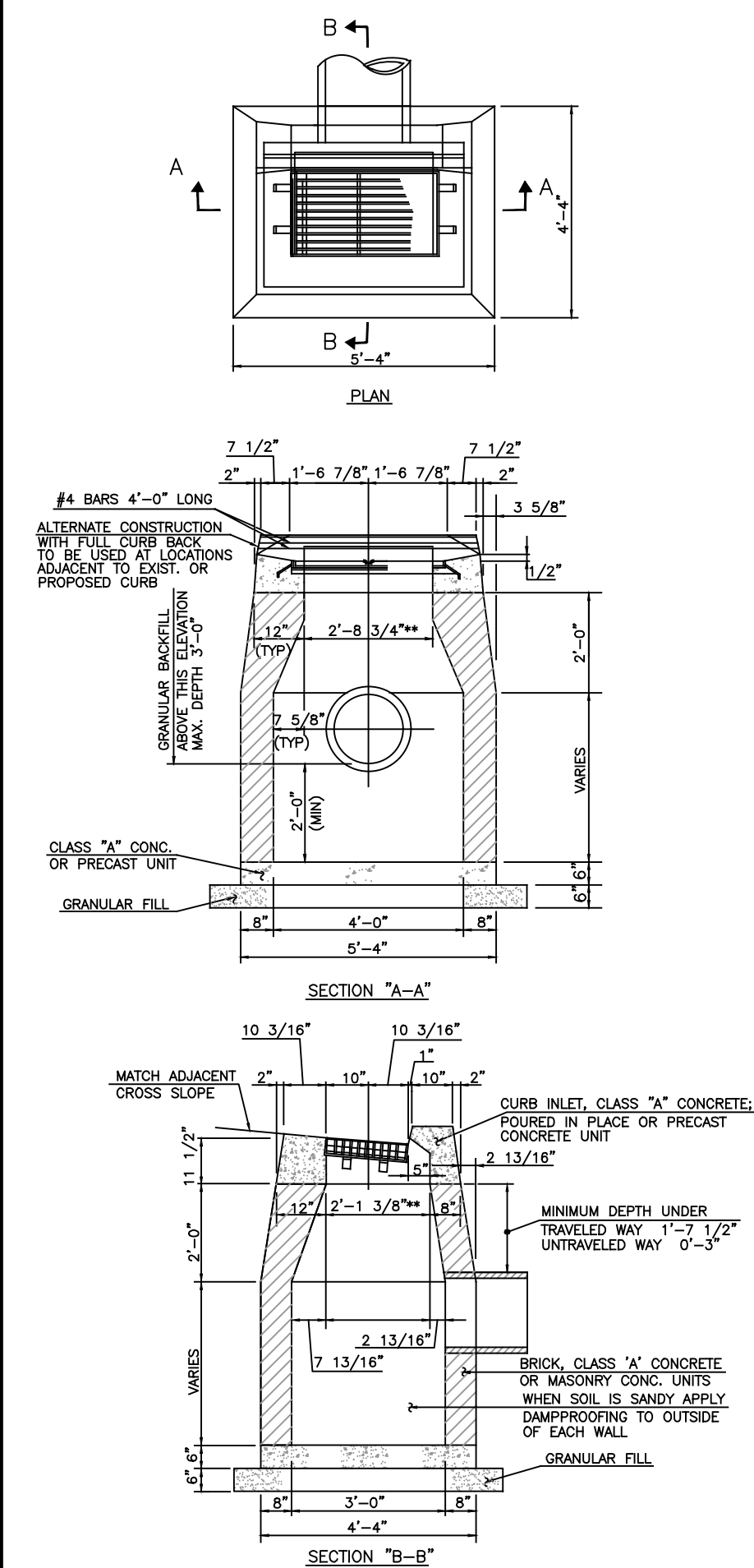
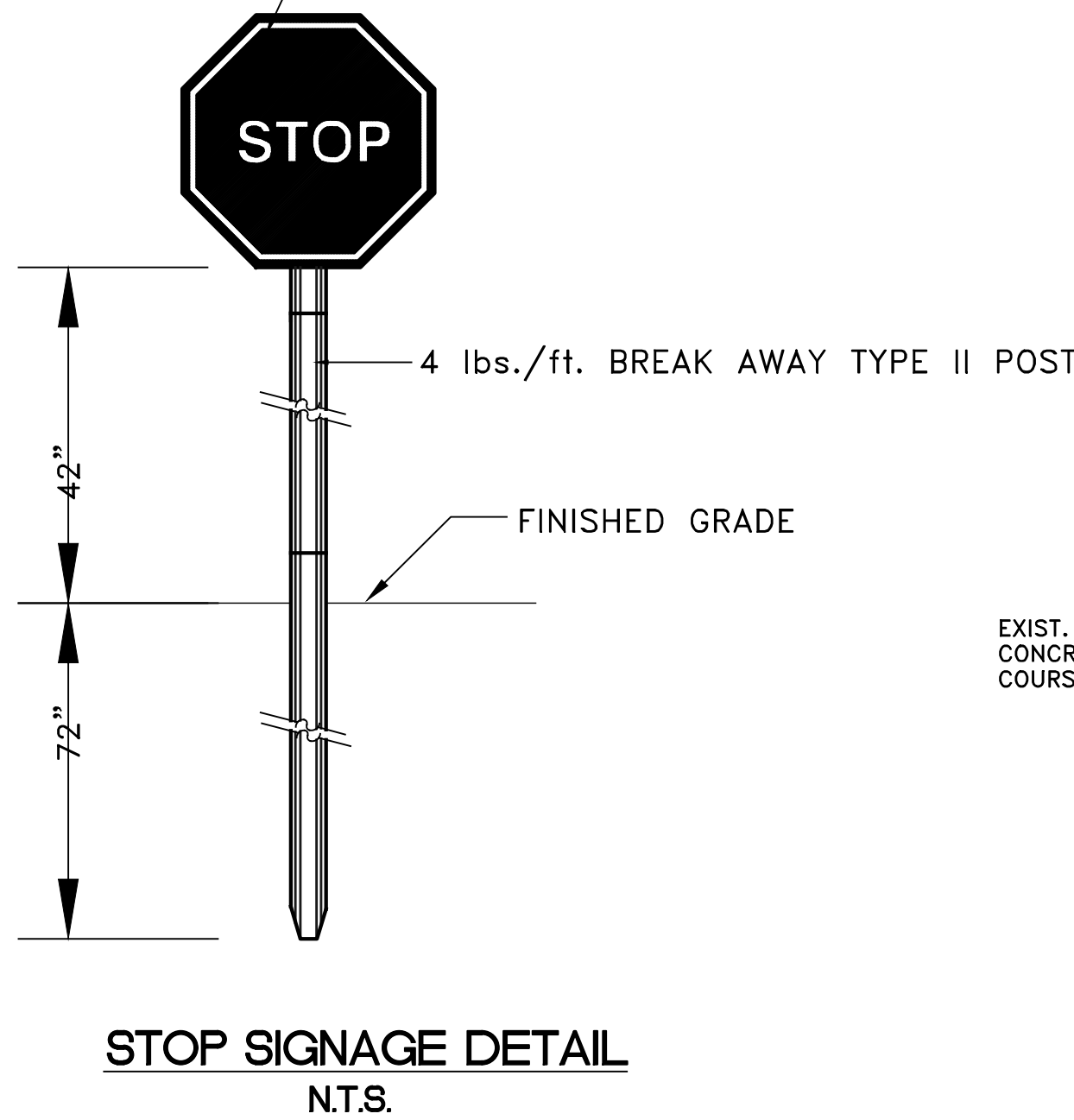


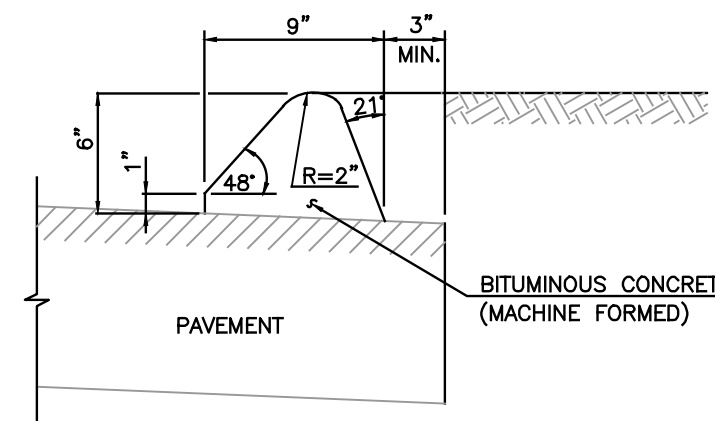
TYPICAL SECTION THROUGH
INFILTRATION GALLERY LEVEL
SPREADER OUTLET
N.T.S.



(R1-1) 30" OCTIGON SIGN. WHITE IMAGE
ON RED. SUBMIT ANCHORING
HARDWARE FOR APPROVAL.

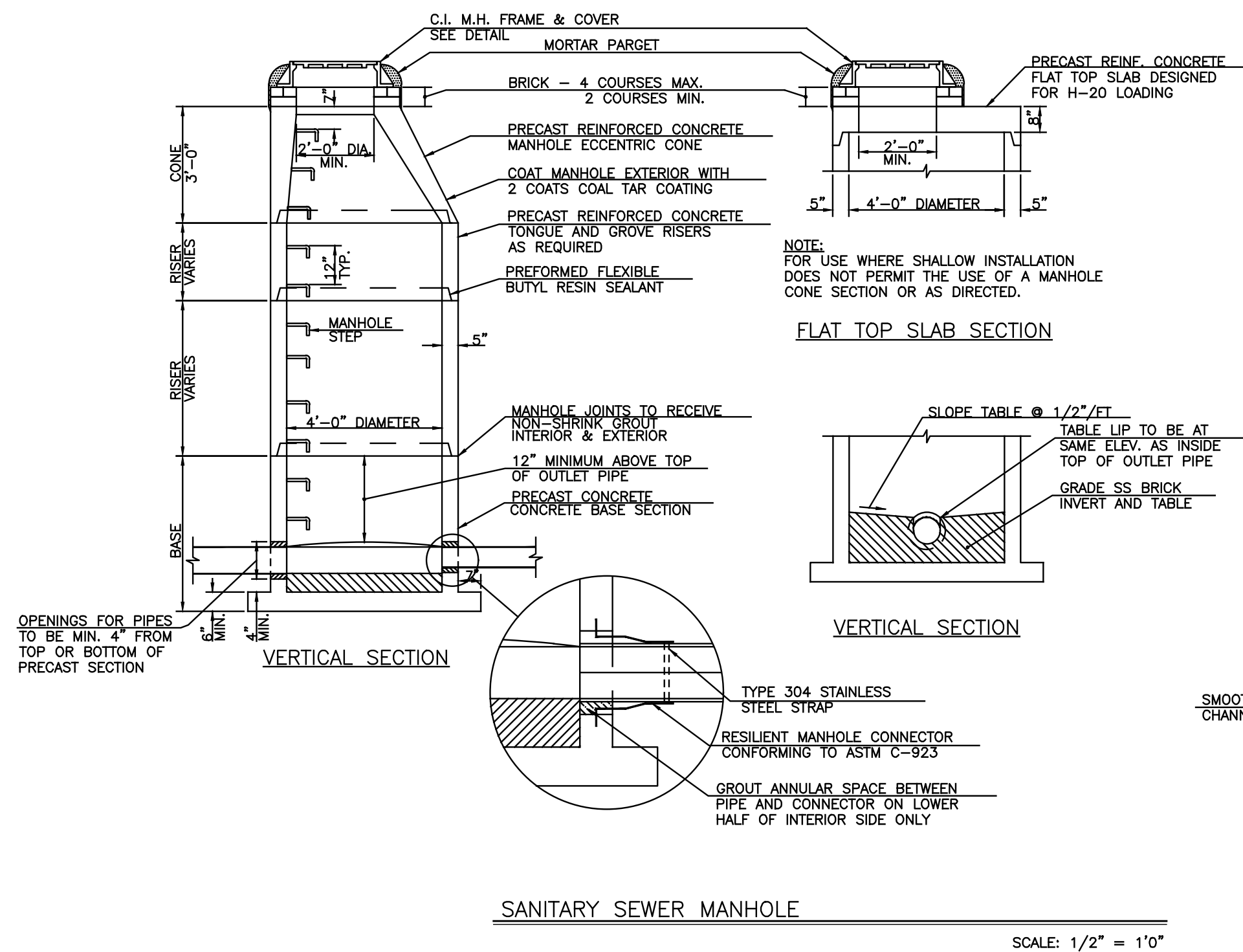


GNAGE DETAIL
N.T.S.



