDS BOUNDARIES ON OR APPURTENANT TO THE PROPERTY.  
C). THERE ARE NO ENCR OACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS.  
D). THERE ARE NO EASEMENTS OR ENCR OACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.  
E). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS DEPICTED ON FEMA MAP # 09011C0503J  
EFFECTIVE DATE JULY 18th, 2011.  
F). THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LUS FILE NO: C1FA22-6353 WITH A COMMITMENT DATE OF: DEC 2nd, 2022 @ 8:00AM

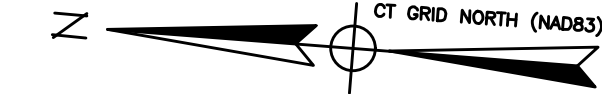
THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

RYAN J. CHEVERIE L.L.S. #70454

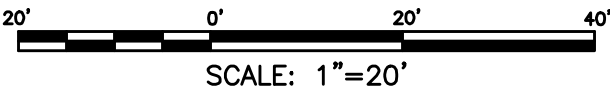
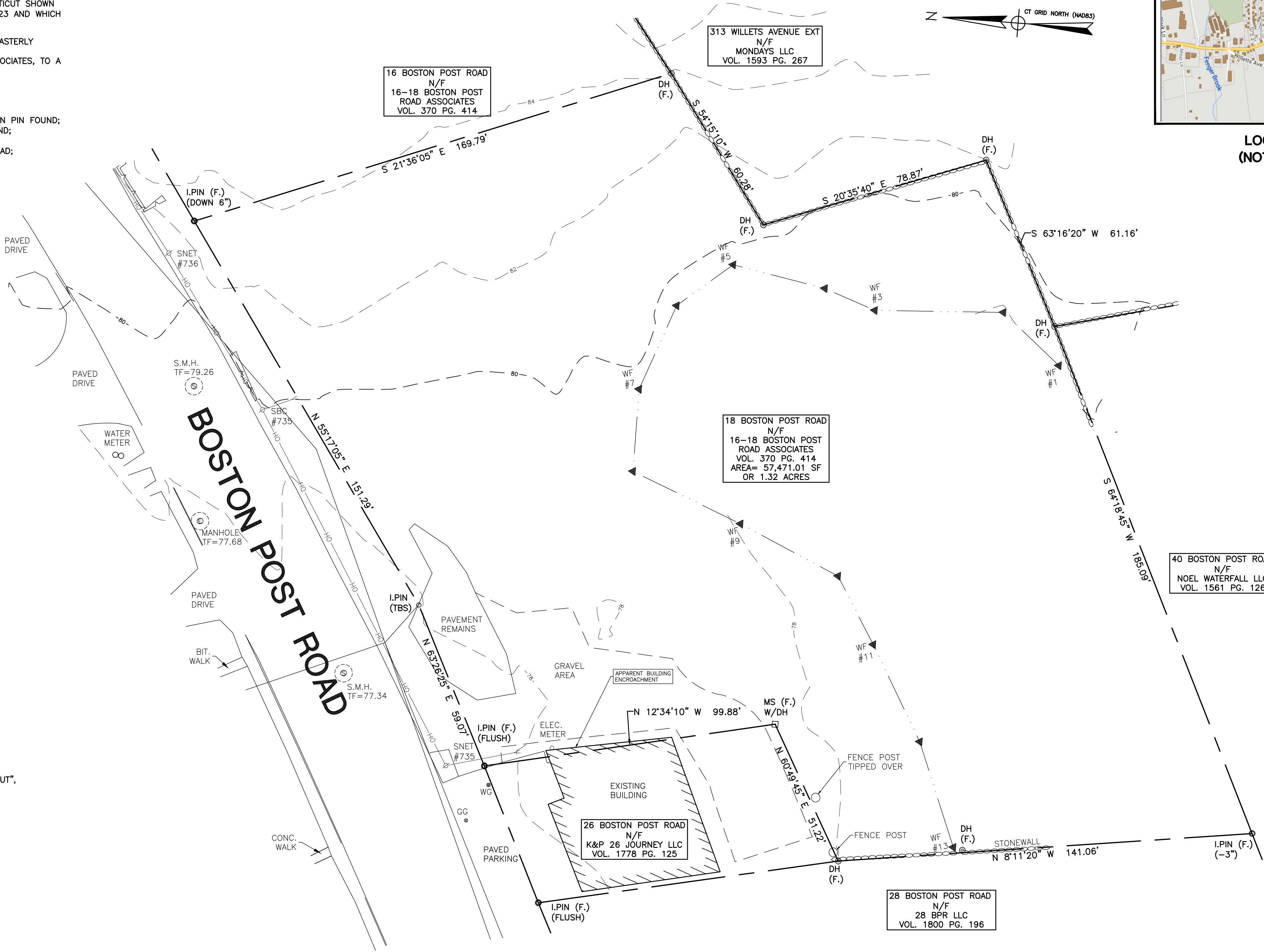
DATE

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454



LOCATION MAP  
(NOT TO SCALE)



				<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING  317 Main Street    Norwich, CT 06360 (860) 886-1966    Fax (860) 886-9165
No.	DATE	REVISION		
		ALTA SURVEY		Project No. CLA-7401
		18 BOSTON POST ROAD		Proj. Surveyor R.J.C.
				Date: 04/05/23
		TOWN OF WATERFORD, CONNECTICUT		Sheet No. <b>1B</b>



MAP REFERENCES

1. "BOUNDARY PLAN, PREPARED FOR LEON SILVERMAN, LOCATED AT 16-20 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY ENGINEERING AND ASSOCIATES P.C., SCALE: 1"=20', DRAWING NO: 1 OF 1, JOB NO: 88-484, DATE: NOV 21 1988, REVISED 2-8-89.
2. "PROPERTY SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', DRAWING NO: 1 OF 1, JOB NO: 90-716, DATE: NOV 3 1966, REVISED 11-25-96.
3. "EXISTING CONDITIONS SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE 1"=50', SHEET: 1 OF 1, JOB NO: 90-716, DATE: JULY 18 2002
4. "PARKING LOT MODIFICATIONS, OVERALL EXISTING CONDITIONS, WATERFALLS SHOPPING CENTER, PREPARED FOR SILVERMAN REALTY GROUP, INC. FOR PROPERTY LOCATED AT BOSTON POST ROAD, US ROUTE 1 TOWN OF WATERFORD CONNECTICUT", BY E.H. WENKE & ASSOCIATES P.C., SCALE: 1"=50', SHEET NO: C-02 2 OF 9, PROJECT NO: 211239, DATE: JULY 2002, REVISED 04-04-03.
5. "PLAN OF PROPERTY OF STACEY CORCORAN, 321 WILLETTS AVENUE, WATERFORD, CT", BY A-2 MAPS AND SURVEYS ENGINEERING & SURVEYING, SCALE: 1"=20', SHEET NO: 1 OF 1, DATE: JAN 7 2004.
6. "EROSION & SEDIMENT CONTROL PLAN (FILL PLACED AS SHOWN) OF 295 AND 313 WILLETTS AVENUE, WATERFORD, CONNECTICUT, PREPARED FOR: MATTHEW FLEISHER", BY FEDUS ENGINEERING LLC, SCALE: 1"=30', SHEET NO: 1 OF 1, JOB NO: 19-000851, DATE: APRIL 20 2021, REVISED 11/14/21.
7. "SITE PLAN OF LAND OF DAVID WADDINGTON, 295 WILLETTS AVENUE WATERFORD CONNECTICUT", BY FINN SURVEY, SCALE: 1"=20', JOB NO: 86036, DATE: APRIL 28 1986, REVISED 03/31/87.
8. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVE. EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 152-10, DATE: OCT 31 1941.
9. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVENUE FROM NEW LONDON TOWNLINE WESTERLY ABOUT 1875 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 848, DATE: JULY 31 1930.
10. "RIGHT OF WAY MAP, TOWN OF WATERFORD, BOSTON POST ROAD FROM WILLETTS AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE US1", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 838, DATE: OCT 31 1929.
11. "SURVEY OF PROPERTY TO BE DEEDED TO JOHN E. HAYES WATERFORD, CONN." BY HENRY CHARLES COTTON LAND SURVEYOR, SCALE: 1"=40', DATE: 9-12-1960, REVISED OCT 1962.
12. "PROPERTY SURVEY, ASSESSORS MAP 134 #317 WILLETTS AVENUE LINDA A. STRICKLAND WATERFORD, CONNECTICUT", BY CHRISTOPHER DANFORTH, SCALE: 1"=10', SHEET: 1 OF 1, DRAWING NO: SV-1, DATE: FEB 8 2004.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED ON THE SOUTHERLY EDGE OF BOSTON POST ROAD IN THE TOWN OF WATERFORD, CONNECTICUT SHOWN ON A PLAN TITLED "16 BOSTON POST ROAD ALTA SURVEY" PREPARED BY CIA ENGINEERS SCALE: 1"=10' DATE: 04/05/23 AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY EDGE OF BOSTON POST ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE S 38°01'15" E A DISTANCE OF 67.86' TO A POINT NEAR IRON PINS FOUND;

THENCE S 22°41'40" E A DISTANCE OF 96.90' TO A DRILL HOLE FOUND;

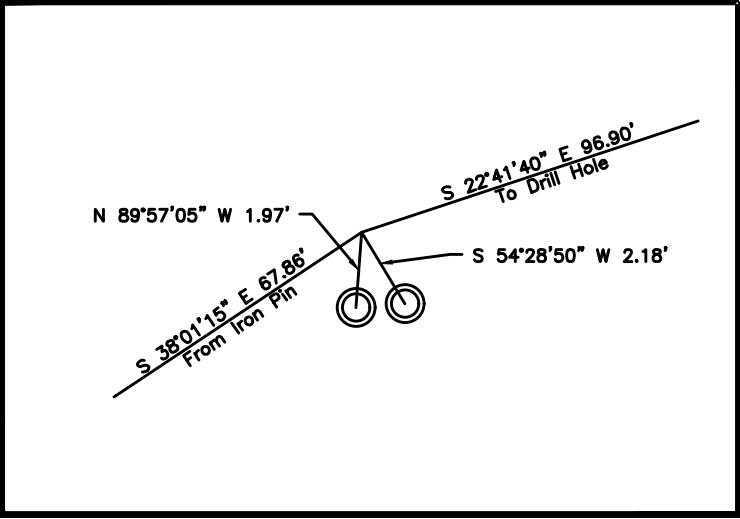
THESE LAST TWO COURSES RUNNING ALONG LANDS NOW OR FORMERLY OF JASON PUN;

THENCE S 52°52'45" W A DISTANCE OF 66.17' ALONG A STONEWALL TO A DRILL HOLE FOUND;

THENCE N 21°36'05" W A DISTANCE OF 169.79' TO AN IRON PIN FOUND AT THE SOUTHERLY EDGE OF BOSTON POST ROAD;

THENCE N 55°18'25" E A DISTANCE OF 43.67' TO THE POINT OF BEGINNING, AN IRON PIN FOUND;

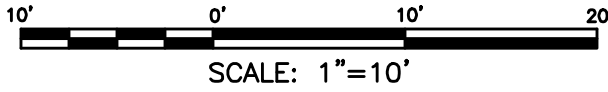
CONTAINING 9,815.02 SQUARE FEET OR 0.23 ACRES



DETAIL A  
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT
- DRAINAGE
- WATER
- SEWER
- GAS
- UNDERGROUND TEL/COM CONDUIT
- UNDERGROUND ELECTRIC CONDUIT
- TREELINE
- STONEWALL
- INLAND WETLANDS
- SET BACK LINE
- WETLAND BUFFER
- SEWER MANHOLE
- GAS GATE, WATER GATE
- LAMP
- BOLLARD
- CATCH BASIN
- FIRE HYDRANT



SCALE: 1"=10'

		<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING	
		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE	REVISION	
		ALTA SURVEY	
		16 BOSTON POST ROAD	
		TOWN OF WATERFORD, CONNECTICUT	
		Project No. CLA-7401	10
		Proj. Surveyor R.J.C.	
		Date: 04/05/23	Sheet No.

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

PRELIMINARY

RYAN J. CHEVERIE, L.L.S. #70454 DATE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- A. TYPE OF SURVEY: BOUNDARY SURVEY  
B. BOUNDARY DETERMINATION CATEGORY: RESURVEY  
C. HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2  
D. INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
2. DATE OF LATEST FIELD WORK: FEBRUARY 2022.
3. HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS OTHER THAN WETLANDS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

CERTIFICATION

I HEREBY CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, AND 9 IN ADDITION, TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON:

- A). DEED LINES AND LINES OF OCCUPATION ARE THE SAME, EXCEPT AS NOTED.
- B). BUILDINGS DO NOT ENCRROACH OVER STREET, DEED, EASEMENT LINES OR WETLANDS BOUNDARIES ON OR APPURTENANT TO THE PROPERTY.
- C). THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERRECTED ON ADJACENT LANDS.
- D). THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.
- E). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS DEPICTED ON FEMA MAP # 09011C0503J EFFECTIVE DATE JULY 18th, 2011.
- F). THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LUS FILE NO: CTF422-6353 WITH A COMMITMENT DATE OF: DEC 2nd, 2022 @ 8:00AM

THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

RYAN J. CHEVERIE L.L.S. #70454 DATE



CERTIFICATION

I HEREBY CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, AND 9. IN ADDITION, TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON:

A). DEED LINES AND LINES OF OCCUPATION ARE THE SAME, EXCEPT AS NOTED.

B). BUILDINGS DO NOT ENROACH OVER STREET, DEED, EASEMENT LINES OR WETLANDS BOUNDARIES ON OR APPURTENANT TO THE PROPERTY.

C). THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS.

D). THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.

E). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS DEPICTED ON FEMA MAP # 09011C0503J EFFECTIVE DATE JULY 18th, 2011.

F). THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LUG FILE NO: CTF422-6353 WITH A COMMITMENT DATE OF: DEC 2nd, 2022 @ 8:00AM

THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

RYAN J. CHEVERIE L.L.S. #70454

DATE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

A. TYPE OF SURVEY: BOUNDARY SURVEY  
B. BOUNDARY DETERMINATION CATEGORY: RESURVEY  
C. HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2  
D. INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
2. DATE OF LATEST FIELD WORK: FEBRUARY 2022.
3. HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS OTHER THAN WETLANDS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

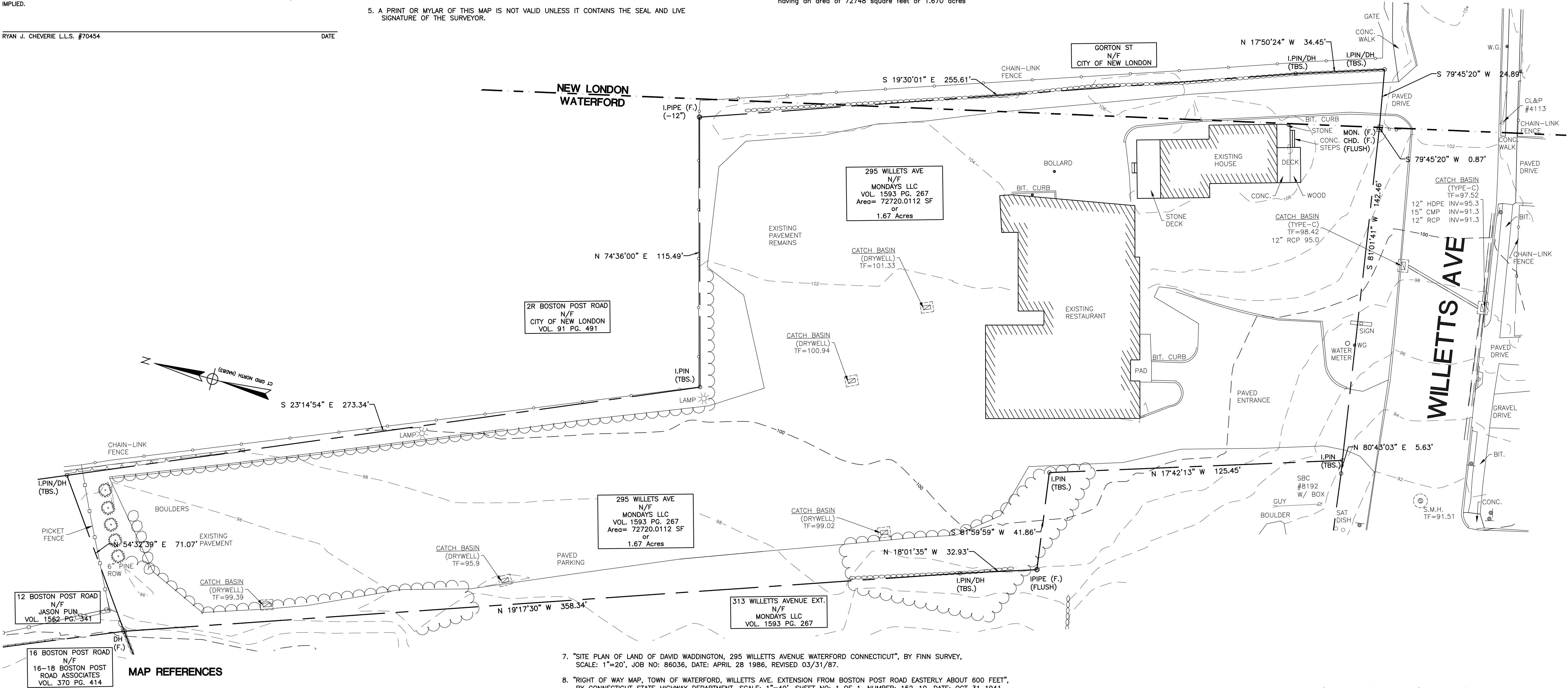
LEGAL DESCRIPTION

A parcel of land situated on Willets Ave in the Town of Waterford and City of New London, both being in the State of Connecticut and being more particularly described below. Reference is made to a plan entitled "ALTA SURVEY 295 Willets Avenue" Town of Waterford, Connecticut by CLA Engineers Project No. CLA-7401 Proj. Date February 2023 Scale 1"=20' :

Beginning at a drill hole in the end of a stone wall on the northerly side of Willets Ave in the City of New London;  
Thence along Willets Ave S 79°45'20" W a distance of 24.89' to a point on the line between the City of New London and the Town of Waterford;  
Thence continuing along Willets Ave S 79°45'20" W a distance of 0.87' to a CHD Monument Found  
Thence continuing along Willets Ave S 81°01'41" W a distance of 142.46' to an iron pin to be set;  
Thence N 17°42'13" W a distance of 125.45' to an iron pin to be set;  
Thence S 81°59'59" W a distance of 41.86' to an iron pipe found flush with the ground;  
Thence N 18°01'35" W a distance of 32.93' to a point;  
Thence N 19°17'30" W a distance of 358.34' to a drill hole in a stone wall, the last 3 courses along lands now or formerly of Mondays LLC;  
Thence along lands now or formerly of Pun N 54°32'39" E a distance of 71.07' to an iron pin to be set;  
Thence S 23°14'54" E a distance of 273.34' to an iron pin to be set;  
Thence N 74°36'00" E a distance of 115.49' to an iron pipe found 12" below the grade;  
Thence S 19°30'01" E a distance of 255.61' to a point, the last course crossing back into the City of New London;  
Thence S 18°02'00" E a distance of 38.08' to the point of beginning, the last 4 courses along the lands now or formerly of The City of New London to the point of beginning.  
having an area of 72748 square feet or 1.670 acres



LOCATION MAP  
(NOT TO SCALE)



MAP REFERENCES

1. "BOUNDARY PLAN, PREPARED FOR LEON SILVERMAN, LOCATED AT 16-20 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY ENGINEERING AND ASSOCIATES P.C., SCALE: 1"=20', DRAWING NO: 1 OF 1, JOB NO: 88-484, DATE: NOV 21 1988, REVISED 2-8-89.
2. "PROPERTY SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', DRAWING NO: 1 OF 1, JOB NO: 90-716, DATE: NOV 3 1966, REVISED 11-25-96.
3. "EXISTING CONDITIONS SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE 1"=50', SHEET: 1 OF 1, JOB NO: 90-716, DATE: JULY 18 2002
4. "PARKING LOT MODIFICATIONS, OVERALL EXISTING CONDITIONS, WATERFALLS SHOPPING CENTER, PREPARED FOR SILVERMAN REALTY GROUP, INC, FOR PROPERTY LOCATED AT BOSTON POST ROAD, US ROUTE 1 TOWN OF WATERFORD CONNECTICUT", BY E.H. WENKE & ASSOCIATES P.C., SCALE: 1"=50', SHEET NO: C-02 2 OF 9, PROJECT NO: 211239, DATE: JULY 2002, REVISED 04-04-03.
5. "PLAN OF PROPERTY OF STACEY CORCORAN, 321 WILLETTS AVENUE, WATERFORD, CT", BY A-2 MAPS AND SURVEYS ENGINEERING & SURVEYING, SCALE: 1"=20', SHEET NO: 1 OF 1, DATE: JAN 7 2004.
6. "EROSION & SEDIMENT CONTROL PLAN (FILL PLACED AS SHOWN) OF 295 AND 313 WILLETTS AVENUE, WATERFORD, CONNECTICUT, PREPARED FOR: MATTHEW FLEISHER", BY FEDUS ENGINEERING LLC, SCALE: 1"=30', SHEET NO: 1 OF 1, JOB NO: 19-000851, DATE: APRIL 20 2021, REVISED 11/14/21.
7. "SITE PLAN OF LAND OF DAVID WADDINGTON, 295 WILLETTS AVENUE WATERFORD CONNECTICUT", BY FINN SURVEY, SCALE: 1"=20', JOB NO: 86036, DATE: APRIL 28 1986, REVISED 03/31/87.
8. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVE, EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 152-10, DATE: OCT 31 1941.
9. "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVENUE FROM NEW LONDON TOWNLIN WESTERLY ABOUT 1875 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 848, DATE: JULY 31 1930.
10. "RIGHT OF WAY MAP, TOWN OF WATERFORD, BOSTON POST ROAD FROM WILLETTS AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE US1", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 838, DATE: OCT 31 1929.
11. "SURVEY OF PROPERTY TO BE DEEDED TO JOHN E. HAYES WATERFORD, CONN." BY HENRY CHARLES COTTON LAND SURVEYOR, SCALE: 1"=40', DATE: 9-12-1960, REVISED OCT 1962.
12. "PROPERTY SURVEY, ASSESSORS MAP 134 #317 WILLETTS AVENUE LINDA A. STRICKLAND WATERFORD, CONNECTICUT", BY CHRISTOPHER DANFORTH, SCALE: 1"=10', SHEET: 1 OF 1, DRAWING NO: SV-1, DATE: FEB 8 2004.

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

ROBERT C. RUSSO  
CERTIFIED SOIL SCIENTIST

DATE

RYAN J. CHEVERIE, L.L.S. #70454

DATE

20' 0' 20' 40'  
SCALE: 1"=20'

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

ALTA SURVEY

**295 WILLETTS  
AVENUE**

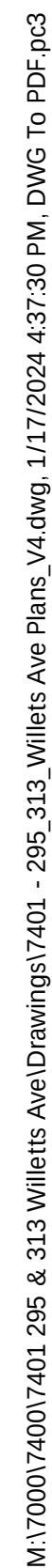
TOWN OF WATERFORD, CONNECTICUT

Project No.  
CLA-7401  
Proj. Surveyor  
R.J.C.  
Date:  
Feb. 2023  
Sheet No.

