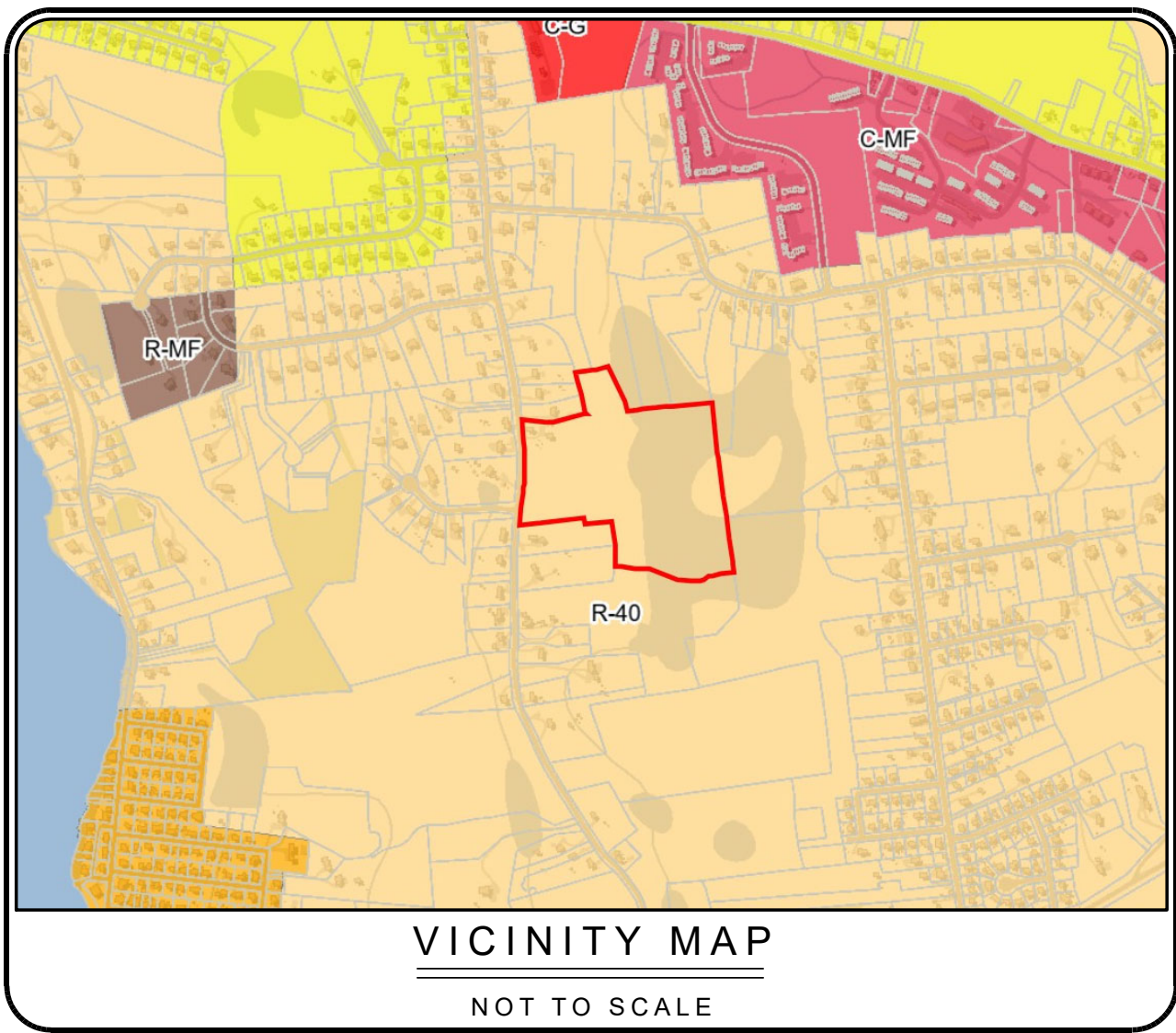




NOTES:

- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308 MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS COMPILED FROM STATE LIDAR DATA AND FIELD VERIFIED AND IS CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
- NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
- REFERENCE IS MADE TO WATERFORD LAND EVIDENCE RECORDS VOLUME 470 AT PAGE 655 FOR A QUIT CLAIM DEED - STATUTORY DEED DATED JULY 10, 1997 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO, OR BENEFITED BY THE FOLLOWING:
SEE VOLUME 126 AT PAGE 553 FOR AN EASEMENT CONVEYED TO MILLSTONE POINT CO.
SEE VOLUME 169 AT PAGE 117 FOR AN EASEMENT TO CL&P
THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-40 ZONE DISTRICT.
- BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES X (SHADED) AND X (UNSHADED) AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, COMMUNITY: TOWN OF WATERFORD, 090107 MAP NUMBER: 09011C0481J 09011C0483J MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR MAP 130 AS LOT 7829 AND HAS AN ASSIGNED STREET ADDRESS OF 97 SPITHEAD ROAD.
- BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0), ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2018 GEOID, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE SUPER GNSS REFERENCE NETWORK STATION HAVING THE FOLLOWING VALUES:
LATITUDE = N41.303892795°
LONGITUDE = W72.050613875°
ELLIPSOID HEIGHT = -10.7997 METERS
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 31, 2025. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MARCH 31, 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.
- THE INLAND WETLANDS SHOWN HEREON WERE COMPILED FROM THE RECORD SUBDIVISION PLAN AS DELINEATED BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST. THE PORTIONS OF THE LOTS ADJACENT TO SPITHEAD ROAD WERE EVALUATED FOR POTENTIAL WETLANDS BY JOSEPH THEROUX, CERTIFIED SOIL SCIENTIST. HIS REVIEW LETTER IS ATTACHED TO SHEET 2.