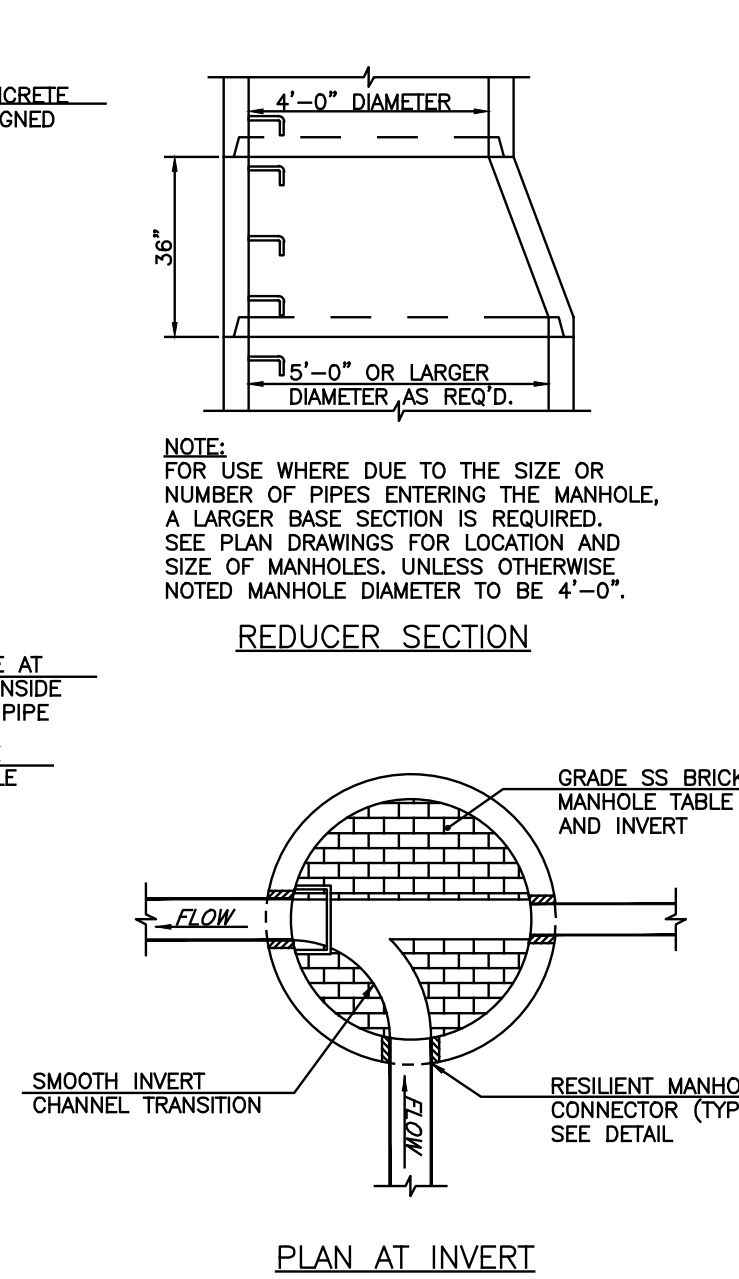
BITUMINOUS CONCRETE LIP CURBING

NTS

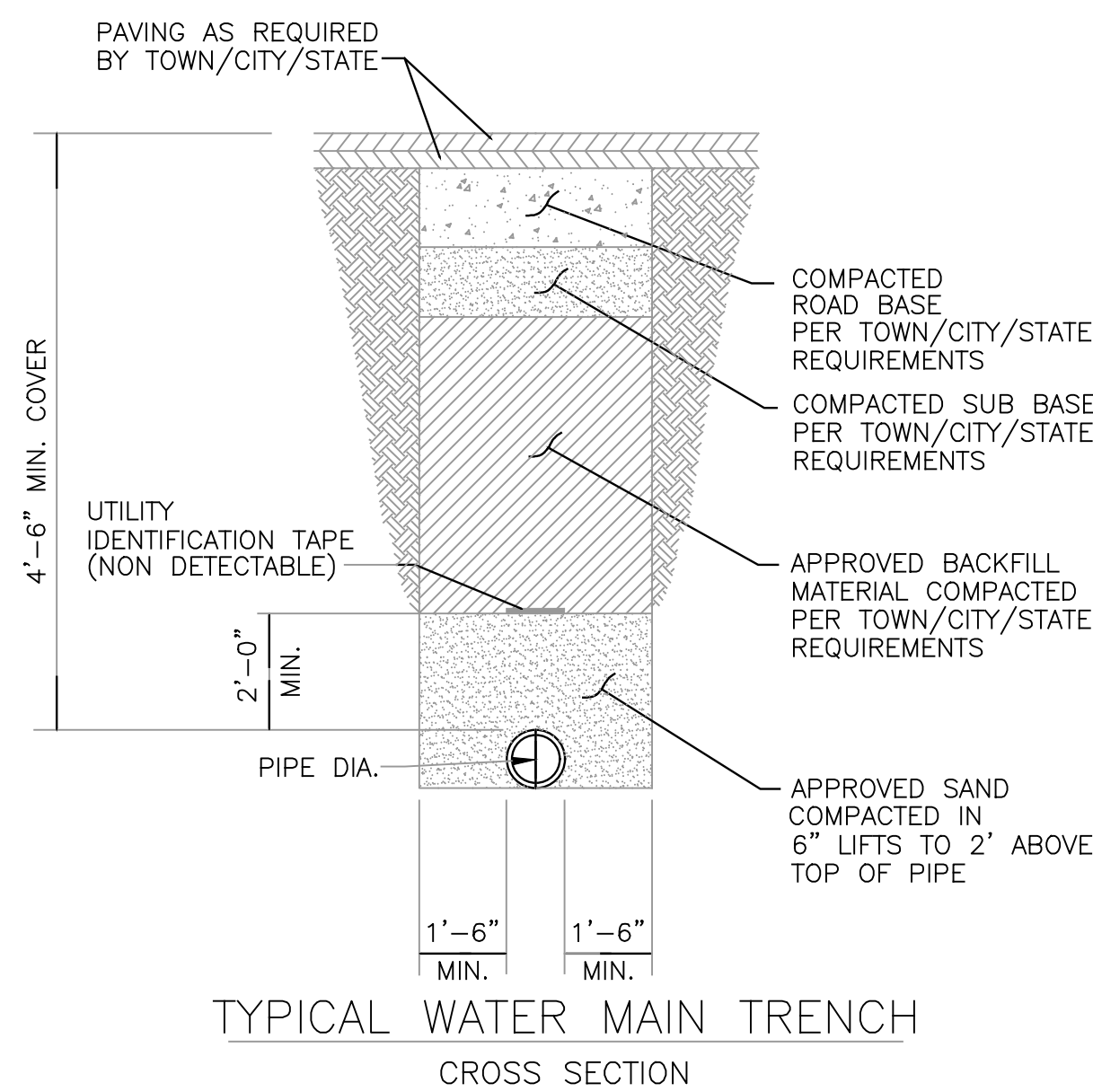


SANITARY SEWER MANHOLE

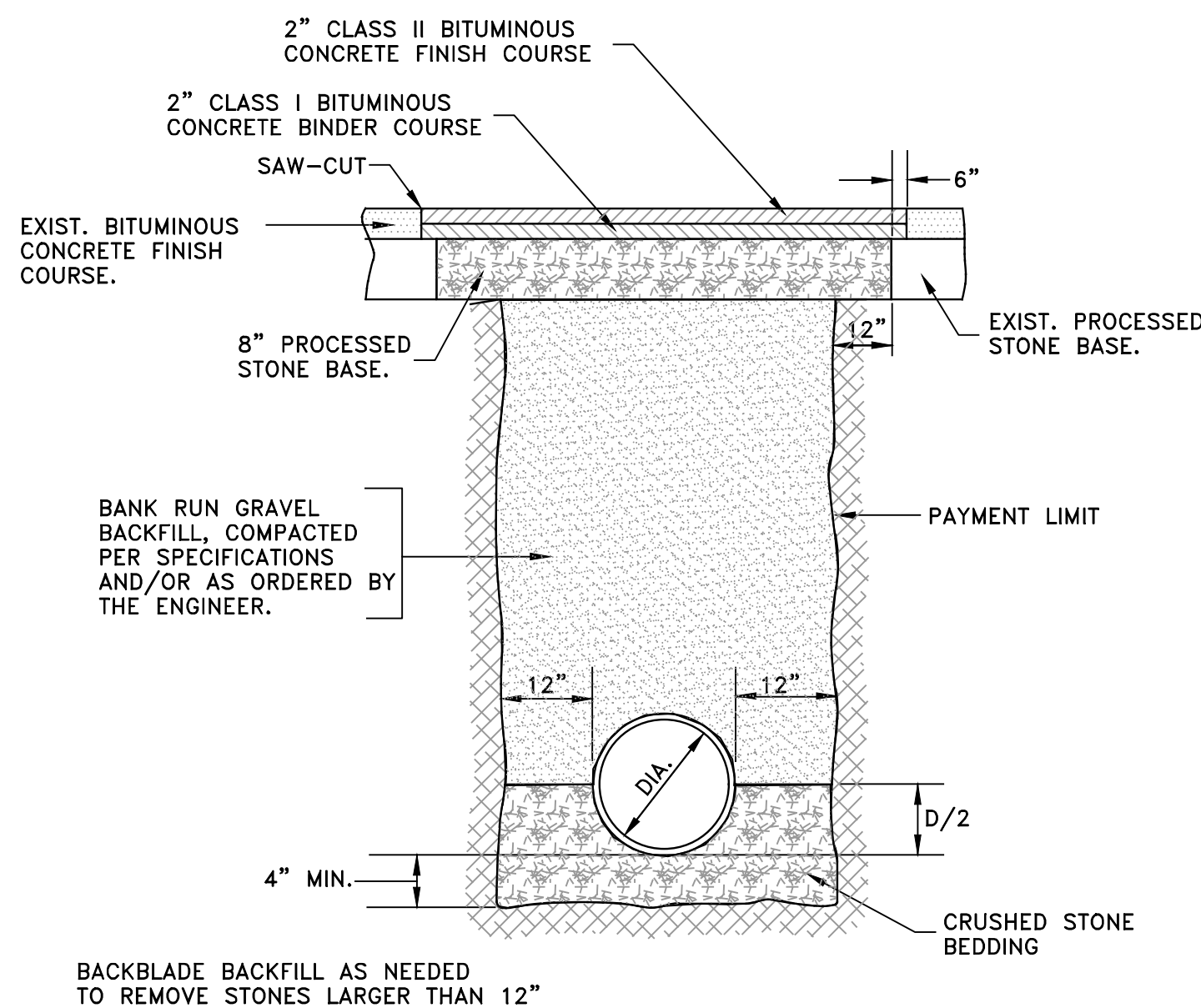
SCALE: 1/2" = 1'0



PLAN AT INVERT

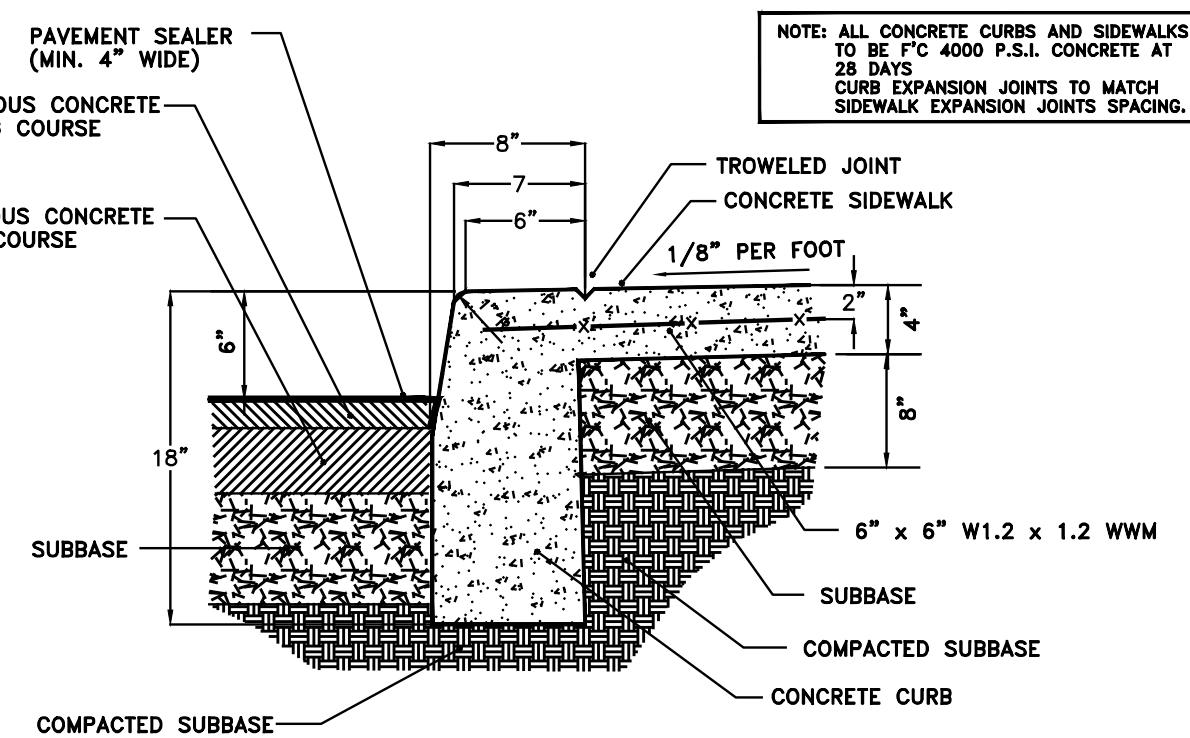


TYPICAL WATER MAIN TRENCH CROSS SECTION

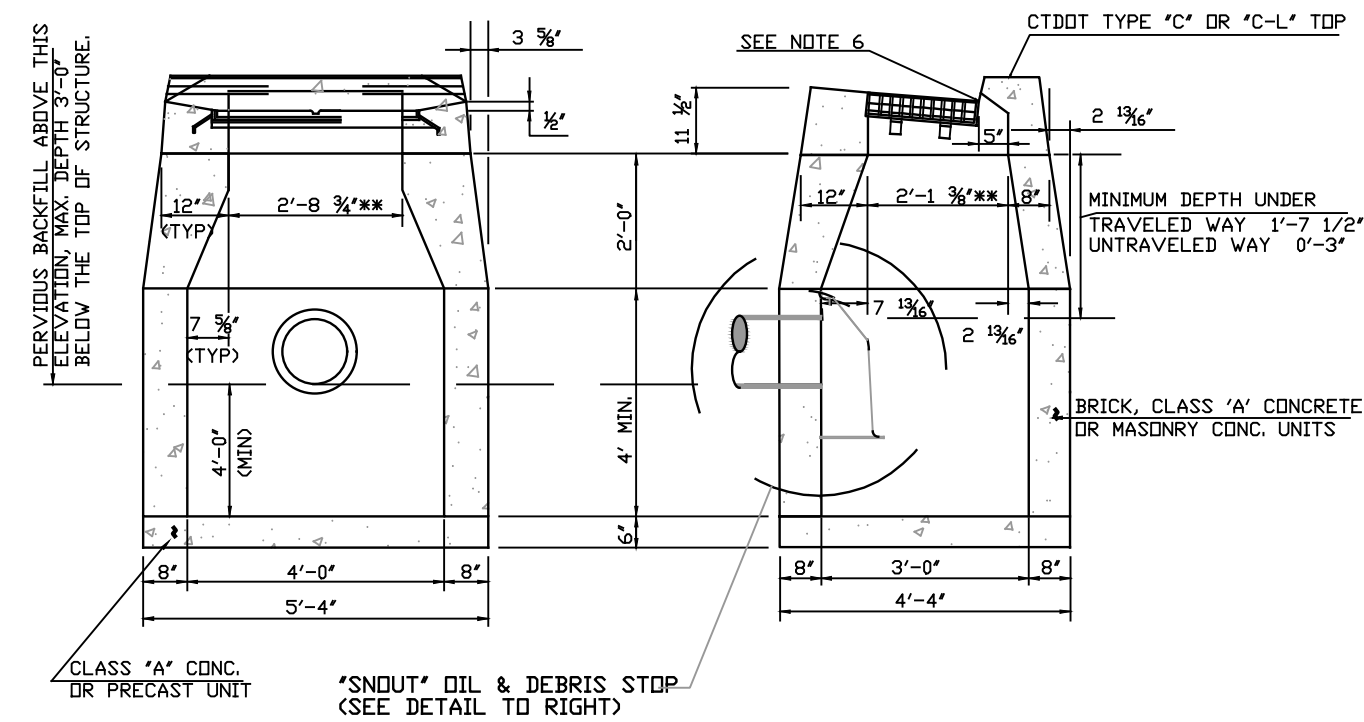


TYPICAL STORM TRENCH
CROSS SECTION
N.T.S.

N.T.S



CONCRETE CURB DETAIL
WITH MONOLITHIC SIDEWALK ONSITE

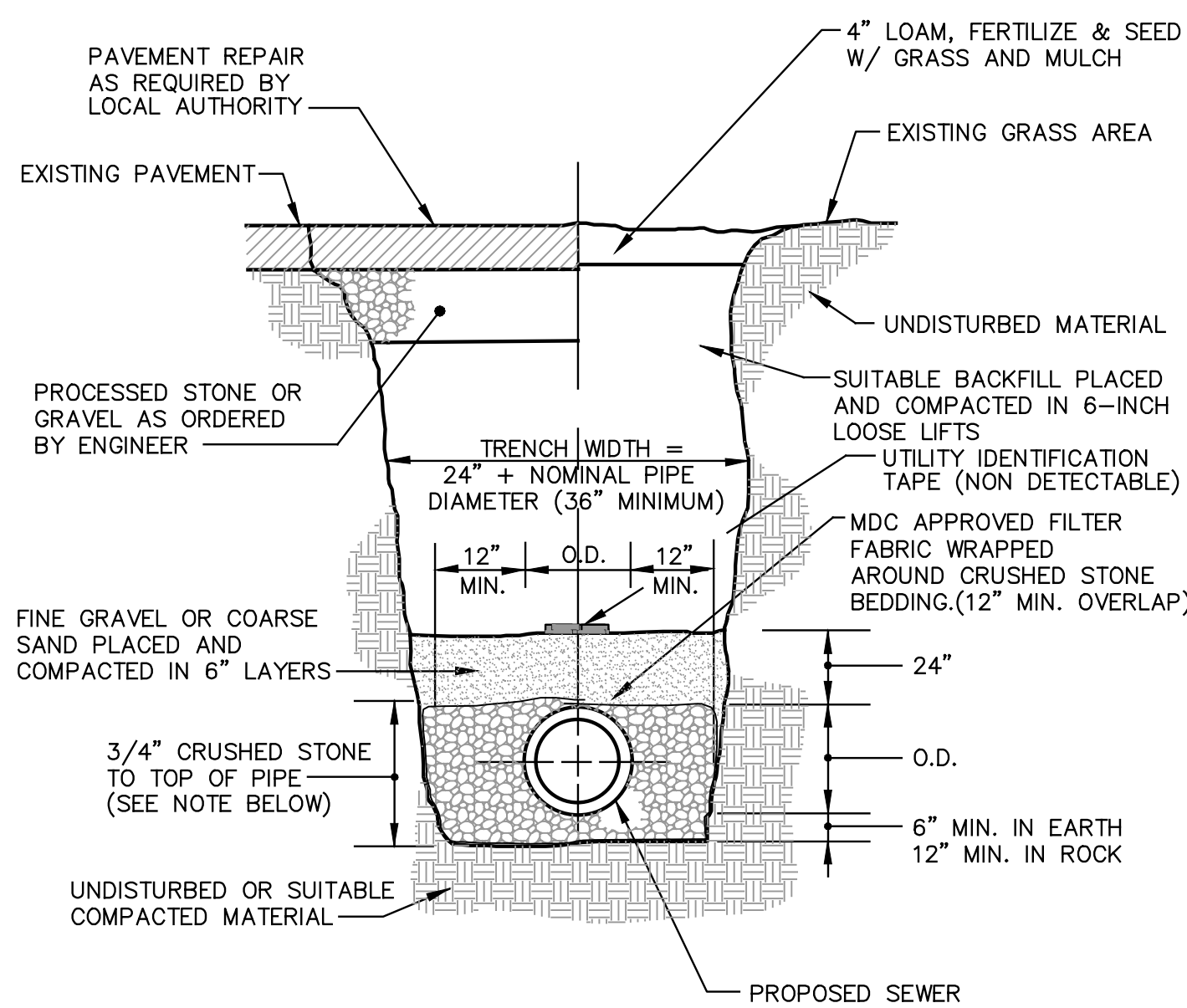


NOTES

- 1) WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS SHALL REMAIN THE SAME.
- 2) PROVIDE DRAINAGE OPENING IN EACH WALL AT LOWEST INVERT ELEVATION.
- 3) WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORRELLING WILL BE PERMITTED. MAXIMUM CORREL SHALL BE 3". NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED BY "X".
- 4) PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED, AS DESCRIBED IN THE STANDARD SPECIFICATIONS.
- 5) WHERE PRECAST CONCRETE UNIT IS USED FOR THE SLUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
- 6) TOP OF FRAME ELEVATION SHALL BE DECREASED 1" BELOW NORMAL GUTTER GRADE.
- 7) PROVIDE 6" (MIN) GRANULAR FILL UNDER STRUCTURE TO REPLACE UNSUITABLE MATERIAL.

