

- SUBDIVISION NOTES:**
- DEVELOPER/OWNER:  
HELEN Z. ROMANO, ESTATE  
C/O JOYCE A. SMITH  
55 SCHOOL HILL ROAD  
BALTIMORE, CONNECTICUT 06330  
860-608-2064  
ERIC O. WALLS & TIFFANY G. WALLS  
154 FITCH HILL ROAD  
UNCAVILLE, CT 06382  
860-367-7855
  - EACH LOT IS TO BE SERVED BY AN ON-SITE WELL AND INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
  - THE INTENT OF THIS SUBDIVISION IS MAP AND APPLICATION IS TO FORMALLY APPROVE THE PREVIOUS SUBDIVISION (MAP REFERENCE #1, MAP #1612) WHICH WAS NEVER APPROVED BY THE TOWN OF MONTVILLE OR THE UNCAS HEALTH DISTRICT.

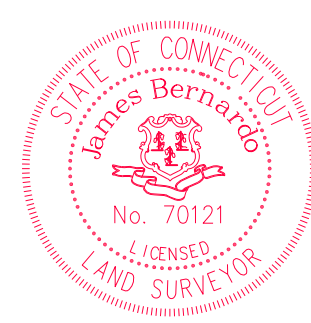
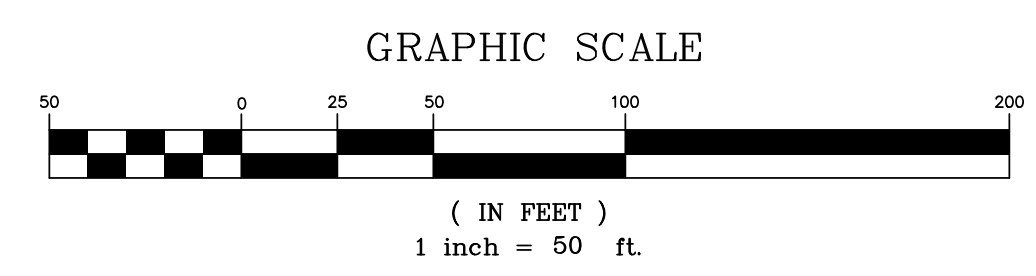
- SOILS LEGEND**
- 17 TIMAKWA AND NATCHAUG SOILS, 0 TO 2 PERCENT SLOPES
  - 50B SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
  - 73C CHARLTON-CHATFIELD COMPLEX, 0 TO 15 PERCENT SLOPES, VERY ROCKY
  - 73E CHARLTON-CHATFIELD COMPLEX, 15 TO 45 PERCENT SLOPES, VERY ROCKY
  - 74C NARRAGANSETT-HOLLIS COMPLEX, 3 TO 15 PERCENT SLOPES, VERY ROCKY
  - 75E HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES
  - 306 UDORTHERTS-URBAN LAND COMPLEX

PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN

DEVELOPER	DATE
ENGINEER	DATE
APPROVED BY THE UNCAS HEALTH DISTRICT	
SANITARIAN	DATE
APPROVED BY THE MONTVILLE INLAND WETLANDS COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE PLANNING AND ZONING COMMISSION	
CHAIRMAN	DATE

**LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	THB	THIN BITUMINOUS	THL	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WATER	WELL	
BLC	BITUMINOUS CONCRETE LIP CURBING	HYD	HYDRANT		
CONC	CONCRETE				
DIA	DIAMETER				
DB	DISTRIBUTION BOX				
EDP	EDGE OF PAVEMENT				
ELEV	ELEVATION	DT	DECIDUOUS TREE		
FF	FINISHED FIRST FLOOR	CT	CONIFERUS TREE		
LF	LINEAR FOOT				
(MIN)	MINIMUM				
M/L	MORE OR LESS				
N/F	NOW OR FORMERLY				
PVC	POLY VINYL CHLORIDE				
SCH40	SCHEDULE 40				
S44	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				
THP	TYPICAL				
THF	TOP OF WALL ELEVATION				
VF	VERIFY IN FIELD				
P-5	SOIL PERC TEST LOCATION				



