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# Improvements to ABC Supply Co.

Parcel # 10-2-83-14  
550-554 Berlin Turnpike  
Berlin, Connecticut

Applicant:

550-554 Berlin Turnpike Assoc. LLC  
864 Wethersfield Avenue  
Hartford, CT 06114

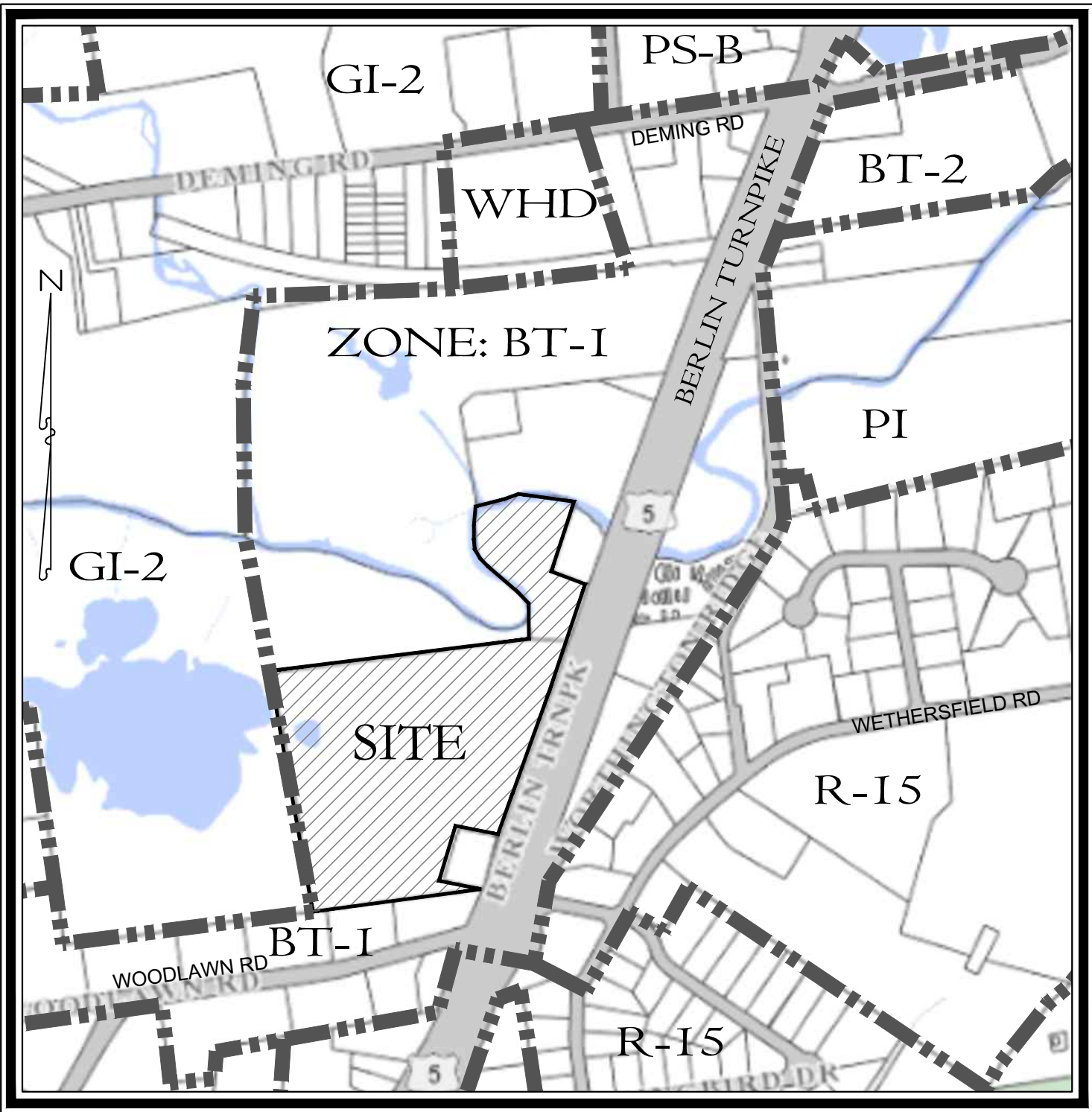
Property Owner:

