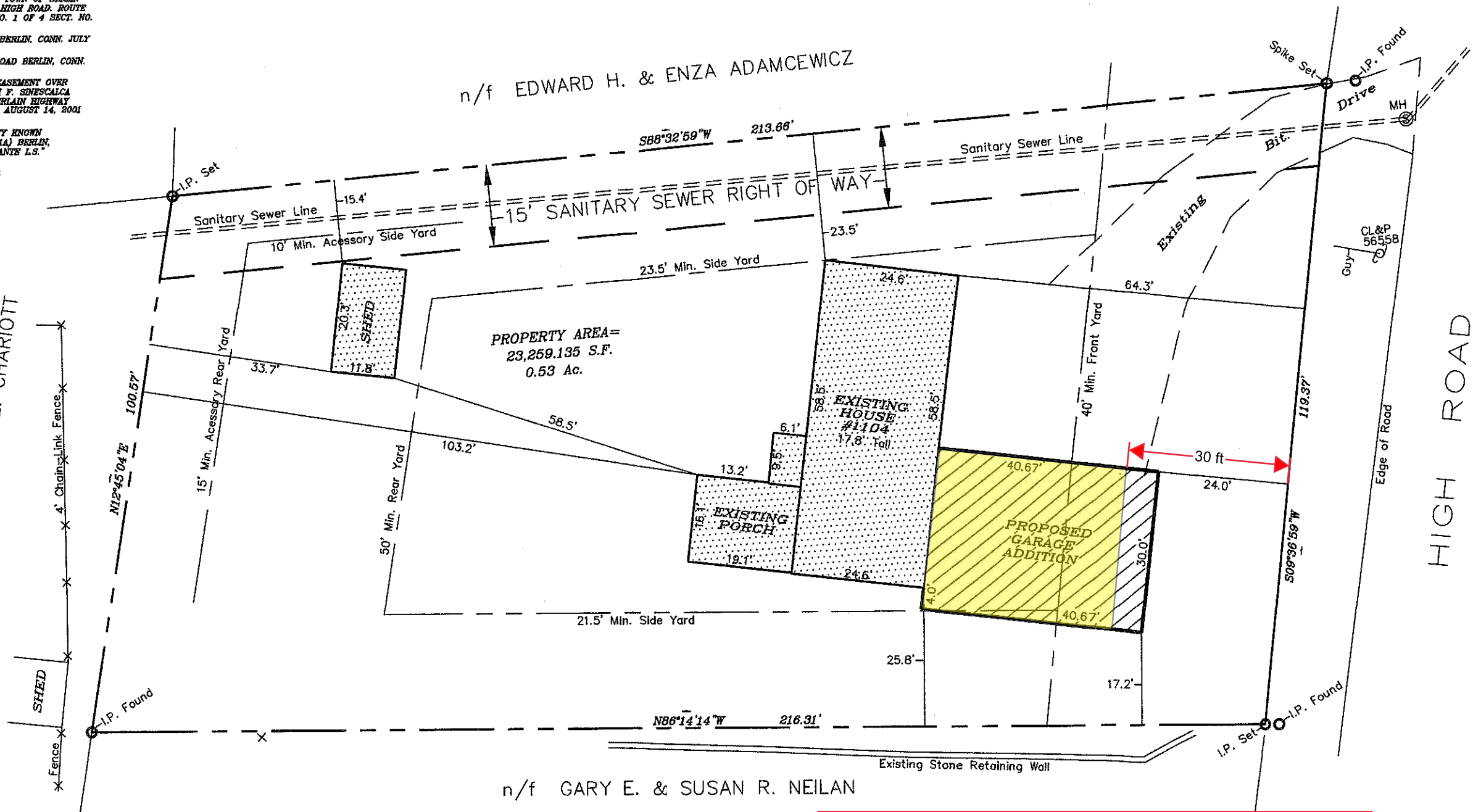


MAP REFERENCES:

- 1) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN CAT HOLE PASS ROAD FROM PERCIVAL ST. NORTHEASTERLY TO HIGH ROAD. ROUTE NO. 71-A SCALE 1"=40' 11-13-1935 NUMBER 7-03 SHEET NO. 1 OF 4 SECT. NO. 3 R.W. THOMPSON ENG.
- 2) LOT 1 ON MAP SHOWING PROPERTY OF VINCENZO MANCARELLA BERLIN, CONN. JULY 11, 1950 SCALE 1"=40' JOHN W. SKINNON L.S. MAP NO 166
- 3) SUBDIVISION PROPERTY OF SANDRA B. & RONALD ORDE HIGH ROAD BERLIN, CONN. SCALE 1"=40' JOHN L. THOMPSON L.S. MAP NO 2160
- 4) COMPILED PLAN MAP SHOWING PROPOSED SANITARY SEWER EASEMENT OVER PROPERTIES OF JOSEPH F. AND ROLANDA LOMBARDO AND EDDIE F. SINESCALCA KNOWN AS LOTS 9 AND 10/ BLOCK 51 HIGH ROAD AND CHAMBERLAIN HIGHWAY (State Route 71A) BERLIN, CONNECTICUT SCALE 1"=40' DATE: AUGUST 14, 2001 LEWIS J. MIRANTE L.S. MAP NO. 3276
- 5) MAP SHOWING PROPERTY OF DAVID E. CARLSON ET AL PROPERTY KNOWN AS LOT 6A/ BLOCK 51 CHAMBERLAIN HIGHWAY (STATE ROUTE 71A) BERLIN, CONNECTICUT SCALE: 1"=20' DATE: SEPT 16, 1997 LEWIS J. MIRANTE L.S. MAP NO. 2179
- 6) PROPERTY OF FERNDAL DAIRY, INC. BERLIN, CONN. SEPT. 1955 SCALE-1"=100' A.W. RACON C.E. MAP NO. 358.

n/f DONALD E. CHARIOTT



n/f GARY E. & SUSAN R. NEILAN

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR TERRANCE E. & ROBIN C. GRANT TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

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

PETER D. FLYNN
KENNETH R. CYR
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE SEAL, & TYPED SEAL ARE AFFIXED.



REGULATIONS FOR R-21 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21,000 S.F.	17,780 S.F.	17,780 S.F.
MIN. FRONTAGE	125'	90.0'	90.0'
MIN. LOT WIDTH	125'	98.4'	98.4'
MIN. FRONT YARD	40'	64.3'	24.0' *
MIN. SIDE YARD (EACH)	20'	23.5'	17.2' *
MIN. SIDE YARD (BOTH)	45'	49.3'	40.7' *
MIN. REAR YARD	60'	103.2'	103.2'
MAX. BLDG. HEIGHT	2.5 STY/35'	2 STY/35'	2 STY/35'
MAX. COVERAGE	N/A	N/A	N/A
ACCESSORY BUILDING			
DET. TO PRINCIPAL BLDG	12.0'	33.7'	33.7'
DET. TO FRONT LOT LINE	40.0'	165.6'	165.6'
DET. TO SIDE LOT LINE	10.0'	15.4'	15.4'
DET. TO REAR LOT LINE	15.0'	58.6'	58.6'

*NON-CONFORMING CONDITION WHICH WILL REQUIRE ZBA APPROVAL

Berlin Staff Markup of 9/22/2020
(pre-meeting)

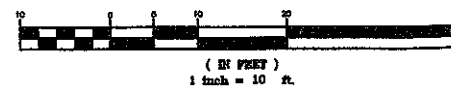
Applicant submitted revision of a 6ft
reduction (graphically shown here)

