

Legend

---	Property Line
---	Easement Line
---	Concrete Monument Found
---	Iron Pipe / Rebar Found
○	Angle Point
○	Sanitary Sewer
○	Water Main
○	Gas Main
○	Electric Line
○	Telephone Line
○	Overhead Wire
○	Utility Pole
○	Catch Basin
○	Curbside Catch Basin
○	Water Gate
○	Gas Gate
○	Drainage Manhole
○	Sanitary Manhole
○	Electric Manhole
○	Telephone Manhole

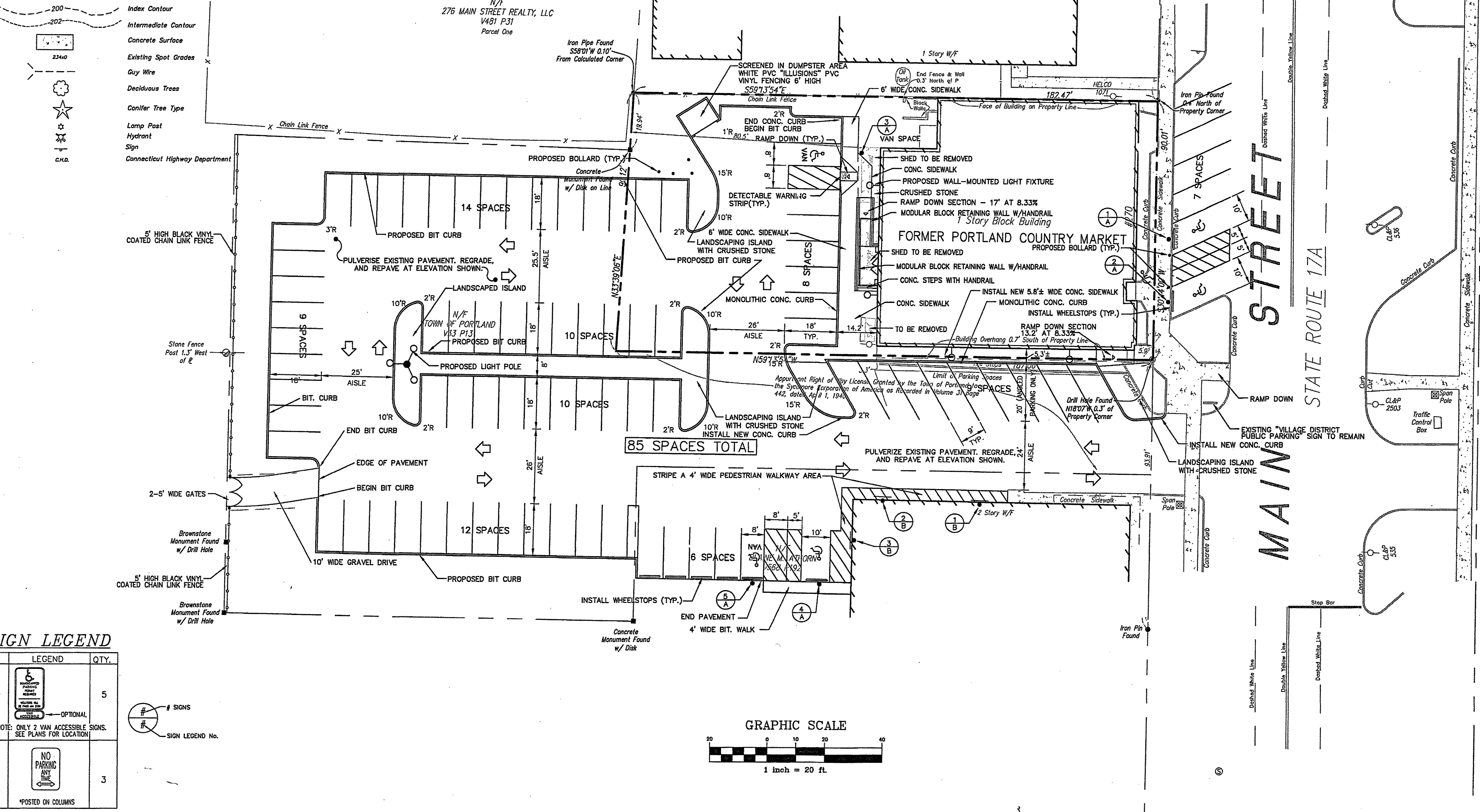
ZONING SUMMARY
B-3 Central Business District / Town Center Village District Zone

