



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5265

Website: www.watertownct.org

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: Newport Realty Group, LLC

Address: 710 Main St., Suite 11
Plantsville, CT 06479

Email: mark@joyleydevelopment.com Phone #: (860) 276-9068

Print Name: Mark Lowley

Signature of Applicant: [Signature] Date: 09/08/2025

Owner Information

Name: John W. Nygren, Jr.

Address: 576 Sunnyside Ave
Watertown, CT 06779

Email: jwnj77@gmail.com Phone #: (860) 484-9102

Print Name: John W. Nygren, Jr.

Signature of Owner: [Signature] Date: 9/8/2025

Location of Property:

Address: Berkshire Estates off Berkshire Drive

Zone R-30 w/ PROPOSED Non-conforming? Yes / NO Map 136 Block 99 Lot 9A

Description of Existing Use/ Property

Type Of Use: Vacant

Size of Property: 30 AC

Number of Buildings/ Sq Ft approximately: 0

Number of parking spaces: 0

Other important features: None

Signage (# of signs & square feet) provide a cut sheet or sketch: None

Description of Proposed Use

Uses: Age-Restricted Communities
Number of Buildings/ Sq Ft approximately: 18 single family units in proposed ARH, mailbox Kiosk, 1 gazebo
Number of parking spaces: 39 (18 in garage, 3 dedicated visitor spaces and 18 driveway spaces)
Signage (# of signs & square feet) provide a cut sheet: Entry sign 24+/- s.f.

Number of Employees N/A

Professional Engineer/ Surveyor

Name: Kratzert, Jones & Assoc., Inc.
Address: P.O. Box 337
Milldale, CT 06467
Email: quirk@kratzertjones.com
Phone: (860) 621-3638

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337
PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER - M - F

September 9, 2025

Mr. Mark Massoud, Director of Land Use and Building Services, Zoning Official
Town of Watertown – Land Use Department
61 Echo Lake Road
Watertown, CT 06795

RE: Berkshire Estates – Special Permit Criteria

Dear Mr. Massoud:

The following information is being provided by the applicant and design team in accordance with the Town of Watertown Zoning Regulations Section 8.4 for requiring Special Permit Criteria. Newport Realty Group, LLC has applied for a Special Permit and Site Plan for an ARH (Age Restricted Housing) Development called Berkshire Estates at the location 567 Sunnyside Avenue off of Berkshire Drive in Watertown, CT.

A. Suitable Location for Use

Berkshire Estates is a proposed 18-unit age restricted housing development on a 10-acre parcel presently in the R-30 residential zone. The parcel is surrounded by other residentially zone parcels with residence, farm uses and an abutting State Highway to the east.

The residential use of the proposed community is in harmony with the surrounding residential neighborhoods. The proposed quality new construction should have a positive effect on surrounding property values and overall neighborhood stability.

The proposed development is consistent with the objectives of the Town Plan of Conservation and Development. Specifically, Objective 4-4 identifies the need to “increase housing options for Watertown's senior population. By 2025, one out of every four Watertown residents are projected to be age 65 years old and over.” (POCD 2017, page 4-12). “The growing number of persons living alone and elderly householders suggests that Watertown will see an increase in demand for senior housing and smaller multifamily housing units over the next 10-year period.” (POCD 2017, page 1-4)

The existing site for the proposed development contains inland wetlands and moderate slopes with second growth forest. The site has been carefully designed to minimize direct and indirect impact to the inland wetlands. An application to the Town of Watertown Inland Wetland and Conservation Commission was recently submitted although there is no direct impact to the wetlands. Nearly three and half acres of the ten-acre site will remain as open space of the community homeowner's association.

kratzert, jones & associates, inc.

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B. Appropriate Improvements

The proposed development has been designed in accordance with Section 4.3 for Age Restricted Housing Overlay Zone. The proposed buildings will each have two residential units with adequate parking and access per the site development standards (4.3 E). The natural features of the inland wetlands and wooded perimeter will be preserved. A landscaping plan has been included for the restoration and beautification of the development. A natural perimeter landscape buffer is to be maintained.

C. Suitable Transportation Conditions

A traffic impact study was not performed. Traffic will discharge onto the city of Waterbury municipal streets. It is not anticipated to generate any increase in traffic on surrounding public streets compared to the potential traffic generated from a residential subdivision under the current zoning for the property.

The age restriction requirements do not allow for school age children thus there will be no impact to the school system. The roads within the development will be privately maintained by the homeowner's association so will not adversely impact public works.

D. Adequate Utilities and Services

The proposed development will be served by the City of Waterbury sanitary sewer and water service. The utility connections will be provided at Berkshire Drive. Waterbury has indicated the ability to serve the project. The impact on this system is minimal by these 18 age restricted units and should not have an adverse impact on this system.

Additionally trash and recycling services will be handled by a private company and paid for by the homeowner's association.

Regards,

Andrew Quirk, P.E.