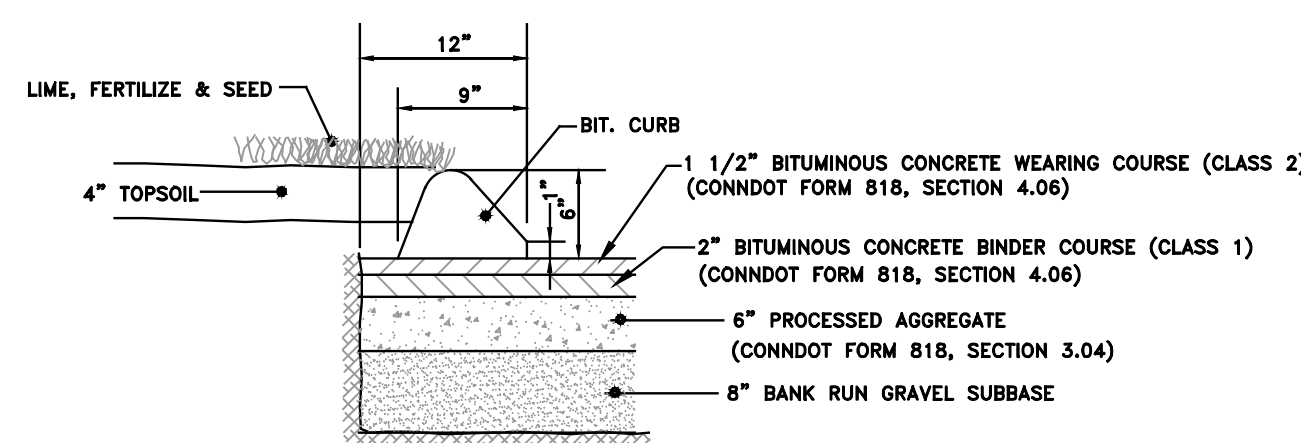
TYPICAL CATCH BASIN

NOT TO SCALE



SEWER TRENCH DETAIL

FIGURE—6



BITUMINOUS CONCRETE PAVEMENT
PARKING AREA SPACES
(STANDARD DUTY)

N.I.S.

General Details

Land of
Little House Living LLC
#1676 & #1688 Berlin Turnpike
(Connecticut Route #15)
Berlin, Connecticut

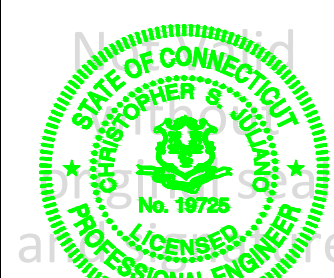
Project no:	23-100	Date:	12/05/23	Scale:	NTS
Work map:	CJULIANO	Checked:	CJULIANO	Sheet:	12 of 18
Final map:	ZGEORGINA	Released:	ZGEORGINA	Revision:	0

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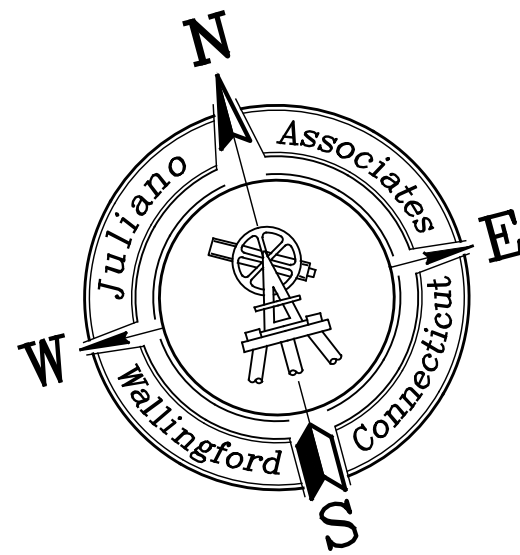
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Christopher S. Juliano PELS #19725

[illegible]

Juliano Associates, LLC

Engineers & Surveyors
Established 1973
405 Main Street (Yalesville)
Wallingford, Connecticut 06492
Voice (203)265-1489 Fax (203)949-1523
www.JulianoAssociates.com
JulianoAssociatesLLC@gmail.com



Connecticut Grid System
(NAD 83)
0' 20' 40' 60'

n/i
1660 Berlin Turnpike LLC
#1660 Berlin Turnpike
MBL: 22-1-114-9
Volume 740, Page 149

n/i
Felicia J. Samuels & Koren James
Jimmie & Irene James L/U
#51 Holly Court
MBL: 22-1-114-11E
Volume 808, Page 528

n/i
Linda Ahlstrand
#48 Holly Court
MBL: 22-1-114-11D
Volume 558, Page 907

n/i
BAC Realty LLC
#1700 Berlin Turnpike
MBL: 22-1-114-11
Volume 441, Page 579

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Christopher S. Juliano PELS #19725



REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

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JulianoAssociatesLLC@gmail.com

LUMINAIRE SCHEDULE					
SYMBOL	DESCRIPTION	MOUNTING (Fixture Type)	MODEL	QUANTITY	DEFAULT ELEVATION (Mounting Heights)
	STONCO LWL LED WALL LIGHT	WALL	STONCO KEENE, LWL-WW-62-PCB-1-BZ	19	6'
	GARDCO OptiForm Precision Plus - Small, 40 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	WALL	SIGNIFY GARDCO CANADA LTD OPF-S-P01-830-T2M	18	10'
	HADCO TownView (TVPR), 32 LED's, 4000K CCT, TYPE 2SH OPTIC, with Vertical Ribbed Panels and House-side Shield	POLE	SIGNIFY HADCO, TVPR-32-G1-5-2SH-740	7	13'

Stonco
by @ignify

Site & Area
Wall Mount
LWL Wall Light

The Stonco LED LWL Wall light is an economical solution for general purpose wall mount lighting, made available in an attractive compact form. The stylish, impact resistant polycarbonate design is ideal for over doors, entry ways and other general purpose all mount applications.

Project: _____

Location: _____

Dist No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

GARDCO
by @ignify

Site and Area
OptiForm
OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project: _____

Location: _____

Dist No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

HADCO
by @ignify

Urban
TownView
TVPC/TVPR
Post top and arm mount luminaire

Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project: _____

Location: _____

Dist No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

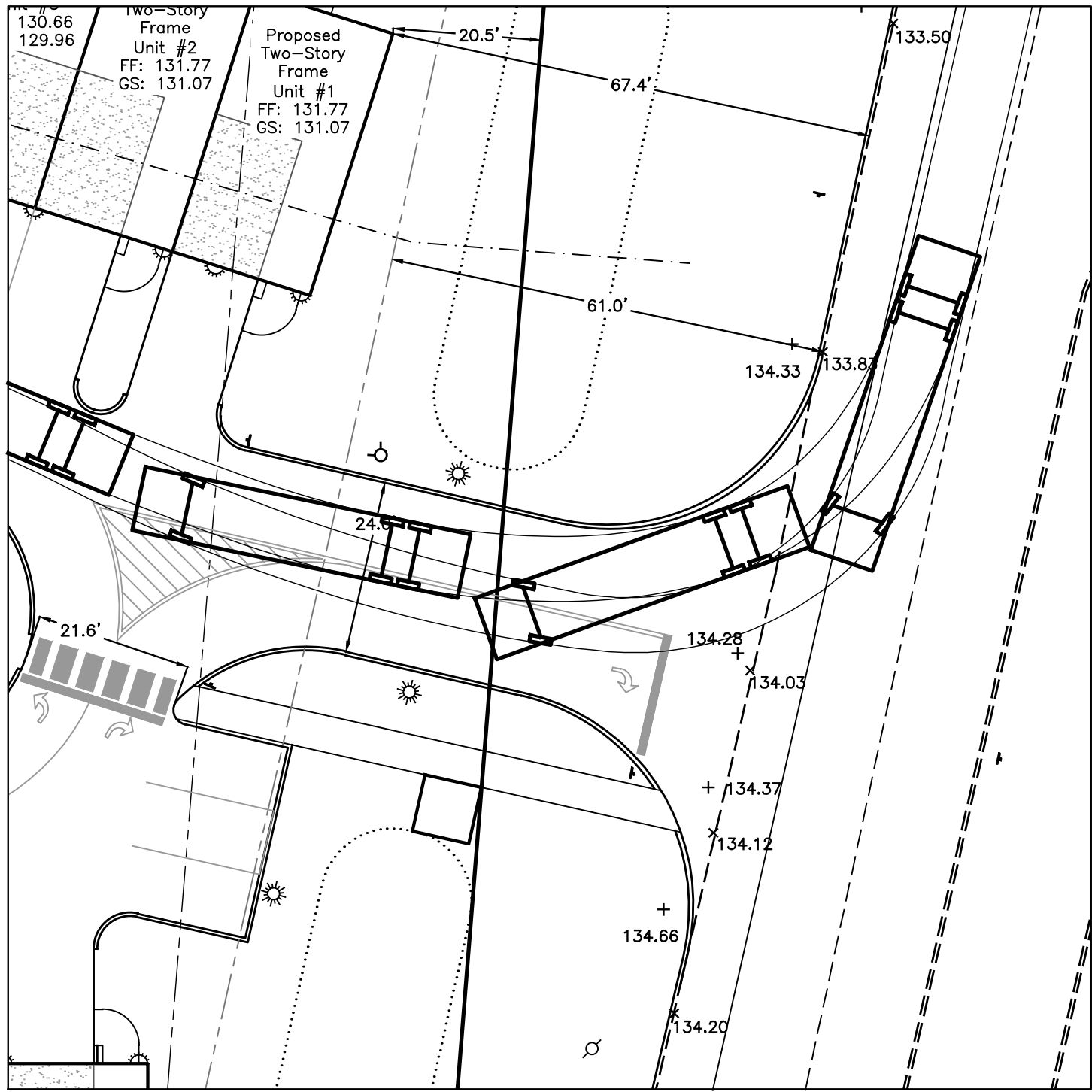
Photometric Plan

Land of
Little House Living LLC
#1676 & #1688 Berlin Turnpike
(Connecticut Route #15)
Berlin, Connecticut

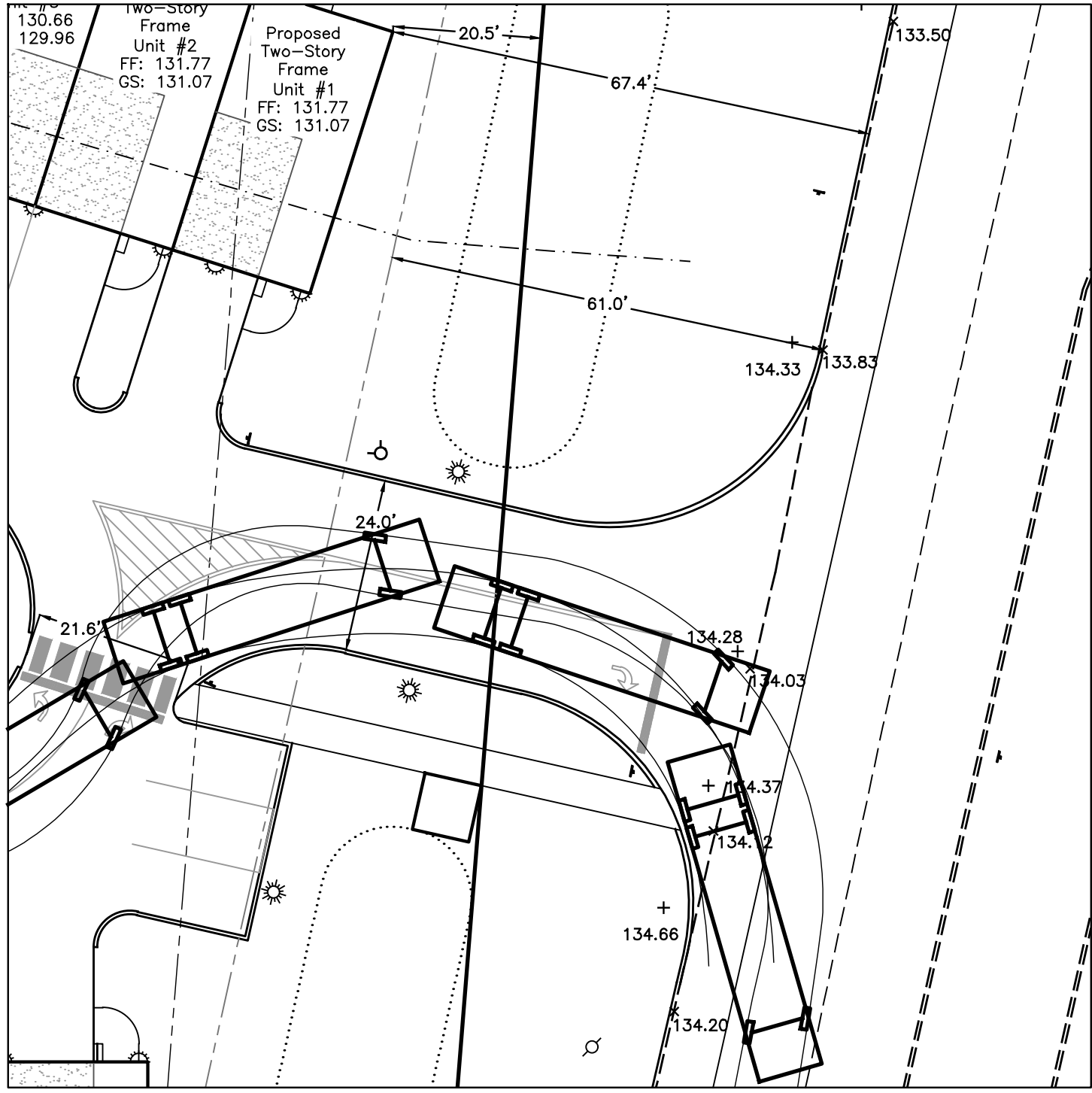
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Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	13 of 18
Final map:	ZGEORGINA	Released:	CJULIANO	Revision:	A

