

Landscape Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS'S REPRESENTATIVE OF ANY CONFLICT.
- ALL MULCH SHALL BE RECYCLED RUBBER MULCH AS SPECIFIED UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- ALL TREES SHALL BE BAILED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SODDED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Tree Protection

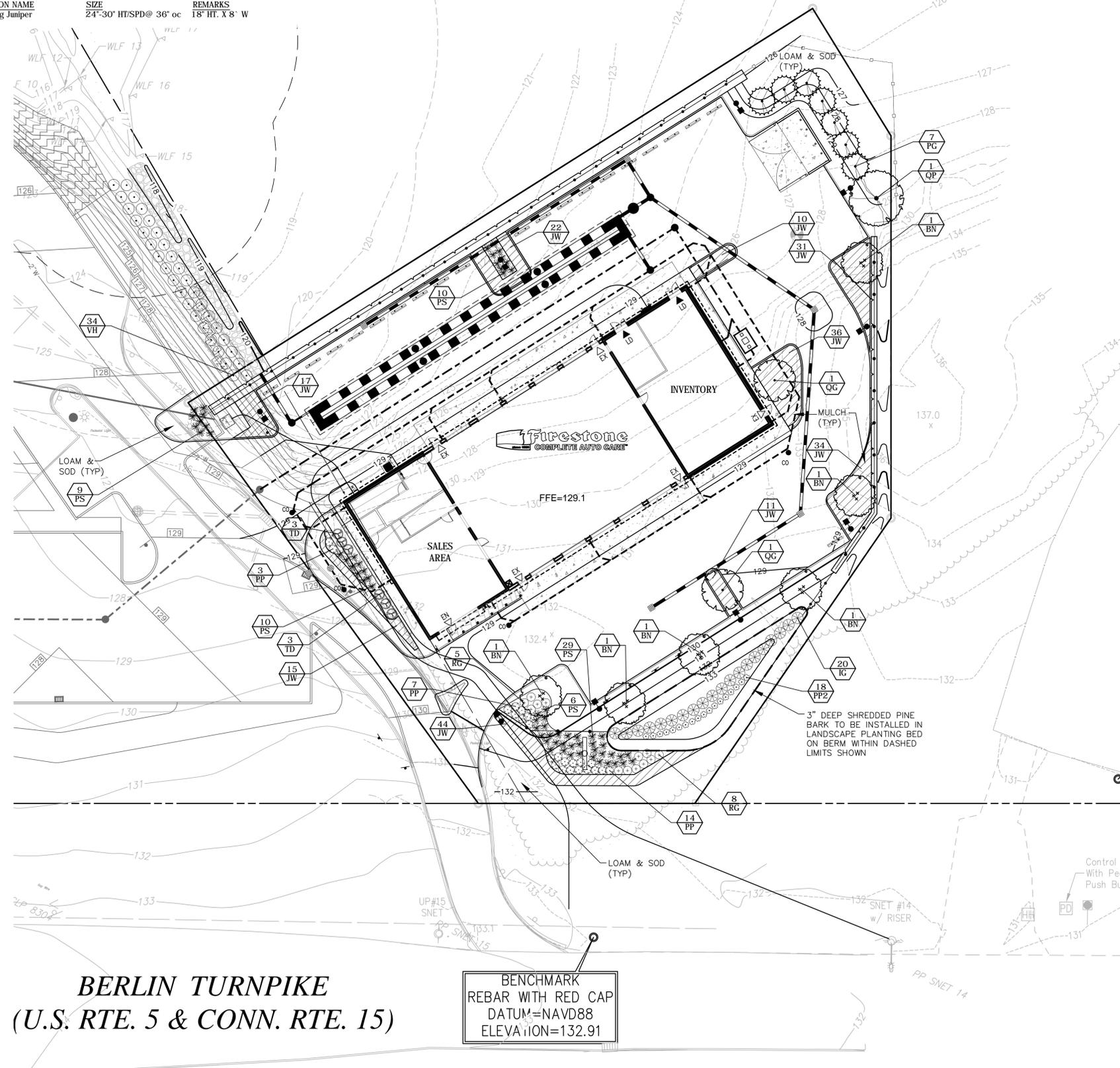
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN & INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, PLUMBING, AND ELECTRICAL CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
- THE CONTRACTOR MUST SUBMIT AS-BUILT DRAWINGS OF THE FULL IRRIGATION SYSTEM INCLUDING THE LOCATION OF THE RAIN SENSOR, CONTROLLERS, ALL VALVES, PIPES AND SPRINKLER HEAD LOCATIONS.
- ALL SPRINKLER HEADS SHALL BE LOCATED 15" BEHIND CURB.
- IRRIGATION SYSTEM SHALL NOT INCLUDE DRIP IRRIGATION.
- SYSTEM SHALL INCLUDE RAIN SENSOR MOUNTED TO BUILDINGS FLOW SENSOR, AND BLOW-OUT VALVE ON BUILDING EXTERIOR.

