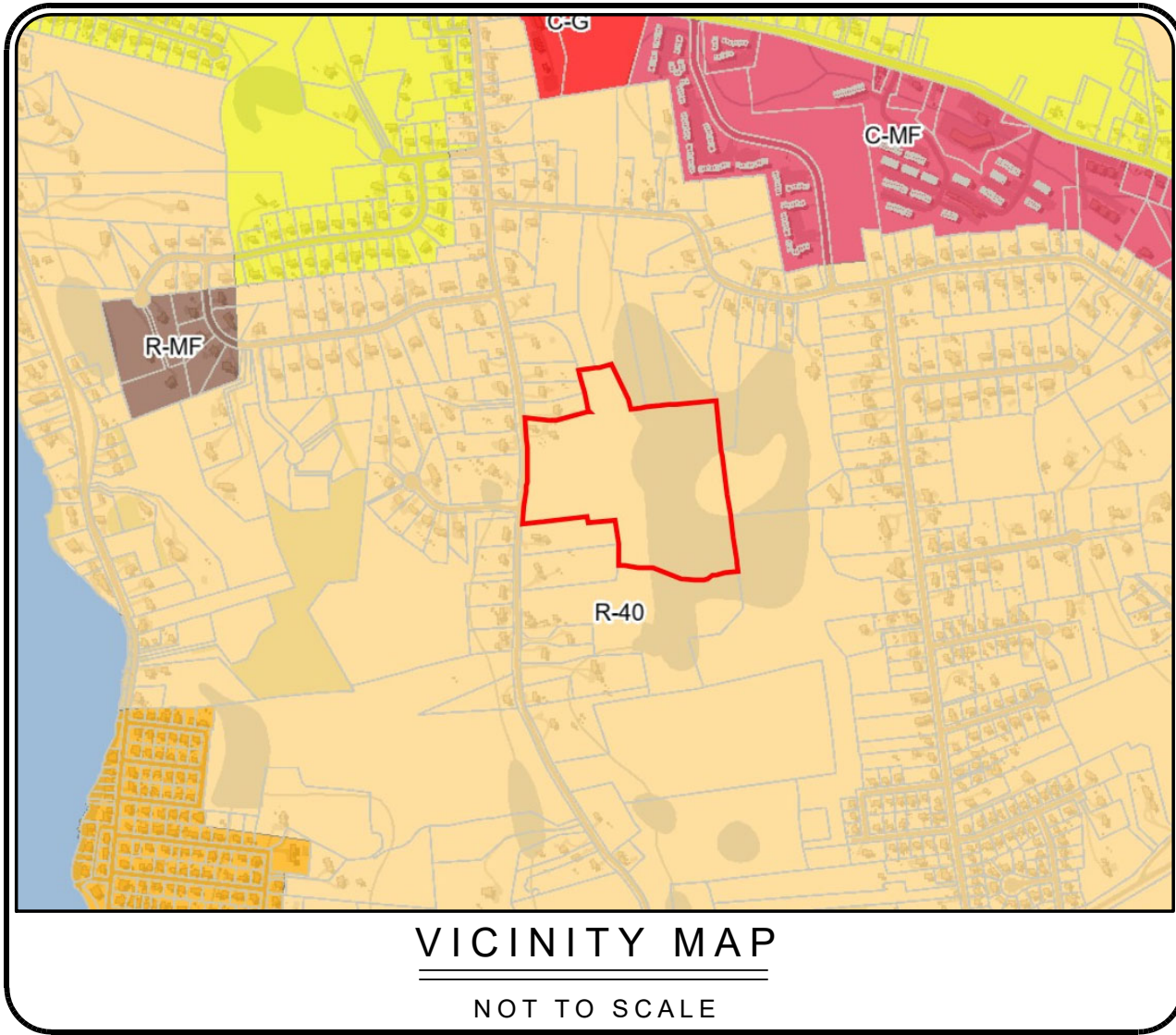




VICINITY MAP
NOT TO SCALE

NOTES:

1. 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 LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.

2. 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.

3. 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.

4. 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".

5. 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.

6. 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

7. 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.

8. 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.

9. 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:

1. 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).

