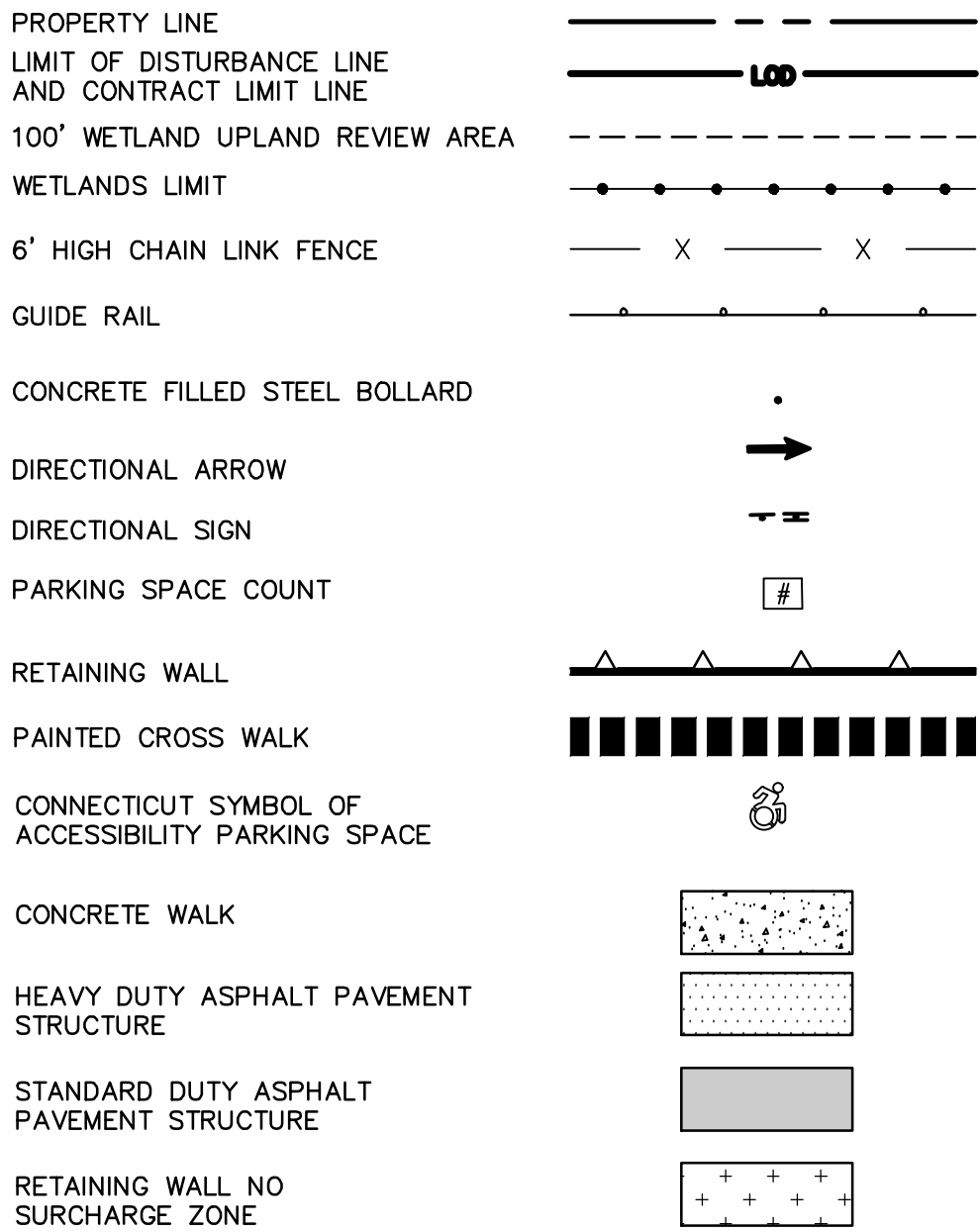


SITE PLAN LEGEND



ABBREVIATIONS

SYDL - SOLID YELLOW DOUBLE LINE

SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0532	STOP 30"
B	CUSTOM	
C	31-0629	
D	31-0648	NO ACCESSIBLE
E	CUSTOM (PROVIDED BY TENANT, FOR INFORMATIONAL PURPOSES ONLY)	
F	CUSTOM (SEE DN-12)	
G	"DELIVERY ONLY SIGNAGE"	TO BE PROVIDED BY TENANT
H	"SHARE THE ROAD" SIGN W11-1 & W16-1	
I	31-0523	YIELD