550-554 Berlin Turnpike Assoc. LLC  
864 Wethersfield Avenue  
Hartford, CT 06114

Consultants:

**Engineering & Surveying**  
Harry E. Cole & Son  
P.O. Box 44 - 876 South Main Street  
Plantsville, Connecticut 06489  
Tel. (860) 628-4484 Fax (860) 620-0196

**Soil Scientist**  
George T. Logan MS, PWS, CSE  
REMA Ecological Services, LLC  
164 East Center Street, Suite 8  
Manchester, CT 06040  
(860) 649-7362



KEY MAP  
SCALE: 1"=500'

Sheet Index:

	Property & Topographic Survey Map (1"=80' Scale)
S1	Overall Site Plan (1"=60' Scale)
C1-2	Site Layout Plan & Landscaping Plan (1"=40' Scale)
U1-2	Site Utility Plan (1"=40' Scale)
G1-2	Site Grading Plan (1"=40' Scale)
P1	Entrance Driveway - Plan & Profile
ES1-2-3	Soil Erosion & Sedimentation Control Plan (1"=40' Scale)
ES4	Soil Erosion & Sedimentation Control Details
D1	Details
M1	Mitigation Plan - Flood Storage

PREPARED FOR



















550-554 Berlin Turnpike Assoc. LLC

September 5, 2023

Revision Table			
	Sept. 5, 2023	PZC Submission	#1908

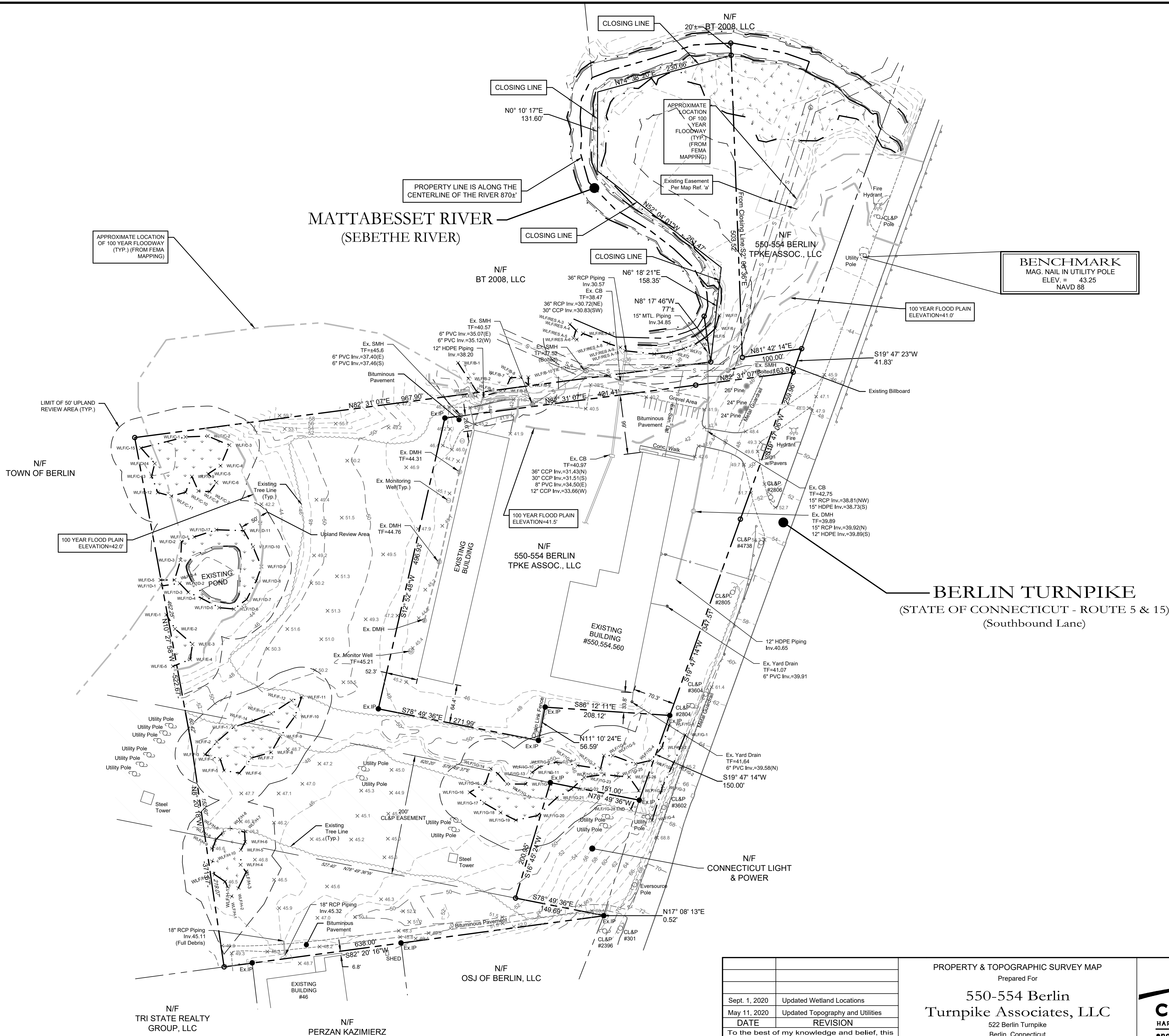


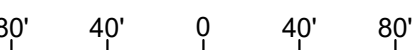
### LEGEND


- |   |   |
|---|---|
|  | = Existing utility pole                 |
|  | = Existing light pole                   |
|  | = Existing fire hydrant                 |
|  | = Existing water valve                  |
|  | = Existing gas valve                    |
|  | = Existing underground pipe             |
|  | = Existing edge of pavement             |
|  | = Existing bituminous concrete lip curb |
|  | = Existing well                         |
|  | = Existing catch basin                  |
|  | = Existing drainage manhole             |
|  | = Existing sanitary manhole             |
|  | = Existing utility box                  |
|  | = Existing contour                      |
|  | = Existing spot elevation               |
