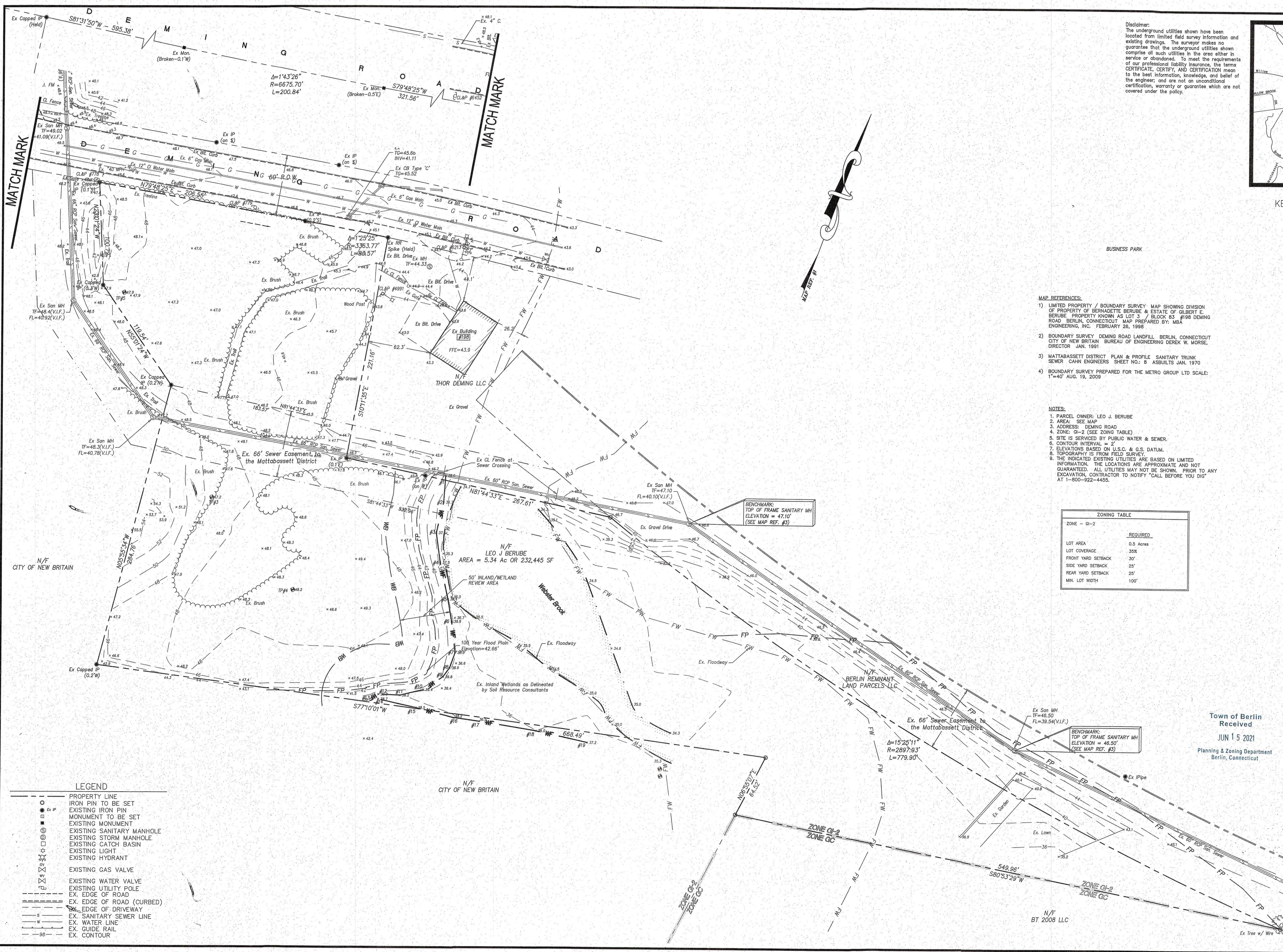
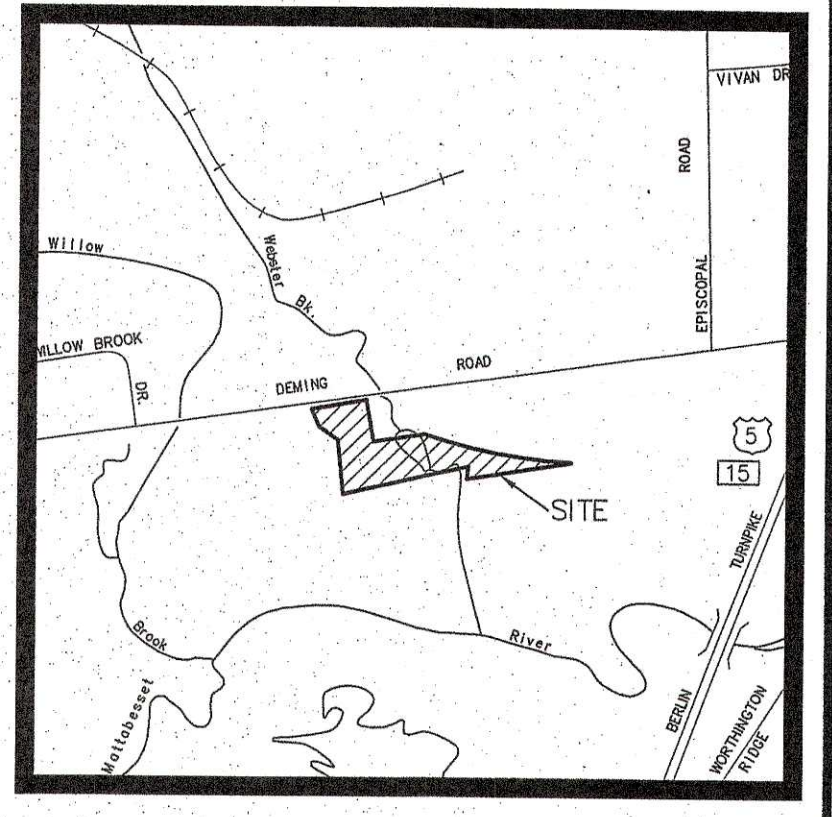




Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.



KEYMAP: SCALE: 1"=1000'

- MAP REFERENCES:
- 1) LIMITED PROPERTY / BOUNDARY SURVEY MAP SHOWING DIVISION OF PROPERTY OF BERNADETTE BERUBE & ESTATE OF GILBERT E. BERUBE, PROPERTY KNOWN AS LOT 3 / BLOCK 83 #198 DEMING ROAD, BERLIN, CONNECTICUT, MAP PREPARED BY: MBA ENGINEERING, INC. FEBRUARY 26, 1999
 - 2) BOUNDARY SURVEY, DEMING ROAD LANDFILL, BERLIN, CONNECTICUT CITY OF NEW BRITAIN BUREAU OF ENGINEERING DEREK W. MORSE, DIRECTOR JAN. 1991
 - 3) MATTABASSETT DISTRICT PLAN & PROFILE, SANITARY TRUNK SEWER, CAHN ENGINEERS, SHEET NO. 8, ASBUILTS JAN. 1970
 - 4) BOUNDARY SURVEY PREPARED FOR THE METRO GROUP LTD SCALE: 1"=40' AUG. 19, 2009

- NOTES:
1. PARCEL OWNER: LEO J. BERUBE
 2. AREA: SEE MAP
 3. ADDRESS: DEMING ROAD
 4. ZONE: GI-2 (SEE ZONING TABLE)
 5. SITE IS SERVICED BY PUBLIC WATER & SEWER.
 6. CONTOUR INTERVAL = 2'
 7. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 8. TOPOGRAPHY IS FROM FIELD SURVEY.
 9. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-422-4455.

