

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

Applicant:

550-554 Berlin Turnpike Assoc. LLC  
864 Wethersfield Avenue  
Hartford, CT 06114

Property Owner:

550-554 Berlin Turnpike Assoc. LLC  
864 Wethersfield Avenue  
Hartford, CT 06114

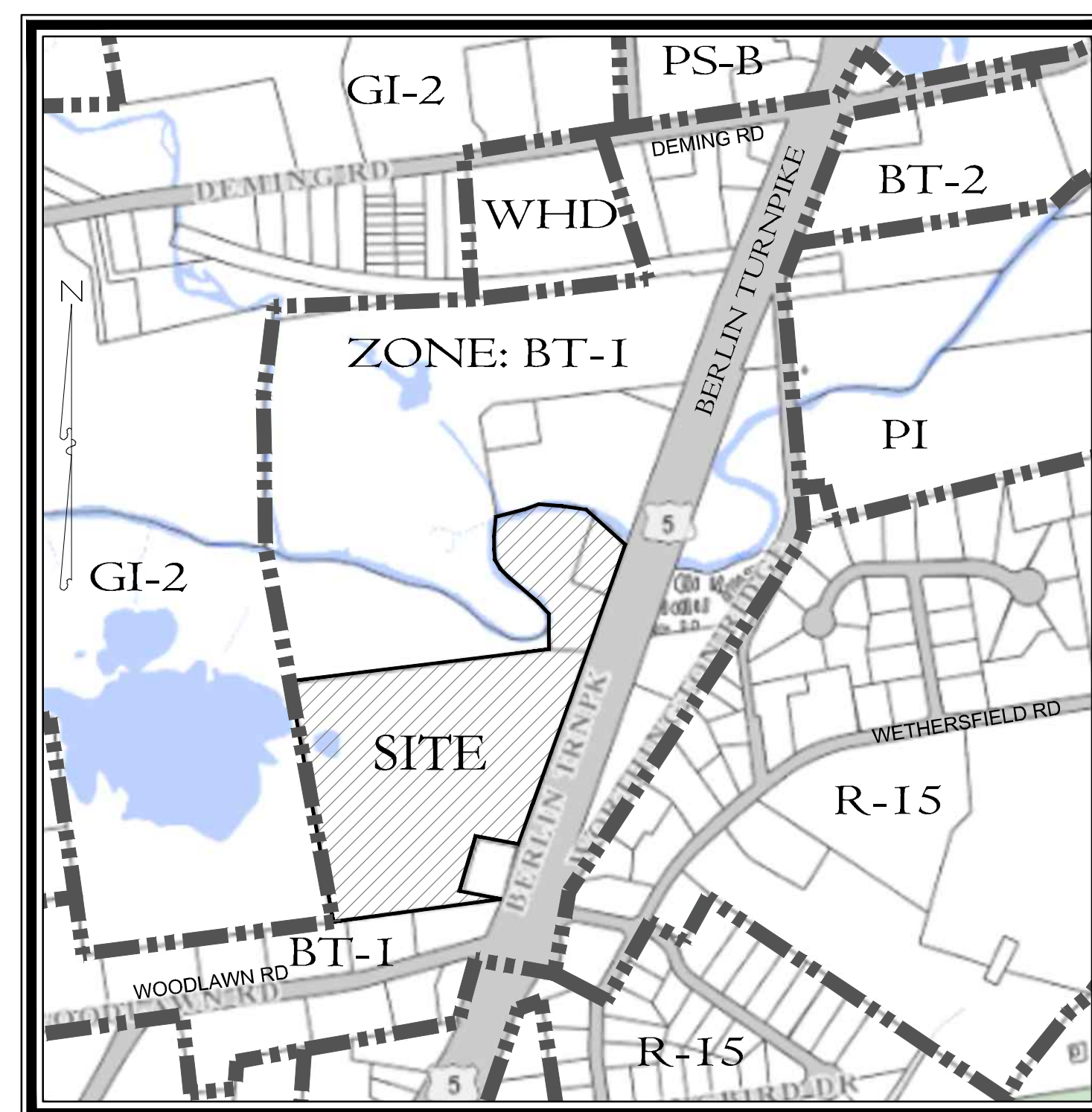
Consultants:

### Engineering & Surveying

**Harry E. Cole & Son**  
P.O. Box 44 - 876 South Main Street  
Plantsville, Connecticut 06489  
Tel. (860) 628-4484 Fax (860) 620-0196

## Soil Scientist

George T. Logan MS, PWS, CSE  
REMA Ecological Services, LLC  
164 East Center Street, Suite 8  
Manchester, CT 06040  
(860) 649-7362



KEY MAP

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SCALE: 1"=500'

## Sheet Index:

	Property & Topographic Survey Map (1"=80' Scale)
S1	Overall Site Plan (1"=60' Scale)
C1-2	Site Layout Plan & Landscaping Plan (1"=40' Scale)
U1-2	Site Utility Plan (1"=40' Scale)
G1-2	Site Grading Plan (1"=40' Scale)
P1	Entrance Driveway - Plan & Profile
ES1-2-3	Soil Erosion & Sedimentation Control Plan (1"=40' Scale)
ES4	Soil Erosion & Sedimentation Control Details
D1-2-3	Details
DB1-2	Detention Basin Details
M1	Mitigation Plan - Flood Storage
CP1	Construction Phasing Plan
SN	Signage Plan
PH1	Photometric Plan

PREPARED FOR

550-554 Berlin Turnpike Assoc. LLC



















July 21 2023

This project was granted approval by the Town of Berlin Inland Wetlands and Water Courses Commission, at it's January 5, 2021 for regulated activities related to inland wetlands and flood hazard zones within the subject site. Application 20-07 WF with standard conditions

Revision Table			
	March 6, 2024	Revised Layout	
	January 11, 2023	Comment Revisions	
	December 7, 2022	Comment Revisions	
	December 14, 2022	Revisions	
	July 21 2023	PZC Submission	#1908