2. PLAN SHOWING PROPERTY BELONGING TO DAVID R. & MURIEL N. HINKLE LOCATED AT 79 SPITHEAD ROAD WATERFORD, CONNECTICUT SCALE: 1"=50' APRIL 1978 (#995).

3. 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).

4. 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).

5. THE CONNECTICUT LIGHT & POWER COMPANY BERLIN, CONNECTICUT MILLSTONE POINT LINE SHOWING LAND TO BE ACQUIRED FROM FREDERICK O & IRVING B. MAYNARD TOWN OF WATERFORD SCALE: 1"=100' DATE: 7-3-67 NO. 17503-0 (#353).

SOILS LEGEND

3 RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY

13 WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES

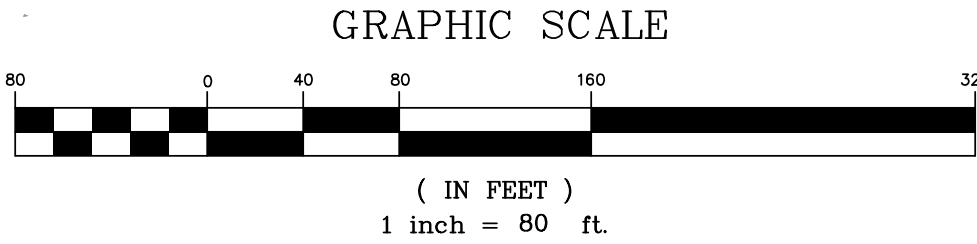
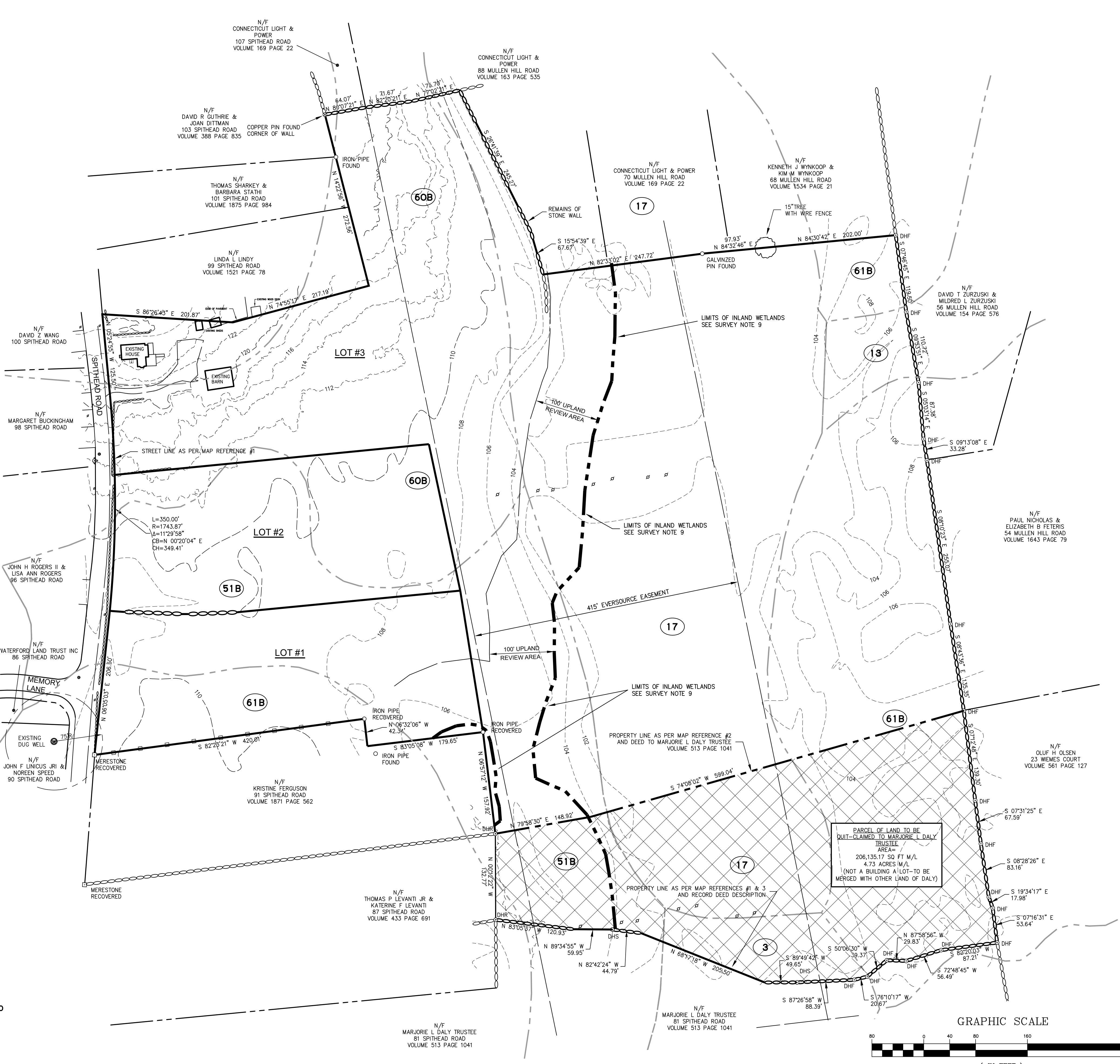
17 TIMAKWA AND NATCHAUG SOILS, 0 TO 2 PERCENT SLOPES

