

CK# 1684

Petition # 52-13



TOWN OF NEWINGTON
TOWN PLAN AND ZONING COMMISSION
APPLICATION FORM

LOCATION OF PROPERTY: 3237 Berlin Tpke ZONE: PD

APPLICANT: National Sign Corp TELEPHONE: 860 829 9060

ADDRESS: 780 Four Red Rd, Berlin Ct 06037 EMAIL: _____

CONTACT PERSON: Tracy Becker TELEPHONE: 203 623 9745

ADDRESS: 43 Mariot Cir, Wallingford 06492 EMAIL: tracy@thebeckers.com

OWNER OF RECORD: Rockledge Properties

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 6.2.4 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification
- Other (describe in detail, or attach): _____

SIGNATURE:

<u>Jay Becker</u> APPLICANT	<u>8/27/13</u> DATE	<u>Jay Becker</u> OWNER	<u>8/27/13</u> DATE
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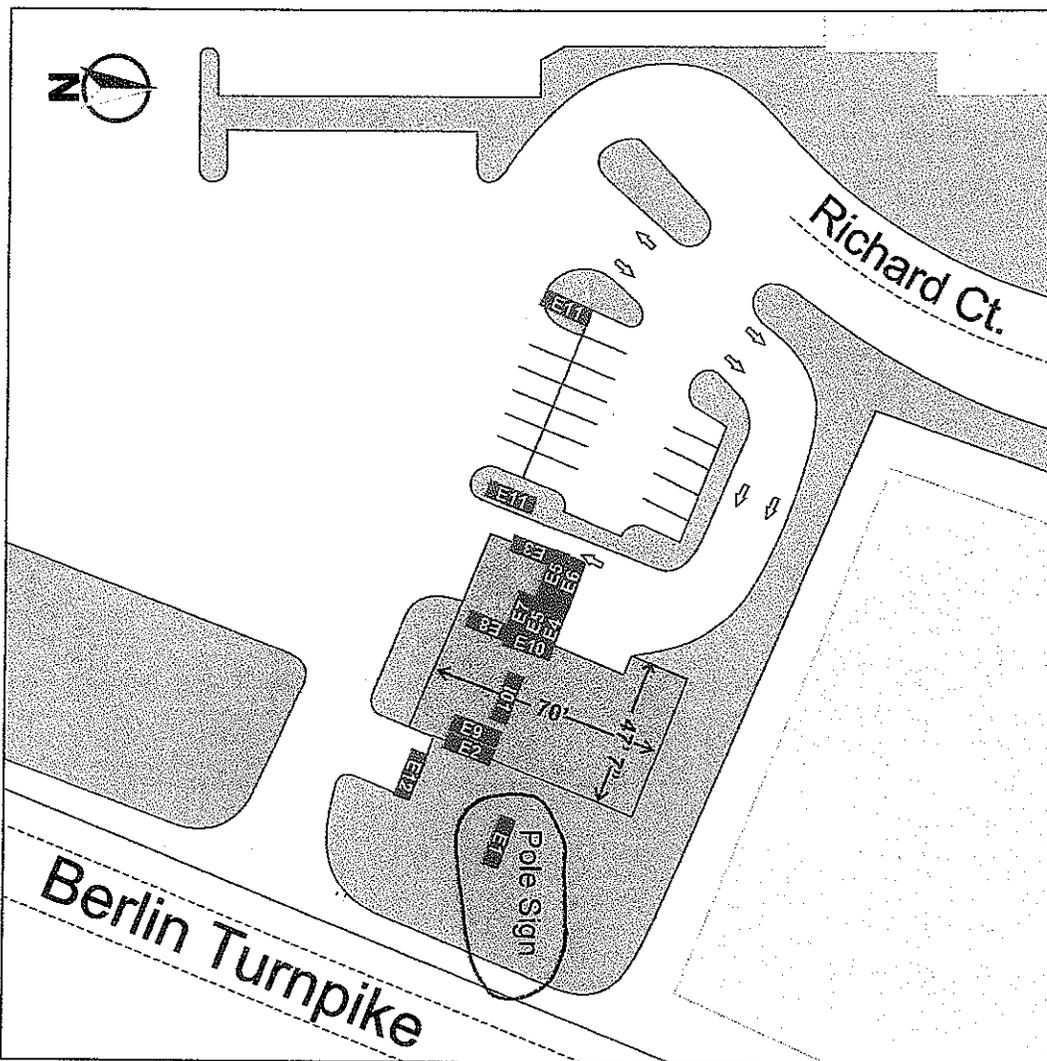
COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE:

PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

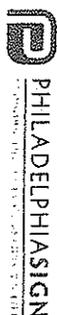
Orientation - Existing Signage Distribution Map

Sautrucker - 3237 Berlin Tpk



New pylon location is same as existing pylon.

