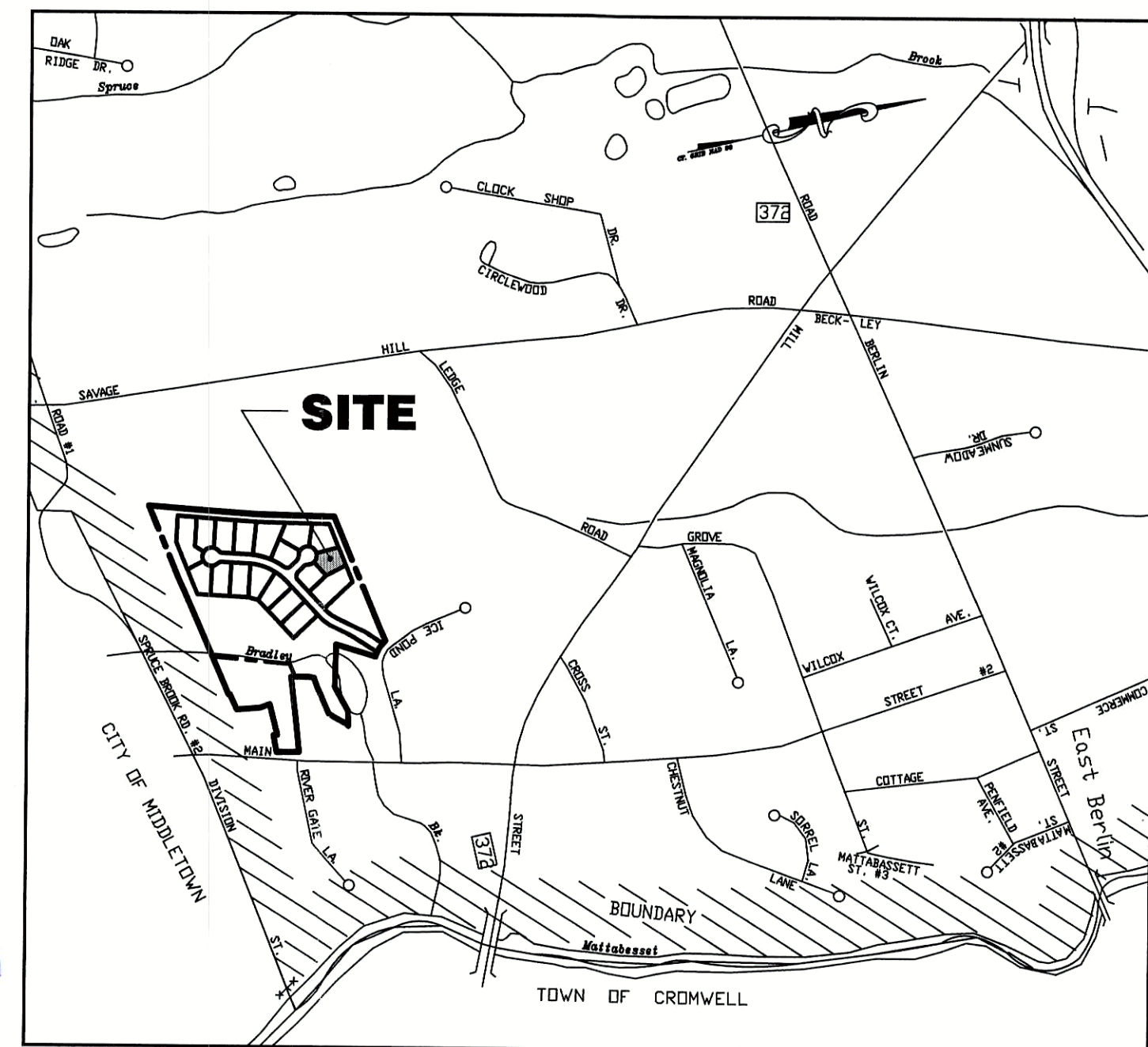


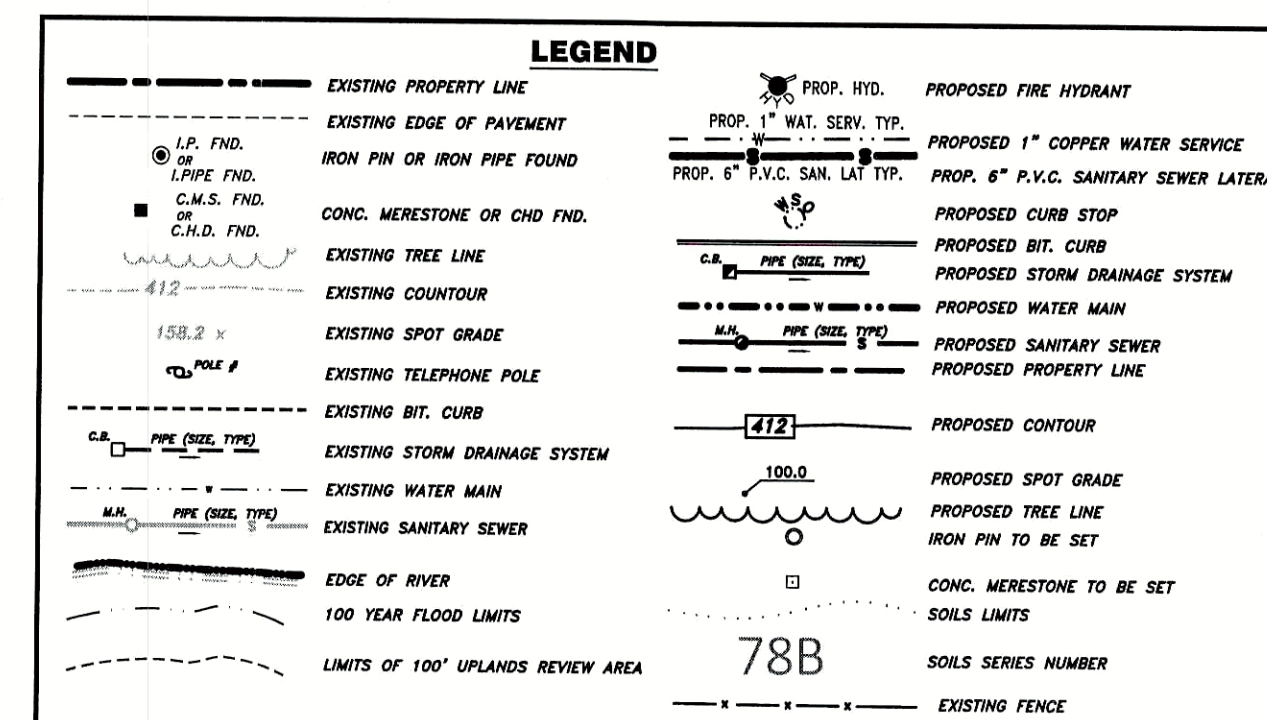


LOCATION MAP
SCALE: 1"=1,000'

NOTES:

1. SURVEY NOTES:
 - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-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 ZONING LOCATION SURVEY-RECORD
 - Boundary Determination Category is FIRST SURVEY
 - Class of Accuracy is HOR.-"A-2", TOPO.-"T-2", VERT.-"V-2".
2. LOT ZONE: R-43 (OPEN SPACE SUBDIVISION)
3. PARCEL AREA= 24,027 sq. ft. or 0.5516 acres.
4. MAP REFERENCES:
 - A.) "RESUBDIVISION PLAN PROPOSED OPEN SPACE SUBDIVISION DECORMIER WOODS SUBDIVISION FOR PROPERTY OF FRANCES U. & RAY A. DECORMIER #468 MAIN STREET & ICE POND LAKE BERLIN, CONNECTICUT" PREPARED BY: HALLISEY PEARSON & CASSIDY DATED: JULY 24, 2018 SCALE: 1"=30'
5. PROPERTY LIES IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.I.R.M. NO. 09003C06/F, PANEL 626 OF 675, DATED: SEPT. 26, 2008.
6. PARTIES MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
