

VARIANCE APPLICATION PLAN
LOT #5
BYSEWICZ INDUSTRIAL
SUBDIVISION
 MIDDLETOWN, CONNECTICUT
 BYSEWICZ DRIVE

DATE:	REVISION:

PROJECT NO.: 70620
 SCALE: AS SHOWN
 DATE: JUNE 30, 2020
 DRAWN BY: JPE
 CHECKED BY: WGW

SCHEMATIC PLAN WITH CONFORMING BUILDING CONFIGURATION

ZBA 2020-4
 7/8/20
 DRAWING NO.: -



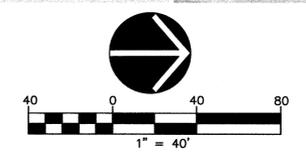
ZONING TABLE

ZONE: IT (INTERSTATE TRADE)			
USE:	EXISTING:	PROPOSED:	
	ACCESSORY USES TO ADJACENT LOTS	VARIOUS INDUSTRY (~16,270 S.F.)	
ITEM	ZONING REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2.31 ACRES	UNCHANGED
MIN. LOT WIDTH	65' MIN.	77'	UNCHANGED
MIN. FRONT YARD SETBACK	75'	N/A	12' (VARIANCE REQUIRED)
MIN. SIDE YARD SETBACK	20'	N/A	22'
MIN. REAR YARD SETBACK	25'	N/A	82'
MAX. BUILDING COVERAGE	40%	N/A	16,270/100,454 = 16.2%
MAX. STRUCTURE HEIGHT	50'	N/A	~30'
MIN. PARKING REQUIREMENTS (INDUSTRIAL ESTABLISHMENT)	ONE SPACE FOR EVERY 500 G.F.A. 16,270 / 500 = 32.5(33)	N/A	34
MIN. LOADING REQUIREMENTS	ONE 14'x33' SPACE FOR <20,000 G.F.A.	N/A	1
ENTRANCE/EXIT DRIVEWAY WIDTHS	15' MIN. - 25' MAX.	N/A	24'
MIN. PARKING SPACE DIMENSIONS	9' x 18'	N/A	9' x 18'
MIN. BUFFER BET. DIFFERENT USES	10'	N/A	12'