Key	Sign	Sq. Ft.
E01	Pylon	56.0
E02	Wall Cabinet	24.25
E03	Channel Letters	22.0
E04	Directional	-
E05	Clearance Panel	-
E06	Directional	-
E07	Drive-Up ATM	-
E08	ATM Surround	-
E09	Door Vinyl	-
E10	Drive-Up Vinyl	-
E11	Parking Sign	-
E12	Handicapped Sign	-
E13	Network Panel	-
I01	ATM Header	-



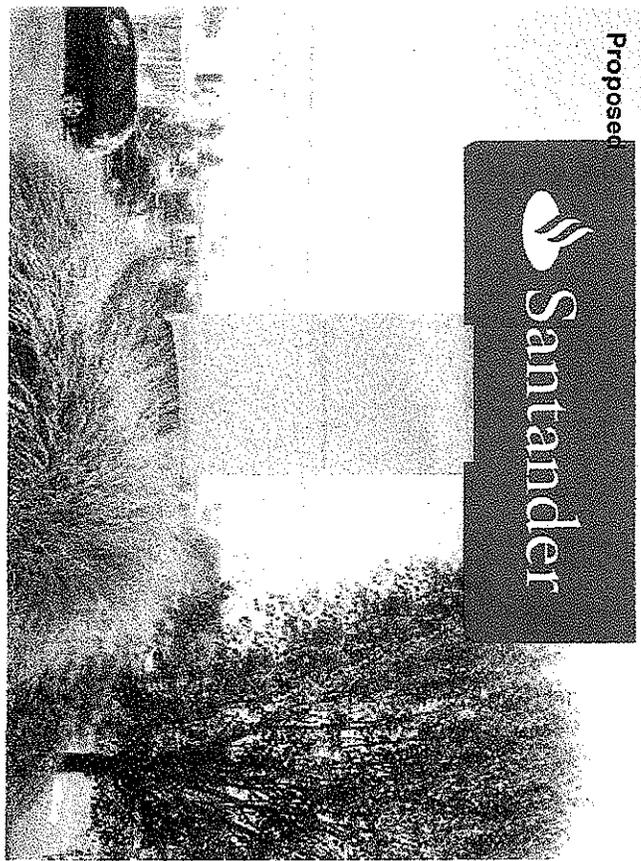
707 W. Spring Garden St.
 Pahrnya, NJ 08065
 T : 856.829.1480
 F : 856.829.8549
 www.philadelphiasign.com

Project Manager : RMS
 Designer : AFR
 08/19/13 Revised Page 2
 08/30/13 Revised E02, E11
 DRM
 DRM

