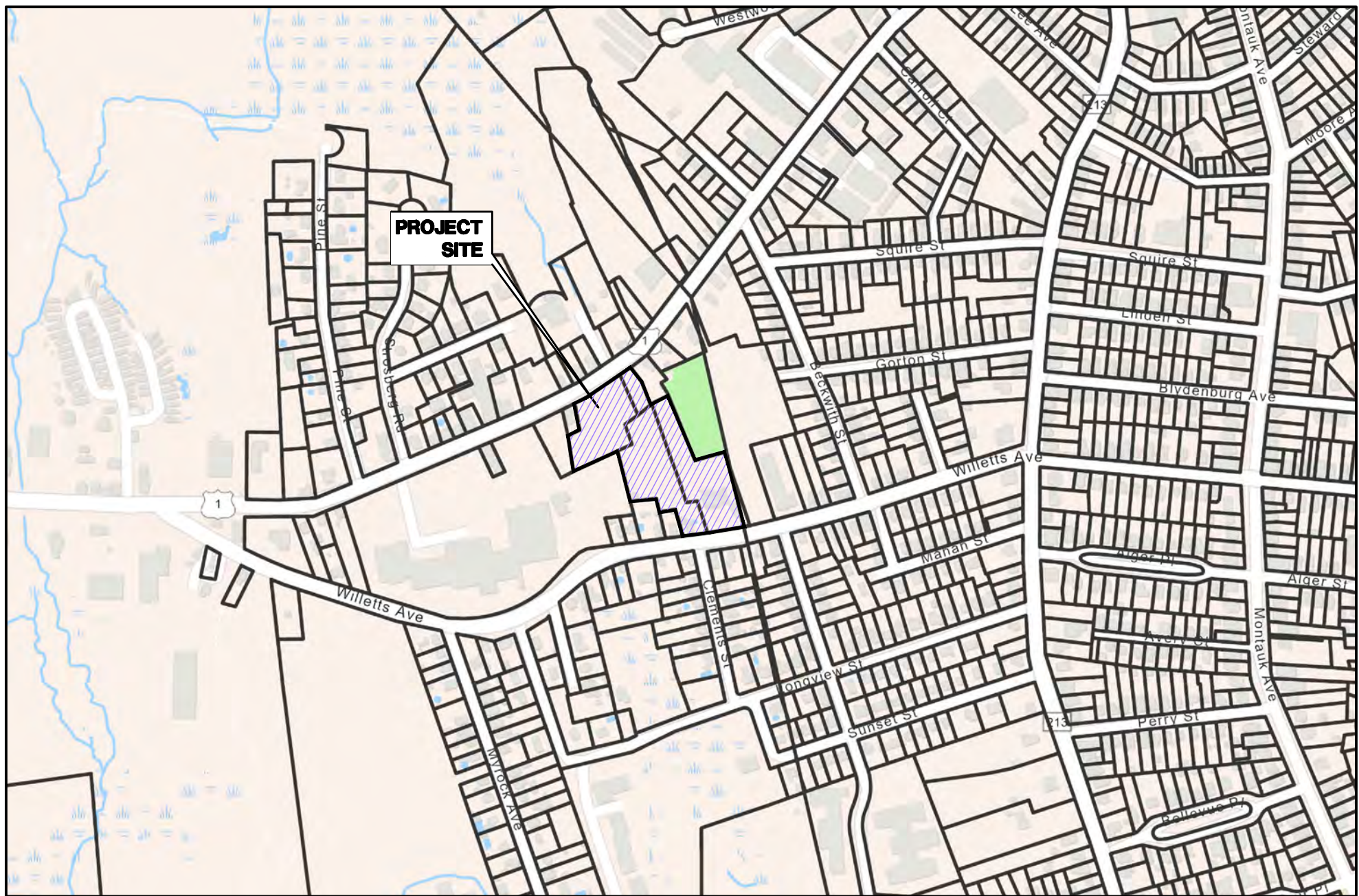


WOODSPRING SUITES
295 & 313 WILLETTS AVENUE
16 & 18 BOSTON POST ROAD
WATERFORD, CT

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

SEPTEMBER 29, 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

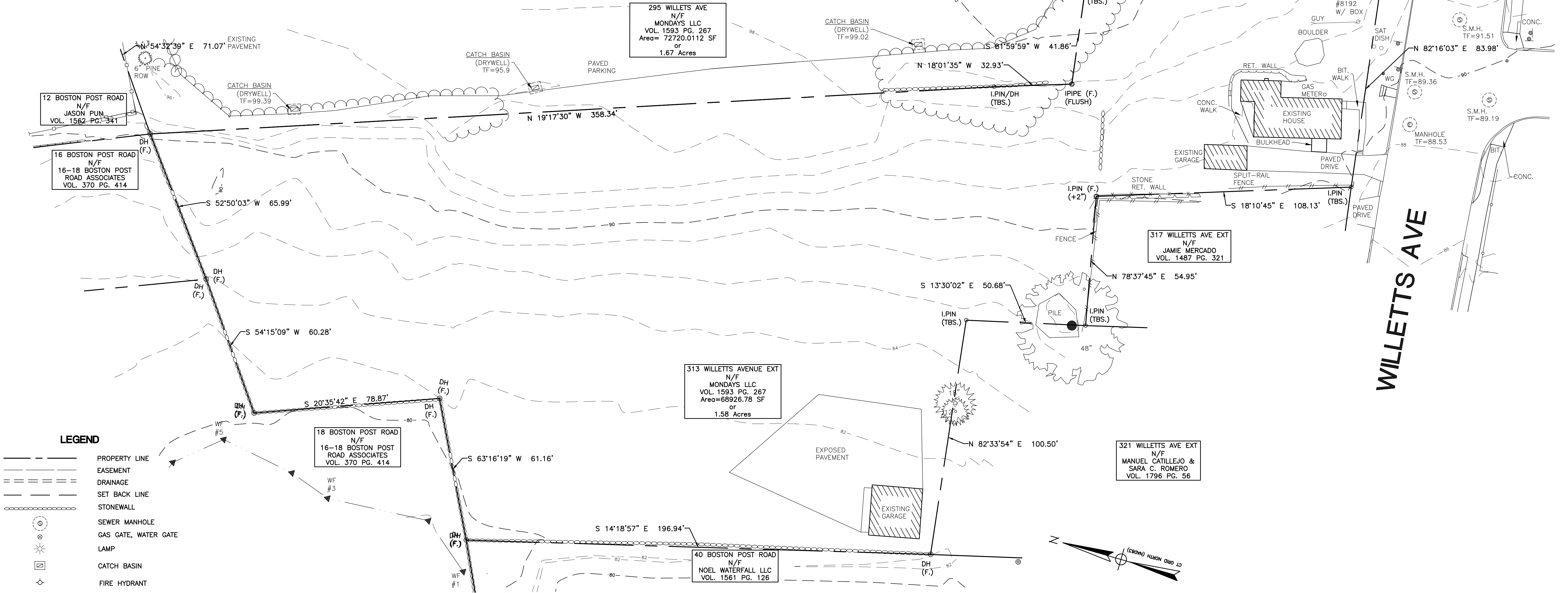
SURVEY NOTES

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



LEGEND

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

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

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>

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

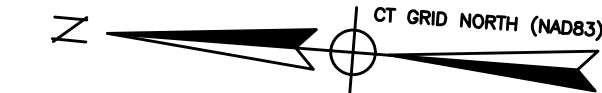
THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

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

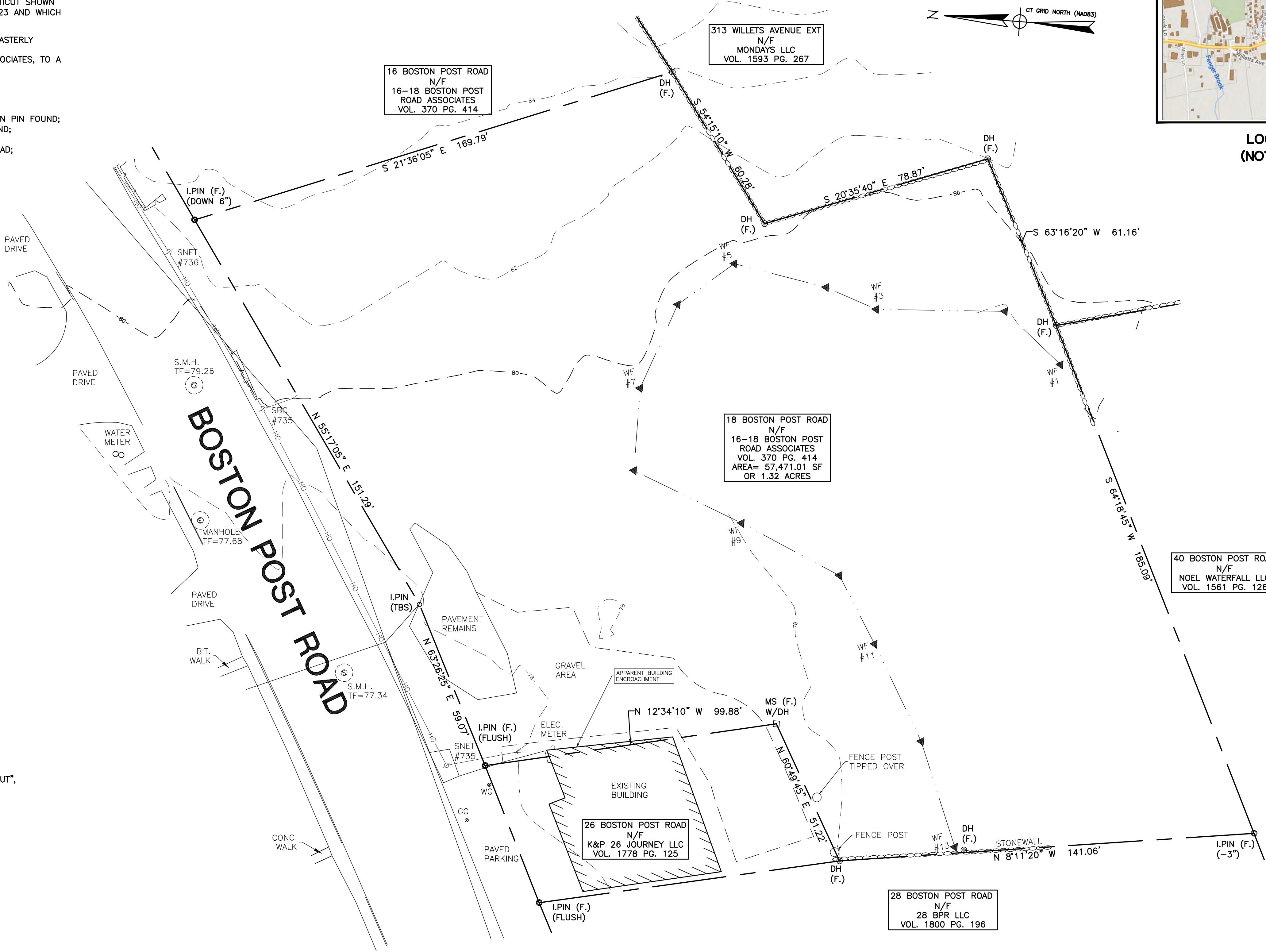
DATE

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)



				CLA Engineers, Inc.   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.  1B

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;

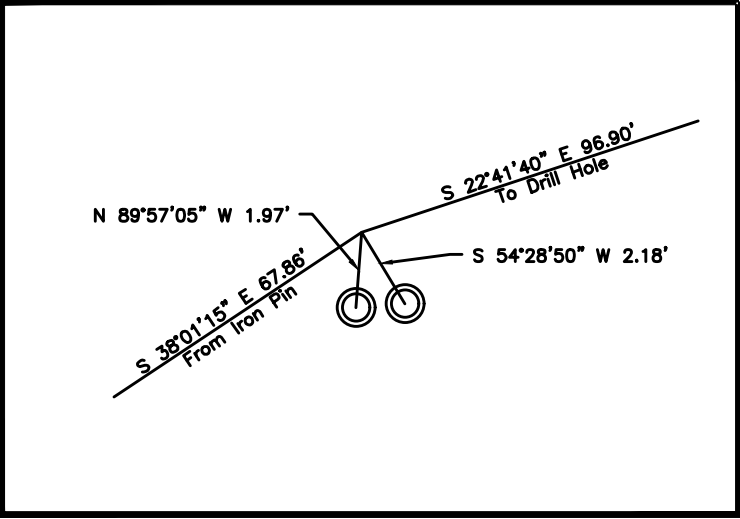
THESE LAST TWO COURSES RUNNING ALONG LANDS NOW OR FORMERLY OF JASON PUN;

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;

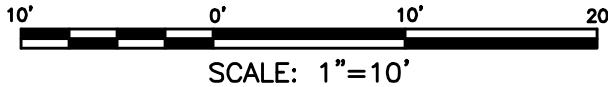
CONTAINING 9,815.02 SQUARE FEET OR 0.23 ACRES



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	1C
		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.

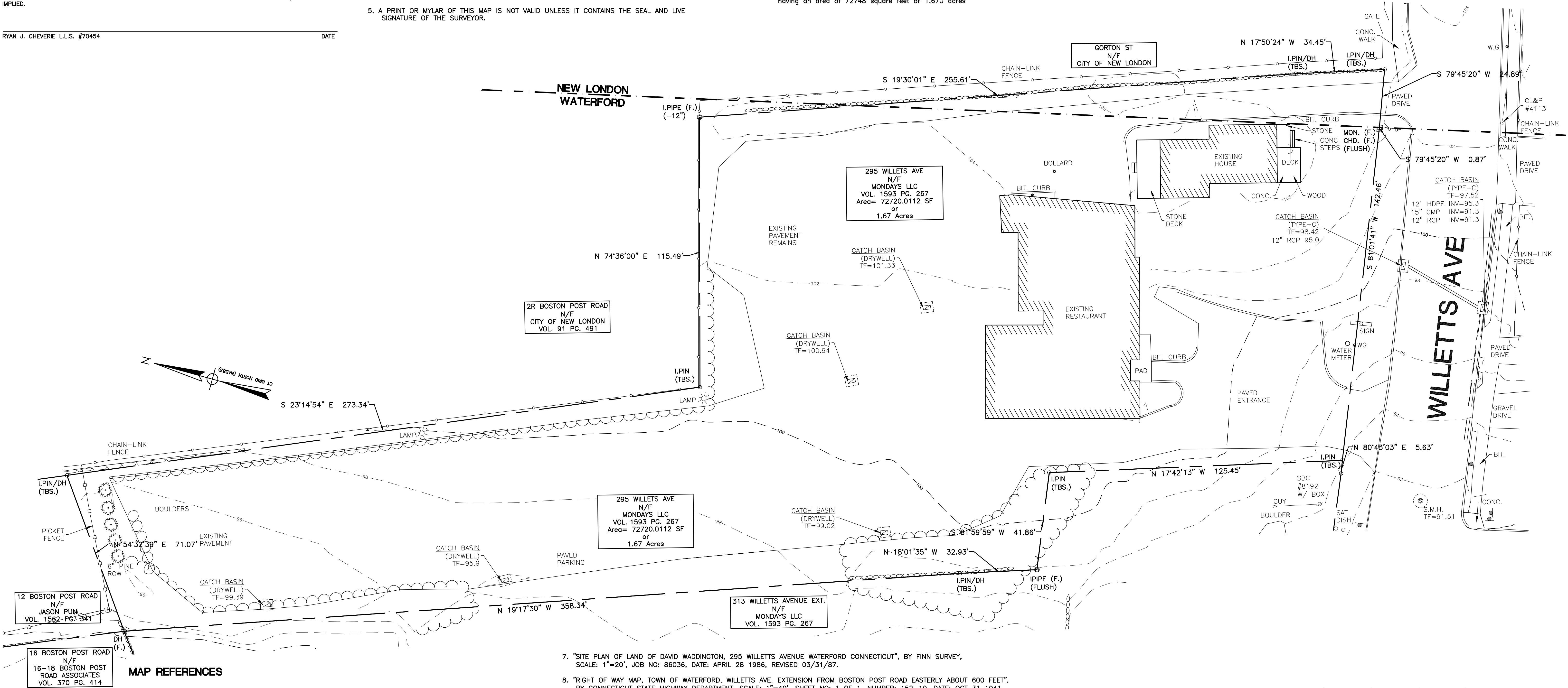
LEGAL DESCRIPTION

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

- "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 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 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.

