

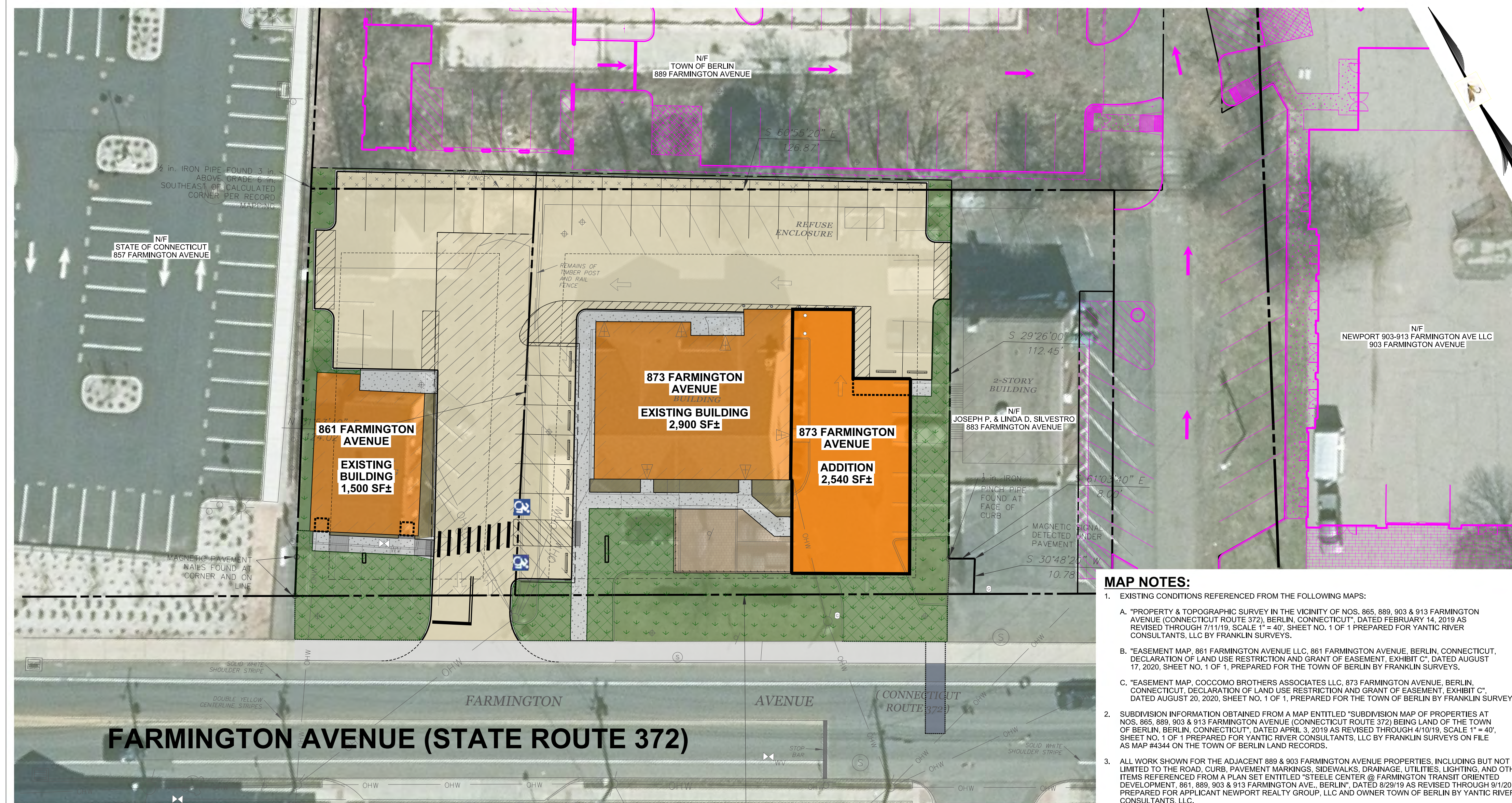
861 & 873 FARMINGTON AVENUE SITE MODIFICATION PLANS

861 FARMINGTON AVE., BERLIN (MAP 9-1 / BLOCK 76 / LOT 79)
873 FARMINGTON AVE., BERLIN (MAP 9-1 / BLOCK 76 / LOT 78)

PREPARED FOR

861 FARMINGTON AVENUE - OWNER / APPLICANT
861 FARMINGTON AVENUE LLC / NEWPORT REALTY GROUP,
710 MAIN STREET, SUITE 11
PLANTSVILLE, CT 06479