**1D**

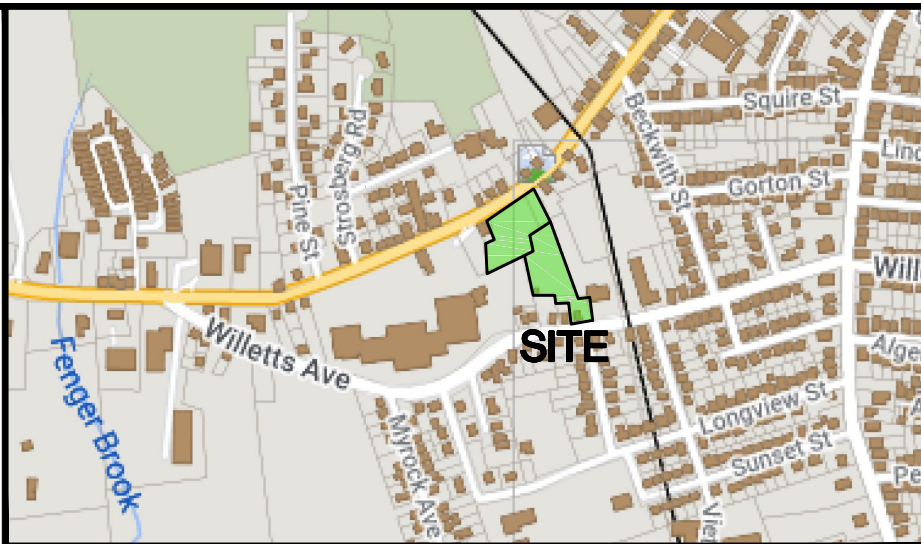
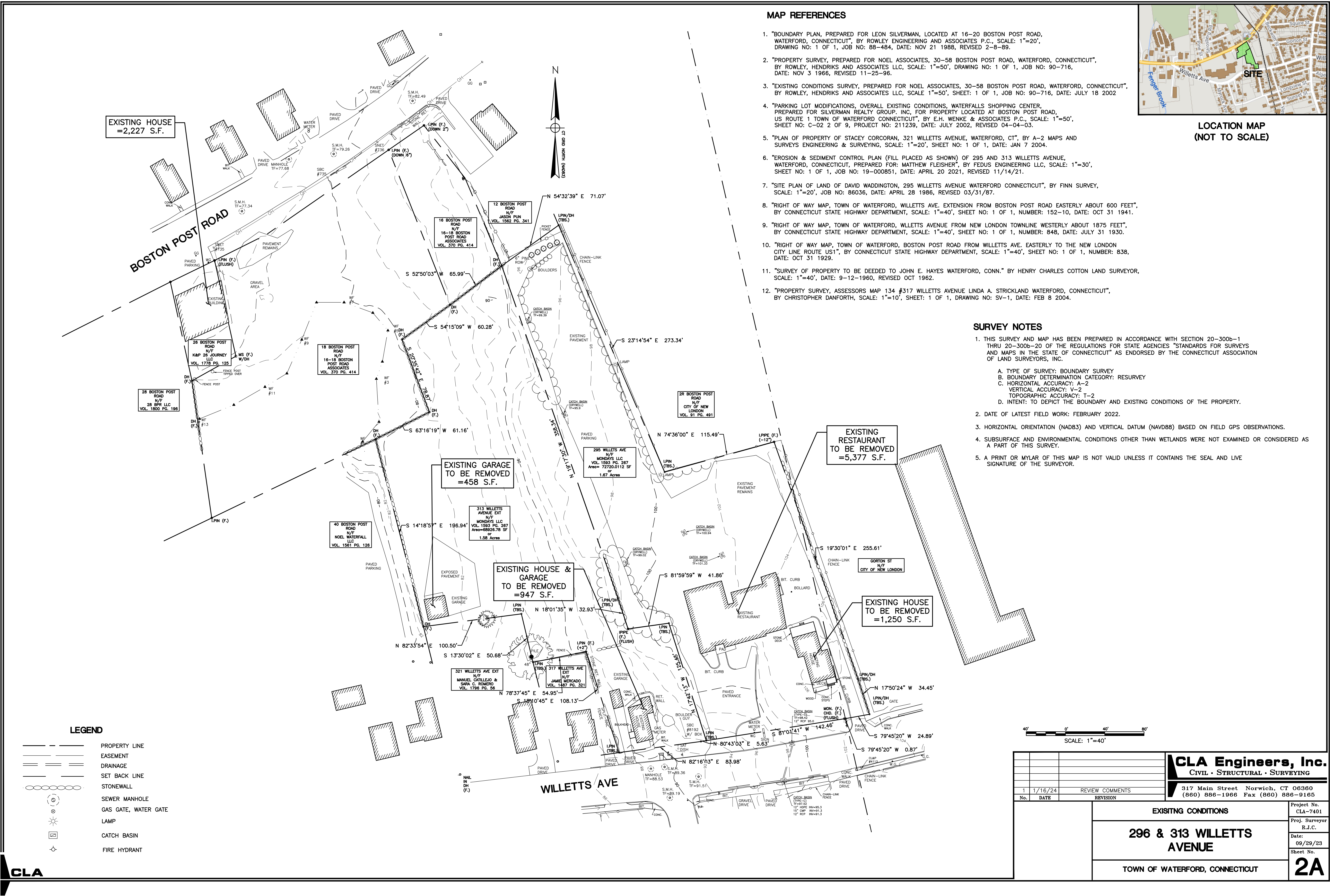
CLA







M:\170001\4001\7401_295 & 313 Willetts Ave Plans_Sheet_2A.dwg, 1/17/2024 3:32:05 PM, DWG To PDF, pc3



LOCATION MAP  
(NOT TO SCALE)

MAP REFERENCES

- "BOUNDARY PLAN, PREPARED FOR LEON SILVERMAN, LOCATED AT 16-20 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY ENGINEERING AND ASSOCIATES P.C., SCALE: 1"=20', DRAWING NO: 1 OF 1, JOB NO: 88-484, DATE: NOV 21 1988, REVISED 2-8-89.
- "PROPERTY SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE: 1"=50', DRAWING NO: 1 OF 1, JOB NO: 90-716, DATE: NOV 3 1966, REVISED 11-25-96.
- "EXISTING CONDITIONS SURVEY, PREPARED FOR NOEL ASSOCIATES, 30-58 BOSTON POST ROAD, WATERFORD, CONNECTICUT", BY ROWLEY, HENDRIKS AND ASSOCIATES LLC, SCALE 1"=50', SHEET: 1 OF 1, JOB NO: 90-716, DATE: JULY 18 2002
- "PARKING LOT MODIFICATIONS, OVERALL EXISTING CONDITIONS, WATERFALLS SHOPPING CENTER, PREPARED FOR SILVERMAN REALTY GROUP, INC, FOR PROPERTY LOCATED AT BOSTON POST ROAD, US ROUTE 1 TOWN OF WATERFORD CONNECTICUT", BY E.H. WENKE & ASSOCIATES P.C., SCALE: 1"=50', SHEET NO: C-02 2 OF 9, PROJECT NO: 211239, DATE: JULY 2002, REVISED 04-04-03.
- "PLAN OF PROPERTY OF STACEY CORCORAN, 321 WILLETTS AVENUE, WATERFORD, CT", BY A-2 MAPS AND SURVEYS ENGINEERING & SURVEYING, SCALE: 1"=20', SHEET NO: 1 OF 1, DATE: JAN 7 2004.
- "EROSION & SEDIMENT CONTROL PLAN (FILL PLACED AS SHOWN) OF 295 AND 313 WILLETTS AVENUE, WATERFORD, CONNECTICUT, PREPARED FOR: MATTHEW FLEISHER", BY FEDUS ENGINEERING LLC, SCALE: 1"=30', SHEET NO: 1 OF 1, JOB NO: 19-000851, DATE: APRIL 20 2021, REVISED 11/14/21.
- "SITE PLAN OF LAND OF DAVID WADDINGTON, 295 WILLETTS AVENUE WATERFORD CONNECTICUT", BY FINN SURVEY, SCALE: 1"=20', JOB NO: 86036, DATE: APRIL 28 1986, REVISED 03/31/87.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVE. EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 152-10, DATE: OCT 31 1941.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, WILLETTS AVENUE FROM NEW LONDON TOWNSHIP WESTERLY ABOUT 1875 FEET", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 848, DATE: JULY 31 1930.
- "RIGHT OF WAY MAP, TOWN OF WATERFORD, BOSTON POST ROAD FROM WILLETTS AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE US1", BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', SHEET NO: 1 OF 1, NUMBER: 838, DATE: OCT 31 1929.
- "SURVEY OF PROPERTY TO BE DEEDED TO JOHN E. HAYES WATERFORD, CONN." BY HENRY CHARLES COTTON LAND SURVEYOR, SCALE: 1"=40', DATE: 9-12-1960, REVISED OCT 1962.
- "PROPERTY SURVEY, ASSESSORS MAP 134 #317 WILLETTS AVENUE LINDA A. STRICKLAND WATERFORD, CONNECTICUT", BY CHRISTOPHER DANFORTH, SCALE: 1"=10', SHEET: 1 OF 1, DRAWING NO: SV-1, DATE: FEB 8 2004.

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: V-2
  - TOPOGRAPHIC ACCURACY: T-2
- INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
- DATE OF LATEST FIELD WORK: FEBRUARY 2022.
- HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS OTHER THAN WETLANDS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

LEGEND

- PROPERTY LINE
- EASEMENT
- DRAINAGE
- SET BACK LINE
- STONEWALL
- SEWER MANHOLE
- GAS GATE, WATER GATE
- LAMP
- CATCH BASIN
- FIRE HYDRANT

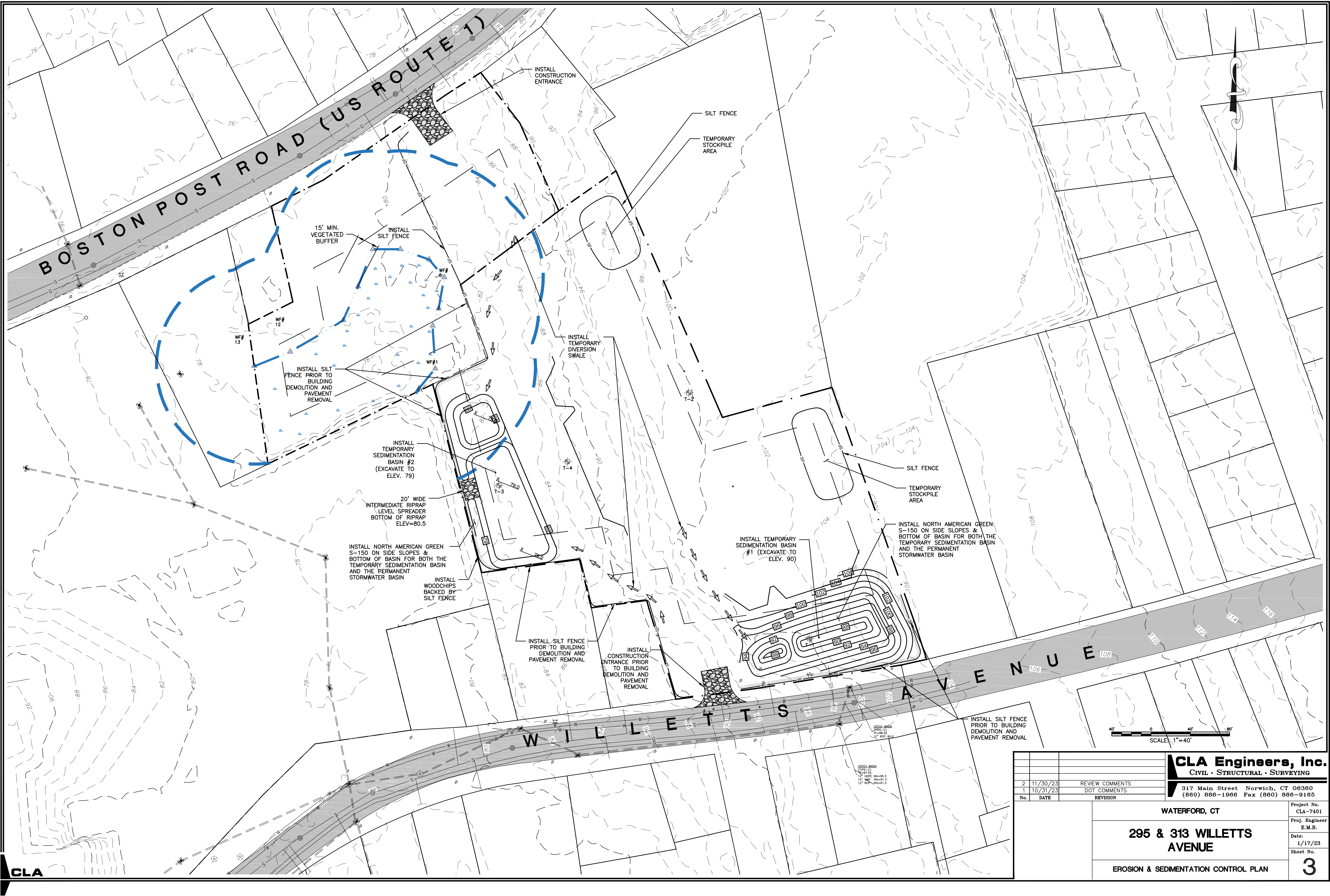
CLA



CLAEngineers, Inc. CIVIL • STRUCTURAL • SURVEYING				317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
1	1/16/24	REVIEW COMMENTS		Project No.	CLA-7401
No.	DATE	REVISION		Proj. Surveyor	R.J.C.
EXISTING CONDITIONS				Date:	09/29/23
296 & 313 WILLETTS AVENUE				Sheet No.	2A
TOWN OF WATERFORD, CONNECTICUT					



M:\1000\17400\17401_295 & 313 Willetts Ave\Drawings\17401_295 & 313 Willetts Ave\Plans_V4.dwg, 1/17/2024 3:32:52 PM, DWG To PDF.pc3



CLA

2		11/30/23	REVIEW COMMENTS
1		10/31/23	DOT COMMENTS
No.	DATE	REVISION	

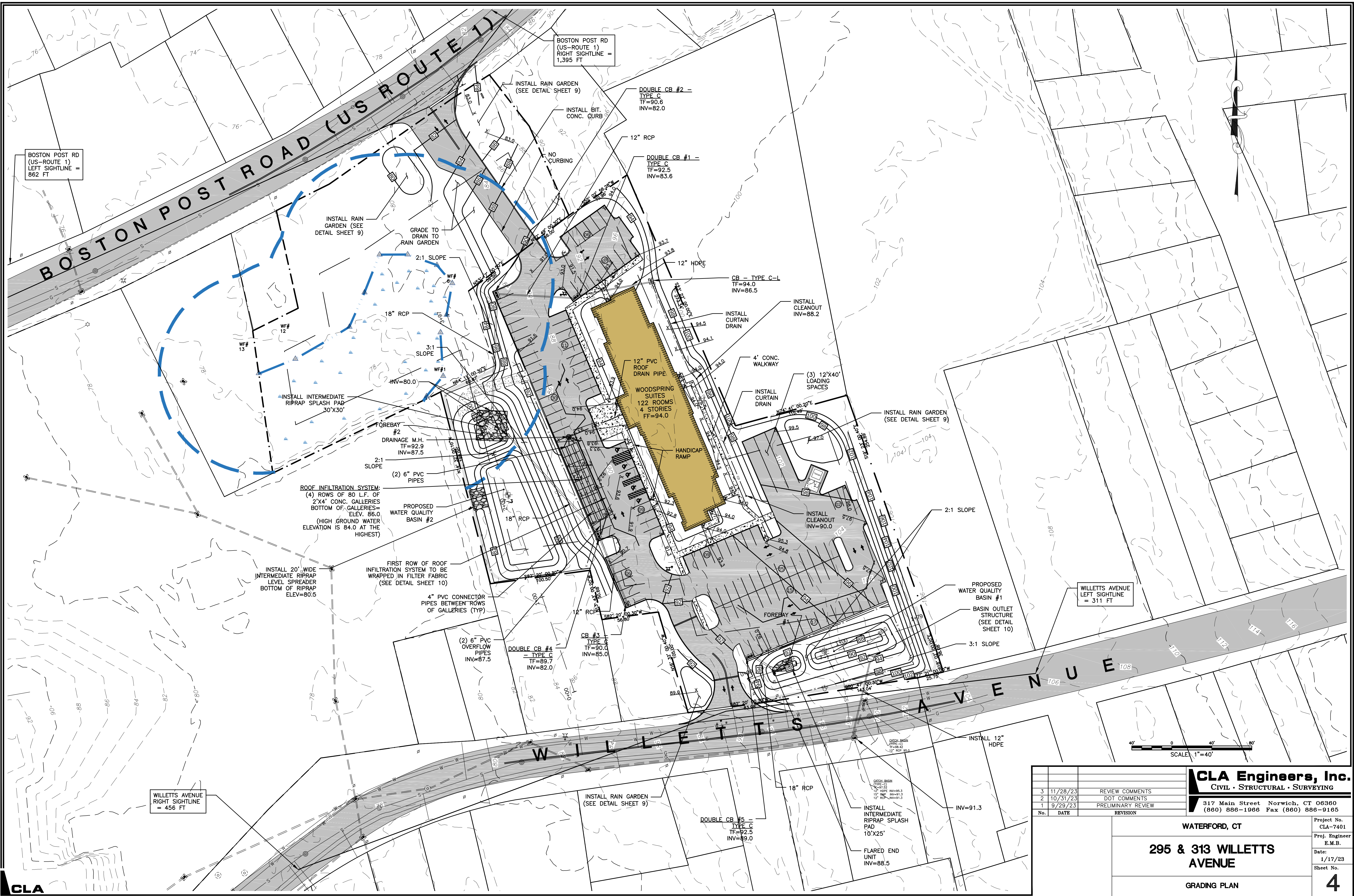
**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING  
317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

**WATERFORD, CT**  
**295 & 313 WILLETT'S AVENUE**  
**EROSION & SEDIMENTATION CONTROL PLAN**

Project No.  
CLA-7401  
Proj. Engineer  
E.M.B.  
Date:  
1/17/23  
Sheet No.  
**3**



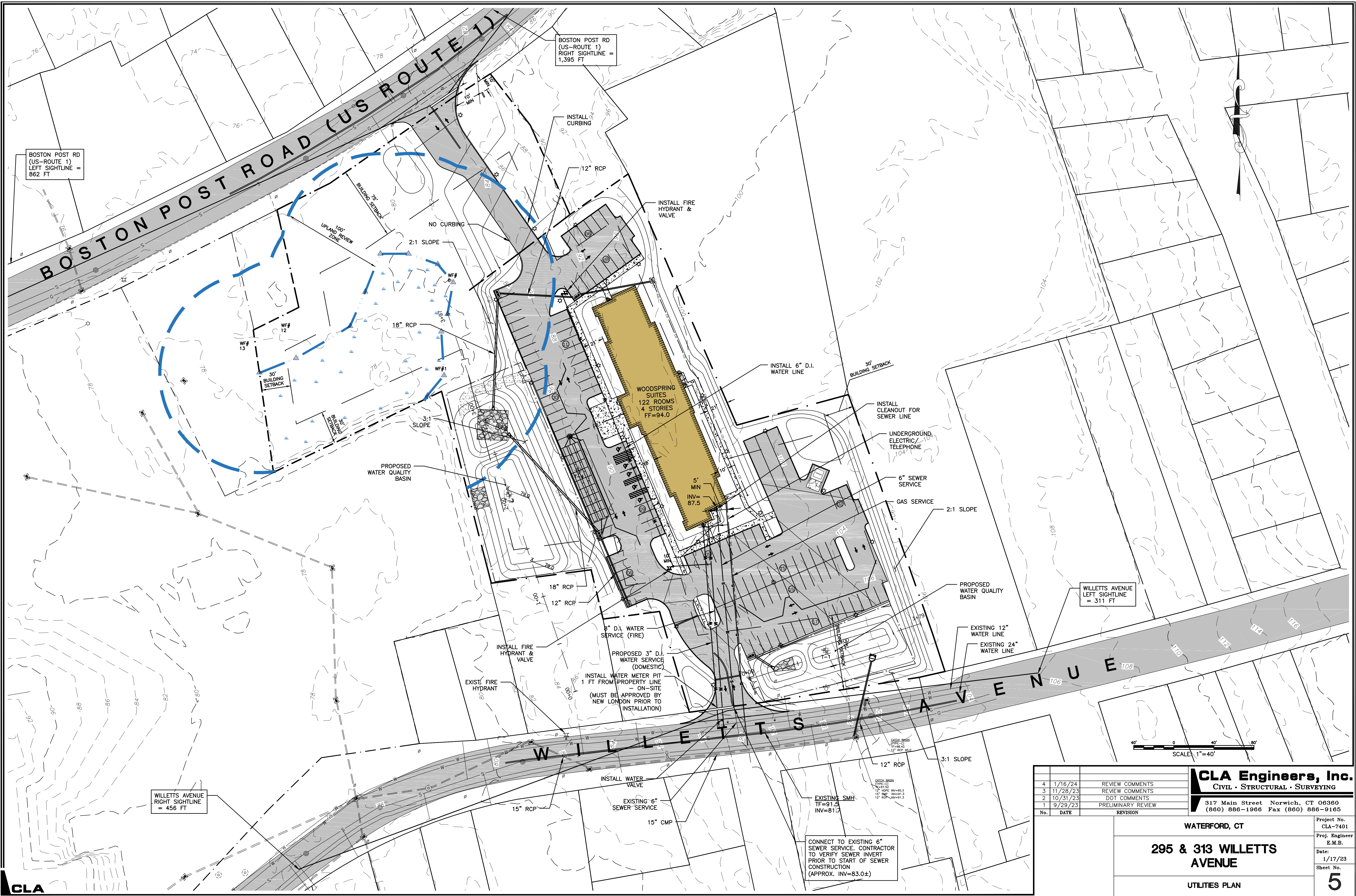
M:\1000\1400\1401 295 & 313 Willetts Ave Plans_V4.dwg, 1/17/2024 3:33:10 PM, DWG To PDF.pc3



				CLA Engineers, Inc.   CIVIL • STRUCTURAL • SURVEYING   317 Main Street Norwich, CT 06360   (860) 886-1966 Fax (860) 886-9165
3	11/28/23	REVIEW COMMENTS		
2	10/31/23	DOT COMMENTS		
1	9/29/23	PRELIMINARY REVIEW		
No.	DATE	REVISION		
			WATERFORD, CT	Project No. CLA-7401
			295 & 313 WILLETTS AVENUE	Proj. Engineer E.M.B.
				Date: 1/17/23
			GRADING PLAN	Sheet No.  4



M:\1000\17401\295 & 313 Willetts Ave\Drawings\17401 - 295 & 313 Willetts Ave Plans_V4.dwg, 1/17/2024 3:33:29 PM, DWG To PDF.pc3