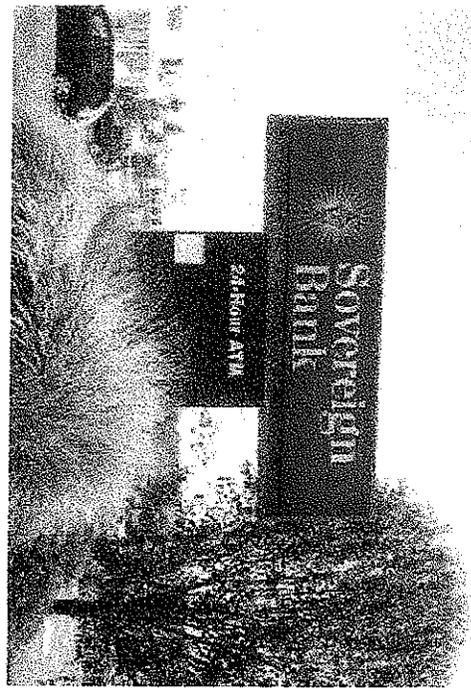
Drawing # : A17800
 PID # : 0509-00

Branch: Newington South
 Address: 3237 Berlin Turnpike
 Date: 04/04/2013

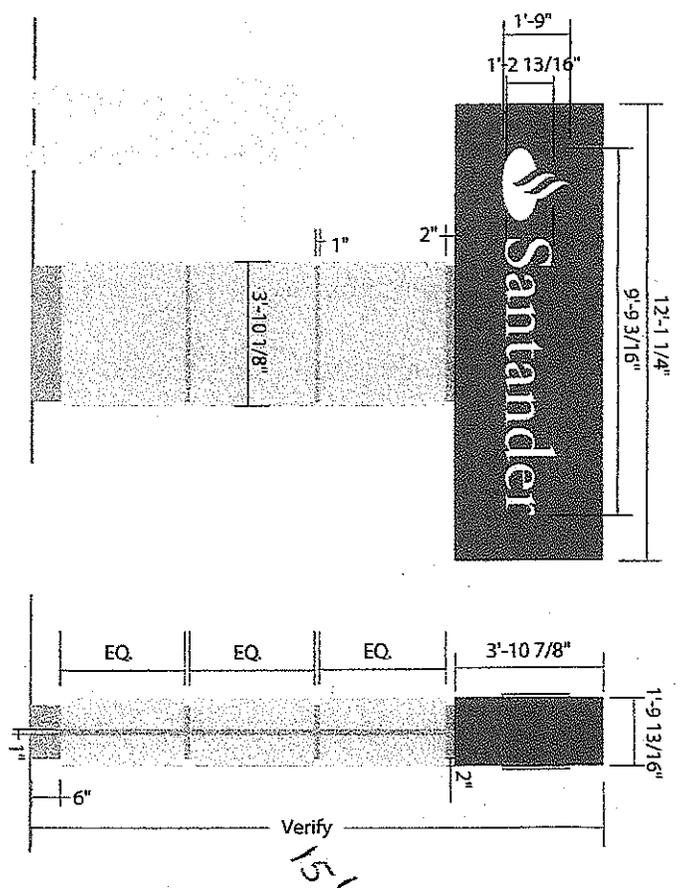
Recommendation: E01 - PY-H-15



Proposed



Existing



FRONT ELEVATION

Scale: N.T.S.

Recommendation

Recommended Action: Remove/Replace

Sign Type: Illum. Pylon Sign

Model#: PY-H-15

Sign Type Description: Illuminated D/F Pylon Sign

Square Footage: 47.2 SF

Signage Copy: (Logo) Santander

Comments:

ETC:

SIDE ELEVATION

Scale: N.T.S.

Remove existing 56.0 sf pylon and replace with new 47.2 sf pylon.



PHILADELPHIASIGN
COMMERCIAL SIGNAGE • LIGHTING • MAINTENANCE

707 W. Spring Garden St.
Palmyra, NJ 08065
T : 856.829.1460
F : 856.829.8549
www.philadelphiasign.com

REVISIONS

Project Manager: RMS	Designer: AFR
08/19/13	DRM
08/20/13	DRM
Revised Page 2	DRM
Revised E02, E11	DRM

Drawing #: A17800
PID #: 0509-00

Branch: Newington South
Address: 3237 Berlin Turnpike
Date: 04/04/2013

PERMITS ONLY

STANDARD WIND LOAD		
Description	Hardware	Qty
Match Plate Hardware	1/2" Dia x 2" Lg Hex Bolt w/ Nut & (2) Flat (1) Lock Washer Per Bolt	4
Anchor Bolt Hardware	1" Dia x 66" Lg Bolt, 6" Thread / 4" Hook (3) Nut (2) Flat Washers Per Bolt	4

Note: Unless Otherwise Noted Above
 - All Hardware to be SAE J429 - Grade 2
 - All Anchor Bolts to be AISC F1554-GR55 - Grade 55
 - All Anchor Bolt Nuts to be Heavy Hex Nut A563A
 - All Anchor Bolt Washers to be F424

PHILADELPHIASIGN
 HANDING THE WORLD'S BRANDS TO LIFE
 707 West Spring Garden Street
 Palmvta, New Jersey 08065
 Phone: 656.829.1460
 Fax: 656.829.5549
 www.philadelphiaign.com

CUSTOMER:
SANTANDER

JOB NUMBER:
 0509-01

SIGN TYPE:
 STD-R-PY-H-15

LOCATION:
 3237 Berlin Turnpike
 Newtonton CT

DATE:
 07-02-13

DRAWN BY:
 MCH

REVISION:
 Number: Date: By:

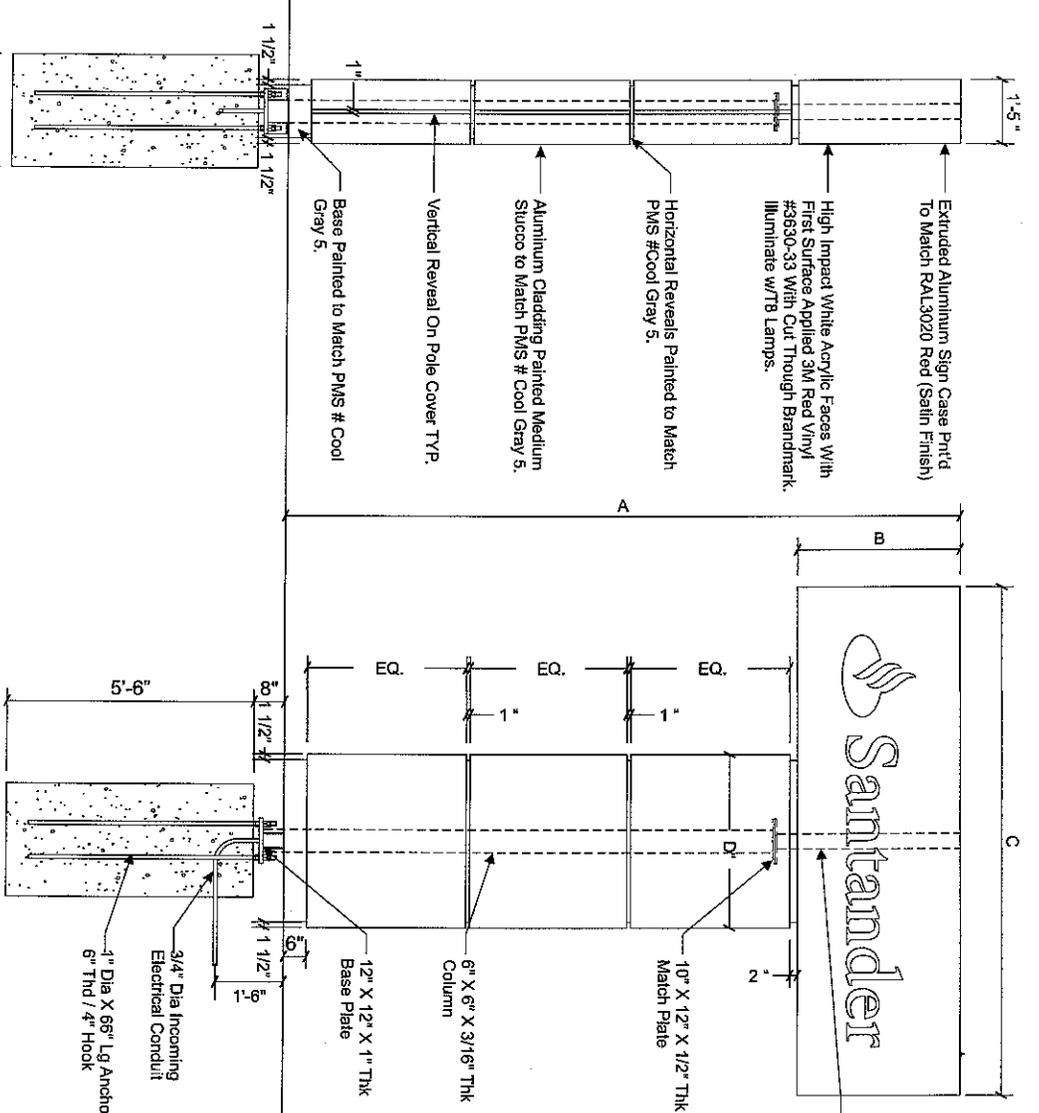
SHEET:
 1 OF 1

DWG NUMBER:
 B-50538

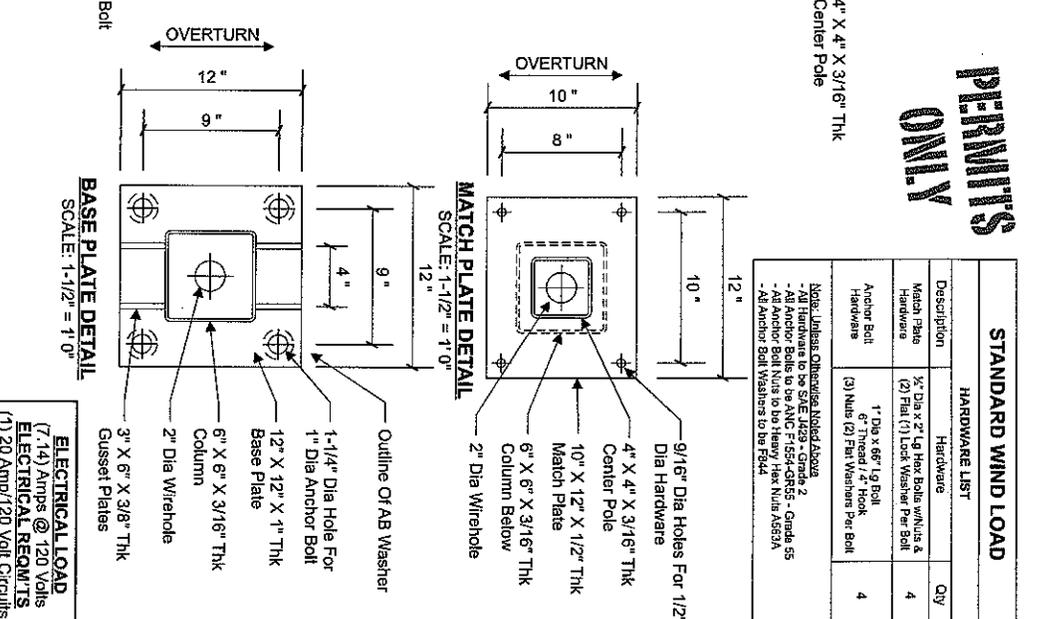
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
 EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
 PERSONAL USE ONLY. NOT TO BE REPRODUCED,
 COPIED, OR TRANSMITTED IN ANY FORM OR BY
 ANY MEANS, ELECTRONIC OR MECHANICAL, FOR
 BUSINESS OR PROMOTIONAL PURPOSES. IT IS NOT TO
 BE SHOWN TO ANYONE OUTSIDE YOUR
 ORGANIZATION NOR IS IT TO BE USED, COPIED,
 REPRODUCED, OR EXHIBITED IN ANY MANNER.



