

SURVEYOR'S NOTES

1. This survey and map have been prepared pursuant to the Regulations 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. It is a Subdivision Map intended to depict the creation of four proposed lots of land and a proposed boulevard right of way from three existing lots of land.

BOUNDARY DETERMINATION CATEGORY: Dependent Resurvey
HORIZONTAL ACCURACY CLASS: A-2

2. Reference has been made to the following maps and plans:

A. "PROPERTY & TOPOGRAPHIC SURVEY IN THE VICINITY OF Nos. 865, 889, 903, 913 FARMINGTON AVENUE (CONNECTICUT ROUTE 372) BERLIN, CONNECTICUT", dated February 14, 2019, revised 3/08/2019, scale: 1" = 40', sheet 1 of 1, provided to Yantic River Consultants, LLC, by Franklin Surveys.

B. "BERLIN TRANSIT ORIENTED DEVELOPMENT MIXED-USE SITE PLAN PREPARED FOR NEWPORT REALTY, LLC, CONCEPT DEVELOPMENT PLAN", dated 12/11/18, revised 3/27/19, scale 1" = 40', sheet 3 of 4, prepared by Yantic River Consultants LLC.

3. The bearings and north arrow orientation depicted hereon refer to reference map #2A. Elevations are not depicted hereon.

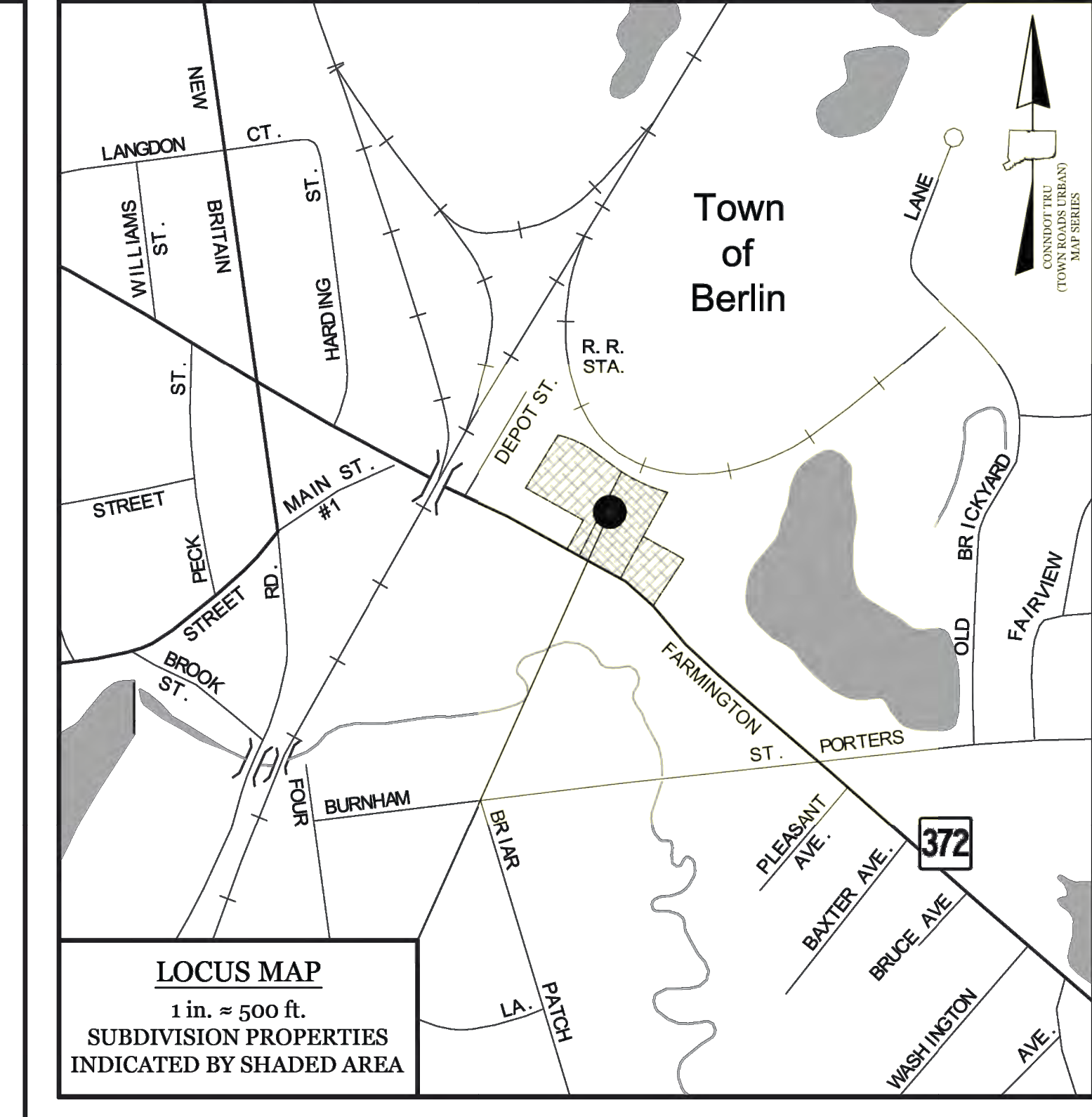
4. Property lines noted and depicted hereon as "FORMER LOT LINE" are existing property lines as of the date of the preparation of this map. Said former property lines shall become "former" upon approval and filing of this subdivision on the Town of Berlin land records.

