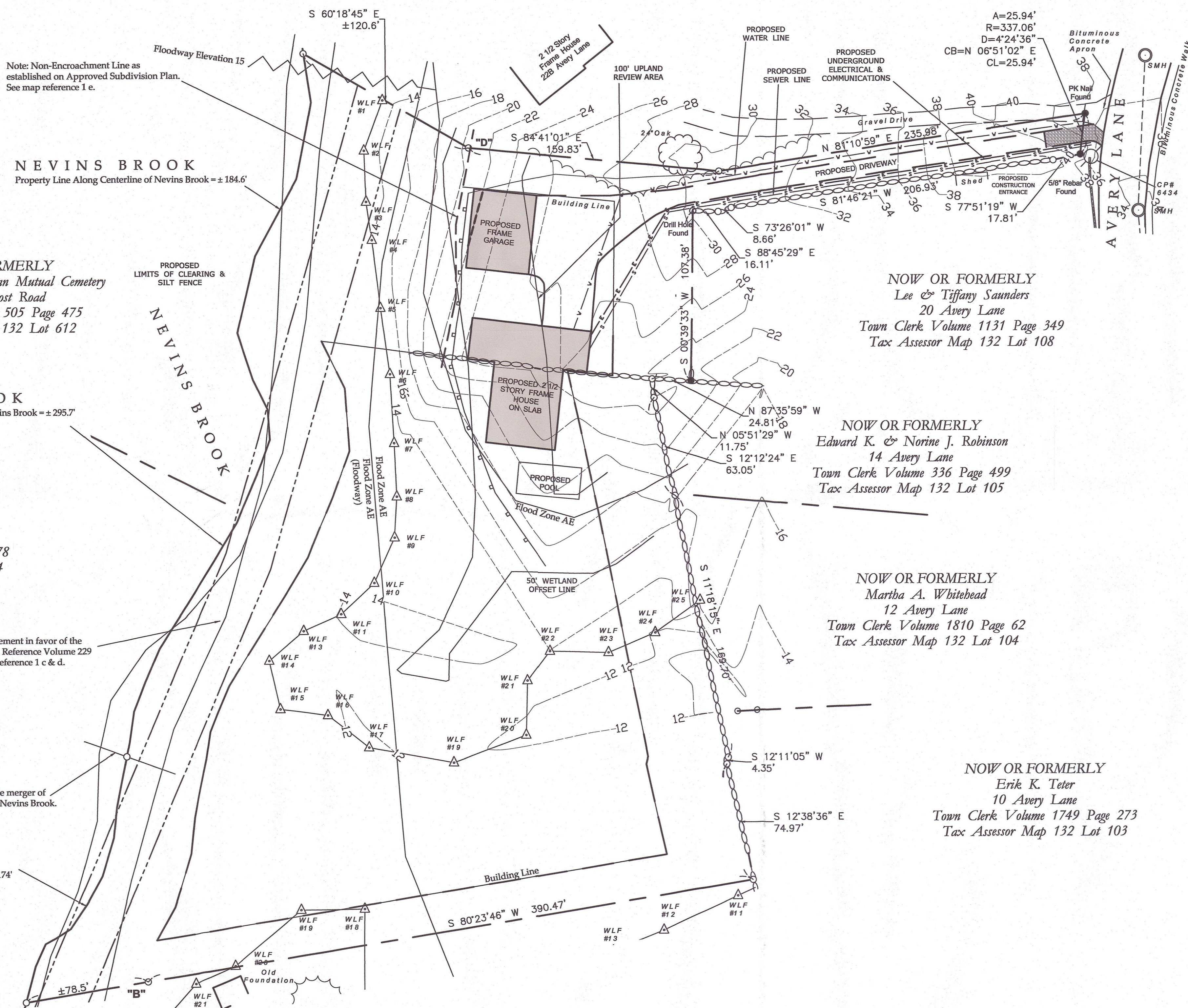


LEGEND

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- 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
- WLF 2 Wetland Flag
- GMS Granite Menstone
- EX. CONC. MDN. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

NOW OR FORMERLY
Joseph W. & Mandy Sylvia
22b Avery Lane
Town Clerk Volume 691 Page 16
Tax Assessor Map 132 Lot 111



Note: Non-Encroachment Line as established on Approved Subdivision Plan. See map reference 1 e.

