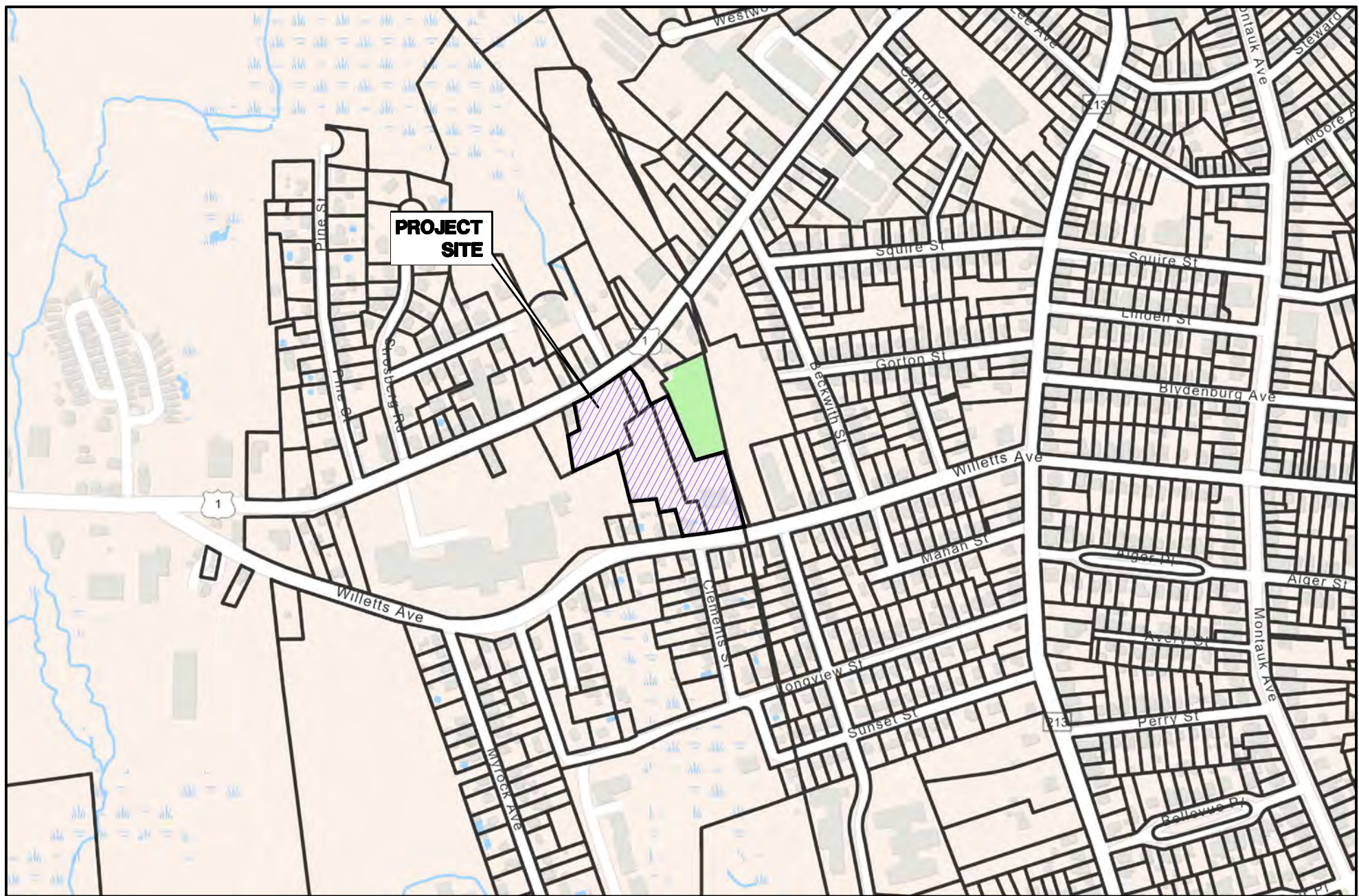


WOODSPRING SUITES
295 & 313 WILLETTS AVENUE
16 & 18 BOSTON POST ROAD
WATERFORD, CT

LEGEND:

---	PROPERTY LINE
---	EDGE OF PAVEMENT
D	DRAINAGE
W	WATER
S	SEWER
G	GAS
E	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

NOVEMBER 30, 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

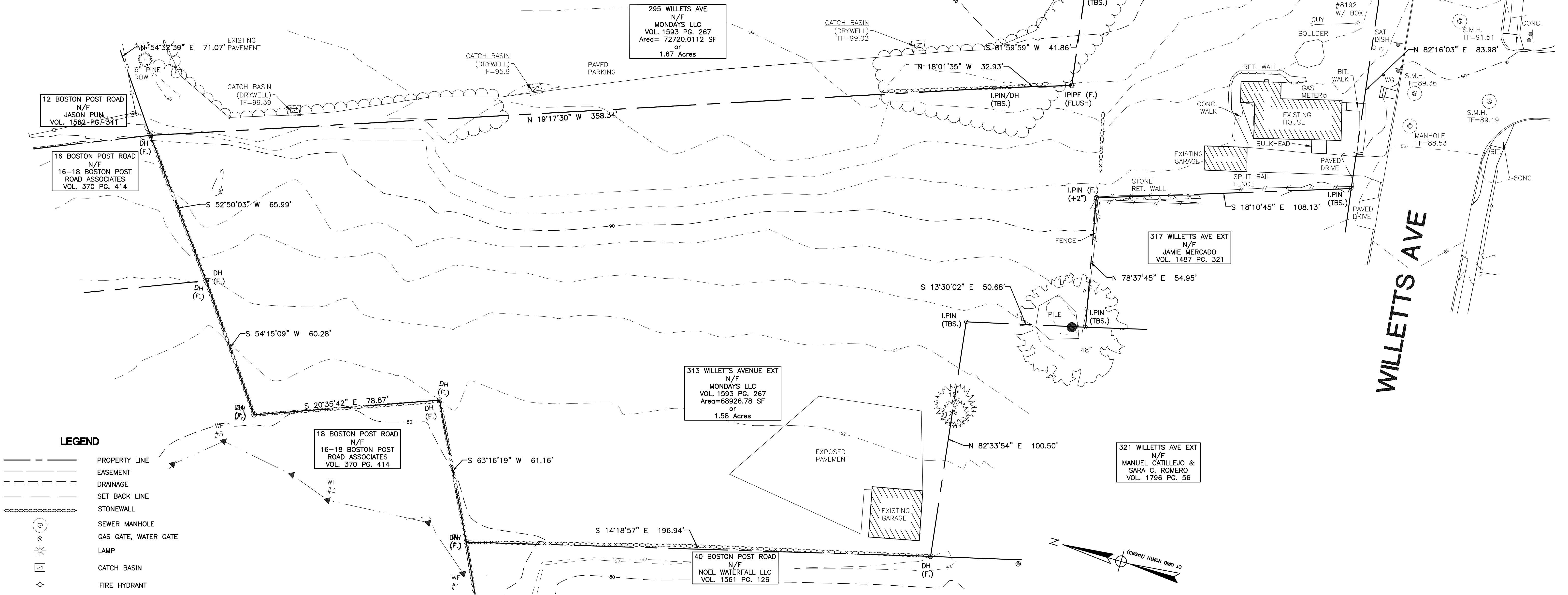
SURVEY NOTES

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



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.
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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.
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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>

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:

## SURVEY NOTES

- ## MAP REFERENCES

- ## CERTIFICATION

I HEREBY CERTIFY TO

THAT THIS MAP OR PLAN 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

AND THAT THE ADDITION TO MY KNOWLEDGE AND MY KNOWLEDGE AS NOTED HEREON AND THAT

UNLESS OTHERWISE DEPICTED OR NOTED HEREIN:

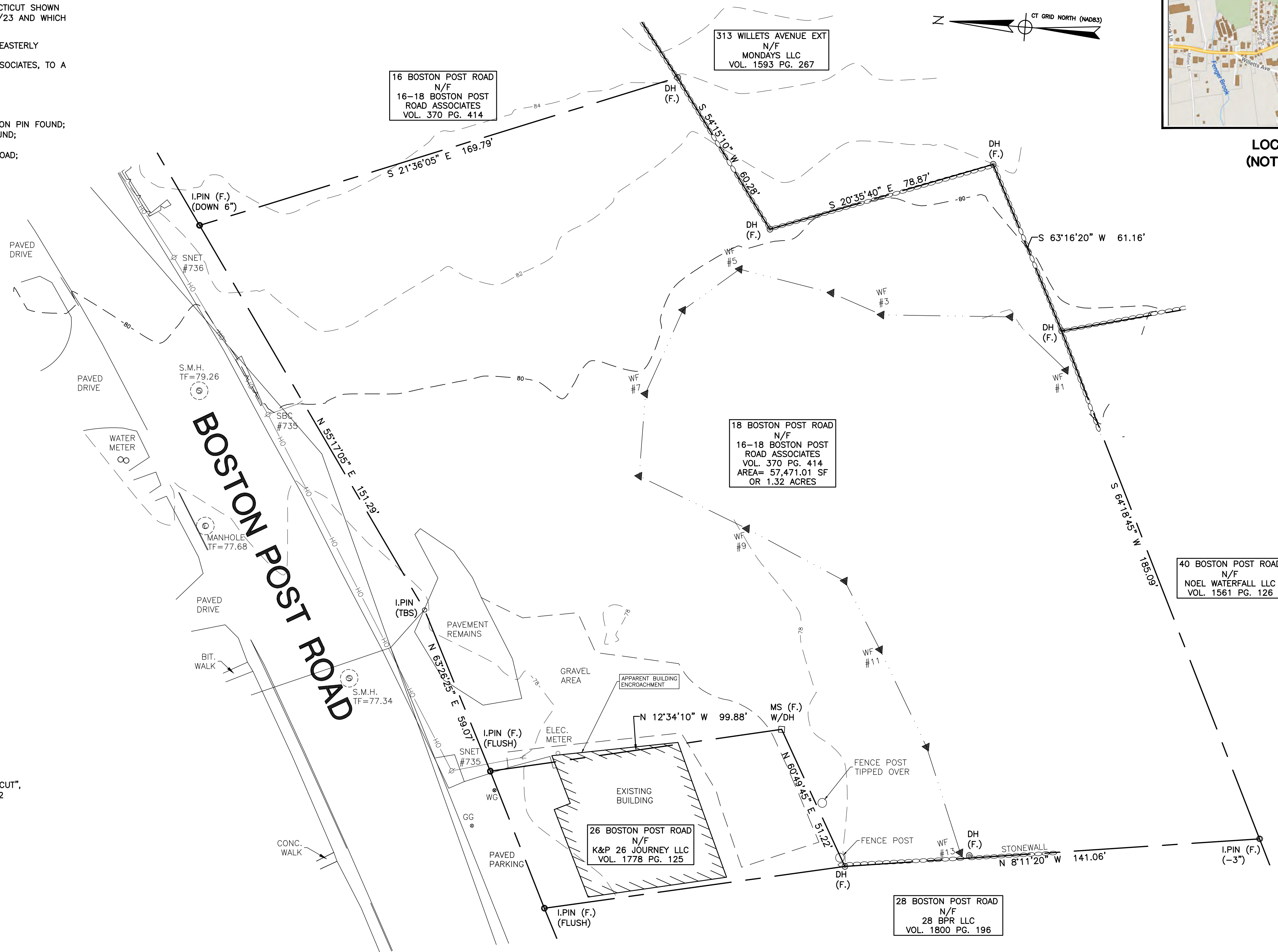
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- E). THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE AS DEPICTED ON FEMA MAP # 090110C0503J.

EFFECTIVE DATE: 08th, 2021.

F). THIS MAP WAS PREPARED FOR THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, LUX FILE NO: CTF222-6353 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.

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



**LOCATION MAP  
(NOT TO SCALE)**

[illegible]**CLA**

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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.
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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;

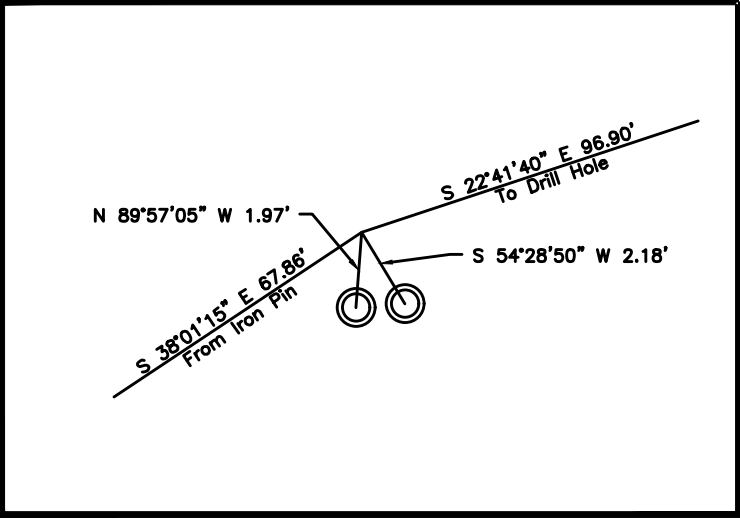
THESE LAST TWO COURSES RUNNING ALONG LANDS NOW OR FORMERLY OF JASON PUN;

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;

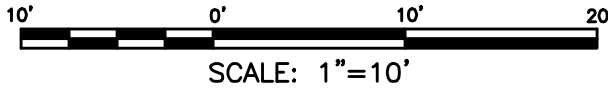
CONTAINING 9,815.02 SQUARE FEET OR 0.23 ACRES



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.

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.

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

**PRELIMINARY**

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:

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- 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

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F). THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LUG FILE NO: CTF22-6353 WITH A COMMITMENT DATE OF: DEC 2nd, 2022 @ 8:00AM

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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.

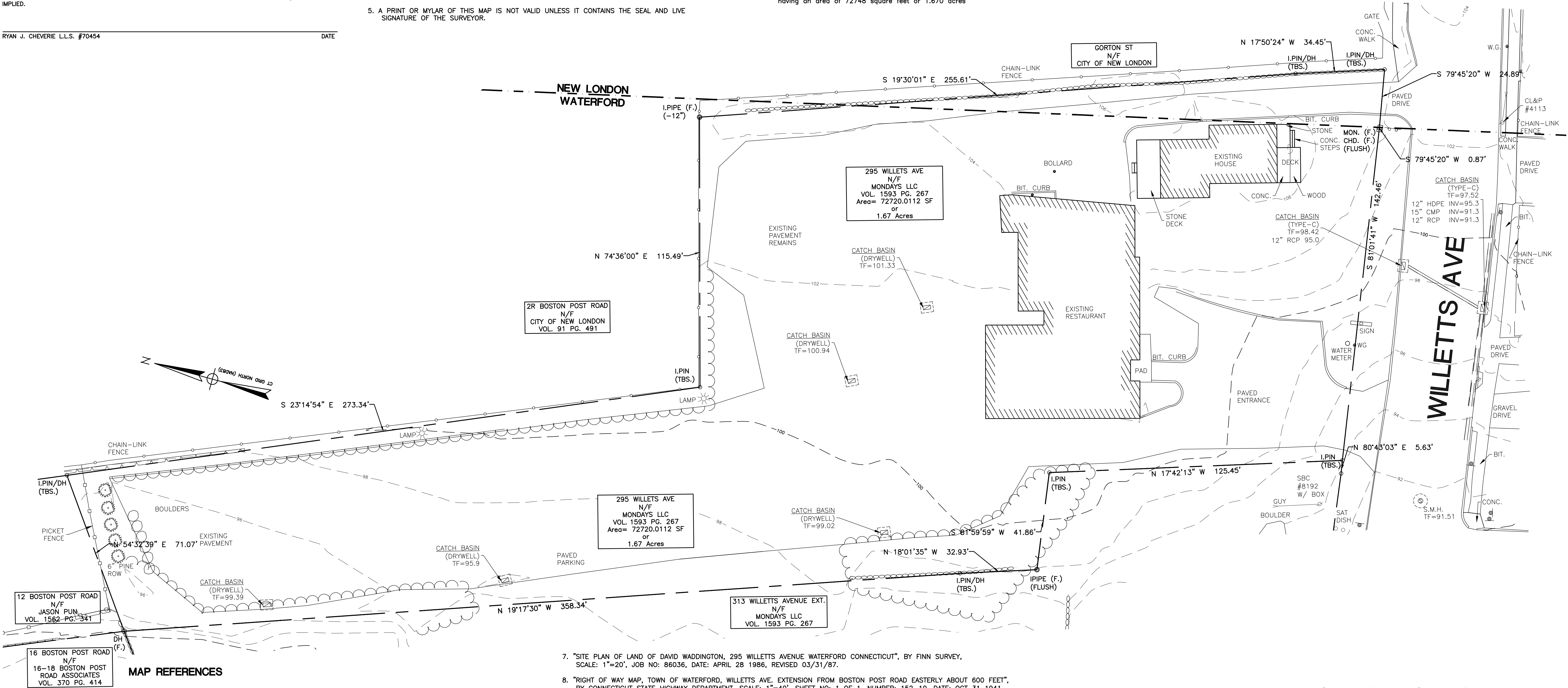
LEGAL DESCRIPTION

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.
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- "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**