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
BN	6	Betula nigra	River Birch Multi-Trunk	2 1/2 - 3" CAL.	40' HT. X 40" W.
QP	1	Quercus palustris	Pin Oak	2 1/2 - 3" CAL.	50' HT. X 30" W.
QG	2	Quercus palustris 'Green Pillar'	Green Pillar Oak	2 1/2 - 3" CAL.	50' HT. X 15" W.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FG	7	Picea glauca	White Spruce	6 - 8' HT.	40' HT. X 15" W.
TD	6	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	6 - 8' HT.	15' HT. X 4" W.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
IG	20	Ilex glabra 'Compacta'	Compact Inkberry Holly	4' HT. MIN.	
PP2	18	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	18 - 24" HT.	
PS	64	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	2 gal	5' HT. x 3" W
PP	24	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	18 - 24" SPD	2.5' HT X 3" W
RG	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18 - 24" SPD	3' HT X 6" W
VH	34	Vaccinium corymbosum	Highbush Blueberry	18 - 24" HT.	6' HT X 5" W
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
JW	220	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	24"-30" HT/SPD @ 36" oc	18' HT. X 8" W



APPROVED BY THE NEWINGTON
TOWN PLAN AND ZONING COMMISSION
PETITION NO. 38-12, 39-12, 40-12
AT THE MEETING OF: 4/10/13
CHAIRMAN: _____
DATE: _____

APPROVED BY THE NEWINGTON
CONSERVATION COMMISSION
PETITION NO. 2012-28
AT THE MEETING OF: 12/18/12
CHAIRMAN: _____
DATE: _____

BERLIN TURNPIKE
(U.S. RTE. 5 & CONN. RTE. 15)

BENCHMARK
REBAR WITH RED CAP
DATUM=NAVD88
ELEVATION=132.91





Vanasse Hangen Brustlin, Inc.



COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY MANNER DELETTERIAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BRIDGESTONE RETAIL OPERATIONS, LLC IS STRICTLY PROHIBITED. ADMISSION TO THE EXCLUSIVE OWNERSHIP AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

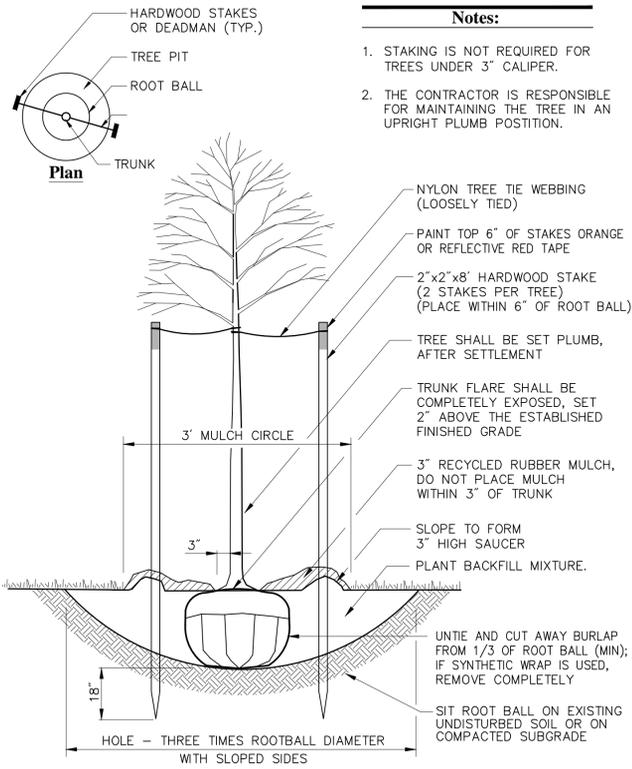
FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840



ZONE APPROVAL (BY/DATE):	VP:
CONTR.	RM.
CM.	
PROPERTY NO.:	000000
6 DIGIT NO.:	000000
4 DIGIT NO.:	0000
AOR PROJECT NUMBER:	xxxxxxx
LOCAL APPROVALS: DATE:	11-26-12
TOWN COMMENTS: DATE:	01-22-13
TOWN COMMENTS: DATE:	04-19-13
TOWN COMMENTS: DATE:	05-08-13
FENCE ADDED: DATE:	02-18-20

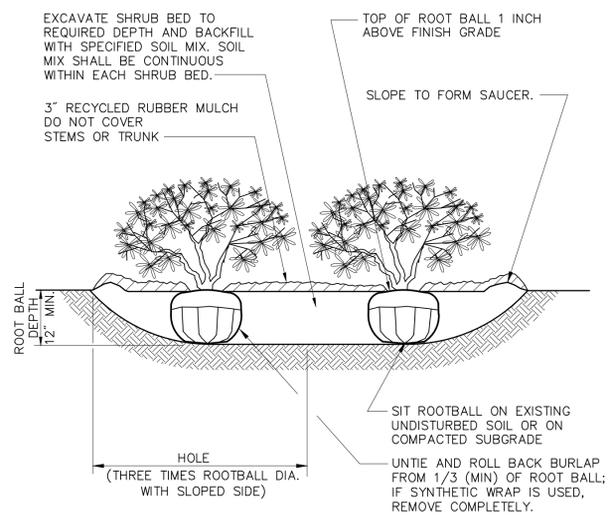
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L-1



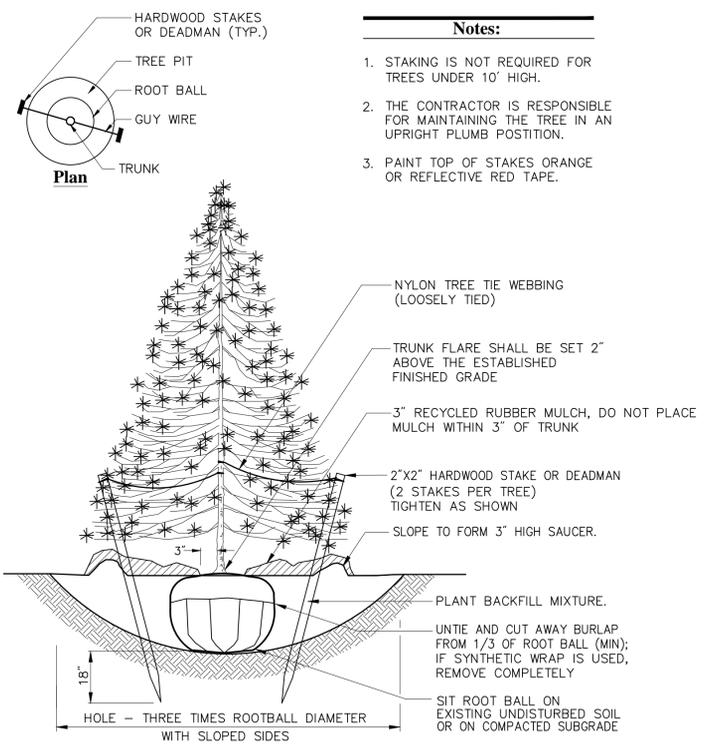
- Notes:**
1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TREE IN AN UPRIGHT PLUMB POSITION.