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M:\Pending\2023\100005-13-A.DWG 12/15/2023 10:12 AM RV

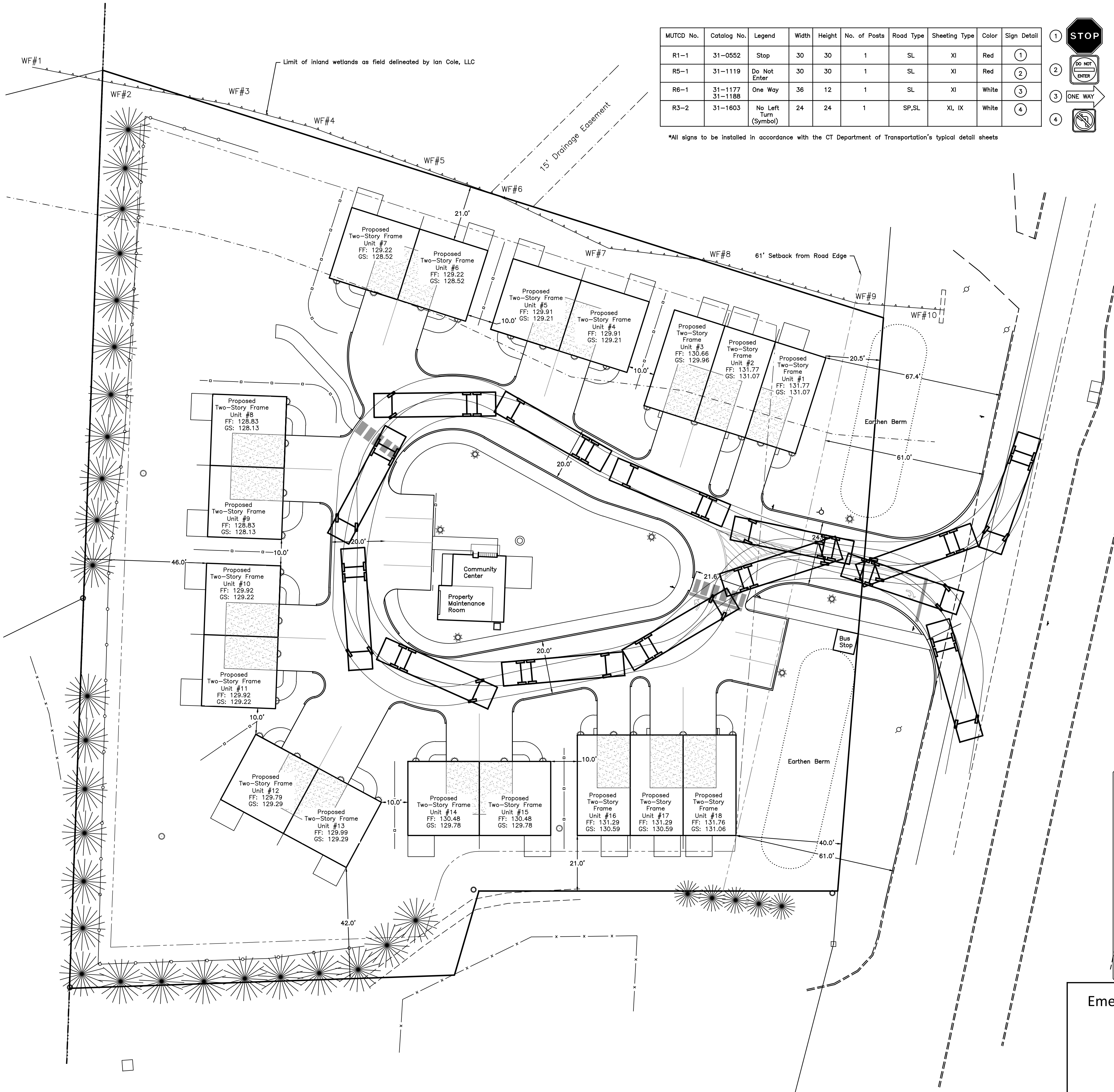
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45' Fire Truck (Ladder) Entering the Site
Scale: 1"=20'

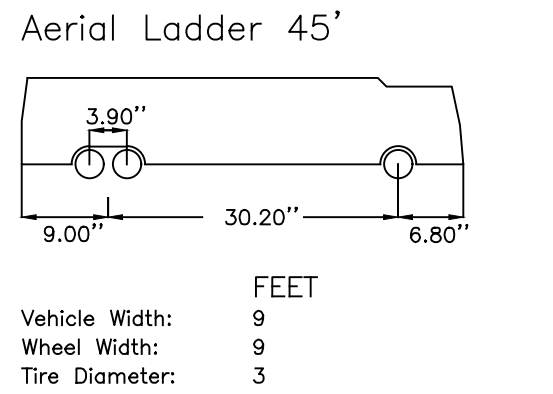
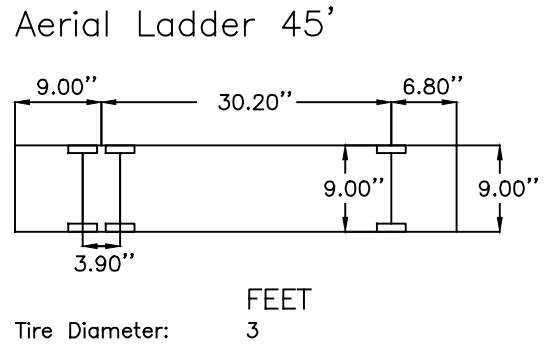
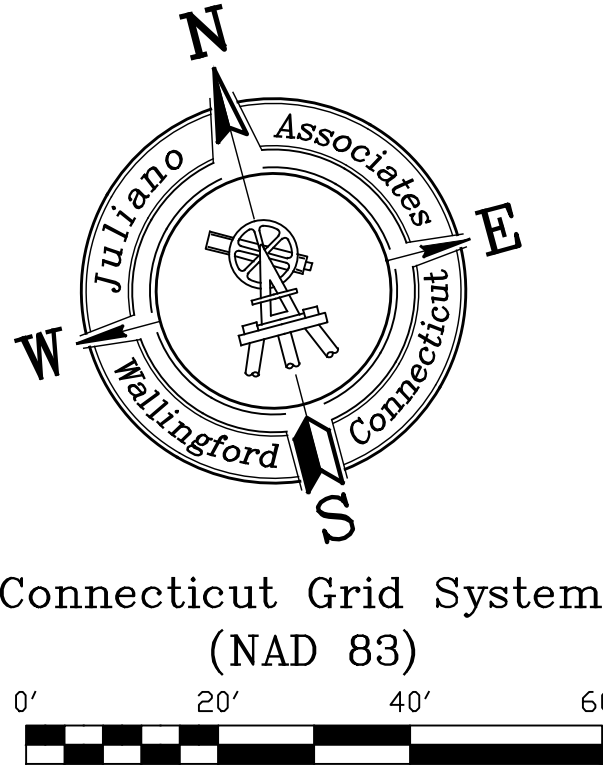
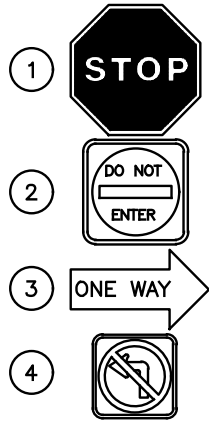


45' Fire Truck (Ladder) Exiting the Site
Scale: 1"=20'



MUTCD No.	Catalog No.	Legend	Width	Height	No. of Posts	Road Type	Sheeting Type	Color	Sign Detail
R1-1	31-0552	Stop	30	30	1	SL	XI	Red	(1)
R5-1	31-1119	Do Not Enter	30	30	1	SL	XI	Red	(2)
R6-1	31-1177 31-1188	One Way	36	12	1	SL	XI	White	(3)
R3-2	31-1603	No Left Turn (Symbol)	24	24	1	SP,SL	XI, IX	White	(4)

*All signs to be installed in accordance with the CT Department of Transportation's typical detail sheets



LEGEND	
○ IRON PIN/PIPE FOUND	— PROPERTY LINES (EXTERIOR)
□ MONUMENT FOUND	--- SETBACK LINES
● IRON PIN TO BE SET	— PROPERTY LINES (ABUTTERS)
⊕ FIRE HYDRANT	— EASEMENT
⊙ UTILITY POLE	— WETLANDS
⊙ LIGHT POLE	— WETLANDS REVIEW AREA
○ MANHOLE	— EDGE OF PAVEMENT (CURB)
□ CATCH BASIN	— EDGE OF PAVEMENT (NO CURB)
⊙ EXISTING EVERGREEN	— DRIVEWAY/PARKING AREA
⊙ EXISTING EVERGREEN (TBR)	— DRIVEWAY/PARKING (HISTORIC)
	— HISTORIC STRUCTURE
	— CONCRETE SIDEWALK/PAD
	— EXISTING FENCE
	— PROPOSED STRUCTURE
	— PROPOSED INTERNAL GARAGE
	— PROPOSED BITUMINOUS CURB
	— EDGE OF EMERGENCY ACCESS
	— PROPOSED CONCRETE WALK

Emergency Services Turning Radius Analysis

Land of
Little House Living LLC
#1676 & #1688 Berlin Turnpike
(Connecticut Route #15)
Berlin, Connecticut

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Christopher S. Juliano PELS #19725



REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

Juliano Associates, LLC
Engineers & Surveyors
Established 1973
405 Main Street (Yalesville)
Wallingford, Connecticut 06492
Voice (203)265-1489 Fax (203)949-1523
www.JulianoAssociates.com
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	15 of 18
Final map:	CJULIANO	Released:	CJULIANO	Revision:	A

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M:\Pending\2023\100005-15-A.DWG 12/15/2023 10:13 AM RV

LEGEND

□ - MONUMENT RECOVERED	— — — — —	— PROPERTY LINES
○ - IRON PIN RECOVERED	- - - - -	- BUILDING SETBACK LINES
⋈ - EXISTING SIGN	~~~~~	- WETLANDS
◇ - UTILITY METER	-----	- UPLAND REVIEW AREA
⌵ - UTILITY POLE	=====	- FEMA FLOODPLAIN LINE
+ - ANCHOR	-----	- APPROXIMATE STREAM
▣ - CATCH BASIN	-----	- OVERHEAD ELECTRIC
▣ - CURB-LESS CATCH BASIN	~~~~~	- TREE LINE
⊛ - EXISTING LIGHTPOLE	-----	- EXISTING RETAINING WALL
○ - TREE	-----	- EXISTING CONCRETE
○ - MONITORING WELL	-----	- EXISTING GRAVEL
○ - ARBORVITAE	-----	- EXISTING BUILDING
⊙ - WATER GATE	-----	- PROPOSED BUILDING
⊙ - GAS GATE	-----	- EXISTING PAVEMENT
● - EXISTING MANHOLE	-----	- EXISTING PAVEMENT (CURBED)
● - EXISTING BOLLARD	-----	- PROPOSED PAVEMENT
⋈ - FLAGPOLE	-----	- PROPOSED PAVEMENT (CURBED)
⋈ - MAILBOX	-----	- EXISTING PARKING
● - YARD DRAIN	-----	- PROPOSED PARKING
* - GROUND LIGHT	-----	- EXISTING SIDEWALK
✱ - PROPOSED LIGHT POLE	-----	- PROPOSED SIDEWALK
	-----	- EXISTING CHAIN-LINK FENCE
	-----	- EXISTING WOOD FENCE
	-----	- PROPOSED CHAIN LINK FENCE

Form 818 Construction Notes

All work within the State right-of-way will comply with Form 818, 'The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction' with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 818, the work will be completed as directed by the Engineer or District Permit Section Representative.