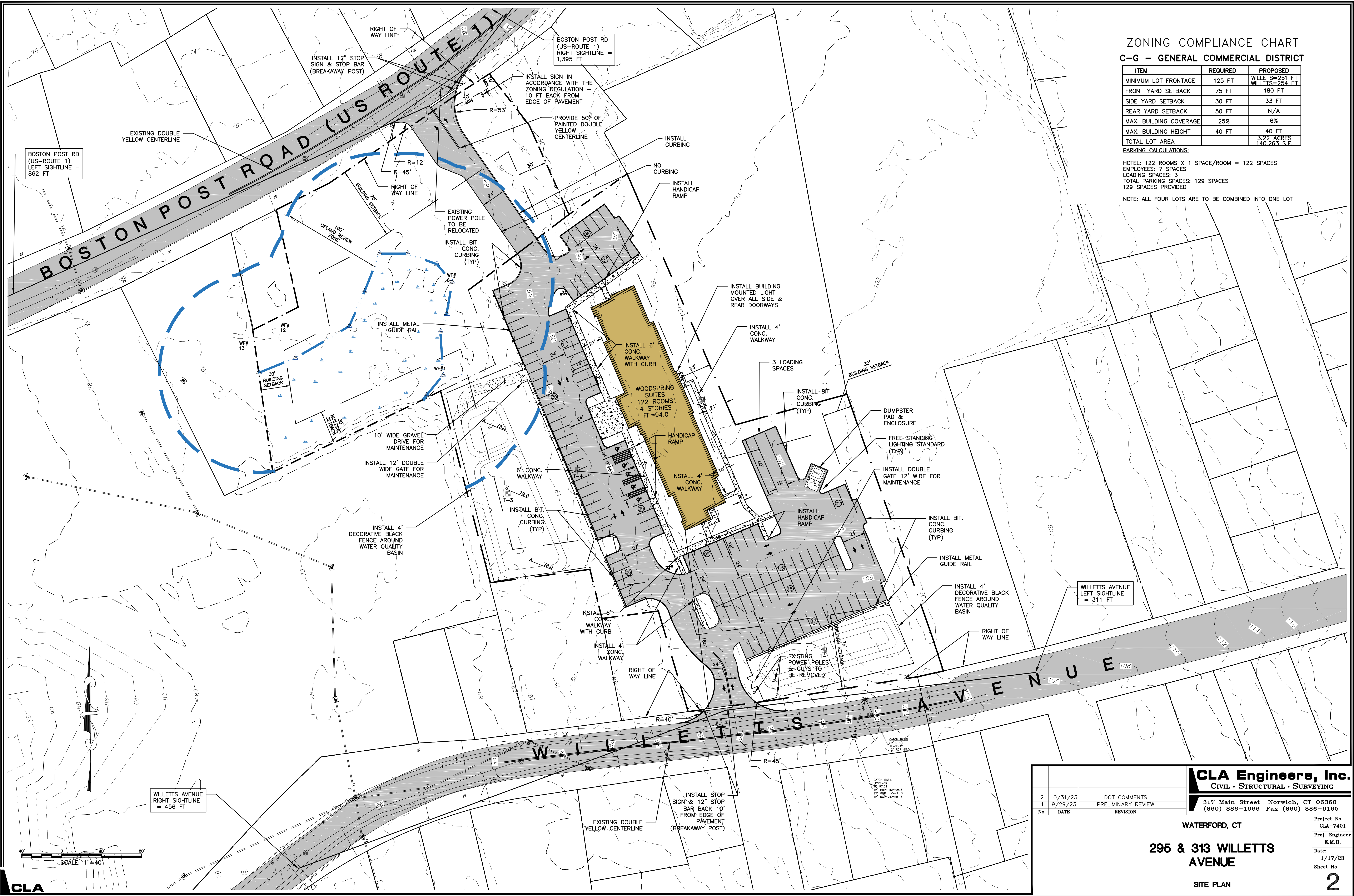
TOWN OF WATERFORD, CONNECTICUT

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

**1D**

**CLA**

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# 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

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WATERFORD, CT

**295 & 313 WILLETTS AVENUE**

SITE PLAN

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

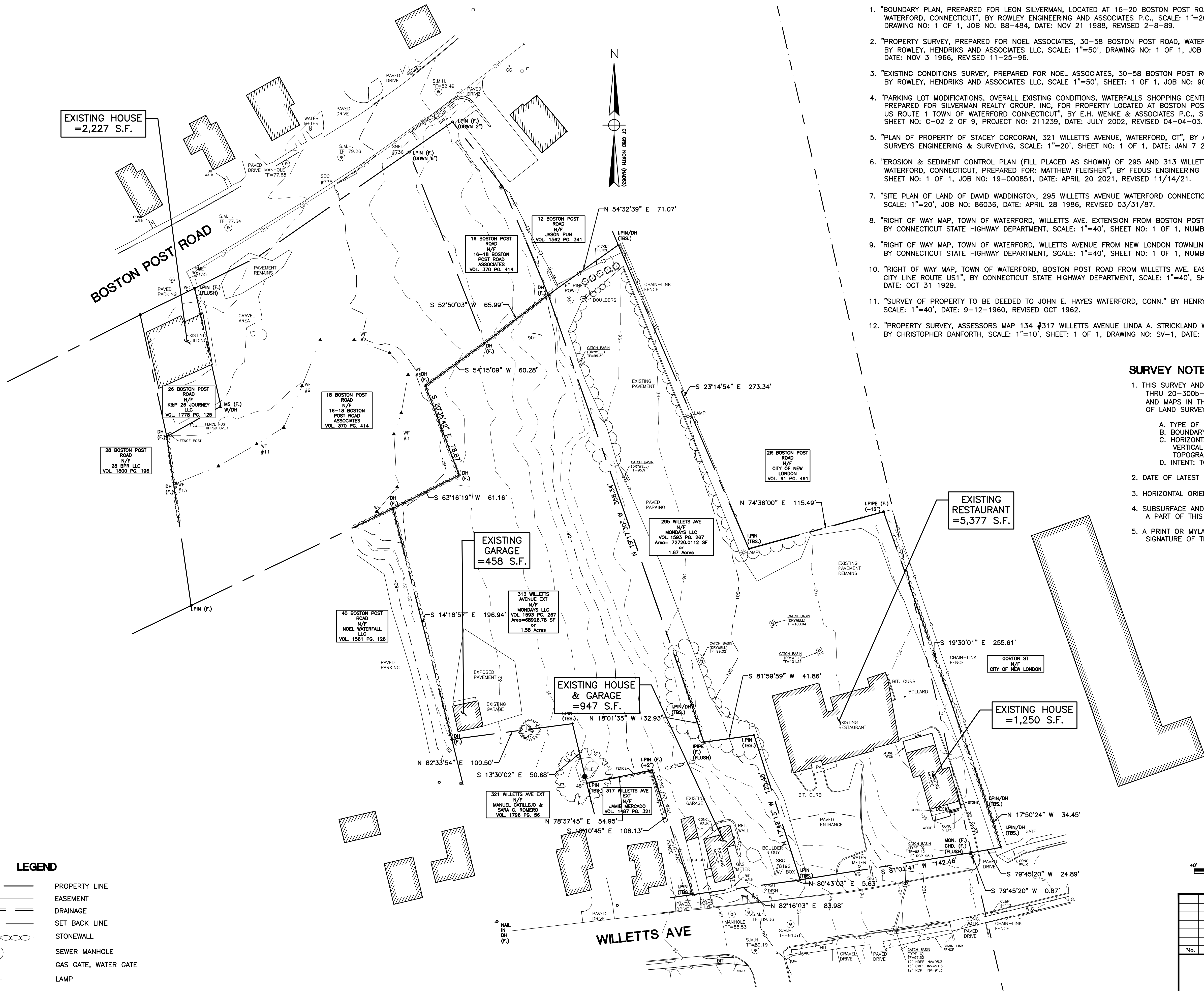
**2**

No.	DATE	REVISION
2	10/31/23	DOT COMMENTS
1	9/29/23	PRELIMINARY REVIEW

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CLA

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

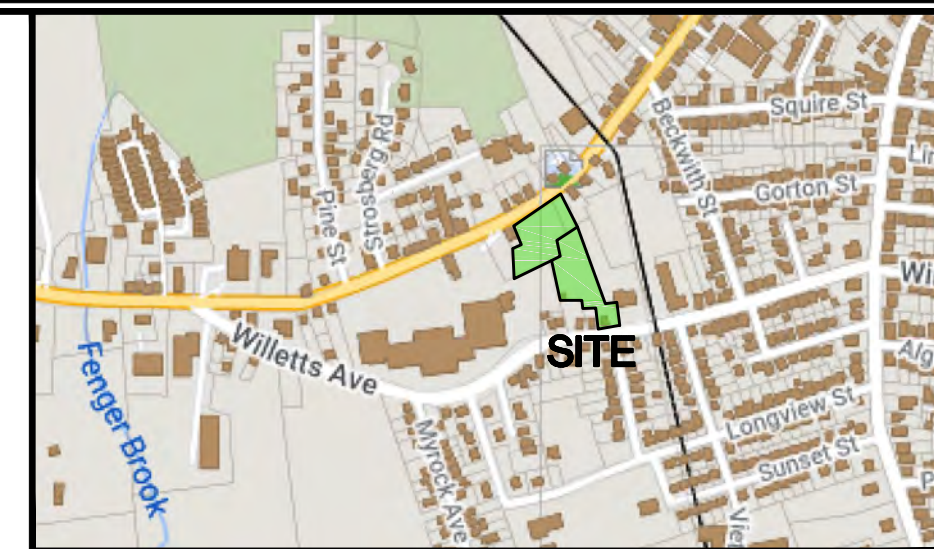


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  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: V-2
  - TOPOGRAPHIC ACCURACY: T-2
- INTENT: TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS OF THE PROPERTY.
- DATE OF LATEST FIELD WORK: FEBRUARY 2022.
- HORIZONTAL ORIENTATION (NAD83) AND VERTICAL DATUM (NAVD88) BASED ON FIELD GPS OBSERVATIONS.
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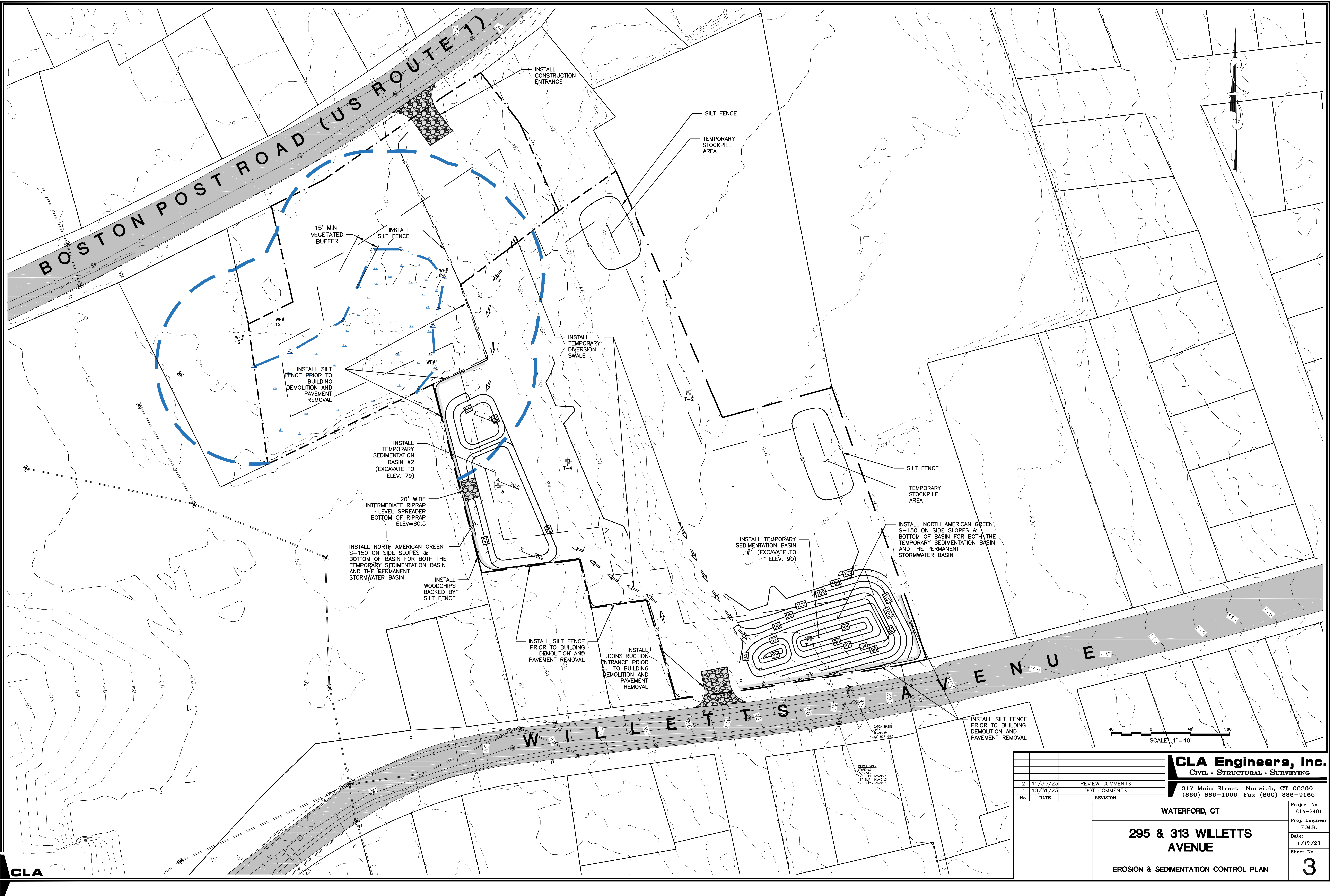


LOCATION MAP  
(NOT TO SCALE)

SCALE: 1"=40'

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

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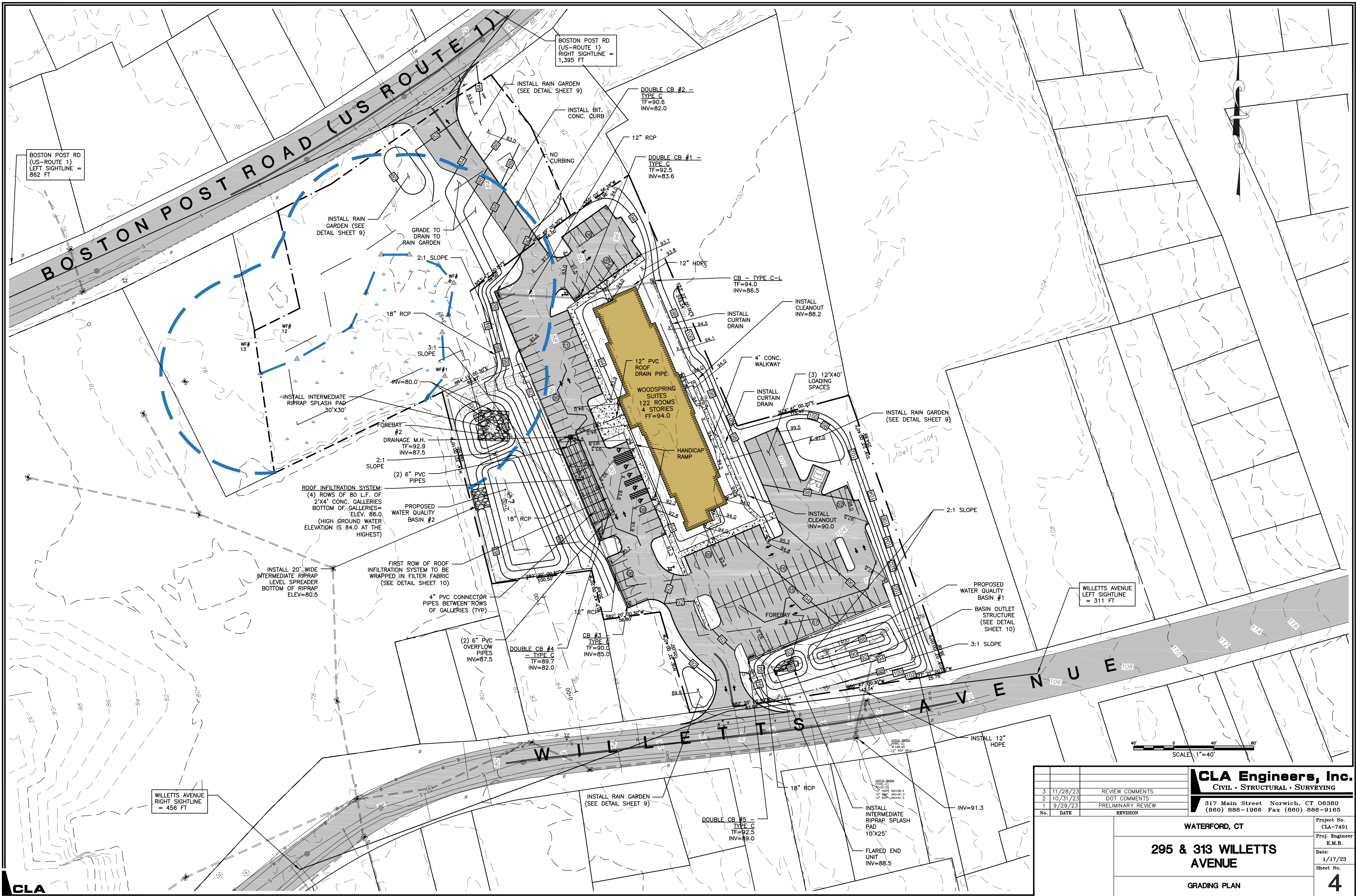
2		11/30/23	REVIEW COMMENTS
1		10/31/23	DOT COMMENTS
No.	DATE	REVISION	

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

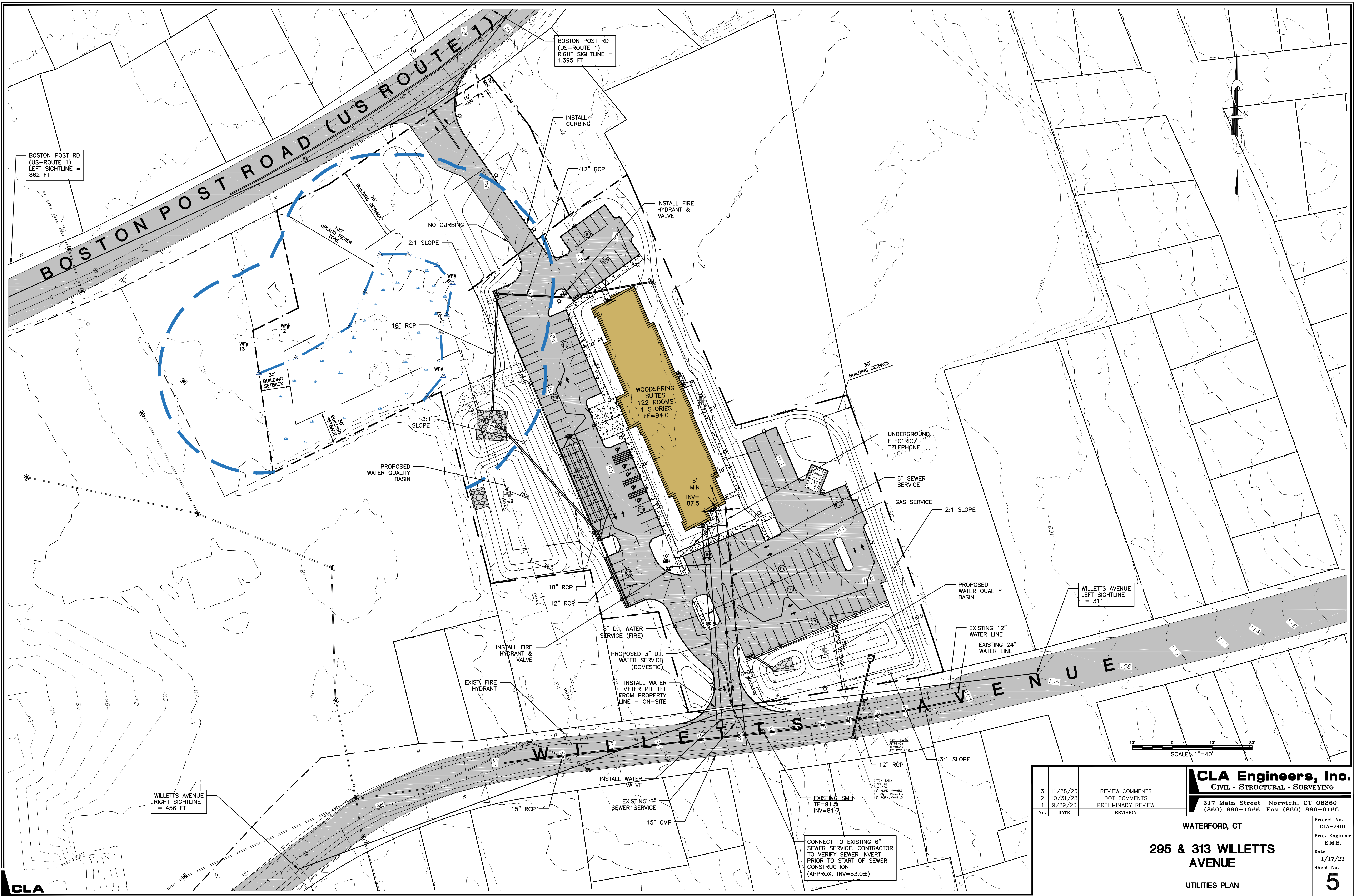
Project No.  
CLA-7401  
Proj. Engineer  
E.M.B.  
Date:  
1/17/23  
Sheet No.  
**3**