Tree Planting 1/10
 N.T.S. Source: VHB REV LD_602



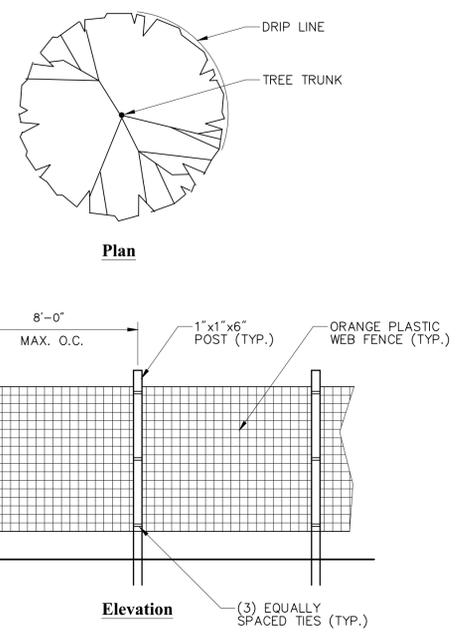
- Notes:**
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 6/08
 N.T.S. Source: VHB REV LD_601



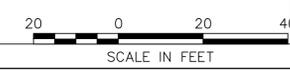
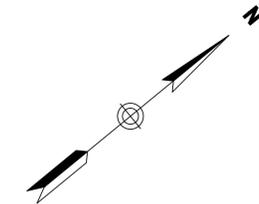
- Notes:**
1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TREE IN AN UPRIGHT PLUMB POSITION.
 3. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Evergreen Tree Planting 6/08
 N.T.S. Source: VHB REV LD_604



- Notes:**
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 6/08
 N.T.S. Source: VHB REV LD_610



VHB
 Vanasse Hangen Brustlin, Inc.

Firestone
 COMPLETE AUTO CARE

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FIRESTONE COMPLETE AUTO CARE
 2903 BERLIN TURNPIKE
 NEWINGTON, CT 06111
 OWNER: WEX-TUCK REALTY, L.L.C.
 121 PARK STREET
 NEW CANAAN, CT 06840

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION

PETITION NO. 38-12, 39-12, 40-12

AT THE MEETING OF: 4/10/13

CHAIRMAN: _____

DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. 2012-28

AT THE MEETING OF: 12/18/12

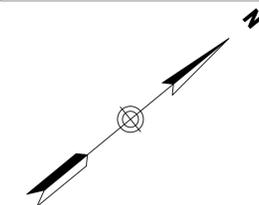
CHAIRMAN: _____

DATE: _____

ZONE APPROVAL (BY/DATE):
 VP: _____
 CONTR: _____
 RM: _____
 CM: _____
 PROPERTY NO.: 000000
 6 DIGIT NO.: 000000
 4 DIGIT NO.: 0000
 AOR PROJECT NUMBER: xxxxxxx
 LOCAL APPROVALS: DATE: 11-26-12
 TOWN COMMENTS: DATE: 01-22-13
 TOWN COMMENTS: DATE: 04-19-13
 TOWN COMMENTS: DATE: 05-08-13