ITEM	REQUIRED	EXISTING
MIN. SITE (LOT) SIZE	20,000 S.F.	16,630 S.F.
MINIMUM LOT WIDTH	100 FT	90 FT
MINIMUM LOT DEPTH	100 FT	182 FT
MAXIMUM STORIES	2 1/2	1
MAXIMUM HEIGHT	35 FT	17 FT
MAXIMUM LOT COVERAGE	25%	46.4%

BUILDING SETBACK	REQUIRED	EXISTING
FRONT YARD	To Be Determine	5.9 FT
SIDE YARD	20 FT	0 FT
REAR YARD	20 FT	80.5 FT

PARKING SUMMARY

ITEM:	REQUIRED:	PROVIDED:
PARKING: OFFICE: 1 SPACE PER 250 S.F. (7,380 S.F. / 250)	30 SPACES	12 SPACES ON 270 MAIN PARCEL 73 SPACES TOWN PROPERTY 85 SPACES TOTAL PROVIDED



SIGN LEGEND

LEGEND	QTY.
A [Sign Symbol]	5
B [Sign Symbol]	3

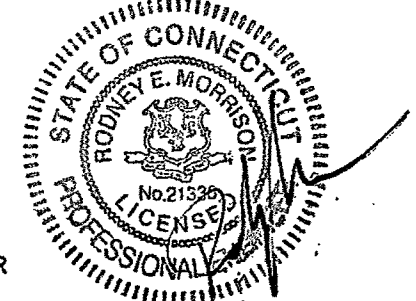
NOTE: ONLY A MAIN ACCESSIBLE SIGNS. SEE PLANS FOR LOCATION.

*POSTED ON COLUMNS

- SITE PLAN NOTES:**
- REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE. PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFORMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
 - THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
 - THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DUMPSTER ENCLOSURE.
 - SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
 - ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
 - REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
 - TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.

- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
 - 4" SYDL - 4" SOLID YELLOW DOUBLE LINE
 - 4" SYL - 4" SOLID YELLOW LINE
 - 4" SWL - 4" SOLID WHITE LINE
 - 12" SWSB - 12" SOLID WHITE STOP BAR
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 1" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN PERMITS FOR WORK WITHIN ROAD RIGHT OF WAYS, INCLUDING SEWER AND WATER CONNECTION PERMITS. AN EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.

- EXIST'NG PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY LRC ENGINEERING AND SURVEYING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE ENGINEER, AND TOWN ENGINEER PRIOR TO INSTALLATION. DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 24 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 AND VERIFY ALL LOCATIONS.
- PAVEMENT MARKINGS SHALL BE 15 MINUTE DRYING TYPE.
- THE SITE IS CURRENTLY SERVICED BY A PUBLIC WATER AND SEWER.
- 12" SWSB (STOP BAR), 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS TO BE EPOXY RESIN TYPE.
- ALL PROPOSED WHEELSTOPS SHALL BE PRECAST CONCRETE, 6" IN HEIGHT AND SECURED IN PLACE WITH IRON RODS.