PROPOSED LOT AREA TABULATION

Lot Identifier	Existing size	Proposed size
PROPOSED LOT #76	N/F Town of Berlin #889 Farmington Ave REVISD AREA =1.54 ac. ±	72,400 sq. ft. or 1.66 ac. ±
PROPOSED LOT #75	N/F Town of Berlin #903 Farmington Ave REVISD AREA =0.53 ac. ±	63,000 sq. ft. or 1.45 ac. ±
PROPOSED LOT #75A	Remaining land at #903 Farmington Ave REVISD AREA =0.29 ac. ±	not applicable, this lot does not yet exist
PROPOSED LOT #73	N/F Town of Berlin #913 Farmington Ave REVISD AREA =0.77 ac. ±	31,300 sq. ft. or 0.72 ac. ±
		33,400 sq. ft. or 0.77 ac. ±

PROPOSED BOULEVARD AREA TABULATION

Land to be transferred from	Amount of land to be transferred
Land N/F Town of Berlin at #889 Farmington Avenue	5,100 sq. ft. or 0.12 ac. ±
Land N/F Town of Berlin at #903 Farmington Avenue	25,500 sq. ft. or 0.58 ac. ±
Total proposed boulevard area =	30,600 sq. ft. or 0.70 ac. ±



LOCUS MAP
1 in. = 500 ft.
SUBDIVISION PROPERTIES INDICATED BY SHADED AREA

SYMBOL LEGEND

- Iron marker
- Magnetic pavement nail
- N/F Town of Berlin #889 Farmington Ave REVISD AREA =1.54 ac. ±
- PROPOSED LOT #76
- Lot identifier

LINETYPE LEGEND

- Existing property line
- Proposed property line
- Existing easement line
- Former property line (see surveyor's Note #4)

FRANKLIN SURVEYS
115 Popple Bridge Rd. Griswold, CT 06351 (860) 748-6183 www.franklinsurveys.com

SCALE 1" = 40' 0 20 40 80 FEET

REVISIONS	DATE	NOTE
	04/10/2019	Town comments (added lot numbers as directed)

PREPARED FOR: Yantic River Consultants, LLC 191 Norwich Avenue Lebanon, CT 06249

SUBDIVISION MAP OF PROPERTIES AT Nos. 889, 903 AND 913 FARMINGTON AVENUE (CONNECTICUT ROUTE 372)