SHEET TITLE:
PLANTING DETAILS

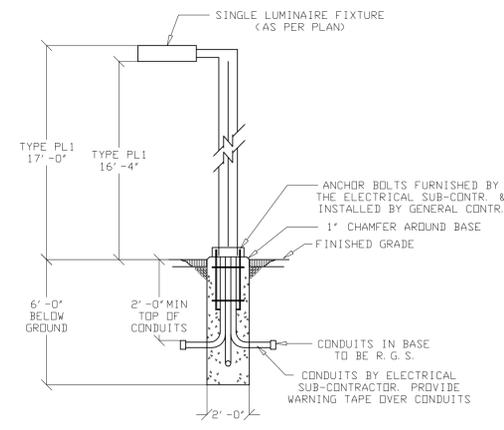
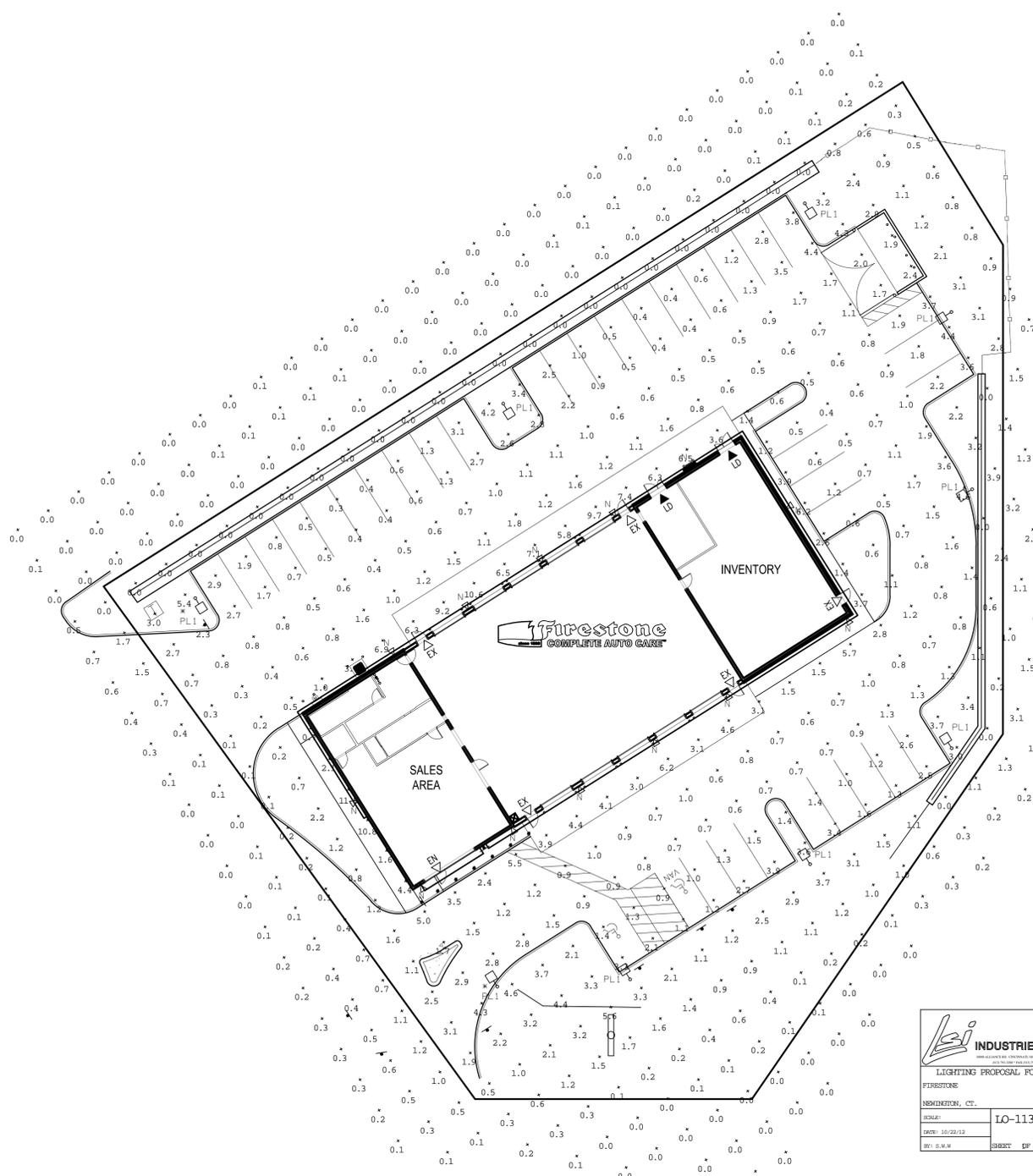
SHEET NUMBER:
L-2



Firestone
 COMPLETE AUTO CARE

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FIRESTONE COMPLETE AUTO CARE
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 NEWINGTON, CT 06111
 OWNER: WEX-TUCK REALTY, L.L.C.
 121 PARK STREET
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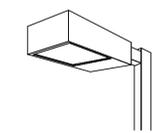
LIGHTING POLE BASE DETAIL
 NOT TO SCALE

NOTE:
 SIZE, DEPTH & REINFORCING STEEL IN BASE TO BE DETERMINED BY GEO. TECH. & STRUCTURAL ENGINEER

- TYPE 'N':
 LSI #WDRS-FT-70-MH-F-MT-BRZ
 70 WATT PULSE START MH (120V)
 MOUNTED AT 10'-0" AFF, FIXTURES FURNISHED AS PART OF BLDG
- TYPE 'PL1':
 LSI #CT2H-3-400PSMH-F-MT-BRZ-450BD-S11G-17-S-BRZ
 400 WATT PULSE START METAL HALIDE/TYPE 3 REFLECTOR-HOUSE SIDE SHIELD
 MOUNTED ON 17'-0" STRAIGHT SQUARE STEEL POLE ON FLUSH BASE (20BV)
 SEE DETAIL ABOVE TOP OF FIXTURE SHALL BE AT 17 FT ABOVE FINISHED GRADE MAX.
- * POLES TO BE SUPPLIED WITH GFCI RECEPTACLE AT 12'-0" ABOVE BASE PLATE WITH WP COVER (2 POLES AT DRIVEWAYS).
 POLES TO BE SET BACK 3'-0" FROM FACE OF CURB.



DORAL SERIES



CITATION
 IESNA FULL CUTOFF

LeI INDUSTRIES*
 LIGHTING PROPOSAL FOR
 FIRESTONE
 NEWINGTON, CT.
 SCALE: LO-113618
 DATE: 10/22/12
 BY: S.W.M. SHEET OF 1

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts	illumiance	Fc	1.24	11.5	0.0	N.A.	N.A.	
LOT SUMMARY								
CalcPts	illumiance	Fc	2.00	11.5	0.0	N.A.	N.A.	
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
■	9	PL1	SINGLE	CT2H-3-150-PSMH-F-HSS 17' M.H.	0.800	13000	6978	188
■	13	N	SINGLE	WDRS-FT-150-MH-F 10' M.H.	0.800	6200	3614	88

APPROVED BY THE NEWINGTON
 TOWN PLAN AND ZONING COMMISSION
 PETITION NO. 38-12, 39-12, 40-12
 AT THE MEETING OF: 4/10/13
 CHAIRMAN: _____
 DATE: _____

APPROVED BY THE NEWINGTON
 CONSERVATION COMMISSION
 PETITION NO. 2012-28
 AT THE MEETING OF: 12/18/12
 CHAIRMAN: _____
 DATE: _____

NOTE:
 SEE ARCHITECTURAL PLANS FOR EXACT
 BUILDING LIGHTING LOCATIONS. SEE SITE PLAN
 FOR EXACT SITE LIGHT POLE LOCATIONS.