ZONING TABLE	
ZONE - GI-2	REQUIRED
LOT AREA	0.5 Acres
LOT COVERAGE	35%
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	25'
MIN. LOT WIDTH	100'

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3	1/19/15	TOWN COMMENTS
REVISION-2	10/8/14	REVISIONS
REVISION-1	10/1/14	REVISIONS
PROJECT: 212061-MUNSON		
DR: AQ	SR: JS	DR: AT

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).
THE TYPE OF SURVEY PERFORMED IS AN: PROPERTY MAP.
BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO A: CLASS A-2 & T-2
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sokolchick
James N. Sokolchick
C.T. P.E. & L.S. #11302

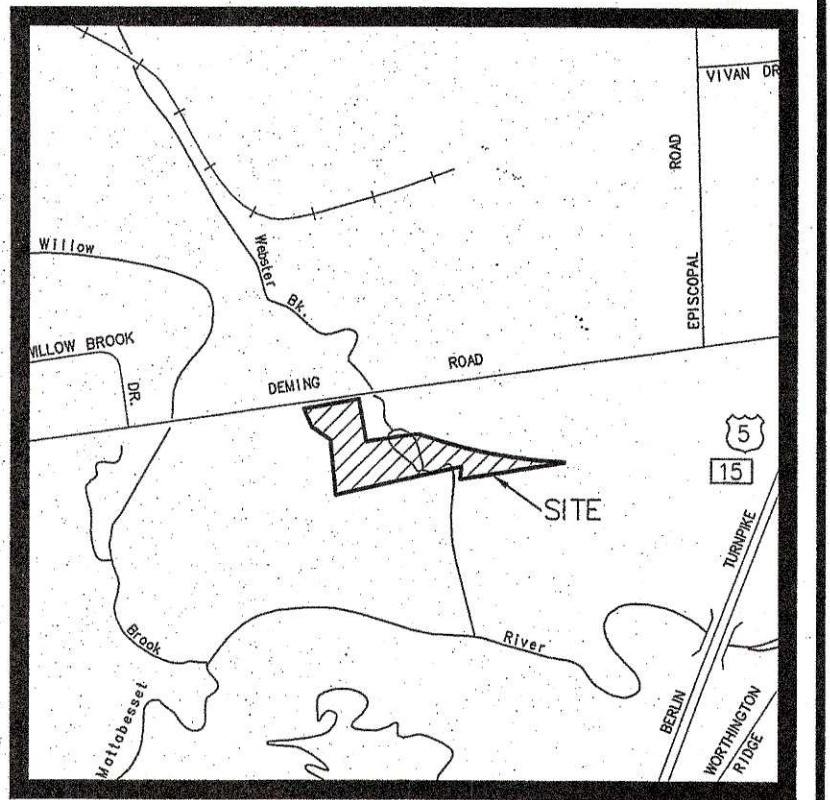
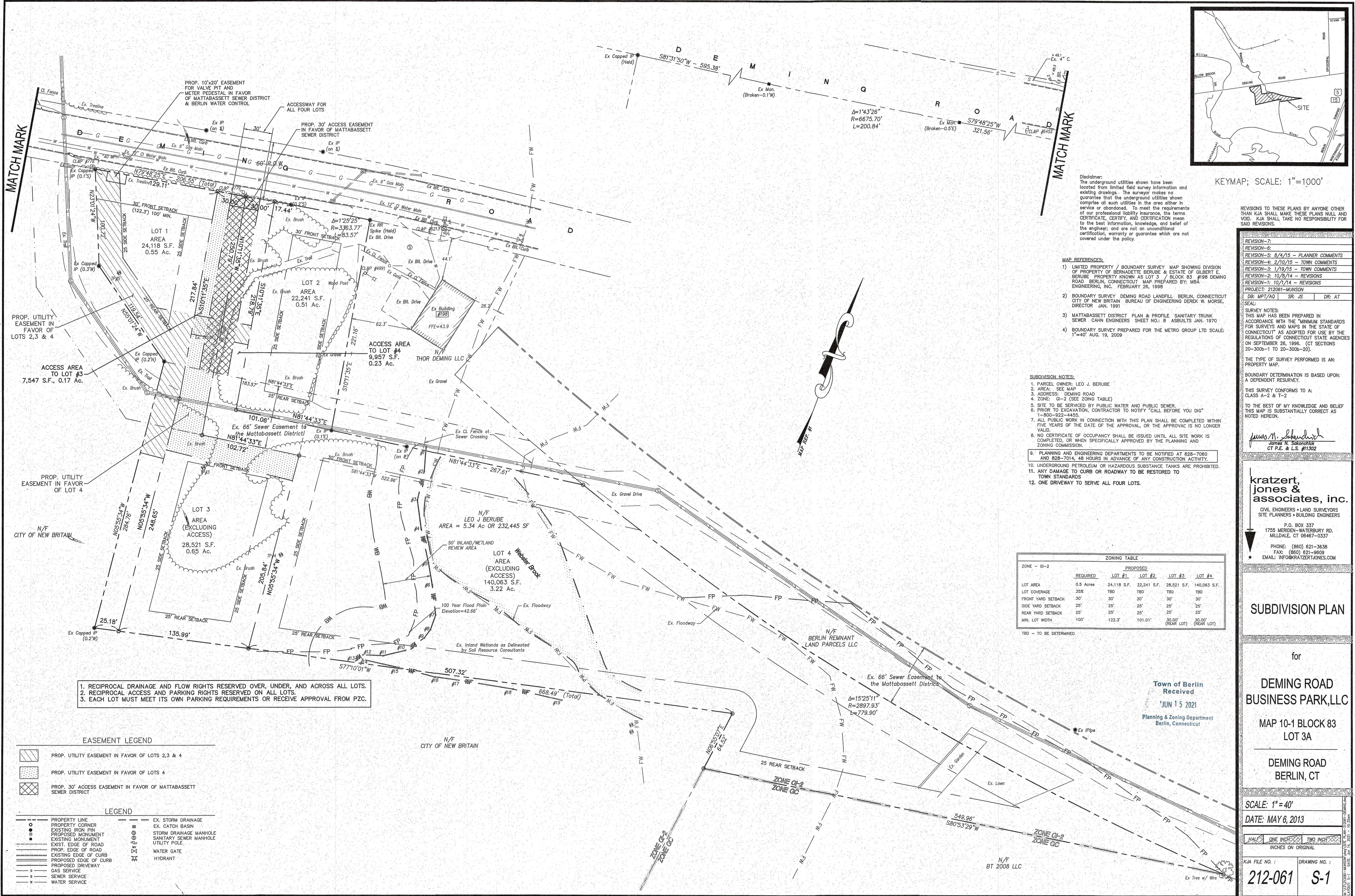
kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

EXISTING CONDITIONS MAP

for
DEMING ROAD BUSINESS PARK, LLC

**#180 DEMING ROAD
BERLIN, CT**

SCALE: 1" = 40'
DATE: MAY 6, 2013
KJA FILE NO.:
DRAWING NO.:
212-061 B-1



KEYMAP; SCALE: 1"=1000'

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

MAP REFERENCES:

- 1) LIMITED PROPERTY / BOUNDARY SURVEY MAP SHOWING DIVISION OF PROPERTY OF BERNADETTE BERUBE & ESTATE OF GILBERT E. BERUBE, PROPERTY KNOWN AS LOT 3 / BLOCK 83 #188 DEMING ROAD, BERLIN, CONNECTICUT. MAP PREPARED BY: MBA ENGINEERING, INC. FEBRUARY 26, 1998
- 2) BOUNDARY SURVEY DEMING ROAD LANDFILL, BERLIN, CONNECTICUT CITY OF NEW BRITAIN BUREAU OF ENGINEERING DEREK W. MORSE, DIRECTOR JAN. 1991
- 3) MATTABASSETT DISTRICT PLAN & PROFILE SANITARY TRUNK SEWER CAHN ENGINEERS SHEET NO. 8 ASBULTS JAN. 1970
- 4) BOUNDARY SURVEY PREPARED FOR THE METRO GROUP LTD SCALE: 1"=40' AUG. 19, 2009

SUBDIVISION NOTES:

1. PARCEL OWNER: LEO J. BERUBE
2. AREA: SEE MAP
3. ADDRESS: DEMING ROAD
4. ZONE: G1-2 (SEE ZONING TABLE)
5. SITE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
6. PRIOR TO EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-892-4455.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION.
9. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 828-7080 AND 828-7014, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
10. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
11. ANY DAMAGE TO CURB OR ROADWAY TO BE RESTORED TO TOWN STANDARDS
12. ONE DRIVEWAY TO SERVE ALL FOUR LOTS.

ZONING TABLE					
ZONE - G1-2	REQUIRED	PROPOSED			
		LOT #1	LOT #2	LOT #3	LOT #4
LOT AREA	0.5 Acres	24,118 S.F.	22,241 S.F.	26,521 S.F.	140,063 S.F.
LOT COVERAGE	35%	TBD	TBD	TBD	TBD
FRONT YARD SETBACK	30'	30'	30'	30'	30'
SIDE YARD SETBACK	25'	25'	25'	25'	25'
REAR YARD SETBACK	25'	25'	25'	25'	25'
MIN. LOT WIDTH	100'	122.3'	101.01'	30.00' (REAR LOT)	30.00' (REAR LOT)

TBD - TO BE DETERMINED

1. RECIPROCAL DRAINAGE AND FLOW RIGHTS RESERVED OVER, UNDER, AND ACROSS ALL LOTS.
2. RECIPROCAL ACCESS AND PARKING RIGHTS RESERVED ON ALL LOTS.
3. EACH LOT MUST MEET ITS OWN PARKING REQUIREMENTS OR RECEIVE APPROVAL FROM PZC.

