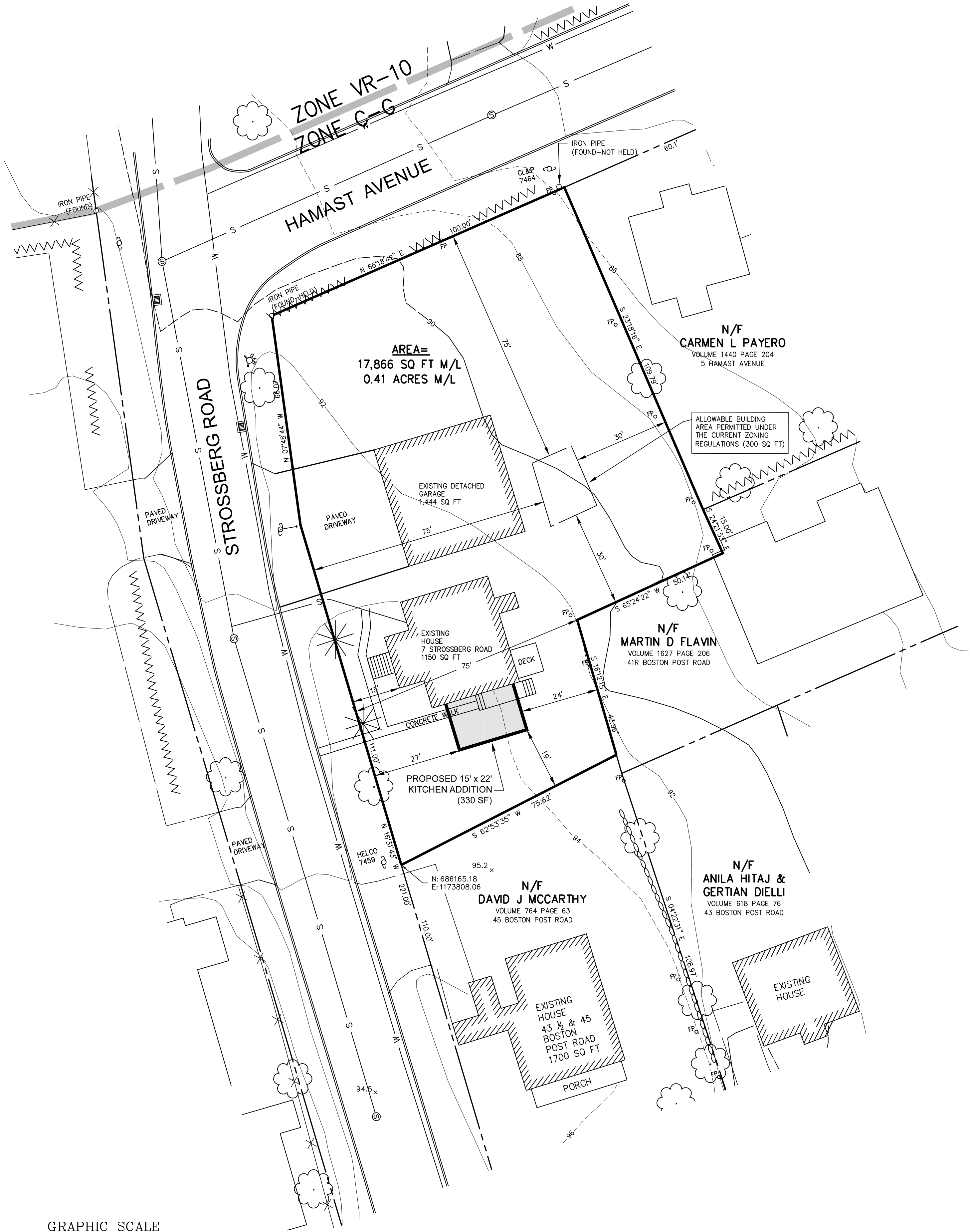
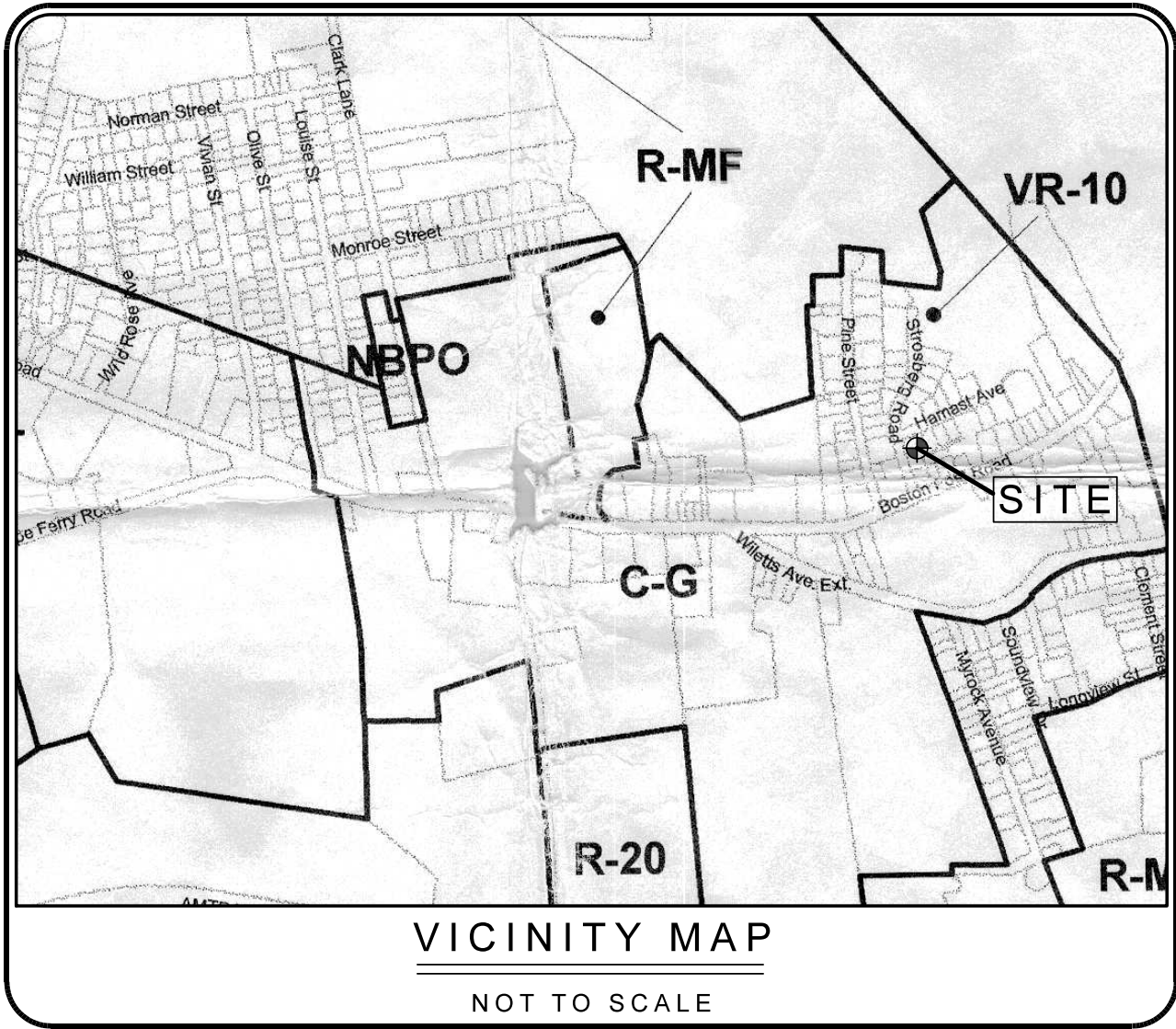
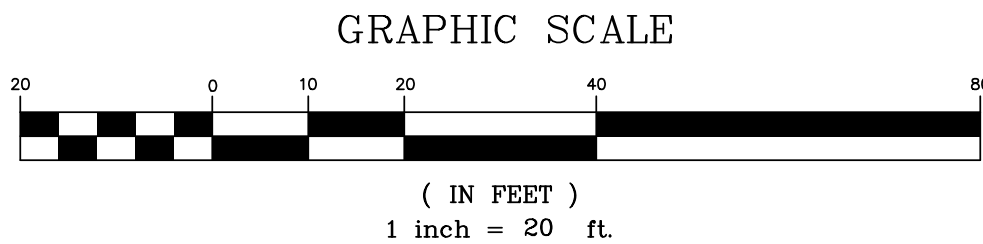




