



Connecticut Department of Energy and Environmental Protection License*

Structures, Dredging & Fill Permit

Licensee(s): Astrid E. Heidenreich and Joseph P. Toce, Jr, Trustees Southview Island LLC

Licensee Address(s): Heidenreich Family 2000 Trust
41 Flying Point Rd.
Branford, CT 06405

License Number(s): 202509583-SDF

Municipality: Branford

Project Description: On Parcel 2, modify an existing breakwater for flood and erosion control and modify a fixed pier, ramp and floats for residential boating access; and on Parcel 4, modify a fixed pier for shared residential boating access.

Project Address/Location: Bear Island, parcels 1-4

Waters: Long Island Sound

Authorizing CT Statute(s) and/or Federal Law: CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112; Section 401 CWA (33 USC 1341)

Applicable Regulations of CT State Agencies: 22a-426-1 to 9

Agency Contact: Land & Water Resources Division,
Bureau of Water Protection & Land Reuse, 860-424-3019

License Expiration: Five (5) years from the date of issuance of this license.

Project Site Plan Set: 11 sheets of site plans prepared by Criscuolo Engineering LLC with sheets 1 and 5 revised on 9/2/2026, a tax assessor's map and sheets 2-4 and 6-9 revised 8/25/2026; and a sheet 5 of 6 (Parcel 4) revised 1/23/2018.

*Connecticut's Uniform Administrative Procedure Act defines License to include, "the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . ."

License Enclosures: LWRD General Conditions; Site Plan Set; Land Record Filing; LWRD Work Commencement Form; LWRD Compliance Certification Form

Authorized Activities:

The Licensee is hereby authorized to conduct the following work as described in application # 202509583-SDF and as depicted on any site plan sheets / sets cited herein:

Parcel 2

1. retain an existing 845 s.f. breakwater with a top elevation of 4.5' NAVD88 and modify the center 6' x 46.5' concrete surface (279 sq ft) by adding concrete to an elevation of 5.5' NAVD88;
2. remove an existing ramp and two 8' x 16' floats;
3. install a 10' x 17' deck (of which approximately 45 s.f. is waterward of the CJL), a 7' x 24' ramp to an 8' x 14' float and an 8' x 11' float, for maximum total float of 200 s.f., and associated pilings, and;

Parcel 4

4. replace a 4' x 40' fixed pier with a 5' x 40' fixed pier.

Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **Float Removal.** Prior to conducting any work authorized herein, or prior to license expiration, whichever occurs first, the Licensee shall remove the floats in Authorized Activities, paragraph 2., above.
3. **Time-of-Year Restriction.** Pile driving is prohibited between June 1st and August 30th, inclusive, of any year to protect spawning oysters.
4. **Discharge of Concrete.** At no time shall the Licensee allow concrete to discharge into Long Island Sound.
5. **Barge Staging and Storage.** Any barge utilized in the execution of the work authorized herein shall occur only during periods of higher water to prevent the barge from resting on, or coming into contact with, the substrate at any time.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

Date

Graham J. Stevens
Bureau Chief
Bureau of Water Protection & Land Reuse



LWRD General Conditions

1. **Land Record Filing (for *Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only*).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to DEEP.LWRDRegulatory@ct.gov no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
3. **Work Commencement.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to DEEP.LWRDRegulatory@ct.gov, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
 - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
 - For emergency activities authorized pursuant to Connecticut General Statutes Section 22a-6k, the Licensee shall also notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
 - For reconfiguration activities authorized pursuant to ..., the Licensee shall notify the Commissioner, in writing, of reconfiguration activities no later than three (3) days prior to commencing such work and of work completion no later than seven (7) days after conclusion. **Work Commencement. The Licensee shall notify the Commissioner of reconfiguration activities no later than three days prior to commencing such work. The Work Commencement Form, attached hereto, shall be completed and emailed to DEEP.LWRDRegulatory@ct.gov. The Licensee shall also notify the commissioner no later than seven days after work completion.**

- The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.
4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
 5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.
 6. **Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.
 7. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
 - Unconfined instream work is limited to the period June 1 through September 30.
 - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
 - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
 - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
 8. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.

9. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the [Connecticut Guidelines for Soil Erosion and Sediment Control](#) as revised, the [Connecticut Stormwater Quality Manual](#) as revised, or the Department of Transportation's [CTDOT Drainage Manual](#), as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
10. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and managed in a manner which prevents additional impacts to wetlands and watercourses.
11. **Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, "pollution" means "pollution" as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the [Connecticut Guidelines for Soil Erosion and Sediment Control](#) as revised, [Connecticut Stormwater Quality Manual](#) as revised, Department of Transportation's [CTDOT Drainage Manual](#) as revised, and the Department of Transportation Standard Specifications as revised.
12. **In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform ("work vessels") utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:
 - do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
 - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
13. **Work Site Restoration.** Upon completion of any authorized work, the Licensee shall restore all areas temporarily impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
14. **Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
15. **Change of Use. (Applies only if a use is specified within the License "Project Description")**
 - a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that

which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.

- b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.

16. Structure Use (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only). The use of fixed or floating structures, authorized herein, or berthed vessels, for permanent, temporary, or seasonal occupancy, is a violation of this license.

- A residential dock is for private access to the waters of the state as an accessory to residential upland use. Any other use, including, but not limited to those listed above, or any commercial use, is a violation of this license.
- Structures at marinas and other water-dependent sites shall be used for the berthing of vessels solely for water-dependent purposes such as navigation and recreational or commercial boating. Any use of structures or berthed vessels for non-water dependent purposes, including but not limited to those listed above, is a violation of this license.

17. De Minimis Alteration. The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

18. Extension Request. The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to DEEP.LWRDRegulatory@ct.gov at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

19. Compliance Certification. Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to DEEP.LWRDRegulatory@ct.gov, the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may

require the Licensee to submit as-built plans as a condition of this license.

- The Compliance Certificaton condition and the need for a Compliance Certification Form is not applicable to Flood Management Certification approvals.

20. Maintenance. The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

21. No Work After License Expiration. Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

22. License Transfer. The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

23. Document Submission. Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

DEEP.LWRDRegulatory@ct.gov or

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019

24. Date of Document Submission. The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word "day" as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.

25. Certification of Documents. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and

am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.”

26. Accuracy of Documentation. In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.

27. Limits of Liability. In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.

28. Reporting of Violations. In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency’s review and written approval, a report including the following information:

- a. the provision(s) of the license that has been violated;
- b. the date and time the violation(s) was first observed and by whom;
- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

- 29. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 30. Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
- 31. Rights.** The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
- 32. Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.

STONE & CONCRETE PIER

ASTRID E. HEIDENREICH, PER FRITZ HEIDENREICH &
JOSEPH P. TOCE, JR., CO-TRUSTEES
PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT

Engineer:

CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS
LAND SURVEYORS

420 East Main Street
Building 1, Suite 9
Branford, CT 06405
TEL: 203/461-0807
FAX: 203/468-5728



General Notes:

- PROJECT TAX ASSESSOR'S MAP K11, BLOCK 3, LOT 2 OF THE TOWN OF BRANFORD, CONNECTICUT.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAP:
 - "EXISTING CONDITIONS PLAN, PREPARED FOR SOUTHWIND ISLAND, LLC, EXISTING CONDITIONS BEAR ISLAND, AKA BIG CURTIS ISLAND, BRANFORD, CONNECTICUT"; SCALE: 1"=40'; DATED: SEPTEMBER 1, 2023 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
- THIS PLAN SET SHOULD ONLY BE USED FOR GENERAL PRESENTATION AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ALL STRUCTURES, UTILITIES AND ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY WORK.