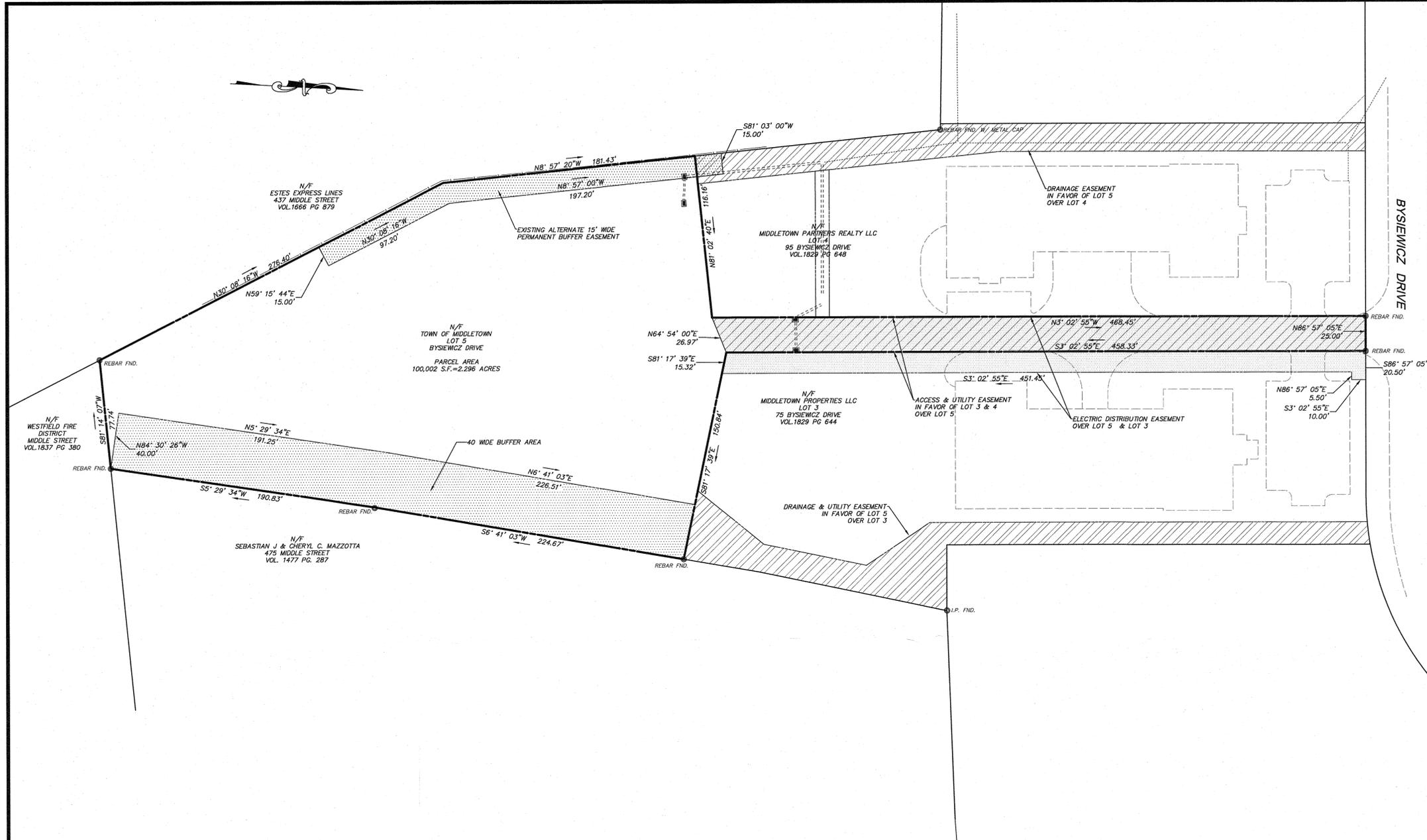
LEGEND

-  PROPERTY LINE
-  BUILDING SETBACK LINE
-  EXISTING AND PROPOSED LIMITS OF TREE CANOPY
-  VEHICLE PARKING SPACES
-  BITUMINOUS CONCRETE PAVEMENT
-  CONCRETE PAVEMENT
-  CONCEPTUAL SPOT GRADE
-  VEHICLE PARKING SPACES
-  BUILDING ENTRANCE LOCATION

ADDITIONAL ZONING NOTES:
 WETLANDS: NOT APPLICABLE
 FLOOD ZONES: NOT APPLICABLE
 SOIL: WETHERSFIELD LOAM 8-15 PERCENT SLOPES
 WATERSHED PROTECTION AREA: NOT IN AQUIFER PROTECTION AREA



SURVEY REFERENCE
 SURVEY INFORMATION FROM PLAN ENTITLED: "BOUNDARY - TOPOGRAPHIC SURVEY"
 PREPARED BY ALFRED BENESCH AND COMPANY FOR DAKOTA PARTNERS, 1" = 30',
 DATED APRIL 2020.



LOCATION PLAN N.T.S.

REVISIONS	DESCRIPTION
No.	DATE

SCALE: HORIZ: 1" = 40'	VERT: 1" = 20'
SURVEY DATUM: HORIZ: NAD 1983	
VERT: NAD 1986	
GRAPHIC SCALE	

Prepared By:

Alfred Benesch & Company
 100 State Street
 Glastonbury, Connecticut 06033
 Phone (860) 633-8341, Fax (860) 633-1088
 www.benesch.com

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	
E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
-----	STORM WATER PIPES (LESS THAN 12")
-----	STORM WATER PIPES (12" OR LARGER)
-----	STEAM PIPES (SUPPLY & COND.)
STM	TELEPHONE SERVICE
T	WATER PIPES
W	COMMUNICATION/FIBER OPTIC SERVICE
COM	FIRE PROTECTION PIPES
FP	UNKNOWN UTILITY SERVICE
UG	OVERHEAD WIRES
OH	

PROPERTY/BOUNDARY LINES	
---	PROPERTY/BOUNDARY LINES (CLASS A-2)
---	PROPERTY/BOUNDARY LINES (CLASS D)
---	EASEMENT LINES

FEATURE LINES	
---	CURBED ROADWAY
---	EDGE OF PAVED ROAD/DRIVE
---	BUILDING ROOFLINE (AERIAL PHOTOS)
---	RETAINING WALL
---	STOCKADE FENCE
---	CHAIN LINK/WIRE FENCE
---	TREE/VEGETATION LINE
---	STONE WALL
---	SURFACE WATER (WATERCOURSE)
---	WETLANDS LIMIT
---	EDGE OF LANDSCAPING
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR

SYMBOL LEGEND	
■	CATCH BASIN
○	ROUND DRAIN
□	SQUARE DRAIN
⊙	STORM DRAIN MANHOLE
⊙	ELECTRIC MANHOLE
⊙	SANITARY MANHOLE
⊙	STEAM MANHOLE
⊙	TELEPHONE MANHOLE
⊙	WATER MANHOLE
⊙	MANHOLE (OF UNKNOWN TYPE)
⊙	HAND HOLE (SQ. / REC.)
⊙	WATER VALVE
⊙	GAS VALVE
⊙	HYDRANT
⊙	COMBO STANDPIPE
⊙	GUY WIRE
⊙	SIGN (SINGLE POST)
⊙	SIGN (DOUBLE POST)
⊙	BORINGS (AS DRILLED)
⊙	BORING (AS STAKED)
⊙	SPOT ELEVATION
⊙	WETLANDS FLAG
⊙	PROPERTY MONUMENT
⊙	UTILITY MONUMENT (SET AS 2' OFFSET)
⊙	IRON PIPE OR REBAR FOUND
⊙	IRRIGATION CONTROL BOX
⊙	EMERGENCY PHONE
⊙	TRAFFIC CONTROLLER CABINET
⊙	UTILITY POLE
⊙	UTILITY POLE W/ LIGHT
⊙	STREET LIGHT
⊙	LIGHT POST
⊙	BOLLARD LIGHT
⊙	BOULDER / ROCK
⊙	CONIFER SHRUB
⊙	DECIDUOUS SHRUB
⊙	DECIDUOUS TREE (SAPLING)
⊙	DECIDUOUS TREE
⊙	CONIFER TREE

ABBREVIATIONS	
A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BT	BITUMINOUS
BLK	BLACK
CR	CATCH BASIN
COM	COMMUNICATION
CONC	CONCRETE
CNC	CONNECTICUT NATURAL GAS
CL	CEMENTLINE
CLF	CHAIN LINK FENCE
CLAP	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FOUND	FOUND
GRAN	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD	HYDRANT
HX	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVJ	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
NW	NORTHWEST
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.V.V.	POST INDICATOR VALVE
RET.	RETAINING
RC	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SG	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL	TELEPHONE
T.F.	TOP OF FRAME
UNK	UNKNOWN
W	WEST OR WEST
W.G.	WATER GATE

MAP REFERENCES

- LIBERTY COMMERCE PARK MAP OF LOT -5 BYSIEWICZ DRIVE PROPERTY OF LIBERTY COMMERCE PARK, LLC BEING DESIGNATED AS TAX MAP 06, BLOCK 6-1, LOT 105 SITUATED IN THE CITY OF MIDDLETOWN, COUNTY OF MIDDLESEX, STATE OF CONNECTICUT, MAY 17, 2010 PREPARED FOR LIBERTY COMMERCE PARK, LLC 15 MERIDEN ROAD MIDDLETOWN, CT 06455 BY BSC GROUP.
- BYSIEWICZ INDUSTRIAL SUBDIVISION MIDDLE STREET MIDDLETOWN, CONNECTICUT PROPOSED LOT LINE REVISION PLAN LOT 3 & 4 OCTOBER 13, 2014 PREPARED FOR ARMANI RESTORATION INC. 191 FRANKLIN AVENUE HARTFORD, CT 06114 BY THE BSC GROUP.
- COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY dba EVERSOURCE ENERGY ACROSS PROPERTY OF MIDDLETOWN PROPERTIES AND ACROSS PROPERTY OF THE CITY OF MIDDLETOWN BYSIEWICZ DRIVE MIDDLETOWN, CT SCALE 1"=40' SEPTEMBER 21, 2015 FILE NO. E5080

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY, TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MAY 14, 2020 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 1702 PAGE 635 OF THE CITY OF MIDDLETOWN LAND RECORDS.
- THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER THE FEMA FLOOD INSURANCE RATE MAP MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 103 OF 450 MAP NUMBER: 09007C0103G EFFECTIVE DATE: AUGUST 28, 2008.
- TOTAL PARCEL AREA IS 100,002 SQ. FT. = 2.296 AC.
- SEE SHEET SV.02 FOR TOPOGRAPHIC SURVEY.



