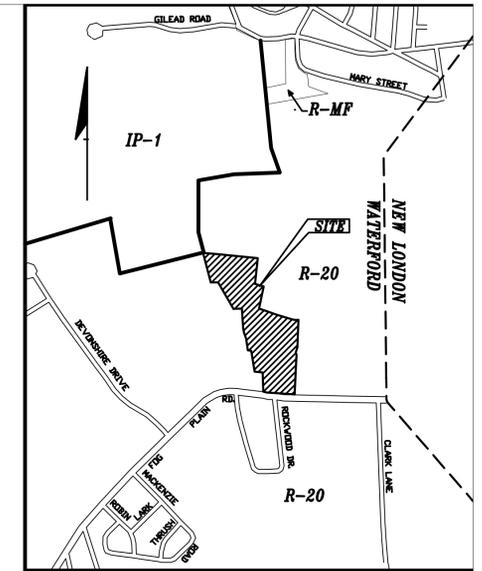


*** LEGEND ***

STONE WALL	—○—○—○—○—
FENCE	—x—x—x—x—
IRON PIN	○
MERESTONE	□
LEDGE OR ROCK	
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	— — — — —
UTILITY POLE	○
TEST HOLE	⊕
PERC TEST	⊕
SILT FENCE	— — — — —
HAY BALES	— — — — —

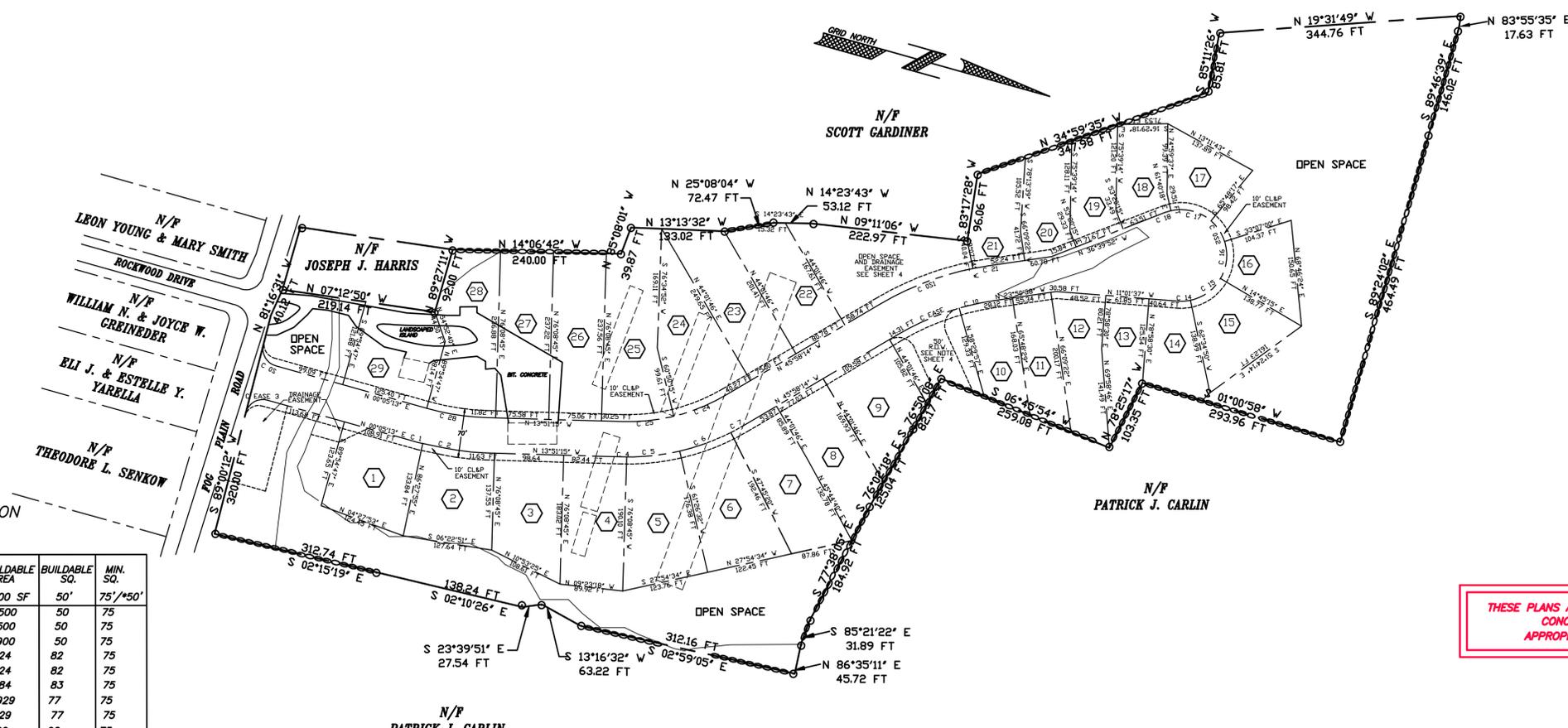


Location & Zoning Map



Notes:

- Reference is made to the following maps on file in the Waterford Land Records: "Boundary map made for Donald and George Geer, Fog Plain Road, New London and Waterford, Connecticut, Scale 1" = 100', May 28, 1986" and "Plan made for Henry Gardiner, Waterford Connecticut, Scale 1" = 200 July 1980".
- Grid co-ordinates are referenced to NAD 83; Elevations are based on N.G.V.D..
Town Monument:
118W, N 691,649.466 E 1,169,675.275 Elev. 46.96



