

LAND SURVEYORS



Arthur H. Howland & Associates, P.C. is a full service, accurate, and precise Land Surveying company offering the following services:

- **Property Surveys**
- **Topographic Surveys**
- **Perimeter Boundary Surveys**
- **ALTA Surveys**
- **Property Line Delineation & Layout**
- **Construction Staking & Layout**
- **Zoning Location Surveys**
- **Route Surveys & Road As-Built Surveys**
- **Property As-Built Surveys**
- **Floodplain Elevation Certificates**
- **Compilation Surveys**
- **Title Search**

WHY GET A SURVEY?

We offer a wide selection of services that can fit your land surveying needs. While getting a survey done is not number one on the average person's list of things to spend money on, it is one of the most important things that any property owner can have in understanding property limits and boundaries, preserving property rights, understanding limitations of a property from a development standpoint, and simply understanding exactly what they own.

A BLEND OF TECHNOLOGY AND EXPERIENCE

Our field crews use the latest survey equipment to accurately and quickly gather information, provide construction staking, and set property boundaries and corners. Our surveying office staff offers more than 30 years of experience in the field of land surveying. Our company has over 50 years worth of survey records, including those of L.W. Marsh and Robert Ladd, and notes which we use to accurately determine property lines.

ENVIRONMENTAL SERVICES

Arthur H. Howland & Associates, P.C. is equipped to perform the following Environmental Services that are essential to any construction project:

- **Wetland Soil & Watercourse Delineation**
- **Soil Investigation & Testing**
- **Inland Wetlands & Watercourses Permitting**
- **Hydrology & Stormwater Management**
- **Sedimentation & Erosion Control Plans**
- **Floodplain Studies & Analysis**

FACTORS LIMITING DEVELOPABILITY

As part of any plan of development, it is necessary to determine the existence and extent of any natural resources located on a property. The existence of wetlands, floodplain, vernal pools, endangered or protected species, archeological, or any other form of natural resource found on a property can greatly limit the extent and means in which a property can be developed.

WETLAND, WATERCOURSE, AND NATURAL RESOURCE DELINEATION AND ASSESSMENT

Arthur H. Howland & Associates, P.C. provides wetland delineation, assessment, and soil testing services that can determine the existence and boundaries of any wetland areas on a property or site. Other research is also done by office staff to determine the potential and location of any other natural resources which also may be present on the property.

SOIL TESTING FOR DEVELOPABILITY

Our office also provides soil testing services to determine adequacy of an area of a site for construction of a subsurface sewage disposal (septic) system, stormwater infiltration system, and other aspects of a plan of development. During this process our Soil Scientist looks for limiting factors that would affect construction on the site. Once the necessary testing is done, the information is then passed to the civil engineering staff who determines the ability of a septic system or stormwater infiltration system to be constructed properly.

PERMITTING PROCESSES

Once a site development plan (which details all aspects of site construction) is created, all applications, plans, and reports need to be submitted to the appropriate local, state, and federal land use agencies for approval. Our ability to take a project from the initial stages through design and construction combined with our proven track record in obtaining land use permits for our clients (in often challenging circumstances) is what separates Arthur H. Howland & Associates from its competition.



Arthur H. Howland & Associates, P.C. is a full service Civil Engineering, Land Use Planning, Land Surveying and Environmental Services firm offering cost effective, high quality services to a variety of markets throughout Connecticut. While all projects are unique, it is our understanding of local, state, and federal regulations and guidelines which allow us to produce results tailored for our clients needs.

The company was founded in 1955 by Arthur H. Howland, a licensed Professional Engineer and Land Surveyor. It was his reputation for providing high quality, accurate, easy to read plans that kept his clients coming back time and again. Since the company was founded, it has grown not only in personnel, but also in the services it offers. The tradition and goal of providing our clients with cost effective, high quality, and accurate land use services is still alive more than ever under the leadership of the company's new president, Paul Szymanski, who took over the reigns in 2005.



It is Paul Szymanski's positive "Can Do" attitude that has instilled the staff of Arthur H. Howland & Associates to always go above and beyond for the client to earn the company praise and notoriety among clients, town staff, regulating agencies, and other land use professionals. We encourage you to give us an opportunity to work on your next land use project and look forward to working with you.

