

# BLUE WATER RECREATIONAL CAMPGROUND RESORT AT AVERY POND

451, 455 & 495 CT ROUTE 2 (NORWICH-WESTERLY ROAD)  
PRESTON, CT

ISSUED FOR:  
RESPONSE TO PUBLIC HEARING COMMENTS  
MARCH 9, 2022

APPLICANT / OWNER

## APPLICANT



## OWNER



Mashantucket Pequot  
Tribal Nation

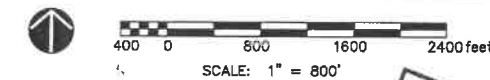
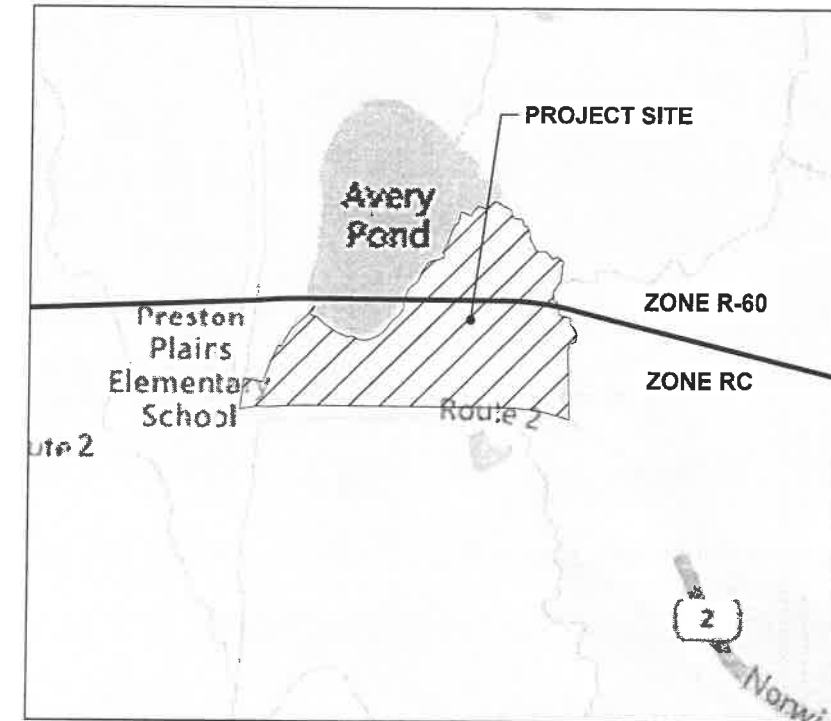
The Mashantucket Pequot Tribe  
455 - 491 Route 2  
Parcel #'s 25-0-2, (451/495/895)  
Vol. 105 Pages 995 + 1016



## SITE DRAWINGS

T-1.0	TITLE SHEET
SV-INDEX	INDEX PLAN (SURVEY)
SV.01	BOUNDARY SURVEY
SV.02 - SV.07	TOPOGRAPHIC SURVEY
C-1.0	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN VIEW 1-4
C-1.1 - C-1.4	EROSION AND SEDIMENTATION CONTROL PLAN
C-1.5	EROSION CONTROL DETAILS
C-2.0	OVERALL SITE PLAN
C-2.0-W	REVIEW AREA IMPACT PLAN
C-2.1 - C-2.4	SITE PLAN VIEW 1-4
C-2.5	TYPICAL RV SITE PLANS
C-3.0	OVERALL GRADING AND DRAINAGE PLAN
C-3.1 - C-3.4	GRADING AND DRAINAGE PLAN VIEW 1-4
C-4.0	OVERALL UTILITY PLAN
C-4.1 - C-4.4	UTILITY PLAN VIEW 1-4
C-5.0	OVERALL PLANTING PLAN
C-5.1 - C-5.4	PLANTING PLAN VIEW 1-4
C-5.5	PLANTING BASIN ENLARGEMENTS
C-5.6	TYPICAL RV SITE PLANTING PLANS
C-5.7	PLANTING LIST & DETAILS
C-6.0 - C-6.4	SITE DETAILS
C-6.5	ENTRY SIGN WALL DETAILS
C-7.0	OVERALL TRAFFIC AND SIGNAGE PLAN
C-7.1 - C-7.4	TRAFFIC AND SIGNAGE PLAN VIEW 1-4
SL-1.0 - SL-1.4	SIGHT LIGHTING PLANS AND FIXTURES