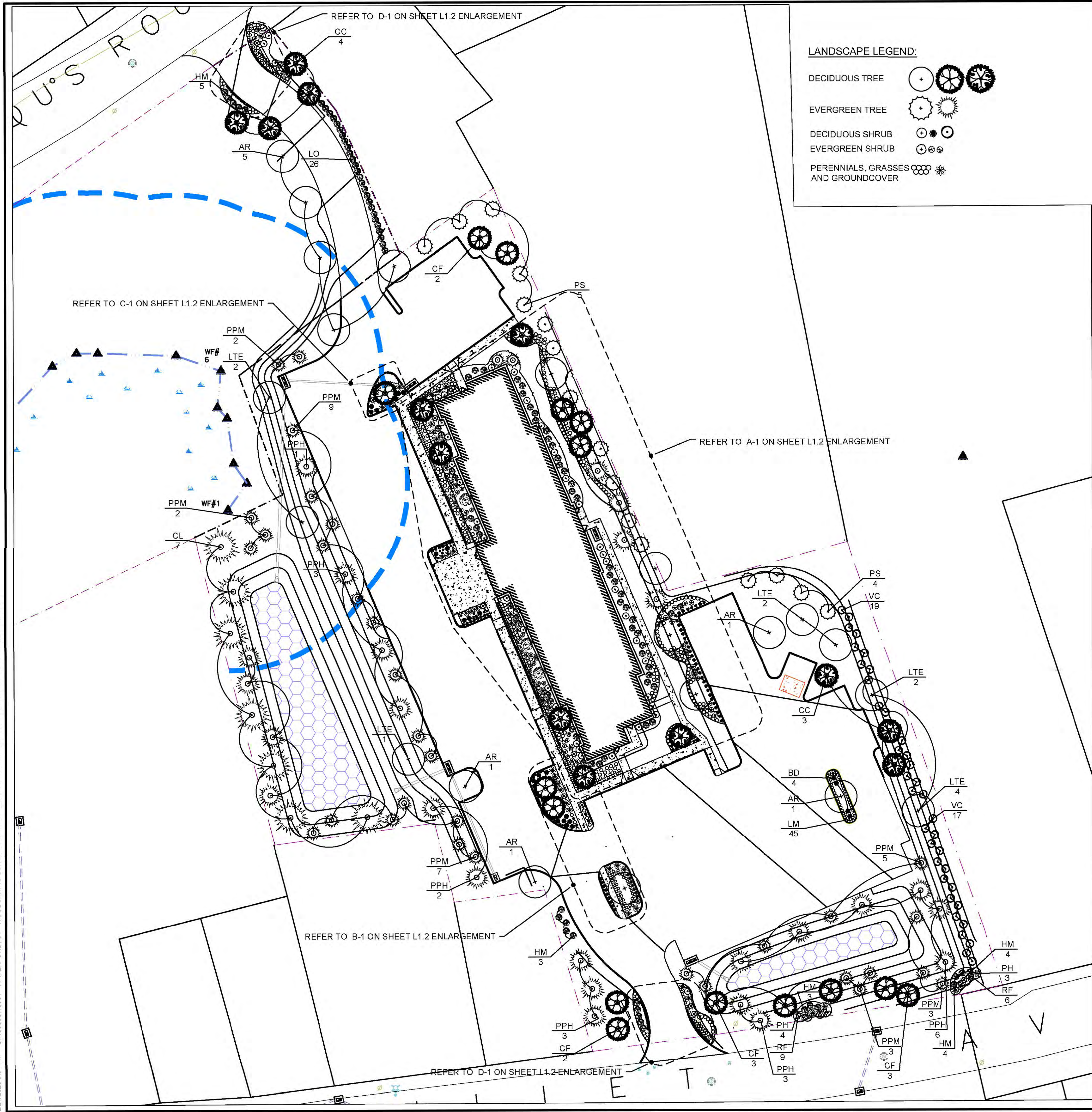
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REVIEW COMMENTS				CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING		Project No. CLA-7401
No.	DATE	REVISION				
3	11/28/23	REVIEW COMMENTS		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Proj. Engineer E.M.B.
2	10/31/23	DOT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

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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 EXTRANEOUS 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	05/2023
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NO.	REVISIONS	DATE
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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.

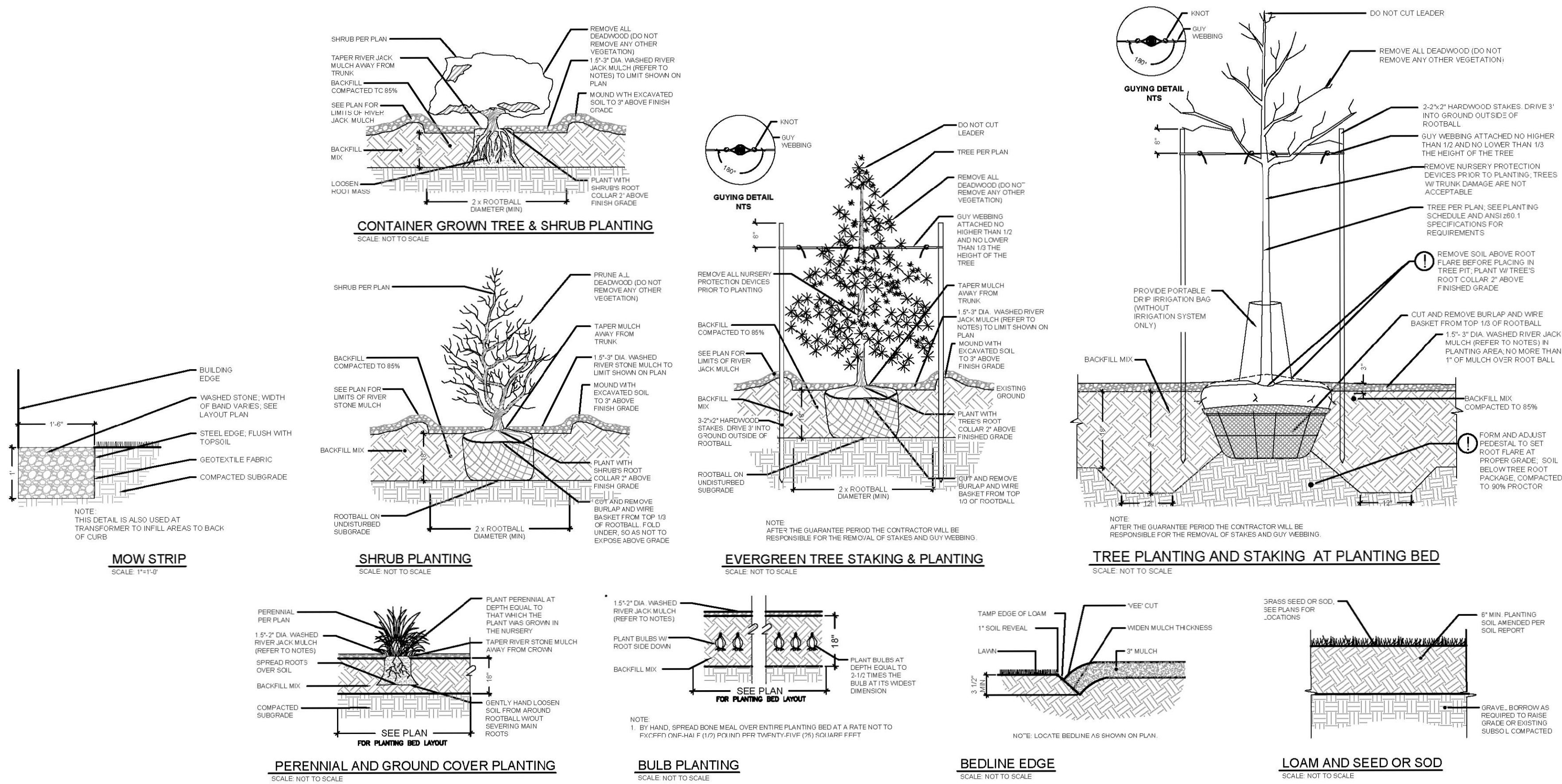
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PLANT LIST					
COUNT *	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
12	AR	ACER RUBRUM	RED MAPLE	2'-2 1/2' CAL.	B+B
13	CC	CERCIS CANADENSIS	EASTERN REDBUD	2'-2 1/2' CAL.	B+B
15	CF	CORNUS KOUSA	KOUSA DOGWOOD	2'-2 1/2' CAL.	B+B
7	CI	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6'-7' HEIGHT	B+B
3	HMTREE	HYDRANGEA PANICULATA 'LIME LIGHT' TREE	LIME LIGHT HYDRANGEA TREE FORM	5'-8' 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'-8' 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	RHODODENDRON '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

REVISION (10/05/2023)