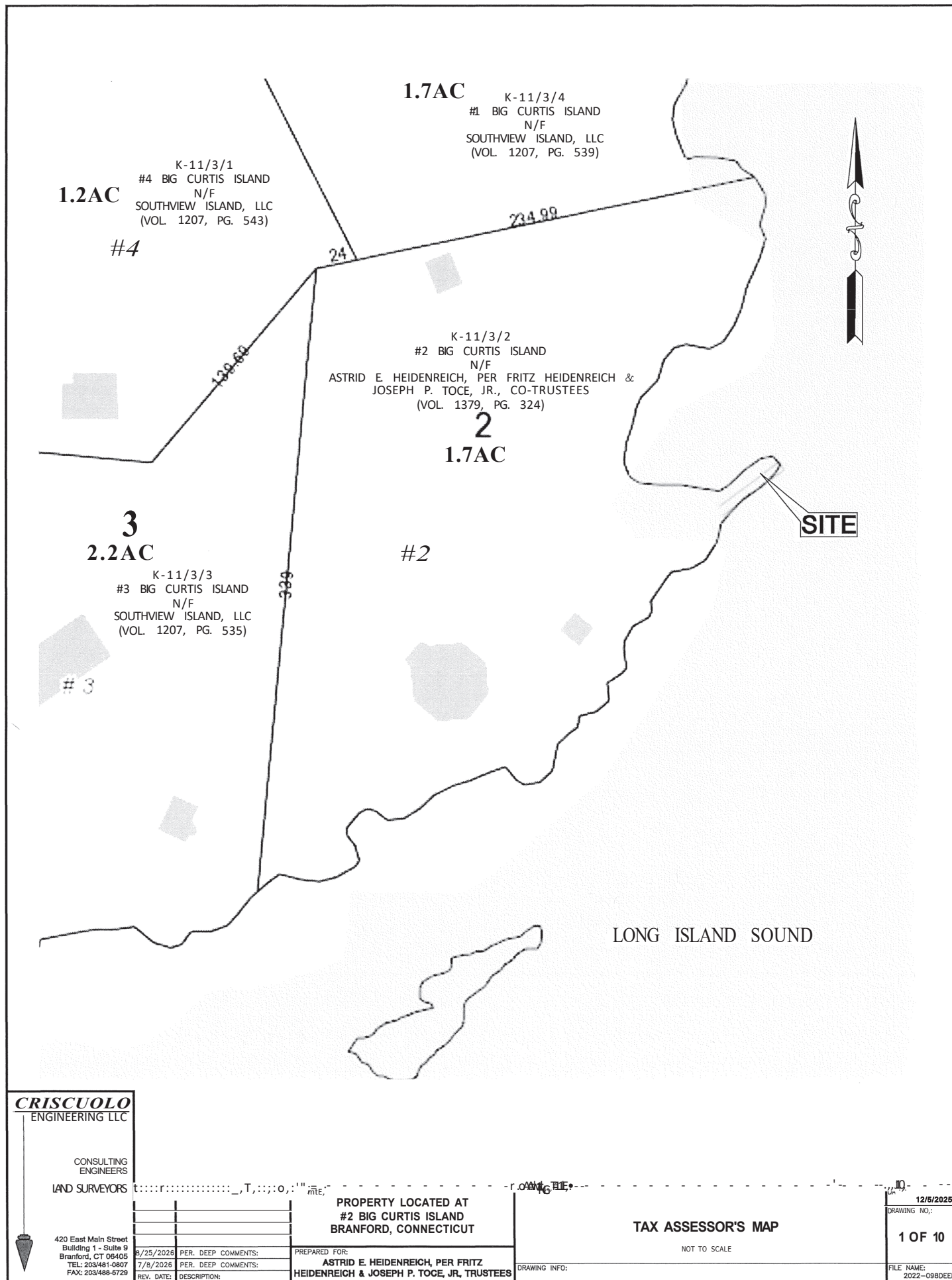
REVISED: 9/2/2026
REVISED: 8/25/2026
REVISED: 8/14/2026
REVISED: 7/8/2026
REVISED: 6/29/2026
REVISED: 6/8/2026
REVISED: 5/29/2026
REVISED: 4/10/2026
REVISED: 3/13/2026

DATE: DECEMBER 5, 2025

CE JOB# 2022.098DEEP

Drawing List

1 OF 10	TAX ASSESSOR'S MAP
2 OF 10	OVERALL ISLAND
3 OF 10	SUBJECT AREA "1995" PLAN VIEW
4 OF 10	EXISTING SUBJECT AREA PLAN VIEW
5 OF 10	PROPOSED SUBJECT AREA PLAN VIEW
6 OF 10	PROFILE PERMITTED "1995" A - A
7 OF 10	PROFILE PERMITTED "1995" B - B
8 OF 10	EXISTING & PROPOSED PROFILE A - A
9 OF 10	EXISTING & PROPOSED PROFILE B - B
10 OF 10	FEE CALCULATION SHEET



CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS

LAND SURVEYORS

420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0807
FAX: 203/488-5729

DATE: 12/5/2025	
8/25/2026	PER. DEEP COMMENTS:
7/8/2026	PER. DEEP COMMENTS:
REV. DATE:	DESCRIPTION:

PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT

PREPARED FOR:
**ASTRID E. HEIDENREICH, PER FRITZ
HEIDENREICH & JOSEPH P. TOCE, JR., TRUSTEES**

TAX ASSESSOR'S MAP

NOT TO SCALE

DRAWING INFO:

12/5/2025

DRAWING NO.:

1 OF 10

FILE NAME:

2022-09BDEEP

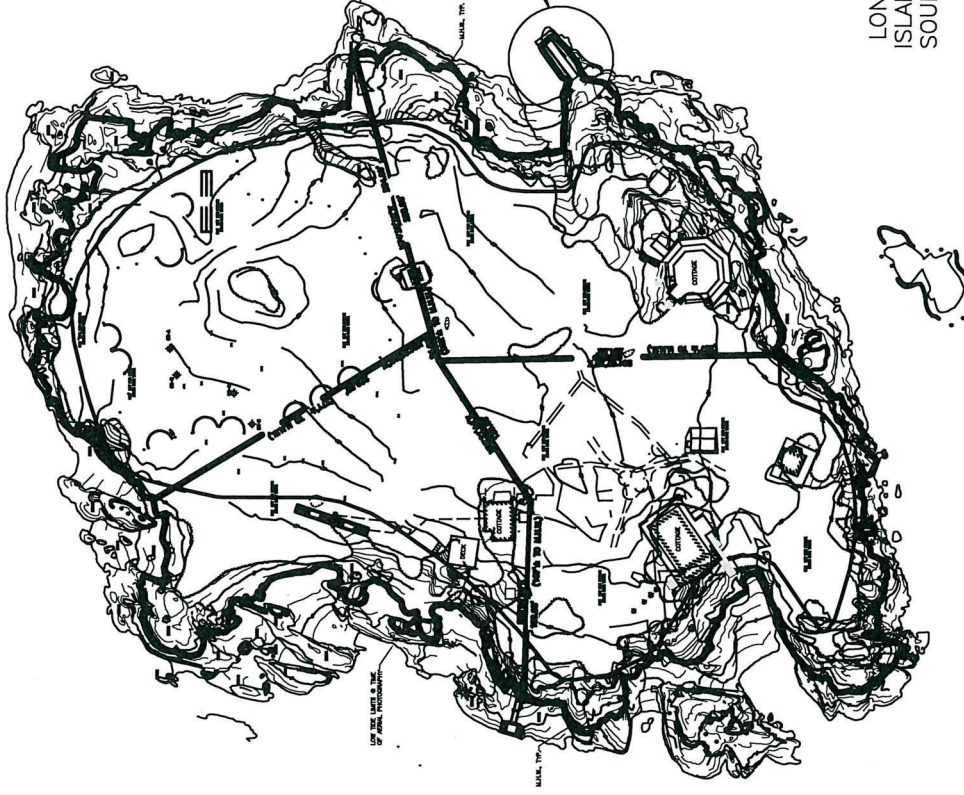


LONG
ISLAND
SOUND

APPROXIMATE
SHELLFISH BED #324

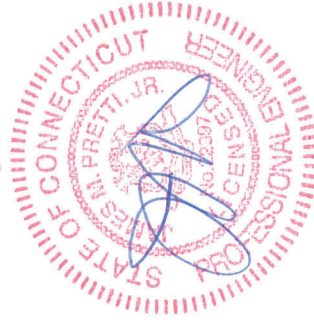
APPROXIMATE
SHELLFISH BED #328

SUBJECT AREA



LONG
ISLAND
SOUND

LONG
ISLAND
SOUND



NOTE:

PROPERTY LINES DEPICTED HEREON BASED ON THE FOLLOWING MAP:

- A. "EXISTING CONDITIONS PLAN, PREPARED FOR SOUTHVIEW ISLAND, LLC, EXISTING CONDITIONS BEAR ISLAND, AKA BIG CURTIS ISLAND, BRANFORD, CONNECTICUT"; SCALE: 1"=40'; DATED: SEPTEMBER 1, 2023 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.

NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2



CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS

LAND SURVEYORS

420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0907
FAX: 203/489-0729

JOB TITLE:

**PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT**

PREPARED FOR:

**ASTRID E. HEIDENREICH, PER FRITZ
HEIDENREICH, JOSEPH P. TOCE, JR., TRUSTEES**

DRAWING NO.:

2 OF 10

**OVERALL
ISLAND**

ASSESSOR'S MAP J10, BLOCK 4, LOT 16

CADD FILE: 2022-098DEEP

8/25/2026 PER. DEEP COMMENTS:

7/9/2026 PER. DEEP COMMENTS:

5/27/2026 CORRECT SCALE

3/3/2026 PER. DEEP COMMENTS:

REV. DATE: DESCRIPTION:

DATE: 12/5/2025

SCALE: 1"=160'

DRAWN: C.A.F.

CHECKED: M.D.B.

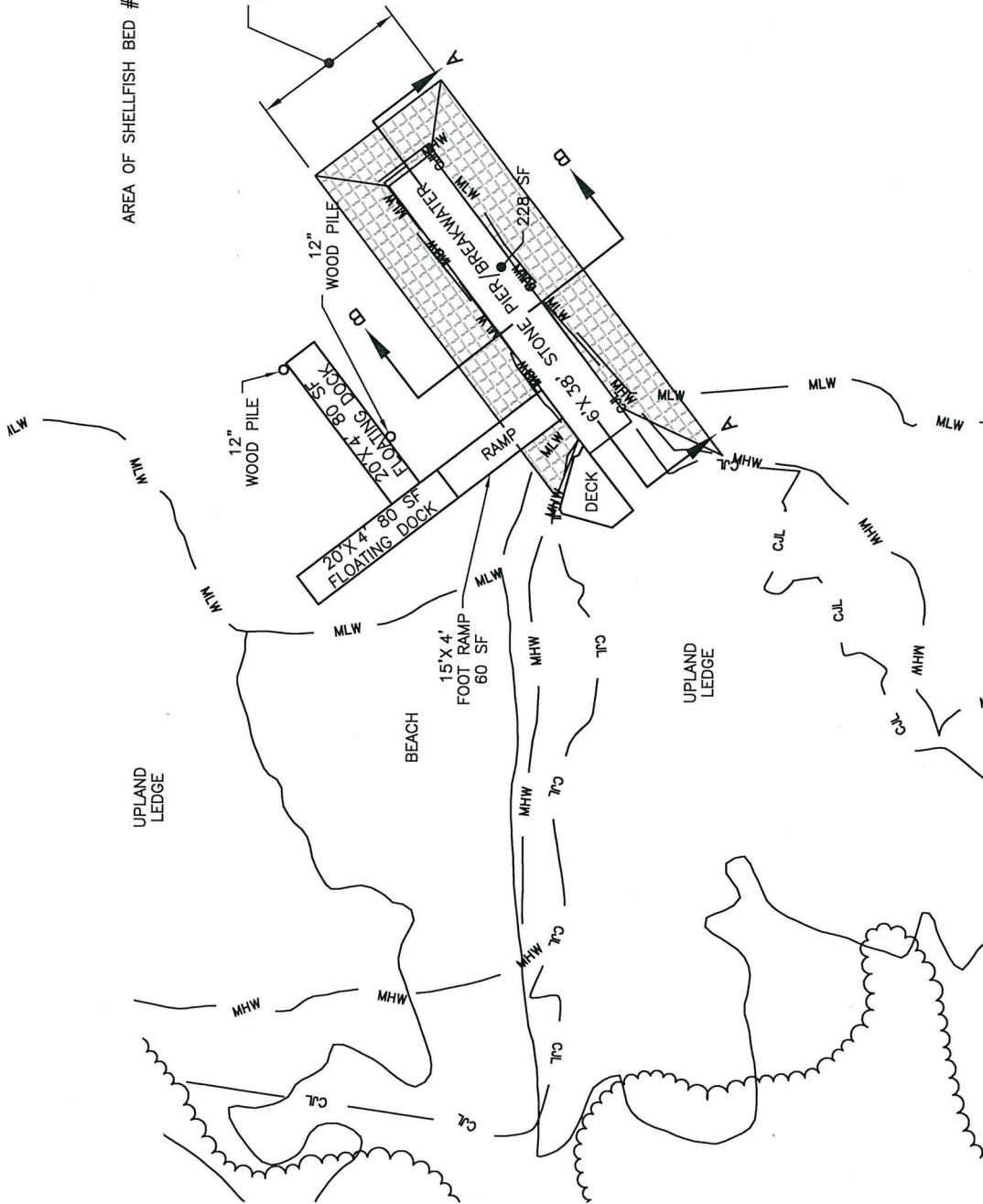
JOB: 2022.098



LONG ISLAND SOUND

AREA OF SHELLFISH BED #328

TAPERED STONE BASE
DEPICTED 18 FEET WIDE
IN THE 1995 APPLICATION DRAWINGS
TOTAL 801 S.F.



CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS

LAND SURVEYORS

420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0807
FAX: 203/489-5729



8/25/2026	PER. DEEP COMMENTS
7/8/2026	PER. DEEP COMMENTS
4/10/2026	PER. DEEP COMMENTS
3/3/2026	PER. DEEP COMMENTS
REV. DATE: DESCRIPTION:	
DATE:	12/5/2025
SCALE:	1"=20'
DRAWN:	C.A.F.
CHECKED:	M.D.B.
JOB:	2022.098

JOB TITLE: **PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT**

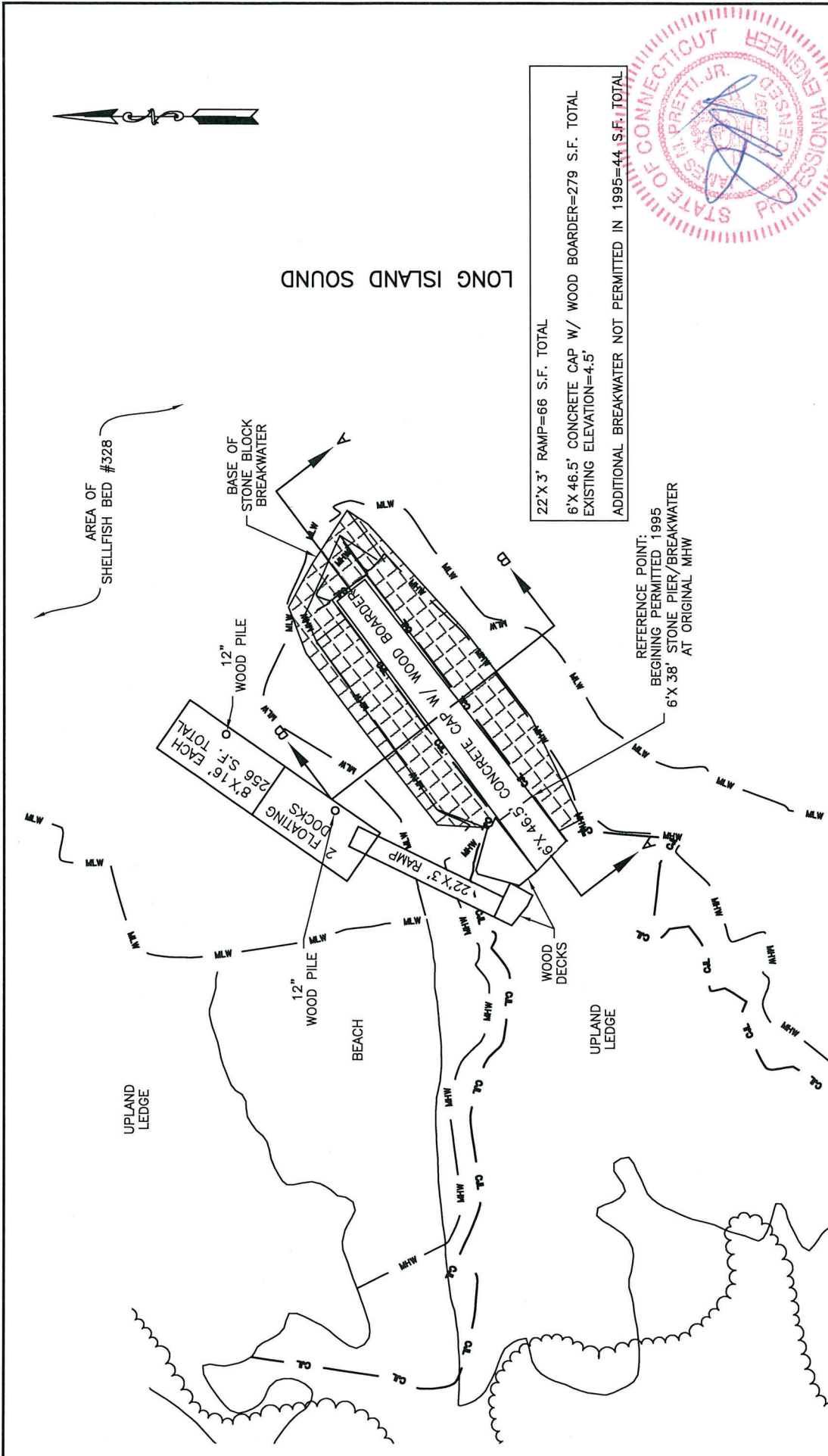
PREPARED FOR: **ASTRID E. HEIDENREICH, PER FRITZ
HEIDENREICH, JOSEPH P. TOCE, JR, TRUSTEES**

DRAWING NO.: **3**

**SUBJECT AREA
"1995" PERMITTED
BREAKWATER/PIER
RAMP &
FLOATING DOCKS**

CADD FILE: 2022-098DEEP

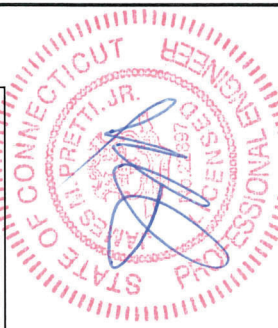
NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2



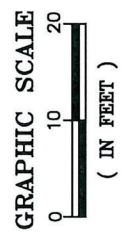
LONG ISLAND SOUND

22'X3' RAMP=66 S.F. TOTAL
 6'X46.5' CONCRETE CAP W/ WOOD BOARDER=279 S.F. TOTAL
 EXISTING ELEVATION=4.5'
 ADDITIONAL BREAKWATER NOT PERMITTED IN 1995=44 S.F. TOTAL