## LOCATION MAP



## CONSULTANTS

Prepared By:

Engineer & Landscape Architect



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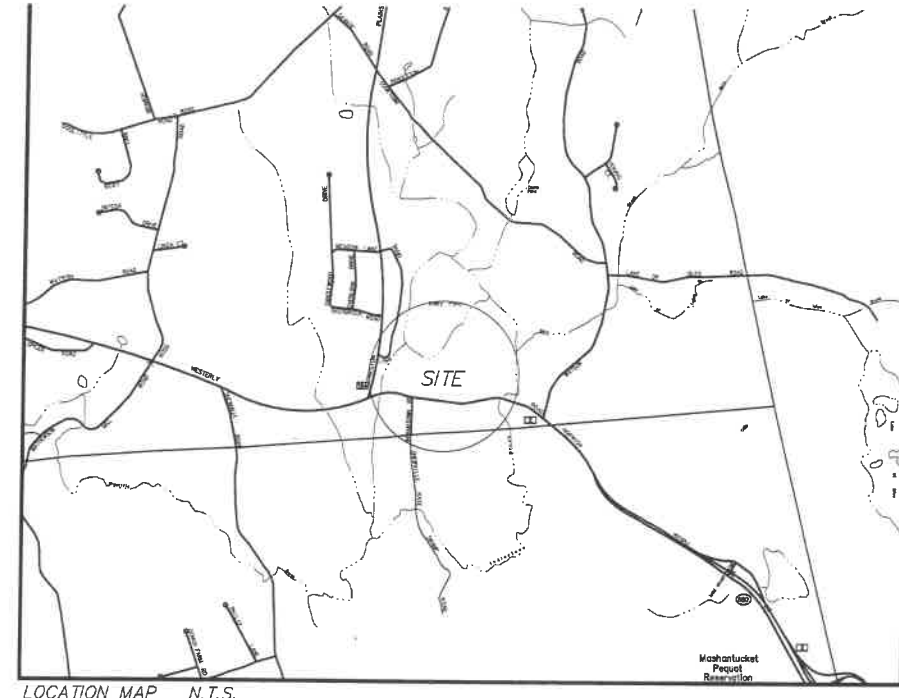
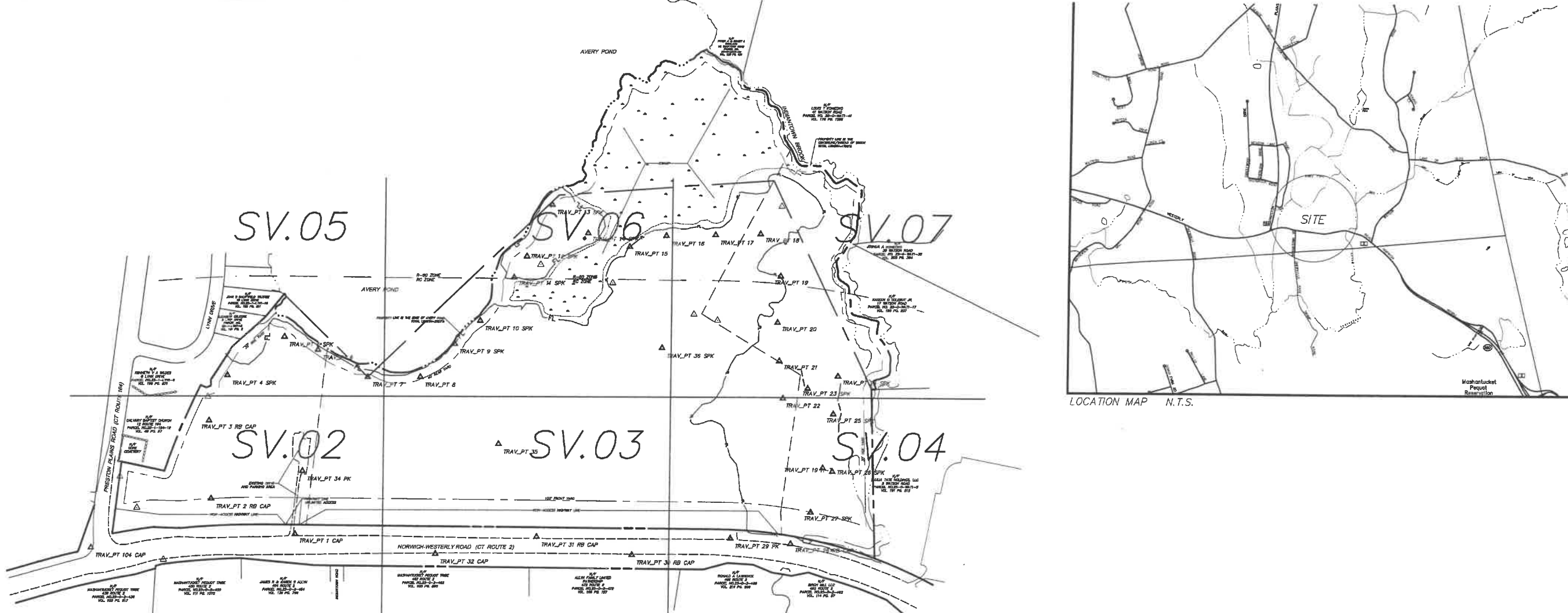
Architect