* 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

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

DRAWN BY: TOH

DESIGNED BY: TOH

CHECKED BY: DM

ISSUE DATE: 08/09/2023

BETA JOB NO.: 10901

NORTH ARROW

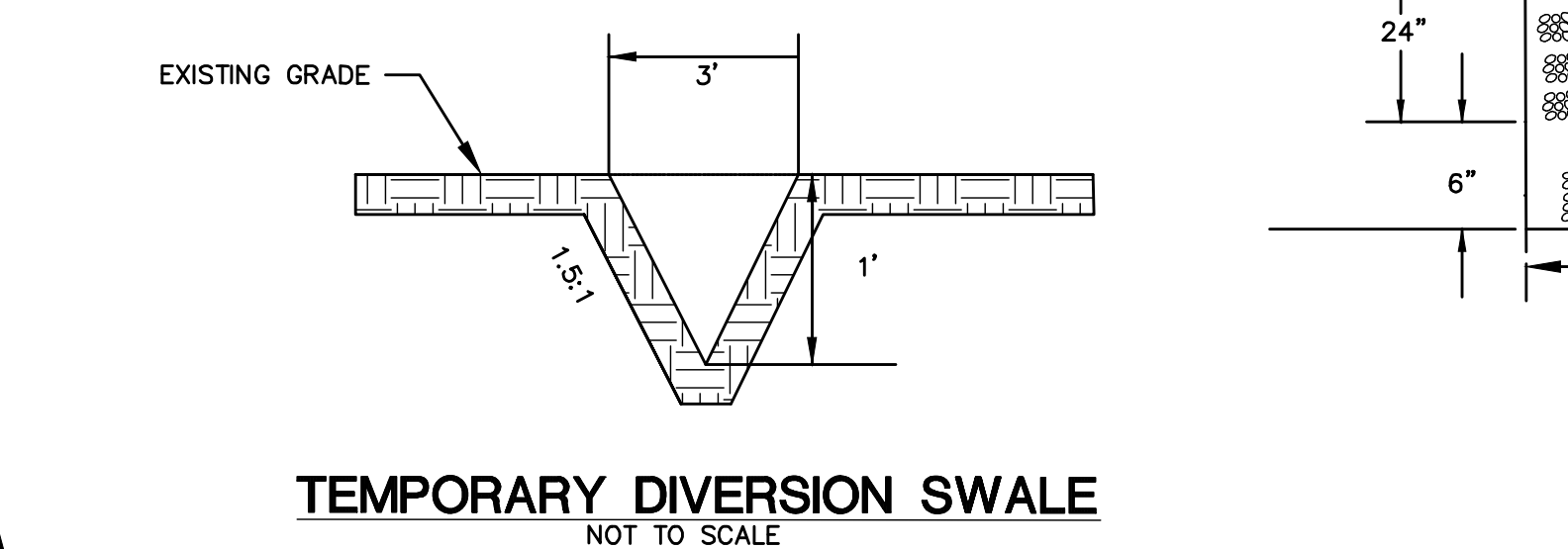
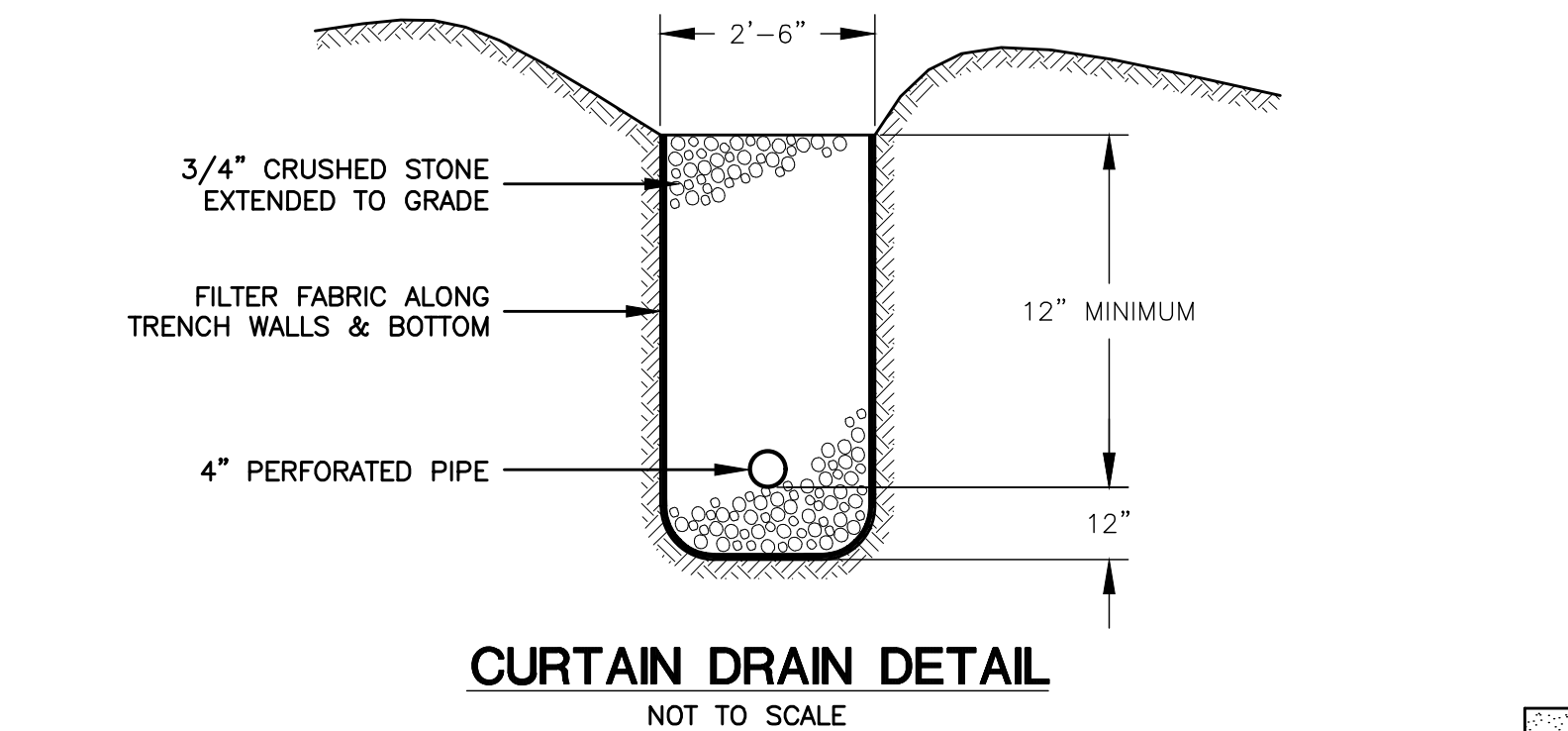
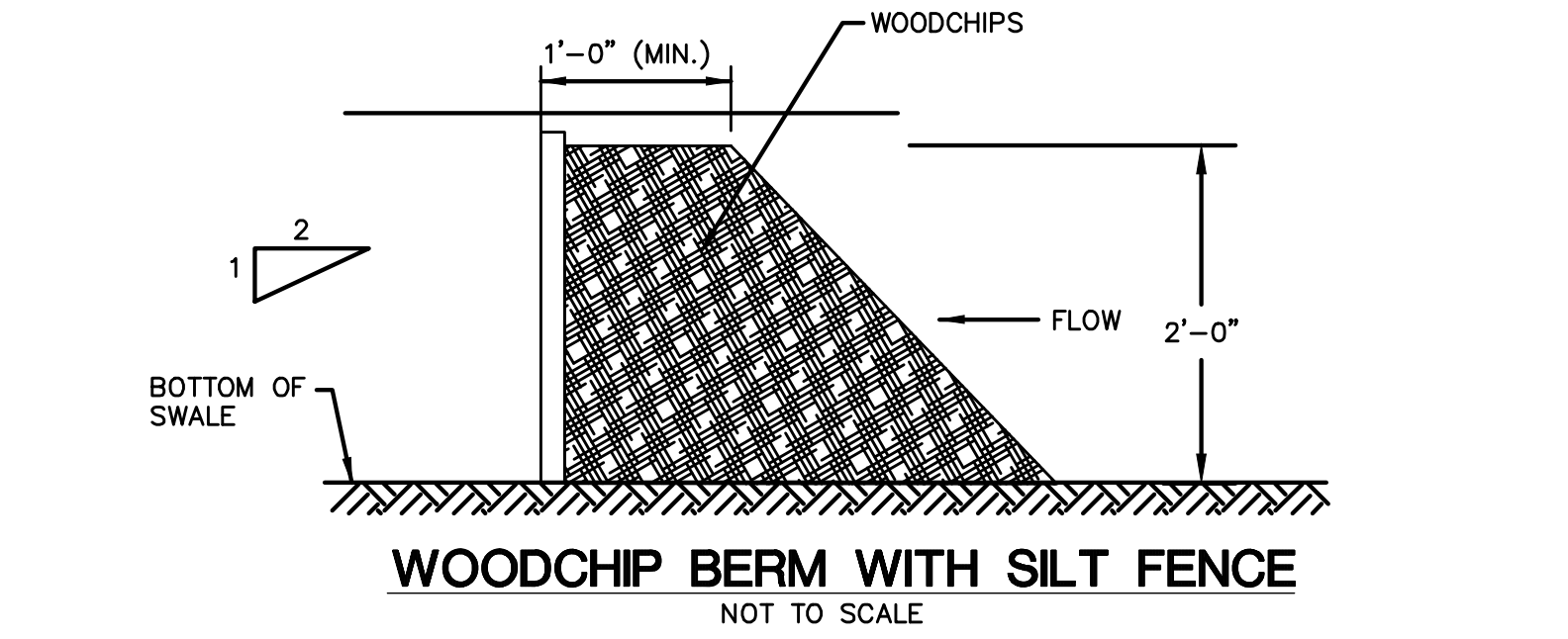
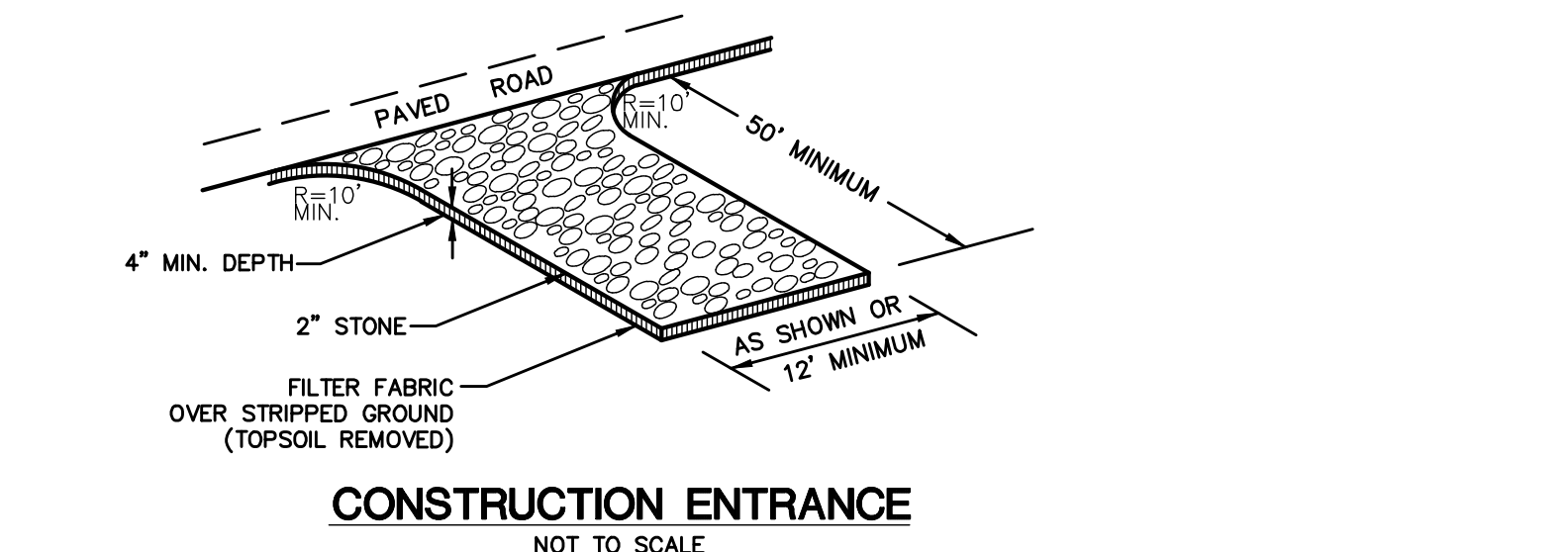
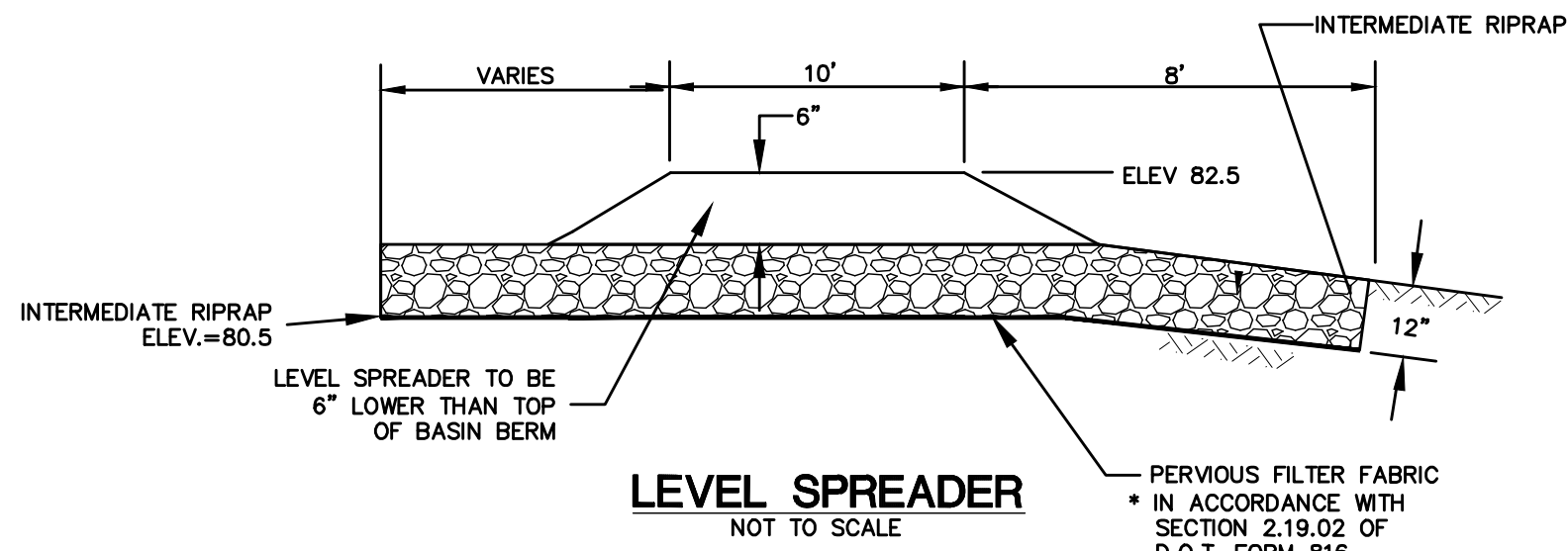
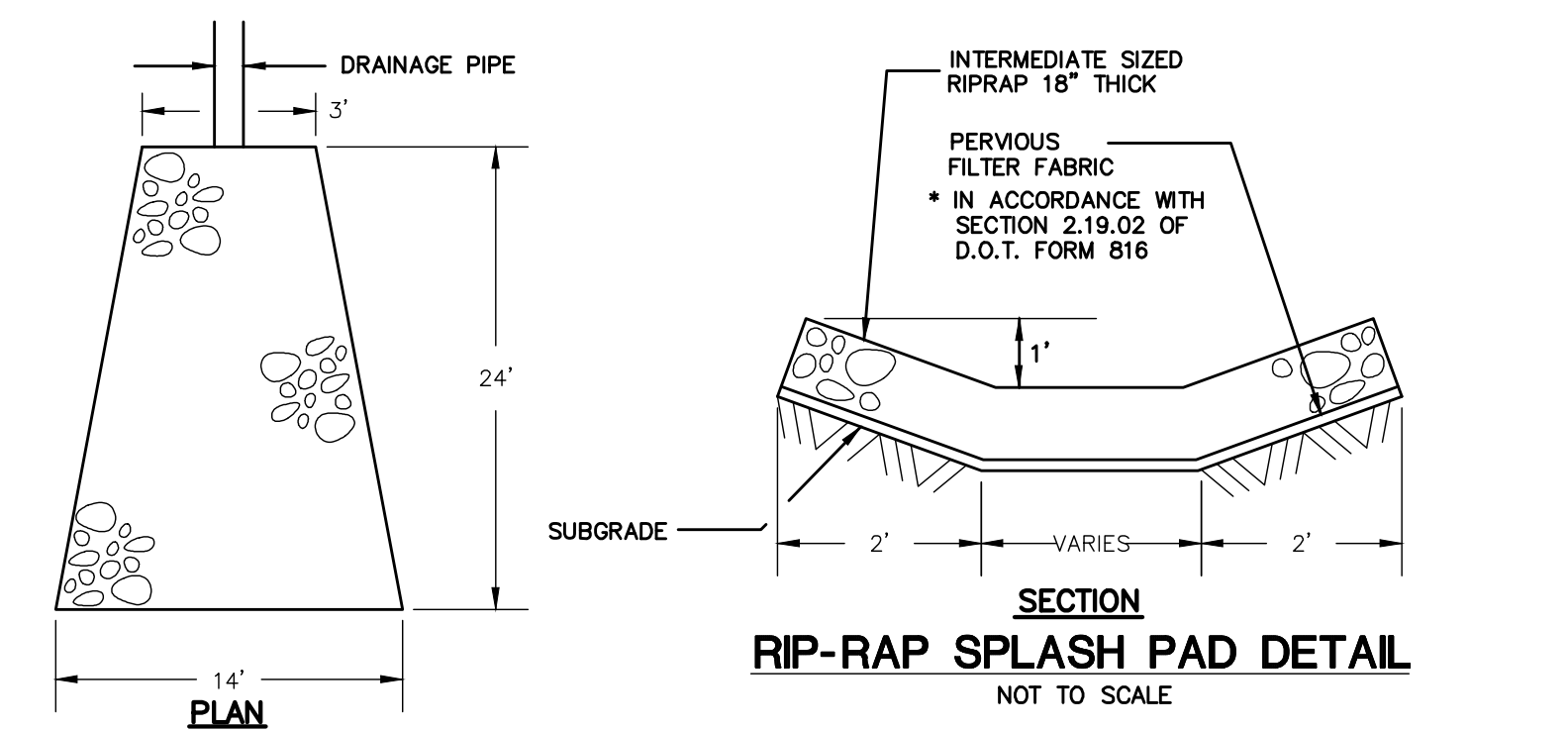
SCALE

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SHEET NO.

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## 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

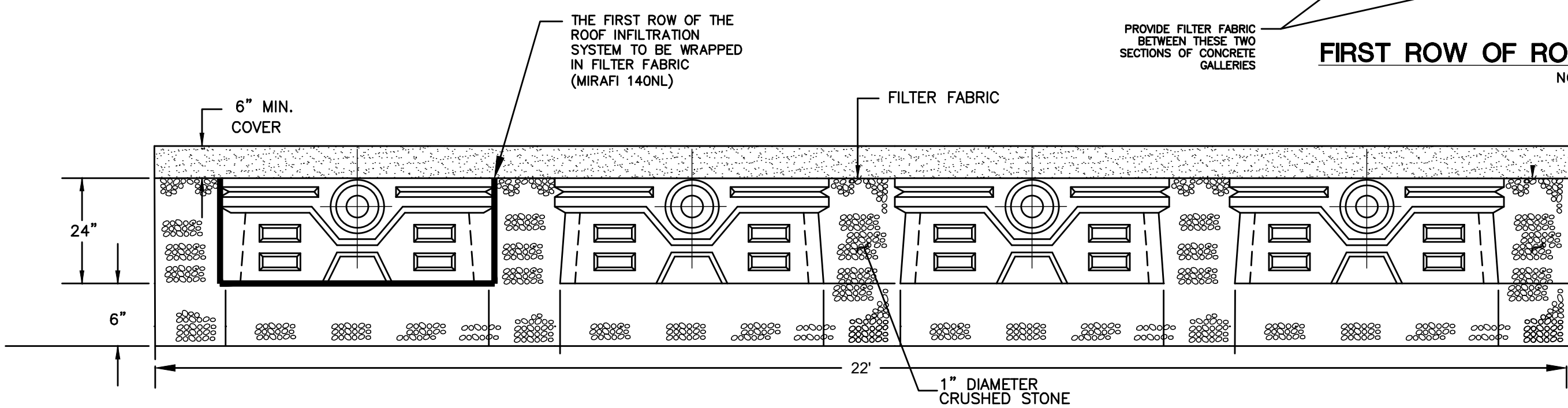
1. AN AS-BUILT PLAN OF THE STORMWATER BASIN SHOULD BE REQUIRED WITH AN AS-BUILT INSPECTION REPORT TO THE COMMISSION'S AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
2. MONITORING OF THE FOREBAY AND STORMWATER BASINS PLANTINGS, SLOPE STABILIZATION AND SUBSTRATE STABILIZATION 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
- 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 MOTTLED
- TH #3**  
0-10" TOPSOIL  
10-33" YELLOW/BROWN FINE SANDY LOAM  
33-97" LIGHT GRAY BROWN LOAMY SAND WITH GRAVEL
- 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

- NO MOTTLING  
NO WATER  
NO BEDROCK
- WATER 44"  
MOTTLES 38"  
NO BEDROCK
- NO WATER  
NO MOTTLES  
NO BEDROCK
- BEDROCK 132"  
WATER 36"  
MOTTLES 34"