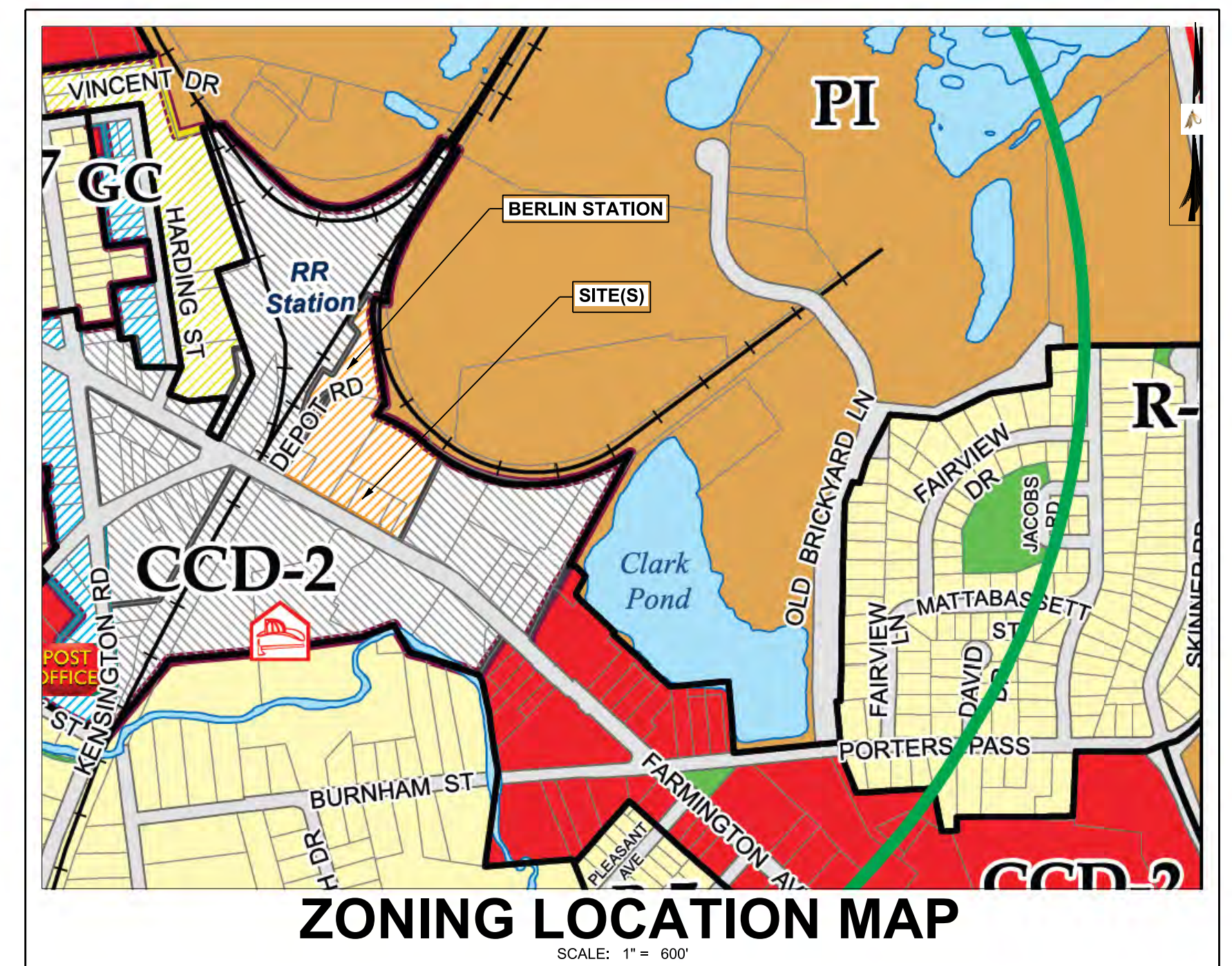
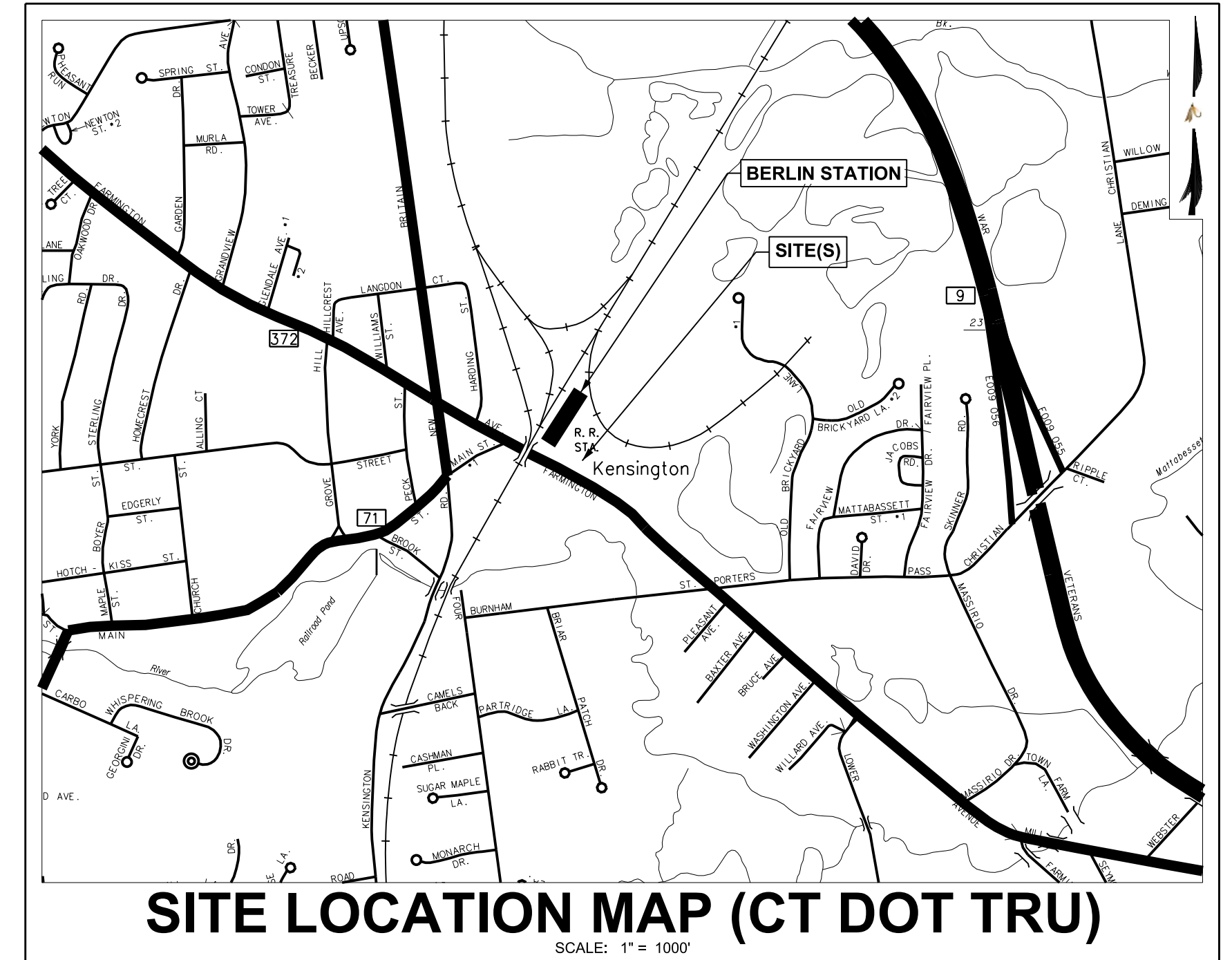
873 FARMINGTON AVENUE - OWNER / APPLICANT
COCCOMO BROTHERS ASSOCIATES LLC
365 NEW BRITAIN ROAD
BERLIN, CT 06037