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**

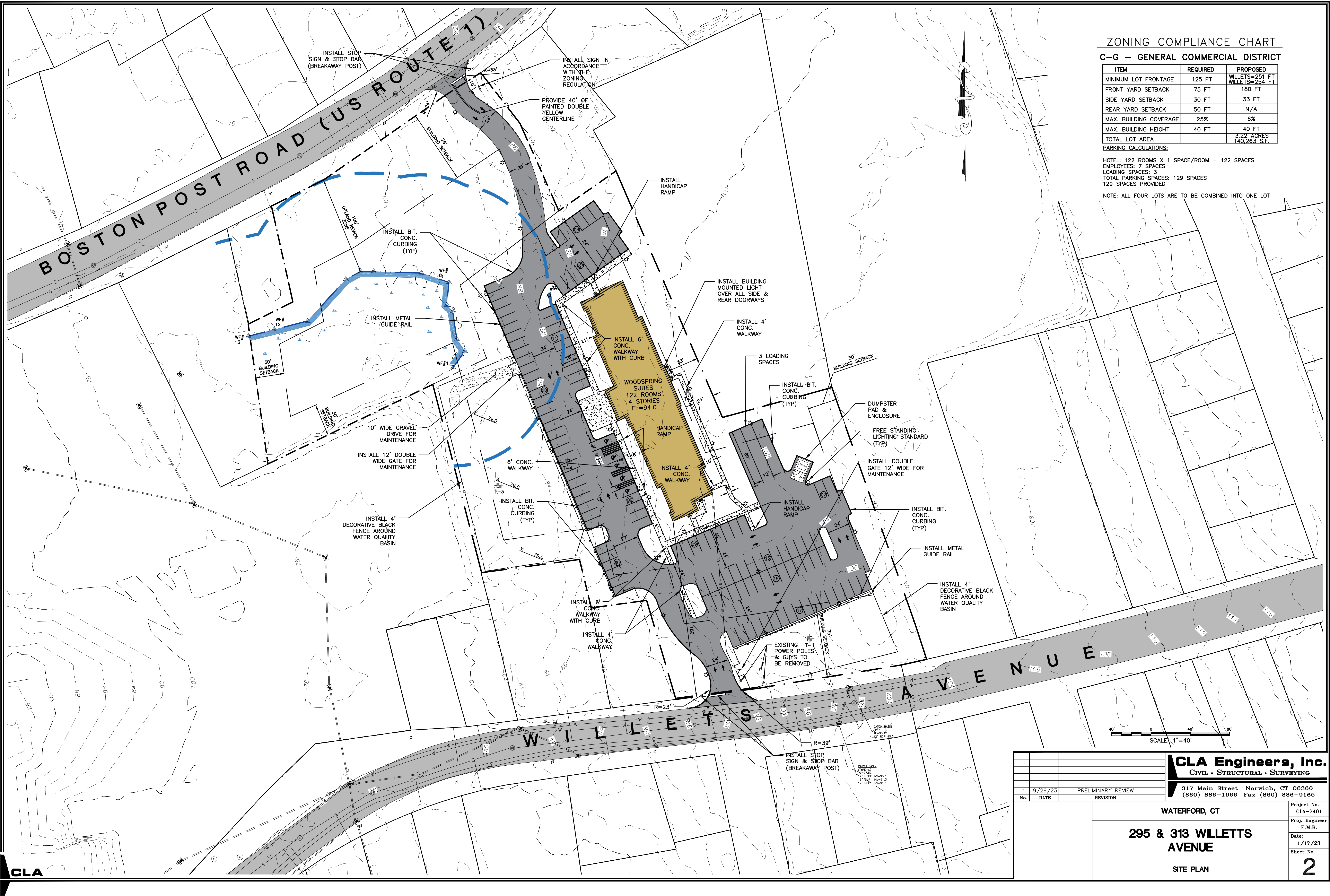
TOWN OF WATERFORD, CONNECTICUT

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

**1D**

**CLA**

M:\000\7400\7401 295 & 313 Willetts Ave Drawings\7401 - 295 & 313 Willetts Ave Plans_V2_Rev2_Purged.dwg, 10/11/2023 10:08:10 AM, DWG To PDF.pc3



ZONING COMPLIANCE CHART

C-G - GENERAL COMMERCIAL DISTRICT

ITEM	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	125 FT	WILLETTS=251 FT WILLETTS=254 FT
FRONT YARD SETBACK	75 FT	180 FT
SIDE YARD SETBACK	30 FT	33 FT
REAR YARD SETBACK	50 FT	N/A
MAX. BUILDING COVERAGE	25%	6%
MAX. BUILDING HEIGHT	40 FT	40 FT
TOTAL LOT AREA		3.22 ACRES 140,263 S.F.

PARKING CALCULATIONS:

HOTEL: 122 ROOMS X 1 SPACE/ROOM = 122 SPACES  
EMPLOYEES: 7 SPACES  
LOADING SPACES: 3  
TOTAL PARKING SPACES: 129 SPACES  
129 SPACES PROVIDED

NOTE: ALL FOUR LOTS ARE TO BE COMBINED INTO ONE LOT



**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**

SITE PLAN

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

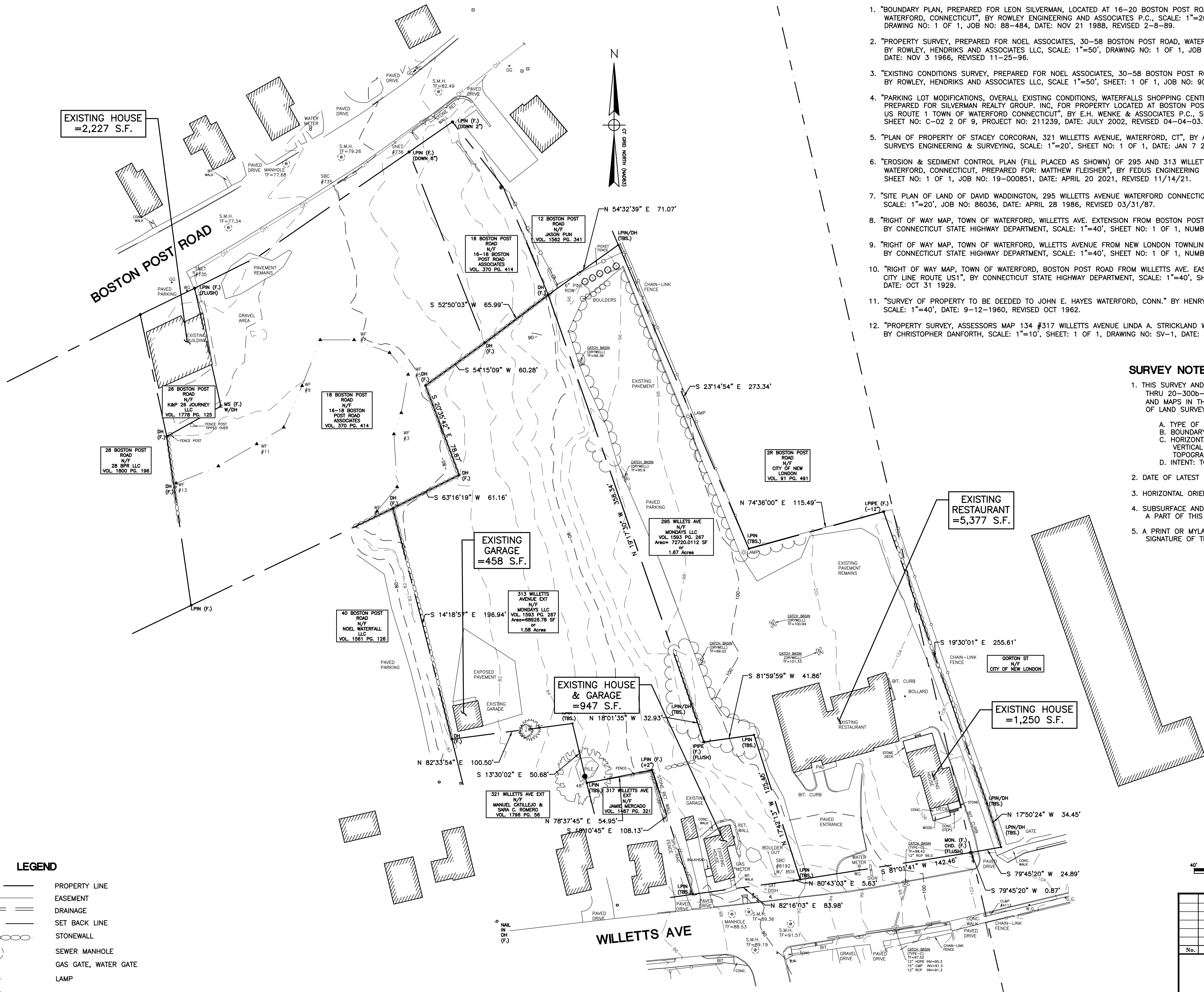
**2**

CLA

M:\1000\7400\7401 295 & 313 Willets Ave Plans_Sheet_2A.dwg, 10/11/2023 10:10:02 AM, DWG To PDF.pc3

CLA

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

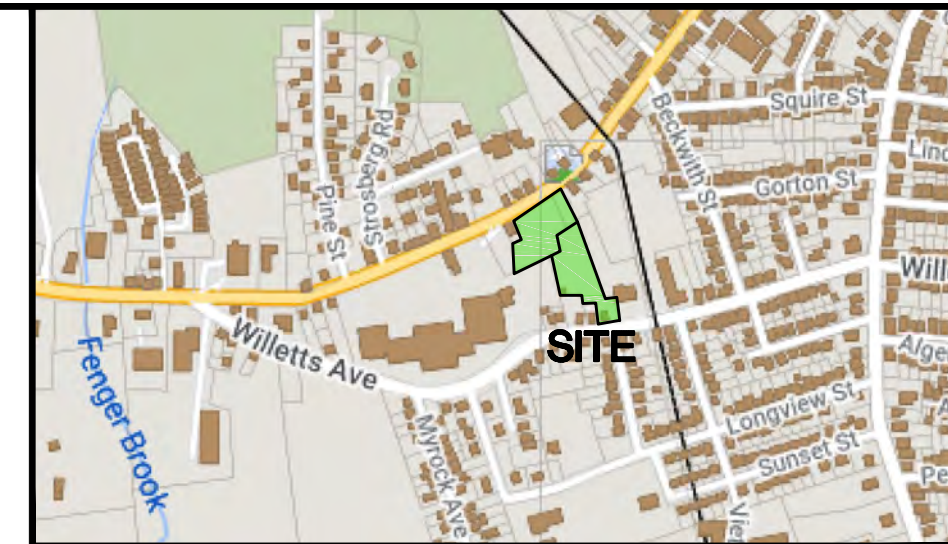


## MAP REFERENCES

- "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

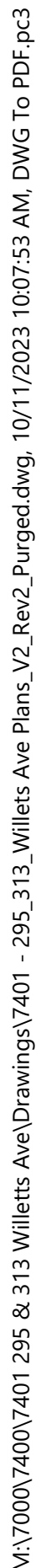
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY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



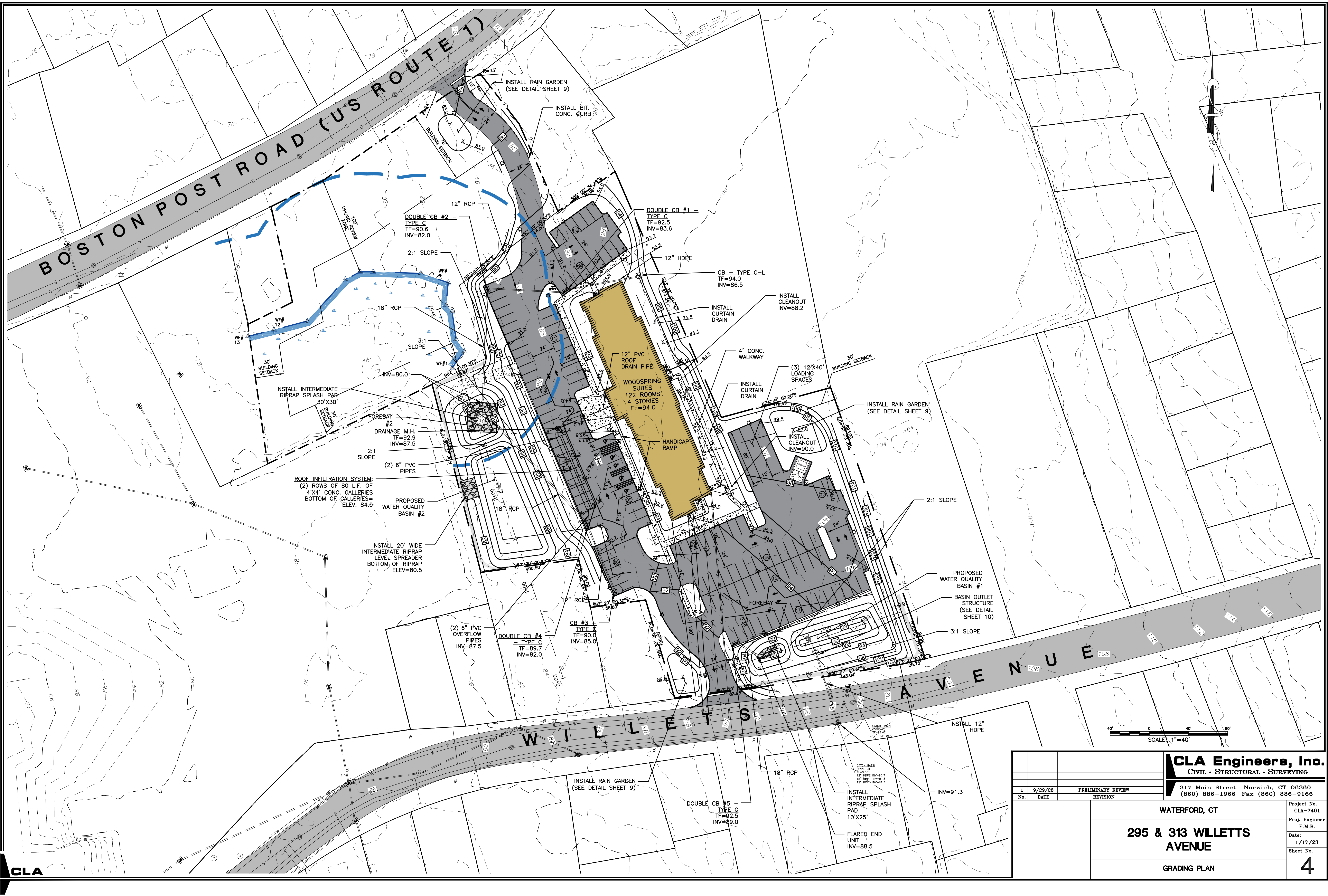
LOCATION MAP  
(NOT TO SCALE)

SCALE: 1"=40'

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



M:\0000\400\7401 295 & 313 Willetts Ave Drawings\7401 - 295 & 313 Willetts Ave Plans_V2_Rev2_Purged.dwg, 10/11/2023 10:07:33 AM, DWG To PDF.pc3



CLA

**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**

GRADING PLAN

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

**4**







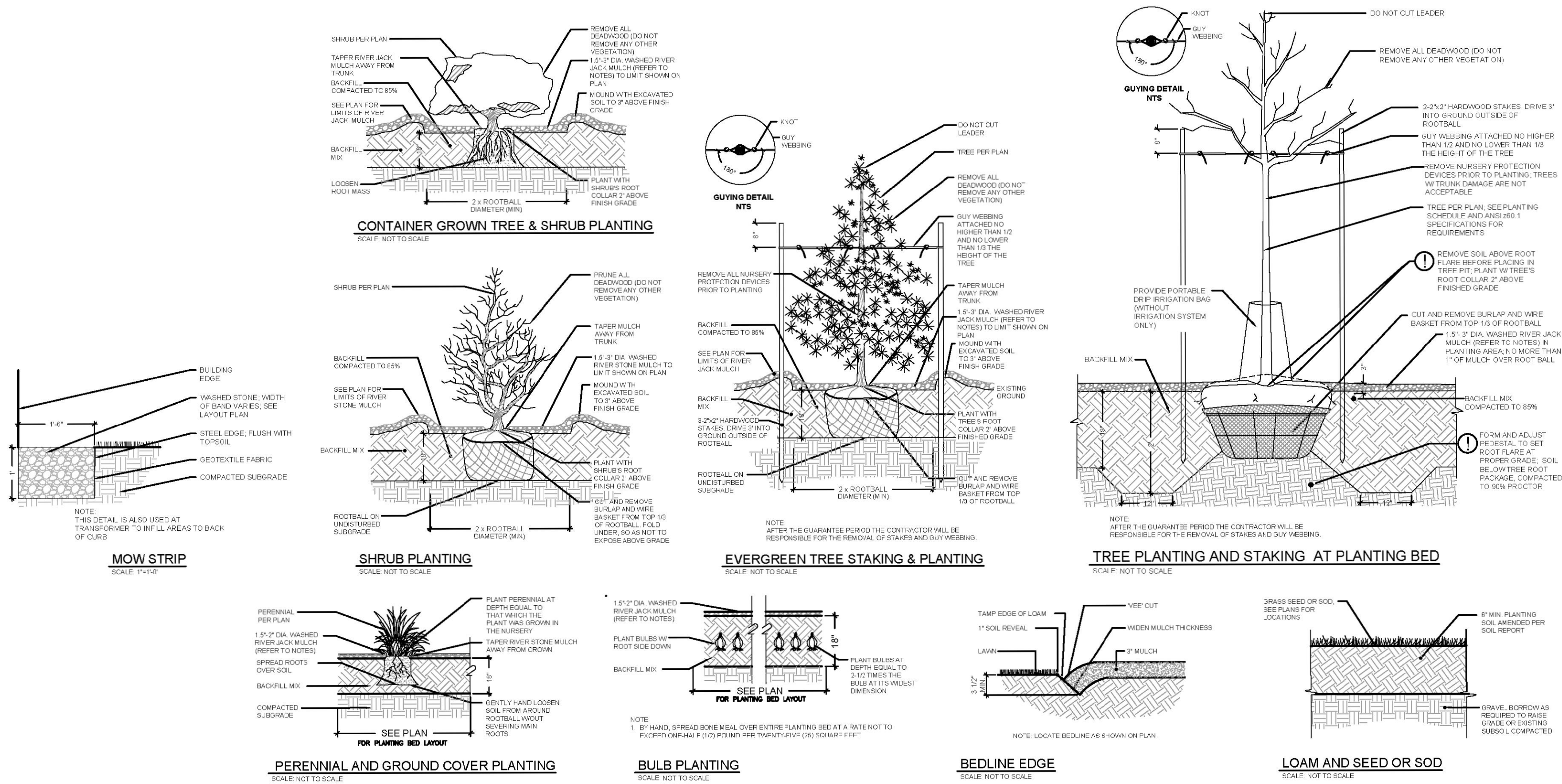
M:\000\400\7401 295 & 313 Willets Ave\Drawings\401 - 295 & 313 Willets Ave\Plans_V2_Rev2_Purged.dwg, 10/11/2023 10:05:44 AM, DWG To PDF.pc3

2/21/2023 9:01 AM C:\10300\S\10301 - WATERFORD, CT - WOODSPRING SUITES\DRAWING FILES\PLAN SET\DWGS\10301- PLANTING PLAN AND DETAILS.DWG

PLANT LIST					
COUNT *	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
12	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	OF	CORNUS KOUSA	KOUSA DOGWOOD	2'-2 1/2' CAL.	B+B
7	CI	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6'-7' HEIGHT	B+B
3	HMTREE	HYDRANGEA PANICULATA 'LIME LIGHT' TREE	LIME LIGHT HYDRANGEA TREE FORM	5'-6' HEIGHT	B+B
9	LTE	LIRODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2 1/4'-3' CAL.	B+B
25	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.
174	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	30" HEIGHT	B+B
26	LO	LIGUSTRUM OVALIFOLIUM	OLIVE LEAF	5 GAL.	CONT.
12	RP	RHOODODENDRON PURPLE GEM	PURPLE GEM DWARF RHODODENDRON	1 GAL.	CONT.
29	TO	THUJA OCCIDENTALIS 'FIRE CHIEF'	FIRE CHIEF GLOBE ARBORVITAE	3 GAL.	CONT.
36	VC	VIBURNUM CARLESII	KOREAN SPICE BUSH	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.
241	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.