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

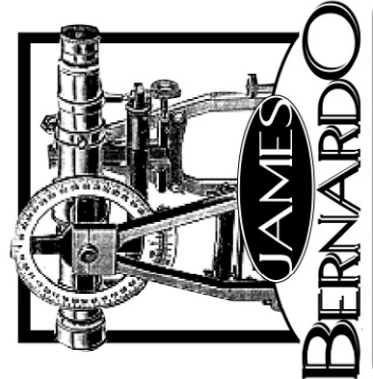
61B CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONEY



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

JAMES BERNARDO LICENSE #70121 DATE

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



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LTR	DESCRIPTION	DATE
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-01

SHEET 1 OF 3

Scale:

1"=80'

Date

OCTOBER 1, 2025

Project No.

24089-1

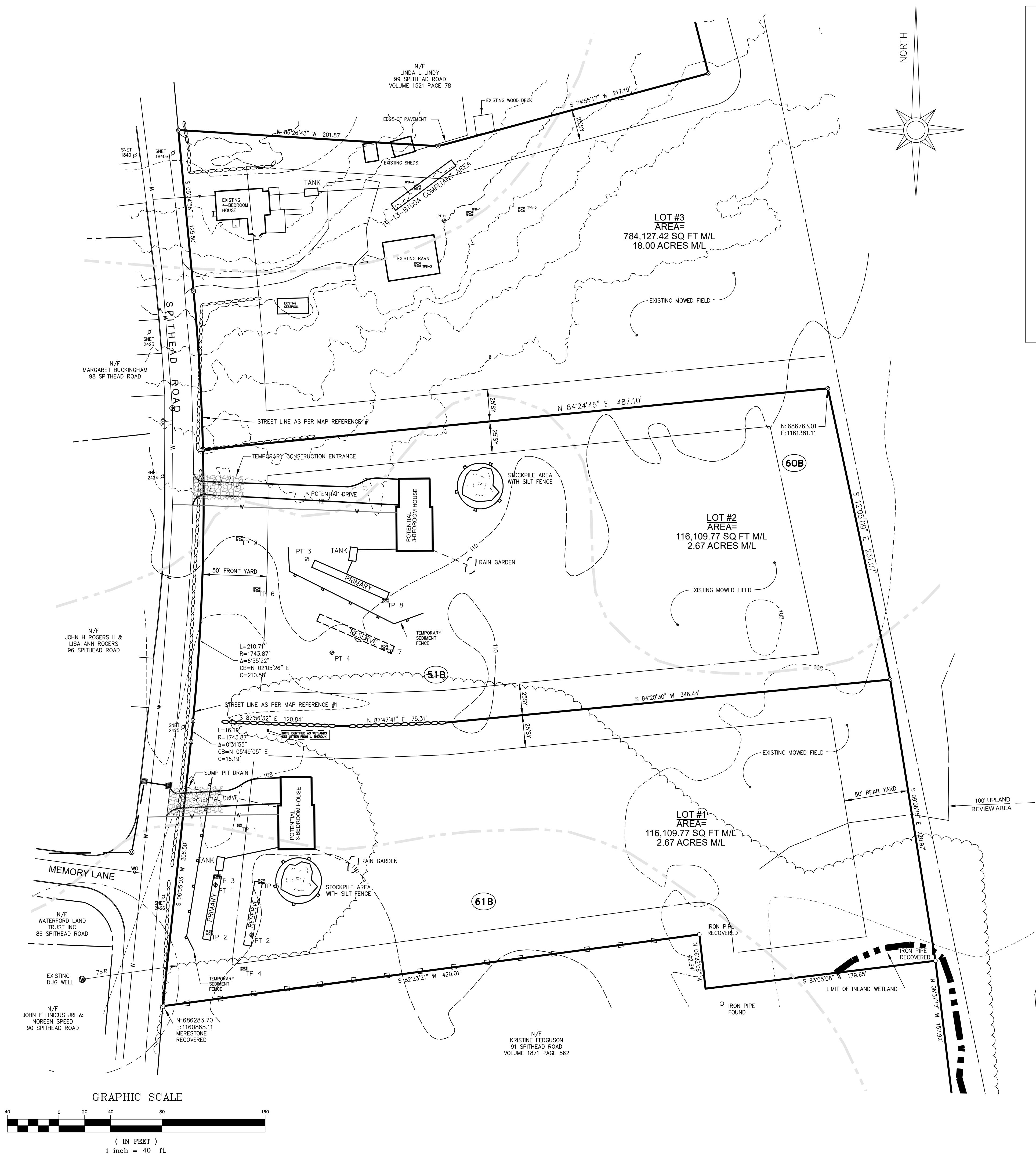
LOT #1
POTENTIAL 3-BEDROOM HOUSE WITH LESS THAN 10 MIN/N PERCOLATION RATE
REQUIRES A MINIMUM 495 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION IS AS FOLLOWS:
BASED ON A RESTRICTIVE LAYER NOT BEING CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER
THAN 1' AT TEST HOLES 1 & 2:
USE 50LF OF GST 6212 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/N 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
FF=1.5
FP=1.0
THEREFORE MLSS = 63.9F

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/N 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 6%
HF=26
FF=1.75