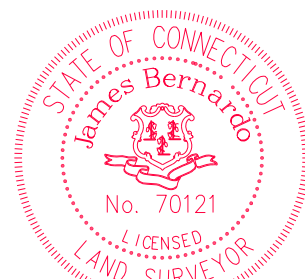
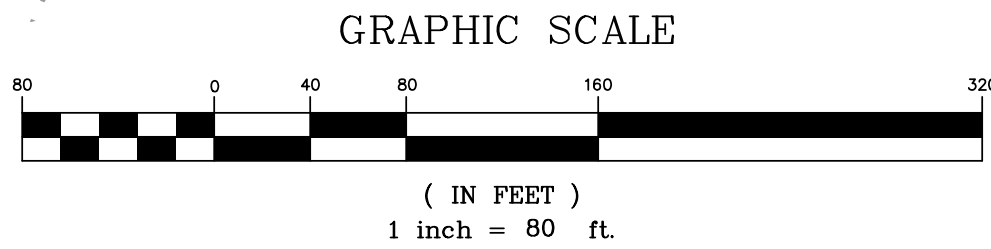
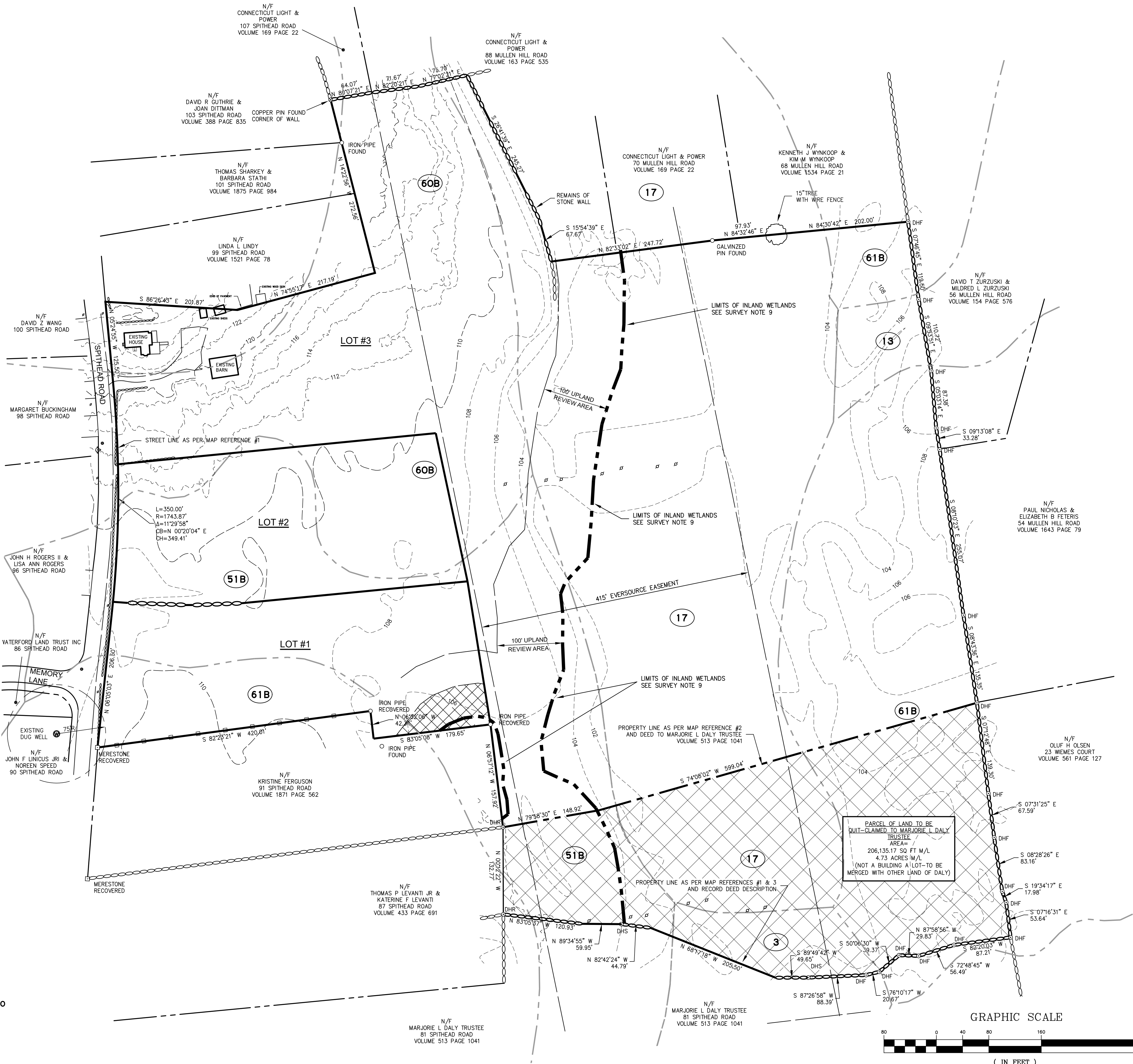
MAP REFERENCES:

- NUTMEG ESTATES SUBDIVISION PLAN SPITHEAD ROAD WATERFORD, CONNECTICUT PREPARED FOR PETER LAMPASONA PREPARED BY JOHN KOPKO JR. & ASSOCIATES, INC. DATE: APR 89 SCALE: 1"=100' SHEETS 1 THROUGH 5 OF 5 REVISED DECEMBER 1986 (#2584-2586).
- PLAN SHOWING PROPERTY BELONGING TO DAVID R. & MURIEL N. HINKLE LOCATED AT 79 SPITHEAD ROAD WATERFORD, CONNECTICUT SCALE: 1"=50' APRIL 1978 (#995).
- PLAN SHOWING PORTION OF LAND BELONGING N/F TO JAMES R. RAINEY SPITHEAD ROAD WATERFORD, CONN. SCALE: 1"=40' JANUARY 31, 1974 BY DANIEL C. MCKAY JR. PE & LS (#693).
- REVISED SUBDIVISION PLAN OF THE CHRISTINE S. MAC DOWELL PROPERTY ON SPITHEAD ROAD WATERFORD, CONNECTICUT DATE: AUGUST 1965 SCALE: 1"=60' ZONE: R-40 REVISED 8/25/67 BY W.A. MORSE (#364).
- THE CONNECTICUT LIGHT & POWER COMPANY BERLIN, CONNECTICUT MILLSTONE POINT LINE SHOWING LAND TO BE ACQUIRED FROM FREDERICK G. & IRVING B. MAYNARD TOWN OF WATERFORD SCALE: 1"=100' DATE: 7-3-67 NO. 17503-0 (#353).

