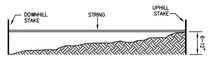
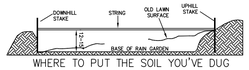
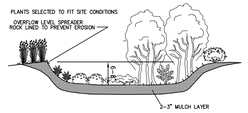


WHERE TO DIG



WHERE TO PUT THE SOIL YOU'VE DUG



CROSS SECTION OF RAIN GARDEN

THE RAIN GARDENS ARE SIZED TO ACCOMMODATE THE FIRST 1.3" OF RAINFALL FROM 1/2 OF THE ROOF SURFACE AREA

455 SQ FT (1/2 OF THE ROOF AREA) x 1.3 INCH OF RAINFALL REQUIRES 50 CUBIC FEET OF STORAGE THEREFORE, A 10' X 10' RAIN GARDEN WILL PROVIDE 66 CUBIC FEET OF VOLUME BASED ON A MINIMUM DEPTH OF 8".

SUGGESTED PLANT LIST FOR CONNECTICUT RAIN GARDENS

PERENNIALS

A. SWAMP MILKWEED *(ASLEPIAS INCARNATA)*
B. NEW YORK ASTER *(ASTER NOVAE-BELGI*
C. ASTILBE *(ASTILBE SPP.)*
D. TICKSEED SUNFLOWER*(BIDENS ARISTOSA)*
E. JOE PYE WEED *(EUPATORIUM FISTULOSUM)*
F. ROSE MALLOW *(HIBISCUS MOSCHEUTOS)*
G. IRIS *(IRIS VERSICOLOR)*
H. CARDINAL FLOWER*(LOBELIA CARDINALIS)*
I. SPIKED GAY FEATHER *(LIATRIS SPICATA)*
J. SENSITIVE FERN *(ONOCLEA SENSIBILIS)*
K. CINNAMON FERN*(OSMUNDA CINNAMOMEA)*
L. ROYAL FERN *(OSMUNDA REGALIS)*
M. MARSH FERN *(THELYPTERIS PALUSTRIS)*
N. SPIDERWORT *(TRADESCANTIA VIRGINIANA)*
O. BLACK-EYED SUSAN*(RUDNECKIA BIRTA)*

GRASSES

P. CREEPING BENTGRASS*(AGROSTIS STOLONITERA)*
Q. MEADOW FOXTAIL *(ALOPECURUS PRATENSIS)*
R. BLUE JOINT *(CALAMOGROSTIS CANADENSIS)*
S. TUSSOCK SEDGE *(CAREX STRICTA)*
T. TUFTED HAIR GRASS*(DESCHAMPSIA CAESPITOSA)*
U. SWITCH GRASS *(PANICUM VIRGATUM)*
V. RIBBON GRASS*(PHALARIS ARUNDINACEA)*

SHRUBS

1. RED CHOKEBERRY *(ARONIA ARBUTIFOLIA)*
2. BUTTONBUSH *(CEPHALANTHUS OCCIDENTALIS)*
3. SUMMERSWEET CLETHRA *(CLETHRA ALNIFOLIA)*
4. SILKY DOGWOOD *(CORNUS AMOMUM)*
5. GRAY DOGWOOD *(CORNUS RACEMOSUM)*
6. RED OSIER DOGWOOD *(CORNUS SERICEA)*
7. INKBERRY*(ILEX GLABRA)*
8. WINTERBERRY *(ILEX VERTICILLATA)*
9. SPICEBUSH *(LINDERA AESTIVALE BENZOIN)*
10. PINKTERBLOOM AZALEA *(RHODODENDRON PERICLYMENOIDES)*
11. SWAMP AZALEA *(RHODODENDRON VISCOSUM)*
12. ELDERBERRY *(SAMBUCUS CANADENSIS)*
13. LOWBUSH BLUEBERRY *(VACCINIUM ANGUSTIFOLIUM)*
14. HIGHBUSH BLUEBERRY *(VACCINIUM CORYMBOSUM)*
15. WITHEROD *(VIBURNUM CASSINOIDES)*
16. ARROWWOOD *(VIBURNUM DENTATUM)*
17. NANNYBERRY *(VIBURNUM LENTAGO)*
18. BLACK HAW *(VIBURNUM PRUNIFOLIUM)*
19. AMERICAN CRANBERRY *(VIBURNUM TRILOBUM)*

