

MAP NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY AND IS INTENDED TO DEPICT A PROPOSED LOT SPLIT OF THE SUBJECT PARCEL.
3. THE PROPERTY/BOUNDARY OPINION/DETERMINATION DEPICTED HEREON IS BASED UPON AN INDEPENDENT RESURVEY OF MAP REFERENCE 'A'.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 12B. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON OCTOBER 22, 2021 USING THE CT DOT RTK NETWORK KNOWN AS ACORN (CTNE BASE), HAVING THE FOLLOWING VALUES:

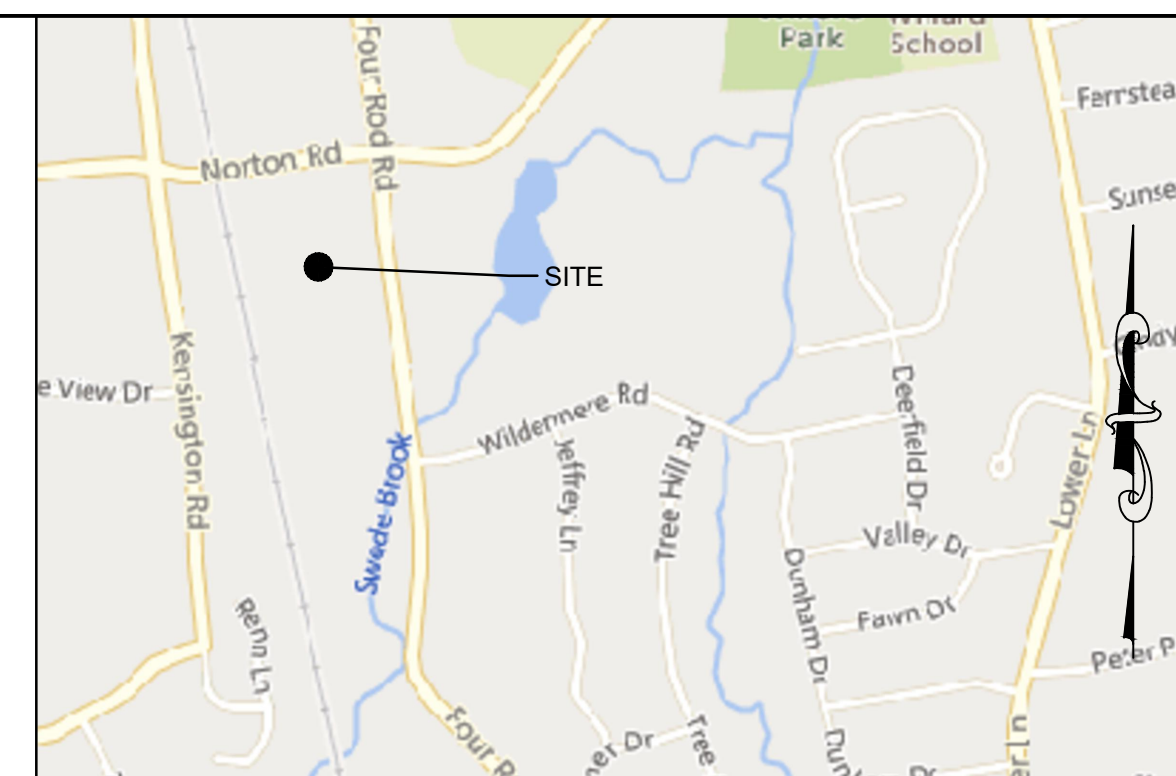
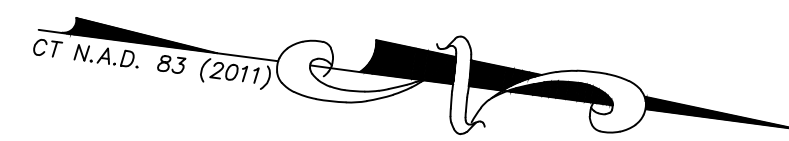
LATITUDE = N 41° 40' 24.71719"
 LONGITUDE = W 72° 42' 52.25224"
 ELLIPSOID HEIGHT = 41.746M

MAP NOTES (CONTINUED):

6. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE BASED UPON OBSERVABLE SURFACE EVIDENCE WHILE CONDUCTING THE FIELD SURVEY. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO MARTIN SURVEYING ASSOCIATES, LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.
7. THE FEATURES DEPICTED HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED.
8. SOME FEATURES DEPICTED AND NOTED HEREON AS APPROXIMATE ARE BASED UPON THE 2016 ORTHOPHOTOGRAPHY SURVEY CONDUCTED BY THE STATE OF CONNECTICUT AND IS AVAILABLE AT CTECO.UCONN.EDU.
9. THE SUBJECT PARCEL APPEARS TO LIE WITHIN A 'PLANNED INDUSTRIAL' (PI) MUNICIPAL DISTRICT.