LIST OF DRAWINGS

- C-1 COVER SHEET DATED AUGUST 15, 2025
- LLR-1 LOT LINE REVISION DATED MAY 25, 2025
- B-1 EXISTING CONDITIONS MAP DATED AUGUST 15, 2025
- S-1 SITE LAYOUT & LANDSCAPING PLAN DATED AUGUST 15, 2025
- S-2 SITE PROPOSED CONSERVATION EASEMENT DATED AUGUST 15, 2025
- G-1 GRADING & EROSION CONTROL PLAN DATED AUGUST 15, 2025
- G-2 DETAILED GRADING PLAN AUGUST 15, 2025
- P-1 PLAN & PROFILE FOR BERKSHIRE ESTATES DRIVE (PRIVATE) DATED AUGUST 15, 2025
- P-2 PLAN & PROFILE FOR BERKSHIRE ESTATES STORM LINE DRAINAGE LINE
DATED AUGUST 15, 2025
- D-1 SITE DETAILS DATED AUGUST 15, 2025
- D-2 EROSION CONTROL DETAILS DATED DATED AUGUST 15, 2025
- D-3 STORMWATER BASIN DETAIL SHEET DATED AUGUST 15, 2025

PLANS PREPARED FOR BERKSHIRE ESTATES

AN AGE RESTRICTED HOUSING DEVELOPMENT (ARH SECTION 4.3)

APPROVAL LETTERS

LOCAL UTILITY PROVIDERS

- WATERBURY PLANNING DEPARTMENT
(860) 345-3100
- WATERBURY ENGINEERING DEPARTMENT
(860) 345-3164
- WATERBURY FIRE DEPARTMENT
(860) 345-3320
- WATERBURY BUILDING DEPARTMENT
(860) 345-3244
- WATERBURY POLICE DEPARTMENT
(860) 345-3300
- WATERBURY WATER & SEWER DEPARTMENTS
(860) 345-3100

STATE JURISDICTION

- CONNECTICUT HIGHWAY DEPT.
1107 CORNELL AVENUE
MIDDLETOWN, CT 06457
(860) 258-3541
- STATE D.E.P.
1400 MAIN STREET
MIDDLETOWN, CT 06457
(860) 421-3145
- ENVIRONMENTAL ELECTRIC
(860) 345-3112
- ENVIRONMENTAL GAS
(860) 345-3071
- SOUTHERN NEW ENGLAND TELEPHONE
(860) 228-1010
(860) 345-1100

MISCELLANEOUS

- CALL BEFORE YOU DIG
(800) 872-4453

APPLICANT

NEWPORT REALTY GROUP LLC
1107 CORNELL AVENUE, SUITE 111
MIDDLETOWN, CT 06457
PHONE: 860.778.2588

SITE CONSULTANTS

155 TERRY, JONES & ASSOC., INC.
P.O. BOX 317
WATERBURY, CT 06702
TEL: (860) 871-3438
FAX: (860) 871-3609
WWW.TJASCONSULTANTS.COM



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APPROVED BY THE WATERBURY
COMMISSIONER OF CONSERVATION
AND RECREATION

DATE: _____

APPROVED BY THE WATERBURY
PLANNING AND ZONING COMMISSION

DATE: _____

NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
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COVER SHEET