NEVINS BROOK
Property Line Along Centerline of Nevins Brook = ±184.6'

NOW OR FORMERLY
Jordan Cemetery & Jordan Mutual Cemetery
240 Boston Post Road
Town Clerk Volume 505 Page 475
Tax Assessor Map 132 Lot 612

NEVINS BROOK
Property Line Along Centerline of Nevins Brook = ±295.7'

NOW OR FORMERLY
Town Of Waterford
240R Boston Post Road
Town Clerk Volume 288 Page 878
Tax Assessor Map 132 Lot 834

Note: 30' Sewer Easement in favor of the Town of Waterford. Reference Volume 229 Page 396. See map reference 1 c & d.

Note: Approximate merger of Jordan Brook and Nevins Brook.

JORDAN BROOK
Property Line Along Centerline of Jordan Brook = ±174'

SURVEY NOTES:

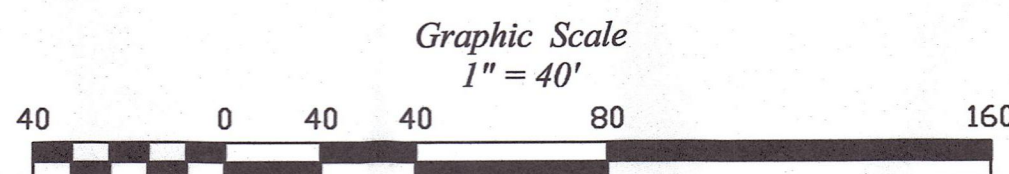
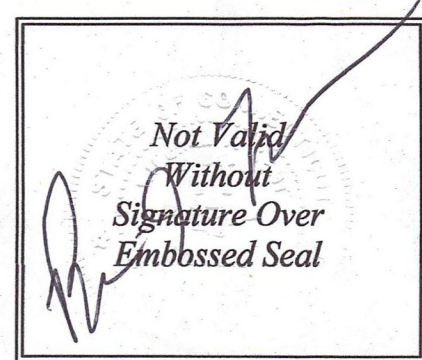
1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY OF map reference 1 a - i.e. It is intended to show a proposed HOUSE, GARAGE, & POOL.

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.

Brian D. Florek, LS, CFS #70135 / NCF5-026 Date: October 22, 2024

Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



	22a Avery Lane Zone: R-40	
Minimum Lot Area:	Required: 40,000 s.f.	Provided: 169,451 s.f.
Minimum Lot Frontage:	25 ft.	25.94 ft.
Minimum Lot Width:	150 ft.	488 ft.
Minimum Front Yard Setback:	50 ft.	±318 ft.
Minimum Side Yard Setback:	25 ft.	48 ft.
Minimum Rear Yard Setback:	50 ft.	148 ft.
Minimum Buildable Coverage:	20%	3.7%

GENERAL NOTES:

- Reference is made to the following plans:
 - "Plan of Avery Lane Laid Out As Town Road 50 ft. Wide Between Jordan - New London Road And New Haven - New London Turnpike Town Of Waterford, Conn. Scale: 1"=50', Nov. 1929." Plan surveyed and mapped by Ernest L. Deshley. Plan filed on the Waterford Land Records, Map 58-59.
 - "Connecticut Highway Department, Right Of Way Map, Town Of Waterford, Niantic - New London Road From The Fourth District School Easterly To Boston Post Road, Route No. 156., Scale: 1"=40', Date: May 31, 1933, Number 152-01 Sheet No. 3 of 3." Plan surveyed and mapped by the Connecticut Department of Transportation. Plan filed on the Waterford Land Records, Map 88-87.
 - "Town Of Waterford Sewer Property Easement Rosenthal, Beatrice, Date: May 1976, Drawing E-0682." Plan surveyed and mapped by Michael J. Garvie. Plan filed on the Waterford Land Records Map 848.
 - "Town Of Waterford Sewer Property Easement Rosenthal, Beatrice, Date: May 1976, Drawing E-0683." Plan surveyed and mapped by Michael J. Garvie. Plan filed on the Waterford Land Records Map 849.
 - "Subdivision Plan, Foris B. Peake, 24 Avery Lane, Waterford, Connecticut, Scale: 1"=30', August 10, 2002, Sheet 3 & 5 of 5." Plan surveyed and mapped by VHB. Plans filed on Waterford Land Records Map 4666 & 4667.
 - "Plan To Accompany Request For Variance, Property Of Beatrice M. Rosenthal, Application By Beatrice M. Rosenthal, Rope Ferry Rd. & Avery Lane, Waterford, Conn., Scale: 1"=40', August 1981; Rev Oct. 13, 1981." Plan surveyed and mapped by McKay Engineering. Plan provided to Florek Surveying LLC by Client
- Not all underground utilities have been shown. Call before you dig (CBYD) is recommended prior to any construction.
- North orientation is based on an RTK GNSS observation under 2 different satellite constellations utilizing a Carlson BXR-6 and the ACORN Network in June 2024.
- 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.
- Wetlands field marked by Ian Cole, CPSS and field located thereafter.
- Reference is made to the following deed filed in the Town of Waterford's Clerk's Office, Volume 1808 Page 290; 75 Rope Ferry Road and 1859 Page 153 for 22b Avery Lane.
- 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.
- Property is in the R-40 Zone.
- Subject property is in Flood Zone AE, AE Regulatory Floodway and "Other" as depicted on FIRN Map New London County, Connecticut (All Jurisdictions) Panel 484 of 554, Community Town of Waterford Map Number 09011C0484J; Map Revised August 5, 2013.
- Survey closing line "B" to "D" = N 21°-12'-45" E, 566.89'.