Saved Wednesday, May 08, 2013 12:50:54 PM TDANDOWICZ Plotted Wednesday, May 08, 2013 12:51:04 PM Dawidowicz, Todd

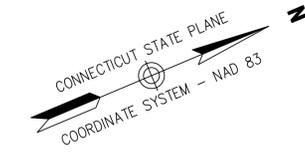
Map References

*ALTA/ACSM LAND TITLE SURVEY, PROPERTY SURVEY, BERLIN TURNPIKE (U.S. RTE. 5 & CONN. RTE. 15) AND MAIN STREET, NEWINGTON, CONNECTICUT, PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 14, 2010 AND REVISED THROUGH MARCH 26, 2013.

SITE PLANS, PROPOSED FIRESTONE COMPLETE AUTO CARE, 2903 BERLIN TURNPIKE, NEWINGTON, CONNECTICUT, SHEETS C-2 & C-4, PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED OCTOBER 31, 2012.

*CONSTRUCTION SKETCH 4 - PROPOSED BONEFISH GRILL, 2903 BERLIN TURNPIKE, NEWINGTON, CONNECTICUT, SHEET CSK-4, PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED APRIL 5, 2013 AND REVISED THROUGH MAY 1, 2013.

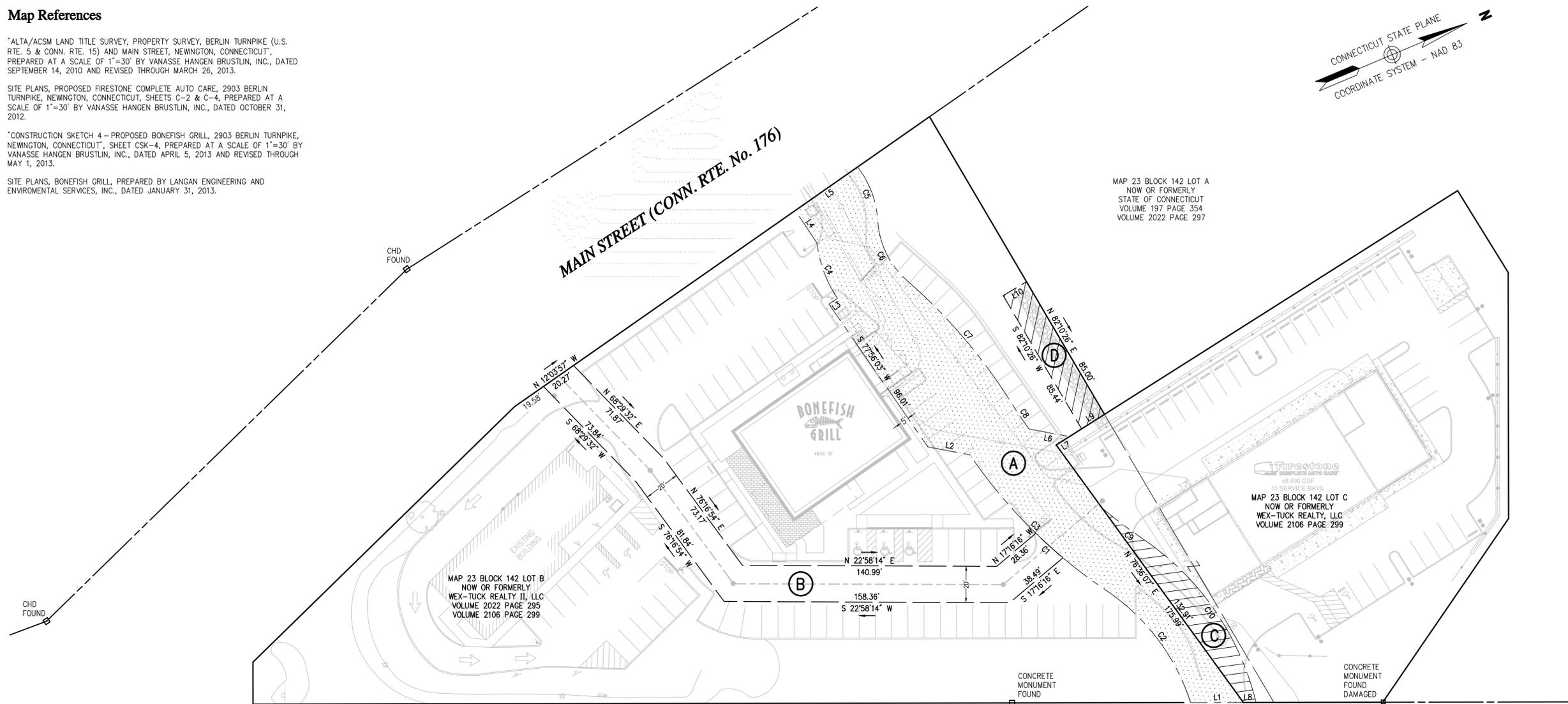
SITE PLANS, BONEFISH GRILL, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED JANUARY 31, 2013.



