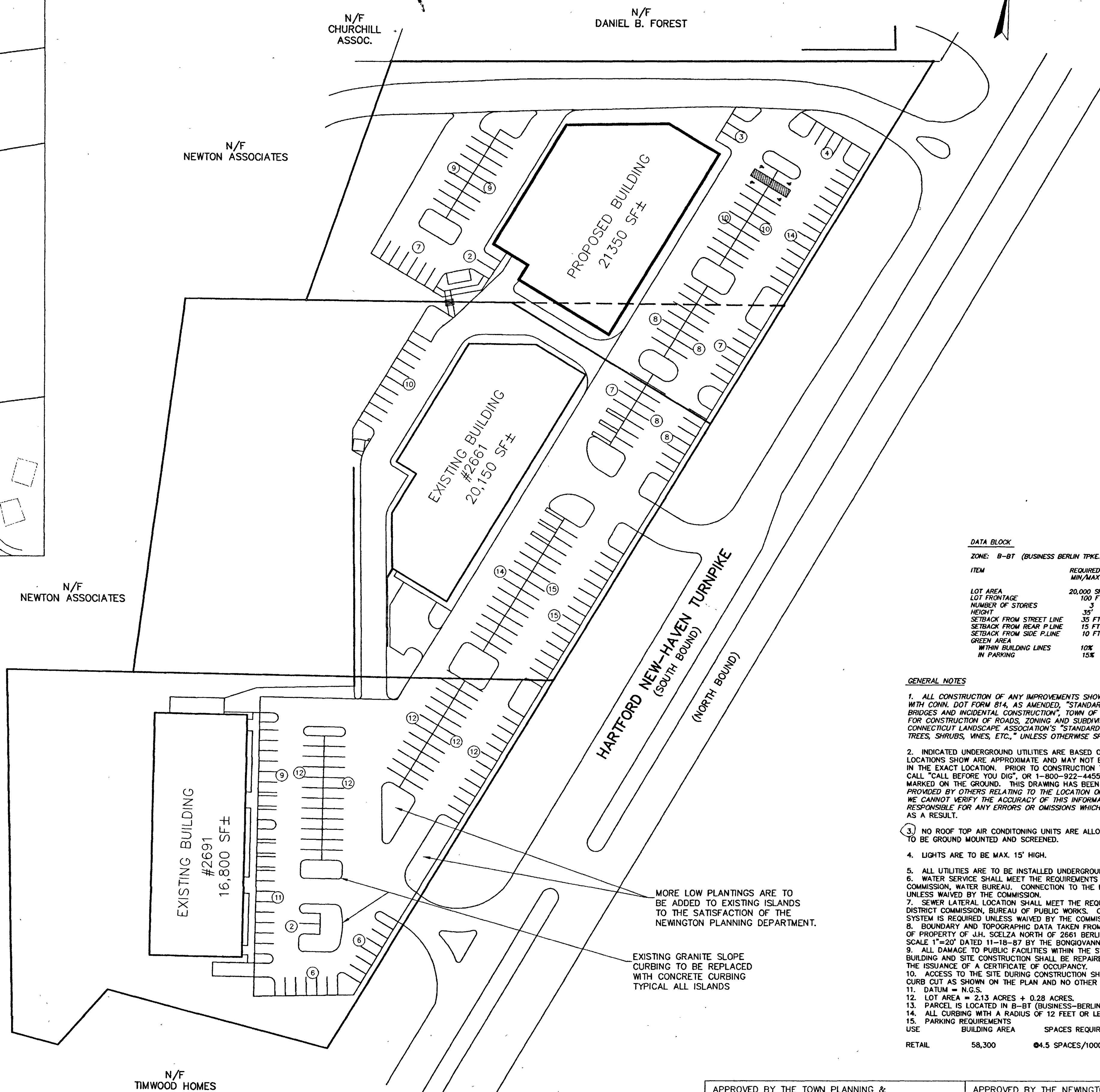


KEY MAP
SCALE: 1"=200'



