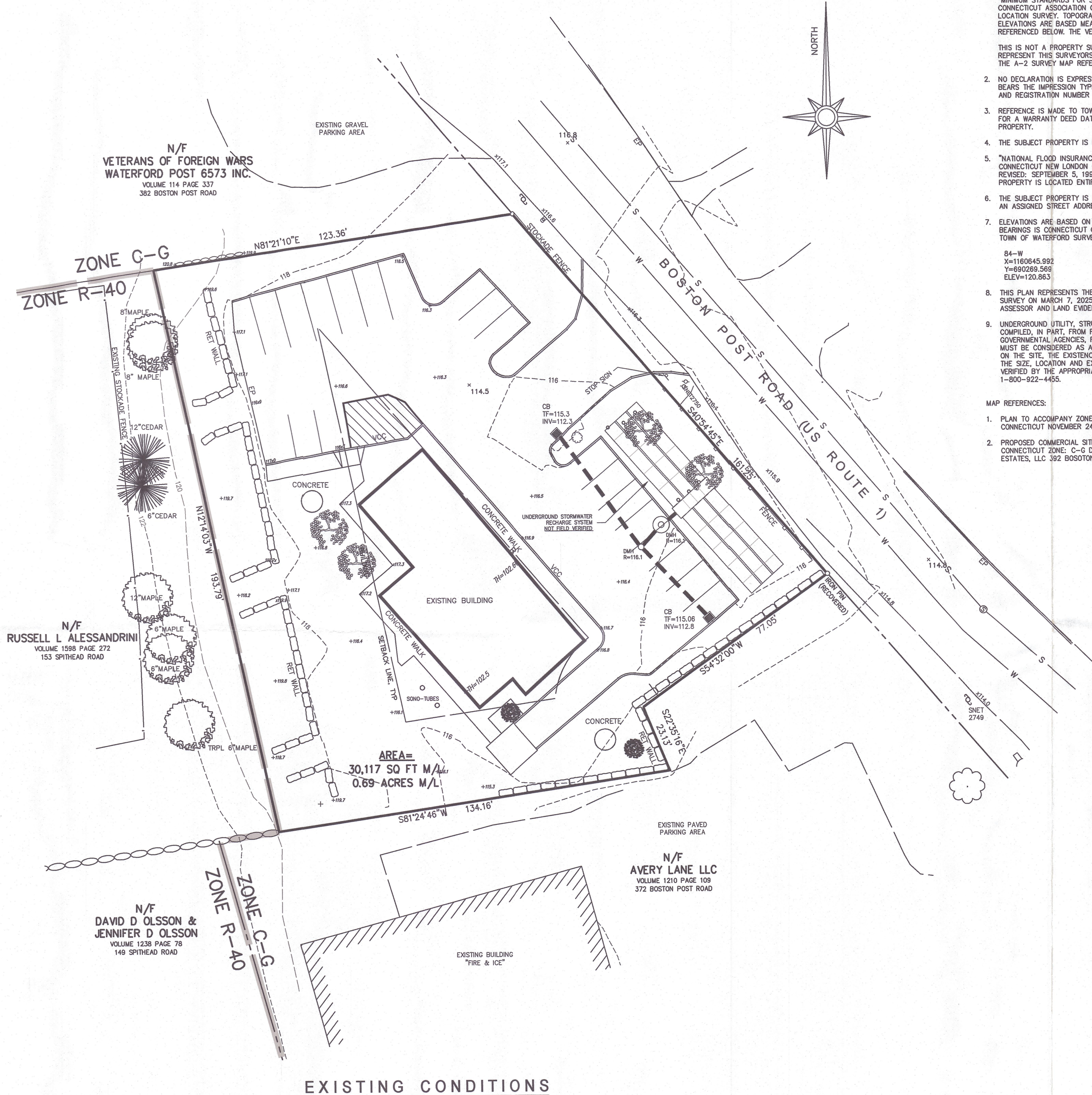
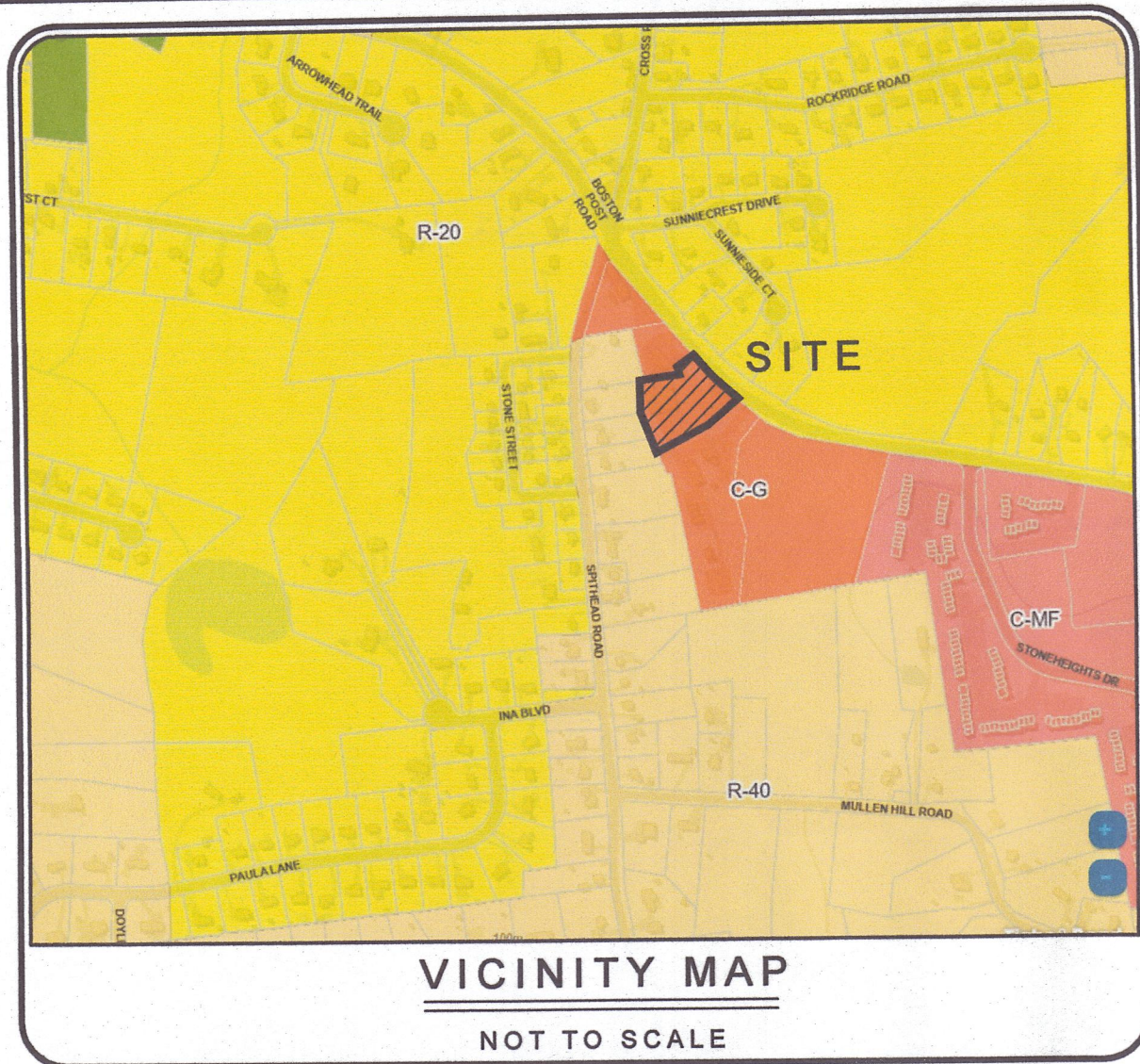
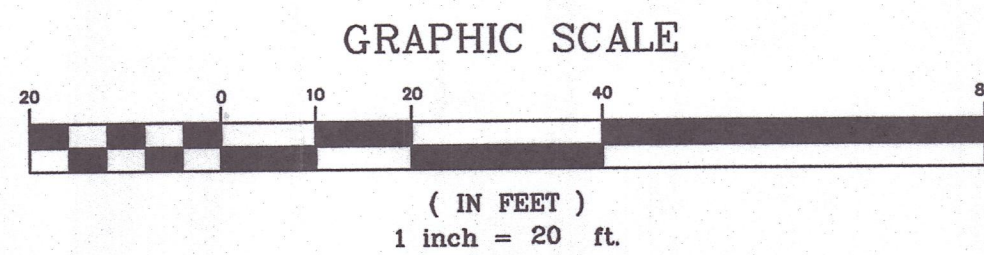