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

*James Bernardo*  
JAMES BERNARDO LICENSE #70121 DATE 6-24-2025  
SEE SHEET 2 FOR NOTES AND CERTIFICATIONS

**TOTAL AREA = 932,965.77 SQ FT M/L**  
**21.42 ACRES M/L**

MATCH TO SHEET 2

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



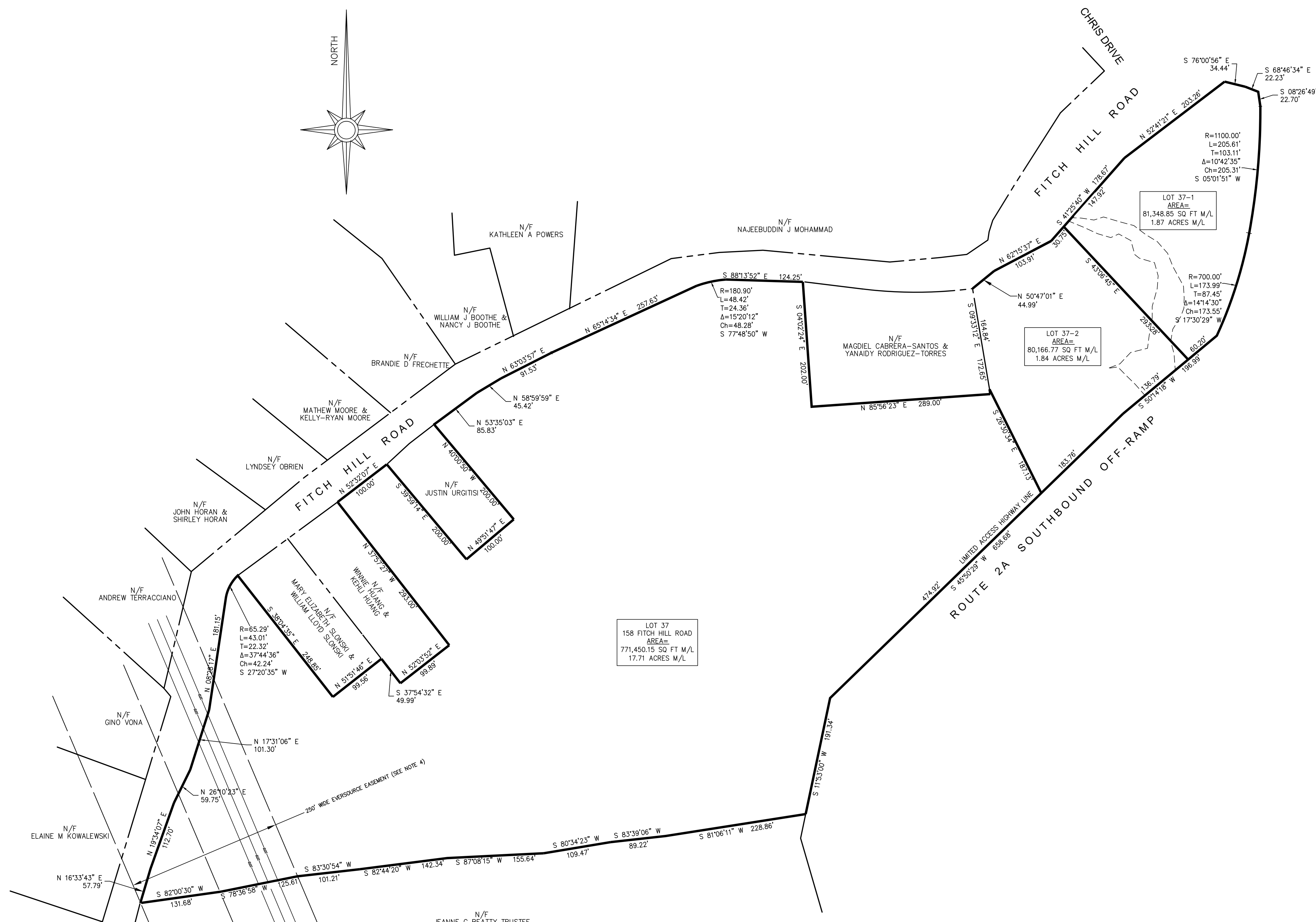
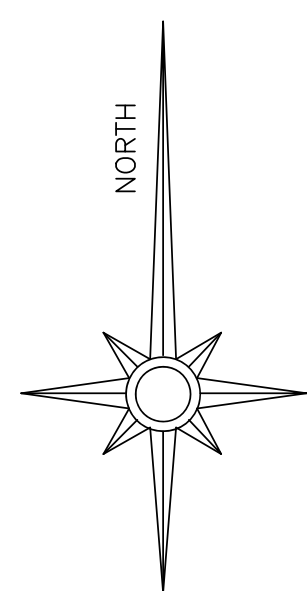
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NO.	REVISIONS	DATE
A	NO REVISIONS TO THIS SHEET	7-1-2025