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

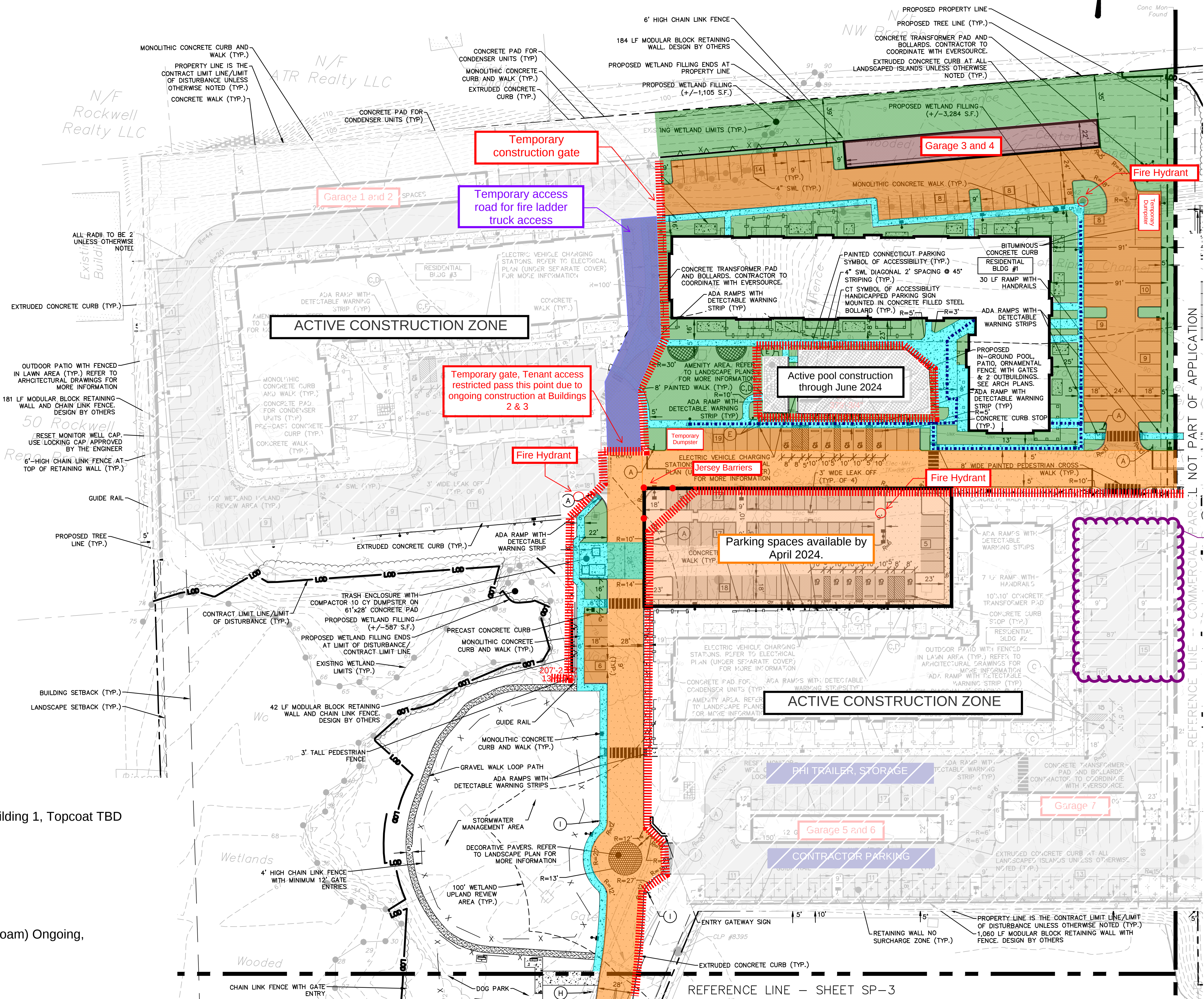
Building 1 Site Turnover List 03/22/2024

- Tenant & Leasing Binder Complete, 85 spaces at Building 1, Topcoat TBD
- Construction Binder Complete, Topcoat TBD
- Site Temp Fencing in place for Building 1 Turnover
- Garages 3 and 4 Complete
- Unit Patios, Unit MEP Pads, Curbing, Landscaping (Loam) Ongoing, Mulching and Plantings in Spring 2024
- Sidewalk, Site Concrete Complete
- Trash Route for Tenants of Building 1

Building 1 perimeter/site lighting, lighting down Pane Road to be completed at time of Building 1 Turnover

Dog Park to be completed at Building 2 Turnover

Building 1 Site Turnover Plan 03/22/2024



Existing loam pile during building 1 turnover

FIXED USE DEVELOPMENT
BERLIN TURNPIKE & PANE ROAD
HARTFORD COUNTY, CONNECTICUT

Revisions	Date	Desc.
1	07/25/2022	ADDED GRADING, DRAINAGE AND UTILITY REVISIONS
2	08/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
3	10/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
4	11/03/2022	REVISIONS PER TOWN ENGINEER COMMENTS
5	01/19/2023	REVISIONS PER TOWN ENGINEER COMMENTS
6	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
7	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
8	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
9	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS

Designed J.E.S.
Drawn J.E.S.
Reviewed J.E.S.
Scale 1"=40'
Project No. 2100116
Date 6/10/2022

CAD File: SP210011601

Title

SITE PLAN

Sheet No.

SP-1



Architecture
Engineering
Environmental
Land Surveying
BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