LEGEND

AC	ACRES	THB	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WATER
BT	BITUMINOUS	WELL	
BCL	BITUMINOUS CONCRETE LIP CURBING	HYDRANT	
CONC	CONCRETE		
DB	DISTRIBUTION BOX		
EDP	EDGE OF PAVEMENT		
ELEV	ELEVATION		
FF	FINISHED FIRST FLOOR		
LF	LINEAR FOOT		
(MIN)	MINIMUM		
M/L	MORE OR LESS		
N/F	NOW OR FORMERLY		
PVC	POLY VINYL CHLORIDE		
SCH40	SCHEDULE 40		
S.4x	SQUARE FEET		
ST	TO REMAIN		
HTB	HIGH TIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNIFLORA		
TBR	TO BE REMOVED		
TH	THRESHOLD ELEVATION		
TYP	TYPICAL		
W	WATER		
WV	WATER VERIFICATION		
P-5	PERC TEST LOCATION		



NOTES:

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. TOPOGRAPHY CONFORMS TO CLASS T-2 TOPOGRAPHIC SURVEY ACCURACY. ELEVATIONS ARE BASED MEAN SEA LEVEL BASED ON THE TOWN OF WATERFORD SURVEY STATIONS REFERENCED BELOW. THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
- THIS IS NOT A PROPERTY SURVEY OR BOUNDARY SURVEY AND ANY PROPERTY LINES DEPICTED DO NOT REPRESENT THIS SURVEYOR'S PROPERTY/BOUNDARY OPINION. BOUNDARY INFORMATION IS TAKEN FROM THE A-2 SURVEY MAP REFERENCED BELOW.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
- REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 1031 AT PAGE 40 FOR A WARRANTY DEED DATED AUGUST 13, 2008 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE C-G ZONE DISTRICT.
- "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF WATERFORD, CONNECTICUT NEW LONDON COUNTY PANEL 5 OF 20, COMMUNITY-PANEL NUMBER 08010700050, MAP REVISED: SEPTEMBER 5, 1990, FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE X (UNSHADED).
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR MAP 116 AND HAS AN ASSIGNED STREET ADDRESS OF 376 BOSTON POST ROAD.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29). THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH. ELEVATIONS AND COORDINATES ARE BASED ON THE FOLLOWING TOWN OF WATERFORD SURVEY STATIONS:
84-W
X=1160645.992
Y=690289.569
ELEV=120.803
90-W
X=1160461.400
Y=690723.806
ELEV=107.746
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 7, 2025. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JULY 25, 2025.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

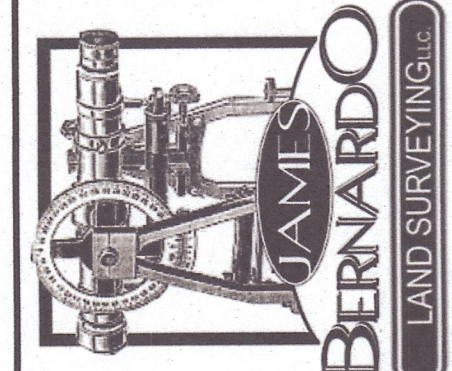
MAP REFERENCES:

- PLAN TO ACCOMPANY ZONE CHANGE REQUEST BOSTON POST ROAD & SPITHEAD ROAD WATERFORD, CONNECTICUT NOVEMBER 24, 2004 A-2 MAPS & SURVEYS ENGINEERING & SURVEYING.
- PROPOSED COMMERCIAL SITE LIO ESTATE, LLC 376 BOSTON POST ROAD (U.S. ROUTE 1) WATERFORD, CONNECTICUT ZONE: C-G DATE: JULY 21, 2009 REVISED: SEPTEMBER 6, 2010 APPLICANT: LIO ESTATES, LLC 392 BOSTON POST ROAD WATERFORD, CT 06385.

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

James Bernardo
JAMES BERNARDO LICENSE #70121
DATE 12-31-25

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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A	REVISED AS PER TOWN PRELIMINARY REVIEW	12-29-2025
LTR	DESCRIPTION	DATE
REVISIONS		

IMPROVEMENT LOCATION SURVEY
PROPERTY OF
C AND R INVESTMENTS INC.
FOR PROPERTY LOCATED AT
376 BOSTON POST ROAD (US ROUTE 1)
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 2
Scale: 1"=20'
Date
JULY 25, 2025
Project No.
14101-1