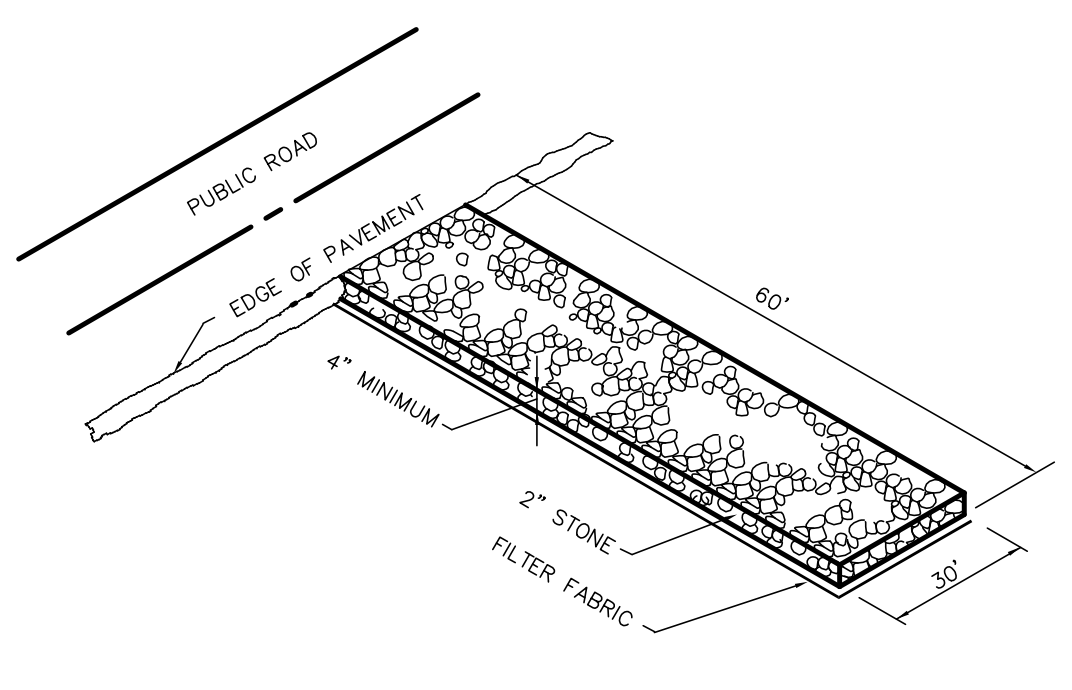
**ROMANO SUBDIVISION**  
PROPERTY OF  
**HELEN Z. ROMANO ESTATE & ERIC O. & TIFFANY WALLS**  
FOR PROPERTY LOCATED AT  
**136, 154 & 158 FITCH HILL ROAD**  
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No. **S-01**  
SHEET 1 OF 3  
Scale: **1" = 50'**  
Date: **MAY 14, 2025**  
Project No. **24122-50**