for
BERKSHIRE ESTATES

BERKSHIRE DRIVE
WATERTOWN, CT

SCALE: AS NOTED
DATE: AUGUST 15, 2005
JOB NO. 05-002
DATE OF ISSUE
NO. OF SHEETS

225-002
G-1

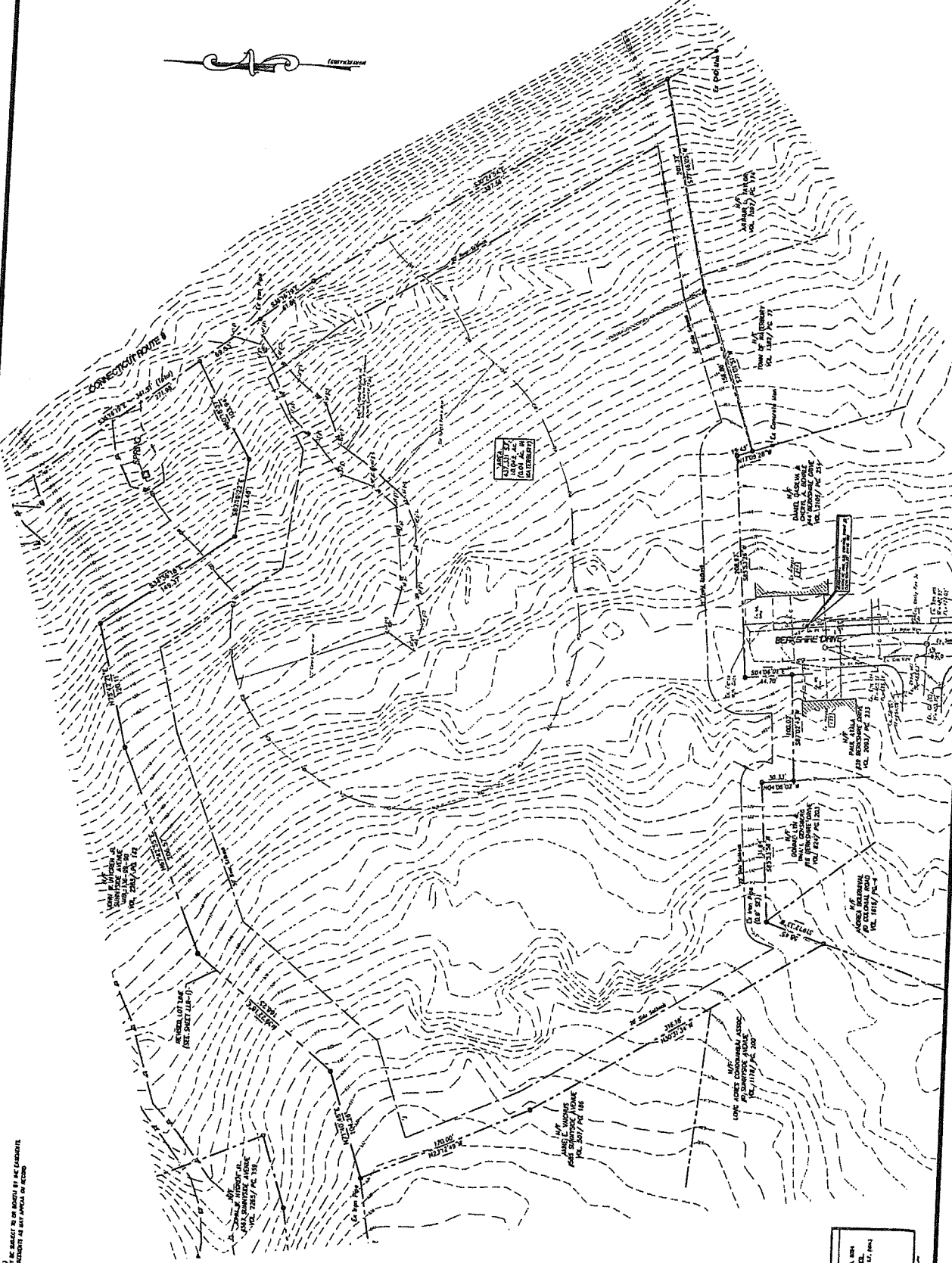


KEYMAP
NOT TO SCALE.

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
LLR-1	LOT LINE REVISION	SCALE 1"=80'
B-1	EXISTING CONDITIONS MAP	SCALE 1"=40'
S-1	SITE LAYOUT & LANDSCAPING PLAN	SCALE 1"=30'
S-2	SITE PROPOSED CONSERVATION EASEMENT PLAN	SCALE 1"=40'
G-1	GRADING & EROSION CONTROL PLAN	SCALE 1"=30'
G-2	DETAILED GRADING PLAN	SCALE 1"=10'
P-1	PLAN & PROFILE FOR BERKSHIRE DRIVE (PRIVATE)	SCALE 1"=40' (H)/4'(V)
P-2	PLAN & PROFILE FOR BERKSHIRE ESTATES STORM DRAINAGE LINE	SCALE 1"=40' (H)/4'(V)
D-1	SITE DETAILS	N.T.S.
D-2	EROSION CONTROL DETAILS	N.T.S.
D-3	STORMWATER BASIN DETAIL SHEET	AS NOTED

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EXISTING CONDITIONS MAP
 for
BERKSHIRE ESTATES
 BERKSHIRE DRIVE
 WATERBURY, CT

SCALE 1" = 40'
 DATE AUGUST 8, 2025
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 225-002
 SHEET NO. 1 OF 1
 .B-1

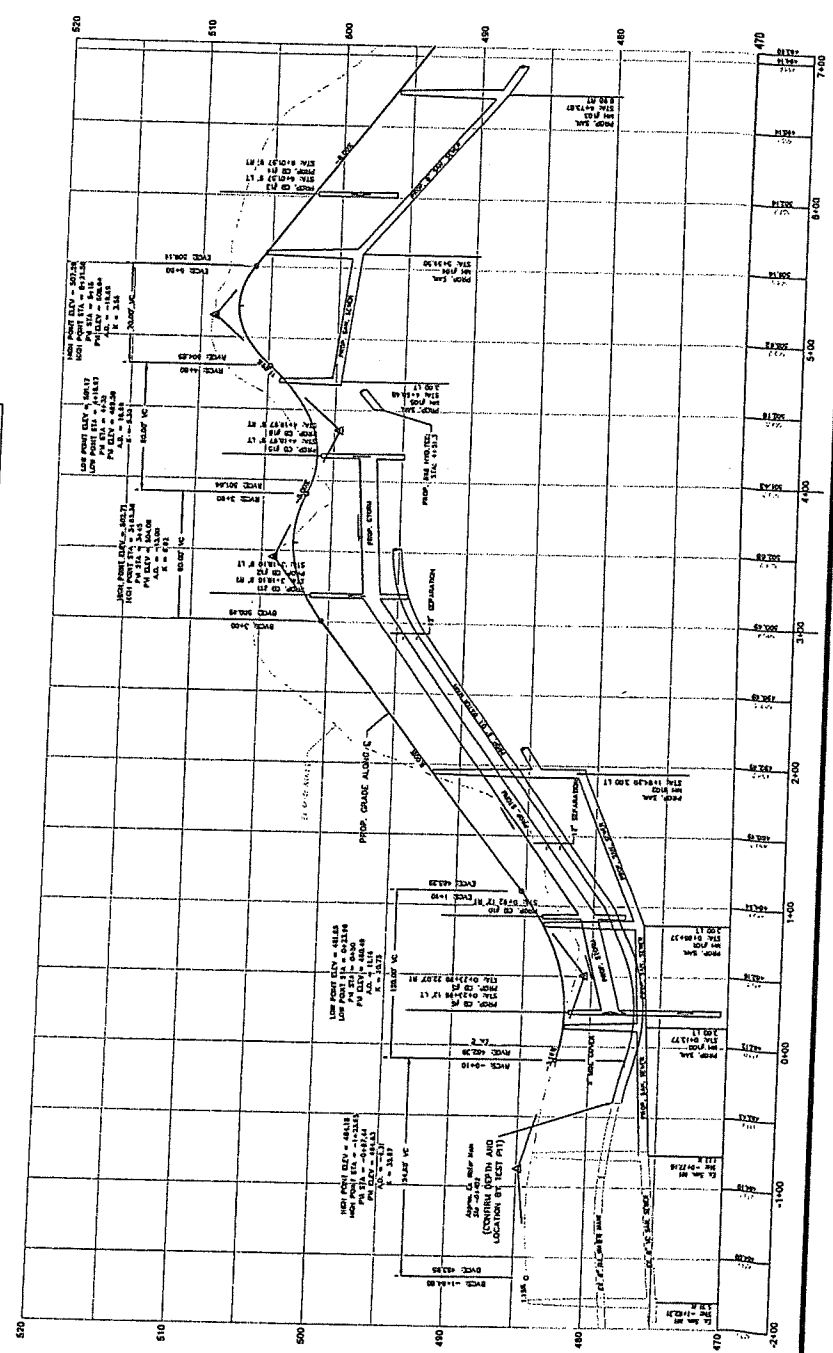
kraizer + jones + associates, inc
 111 S. MAIN ST.
 SUITE 200
 WATERBURY, CT 06701-4417
 PHONE: (860) 241-2138
 FAX: (860) 241-2139
 WWW.KRAIZERJONES.COM