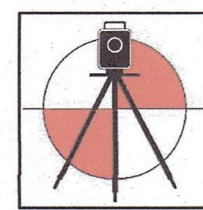
Construction Sequence:

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

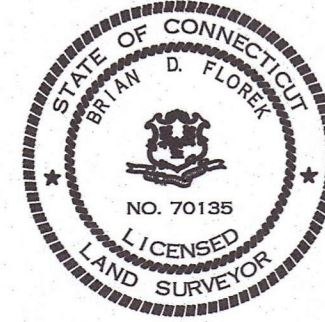
Soil Erosion & Sediment Control Notes:

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

Florek
Surveying, LLC



239 Shore Road
Waterford, CT 06385
(860) 271.6006
bflorek@floreksurveyingllc.com

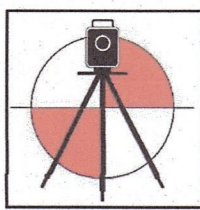


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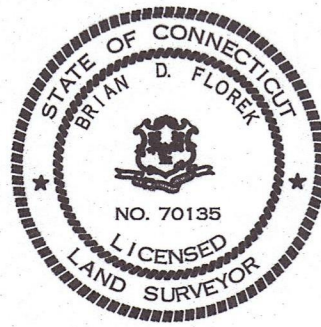
PROPERTY SURVEY
22a AVERY LANE
WATERFORD, CT
PREPARED FOR
DAVID WADDINGTON, JR.



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OF	2
SCALE:	1" = 40'
DATE:	October 22, 2024
PROJECT NO.:	24-23_152_75_RopeFerryRd
FILE:	24-23_152_75_RopeFerryRd-Wadd
DWG NAME:	24-23_152_75_RopeFerryRd-40Scale
SURVEYED BY:	TN/AM/AD
DRAWN BY:	BDF



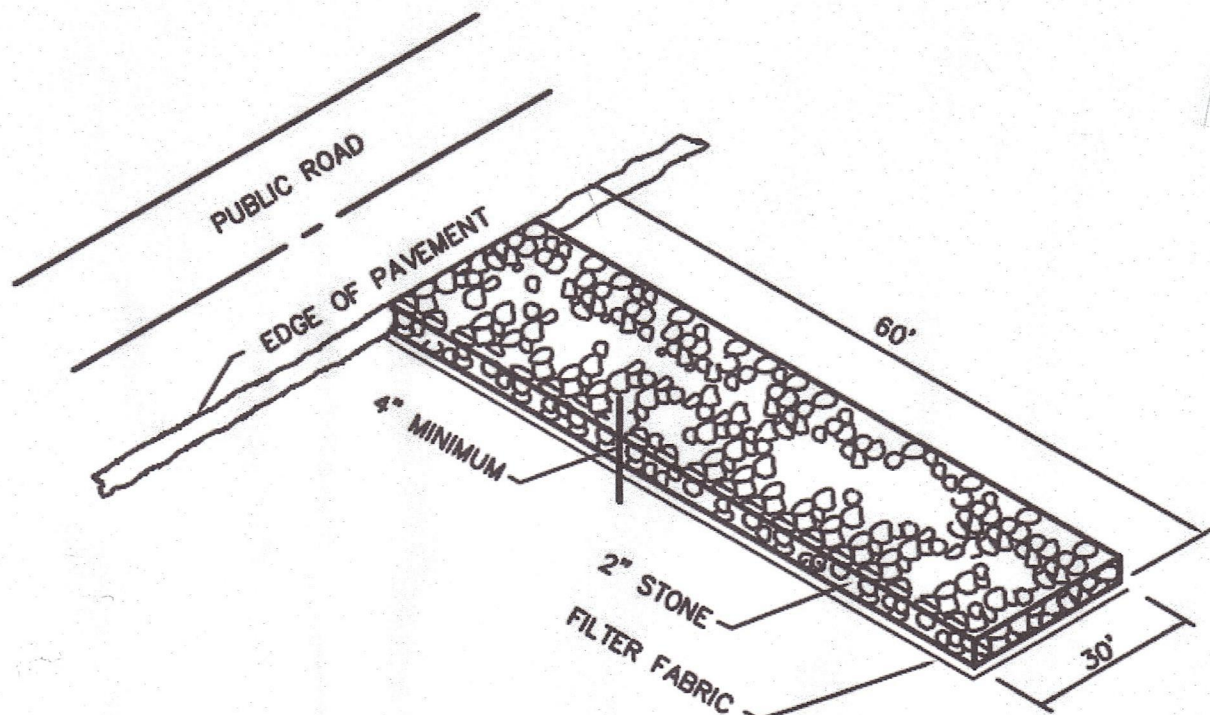
239 Shore Road
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Bflorek@floreksurveyingllc.com



