

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

Zoning Compliance Chart		
Zone: R-40		
89 Miner Lane		
Minimum Lot Area:	Required:	Provided:
40,000 s.f.	129,765 s.f.	376.24 ft.
Minimum Lot Frontage:	100 ft.	376 ft.
Minimum Lot Width:	125 ft.	50.5 ft.
Minimum Front Yard Setback:	50 ft.	26 ft.
Minimum Side Yard Setback:	25 ft.	222 ft.
Minimum Rear Yard Setback:	50 ft.	1.7%
Maximum Building Coverage:	20%	<35 ft.
Maximum Building Height:	35 ft.	

Construction Sequence:

- 1) Secure all necessary permits.
- 2) Notify "Call Before You Dig" prior to construction activities.
- 3) Install soil and erosion measures prior to construction activities.
- 4) Install construction entrance.
- 5) Strip topsoil.
- 6) Excavate for and construct home.
- 7) Excavate and install sewer, water, electric and communication services.
- 8) Install new gravel driveway.
- 9) Finish grade and apply an approved grass mix to establish lawn.
- 10) Maintain soil and erosion measures until all areas have stabilized.

Soil Erosion & Sediment Control Notes:

- 1) The installation and maintenance of erosion control devices is the responsibility of the project site coordinator.
- 2) The contractor is responsible for checking and maintaining all soil erosion and sediment control measures.
- 3) The contractor is responsible for checking the soil erosion and sediment control measures on a daily basis.
- 4) The Town shall be contacted upon installation of soil erosion and sediment control measures for inspection and compliance.
- 5) The contractor shall restore all disturbed area with an approved seed mix as close to prior existing conditions as possible.
- 6) All soil erosion and sediment control measures to remain in place until the site has stabilized.

GENERAL NOTES:

- 1) Reference is made to the following plan:
 - a. "The Town Of Waterford, Land To Be Acquired From Cascio, Peter & Rosario, Scale: 1"=100', Date: May 1980." Plan surveyed and mapped by Edward D. Steward. Plan filed on the Waterford Land Records; Plan 1251.
 - b. "Lot Line Revision Survey, Land Belonging To: Nathan C., Jr. & Joane Page, 89 Miner Lane, Waterford, Connecticut, Scale: 1"=20', October 17, 2023, Sheet 1 & 2 of 2." Plan surveyed and mapped by Florek Surveying LLC. Plan filed on the Waterford Land Records;
- 2) North orientation is based on a GPS / RTK observation in July 2024 utilizing a Carlson BrX-6 and the Acorn Network.
- 3) Reference is made to the following deed filed in the Town of Waterford Clerk's Office, Volume 1848 Page 252 for the subject property.
- 4) 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.
- 5) Not all underground utilities maybe shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- 6) 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.
- 7) Subject property is not within the Flood Zone.
- 8) Wetlands delineated and flagged by Ian Cole and field located thereafter.

I have delineated the inland wetlands and watercourses as shown on the subject site plan in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist

SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY OF map reference 1 a & b. It is intended to show EXISTING CONDITIONS.

2. This survey conforms to Class A-2 / T-2

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

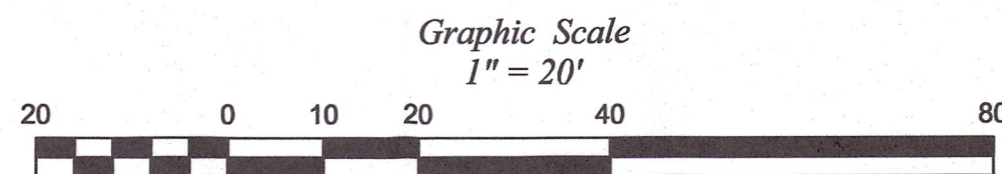
August 26, 2024

Brian D. Florek, LS, CFS #70135 / NCFS-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006

Date:

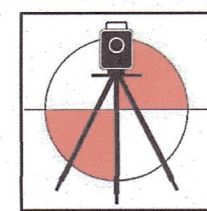
Not Valid Without Signature Over Embossed Seal