THIS MAP WAS PREPARED BY THE ENGINEER AND SURVEYOR IN CHARGE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP.

- GENERAL NOTES:**
1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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GENERAL NOTES:

1. PROVIDE 1" DIA. AT THE APPROVED WATER MAIN FOR EACH LOT.
2. PROVIDE 1" DIA. AT THE APPROVED WATER MAIN FOR EACH LOT.
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20. PROVIDE 1" DIA. AT THE APPROVED WATER MAIN FOR EACH LOT.



kratzert & Jones & associates, inc
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE: (303) 733-2441
 FAX: (303) 733-2442
 WWW.KRAZERT.COM

PLAN & PROFILE FOR
BERKSHIRE ESTATES DRIVE (PRIVATE)
 BERKSHIRE DRIVE
 WATERTOWN, CT

SCALE: 1" = 40' (HORIZ)
 DATE: AUGUST 16, 2023
 DRAWING NO.: 225-002
 SHEET NO.: P-1

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which would render the same misleading or incomplete. This certificate is given for the purpose of certifying the accuracy of the information furnished herein, and it is not intended to constitute a warranty or representation of any kind.

ENGINEER IN CHARGE
 DATE: AUGUST 13, 2005
 PROJECT: BERKSHIRE ESTATES STORM DRAINAGE LINE
 SHEET NO. 225-002 P-2

225-002
 P-2

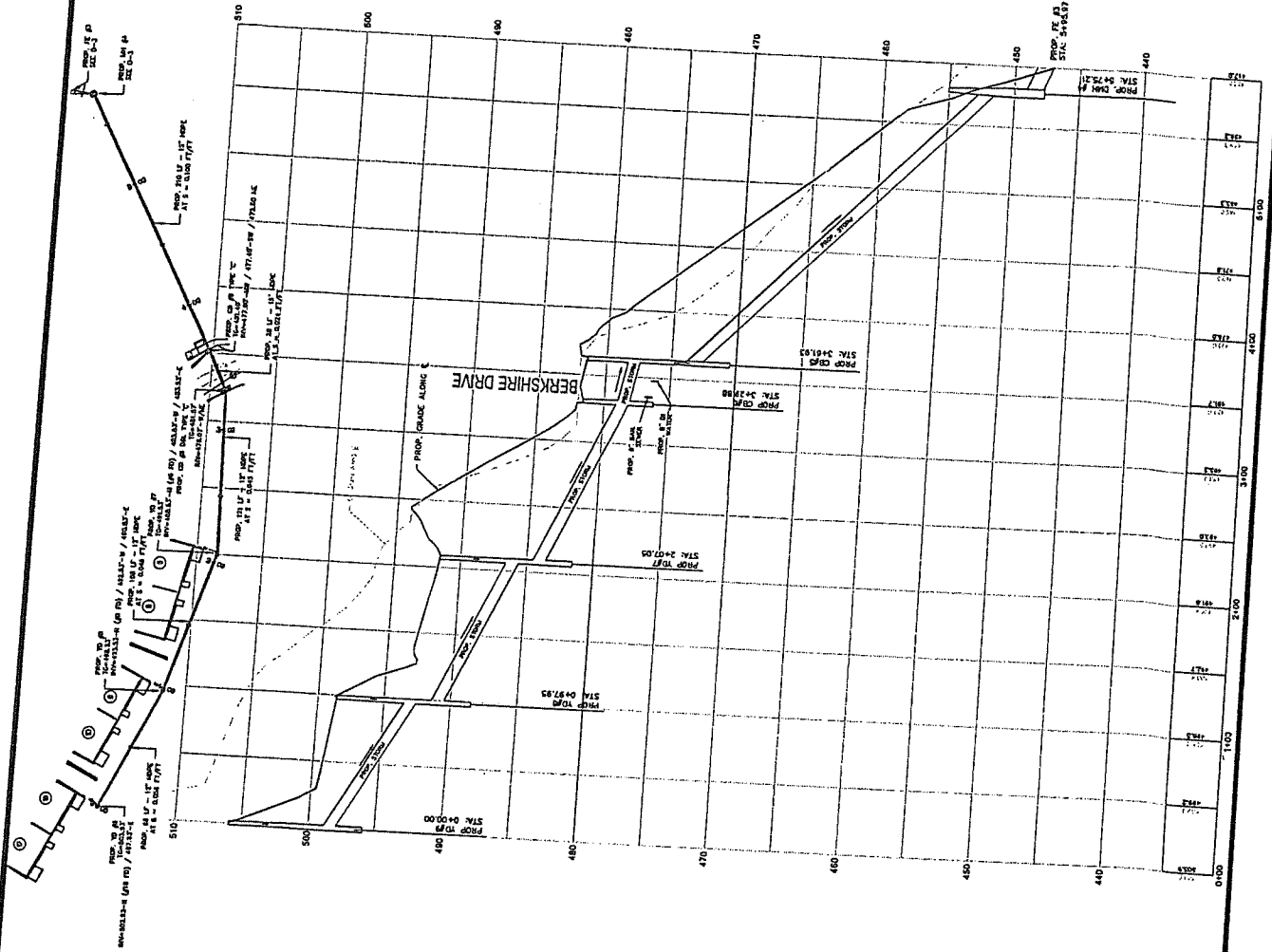
Kratzer, Jones & Associates, Inc
 CIVIL ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-3333
 FAX: (303) 733-3334
 WWW: KRATZERJONES.COM