LEGEND			
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING			
AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
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	SDR	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER



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-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 A ZONING LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS 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 APPEARS BELOW OR THEREON.
- REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 764 AT PAGE 63 FOR A STATUTORY WARRANTY DEED DATED MARCH 11, 2005 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE C-G ZONE DISTRICT.
- BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 503 OF 554, COMMUNITY: WATERFORD, TOWN OF, MAP NUMBER: 09011C0503G EFFECTIVE: JULY 18, 2011, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF WATERFORD TAX ASSESSOR MAP 134 AS LOT 8069 AND HAS AN ASSIGNED STREET ADDRESS OF 7 STROSSBERG 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 AUGUST 29, 2012. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MAY 30, 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.
- VARIANCES ARE REQUESTED FROM THE FOLLOWING TOWN OF WATERFORD ZONING REGULATIONS:

SECTION 8.4.1 (FRONT YARD)

A VARIANCE OF 48' FOR FRONT YARD SETBACK IS REQUESTED FROM STROSSBERG ROAD TO ALLOW FOR A FRONT YARD SETBACK OF 27'. 75' IS REQUIRED.

SECTION 8.4.2 (SIDE YARD-SOUTH SIDE)

A VARIANCE OF 11' FOR SIDE YARD SETBACK IS REQUESTED TO ALLOW FOR A SIDE YARD SETBACK OF 19' ON THE SOUTH SIDE. 30' IS REQUIRED.

SECTION 8.4.2 (SIDE YARD-EAST SIDE)

A VARIANCE OF 6' FOR SIDE YARD SETBACK IS REQUESTED TO ALLOW FOR A SIDE YARD SETBACK OF 24' ON THE EAST SIDE. 30' IS REQUIRED.

VARIANCES ARE REQUIRED TO CONSTRUCT AN ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE AS SHOWN.

MAP REFERENCES:

- PLAN OF STROSSBERG ROAD AND HAMAST AVENUE WITH 100 FT DIA TURN-AROUND TO BE CONVEYED BY MARY S. STROSSBERG TO TOWN OF WATERFORD SCALE 1"=50' OCT. 1952BY E.L. DESHEFFY (SLIDE #104).
- PRELIMINARY PLAN SHOWING SUB-DIVISION OF LAND TOWN OF WATERFORD, CONN. BELONGING TO MARY S. STROSSBERG SCALE 1"=50' MAY 1942 BY ERNEST L. DESHEFFY (SLIDE #103).
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD BOSTON POST ROAD FROM WILLETTS AVE. EASTERLY TO THE NEW LONDON CITY LINE ROUTE U.S. 1 SCALE 1"=40' NUMBER 838 SHEET NO. 1 OF 1 REVISED OCTOBER 14, 1975.
- PLAN SHOWING PROPERTY OF IRENE R. JARVIS 41R BOSTON POST ROAD WATERFORD, CONNECTICUT AREA*11,559 S.F. SCALE: 1"=20' APRIL 10, 2006 BY WILLIAM F. KENT REGISTERED LAND SURVEYOR.

ZONE C-G ZONING COMPLIANCE CHART			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SQ FT	17,866 SQ FT	17,866 SQ FT
MINIMUM FRONTAGE	125'		
STROSSBERG ROAD		287.07'	287.07'
HAMAST AVENUE		100.00'	100.00'
MINIMUM LOT WIDTH	150'		
STROSSBERG ROAD		127'	127'
HAMAST AVENUE		118'	118'
MAXIMUM COVERAGE	25%	14%	17%
MINIMUM FRONT YARD	75'	①	
STROSSBERG ROAD		15'	27' ①
HAMAST AVENUE		51'	51'
MINIMUM SIDE YARD (SOUTH)	30'	34'	19' ①
MINIMUM SIDE YARD (EAST)	30'	22'	24' ①
MINIMUM REAR YARD	50'	N/A ②	N/A ②
MAXIMUM HEIGHT	35'	<35'	<35'

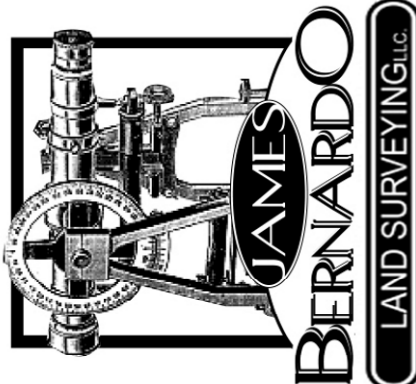
- DISTANCE TO NEW STRUCTURE, VARIANCE REQUIRED FOR NEW ADDITION, SEE NOTE 9
- PROPERTY IS A CORNER LOT, THEREFORE A REAR YARD SETBACK IS NOT REQUIRED

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.JBSURVEYING.COM



NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A PROFESSIONAL SEAL. ANY REPRODUCTION OR ALTERATION OF ANY INFORMATION CONTAINED HEREON, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS AND SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

LTR	DESCRIPTION	DATE
REVISIONS		

ZONING LOCATION SURVEY
PROPERTY OF
DAVID J. MCCARTHY
FOR PROPERTY LOCATED AT
7 STROSSBERG ROAD
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1" = 20'

Date

MAY 30, 2023

Project No.

12070-3