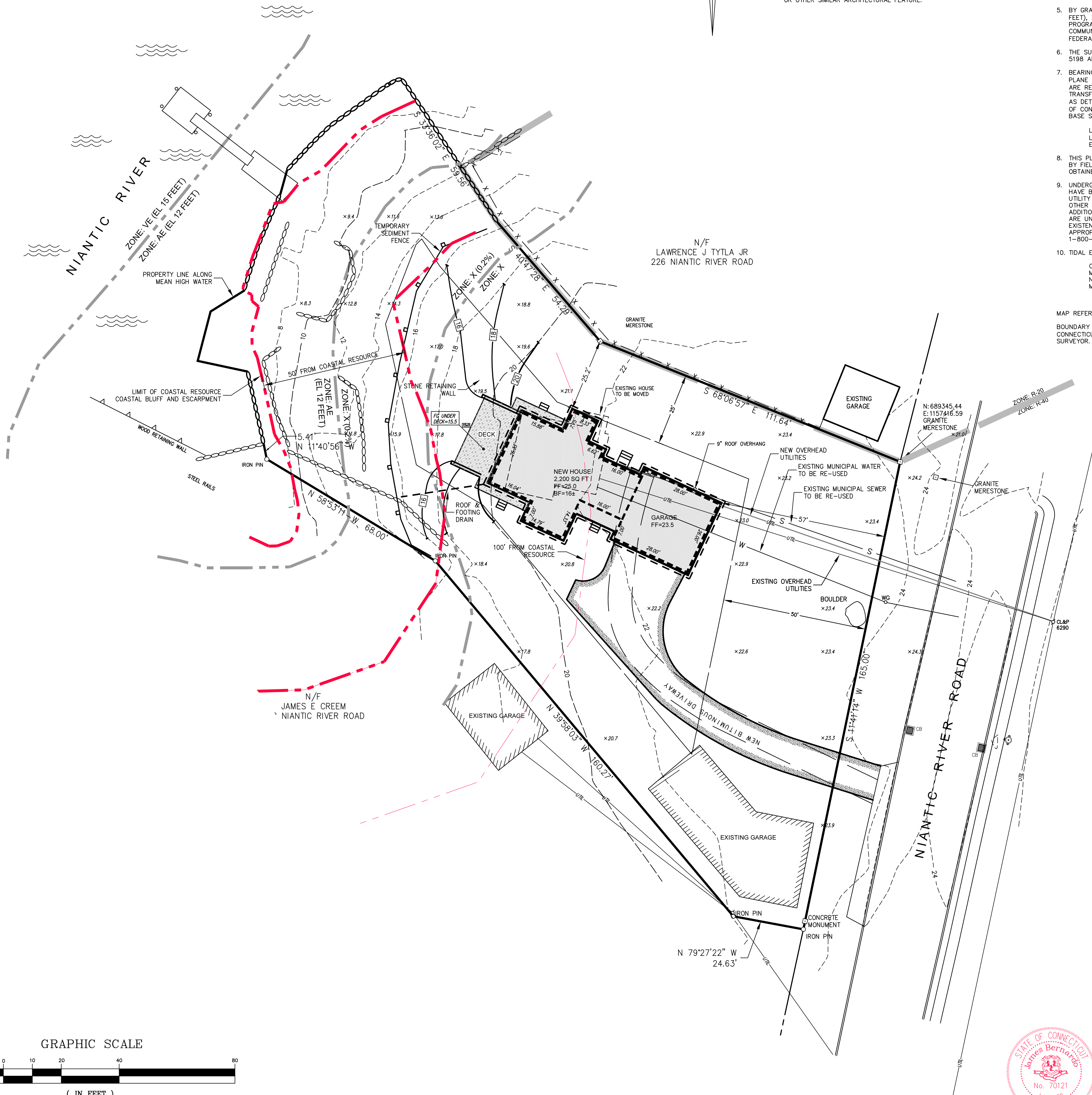




COASTAL RESOURCES MAP
NOT TO SCALE



ZONE VR-40 ZONING COMPLIANCE CHART		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ FT	31,372 SQ FT
MINIMUM FRONTAGE	100'	165'
MINIMUM WIDTH	125'	154'
MAXIMUM COVERAGE	20%	12%
MINIMUM FRONT YARD	50'	57'
MINIMUM SIDE YARD	25'	25.2'
MINIMUM REAR YARD	50'	70±'
MAXIMUM HEIGHT	35'	35'

ALL SETBACKS ARE MEASURED TO THE ROOF OVERHANG, CHIMNEY, CORNICE, OR OTHER SIMILAR ARCHITECTURAL FEATURE.