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 818 Section 12.11 as revised.

New Pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.10 as revised.

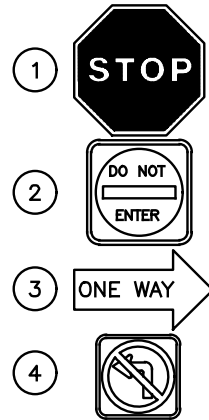
New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed within the State Right of Way must conform to the 'Manual on Uniform Traffic Control Devices' and the latest State of Connecticut Catalog of Signs as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.

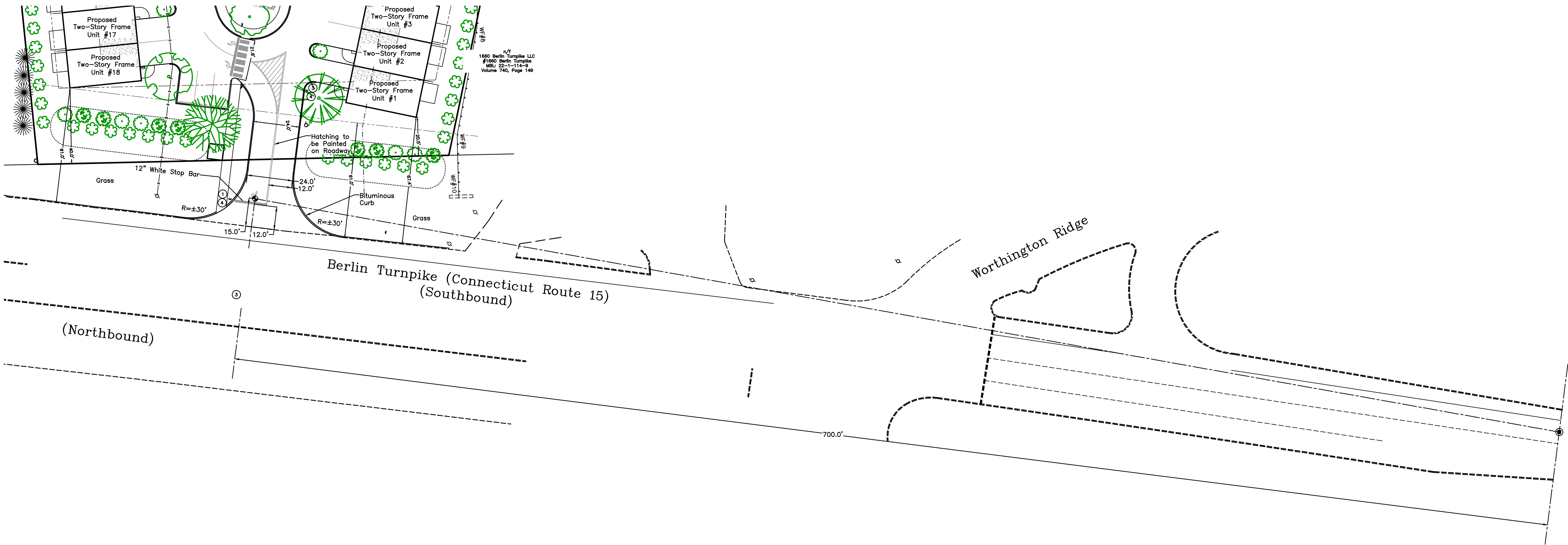
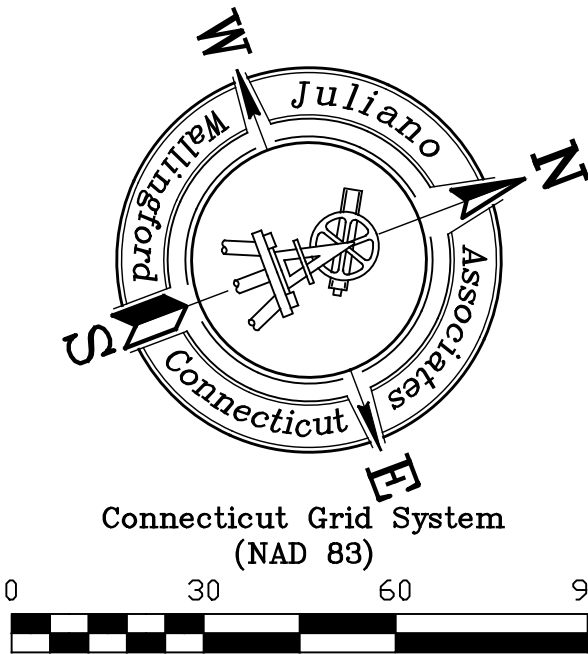
MUTCD No.	Catalog No.	Legend	Width	Height	No. of Posts	Road Type	Sheeting Type	Color	Sign Detail
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R5-1	31-1119	Do Not Enter	30	30	1	SL	XI	Red	②
R6-1	31-1177 31-1188	One Way	36	12	1	SL	XI	White	③
R3-2	31-1603	No Left Turn (Symbol)	24	24	1	SP,SL	XI, IX	White	④

*All signs to be installed in accordance with the CT Department of Transportation's typical detail sheets



Design Speed (V _{max}) (mph)	ISD (ft)		
	Passenger Cars	Single-Unit Trucks	Tractor/Semitrailers
20	225	280	340
25	280	350	425
30	335	420	510
35	390	490	595
40	445	560	680
45	500	630	765
50	555	700	850
55	610	770	930
60	665	840	1015
65	720	910	1100
70	775	980	1185

Posted Speed Limit = 50 MPH

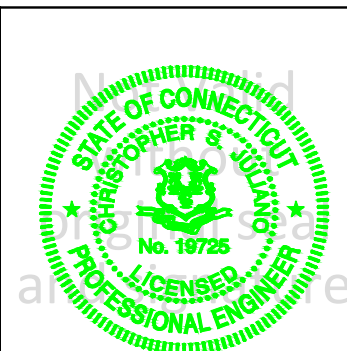


Notes:

- The permittee shall contact Ms. Jennifer L. Caro, Department's District Survey Unit, at 203-389-3122 prior to any construction within the State right-of-way.
- The permittee will be responsible for all engineering costs should the CTDOT boundary/survey markers be disturbed or damaged.
- In the event the Department determines the subject CTDOT boundary/survey markers need to be replaced due to the proposed development, the Department will furnish new monuments, which the permittee will be required to install under the direction of a Connecticut licensed surveyor.
- The CTDOT boundary survey markers shall be verified and accepted by the District 3 Survey Unit prior to releasing the encroachment permit bond.
- All proposed signage to be installed beyond required Intersection Sight Distance sight line triangle.
- All existing signage, objects, trees, bushes, vegetation within the State Right-Of-Way that conflict with proposed sight line triangles to be relocated, removed, trimmed, etc.
- All signage to be installed on breakaway posts.
- A 2" Mill and Pave of trench excavation will be required. This will include the restoration of all pavement markings in epoxy paint that are disturbed. Limits will be determined by CTDOT prior to final restoration.
- Expanded site sight line mapping based on aerial photography.

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Christopher S. Juliano PELS #19725



REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

Juliano Associates, LLC

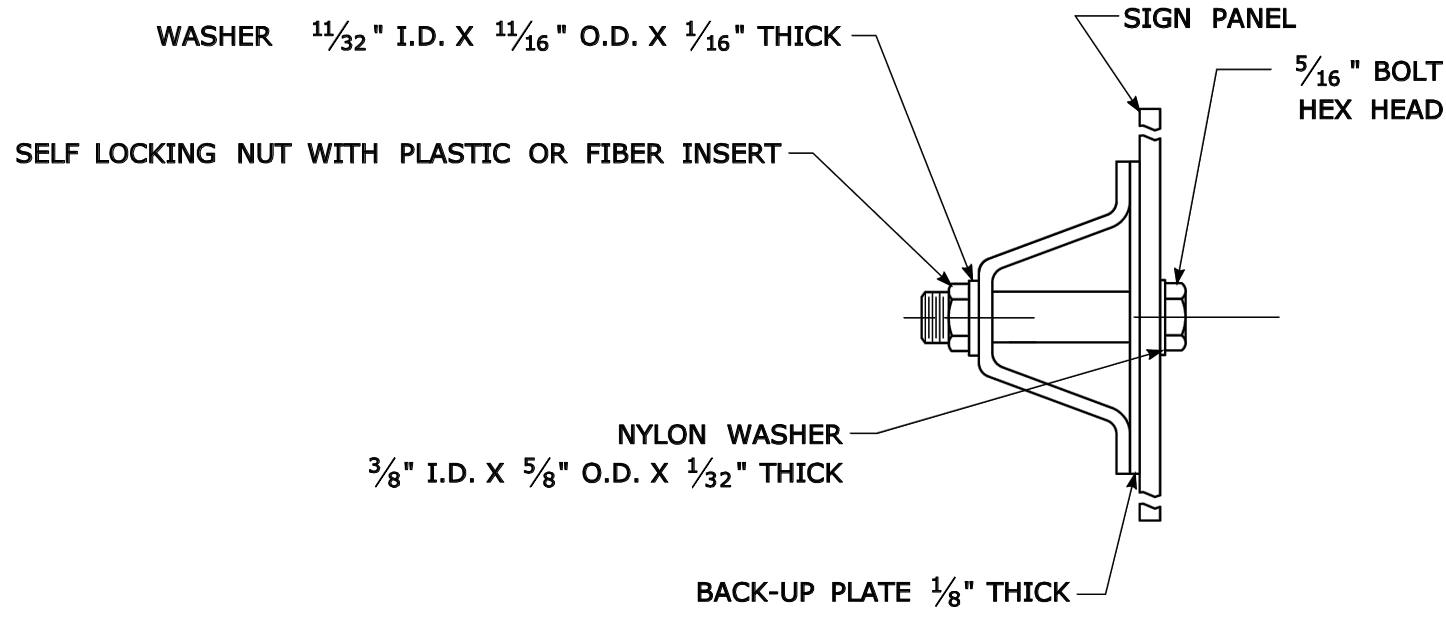
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www.JulianoAssociates.com
JulianoAssociatesLLC@gmail.com