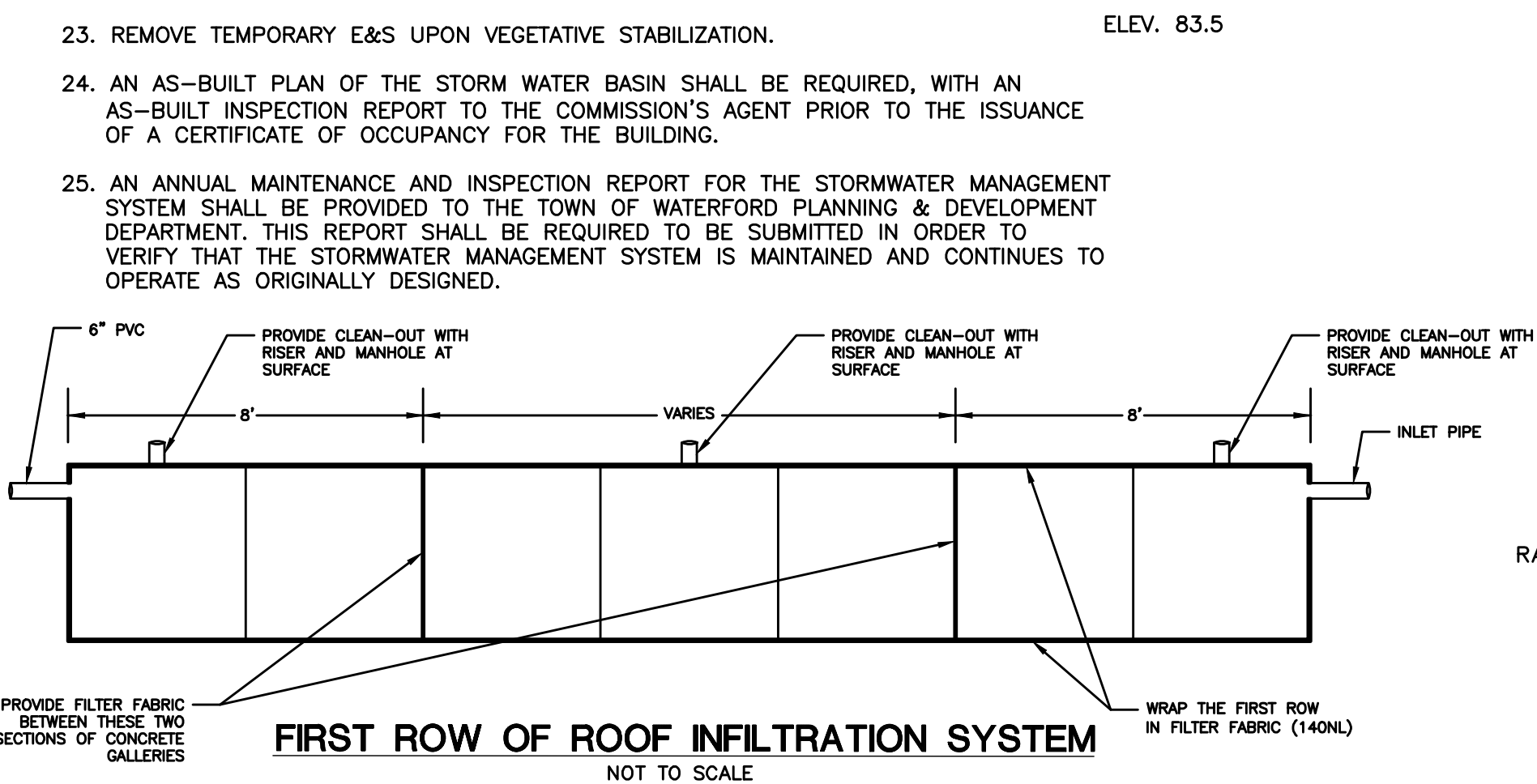


## CONCRETE INFILTRATION GALLERY TRENCH (INFILTRATION SYSTEM)

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

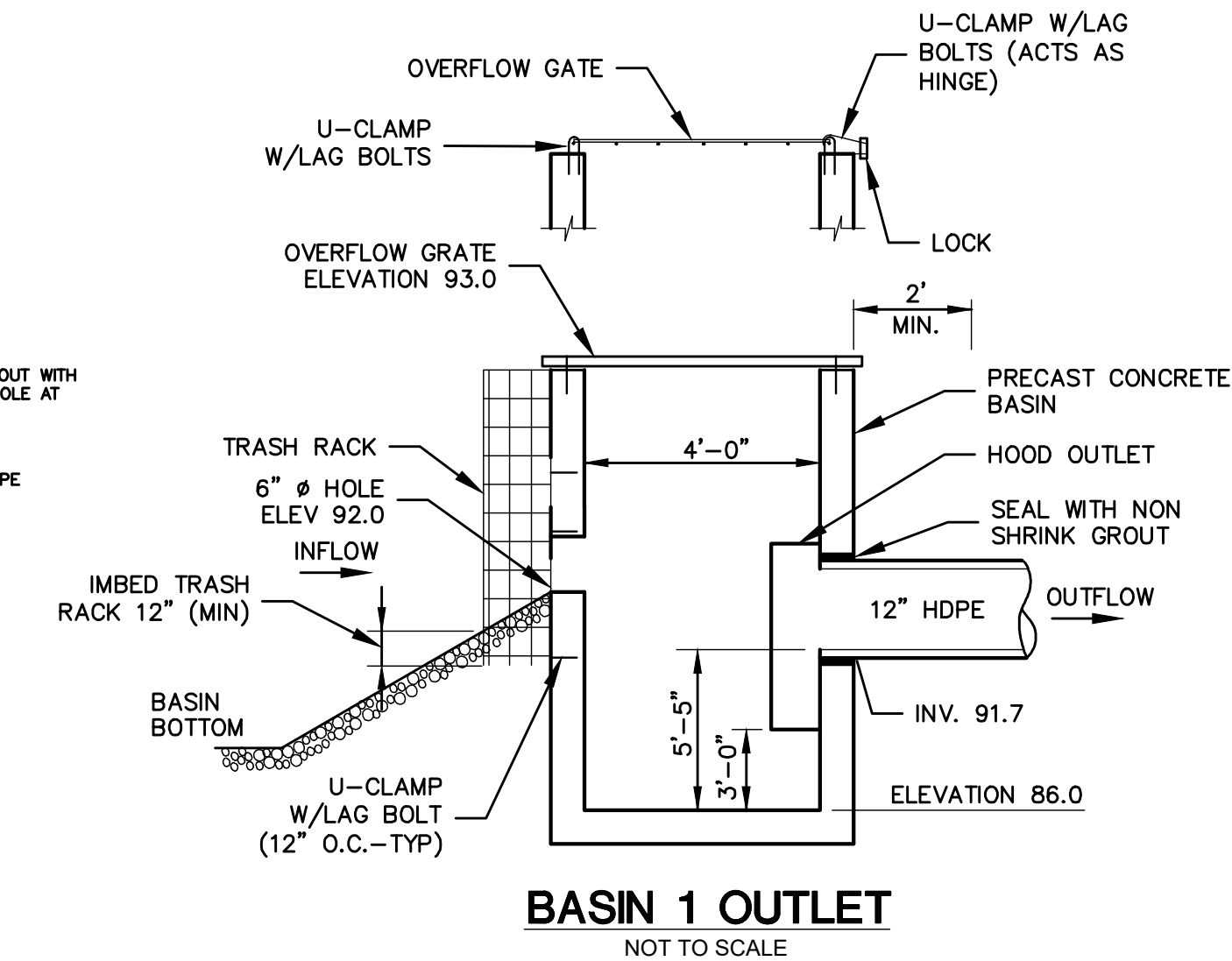
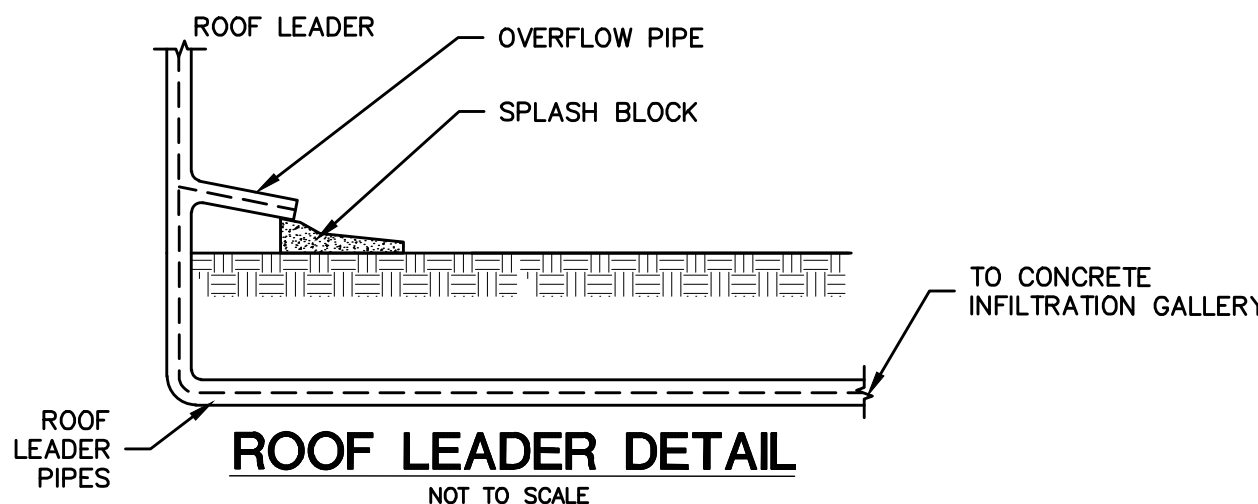
## EROSION CONTROL & SEDIMENTATION NARRATIVE

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 SEEDED 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.

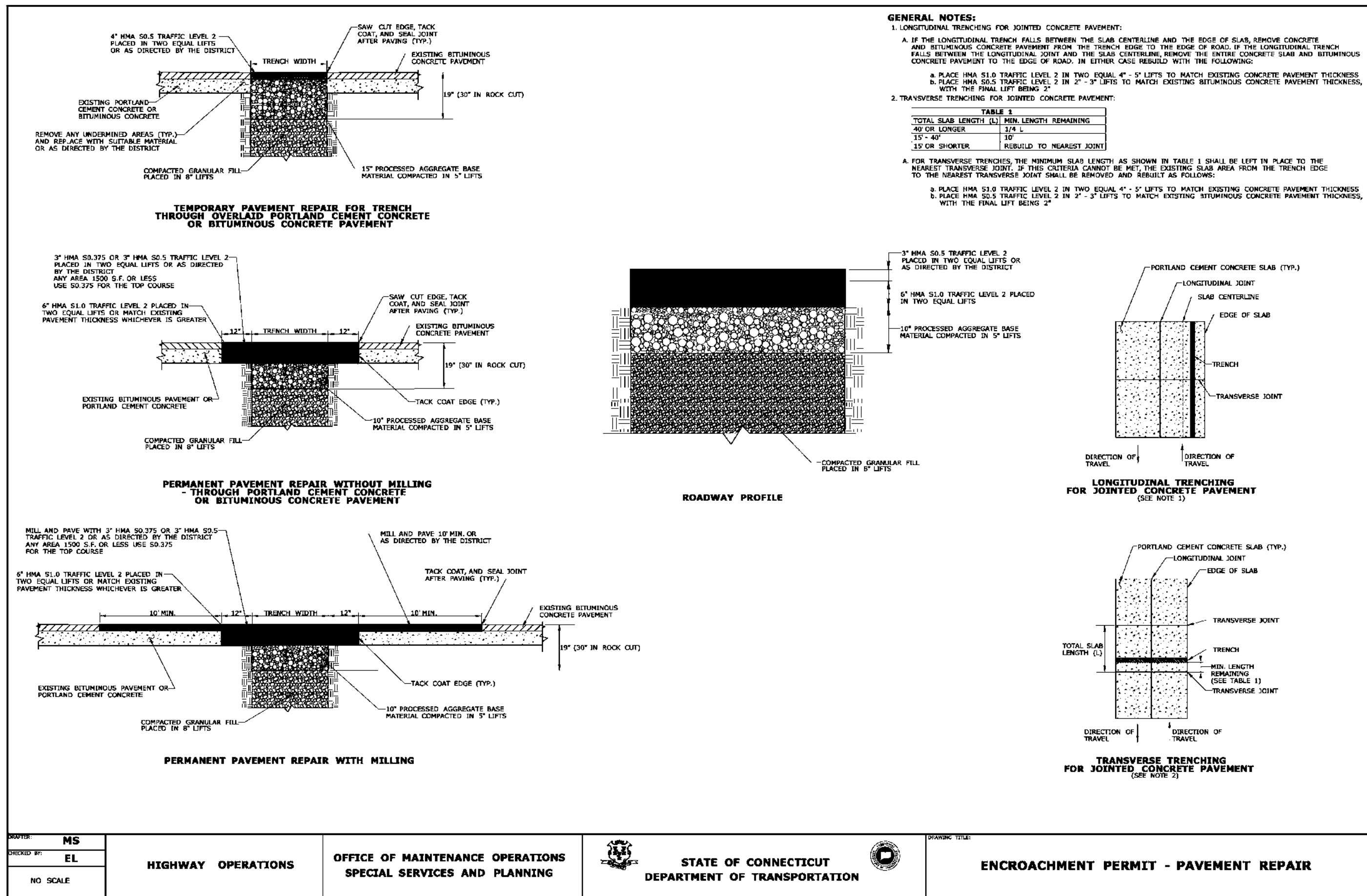
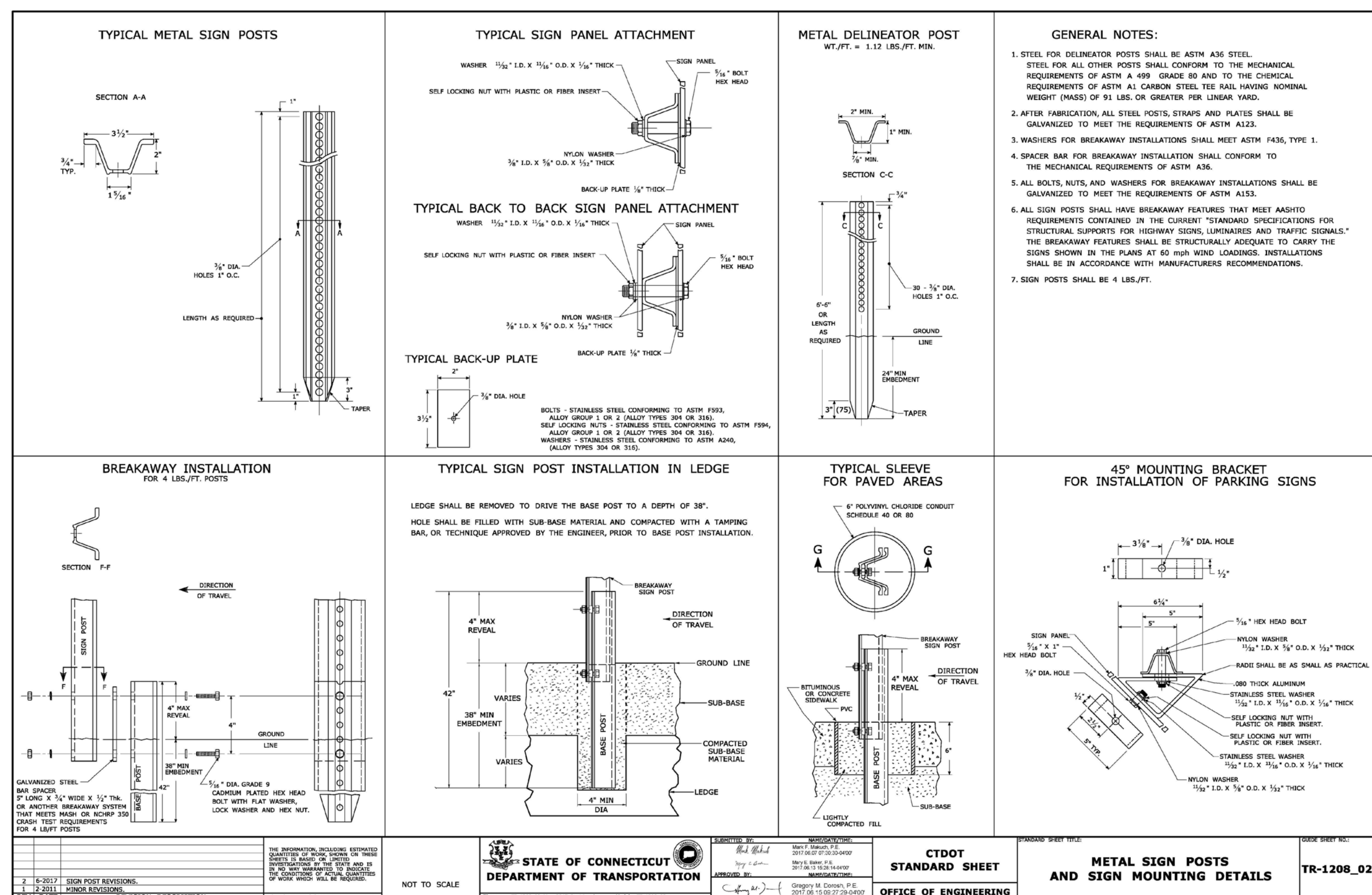
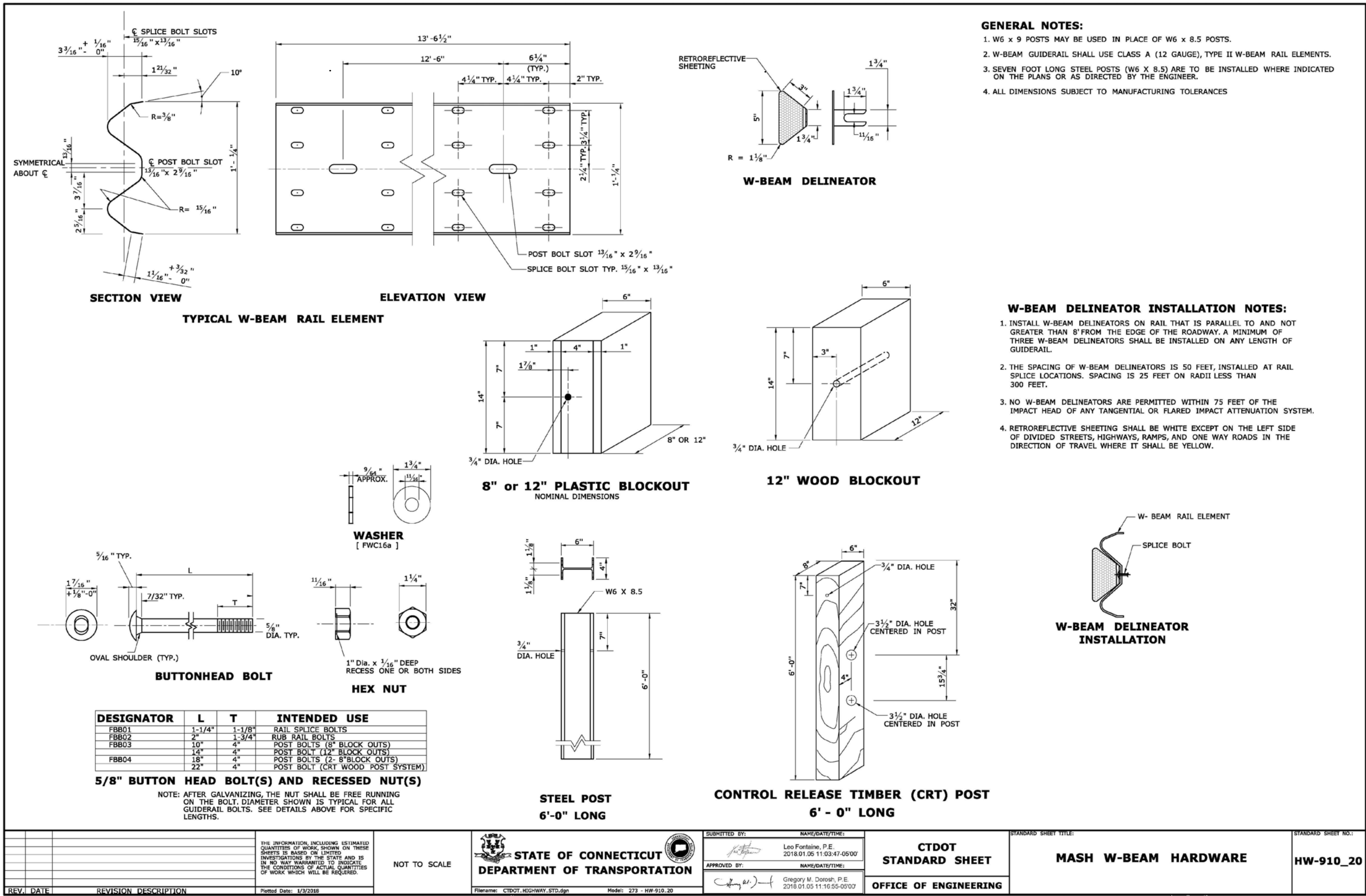


## POLLUTION PREVENTION PLAN

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.