EASEMENT LEGEND

- PROF. UTILITY EASEMENT IN FAVOR OF LOTS 2,3 & 4
- PROF. UTILITY EASEMENT IN FAVOR OF LOTS 4
- PROP. 30' ACCESS EASEMENT IN FAVOR OF MATTABASSETT SEWER DISTRICT

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD
- PROP. EDGE OF ROAD
- EXISTING EDGE OF CURB
- PROPOSED EDGE OF CURB
- PROPOSED DRIVEWAY
- GAS SERVICE
- SEWER SERVICE
- WATER SERVICE
- EX. STORM DRAINAGE
- EX. CATCH BASIN
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- HYDRANT

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS		
REVISION-7	8/4/15	PLANNER COMMENTS
REVISION-6	2/10/15	TOWN COMMENTS
REVISION-5	1/19/15	TOWN COMMENTS
REVISION-4	10/8/14	REVISIONS
REVISION-3	10/1/14	REVISIONS
PROJECT:	212061-MUNSON	
DB: MPT/AQ	SR: JS	DR: AT

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1994. (CT SECTIONS 20-300b-1 TO 20-300b-20).
THE TYPE OF SURVEY PERFORMED IS AN: PROPERTY MAP.
BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO A: CLASS A-2 & T-2
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

kratzer,
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

SUBDIVISION PLAN

for
**DEMING ROAD
BUSINESS PARK, LLC**

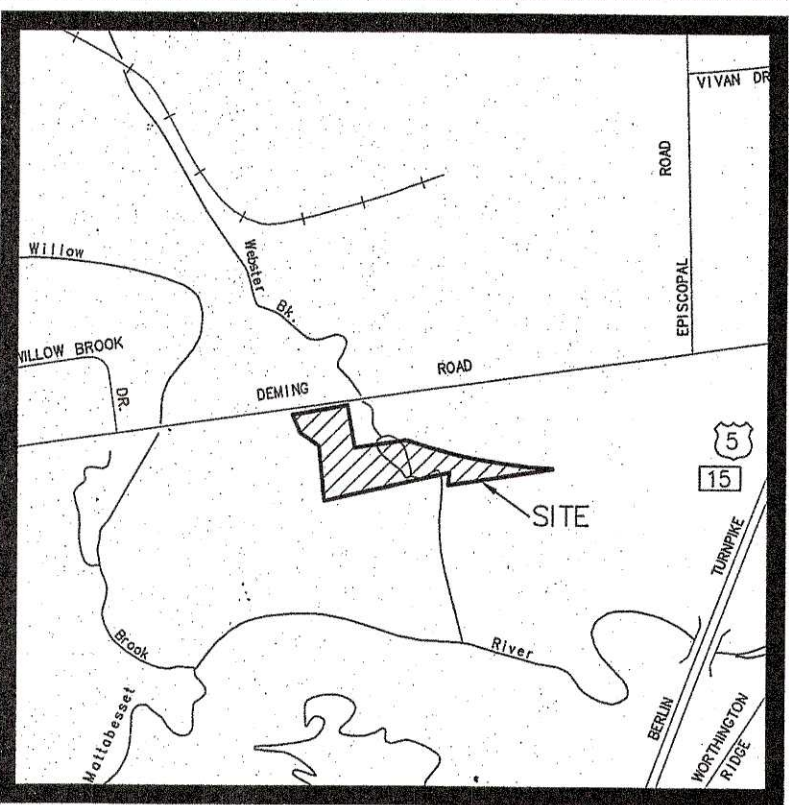
MAP 10-1 BLOCK 83
LOT 3A

DEMING ROAD
BERLIN, CT

SCALE: 1"=40'
DATE: MAY 6, 2013

HALF ONE TWO INCHES ON ORIGINAL

KJA FILE NO.: 212-061
DRAWING NO.: S-1



KEYMAP; SCALE: 1"=1000'

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

MAP REFERENCES:

1. LIMITED PROPERTY / BOUNDARY SURVEY MAP SHOWING DIVISION OF PROPERTY OF BERNADETTE BERUBE & ESTATE OF GILBERT E. BERUBE, PROPERTY KNOWN AS LOT 3 / BLOCK 83 #198 DEMING ROAD, BERLIN, CONNECTICUT. MAP PREPARED BY: MGA ENGINEERING, INC. FEBRUARY 26, 1998
2. BOUNDARY SURVEY DEMING ROAD LANDFILL, BERLIN, CONNECTICUT CITY OF NEW BRITAIN BUREAU OF ENGINEERING DEREK W. MORSE, DIRECTOR JAN. 1991
3. MATTABASSETT DISTRICT PLAN & PROFILE SANITARY TRUNK SEWER CAHN ENGINEERS SHEET NO. 5 ASBULLTS JAN. 1970
4. BOUNDARY SURVEY PREPARED FOR THE METRO GROUP LTD SCALE: 1"=40' AUG. 19, 2009

NOTES:

1. PARCEL OWNER: LEO J. BERUBE
2. AREA: SEE MAP
3. ADDRESS: DEMING ROAD
4. ZONE: G-2 (SEE ZONING TABLE)
5. SITE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
6. PRIOR TO EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION.
9. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 828-7060 AND 828-7014, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
10. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
11. ANY DAMAGE TO CURB OR ROADWAY TO BE RESTORED TO TOWN STANDARDS
12. ONE DRIVEWAY TO SERVE ALL FOUR LOTS.

ZONING TABLE				
ZONE - G-2	PROPOSED			
	REQUIRED	LOT #1	LOT #2	LOT #3
LOT AREA	0.5 Acres	24,118 S.F.	22,241 S.F.	28,521 S.F.
LOT COVERAGE	35%	TBD	TBD	TBD
FRONT YARD SETBACK	30'	30'	30'	30'
SIDE YARD SETBACK	25'	25'	25'	25'
REAR YARD SETBACK	25'	25'	25'	25'
MIN. LOT WIDTH	100'	122.3'	101.01'	30.00' (REAR LOT)

TBD - TO BE DETERMINED

Town of Berlin
Received
JUN 15 2021
Planning & Zoning Department
Berlin, Connecticut

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7	11/16/20	EASEMENT PLAN
REVISION-6	8/4/15	PLANNER COMMENTS
REVISION-5	2/10/15	TOWN COMMENTS
REVISION-4	1/19/15	TOWN COMMENTS
REVISION-3	10/8/14	REVISIONS
REVISION-2	10/1/14	REVISIONS
REVISION-1	10/1/14	REVISIONS

PROJECT: 212061-MUNSON
DR: MPT/AQ SR: JS DR: AT
SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: PROPERTY MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO A: CLASS A-2 & T-2

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

James M. Schuchard
James W. Schuchard
CT P.E. & L.S. #11302

kratzer,
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

EASEMENT
PLAN

for
DEMING ROAD
BUSINESS PARK, LLC

MAP 10-1 BLOCK 83
LOT 3A

DEMING ROAD
BERLIN, CT

SCALE: 1"=40'

DATE: MAY 6, 2013

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:

212-061 S-1

MATCH MARK

MATCH MARK

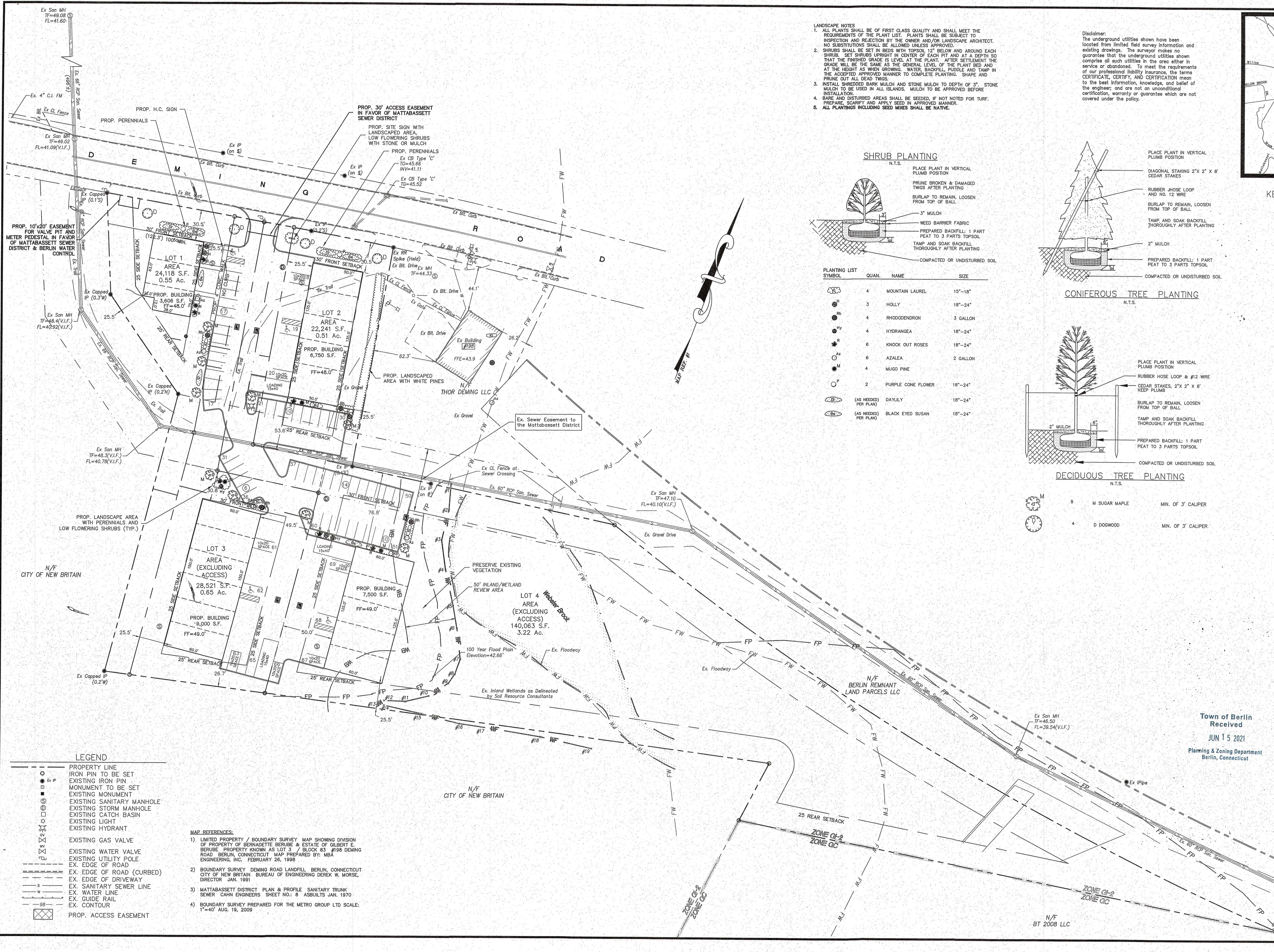
1. RECIPROCAL DRAINAGE AND FLOW RIGHTS RESERVED OVER, UNDER, AND ACROSS ALL LOTS.
2. RECIPROCAL ACCESS AND PARKING RIGHTS RESERVED ON ALL LOTS.
3. EACH LOT MUST MEET ITS OWN PARKING REQUIREMENTS OR RECEIVE APPROVAL FROM PZC.

EASEMENT LEGEND

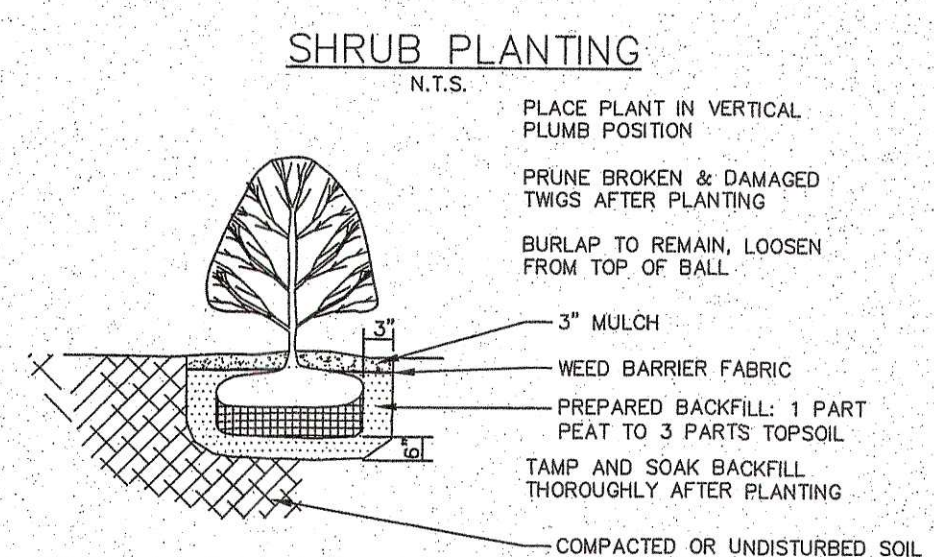
- PROF. UTILITY EASEMENT IN FAVOR OF LOTS 2,3 & 4
- PROF. UTILITY EASEMENT IN FAVOR OF LOT 4
- PROF. 30' ACCESS EASEMENT IN FAVOR OF MATTABASSETT SEWER DISTRICT

LEGEND

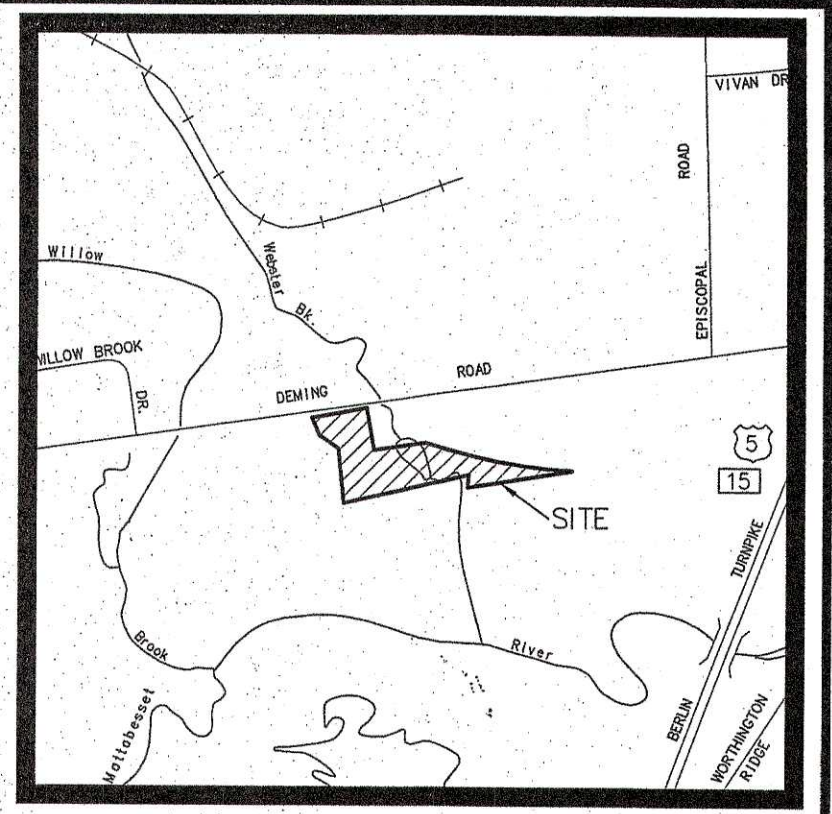
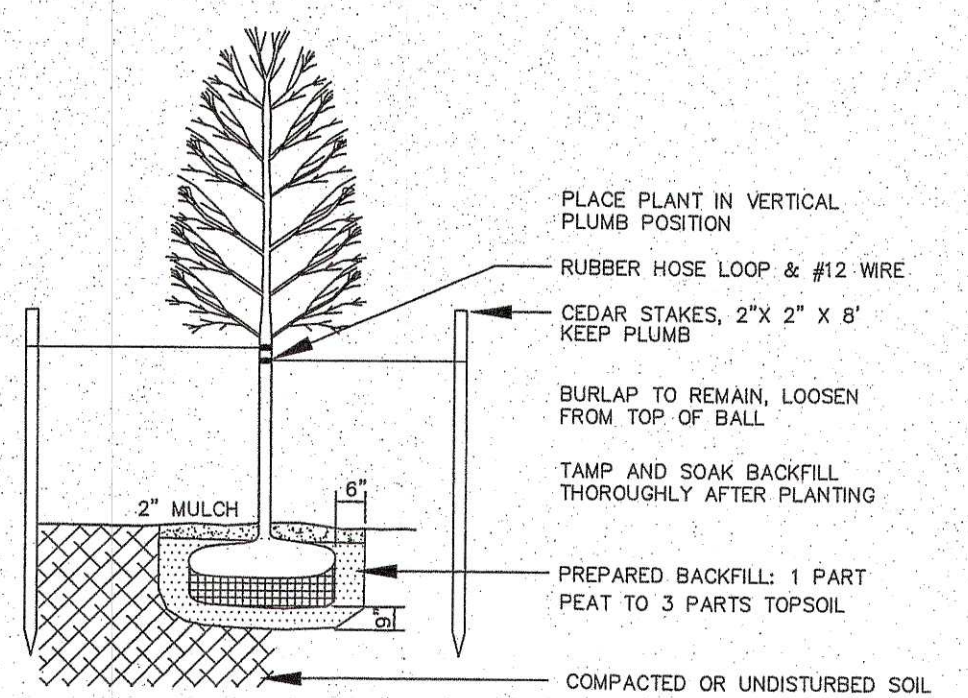
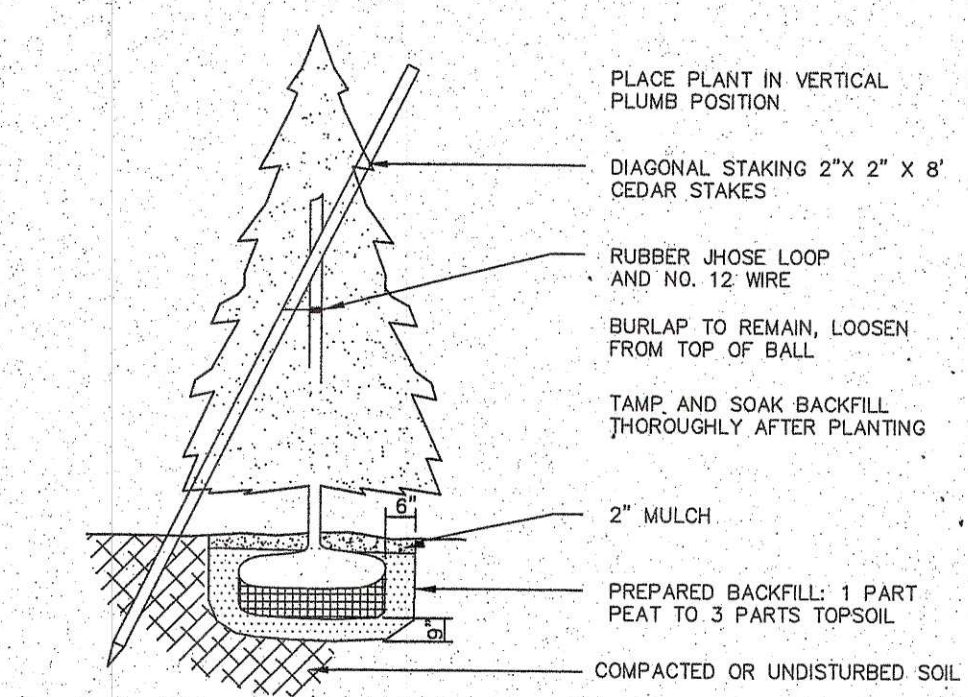
- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD
- PROF. EDGE OF ROAD
- EXISTING EDGE OF CURB
- PROPOSED EDGE OF CURB
- PROPOSED DRIVEWAY
- GAS SERVICE
- SEWER SERVICE
- WATER SERVICE
- EX. STORM DRAINAGE
- EX. GATCH BASIN
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- HYDRANT