BEING LAND OF **THE TOWN OF BERLIN BERLIN, CONNECTICUT**

APRIL 3, 2019

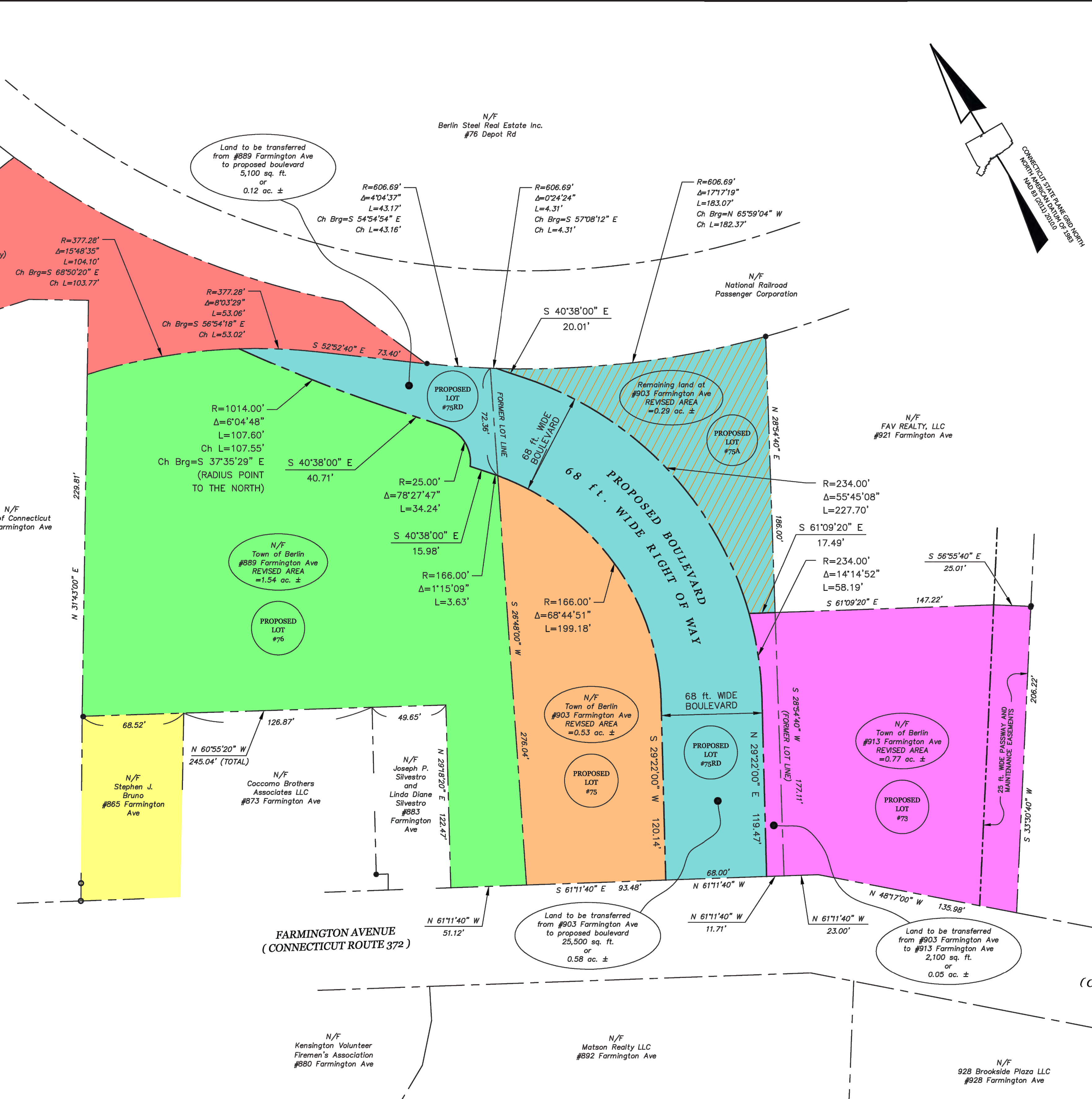
SHEET No. **1** OF **1**

To my knowledge and belief, this map is substantially correct as noted hereon. Reproductions of this map are not valid without the live seal and signature of the undersigned professional.

Kevin D. Franklin, PLS License No. 70351

APPROVAL OF THE TOWN OF BERLIN PLANNING AND ZONING COMMISSION

Authorized signatory for Town of Berlin Planning and Zoning Commission _____ Date _____



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	107	13.6 @ 1/250 GFA	10.9	
D MULTI-FAMILY	2-3	-	14,000	18		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 APARTMENT	2	1,350	1,080	N/A	36	87 @ 1.5/UNIT [4]	69.6	
						12 @ 1/3 OCC	9.6	
						1.5 @ 1.5/UNIT	1.2	
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.ii 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 COD-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-COMFORMING (NO CHANGE)
REAR YARD	20 FT	2.1	56.0 FT	COMPLIES AFTER GARAGE DEMO.
PARKING SIDE/REAR	0 FT	0 FT	0 FT	COMPLIES (NO CHANGE)
PARKING FRONT	10 FT	0 FT	0 FT	EX. NON-COMFORMING (NO CHANGE)
BLDG. COVERAGE	50%	30% (2,500 SF)	18% (1,510 SF)	COMPLIES AFTER GARAGE DEMO.
IMP. COVERAGE	90%	89% (7,450 SF)	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.

