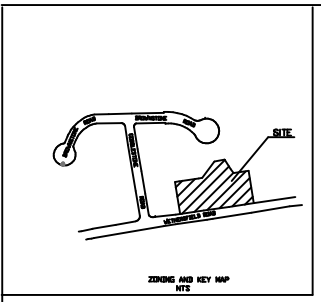
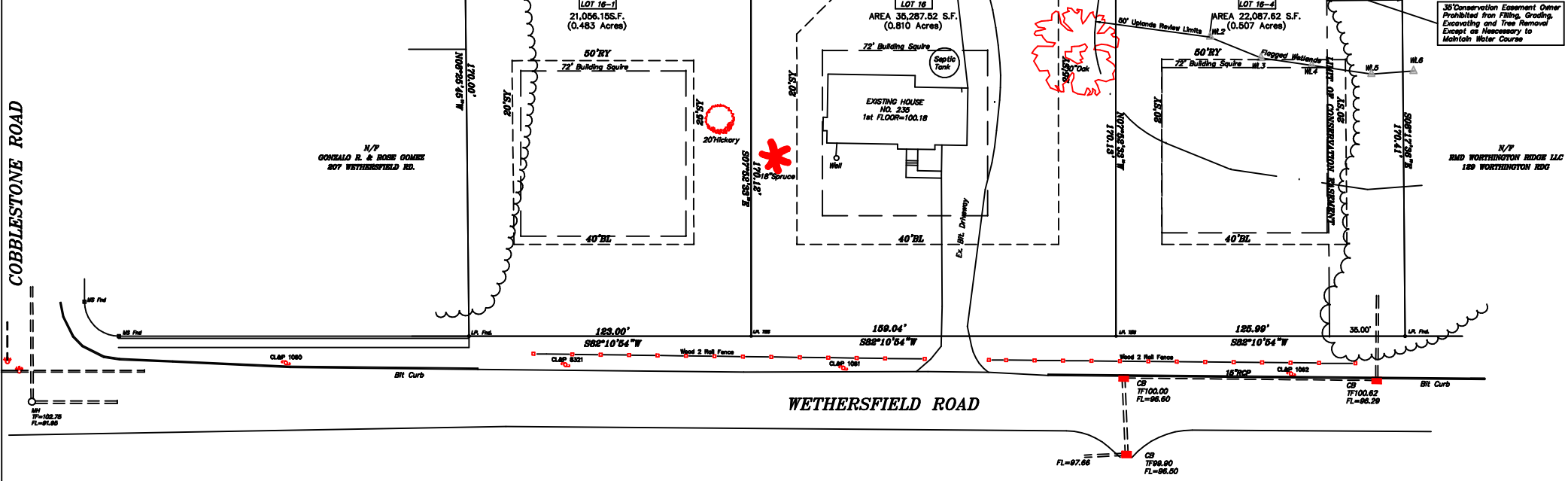


ZONE TABLE R-21					
	REQUIRED	EXISTING	PROPOSED LOT 16	PROPOSED LOT 16-1	PROPOSED LOT 16-4
ACREAGE	21,000 SF	78,431.29 SF	35,287.52 SF	21,056.15 SF	22,087.62 SF
FRONTAGE	125'	408.03	159.04'	123.00'	125.99'
BUILDING LINE	40'	8129	40'	40'	40'
SIDE YARD SETBACK	20'/25'	166.85/190.32'	20'/25'	22.0'/25'	20'/25'
REAR YARD SETBACK	50'	50'	50'	50'	50'



LEGEND

⊙ I.P. Fnd.	IRON PIPE FOUND
⊙ I.P. Set	IRON PIPE TO BE SET
⊠ MON. Fnd.	MONUMENT FOUND
⊠ MON. Set	MONUMENT SET
N/F	NOW OR FORMERLY
T	TOWNSHIP
R	RANGE
L	LENGTH
Δ	DELTA ANGLE
Ⓜ	MARKER
N.T.S.	NOT TO SCALE
RW	REAR WALL
SW	SIDE WALL
BL	BUILDING LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MAP CERTIFICATION
THIS MAP IS A CERTIFICATION THAT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THRU 20-300a-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-THERE AFTERREFERRED TO AS "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PROMULGATED BY THE CONNECTICUT STATE ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED BY THE CONNECTICUT SECTION OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING. IT IS A HORIZONTAL ACCURACY CLASS OF A-2 THE SURVEY TYPE IS CONDITIONAL BASED ON EXISTING MAPS AND FIELD EVIDENCE. AND IS INTENDED TO BE LIKE IMPROVEMENT SURVEY

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

JEFF PESSOLELLO L.S.

revisions	SITE PLAN FOR 175 WEST MAIN ST LLC LOT 16 BLOCK 127 MAP 11-1 235 WETHERSFIELD ROAD BERLIN CONNECTICUT
	J L SURVEYING 212 OLD BRICKYARD LANE Berlin Connecticut Phone 860-828-3800
DATE Plot Date 10-14-22	FILE NAME C:\DRAW\2022\22225\235 Wetherafield Rd
DRAWN BY JLG	PROJECT No. 22225
	SHEET No. 2 OF 4