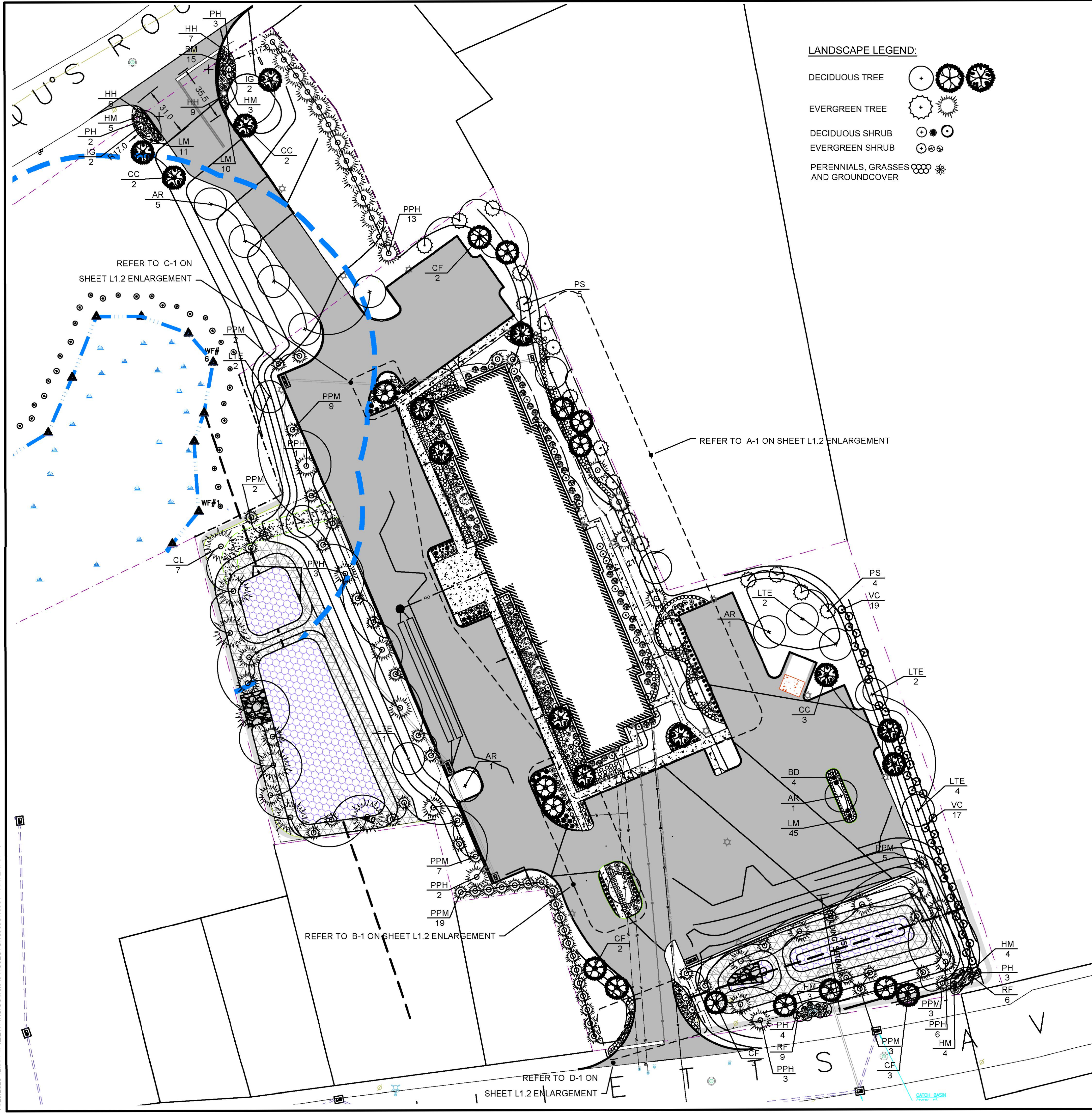


No.	DATE	REVISION
4	1/16/24	REVIEW COMMENTS
3	11/28/23	REVIEW COMMENTS
2	10/31/23	DOT COMMENTS
1	9/29/23	PRELIMINARY REVIEW

<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING	
317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	

WATERFORD, CT		Project No. CLA-7401
295 & 313 WILLETTS AVENUE		Proj. Engineer E.M.B.
UTILITIES PLAN		Date: 1/17/23
		Sheet No. <b>5</b>





LANDSCAPE LEGEND:

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIALS, GRASSES AND GROUND COVER

PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE COMMERCIALY OBTAINED AND SHALL MEET THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASON NORMAL TO THE PARTICULAR VARIETY. FINAL LOCATION OF PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD.
- THE PLANT LIST APPEARS ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN THE FINAL PROJECT. THE SUBMISSION OF A BID BY THE CONTRACTOR ACKNOWLEDGES THAT THE PLANT MATERIAL TYPES AND SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE AVAILABLE.
- COVER ALL PLANTING BEDS WITH 3" DEPTH, OR AS SPECIFIED ON PLAN, OF 1" - 3" DIA. WASHED RIVER JACK MULCH. THE COLOR SHALL BE BEIGE EARTH TONES (NO RED, PINK, DARK GRAY OR BLACK STONES ARE ACCEPTABLE). ALL BEDS SHALL BE COVERED WITHIN A FORTY- EIGHT HOUR PERIOD AFTER PLANTING. IN BEDS REQUIRING 3" OF RIVER JACK MULCH, PROVIDE NON WOVEN GEOTEXTILE FABRIC UNDERNEATH THE MULCH. IN AREAS WHERE BULBS ARE PLANTED, OMIT FABRIC. SEE PLAN FOR BED LAYOUT. A SAMPLE OF THE RIVER JACK MULCH AND GEOTEXTILE FABRIC MUST BE SUBMITTED AND APPROVED BY LANDSCAPE ARCHITECT OR PROJECT DESIGN ENGINEER.
- ALL PLANT MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF LANDSCAPE WORK.
- STAKE ALL TREES OVER 2" IN CALIPER OR 4" AS SHOWN ON DETAILS. ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP, AND ANCHORS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR OF CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
- LOAM: LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIALS. ALL EXCESS LOAM SHALL REMAIN ON THE PROPERTY OF THE OWNER. NEW LOAM IF REQUIRED TO PROVIDE THE SPECIFIED DEPTH, SHALL BE A FERTILE, FRIABLE MEDIUM TEXTURED SANDY LOAM FREE OF MATERIAL TOXIC TO HEALTHY PLANT GROWTH. LOAM SHALL ALSO BE FREE OF ALL STUMPS, ROOTS, STONES AND OTHER EXTRANEANEOUS MATTER AN INCH (1") OR GREATER IN DIAMETER. THE PH SHALL BE BETWEEN 5.5 AND 7.5 WHEN TESTED.
- SOIL PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF-SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 12". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.
- SEEDING: ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 6" AND GRASS (OR CONSERVATION MIX - REFER TO PLAN) SEEDED UNLESS DIRECTED OTHERWISE ON PLAN. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS.
- PROTECTION OF EXISTING PLANTINGS: CONTACT OWNER'S REPRESENTATIVE BEFORE REMOVING ANY PLANT MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
- PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
- EXISTING UTILITIES: IN ACCORDANCE WITH DIG-SAFE LAW (811/ 1-800-922-4455/CBYD.COM), THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES AND VERIFY UTILITY LINE LOCATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY/ALL UTILITY DAMAGE. RECORD LOCATIONS OF DIG-SAFE UTILITY LINE MARKINGS ON PROJECT RECORD DOCUMENTS.
- CONTRACTOR SHALL STABILIZE ALL SLOPED AREAS RECEIVING SEED AS REQUIRED UNTIL LAWN OR CONSERVATION MEADOW, AS INDICATED ON PLAN, IS FULLY ESTABLISHED AND ACCEPTED BY ARCHITECT. CONTRACTOR SHALL MAINTAIN ALL STEEP SLOPES, RESTORE GRADES AND RESEED IF REQUIRED TO ESTABLISH A FULL ACCEPTABLE STAND OF LAWN OR CONSERVATION MEADOW.
- DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CLEANING: CONTRACTOR IS RESPONSIBLE FOR KEEPING SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE LEGALLY DISPOSED OF IMMEDIATELY TO AN OFF-SITE LOCATION, UNLESS OTHERWISE INDICATED ON THE PLAN.
- IRRIGATION INSTALLATION SHALL COORDINATE WITH PLANTING LAYOUT. SEE IRRIGATION DRAWINGS FOR IRRIGATION LAYOUT.

PREPARED BY



REGISTERED PROFESSIONAL

SUBCONSULTANT

PROJECT

WOODSPRING SUITES

ROUTE 1 / BOSTON POST ROAD  
WATERFORD, CT

TITLE

PLANTING PLAN

1	CALIFORNIA PRIVET ADDED	0/5/2023
NO.	REVISIONS	DATE

DRAWN BY: TOH

DESIGNED BY: TOH

CHECKED BY: DM

ISSUE DATE: 12/05/2023

BETA JOB NO.: 10901

NORTH ARROW



SCALE



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

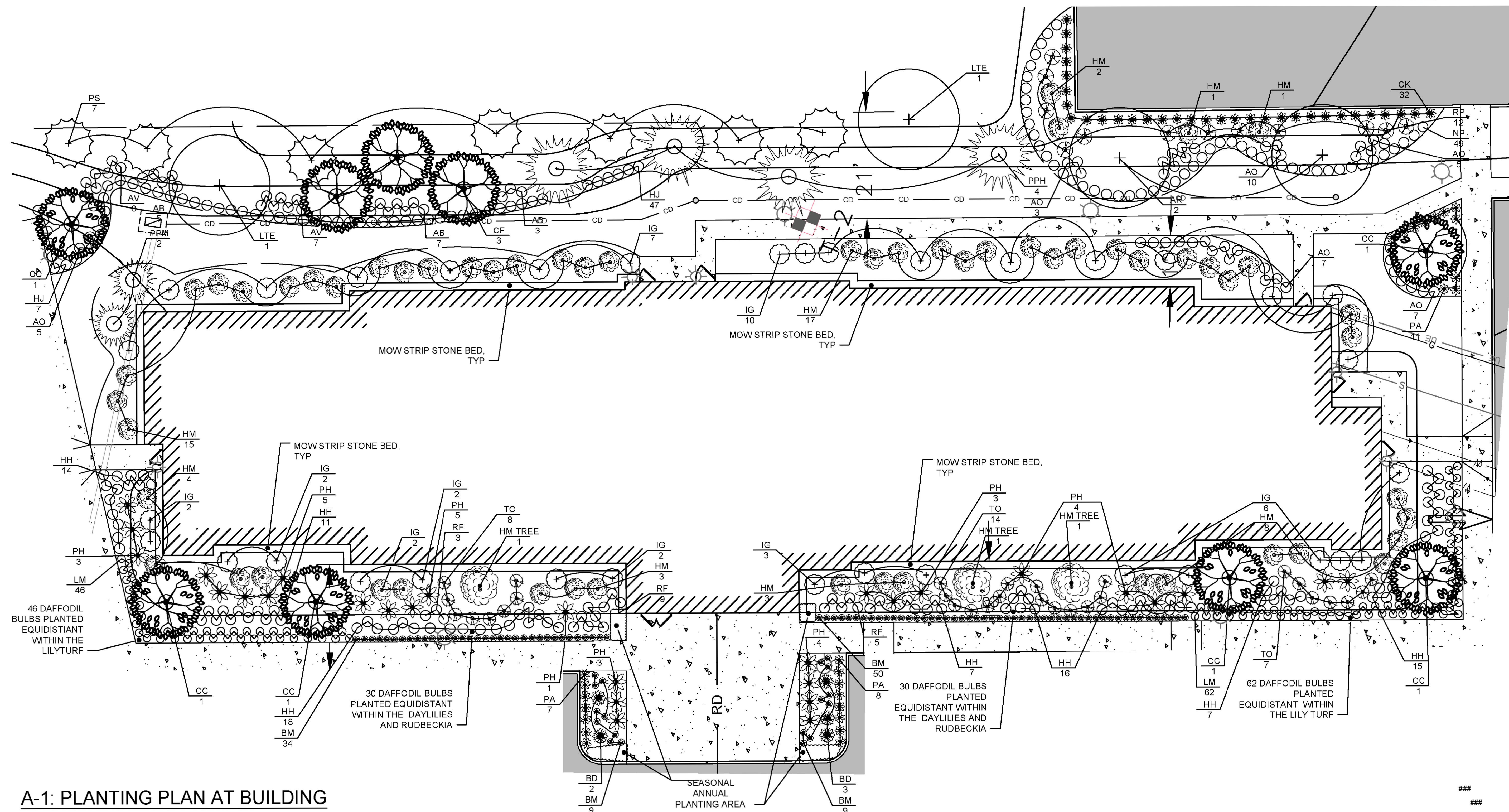
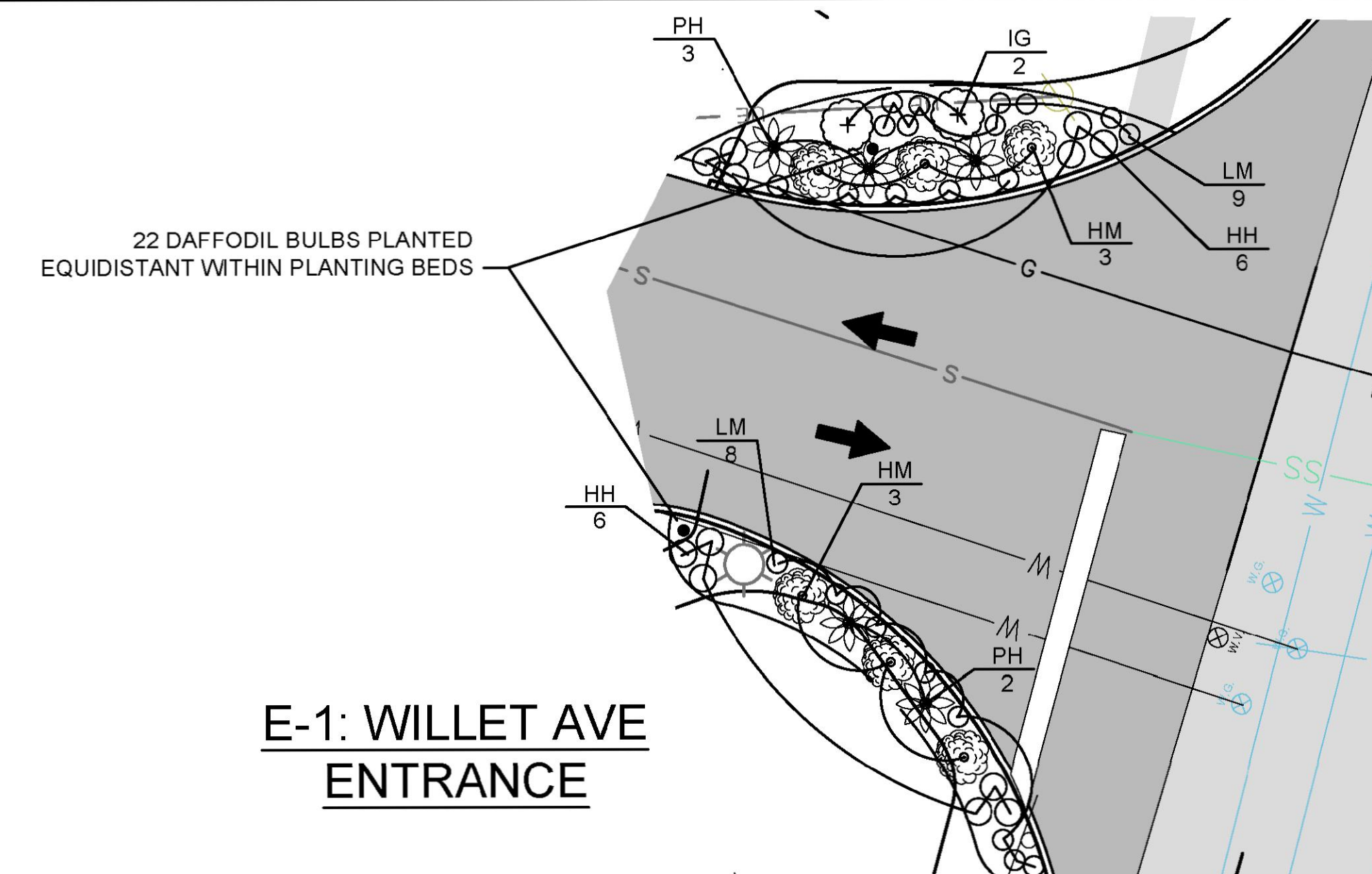
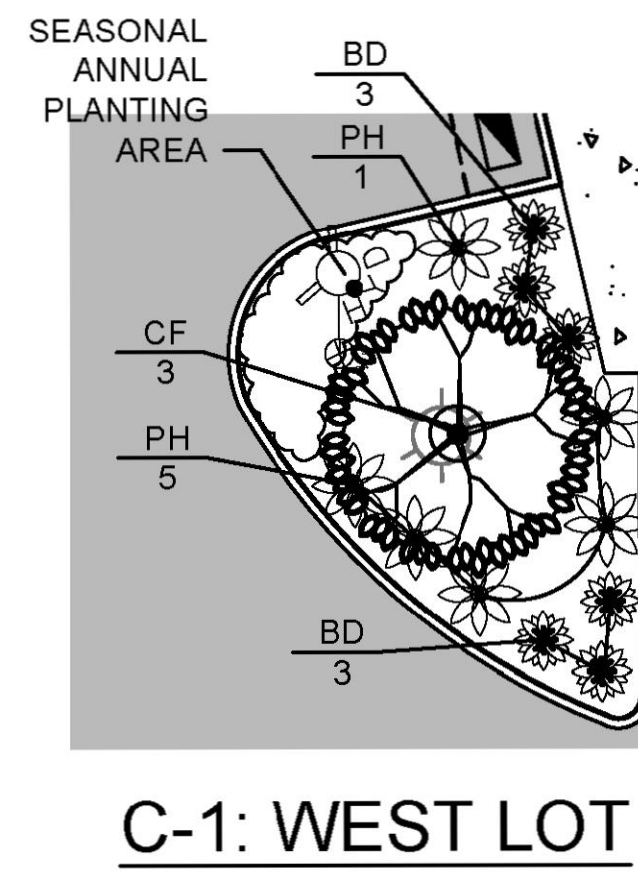
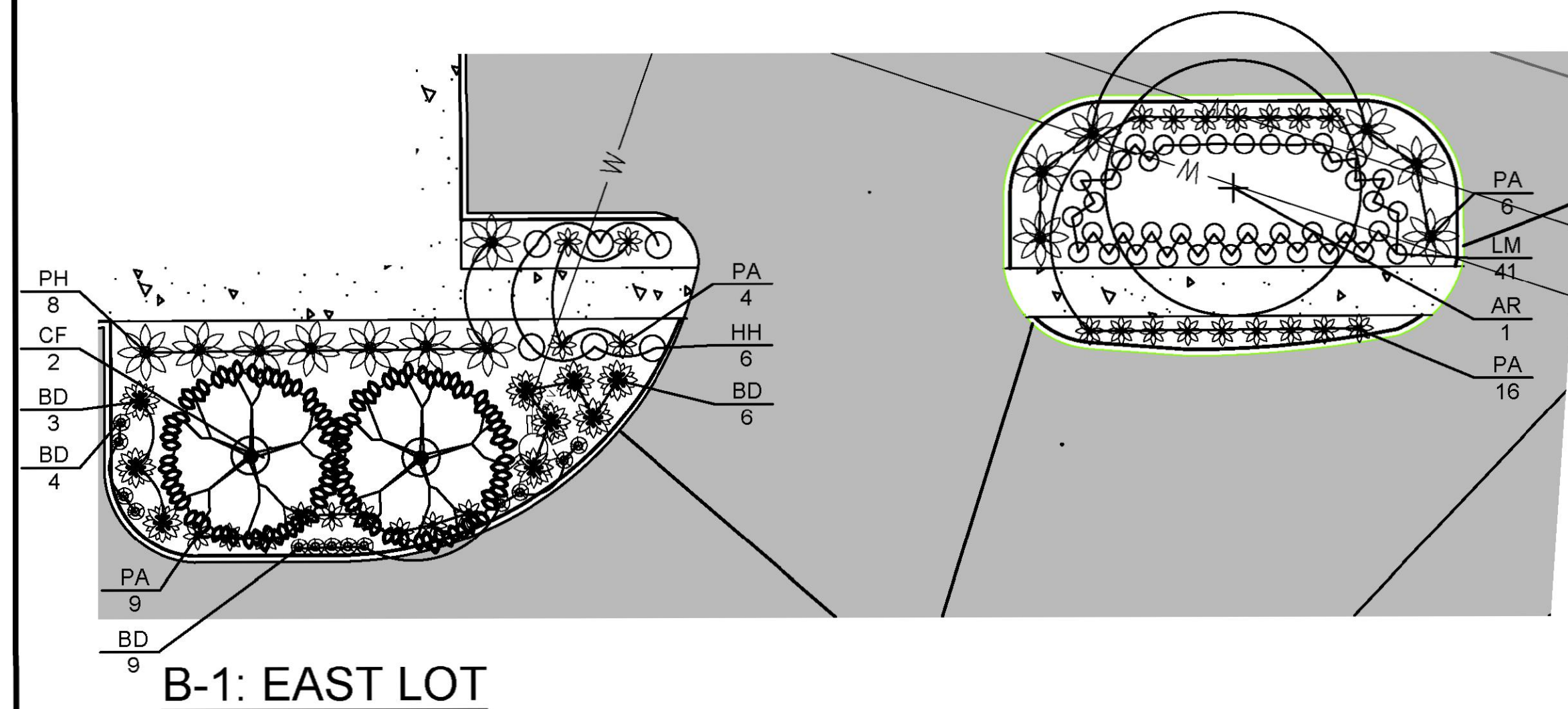
SHEET NO.

6.0

###

###





PREPARED BY 1



REGISTERED PROFESSIONAL

SUBCONSULTANT

PROJECT

**WOODSPRING  
SUITES**

ROUTE 1 / BOSTON POST ROAD  
WATERFORD, CT

TITLE

## PLANTING ENLARGEMENTS

NO.	REVISIONS	DATE
-----	-----------	------

DRAWN BY: TOH

DESIGNED BY: TOH

CHECKED BY: DM

ISSUE DATE: 12/05/2023

BETA JOB NO.: 10901

NORTH ARROW 1



SCALE



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

SHEET NO.