SITE PLAN LEGEND

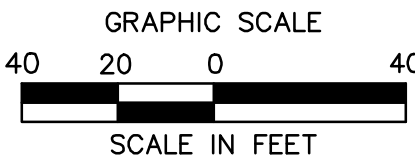
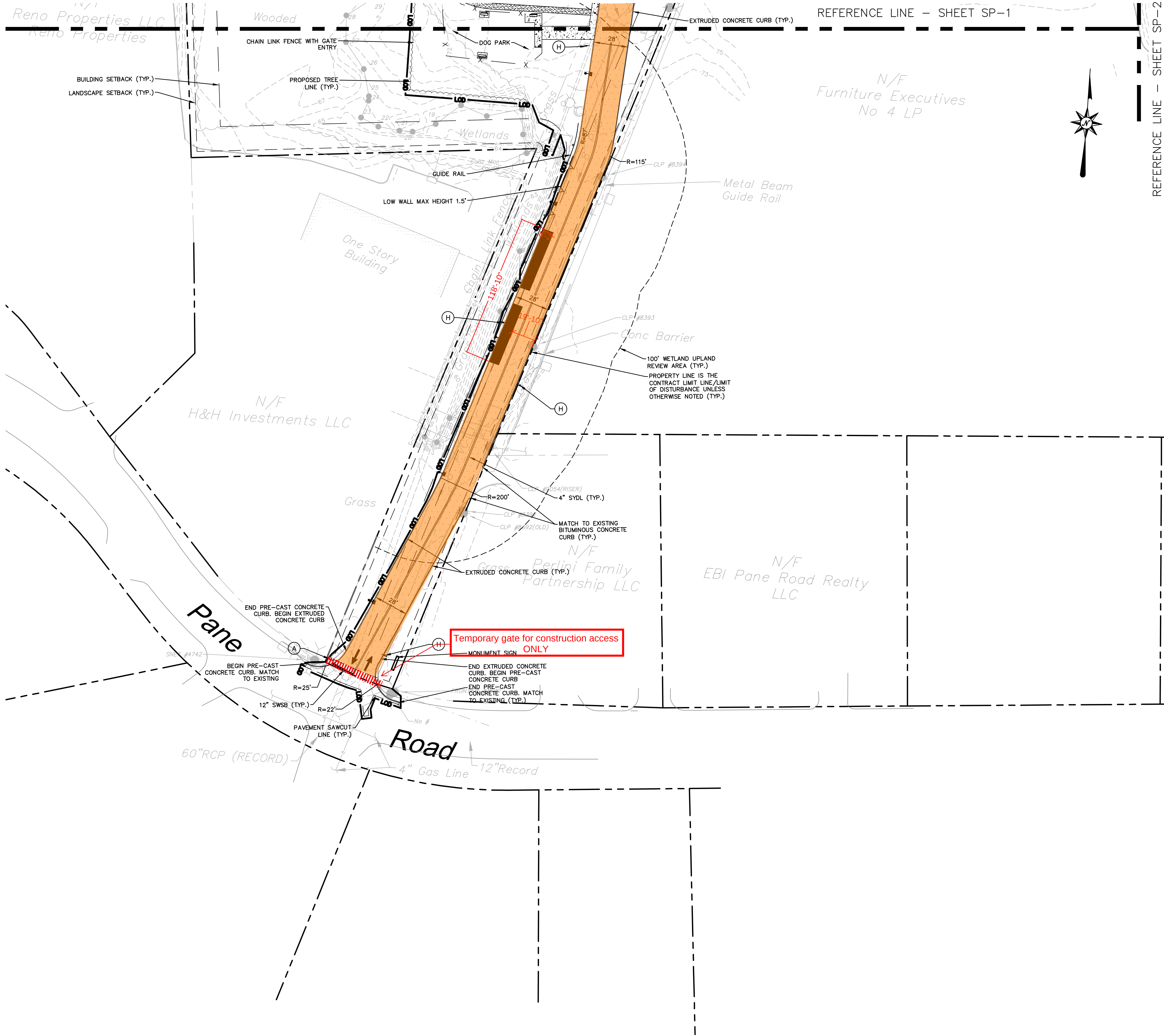
PROPERTY LINE
LIMIT OF DISTURBANCE LINE
AND CONTRACT LIMIT LINE
100' WETLAND UPLAND REVIEW AREA
WETLANDS LIMIT
6' HIGH CHAIN LINK FENCE
GUIDE RAIL
CONCRETE FILLED STEEL BOLLARD
DIRECTIONAL ARROW
DIRECTIONAL SIGN
PARKING SPACE COUNT
RETAINING WALL
PAINTED CROSS WALK
CONNECTICUT SYMBOL OF
ACCESSIBILITY PARKING SPACE
CONCRETE WALK
HEAVY DUTY ASPHALT PAVEMENT
STRUCTURE
STANDARD DUTY ASPHALT
PAVEMENT STRUCTURE
RETAINING WALL NO
SURCHARGE ZONE

ABBREVIATIONS
SYDL - SOLID YELLOW DOUBLE LINE

SIGN LEGEND

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B	CUSTOM	
C	31-0629	
D	31-0648	ADA ACCESSIBLE
E	CUSTOM (PROVIDED BY TENANT, FOR INFORMATIONAL PURPOSES ONLY)	2 HOUR LIMIT
F	CUSTOM (SEE DN-12)	2 HOUR LIMIT
G	"DELIVERY ONLY SIGNAGE"	TO BE PROVIDED BY TENANT
H	"SHARE THE ROAD" SIGN W11-1 & W16-1	
I	31-0523	YIELD

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



Architecture
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Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1404
(203) 630-2615 Fax



