



ALTERNATE BERLIN STEEL ACCESS ROUTE TO AVOID TRAIN STATION PARKING AREA AFTER COMPLETION OF BOULEVARD

BERLIN STATION

DRIVEWAY & SIDEWALK CONNECTION TO DOT STATION STUB

30' WIDE DOUBLE SWING VEHICLE BARRIER GATE WITH LOCK AND KNOX BOX FOR EMERGENCY ACCESS TO BE RELOCATED PRIOR TO END OF PHASE 3 CONSTRUCTION. GATE TO REMAIN CLOSED AND LOCKED UNTIL ACCESS EASEMENTS ARE OBTAINED TO ALLOW THRU-TRAFFIC.

30' WIDE DOUBLE SWING VEHICLE BARRIER GATE WITH LOCK AND KNOX BOX FOR EMERGENCY ACCESS TO BE INSTALLED PRIOR TO THE COMPLETION OF PHASE 1 CONSTRUCTION.

N/F NATIONAL RAILROAD PASSENGER CORP. (CONRAIL)

SIDEWALK CONNECTION TO EXISTING WALK ALONG SOUTH SHOULDER OF DOT STUB

SIDEWALK CONNECTION TO DOT PARKING LOT AND WALK W/ GATE

EXISTING GARAGE TO BE USED AS TEMPORARY OFFICE AND STORAGE DURING CONSTRUCTION & DEMOLISHED AFTER BUILDOUT

DEPOT ROAD - EXISTING BERLIN STEEL ACCESS ROUTE FROM FARMINGTON AVENUE

DEPOT ROAD

PROPOSED TEMPORARY LEASE AREA IN FAVOR OF 903 FARMINGTON AVE. FOR CONSTRUCTION, ACCESS & PARKING

PROPOSED ACCESS, PARKING & UTILITY EASEMENT IN FAVOR OF 883 FARMINGTON AVENUE

EXISTING BUILDING TO BE CONVERTED INTO RESTAURANT ON FIRST FLOOR WITH SINGLE APARTMENT ON SECOND

FARMINGTON AVENUE

CONNECT NEW SIDEWALK TO EXISTING. MATCH LINE & GRADE

RECONSTRUCT EXISTING CURB CUT TO FARMINGTON AVENUE RIGHT TURN IN ONLY

PARKING SPACES ALONG BOULEVARD TO BE TEMPORARILY STRIPED 90° TO CURB AS SHOWN UNTIL VEHICLE BARRIER GATE IS REMOVED (TYP.)

PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF 921 FARMINGTON AVENUE

CONNECT NEW SIDEWALK TO EXISTING. MATCH LINE & GRADE

REALIGN AND RECONSTRUCT EXISTING CURB CUT TO FARMINGTON AVENUE

'STEELE CENTER @ FARMINGTON' SIGN

BOULEVARD INTERSECTION WITH FARMINGTON AVENUE

NEW 8' WIDE LANDSCAPED SHELF ALONG CURB

| BUILDING & PARKING TABLE | | | | | | | | | |
|--------------------------|--------|-----------|-------------|----------|----------------|-------------------|-------------------|-----------------|--|
| USE | FLOORS | AREA (SF) | GFA(1) (SF) | MF UNITS | OCC. (PPL) (2) | MAX. PARKING | 80% JOINT USE (3) | PROPOSED SPACES | |
| A MEDICAL OFFICE | 1 | 6,650 | 5,200 | N/A | | 34.7 @ 1/150 GFA | 27.8 | | |
| B RETAIL / OFFICE | 2 | - | 5,600 | N/A | | 22.4 @ 1/250 GFA | 17.9 | | |
| C RESTAURANT | 1 | 4,200 | 3,400 | N/A | | 13.6 @ 1/250 GFA | 10.9 | | |
| D MULTI-FAMILY | 2-3 | - | 14,000 | 18 | 107 | 35.7 @ 1/3 OCC. | 28.6 | | |
| E RESTAURANT/CAFE | 1 | 1,600 | 1,200 | N/A | 40 | 27 @ 1.5/UNIT (4) | 21.6 | | |
| D/E MULTI-FAMILY | 2-4 | 19,800 | 51,000 | 58 | | 13.3 @ 1/3 OCC. | 10.6 | | |
| 861 RESTAURANT/CAFE | 1 | 1,350 | 1,080 | N/A | 36 | 87 @ 1.5/UNIT (4) | 69.6 | | |
| APARTMENT | 2 | 1,350 | 1,080 | 1 | | 12 @ 1/3 OCC. | 9.6 | | |
| TOTALS | | 37,600 ± | 85,800 ± | 77 | 183 | 247.2 SPACES | 197.7 REQ. | 198 SPACES | |