DATA BLOCK

ZONE: B-BT (BUSINESS BERLIN TPKE.) ZONE

ITEM	REQUIRED MIN./MAX	PROVIDED
LOT AREA	20,000 SF	82643+12282 SF
LOT FRONTAGE	100 FT	248.52+120.85 FT
NUMBER OF STORES	3	1
HEIGHT	35'	20 FT
SETBACK FROM STREET LINE	35 FT	115 FT
SETBACK FROM REAR P LINE	15 FT	135 FT
SETBACK FROM SIDE P LINE	10 FT	20 FT
GREEN AREA		
WITHIN BUILDING LINES	10%	10%+
IN PARKING	15%	15%+

- GENERAL NOTES**
- ALL CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CONN. DOT FORM 814, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROADS BRIDGES AND INCIDENTAL CONSTRUCTION", TOWN OF NEWINGTON SPECIFICATIONS FOR CONSTRUCTION OF ROADS, ZONING AND SUBDIVISION REGULATIONS AND CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, WINES, ETC.," UNLESS OTHERWISE SPECIFIED.
 - INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS SHOW ARE APPROXIMATE AND MAY NOT BE COMPLETELY SHOWN OR IN THE EXACT LOCATION. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG", OR 1-800-922-4455 AND HAVE ALL THE UTILITIES MARKED ON THE GROUND. THIS DRAWING HAS BEEN BASED IN PART ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
 - NO ROOF TOP AIR CONDITIONING UNITS ARE ALLOWED IN THIS LOT. ALL UNITS ARE TO BE GROUND MOUNTED AND SCREENED.
 - LIGHTS ARE TO BE MAX. 15' HIGH.
 - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 - WATER SERVICE SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, WATER BUREAU. CONNECTION TO THE M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
 - SEWER LATERAL LOCATION SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, BUREAU OF PUBLIC WORKS. CONNECTION TO THE M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
 - BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM A-2 SURVEY MAP ENTITLED "MAP OF PROPERTY OF L.H. SCALZA NORTH OF 2661 BERLIN TURNPIKE NEWINGTON, CONN. SCALE 1"=20' DATED 11-18-87 BY THE BONGIOVANNI GROUP INC. OF NEWINGTON, CT.
 - ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING BUILDING AND SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE DRIVEWAY CURB CUT AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.
 - DATUM = M.G.S.
 - LOT AREA = 2.13 ACRES + 0.28 ACRES.
 - PARCEL IS LOCATED IN B-BT (BUSINESS-BERLIN TURNPIKE) ZONE.
 - ALL CURBING WITH A RADIUS OF 12 FEET OR LESS TO BE CONCRETE CURBING.
 - PARKING REQUIREMENTS
- | USE | BUILDING AREA | SPACES REQUIRED | SPACES SHOWN |
|--------|---------------|--------------------------|--------------|
| RETAIL | 58,300 | 4.5 SPACES/1000 SF=262.4 | 263 |

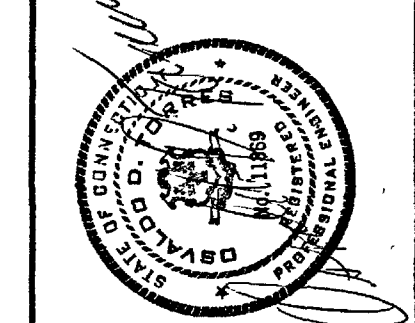
APPROVED BY THE TOWN PLANNING & ZONING COMMISSION UNDER PETITION	APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
AT MEETING OF _____	AT MEETING OF _____
DATE _____ CHAIRMAN _____	DATE _____ CHAIRMAN _____

PROPOSED
COMMERCIAL BUILDING
PREPARED FOR
ALAN SILKOFF
BERLIN TURNPIKE, NEWINGTON, CONNECTICUT

Date: JULY 29, 1996 Scale: 1" = 50'

Drawn:	O.T.	Checked:	O.T.

Revision
Date: 09-18-98
Blk: GREEN AREA CHURCHILL ENTRANCE
Town Staff Comments: 10-04-98



TORRES ENGINEERING, INC.
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MASTER PLAN