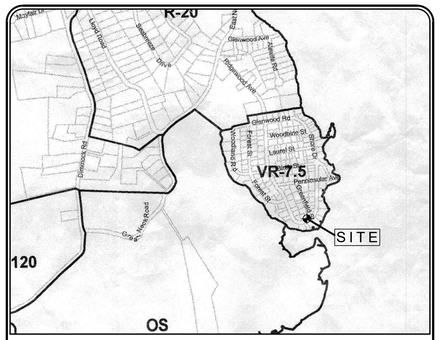
ONE OR MORE TREES CAN BE ADDED TO A RAIN GARDEN, DEPENDING UPON IT SIZE. CAUTION SHOULD BE USED THOUGH, AS A TREE CAN QUICKLY TAKE OVER THE GARDEN AND CREATE A DIFFERANT LOOK. REMEMBER, MOST TREES WILL GROW VERY LARGE UNLESS THEY ARE PURPOSELY KEPT SMALL. IF A TREE IS DESIRED, THE FOLLOWING TYPES ARE RECOMMENDED:

TREES

20. RIVER BIRCH *(BETULA NIGRA)*
21. RED MAPLE *(ACER RUBRUM)*
22. SWEETGUM *(LIQUIDAMBAR STYRACIFLUA)*
23. SWAMP WHITE OAK*(QUERCUS BICOLOR)*
24. PIN OAK *(QUERCUS PALUSTRIS)*
25. LARCH *(LARIX LARICINA)*
26. COTTONWOOD *(POPULOS DELTOIDES)*
27. SHADBLOW *(AMELANCHIER SPP.)*
28. GREEN ASH *(FRAXINUS PENNSYLVANICA)*

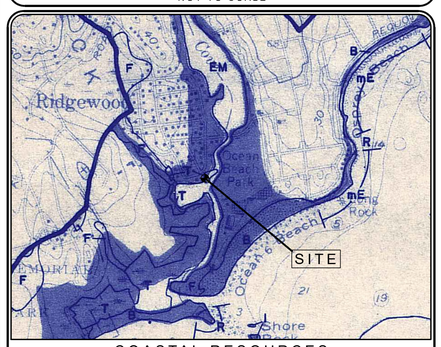
NOTES:

1. ADDITIONAL PLANTS MAY BE SUBSTITUTED FOR THOSE LISTED ABOVE WITH MUNICIPAL APPROVAL.
2. CALL BEFORE YOU DIG 1-800-922-4455.



VICINITY MAP

NOT TO SCALE



COASTAL RESOURCES

NOT TO SCALE:

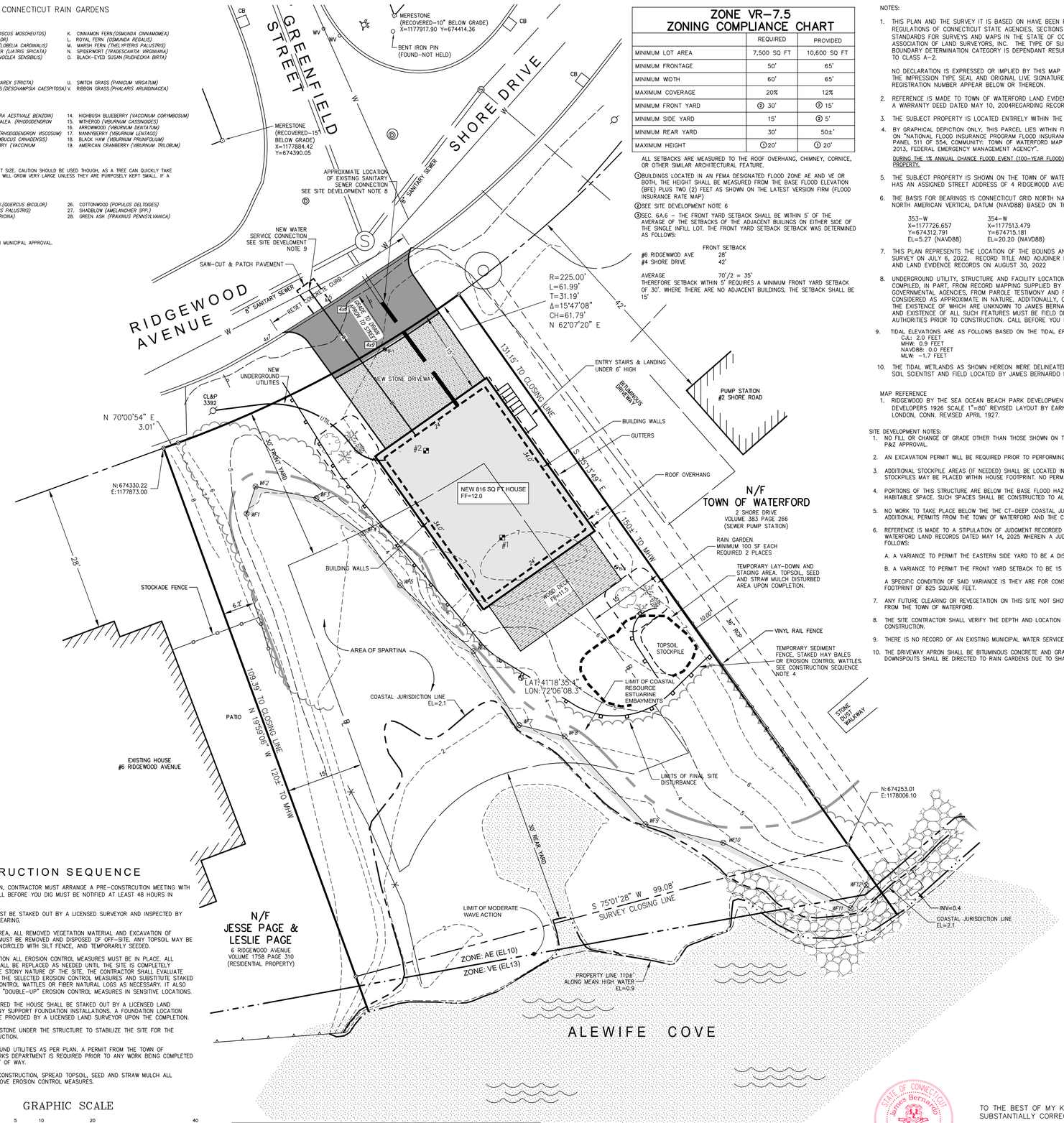
COASTAL RESOURCES ON AND ADJACENT TO THE SITE

EM ESTUARINE EMBANKMENTS
T REGULATED TIDAL WETLANDS
COASTAL FLOOD HAZARD AREA

LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	TH8	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WELL
BIT	BITUMINOUS		HYDRANT
BCLC	BITUMINOUS CONCRETE LIP CURBING		BUSH
CONC	CONCRETE		DECIDUOS TREE
DIA	DIAMETER		CONIFERUS TREE
DB	DISTRIBUTION BOX		BUILDING SETBACK LINE
EOP	EDGE OF PAVEMENT		CLEARING LIMIT LINE
ELEV	ELEVATION		EXISTING TREELINE
FF	FINISHED FIRST FLOOR	158	EXISTING CONTOUR
LF	LINEAR FOOT	158	NEW CONTOUR
(MIN)	MINIMUM		SEDIMENT FENCE
M/L	MORE OR LESS		STORM DRAIN PIPE
N/F	NOW OR FORMERLY		STONE WALL
PVC	POLY VINYL CHLORIDE		SANITARY SEWER
SCH40	SCHEDULE 40		WATER
S.4+	SPOT ELEVATION		
SF	SQUARE FEET		
TR	TO REMAIN		
HTB	HIGH TIDE BUSH		
SP	SPARTINA PATENS		
SA	SPARTINA ALTERNAFLORA		
TBR	TO BE REMOVED		
TH	THRESHOLD ELEVATION		
TYP	TYPICAL		
TW	TOP OF WALL ELEVATION		
VIF	VERIFY IN FIELD		
P-5	SOIL PERC TEST LOCATION		



AREA=10,600 SQ. FT M/L

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION, CONTRACTOR MUST ARRANGE A PRE-CONSTRCUTION MEETING WITH TH TOE TOWN AND "CALL BEFORE YOU DIG MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE.
2. LIMITS OF CLEARING MUST BE STAKED OUT BY A LICENSED SURVEYOR AND INSPECTED BY THE TOWN PRIOR TO CLEARING.
3. DUE TO LIMITED SITE AREA, ALL REMOVED VEGETATION MATERIAL AND EXCAVATION OF UNSUITABLE MATERIAL MUST BE REMOVED AND DISPOSED OF OFF-SITE. ANY TOPSOIL MAY BE STOCKPILED ON SITE, ENCIRCLED WITH SILT FENCE, AND TEMPORARILY SEEDED.
4. PRIOR TO ANY EXCAVATION ALL EROSION CONTROL MEASURES MUST BE IN PLACE. ALL CONTROL MEASURES SHALL BE REPLACED AS NEEDED UNTIL THE SITE IS COMPLETELY STABILIZED. DUE TO THE STONY NATURE OF THE SITE, THE CONTRACTOR SHALL EVALUATE THE EFFECTIVENESS OF THE SELECTED EROSION CONTROL MEASURES AND SUBSTITUTE STAKED HAY BALES, EROSION CONTROL WATTLES OR FIBER NATURAL LOGS AS NECESSARY. IT ALSO MAY BE NECESSARY TO "DOUBLE-UP" EROSION CONTROL MEASURES IN SENSITIVE LOCATIONS.
5. ONCE THE SITE IS CLEARED THE HOUSE SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY SUPPORT FOUNDATION INSTALLATIONS. A FOUNDATION LOCATION CERTIFICATION SHALL BE PROVIDED BY A LICENSED LAND SURVEYOR UPON THE COMPLETION.
6. INSTALL THE CRUSHED STONE UNDER THE STRUCTURE TO STABILIZE THE SITE FOR THE REMAINDER OF CONSTRUCTION.
7. INSTALL ALL UNDERGROUND UTILITIES AS PER PLAN. A PERMIT FROM THE TOWN OF WATERFORD PUBLIC WORKS DEPARTMENT IS REQUIRED PRIOR TO ANY WORK BEING COMPLETED WITHIN THE TOWN RIGHT OF WAY.
8. UPON COMPLETION OF CONSTRUCTION, SPREAD TOPSOIL, SEED AND STRAW MULCH ALL DISTURBED AREAS. REMOVE EROSION CONTROL MEASURES.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ZONE VR-7.5 ZONING COMPLIANCE CHART