SIDE VIEW
 SCALE: 3/8" = 1' 0"



ELEVATION
 SCALE: 3/8" = 1' 0"

Sign Type	Description	Pylon Ht. (A)	Topper Ht. (B)	Head w. (C)	Face Material	Base w. (D)	Frame Height	"S" Height	\$q. Ft.
PY-H-15	15 Pylon Sign Horizontal Flat	15'-0"	3'-2 1/2"	1'-2-7/8"	Acrylic	3'-10"	1'-7-5/8"	1'-1-13/16"	40.74

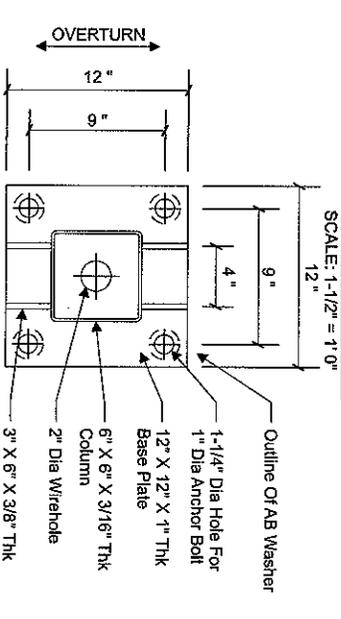
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

STANDARD PYLON NOTES:

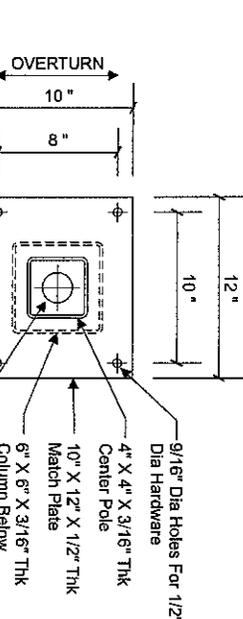
1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Soil Assumed To Be Medium Clay. Or Better. With Minimum Soil Bearing Capacity Of 2,500 PSF.
5. Concrete 2,500 PSI @ 28 Days.
6. Reinforcing Steel Shall Be ASTM A36.
7. Structural Steel Shall Be ASTM A36.
8. All Welds Shall Conform To A.W.S. Standards.

ELECTRICAL LOAD
 (7.14) Amps @ 120 Volts
ELECTRICAL REQ'NTS
 (1) 20 Amp/120 Volt Circuits

BASE PLATE DETAIL
 SCALE: 1-1/2" = 1' 0"



MATCH PLATE DETAIL
 SCALE: 1-1/2" = 1' 0"



OVERTURN

OVERTURN

Minor, Craig

From: Tracy Becker [tracy@thebeckers.com]
Sent: Thursday, September 05, 2013 10:05 AM
To: Minor, Craig
Subject: RE: Free-standing sign at 3237 Berlin Turnpike

Hi Mr. Minor,

Sorry about that. Will an email suffice, or should I send in a letter?

At the current Sovereign Bank located at 3237 Berlin Turnpike, we would like to remove the existing 56 sf freestanding sign and replace it with a new 47.2 sf freestanding sign. This new sign will be internally illuminated and will have an overall height of 15'0". The new sign will read "Santander" to reflect the new name.

If this is not sufficient, please let me know. Thank you for your help.

Regards,
Tracy Becker
Sign Permit Specialist
C 203.623.9745
H 203.949.0756
43 Mariot Circle
Wallingford, CT 06492

From: Minor, Craig [mailto:CMinor@NewingtonCT.Gov]
Sent: Wednesday, September 04, 2013 9:25 AM
To: 'tracy@thebeckers.com'
Subject: Free-standing sign at 3237 Berlin Turnpike

Tracy:

Please submit a narrative explanation of the proposed activity, as requested on the application form. Thanks.

- Craig Minor, AICP

The information contained in this electronic message may be confidential and/or privileged
If you received this in error, please inform the sender and remove any record of this
message. Please note that messages to or from the Town of Newington may be subject to
Freedom of Information statutes and regulations.