MIXED USE DEVELOPMENT
BERLIN TURNPIKE & PANE ROAD
NEWINGTON, HARTFORD COUNTY, CONNECTICUT

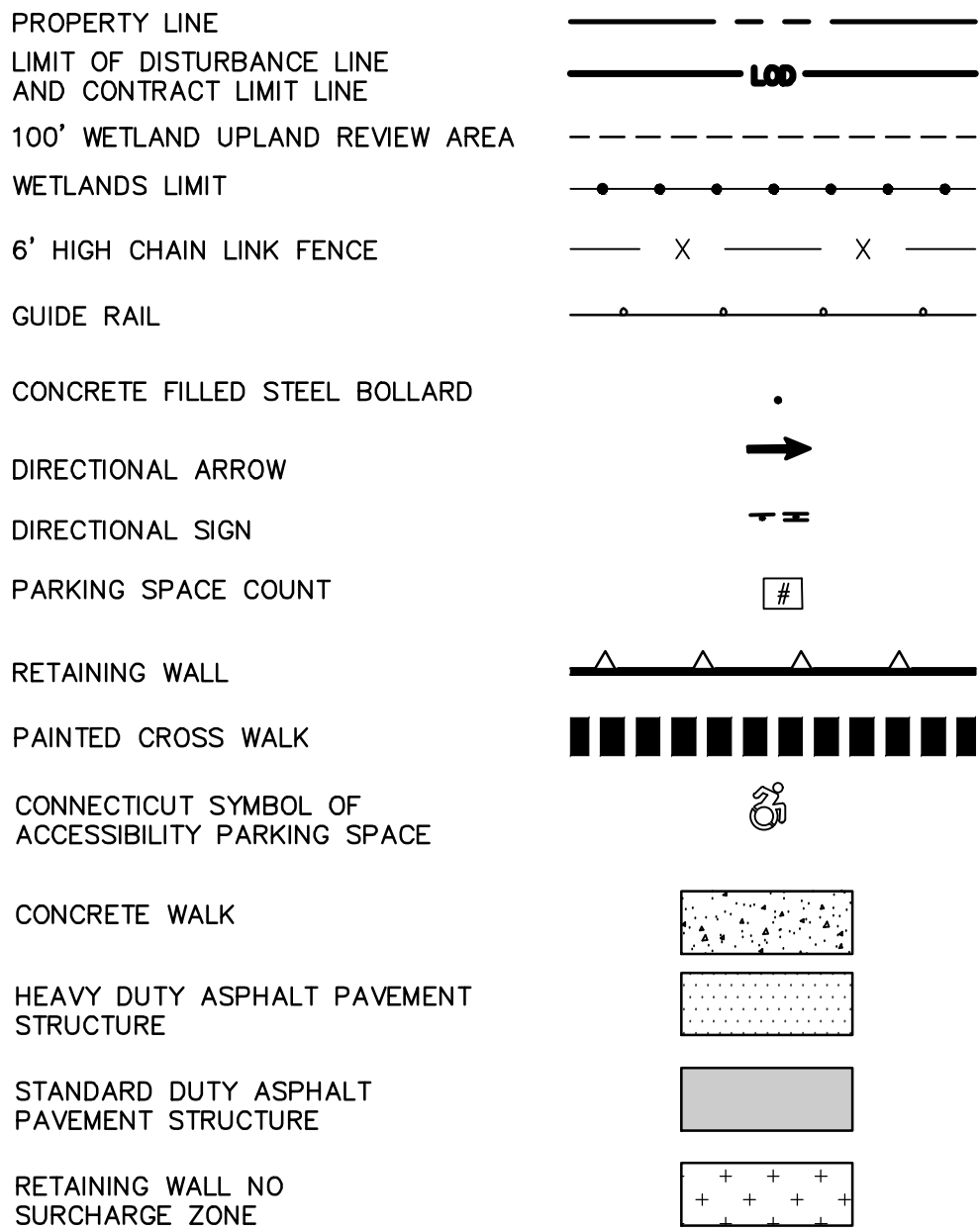
No.	Date	Desc.
1	07/25/2022	ADDED GRADING, DRAINAGE AND UTILITY REVISIONS
2	08/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
3	10/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
4	11/01/2022	REVISIONS PER TOWN ENGINEER COMMENTS
5	11/01/2022	REVISIONS PER TOWN ENGINEER COMMENTS
6	01/19/2023	REVISIONS PER TOWN ENGINEER COMMENTS
7	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
8	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
9	04/22/2023	REVISIONS PER TOWN ENGINEER COMMENTS

Designed J.E.S.
Drawn J.E.S.
Reviewed
Scale 1"=40'
Project No. 2100116
Date 6/10/2022
CAD File: SP210011601

Title
SITE PLAN
Sheet No.