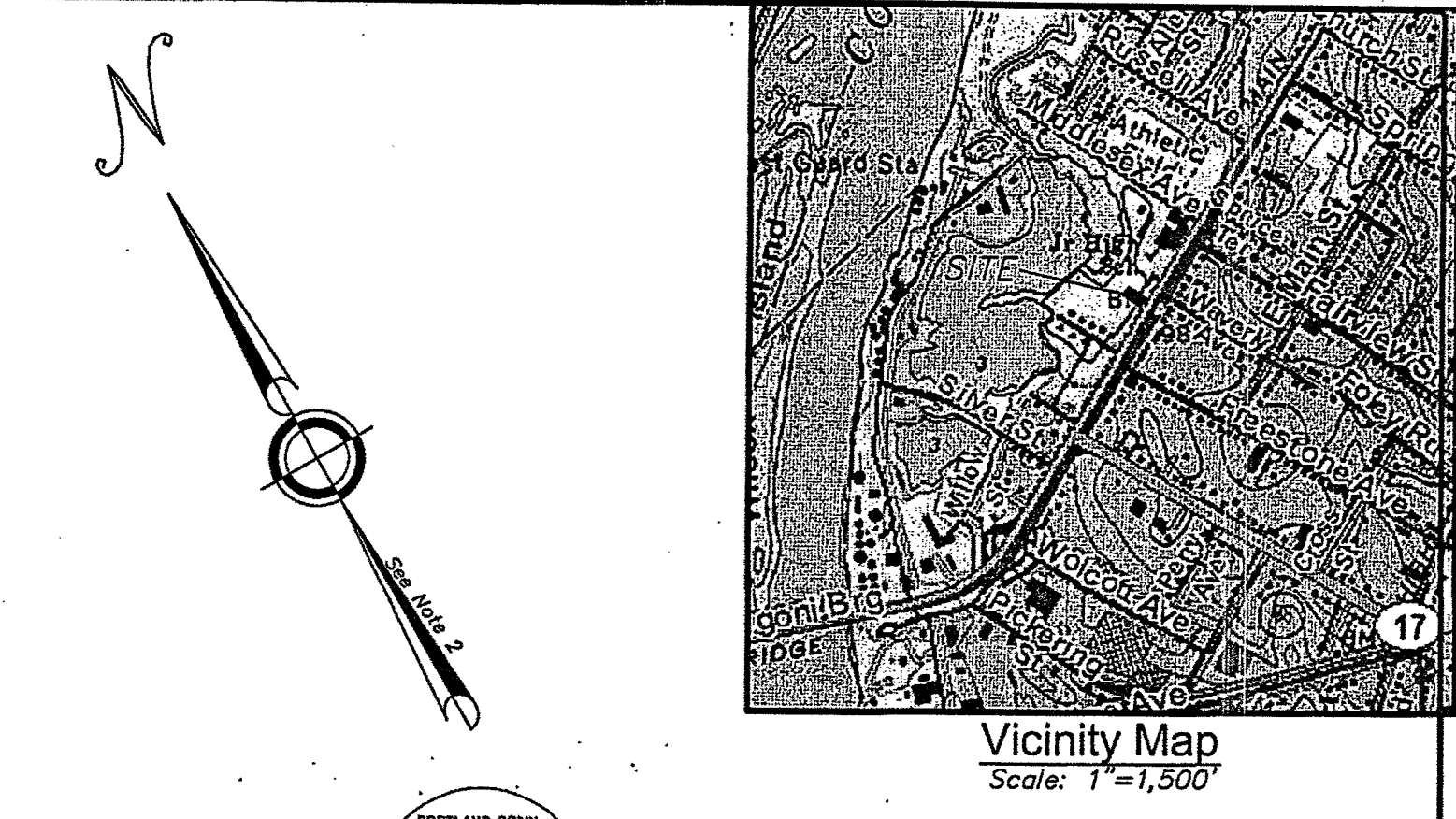


Approved by the Portland Planning and Zoning Commission

Final Approval: *[Signature]* 3/23/10
Chairman Signature Date

Date of Approval: 2/18/2010

Expiration Date: 2/18/2015



TOWN OF PORTLAND
33 EAST MAIN STREET
PORTLAND, CONNECTICUT 06460-0071
PHONE: (860) 942-6720 • (860) 942-6719
FAX: (860) 942-6787

