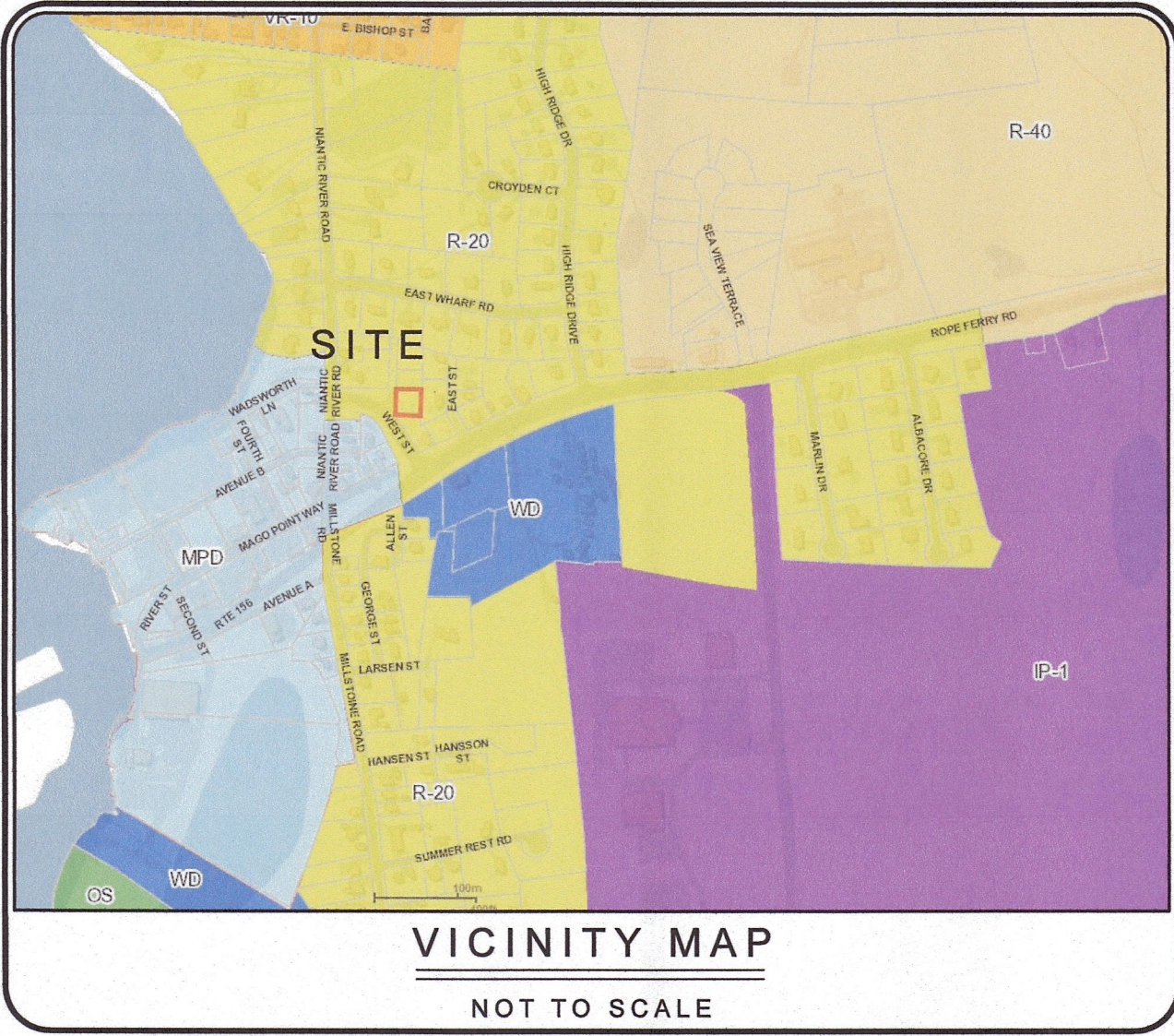




ZONE R-20 ZONING COMPLIANCE CHART		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ FT	9,999.43 SQ FT
MINIMUM FRONTAGE	85'	100'
MINIMUM WIDTH	100'	100'
MAXIMUM COVERAGE	25%	21%
MINIMUM FRONT YARD	26'	26'
MINIMUM SIDE YARD	20'	20.5'
MINIMUM REAR YARD	35'	35'
MAXIMUM HEIGHT	35'	20'

ALL SETBACKS ARE MEASURED TO THE ROOF OVERHANG, CHIMNEY, CORNICE, OR OTHER SIMILAR ARCHITECTURAL FEATURE.
SEE NOTE 9 REGARDING VARIANCES
SIDE YARD SETBACK IS MEASURED TO THE EXTERIOR STAIRS AND LANDING AS THEY ARE GREATER THAN 6' HIGH.