LEGEND	
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING	
AC	ACRES
BF	BASIN FLOOR
BT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE CURB CURBING
CONC	CONCRETE
DIA	DIAMETER
DB	DISTRIBUTION BOX
DHF	DRILL HOLE FOUND
DHR	DRILL HOLE RECOVERED
DHS	DRILL HOLE SET
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
FF	FINISHED FIRST FLOOR
LF	LINEAR FOOT
(MIN)	MINIMUM
N/L	MORE OR LESS
N/F	NOW OR FORMERLY
PVC	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
S.F.	SQUARE FEET
TR	TO REMAIN
W/B	WIDE TREE BUSH
SP	SPARTINA PATENS
SA	SPARTINA ALTERNIFLORA
TBR	TO BE REMOVED
TH	THRESHOLD ELEVATION
TYP	TYPICAL
TW	TOP OF WALL ELEVATION
VF	VERIFY IN FIELD
P-5	SOIL PERC TEST LOCATION
SOIL DEEP TEST LOCATION	
WELL	
HYDRANT	
BUSH	
DECIDUOUS TREE	
CONIFERUS TREE	
BUILDING SETBACK LINE	
CLEARING LIMIT LINE	
EXISTING TREELINE	
EXISTING CONTOUR	
NEW CONTOUR	
SEDIMENT FENCE	
STORM DRAIN PIPE	
STONE WALL	
SANITARY SEWER	
WATER	

SOILS LEGEND

- | | |
|-----|--|
| 3 | RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY |
| 13 | WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES |
| 17 | TIMAKWA AND NATCHAUG SOILS, 0 TO 2 PERCENT SLOPES |
| 51B | SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONEY |
| 52C | SUTTON FINE SANDY LOAM, 2 TO 15 PERCENT SLOPES, EXTREMELY STONY |
| 60B | CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES |
| 61B | CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONEY |



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

James Bernardo
JAMES BERNARDO LICENSE #70121
12-3-2025
DATE

AVA'S MEADOW RESUBDIVISION

PROPERTY OF
GLENN E. FERGIONE

FOR PROPERTY LOCATED AT

97 SPITHEAD ROAD

TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 3

Scale:

1"=80'

Date

OCTOBER 1, 2025

Project No.

24089-1

REVISIONS		
LTR	DESCRIPTION	DATE
B	NON-ENCROACHMENT BOUNDARY ADDED	12-3-2025
A	WETLANDS ADDED NEAR 91 SPITHEAD ROAD	10-15-2025

NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT AND ANY INFORMATION CONTAINED HEREON SHALL NOT BE DUPLICATED OR REPRODUCED FOR ANY OTHER PROJECT LOCATION WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.