NOW OR FORMERLY
Town Of Waterford
85 Miner Lane
Town Clerk Volume 259 Page 774
Tax Assessor Map 153 Lot 4766
Map Reference 1a

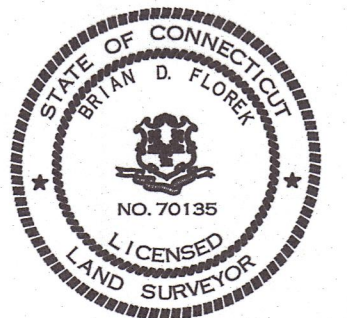


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LLC

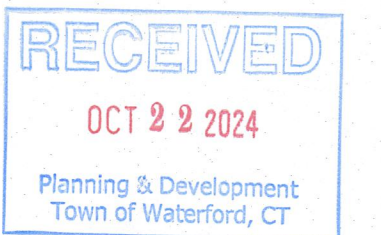


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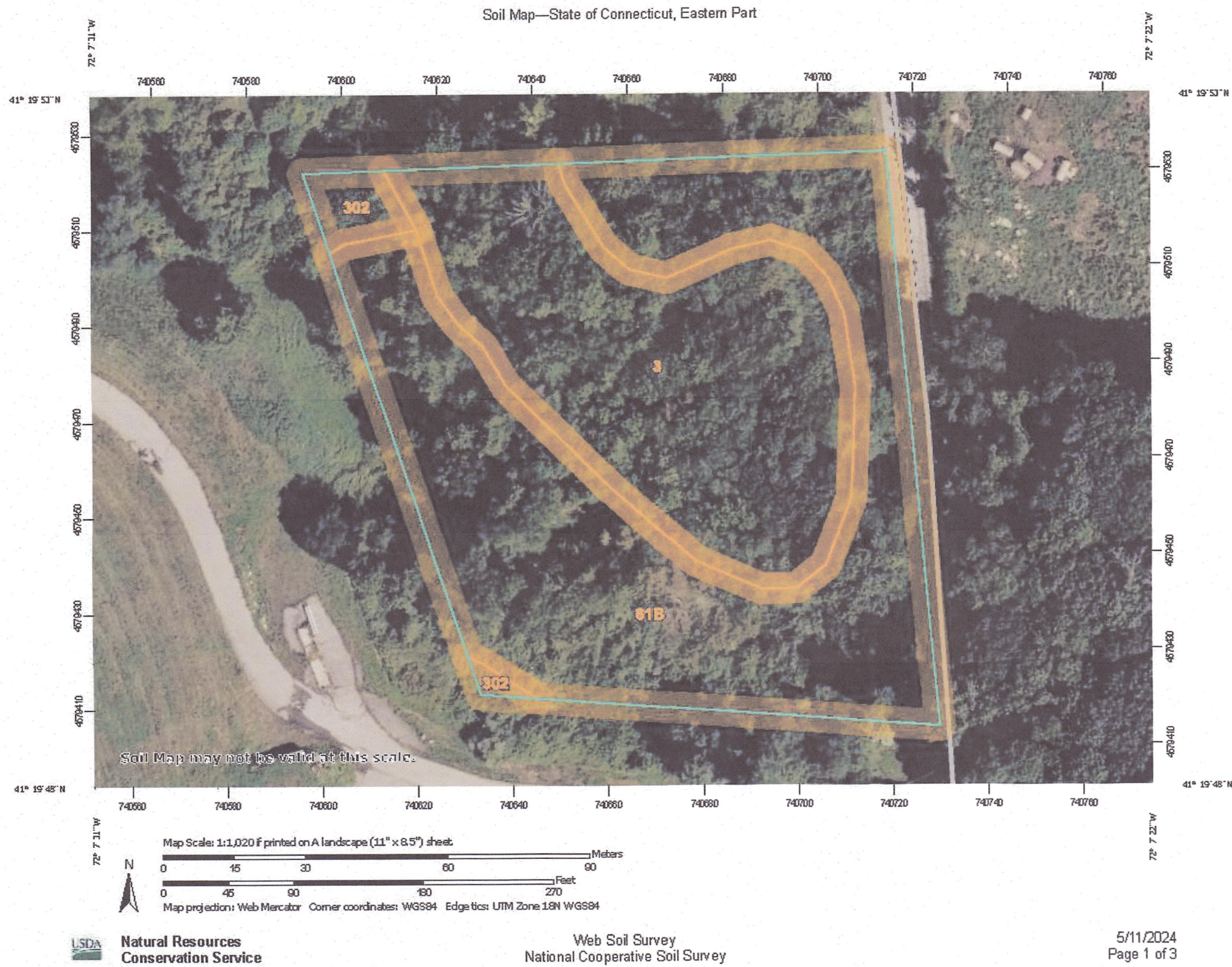