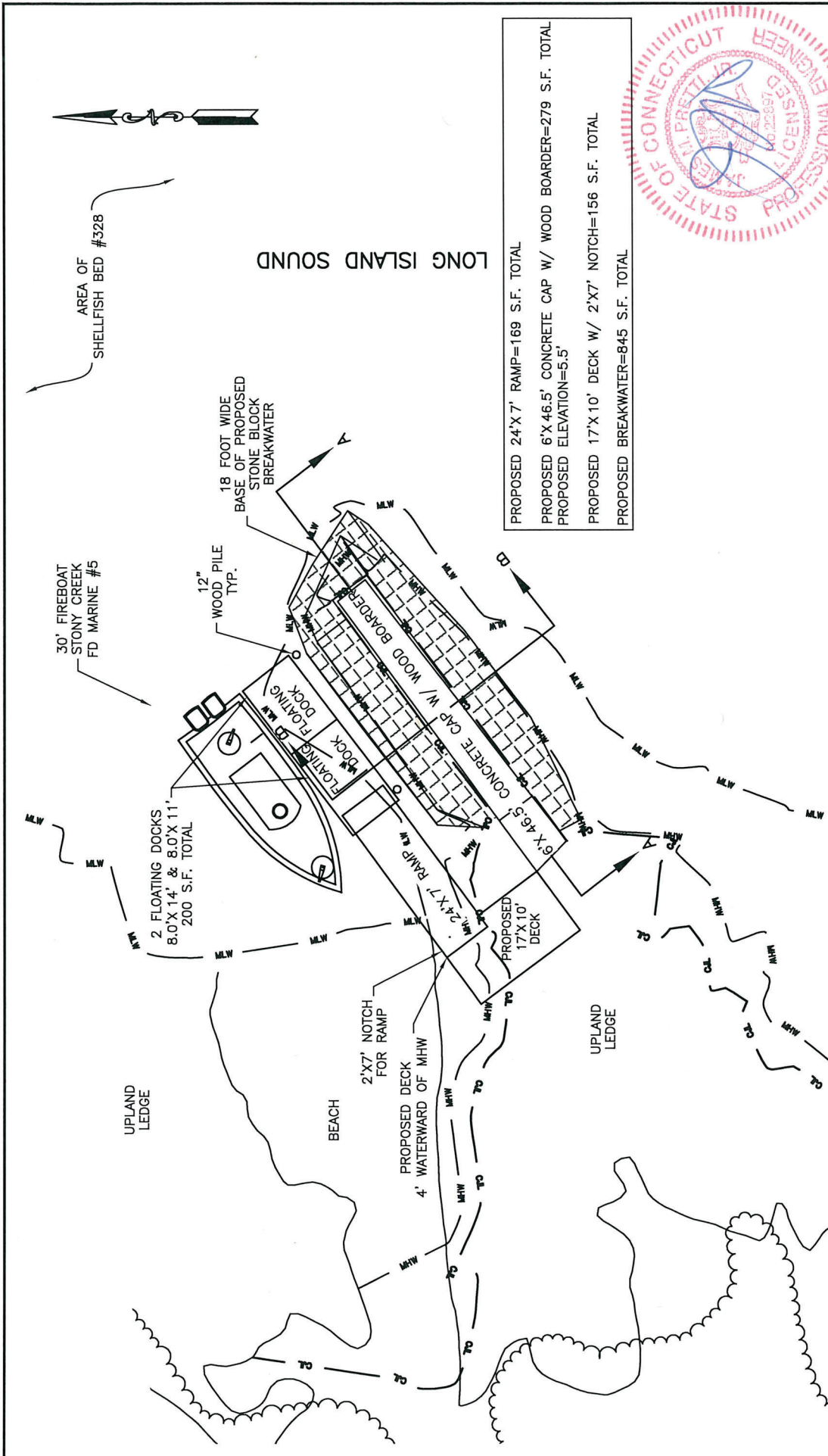
REFERENCE POINT:
 BEGINNING PERMITTED 1995
 6'X38' STONE PIER/BREAKWATER
 AT ORIGINAL MHW



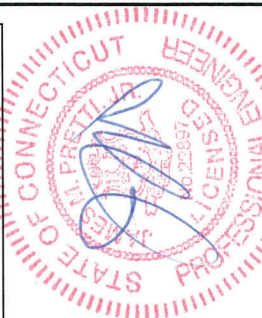
CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0907 FAX: 203/488-5728		JOB TITLE: PROPERTY LOCATED AT #2 BIG CURTIS ISLAND BRANFORD, CONNECTICUT	
PREPARED FOR: ASTRID E. HEIDENREICH, PER FRITZ HEIDENREICH, JOSEPH P. TOCE, JR., TRUSTEES		DRAWING NO.: 4 OF 10	
DATE: 12/5/2025 SCALE: 1"=20' DRAWN: C.A.F. CHECKED: M.D.B. JOB: 2022.09B		EXISTING PLAN VIEW BREAKWATER/PIER RAMP & FLOATING DOCKS	
8/25/2026 PER. DEEP COMMENTS 7/8/2026 PER. DEEP COMMENTS 5/29/2026 PER. DEEP COMMENTS 3/2/2026 SHELLFISH BED #328 REV. DATE: DESCRIPTION:		ASSESSOR'S MAP K10, BLOCK 3, LOT 2 CADD FILE: 2022-09BDEEP	



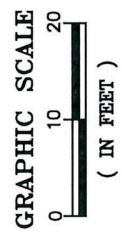
NAVD 88
 COASTAL JURISDICTION LINE (CJL) = 4.3
 MEAN HIGH WATER (MHW) = 2.7
 MEAN LOW WATER (MLW) = -3.2



PROPOSED 24'X 7' RAMP=169 S.F. TOTAL
 PROPOSED 6'X 46.5' CONCRETE CAP W/ WOOD BOARDER=279 S.F. TOTAL
 PROPOSED ELEVATION=5.5'
 PROPOSED 17'X 10' DECK W/ 2'X7' NOTCH=156 S.F. TOTAL
 PROPOSED BREAKWATER=845 S.F. TOTAL

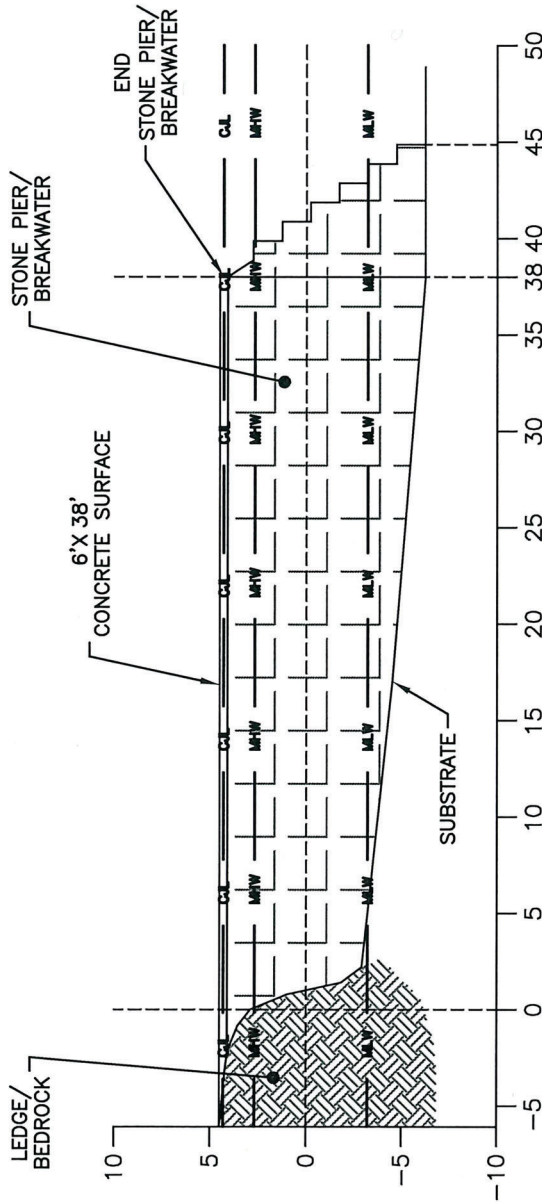


CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 8 Branford, CT 06405 TEL: 203/481-0807 FAX: 203/488-5728		PROPERTY LOCATED AT #2 BIG CURTIS ISLAND BRANFORD, CONNECTICUT PREPARED FOR: ASTRID E. HEIDENREICH, PER FRITZ HEIDENREICH, JOSEPH P. TOCE, JR, TRUSTEES	
JOB TITLE: 9/2/2026 PER. DEEP COMMENTS 8/75/2026 PER. DEEP COMMENTS 7/8/2026 PER. DEEP COMMENTS 6/29/2026 PER. DEEP COMMENTS 4/10/2026 PER. DEEP COMMENTS 3/13/2026 PER. DEEP COMMENTS REV. DATE: DESCRIPTION:	DATE: 12/5/2025 SCALE: 1"=20' DRAWN: C.A.F. CHECKED: M.D.B. JOB: 2022.09B	DRAWING NO.: 5 OF 10 PROPOSED PLAN VIEW BREAKWATER/PIER RAMP & FLOATING DOCKS ASSESSOR'S MAP K10, BLOCK 3, LOT 2 CADD FILE: 2022-09BDEEP	