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

ZONING DATA		Date Updated: 12/03/25		Based on: Town of Waterford Zoning Regs Revised Thru 8-15-2025		
Property Address: 97 Spithead Road Waterford, CT 06385						
Zoning Section	Description	Required	Provided - Lot #1	Provided - Lot #2	Provided - Lot #3	Remarks
2R S-4 ZONING DISTRICT: R-40						
2R S-4.1	Land Use	1-Fam Residential	1-Fam Residential	1-Fam Residential	1-Fam Residential	Permitted Use
2R S-4.1	Min. Lot Size (SF)	40,000	116,109.77 SF	116,109.77 SF	784,127.42 SF	
2R S-4.1	Min. Lot Frontage	100 FT	222.69 FT	210.71 FT	248.60 FT	
2R S-4.3	Min. Lot Width	125 FT	214.4 FT	217.9 FT	240.5 FT	
2R S-4.4	Min Front Yard Setback	50 FT	50 FT	50 FT	23 FT	Pre-existing non conforming - Lot #3
	Min Rear Yard Setback	50 FT	50 FT	50 FT	APPROX 1,100 FT	
	Min Side Yard Setback	25 FT	25 FT	25 FT	41 FT	
2R S-4.4	Max Building Coverage (%)	20% Max	20% Max	20% Max	0.3%	
2R S-4.5	Max Building Height by Zone	35 FT	Not to exceed 35 FT	Not to exceed 35 FT	U/K	Not determined - Lot #3

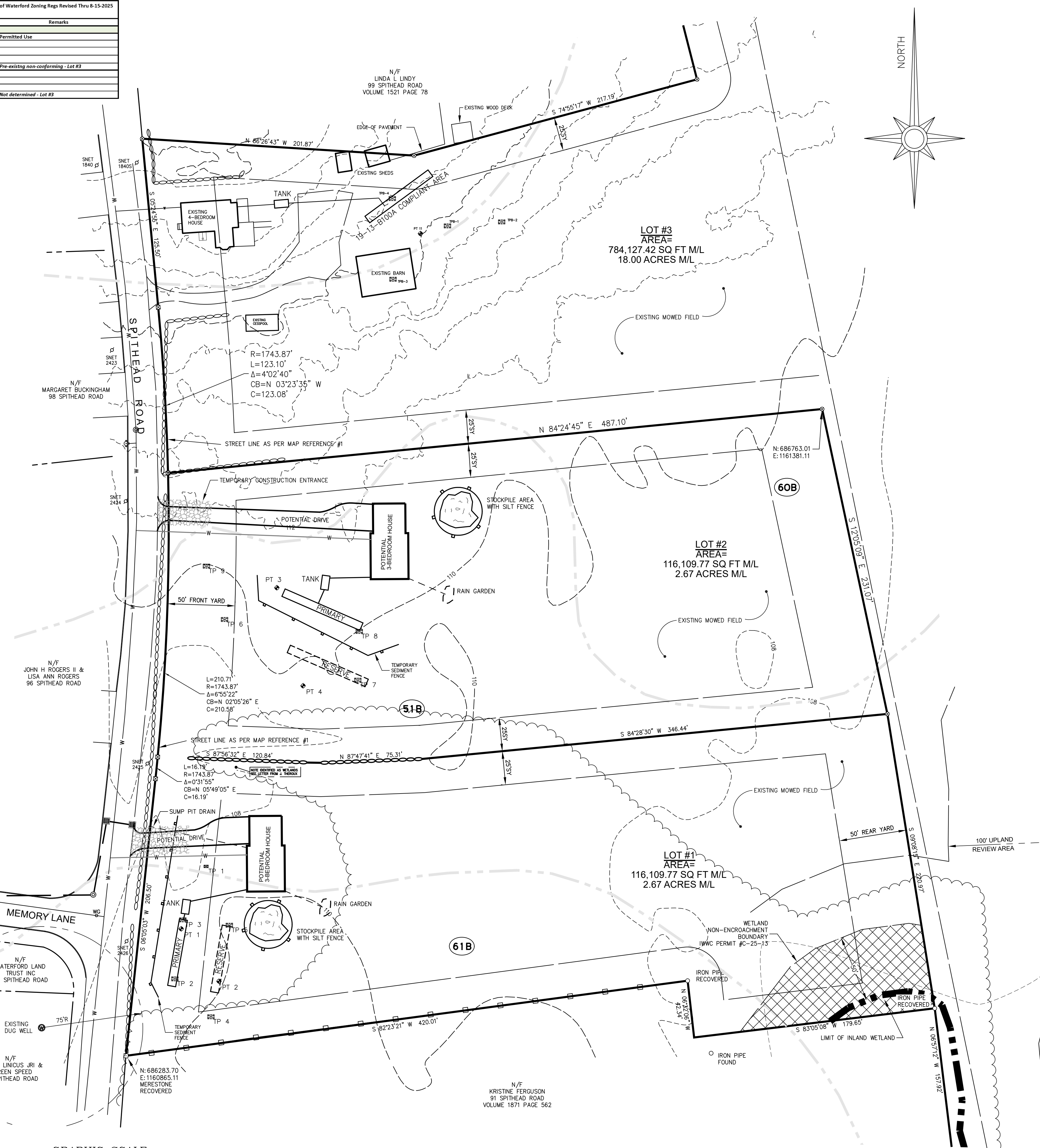
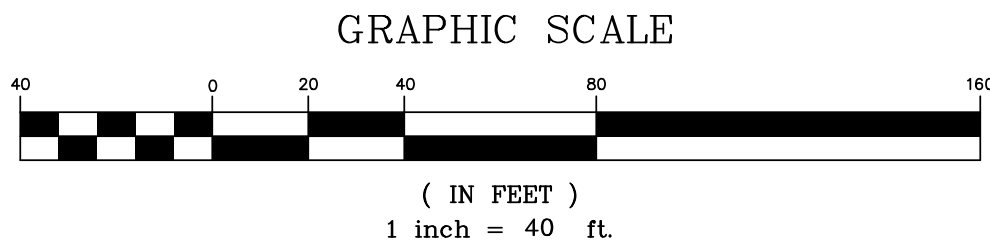
CONNECTICUT PUBLIC HEALTH CODE - 19-13-B100A COMPLIANCE