REVISION (10/05/2023)



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: 08/09/2023

BETA JOB NO.: 10901

NORTH ARROW

SCALE

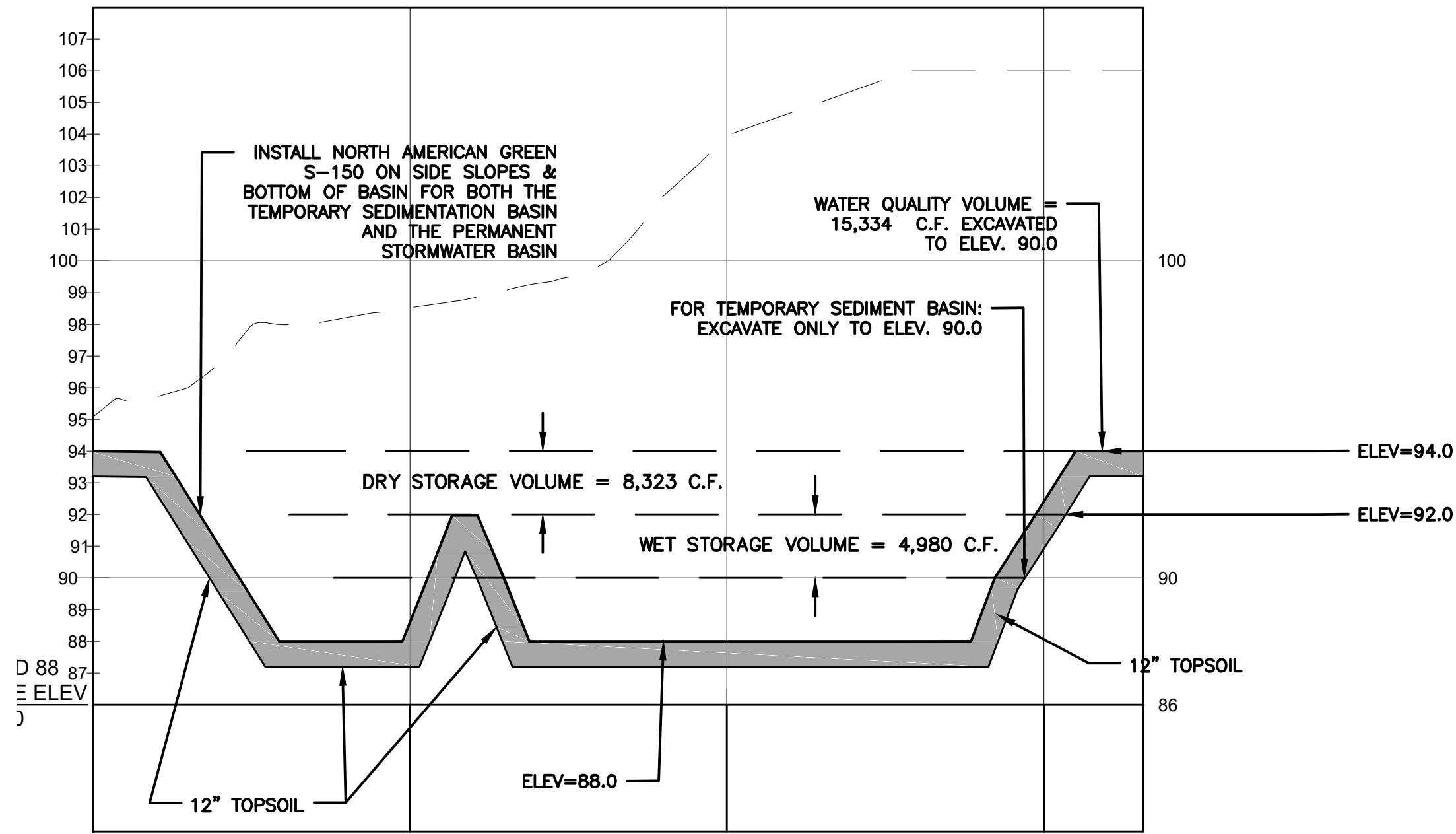
UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

SHEET NO.

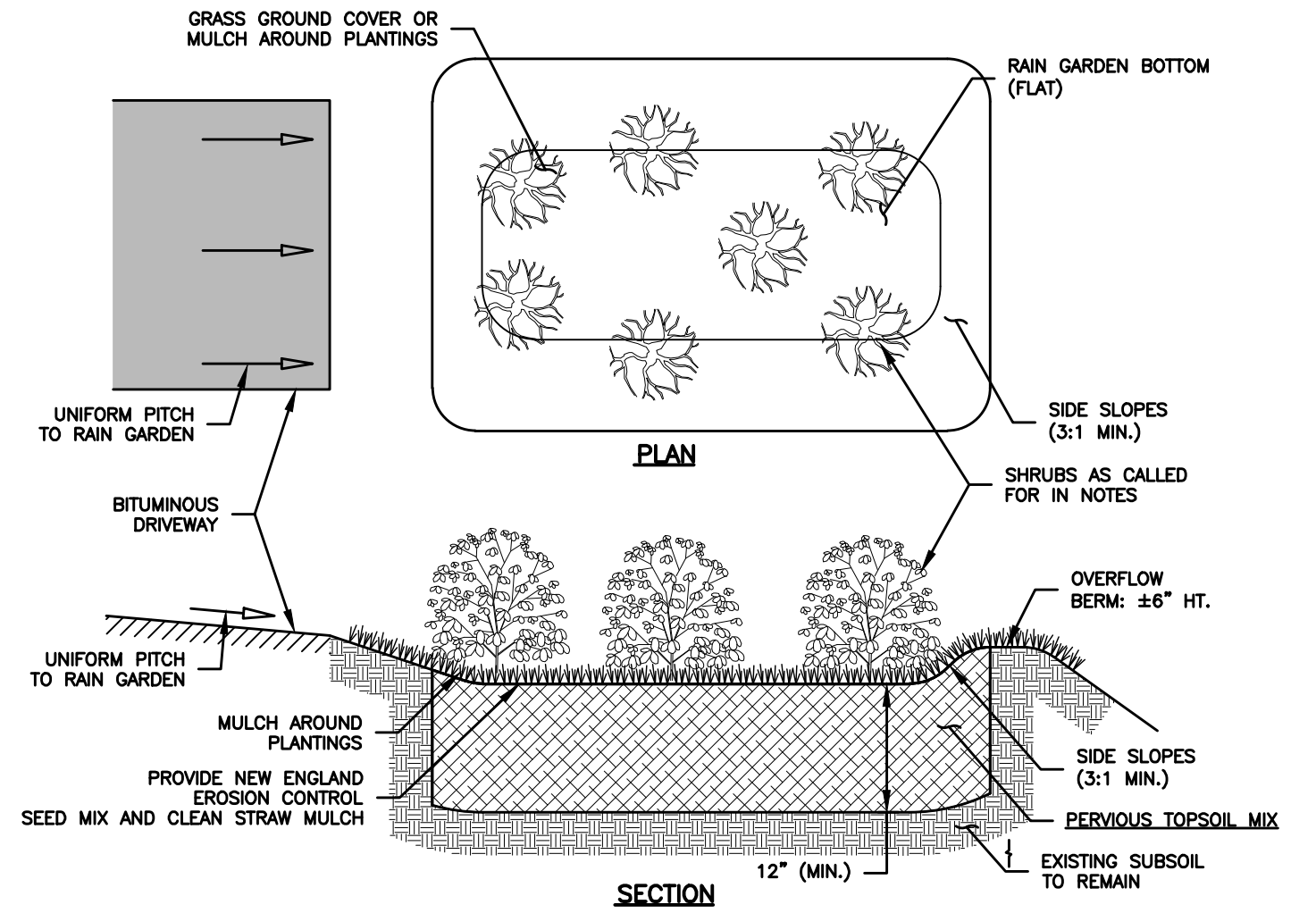
8.0

SIDES & BOTTOM OF BASIN BELOW ELEVATION 94.0  
TO HAVE 12" OF PERVIOUS TOPSOIL:

SIEVE	% PASSING
#10	100%
#40	60-80%
#80	5%
#200	0%

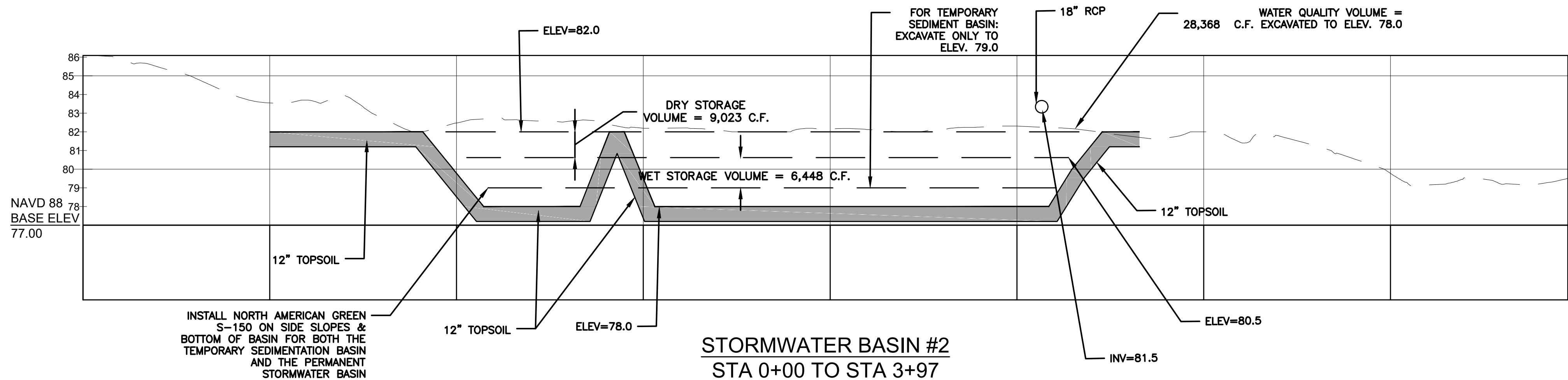


**STORMWATER BASIN #1**  
STA 0+00 TO STA 1+66  
HORIZONTAL = 1:30  
VERTICAL = 1:6



- NOTES:
- PERVIOUS TOPSOIL MIX SHALL MEET THE REQUIREMENTS OF DOT FORM 816, ARTICLE M.13.01.1 WITH THE FOLLOWING GRADATION:  
SIEVE % PASSING  
#10 100%  
#40 60-80%  
#80 5%  
#200 0%  
DO NOT COMPACT MATERIAL DURING INSTALLATION.
  - EXCAVATE RAIN GARDEN TO THE GRADES SPECIFIED. INSTALL PERVIOUS TOPSOIL MIX. DO NOT COMPACT TOPSOIL MIX.
  - SEED MIX SHALL CONFORM THE REQUIREMENTS SPECIFIED IN THE VEGETATIVE COVER NARRATIVE HEREIN.
  - INSTALL SHRUBS AND ALL PLANTINGS IN CONFORMANCE WITH THE CONSTRUCTION DETAILS AND LANDSCAPING NOTES HEREIN.
- LANDSCAPE SCHEDULE:
- EACH RAIN GARDEN SHALL BE PLANTED WITH A MINIMUM OF 9 SHRUBS. CONTRACTOR MAY SELECT FROM THE FOLLOWING PLANT SPECIES:  
A. WINTERBERRY HOLLY  
B. ARROWOOD VIBURNUM  
C. HIGHBUSH BLUEBERRY  
D. SWEET PEPPERBUSH
- TYPICAL MAINTENANCE:
- MOW BOTTOM 2-3 TIMES PER YEARS, AS NEEDED.
  - REPLENISH MULCH AROUND PLANTINGS AS NEEDED.
  - REMOVE SEDIMENT AND LEAF LITTER TWICE YEARLY  
A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)  
B. DURING APRIL (AFTER SNOW MELT)

**TYPICAL RAIN GARDEN DETAILS**  
NOT TO SCALE

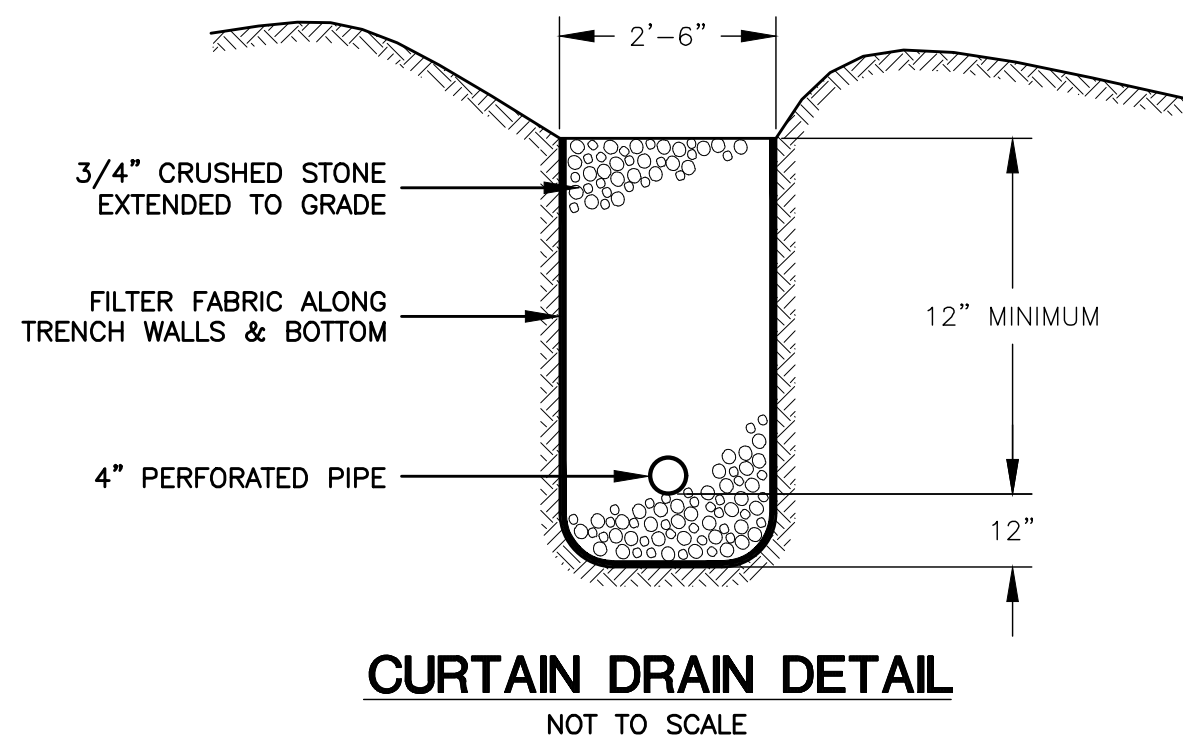
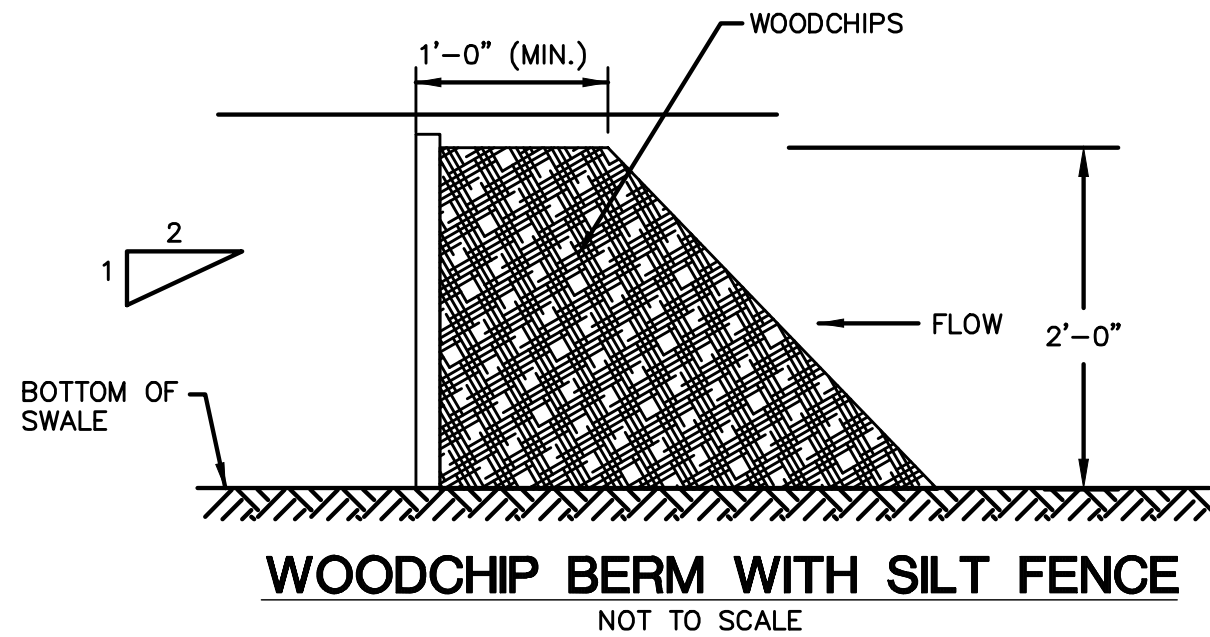
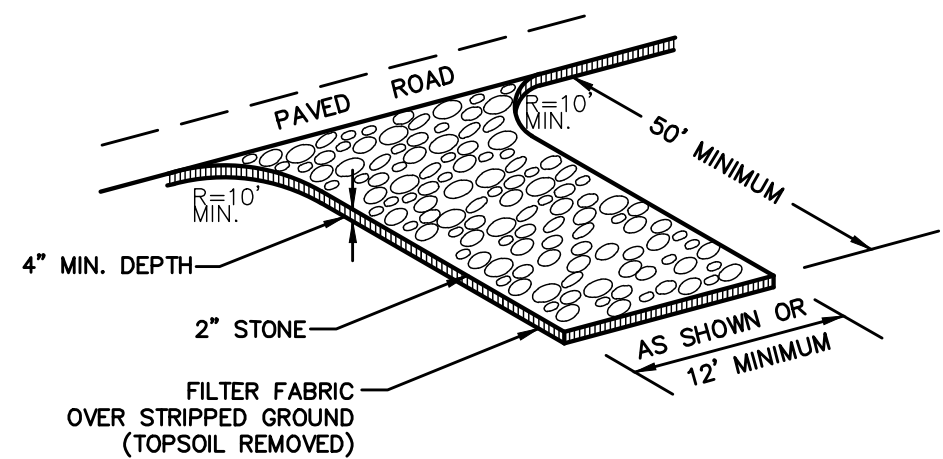
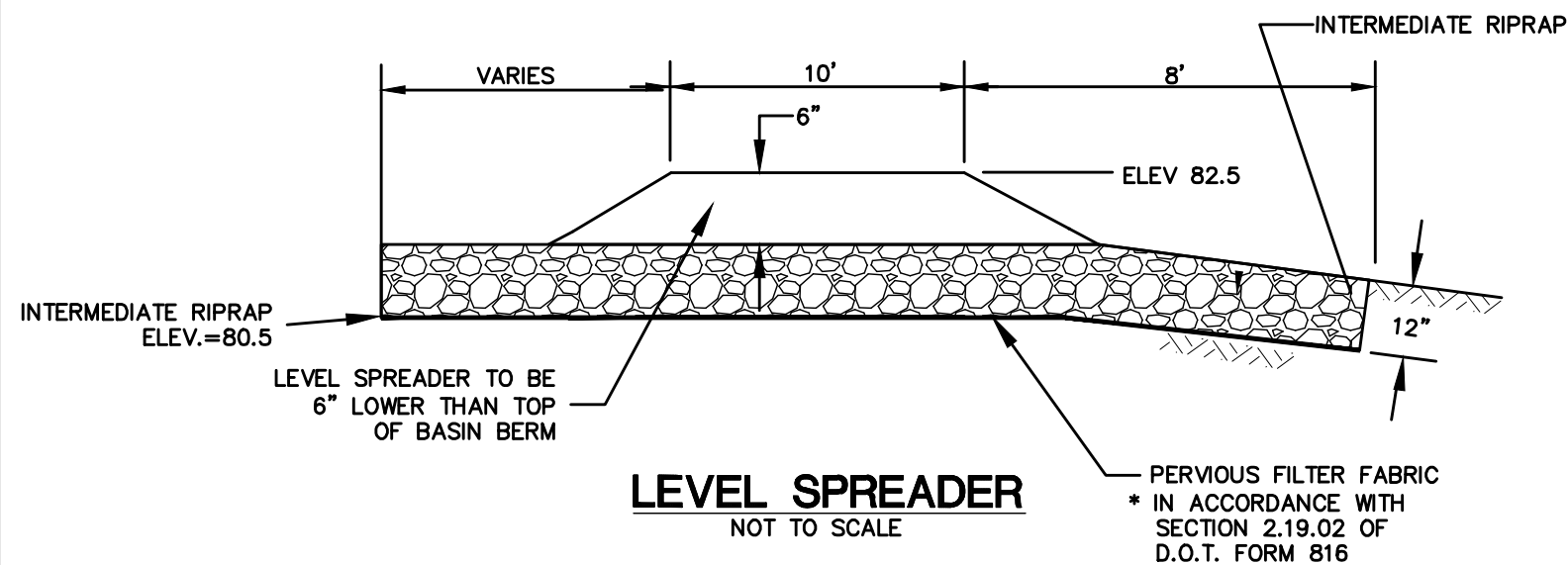
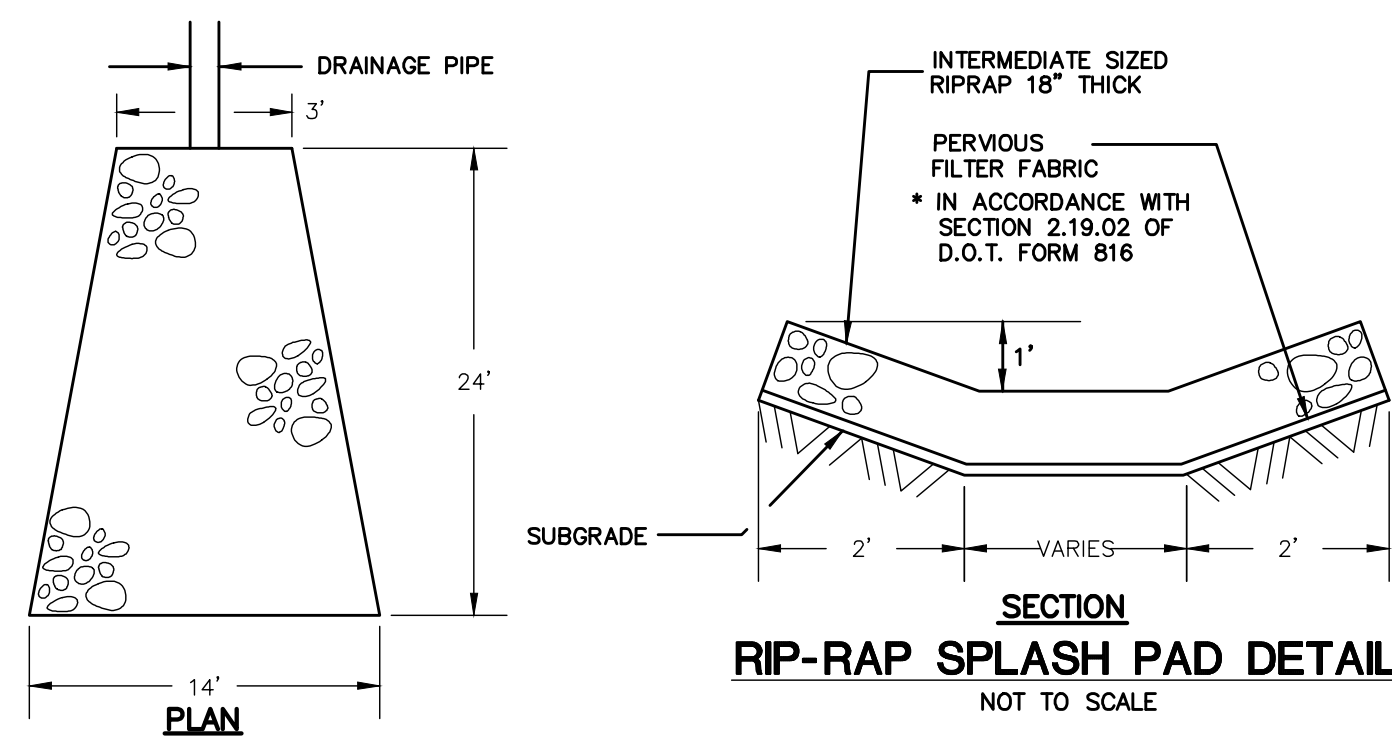