MAP NOTES:

1. EXISTING CONDITIONS REFERENCED FROM THE FOLLOWING MAPS:

- A. "PROPERTY & TOPOGRAPHIC SURVEY IN THE VICINITY OF NOS. 865, 889, 903 & 913 FARMINGTON AVENUE (CONNECTICUT ROUTE 372), BERLIN, CONNECTICUT", DATED FEBRUARY 14, 2019 AS REVISED THROUGH 7/11/19, SCALE 1"=40', SHEET NO. 1 OF 1 PREPARED FOR YANTIC RIVER CONSULTANTS, LLC BY FRANKLIN SURVEYS.
- B. "EASEMENT MAP, 861 FARMINGTON AVENUE LLC, 861 FARMINGTON AVENUE, BERLIN, CONNECTICUT, DECLARATION OF LAND USE RESTRICTION AND GRANT OF EASEMENT, EXHIBIT C", DATED AUGUST 17, 2020, SHEET NO. 1 OF 1, PREPARED FOR THE TOWN OF BERLIN BY FRANKLIN SURVEYS.
- C. "EASEMENT MAP, COCCOMO BROTHERS ASSOCIATES LLC, 873 FARMINGTON AVENUE, BERLIN, CONNECTICUT, DECLARATION OF LAND USE RESTRICTION AND GRANT OF EASEMENT, EXHIBIT C", DATED AUGUST 20, 2020, SHEET NO. 1 OF 1, PREPARED FOR THE TOWN OF BERLIN BY FRANKLIN SURVEYS.
2. SUBDIVISION INFORMATION OBTAINED FROM A MAP ENTITLED "SUBDIVISION MAP OF PROPERTIES AT NOS. 865, 889, 903 & 913 FARMINGTON AVENUE (CONNECTICUT ROUTE 372) BEING LAND OF THE TOWN OF BERLIN, BERLIN, CONNECTICUT", DATED APRIL 3, 2019 AS REVISED THROUGH 4/10/19, SCALE 1"=40', SHEET NO. 1 OF 1 PREPARED FOR YANTIC RIVER CONSULTANTS, LLC BY FRANKLIN SURVEYS ON FILE AS MAP #4344 ON THE TOWN OF BERLIN LAND RECORDS.
3. ALL WORK SHOWN FOR THE ADJACENT 889 & 903 FARMINGTON AVENUE PROPERTIES, INCLUDING BUT NOT LIMITED TO THE ROAD, CURB, PAVEMENT MARKINGS, SIDEWALKS, DRAINAGE, UTILITIES, LIGHTING AND OTHER ITEMS REFERENCED FROM A PLAN SET ENTITLED "STEEL CENTER @ FARMINGTON TRANSIT ORIENTED DEVELOPMENT, 861, 889, 903 & 913 FARMINGTON AVE., BERLIN", DATED 8/29/19 AS REVISED THROUGH 9/1/20, PREPARED FOR APPLICANT NEWPORT REALTY GROUP, LLC AND OWNER TOWN OF BERLIN BY YANTIC RIVER CONSULTANTS, LLC.



INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
SITE LAYOUT PLAN	2
GRADING, DRAINAGE & UTILITY PLAN	3
EROSION & SEDIMENT CONTROL PLAN	4
SITE DETAILS	5
DRAINAGE & UTILITY DETAILS	6

SCALE: 1" = 20'

PROJECT NUMBER:
00105 - 001



CONTACT INFORMATION
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PROFESSIONAL SEAL

861 & 873 FARMINGTON AVENUE
SITE MODIFICATION PLANS
PREPARED FOR
NEWPORT REALTY GROUP & COCCOMO BROTHERS ASSOCIATES
TITLE SHEET / SITE LOCATION

861 & 873 FARMINGTON AVENUE

BERLIN, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET
1 OF 6
DATE
3/17/21
REVISED

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)			
USE:	MIXED-USE DEVELOPMENT CONTAINING RETAIL, PERSONAL SERVICE, RESTAURANTS, BUSINESS & PROFESSIONAL OFFICES & MULTI-FAMILY APARTMENTS			
LOT AREA CALCULATIONS				
LOT (ADDRESS)	REQUIREMENT	AREA (SF)	AREA (ACRE)	NOTES
861 FARMINGTON	2.0 AC. MIN.	8,400	0.19	PRE-EXISTING NON-CONFORMING LOT
873 FARMINGTON	2.0 AC. MIN.	16,100	0.37	PRE-EXISTING NON-CONFORMING LOT
MULTI-FAMILY DENSITY CALCULATIONS				
LOT (ADDRESS)	REQUIRED	AREA (AC)	MAX. UNITS	PROP. UNITS
861 FARMINGTON	4 UNITS / AC.	0.19 AC	0.8 UNITS	1
873 FARMINGTON	4 UNITS / AC.	0.37 AC	1.5 UNITS	8
APPROVED WITH UNIFIED SITE PLAN [1] ZONING SETTLEMENT AGREEMENT [2]				
AREA & BULK TABLE				
ITEM	REQUIREMENT	861	873	NOTES
FRONT YARD	5 FT	18.18 FT	6.19 FT	COMPLIES
SIDE YARD	10 FT	11.16 FT	3.73 FT	EX. NONCONFORMING [3]
REAR YARD	20 FT	55.97 FT	31.50 FT	COMPLIES [4 & 5]
PARKING SIDE/REAR	0 FT	0 FT	0 FT	COMPLIES [5]
PARKING FRONT	10 FT	4.8 FT	4.8 FT	WAIVER REQUESTED [5]
BLDG. COVERAGE	50%	18% (1,500 SF)	34% (5,420 SF)	COMPLIES
IMP. COVERAGE	90%	86% (7,200 SF)	83% (13,330 SF)	COMPLIES
BUILDING STORIES	4	3	3	COMPLIES
BUILDING HEIGHT	60 FT	<60 FT	<60 FT	SEE ARCH.