|  | = Existing iron pin                     |
|  | = Existing drill hole                   |
|  | = Existing monument                     |

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation 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.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
  - a) "Map Showing Proposed Sub-Division of Property Owned by Joseph Santoro on Wilbur Cross Highway, Berlin, Connecticut ; Scale: 1"=50' ; Dated: Dec. 30, 1957. Approved by: Herman F. Kendrick, C.E. #396. Filed as Map Volume 4, at Page 152 of the B.L.R."
  - b) "Perimeter Survey Map, Properties of Ridgeview-Berlin, LLC, Wilbur Cross Highway, Berlin, Connecticut; Scale:1"=60'; Dated: 8-22-2002, Last Revised: 02-22-07. Approved by: Igor Vechesloff, L.S. #3756. Filed as Map 3815 at the B.L.R."
  - c) "Map Showing Revised Property Line Between 522 Berlin Turnpike and 554 Berlin Turnpike Owned by Ridgeview-Berlin, LLC, 522-554 Berlin Turnpike - (Conn. Route 15), Berlin, Connecticut; Scale:1"=60'; Dated: February 16, 2013; Last Revised: Feb.22, 2013; Prepared by Arthur M. Neriani, L.S. #10250. Filed as Map 4098 at the B.L.R."
  - d) "Property Survey Map Depicting Lot Line Revision, Owner/Prepared for 500-554 Berlin Turnpike Associates, LLC & Kryz Santora, 502 & 522 Berlin Turnpike, Berlin, Connecticut; Scale:1"=40'; Dated: August 20, 2019; by Harry E. Cole & Son."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone:BT-1
9. Total area: 549,361± Sq. Ft. - 12.6± Acres : Within Closing Line: 529,277 Sq. Ft. - 12.15 Acres
10. Owner: 550-554 Berlin Tpk Assoc, LLC
11. Town of Berlin Assessors Map #10-2 Block #83 Lot #13
12. Filed in Volume 0686, Page 0023 of the Town Clerk's office.
13. Contour interval is two(2) foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