- LANDSCAPE NOTES
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
 2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
 3. INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
 4. BARE AND DISTURBED AREAS SHALL BE SEEDED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
 5. ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.



PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
	4	MOUNTAIN LAUREL	15"-18"
	3	HOLLY	18"-24"
	4	RHODODENDRON	3 GALLON
	4	HYDRANGEA	18"-24"
	6	KNOCK OUT ROSES	18"-24"
	6	AZALEA	2 GALLON
	4	MUGO PINE	18"-24"
	2	PURPLE CONE FLOWER	18"-24"
	(AS NEEDED PER PLAN)	DAYLILY	18"-24"
	(AS NEEDED PER PLAN)	BLACK EYED SUSAN	18"-24"



KEYMAP; SCALE: 1"=1000'

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-11: 6/14/21 - PARKING/HYDRANT
REVISION-10: 5/18/21 - LOT #1 REVISIONS
REVISION-9: 4/7/21 - SEWER EASEMENT
REVISION-8: 9/16/20 - LANDSCAPE PLAN
REVISION-7: 2/10/15 - TOWN COMMENTS
REVISION-6: 1/19/15 - TOWN COMMENTS
REVISION-5: 11/21/14 - WATER REVISIONS
REVISION-4: 10/8/14 - REVISIONS
REVISION-3: 10/1/14 - REVISIONS
REVISION-2: 2/11/14 - SEWER COMMENTS
REVISION-1: 1/16/14 - FORCE MAIN CROSSINGS
PROJECT: 212061-MUNSON
DB: MPT SR: JS DR: AT
SEAL:

James M. Sokanich
James N. Sokanich
C.T.P.E. & L.S. #1302

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

LAYOUT & LANDSCAPE PLAN

for

DEMING ROAD BUSINESS PARK, LLC

#180 DEMING ROAD
BERLIN, CT

Town of Berlin
Received
JUN 15 2021
Planning & Zoning Department
Berlin, Connecticut

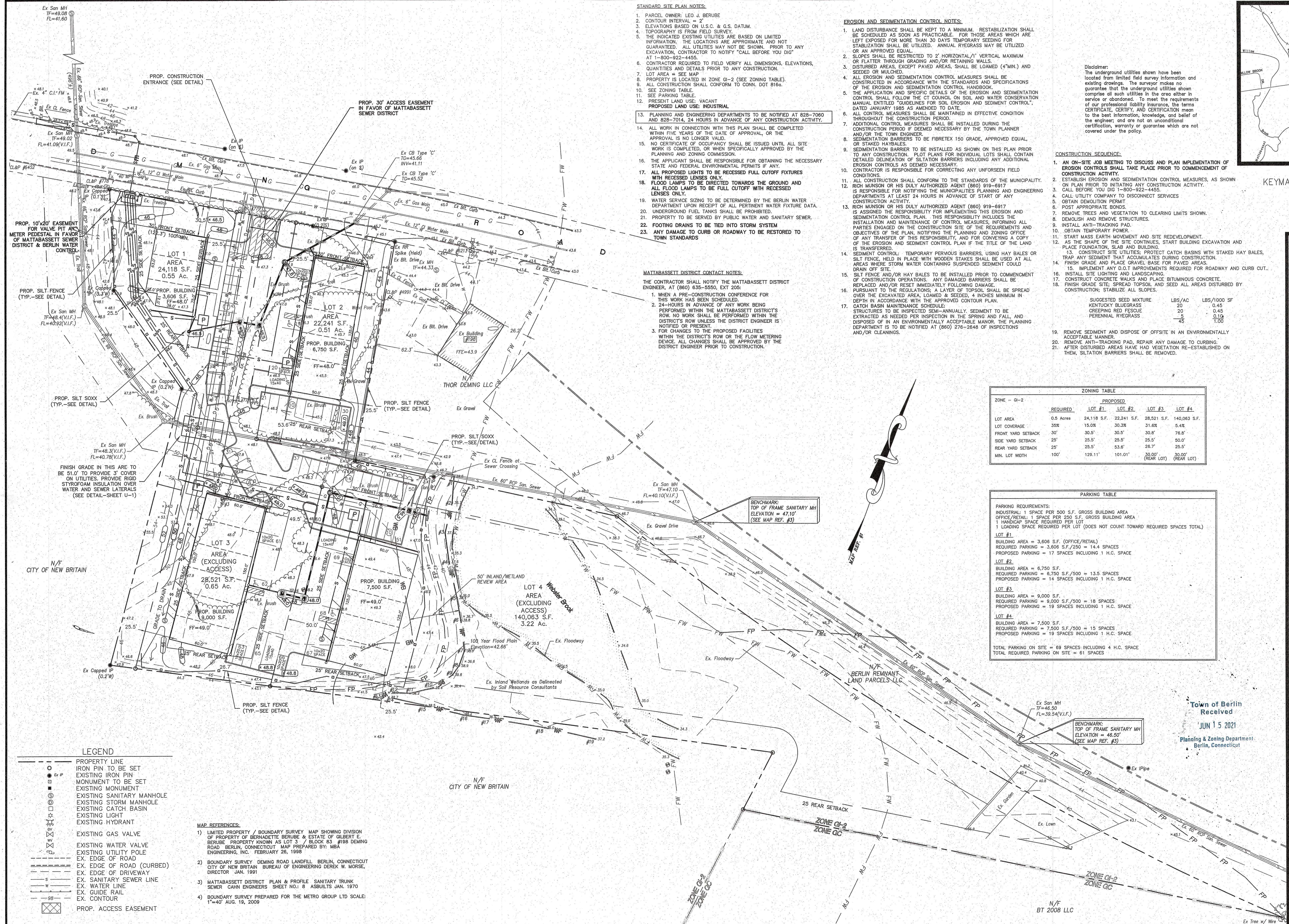
SCALE: 1"=40'
DATE: MAY 6, 2013

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.:
DRAWING NO.:
212-061 L-1

- LEGEND
- PROPERTY LINE
 - IRON PIN TO BE SET
 - EXISTING IRON PIN
 - MONUMENT TO BE SET
 - EXISTING MONUMENT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING LIGHT
 - EXISTING HYDRANT
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - EX. EDGE OF ROAD
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. GUIDE RAIL
 - EX. CONTOUR
 - PROP. ACCESS EASEMENT