REVISION TABLE		BY	DATE
REVISION	1		
DATE			

PROPERTY SURVEY
LAND BELONGING TO:
SHAGUFTA UZAIR
81 MINER LANE
WATERFORD, CONNECTICUT

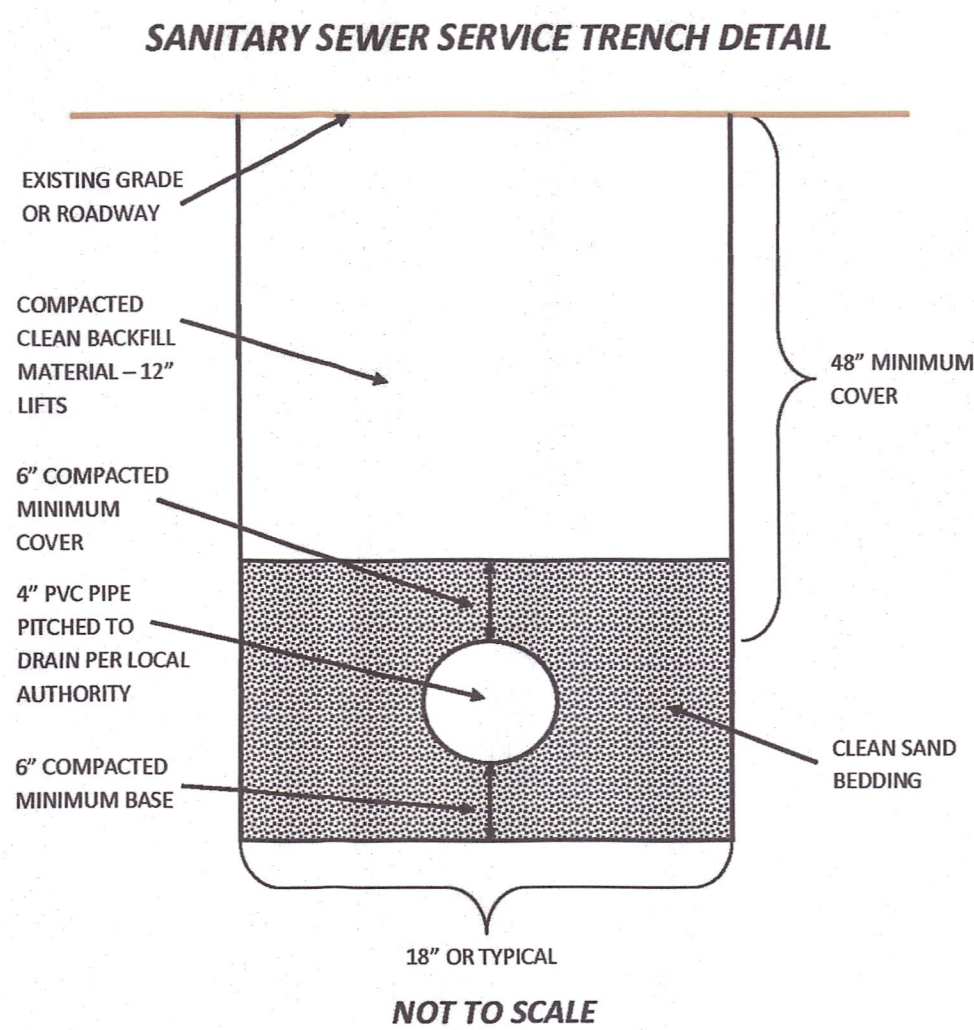


SHEET No.: 1 OF 2	
SCALE: 1" = 20'	
DATE: August 26, 2024	
PROJECT NO.: 24-020	
FILE: 24-020_152_81-MinerLa_Manzor	
