

SUMMARY CHART

ZONING INFORMATION		955,278 S.F. (22.16 ACRES)	LO#2
PARCEL SIZE		955,278 S.F. (22.16 ACRES)	LO#2
ASSESSOR'S LOCATION		Map 15-1 Block 90 Lot 6	
ZONING DISTRICT		PL-2 Planned Industrial	
PROPOSED USE		Mixed use residential tenants	
OVERLAY ZONING DISTRICT		NONE	
ZONING SUMMARY			
MIN. SITE (LOT) SIZE	2 ACRES	671,263 S.F. (15.41 ACRES)	TO BE DETERMINED
MINIMUM LOT WIDTH	200'	205.30'	TO BE DETERMINED
BUILDING SETBACK	50 FT.	50.0'	TO BE DETERMINED
FRONT	30 FT.	30.0'	TO BE DETERMINED
SIDE	30 FT.	30.0'	TO BE DETERMINED
REAR	30 FT.	30.0'	TO BE DETERMINED
MAX. BUILDING HEIGHT	45' (5 STORIES)	30'	UNDER 45'
MAX. FAR	0.35	0.35	UNDER 0.35
MAX. REAR COVERAGE	30%	15.24%	68,200 S.F. MAX PERMITTED
MAX. IMPERV. COVERAGE	40%	23.1%	178,400 S.F. MAX PERMITTED
RESIDENTIAL ZONE SETBACKS	N/A	N/A	N/A
LANDSCAPING BUFFERS: **			
FRONT YARD BUFFER	25 FT.	0'	TO BE DETERMINED
SIDE YARD BUFFER	10 FT.	0'	TO BE DETERMINED
REAR YARD BUFFER	10 FT.	0'	TO BE DETERMINED
** NOTE REF #1 - (SEE BELOW)			
BUILDING/PARKING SUMMARY		LO#1	LO#2
TOTAL BUILDING	102,360 S.F.	TO BE DETERMINED	
PARKING REQUIRED (AT 1 SPACE PER 500 S.F.)	205 SPACES	TO BE DETERMINED	
TOTAL PARKING PROVIDED	NOTE REF #2	209 SPACES	TO BE DETERMINED
LOADING PROVIDED	NOTE REF #3	42 SPACES (20K)	TO BE DETERMINED
PARKING TO BE RESERVED FOR FUTURE INSTALLATION	6 SPACES	TO BE DETERMINED	
LOADING REQUIRED (1 FOR 30,000 S.F. + 1 SEE EACH ADDITIONAL 30,000 S.F.)	OVER 6 SPACES	TO BE DETERMINED	

NOTES:
 REFERENCE IS HEREBY MADE TO THE TOWN OF BERLIN'S ZONING REGULATIONS FOR THE FOLLOWING:

NOTE REF #1 -
 SECTION IX, B, 1 (a) - Setback requirements shall apply to the perimeter of the lot. The setback shall be determined in accordance with a single unified site plan.

NOTE REF #2 -
 SECTION IX, B, 5, (1) - Manufacturing or research facilities; wholesaling or distribution facilities - 1 per 500 sq. ft. of GFA.

NOTE REF #3 -
 SECTION IX, B, 10 - Reserved future parking. If the actual demand or need for off-street parking spaces for the office park use the lot is shown to the satisfaction of the planning commission, the commission may permit the reservation of up to 25 percent of the required spaces for future parking needs. Such reserved spaces shall be standard-size, shown on the site plan and labeled "future parking" and landscaped for the present. The commission may require the future construction of such reserved spaces or portion thereof, a change of use or a change of use of the reserved spaces, as determined by the commission. The commission may consider evidence of actual use and need in parking areas for similar uses, and other evidence presented by the applicant that would provide a reliable basis for the commission's determination of the actual need.

NOTE REF #4 -
 SECTION IX, B, 10 - Location of parking. - At the time of special permit or site plan approval, the commission may allow all or a portion of the reserved parking spaces to be located on-site, as determined by the commission. The commission may require that such reserved spaces be located within 500 feet (direct line measurement) of the main building entrance of the use being served.

NOTE REF #5 -
 SECTION IX, B, 5 (a) - Driveway and curb cuts - Combination of curb cuts and access drives to parking for more than one use shall be encouraged and may be specified by the appropriate commission on any special permit or site plan.

NOTE:
 ON MAY 06, 2008, THE BERLIN INLAND WETLANDS COMMISSION APPROVED THE INLAND WETLAND BOUNDARY AS SHOWN ON THIS MAP BY ACCEPTING APPLICATION 08-03W.

May 20, 2008
Chris DeSousa Asst

Total Area
 955,278 Sq. Ft.
 22.16 Acres

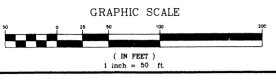
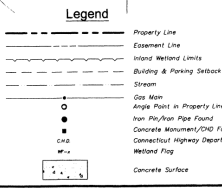
Proposed Lot 1
 671,263 Sq. Ft.
 15.41 Acres

Proposed Lot 2
 284,001 Sq. Ft.
 6.748 Acres

Deed Reference
 Volume 555 Page 950

PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
CA	10	CLETHRA ALNIFOLIA	SUMMERSWEET	CONT.	24-30" Ht.	WHITE FLOWERS
CF	3	CORNUS FLORIDA	FLORING DOGWOOD	CONT.	2-2 1/2' dia.	
CSB	11	CORNUS SERICEA 'SALEEM'	BAILEY'S RED TWIGGED DOGWOOD	CONT.	24-30" Ht.	
CSF	6	CORNUS SERICEA 'LAVANMARE'	YELLOW TWIG DOGWOOD	CONT.	24-30" Ht.	
IV	14	ILEX VERTICILLATA	WINTERBERRY	CONT.	24-30" Ht.	



Approved by the Town of Berlin
 Inland Wetlands Commission

Approved by the Town of Berlin
 Planning & Zoning Commission

Chairperson Date
Christina...

** See Sheet SUB-2 for Zoning
 Tabulation

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

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Land Resource Consultants, Inc.
 LRC Engineering & Surveying, Inc.
 LRC Environmental Services, Inc.

FIXED LINE MYLAR
 LAND RESOURCE
 CONSULTANTS, INC.

SITE PLAN

LAND OF
QUANTUM OF BERLIN II, LLC

500 FOUR ROD ROAD
 BERLIN, CONNECTICUT

Designed - CAD File SP082710-508
 Drawn - PM Project No. 08-721 Sheet No.
 Checked - JM Date March 8, 2008
 Approved - JPR Scale

SP-1

DRAWING NUMBER

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3819

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