FP=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



**JOSEPH R. THEROUX**
— CERTIFIED FORESTER / SOIL SCIENTIST —
— REG. #002-297592 • FAX 800-5786682
426 SHUTCROFT TURNPIKE, VOLUNTOON, CT 06084
FORESTRY SERVICES • WETLAND ANALYSIS
WETLAND DELINEATIONS AND PERMITTING • EROSION/STORMWATER
WETLAND FUNCTION/VALUE ASSESSMENTS

12/23/2024

MR. JIM BERNARDO
BERNARDO SURVEYING LLC
1024 SPRITHEAD RD
WATERFORD, CT 06385

RE: WETLAND INSPECTION, 97 SPRITHEAD RD, WATERFORD, CT.

DEAR MR. BERNARDO,

AT YOUR REQUEST I HAVE INSPECTED THE PROPOSED SUBDIVISION AREA ADJACENT TO SPRITHEAD 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 PROPERTY.

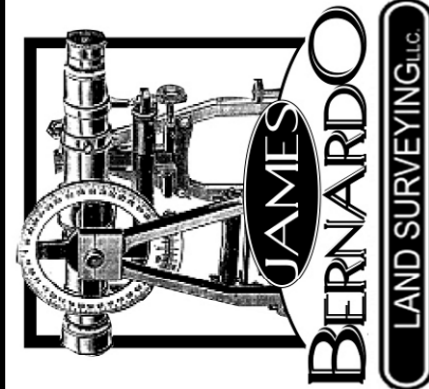
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE INSPECTION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED FORESTER/ SOIL SCIENTIST
MEMBER SSSNE, NCSSE, SSSA,

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
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A	WETLANDS ADDED NEAR 91 SPITHEAD ROAD	10-15-2025
LTR	DESCRIPTION	DATE
	REVISIONS	

REVISIONS

WVA'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:

Date **MARCH 31, 2025**

Project No. 24089-2