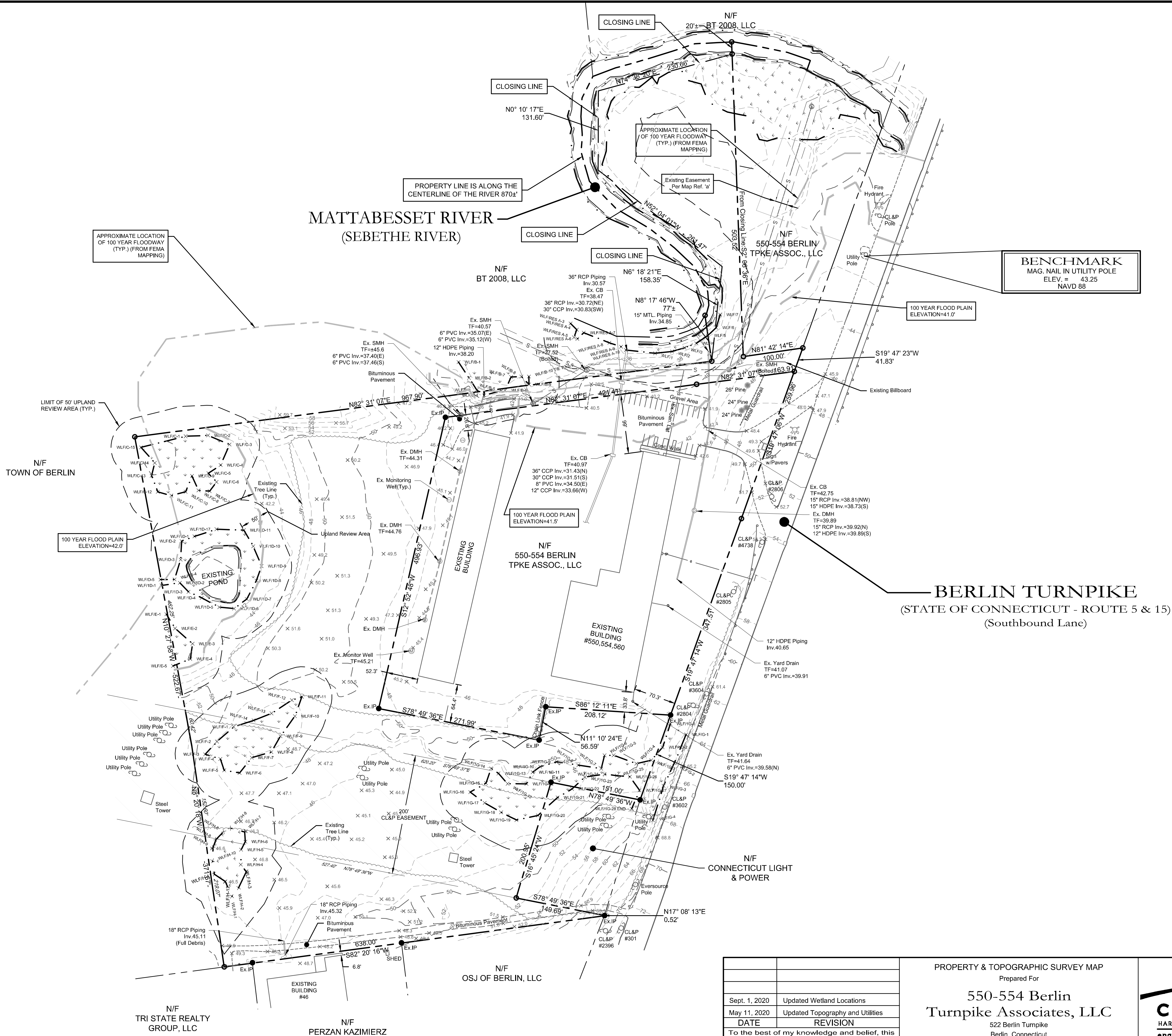


### LEGEND


- |   |   |
|---|---|
|  | = Existing utility pole                 |
|  | = Existing light pole                   |
|  | = Existing fire hydrant                 |
|  | = Existing water valve                  |
|  | = Existing gas valve                    |
|  | = Existing underground pipe             |
|  | = Existing edge of pavement             |
|  | = Existing bituminous concrete lip curb |
|  | = Existing well                         |
|  | = Existing catch basin                  |
|  | = Existing drainage manhole             |
|  | = Existing sanitary manhole             |
|  | = Existing utility box                  |
|  | = Existing contour                      |
|  | = Existing spot elevation               |
|  | = Existing iron pin                     |
|  | = Existing drill hole                   |
|  | = Existing monument                     |

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
  - a) "Map Showing Proposed Sub-Division of Property Owned by Joseph Santoro on Wilbur Cross Highway, Berlin, Connecticut ; Scale: 1"=50' ; Dated: Dec. 30, 1957. Approved by: Herman F. Kendrick, C.E. #396. Filed as Map Volume 4, at Page 152 of the B.L.R."
  - b) "Perimeter Survey Map, Properties of Ridgeview-Berlin, LLC, Wilbur Cross Highway, Berlin, Connecticut; Scale:1"=60'; Dated: 8-22-2002, Last Revised: 02-22-07. Approved by: Igor Vechesloff, L.S. #3756. Filed as Map 3815 at the B.L.R."
  - c) "Map Showing Revised Property Line Between 522 Berlin Turnpike and 554 Berlin Turnpike Owned by Ridgeview-Berlin, LLC, 522-554 Berlin Turnpike - (Conn. Route 15), Berlin, Connecticut; Scale:1"=60'; Dated: January 16, 2013; Last Revised: Feb.22, 2013; Prepared by Arthur M. Neriani, L.S. #10250. Filed as Map 4098 at the B.L.R."
  - d) "Property Survey Map Depicting Lot Line Revision, Owner/Prepared for 500-554 Berlin Turnpike Associates, LLC & Krys Santora, 502 & 522 Berlin Turnpike, Berlin, Connecticut; Scale:1"=40'; Dated: August 20, 2019; by Harry E. Cole & Son."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone:BT-1
9. Total area: 549,361± Sq. Ft. - 12.6± Acres : Within Closing Line: 529,277 Sq. Ft. - 12.15 Acres
10. Owner: 550-554 Berlin Tpk Assoc, LLC
11. Town of Berlin Assessors Map #10-2 Block #83 Lot #13
12. Filed in Volume 0686, Page 0023 of the Town Clerk's office.
13. Contour interval is two(2) foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify \*CALL BEFORE YOU DIG\* 1-800-922-4455 prior to any excavation operations.