				 <b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING
2	11/28/23	INFILTRATION DETAIL		 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165
1	6/22/23	REVIEW COMMENTS		
No.	DATE	REVISION		
		<b>WATERFORD, CT</b>  <b>295 &amp; 313 WILLETTS AVENUE</b>  <b>E&amp;S DETAILS</b>		Project No. CLA-7401
				Proj. Engineer E.M.B.
				Date: 1/17/23
				Sheet No. <b>10</b>



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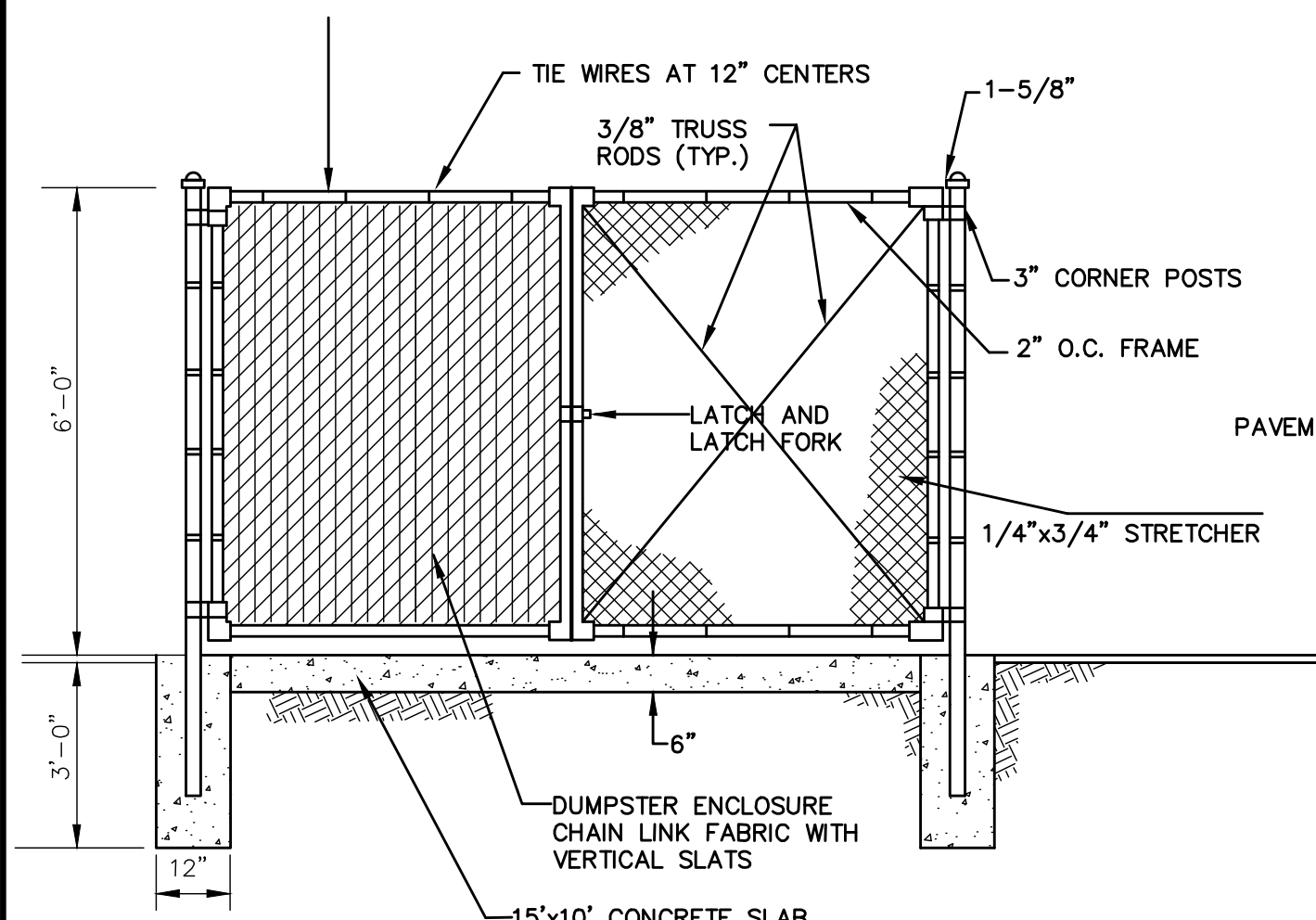
317 Main Street Norwich, CT 06360  
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Project No. CLA-7401  
Proj. Engineer E.M.B.  
Date: 1/17/23  
Sheet No. 11

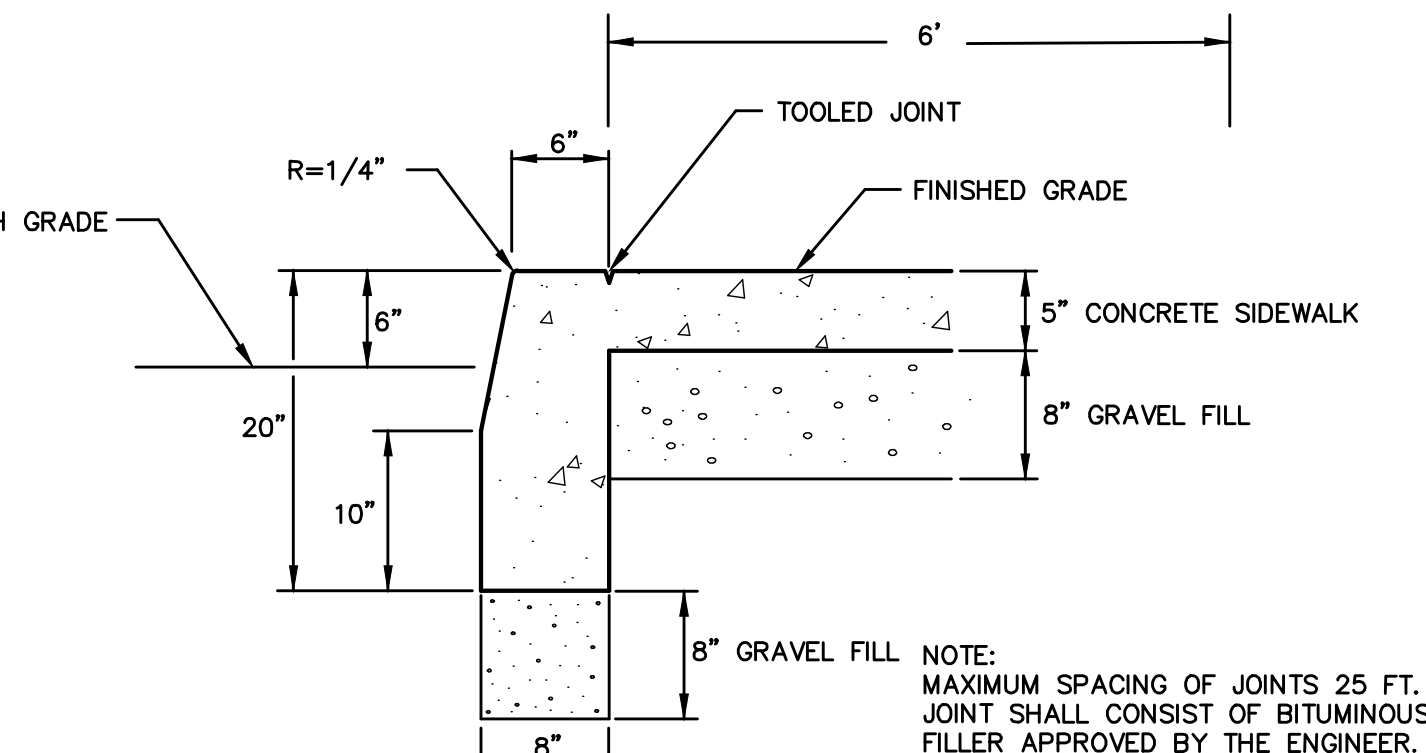
WATERFORD, CT

295 & 313 WILLETTS AVENUE

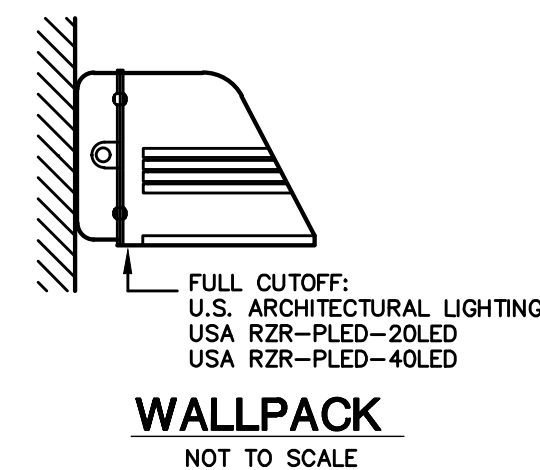
SITE DETAILS



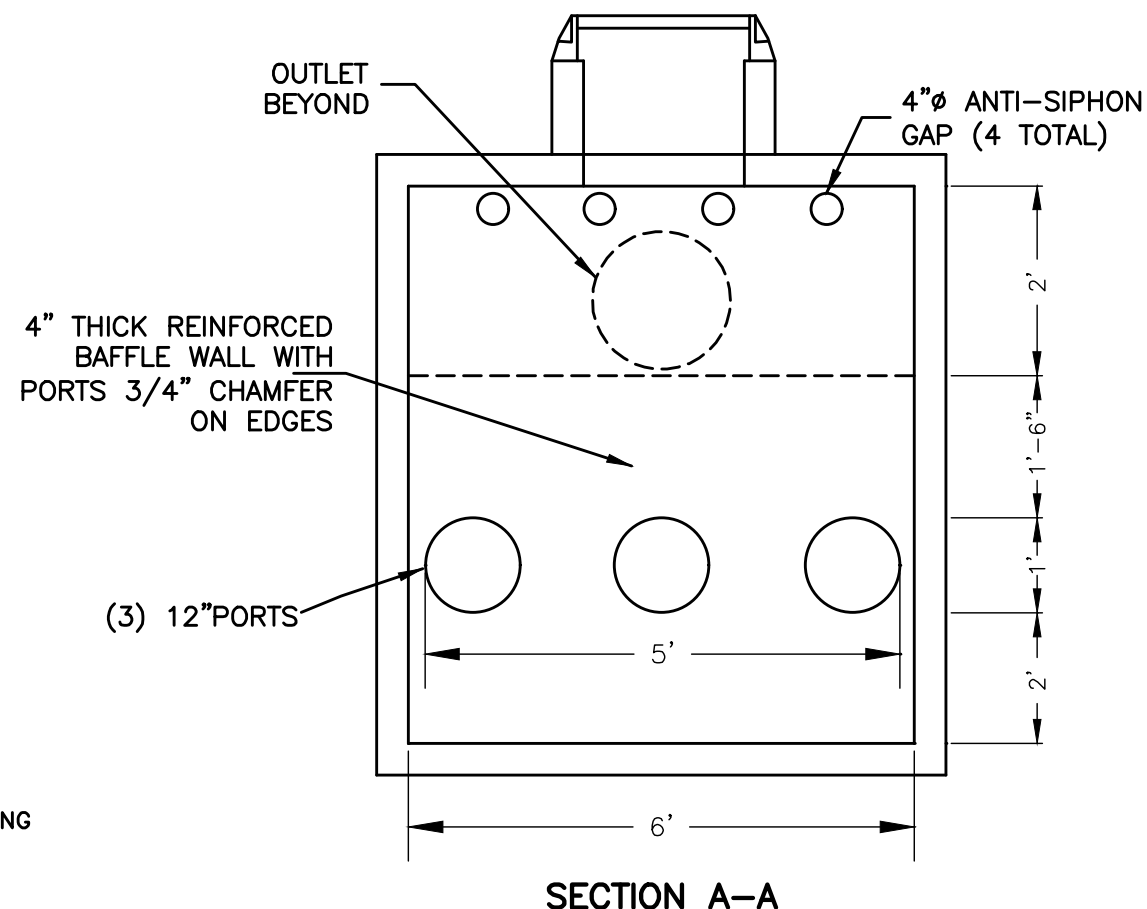
**CHAIN LINK FENCE/DUMPSTER ENCLOSURE**  
NOT TO SCALE



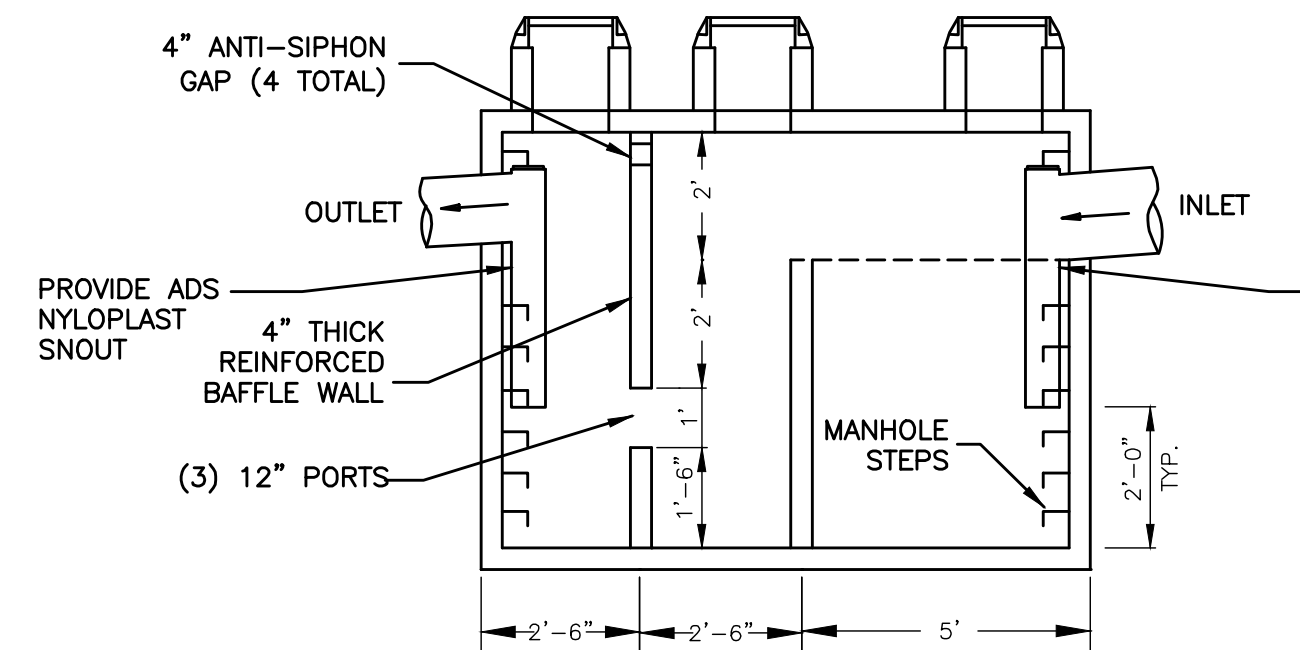
**CONCRETE SIDEWALK WITH CURBING DETAIL**  
(SINGLE POUR)  
NOT TO SCALE



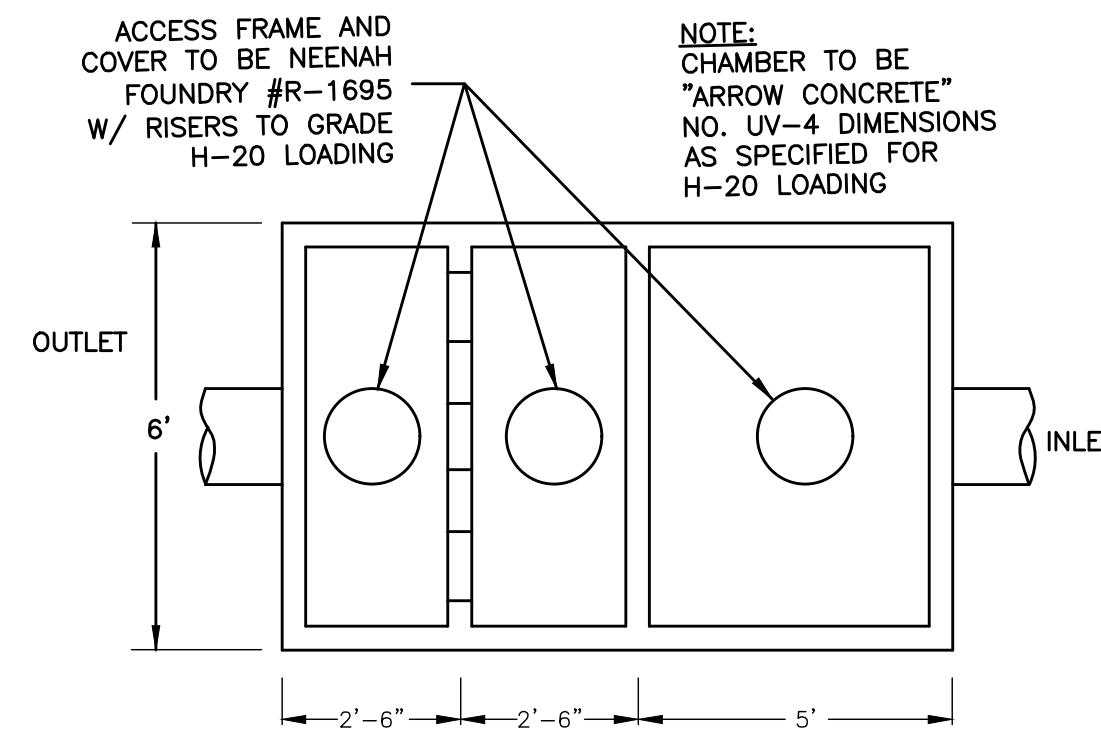
**WALLPACK**  
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**SECTION A-A**

