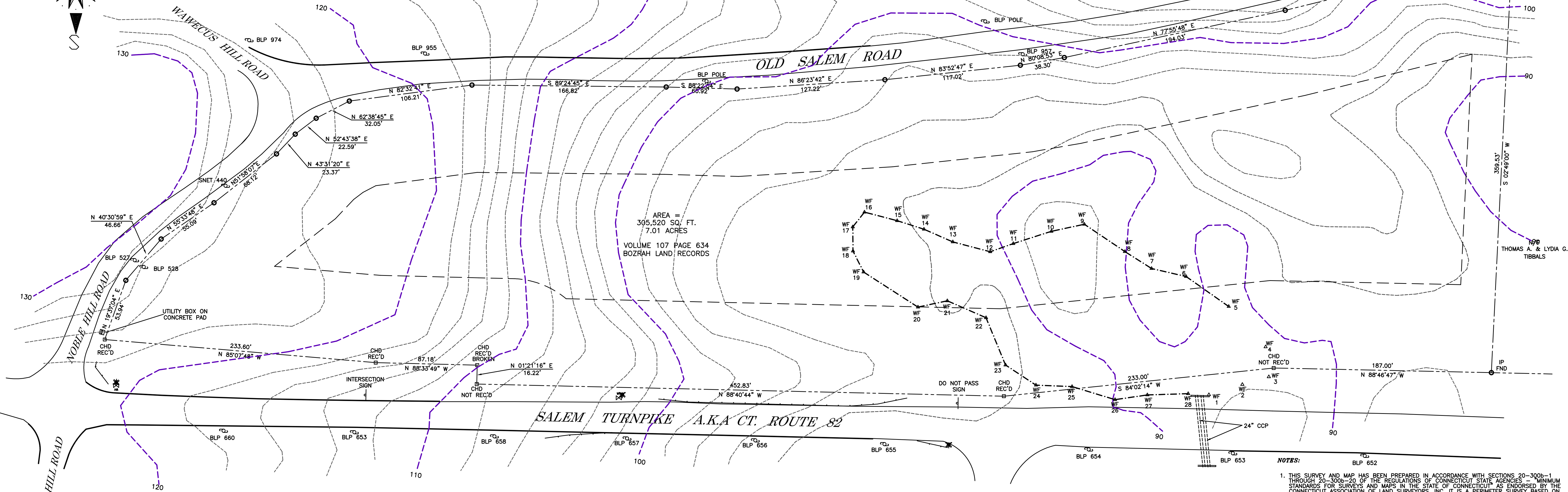
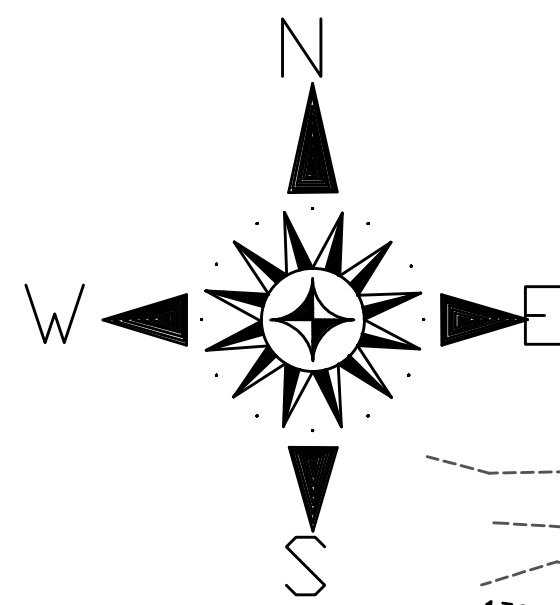