SP-3

SITE PLAN LEGEND



ABBREVIATIONS

SYDL - SOLID YELLOW DOUBLE LINE

SIGN LEGEND

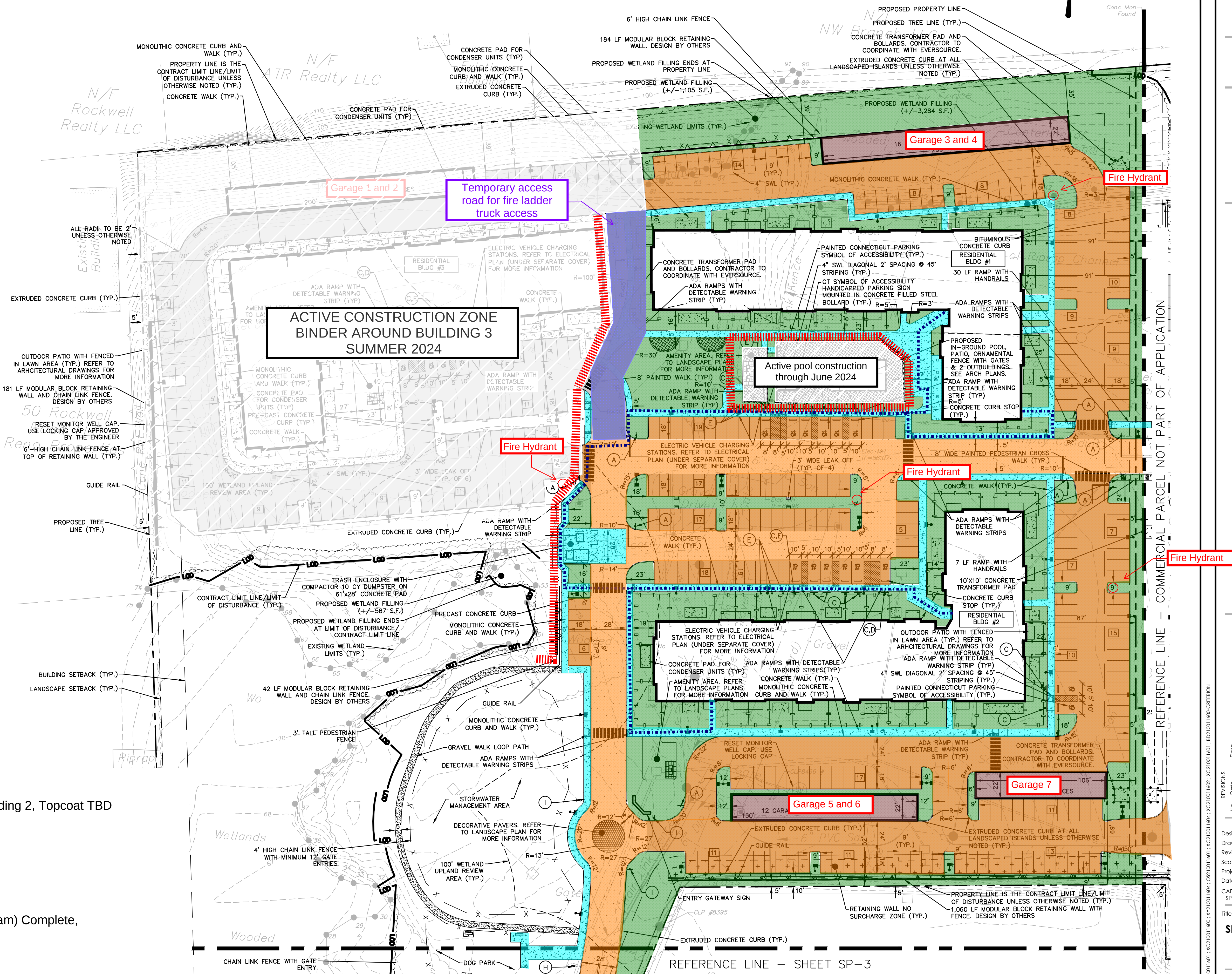
SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0532	STOP 30"
B	CUSTOM	
C	31-0629	
D	31-0648	ADA ACCESSIBLE
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F	CUSTOM (SEE DN-12)	
G	"DELIVERY ONLY SIGNAGE"	TO BE PROVIDED BY TENANT
H	"SHARE THE ROAD" SIGN W11-1 & W16-1	
I	31-0523	

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

Building 2 Site Turnover List 06/04/2024

- Tenant & Leasing Binder Complete, 165 spaces at Building 2, Topcoat TBD
- Construction Binder Complete, Topcoat TBD
- Site Temp Fencing in place for Building 2 Turnover
- Garages 5, 6 and 7 Complete
- Unit Patios, Unit MEP Pads, Curbing, Landscaping (Loam) Complete, Mulching and Plantings in Spring 2024
- Sidewalk, Site Concrete Complete
- Trash Route for Tenants of Building 1 and 2

Building 2 Site Turnover Plan 06/04/2024



SITE PLAN LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
100' WETLAND UPLAND REVIEW AREA	
WETLANDS LIMIT	
6' HIGH CHAIN LINK FENCE	
GUIDE RAIL	
CONCRETE FILLED STEEL BOLLARD	
DIRECTIONAL ARROW	
DIRECTIONAL SIGN	
PARKING SPACE COUNT	
RETAINING WALL	
PAINTED CROSS WALK	
CONNECTICUT SYMBOL OF ACCESSIBILITY PARKING SPACE	
CONCRETE WALK	
HEAVY DUTY ASPHALT PAVEMENT STRUCTURE	
STANDARD DUTY ASPHALT PAVEMENT STRUCTURE	
RETAINING WALL NO SURCHARGE ZONE	