DWG. NAME: 25SCALE-MANZOR-Miner	
SURVEYED BY: A.M.A.D.	DRAWN BY: B.F.



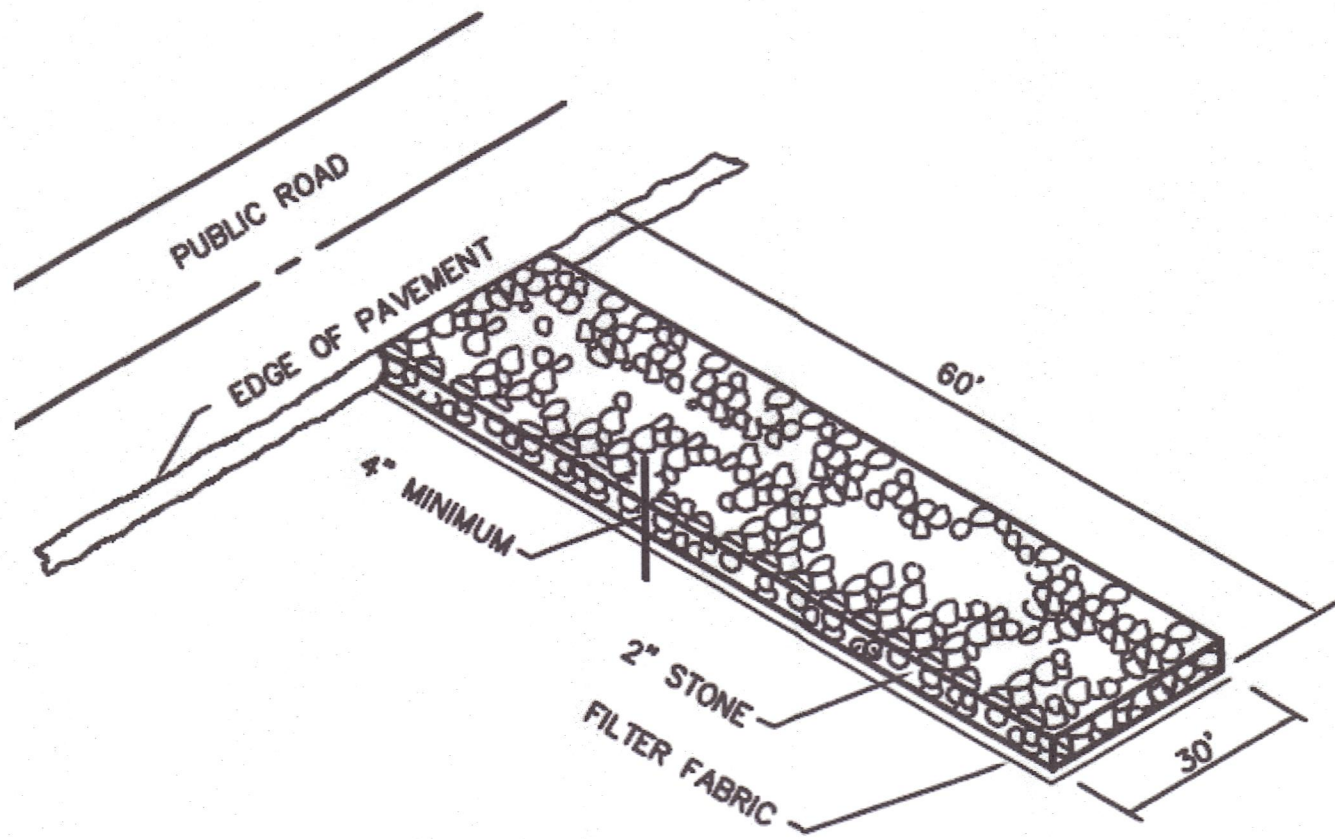
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.2	38.8%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	1.8	58.7%
302	Dumps	0.1	2.5%
Totals for Area of Interest		3.1	100.0%