		<p>PROPERTY &amp; TOPOGRAPHIC SURVEY MAP</p> <p>Prepared For</p> <p>550-554 Berlin</p> <p>Turnpike Associates, LLC</p> <p>522 Berlin Turnpike</p> <p>Berlin, Connecticut</p> <p>November 6, 2019</p> <p>Scale: 1" = 80'</p> 
Sept. 1, 2020	Updated Wetland Locations	
May 11, 2020	Updated Topography and Utilities	
DATE	REVISION	
To the best of my knowledge and belief, this map is substantially correct as noted hereon.		
#70145		
Stephen M. Giudice, L.S.                      Reg. No.		
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO		
F.B. #:		PROJECT #: 1908

A thick, dark, curved line that starts from the left edge of the page and curves upwards and to the right, ending near the top right corner.

**cole**

**HARRY E. COLE & SON**

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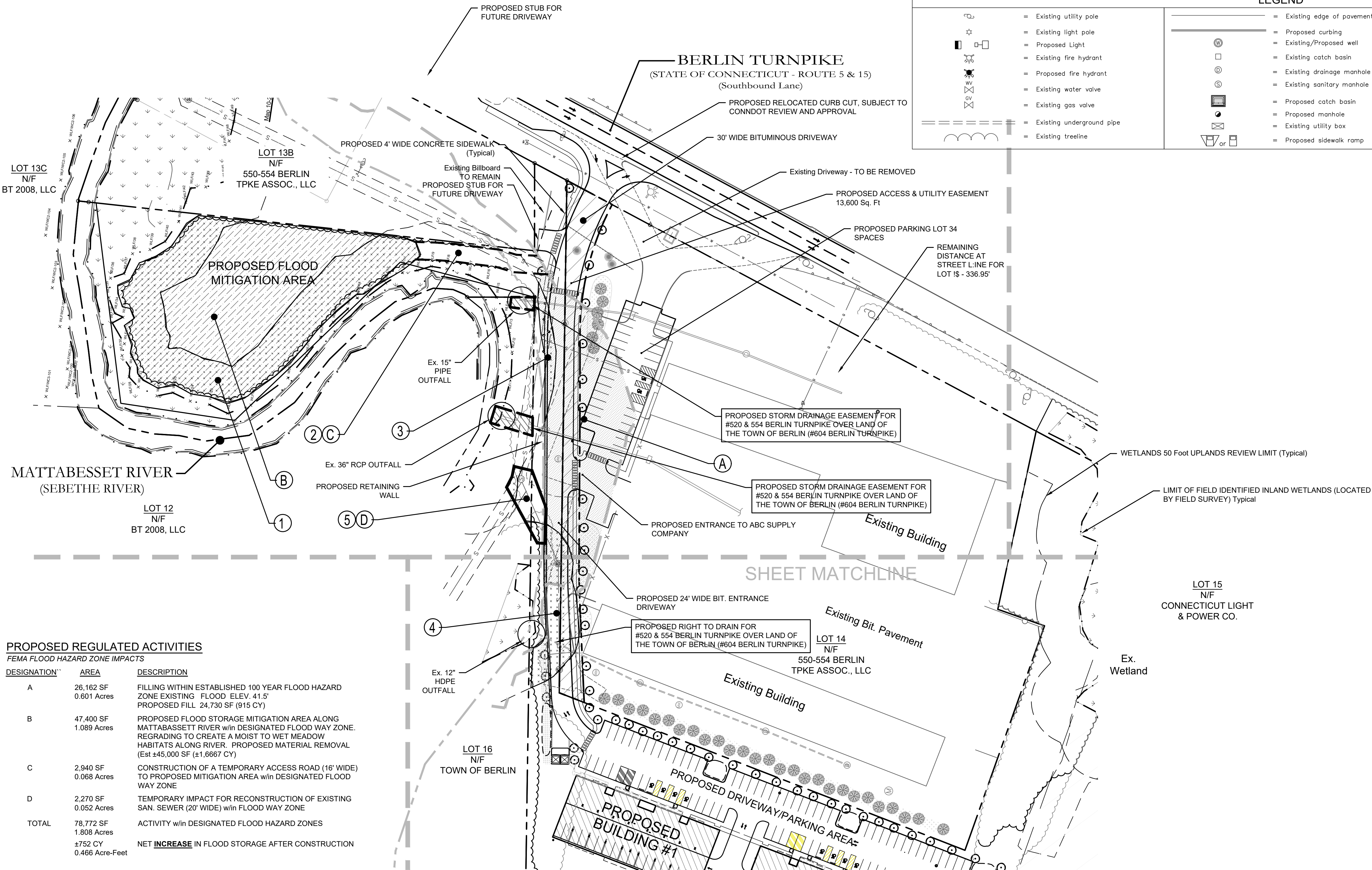
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876 South Main Street  
P.O. Box 44  
Plainville, CT 06479 - 0044