ZONE C-G ZONING COMPLIANCE CHART		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	30,000 SQ FT	30,117 SQ FT
MINIMUM FRONTAGE	125'	161.25'
MINIMUM WIDTH	150'	200'±
MAXIMUM COVERAGE	25%	10% ±
MINIMUM FRONT YARD	75'	76'
MINIMUM SIDE YARD	30'	30'
MINIMUM REAR YARD	50'	50.5'
MAXIMUM HEIGHT	40'	29' ±
OFF-STREET PARKING	19	21

OFF-STREET PARKING CALCULATIONS

SECTION 20.3.C – PROFESSIONAL OFFICE SPACE
1 SPACE FOR EACH 250 SF GROSS FLOOR AREA

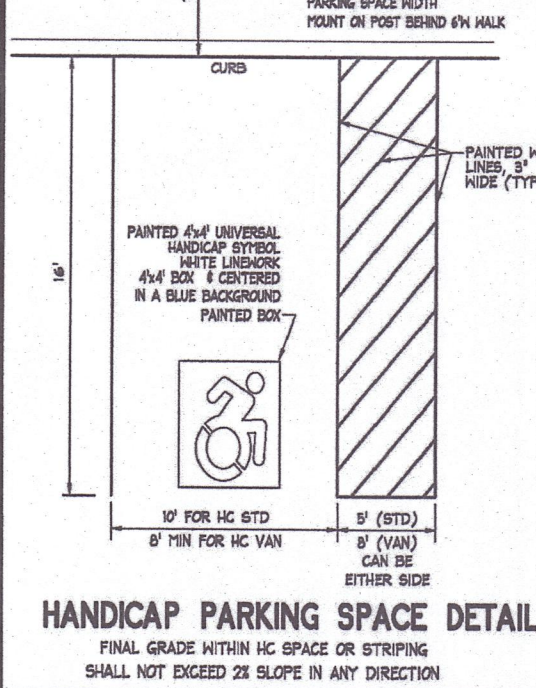
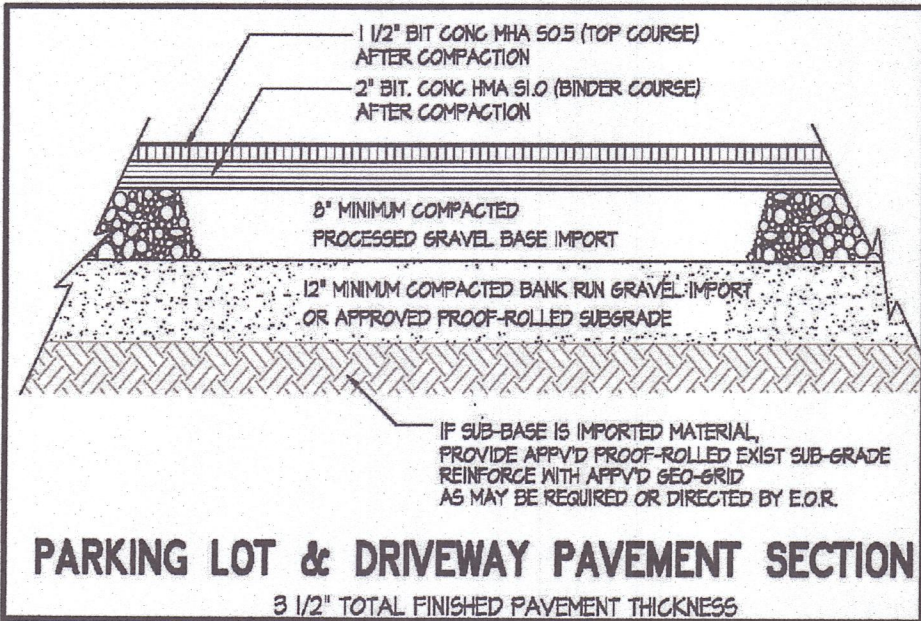
SECOND FLOOR OFFICE
1250 SF GROSS FLOOR AREA X 1 SPACE/250 SF GROSS FLOOR AREA = 5 SPACES