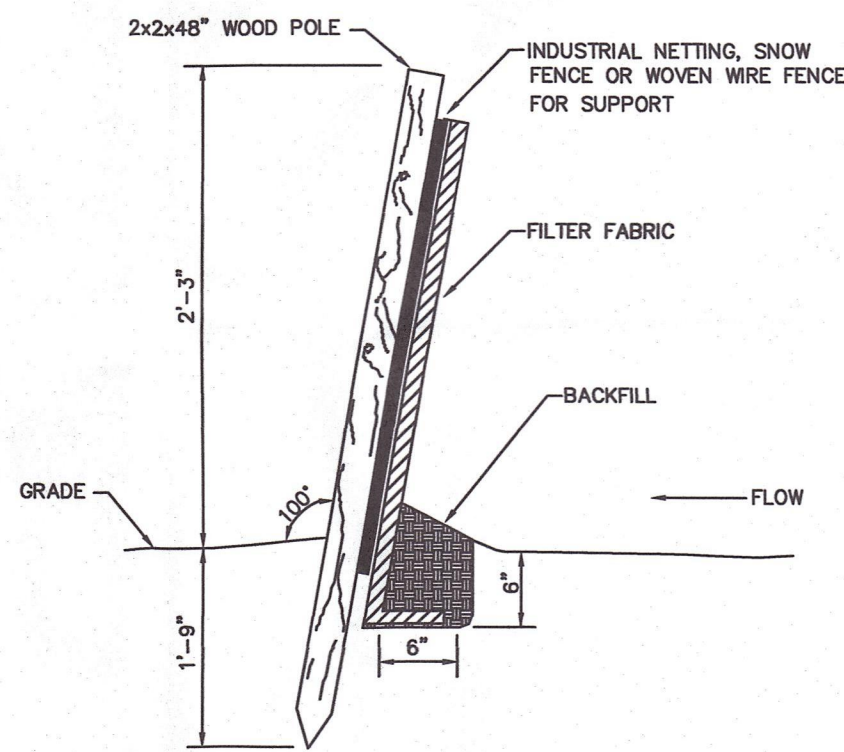
REVISION TABLE	BY								
	REVISION								
DATE									