		<p>PROPERTY &amp; TOPOGRAPHIC SURVEY MAP</p> <p>Prepared For</p> <p><b>550-554 Berlin</b></p> <p><b>Turnpike Associates, LLC</b></p> <p>522 Berlin Turnpike Berlin, Connecticut</p> <p>November 6, 2019</p> <p>Scale: 1" = 80'</p>
Sept. 1, 2020	Updated Wetland Locations	
May 11, 2020	Updated Topography and Utilities	
<b>DATE</b>	<b>REVISION</b>	
To the best of my knowledge and belief, this map is substantially correct as noted hereon.		
#70145		
Stephen M. Giudice, L.S.	Reg. No.	
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO		
F.B. #:		PROJECT #: 1908



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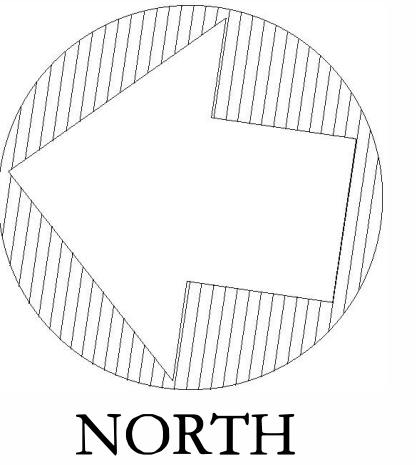
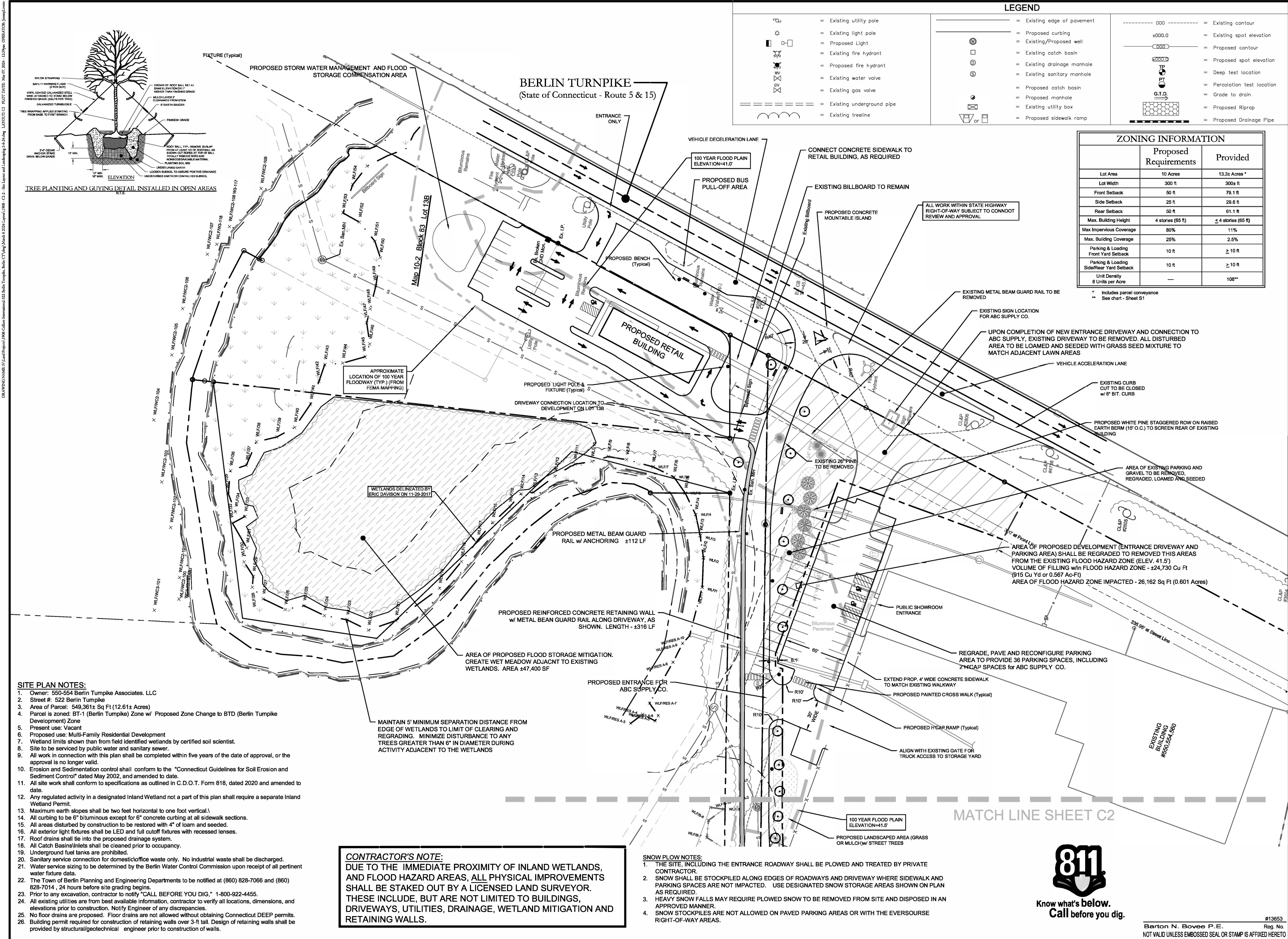
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PROJECT NAME:  
**PROPOSED  
MULTI-FAMILY  
DEVELOPMENT**