- NOTES:
- PER BERLIN ZONING REGULATIONS SECTION II, GFA DOES NOT INCLUDE STAIRWELLS, ELEVATORS, HVAC, & MECHANICAL EQUIPMENT GFA BASED UPON ARCHITECTURAL PLANS LESS THE ABOVE
 - RESTAURANT OCCUPANCY CALCULATED BASED ON 50% OF THE GFA AT 15 SF PER PERSON
 - THE PROPOSED DEVELOPMENT CONSISTS OF JOINT USES, INCLUDING RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, AND ETC., WHICH HAVE VARYING TIMES OF MAXIMUM PARKING DEMAND AND USAGE. REQUEST FOR SHARED PARKING REDUCTION OF 80% TO BE APPLIED FOR ALL USES PER SECTION IX.B.2.d
 - THE SITE IS LOCATED WITHIN THE KENSINGTON OVERLAY ZONE. A REDUCTION OF THE NUMBER OF SPACES REQUIRED FOR MULTI-FAMILY DWELLINGS LISTED UNDER SECTION IX.B.5.a IS REQUESTED FROM 2 SPACES PER DWELLING UNIT TO 1.5 SPACES IN ACCORDANCE WITH SECTION IX.B.5.g. THE FOLLOWING INFORMATION IS PROVIDED FOR CONSIDERATION BY THE COMMISSION IN THIS REQUEST:
 - 80% OF THE PROPOSED MULTI-FAMILY UNITS ARE ONE-BEDROOM AND WILL PRIMARILY BE SINGLE OCCUPANCY WITH ONE VEHICLE.
 - THE OVERALL DEVELOPMENT IS PEDESTRIAN ORIENTED WITH DIRECT SIDEWALK CONNECTION TO THE ADJACENT DOT BERLIN STATION SITE
 - PUBLIC PARKING IS AVAILABLE ON THE ADJACENT DOT BERLIN STATION SITE

| ZONING TABLE | | | | |
|---|---|----------------|------------------|--------------------------------|
| ZONING DISTRICT: | COMMERCIAL CORE DESIGN DISTRICT CCD-2 (SECTION V.I) | | | |
| SPECIAL USE ZONE: | KENSINGTON OVERLAY ZONE - VILLAGE CORE AREA 1 (SECTION VIII.F) [1] | | | |
| USE: | MIXED-USE DEVELOPMENT CONTAINING RETAIL, STORES, RESTAURANTS, BUSINESS & PROFESSIONAL OFFICES MEDICAL OFFICES & MULTI-FAMILY APARTMENTS | | | |
| LOT (ADDRESS) | REQUIRED | AREA (SF) | AREA (ACRE) | |
| LOT #76 (889 FARMINGTON) | - | 67,300 | 1.54 | |
| LOT #75 (903 FARMINGTON) | - | 22,900 | 0.53 | |
| LOT #75A (TOWN OPEN SPACE) | - | 12,500 | 0.29 | |
| LOT #75RD (BOULEVARD) | - | 30,600 | 0.70 | |
| LOT #73 (913 FARMINGTON) | - | 33,400 | 0.77 | |
| 861 FARMINGTON | - | 8,400 | 0.19 | |
| TOTAL LOT AREA | 2.0 AC. MIN. | 175,100 SF | 4.02 ACRE [2] | |
| AREA & BULK TABLE - LOT 79 (861 FARMINGTON) | | | | |
| ITEM | REQUIRED | EXISTING | PROPOSED | NOTES |
| FRONT YARD | 5 FT | 18.2 | 18.2 FT | COMPLIES (NO CHANGE) |
| SIDE YARD | 10 FT | 2.2 | 3.7 FT | EX. NON-CONFORMING (NO CHANGE) |
| REAR YARD | 20 FT | 2.1 | 56.0 FT | COMPLIES (NO CHANGE) |
| PARKING SIDE/REAR | 0 FT | 0 FT | 0 FT | COMPLIES AFTER GARAGE DEMO. |
| PARKING FRONT | 10 FT | 0 FT | 0 FT | EX. NON-CONFORMING (NO CHANGE) |
| BLDG. COVERAGE | 50% | 30% (2,500 SF) | 18% (1,510 SF) | COMPLIES AFTER GARAGE DEMO. |
| IMP. COVERAGE | 90% | N/A | 89% (7,450 SF) | COMPLIES (NO CHANGE) |
| BUILDING STORIES | 4 | 2 | 2 | COMPLIES (NO CHANGE) |
| BUILDING HEIGHT | 60 FT | <60 FT | <60 FT | SEE ARCH. |
| AREA & BULK TABLE - LOTS 76 & 75 (889 & 903 FARMINGTON) [3] | | | | |
| ITEM | REQUIRED | EXISTING | PROPOSED | NOTES |
| FRONT YARD | 5 FT | N/A | 15 FT (BLDG C) | COMPLIES |
| SIDE YARD | 10 FT | N/A | 10.8 FT (BLDG E) | COMPLIES |
| REAR YARD | 20 FT | N/A | 24.1 FT (BLDG D) | COMPLIES |
| PARKING SIDE/REAR | 0 FT | N/A | 5 FT ± | COMPLIES |
| PARKING FRONT | 10 FT | N/A | 3 FT ± | WAIVER REQUESTED [3] |
| BLDG. COVERAGE | 50% | N/A | 30% (29,600 SF) | COMPLIES |
| IMP. COVERAGE | 90% | N/A | 76% (68,330 SF) | COMPLIES |
| BUILDING STORIES | 4 | N/A | 4 | COMPLIES |
| BUILDING HEIGHT | 60 FT | N/A | <60 FT | SEE ARCH. |
| AREA & BULK TABLE - LOT 73 (913 FARMINGTON) | | | | |
| ITEM | REQUIRED | EXISTING | PROPOSED | NOTES |
| FRONT YARD | 5 FT | N/A | 5.4 FT (BLDG A) | COMPLIES |
| SIDE YARD | 10 FT | N/A | 80.5 FT (BLDG A) | COMPLIES |
| REAR YARD | 20 FT | N/A | 71.9 FT (BLDG A) | COMPLIES |
| PARKING SIDE/REAR | 0 FT | N/A | 1 FT ± | COMPLIES |
| PARKING FRONT | 10 FT | N/A | 8 FT ± | COMPLIES |
| BLDG. COVERAGE | 50% | N/A | 20% (6,650 SF) | COMPLIES |
| IMP. COVERAGE | 90% | N/A | 77% (25,670 SF) | COMPLIES |
| BUILDING STORIES | 4 | N/A | 2 | COMPLIES |
| BUILDING HEIGHT | 60 FT | N/A | <60 FT | SEE ARCH. |