## 7.0



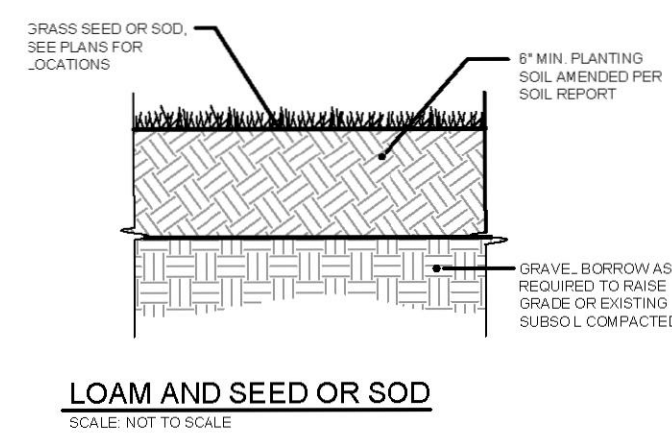
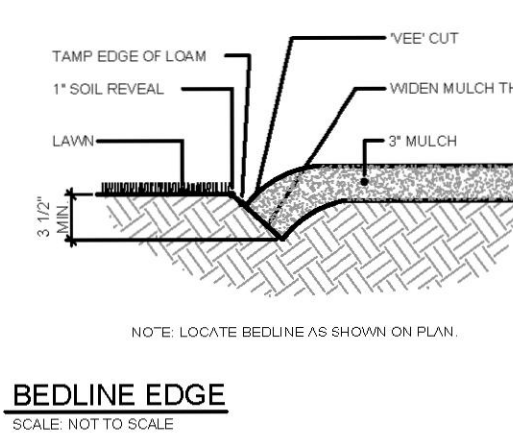
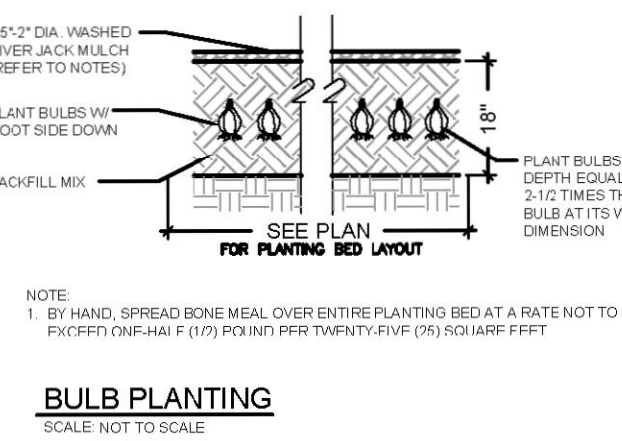
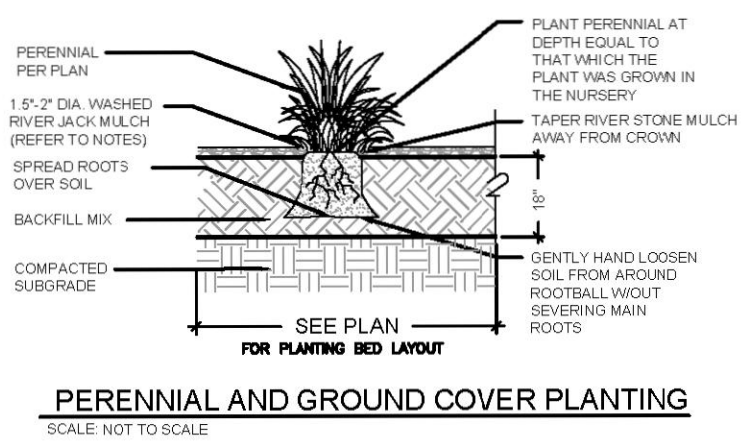
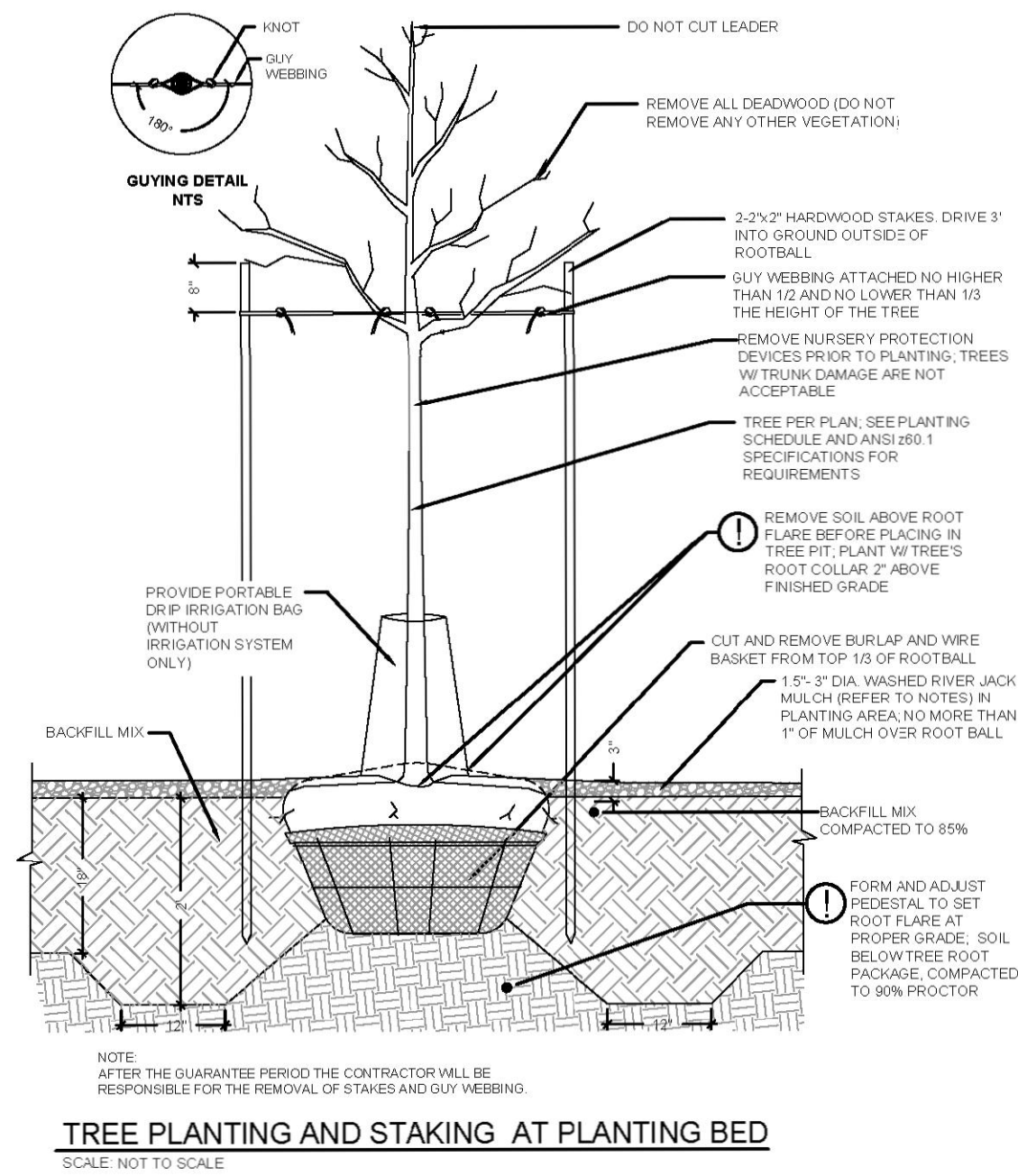
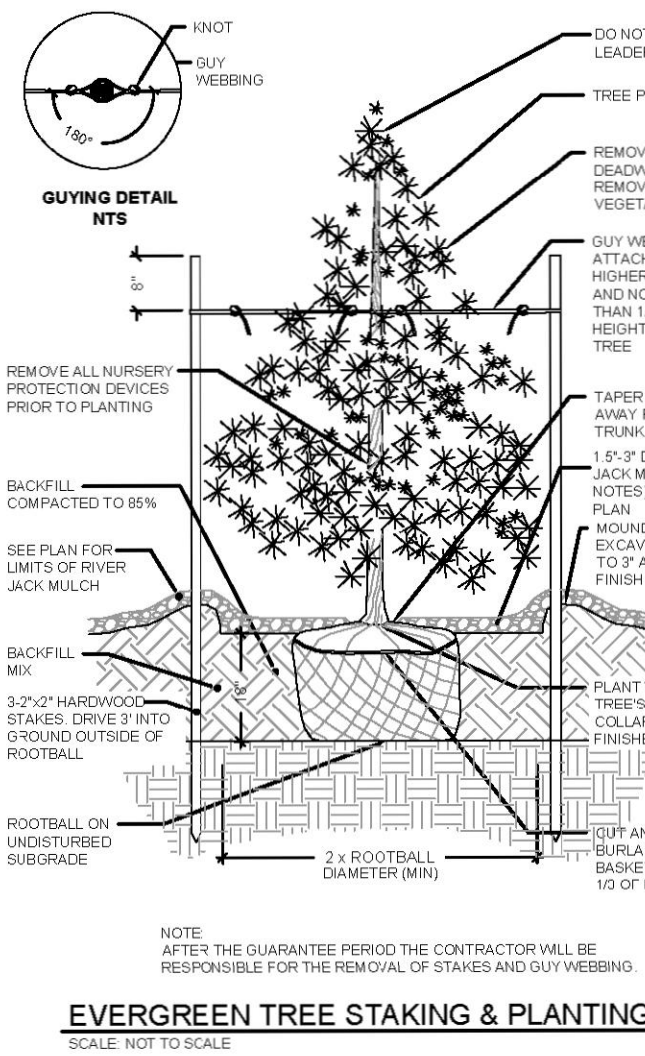
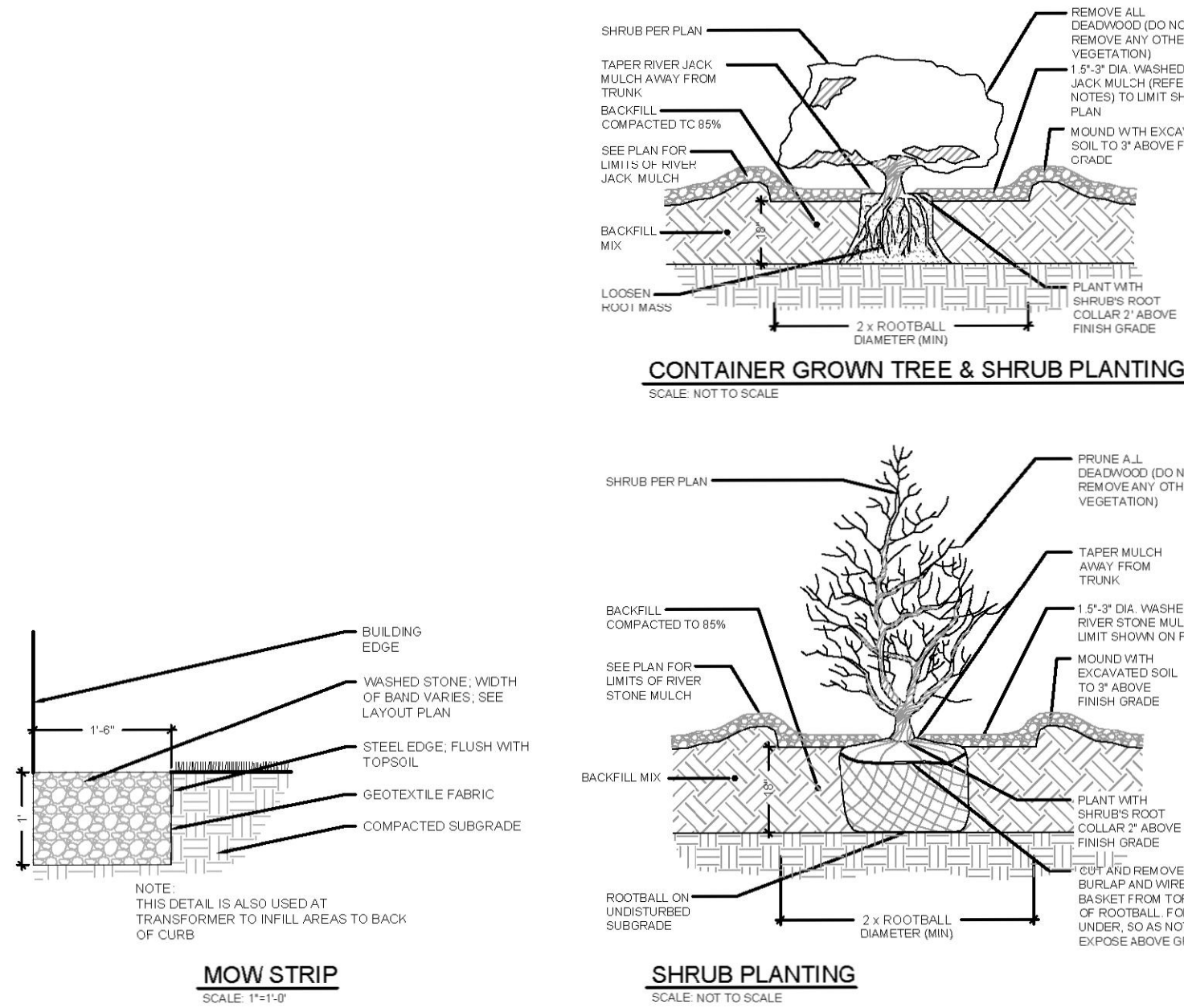
M:\1000\1400\1401\295 & 313 Willets Ave\Drawings\1401 - 295_313_Willets Ave\Plans_Va.dwg, 1/17/2024 3:35:18 PM, DWG To PDF.pc3

11/29/2023 12:33 PM VBETA-INC.COM\MA\PROJECTS\106\00S110601 - WATERFORD, CT - WOODSPRING SUITES\DRAWING FILES\PLAN SET\DWGS\10601 - PLANTING PLAN AND DETAILS: MOD.DWG

## PLANT LIST

COUNT *	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
11	AR	ACER RUBRUM	RED MAPLE	2-2 1/2" CAL.	B+B
13	CC	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B+B
15	CF	CORNUS KOUSA	KOUSA DOGWOOD	2-2 1/2" CAL.	B+B
7	CL	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6'-7' HEIGHT	B+B
3	HMTREE	HYDRANGEA PANTICULATA 'LIME LIGHT' TREE	LIME LIGHT HYDRANGEA TREE FORM	5'-6' HEIGHT	B+B
9	LTE	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2 1/4"-3" CAL.	B+B
44	PPH	PICEA PUNGENS 'HOOPSII'	HOOPSII BLUE SPRUCE	8'-10' HEIGHT	B+B
32	PPM	PICEA PUNGENS 'MONTGOMERY'	MONTGOMERY BLUE SPRUCE	5'-6' HEIGHT	B+B
16	PS	PINUS STROBUS	WHITE PINE	2-2 1/2" CAL.	B+B
SHRUBS					
24	BD	BUDDLEIA DAVIDII 'PUGSTER WHITE'	WHITE DWARF BUTTERFLY BUSH	1 GAL.	CONT.
145	BM	BUXUS MICROPHYLLA 'LITTLE MISSY'	LITTLE MISSY BOXWOOD	1 GAL.	CONT.
81	HM	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL.	CONT.
40	IS	ILEX GLABRA	INKBERRY	5 GAL.	CONT.
12	RP	RHODODENDRON 'PURPLE GEM'	CALIFORNIA PRIVET	1 GAL.	CONT.
29	TO	THUJA OCCIDENTALIS 'FIRE CHIEF'	PURPLE GEM DWARF RHODODENDRON	3 GAL.	CONT.
36	VC	VIBURNUM CARLESII	FIRE CHIEF GLOBE ARBORVITAE	3-4' HT.	B+B
PERENNIALS, VINES, BULBS, & ORNAMENTAL GRASSES					
15	AB	ASTILBE 'BRIDAL VEIL'	FALSE SPIREA - WHITE	1 GAL.	CONT.
44	AO	ASTILBE 'OSTRIDGE PLUME'	FALSE SPIREA - BRIGHT PINK	1 GAL.	CONT.
15	AV	ASTILBE 'VISIONS'	FALSE SPIREA - RASPBERRY	1 GAL.	CONT.
32	CK	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER REED GRASS	1 GAL.	CONT.
128	HH	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAY LILY	1 GAL.	CONT.
54	HJ	HOSTA 'JUNE'	JUNE HOSTA	1 GAL.	CONT.
239	LM	LIRIOPE MUSCARI 'VARIEGATA'	CLUMPING VARIEGATED LILYTURF	1 GAL.	CONT.
49	NP	NEPETA 'BLUE THUNDER'	LAVENDER BLUE CATMINT	1 GAL.	CONT.
55	PA	PENNISETUM ALOPECUROIDES 'PIGLET'	PIGLET FOUNTAIN GRASS	1 GAL.	CONT.
66	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3 GAL.	CONT.
32	RF	RUDEBECKIA FULGIDA	BLACK-EYED SUSANS	1 GAL.	CONT.
173	NW	NARCISSUS 'WEATHERPROOF' MIX	LARGE CUPPED DAFFODIL MIX	BULB	N/A

* THE PLANT LIST APPEARS ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN THE FINAL PROJECT. THE SUBMISSION OF A BID BY THE CONTRACTOR ACKNOWLEDGES THAT THE PLANT MATERIAL TYPES AND SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE AVAILABLE.



PREPARED BY



REGISTERED PROFESSIONAL

SUBCONSULTANT

PROJECT

WOODSPRING  
SUITES

ROUTE 1 / BOSTON POST ROAD  
WATERFORD, CT

TITLE

L2.1 DETAILS

NO.	REVISIONS	DATE
1	CALIFORNIA PRIVET ADDED	0/5/2023

DRAWN BY: TOH

DESIGNED BY: TOH

CHECKED BY: DM

ISSUE DATE: 12/05/2023

BETA JOB NO.: 10901

NORTH ARROW

SCALE

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

SHEET NO.

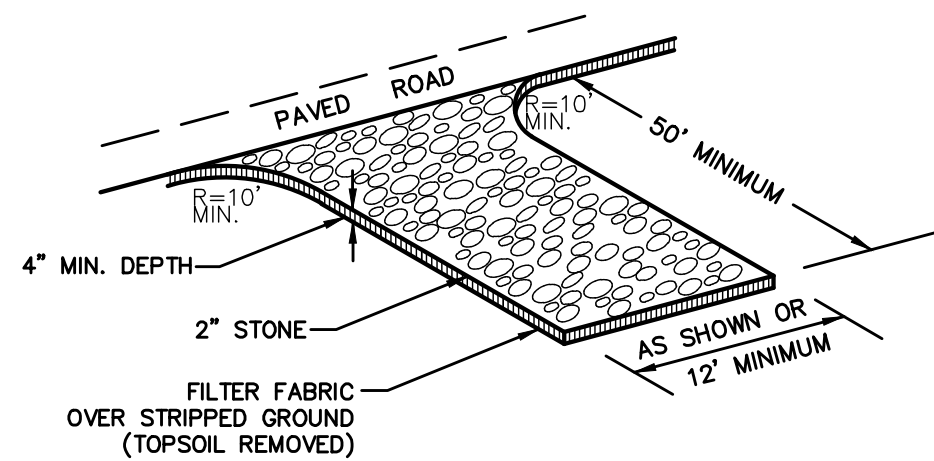
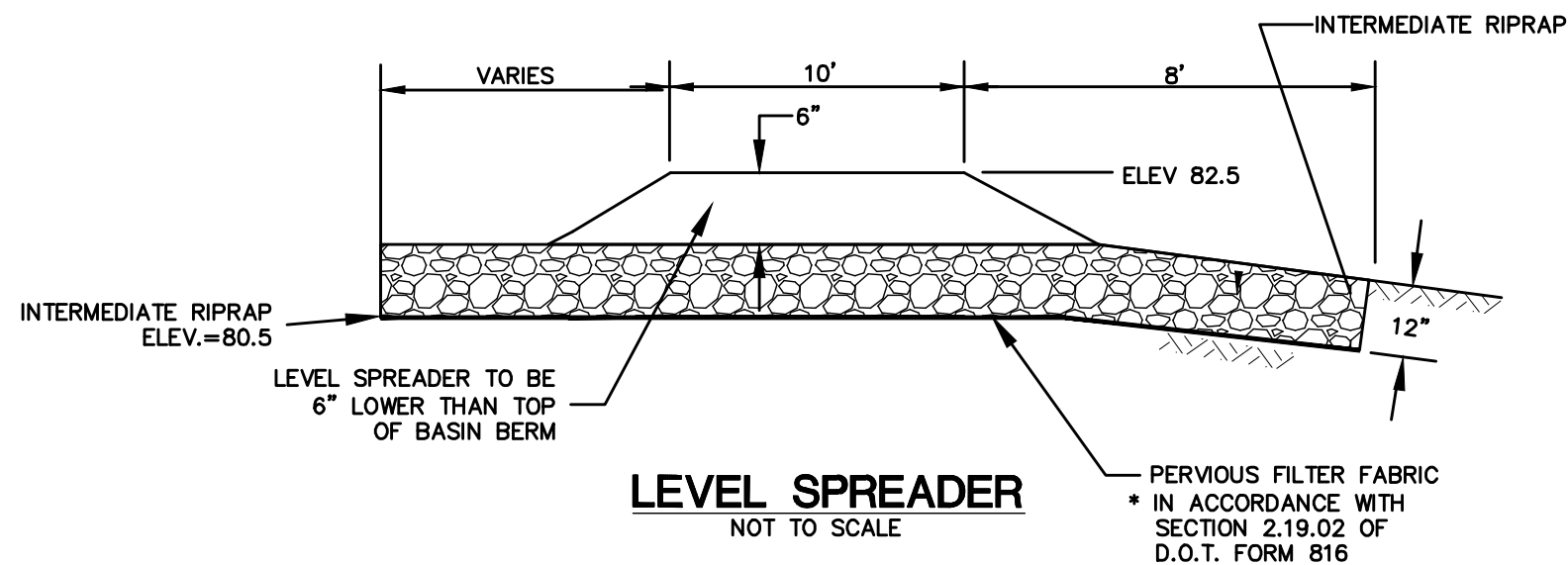
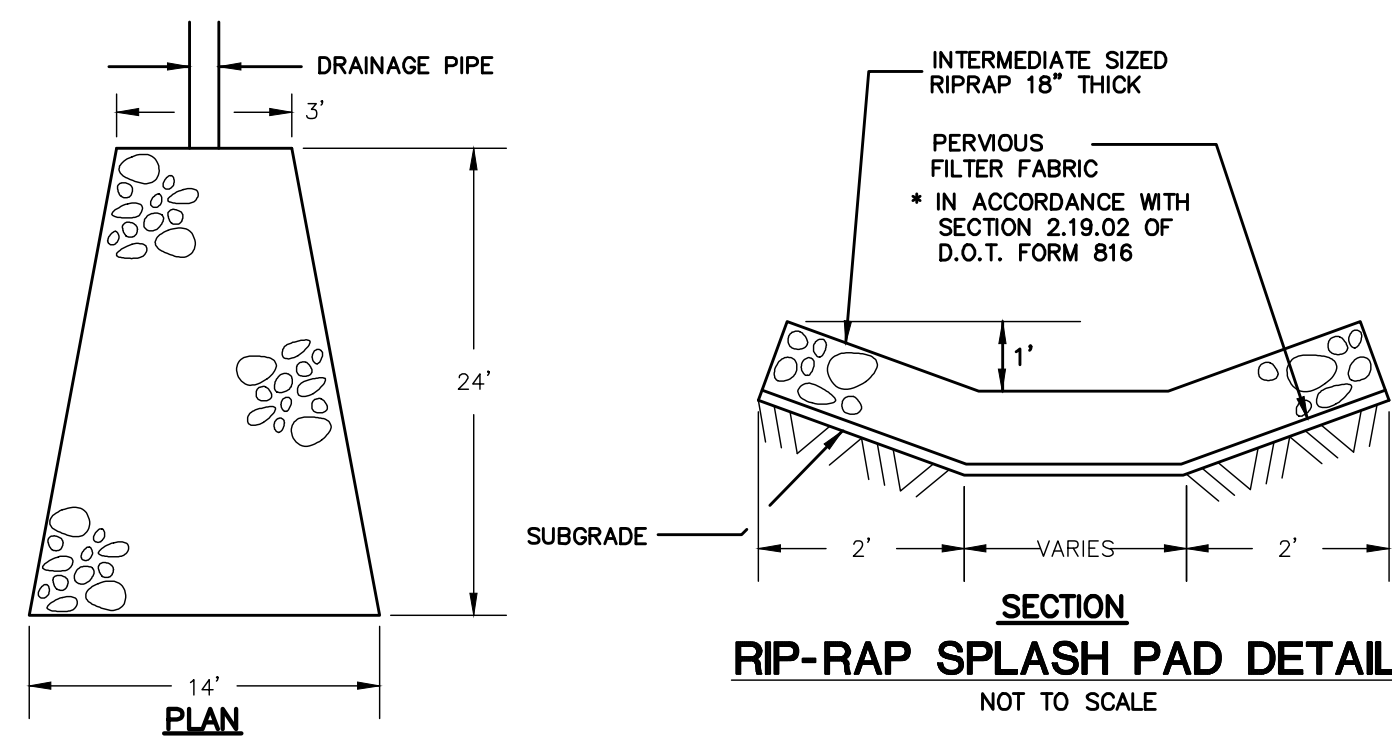
8.0