Town of Berlin
Received

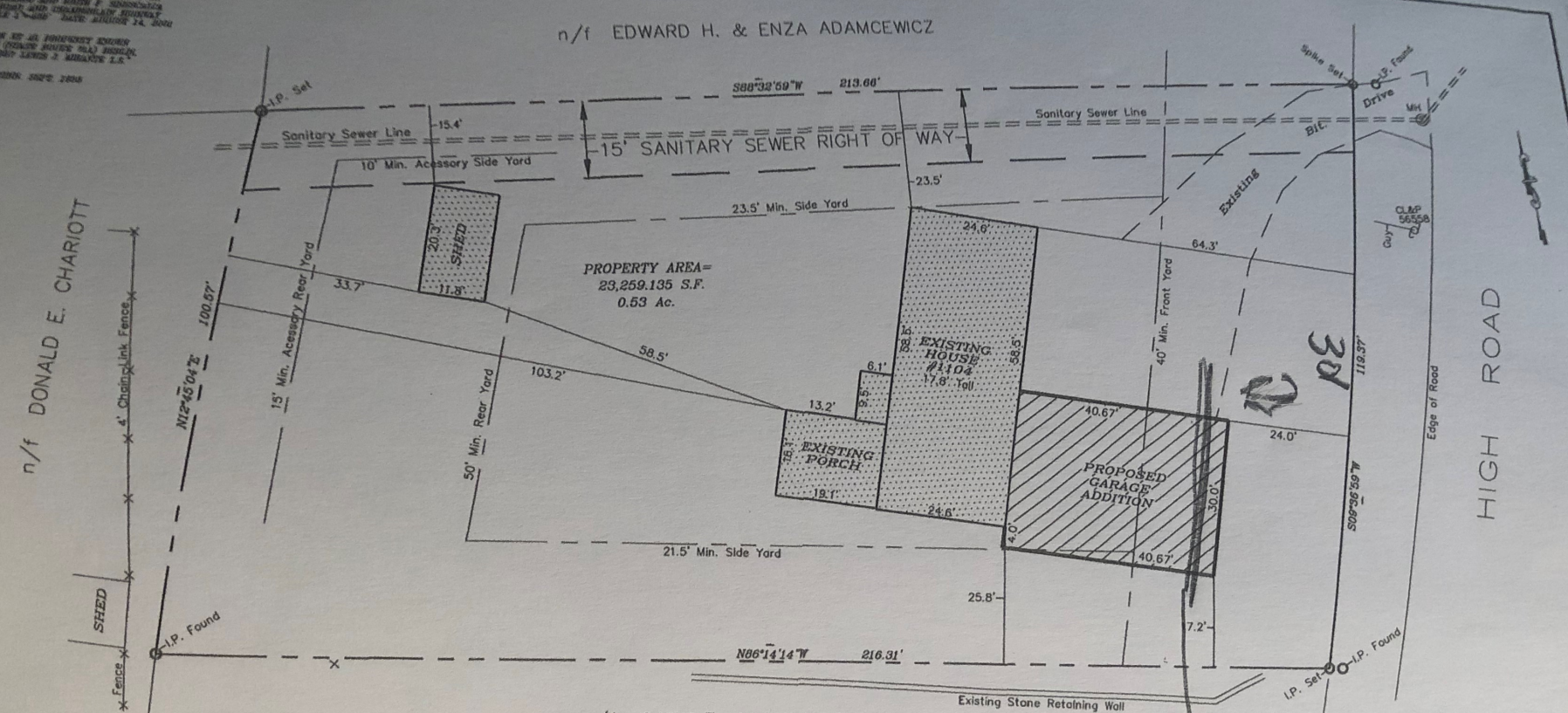
JUN 0 2 2020

Planning & Zoning Department

IMPROVEMENT LOCATION SURVEY
SHOWING PROPOSED GARAGE
PROPERTY OF
TERRANCE E. & ROBIN C. GRANT
Map 14-1/ Block 51/ Lot 9
#1104 HIGH ROAD
BERLIN, CONNECTICUT
SCALE 1"=10' MAR. 21, 2020
GRAPHIC SCALE



NOTICE: THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT, CHAPTER 56A, AS AMENDED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN.



NOTIFICATION:
 THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT LAND SURVEYING ACT, CHAPTER 56A, AS AMENDED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS AND MAPS OF RECORD, AND HAS FOUND NO OTHER SURVEYS OF RECORD THAT AFFECT THE PROPERTY HEREIN.



REGULATIONS FOR R-21 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21,000 S.F.	17,700 S.F.	17,700 S.F.
MIN. FRONTAGE	100'	90.0'	90.0'
MIN. LOT WIDTH	100'	90.4'	90.4'
MIN. FRONT YARD	40'	64.9'	64.0' *
MIN. SIDE YARD (RACH)	20'	23.8'	17.8' *
MIN. SIDE YARD (RACH)	40'	49.3'	40.7' *
MIN. REAR YARD	50'	103.8'	103.8'
MAX. BLDG. HEIGHT	2.5 STY/25'	2 STY/25'	2 STY/25'
MAX. COVERAGE	N/A	N/A	N/A
ACCESSORY BUILDING			
DIST. TO PRINCIPAL BLDG.	10.0'	33.7'	33.7'
DIST. TO FRONT LOT LINE	40.0'	165.9'	165.9'
DIST. TO SIDE LOT LINE	10.0'	16.4'	16.4'
DIST. TO REAR LOT LINE	15.0'	60.6'	60.6'

*16.0' Min. Front Yard Variance Needed.
 *4.3' Min. Side Yard Variance Needed.

*may not
 need
 variance*

Town of Berlin
 Received
 JUN 0 2 2020
 Planning & Zoning Department

IMPROVEMENT LOCATION SURVEY
 SHOWING PROPOSED GARAGE
 PROPERTY OF
 TERRANCE E. & ROBIN C. GRANT
 Map 14-1/ Block 51/ Lot 9
 #1104 HIGH ROAD
 BERLIN, CONNECTICUT
 SCALE 1"=10' MAR. 21, 2020
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.