- ZONING TABLE NOTES:
- 903 & 913 FARMINGTON AVENUE REZONED TO THE KENSINGTON OVERLAY ZONE - VILLAGE CORE AREA 1 AT THE JANUARY 10, 2019 BERLIN PLANNING & ZONING COMMISSION MEETING.
 - IN ACCORDANCE WITH SECTION VIII.F.3.a.(6) THE TOTAL AREA INCLUDED IN THE CALCULATION OF RESIDENTIAL DENSITY INCLUDES MULTIPLE LOTS AS THEY ARE ALL PART OF A UNIFIED SITE PLAN
 - EXISTING PARKING SPACES ALONG THE EAST PROPERTY LINE OF 863 FARMINGTON AVENUE ARE WITHIN 10' OF THE FRONT PROPERTY LINE. THE PROPOSED PLAN MATCHES EXISTING PARKING CONDITIONS. A WAIVER IS REQUESTED TO ALLOW FOR EXISTING PARKING CONDITIONS TO BE MAINTAINED
 - PARKING FOR THE FORMER DEVELOPMENT ON 913 FARMINGTON AVENUE (KENSINGTON FURNITURE) ENCRoACHED OVER THE FRONT PROPERTY LINE INTO THE CDOT R.O.W. THE PROPOSED PLAN DEPICTS PARKING ENTIRELY ON THE SUBJECT PARCEL WITH A FRONT SETBACK OF 8'. THE AREA BETWEEN THE ROAD AND PARKING AREA WILL BE SUITABLY LANDSCAPED. A WAIVER IS REQUESTED



PROJECT NUMBER:
00053 - 00001



CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

STEELE CENTER @ FARMINGTON
TRANSIT ORIENTED DEVELOPMENT
PREPARED FOR
NEWPORT REALTY GROUP, LLC
OVERALL DEVELOPMENT PLAN
861, 865, 889, 903 & 913 FARMINGTON AVENUE
BERLIN, CT

| REVISION SUMMARY | | SHEET |
|------------------|--|---------|
| DATE | DESCRIPTION | 2 OF 13 |
| 12/11/19 | PER TOWN REVIEW COMMENTS | |
| 4/20/20 | PER VINC. BOULEVARD PLANS & DOT COMMENTS | |
| 4/18/20 | ADDED BOULEVARD GATE PER DOT COMMENTS | |
| 5/18/20 | TEMPORARY BOULEVARD STRIPING ALTERNATE | |
| | | DATE |
| | | 8/29/19 |
| | | REVISED |
| | | 5/18/20 |