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

**SITE LAYOUT AND  
LANDSCAPING**

Scale:  
40' 20' 0 20' 40'  
1"=40'

Date: July 21 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:
Dec. 7, 2022	Comment Revisions
Dec. 14, 2022	Revisions
Jan. 11 2023	Comment Revisions
Mar. 6, 2024	Revised Layout

Sheet #:

**C1**



Know what's below.  
Call before you dig.

#13653  
Barton N. Bovee P.E.  
Reg. No.  
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<b>LOADING AREAS</b>
<b>2 LOADING SPACES SHOWN PER BUILDING</b>
<b>LOADING SPACES TO BE STRIPPED AND SIGNED</b>
<b>SIGNS TO READ "SPACES TO BE RESERVED FOR LOADING/UNLOADING DURING WEEKENDS. PARKING TO BE PERMITTED DURING WEEKDAYS."</b>

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
	52	QUERCUS RUBRA	RED OAK	B & B, 2.5" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2.5" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2.5" CAL.
		PRUNUS PENNSYLVANICA	WILD RED CHERRY	B & B, 2.5" CAL.
SHRUBS				
	NA	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHERED VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	NA	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

LANDSCAPING TABLE		
PARKING LOT AREA = 67,313 SF PAVEMENT		
Note - Does not include entrance driveway		
	Required	Proposed
Landscaping w/ Pavement Area	----	2,888 S.F.
Landscaping along Perimeter of Parking Area	----	16,538 S.F.
Landscape Area: 15% of Paved Area	10,096 S.F.	19,426 S.F.
Perimeter Trees: 1 Tree per 50 FT	30 Trees (1,472 FT)	52 Trees*

\* Does not include trees along sides of proposed buildings or buffer/screening trees



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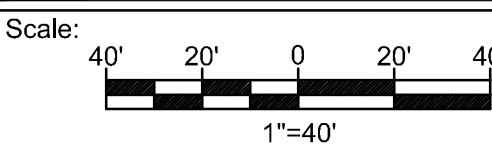
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Sheet Description:

## SITE LAYOUT AND LANDSCAPING



Date: July 21 2023

Project #: 1908

Drawn By: BTP/BN

FR # \_\_\_\_\_

Revisions:

Date:	Descriptions:
Dec. 7, 2022	Comment Revisions
Jan. 11, 2023	Comment Revisions
Dec. 5, 2023	Revised Layout
March 6, 2024	Revised Layout

Sheet #:

C2

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