

LOCATION MAP
SCALE: 1" = 1000'

N/F BERLIN COMMERCE PARK ASSOCIATES LLC
MBL : 17-1-133-34-12
#91 CLARK DRIVE

N/F J J NAPPI ENTERPRISE
MBL : 17-2-133-18D
#133 COMMERCE STREET

N/F MARGUERITE BADOLATO
MBL : 17-2-133-23-15
#151 REDWOOD LANE

NOTES:

- SURVEY NOTES:**
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300a-1 Through 20-300a-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type Of Survey is PROPERTY/TOPOGRAPHIC
 - Boundary Determination Category is COMPILATION PLAN
 - Class of Accuracy is HOR.-"A-2", TOPD.-"1-2", VERT.-"V-2".
- LOT ZONE: PI**

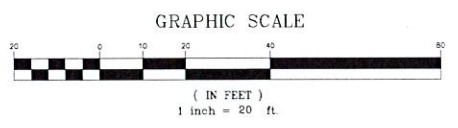
ZONING BULK TABLE PI (PLANNED INDUSTRIAL) ZONE		
REQUIREMENT	REQUIRED	EXISTING
MIN. LOT AREA	5 acres	1.7673 acres*
MIN. LOT WIDTH	200'	300'
MIN. FRONT YARD	50'	NA
MIN. SIDE YARD	30'	NA
MIN. REAR YARD	30'	NA
MAX. BLDG. COVERAGE	30%	NA
MAX. BLDG. HEIGHT	3 STORIES OR 45'	NA

* DENOTES EXISTING NON CONFORMING

- PARCEL AREA= 76,985 sq. ft. or 1.7673 acres.
- MAP REFERENCE:**
 - "RESUBDIVISION OF LOT #18D JOHN J. NAPPI JR. CLARK DRIVE AND COMMERCE STREET BERLIN, CT" DATED: JANUARY 3, 1986. SCALE: 1"=40'. PREPARED BY: KRATZERT & JONES.
- PROPERTY LIES IN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOODING) PER F.L.R.M. NO. 090303026F. PANEL 313. DATED: SEP. 26, 2008.
- PROPERTIES MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- 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 PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON AND CASSIDY ENGINEERING ASSOCIATES. 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 811.

LEGEND

---	EXISTING PROPERTY LINE	---	EXISTING WATER MAIN
---	EXISTING EDGE OF PAVEMENT	---	EXISTING SANITARY SEWER
○	IRON PIN OR IRON PIPE FOUND	---	EXISTING GAS MAIN
■	CONC. MERESTONE OR CHD FND.	---	EXISTING OVERHEAD WIRES
○	EXISTING TREE LINE	---	EXISTING FENCE
---	EXISTING CONTOUR		
x	EXISTING SPOT GRADE		
---	EXISTING TELEPHONE POLE		
---	EXISTING BIT. CURB		
---	EXISTING CONC. CURB		
---	EXISTING STORM DRAINAGE SYSTEM		



Approved by the BERLIN Town Plan and Zoning Commission as
Petition # _____ at the meeting on _____
DATE _____ CHAIRMAN _____
Pursuant to Section 8-3(i) of the Connecticut General Statutes all work in
connection with this approved Site Plan shall be completed by _____

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

 APRIL 22, 2021
 PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE _____
 THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.

SCALE: 1"=200'
CHECKED BY: JPC
DATE: NOV. 12, 2024
DRAWN BY: JMP
JOB NO.: 3203
ACAD FILE: 3203-EX
SHEET: 1 OF 12
REVISIONS:
REV. 04, 2024 REVISED BUILDING FLOOR ELEV.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812. FAX: (860)-721-7709

PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR:
Westwood Real Estate Holdings
PROPERTY LOCATED AT:
LOT #18E CLARK DRIVE
BERLIN, CONNECTICUT