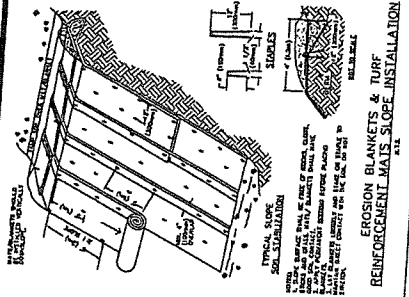
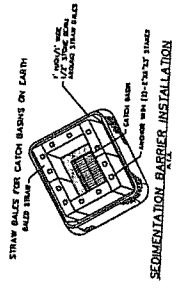
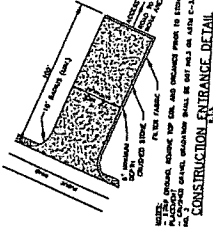
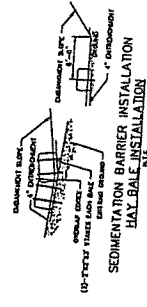
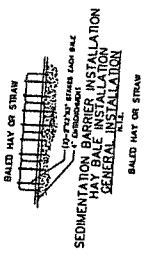
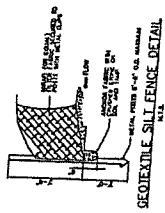
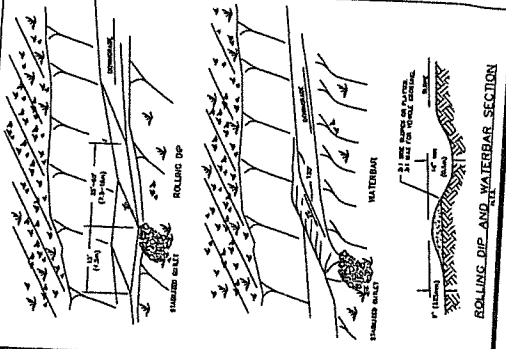
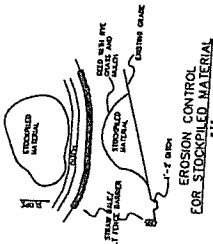
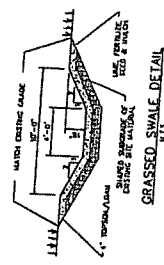
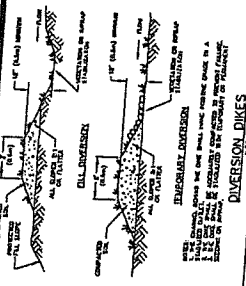
PLAN & PROFILE
 FOR

BERKSHIRE
 ESTATES
 STORM DRAINAGE
 LINE

BERKSHIRE DRIVE
 WATERTOWN, CT

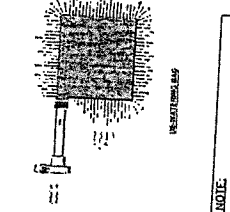
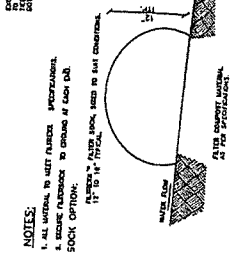
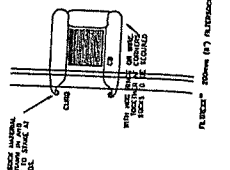
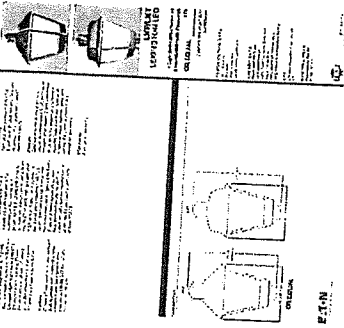
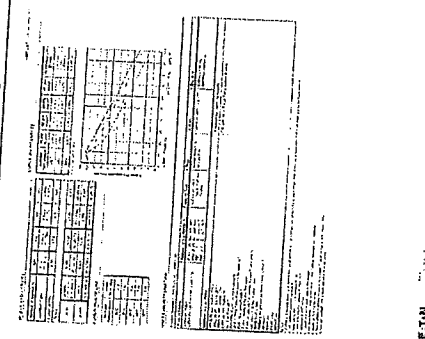
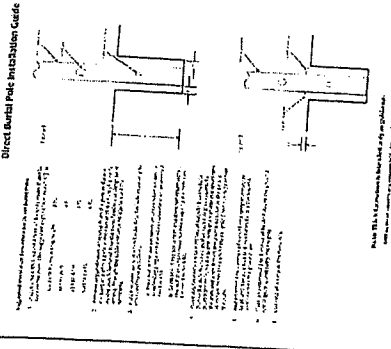
SCALE: 1" = 40' (PLAN)
 DATE: AUGUST 13, 2005
 PROJECT: BERKSHIRE ESTATES STORM DRAINAGE LINE
 SHEET NO. 225-002 P-2