- MAP REFERENCES:
- 1) LIMITED PROPERTY / BOUNDARY SURVEY MAP SHOWING DIVISION OF PROPERTY OF BERNADETTE BERUBE & ESTATE OF GILBERT E. BERUBE PROPERTY KNOWN AS LOT 3, BLOCK 83, #198 DEMING ROAD, BERLIN, CONNECTICUT. MAP PREPARED BY: M&A ENGINEERING, INC. FEBRUARY 26, 1998
 - 2) BOUNDARY SURVEY DEMING ROAD LANDFILL, BERLIN, CONNECTICUT. CITY OF NEW BRITAIN. BUREAU OF ENGINEERING DEREK W. MORSE, DIRECTOR. JAN. 1991
 - 3) MATTABASSETT DISTRICT PLAN & PROFILE. SANITARY TRUNK SEWER. CAHN ENGINEERS. SHEET NO.: 8. ASBUILTS JAN. 1970
 - 4) BOUNDARY SURVEY PREPARED FOR THE METRO GROUP LTD SCALE: 1"=40'. AUG. 19, 2009



STANDARD SITE PLAN NOTES:

1. PARCEL OWNER: LEO J. BERUBE
2. CONTOUR INTERVAL = 2'
3. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
4. TOPOGRAPHY IS FROM FIELD SURVEY.
5. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
6. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
7. LOT AREA = SEE MAP
8. PROPERTY IS LOCATED IN ZONE G-2 (SEE ZONING TABLE).
9. ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 816.
10. SEE ZONING TABLE
11. SEE PARKING TABLE
12. PRESENT LAND USE: VACANT
13. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 828-7060 AND 828-7014, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
14. ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
15. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION.
16. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS IF ANY.
17. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY.
18. FLOOD LAMPS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY.
19. WATER SERVICE SIZING TO BE DETERMINED BY THE BERLIN WATER DEPARTMENT UPON RECEIPT OF ALL PERTINENT WATER FIXTURE DATA.
20. UNDERGROUND FUEL TANKS SHALL BE PROHIBITED.
21. PROPERTY TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
22. FOOTING DRAINS TO BE TIED INTO STORM SYSTEM
23. ANY DAMAGE TO CURB OR ROADWAY TO BE RESTORED TO TOWN STANDARDS

MATTABASSETT DISTRICT CONTACT NOTES:

THE CONTRACTOR SHALL NOTIFY THE MATTABASSETT DISTRICT ENGINEER, AT (860) 635-5550, EXT 205:

1. WHEN A PRE-CONSTRUCTION CONFERENCE FOR THIS WORK HAS BEEN SCHEDULED.
2. 24-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED WITHIN THE MATTABASSETT DISTRICT'S ROW, NO WORK SHALL BE PERFORMED WITHIN THE DISTRICT'S ROW UNLESS THE DISTRICT ENGINEER IS NOTIFIED OR PRESENT.
3. FOR CHANGES TO THE PROPOSED FACILITIES WITHIN THE DISTRICT'S ROW OR THE FLOW METERING DEVICE, ALL CHANGES SHALL BE APPROVED BY THE DISTRICT ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENTATION SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL RYEGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED JANUARY 1985 AS AMENDED TO DATE.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE TOWN PLANNER AND/OR THE TOWN ENGINEER.
8. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
9. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
10. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORSEEN FIELD CONDITIONS.
11. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
12. RICH MUNSON OR HIS DULY AUTHORIZED AGENT (860) 919-6917 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
13. RICH MUNSON OR HIS DULY AUTHORIZED AGENT (860) 919-6917 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
14. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
15. SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
16. PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
17. CATCH BASIN MAINTENANCE SCHEDULE: STRUCTURES TO BE INSPECTED SEMI-ANNUALLY. SEDIMENT TO BE REMOVED AS NEEDED PER INSPECTION IN THE SPRING AND FALL, AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. THE PLANNING DEPARTMENT IS TO BE NOTIFIED AT (860) 278-2648 OF INSPECTIONS AND/OR CLEANINGS.

Disclaimer: The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

CONSTRUCTION SEQUENCE:

1. AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1-800-922-4455.
4. CALL UTILITY COMPANY TO DISCONNECT SERVICES
5. OBTAIN DEMOLITION PERMIT
6. POST APPROPRIATE BONDS
7. REMOVE TREES AND VEGETATION TO CLEARING LIMITS SHOWN.
8. DEMOLISH AND REMOVE STRUCTURES.
9. INSTALL ANTI-TRACKING PAD
10. OBTAIN TEMPORARY POWER
11. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
12. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
13. CONSTRUCT SITE UTILITIES, PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
14. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS
15. IMPLEMENT ANY D.O.T. IMPROVEMENTS REQUIRED FOR ROADWAY AND CURB CUT.
16. INSTALL SITE LIGHTING AND LANDSCAPING.
17. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
18. FINISH GRADE SITE, SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
19. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
20. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
21. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

ZONE - G-2	PROPOSED			
	REQUIRED	LOT #1	LOT #2	LOT #3
LOT AREA	0.5 Acres	24,118 S.F.	22,241 S.F.	28,521 S.F.
LOT COVERAGE	35%	15.0%	30.3%	31.6%
FRONT YARD SETBACK	30'	30.5'	30.5'	30.8'
SIDE YARD SETBACK	25'	25.5'	25.5'	25.5'
REAR YARD SETBACK	25'	25.5'	53.6'	26.7'
MIN. LOT WIDTH	100'	129.11'	101.01'	30.00' (REAR LOT)

PARKING TABLE	
PARKING REQUIREMENTS:	
INDUSTRIAL: 1 SPACE PER 500 S.F. GROSS BUILDING AREA	
OFFICE/RETAIL: 1 SPACE PER 250 S.F. GROSS BUILDING AREA	
1 HANDICAP SPACE REQUIRED PER LOT	
1 LOADING SPACE REQUIRED PER LOT (DOES NOT COUNT TOWARD REQUIRED SPACES TOTAL)	
LOT #1	
BUILDING AREA = 3,606 S.F. (OFFICE/RETAIL)	
REQUIRED PARKING = 3,606 S.F./250 = 14.4 SPACES	
PROPOSED PARKING = 17 SPACES INCLUDING 1 H.C. SPACE	
LOT #2	
BUILDING AREA = 6,750 S.F.	
REQUIRED PARKING = 6,750 S.F./500 = 13.5 SPACES	
PROPOSED PARKING = 14 SPACES INCLUDING 1 H.C. SPACE	
LOT #3	
BUILDING AREA = 9,000 S.F.	
REQUIRED PARKING = 9,000 S.F./500 = 18 SPACES	
PROPOSED PARKING = 19 SPACES INCLUDING 1 H.C. SPACE	
LOT #4	
BUILDING AREA = 7,500 S.F.	
REQUIRED PARKING = 7,500 S.F./500 = 15 SPACES	
PROPOSED PARKING = 19 SPACES INCLUDING 1 H.C. SPACE	
TOTAL PARKING ON SITE = 69 SPACES INCLUDING 4 H.C. SPACE	
TOTAL REQUIRED PARKING ON SITE = 61 SPACES	

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-10: 6/14/21 - PARKING/HYDRANT
REVISION-9: 5/18/21 - LOT #1 REVISIONS
REVISION-8: 4/7/21 - SEWER EASEMENT
REVISION-7: 2/10/15 - TOWN COMMENTS
REVISION-6: 1/19/15 - TOWN COMMENTS
REVISION-5: 11/21/14 - WATER REVISIONS
REVISION-4: 10/8/14 - REVISIONS
REVISION-3: 10/1/14 - REVISIONS
REVISION-2: 2/11/14 - SEWER COMMENTS
REVISION-1: 1/16/14 - FORCE MAIN CROSSINGS
PROJECT: 212061-MUNSON
DB: MPT SR: JS DR: AT