	REQUIRED	PROVIDED
MINIMUM LOT AREA	7,500 SQ FT	10,600 SQ FT
MINIMUM FRONTAGE	50'	65'
MINIMUM WIDTH	60'	65'
MAXIMUM COVERAGE	20%	12%
MINIMUM FRONT YARD	② 30'	③ 15'
MINIMUM SIDE YARD	15'	③ 5'
MINIMUM REAR YARD	30'	50±'
MAXIMUM HEIGHT	① 20'	① 20'

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

① BUILDINGS LOCATED IN AN FEMA DESIGNATED FLOOD ZONE AE AND VE OR BOTH, THE HEIGHT SHALL BE MEASURED FROM THE BASE FLOOD ELEVATION (BFE) PLUS TWO (2) FEET AS SHOWN ON THE LATEST VERSION FIRM (FLOOD INSURANCE RATE MAP)

② SEE SITE DEVELOPMENT NOTE 6

③ SEC. 6A.6 – THE FRONT YARD SETBACK SHALL BE WITHIN 5' OF THE AVERAGE OF THE SETBACKS OF THE ADJACENT BUILINGS ON EITHER SIDE OF THE SINGLE INFILL LOT. THE FRONT YARD SETBACK SETBACK WAS DETERMINED AS FOLLOWS:

	FRONT SETBACK
#6 RIDGEWWOD AVE	28'
#4 SHORE DRIVE	42'

AVERAGE 70'/2 = 35'
THEREFORE SETBACK WITHIN 5' REQUIRES A MINIMUM FRONT YARD SETBACK OF 30'. WHERE THERE ARE NO ADJACENT BUILDINGS, THE SETBACK SHALL BE 15'

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-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 ZONING LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDANT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-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.

2. REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 495 AT PAGE 993 FOR A WARRANTY DEED DATED MAY 10, 2004REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
3. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE VR-7.5 ZONE DISTRICT.
4. BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES VE(13) & AE (10) AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 511 OF 554, COMMUNITY: TOWN OF WATERFORD MAP NUMBER: 090110C511J MAP REVISED: AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY".

   DURING THE 1% ANNUAL CHANCE FLOOD EVENT (100-YEAR FLOOD), THERE WILL BE NO DRY ACCESS TO OR FROM THE PROPERTY.

5. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR MAP 57A LOT 20 AND HAS AN ASSIGNED STREET ADDRESS OF 4 RIDGEWOOD AVENUE.
6. THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH NAD 83. ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88) BASED ON THE FOLLOWING TOWN OF WATERFORD SURVEY STATIONS:

   353-W X=1177726.657 Y=674312.791 EL=5.27 (NAVD88)
   354-W X=1177513.479 Y=674715.181 EL=20.20 (NAVD88)

7. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON JULY 6, 2022. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON AUGUST 30, 2022
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. TIDAL ELEVATIONS ARE AS FOLLOWS BASED ON THE TIDAL EPOCH 83-01
   C.H.: 2.0 FEET
   MHW: 0.9 FEET
   NAVD88: 0.0 FEET
   MLW: -1.7 FEET
10. THE TIDAL WETLANDS AS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPHN THEROUX CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.

MAP REFERENCE

1. RIDGEWOOD BY THE SEA OCEAN BEACH PARK DEVELOPMENT CO. NEW LONDON, CONN. OWNERS & DEVELOPERS 1926 SCALE 1"=80' REVISED LAYOUT BY EARNEST L. DESHEFY ENGINEER & SURVEYOR NEW LONDON, CONN. REVISED APRIL 1927.