Sight Line Analysis Plan

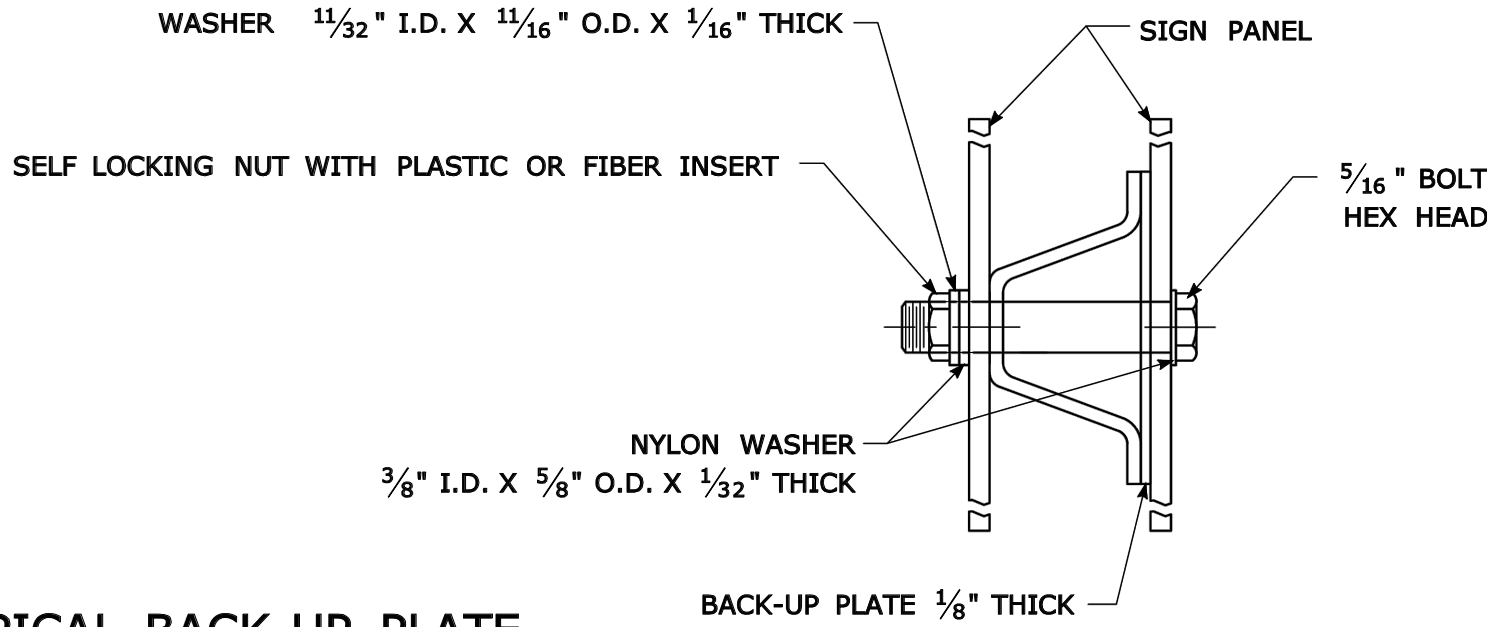
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Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	16 of 18
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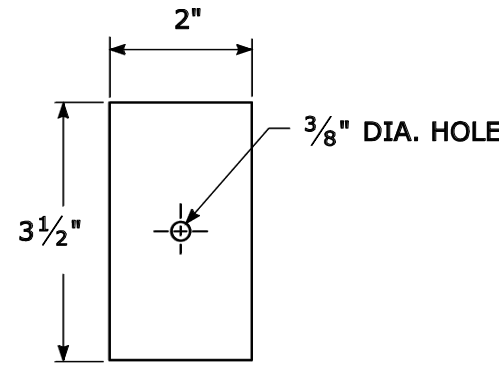
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

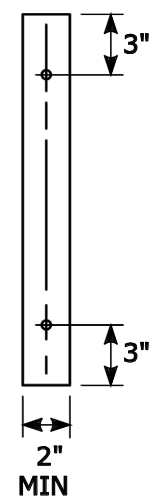


TYPICAL BACK-UP PLATE

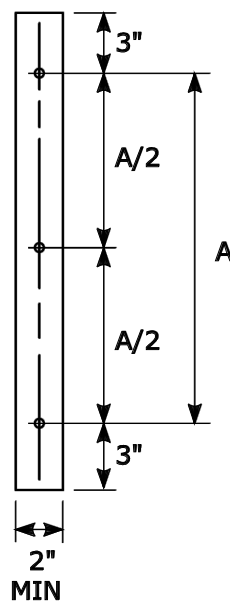


BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

RETROREFLECTIVE STRIPS
48" LONG OR LESS:



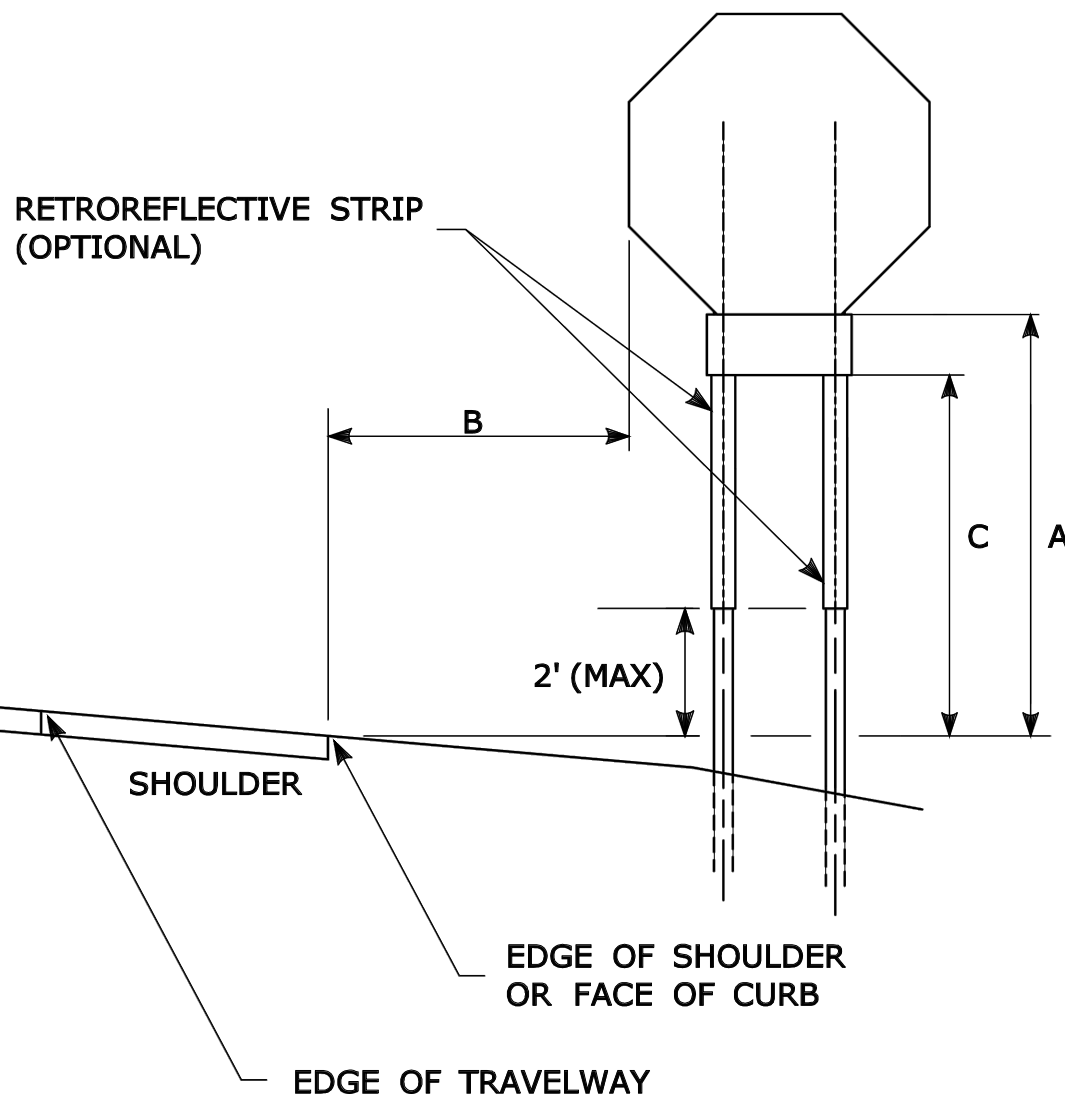
RETROREFLECTIVE STRIPS
OVER 48" LONG:



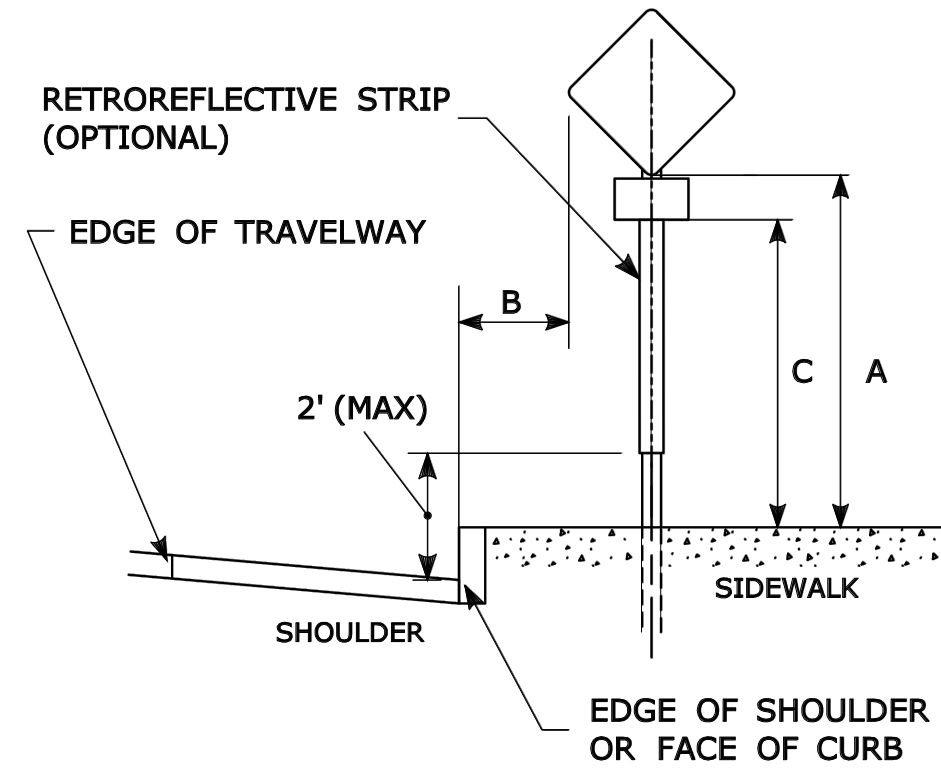
RETROREFLECTIVE STRIP DETAIL

NOTES:

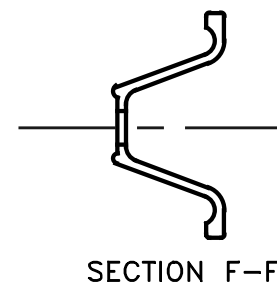
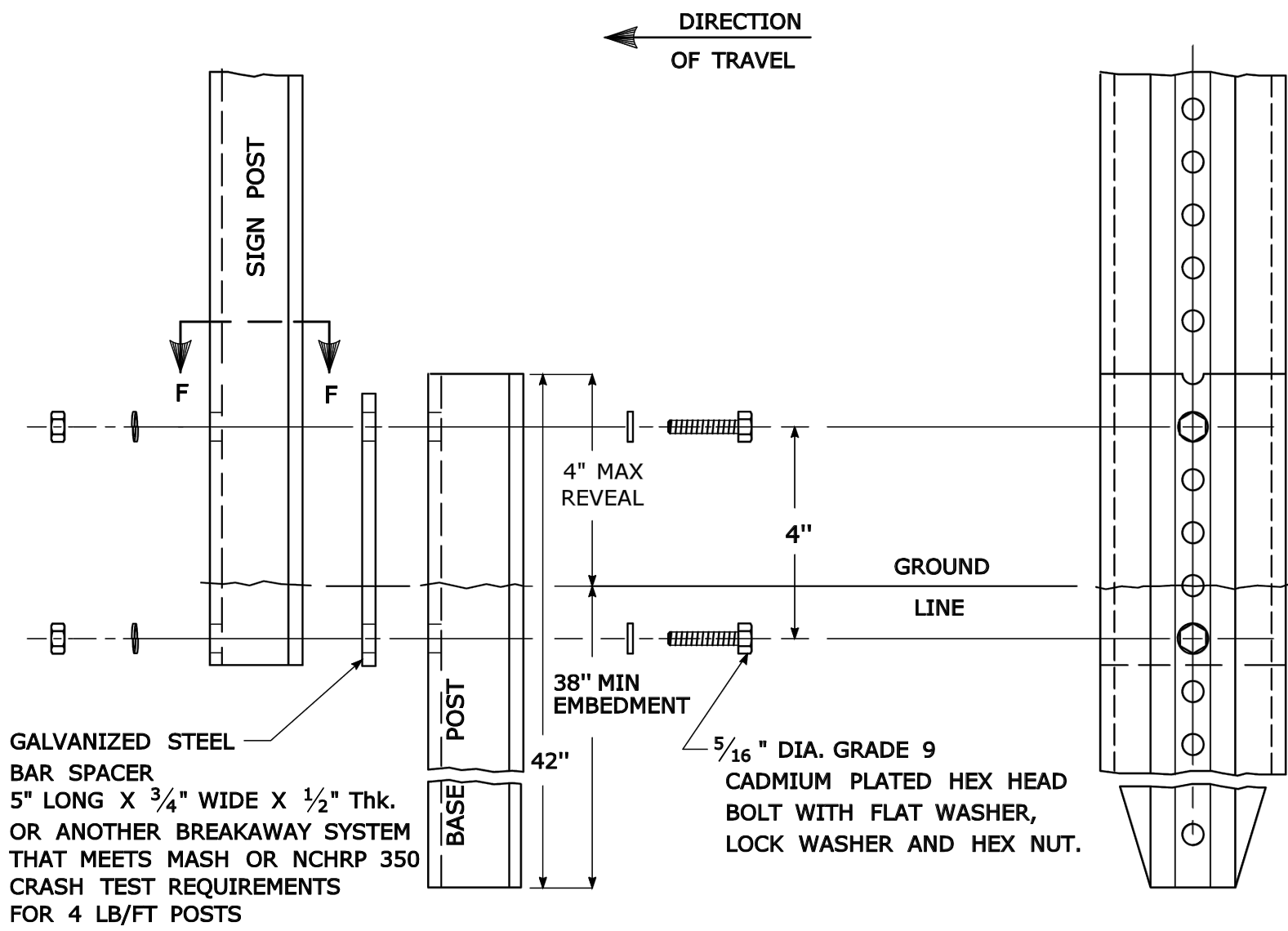
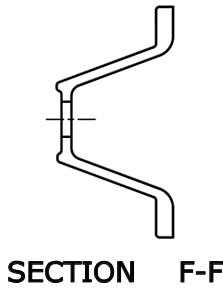
RETROREFLECTIVE STRIPS WHICH ARE 48 IN LONG OR LESS SHALL BE ATTACHED USING 2 BOLTS AND RETROREFLECTIVE STRIPS OVER 48 IN LONG SHALL BE ATTACHED USING 3 BOLTS AS SHOWN ON THE DETAILS ABOVE.
REFER TO STANDARD SHEET No. TR-1208-02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR MOUNTING DETAILS.
RETROREFLECTIVE STRIP COLOR SHALL MATCH THE BACKGROUND COLOR OF THE SIGN, EXCEPT THAT THE COLOR OF THE STRIP FOR "YIELD" AND "DO NOT ENTER" SIGNS SHALL BE RED.



TYPICAL SIGN PLACEMENT DETAIL

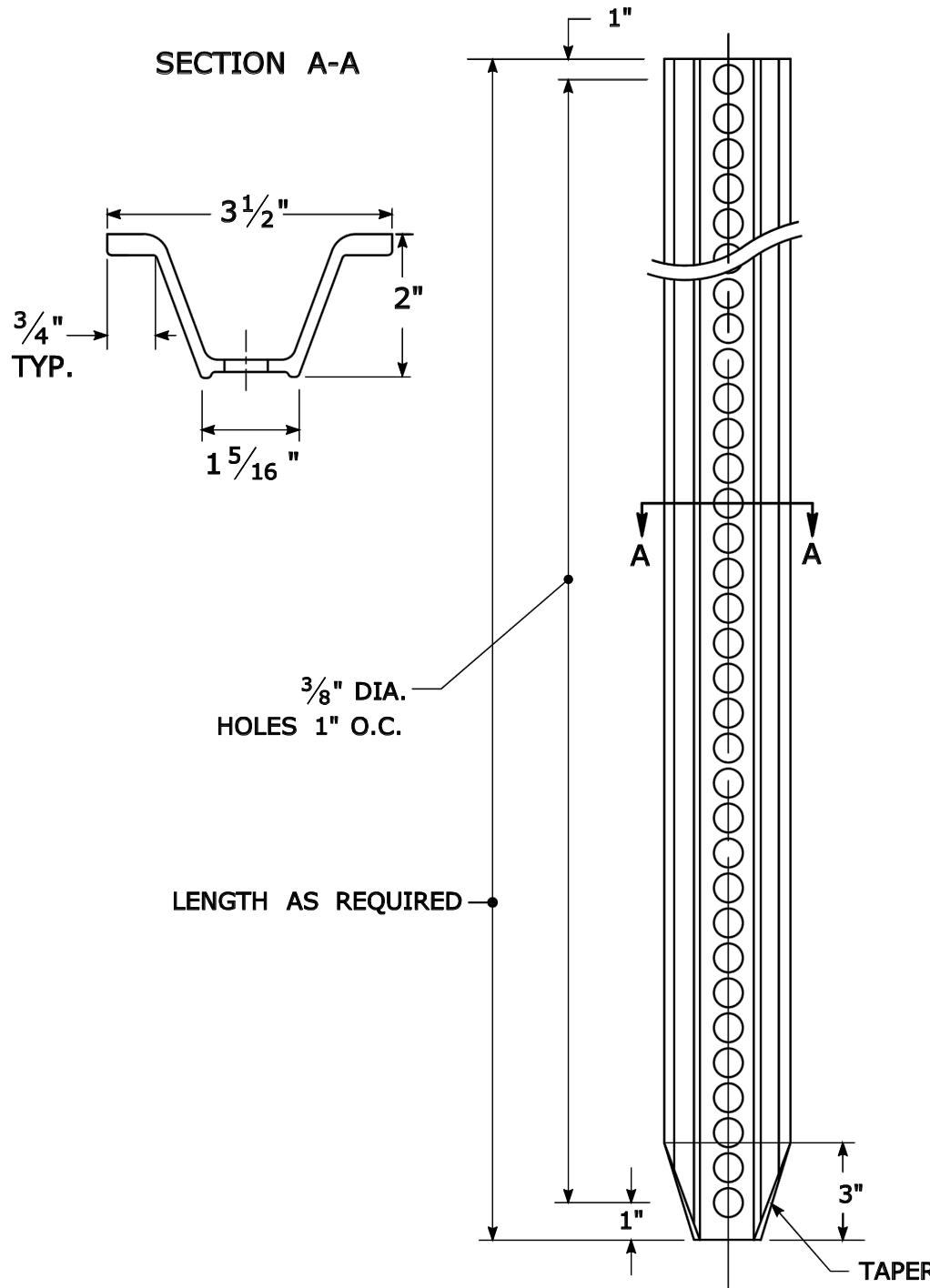


BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



FOR 3 & 4 LB. POST

TYPICAL METAL SIGN POSTS



GENERAL NOTES:

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

TYPICAL SIGN PLACEMENT DETAIL

NOTES:

ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY.

REFER TO STANDARD SHEET No. TR-1208-02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING.

IF A RETROREFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED FOR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2 FT ABOVE THE EDGE OF THE ROADWAY.

PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET.

DIM."A" MIN SIGN HEIGHT	DIM."B" MIN LATERAL OFFSET ①	DIM."C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12' ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMPS • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS
4'	6' 12' ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤

① OR AS DIRECTED BY THE ENGINEER

② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.

③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE
12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.

④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.

⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWCC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725
James V. DiMeo PE #32551

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	DATE	DESCRIPTION	
Project no.: 23-100		Date: 12/05/23	Scale: NTS
Work map: ZGEORGINA	Checked: CJULIANO	Sheet: 17 of 18	
Final map: ZGEORGINA	Released: ZGEORGINA	Revision: 0	
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MAP REFERENCES:

- 1)."CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN. BERLIN BY-PASS FROM WORTHINGTON RIDGE NORTHERLY TO WORTHINGTON RIDGE. SCALE 1"=100'. APPROVED DATE 4-60. NUMBER 7-07. SHEET No. 1 of 3."
- 2)."CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN. BERLIN TURNPIKE FROM MERIDEN TOWN LINE NORTHERLY TO WORTHINGTON RIDGE ROAD. SCALE 1"=100'. APPROVED DATE 4-60. NUMBER 7-09. SHEET No. 3 of 3."
- 3)."SUBDIVISION MAP PROPERTY OF BERTHA WOJCIELEWICZ BERLIN, CONNECTICUT. SCALE 1"=40'. DEC., 1963."
- 4)."FINAL LOT LAYOUT MEADOWS SECTION 2 SUBDIVISION OF PROPERTY OWNED AND DEVELOPED BY MIDSTATE CONSTRUCTION CORP. MEADOW LANE BERLIN, CONN. FEBRUARY 1972 REV. THRU JUNE 5, 1972 SCALE 1"=40' GEORGE L. JARMOLINSKI L.S."
- 5)."MAP SHOWING 25' UTILITY EASEMENT ON PROPERTY OF LOIS F. SIDEROWF AT #48 HOLLY COURT BERLIN, CONN. OCT. 23, 1975 SCALE 1"=40' EDWIN W. SZYMANOSKY L.S." TOWN CLERK MAP 1347

REGULATIONS FOR BT-1 ZONE			
ITEM	REQUIRED	EXISTING	
MIN. LOT AREA	2 ACRES	1.9 ACRE *	
MIN. LOT WIDTH	175'	217'	
MIN. FRONT YARD	50'	30.3' *	
MIN. SIDE YARD	25'	26.4'	
MIN. REAR YARD	50'	22.6' *	
MAX. BLDG. HEIGHT	35'	29'	
MAX. BLDG. COVERAGE	25%	6.3%	
MAX. IMPER. COVERAGE	80%	32%	
MAX. FLOOR AREA RATIO	0.50	0.79	
MIN. PARKING SETBACKS (SIDE YARD)	10'	50'	
WHEN ABUTTING A RESIDENTIAL DISTRICT	50'	50'	

*Pre-existing Non-conforming condition.

SURVEY NOTES:

- 1). ELEVATIONS BASED ON NAVD88.
- 2). COORDINATES BASED ON NAD83.

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 A BOUNDARY SURVEY.
- PROPERTY LINES AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR PREMIER REAL ESTATE SERVICES II, LLC TO BE USED IN MATTERS THAT RELATE TO EXISTING 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 SIGNERS INVALIDATES THESE DECLARATIONS.

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

Kenneth R. Flynn 11-3-22
PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION, AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

IMPROVEMENT LOCATION MAP
PREPARED FOR
PREMIER REAL ESTATE SERVICES II, LLC
#1676-1688 BERLIN TURNPIKE
(CT. STATE ROUTE 15)
BERLIN, CONNECTICUT
SCALE 1"=20' MARCH 5, 2021

GRAPHIC SCALE
Rev: 1-3-22
11-3-22

(IN FEET)
1 inch = 20 ft.