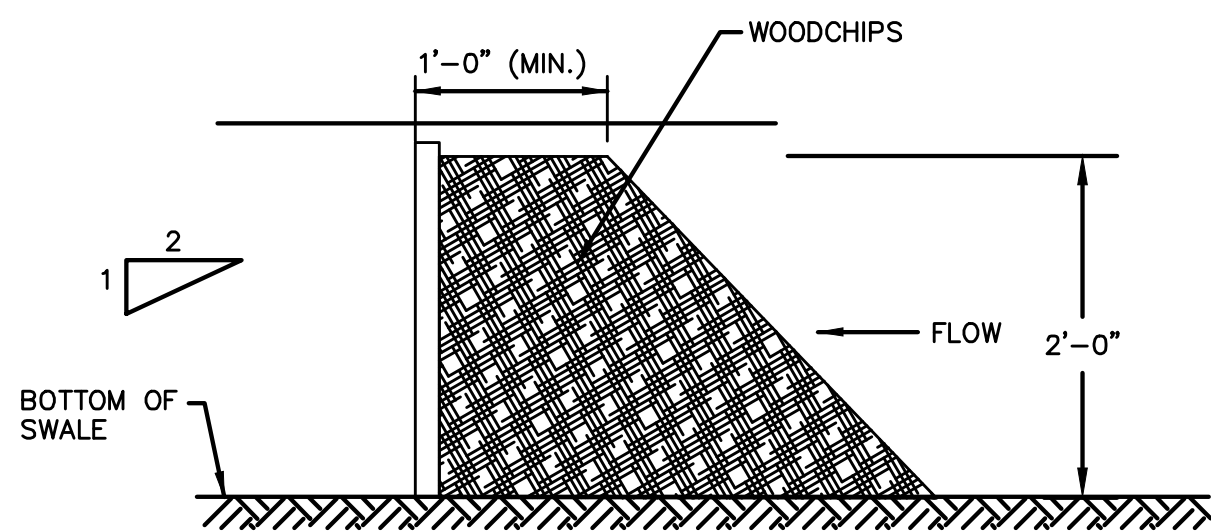




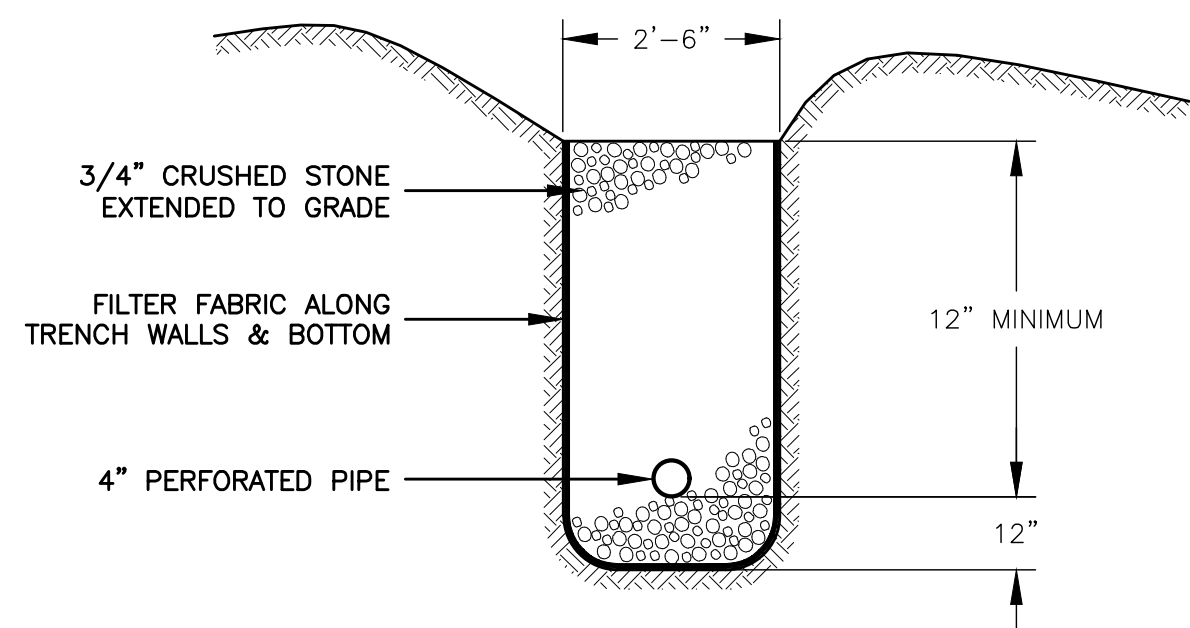
M:\170001\7401\7401_295 & 313 Willets Ave\Drawings\7401_295 & 313 Willets Ave\Plans - Details_Sheets_8_11_12_13_14.dwg, 1/17/2024 3:36:56 PM, DWG To PDF.pc3



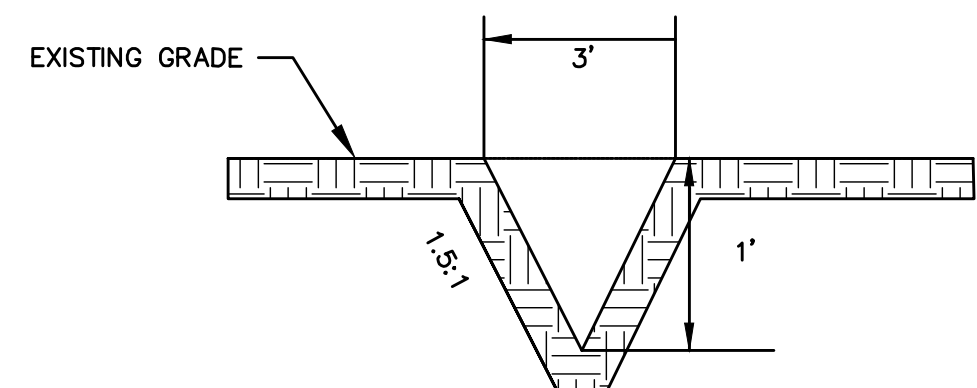
CONSTRUCTION ENTRANCE  
NOT TO SCALE



WOODCHIP BERM WITH SILT FENCE  
NOT TO SCALE



CURTAIN DRAIN DETAIL  
NOT TO SCALE



TEMPORARY DIVERSION SWALE  
NOT TO SCALE

## OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM:

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL CATCH BASINS, STORMWATER PONDS AND FOREBAYS, SWALES, RIPRAP SPLASH PADS & RIPRAP LEVEL SPREADER SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED AND INSPECTED FOR MAINTENANCE AND MAINTAINED IF NEEDED.
3. THE FOREBAY & STORMWATER POND SHALL BE MOWED ONCE A YEAR, BOTTOMS & SIDES.

## CONSTRUCTION NOTES

1. SILT FENCE FILTER CLOTH TO BE SECURELY FASTENED TO GRADE STAKE WITH STAPLES, 6" ON CENTER.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN ONE ANOTHER THEY SHALL OVERLAP BY 6" AND BE FOLDED.
3. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

## WETLAND NOTES

1. AN AS-BUILT PLAN OF THE STORMWATER BASIN SHOULD BE REQUIRED WITH AN AS-BUILT INSPECTION REPORT TO THE COMMISSION'S AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
2. MONITORING OF THE FOREBAY AND STORMWATER BASINS PLANTINGS, SLOPE STABILIZATION AND SUBSTRATE STABILIZATION IS RECOMMENDED FOR A PERIOD OF TWO YEARS FOLLOWING COMPLETION OF THE BASIN TO DOCUMENT THE SUCCESS OF THE PLANTINGS AND FUNCTION OF THE STORMWATER BASIN. A PLANT SURVIVAL RATE OF 70% SHOULD BE MAINTAINED AT THE END OF THE FIRST MONITORING YEAR. ERODED SIDE-SLOPES AND BASIN SUBSTRATE AREAS ARE TO BE REPAIRED AND RE-SEEDING OR RE-PLANTED AS REQUIRED.
3. A MONITORING REPORT SHALL BE PREPARED BY THE WETLAND SCIENTIST AT THE END OF EACH MONITORING YEAR AND SUBMITTED TO THE COMMISSION BY OCTOBER 30TH OF EACH MONITORING YEAR AFTER COMPLETION OF THE BASIN.
4. THE STORMWATER SYSTEM MAINTENANCE AND INSPECTION PLAN AND SUMMARY CHART SHOULD BE MAINTAINED ON SITE AT THE FACILITY FOR REFERENCE IN MAINTENANCE PROCEDURES.

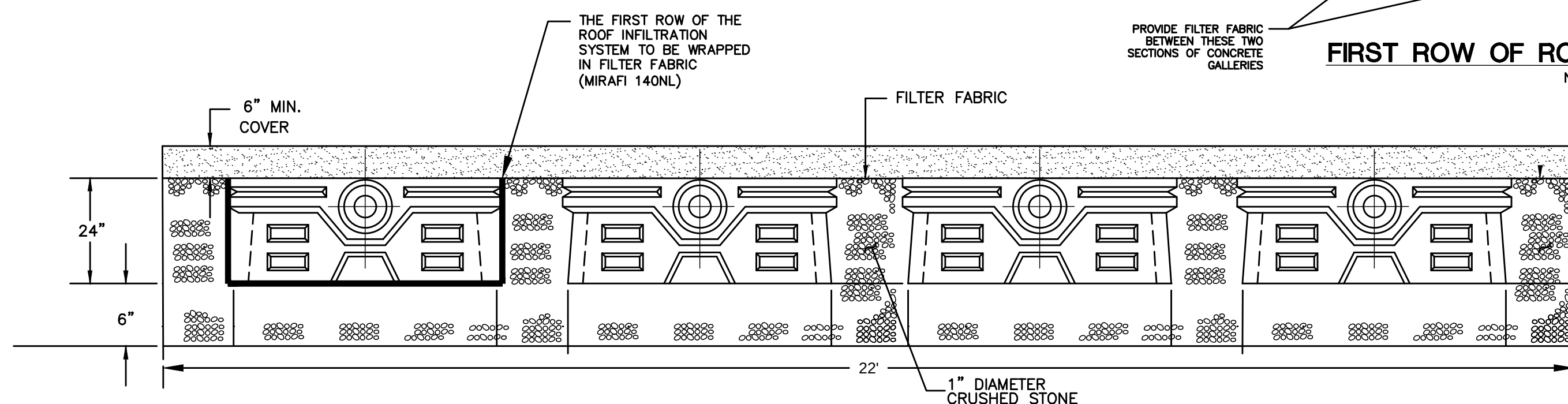
## TEST HOLE DATA

TEST HOLES RECORDED BY ELLEN BARTLETT, MAR 15 2023

- TH #1  
0-11" TOPSOIL  
11-23" DARK BROWN VERY FINE SANDY LOAM  
23-42" GRAY/BROWN VERY FINE SANDY LOAM  
42-70" LIGHT GRAY/BROWN LOAMY SAND WITH GRAVEL  
70-96" BROWN COARSE SAND WITH GRAVEL
- NO MOTTILING  
NO WATER  
NO BEDROCK
- TH #2  
0-13" TOPSOIL  
13-24" DARK BROWN VERY FINE SANDY LOAM  
24-38" GRAY/BROWN VERY FINE SANDY LOAM  
38-72" LIGHT BROWN LOAM/SAND WITH GRAY & STRONG BROWN MOTTILINGS
- WATER 44"  
MOTTLES 38"  
NO BEDROCK

- TH #3  
0-10" TOPSOIL  
10-33" YELLOW/BROWN FINE SANDY LOAM  
33-97" LIGHT GRAY BROWN LOAMY SAND WITH GRAVEL
- NO WATER  
NO MOTTLES  
NO BEDROCK

- TH #4  
0-34" FILL  
34-77" SUBSOIL YELLOW/BROWN SANDY LOAM  
34-77" SUBSOIL YELLOW/BROWN SANDY LOAM WITH GREY MOTTLES  
77-132" LIGHT GRAY SANDY LOAM WITH GRAVEL AND STONES
- BEDROCK 132"  
WATER 36"  
MOTTLES 34"

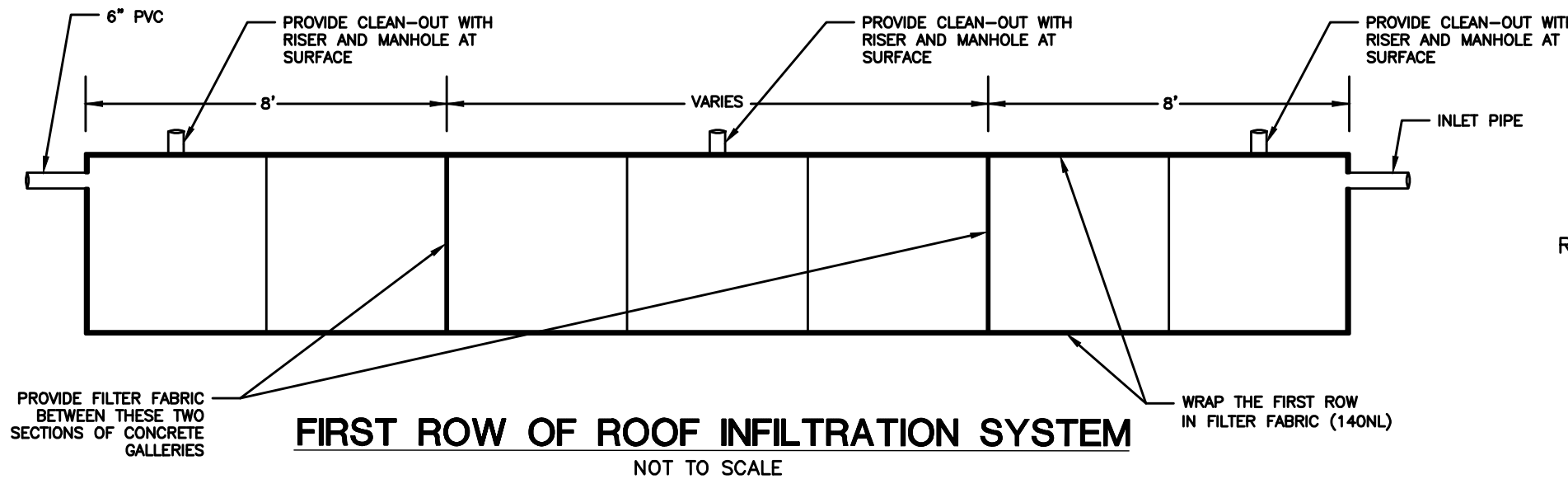


CONCRETE INFILTRATION GALLERY TRENCH  
(INFILTRATION SYSTEM)  
NOT TO SCALE

NOTE: PROVIDE RISER TO GRADE FOR ACCESS TO THE GALLERIES - TO BE H-20 LOADING

## EROSION CONTROL & SEDIMENTATION NARRATIVE

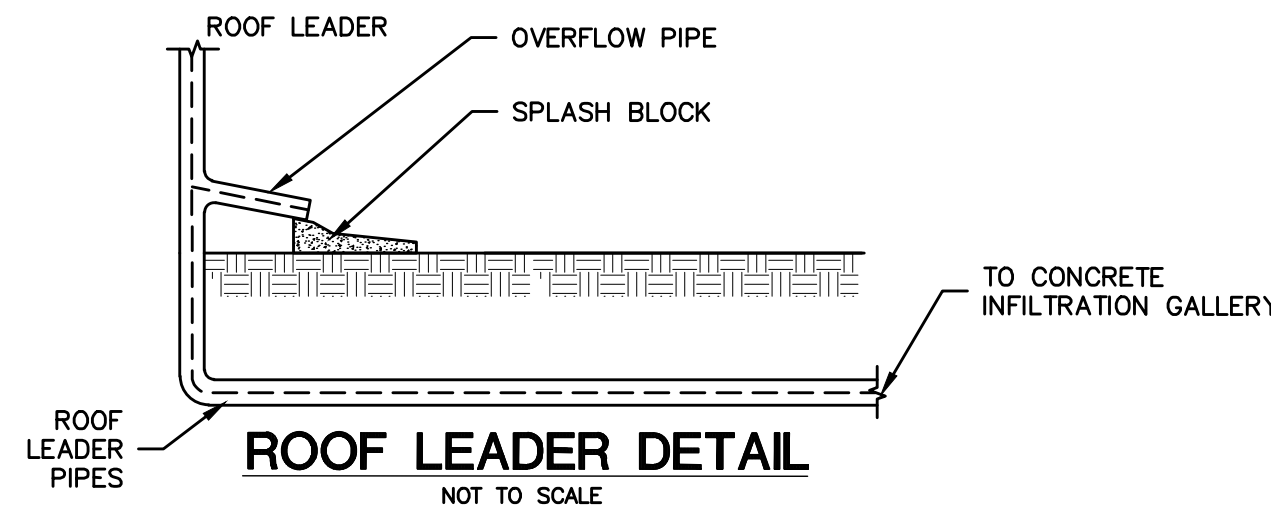
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF WATERFORD ENVIRONMENTAL PLANNER. WORK TO BEGIN AS SOON AS ALL PERMITS ARE APPROVED. CONSTRUCTION SHOULD TAKE 1 YEAR FROM START TO FINISH.
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BUILDING DEMOLITION AND TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ENVIRONMENTAL PLANNER. ALL WORK SHOWN ON SHEET 3, EROSION & SEDIMENT PLAN SHALL BE COMPLETED.
3. STAKE LIMITS OF CLEARING.
4. INSTALL CONSTRUCTION ENTRANCE PER DETAIL, PRIOR TO DEMOLITION OF EXISTING BUILDINGS.
5. INSTALL CATCH BASIN INSERTS, PRIOR TO DEMOLITION OF EXISTING BUILDINGS.
6. THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL PLANNER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE AND BUILDING DEMOLITION. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ENVIRONMENTAL PLANNER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
7. BUILDING DEMOLITION.
8. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
9. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
10. CONSTRUCTION OF TEMPORARY SEDIMENT TRAPS PRIOR TO ROUGH GRADING OF SOIL. INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON SIDE WALLS, IMMEDIATELY SEED. INSTALL RIPRAP IN BOTTOM OF BASIN AND WHERE SHOWN ON SIDE SLOPE.
10. STARTING AT SEDIMENT BASINS, INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON BOTTOM AND SIDE WALLS, IMMEDIATELY SEED.
11. CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS & SURROUNDED WITH SILT FENCE .
12. ROUGH GRADE SITE, EXCAVATE FOR BUILDING FOOTINGS, AND INSTALL UTILITIES.
13. BUILDING CONSTRUCTION TO PROCEED, INSTALL DRAINAGE SYSTEM AND FINISH GRADING. INSTALL STONE CHECK DAMS AROUND ALL CATCH BASINS.
14. INSTALLATION OF BIT. CONCRETE PAVEMENT FOR THE ENTIRE SITE CAN BE INSTALLED.
15. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
16. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
17. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
18. THE FOLLOWING SEED MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS  
KENTUCKY BLUE GRASS 100 LBS/AC  
CREEPING RED FESCUE 100 LBS/AC  
PERENNIAL RYEGRASS 25 LBS/AC
20. CLEAN OUT THE TEMPORARY SEDIMENT BASINS, FINISH EXCAVATING THE BASINS, INSTALL TOP SOIL, INSTALL NORTH AMERICAN GREEN S-150, AND PERMANENT SEED MIX (BETWEEN APRIL 1 & JUNE 1 OR AUGUST 15 & OCTOBER 1).
21. CLEAN OUT NEW & EXISTING CATCH BASINS & OUTLETS.
22. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
21. CLEAN OUT AND CONVERT THE TEMPORARY SEDIMENT BASINS TO THE PERMANENT FOREBAY.
22. COMPLETE CONSTRUCTION OF STORMWATER BASIN & LINE WITH NORTH AMERICAN GREEN S-150 MATS ON BOTTOM & SIDE WALLS.
23. REMOVE TEMPORARY E&S UPON VEGETATIVE STABILIZATION.
24. AN AS-BUILT PLAN OF THE STORM WATER BASIN SHALL BE REQUIRED, WITH AN AS-BUILT INSPECTION REPORT TO THE COMMISSION'S AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
25. AN ANNUAL MAINTENANCE AND INSPECTION REPORT FOR THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE TOWN OF WATERFORD PLANNING & DEVELOPMENT DEPARTMENT. THIS REPORT SHALL BE REQUIRED TO BE SUBMITTED IN ORDER TO VERIFY THAT THE STORMWATER MANAGEMENT SYSTEM IS MAINTAINED AND CONTINUES TO OPERATE AS ORIGINALLY DESIGNED.