PLANNING DEPARTMENT
270 Main Street LLC
500 Four Rod Road
Berlin, Ct. 06037

February 22, 2010
Certified Mail
Page 1 of 2

- Dear Sirs:
- At the February 18, 2010 meeting, the Portland Planning & Zoning Commission voted to approve Application #09-21: 270 Main Street, Site Plan Review for medical office building. Application and property of 270 Main Street, LLC, Map 28 Lot 50 Zone B3/Town Center, Village District Overlay Zone, as shown on plan submitted, revised to 2-18-10, based on testimony and subject to the following instructions:
- That this approval will expire in 5 years.
 - That a zoning permit be issued prior to initiating any site or building improvements related to this use.
 - That the Certified Letter of Approval be placed on the final plans.
 - That the applicant revise the plan to address items #4, 5, 6 and 7 of the Planning Department memo dated 2/11/10.
 - That the plans be revised to address location of handicapped parking, sidewalk installation, drainage, grading and the parking lot layout for final review and approval by the Director of Public Works and the Town Engineer. This includes the area in front of the property in the State of Ct. ROW and on the adjacent Town of Portland property.
 - That 2 paper copies of the final plan be submitted to the Planning Department and that the mylar(s) be filed on the Land Records within 180 days, as per ZR Section 10.5.2.2.a.
 - That E&S controls be installed by the applicant and inspected by the Town Staff prior to any land disturbance activities.
 - That an E&S bond in an amount to be determined by the Town Engineer be submitted prior to construction, as per ZR section 11.2.1.
 - That a landscape maintenance bond be posted prior to issuance of a Certificate of Occupancy, as per ZR Section 11.2.4.
 - That all site improvements be completed according to the approved plan prior to the issuance of a Certificate of Zoning Compliance and Certificate of Occupancy, or a performance bond will be required in accordance with ZR Section 11.2.2.
 - That a pre-construction meeting be held on site with the contractor, Town Engineer and Town Staff prior to any activity.
 - That a Zoning Permit be issued for this use.
 - That the applicant address outstanding items of the Planning Dept. memo dated 2-18-10.
 - That the applicant address to any recommendations of the TCVD consultant relative to the revised plans and details submitted 2-18-10.

Reasons: The proposal conforms to Section 5.1, 8 and 10.5 of the Zoning Regulations.

Sincerely,
[Signature]
Bette Jenak, Chairman
Planning & Zoning Commission

BI/mm/ln
cc: File

Received For Record
Mar 24, 2010 03:57P
Bernadette M. Dillon
Town Clerk
Portland, CT

INDEX OF SHEETS Doc# 2917

SP-1	SITE LAYOUT PLAN
GU-1	GRADING AND UTILITY PLAN
EC-1	EROSION AND SEDIMENT CONTROL PLAN
EX-1	PROPERTY AND TOPOGRAPHIC SURVEY
DN-1 TO DN-2	DETAIL SHEET
A-1	BUILDING ELEVATIONS

OWNER/APPLICANT:
270 MAIN STREET, LLC
500 FOUR ROD ROAD
BERLIN, CONNECTICUT 06037

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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SITE LAYOUT PLAN
PROPOSED PROFESSIONAL/MEDICAL OFFICE BUILDING
#270 MAIN STREET
TOWN OF PORTLAND, CONNECTICUT

Desiged	P.M.G.	CAD File	Sp10101001
Drawn	P.M.G./D.L.	Project No.	10-010
Checked	P.M.G./R.E.M.	Date	2/01/10
Approved	R.E.M.	Scale	1"=20'

Sheet No. **SP-1**

SDCO PRODUCTS • NEW HAVEN, CONNECTICUT
 REPRODUCED BY PART NUMBER 8035
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