FIRST FLOOR OFFICE
2800 SF GROSS FLOOR AREA X 1 SPACE/250 SF GROSS FLOOR AREA = 12 SPACES

SECTION 20.3.A – ONE FAMILY UNITS
2 SPACES FOR EACH FAMILY UNIT

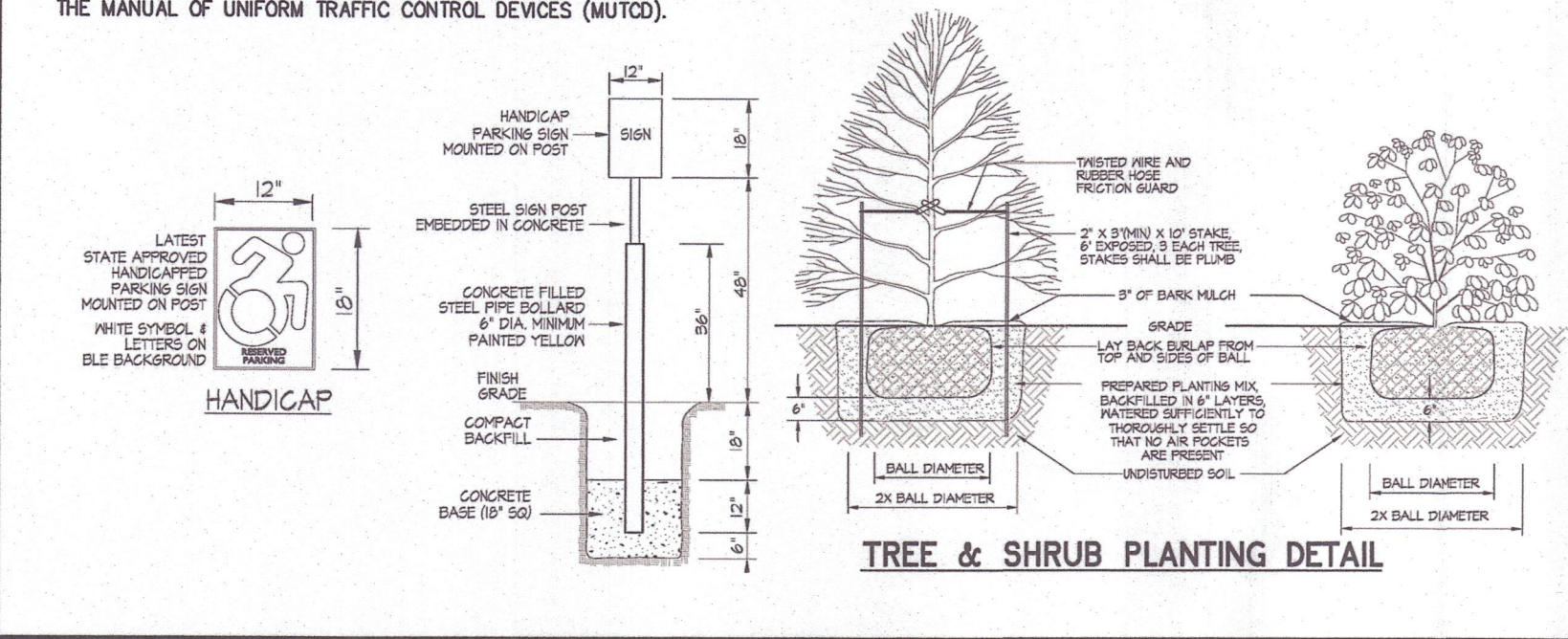
1 FAMILY UNIT X 2 SPACE/1 FAMILY UNIT = 2 SPACES

TOTAL PARKING SPACES REQUIRED = 19 SPACES



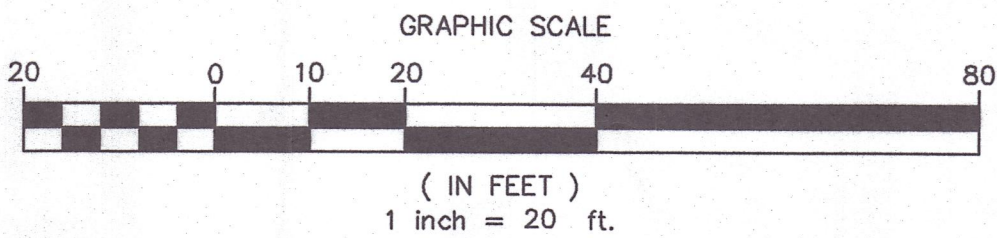
SIGN NOTES

- ALL SIGNAGE TO BE DEVELOPED IN CONFORMANCE WITH SECTION 21 OF THE TOWN OF WATERFORD ZONING REGULATIONS AND SHALL BE SUBMITTED FOR APPROVAL UNDER A SEPARATE SIGN PERMIT.
- ALL TRAFFIC SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