NAVD 88
 COASTAL JURISDICTION LINE (CJL) = 4.3
 MEAN HIGH WATER (MHW) = 2.7
 MEAN LOW WATER (MLW) = -3.2

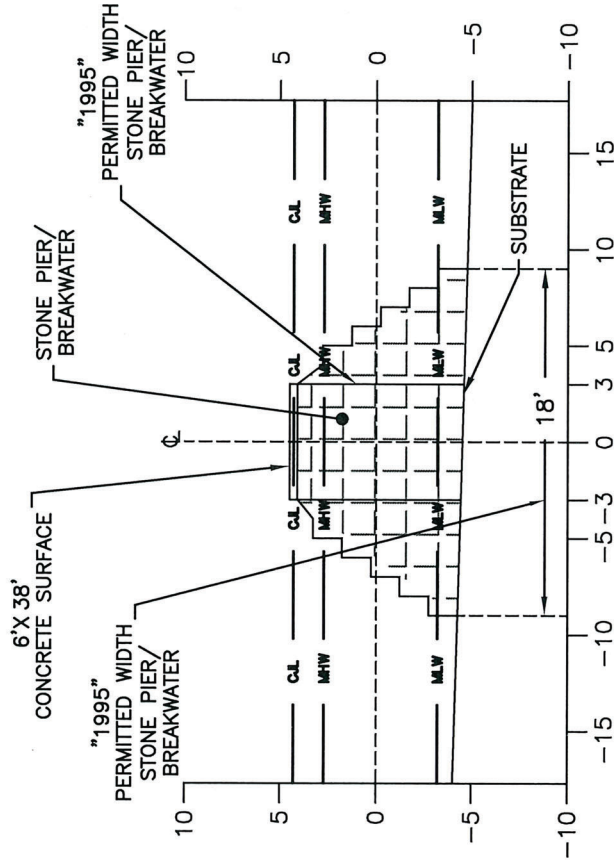
SOUTH VIEW



CRISCUOLO ENGINEERING LLC		JOB TITLE: PROPERTY LOCATED AT #2 BIG CURTIS ISLAND BRANFORD, CONNECTICUT	
CONSULTING ENGINEERS		PREPARED FOR: ASTRID E. HEIDENREICH, PER FRITZ HEIDENREICH, JOSEPH P. TOCE, JR, TRUSTEES	
LAND SURVEYORS		DRAWING TITLE: PROFILE A-A PERMITTED "1995" STONE PIER/ BREAKWATER	
DATE: 12/5/2025		DRAWING NO.: 6 OF 10	
SCALE: 1"=10'		ASSESSOR'S MAP K10, BLOCK 3, LOT 2	
DRAWN: C.A.F.			
CHECKED: M.D.B.			
JOB: 2022.098			
9/25/2026 PER. DEEP COMMENTS			
7/8/2026 PER. DEEP COMMENTS			
5/29/2026 PER. DEEP COMMENTS			
REV. DATE: DESCRIPTION:			
420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0907 FAX: 203/488-5728			

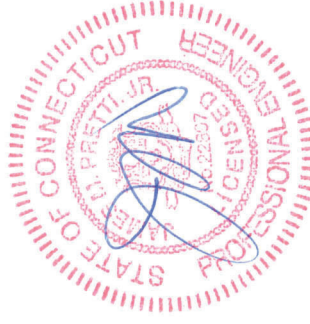
NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2

EAST VIEW



SECTION 'A'

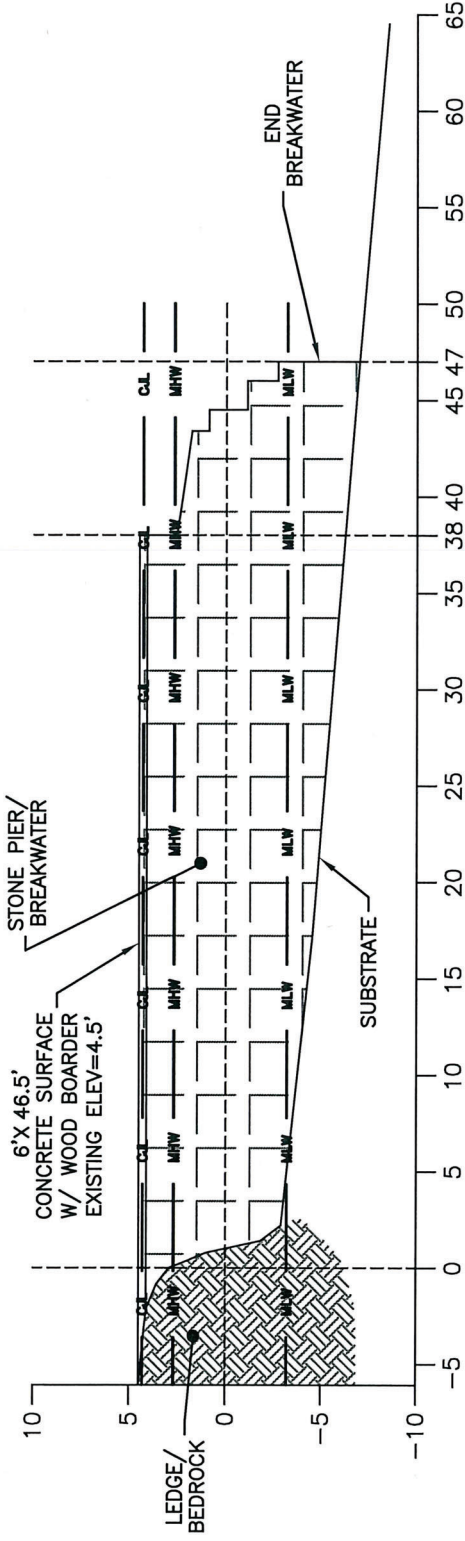
SCALE: 1"=10'



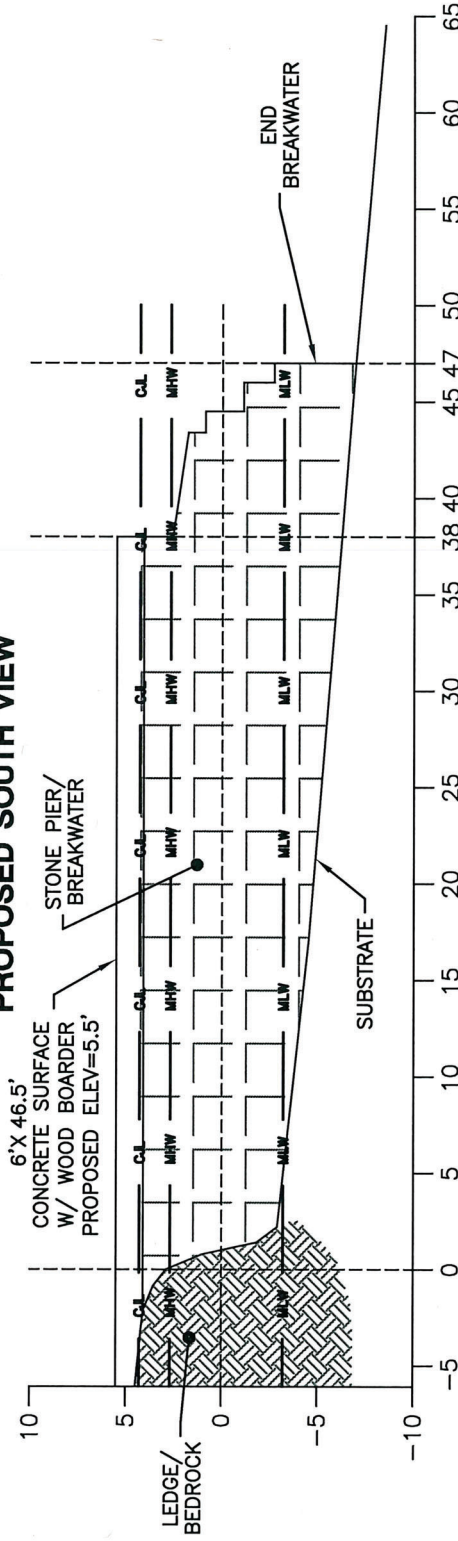
NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2