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## ARCHITECTURAL DRAWINGS

WC-101	WELCOME CENTER - FIRST FLOOR PLAN
WC-201	WELCOME CENTER - ELEVATIONS
WC-202	WELCOME CENTER - ELEVATIONS
MB-101	MAINTENANCE BUILDING - FIRST FLOOR PLAN
MB-201	MAINTENANCE BUILDING - ELEVATIONS
MB-202	MAINTENANCE BUILDING - ELEVATIONS
B1-101	TYPICAL BATH HOUSE - FIRST FLOOR PLAN
B1-201	TYPICAL BATH HOUSE - ELEVATIONS
B1-202	TYPICAL BATH HOUSE - ELEVATIONS
PV-101	PAVILLION - FIRST FLOOR PLAN
PV-201	PAVILLION - ELEVATIONS



**MAP REFERENCES**

- RESUBDIVISION PLAN PROPERTY OF LOUIS T KONIECKO PREPARED FOR NATHANIAL L. KONIECKO & MELISSA ANN KONIECKO 41 WATSON ROAD, PRESTON, CONNECTICUT SHEET 1 OF 2 OF 3 AND 3 OF 3 SCALE 1"=50' DATE OCTOBER 16, 2012 JOB LD. NO.: 12-0278 REVISED 11-19-12, 11-27-12 & 12-13-12 BY MATTERN & STEFON LAND SURVEYORS, LLC
- RESUBDIVISION PLAN ESTATE OF ESTELLA M KONIECKO 57 WATSON ROAD PRESTON, CONNECTICUT SCALE AS SHOWN DATE DECEMBER 2009 JOB LD. NO.: 09-0111 SHEETS 1 THROUGH 3 REVISED 2-23-2010 BY SUSAN F. CAMP L.S.
- SUBDIVISION PLAN WATSON ROAD, PRESTON, CONNECTICUT PREPARED FOR NATHANIAL KONIECKO, OWNER OF RECORD ESTELLA M. KONIECKO SCALE 1"=40' DATE MAY 1999 SHEETS 1 OF 1 BY SUSAN F. CAMP L.S.
- BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR A-TEAM HOME PERFORMANCE GENERAL CONTRACTORS, LLC 19 WATSON ROAD PRESTON, CONNECTICUT PROJECT NUMBER 17-145 DATE 12/2/17 SCALE 1"=50' SHEET 2 OF 2 BY ADVANCED SURVEYING, LLC
- PLAN OF DISTRIBUTION PROPERTY OF ESTATE OF MARGERY W. DAMLEY ROUTE 2 AND WATSON ROAD TOWN OF PRESTON & TOWN OF LEDYARD, CONNECTICUT DATE MARCH 23, 1989 SCALE 1"=50 KING & MULLEN LAND SURVEYORS
- PROPOSED SUBDIVISION PROPERTY OF CHARLES J. RAJEWSKI ROUTE #164 PRESTON CONN. DATE MAY 21, 1960 SCALE 1"=50' SHEET 2 OF 2 BY MORTON S. FINE CIVIL ENGINEER & LAND SURVEYOR

**SURVEY NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-3009-1 THRU 20-3008-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY, TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
  - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDANT RESURVEY.
  - THE ACCURACIES ARE AS FOLLOWS:
 