POST FOR DIRECT BARS

POST TYPE	POST SIZE	POST WEIGHT	POST LENGTH	POST WEIGHT PER LINEAL FOOT
1	1 1/2" DIA.	1.5	10	1.5
2	2" DIA.	2.5	10	2.5
3	2 1/2" DIA.	3.5	10	3.5
4	3" DIA.	4.5	10	4.5
5	3 1/2" DIA.	5.5	10	5.5
6	4" DIA.	6.5	10	6.5
7	4 1/2" DIA.	7.5	10	7.5
8	5" DIA.	8.5	10	8.5
9	5 1/2" DIA.	9.5	10	9.5
10	6" DIA.	10.5	10	10.5
11	6 1/2" DIA.	11.5	10	11.5
12	7" DIA.	12.5	10	12.5
13	7 1/2" DIA.	13.5	10	13.5
14	8" DIA.	14.5	10	14.5
15	8 1/2" DIA.	15.5	10	15.5
16	9" DIA.	16.5	10	16.5
17	9 1/2" DIA.	17.5	10	17.5
18	10" DIA.	18.5	10	18.5
19	10 1/2" DIA.	19.5	10	19.5
20	11" DIA.	20.5	10	20.5
21	11 1/2" DIA.	21.5	10	21.5
22	12" DIA.	22.5	10	22.5
23	12 1/2" DIA.	23.5	10	23.5
24	13" DIA.	24.5	10	24.5
25	13 1/2" DIA.	25.5	10	25.5
26	14" DIA.	26.5	10	26.5
27	14 1/2" DIA.	27.5	10	27.5
28	15" DIA.	28.5	10	28.5
29	15 1/2" DIA.	29.5	10	29.5
30	16" DIA.	30.5	10	30.5
31	16 1/2" DIA.	31.5	10	31.5
32	17" DIA.	32.5	10	32.5
33	17 1/2" DIA.	33.5	10	33.5
34	18" DIA.	34.5	10	34.5
35	18 1/2" DIA.	35.5	10	35.5
36	19" DIA.	36.5	10	36.5
37	19 1/2" DIA.	37.5	10	37.5
38	20" DIA.	38.5	10	38.5
39	20 1/2" DIA.	39.5	10	39.5
40	21" DIA.	40.5	10	40.5
41	21 1/2" DIA.	41.5	10	41.5
42	22" DIA.	42.5	10	42.5
43	22 1/2" DIA.	43.5	10	43.5
44	23" DIA.	44.5	10	44.5
45	23 1/2" DIA.	45.5	10	45.5
46	24" DIA.	46.5	10	46.5
47	24 1/2" DIA.	47.5	10	47.5
48	25" DIA.	48.5	10	48.5
49	25 1/2" DIA.	49.5	10	49.5
50	26" DIA.	50.5	10	50.5
51	26 1/2" DIA.	51.5	10	51.5
52	27" DIA.	52.5	10	52.5
53	27 1/2" DIA.	53.5	10	53.5
54	28" DIA.	54.5	10	54.5
55	28 1/2" DIA.	55.5	10	55.5
56	29" DIA.	56.5	10	56.5
57	29 1/2" DIA.	57.5	10	57.5
58	30" DIA.	58.5	10	58.5
59	30 1/2" DIA.	59.5	10	59.5
60	31" DIA.	60.5	10	60.5
61	31 1/2" DIA.	61.5	10	61.5
62	32" DIA.	62.5	10	62.5
63	32 1/2" DIA.	63.5	10	63.5
64	33" DIA.	64.5	10	64.5
65	33 1/2" DIA.	65.5	10	65.5
66	34" DIA.	66.5	10	66.5
67	34 1/2" DIA.	67.5	10	67.5
68	35" DIA.	68.5	10	68.5
69	35 1/2" DIA.	69.5	10	69.5
70	36" DIA.	70.5	10	70.5
71	36 1/2" DIA.	71.5	10	71.5
72	37" DIA.	72.5	10	72.5
73	37 1/2" DIA.	73.5	10	73.5
74	38" DIA.	74.5	10	74.5
75	38 1/2" DIA.	75.5	10	75.5
76	39" DIA.	76.5	10	76.5
77	39 1/2" DIA.	77.5	10	77.5
78	40" DIA.	78.5	10	78.5
79	40 1/2" DIA.	79.5	10	79.5
80	41" DIA.	80.5	10	80.5
81	41 1/2" DIA.	81.5	10	81.5
82	42" DIA.	82.5	10	82.5
83	42 1/2" DIA.	83.5	10	83.5
84	43" DIA.	84.5	10	84.5
85	43 1/2" DIA.	85.5	10	85.5
86	44" DIA.	86.5	10	86.5
87	44 1/2" DIA.	87.5	10	87.5
88	45" DIA.	88.5	10	88.5
89	45 1/2" DIA.	89.5	10	89.5
90	46" DIA.	90.5	10	90.5
91	46 1/2" DIA.	91.5	10	91.5
92	47" DIA.	92.5	10	92.5
93	47 1/2" DIA.	93.5	10	93.5
94	48" DIA.	94.5	10	94.5
95	48 1/2" DIA.	95.5	10	95.5
96	49" DIA.	96.5	10	96.5
97	49 1/2" DIA.	97.5	10	97.5
98	50" DIA.	98.5	10	98.5
99	50 1/2" DIA.	99.5	10	99.5
100	51" DIA.	100.5	10	100.5



NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE.