**STORMWATER BASIN #2**  
STA 0+00 TO STA 3+97  
HORIZONTAL = 1:30  
VERTICAL = 1:6

SIDES & BOTTOM OF BASIN BELOW ELEVATION 82.0  
TO HAVE 12" OF PERVIOUS TOPSOIL:

SIEVE	% PASSING
#10	100%
#40	60-80%
#80	5%
#200	0%

1		9/29/23	PRELIMINARY REVIEW	CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
No.	DATE	REVISION	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.		
STORMWATER BASIN #1 AND #2			Date: 1/17/23		
			Sheet No. 9		



## 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-SEEDED 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 MOTTLING  
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 MOTTLINGS

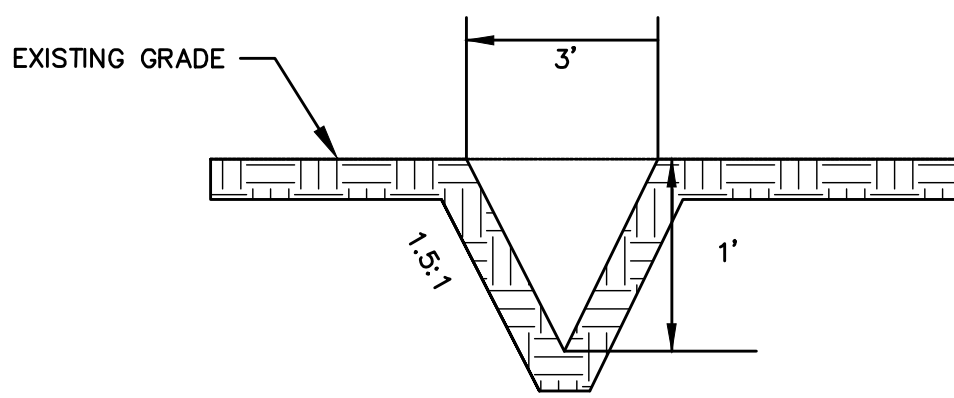
WATER 44"  
MOTTLES 38"  
NO BEDROCK

**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

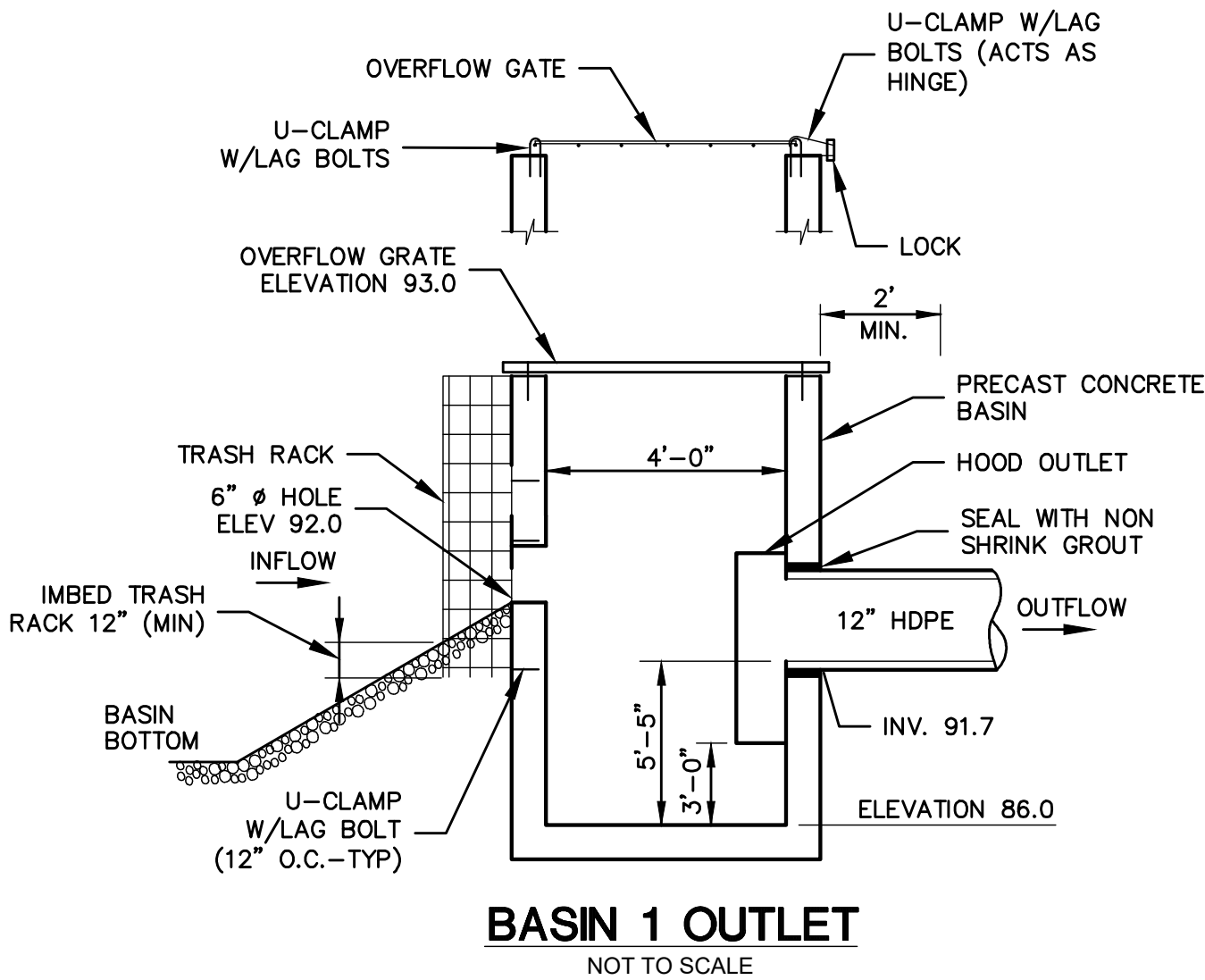
BEDROCK 132"  
WATER 36"  
MOTTLES 34"



TEMPORARY DIVERSION SWALE  
NOT TO SCALE

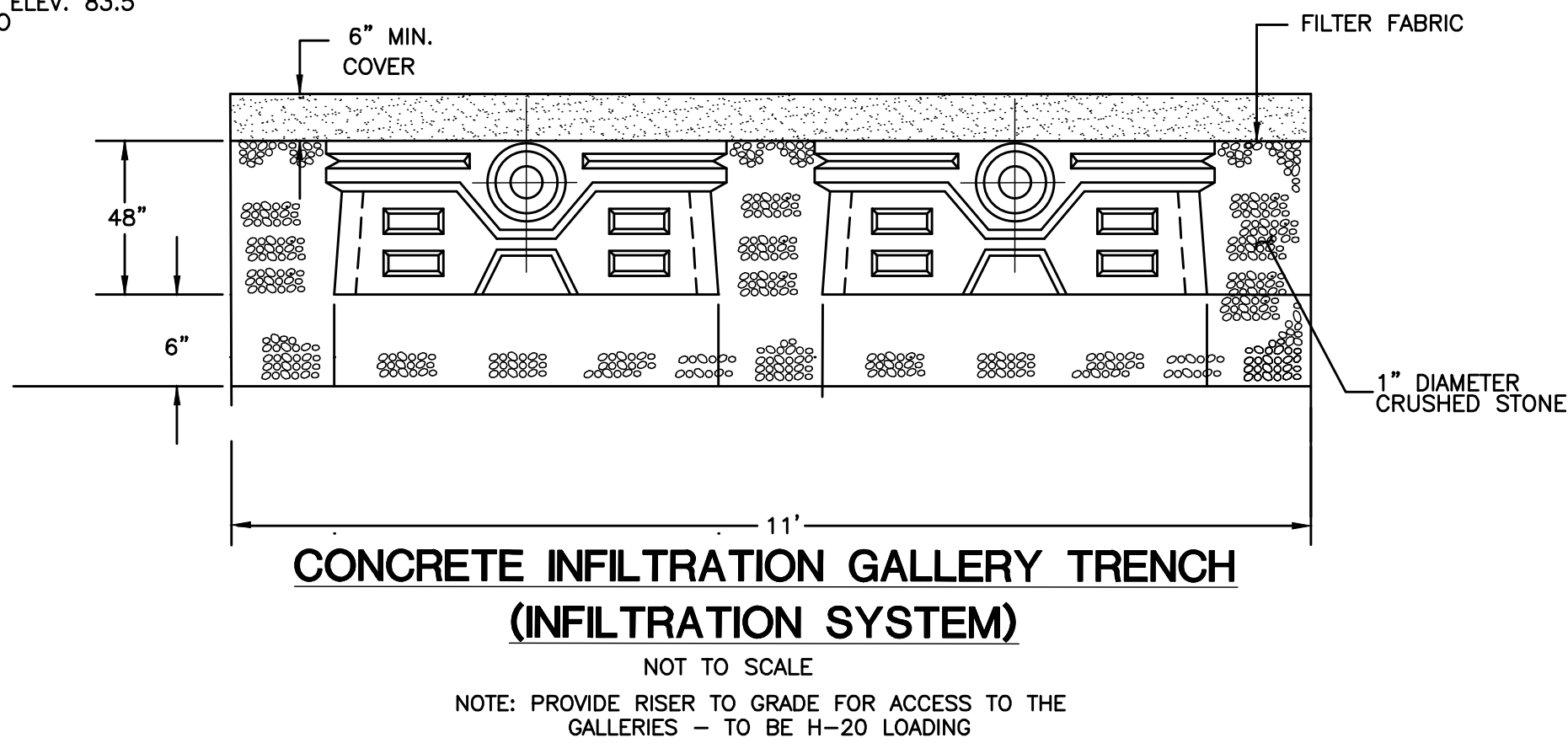
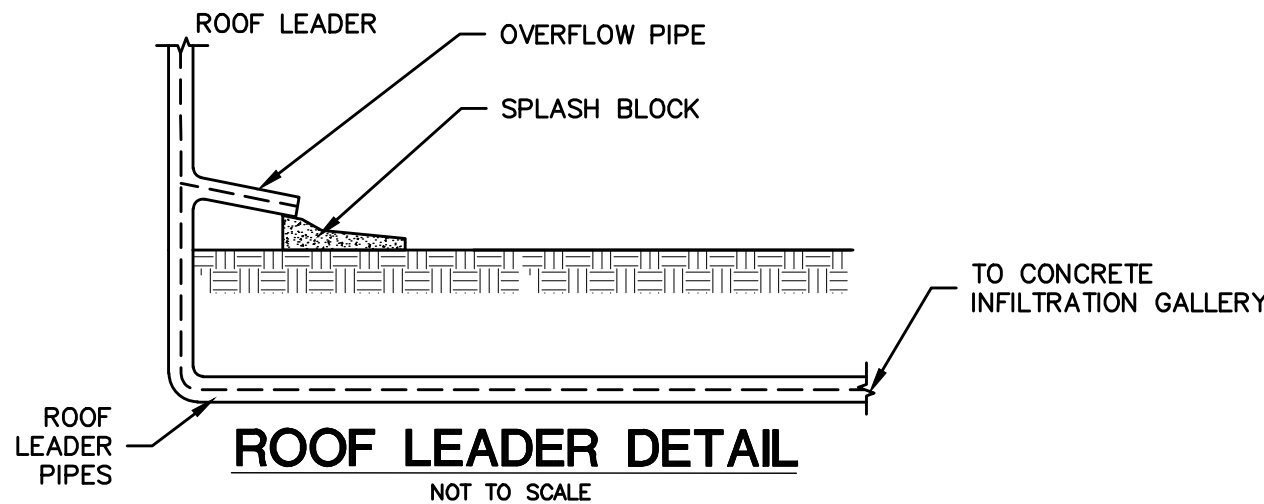
## EROSION CONTROL & SEDIMENTATION NARRATIVE

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 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.
5. INSTALL CATCH BASIN INSERTS.
6. THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL PLANNER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. 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. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
8. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
9. 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 SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED (MAY 1, 2023).
17. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1 (MAY 1, 2023).
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
19. CLEAN OUT NEW & EXISTING CATCH BASINS & OUTLETS (JUNE 1, 2023).
20. 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.