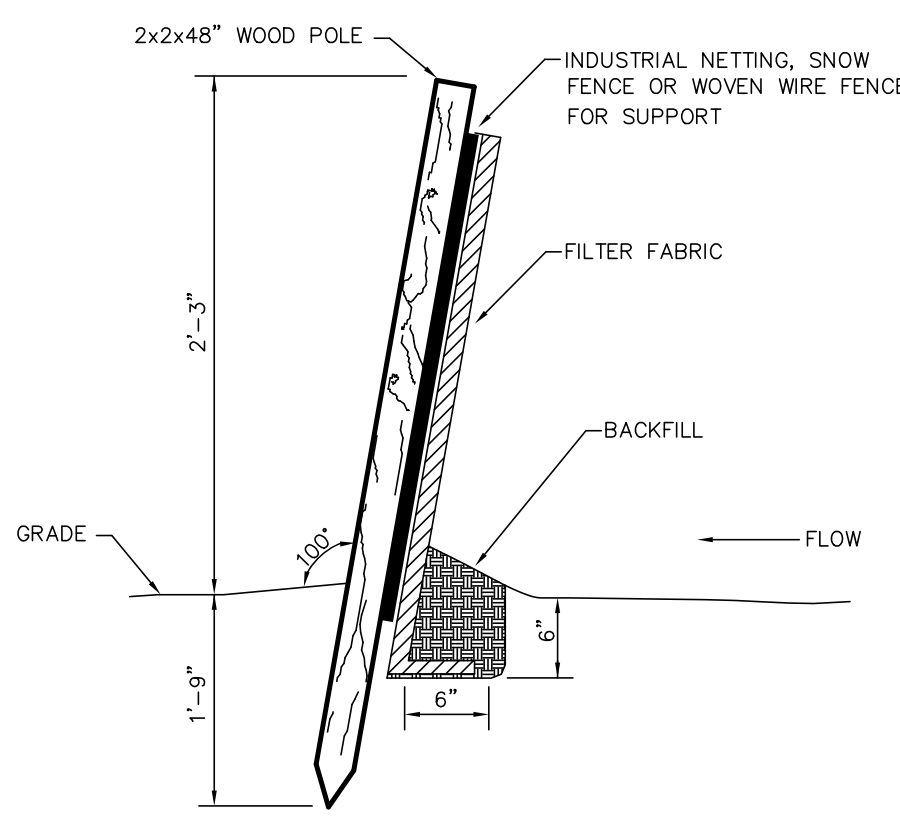




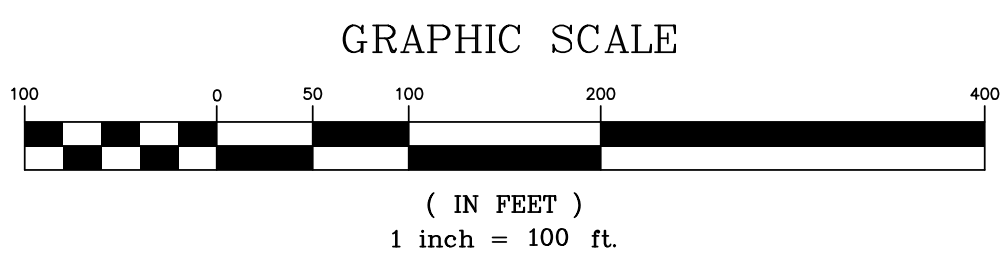
### OVERALL BOUNDARY



TEMPORARY CONSTRUCTION ENTRANCE  
NOT TO SCALE



SEDIMENT FENCE  
NOT TO SCALE



**LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	THB	SOIL DEEP TEST LOCATION
BF	BASEMENT FLOOR	W	WATER
BIT	BITUMINOUS	WELL	WELL
BCLC	BITUMINOUS CONCRETE LIP CURBING	HYDRANT	HYDRANT
CONC	CONCRETE	DA	DIAMETER
DB	DISTRIBUTION BOX	DB	DECIDUOUS TREE
EDP	EDGE OF PAVEMENT	LF	LEAFY TREE
ELEV	ELEVATION	LF	LEAFY TREE
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LF	LEAFY TREE	LF	LEAFY TREE
MIN	MINIMUM	LF	LEAFY TREE
M/L	MORE OR LESS	LF	LEAFY TREE
N/F	NOW OR FORMERLY	LF	LEAFY TREE
PVC	POLY VINYL CHLORIDE	LF	LEAFY TREE
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SF	SQUARE FEET	LF	LEAFY TREE
S44	SPOT ELEVATION	LF	LEAFY TREE
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SP	SPARTINA PATENS	LF	LEAFY TREE
SA	SPARTINA ALTERNIFLORA	LF	LEAFY TREE
TBR	TO BE REMOVED	LF	LEAFY TREE
TH	THRESHOLD ELEVATION	LF	LEAFY TREE
TYP	TYPICAL	LF	LEAFY TREE
WF	TOP OF WALL ELEVATION	LF	LEAFY TREE
VF	VERIFY IN FIELD	LF	LEAFY TREE
P-5	SOIL PERC TEST LOCATION	LF	LEAFY TREE