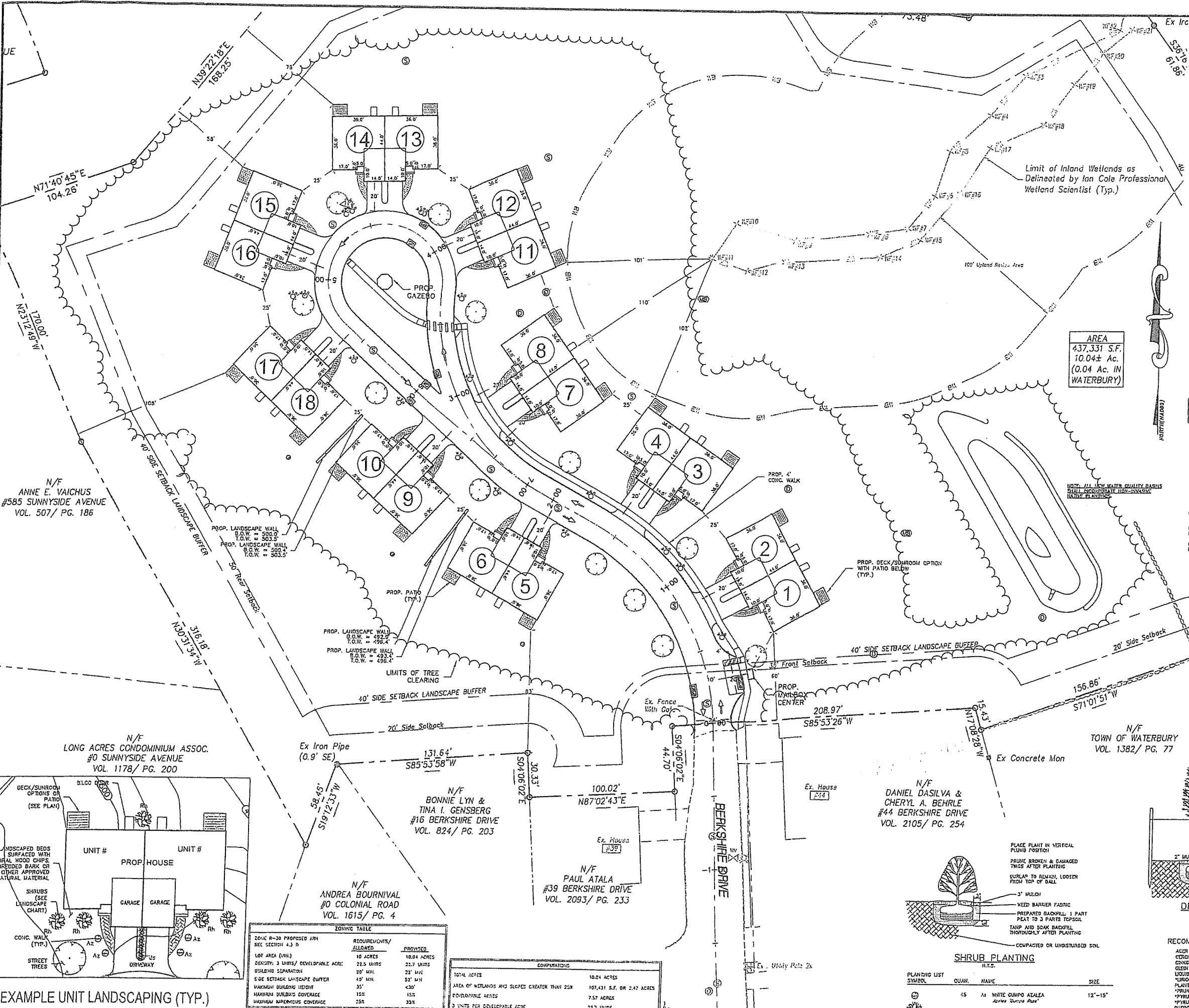
erosion control
index
associates, inc
for

EROSION CONTROL DETAILS

for
BERKSHIRE ESTATES
BERKSHIRE DRIVE
WATERTOWN, CT

SCALE: NOT TO SCALE
 DATE: AUGUST 15, 2025
 DRAWING NO.: 225-002
 SHEET NO.: D-2

NOTICE:
 THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR TO THE PERFORMANCE OF ANY OTHER WORK.

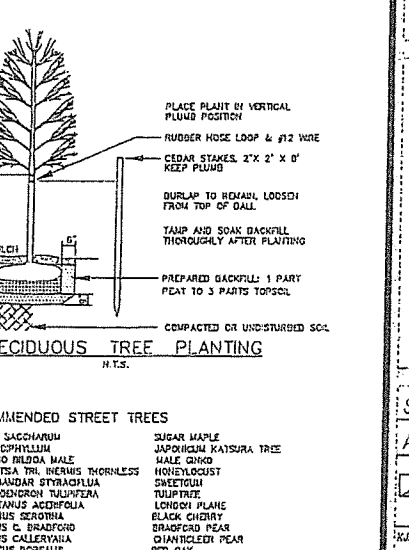


- NOTES:**
1. PARCEL OWNER: JOHN W. NYGREN JR.
 2. AREA: ± 10.04± AC.
 3. ADDRESS: #587 SUNNYSIDE AVENUE, WATERTOWN, CT
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-6448.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE WETLANDS PERMIT.
 9. ALL ROOF LEADERS TO CONNECT TO STORM DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT (SEE PLAN).
 10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
 11. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICES MUST BE APPROVED BY THE WATERBURY POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 945-5268 AND (860) 945-5240, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. PAVED APPROXIS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.
 22. ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY. LIGHTS TO BE LED'S.
 23. BUILDING LIGHTS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY. LIGHTS TO BE LED'S.