- ZONING TABLE NOTES:**
- THE MULTI-FAMILY UNIT FOR 861 FARMINGTON AVENUE WAS APPROVED BY THE BERLIN PLANNING & ZONING COMMISSION ON 9/19/19 AS PART OF A UNIFIED SITE PLAN WITH THE PROPERTIES LOCATED AT 889, 903 & 913 FARMINGTON AVENUE.
 - THE QUANTITY OF MULTI-FAMILY UNITS FOR 873 FARMINGTON AVENUE IS BASED UPON A ZONING SETTLEMENT AGREEMENT. ZONING COMPLIANCE NOT APPLICABLE.
 - THE EXISTING BUILDING LOCATED AT 861 FARMINGTON IS A PRE-EXISTING NON-CONFORMING STRUCTURE.
 - THE PARKING SPACES ALONG THE REAR YARD ENCROACH ONTO THE EXISTING LOCATED AT 889 FARMINGTON AVE. PARKING & MAINTENANCE EASEMENTS WILL BE GRANTED IN FAVOR OF 861 & 873 FARMINGTON AVENUE.
 - THE PARKING SPACES ALONG THE SIDE YARD ENCROACH OVER THE 861 & 873 PROPERTY LINES. ACCESS AND PARKING EASEMENTS WILL BE GRANTED IN FAVOR OF EACH PROPERTY FOR SHARED USE.
 - EXISTING PARKING SPACES ALONG THE SOUTHERN PROPERTY LINE OF 861 AND/OR 873 FARMINGTON AVENUE ARE WITHIN 10' OF THE FRONT PROPERTY LINE, OR ENCROACH INTO THE FARMINGTON AVENUE ROW. THE PROPOSED PLAN REMOVES ENCROACHMENT INTO THE ROW AND GENERALLY MATCHES EXISTING PARKING CONDITIONS. PARKING SETBACK WAIVER REQUESTED.

BUILDING & PARKING TABLE									
	USE	FLOOR	AREA (SF)	GFA (SF)	MF	OCC. (PPL)	MAX. SPACES	80% SPACES	PROPOSED SPACES
861	SERVICE	1	1,500	1,200			4.8 @ 1/250 GFA	3.8	
873 [1]	MF	2	1,500	1,200	1	120	2 @ 2/UNIT	1.6	
	REST	1 [2]	2,900	2,320			40 @ 1/3 OCC	32	
	MF	2 (EX)	2,900	2,320	2		4 @ 2/UNIT	3.2	
	ACCESS	1 (NEW)	310	248			0		
	BUSINESS	1 [2]	1,200	960			3.8 @ 1/250 GFA	3.0	
	MF ADA	1 (NEW)	1,030	1,030	1		2 @ 2/UNIT	1.6	
	MF	2 (NEW)	2,380	2,380	4		8 @ 2/UNIT	6.4	
	MF	3 (NEW)	1,200	1,200	1		2 @ 2/UNIT	1.6	
	TOTALS		14,920	12,858	9		66.6 SPACES	53.3	32 [3]

- BUILDING & PARKING TABLE NOTES:**
- 873 EXISTING AND PROPOSED USES BASED ON ZONING SETTLEMENT AGREEMENT. FINAL FLOOR PLANS REQUIRED FOR CONFIRMATION.
 - RESTAURANT AND BUSINESS USES ON THE FIRST FLOOR OF THE 873 BUILDING MAY BE LOCATED IN EITHER THE EXISTING (EX) OR ADDITION (NEW) AND SHALL NOT EXCEED THE SQUARE FOOTAGES SHOWN.
 - THE NUMBER OF PARKING SPACES DO NOT COMPLY WITH THE MINIMUM REQUIREMENT IN THE ZONING REGULATIONS. THE NUMBER OF SPACES PROPOSED IS BASED ON A ZONING SETTLEMENT AGREEMENT.

GENERAL SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
- THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED BUILDING(S), OR AS DEPICTED ON THE PLAN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO OWNER.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ADJUTS THOSE AREAS.
- CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER OR THE PROJECT LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH FORM 817 OR THE TOWN OF BERLIN STANDARDS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE DESIRED COMPACTION.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 817 AND SHALL BE WHITE OR YELLOW.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING, PAVEMENT MARKING, AND SIGNAGE REQUIREMENTS.
- GENERAL CONTRACTOR TO INSTALL & LOCATE CLEANOUTS PER PLUMBING PLANS AND SPECIFICATIONS.

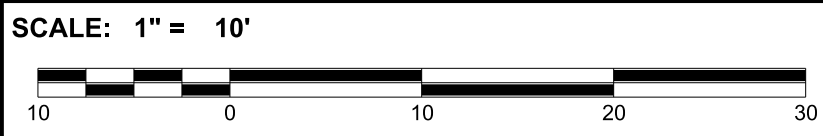
FARMINGTON AVE. R.O.W. NOTES

- ALL WORK WITHIN THE FARMINGTON AVENUE R.O.W. SUBJECT TO REVIEW AND APPROVAL BY CONNECTICUT DOT. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT AS REQUIRED.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES. PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