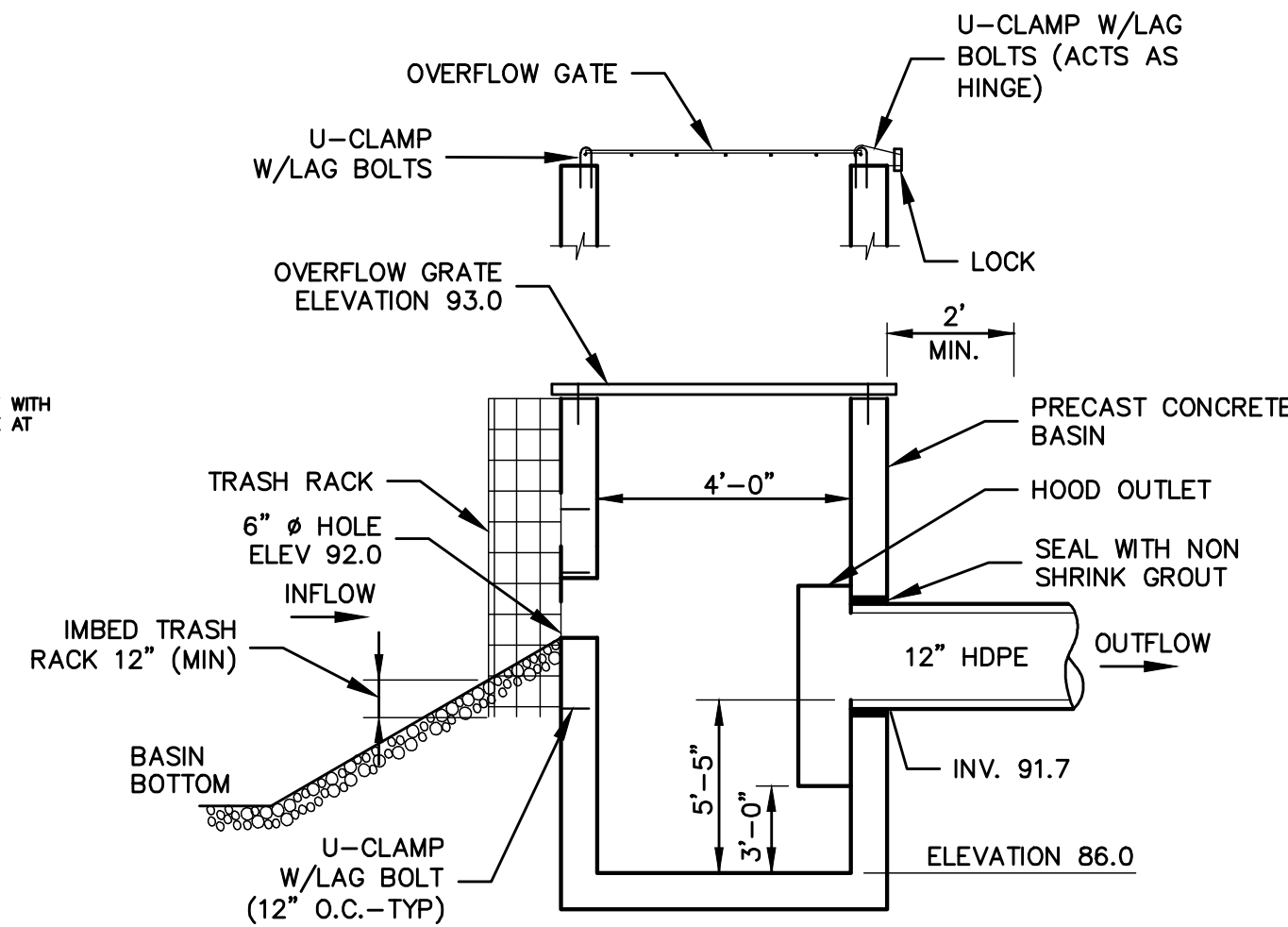
FIRST ROW OF ROOF INFILTRATION SYSTEM  
NOT TO SCALE

## POLLUTION PREVENTION PLAN

1. POLLUTION PREVENTION TEAM  
THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.  
PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEEPED CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.  
A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)  
B. DURING APRIL (AFTER SNOW MELT)  
NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.
4. MAINTENANCE AND INSPECTION  
A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.  
B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS ONCE A YEAR DURING APRIL.  
C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT
5. STORMWATER BASINS & OIL SEPARATOR  
A. CLEAN SEDIMENT AND DEBRIS FROM BASINS AND OIL SEPARATOR TWICE A YEAR, DURING APRIL AND OCTOBER.
6. SPILL OR ACCIDENTAL DISCHARGE  
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY. CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE SALEM FIRST SELECTMAN  
IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:  
A. STOP THE SOURCE OF THE SPILL  
B. CONTAIN THE SPILL  
C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.  
D. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
7. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.



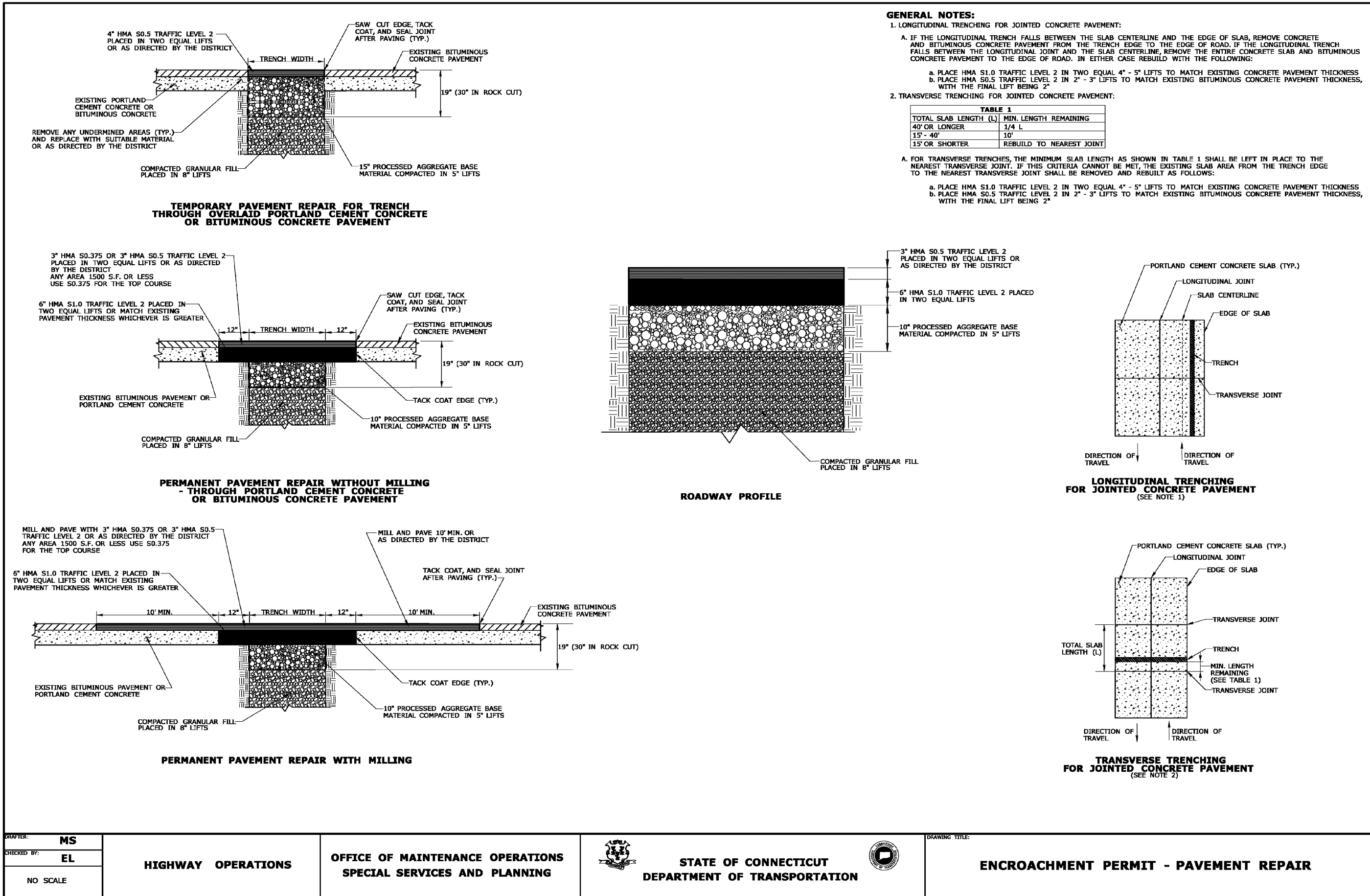
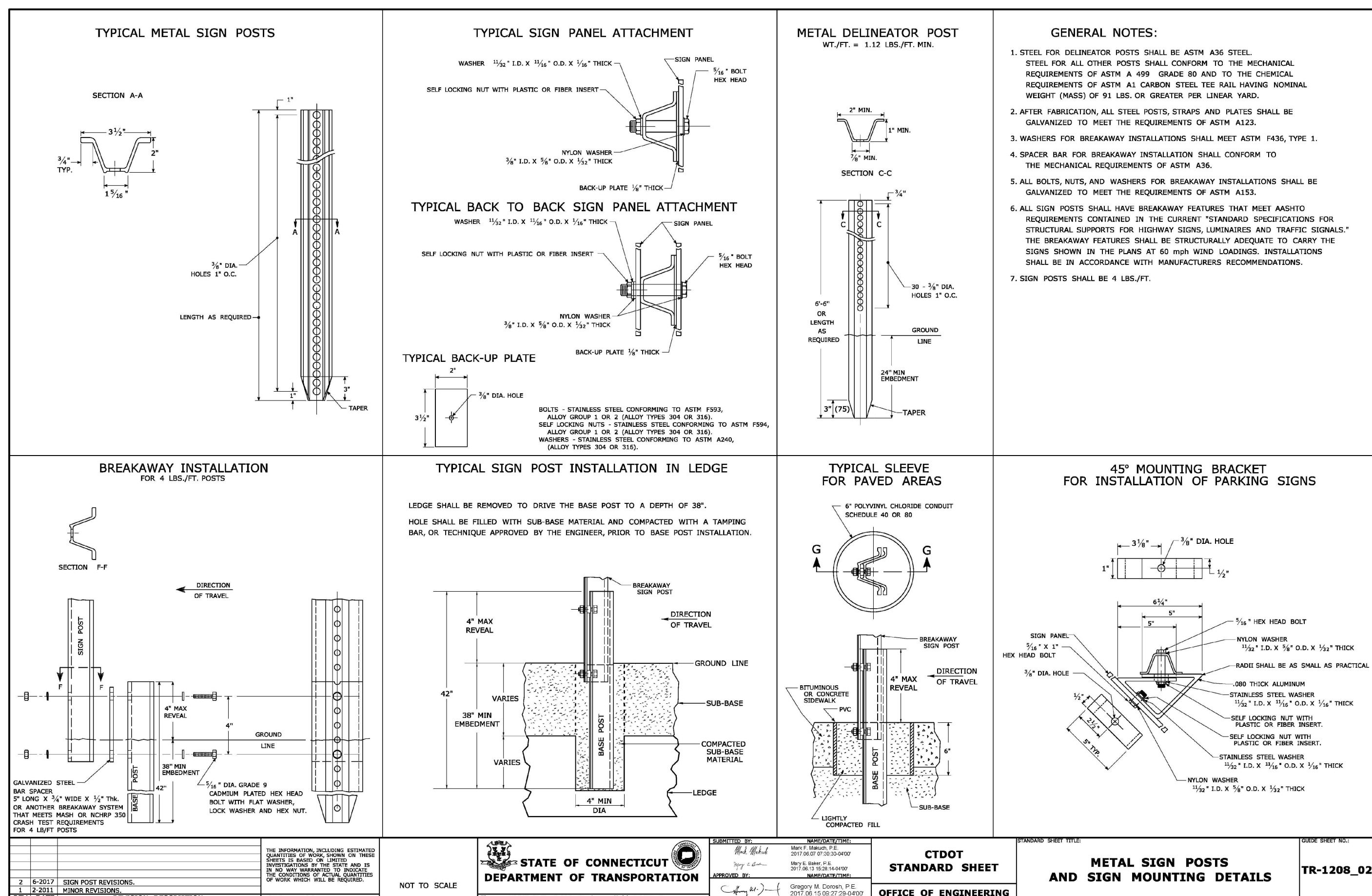
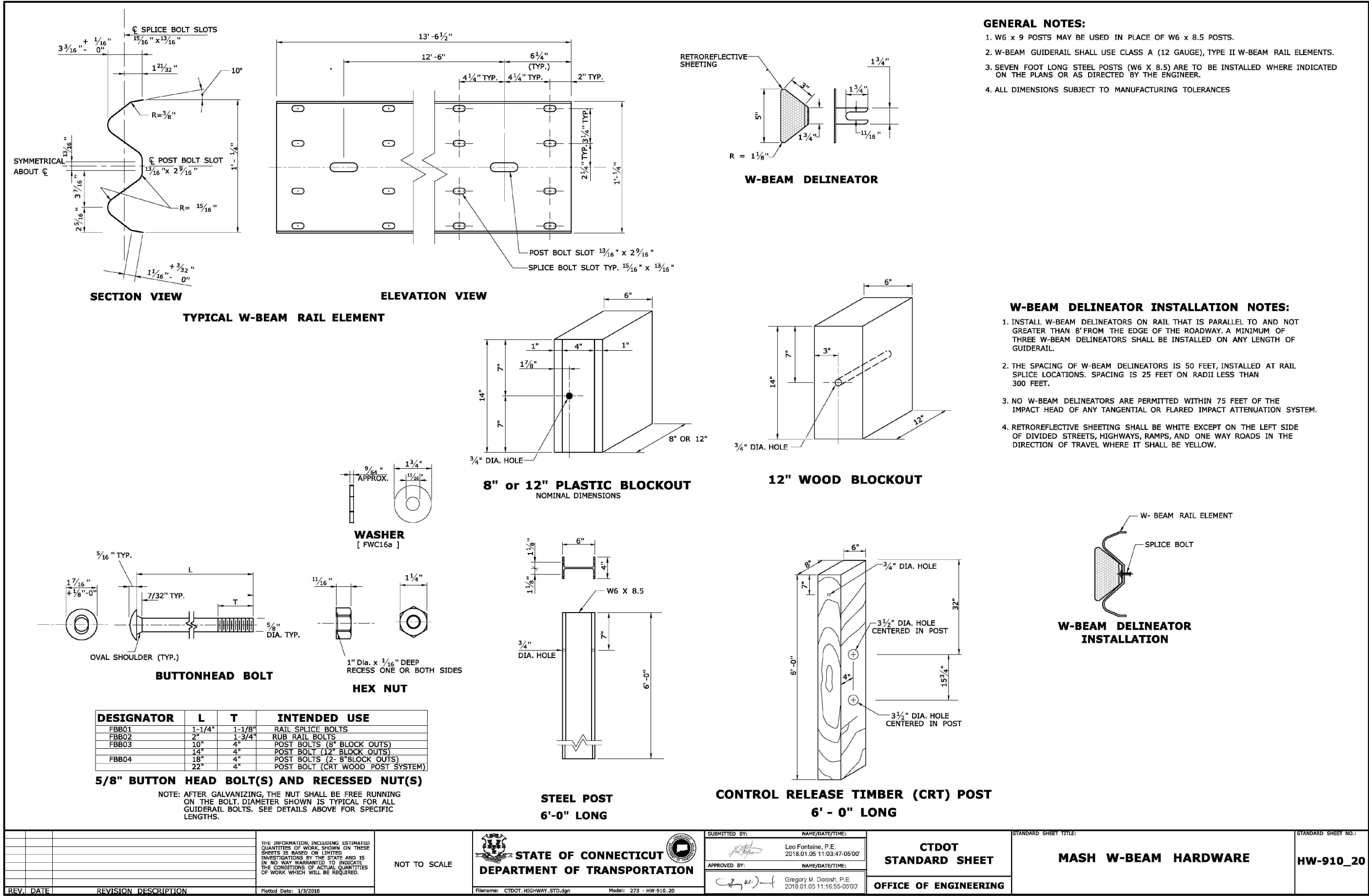
ROOF LEADER DETAIL  
NOT TO SCALE



BASIN 1 OUTLET  
NOT TO SCALE

CLA Engineers, Inc.				CIVIL • STRUCTURAL • SURVEYING	
2	11/28/23	INFILTRATION DETAIL		317 Main Street Norwich, CT 06360	Project No. CLA-7401
1	6/22/23	REVIEW COMMENTS		(860) 886-1966 Fax (860) 886-9165	Proj. Engineer E.M.B.
No.	DATE	REVISION	WATERFORD, CT		
			295 & 313 WILLETT'S AVENUE		
			E&S DETAILS		
			10		





**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

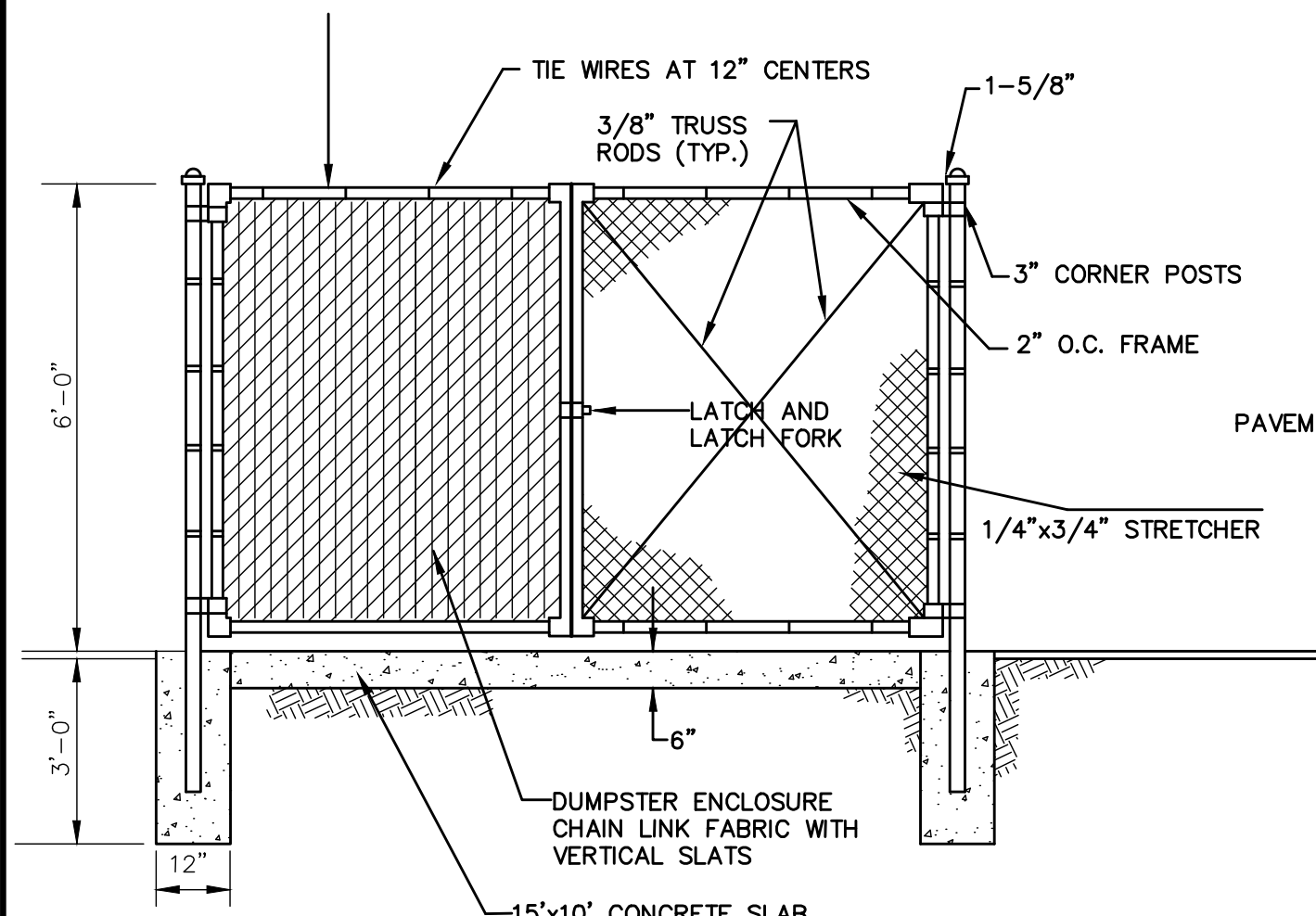
Project No. CLA-7401  
Proj. Engineer E.M.B.  
Date: 1/17/23  
Sheet No. 11