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Fax: (860) 628-0196  
[www.hccole.com](http://www.hccole.com)



DRAWING NAME: P:\Land Projects\1908\Collins Intermodal\522 Berlin Turnpike Berlin CT\Job 1908 - S1 - Overall Site Plan.dwg PLOT DATE: Sep 18, 2023 11:24am LAYOUT: S1 PLOT DATE: Sep 18, 2023 11:24am OPERATOR: hnc\hnc



PROPOSED REGULATED ACTIVITIES

FEMA FLOOD HAZARD ZONE IMPACTS

DESIGNATION	AREA	DESCRIPTION
A	26,162 SF 0.601 Acres	FILLING WITHIN ESTABLISHED 100 YEAR FLOOD HAZARD ZONE EXISTING FLOOD ELEV. 41.5' PROPOSED FILL 24,730 SF (915 CY)
B	47,400 SF 1.089 Acres	PROPOSED FLOOD STORAGE MITIGATION AREA ALONG MATTABASSETT RIVER w/in DESIGNATED FLOOD WAY ZONE. REGRADING TO CREATE A MOIST TO WET MEADOW HABITATS ALONG RIVER. PROPOSED MATERIAL REMOVAL (Est ±45,000 SF (±1,6667 CY)
C	2,940 SF 0.068 Acres	CONSTRUCTION OF A TEMPORARY ACCESS ROAD (16' WIDE) TO PROPOSED MITIGATION AREA w/in DESIGNATED FLOOD WAY ZONE
D	2,270 SF 0.052 Acres	TEMPORARY IMPACT FOR RECONSTRUCTION OF EXISTING SAN. SEWER (20' WIDE) w/in FLOOD WAY ZONE
TOTAL	78,772 SF 1.808 Acres ±752 CY 0.466 Acre-Feet	ACTIVITY w/in DESIGNATED FLOOD HAZARD ZONES NET <b>INCREASE</b> IN FLOOD STORAGE AFTER CONSTRUCTION

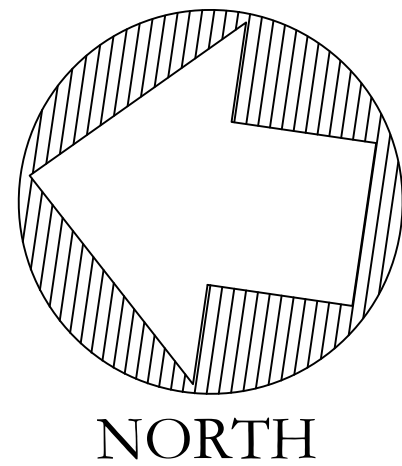
INLAND WETLAND 50 FOOT UPLAND REVIEW IMPACTS