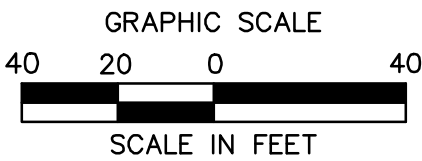
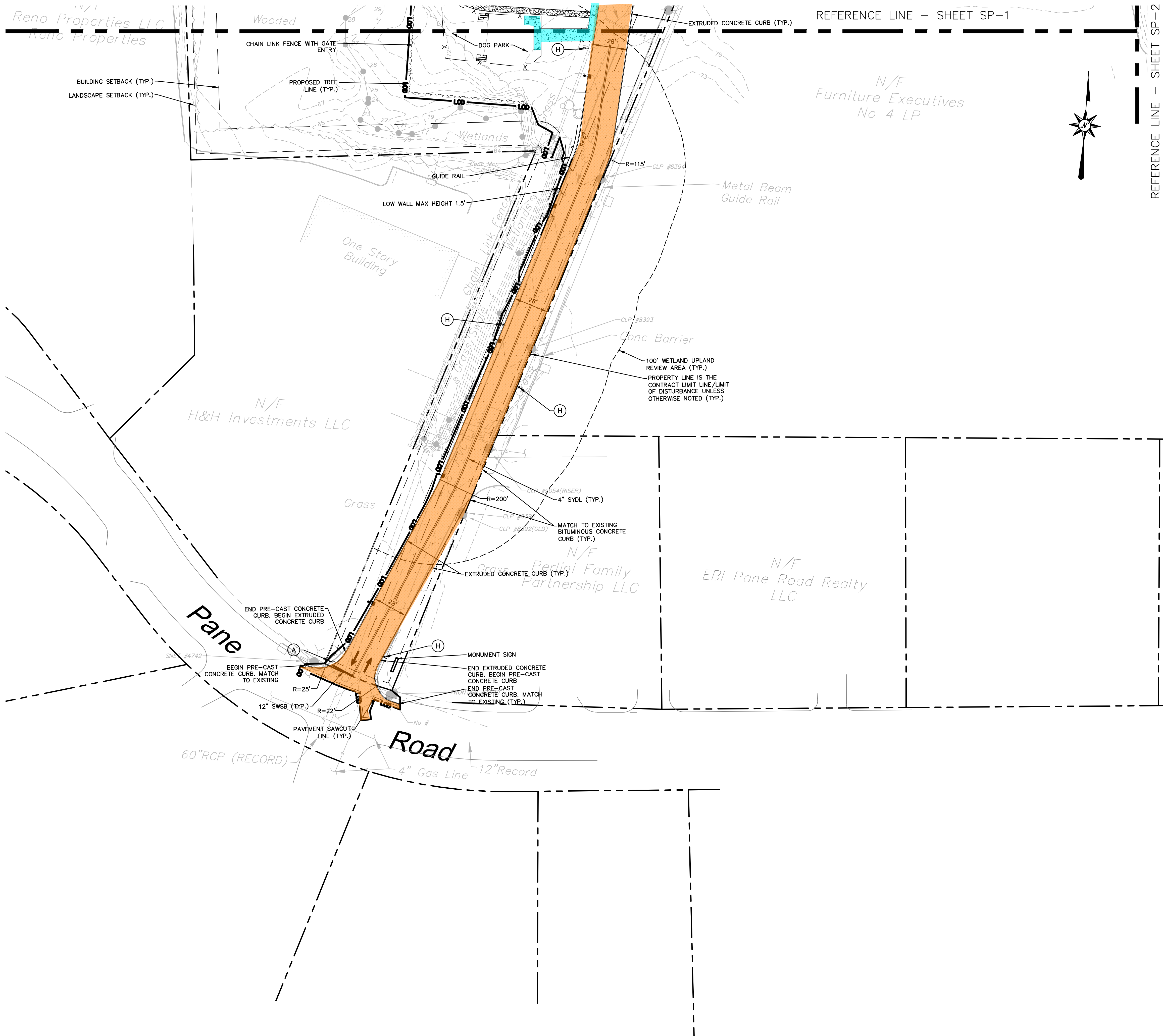
ABBREVIATIONS

SYDL - SOLID YELLOW DOUBLE LINE

SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0532	
B	CUSTOM	
C	31-0629	
D	31-0648	
E	CUSTOM (PROVIDED BY TENANT, FOR INFORMATIONAL PURPOSES ONLY)	
F	CUSTOM (SEE DN-12)	
G	"DELIVERY ONLY SIGNAGE"	TO BE PROVIDED BY TENANT
H	"SHARE THE ROAD" SIGN W11-1 & W16-1	
I	31-0523	

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



No.	Date	Desc.
1	07/25/2022	ADDED GRADING, DRAINAGE AND UTILITY REVISIONS
2	08/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
3	10/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
4	11/01/2022	REVISIONS PER TOWN ENGINEER COMMENTS
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8	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
9	04/22/2023	REVISIONS PER TOWN ENGINEER COMMENTS

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8	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
9	04/22/2023	REVISIONS PER TOWN ENGINEER COMMENTS

Designed	J.E.S.
Drawn	J.E.S.
Reviewed	
Scale	1"=40'
Project No.	2100116
Date	6/10/2022
CAD File:	SP210011601
Title	SITE PLAN
Sheet No.	

SITE PLAN LEGEND

PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
100' WETLAND UPLAND REVIEW AREA	---
WETLANDS LIMIT	---
6' HIGH CHAIN LINK FENCE	X X
GUIDE RAIL	---
CONCRETE FILLED STEEL BOLLARD	•
DIRECTIONAL ARROW	→
DIRECTIONAL SIGN	→
PARKING SPACE COUNT	#
RETAINING WALL	---
PAINTED CROSS WALK	---
CONNECTICUT SYMBOL OF ACCESSIBILITY PARKING SPACE	---
CONCRETE WALK	---
HEAVY DUTY ASPHALT PAVEMENT STRUCTURE	---
STANDARD DUTY ASPHALT PAVEMENT STRUCTURE	---
RETAINING WALL NO SURCHARGE ZONE	---