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

54 Tuttle Place
Middletown, Connecticut 06457
860.632.1500 • FAX 860.632.7879



**BERLIN TURNPIKE
(U.S. RTE. No. 5 & CONN. RTE. No. 15)**

(A)
PROPOSED ACCESS & UTILITY EASEMENT
IN FAVOR OF LOT C
AREA = 13,015± SQ. FT.
(0.29877± ACRES)

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	29.29	S22°38'31"W
L2	23.67	S33°16'50"W
L3	5.64	N12°03'57"W
L4	21.56	S78°57'27"W
L5	42.05	N12°03'57"W
L6	22.83	N33°16'50"E
L7	8.68	S9°29'55"E

(B)
PROPOSED SANITARY SEWER EASEMENT
IN FAVOR OF LOT C
AREA = 6,667± SQ. FT.
(0.15305± ACRES)

EASEMENT CURVE DATA						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	282.50'	20.20'	4°05'49"	10.10'	20.20'	N64°45'05"E

(C)
PROPOSED ACCESS EASEMENT
IN FAVOR OF LOT B
AREA = 1,616± SQ. FT.
(0.03710± ACRES)

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L8	7.03	S22°38'31"W

EASEMENT CURVE DATA						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C9	247.50'	27.65'	6°23'59"	13.84'	27.63'	N59°44'32"E
C10	152.50'	113.21'	42°32'03"	59.36'	110.63'	N77°48'33"E

(D)
PROPOSED DRAINAGE EASEMENT
IN FAVOR OF LOT C
(TO BE MAINTAINED BY LOT C)
AREA = 1,278± SQ. FT.
(0.02935± ACRES)

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L9	15.01	S9°29'55"E
L10	15.00	N7°49'34"W

EASEMENT CURVE DATA						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C2	117.50'	78.70'	38°22'34"	40.89'	77.24'	S75°43'49"W
C3	282.50'	107.38'	21°46'40"	54.34'	106.73'	S67°25'52"W
C4	69.86'	32.87'	26°57'27"	16.75'	32.57'	N87°38'02"W
C5	52.50'	32.01'	34°56'08"	16.52'	31.52'	S87°57'38"E
C6	47.50'	37.99'	45°49'46"	20.08'	36.99'	N86°35'33"E
C7	302.30'	89.67'	16°59'47"	45.17'	89.35'	N72°10'34"E
C8	247.50'	16.94'	3°55'16"	8.47'	16.93'	N78°42'39"E



No.	Revision	Date	Appvd.

Designed by _____ Drawn by **TD** Checked by **PNO**
 CAD checked by **JD** Approved by **CCD**
 Scale 1"=30' Date **May 8, 2013**

Project Title
**Retail Development
Mixed Use**

Berlin Turnpike
Newington, Connecticut
Issued for
Filing

Drawing Title
**Easement Map for
Access/Egress & Utilities**

THIS SURVEY AND MAP HAS 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.

THIS IS AN EASEMENT MAP CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Drawing Number
Ea-1
Sheet **1** of **1**
Project Number
41671.01



CHRISTOPHER C. DANFORTH, L.S. #70118 DATE _____



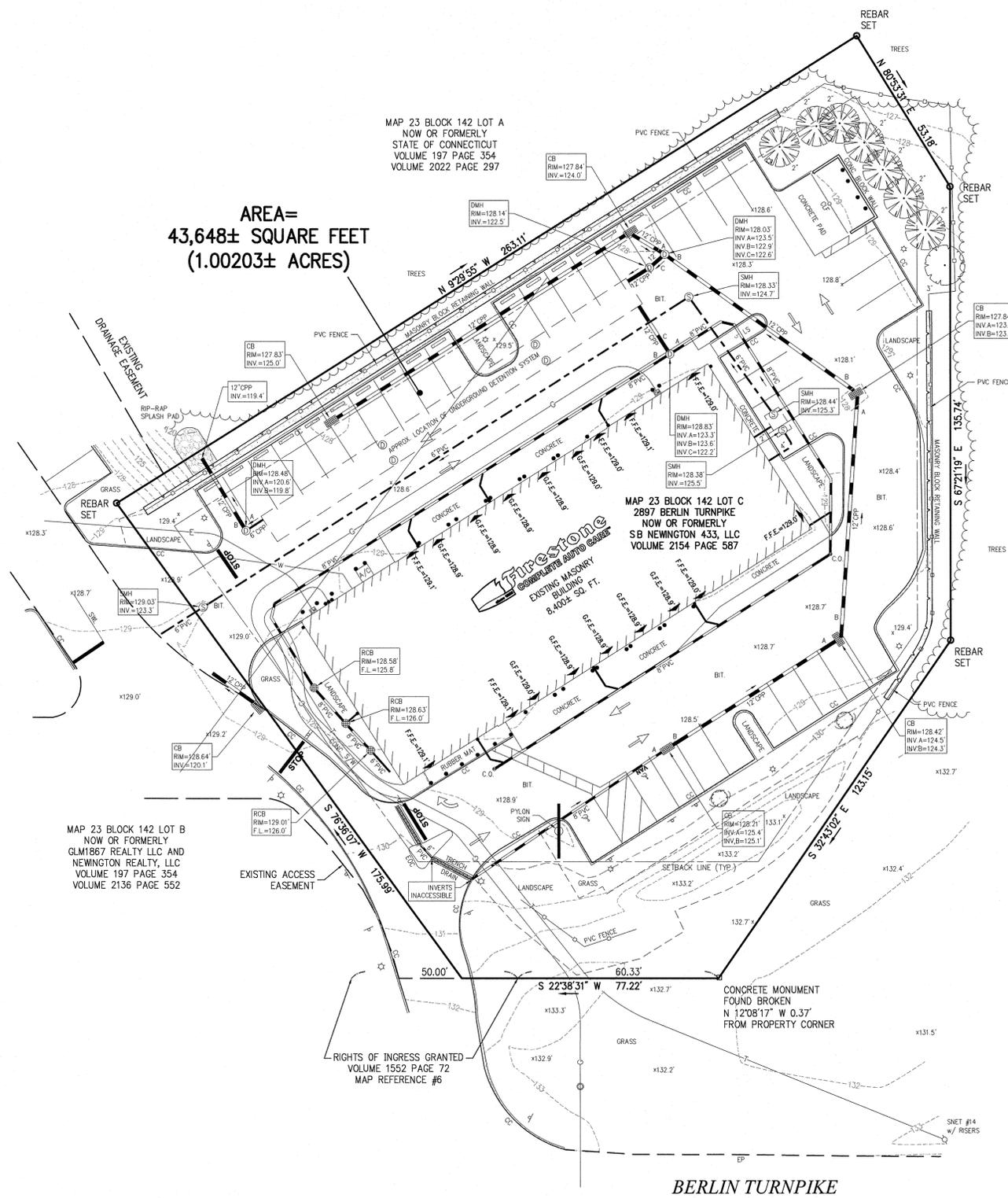
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