DESIGNATION	AREA	DESCRIPTION
1	23,830 SF 0.547 Acres	ACTIVITY INVOLVED WITH REGRADING PROPOSED MITIGATION AREA - ALL ACTIVITY TO BE MIN. 5' OFF WETLANDS LIMIT, EXCEPT MAINTAINING ALL MATURE TREES WITHIN 15' OF WETLANDS, INCLUDING INDIVIDUAL TREE DRIP LINES
2	2,540 SF 0.058 Acres	CONSTRUCTION OF A TEMPORARY ACCESS ROAD (16' WIDE) TO PROPOSED MITIGATION AREA (w/in 5' OF WETLAND LIMIT
3	1,500 SF 0.034 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF ENTRANCE DRIVEWAY, INCLUDING INSTALLATION OF PROPOSED RETAINING WALL (w/in 35' OF WETLAND LIMIT
4	6,000 SF 0.138 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF ENTRANCE DRIVEWAY, INCLUDING INSTALLATION OF PROPOSED RETAINING WALL (w/in 10' OF WETLAND LIMIT
5	660 SF 0.015 Acres	ACTIVITY INVOLVED WITH RECONSTRUCTION OF SAN. SEWER (w/in ±20' OF WETLAND LIMIT) COMBINED AREA
TOTAL	34,530 SF 0.7937 Acres 0 SF 0 Acres	ACTIVITY w/in WETLANDS 50' UPLAND REVIEW AREA ACTIVITY w/in FIELD LOCATED INLAND WETLANDS

LEGEND

	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbing
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Existing gas valve		= Proposed catch basin
	= Existing underground pipe		= Proposed manhole
	= Existing treeline		= Existing utility box
			= Proposed sidewalk ramp

	= Existing contour
	= Existing spot elevation
	= Proposed contour
	= Proposed spot elevation
	= Deep test location
	= Percolation test location
	= Grade to drain
	= Proposed Riprap
	= Proposed Drainage Pipe



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Fax: (860) 620-0196  
www.heccole.com

PROJECT NAME:

PROPOSED  
IMPROVEMENT TO  
ABC SUPPLY CO.

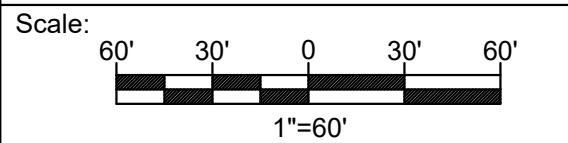
Parcel# 10-2-83-14  
540 554 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