R-20 ZONE CLUSTER SUBDIVISION

CLUSTER SUBDIVISION MIN. 15,000 SQ FT
* ZERO LOTLINE CLUSTER SUBDIVISION MIN. 10,000 SQ FT

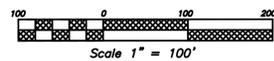
LOT #	AREA (S.F.)	FRONTAGE			WIDTH			FRONT	SIDE	REAR	BUILDABLE AREA	BUILDABLE SQ.	MIN. SQ.
		75'/*50'	75'/*50'	25'	0/15'	30'	2500 SF						
1	15373.6	115.64	115.64	25	15	45	2500	50	75				
2	15382.5	103.38	107	25	15	45	2500	50	75				
3	15810.8	98.64	99	25	15	40	4900	50	75				
4	16720.9	89.65	89.5	25	15	30	6724	82	75				
5	17956.1	76.19	82.5	25	15	30	6724	82	75				
6	18078.4	77.64	83.5	25	15	30	6884	83	75				
7	16539.4	75.01	77	25	15	30	5929	77	75				
8	15101.1	77.03	76.5	25	15	30	5929	77	75				
9	15111.8	109.58	109	25	15	30	8100	90	75				
*10	10337.7	78.18	77	25	0/15	30	5626	75	50				
*11	10374.3	54.32	56.5	25	0/15	30	5776	76	50				
*12	13039.8	79.15	72	25	0/15	30	5929	77	50				
*13	10162.5	61.85	62	25	0/15	30	3721	61	50				
*14	10452.8	58.82	65	25	0/15	30	4225	65	50				
*15	13148.0	50.08	75	25	0/15	30	5625	75	50				
*16	10611.3	50.13	84	25	0/15	30	5625	75	50				
*17	10062.1	56.50	85	25	0/15	30	4225	65	50				
*18	10269.7	63.51	74	25	0/15	30	5625	75	50				
*19	10318.4	71.61	71	25	0/15	30	4900	70	50				
*20	10567.2	60.78	70	25	0/15	30	4900	70	50				
*21	10056.7	52.24	74	25	0/15	30	5625	75	50				
22	15008.9	80.78	80	25	15	30	6400	80	75				
23	16914.7	75.00	75	25	15	30	5625	75	75				
24	17633.2	141.60	110	25	15	30	12544	112	75				
25	21426.6	103.73	97	25	15	30	8100	90	75				
26	17818.6	75.06	75	25	15	30	5625	75	75				
27	17915.6	75.58	75	25	15	30	5625	75	75				
28	19582.3	103.88	92	25	15	30	8100	90	75				
29	15584.0	125.40	125	25	15	30	14400	120	75				

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A (AN) SUBDIVISION PLAN BASED ON A (AN) RESURVEY CONFORMING TO HORIZONTAL (VERTICAL) ACCURACY AND INTENDED TO BE USED FOR SUBDIVISION

CLASS AA / V-3

SIGNED: WILLIAM F. KENT, REGISTERED LAND SURVEYOR

DATE: _____



THESE PLANS AND DETAILS WERE PREPARED FOR A SPECIFIC PROJECT. CONCEPTS AND PRINCIPLES MUST BE ANALYZED BY APPROPRIATE PROFESSIONALS FOR ANY OTHER PROJECTS.

CLUSTER SUBDIVISION CALCULATIONS (SECT. 7.3)
 SECT. 7.3.1 - EXISTING EASEMENTS = 0 AC. - PROPOSED R.O.W. = 1.853 AC.
 SECT. 7.3.2 - TOTAL WETLANDS, WATERCOURSES, AND FLOOD HAZARD AREAS = .834 AC.
 SECT. 7.3.3 - STEEP SLOPES = 0 AC.
 SECT. 7.3.4 - TOTAL LOT AREA = 17.546 AC. MINUS (0 + 1.853 + .834 + 0) = 14.859 AC.
 SECT. 7.3.5 - RECREATION AREA = .08 x 17.546 AC. = 1.403 AC.
 SECT. 7.3.6 - 14.859 AC. - 1.403 AC. = 13.456 AC.
 SECT. 7.3.7 - (13.456 AC. x 43,560 S.F./AC.) / 20,000 S.F. = 29,307 ALLOWED LOTS
 MIN. OPEN SPACE REQUIRED = .20 x 17.546 = 3.51 AC.
 WETLANDS OPEN SPACE = .834 AC.
 NON WETLAND OPEN SPACE = 5.438 AC.
 TOTAL OPEN SPACE SUPPLIED = 6.272 AC.

DATE	REVISION
2/13/97	GRID NORTH
5/9/97	EASEMENTS
6/13/97	BEARINGS
10/6/97	CL&P EASEMENT

BOUNDARY PLAN
GLEN BROOK GREEN, JORDAN COVE URBAN WATERSHED
SEC.319 NATIONAL MONITORING PROGRAM PROJECT

25 FOG PLAIN ROAD WATERFORD, CONNECTICUT

SHEET: 1 OF 14
 SCALE: 1" = 100'
 DATE: OCT. 21, 1996

D.W. GERWICK ENGINEERING
 P.O. BOX 539
 WATERFORD, CONNECTICUT
 203-442-2201 JN 95 - 133
 DWGTTL:95133100

F:\PROJECTS\95-133 GLEN BROOK GREEN\95133100.DWG, 12/19/2006 8:59:31 AM, 1:100