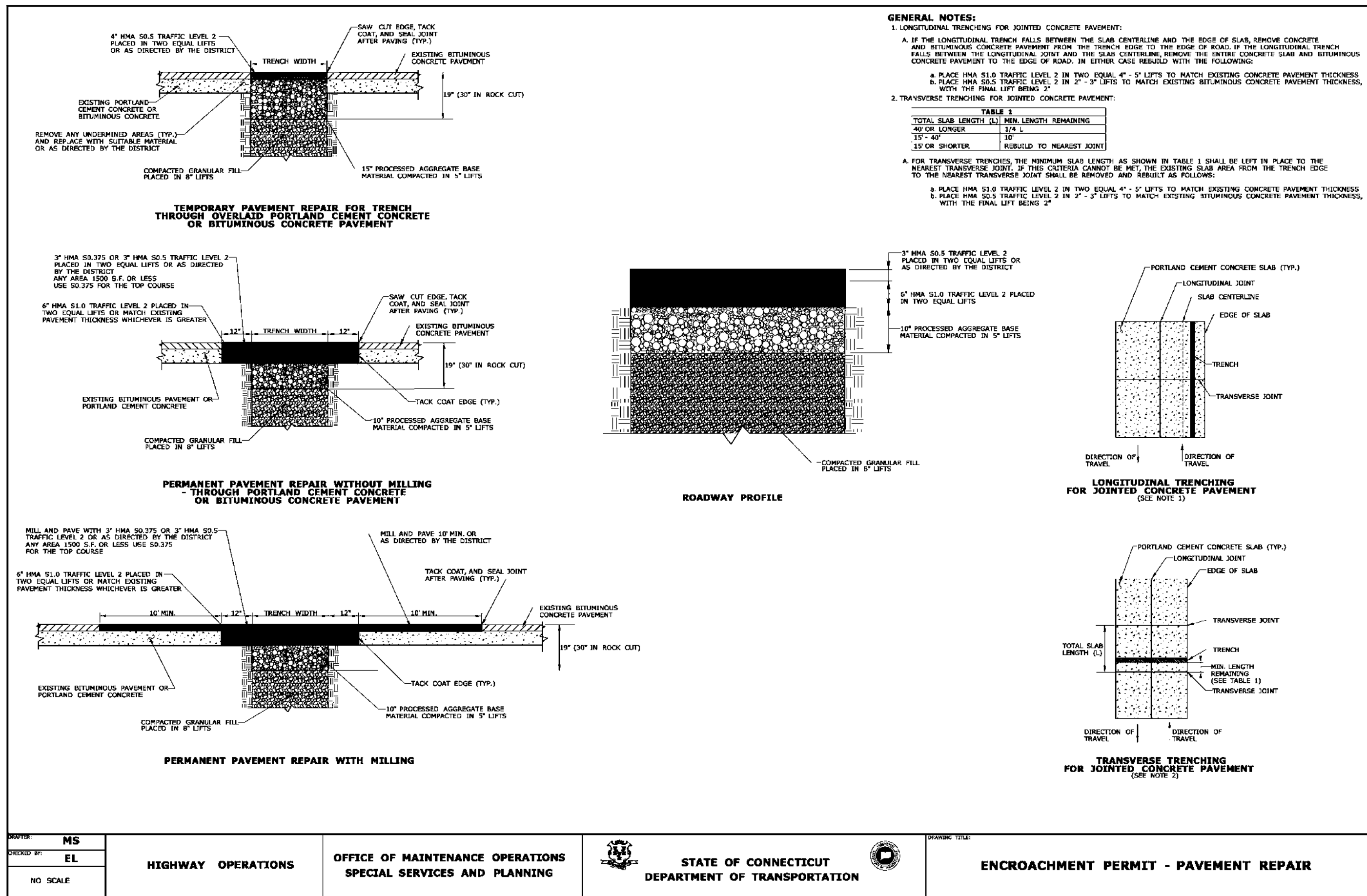
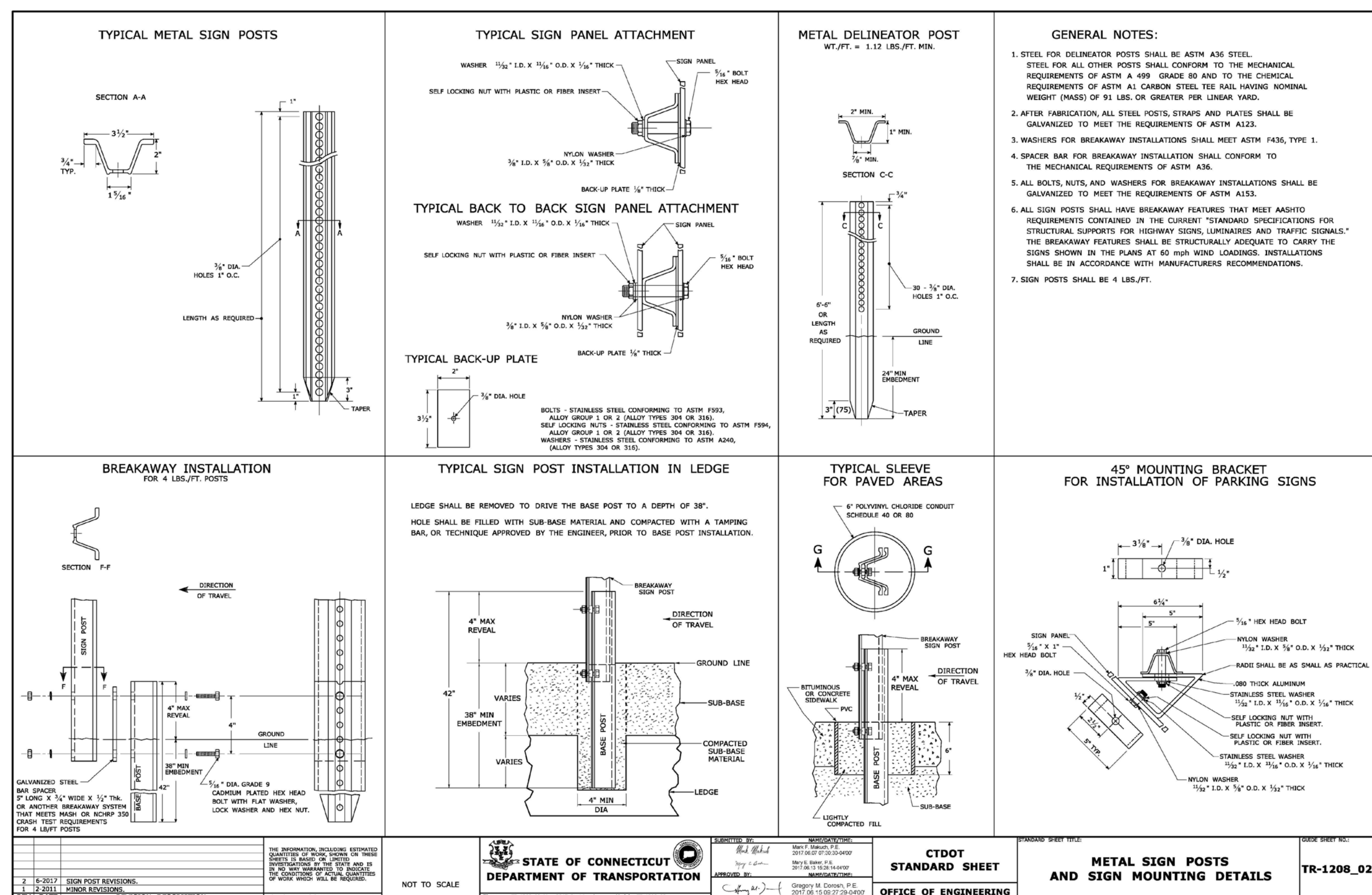
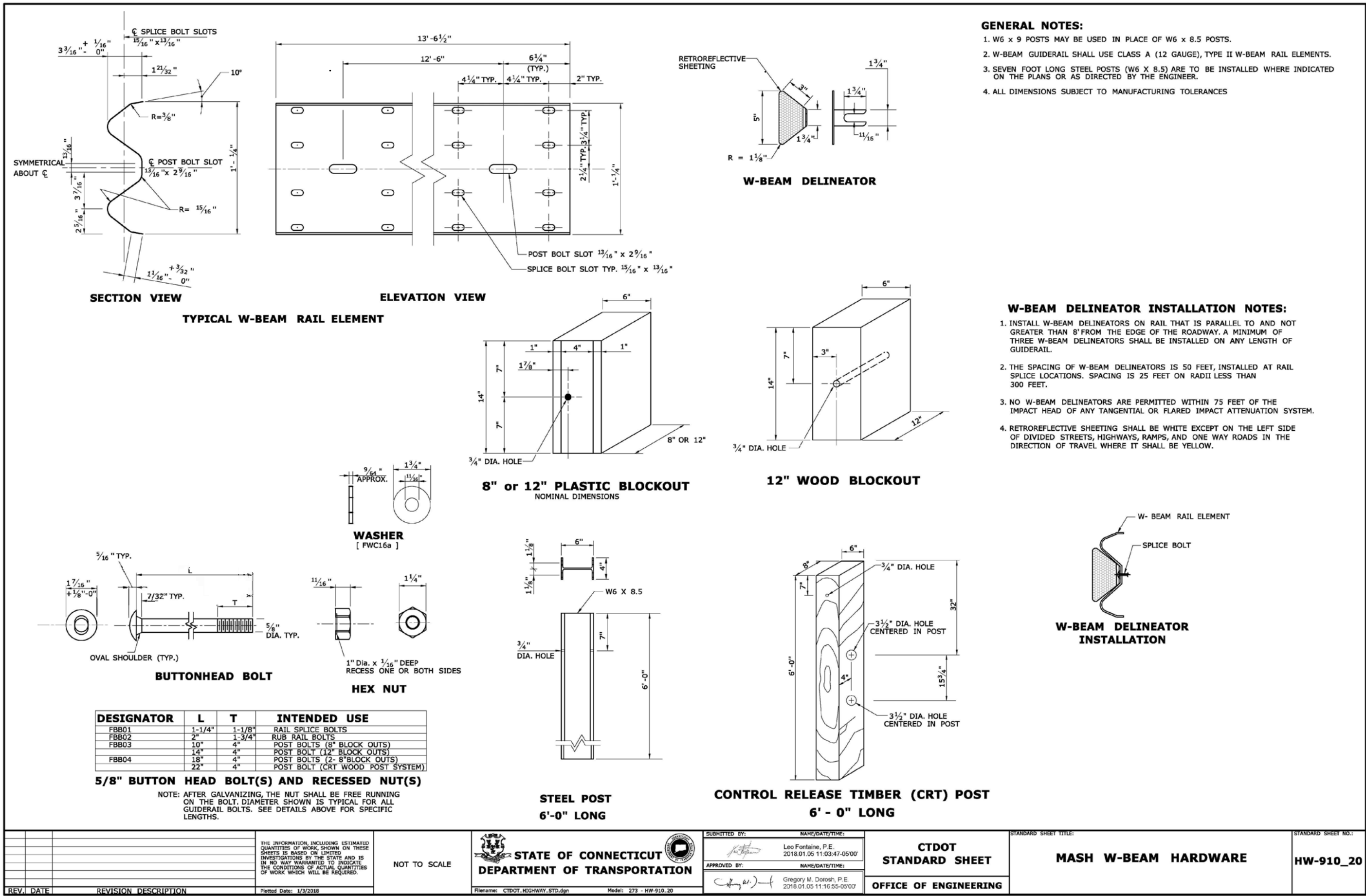


## POLLUTION PREVENTION PLAN

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.



CLAEngineers, Inc.				317 Main Street Norwich, CT 06360	
CIVIL • STRUCTURAL • SURVEYING				(860) 886-1966 Fax (860) 886-9165	
1	6/22/23	REVIEW COMMENTS		Project No. CLA-7401	
No.	DATE	REVISION		Proj. Engineer E.M.B.	
WATERFORD, CT				Date: 1/17/23	
295 & 313 WILLETTS AVENUE				Sheet No.	
E&S DETAILS				10	



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

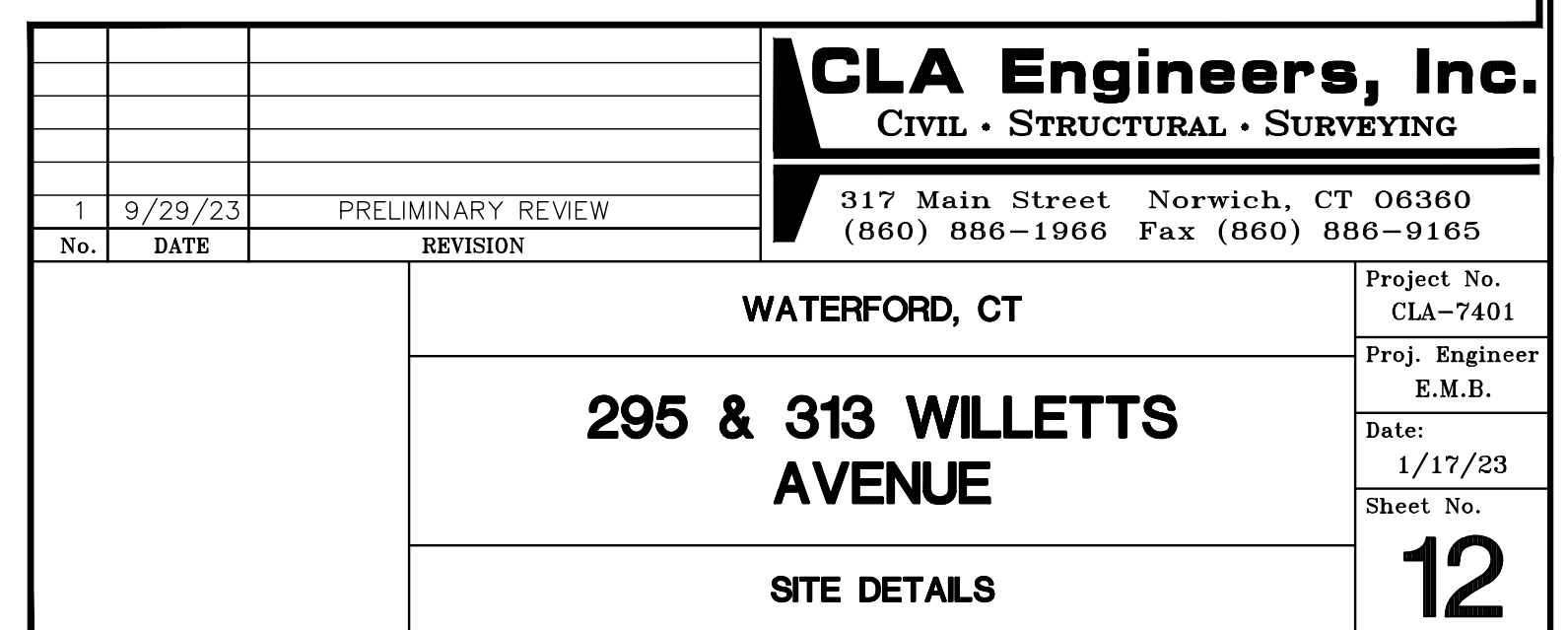
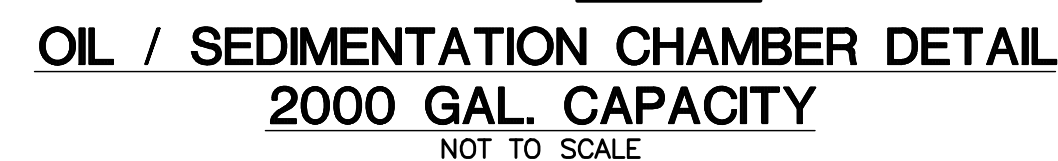
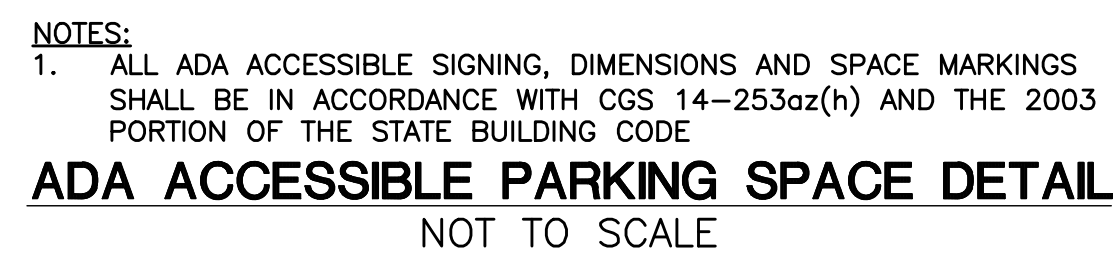
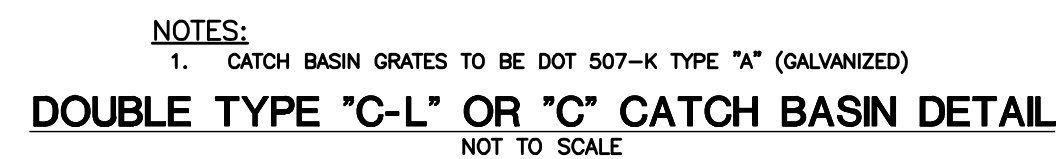
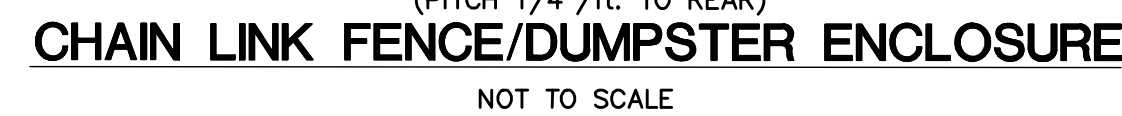
317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