### UTILITY

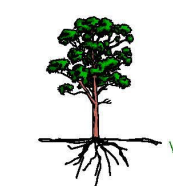
- ELECTRIC AND TELEPHONE SERVICE WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF NORTHEAST UTILITIES AND SOUTHERN NEW ENGLAND TELEPHONE COMPANY. POLE LOCATION TO BE DETERMINED BY UTILITY COMPANIES IF NECESSARY.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. ELECTRIC AND TELEPHONE SERVICES ARE TO BE COORDINATED WITH APPLICABLE UTILITY COMPANIES.
- CALL BEFORE YOU DIG, AT 1-800-922-4455, WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.

### WATER

- WATER SUPPLY WILL BE FROM INDIVIDUAL ON-SITE WELLS.

### CONSTRUCTION SEQUENCE FOR SOIL EROSION AND SEDIMENT CONTROLS:

- INSTALL ALL TEMPORARY CONSTRUCTION ENTRANCES, SEDIMENT FENCES AND/OR HAY BALE BARRIERS AS SHOWN ON THIS PLAN.
- CLEAR TREES, SHRUBS AND BRUSH IN AREAS WHERE GRADING WILL BE REQUIRED AND GRUB AREAS TO REMOVE ALL STUMPS, ROOTS, ETC. DISPOSE OF ALL MATERIAL CLEARED AND GRUBBED OFF SITE.
- REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW.
- EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
- CONSTRUCT BUILDINGS AND INSTALL UTILITIES. ADD EROSION CONTROL DEVICES AS NEEDED.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, AND DRIVEWAYS SHALL BE GRADED AND STABILIZED AS FOLLOWS:
  - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
  - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
  - APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS.
  - SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 15 OR AUGUST 15 AND SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
  - ALL GRADED AREAS WITH SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE STABILIZED WITH JUTE NETTING.
- WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE PROPER IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN, AND SHALL INCLUDE BUT NOT BE LIMITED TO, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES OF SUCH REQUIREMENTS AND NOTIFICATION OF ANY TRANSFER OF THIS RESPONSIBILITY TO OTHER PARTIES.
- RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS. C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FIESTA II, BLAZER II, DASHER II AND EXPRESS. A SEEDING RATE OF 5 - 7 LBS PER 1000 SF IS RECOMMENDED.



**JOSEPH R. THEROUX**  
- CERTIFIED FORESTER / SOIL SCIENTIST -  
PHONE 860-420-7925 • FAX 860-276-0842  
420 SHILOHCKET TURNPIKE, VOLUNTOON, CT 06384  
FORESTRY SERVICES • WETLAND IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING • EAS/5 SITE MONITORING  
WETLAND FUNCTION VALUE ASSESSMENTS

2/13/2025  
MR. JIM BERNARDO  
BERNARDO SURVEYING LLC  
102A SPITHEAD ROAD  
WATERFORD, CT 06385  
RE: WETLAND DELINEATION, 136, 154, & 158 FITCH HILL RD, MONTVILLE, CT.  
DEAR MR. BERNARDO,  
AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTIES.  
THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTIONS 22A-28B.  
FLUORESCENT PINK FLAG WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY OF THE UPLANDS AND WETLANDS/WATERCOURSE.  
FLAG SERIES WF-1 THROUGH WF-40 DELINEATE THE BOUNDARY OF A PALUSTRINE FORESTED WETLAND AND INTERMITTENT WATERCOURSE FOUND IN THE EASTERN PORTION OF THE ABOVE REFERENCED PROPERTIES.  
THESE WETLAND SOILS HAVE FORMED FROM THE PERSISTENT WETNESS DUE TO THE HIGH SEASONAL WATER TABLES AND GROUND WATER BREAKOUT.  
THEY ARE CHARACTERIZED BY THICK ORGANIC "A" HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.  
THE REMAINDER OF THE PROPERTIES WERE INSPECTED FOR THE PRESENCE OF INLAND WETLANDS AND WATERCOURSES AND NONE WERE FOUND.  
IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.  
THANK YOU.  
**Joseph R. Theroux**  
JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NS/CSS, SSSA.