7. 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 & 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 (411)
8. ELEVATIONS BASED ON NAVD 83, CONTOUR INTERVAL=2 FEET.

ZONING BULK TABLE: R-4.3 (OPEN SPACE)		
REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	21,550 SQ. FT.	24,027 SQ. FT.
MIN. FRONT YARD	30'	39.84'
MIN. SIDE YARD	15'	15.33'/15.57'
MIN. REAR YARD	35'	44.35'



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


 JAN. 28, 2020
 PAUL A. HALLISEY, LSJ 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"=20'	CHECKED BY: J.P.C.
DATE: JAN. 28, 2020	DRAWN BY: J.M.P.
JOB No.: 611	ACAD FILE: 611-03
SHEET: 1	OF: 1
REVISIONS: RESEARCH FOUNDATION, AS-BUILT AUG. 24, 2020 ADD PROPOSED POOL AND ACCESSORY STRUCTURE SETTINGS	

HALLISEY, PEARSON & CASSIDY

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ZONING LOCATION SURVEY - RECORD
FOR PROPERTY OF
JON DEMKO
#-- HAWK RIDGE LANDING
LOT #3 DECORMIER WOODS SUBDIVISION
BERLIN, CONNECTICUT

Town of Berlin

SEP 01 2020

Planning & Zoning Department
Berlin, Connecticut