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

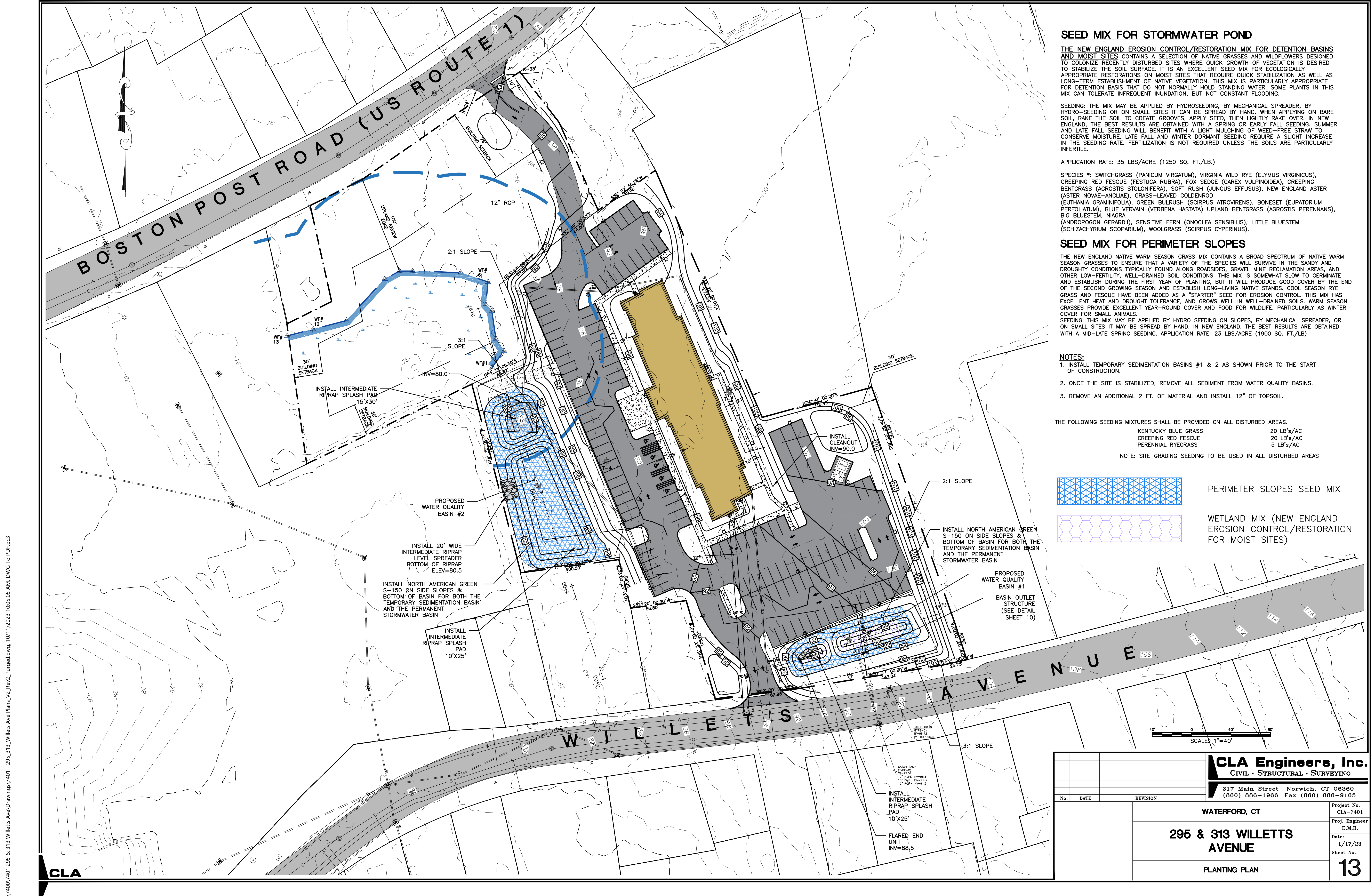
WATERFORD, CT

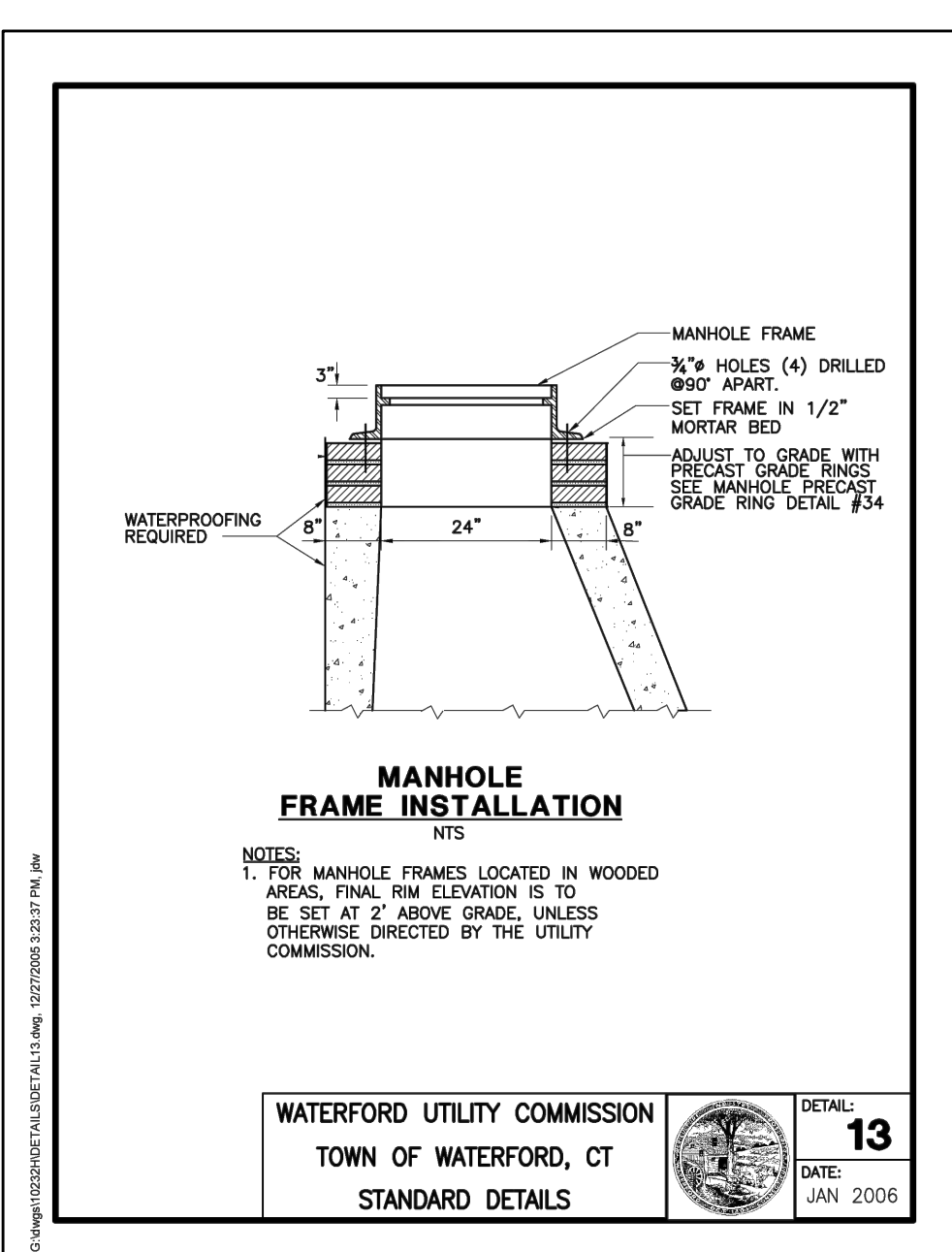
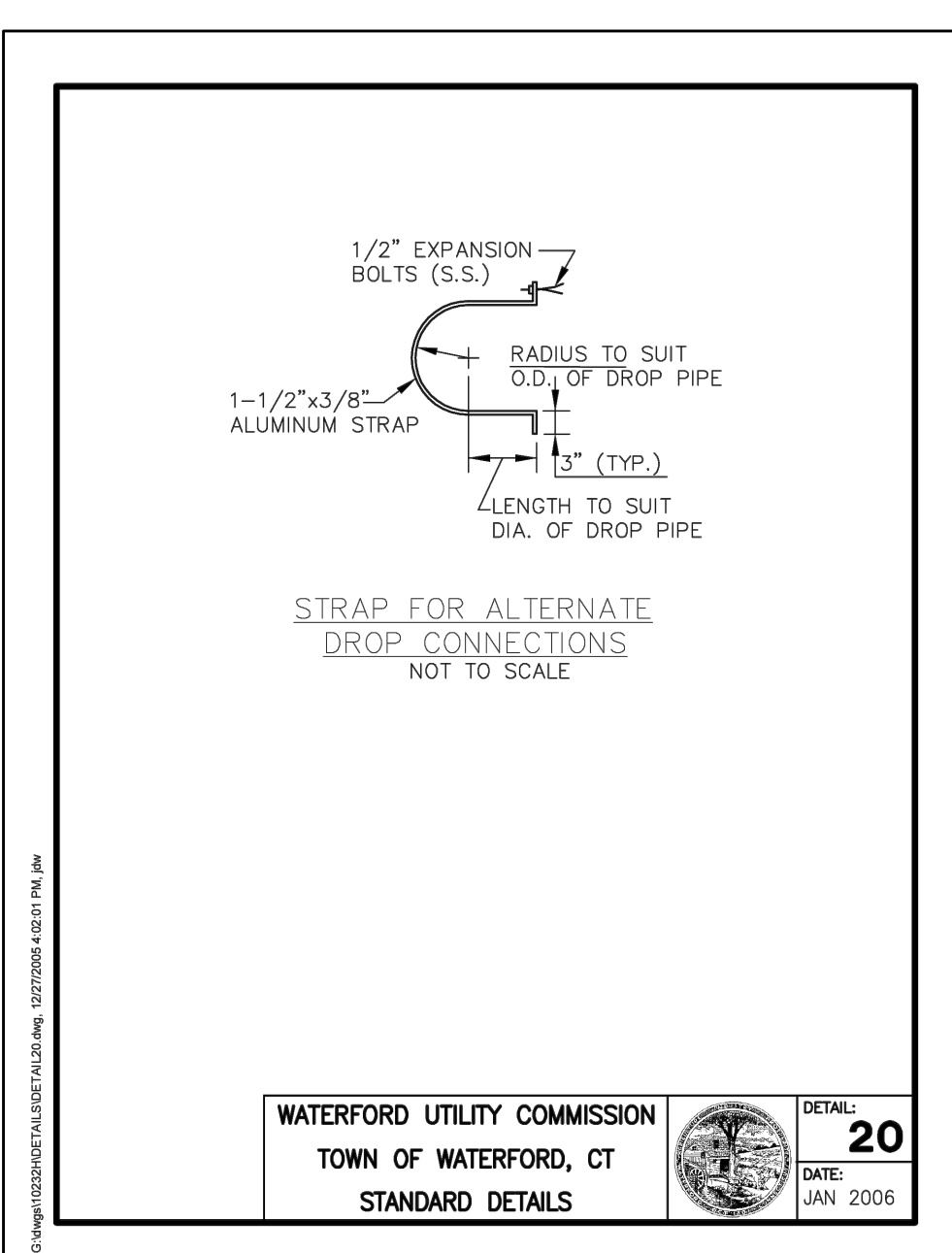
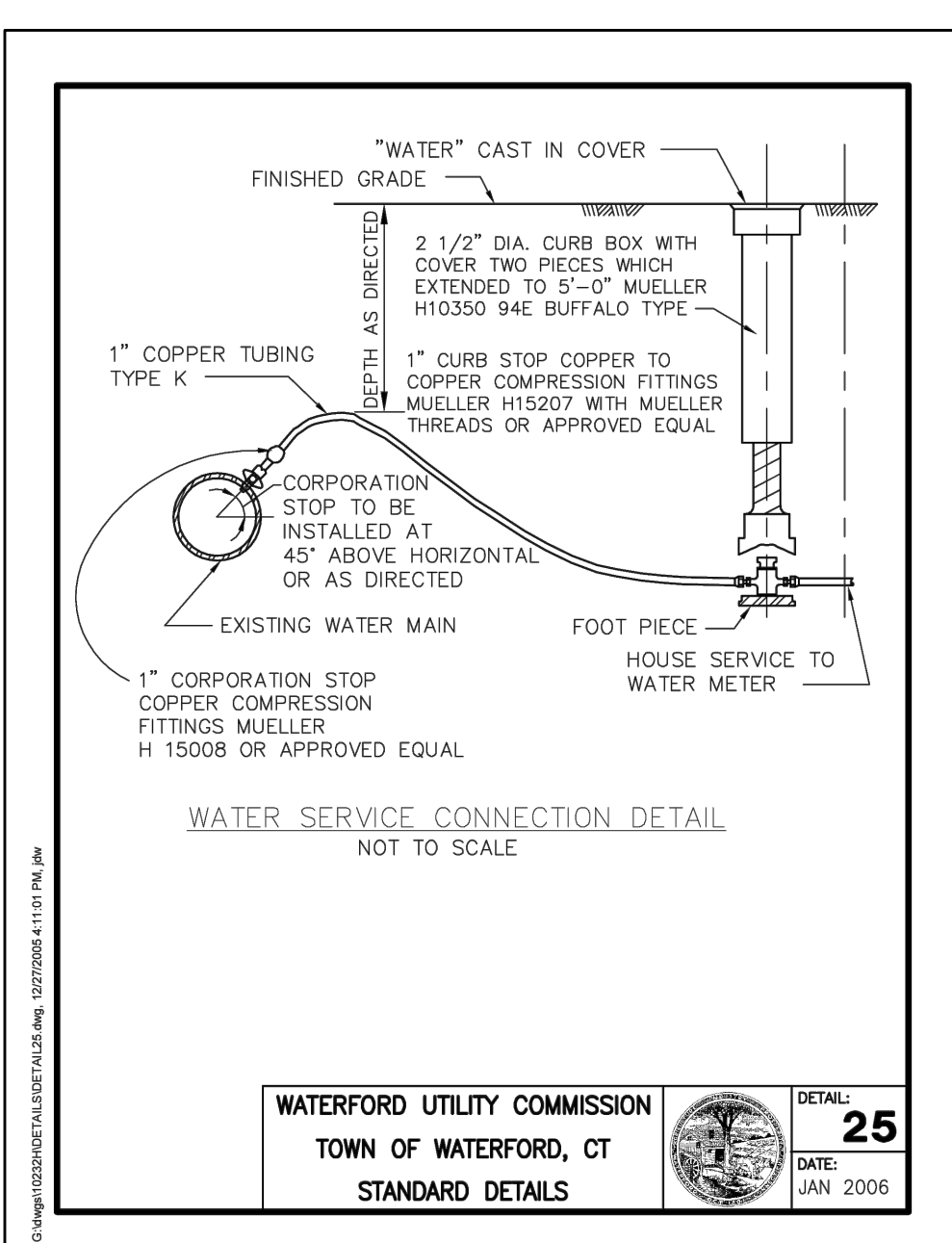
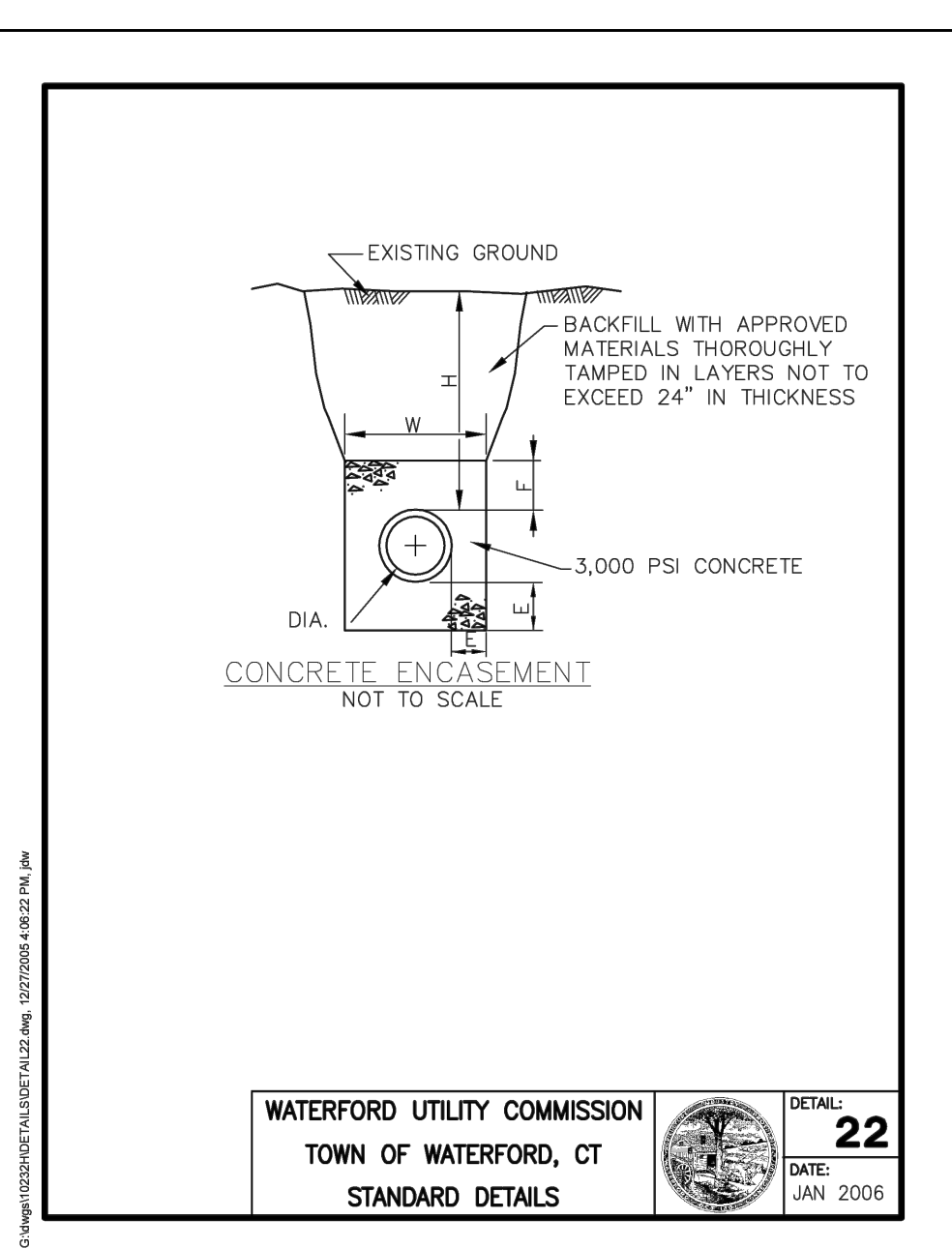
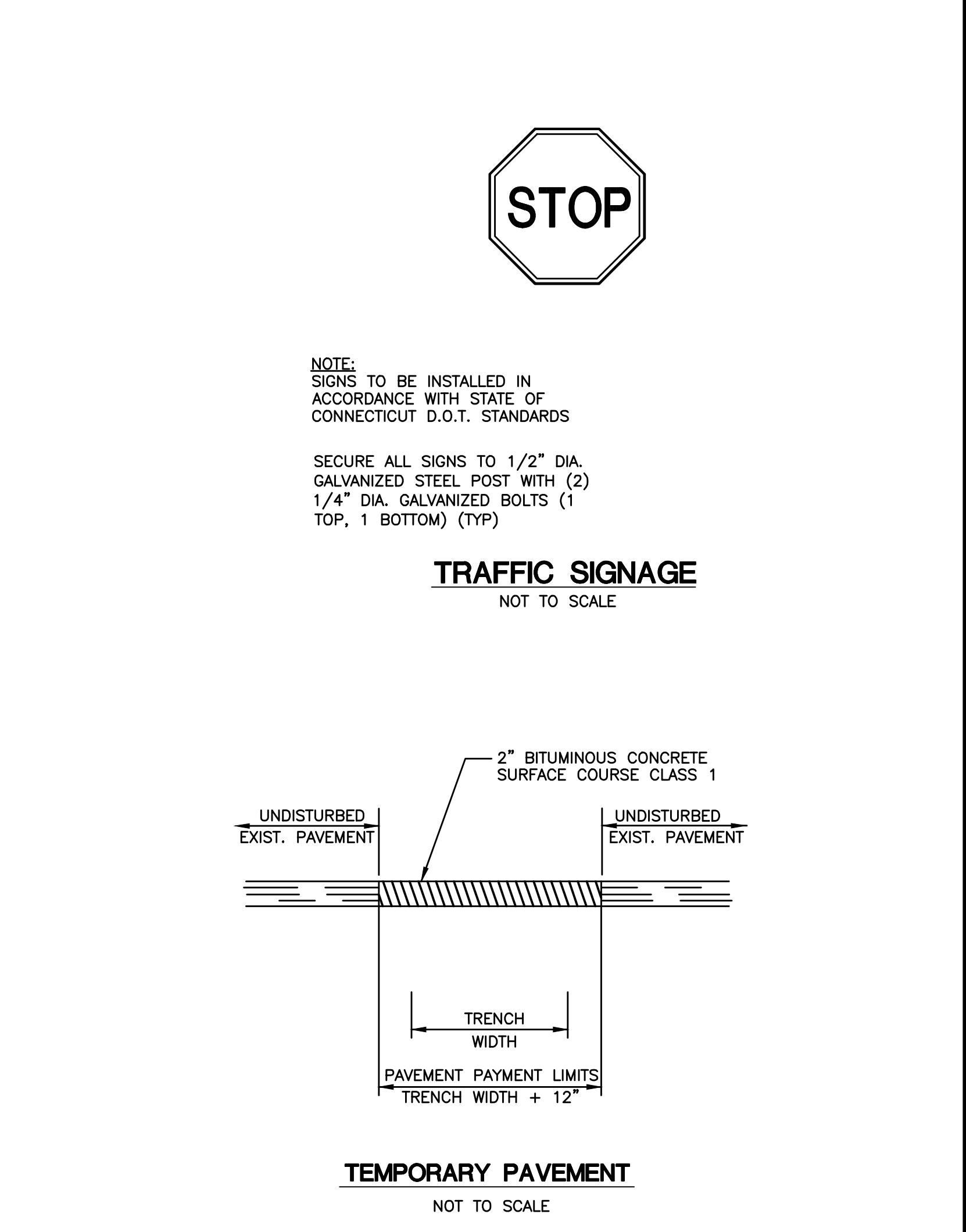
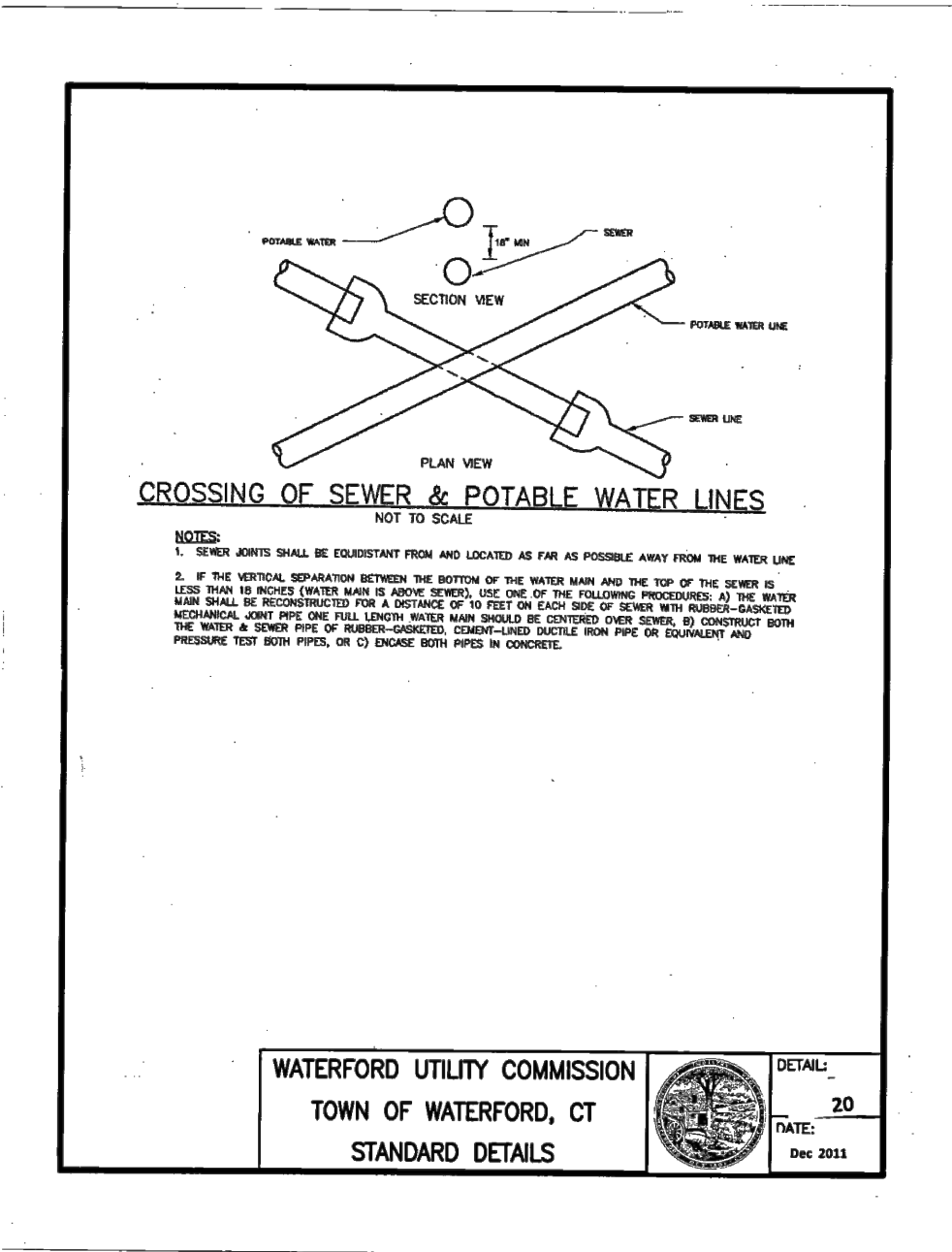
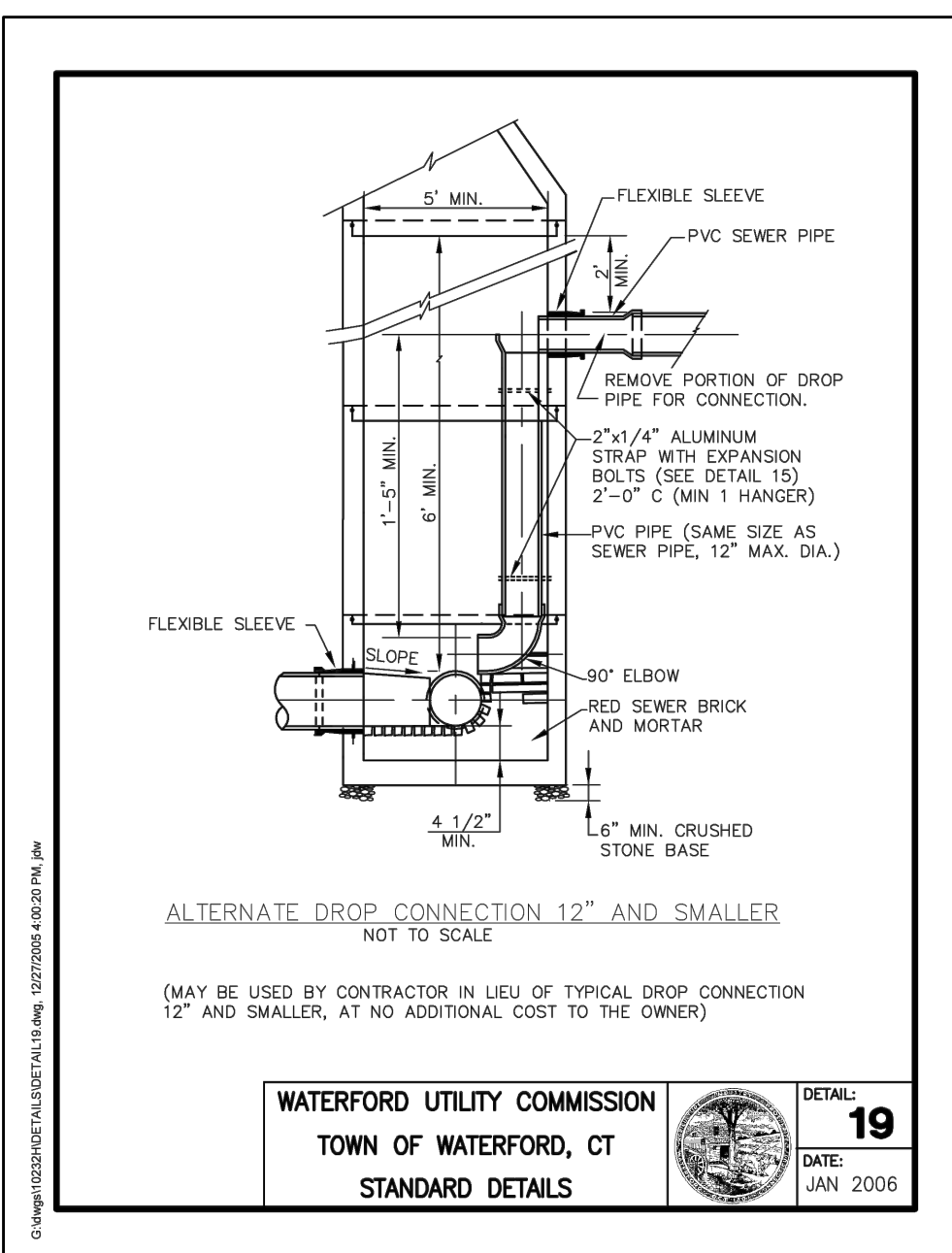