STAFF REPORT
Free-Standing Sign for Santander

September 6, 2013

Petition #52-13:

**Special Exception (Section 6.2.4: Free-standing Business Sign)
3237 Berlin Turnpike ("Santander")
National Sign Corporation, applicant**

Description of Petition #52-13:

The applicant would like to remove the existing "Sovereign Bank" sign, pylon and foundation, and replace it with an entirely new free-standing sign reflecting the new corporate owner. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

The existing sign is slightly larger than the proposed sign, but I will ask the ZEO to confirm that it does not exceed the total amount of signage allowed for this building.

I recommend the public hearing be scheduled for September 25, 2013.

cc:
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: September 6, 2013
Re: **Town Planner Report of September 11, 2013**

-
1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** none.
 2. **Old Performance Bonds held by Town:** I will have an updated report at the meeting.
 3. **Status of the "Modern Tire" Appeal:** Nothing new to report.
 4. **Newington Junction TOD Planning:** The TOD Committee met last week with the consultants from Boston to discuss "transit oriented development" planning for the Newington Junction neighborhood. The discussion included whether to adopt a more or a less aggressive scenario (the Committee opted for "more"); defining the limits of the area (the Committee opted to expand it west as far as the wetland area between Willard Avenue and West Hartford Road, and as far south as West Hill Road/Francis Avenue); parking restrictions (no decision); and the need to provide a vehicular connection between the east and west side of the transit corridor (the Committee opted for a vehicular bridge at the end of either Spring Street or Shepard Drive). The consultants will prepare a "concept plan" for the Committee that incorporates these issues.
 5. **"Low Impact Development" Regulations Project:** Nothing new to report.
 6. **Revision to Sign Regulations:** Nothing new to report.
 7. **St. Mary's Knanaya Church on Russell Road in Wethersfield:** This is a 5,460 s.f. church with 56 parking spaces on Russell Road. Russell Road is entirely in Wethersfield except at the bottom where it intersects East Cedar Street. The Wethersfield P&Z has scheduled a public hearing for it on September 17, 2013.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

Newington Town Plan and Zoning Commission
131 Cedar Street
Newington, CT 06111
Attn: Town Planner, Mr. Craig Minor

September 4, 2013

Regarding: 68 – 80 Maple Hill Avenue, Packard's Way Subdivision
From: John Bachand
56 Maple hill Avenue

Members of the TPZ Commission,

This letter is a follow up to the previous letter I submitted to the TPZ at the September 12, 2012 meeting. A copy of that letter is attached here. I would like this correspondence to be on the agenda for the September 11, 2013 TPZ meeting.

This being the one year anniversary, I feel it is reasonable and appropriate to revisit the issue. Though the town Planner has been very cordial and generous with his time with me, I am uncertain at this time, what, if any, resolution has been achieved to address the oversights that were documented by the planner at the 9/12/12 TPZ meeting.

I will not go into the details again in this letter, of those oversights and how they negatively affect my property's future interests, that has been documented in my letter (attached) submitted last year, and, as mentioned, by the planners response to that letter at the 9/12/12 TPZ meeting (see page 11 of the 9/12/12 TPZ meeting minutes).

I have patiently waited for an entire year now for resolution, at this time I would like an official, for the record update on the matter. I feel it is reasonable for me to expect the town to correct those mistakes and restore the beneficial and protective measures afforded me and my property, as explicitly specified in the approval of the subdivision, through the conditions of the Certificate of Action.

I have no other recourse but to plead for relief, so here I am again, a year later asking for help.

Thank You,
John Bachand

Newington Town Plan and Zoning Commission
131 Cedar Street
Newington, CT 06111
Attn: Town Planner, Mr. Craig Minor

August 27, 2012

Regarding: 68 – 80 Maple Hill Avenue, Planned Subdivision.
From: John Bachand
56 Maple hill Avenue

Mr. Minor,

This letter is a follow up to the conversation we had, Monday 8/27/2012, at the front counter of the building department, regarding the above referenced subdivision. I will not quote or paraphrase your side of our discussion, I'll just say that though you did offer me some assurances that my concerns will be addressed, I feel this matter is important enough to have an official explanation on file and recorded.

As you know I share a common border of over six hundred feet with this proposed subdivision, owning the property to the north. I have been cautiously anticipating the start of this project for over five years, since it was first approved (petition 69-06, approved with modifications at the TPZ meeting on April 25, 2007). In that time many changes have occurred in relation to this development, including: the developers, engineers for the town and the developer, the town planner and the scope of the project. At the time it was approved, one of the modifications (#7, relating to drainage), found on the certificate of action had a direct, positive impact on my property. This was the recommendation of the town engineer Anthony Ferraro, based upon his onsite inspection and observations of the substantial amount of storm water that flows through and from my property, to the south over the proposed subdivision site.