LEGEND	
	EDGE OF PAVEMENT W/ CURB
	SAWCUT PAVEMENT
	CONCRETE CURB & SIDEWALK
	CONCRETE SIDEWALK
	DRAINAGE PIPE
	ROOF LEADER
	CURTAIN/SLOPE/WALL DRAIN
	SANITARY SEWER
	WATER
	GAS SERVICE
	ELECTRIC
	TELECOMMUNICATIONS
	SILT FENCE
	POLE MOUNTED LIGHT FIXTURE
	CROSSWALK
	STRIPED AISLE
	HANDICAP PARKING MARKING
	BITUMINOUS CONCRETE DRIVE
	PARKING PAINT STRIPING (4" WHITE)
	LANE STRIPING (DOUBLE 4" YELLOW)
	STOP BAR (12" WHITE)
	CROSS-WALK (12" WHITE)
	CONCRETE CURB & WALK MONOLITHIC
	CONCRETE SIDEWALK
	CONCRETE STEPS
	HANDICAP RAMP (12H:1V MAX.)
	HANDICAP PARKING SIGNAGE
	EXTRUDED CONCRETE CURB (ECLC)
	CONCRETE TRANSITION CURB
	OUTDOOR PATIO
	4" BLACK PICKET FENCE
	'STOP' SIGN
	861 FREESTANDING SIGN
	873 FREESTANDING SIGN



PROJECT NUMBER:
00105 - 001



CONTACT INFORMATION
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PROFESSIONAL SEAL

**861 & 873 FARMINGTON AVENUE
SITE MODIFICATION PLANS**
PREPARED FOR
NEWPORT REALTY GROUP & COCCOMO BROTHERS ASSOCIATES
SITE LAYOUT PLAN