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD 88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON SEPTEMBER 2019 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 105 PAGE 995 OF THE TOWN OF PRESTON LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "R-C & R-60" ZONE PER TOWN.
- THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A - NO BASE FLOOD ELEVATION DETERMINED" PER THE FEMA FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 375 OF 554 MAP NUMBER: 09011033765 EFFECTIVE DATE: JULY 18, 2011
- TOTAL PARCELS AREA IS 2,845,858± SQ. FT. = 65.33± AC.
- A CLOSING LINE WAS USED FOR ACHIEVING MATHEMATICAL CLOSURE OF THE PROPERTY BECAUSE A PORTION OF THE PROPERTY LINE RUNS WATERLINE OF AVERY POND. THIS LINE HAS AN IRREGULAR SHAPE AND IS SUBJECT TO CHANGE DUE TO THE WATER LEVEL OF AVERY POND.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE  
 ALFRED BENECH & COMPANY, GLASTONBURY, CONNECTICUT

**LEGEND**

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	SYMBOL LEGEND	ABBREVIATIONS
E ELECTRIC SERVICE	□ CATCH BASIN	A/C AIR CONDITIONER
G GAS PIPES	○ ROUND DRAIN	AT&T AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN SANITARY SEWER PIPES	□ SQUARE DRAIN	BIT. BITUMINOUS
--- STORM WATER PIPES (LESS THAN 12")	○ STORM DRAIN MANHOLE	BLK. BLACK
--- STORM WATER PIPES (12" OR LARGER)	○ ELECTRIC MANHOLE	COM. COMMUNICATION
--- STEAM PIPES (SUPPLY & COND.)	○ SANITARY MANHOLE	CON. CONCRETE
T TELEPHONE SERVICE	○ STEAM MANHOLE	CNC. CONNECTICUT NATURAL GAS
W WATER PIPES	○ TELEPHONE MANHOLE	CL. CENTERLINE
CDM COMMUNICATION/FIBER OPTIC SERVICE	○ WATER MANHOLE	CLF. CHAIN LINK FENCE
FP FIRE PROTECTION PIPES	○ MANHOLE (OF UNKNOWN TYPE)	CL&P. CONNECTICUT LIGHT & POWER COMPANY
UG UNKNOWN UTILITY SERVICE	○ HAND HOLE (SD. / REC.)	CP. CONTROL POINT
OH OVERHEAD WIRES	○ W.C. WATER VALVE	DEC. DECIDUOUS
	○ G.C. GAS VALVE	DNH. EAST OR ELECTRIC
	○ HYDRANT	EL. ELECTRIC
	○ COMBO STANDPIPE	ELEV. ELEVATION
	○ CLY WIRE	EMH. ELECTRIC MANHOLE
	○ SIGN (SINGLE POST)	F.L. FLOW LINE
	○ SIGN (DOUBLE POST)	FD. FLOOD
	○ BORING (AS DRILLED)	FOUN. FOUND
	○ BORING (AS STAKED)	GR. GRANITE
	○ SPOT ELEVATION	GSTC. GRANITE STONE CURB
	○ WETLANDS FLAG	HELCO. HARFORD ELECTRIC COMPANY
	○ PROPERTY MONUMENT	HID. HYDRANT
	○ UTILITY MONUMENT (SET AS 2' OFFSET)	H.M. HAND HOLE
	○ IRON PIPE OR REBAR FOUND	L.P. LIGHT POLE
	○ IRRIGATION CONTROL BOX	M. METER
	○ EMERGENCY PHONE	M.W. MONITOR WELL
	○ TRAFFIC CONTROLLER CABINET	N. NORTH
	○ UTILITY POLE	NAD. NORTH AMERICAN DATUM
	○ UTILITY POLE W/ LIGHT	NAV. NORTH AMERICAN VERTICAL DATUM
	○ STREET LIGHT	NE. NORTHEAST
	○ LIGHT POST	NO. OR FORMERLY
	○ BOLLARD LIGHT	NW. NORTHWEST
	○ BOULDER / ROCK	PVC. POLYVINYL CHLORIDE
	○ CONEY SHRUB	P.I.V. POST INDICATOR VALVE
	○ DECIDUOUS SHRUB	RET. RETAINING
	○ DECIDUOUS TREE (SAPLING)	RC. REINFORCED CONCRETE PIPE
	○ CONFIR TREE	RL. RAIN LEADER
		S. SOUTH OR SUPPLY
		SE. SOUTHWEST
		SNW. SOUTHWEST
		SAN. SANITARY MANHOLE
		SH. SOUTHERN NEW ENGLAND TELEPHONE
		SI. SQUARE
		STEAM. STEAM
		TM. TELEPHONE MANHOLE
		TEL. TELEPHONE
		T.F. TOP OF FRAME
		UNK. UNKNOWN
		W. WATER OR WEST
		W.G. WATER GATE

