



DELTA = 5° 08' 19"  
RADIUS = 3240.00'  
LENGTH = 290.59'  
CHORD BEARING = N18°27'41"E  
CHORD LENGTH = 290.49'

DELTA = 1° 19' 35"  
RADIUS = 3240.00'  
LENGTH = 75.00'  
CHORD BEARING = N21°41'38"E  
CHORD LENGTH = 75.00'

DELTA = 25° 10' 18"  
RADIUS = 219.06'  
LENGTH = 96.24'  
CHORD BEARING = S66°48'50"E  
CHORD LENGTH = 95.47'

DELTA = 3° 03' 08"  
RADIUS = 5549.58'  
LENGTH = 295.64'  
CHORD BEARING = S30°10'45"W  
CHORD LENGTH = 295.60'

INDUSTRIAL PARK ROAD

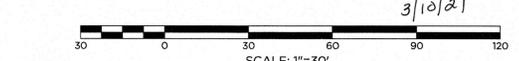
INTERSTATE 91 SOUTHBOUND

**LEGEND**

BOUNDARY LINE	---
EASEMENT LINE	- - - - -
CHAINLINK FENCE	-X-X-X-X-
SANITARY SEWER LINE	-S-S-S-
WATER LINE	-W-W-W-
ELECTRIC LINE	-E-E-E-
COMMUNICATION LINE	-T-T-T-
TREELINE	~ ~ ~ ~ ~
HEDGE	~ ~ ~ ~ ~
FIRE HYDRANT	HYD.
LIGHT POLE	□
MANHOLE	○

- MAP REFERENCES**
- RESUBDIVISION PLAN, PROPERTY OF PHILIP C. ARMETTA LOT 6B, INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 10/29/80. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
  - PROPERTY OF PHILIP C. ARMETTA, LOT 6B-1 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 1/30/81. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
  - PROPERTY OF PHILIP C. ARMETTA, LOT 6B-2 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: 1/30/81. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
  - PROPERTY SURVEYED FOR PHILIP C. ARMETTA, ET AL, 80 & 90 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: MAY 06, 1994. BY: HALLISEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS.
  - SITE PLAN AND LOT LINE REVISION, APPLICANT / OWNER DAINTY RUBBISH SERVICE, INC. PHILIP C. ARMETTA 90 INDUSTRIAL PARK ROAD, MIDDLETOWN, CONNECTICUT. SCALE: 1"=30'. DATE: OCT. 1996. BY: HRP ASSOCIATES, INC.
  - PRELIMINARY UPDATED A-2 SURVEY - 80 INDUSTRIAL PARK ROAD MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: JAN. 24, 2013. BY: HRP ASSOCIATES, INC.
  - THE HARTFORD ELECTRIC LIGHT CO. EASEMENT ACROSS PROPERTY OF PHILIP C. ARMETTA 80 INDUSTRIAL PARK ROAD, MIDDLETOWN, CONNECTICUT. SCALE: 1"=40'. DATE: OCTOBER 24, 1981. DRAWN BY: PDL.
  - THE CONNECTICUT LIGHT & POWER COMPANY ELECTRICAL EASEMENT ON THE PROPERTY OF PHILIP C. ARMETTA, DAINTY RUBBISH, 80 INDUSTRIAL PARK ROAD, MIDDLETOWN, CT. 06457. SCALE: 1"=40'. DATE: 4/30/86.
  - BOUNDARY SURVEY PREPARED FOR CROWN CASTLE, SITE, MIDDLETOWN, 90 INDUSTRIAL DRIVE MIDDLETOWN CT. SCALE: 1"=60'. DATE: 4/8/13. BY: MATTHEW BATTY.

- NOTES**
- FIELD SURVEY WAS PERFORMED ON THE GROUND BY ANCHOR ENGINEERING SERVICES, COMPLETED ON JULY 3, 2019.
  - HORIZONTAL DATUM IS PER MAP REFERENCE 1.
  - UTILITY NOTE: 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 PARCEL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO ANCHOR ENGINEERING SERVICES, INC. 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 #811.
  - SUBJECT PARCEL AREAS:  
#80 INDUSTRIAL PARK ROAD: 110,813 SQ. FT. OR 2.54 ACRES.  
#90 INDUSTRIAL PARK ROAD: 113,598 SQ. FT. OR 2.61 ACRES.



*Official copy*  
ZBA2021-3  
3/10/21



 Civil Engineering • Environmental Consulting • Land Surveying • Construction Management		<b>SITE IMPROVEMENT PLAN</b>	
		PREPARED FOR <b>AIRLINE AVENUE REALTY, LLC.</b> 80 & 90 INDUSTRIAL PARK ROAD MIDDLETOWN, CT	
PROJ. ENGINEER MJP PROJ. MANAGER KRK OFFICE REVIEW MMZ	REVISIONS	PROJECT 285-160 DATE 02/09/21	SHEET NO. 1 OF 1

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