I was recently made aware of a hand written note in the building department's file on this subdivision, which mentioned a situation that could jeopardize my rights as they relate to my properties drainage in the future. The short caption read "map 3735 certificate of action not on mylar" It appears that in direct conflict of Newington plan and zoning subdivision regulations 7.4 (A) & (B) (page 31), the certificate of action was never affixed to the subdivision plan filed in the town clerk's office, nor were all the conditions incorporated onto the plan (many of the conditions appear on the plan, some clearly do not).

This revelation, if in fact proves to be accurate, is very troublesome, as it would leave me with no recourse except private civil action, should a future property owner of lot #7 of the proposed subdivision choose to block the flow of storm water from my property, as it now crosses over the property line outside of the drainage easement area. I won't go into all the details here, but Mr. Ferraro and I agreed upon a simple plan that involved a pipe coming off the proposed catch basin and extending onto my property, guaranteeing me uninterrupted drainage access in the future. I may be receptive to another approach, but otherwise will not accept less than what was specified in the original certificate of action.

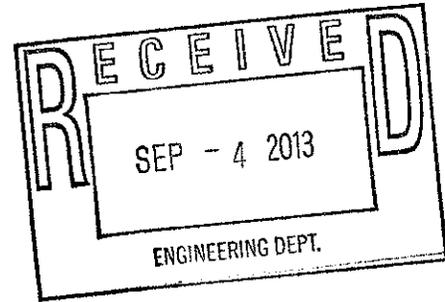
The wording in the subdivision regulations is concise, the premise behind the procedure of properly filing the approved plans in the land records in the allotted time, is that they are forever protected and easily referenced if a dispute should arise. Not having those plans filed as prescribed by the regulations has left me vulnerable to future problems. That this may of been known within the building department and not followed up on, has me very concerned for the process. I was advised that this letter should be read into the minutes and be on the agenda of the next TPZ meeting (9/12/12) to be officially on record.

Thank you, I await your response
John Bachand

PC: David Pruett, Chairman
Newington Town Plan and zoning Commission

Town of Wethersfield

505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109



August 30, 2013

Tanya Lane
Newington Town Hall
Town Clerk's Office
131 Cedar Street
Newington, CT 06111

RE: APPLICATION NO. 1805-13-Z Russell Road, Wethersfield, CT 06109.

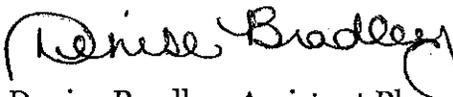
Dear Ms. Lane:

The Planning and Zoning Commission of the Town of Wethersfield will hold a public hearing on Tuesday, September 17, 2013 at 505 Silas Deane Highway, in the Town Hall Council Chambers 7 p.m. to consider APPLICATION NO. 1805-13-Z PDS Engineering & Construction Inc. c/o Chris Eseppi Seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations to construct a church on Russell Road.

If you have any questions please feel free to contact me at (860) 721-2837.

Sincerely,

TOWN OF WETHERSFIELD
PLANNING AND ZONING COMMISSION


Denise Bradley, Assistant Planner

cc: Town Manager
Town Planner
Engineering
Building Official

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2013 SEP - 3 A 11: 44

FILED BY *Tanya Lane* PAGE

TOWN CLERK

DATE	ISSUE
5-7-13	BROUERS DRAWING
8-16-13	SEPTIC APPROVAL
8-22-13	PAZ APPLICATION
9-4-13	SANITING & SLOPE
	STORM CHAMBER LOCATION