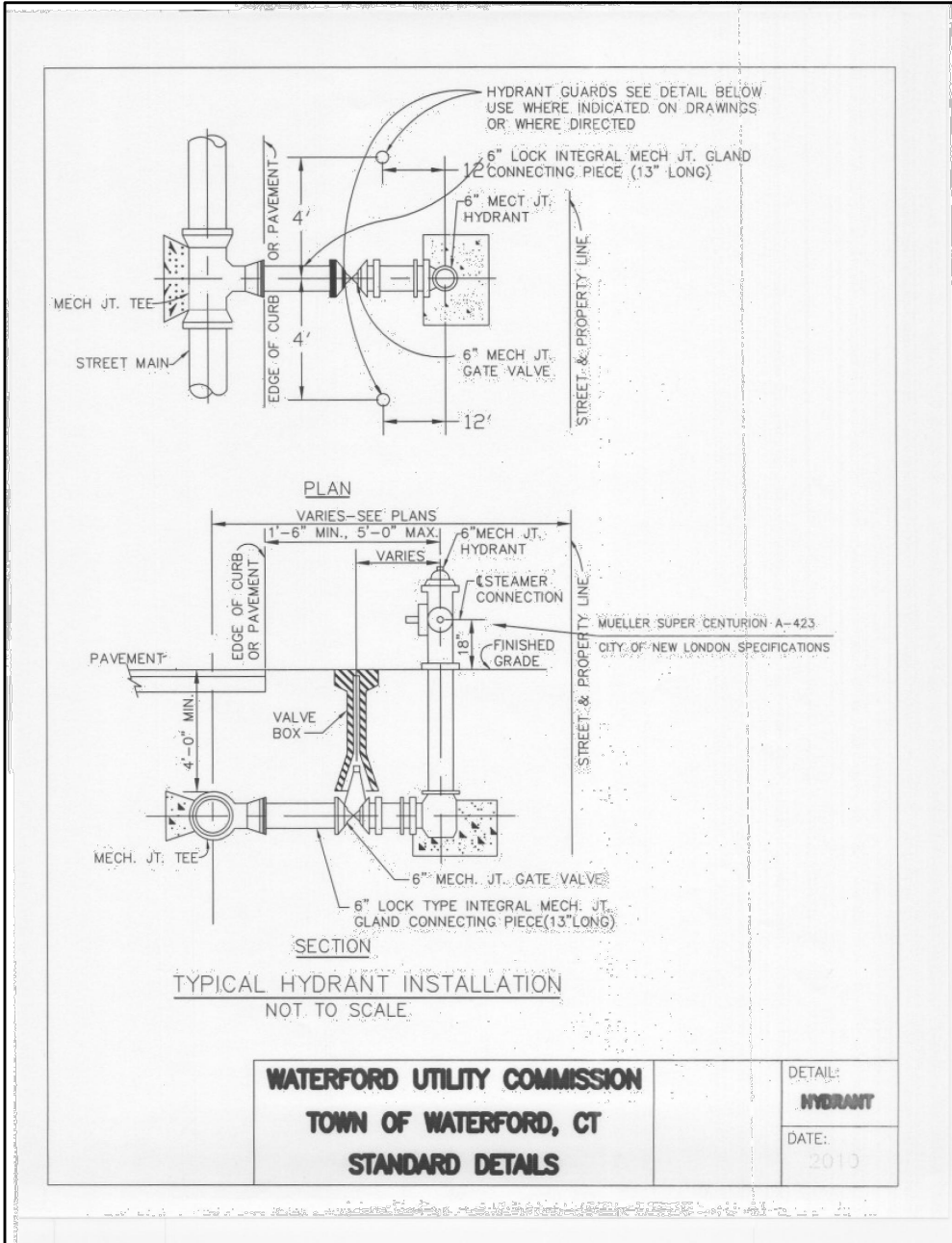
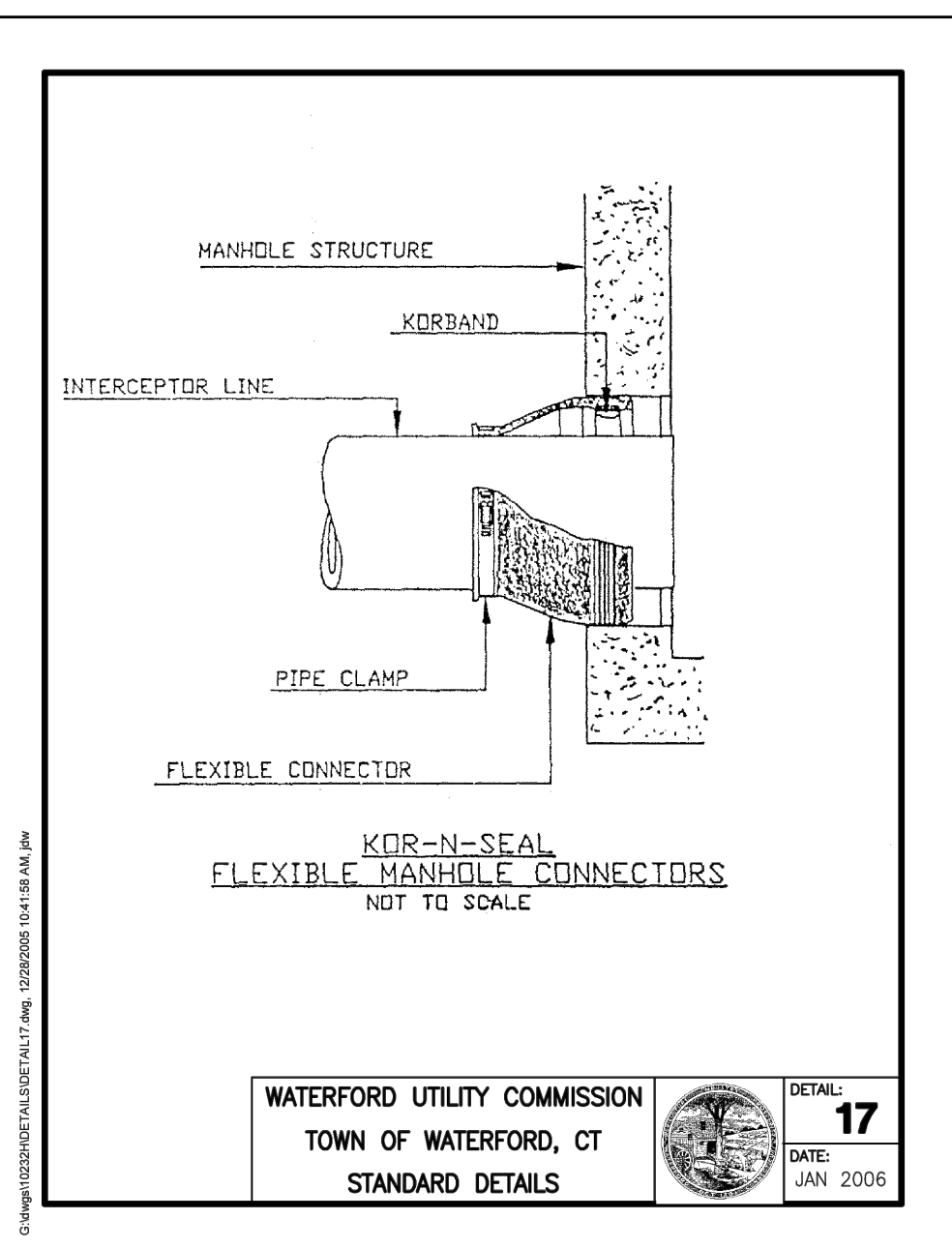
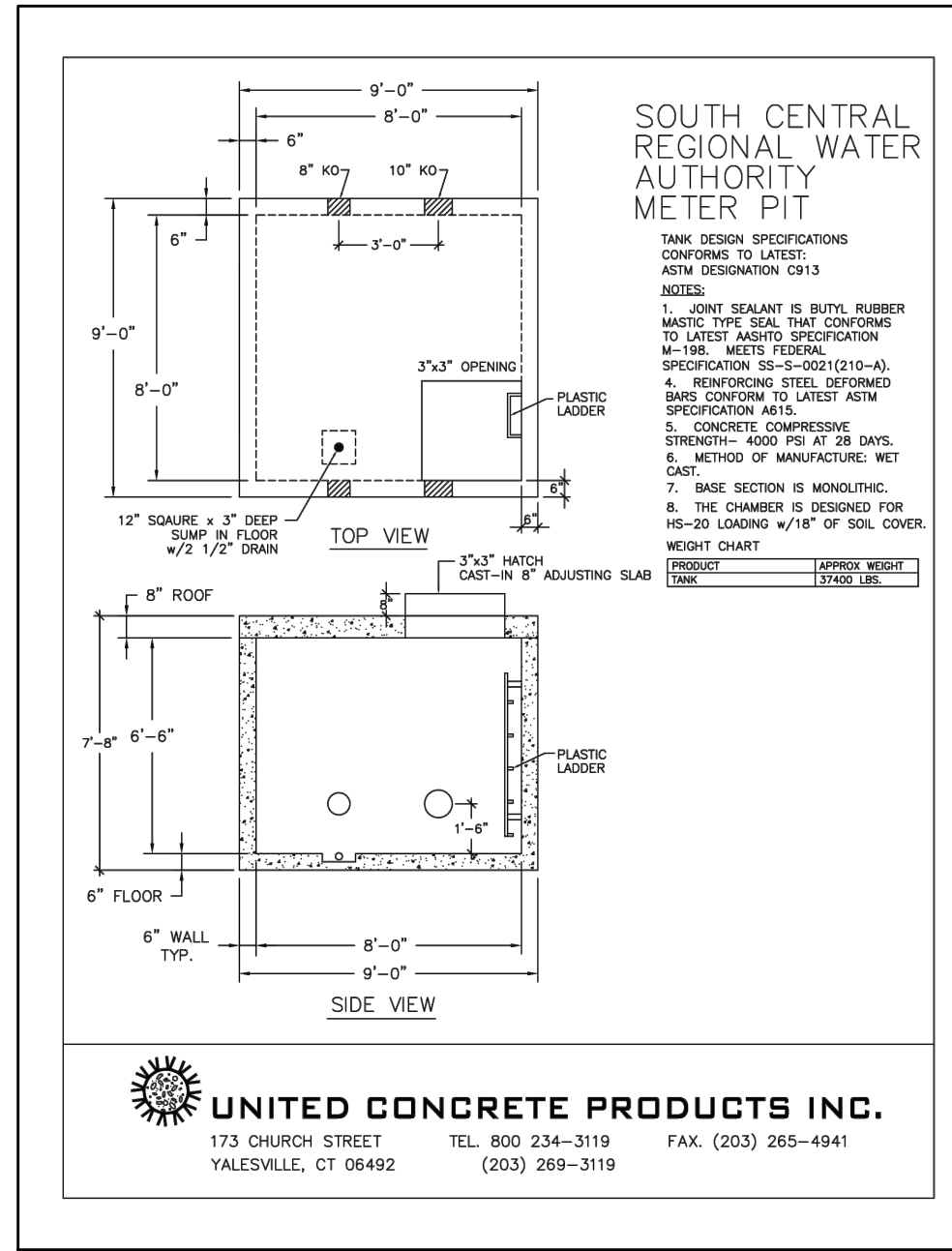
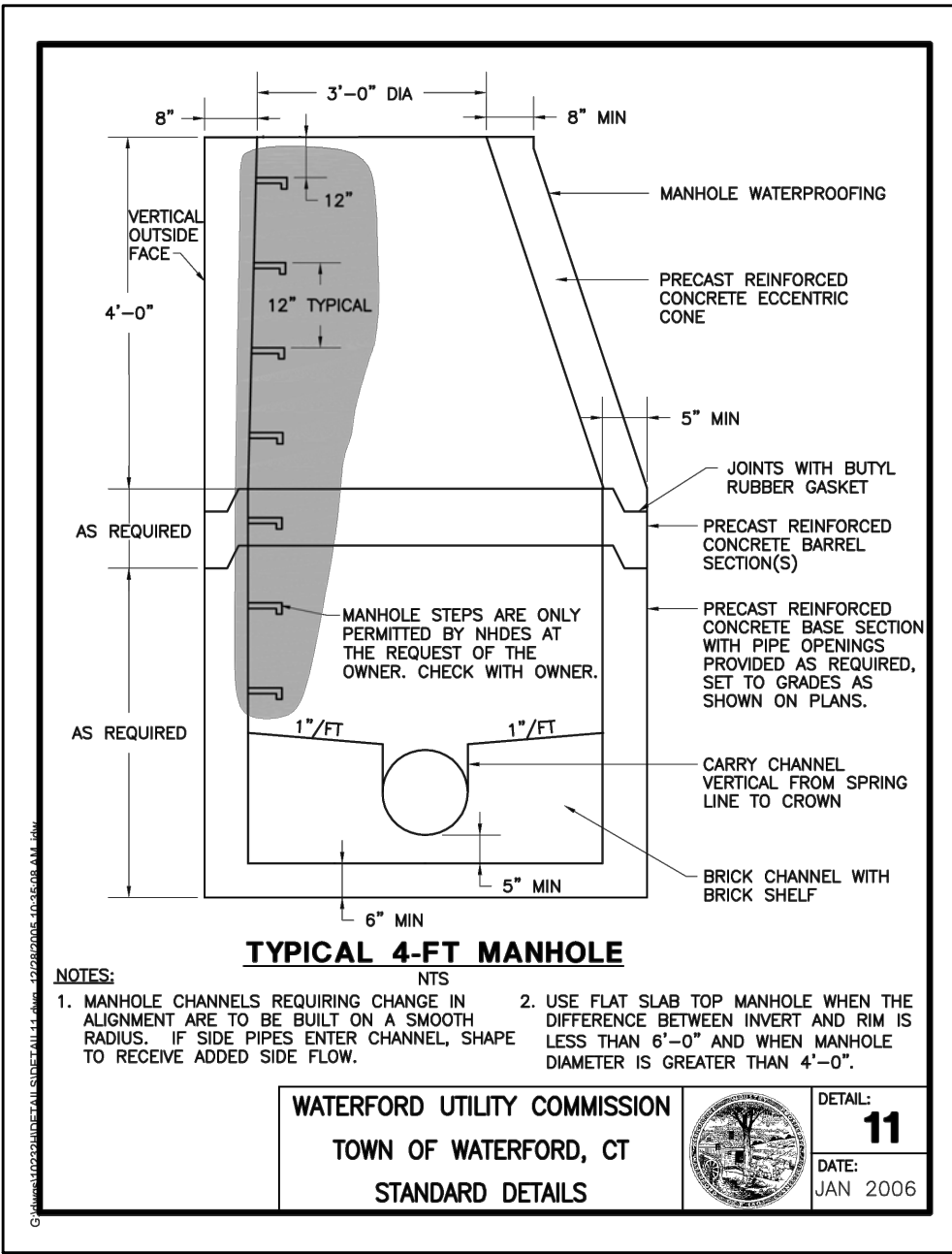
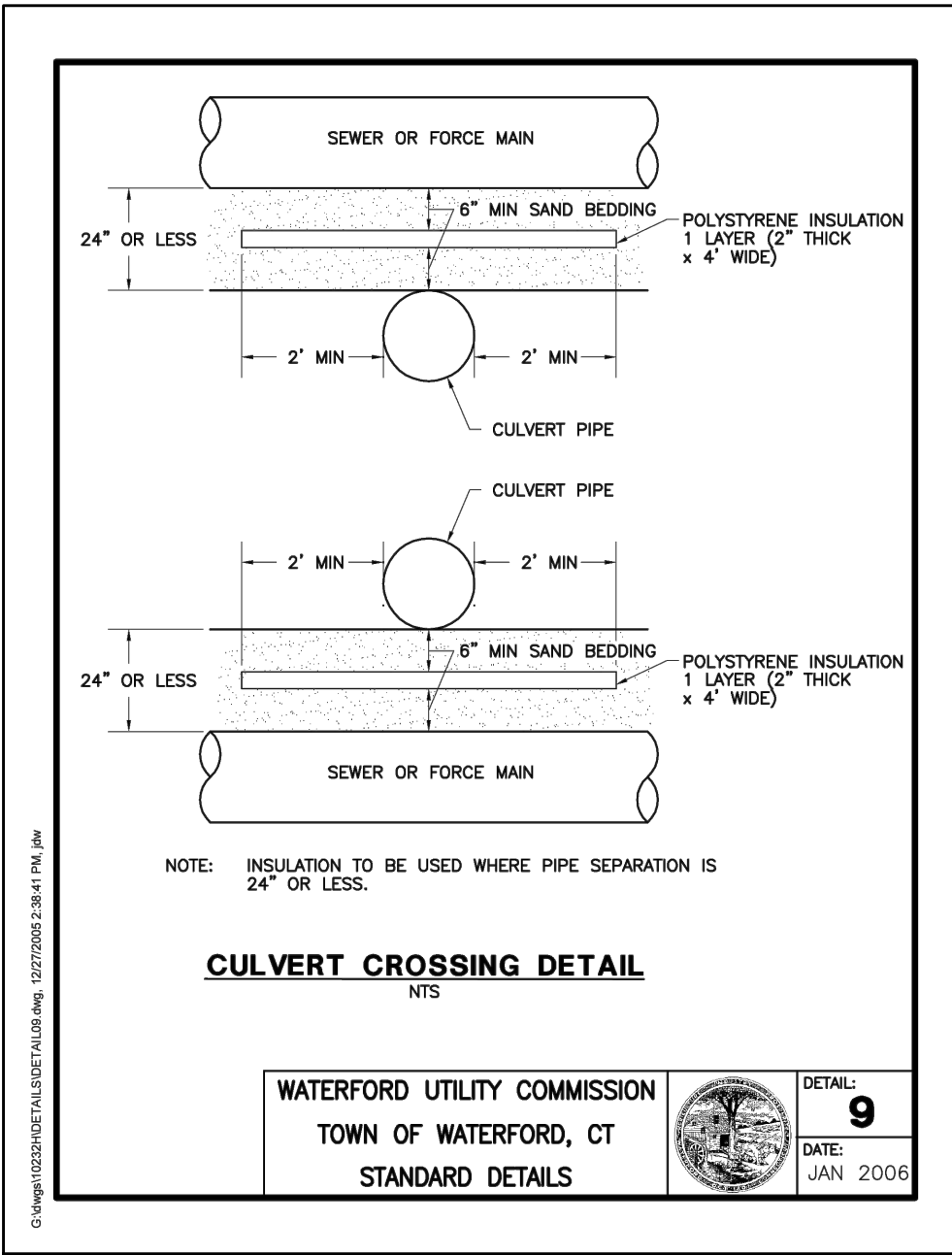
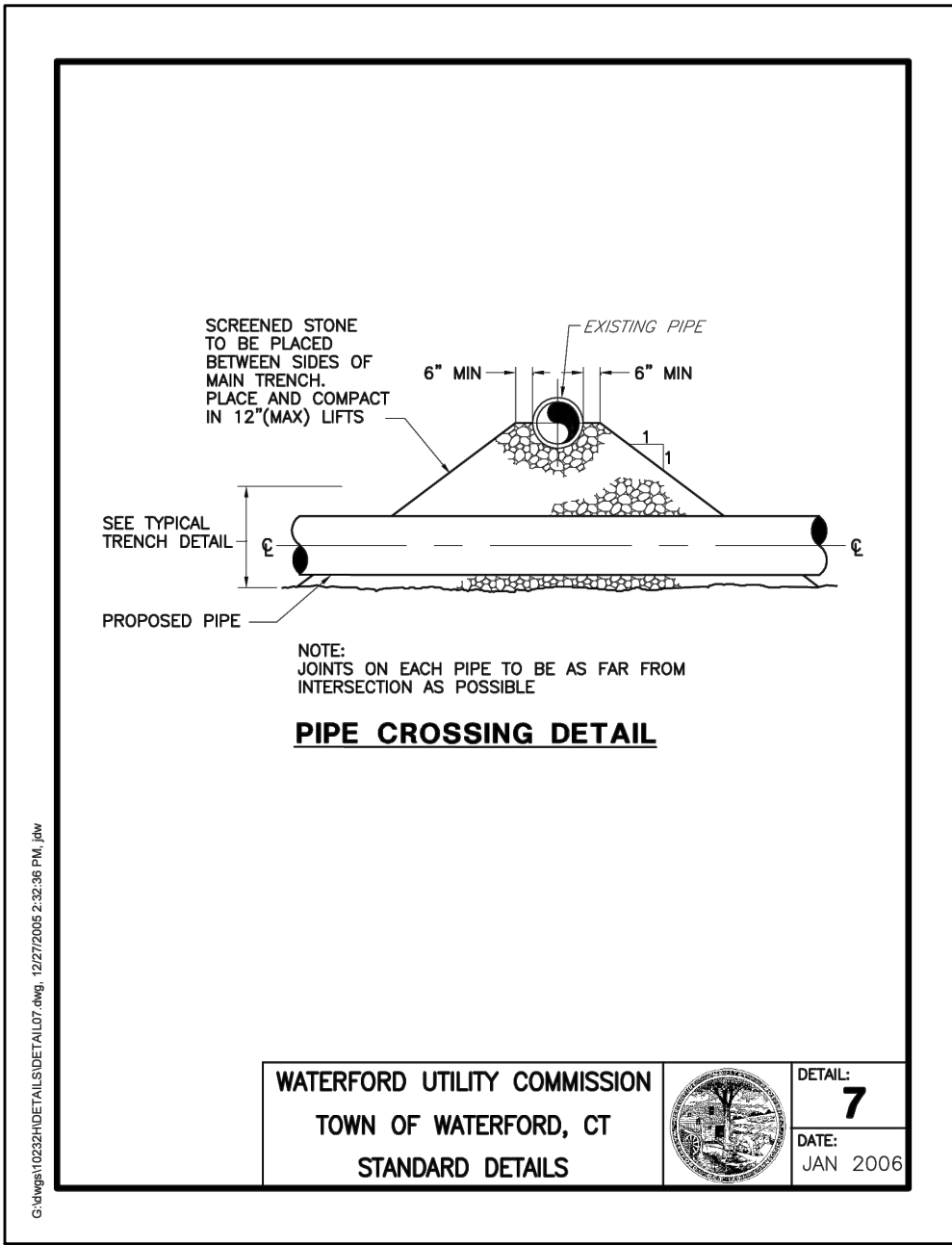
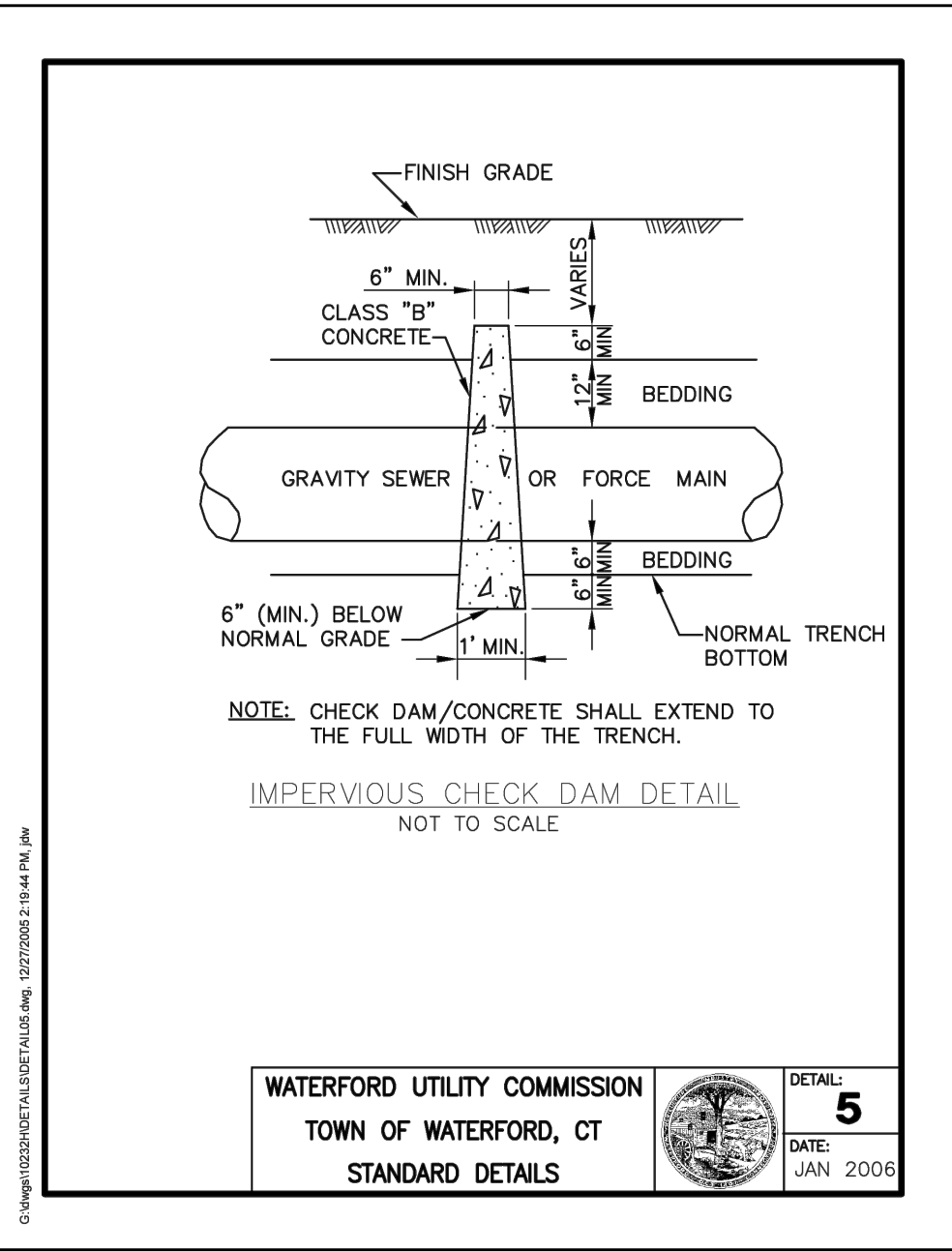
295 & 313 WILLETTS AVENUE

SITE DETAILS



M:\1000\7400\7401 295 & 313 Willets Ave\Drawings\7401 - 295 & 313 Willets Ave\Plans_V2_Rev2_Purged.dwg, 10/11/2023 10:05:05 AM, DWG To PDF.pc3





CLA Engineers, Inc.			Project No. CLA-7401	
CIVIL • STRUCTURAL • SURVEYING			Proj. Engineer E.M.B.	
317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165			Date: 1/17/23	
No. DATE REVISION			Sheet No. 14	
WATERFORD, CT			295 & 313 WILLETTTS AVENUE	
SITE DETAILS				