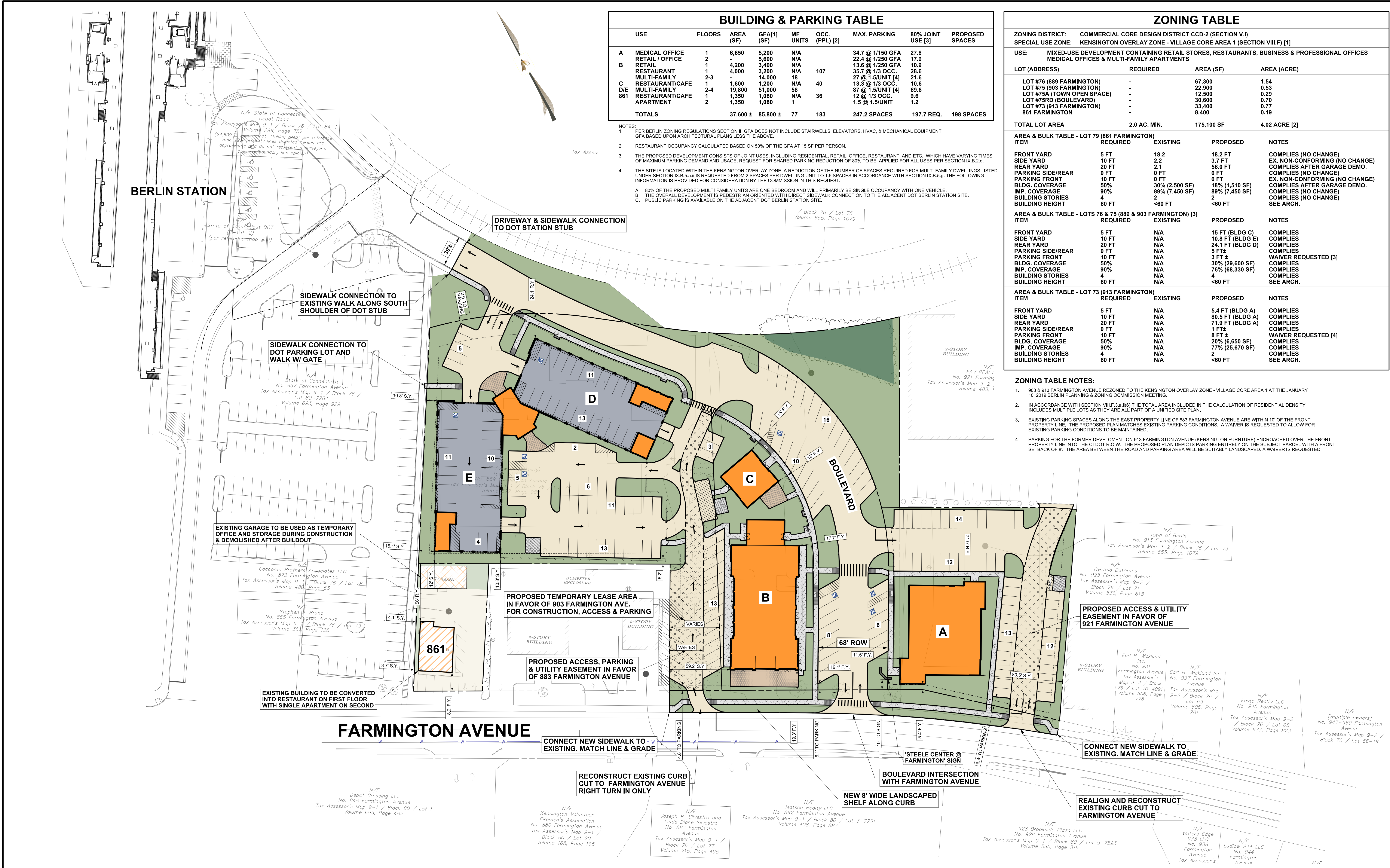
AREA & BULK TABLE - LOT 73 (913 FARMINGTON)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
FRONT YARD	5 FT	N/A	5.4 FT (BLDG A)	COMPLIES
SIDE YARD	10 FT	N/A	80.5 FT (BLDG A)	COMPLIES
REAR YARD	20 FT	N/A	71.9 FT (BLDG A)	COMPLIES
PARKING SIDE/REAR	0 FT	N/A	1 FT ±	COMPLIES
PARKING FRONT	10 FT	N/A	8 FT ±	WAIVER REQUESTED [4]
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, 2018 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 883 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.
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BERLIN STATION