PROPERTY SURVEY
22a AVERY LANE
WATERFORD, CT
PREPARED FOR
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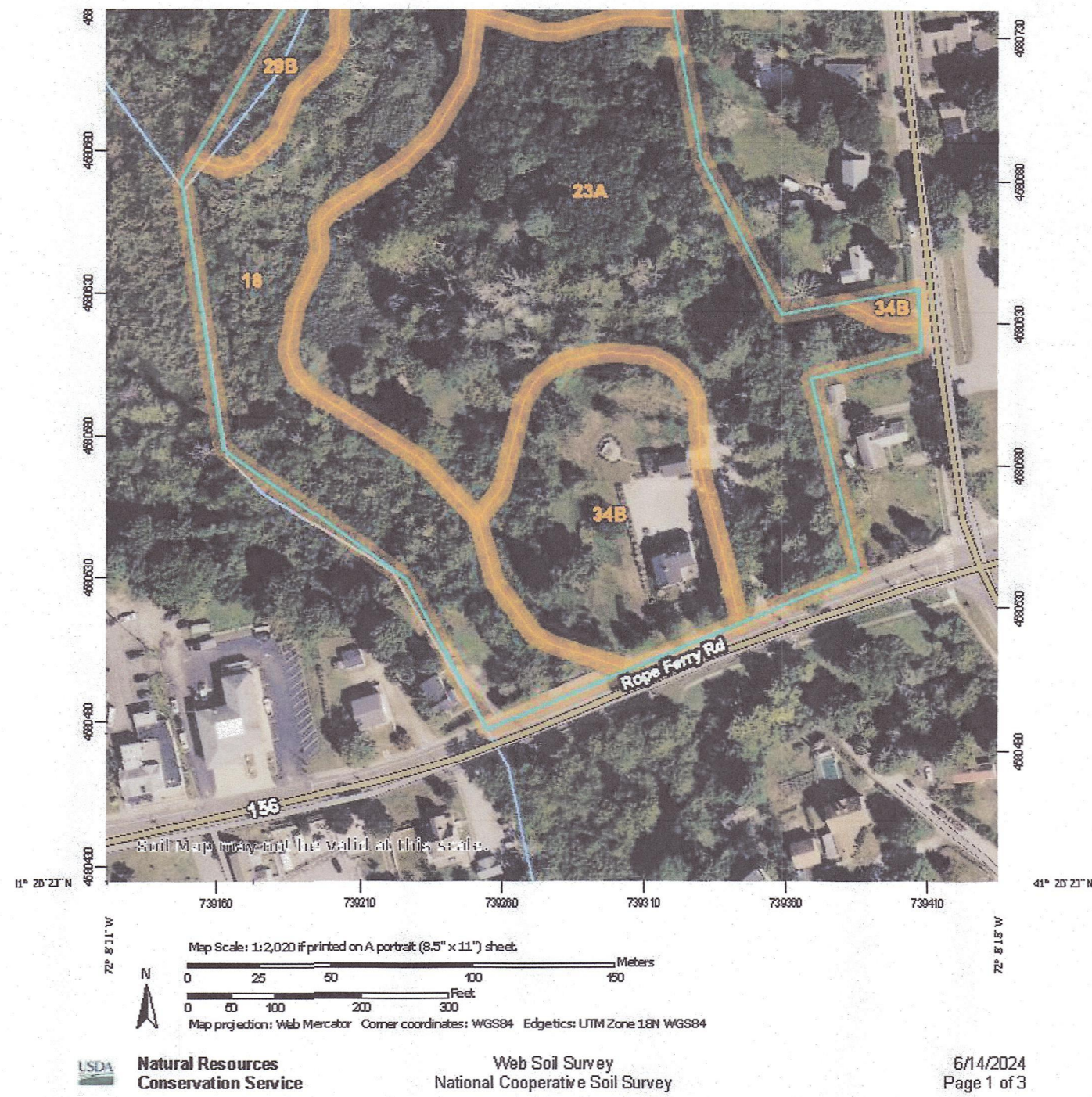
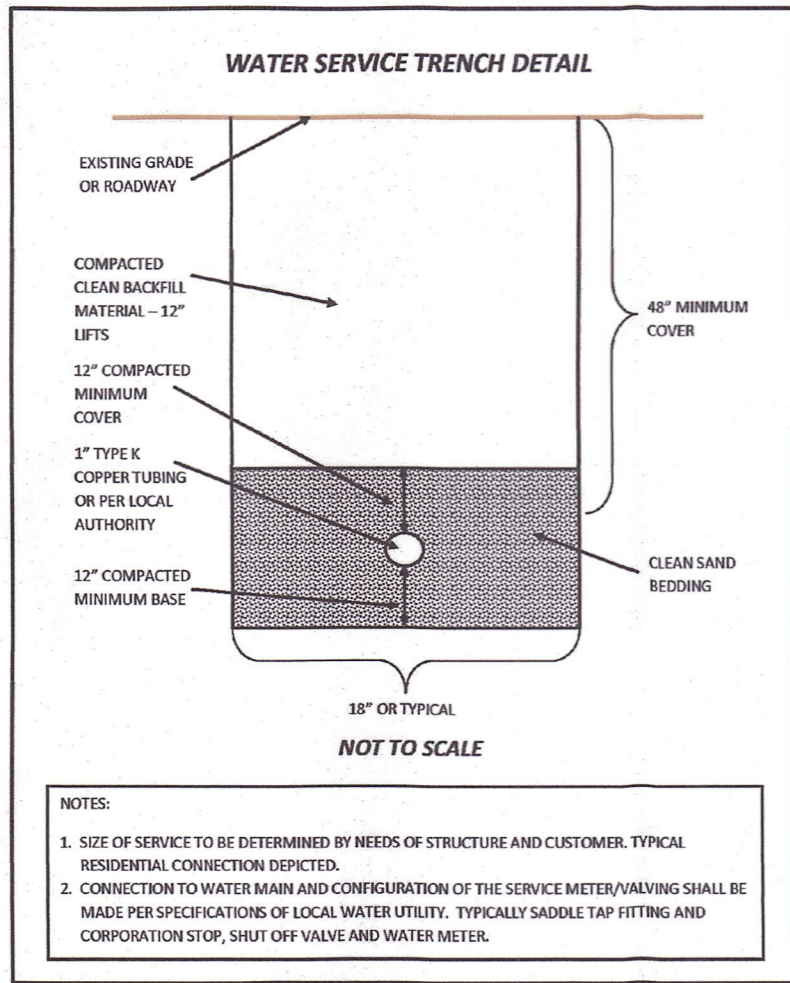
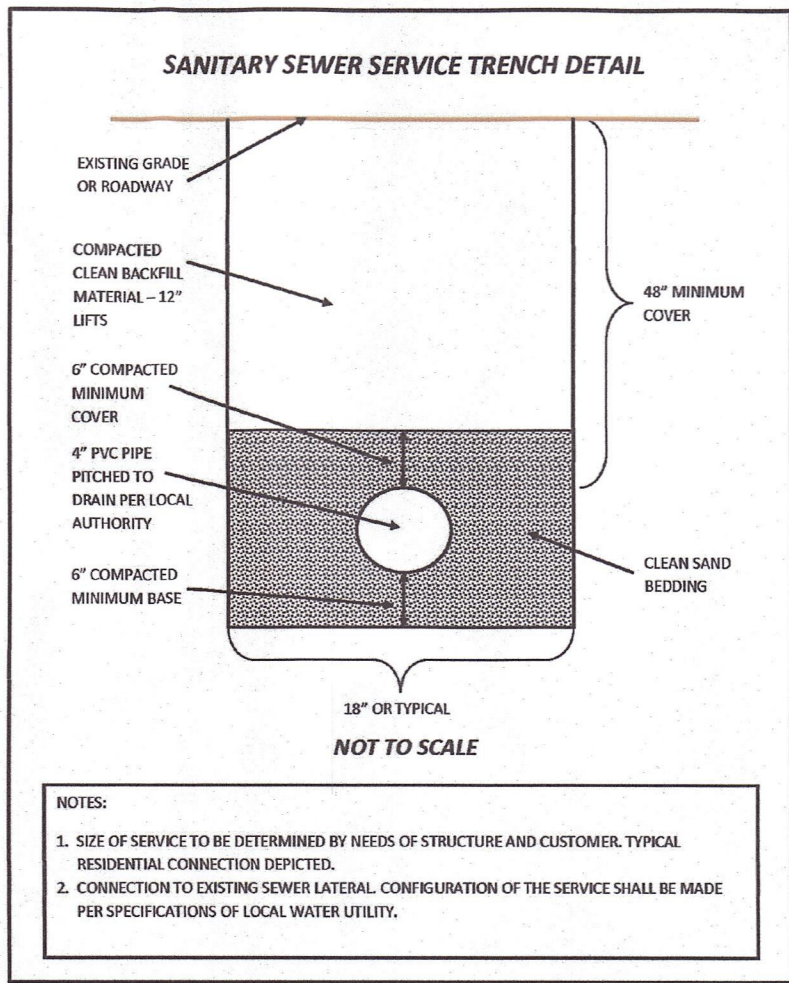
SHEET No.:
2
OF 2
SCALE:
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DATE:
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PROJECT NO.
24-23_152_75_RopeFerryRd
FILE:
24-23_152_75_RopeFerryRd-Wadd
DWG. NAME:
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SURVEYED BY:
TN/AM/AD
DRAWN BY:
BDF



TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE: PREMANUFACTURED FENCE MAY BE USED.
SEDIMENT FENCE
NOT TO SCALE



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Calden and Freetown soils, 0 to 2 percent slopes	3.3	26.9%
23A	Sudbury sandy loam, 0 to 5 percent slopes	5.4	44.4%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	0.4	3.1%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.9	15.3%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.2	1.9%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	0.9	7.6%
103	Rippowam fine sandy loam	0.1	0.8%
Totals for Area of Interest		12.2	100.0%