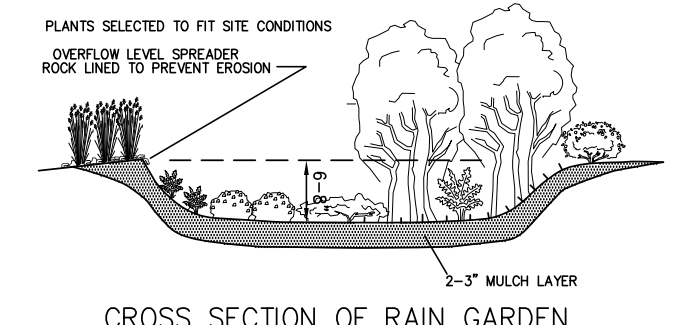
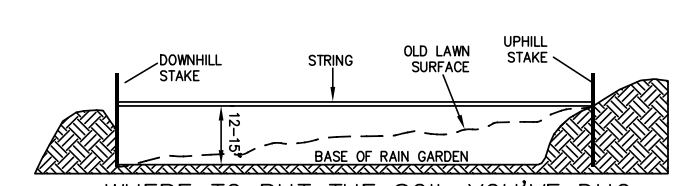
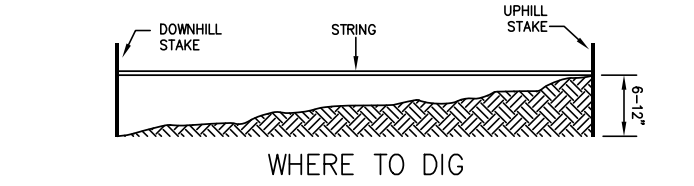
### SUGGESTED PLANT LIST FOR CONNECTICUT RAIN GARDENS

<b>PERENNIALS</b>	<b>PERENNIALS</b>	<b>PERENNIALS</b>
A. SWAMP MILKWEED ( <i>ASPLETHYS INCARNATA</i> )	F. ROSE MALLOW ( <i>HIBISCUS MOSCHEutos</i> )	K. CINNAMON FERN ( <i>OSMONDA CINNAMOMEA</i> )
B. NEW YORK ASTER ( <i>ASTER NOVAE-BELGII</i> )	G. RIVER VERBENA ( <i>VERBENA</i> )	L. ROYAL FERN ( <i>OSMONDA REGALIS</i> )
C. ASTILBE ( <i>ASTILBE SPP.</i> )	H. CARDINAL FLOWER ( <i>LOBELIA CARDINALIS</i> )	M. MARSH FERN ( <i>PHELIPPSII PALUSTRIS</i> )
D. TICKSEED SUNFLOWER ( <i>HELIOPSIS SCIRPATA</i> )	I. SPINNEY GAY FEATHER ( <i>LIATRIS SPICATA</i> )	N. SPIDERBERRY ( <i>TRICHOCLYDA VIRGINIANA</i> )
E. JOE PEE WED ( <i>SPATORUM FISTULOSUM</i> )	J. SENSITIVE FERN ( <i>ONOCLEA SENSIBILIS</i> )	O. BLACK-EYED SUSAN ( <i>RHEUMATA BIRTA</i> )
<b>GRASSES</b>	<b>GRASSES</b>	<b>GRASSES</b>
P. CREEPING BENTGRASS ( <i>AGROSTIS STOLONIFERA</i> )	S. TUSSOCK SEDGE ( <i>CAREX STRICTA</i> )	U. SWITCH GRASS ( <i>PANICUM VIRGATUM</i> )
Q. MEADOW FORTAL ( <i>ALOPECURUS PRATENSIS</i> )	T. TUFTED HAIR GRASS ( <i>DESCHAMPSIA CAESPITOSA</i> )	V. RIBBON GRASS ( <i>PHALARIS ARUNDINACEA</i> )
R. BLUE JOINT ( <i>CALAMAGROSTIS CANADENSIS</i> )		
<b>SHRUBS</b>	<b>SHRUBS</b>	<b>SHRUBS</b>
1. RED CHOCHEBERRY ( <i>ARONIA ARBUTIFOLIA</i> )	9. SPICEBUSH ( <i>LINDERA AESTIVAE BENZONI</i> )	14. HIGHBUSH BLUEBERRY ( <i>VACCINIUM CORYMBOSUM</i> )
2. BUTTERNUT ( <i>CEPHALANTHUS OCCIDENTALIS</i> )	10. PINKERBLOOM AZALEA ( <i>RHOODODENDRON</i> )	15. WITHERED ( <i>VERBONUM CASSINOIDES</i> )
3. SUMMERSHET ALTHEA ( <i>CELEBRIS ALNIFOLIA</i> )	11. SILKY DOGWOOD ( <i>CORNUS AMOMIA</i> )	16. ARROWWOOD ( <i>VERBONUM GENTIANUM</i> )
4. SILKY DOGWOOD ( <i>CORNUS AMOMIA</i> )	12. SWAMP AZALEA ( <i>RHOODODENDRON VISCOSUM</i> )	17. NANNYBERRY ( <i>VERBONUM LENTAGIO</i> )
5. GRAY DOGWOOD ( <i>CORNUS RAGENSIS</i> )	13. ELOBERRY ( <i>SAMBUCUS CANADENSIS</i> )	18. BLACK HAW ( <i>VERBONUM PRINIFOLIUM</i> )
6. RED OSER DOGWOOD ( <i>CORNUS SERICEA</i> )	14. LOWBUSH BLUEBERRY ( <i>VACCINIUM ANGUSTRIFOLIUM</i> )	19. AMERICAN CRANBERRY ( <i>VERBONUM TSOLOBIUM</i> )
7. INKBERY ( <i>LEX GLABRA</i> )	15. WINTERBERRY ( <i>ILEX VERTICILLATA</i> )	
8. WINTERBERRY ( <i>ILEX VERTICILLATA</i> )		

