

N/F
JOHN & CHRISTINE OBRIEN
12 VINEYARD DR

N/F
MARK & GINA SCHMIDT
37 WOODS EDGE CT.

N/F
DOLORES C. NYE
4 VINEYARD DR

N/F
RAYMOND G. & ERLA ZISA
374 CHAMBERLAIN HWY

LOT 6A
LOT AREA (TOTAL = 50,119 SF)
LOT AREA (WITH OUR 20' ENTRANCE & WETLANDS) = 42,750.27 SF

20' Sewer Easement Inferior of
Kensington Fire Dist.

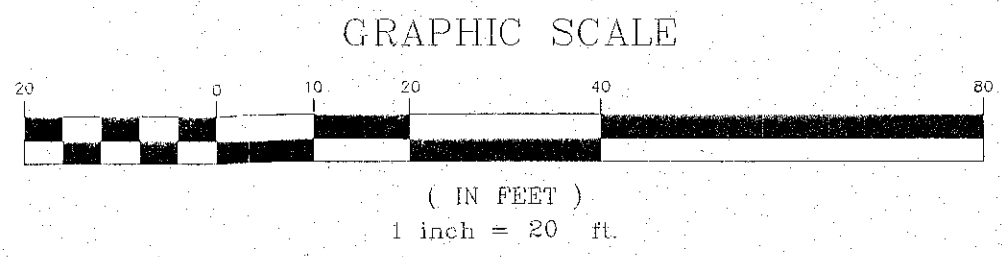
LOT 6A-1
LOT AREA = 21,761.02 SF

LOT 64
LOT AREA = 21,056.93 SF

20' SEWER EASEMENT TO THE
KENSINGTON FIRE DIST.

| ZONE TABLE R-21 (PLUS REAR LOT 42,000 SF) | | | | |
|---|-----------|-----------------|-------------------|-------------------|
| | REQUIRED | PROPOSED LOT 6A | PROPOSED LOT 6A-1 | PROPOSED LOT 6A-2 |
| ACREAGE | 21,000 SF | 21,056.93 SF | 21,761.02 SF | 50,722.01 SF |
| FRONTAGE | 125' | 140.34' | 20.00' | 131.83' |
| BUILDING LINE | 40' | 36.95' | 40' | 40' |
| SIDE YARD SETBACK | 20'/25' | 24.02'/21.35' | 20'/25' | 20'/25' |
| REAR YARD SETBACK | 50' | 80.54' | 50' | 50' |

| LEGEND | |
|-------------|--------------------|
| ○ I.P. Fnd. | IRON PIPE FOUND |
| △ I.P. FBS | IRON PIN TO BE SET |
| ⊙ MON. Fnd. | MONUMENT FOUND |
| ⊙ MON. SET | MONUMENT SET |
| N/F | NOT FOR FORMERLY |
| R | RADIUS |
| L | LENGTH |
| Δ | DELTA ANGLE |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| RY | REAR YARD |
| SY | SIDE YARD |
| BL | BUILDING LINE |



APPROVED BY THE BERLIN PLANNING AND ZONING COMMISSION

Chairman _____ Date _____

CHAMBERLAIN HIGHWAY

HAP CERTIFICATE:
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-30B-1 THRU 20-30B-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES-HIGHWAY STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT STATE ASSOCIATION OF LICENSED SURVEYORS, INC. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS OF 1/2" PER SURVEY TYPE IS RESURVEY BASED ON EXISTING MAPS AND FIELD EVIDENCE AND IS INTENDED TO BE USED FOR RESUBDIVISION PLANS.

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

JEFF RECORDED 02 10 2025

| REVISIONS |
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| |

RESUBDIVISION PLAN
FOR
SHUTTLE MEADOW DEVELOPMENT LLC
LOT 6-1 BLOCK 12F MAP 8-3
398 CHAMBERLAIN HIGHWAY
BERLIN, CONNECTICUT

J L SURVEYING
212 OLD BRICKYARD LANE
Berlin Connecticut
Phone 860-928-3200

DATE: Plot Date: 7-22-24 FILE USE: C:\DRAW\2024\2215\398 CHAMBERLAIN DRAWN BY: JLG SHEET NO. 2 OF 4