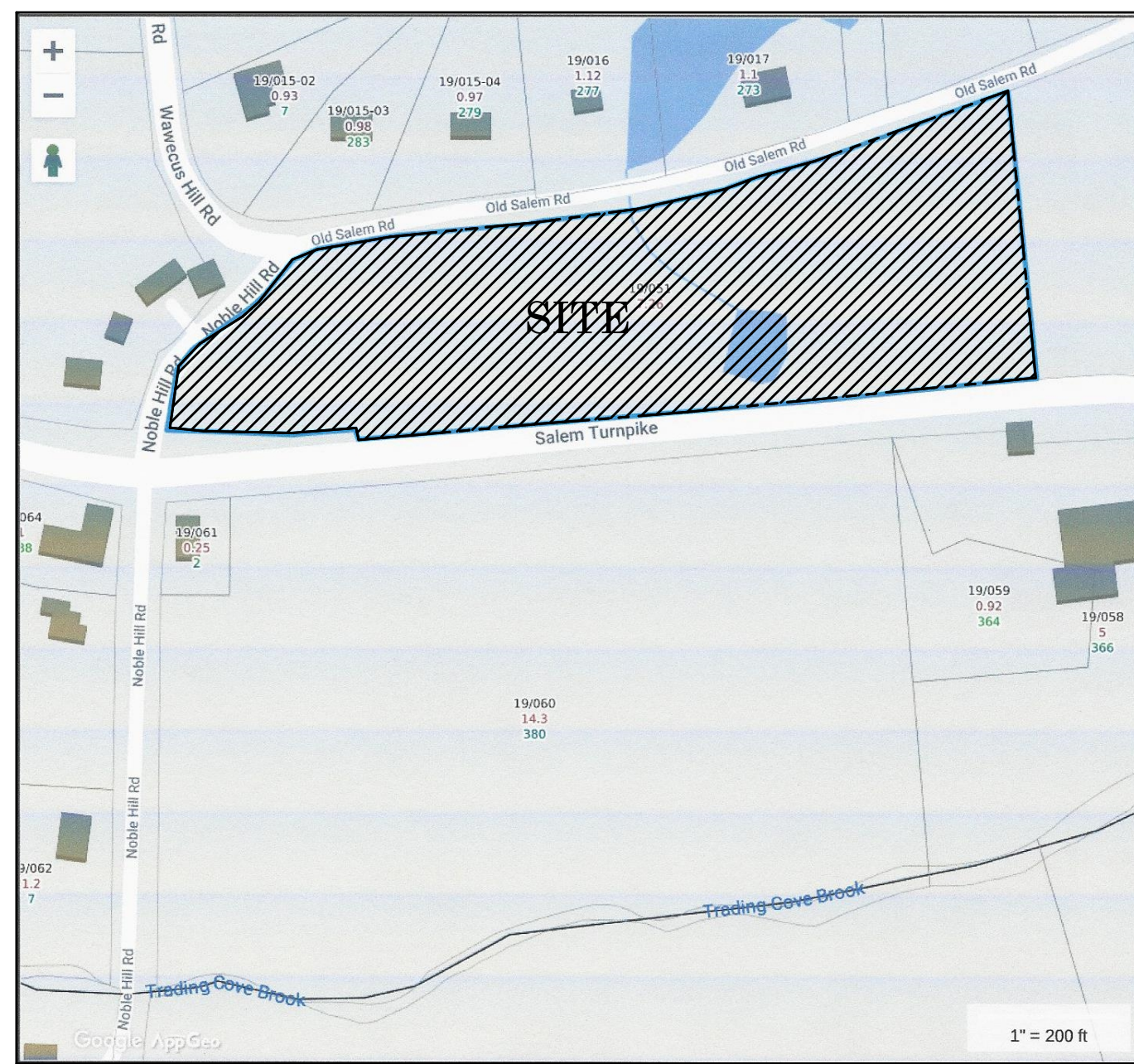