SEAL:

James M. Sabatelli
James N. Savonick
CT P.E. & L.S. #11302

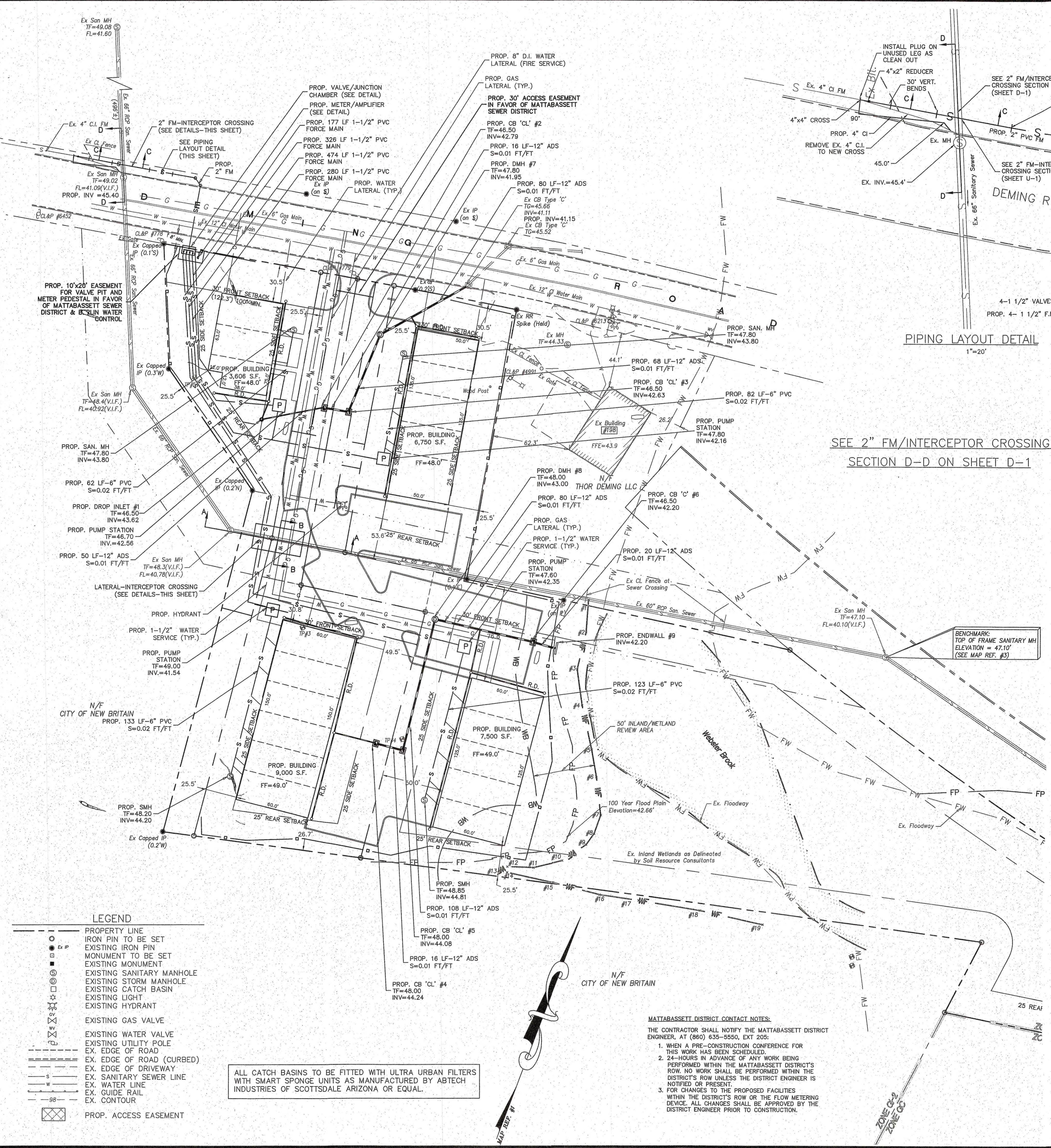
kratzer,
jones &
associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