861 & 873 FARMINGTON AVENUE

BERLIN, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET

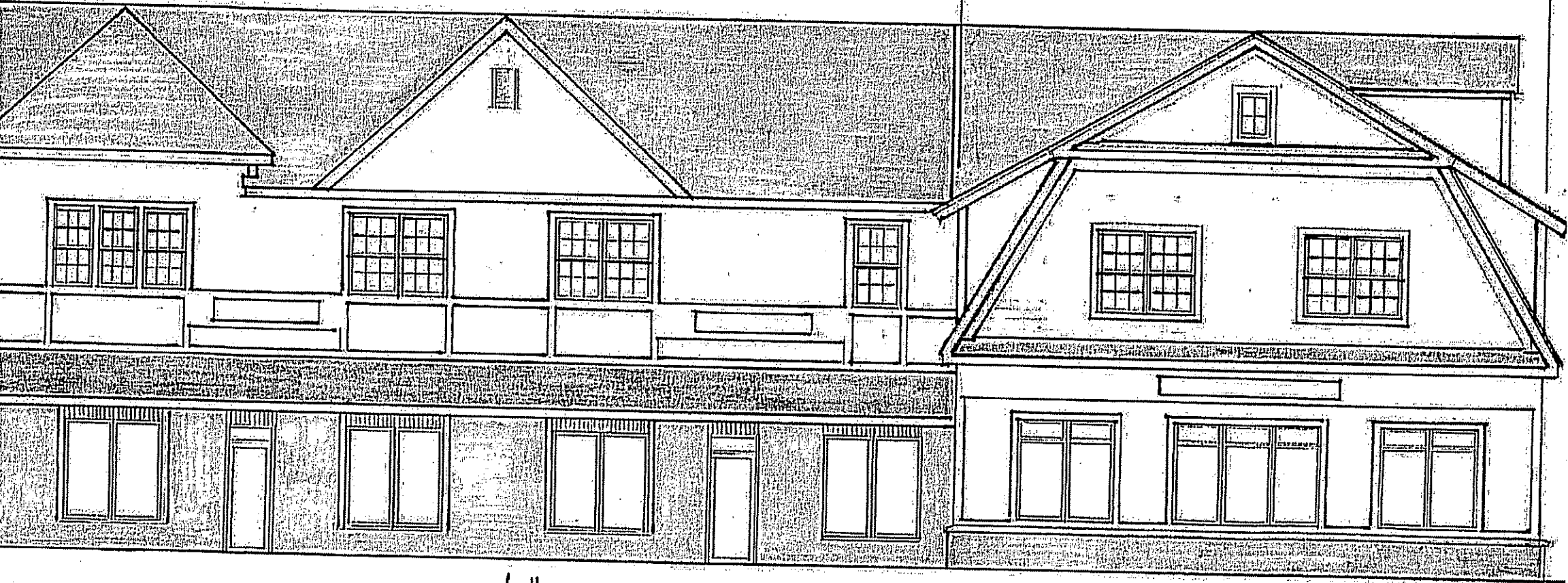
2 OF 6

DATE

3/17/21

REVISED

PROPOSED

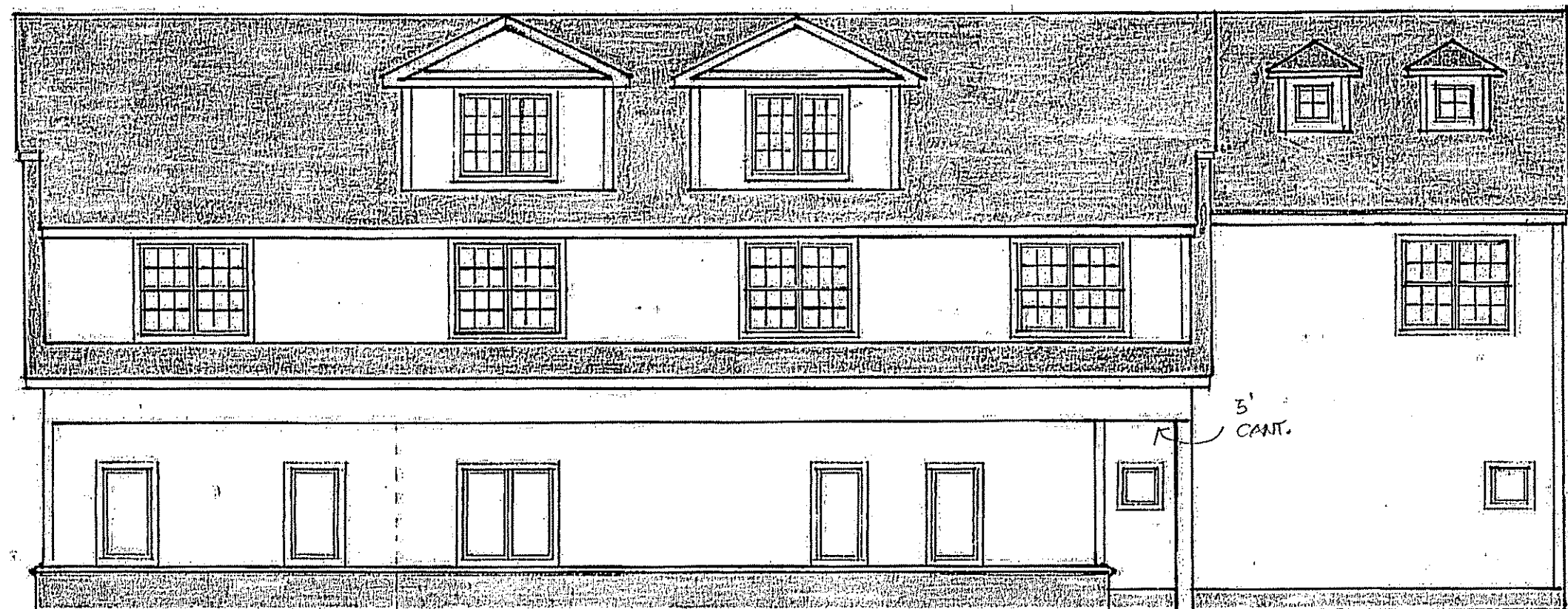


59'-6"

95'-6" OVERALL

36'-0"