CRISCUOLO ENGINEERING LLC CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/481-0807 FAX: 203/488-5728		JOB TITLE: PROPERTY LOCATED AT #2 BIG CURTIS ISLAND BRANFORD, CONNECTICUT PREPARED FOR: ASTRID E. HEIDENREICH, PER FRITZ HEIDENREICH, JOSEPH P. TOCE, JR, TRUSTEES DRAWING TITLE: PROFILE B-B PERMITTED "1995" STONE PIER/BREAKWATER DRAWING NO.: 7 OF 10 DATE: 12/5/2025 SCALE: 1"=10' DRAWN: C.A.F. CHECKED: M.D.B. JOB: 2022.098	
REV. DATE: DESCRIPTION: 8/25/2026 PER. DEEP COMMENTS 7/8/2026 PER. DEEP COMMENTS 6/29/2026 PER. DEEP COMMENTS		ASSESSOR'S MAP K10, BLOCK 3, LOT 2 CADD FILE: 2022-098DEEP	

EXISTING SOUTH VIEW



PROPOSED SOUTH VIEW



SECTION 'A'

SCALE: 1"=10'

CRISCUOLO
ENGINEERING LLC

JOB TITLE:

PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT

PREPARED FOR:
ASTRID E. HEIDENREICH, PER FRITZ
HEIDENREICH, JOSEPH P. TOCE, JR., TRUSTEES

DATE: 12/5/2025
REV. DATE: DESCRIPTION:
8/25/2026 PER. DEEP COMMENTS
7/8/2026 PER. DEEP COMMENTS
6/29/2026 PER. DEEP COMMENTS

CONSULTING
ENGINEERS
LAND SURVEYORS

NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2

DRAWING NO.:
EXISTING & PROPOSED
PROFILE A-A
STONE PIER/
BREAKWATER

8

OF

10

ASSESSOR'S MAP K10, BLOCK 3, LOT 2

JOB: 2022-098

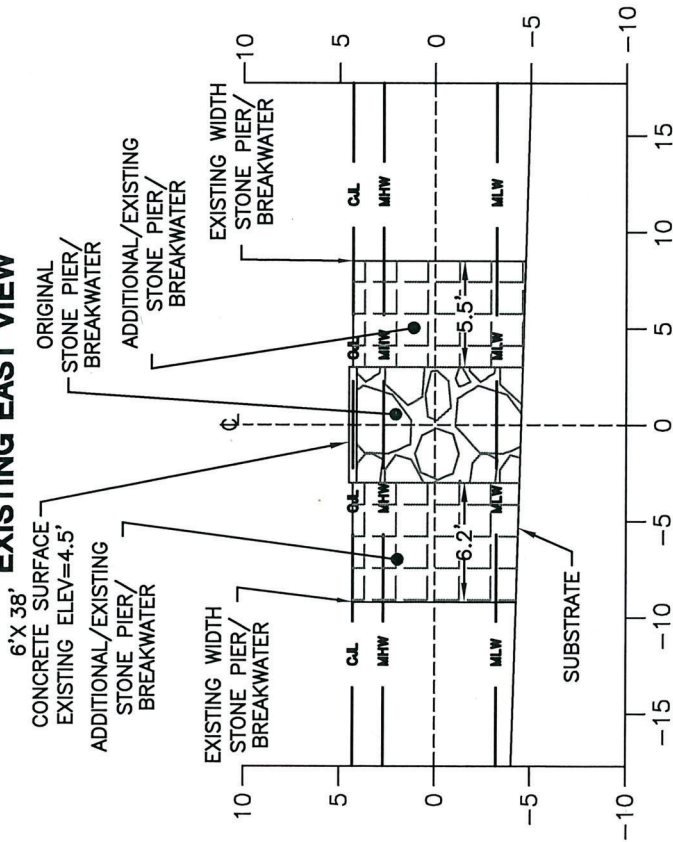
420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0807
FAX: 203/488-8726



STATE OF CONNECTICUT
JAMES M. PRETTI, JR.
REGISTERED PROFESSIONAL ENGINEER
03/22/2024

CADD FILE: 2022-098DEEP

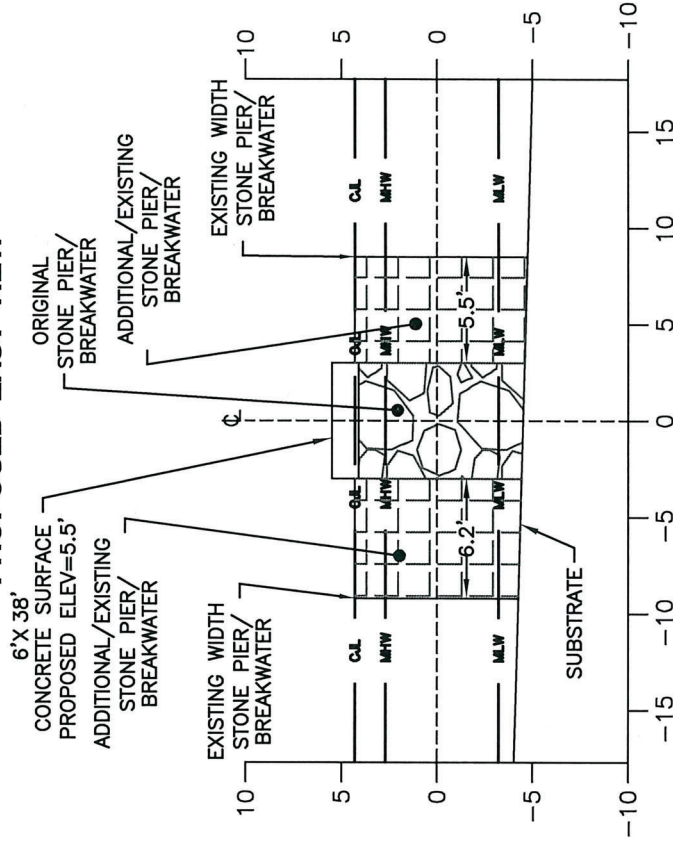
EXISTING EAST VIEW



SECTION 'A'

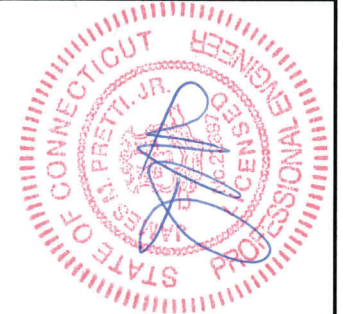
SCALE: 1"=10'