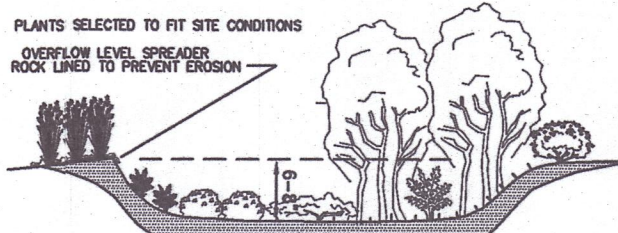
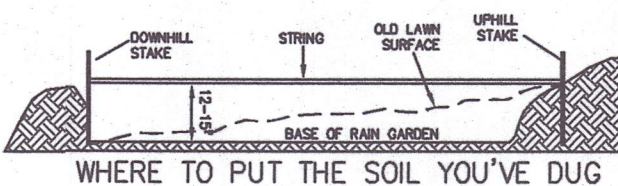
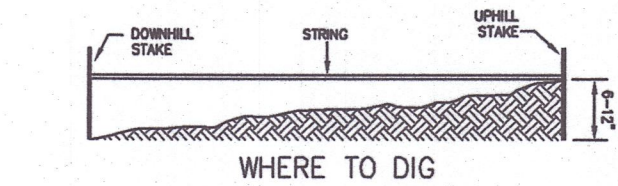
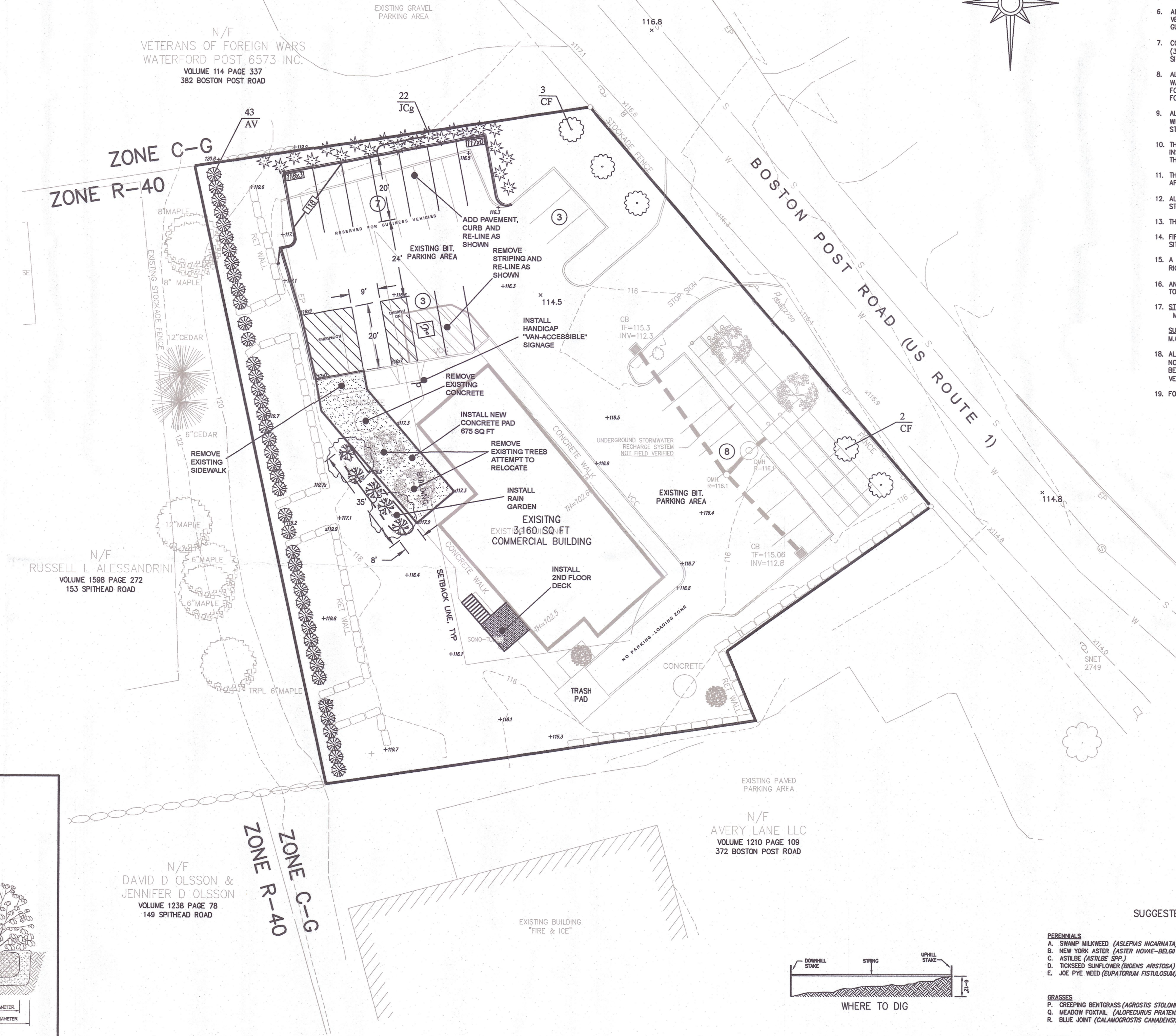