SITE DEVELOPMENT NOTES:

1. NO FILL OR CHANGE OF GRADE OTHER THAN THOSE SHOWN ON THIS PLAN WILL BE ALLOWED WITHOUT ADDITIONAL P&Z APPROVAL.
2. AN EXCAVATION PERMIT WILL BE REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE TOWN RIGHT-OF-WAY.
3. ADDITIONAL STOCKPILE AREAS (IF NEEDED) SHALL BE LOCATED IN APPROVED AREAS OFF-SITE. TEMPORARY STOCKPILES MAY BE PLACED WITHIN HOUSE FOOTPRINT. NO PERMANENT STOCKPILE AREAS AVAILABLE.
4. PORTIONS OF THIS STRUCTURE ARE BELOW THE BASE FLOOD HAZARD ELEVATION (10) AND MAY NOT BE USED AS HABITABLE SPACE. SUCH SPACES SHALL BE CONSTRUCTED TO ALLOW FOR THE OPEN PASSAGE OF FLOODWATERS.
5. NO WORK TO TAKE PLACE BELOW THE THE CT-DEEP COASTAL JURISDICTION LINE (EL=2.1 NAVD88) WITHOUT ADDITIONAL PERMITS FROM THE TOWN OF WATERFORD AND THE CT-DEEP.
6. REFERENCE IS MADE TO A STIPULATION OF JUDGMENT RECORDED IN VOLUME 1884 AT PAGE 406 OF THE TOWN OF WATERFORD LAND RECORDS DATED MAY 14, 2025 WHEREIN A JUDGMENT WAS GRANTED FOR TWO VARIANCES AS FOLLOWS:

   A. A VARIANCE TO PERMIT THE EASTERN SIDE YARD TO BE A DISTANCE OF 5 FEET, 15 FEET IS REQUIRED.

   B. A VARIANCE TO PERMIT THE FRONT YARD SETBACK TO BE 15 FEET, 30 FEET IS REQUIRED.

   A SPECIFIC CONDITION OF SAID VARIANCE IS THEY ARE FOR CONSTRUCTION OF A SINGLE FAMILY HOME WITH A FOOTPRINT OF 825 SQUARE FEET.

7. ANY FUTURE CLEARING OR REVEGETATION ON THIS SITE NOT SHOWN HEREON WILL REQUIRE ADDITIONAL APPROVALS FROM THE TOWN OF WATERFORD.
8. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF THE SANITARY HOUSE CONNECTION PRIOR TO CONSTRUCTION.
9. THERE IS NO RECORD OF AN EXISTING MUNICIPAL WATER SERVICE FOR THIS PROPERTY.
10. THE DRIVEWAY APRON SHALL BE BITUMINOUS CONCRETE AND GRADED TO DRAIN TOWARDS THE ROAD. ALL GUTTER DOWNSPOUTS SHALL BE DIRECTED TO RAIN GARDENS DUE TO SHALL DEPTH TO GROUNDWATER.

STATE OF CONNECTICUT James Bernardo No. 70121 LICENSED LAND SURVEYOR

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

James Bernardo 1-14-2026
JAMES BERNARDO LICENSE #70121 DATE

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

JAMES BERNARDO LAND SURVEYING LLC

NOTICE: THESE DOCUMENTS ARE PROTECTED BY COPYRIGHT © 2022. THESE DRAWINGS OR ANY INFORMATION THEREON SHALL NOT BE DUPLICATED IN PART OR WHOLE FOR ANY OTHER PROJECT, LOCATION, SITE OR OWNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

LTR	DESCRIPTION	DATE
E	BLDG FOOTPRINT CHANGED, RAIN GARDENS ADDED	1-14-2026
D	BLDG FOOTPRINT REDUCED & MOVED NORTHEAST, TOWN EASEMENT ADDED AND SIDE YARD VARIANCE CHANGED	7-11-2024
C	PROPOSED FIRST FLOOR ELEVATION RAISED	6-29-2023
B	PROPOSED HOUSE DIMENSIONS REVISED	6-28-2023
A	REVISED AS PER TOWN STAFF REVIEW COMMENTS	6-26-2023

REVISIONS

ZONING COMPLIANCE SURVEY

PROPERTY OF
MARYSE CALLARD, TRUSTEE
FOR PROPERTY LOCATED AT
4 RIDGEWOOD AVENUE
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1

Scale: 1"=10'

Date APRIL 21, 2023

Project No. 22053-3