PNT #	NORTH	EAST	ELEVATION	PNT DESCRIPTION
1	739602.3040	1210556.3320	128.427	TRV 1 CAP
2	739733.8220	1210244.6900	121.087	TRV 2 RB CAP
3	740022.9495	1210234.4895	119.743	TRV 3 RB CAP
4	740180.9450	1210390.1247	121.543	TRV 4 SPK
5	740334.0429	1210510.2397	127.853	TRV 5 SPK
6	740286.7528	1210834.6745	123.962	TRV 6
7	740185.0729	1210220.9631	122.142	TRV 7 RB CAP
8	740185.7367	1211015.6008	128.418	TRV 8 SPK
9	740308.4105	1211142.2337	119.354	TRV 9 SPK
10	740394.6972	1211235.2392	126.602	TRV 10 SPK
11	740356.2254	1211356.6116	118.935	TRV 11 SPK
12	740632.9390	1211403.0954	132.796	TRV 12 SPK
13	740825.3616	1211493.9919	133.093	TRV 13 SPK
14	740718.0092	1211829.5829	128.877	TRV 14 SPK
15	740568.2531	1211765.5313	119.745	TRV 15 SPK
16	740710.3649	1211920.6375	123.599	TRV 16 SPK
17	740714.2281	1212103.6850	126.258	TRV 17 SPK
18	740718.4648	1212270.8105	126.547	TRV 18 SPK
19	740535.0463	1212346.4428	118.674	TRV 19 SPK
20	740390.9556	1212336.5899	119.762	TRV 20 H/T
21	740249.0510	1212344.7572	119.715	TRV 21 SPK
22	740111.5684	1212359.3753	119.570	TRV 22 SPK
23	740147.7873	1212448.9585	118.323	TRV 23 SPK
24	740193.6925	1212559.9102	119.260	TRV 24 H/T
25	740063.2598	1212944.6309	120.836	TRV 25 SPK
26	739840.5010	1212543.5889	118.906	TRV 26 SPK
27	739829.6462	1212463.9498	116.102	TRV 27 SPK
28	739572.1497	1212394.0213	124.862	TRV 28 RB CAP
29	739591.5653	1212171.4982	125.588	TRV 29 PK
30	739529.0861	1211805.7337	125.592	TRV RB CAP
31	739534.9241	1211445.2460	126.921	TRV 31 RB CAP
32	739531.1288	1211078.6363	129.396	TRV 32 CAP
34	739836.4027	1210581.8699	134.764	TRV 34 PK
35	739837.9075	1211306.5811	130.462	TRV 35

REVISIONS	DATE	DESCRIPTION
No.		

SCALE: HORIZ. VERT.:  
 SURVEY DATUM: HORIZ.: NAD 1983 VERT.: NAVD 1988  
 GRAPHIC SCALE

**benesch**  
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 www.benesch.com

Prepared By:  
 INDEX PLAN  
 PREPARED FOR  
**BLUEWATERS DEVELOPMENT CORP.**  
 NORWICH-WESTERLY ROAD (CT ROUTE 2)  
 PRESTON PLAINS ROAD (CT ROUTE 164)  
 PRESTON CONNECTICUT