WATERFORD, CT

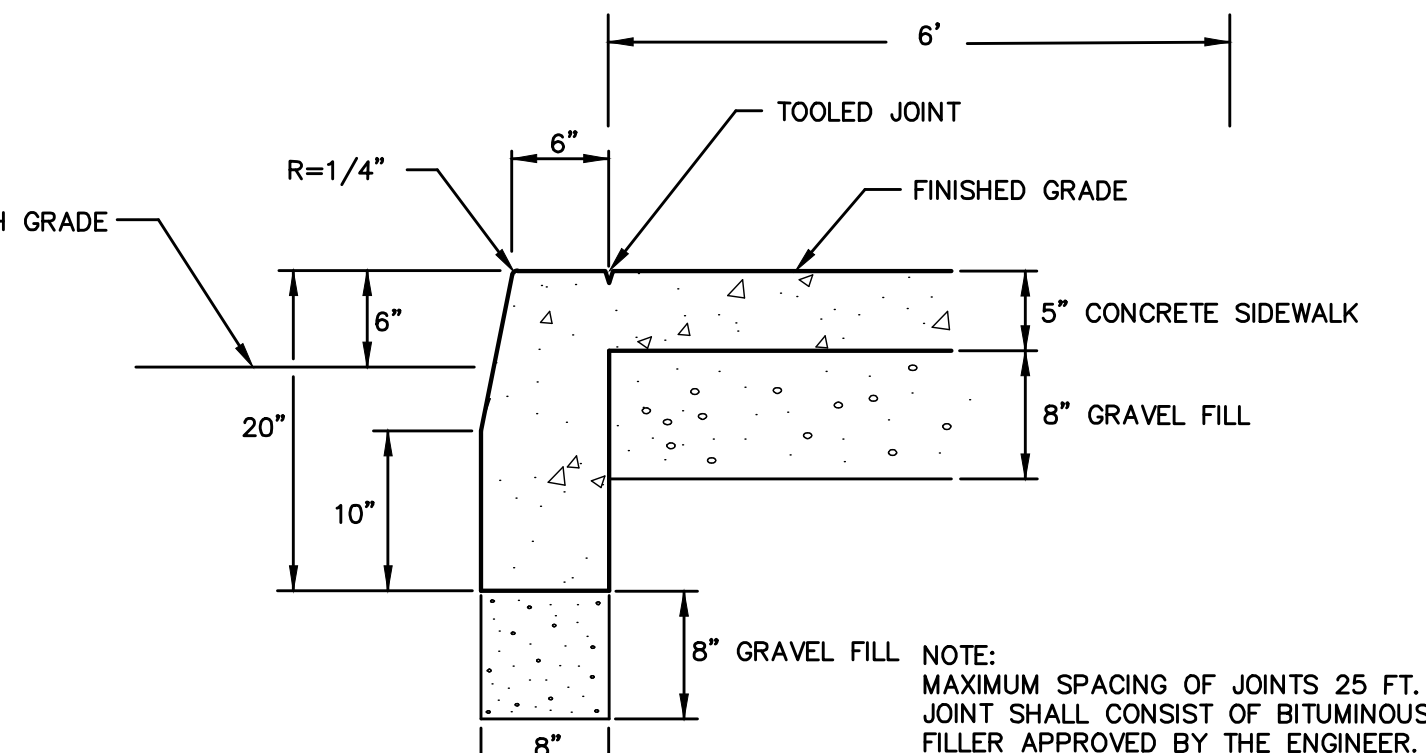
295 & 313 WILLETTTS AVENUE

SITE DETAILS

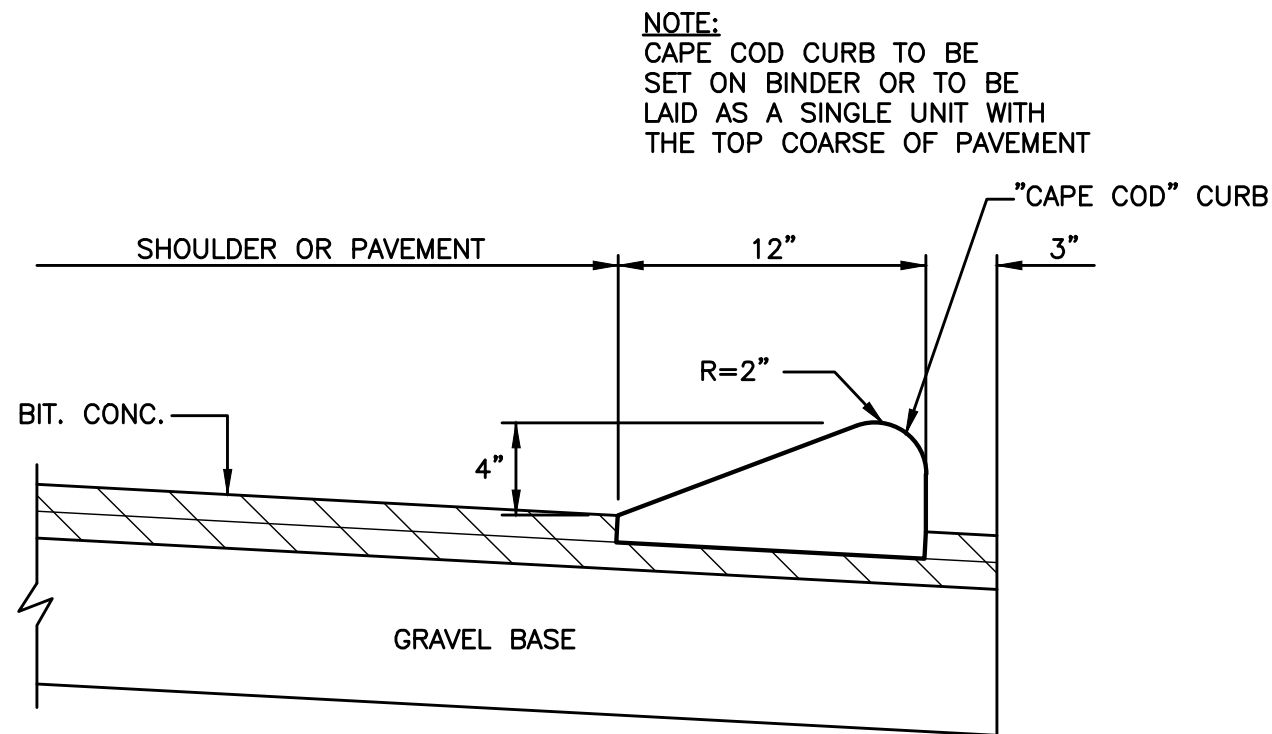




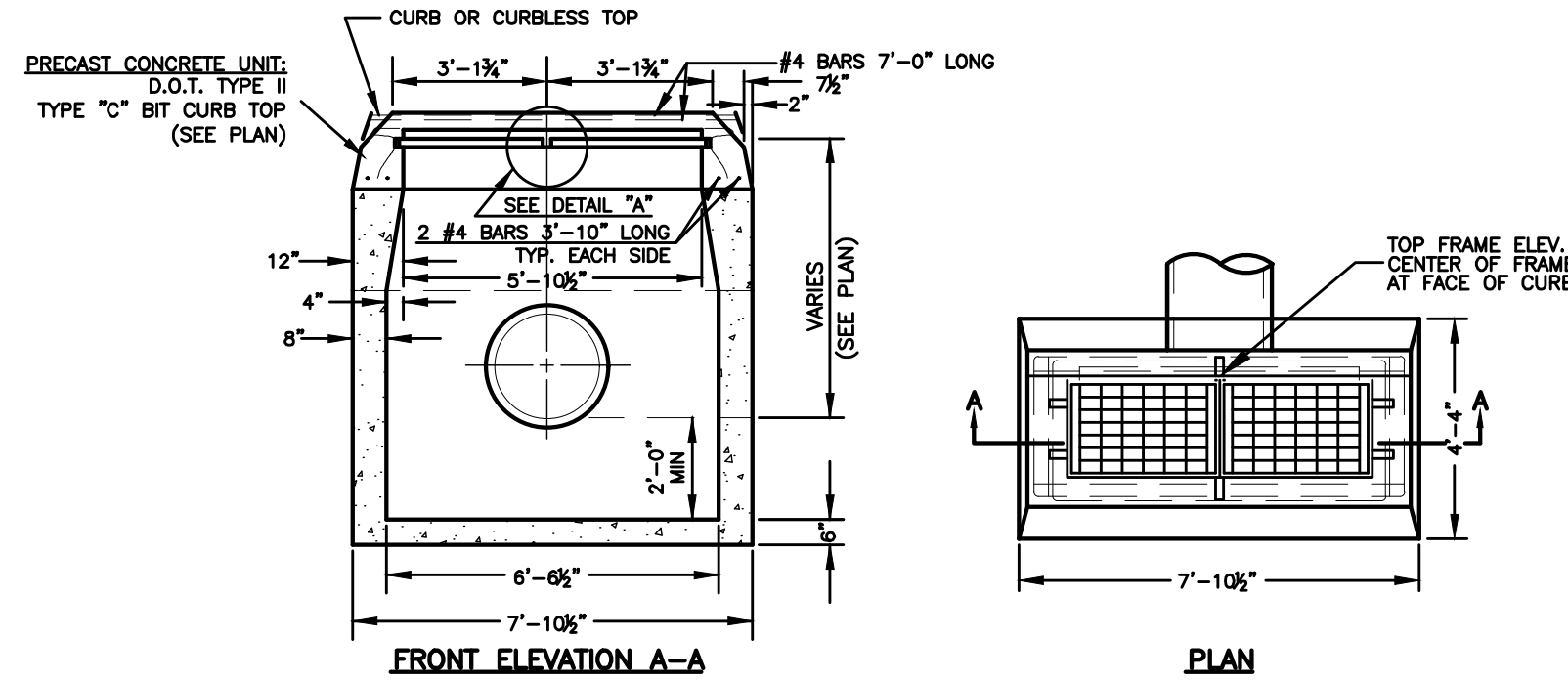
CHAIN LINK FENCE/DUMPSTER ENCLOSURE  
NOT TO SCALE



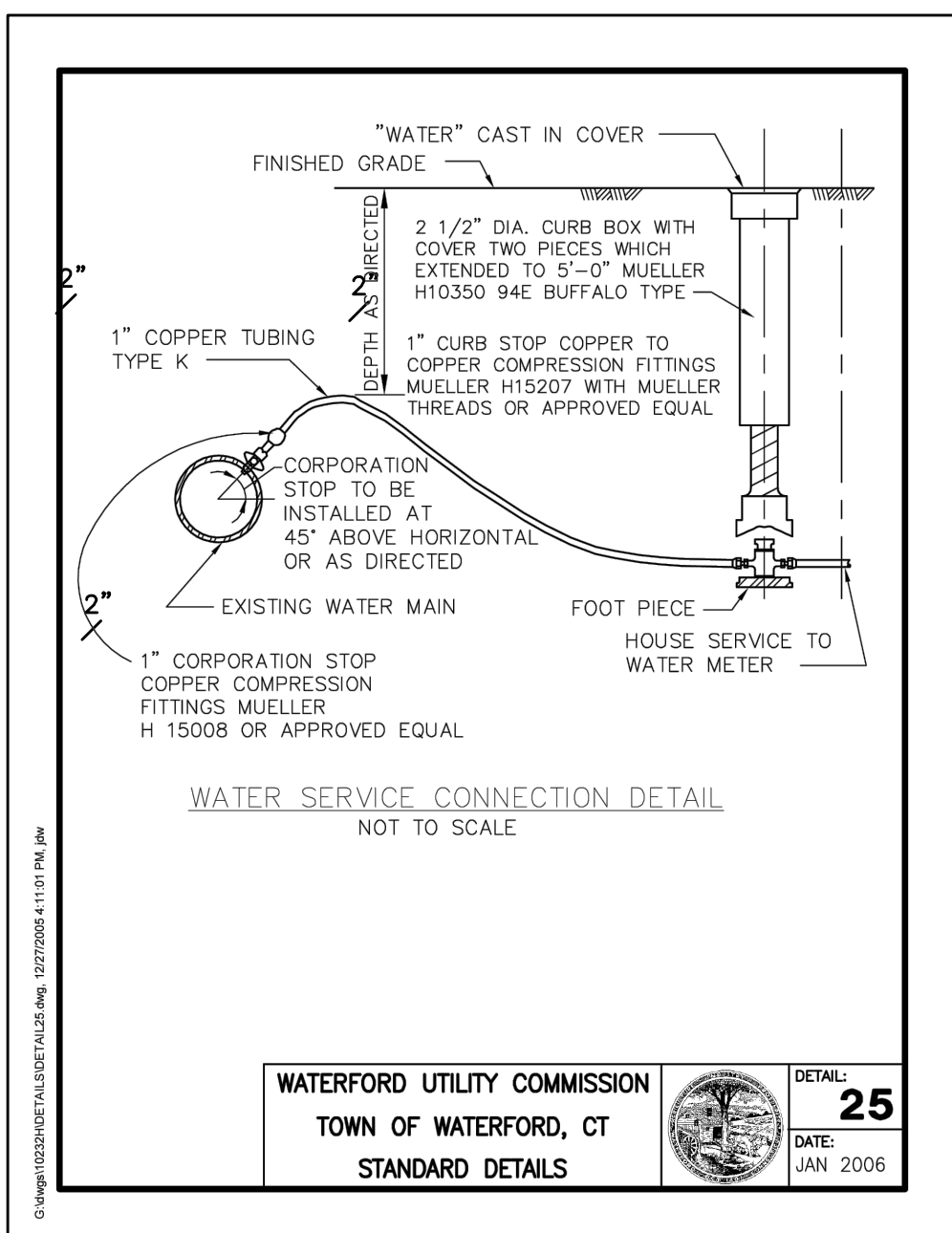
CONCRETE SIDEWALK WITH CURBING DETAIL  
(SINGLE POUR)  
NOT TO SCALE



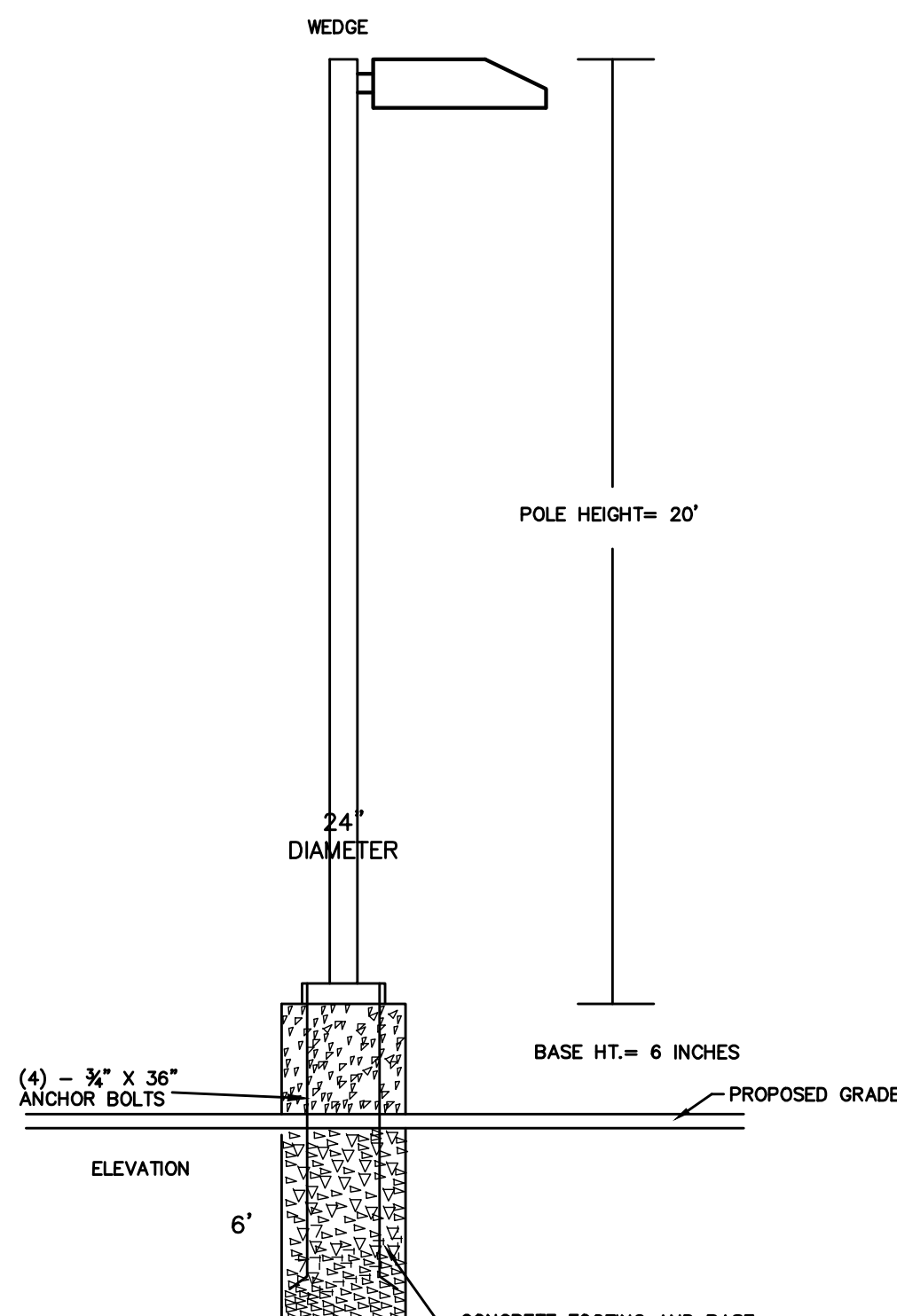
MOUNTABLE BITUMINOUS  
CONCRETE CURB  
NOT TO SCALE



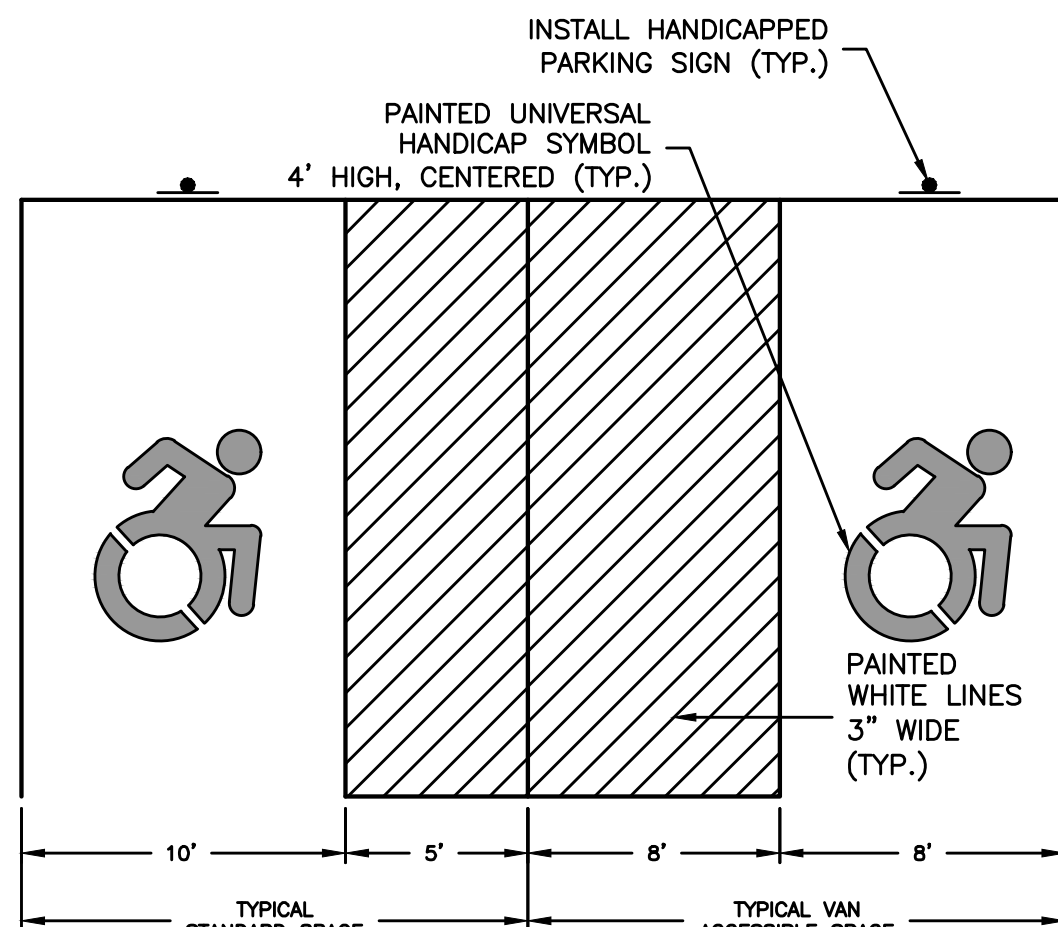
DOUBLE TYPE "C-L" OR "C" CATCH BASIN DETAIL  
NOT TO SCALE



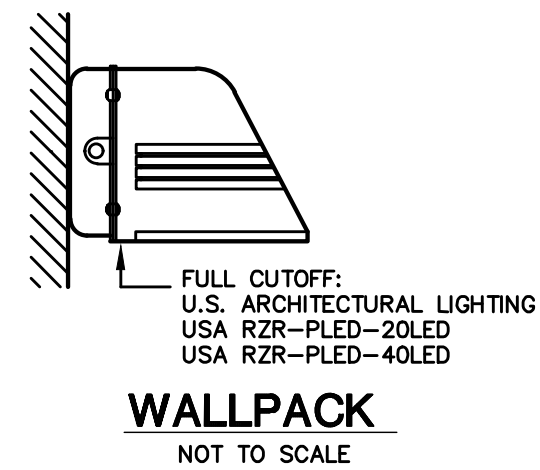
WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE



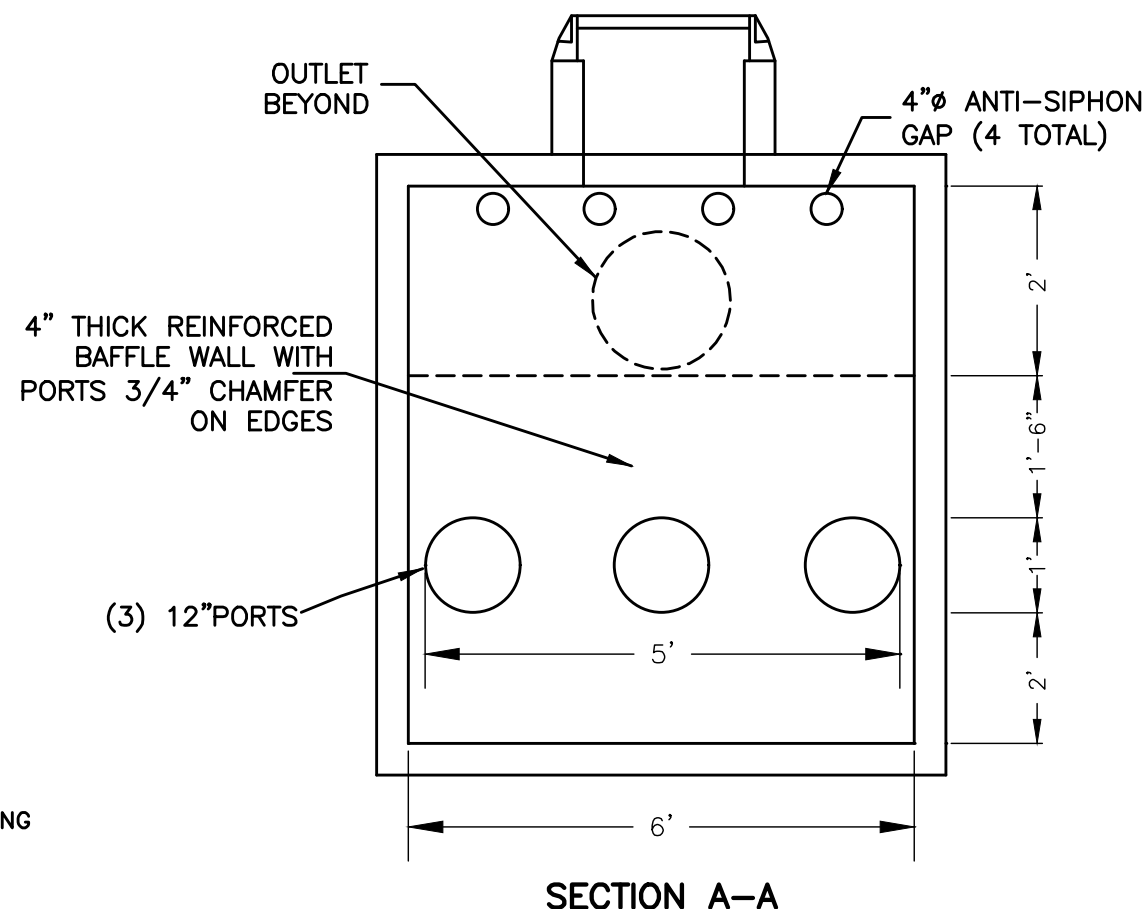
LIGHTING STANDARD



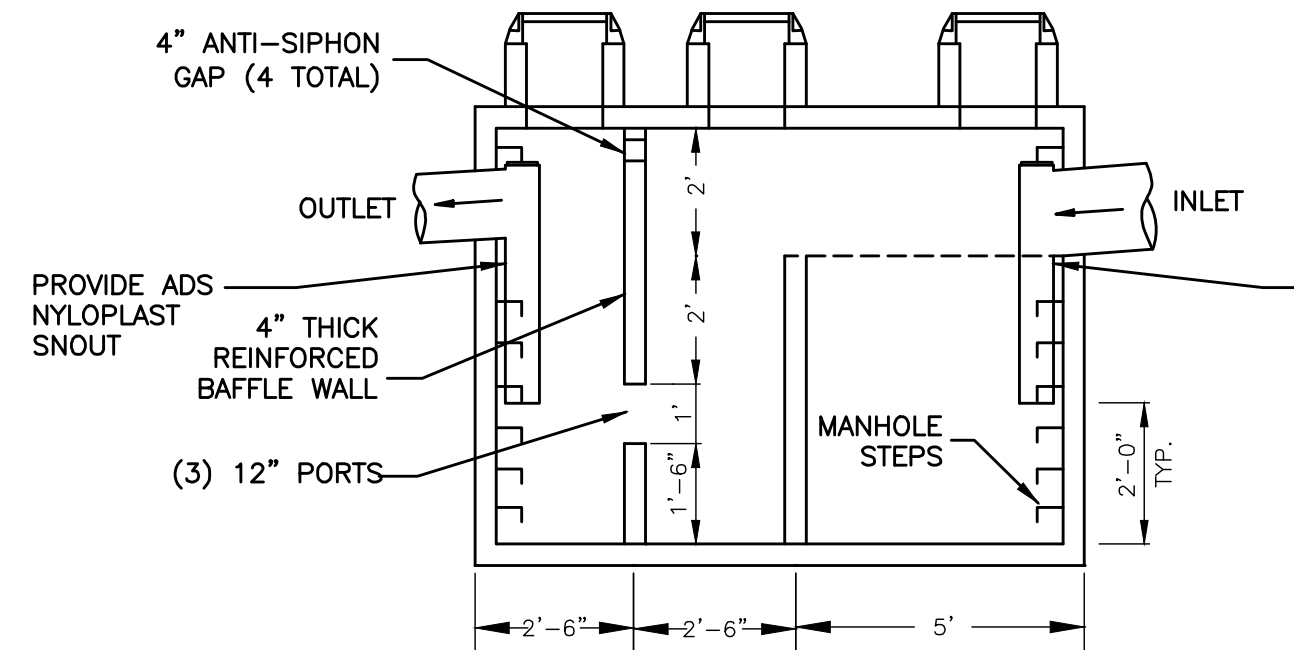
ADA ACCESSIBLE PARKING SPACE DETAIL  
NOT TO SCALE



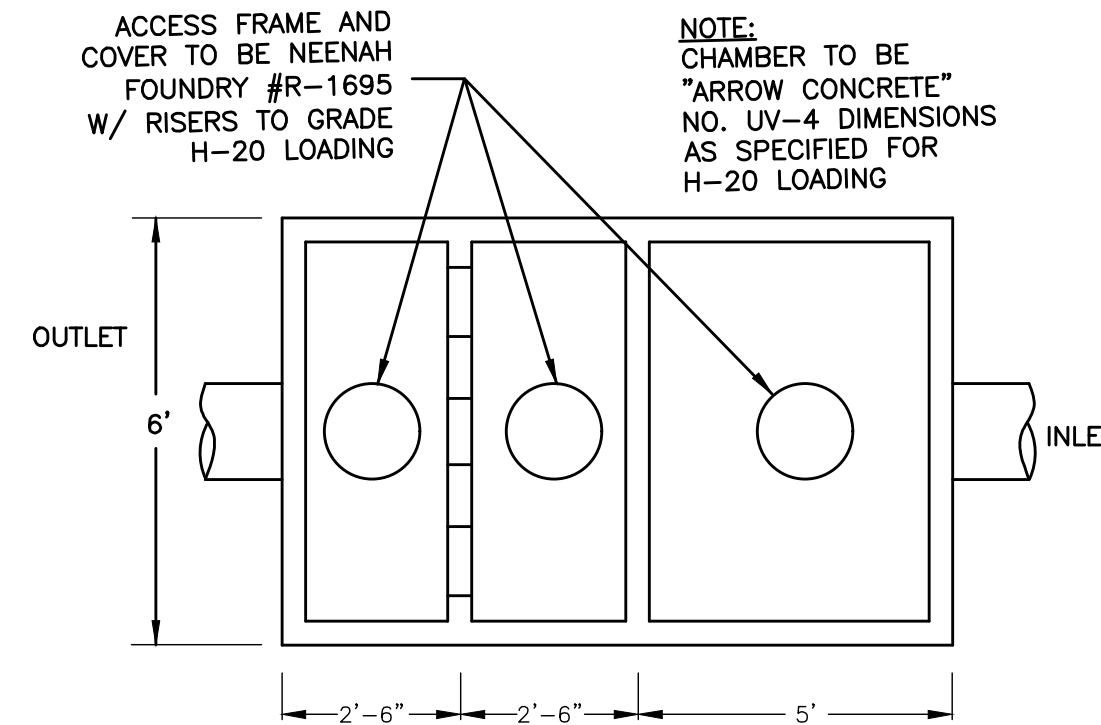
WALLPACK  
NOT TO SCALE



SECTION A-A

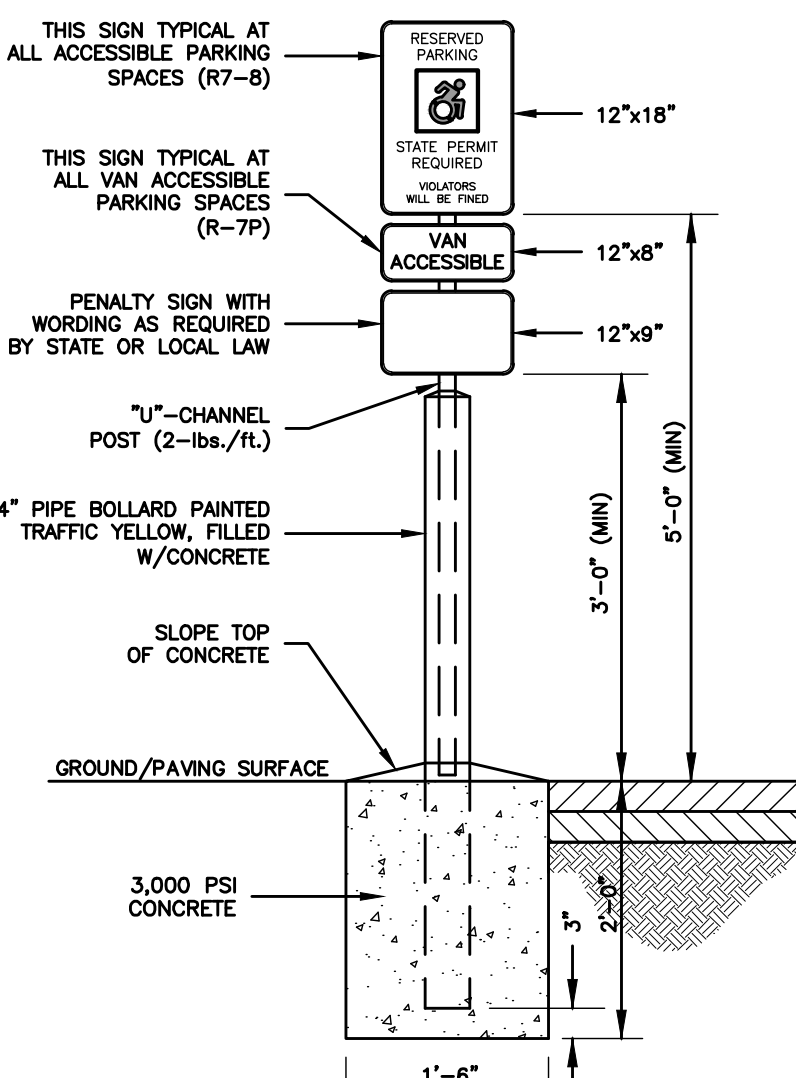


VERTICAL SECTION

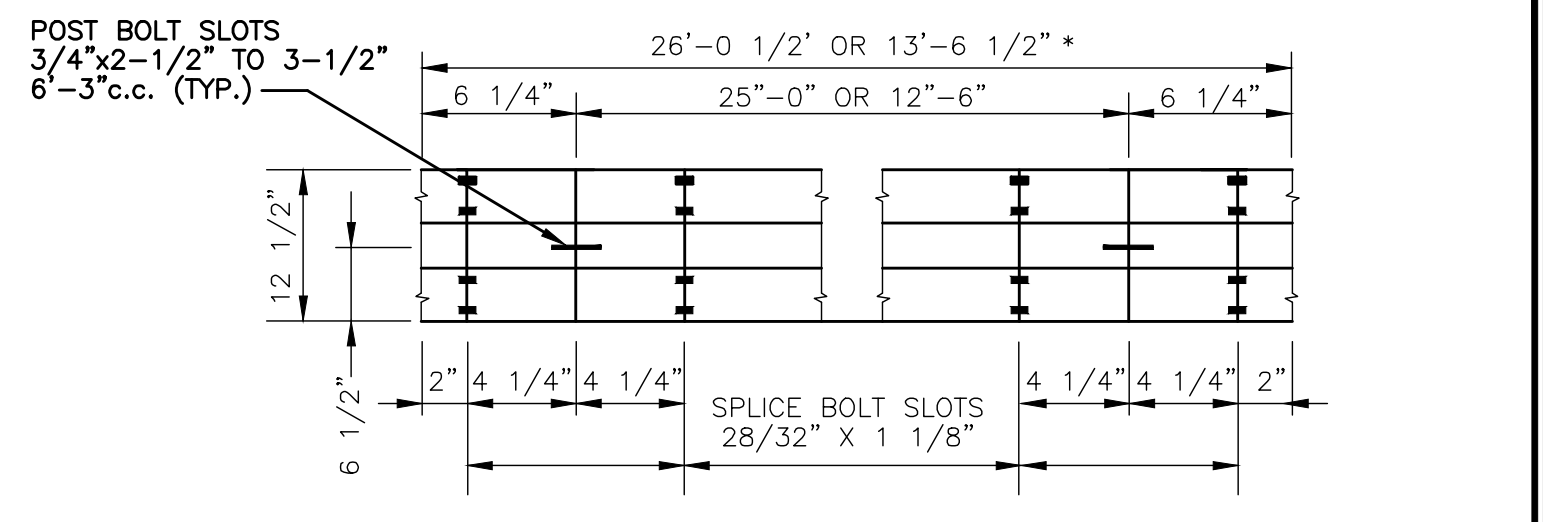


PLAN VIEW

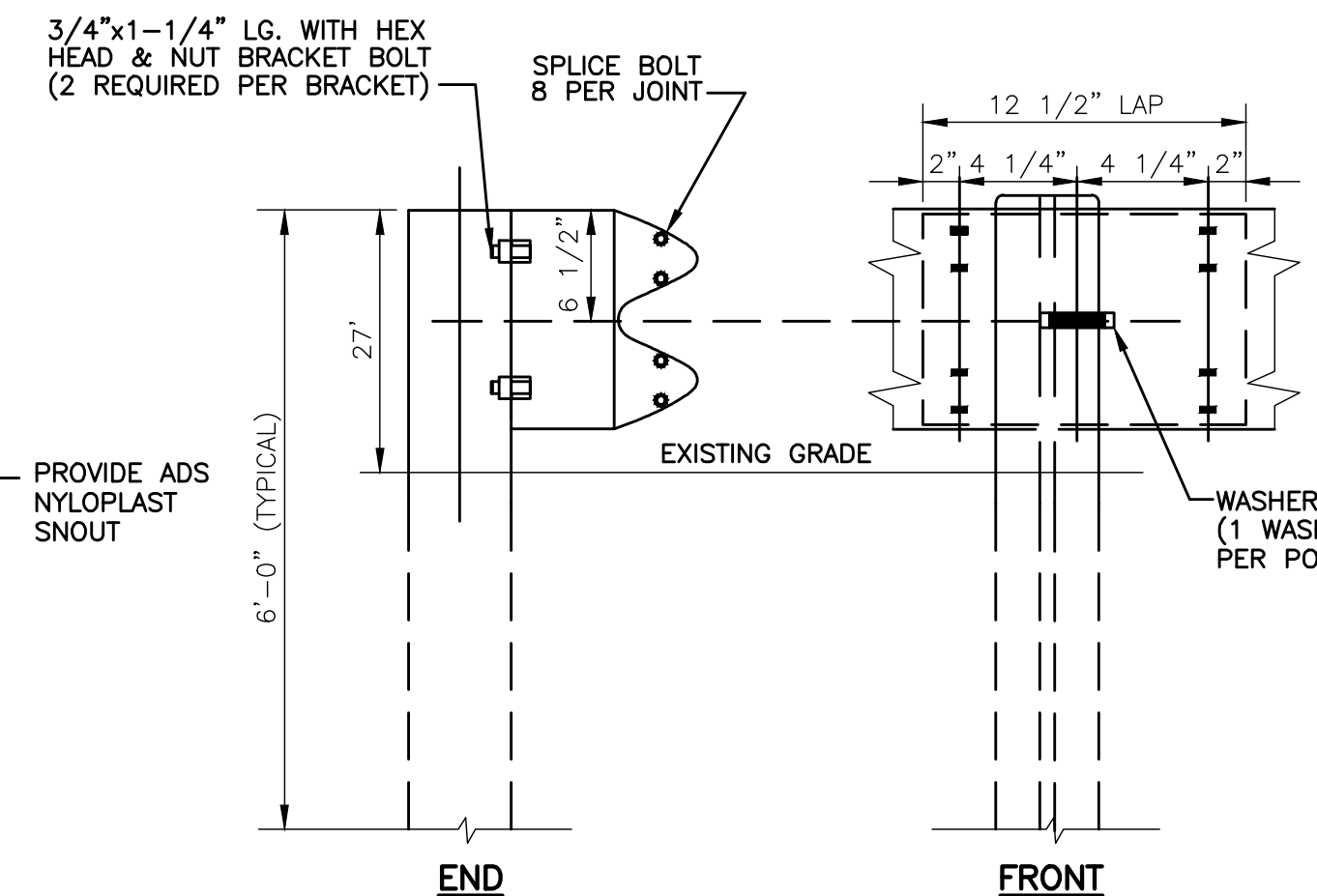
OIL / SEDIMENTATION CHAMBER DETAIL  
2000 GAL. CAPACITY  
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN DETAIL  
NOT TO SCALE



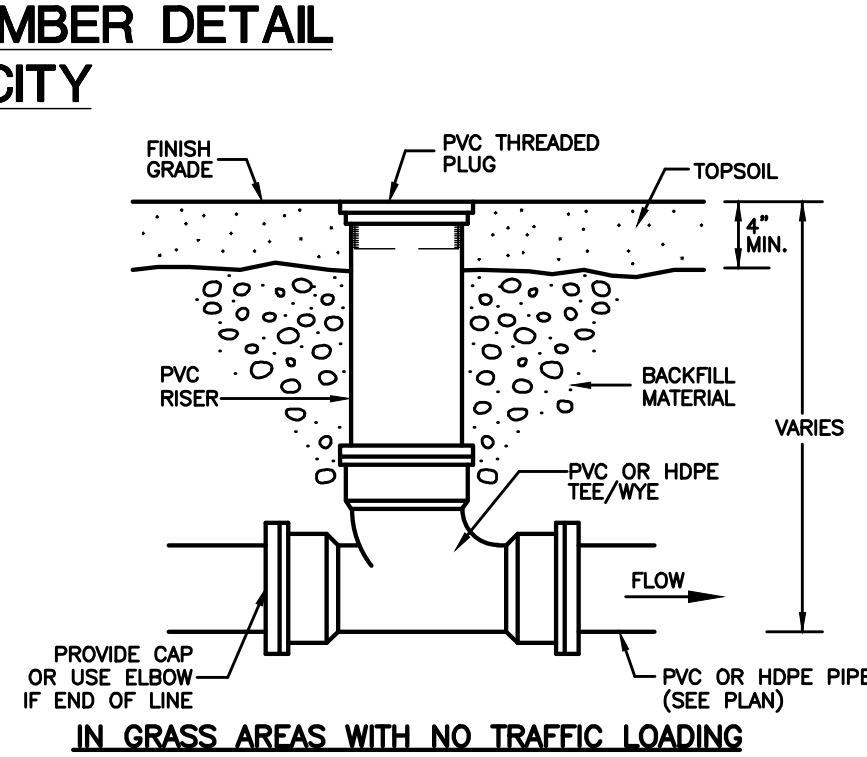
TYPICAL RAIL ELEMENT  
CLASS A (12 GA.)



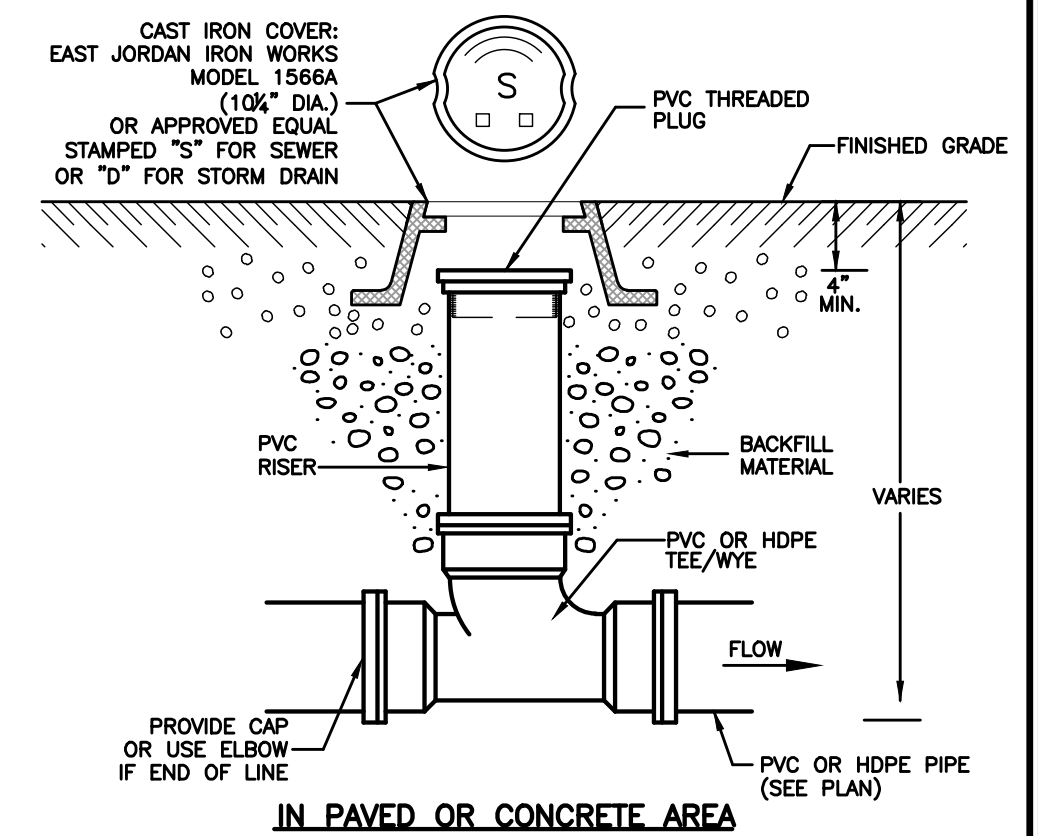
END  
SYMMETRICAL ABOUT  
CENTER LINE FOR MEDIAN  
BARRIER INSTALLATION

INSTALLATION TO BE IN ACCORDANCE  
WITH THE REQUIREMENTS OF CT. D.O.T.

METAL BEAM RAIL  
NOT TO SCALE



TYPICAL CLEAN-OUT DETAIL  
NOT TO SCALE



**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

WATERFORD, CT

**295 & 313 WILLETTS  
AVENUE**

SITE DETAILS

Project No.  
CLA-7401  
Proj. Engineer  
E.M.B.  
Date:  
1/17/23  
Sheet No.

**12**





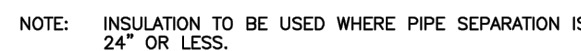




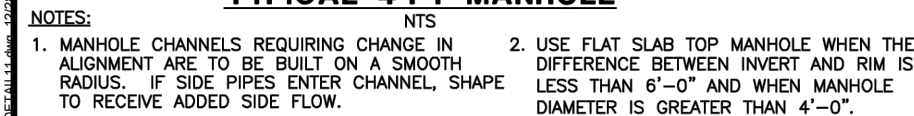
	DETAIL:
	<b>5</b>
	DATE:
	JAN 2006



DETAIL:	<b>7</b>
DATE:	JAN 2006



	DETAIL:
	9
	DATE:
	JAN 200



1. MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW.

2. USE FLAT SLAB TOP MANHOLE WHEN THE DIFFERENCE BETWEEN INVERT AND RIM IS LESS THAN 6'-0" AND WHEN MANHOLE DIAMETER IS GREATER THAN 4'-0".



DETAIL: **11**

DATE: JAN. 2006



TANK DESIGN SPECIFICATIONS  
CONFORMS TO LATEST;  
ASTM DESIGNATION C913  
NOTES:  
1. JOINT SEALANT IS BUTYL RUBBER  
MASTIC TYPE SEAL THAT CONFORMS  
TO LATEST AASHTO SPECIFICATION  
M-198, MEETS FEDERAL  
SPECIFICATION SS-5-0021(210-A).  
2. CONFORMS TO ASTM DEFORMED  
BARS CONFORM TO LATEST ASTM  
SPECIFICATION A615.  
3. CONCRETE COMPRESSIVE  
STRENGTH- 4000 PSI AT 28 DAYS.  
4. METHOD OF MANUFACTURE: WET CAST.  
5. BASE SECTION IS MONOLITHIC.  
6. THE CHAMBER IS DESIGNED FOR  
HS-20 LOADING W/18" OF SOIL COVER  
WEIGHT CHART

PRODUCT	APPROX WEIGHT
TANK	27450 LBS.

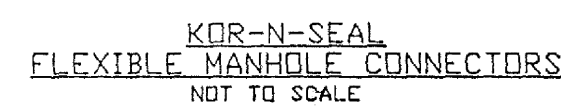
 **UNITED CONCRETE PRODUCTS INC.**  
173 CHURCH STREET TEL. 800 234-3119 FAX. (203) 265-4941  
YALESVILLE, CT 06492 (203) 269-3119



NOTE:  
SIGNS TO BE INSTALLED IN  
ACCORDANCE WITH STATE OF  
CONNECTICUT D.O.T. STANDARDS

SECURE ALL SIGNS TO 1/2" DIA.  
GALVANIZED STEEL POST WITH (2)  
1/4" DIA. GALVANIZED BOLTS (1  
TOP, 1 BOTTOM) (TYP)

NOT TO SCALE



	DETAIL:
	<b>17</b>
	DATE:
	JAN 2006

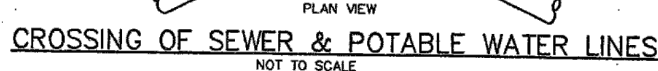


DETAIL:  
HYDRANT  
DATE:  
2010



(MAY BE USED BY CONTRACTOR IN LIEU OF TYPICAL DROP CONNECTION  
12" AND SMALLER, AT NO ADDITIONAL COST TO THE OWNER)

	DETAIL:
	<b>19</b>
	DATE:
	JAN 2006



**NOTES:**

1. SEWER JOINTS SHALL BE EQUITANT FROM AND LOCATED AS FAR AS POSSIBLE AWAY FROM THE WATER LINE
2. IF THE VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER IS LESS THAN THE MINIMUM COVERED MAIN IS ABOVE SEWER, USE ONE OF THE FOLLOWING PROCEDURES: A) THE WATER MAIN SHALL BE RECONSTRUCTED FOR A DISTANCE OF ONE FEET ON EACH SIDE OF SEWER WITH AUGER-CASTED MECHANICAL JOINT PIPE ONE FULL LENGTH WATER PIPE SHALL BE CENTERED OVER SEWER. B) CONSTRUCT BOTH THE WATER & SEWER PIPE OF AUGER-CASTED, CEMENT-LINED RIGID DUCTILE IRON PIPE OR EQUIVALENT AND PRESSURE TEST BOTH PIPES, OR C) JOINTED BOTH PIPES IN CONCRETE.

	DETAIL:
	20
	DATE:
	Dec 2011



	DETAIL:
	<b>22</b>
	DATE:
	JAN 2006



DETAIL:	<b>25</b>
DATE:	JAN 2006



	DETAIL:
	20
	DATE:
	JAN 2006



NOTES:  
1. FOR MANHOLE FRAMES LOCATED IN WOODED AREAS, FINAL RIM ELEVATION IS TO BE SET AT 2' ABOVE GRADE, UNLESS OTHERWISE DIRECTED BY THE UTILITY COMMISSION.

	DETAIL:
	<b>13</b>
	DATE:
	JAN 2006



NOT TO SCALE

**CLA Engineers, Inc**  
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut  
(860) 886-1966 Fax (860) 886-9165

**WATERFORD, CT**

**295 & 313 WILLETTS  
AVENUE**

## SITE DETAILS

Project No.	CLA-7401
Proj. Engineer	E.M.B.
Date:	1/17/23
Sheet No.	

14