Locus Map
(NOT TO SCALE)

Map References

1. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NEWINGTON, BERLIN TURNPIKE, FROM MAIN STREET NORTHERLY TO THE WETHERSFIELD LINE", No. 93-07, SHEET 1 OF 5, PREPARED AT A SCALE OF 1"=40', DATED JUNE 1, 1959.
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NEWINGTON, BERLIN TURNPIKE, FROM THE BERLIN TOWN LINE NORTH TO MAIN STREET", No. 93-06, SHEET 4 OF 4, PREPARED AT A SCALE OF 1"=40', DATED APRIL 10, 1959.
3. "TOWN OF NEWINGTON, MAP SHOWING LAND ACQUIRED FROM RICHARD BURG ET AL BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 291," NUMBER 93-74-21, SHEET 1 OF 1, PREPARED AT A SCALE OF 1"=40', DATED MAY 1969 AND REVISED THROUGH NOVEMBER 9, 1970.
4. "TOWN OF NEWINGTON, MAP SHOWING LAND ACQUIRED FROM SOLOMON DAVIS ET ALS BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 291," NUMBER 93-74-51, SHEET 1 OF 1, DATED APRIL 1971 AND REVISED THROUGH JUNE 23, 1971.
5. "COMPILATION PLAN, TOWN OF NEWINGTON, MAP SHOWING LAND RELEASED TO RENAISSANCE DEVELOPMENT CORP. BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, CT ROUTE 15 - BERLIN TURNPIKE AT MAIN STREET", PROJECT No. 93-74, SERIAL No. 52A, PREPARED AT A SCALE OF 1"=40', DATED SEPTEMBER 2000. ON FILE IN THE NEWINGTON TOWN CLERK'S OFFICE AS MAP 3477.
6. "COMPILATION PLAN, TOWN OF NEWINGTON, SHOWING RIGHTS OF ACCESS GRANTED TO RENAISSANCE DEVELOPMENT CORP. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, CT. ROUTE 15 - BERLIN TURNPIKE AT MAIN STREET," PROJECT No. 93-74, SERIAL No. 52B, PREPARED AT A SCALE OF 1"=40', DATED SEPTEMBER 2000. ON FILE IN THE NEWINGTON TOWN CLERK'S OFFICE AS MAP 3496.
7. "COMPILATION PLAN, TOWN OF NEWINGTON, MAP SHOWING LAND RELEASED TO WEX-TUCK REALTY LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, BERLIN TURNPIKE (U.S. ROUTE 5 & CT ROUTE 15), PROJECT No. 93-74, SERIAL No. 21A, PREPARED AT A SCALE OF 1"=40', DATED AUGUST 27, 2009. ON FILE IN THE NEWINGTON TOWN CLERK'S OFFICE AS MAP 3859.
8. "MAP PROPERTY OF MARCELLA PIETKERWITZ ET. AL. MAIN ST. NEWINGTON, CONN." PREPARED AT A SCALE OF 1"=40' BY E. C. FRESEN, LAND SURVEYOR, DATED APRIL 1950. ON FILE AT THE NEWINGTON TOWN CLERK'S OFFICE AS MAP 391.
9. "MAP PROPERTY OF MICHAEL A. PETANOVICH & RICHARD BURG, HARTFORD-NEW HAVEN TPK. NEWINGTON, CONN." PREPARED AT A SCALE OF 1"=40' BY E. C. FRESEN, LAND SURVEYOR, DATED OCTOBER 20, 1960. ON FILE AT THE NEWINGTON TOWN CLERK'S OFFICE AS MAP 1458.
10. "PROPERTY LINE & TOPOGRAPHIC SURVEY, BONEFISH GRILL, TOWN OF NEWINGTON, 2909 BERLIN TURNPIKE, HARTFORD COUNTY, CONNECTICUT", SHEET VB01-0101, PREPARED AT A SCALE OF 1"=30' BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED MAY 31, 2012 AND REVISED THROUGH JULY 11, 2012.
11. "COMPILATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF WEX-TUCK REALTY II, LLC, 2909 BERLIN TURNPIKE, NEWINGTON, CONNECTICUT," FILE No. W3027, SHEET 1 OF 1, PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED MAY 15, 2013.
12. "UTILITY EASEMENT MAP, RETAIL DEVELOPMENT/MIXED USE, BERLIN TURNPIKE, NEWINGTON, CONNECTICUT", PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED AUGUST 19, 2013.
13. "LOT LINE ADJUSTMENT PLAN, BERLIN TURNPIKE (U.S. RTE. 5 & CONN. RTE. 15) AND MAIN STREET, NEWINGTON, CONNECTICUT", PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED AUGUST 14, 2012.
14. "EXHIBIT OF R.E.A. AGREEMENT, RETAIL DEVELOPMENT/MIXED USE, BERLIN TURNPIKE, NEWINGTON, CONNECTICUT", PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 11, 2012.
15. "AS-BUILT SURVEY, BONEFISH GRILL, 2909 BERLIN TURNPIKE, NEWINGTON, CONNECTICUT", PREPARED AT A SCALE OF 1"=30' BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED AUGUST 12, 2013.
16. "ALTA/ACSM LAND TITLE SURVEY, PROPERTY SURVEY & TOPOGRAPHIC SURVEY, BERLIN TURNPIKE (U.S. RTE. 5 & CONN. RTE. 15) AND MAIN STREET, NEWINGTON, CONNECTICUT", SHEETS Sv-1 & Sv-2, PREPARED AT A SCALE OF 1"=30' BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 23, 2014.