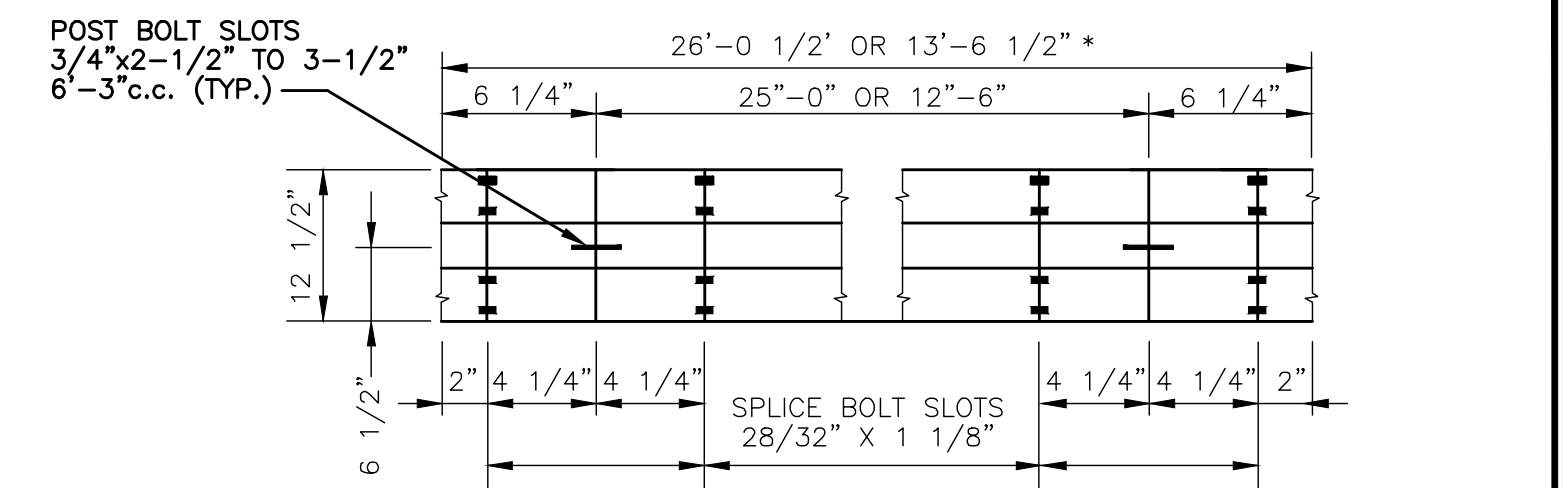


**VERTICAL SECTION**



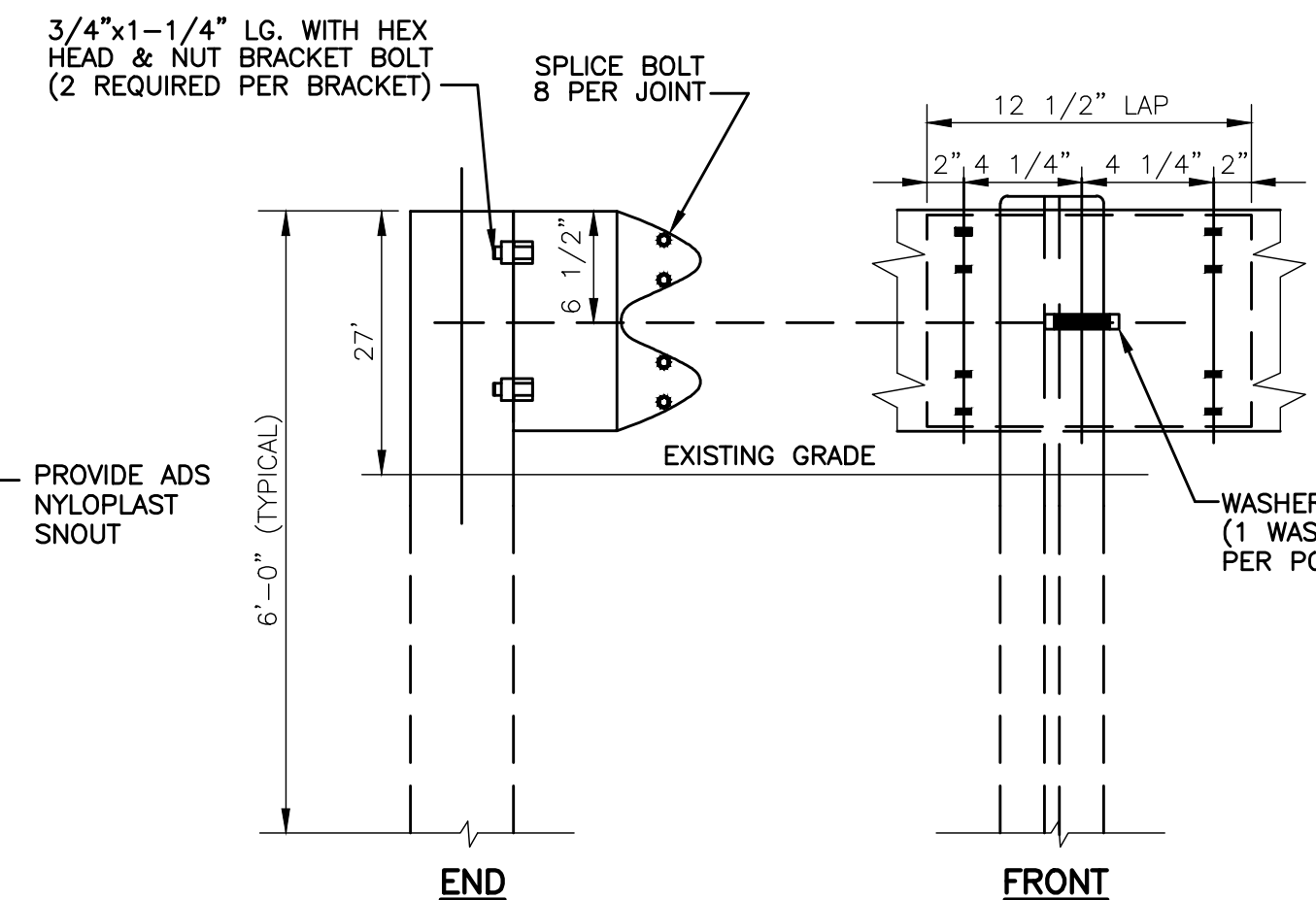
**PLAN VIEW**

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



**TYPICAL RAIL ELEMENT**  
CLASS A (12 GA.)

* AT THE OPTION OF THE CONTRACTOR

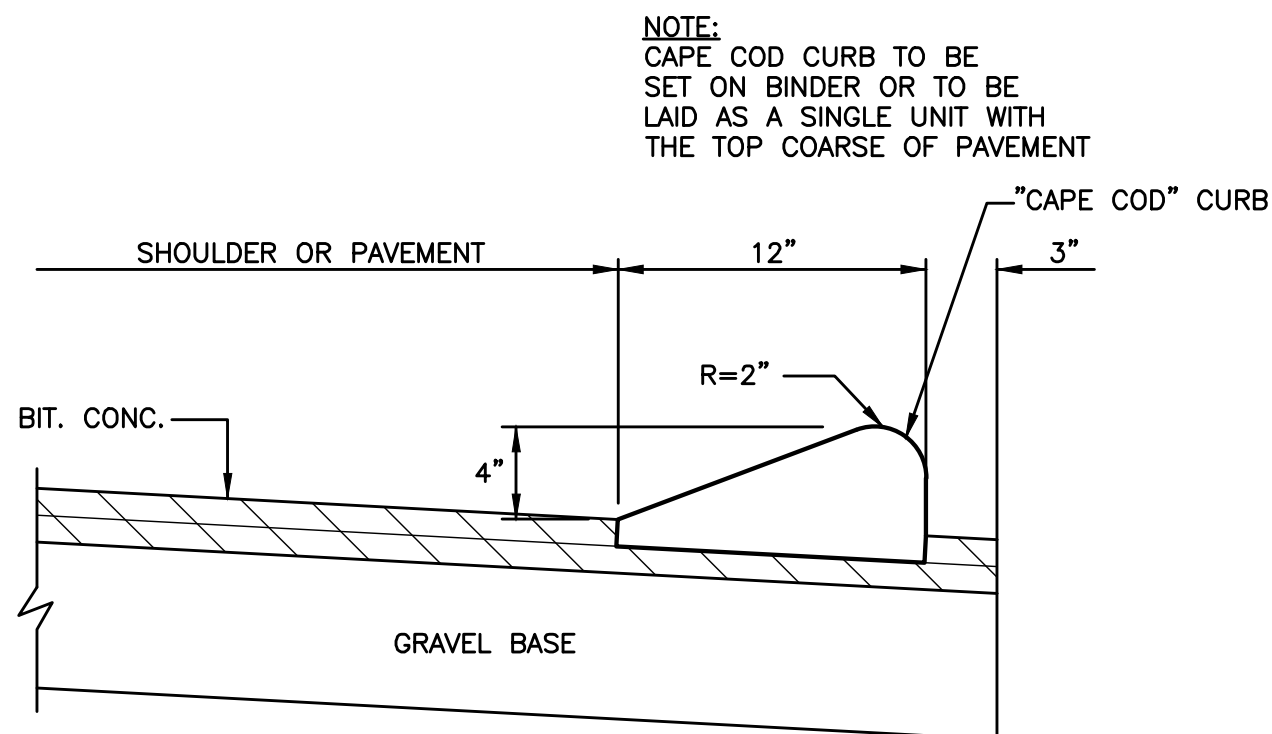


**END**  
SYMMETRICAL ABOUT CENTER LINE FOR MEDIAN BARRIER INSTALLATION

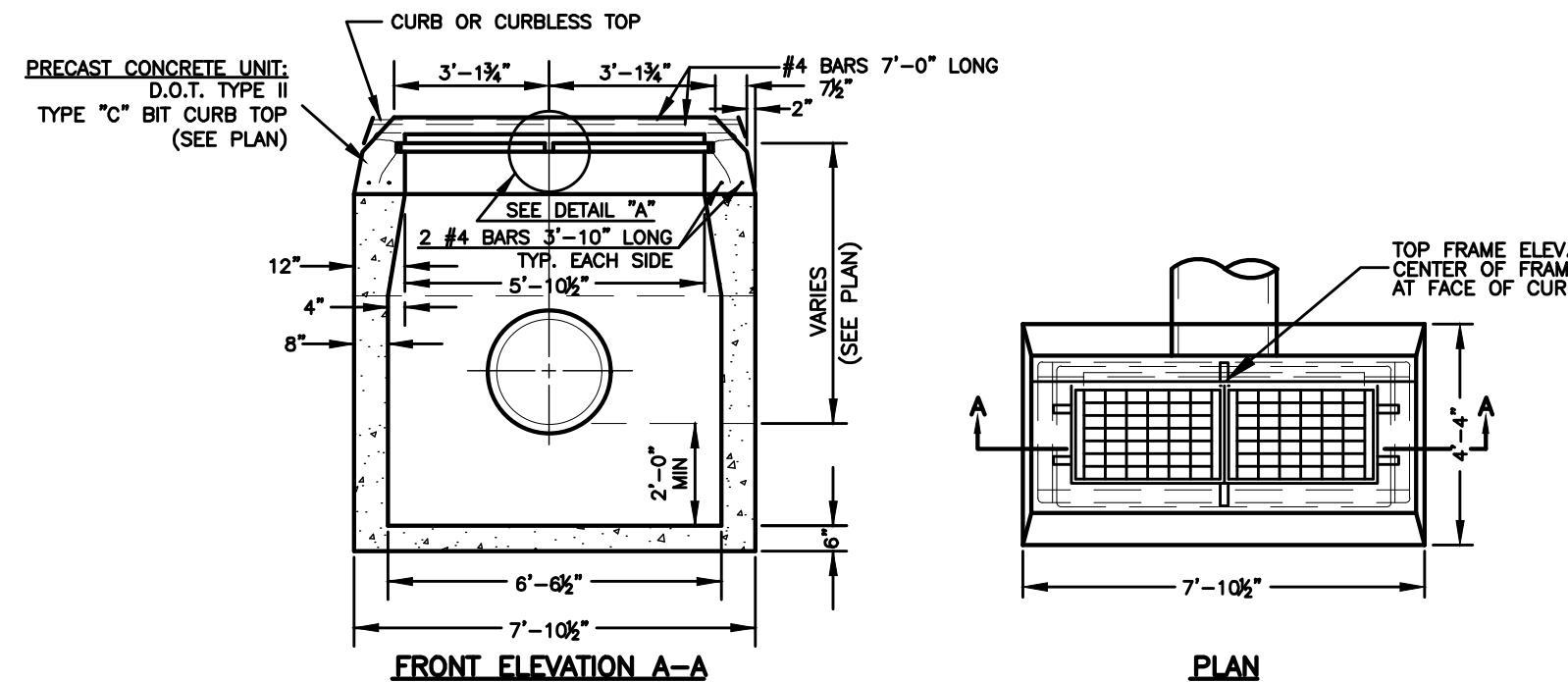
**FRONT**

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

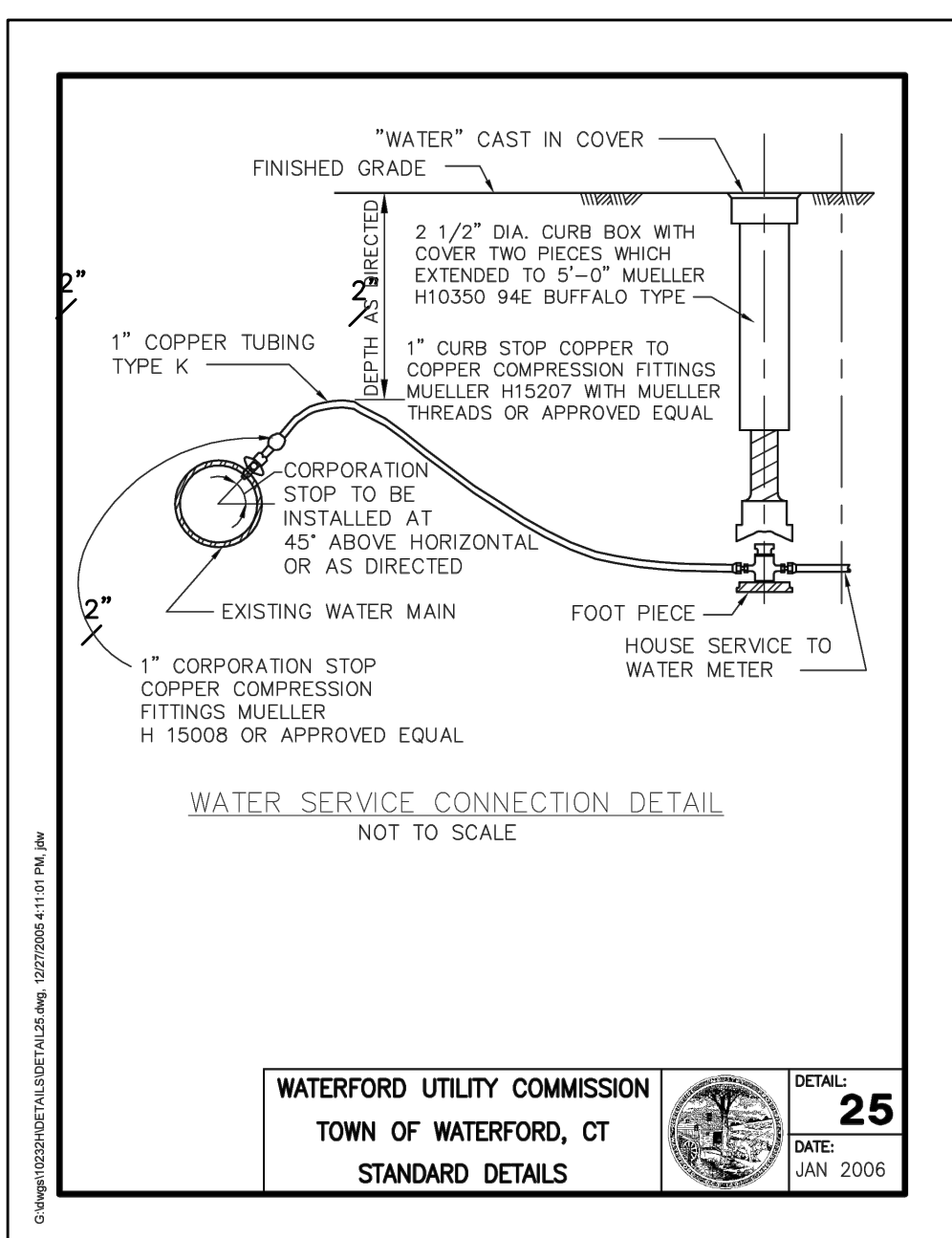
**METAL BEAM RAIL**  
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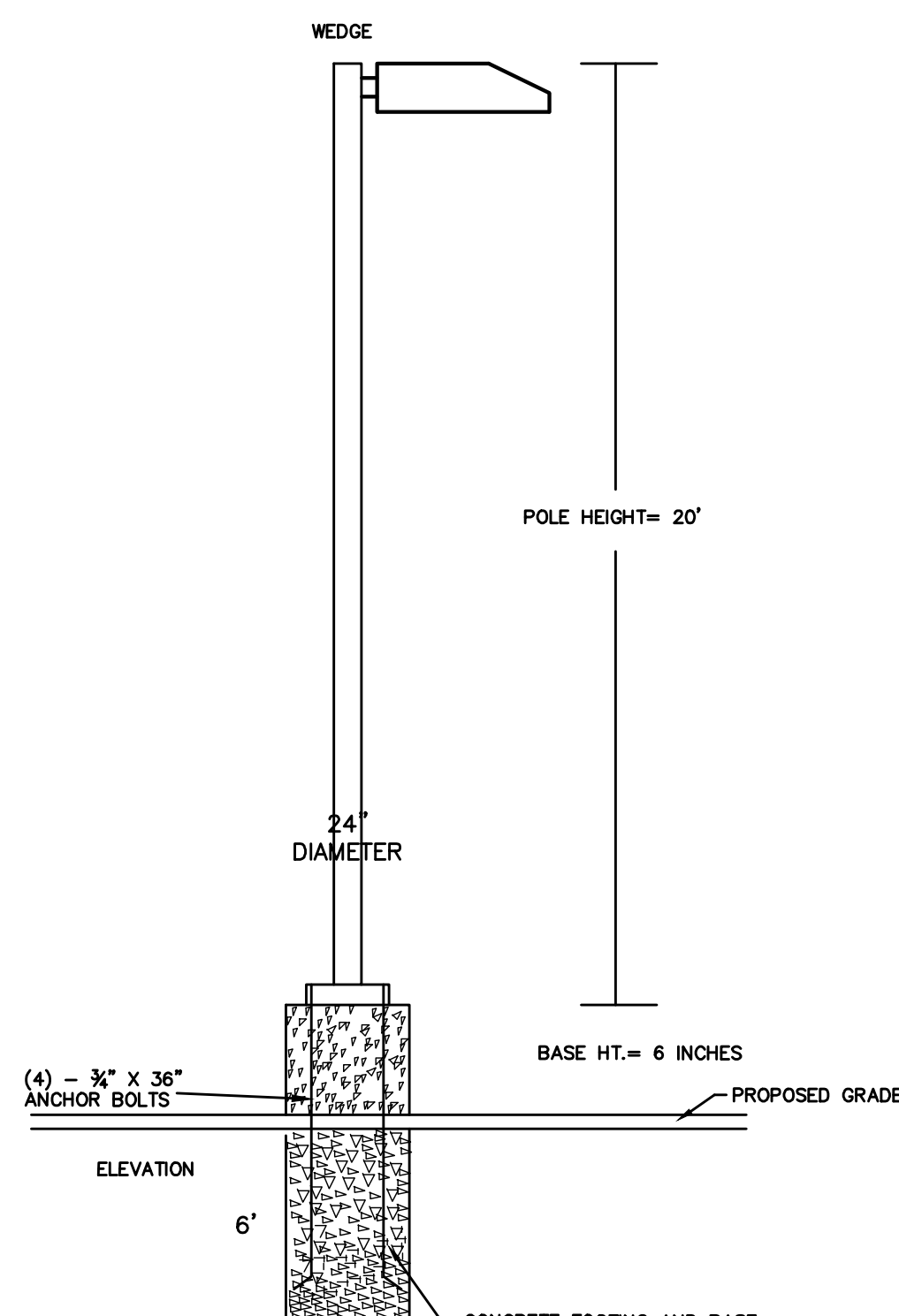
**MOUNTABLE BITUMINOUS CONCRETE CURB**  
NOT TO SCALE