ABBREVIATIONS

SYDL - SOLID YELLOW DOUBLE LINE

SIGN LEGEND

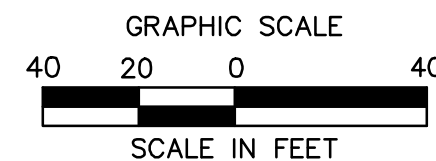
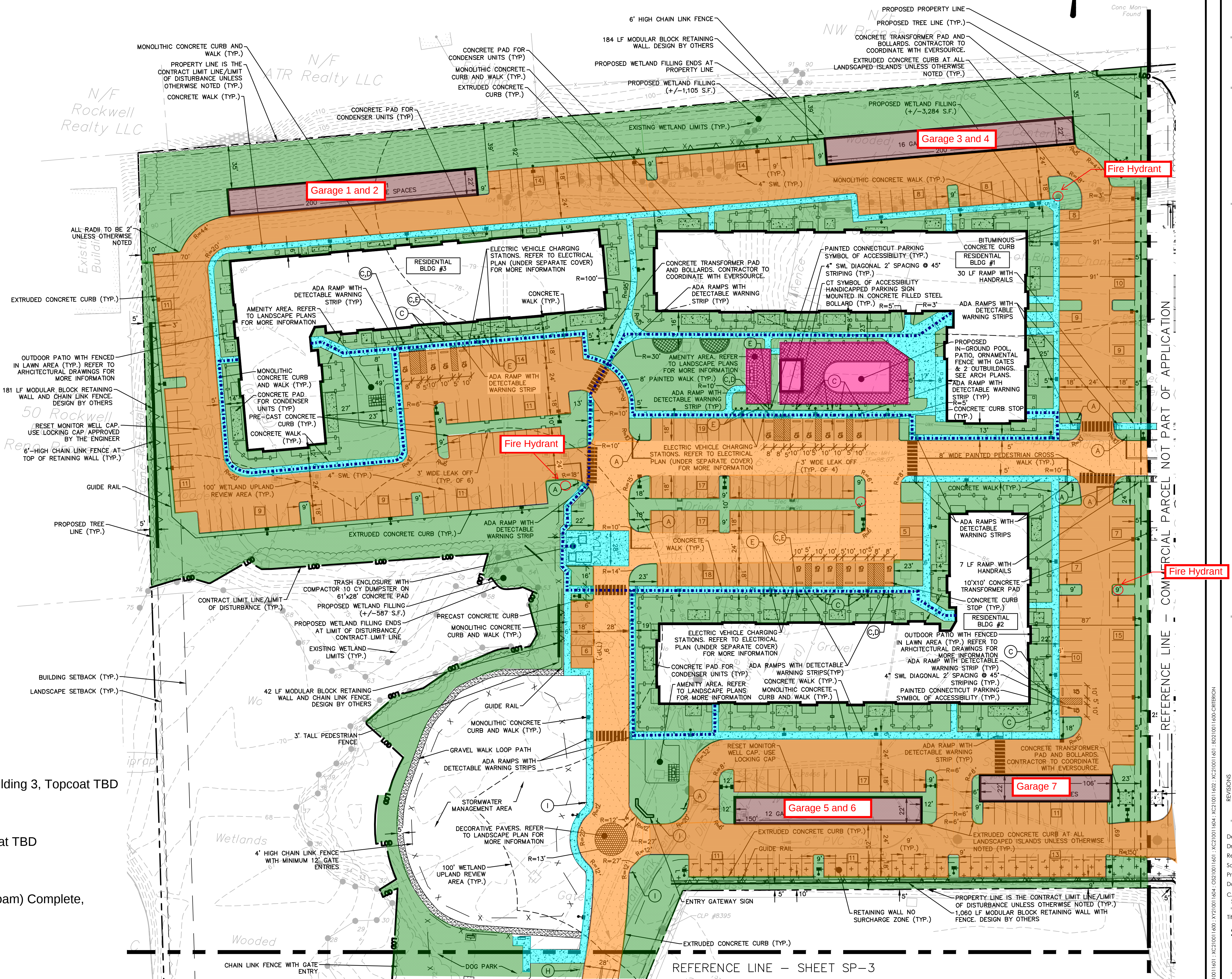
SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
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B	CUSTOM	---
C	31-0629	---
D	31-0648	---
E	CUSTOM (PROVIDED BY TENANT, FOR INFORMATIONAL PURPOSES ONLY)	---
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G	"DELIVERY ONLY SIGNAGE"	TO BE PROVIDED BY TENANT
H	"SHARE THE ROAD" SIGN W11-1 & W16-1	---
I	31-0523	---

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

Building 3 Site Turnover List 08/05/2024

- Tenant & Leasing Binder Complete, 100 spaces at Building 3, Topcoat TBD
- Pool and Pool Deck Complete
- Tenant/Leasing Driving Lane Binder Complete, Topcoat TBD
- Garages 1 and 2 Complete
- Unit Patios, Unit MEP Pads, Curbing, Landscaping (Loam) Complete, Mulching and Plantings in Spring 2024
- Sidewalk, Site Concrete Complete
- Trash Route for Tenants of Building 1,2 and 3

Building 3 Site Turnover Plan 08/05/2024



MIXED USE DEVELOPMENT

BERLIN TURNPIKE & PANE ROAD
NEWINGTON, HARTFORD COUNTY, CONNECTICUT

Revisions	Date	Description
1	07/25/2022	ADDED GRADING, DRAINAGE AND UTILITY REVISIONS
2	08/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
3	10/24/2022	REVISIONS PER TOWN ENGINEER COMMENTS
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5	01/19/2023	REVISIONS PER TOWN ENGINEER COMMENTS
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7	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
8	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS
9	03/03/2023	REVISIONS PER TOWN ENGINEER COMMENTS

Designed	J.E.S.
Drawn	J.E.S.
Reviewed	
Scale	1"=40'
Project No.	2100116
Date	6/10/2022

CAD File: SP21001161

Title

SITE PLAN

Sheet No.