PROPOSED EAST VIEW



SECTION 'A'

SCALE: 1"=10'



NAVD 88
COASTAL JURISDICTION LINE (CJL) = 4.3
MEAN HIGH WATER (MHW) = 2.7
MEAN LOW WATER (MLW) = -3.2

CRISCUOLO
ENGINEERING LLC

CONSULTING
ENGINEERS

LAND SURVEYORS

420 East Main Street
Building 1 - Suite 9
Branford, CT 06405
TEL: 203/481-0807
FAX: 203/488-5729

JOB TITLE:

PROPERTY LOCATED AT
#2 BIG CURTIS ISLAND
BRANFORD, CONNECTICUT

PREPARED FOR:

ASTRID E. HEIDENREICH, PER FRITZ
HEIDENREICH, JOSEPH P. TOCE, JR., TRUSTEES

DATE: 12/5/2025

DRAWING NO.: 9

EXISTING & PROPOSED
PROFILE B-B
STONE PIER/
BREAKWATER

SCALE: 1"=10'

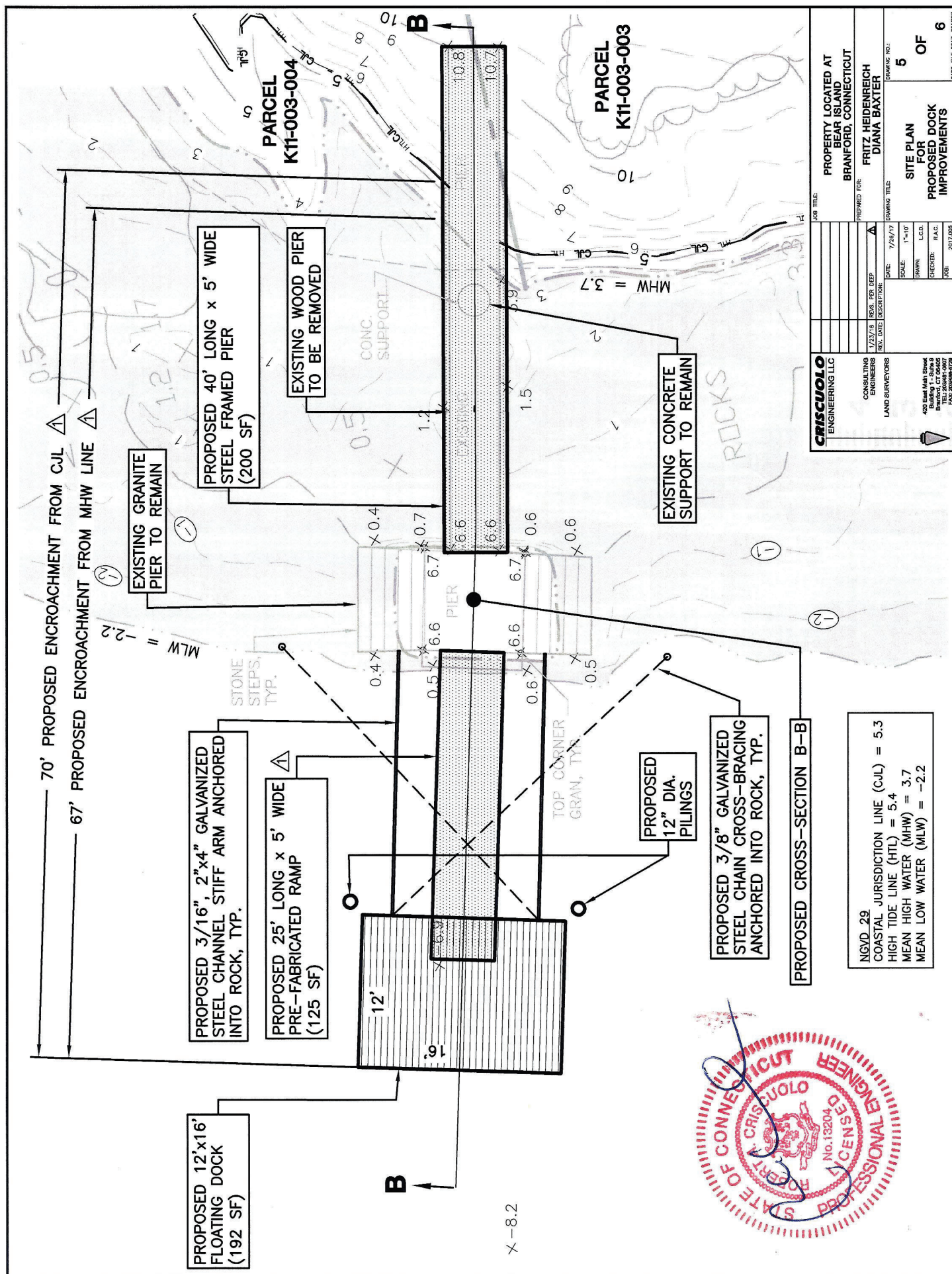
DRAWN: C.A.F.

CHECKED: M.D.B.

JOB: 2022.09B

ASSESSOR'S MAP K10, BLOCK 3, LOT 2

CADD FILE: 2022-09BDEEP





Land Record Filing*

To: DO NOT FILE

Signature and

NOTE: Due to the electronic delivery of this license and the legal requirement to have a live signature on this document, the “Land Record Filing” as detailed in General Condition #1 will be sent to the Licensee via U.S. Mail for the Licensee to file with the city/town clerk.

Date:

Subject: _____
License # _____

If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

Return to:

~~Land & Water Resources Division~~
~~State of Connecticut~~
~~Department of Energy & Environmental Protection~~
~~79 Elm Street~~
~~Hartford, CT 06106-5127~~

*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.



LWRD Work Commencement Form

To: DEEP.LWRDRegulatory@ct.gov or
Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

Licensee Name: Astrid E. Heidenreich and Joseph P. Toc

Municipality in which the project is occurring: Branford

DEEP License No(s): 202509583-SDF

CONTRACTOR(s):

1 Name: _____
Address: _____
Telephone: _____
E-mail: _____

2 Name: _____
Address: _____
Telephone: _____
E-mail: _____

3 Name: _____
Address: _____

Date Contractor(s) received a copy
of the license and approved plans: _____

EXPECTED DATE OF COMMENCEMENT OF WORK: _____

EXPECTED DATE OF COMPLETION OF WORK: _____

LICENSEE: _____
(Signature) (Date)



Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: <u>Astrid E. Heidenreich and Joseph P. Toce, Jr, '</u> DEEP License Number(s): <u>202509583-SDF</u> Municipality in which project is occurring: <u>Branford</u>	
2. Check one: (a) ☐ "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form. (b) ☐ "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".	
3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."	
_____ Signature of Licensee	_____ Date
_____ Name of Licensee (print or type)	
_____ Signature of CT-Licensed Design Professional	_____ Date
_____ Name of CT-Licensed Design Professional (print or type)	
_____ Professional License Number (if applicable)	Affix Stamp Here
- As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut. - The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance. Submit this completed form to : DEEP.LWRDRegulatory@ct.gov or Regulatory Section Department of Energy and Environmental Protection Land & Water Resources Division 79 Elm Street Hartford, CT 06106-5127	