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 MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS ZONING COMPLIANCE SURVEY CONFORMING TO TOPOGRAPHIC CLASS T-2 AND 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 A SURVEYOR'S PROPERTY BOUNDARY OPINION. BOUNDARY INFORMATION 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 WATERFORD LAND EVIDENCE RECORDS VOLUME 1167 AT PAGE 206 FOR A WARRANTY DEED DATED SEPTEMBER 16, 2020 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-20 ZONE DISTRICT.
- BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COMMUNITY: TOWN OF WATERFORD MAP NUMBER: 09011C43J MAP EFFECTIVE: 8-2-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- THE SUBJECT PROPERTY IS SHOWN ON THE WATERFORD TAX ASSESSOR MAP 149 AS LOT 9040 AND HAS AN ASSIGNED STREET ADDRESS OF 7 WEST STREET.
- BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE TOWN OF WATERFORD SURVEY NETWORK AS SHOWN ON THE MAP REFERENCE BELOW. ELEVATIONS ARE BASED ON NAVD88.
- 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.
- ZBA2008-002 GRANTED BY THE ZONING BOARD OF APPEALS ON APRIL 3, 2008:
4.4.1 TO CREATE A FRONT YARD OF 26'
4.4.3 TO CREATE A REAR YARD OF 35'
- THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY DONALD J. FORTUNATO CERTIFIED SOIL SCIENTIST AND WERE COMPILED FROM THE REFERENCED MAP BELOW.
- THIS PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT (CAM) BOUNDARY. IT IS EXEMPT FROM COASTAL SITE PLAN REVIEW BASED ON SECTION 25-4.2 A.5 OF THE TOWN OF WATERFORD ZONING REGULATIONS.
- WATERFORD CONSERVATION COMMISSION PERMIT #07-028 EXPIRED PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROPERTY.

MAP REFERENCE:

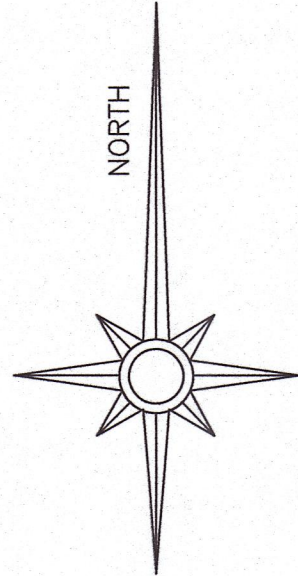
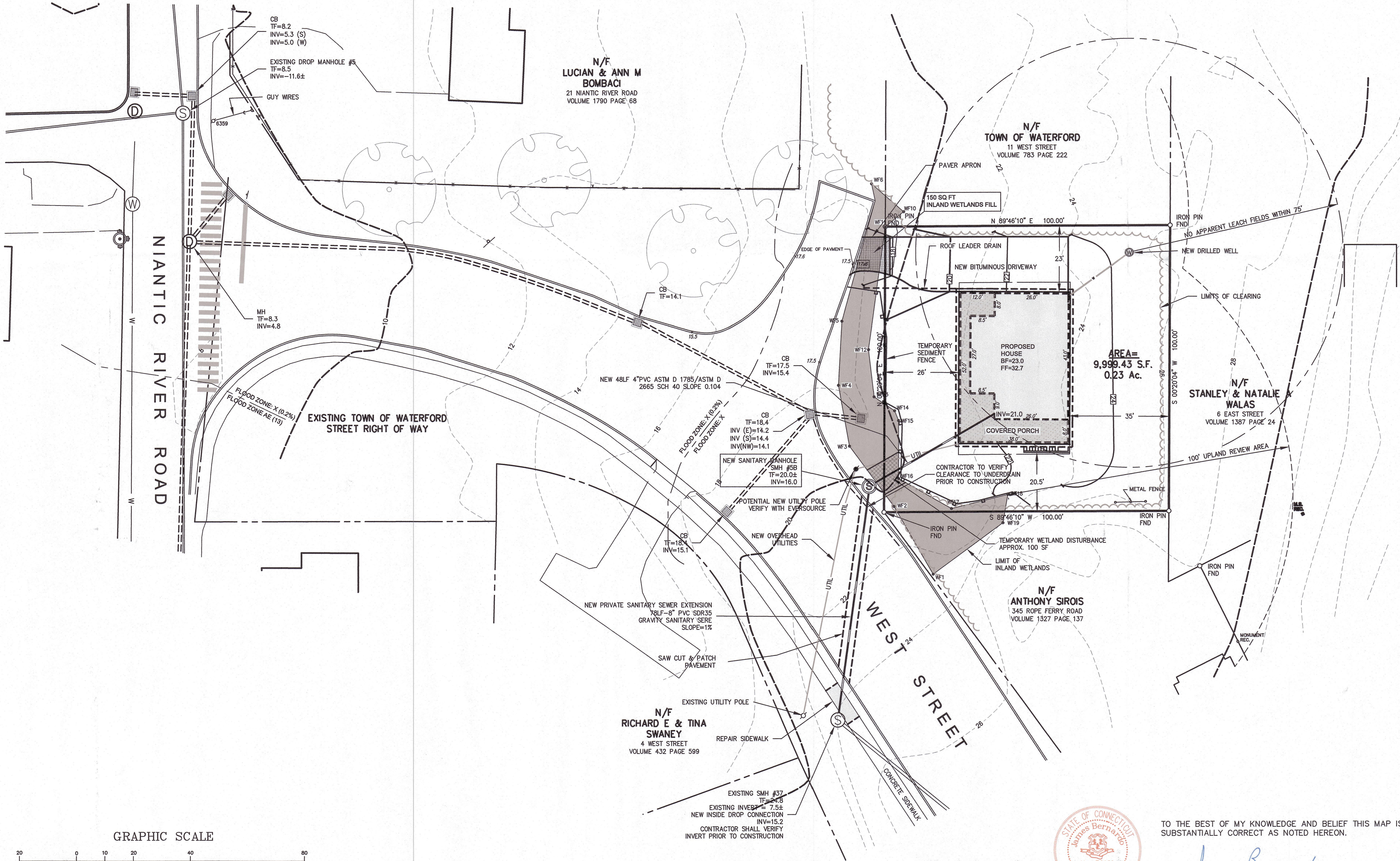
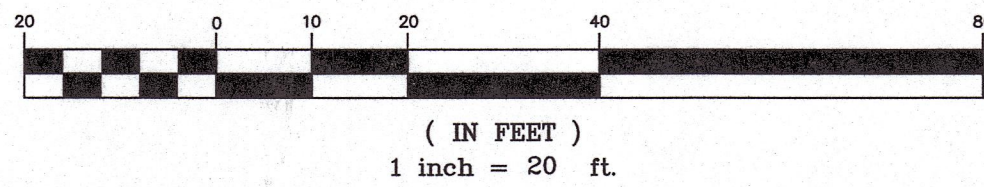
BOUNDARY SURVEY PREPARED FOR MIKE VINCENT LOCATION: 7 WEST STREET WATERFORD, CONNECTICUT DATE: AUGUST 6, 2003 BY J. ROBERT PFANKER & ASSOCIATES PC.