FARMINGTON AVENUE

BOULEVARD



SCALE: 1" = 40'

PROJECT NUMBER: 00053 - 00001



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

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	
DATE	DESCRIPTION

SHEET 2 OF 13
 DATE 8/29/19
 REVISED



BUILDING & PARKING TABLE								
USE	FLOORS	AREA (SF)	GFA[1] (SF)	MF UNITS	OCC. (PPL) [2]	MAX. PARKING	80% JOINT USE [3]	PROPOSED SPACES
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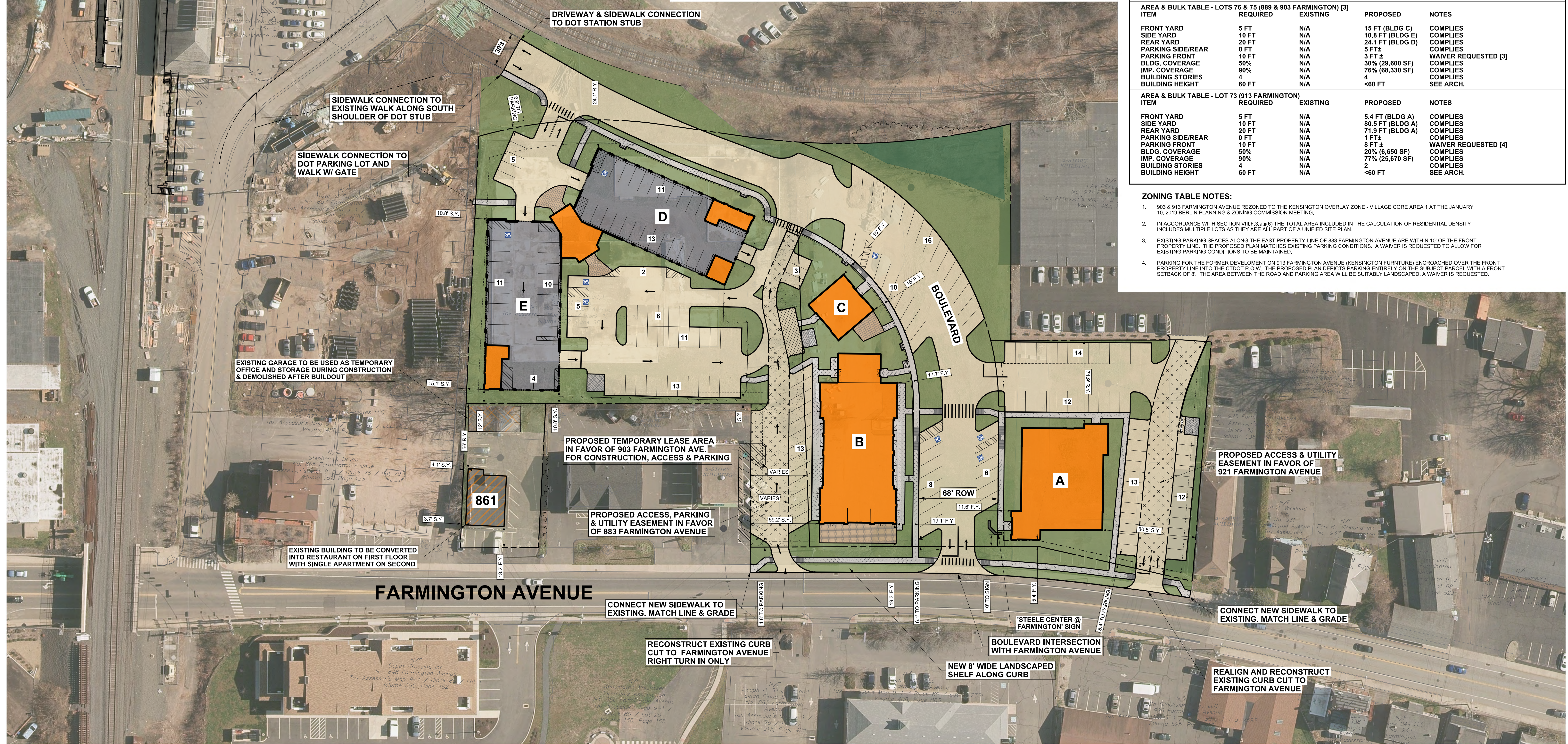
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SCALE: 1" = 40'
 PROJECT NUMBER: 00053 - 00001