FRONT ELEVATION

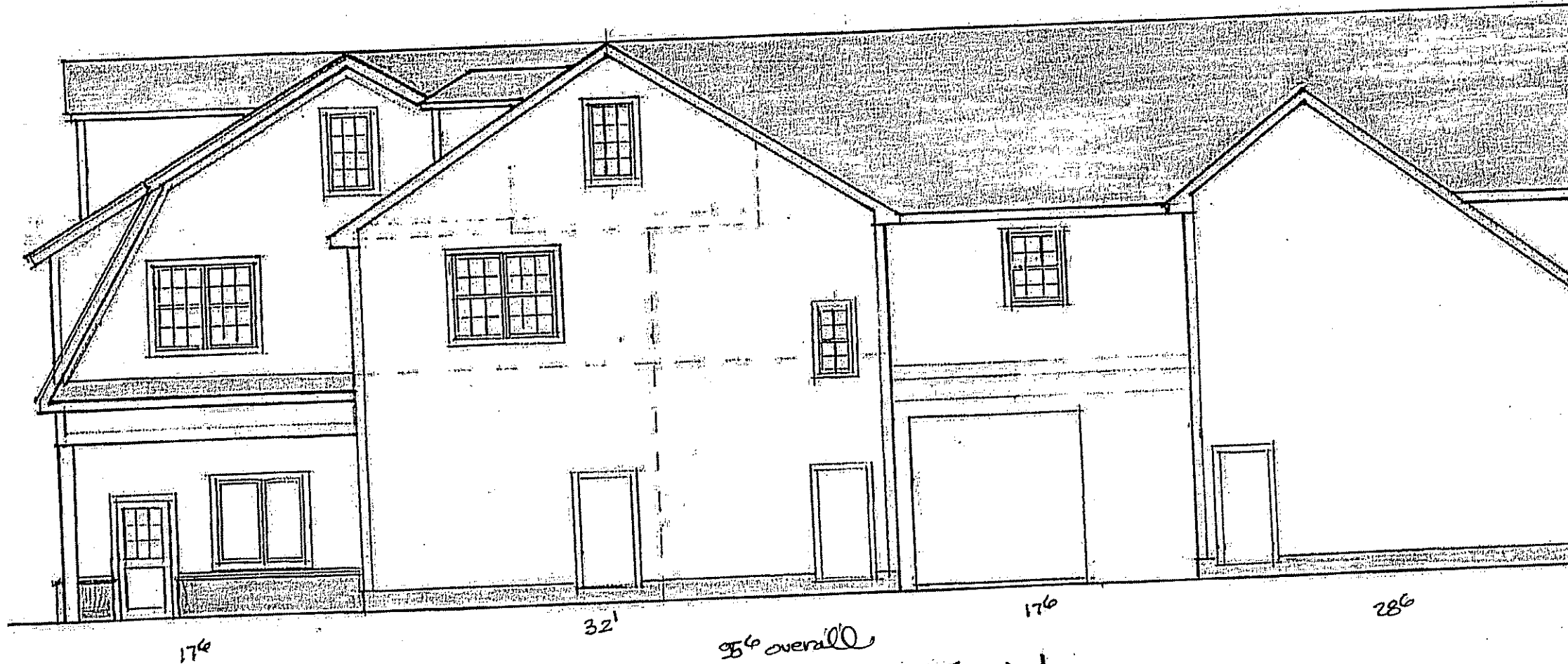


59'-6"

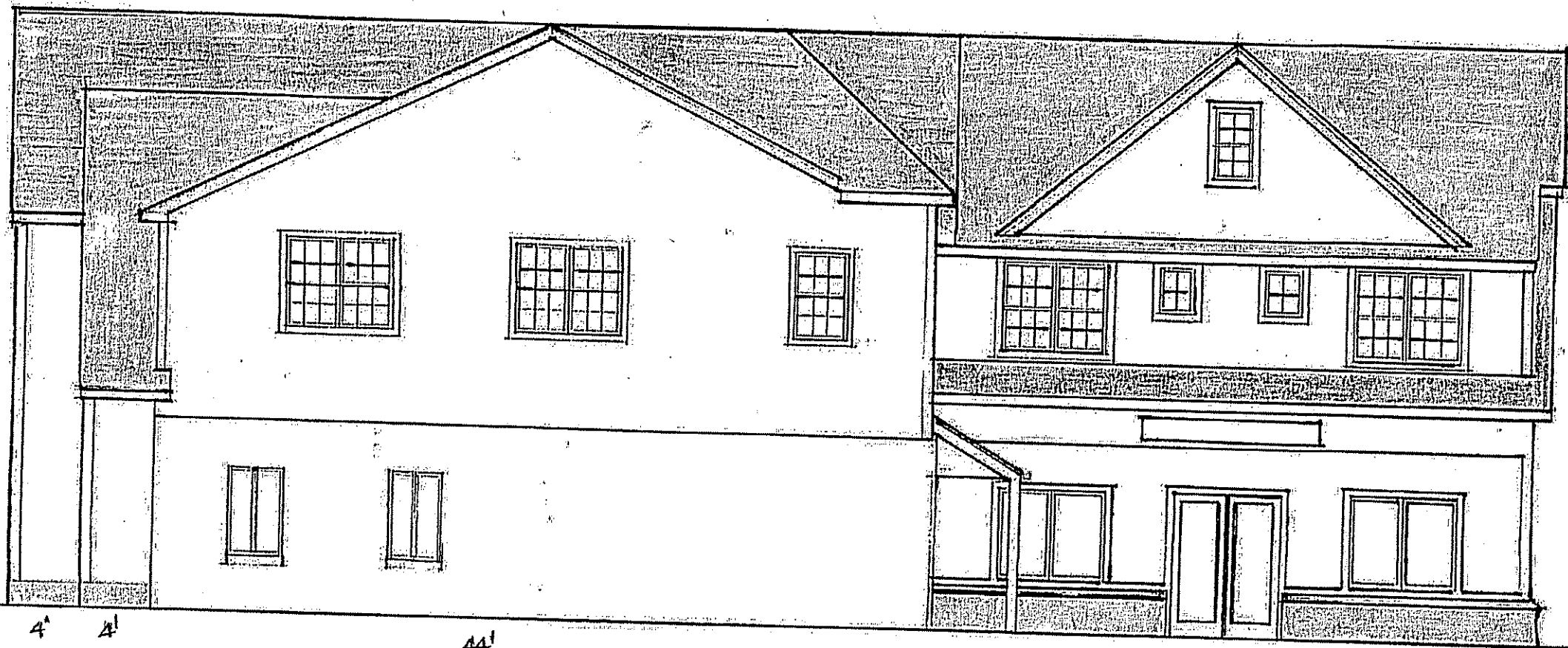
26'-0"

85'-6" overall

RIGHT SIDE ELEVATION



REAR ELEVATION



85'6" overall

33'6"

LEFT SIDE ELEVATION