LEGEND

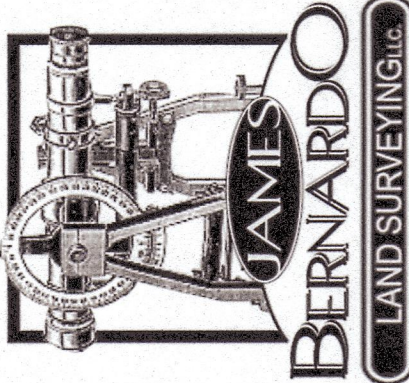
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTRNAFLORA
BCLC	BITUMINOUS CONCRETE CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	THS	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THD	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	TREE	TREE
LF	LINEAR FOOT	BSL	BUILDING SETBACK LINE
(MIN)	MINIMUM	CLL	CLEARING LIMIT LINE
M/L	MORE OR LESS	EXL	EXISTING TREELINE
N/F	NOW OR FORMERLY	EXC	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NC	NEW CONTOUR
SCH40	SCHEDULE 40	SF	SEDIMENT FENCE
5.4x	SPOT ELEVATION	SDP	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER

GRAPHIC SCALE



JAMES BERNARDO
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WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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LTR	DESCRIPTION	DATE
A	SANITARY SEWER REVISED	8-7-2023
REVISIONS		

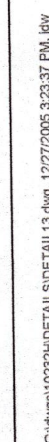
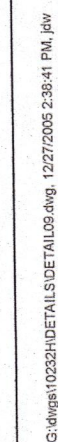
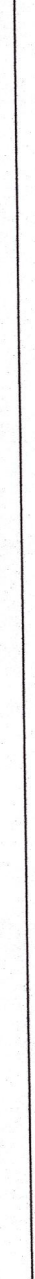
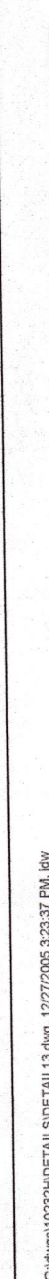
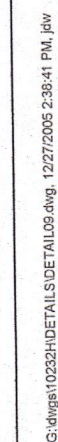
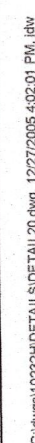
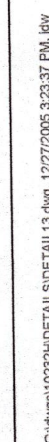
ZONING LOCATION SURVEY
PROPERTY OF
WARREN ROGERS & PATRICK ROGERS
FOR PROPERTY LOCATED AT
7 WEST STREET
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 2
Scale:
1" = 20'
Date
JULY 24, 2023
Project No.
22084-1



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

James Bernardo
JAMES BERNARDO LICENSE #70121
8-8-2023
DATE



A	SANITARY SEWER REVISED	8-7-2023
LTR	DESCRIPTION	DATE
REVISIONS		

Sheet No.	S-02
SHEET 2 OF	
Scale:	1" = 20'
Date	JULY 24, 2023
Project No.	22084-1