MAP REFERENCES:

- A. "PROPERTY OF ANTHONY & ANTONI BONDRUTIS FOUR ROD ROAD KENSINGTON, CONN" SCALE: 1"=50'; DATED: JUNE 1939; BY J.D. WILLIAMS.
- B. "SUBDIVISION PROPERTY OF JOHN A. COCCOMO ASSOCIATES, INC., WEST SIDE- FOUR ROD ROAD - BERLIN, CONN." SCALE: 1"=50'; DATED: JULY, 1969; BY: W. M. ALFORD
- C. "PROPERTY OF JOHN A. COCCOMO ASSOCIATES TO BE TRANSFERRED TO FRANK MARINO, WEST SIDE - FOUR ROD ROAD, BERLIN, CONN." SCALE: 1"=50'; DATED: SEPTEMBER, 1966; BY: W. M. ALFORD.
- D. "PROPERTIES OF DAVID ALKAS AND DAVID & FREDERICK ALKAS NORTON ROAD & KENSINGTON ROAD, BERLIN, CONNECTICUT" SCALE: 1"=40'; DATED: DECEMBER 12, 1984; BY: HEWITT ENGINEERING P.C.



SITE LOCATION MAP (NOT TO SCALE)

- LEGEND:
- IRON PIN (FOUND)
 - (To Be Set)
 - MONUMENT (FOUND)
 - ⊙ MANHOLE
 - ⊕ DRAINAGE MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ ELEC. MANHOLE
 - ⊕ TELE. MANHOLE
 - ⊕ "C" CATCH BASIN
 - ⊕ "C-L" CATCH BASIN
 - ⊕ DECIDUOUS TREES
 - ⊕ EVERGREEN TREES
 - ⊕ SHRUB/BUSH
 - ⊕ FLAG POLE
 - ⊕ TRAFFIC CONTROL BOX
 - △ SIGN
 - POST
 - ☆ LIGHT POLE
 - ⊕ GUY ANCHOR
 - ⊕ UTILITY POLE
 - ⊕ WATER GATE
 - ⊕ WATER METER
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ TRANSFORMER
 - ⊕ ELEC. METER
 - ⊕ MAIL BOX
 - ⊕ HAND HOLE
 - ⊕ BUTTON BOX
 - ⊕ A.C. UNIT
 - ⊕ TRAFFIC LIGHT POLE

- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND PIPING (San.,Stm.)
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE



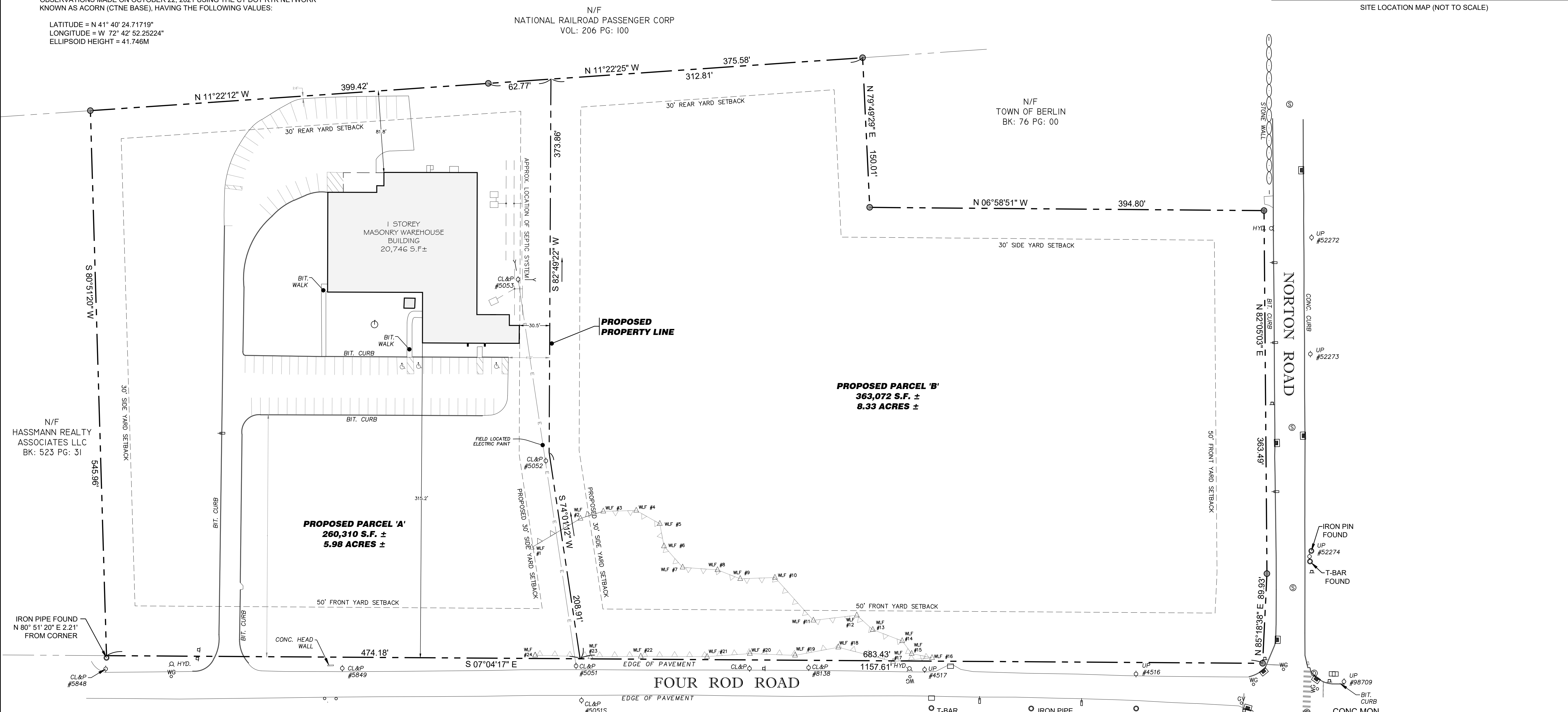
201 CHRISTIAN LANE BERLIN, CT 06037
 860-832-9328 860-357-4604 (FAX)

REVISIONS:
 2023-07-20: WETLAND FLAG LOCATIONS ADDED

PROPERTY SURVEY & "FREE LOT SPLIT" LAND OF SHEPPARD FAMILY HOLDINGS LLC
758 FOUR ROD ROAD BERLIN, CONNECTICUT

MSA PROJECT NO: 21-128
 SCALE: 1"=50'
 DATE: 11/22/2021
 DRAWN BY: G.S.D.
 CHECKED BY: D.G.M.

SHEET:
1 OF 1



PLANNED INDUSTRIAL DISTRICT (PI) DIMENSIONAL STANDARDS:

MINIMUM SETBACK DIMENSIONAL REGULATION		
	REQUIRED	PARCEL A
FRONT YARD	50 FEET	315.2 FEET
SIDE YARD	30 FEET	30.5 FEET
REAR YARD	30 FEET	81.8 FEET
REAR YARD WITH ABUTTING RESIDENTIAL	30 FEET	81.8 FEET

BUILDING DIMENSIONAL REGULATION		
	REQUIRED	PARCEL A
MAXIMUM HEIGHT	3 STORIES/ 45 FEET	1 STOREY
MAXIMUM COVERAGE	30%	8%

PARKING AND LOADING SETBACK DIMENSIONAL REGULATION		
	REQUIRED	PARCEL A
FRONT YARD	10 FEET	242.5 FEET
SIDE YARD	15 FEET	44.7 FEET
REAR YARD	15 FEET	2.7 FEET
REAR YARD WITH ABUTTING RESIDENTIA	50 FEET	2.7 FEET

LOT DIMENSIONAL REGULATION		
	REQUIRED	PARCEL A
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	24%
MINIMUM LOT SIZE	5 ACRES	5.98 ACRES
MINIMUM LOT WIDTH	200 FEET	452.7 FEET
MAXIMUM FLOOR AREA RATIO	0.35	

DETACHED ACCESSORY BUILDING DIMENSIONAL REGULATIONS		
	REQUIRED	PARCEL A
MINIMUM DISTANCE FROM PRINCIPAL BUILDING	12 FEET	
FRONT LOT LINE	50 FEET	
SIDE LOT LINE	15 FEET	
REAR LOT LINE	30 FEET	

SUBJECT PARCEL
623,382 S.F. ±
14.31 ACRES ±
VOL. 219 PG. 164
MAP: 15 BLOCK: 3 LOT: 10-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 DEAN MARTIN
 70147
 LICENSE NO.