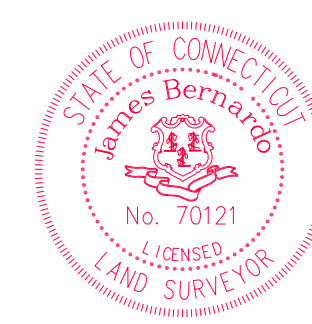
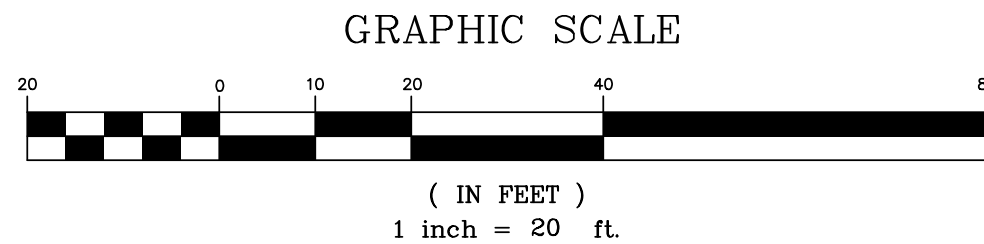
NOTES:

- 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. IT IS EXPRESSLY NOTED THAT THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS FURTHER NOTED THAT THIS PLAN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS A RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE HORIZONTAL ACCURACY CONFORMS TO CLASS D. BOUNDARY INFORMATION IS TAKEN FROM THE A-2 SURVEY MAP REFERENCED BELOW AND TRANSLATED TO NAD83 GRID COORDINATES (SEE NOTE X). TOPOGRAPHIC SURVEY 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 APPEAR BELOW OR THEREON.
- REFERENCE IS MADE TO WATERFORD LAND EVIDENCE RECORDS VOLUME 1571 AT PAGE 307 FOR A STATUTORY WARRANTY DEED DATED SEPTEMBER 20, 2018 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- REFERENCE IS ALSO MADE TO A BOUNDARY LINE AGREEMENT DATED OCTOBER 30, 1998 BY AND BETWEEN ROBERT D. HORAN AND JAMES E. CREAM AND JEANNE D. CREAM RECORDED IN VOLUME
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-40 ZONE DISTRICT.
- BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES AE (EL 12 FEET), X (0.2% ANNUAL CHANCE), AND X AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 481, COMMUNITY: TOWN OF WATERFORD MAP NUMBER: 09011C0481J MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- THE SUBJECT PROPERTY IS SHOWN ON THE WATERFORD TAX ASSESSOR MAP 122 AS LOT 5198 AND HAS AN ASSIGNED STREET ADDRESS OF 224 NIANTIC RIVER 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 STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: CTGR. HAVING THE FOLLOWING VALUES:
LATITUDE = N41° 20' 07.3560"
LONGITUDE = W72° 02' 58.96923"
ELLIPSOID HEIGHT = -18.342 METERS
- THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON APRIL 23, 2023. RECORD TITLE AND ADDITION INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON APRIL 25, 2023.
- 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.
- TIDAL ELEVATIONS ARE AS FOLLOWS BASED ON THE TIDAL EPOCH 83-01
C.L.: 2.1 FEET
MHW: 0.9 FEET
NAVD88: 0.0 FEET
MLW: -1.6 FEET

MAP REFERENCE:

BOUNDARY SURVEY LAND OF ROBERT D. HORAN 224 NIANTIC RIVER ROAD WATERFORD, CONNECTICUT SCALE: 1"=20' DATE: SEPT 1, 1997 PREPARED BY ROBERT C. SIMONI LICENSED SURVEYOR.

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 ALTERNIFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THS	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	ETL	EXISTING TREELINE
N/F	NOW OR FORMERLY	EC	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



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

James Bernardo
JAMES BERNARDO LICENSE #70121

11-7-2023
DATE

ZONING LOCATION SURVEY

PROPERTY OF
CYNTHIA YANAROS &
DAVID E. YANAROS

FOR PROPERTY LOCATED AT
224 NIANTIC RIVER ROAD

TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1" = 20'

Date

APRIL 21, 2023

Project No.

23025-1

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REVISED AS PER TOWN
AND CITY DEEP
PRELIMINARY REVIEW

11-7-2023

COASTAL RESOURCES
ADDED

6-21-2023

LTR

DESCRIPTION

DATE

REVISIONS

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