SP-1

SITE PLAN LEGEND

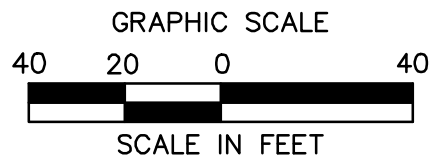
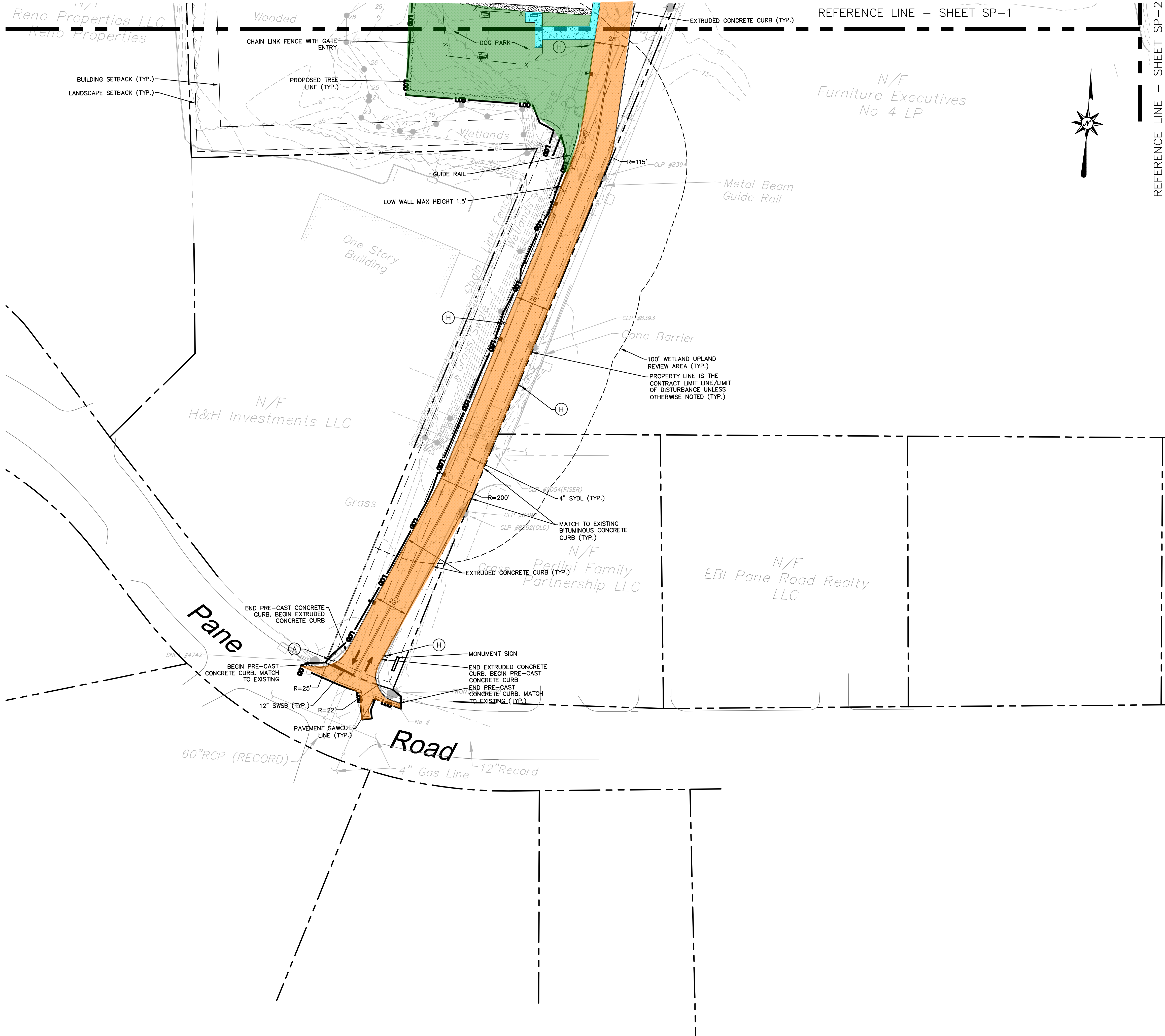
PROPERTY LINE
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WETLANDS LIMIT
6' HIGH CHAIN LINK FENCE
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ABBREVIATIONS
SYDL - SOLID YELLOW DOUBLE LINE

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F	CUSTOM (SEE DN-12)	2
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H	"SHARE THE ROAD" SIGN W11-1 & W16-1	
I	31-0523	YIELD

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REVISIONS		Desc.
No.	Date	
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4	11/03/2022	REVISIONS PER TOWN ENGINEER COMMENTS
5	11/17/2022	REVISIONS PER TOWN ENGINEER COMMENTS
6	01/19/2023	REVISIONS PER MDC COMMENTS AND COMMERCIAL SITE PLAN MODIFICATIONS
7	03/03/2023	ARCHITECTURE CONFORMED SET
8	03/03/2023	ARCHITECTURE CONFORMED SET
9	04/22/2023	ARCHITECTURE CONFORMED SET

Designed	J.E.S.
Drawn	J.E.S.
Reviewed	
Scale	1"=40'
Project No.	2100116
Date	4/10/2022
CAD File:	SP210011601