PROJ. No.: 70493.00  
 DATE: OCTOBER 2020  
**SV-INDEX**

**LEGEND**

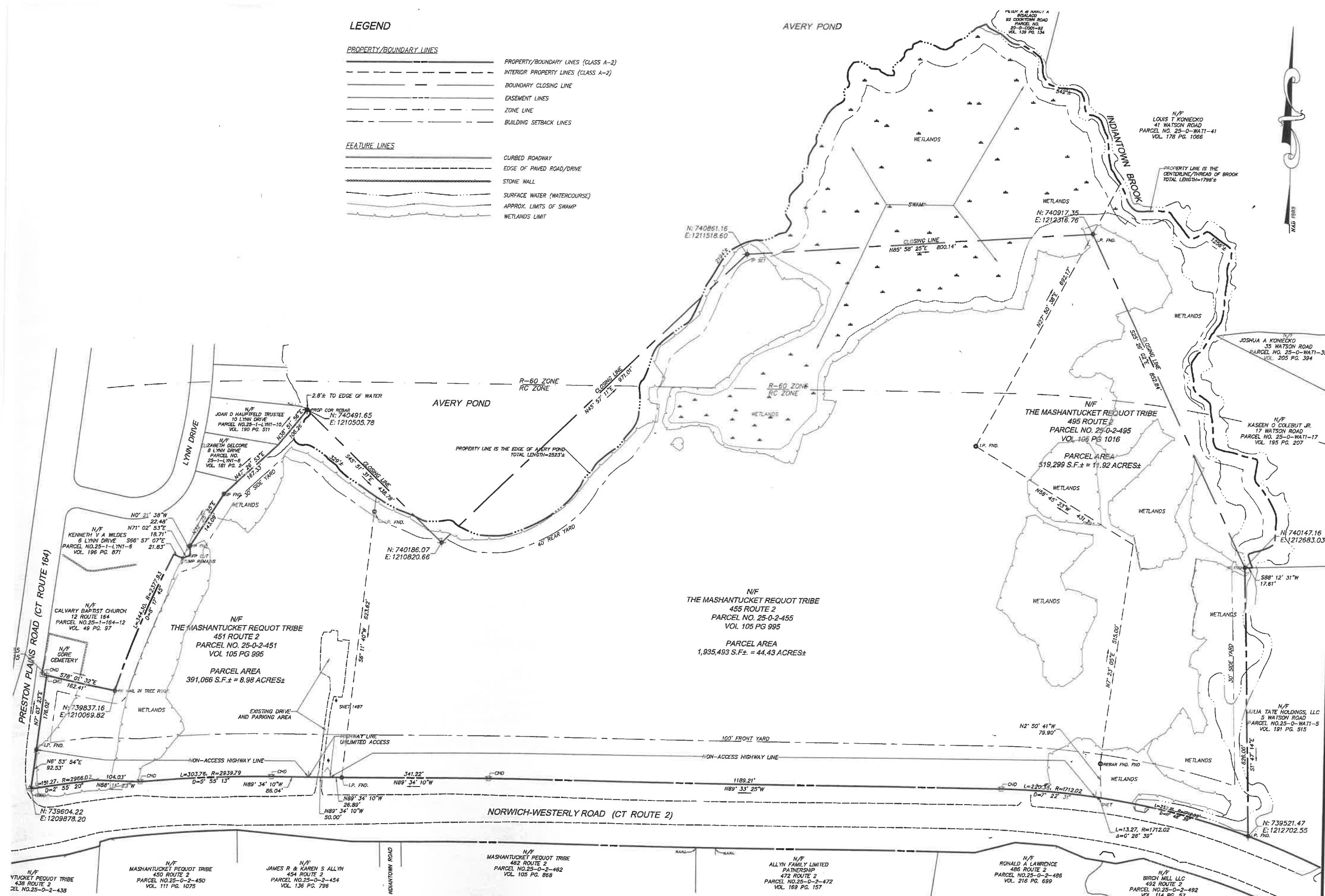
**PROPERTY/BOUNDARY LINES**

- PROPERTY/BOUNDARY LINES (CLASS A-2)
- - - - - INTERIOR PROPERTY LINES (CLASS A-2)
- BOUNDARY CLOSING LINE
- EASEMENT LINES
- ZONE LINE
- BUILDING SETBACK LINES

**FEATURE LINES**

- CURBED ROADWAY
- EDGE OF PAVED ROAD/DRIVE
- STONE WALL
- SURFACE WATER (WATERCOURSE)
- APPROX. LIMITS OF SWAMP
- WETLANDS LIMIT

**AVERY POND**



REVISIONS	
No.	DATE
1	3/8/2022

DESCRIPTION	ADDRESS COMMENTS
SURVEY BOOK: 06	
SURVEYOR: NDC	
DRAWN: DAC	
CHECKED: RS	
APPROVED: WW	

SCALE:	HORIZ.: 1" = 100'	VERT.:
SURVEY DATUM:	HORIZ.: NAD 1983	VERT.: NAVD 1988

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**BOUNDARY SURVEY**  
PREPARED FOR  
**BLUE WATERS DEVELOPMENT CORP.**  
NORWICH-WESTERLY ROAD (CT ROUTE 2)  
& PRESTON PLAINS ROAD (CT ROUTE 164)  
PRESTON  
CONNECTICUT

PROJ. No.: 70486  
DATE: OCTOBER 2020

**SV.01**

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE  
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT

Location/Name - Y:\Glastonbury\704005\70486\02a\_Preston\_Road\Survey\ACAD\70486-02a\_BASE\_FESSET\_WETL.dwg  
 of Plot March 10, 2022 - 12:08 PM