GRADING & EROSION
CONTROL PLAN

for
DEMING ROAD
BUSINESS PARK, LLC

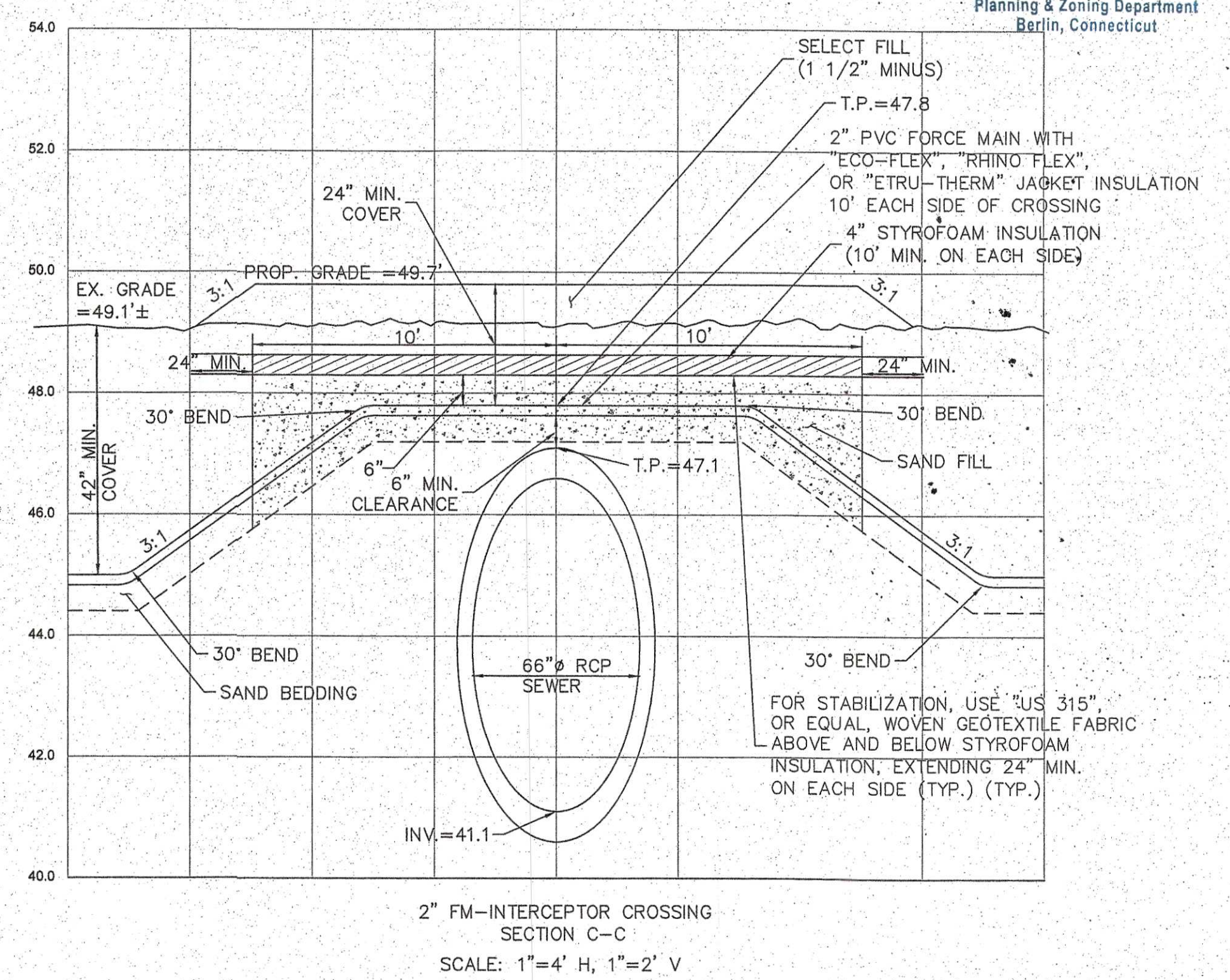
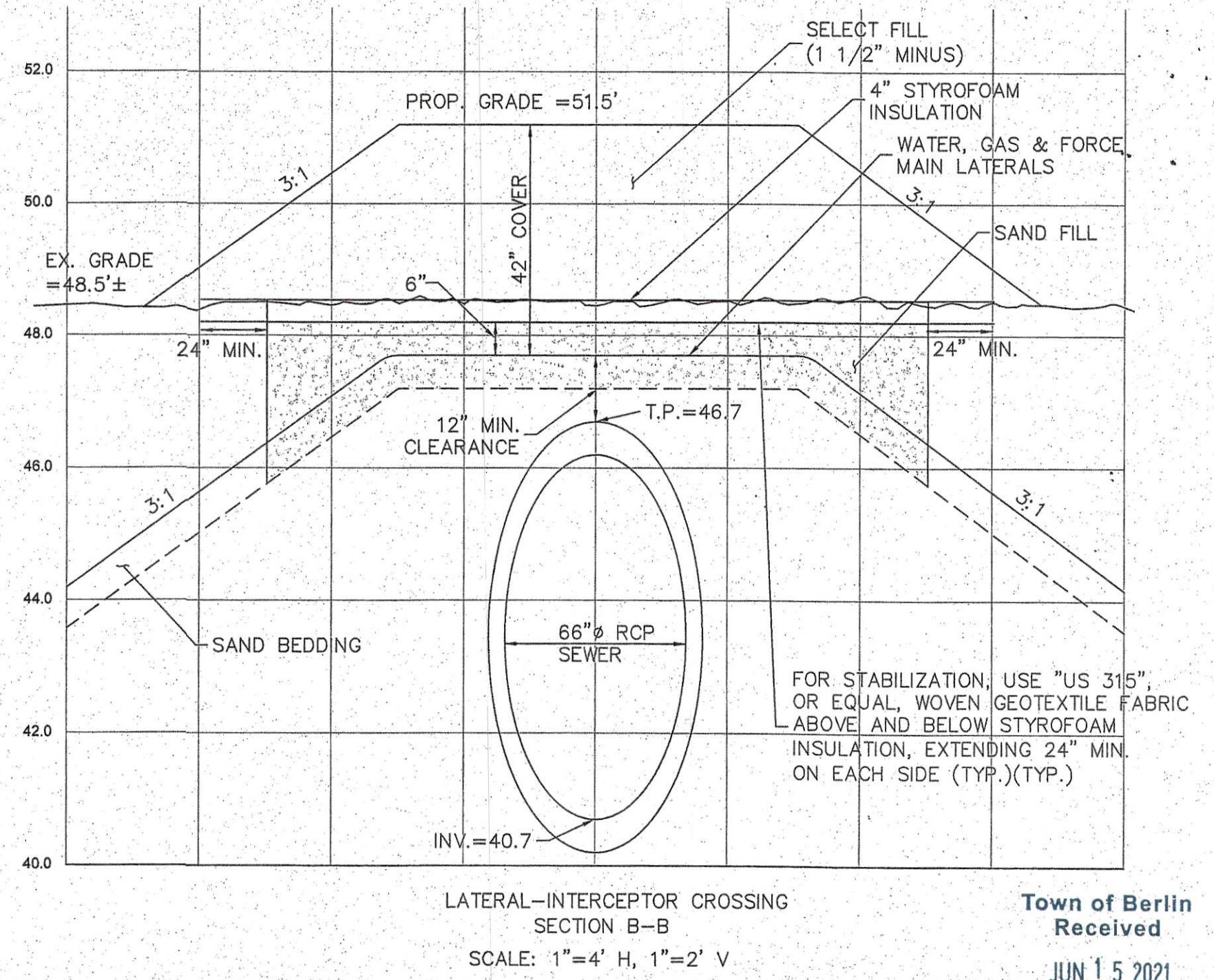
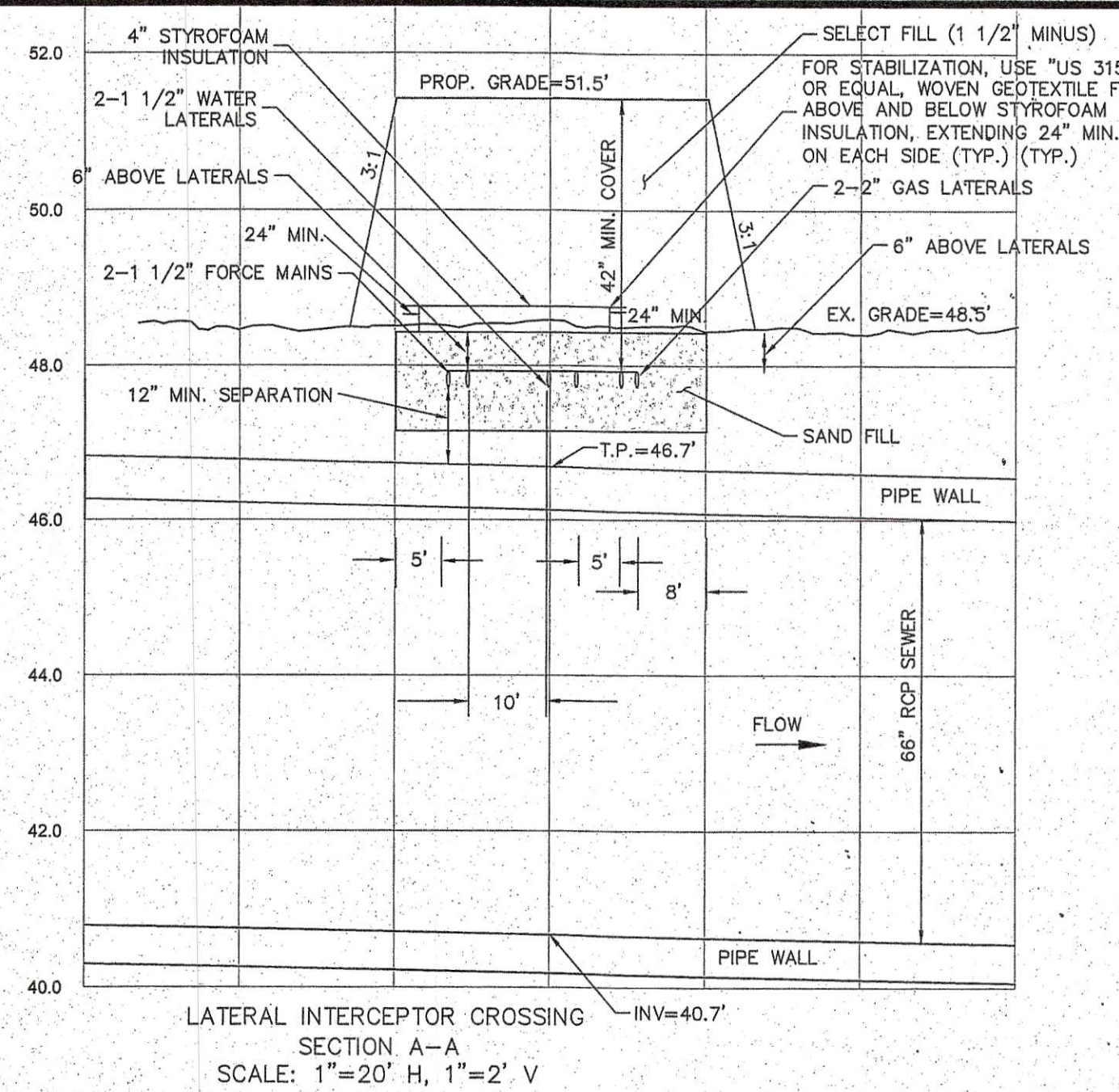
#180 DEMING ROAD
BERLIN, CT

SCALE: 1" = 40'
DATE: MAY 6, 2013
KJA FILE NO.: 212-061
DRAWING NO.: G-1



PIPING LAYOUT DETAIL
1"=20'

SEE 2" FM/INTERCEPTOR CROSSING
SECTION D-D ON SHEET D-1



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-11: 6/14/21 - PARKING/HYDRANT
REVISION-10: 5/18/21 - LOT #1 REVISIONS
REVISION-9: 4/7/21 - SEWER EASEMENT
REVISION-8: 1/19/21 - TOWN COMMENTS
REVISION-7: 11/21/20 - WATER REVISIONS
REVISION-6: 10/8/20 - REVISIONS
REVISION-5: 10/7/20 - REVISIONS
REVISION-4: 3/4/20 - GEOTEXTILE FABRIC
REVISION-3: 2/11/20 - SEWER COMMENTS
REVISION-2: 1/13/20 - FORCE MAIN CROSSINGS
REVISION-1: 7/31/19 - DETAILS
PROJECT: 212061-MUNSON
DR: MPT SR: JS DR: AT
SCALE:

James M. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #1302

kratzer,
jones &
associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

UTILITY PLAN

for
**DEMING ROAD
BUSINESS PARK, LLC**

**#180 DEMING ROAD
BERLIN, CT**

SCALE: 1"=40'
DATE: MAY 6, 2013
KJA FILE NO.: 212-061
DRAWING NO.: U-1