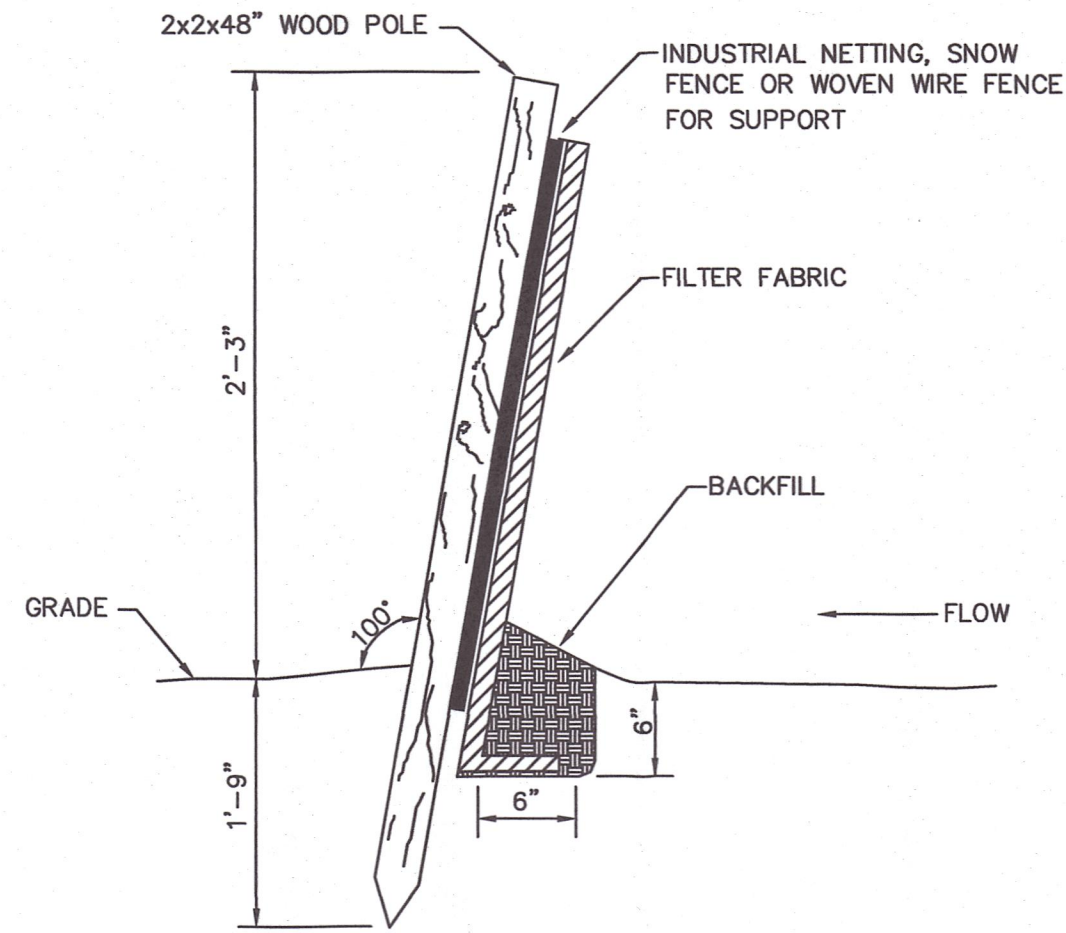


NOTES:

1. SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER, TYPICAL RESIDENTIAL CONNECTION DEPICTED.
2. CONNECTION TO EXISTING SEWER LATERAL. CONFIGURATION OF THE SERVICE SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY.