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

- |   |  |   |
|---|--|---|
| <b>TREES</b>                                    | <b>TREES</b>                                   | <b>TREES</b>                                |
| 20. RIVER BIRCH ( <i>BETULA NEGRA</i> )         | 23. SWAMP WHITE OAK ( <i>QUERCUS BICOLOR</i> ) | 26. COTTONWOOD ( <i>POPULUS DELTOIDES</i> ) |
| 21. RED MAPLE ( <i>ACER RUBRUM</i> )            | 24. PIN OAK ( <i>QUERCUS PALUSTRIS</i> )       | 27. SHADLOW ( <i>AMELANCHIER SPP.</i> )     |
| 22. SWEETWOOD ( <i>LIQUIDAMBAR STRACIFLUA</i> ) | 25. LARCH ( <i>LARIX LARicina</i> )            | 28. LARCH ( <i>LARIX PENNSYLVANICA</i> )    |

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



THE RAIN GARDENS ARE SIZED TO ACCOMMODATE THE FIRST 1" OF RAINFALL FROM THE IMPERVIOUS DRIVEWAY SURFACE.  
RAIN GARDENS ARE SIZED AS FOLLOWS:

**158 FITCH HILL ROAD**  
950 SQ FT DRIVEWAY x 1 INCH OF RAINFALL REQUIRES 80 CUBIC FEET OF STORAGE THEREFORE, A 12' X 12' SQUARE RAIN GARDEN WILL PROVIDE 95 CUBIC FEET OF VOLUME BASED ON A MINIMUM 8" DEPTH.

**136 FITCH HILL ROAD**  
THE DRIVEWAY SHALL BE DESIGNED TO SHEET FLOW RUNOFF ACROSS THE SOUTH SIDE OF THE DRIVEWAY ALLOWING THE RUNOFF TO OVERLAND FLOW TO THE WETLANDS. NO INCREASE IN RUN-OFF IS PERMITTED ONTO FITCH HILL ROAD.

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



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A	NO REVISIONS TO THIS SHEET	7-1-2025
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### REVISIONS

ROMANO SUBDIVISION  
PROPERTY OF  
**HELEN Z. ROMANO ESTATE & ERIC O. & TIFFANY WALLS**  
FOR PROPERTY LOCATED AT  
**136, 154 & 158 FITCH HILL ROAD**  
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-03**  
SHEET 3 OF 3  
Scale:  
**1" = 100'**  
Date  
**MAY 14, 2025**  
Project No.  
**24122-50**