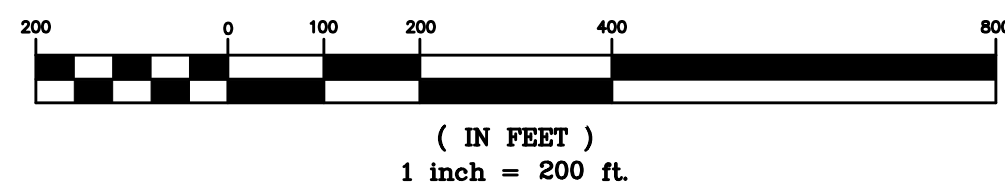


NOBLE HILL ROAD



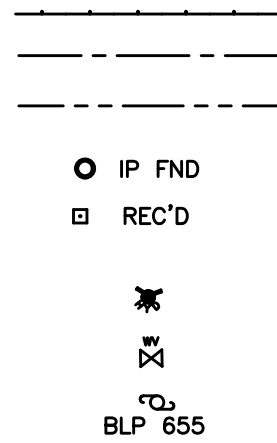
LOCATION MAP

GRAPHIC SCALE



LEGEND

GUARD RAIL
PROPERTY LINE
STREET LINE
IRON PIPE FOUND
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT RECOVERED
FIRE HYDRANT
WATER VALVE
UTILITY POLE



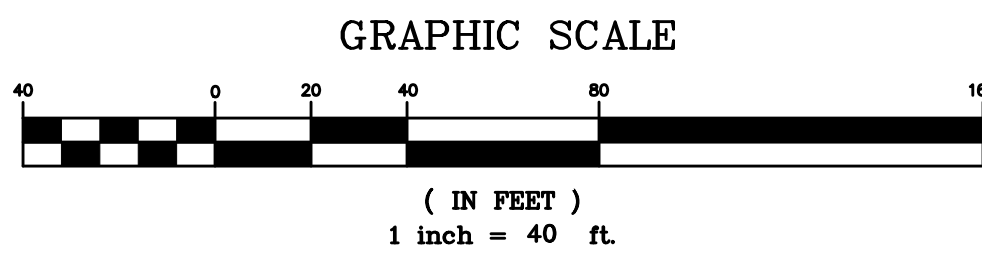
HC HIGHWAY COMMERCIAL DISTRICT		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SQ. FT.	305,520 SQ. FT.
MINIMUM LOT FRONTAGE	80 FT.	2,522.72 SQ. FT.
FRONT SETBACK	75 FT.	75 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.
MINIMUM BACK SETBACK	30 FT.	30 FT.
MAXIMUM BUILDING HEIGHT	70 FT.	70 FT.
MAXIMUM COVERAGE	30%	
FLOOR AREA	NO MINIMUM	

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PERIMETER SURVEY BASED ON RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHY ACCURACY T-3.
 - MAP REFERENCE:
A. "SUBDIVISION PLAN PREPARED FOR THOMAS A. & LYDIA G. TIBBALS ROUTE 82 & OLD SALEM ROAD BOZRAH, CONNECTICUT SCALE: 1" = 40' DATE: SEPTEMBER 16, 1993 CPK NORWICH, CT."
B. SCCOG GIS MAPPING
 - TOPOGRAPHY TAKEN FROM SCCOG GIS MAPPING AND TO BE FIELD VERIFIED PRIOR TO ANY SITE PLAN OR DESIGN WORK.
 - WETLANDS WERE MARKED OUT BY R. RICHARD SNARSKI, CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY GERWICK MEREEN, LLC.
 - BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

PLAN SHOWING
PERIMETER SURVEY
PREPARED FOR
APJ, LLC
OLD SALEM ROAD, SALEM TURNPIKE &
NOBLE HILL ROAD
BOZRAH, CONNECTICUT

SCALE: 1" = 40'
DATE: OCTOBER 12, 2022
JOB # 22-044 APJ LLC



DATE	REVISION

JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859



GERWICK - MEREEN L.L.C.
191 BOSTON POST ROAD P.O. BOX 565
EAST LYME, CONNECTICUT 06333
TEL. (860)442-2201 FAX. (860)442-2205

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR.
THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF
THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND
SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE
OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON
THIS MAP.
Richard Snarski
R. Richard Snarski, Certified Soil Scientist #1975
DATE: OCTOBER 12, 2022

*TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT

TITLE: LAND SURVEYOR CT No. 18859
DATE: OCTOBER 12, 2022