- LANDSCAPE NOTES:**
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
 2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHADE. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, MULCH AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
 3. INSTALL SHREDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPLIED BEFORE INSTALLATION.
 4. BARE AND DISTURBED AREAS SHALL BE SEEDED, IF NOT NOTED FOR TURT. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
 5. ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.
 6. ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR



DISCLAIMER:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise of each utility in the area either in terms of location, depth, or type. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and no oral or unrecorded certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS

REVISION-7	
REVISION-6	
REVISION-5	
REVISION-4	
REVISION-3	
REVISION-2	
REVISION-1	

PROJECT: DR:JFC, AD: SR:EF, OR:---

kratzer, jones & associates, inc.
CIVIL ENGINEERS - LAND SURVEYORS
SITE PLANNERS - BUILDING ENGINEERS

P.O. BOX 337
1755 WETHERS - WATERBURY RD.
WATERBURY, CT 06467-0337

PHONE: (860) 621-3636
FAX: (860) 621-3608
EMAIL: INFO@KRATZERJONES.COM

SITE LAYOUT & LANDSCAPING PLAN

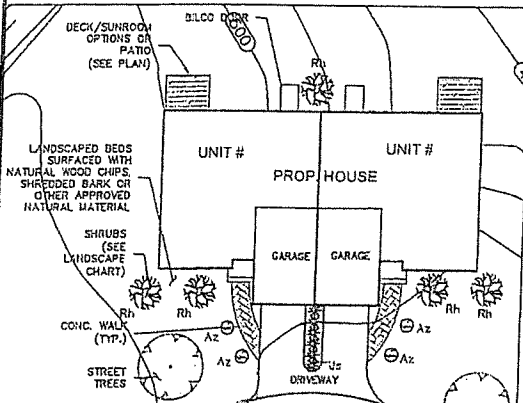
for
NEWPORT REALTY
BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'
AUGUST 6, 2025

DATE FILED: 08/06/25
DRAWING NO.: 005 001

N/F ANNE E. VAICHUS
#585 SUNNYSIDE AVENUE
VOL. 507/ PG. 186

N/F LONG ACRES CONDOMINIUM ASSOC.
#0 SUNNYSIDE AVENUE
VOL. 1178/ PG. 200



ZONING TABLE

REQUIREMENTS/ALLOWED	PROVIDED
LOT AREA (MIN)	10 ACRES
DENSITY: 3 UNITS/DEVELOPABLE ACRE	28.5 UNITS
BUILDING SEPARATION	20' MIN
5-5' SETBACK LANDSCAPE BUFFER	15' MIN
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM IMPERVIOUS COVERAGE	35%

COMPARISONS

TOTAL ACRES	10.04 ACRES
AREA OF WETLANDS AND SLOPED GREATER THAN 25%	107,431 S.F. OR 2.47 ACRES
DEVELOPABLE ACRES	7.57 ACRES
3 UNITS PER DEVELOPABLE ACRE	22.7 UNITS



Limit of Inland Wetlands as
 Delineated by Ian Cole Professional
 Wetland Scientist (Isp.)

Disclaimer:
 The underground utilities shown have been located from limited field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and do not, on unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1:
PROJECT:
DATE: 08-14-20
SCALE: 1" = 30'
DR: ---

John N. Scrimgeour
 CT P.E. & L.S. #10303
 SEAL: THIS SHALL NOT BE CONSIDERED A
 SEALED DOCUMENT WITHOUT A LIVE HAND
 PLACED SEAL AND SIGNATURE.

Kratzert, Jones & Associates, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
 1785 MERIDIAN-WATERBURY RD.
 WILDALE, CT 06467-0337

PHONE: (860) 621-3659
 FAX: (860) 621-9509
 EMAIL: INFO@KRATZERTJONES.COM

GRADING & EROSION CONTROL PLAN

for
NEWPORT REALTY

BERSHIRE ESTATE WATERTOWN, CT

SCALE: 1" = 30'
 DATE: AUGUST 6, 2025

DATE: AUGUST 6, 2025	SCALE: 1" = 30'
PROJECT: BERSHIRE ESTATE	DRAWING NO.:
DATE: AUGUST 6, 2025	SCALE: 1" = 30'

N/F
 ANNE E. VAICHUS
 #585 SUNNYSIDE AVENUE
 VOL. 507 / PG. 186

N/F
 LONG ACRES CONDOMINIUM ASSOC.
 #0 SUNNYSIDE AVENUE
 VOL. 1178 / PG. 200

N/F
 BONNIE LYN & TINA J. GENSBERG
 #16 BERSHIRE DRIVE
 VOL. 824 / PG. 1203

N/F
 ANDREA BOURNIVAL
 #0 COLONIAL ROAD
 VOL. 1615 / PG. 4

N/F
 PAUL ATALA
 #39 BERSHIRE DRIVE
 VOL. 2093 / PG. 233

N/F
 DANIEL DASILVA & CHERYL A. BEHRLE
 #44 BERSHIRE DRIVE
 VOL. 2105 / PG. 254

N/F
 TOWN OF WATERBURY
 VOL. 1382 / PG. 77

N/F
 ARTHUR L. TAYLOR
 VOL. 1397 / PG. 174

- SYMBOLS LEGEND**
- ⊕ PROP. CONSTRUCTION ENTRANCE
 - ⊙ PROP. ROOF LEADER
 - ⊖ PROP. FOOTING DRAIN OUTLET
 - ⊕ PROP. SILT FENCE
 - ⊕ PROP. MUD LOGS IN FRONT OF SILT FENCE
 - ⊕ PROP. MUD LOGS IN FRONT OF SILT FENCE