LEGEND	
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING	
AC	ACRES
BF	BASMENT FLOOR
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE UP CURBING
C	CONCRETE
CONC	CONCRETE
DIA	DIAMETER
DB	DISTRIBUTION BOX
EDP	EDGE OF PAVEMENT
ELEV	ELEVATION
FF	FINISHED FIRST FLOOR
LF	LINEAR FOOT
(MIN)	MINIMUM
M/O	MORE OR LESS
N/F	NOW OR FORMERLY
SA	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
S-44	SPOT ELEVATION
SF	SQUARE FEET
TR	TO REMAIN
HTB	HIGH TIDE BUSH
SP	SPARTINA PATENS
SA	SPARTINA ALTERNIFLORA
TBR	TO BE REMOVED
TH	THRESHOLD ELEVATION
TYP	TYPICAL
TV	TOP OF WALL ELEVATION
VF	VERIFY IN FIELD
P-5	SOIL PERC TEST LOCATION
THS	SOIL DEEP TEST LOCATION
WELL	WELL
HYDRANT	HYDRANT
BUSH	BUSH
DECIDUOUS TREE	DECIDUOUS TREE
CONIFERUS TREE	CONIFERUS TREE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CLEARING LIMIT LINE	CLEARING LIMIT LINE
EXISTING TREELINE	EXISTING TREELINE
NEW CONTOUR	NEW CONTOUR
SEDIMENT FENCE	SEDIMENT FENCE
STORM DRAIN PIPE	STORM DRAIN PIPE
STONE WALL	STONE WALL
S	SANITARY SEWER
W	WATER

LAWN GRASS SEED MIX #1	04/15 to 10/01
OPTIMUM PLANTING DATES:	04/15 to 10/01
SEED SPECIES	LBS / Acre Application
Kentucky Bluegrass	20.00
Crested Red Fescue	10.00
Perennial Ryegrass	10.00
TOTAL APPLICATION RATE:	45 LBS / ACRE
LIME APPLICATION RATE:	135 LBS / 1000 SF



KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/HGT/SPACING TIME OF PLANTING	MATURE HEIGHT	MATURE SPREAD
JCg	<i>Juniper Communis</i>	GOLDEN COMMON JUNIPER	22	36" H, 5 GAL, 5' OC	6'-7'	2'-3'
AV	<i>Thuja Occidentalis</i>	EMERALD GREEN ARBORVITAE	43	36"H, 5 GAL, 4' OC	10'-15'	3'-4'
CF	<i>Cornus Florida</i>	FLOWERING DOGWOOD	5	2" CAL/6'H	15'-20'	15'-30'



THE RAIN GARDEN IS SIZED TO ACCOMMODATE THE FIRST 1" OF RAINFALL FROM THE NEW 675 SQ FT CONCRETE PAD. THE RAIN GARDEN IS CALCULATED AS FOLLOWS:

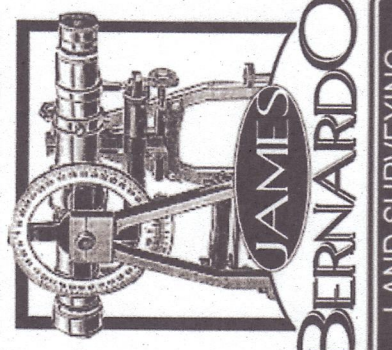
1" OF RAINFALL ON THE 675 SQ FT CONCRETE PAD = 56 CU FT OF RUN-OFF

35' LONG X 8' WIDE X 8" DEEP PROVIDES 185 CU FT OF STORAGE.