Legend

- CATCH BASIN
- CATCH BASIN
- ROUND CATCH BASIN
- ▴ FLARED END SECTION
- DS • DOWNSPOUT
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ SIGNAL MANHOLE
- ⊙ WATER MANHOLE
- ⊙ WATER GATE
- ⊙ SIAMSE CONNECTION
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ FLOOD LIGHT
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/LIGHT
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ BOLLARD/POST
- ⊙ BORING
- ⊙ MONITORING WELL
- TP-1 ■ TEST PIT
- WF 1-100 ▲ WETLAND FLAG
- 100.0 x ■ SPOT ELEVATION
- ⊙ HANDICAP SYMBOL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL/LANDSCAPE
- EDGE OF TRAVELED WAY
- EDGE OF PATH
- BUILDING OVERHANG
- CURB
- STEEL GUARD RAIL
- WOOD GUARD RAIL
- BARBED/WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE
- STONE WALL
- TREE LINE
- STREAM
- WETLAND EDGE
- PROPERTY LINE
- EASEMENT LINE
- ZONING SETBACK LINE
- STATE FREEWAY LINE (NON-ACCESS)
- STATE HIGHWAY LINE
- CITY/TOWN LAYOUT LINE
- CC CONCRETE CURB
- SCE SLOPED GRANITE EDGING
- VGC VERTICAL GRANITE CURB
- SCE SLOPED CONCRETE EDGING
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT BITUMINOUS PAVEMENT
- CONC. CONCRETE
- S/W SIDEWALK
- CI CENTER INVERT
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- VC VITRIFIED CLAY PIPE
- BWL BROKEN YELLOW LINE
- BYL BROKEN YELLOW LINE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- PIV POST INDICATOR VALVE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- MH MANHOLE
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHW OVERHEAD LINE
- MW MONITORING WELL
- TP TEST PIT
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- F.F.E. FINISH FLOOR ELEVATION
- O/H OVERHEAD
- TYP. TYPICAL
- EOC EDGE OF CONCRETE
- AC AIR CONDITIONING
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FA FIRE ALARM
- GM GAS METER
- H HAND HOLE
- M MAILBOX
- PP PEDESTRIAN PUSH BUTTON
- TS TRAFFIC SIGNAL
- WM WATER METER
- PB PARKING BUMPER
- SP SPAN POLE
- MA MAST ARM
- SHRUBS SHRUBS
- DECIDUOUS TREE DECIDUOUS TREE
- EVERGREEN TREE EVERGREEN TREE

MAP 23 BLOCK 142 LOT A
NOW OR FORMERLY
STATE OF CONNECTICUT
VOLUME 197 PAGE 354
VOLUME 2022 PAGE 297

MAP 23 BLOCK 142 LOT C
2897 BERLIN TURNPIKE
NOW OR FORMERLY
SB NEWINGTON 433, LLC
VOLUME 2154 PAGE 587

MAP 23 BLOCK 142 LOT B
NOW OR FORMERLY
CLM1857 REALTY LLC AND
NEWINGTON REALTY, LLC
VOLUME 197 PAGE 354
VOLUME 2136 PAGE 552



General Notes

- BOUNDARY EVIDENCE DEPICTED HEREON IS BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY VHB IN NOVEMBER 2007, UPDATED IN SEPTEMBER 2010 AND ON MAP REFERENCE #16. EASEMENTS KNOWN TO EXIST ARE NOT DEPICTED HEREON. REFER TO MAP REFERENCE #16 FOR ADDITIONAL REFERENCE MARKERS.
- EXISTING CONDITIONS DEPICTED ON THIS SHEET ARE THE RESULT OF AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BY VHB ON JULY 29, 2015 AND JULY 30, 2015, UPDATED ON AUGUST 10, 2015 AND AUGUST 18, 2015.
- HORIZONTAL AZIMUTH REFERS TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM - NAD 83.
- BUILDING LINES /YARD SETBACKS DEPICTED HEREON ARE BASED ON NEWINGTON TOWN PLAN AND ZONING COMMISSION ZONING REGULATIONS, SECTION 4.5, TABLE B, DATED APRIL 22, 2009.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON PROJECT SITE PLANS, FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED HEREON. CALL BEFORE YOU DIG: DIAL 811 OR 1-800-922-4455.
- PARCELS SURVEYED LIE WITHIN ZONE 'X' AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP FOR HARTFORD COUNTY, CONNECTICUT, TOWN OF NEWINGTON, PANELS 511 & 512 OF 675, MAPS No. 09003C0511F & 09003C0512F, EFFECTIVE DATE: SEPTEMBER 26, 2008.

Firestone Complete Auto Care

2897 Berlin Turnpike
Newington, Connecticut

No.	Revision	Date	Appr'd.
1	LOCATE ADDITIONAL FEATURES	8/10/15	CCD
2	ADDITIONAL GRADING	8/18/15	CCD
3	FENCE ADDED	2/18/20	CCD

Designed by: _____ Checked by: CCD
Issued for: _____ Date: _____

As-Built August 6, 2015

Property Survey & Topographic Survey

THIS SURVEY AND MAP HAS 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.

THIS IS AN PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHICAL CLASS T-2 ACCURACY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. #70118
DATE: 2/18/2020



AB-1

Sheet 1 of 1

Project Number 41671.00