LOT #1
POTENTIAL 3-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE
REQUIRES A MINIMUM 495 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60" IN TEST HOLES 1 & 2:
USE 50LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT
THEREFORE 500 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

LOT #2
POTENTIAL 3-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE
REQUIRES A MINIMUM 495 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION IS AS FOLLOWS:
BASED ON A RESTRICTIVE LAYER OF 32" AT TEST HOLE 8 AND A SLOPE OF 2%
HF=42
PF=1.5
PF=1.0
THEREFORE MLSS = 63LF
USE 63LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT
THEREFORE 630 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

LOT #3
EXISTING 4-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE
REQUIRES A MINIMUM 495+82.5 = 577.5 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION IS AS FOLLOWS:
BASED ON A RESTRICTIVE LAYER OF 42" AT TEST HOLE B-4 AND A SLOPE OF 0%
HF=26
PF=1.75
PF=1.0
THEREFORE MLSS = 45.5LF
USE 58LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT
THEREFORE 580 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

LEGEND	
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING	
AC	ADRES
BF	BASEMENT FLOOR
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE LIP CURBING
CONC	CONCRETE
DA	DIAMETER
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
5.44	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
TW	TOP OF WALL ELEVATION
VF	VERIFY IN FIELD
P-5	SOIL PERC TEST LOCATION
THB	SOIL DEEP TEST LOCATION
WELL	WELL
HYDRANT	HYDRANT
BUSH	BUSH
DECIDUOUS TREE	DECIDUOUS TREE
CONFERUS TREE	CONFERUS TREE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CLEARING LIMIT LINE	CLEARING LIMIT LINE
EXISTING TREELINE	EXISTING TREELINE
EXISTING CONTOUR	EXISTING CONTOUR
NEW CONTOUR	NEW CONTOUR
SEDIMENT FENCE	SEDIMENT FENCE
STORM DRAIN PIPE	STORM DRAIN PIPE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
WATER	WATER



12/23/2024
MR. JIM BERNARDO
BERNARDO SURVEYING, LLC
102A SPITHEAD RD.
WATERFORD, CT. 06385
RE: WETLAND INSPECTION, 97 SPITHEAD RD., WATERFORD, CT.