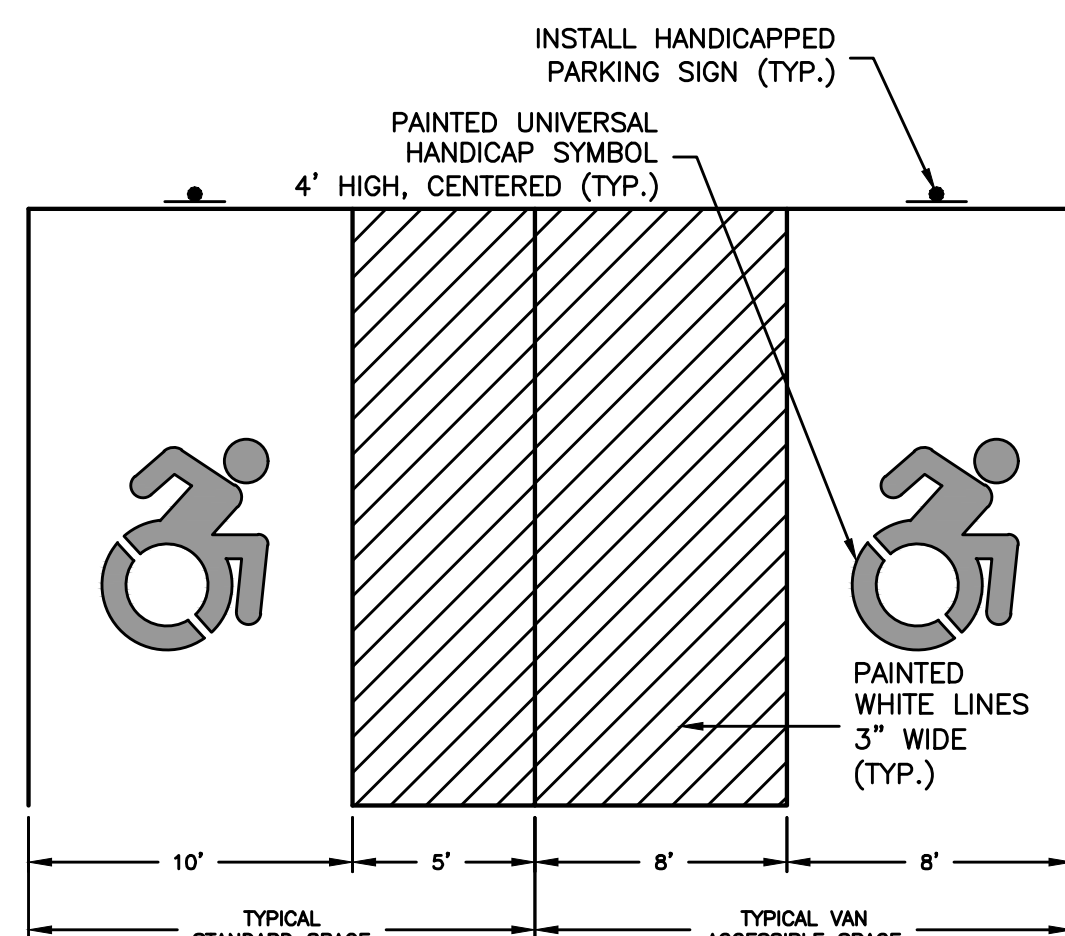
**DOUBLE TYPE \"C-L\" OR \"C\" CATCH BASIN DETAIL**  
NOT TO SCALE



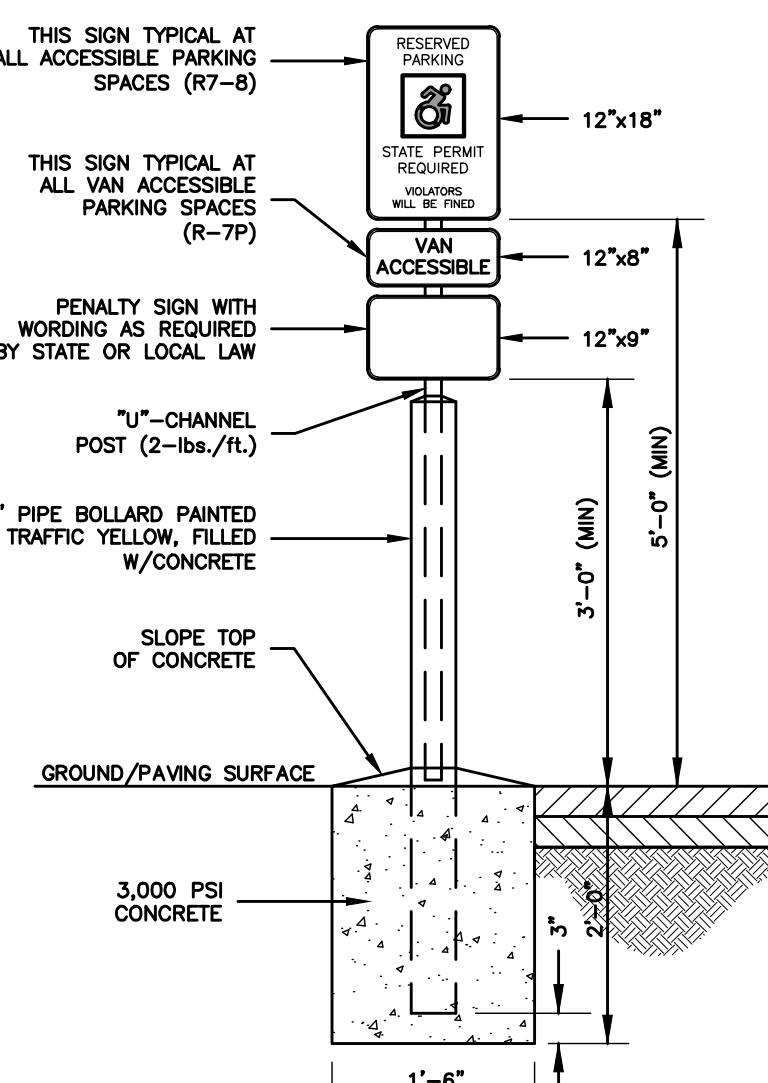
**WATER SERVICE CONNECTION DETAIL**  
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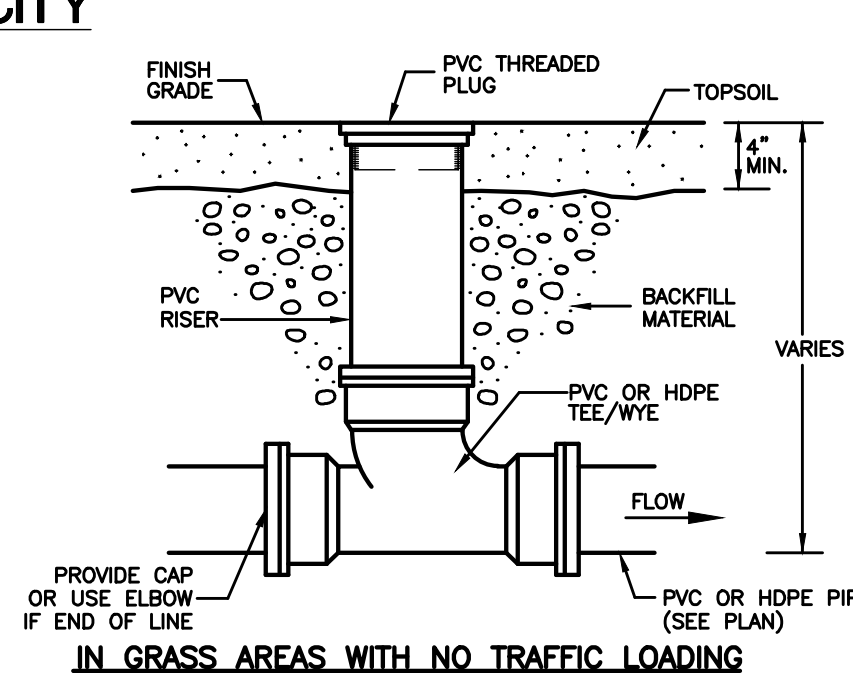
**LIGHTING STANDARD**



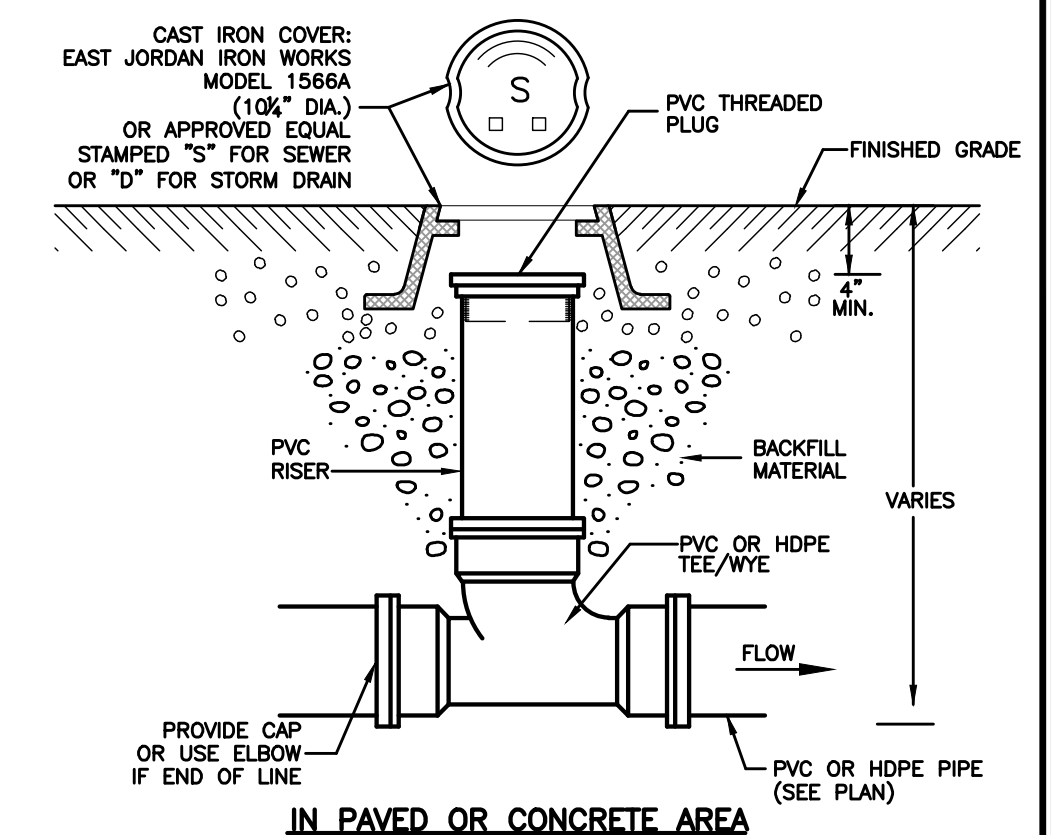
**ADA ACCESSIBLE PARKING SPACE DETAIL**  
NOT TO SCALE



**ADA ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE



**TYPICAL CLEAN-OUT DETAIL**  
NOT TO SCALE



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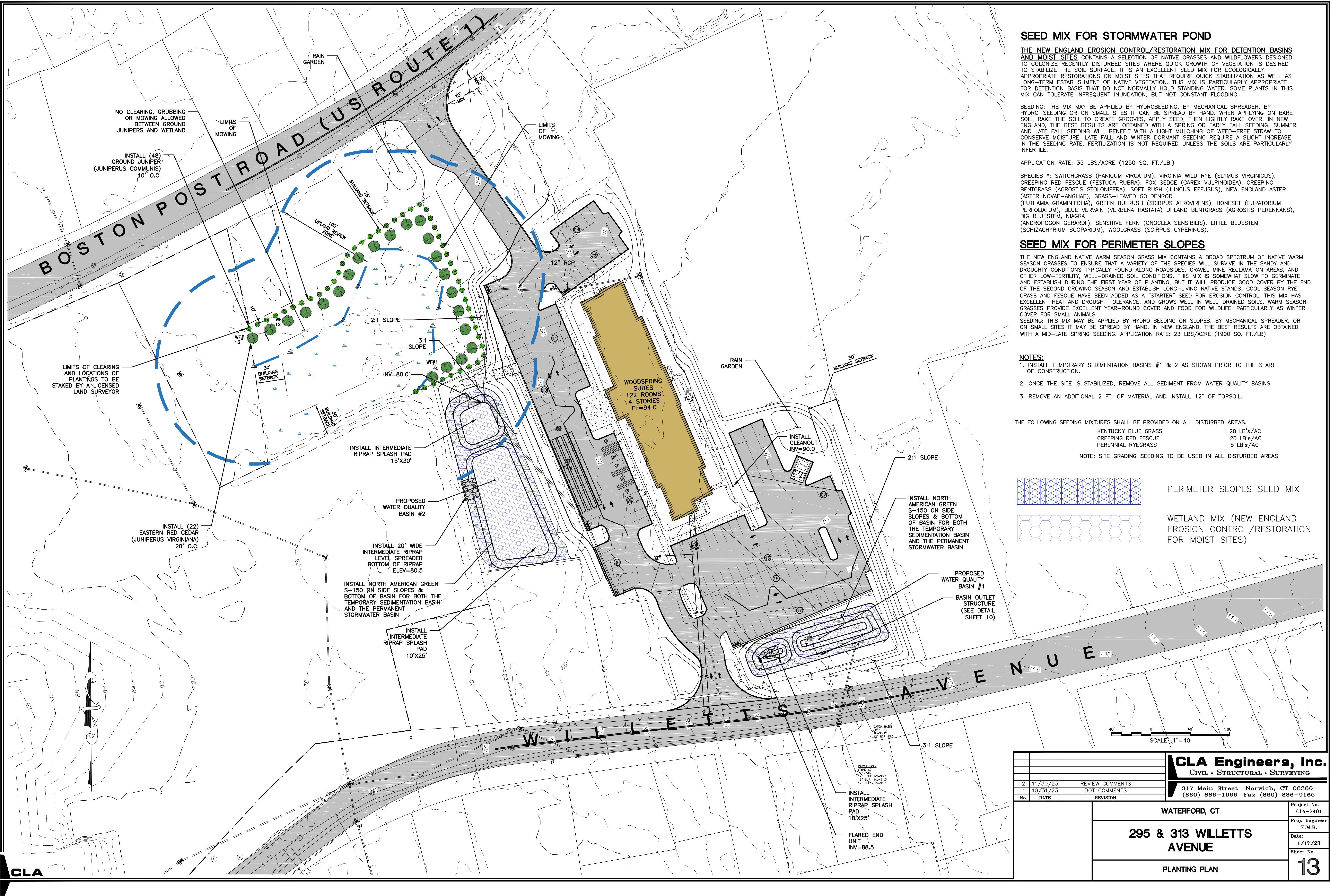
WATERFORD, CT

**295 & 313 WILLETTS AVENUE**

**SITE DETAILS**

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

**12**



### SEED MIX FOR STORMWATER POND

**THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES** CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN EXCELLENT SEED MIX FOR ECOLOGICALLY APPROPRIATE RESTORATIONS ON MOIST SITES THAT REQUIRE QUICK STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT NORMALLY HOLD STANDING WATER. SOME PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING.

**SEEDING:** THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, BY HYDRO-SEEDING OR ON SMALL SITES IT CAN BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND LATE FALL SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

APPLICATION RATE: 35 LBS/ACRE (1250 SQ. FT./LB.)

**SPECIES *:** SWITCHGRASS (PANICUM VIRGATUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), CREEPING RED FESCUE (FESTUCA RUBRA), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SOFT RUSH (JUNCUS EFFUSUS), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), GRASS-LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), GREEN BULRUSH (SCIRPUS ATROVIRENS), BONESET (EUPATORIUM PERFORIATUM), BLUE VERVAIN (VERBENA HASTATA) UPLAND BENTGRASS (AGROSTIS PERENNANS), BIG BLUESTEM, NIAGRA (ANDROPOGON GERARDII), SENSITIVE FERN (ONOCLEA SENSIBILIS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), WOOLGRASS (SCIRPUS CYPERINUS).

### SEED MIX FOR PERIMETER SLOPES

THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX CONTAINS A BROAD SPECTRUM OF NATIVE WARM SEASON GRASSES TO ENSURE THAT A VARIETY OF THE SPECIES WILL SURVIVE IN THE SANDY AND DROUGHTY CONDITIONS TYPICALLY FOUND ALONG ROADSIDES, GRAVEL MINE RECLAMATION AREAS, AND OTHER LOW-FERTILITY, WELL-DRAINED SOIL CONDITIONS. THIS MIX IS SOMEWHAT SLOW TO GERMINATE AND ESTABLISH DURING THE FIRST YEAR OF PLANTING, BUT IT WILL PRODUCE GOOD COVER BY THE END OF THE SECOND GROWING SEASON AND ESTABLISH LONG-LIVING NATIVE STANDS. COOL SEASON RYE GRASS AND FESCUE HAVE BEEN ADDED AS A "STARTER" SEED FOR EROSION CONTROL. THIS MIX HAS EXCELLENT HEAT AND DROUGHT TOLERANCE, AND GROWS WELL IN WELL-DRAINED SOILS. WARM SEASON GRASSES PROVIDE EXCELLENT YEAR-ROUND COVER AND FOOD FOR WILDLIFE, PARTICULARLY AS WINTER COVER FOR SMALL ANIMALS.

**SEEDING:** THIS MIX MAY BE APPLIED BY HYDRO SEEDING ON SLOPES, BY MECHANICAL SPREADER, OR ON SMALL SITES IT MAY BE SPREAD BY HAND. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A MID-LATE SPRING SEEDING. APPLICATION RATE: 23 LBS/ACRE (1900 SQ. FT./LB)

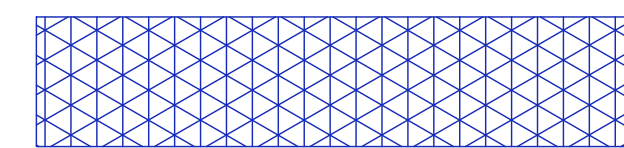
### NOTES:

1. INSTALL TEMPORARY SEDIMENTATION BASINS #1 & 2 AS SHOWN PRIOR TO THE START OF CONSTRUCTION.
2. ONCE THE SITE IS STABILIZED, REMOVE ALL SEDIMENT FROM WATER QUALITY BASINS.
3. REMOVE AN ADDITIONAL 2 FT. OF MATERIAL AND INSTALL 12" OF TOPSOIL.

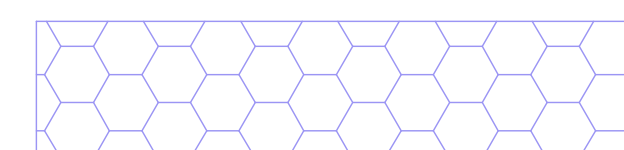
THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS.

KENTUCKY BLUE GRASS	20 LB's/AC
CREEPING RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC

NOTE: SITE GRADING SEEDING TO BE USED IN ALL DISTURBED AREAS



PERIMETER SLOPES SEED MIX



WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

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2		11/30/23	REVIEW COMMENTS	Project No. CLA-7401	
1		10/31/23	DOT COMMENTS	Proj. Engineer E.M.B.	
No.		DATE	REVISION	Date: 1/17/23	
				Sheet No. <b>13</b>	
				WATERFORD, CT	
				<b>295 &amp; 313 WILLETTS AVENUE</b>	
				PLANTING PLAN	