CONTACT INFORMATION
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 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	
DATE	DESCRIPTION

SHEET 2 OF 13
 DATE 8/29/19
 REVISED

PHASING LEGEND

PHASE	PARCEL	DESCRIPTION
1A	903 FARMINGTON	MIXED-USE RETAIL, RESTAURANT & MULTI-FAMILY APARTMENTS
1B	903 FARMINGTON	BOULEVARD CONSTRUCTION BY TOWN OF BERLIN
1C	913 FARMINGTON	MIXED-USE MEDICAL OFFICE, PROFESSIONAL OFFICE, RETAIL
1D	889 FARMINGTON	ACCESS & PARKING FOR PHASE 2 DEVELOPMENT
2	861 FARMINGTON	RENOVATION AND REUSE OF EXISTING BUILDING
3A	889 FARMINGTON	MULTI-FAMILY APARTMENTS
3B	889 FARMINGTON	BOULEVARD CONSTRUCTION & CONNECTION TO DOT STUB BY TOWN OF BERLIN

BERLIN STATION

FARMINGTON AVENUE



N/F State of Connecticut
Depot Road
Tax Assessor's Map 9-1 / Block 76 / Lot 84-1
Volume 299, Page 757
(24,839 sq. ft.)
This map does not "take final" per reference map #21. Boundary lines depicted herein are approximate and do not represent a surveyor's professional boundary line opinion.

N/F Berlin Steel Real Estate Inc.
76 Depot Road
Tax Assessor's Map 9-2 / Block 76 / Lot 85-7350
Volume 614, Page 125

N/F Town of Berlin
No. 903 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 75
Volume 655, Page 1079

N/F FAV REALTY, LLC
No. 921 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 74
Volume 483, Page 968

N/F Town of Berlin
No. 913 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 73
Volume 655, Page 1079

N/F Cynthia Butrimas
No. 925 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 71
Volume 536, Page 618

N/F Earl H. Wicklund Inc.
No. 931 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 75-4091
Volume 606, Page 778

N/F Earl H. Wicklund Inc.
No. 937 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 69
Volume 606, Page 781

N/F Favo Realty LLC
No. 945 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 68
Volume 677, Page 823

N/F [Multiple owners]
No. 947-969 Farmington Avenue
Tax Assessor's Map 9-2 / Block 76 / Lot 66-19

N/F Depot Crossing Inc.
No. 848 Farmington Avenue
Tax Assessor's Map 9-1 / Block 80 / Lot 1
Volume 695, Page 482

N/F Kensington Volunteer Firemen's Association
No. 880 Farmington Avenue
Tax Assessor's Map 9-1 / Block 80 / Lot 20
Volume 166, Page 165

N/F Joseph P. Silvestro and Linda Diane Silvestro
No. 883 Farmington Avenue
Tax Assessor's Map 9-1 / Block 76 / Lot 77
Volume 215, Page 495

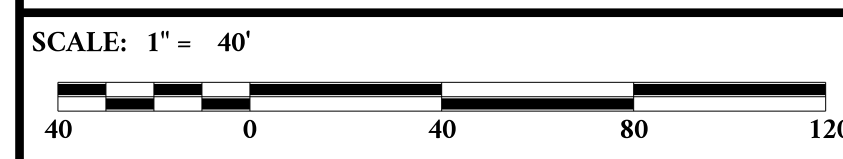
N/F Matson Realty LLC
No. 892 Farmington Avenue
Tax Assessor's Map 9-1 / Block 80 / Lot 3-7731
Volume 405, Page 883

N/F 928 Brookside Plaza LLC
No. 928 Farmington Avenue
Tax Assessor's Map 9-1 / Block 80 / Lot 5-7593
Volume 595, Page 316

N/F Waters Edge 938 LLC
No. 938 Farmington Avenue
Tax Assessor's

N/F Ludlow 944 LLC
No. 944 Farmington Avenue
Tax Assessor's

N/F



PROJECT NUMBER:

00053 - 00001



CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
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Phone: (860) 367-7264
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PROFESSIONAL SEAL

STEELE CENTER @ FARMINGTON TRANSIT ORIENTED DEVELOPMENT
PREPARED FOR
NEWPORT REALTY GROUP, LLC
PHASING PLAN

861, 865, 889, 903 & 913 FARMINGTON AVENUE

BERLIN, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET

2A OF 13

DATE

8/29/19

REVISED