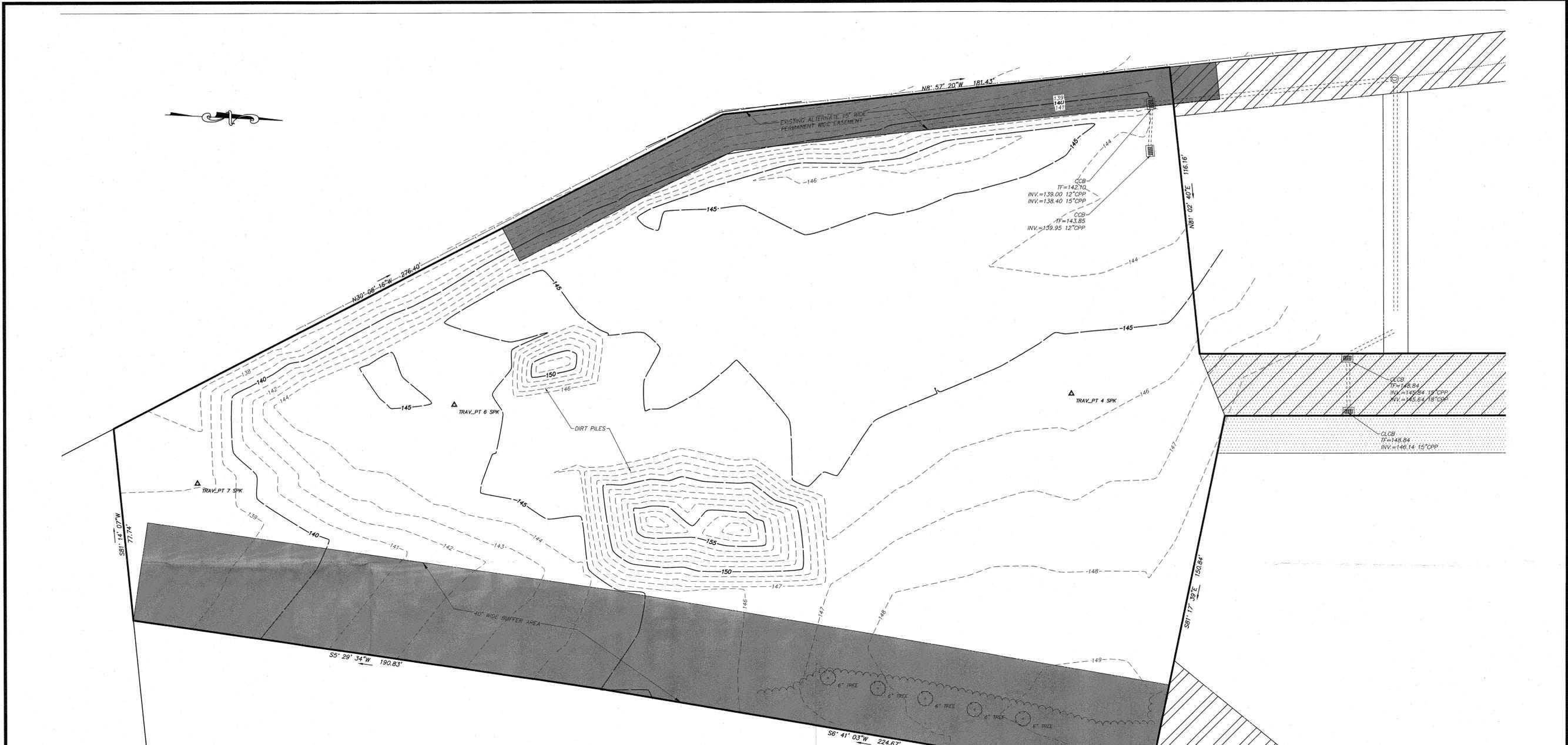
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREIN.

DAVID A. CARICCHIO 6/29/2020
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

BOUNDARY SURVEY
 PREPARED FOR
ARMANI RESTORATION
 BYSIEWICZ DRIVE
 MIDDLETOWN
 CONNECTICUT

PROJ. No.: 70620
 DATE: MAY 21, 2020

SV.01



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GUY	GUY WIRE
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PM	PROPERTY MONUMENT
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ICB	IRRIGATION CONTROL BOX
EP	EMERGENCY PHONE
TC	TRAFFIC CONTROLLER CABINET
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UL	UTILITY POLE W/ LIGHT
SL	STREET LIGHT
LP	LIGHT POST
BL	BOLLARD LIGHT
BR	BOULDER / ROCK
CS	CONIFER SHRUB
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CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CONTR. PNT	CONTRACT POINT
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T.F.	TOP OF FRAME
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W.G.	WATER GATE

SURVEY BOOK: 20-02	
SURVEYOR: NDC	
DRAWN: DAC	
CHECKED: RS	
APPROVED: DAC	
REVISIONS	
No.	DATE
DESCRIPTION	
SCALE: HORIZ.: 1" = 20'	
VERT.: 1" = 20'	
SURVEY DATUM: HORIZ.: NAD 1983	
VERT.: NAVD 1988	
GRAPHIC SCALE	
Alfred Benesch & Company, P.C. 120 Main Street, 3rd Floor Glastonbury, Connecticut 06033 Phone (860) 633-8341, Fax: (860) 633-1069 www.benesch.com	
Prepared By:	
TOPOGRAPHIC SURVEY PREPARED FOR ARMANI RESTORATION BYSIEWICZ DRIVE MIDDLETOWN CONNECTICUT	
PROJ. No.: 70620 DATE: MAY 21, 2020	
SV.02	

ZBA2020-4
7/8/20



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

David A. Caricchio
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE 6/29/2020
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

PAPER SPACE LAYOUT NAME:
 TWIST VIEW:
 LAYER MANAGER NAME:
 PLOT TABLE: B