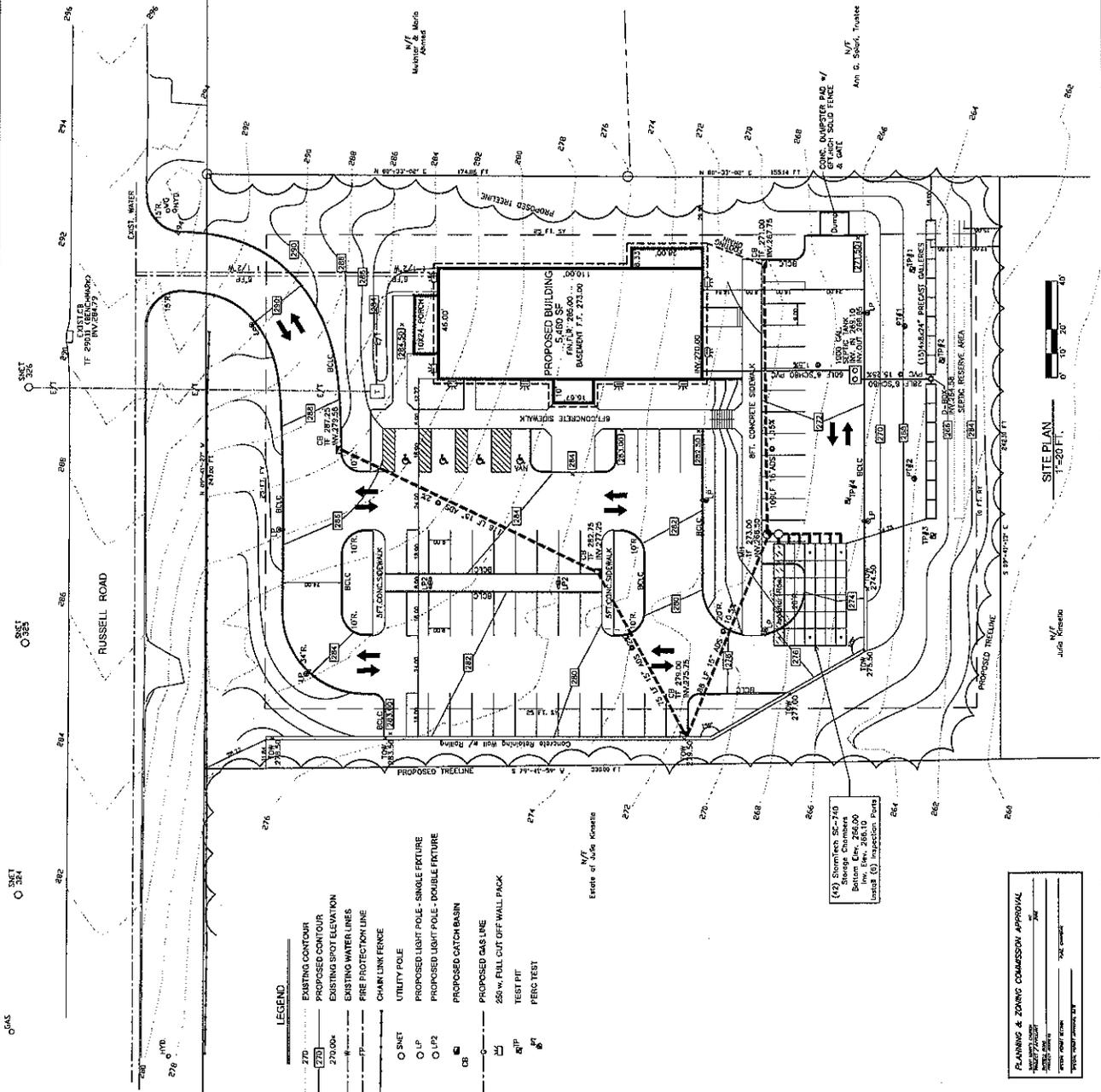
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	STORM CHAMBER LOCATION



CONSULTANTS:

PROJECT NAME: ST. MARY'S KANAYVA CHURCH
 RUSSELL ROAD
 WEATHERFIELD, CONNECTICUT
 MAP-014 BLOCK-003
 DRAWING TITLE: SITE GRADING & UTILITY PLAN

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: BF
C-100



DATE	ISSUE
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 DRAWING TITLE: SITE GRADING & UTILITY PLAN

ENGINEER: FB
 ARCHITECT:
 PROJECT MGR:
 DRAFTED BY: BF
C-100

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING WATER LINES
- PROPOSED WATER LINES
- FIRE PROTECTION LINE
- CHARM LINK FENCE
- UTILITY POLE
- PROPOSED LIGHT POLE - SINGLE FIXTURE
- PROPOSED LIGHT POLE - DOUBLE FIXTURE
- PROPOSED CATCH BASIN
- PROPOSED GAS LINE
- 28" W/ FULL CUT OFF WALL PACK
- TEST PIT
- PERC TEST

GENERAL SITE PLAN NOTES

- ALL PLANS SHOWN IN THIS SET ARE THE PROPERTY OF PDS ENGINEERING & CONSTRUCTION, INC. AND SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT UNTIL THE PROJECT IS COMPLETE.
- THE ARCHITECT SHALL NOTIFY THE TOWN ENGINEER'S OFFICE IN WRITING IN ADVANCE OF ANY CHANGES TO THE SITE PLAN.
- STRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
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EDUCATION DATA TABLE

EDUCATION	REQUIREMENTS
MINIMUM LOT AREA	20,000 SF
MINIMUM FRONT YARD SETBACK	25 FT.
MINIMUM SIDE YARD SETBACK	10 FT.
MINIMUM REAR YARD SETBACK	10 FT.
MINIMUM BUILDING COVERAGE	35 %
MINIMUM IMPERVIOUS COVERAGE	25 %

LANDSCAPE REQUIREMENTS & DETAILS

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PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

SCALE: 1" = 20' FT.
 SCALE: 1" = 20' FT.
 SCALE: 1" = 20' FT.