SITE DEVELOPMENT NOTES

- APPLICANT:
C AND R INVESTMENTS INC.
16 WINCHESTER STREET
NORWICH, CT 06360
860-381-9336
RAULRIOS2007@GMAIL.COM
- THIS SITE IS IDENTIFIED AS PARCEL # 0071200 ON THE TOWN OF WATERFORD TAX ASSESSOR'S LAND RECORDS.
- THIS SITE CONTAINS NO KNOWN REGULATED AREAS OF FRESHWATER INLAND WETLANDS.
- THIS SITE IS NOT LOCATED WITHIN THE TOWN OF WATERFORD DESIGNATED COASTAL AREA MANAGEMENT (CAM) ZONE.
- THIS SITE IS SERVED BY MUNICIPAL SANITARY SEWER DISPOSAL SERVICE AND PUBLIC WATER SERVICE ALREADY INSTALLED TO THE BUILDING.
- ALL UNDERGROUND AND OVERHEAD UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO COMMENCING ANY SITE WORK. THE ENGINEER MAKES NO STATEMENT, WARRANTY OR GUARANTEE TO THE LOCATION, SIZE, TYPE, QUANTITY OR CONDITION OF ANY UTILITIES SHOWN HEREON.
- CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" ORGANIZATION AT 1-800-922-4455; AT LEAST (3) BUSINESS DAYS PRIOR TO COMMENCING ANY SITE WORK, DRILLING, EXCAVATION OR ANY OTHER SITE DISTURBANCE ON OR ADJACENT TO THIS PROJECT SITE.
- ALL MATERIALS, INSTALLATION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE TOWN OF WATERFORD SITE PLAN STDS, DPW CONSTRUCTION STANDARDS AND/OR THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE AND INCIDENTAL CONSTRUCTION CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 915,LATEST EDITION, WITH ALL ADDENDA AND REVISIONS THEREOF.
- ALL TRAFFIC SIGNAGE, MARKINGS, LOCATIONS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION & DPW STANDARDS. ALL PAVEMENT STRIPE MARKINGS TO BE PAINTED WHITE.
- THE CONTRACTOR MUST COORDINATE ALL UTILITY SHUT-OFFS, ABANDONMENTS, NEW CONNECTIONS AND INSTALLATIONS WITH THE APPROPRIATE UTILITY COMPANIES, BEFORE AND DURING ANY UTILITY WORK ON THIS PROJECT.
- THIS PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF A SITE PLAN PERMIT TO BE APPROVED BY THE TOWN OF WATERFORD PLANNING COMMISSION.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR TOWN OF WATERFORD STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- THIS PROJECT SITE IS NOT LOCATED ADJACENT TO OR WITHIN 500 FEET OF ANY OTHER MUNICIPALITY.
- FIRE LANES, IF REQUESTED BY THE LOCAL FIRE MARSHALL, SHALL BE INSTALLED & MAINTAINED ON SITE WITH APPROPRIATE SIGNAGE.
- A CONDOOT HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY (BOSTON POST ROAD - U.S. ROUTE 1).
- ANY FILLING ON THIS SITE WITH IMPORTED MATERIAL SHALL BE A "CLEAN FILL" AND SHALL CONFORM TO THE GRADATION REQUIREMENTS OF CONDOOT FORM 814, LATEST EDITION AS FOLLOWS:
M.02.08 - GRADATION "A"
SUB-BASE FILL BELOW PAVEMENT & WALKS:
M.02.08 - GRADATION "A"
- ALL FILL MATERIAL TO BE PLACED ON THIS SITE SHALL BE PLACED AND COMPACTED IN UNIFORM LIFTS NOT EXCEED 12" COMPACTED TO 95% DRY DENSITY. SOIL COMPACTION TESTING SHALL BE PERFORMED AS MAY BE REQUIRED BY THE MUNICIPAL BUILDING DEPARTMENT. CONTRACTOR SHALL VERIFY WITH THE BLDG OFFICIAL IF ANY TESTING WILL BE REQ'D PRIOR TO INSTALLING ANY FILL.
- FOR SITE CONSTRUCTION DETAILS SEE THE ARCHITECTURAL PLANS DATED APRIL 13, 2025.

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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A	REVISED AS PER TOWN PRELIMINARY REVIEW	12-29-2025
LTR	DESCRIPTION	DATE
REVISIONS		

IMPROVEMENT LOCATION SURVEY

PROPERTY OF

C AND R INVESTMENTS INC.

FOR PROPERTY LOCATED AT

376 BOSTON POST ROAD (US ROUTE 1)
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-02

SHEET 2 OF 2

Scale: 1" = 20'

Date: JULY 25, 2025

Project No. 25028-1