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CIVIL ENGINEERS



Arthur H. Howland & Associates, P.C. offers a unique variety of high quality Civil Engineering services which include:

- **Hydrology & Stormwater Management**
- **Stormwater System Design**
- **Culvert Analysis & Design**
- **Sedimentation & Erosion Control Plans**
- **Septic System Design**
- **Sanitary Sewer Design**
- **Utility Layout**
- **Roadway Design**
- **Driveway Design**
- **Sight Distance Analysis**
- **Parking Lot Layout & Design**
- **Traffic Circulation & Studies**
- **Floodplain Studies & Analysis**
- **Cuts & Fills Analysis**
- **Low Impact Development**

FULL COLOR PLANS

Our civil engineers produce full color plans and documentation for all stages of development. By working in color, we are able to produce plans and documents that are easy to read and understand. This leads to fewer misunderstandings during the approval process and less opportunities for errors during the construction phase.

CLEAR/CONCISE REPORTS & ANALYSIS

All reports and analysis performed by our office are done in a manner which is not only clear and concise but that also meets the highest standards. Our office has a large variety of knowledge and expertise dealing with the many different aspects of civil engineering. We also ensure that we are up to date with the latest software so that we can deliver quality results in the shortest possible amount of time.

LATEST TRENDS & IDEAS

Our civil engineers are motivated to keep learning and always stay on top of the latest trends and ideas that affect their discipline. They are also encouraged to attend workshops and seminars that expand their horizons and develop working relationships with others in the industry.

ATTENTIVE TO CLIENT'S NEEDS

The civil engineers at Arthur H. Howland & Associates, P.C. are always more than willing to listen to a client's needs and help provide solutions that are tailored to these needs. While we freely admit that sometimes we don't have all the answers, we are always more than willing to go the extra mile to try to get that answer for you and ensure that you understand it.

COLLABORATION WITH OTHER INDUSTRY PROFESSIONALS

Over the years we have developed strong working relationships with other industry professionals who provide expertise in areas which we are not as familiar with. We have developed relationships with many other architects, landscape architects, ecologists, foresters, biologists, and other professionals who offer a great deal of knowledge to a project and can aid in obtaining various land use approvals. We always enjoy working (and learning) from these professionals and believe that our relationships with these professionals have greatly contributed to our success as civil engineers.

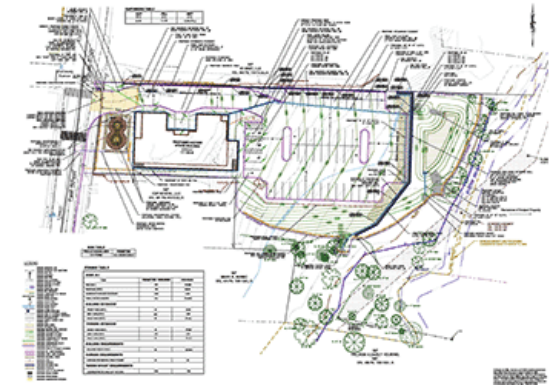
STRONG WORKING RELATIONSHIPS WITH CONTRACTORS

We are also always there to answer any questions that may arise during the bidding and construction phases. Our staff of civil engineers is always available to answer any questions that contractors may have during the bidding and construction phases. We believe that it is extremely important to have a strong relationship with the contractors building a project so that the project is constructed as intended. While unforeseen conditions sometimes do occur during the construction phase, we always work rapidly with the contractors involved to remedy the situation and still meet the client's needs with the fewest amount of changes.

WE GET RESULTS

Our proven excellence in providing our clients with attractive, functional, cost-effective designs that meet local, state, and federal regulations and guidelines is what sets the civil engineering staff of Arthur H. Howland & Associates, P.C. from the rest.

LAND PLANNERS



The staff at Arthur H. Howland & Associates, P.C. offers a wide range of quality Land Use Planning services which include:

- **Commercial Site Plan Feasibility & Design**
- **Subdivision Feasibility & Design**
- **Land Conservation Feasibility with Potential Tax Benefits**
- **Septic System Feasibility**
- **Local, State, & Federal Land Use Permitting**

PRIOR TO MAKING THAT LARGE INVESTMENT

Prior to making a large investment into a piece of land, it is important to determine if the piece of land is going to fit your needs. Sometimes a piece of land may look like it can be developed but depending on site constraints and local, state, and federal regulations you may not be able to use the land to the extent that you may think. We offer planning services that will give you a better idea as to how much of a property is actual usable land for development.

NO MATTER WHAT THE PROJECT

Whether you are looking to buy a piece of property to construct a new office, build a restaurant, subdivide a property into multiple lots, or simply build an addition on your current property, we can help you determine the feasibility of whatever your idea may be. During the planning stages of a development or construction project, our office investigates the feasibility of the project with regard to local, state, and federal land use regulations and site concerns. Our office will then create a feasibility layout plan for your project and then meet with you to discuss any potential site issues and concerns that may impact or delay your project. Our past experiences combined with our knowledge of land use law and current trends give us an edge when discussing the feasibility of a project with our clients.