DEAR MR. BERNARDO,
AT YOUR REQUEST I HAVE INSPECTED THE PROPOSED SUBDIVISION AREA ADJACENT TO SPITHEAD ROAD FOR THE PRESENCE OF WETLANDS AND WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.
AFTER A THOROUGH EXAMINATION OF ALL LOW LYING AREAS, I FOUND NO EVIDENCE OF INLAND WETLANDS OR WATERCOURSES IN OR ADJACENT TO THE PROPOSED SUBDIVISION AREA.
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE INSPECTION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.
THANK YOU.

Joseph R. Theroux
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NECSS, SSSA

DRAFT DRAFT

TOWN OF WATERFORD
Inland Wetlands & Watercourse Permit #C-25-13
97 Spithead Road, Waterford, CT
The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 97 Spithead Road, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Sections 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourse regulations.

This permit is a grant of approval to conduct the following regulated activities:
1. Grading and construction activity upgradient of inland wetlands to construct two (2) residential lots served by on-site septic and municipal water.
These regulated activities are associated with the construction of a 2.67 acre residential subdivision on a 2.67 acre parcel of land located at 97 Spithead Road, Waterford, Connecticut. The proposed development is shown on a plan entitled: "Ava's Meadow Resubdivision, Property of Glenn E. Fergione, For Property Located at 97 Spithead Road, Town of Waterford - County of New London - Connecticut" revised thru October 15, 2025, prepared by James Bernardo Land Surveying, LLC.
The Conservation Commission authorizes the activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:
1. The limits of clearing and disturbance shall be marked on the lots and inspected by the Commissioner's agent prior to the start of site work.
2. A 50 ft. natural vegetated buffer bordering the wetland areas at the southeast corner of Lot #1 is to be maintained to protect the adjacent wetland hydrology and water quality. No filling, grading, and clearing or removal of vegetation shall be conducted within 50 ft. of the wetland on Lot #1 without specific authorization from the Conservation Commission.
3. The 50 ft. vegetated buffer established on Lot #1 shall be labeled a wetland non-encroachment boundary on the final plan and marked on site with non-encroachment area markers provided by the Conservation Commission affixed to trees or to 4 x 4 inch posts.

STANDARD CONDITIONS:
4. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
5. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.
6. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as silt fence, filter fence, silted hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
7. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, as revised thru 2024.
8. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structure, excavation, deposition of fill, obstructions of flow, encroachment or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.
In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.
In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within the time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

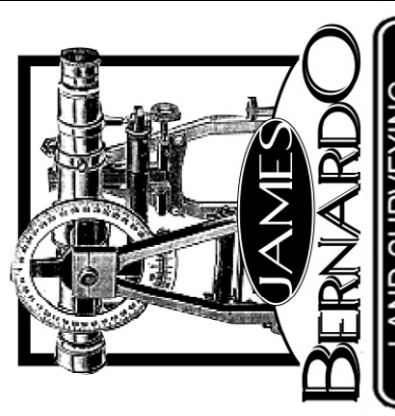
The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourse Regulations based on the following considerations:
A. The construction does not involve direct or indirect impacts to inland wetlands or watercourses.

B. Potential short-term construction impacts are minimized by installation of erosion and sediment controls to reduce the potential for sediment impacts. Potential long-term impacts to on-site wetland resources are minimized by maintenance of wetland hydrology and maintenance of a vegetated upland buffer area adjacent to wetlands.
C. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: October 23, 2025
Issued By: Chairman, Richard F. Muckle
Waterford Conservation Commission

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



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B	ZONING COMPLIANCE CHART, WETLANDS PERMIT & NON-ENCROACHMENT BOUNDARY ADDED	12-3-2025
A	WETLANDS ADDED NEAR 91 SPITHEAD ROAD	10-15-2025

REVISIONS

AVA'S MEADOW RESUBDIVISION
PROPERTY OF
GLENN E. FERGIONE
FOR PROPERTY LOCATED AT
97 SPITHEAD ROAD
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-02
SHEET 2 OF 3
Scale:
1" = 40'
Date
OCTOBER 1, 2025
Project No.
24089-2