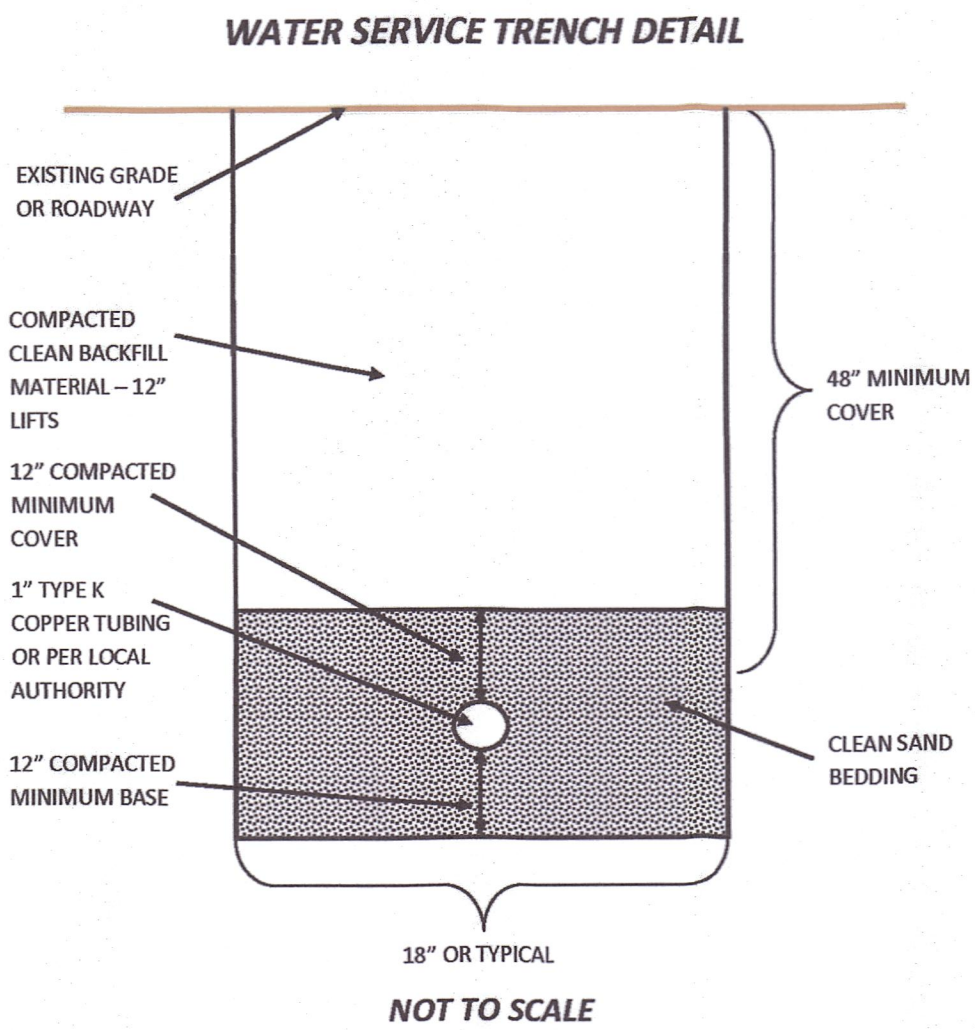


TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



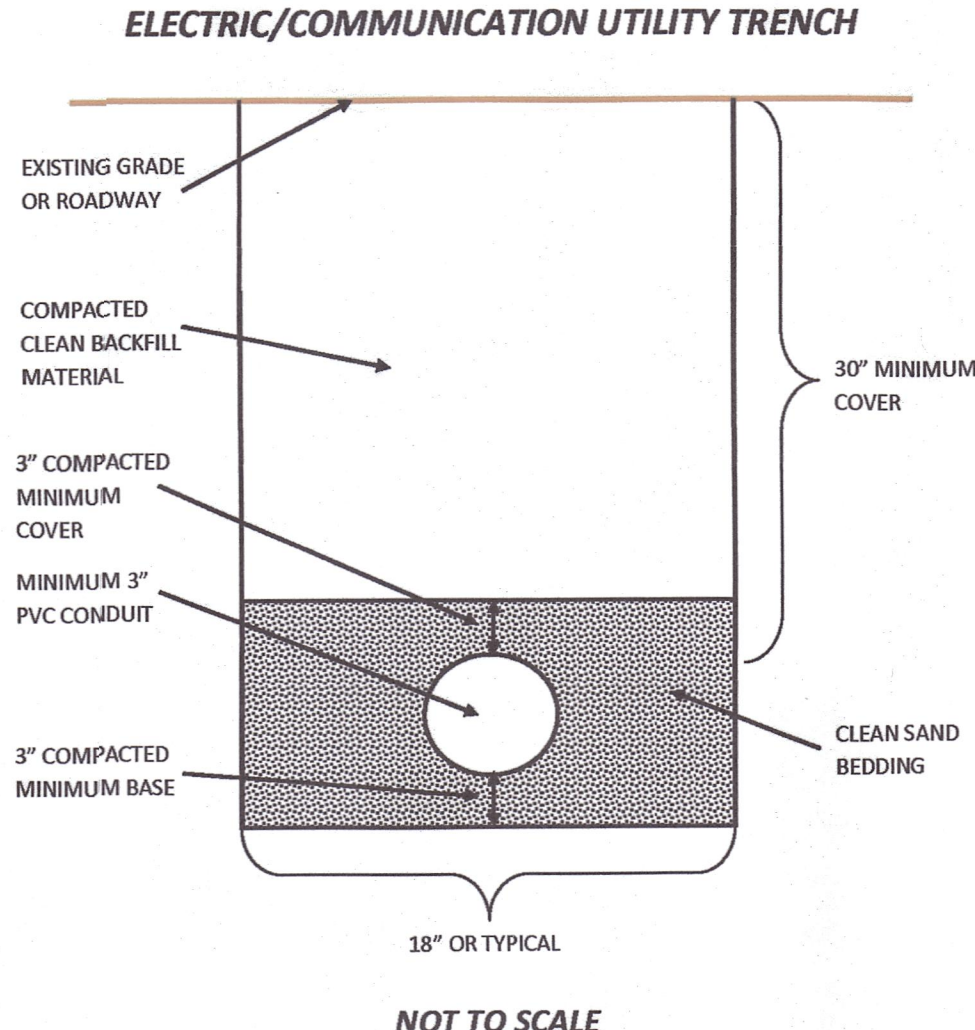
NOTE: PREMANUFACTURED FENCE MAY BE USED.

SEDIMENT FENCE
NOT TO SCALE



NOTES:

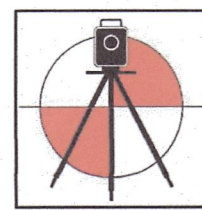
1. SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER, TYPICAL RESIDENTIAL CONNECTION DEPICTED.
2. CONNECTION TO WATER MAIN AND CONFIGURATION OF THE SERVICE METER/VALVING SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY. TYPICALLY SADDLE TAP FITTING AND CORPORATION STOP, SHUT OFF VALVE AND WATER METER.



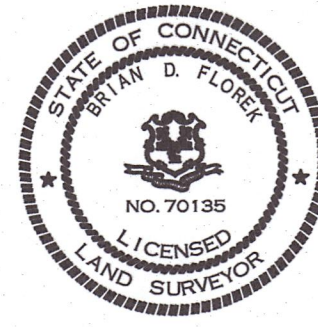
NOTES:

1. CONDUIT AND SERVICE CONNECTIONS TO BE MADE PER LOCAL UTILITY SPECIFICATIONS AND REQUIREMENTS.

Florek
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LLC



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