OVERALL SITE PLAN



Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

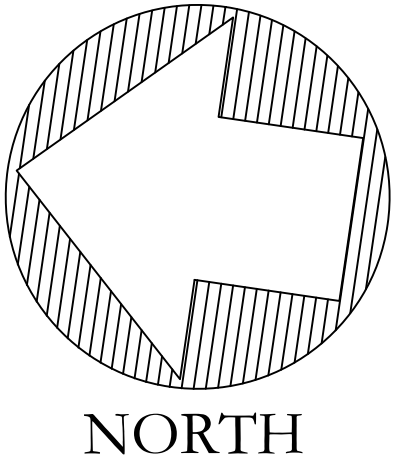
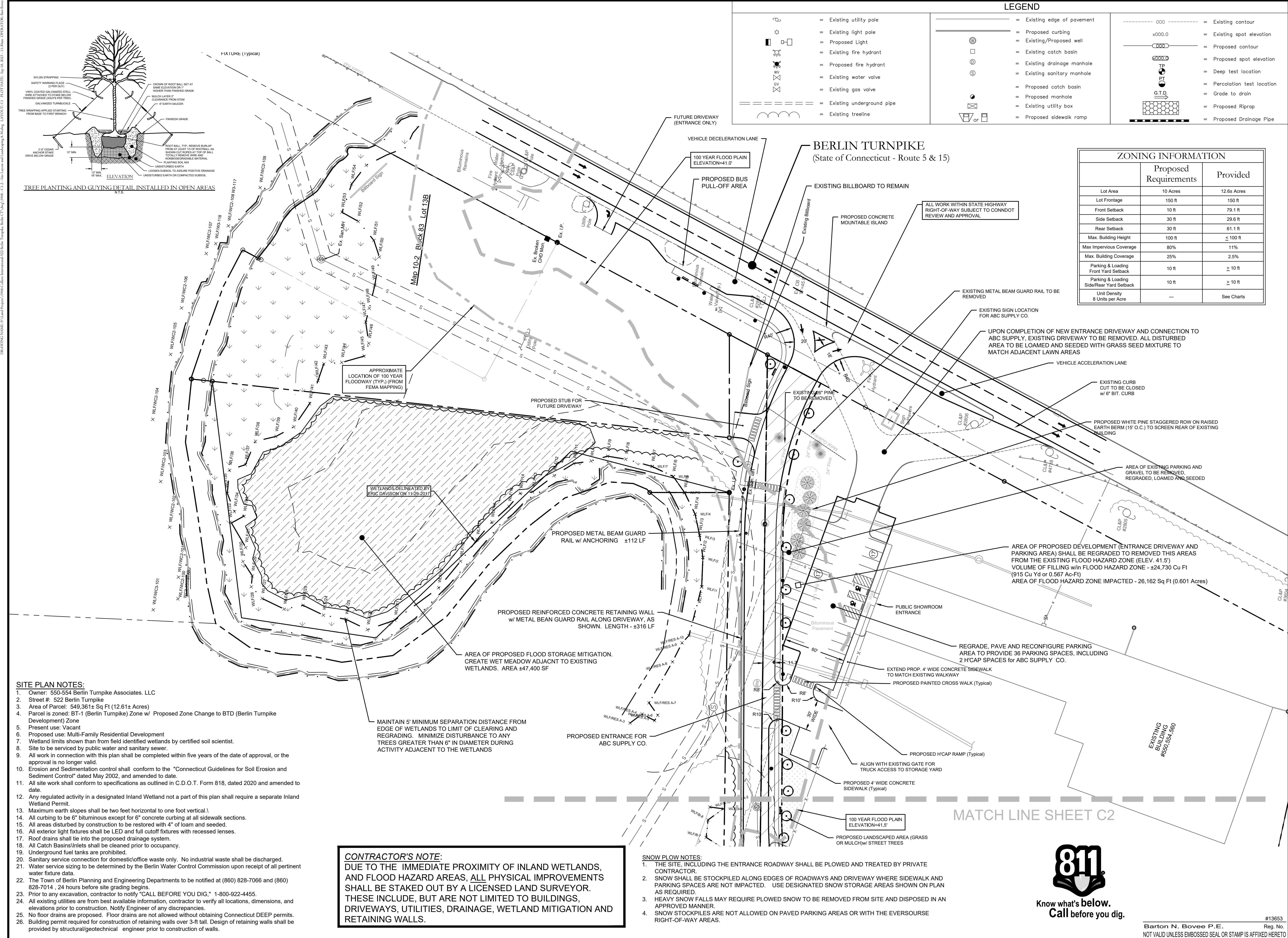
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Sheet #:

S1



DRAWING NAME: [V] Land Project: 1908-554 Berlin Turnpike Associates, LLC, 522 Berlin Turnpike, Berlin, CT 06033 - C1.2 - Site Layout and Landscaping & 30' Long LAYOUT: C1 - 13.0mm OPERATOR: B. N. BOVEE



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www.hecole.com

PROJECT NAME:  
**PROPOSED  
MULTI-FAMILY  
DEVELOPMENT**

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

SITE LAYOUT AND  
LANDSCAPING

Scale:  
40' 20' 0 20' 40'  
1"=40'

Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

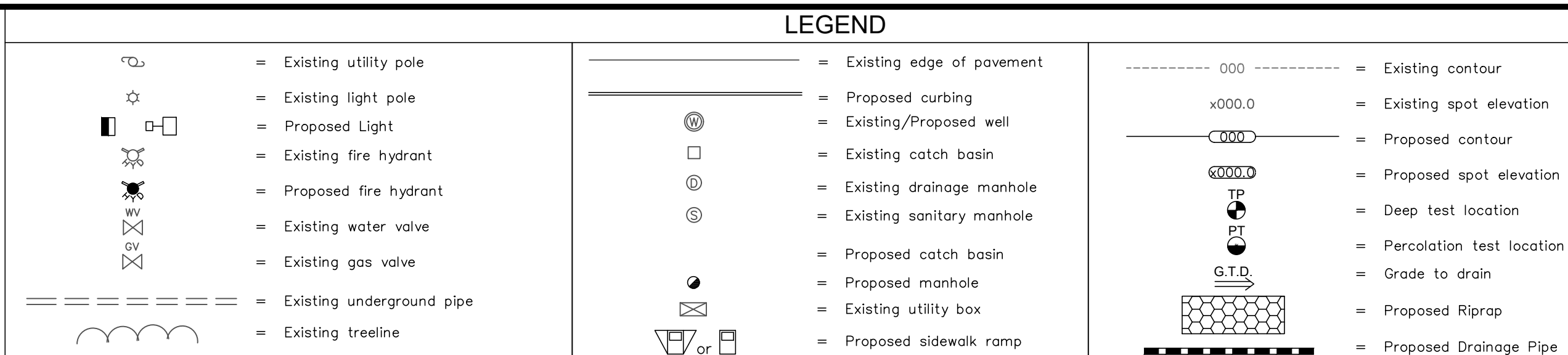
C1



<b>LOADING AREAS</b>
<b>2 LOADING SPACES SHOWN PER BUILDING</b>
<b>LOADING SPACES TO BE STRIPPED AND SIGNED</b>
<b>SIGNS TO READ "SPACES TO BE RESERVED FOR LOADING/UNLOADING DURING WEEKENDS. PARKING TO BE PERMITTED DURING WEEKDAYS.</b>

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
	50	QUERCUS RUBRA	RED OAK	B & B, 2.5" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2.5" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2.5" CAL.
		PRUNUS PENNSYLVANICA	WILD RED CHERRY	B & B, 2.5" CAL.
SHRUBS				
	0	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	0	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.



Know what's **below**.  
**Call** before you dig.

LANDSCAPING TABLE		
PARKING LOT AREA = 62,614 SF PAVEMENT		
Note - Does not include entrance driveway		
	Required	Proposed
Landscaping w/ Pavement Area	----	2,888 S.F.
Landscaping along Perimeter of Parking Area	----	16,538 S.F.
Landscaped Area: 15% of Paved Area	10,096 S.F.	14,727 S.F.
Perimeter Trees: 1 Tree per 50 FT	30 Trees (1,472 FT)	50 Trees*

\* Does not include trees along sides of proposed buildings or buffer/screening trees

A circular diagram with a white arrow pointing North. The area to the right of the arrow is filled with diagonal hatching, representing the North-East quadrant.

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Fax: (860) 620-0196  
[www.hecole.com](http://www.hecole.com)

PROJECT NAME:  
PROPOSED  
MULTI-FAMILY  
DEVELOPMENT

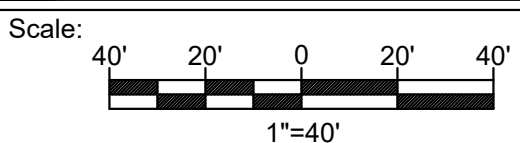
Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description

## SITE LAYOUT AND LANDSCAPING



Date: September 5, 2023

Project #: 1908

Drawn By: BTP/BNB

Revisions:

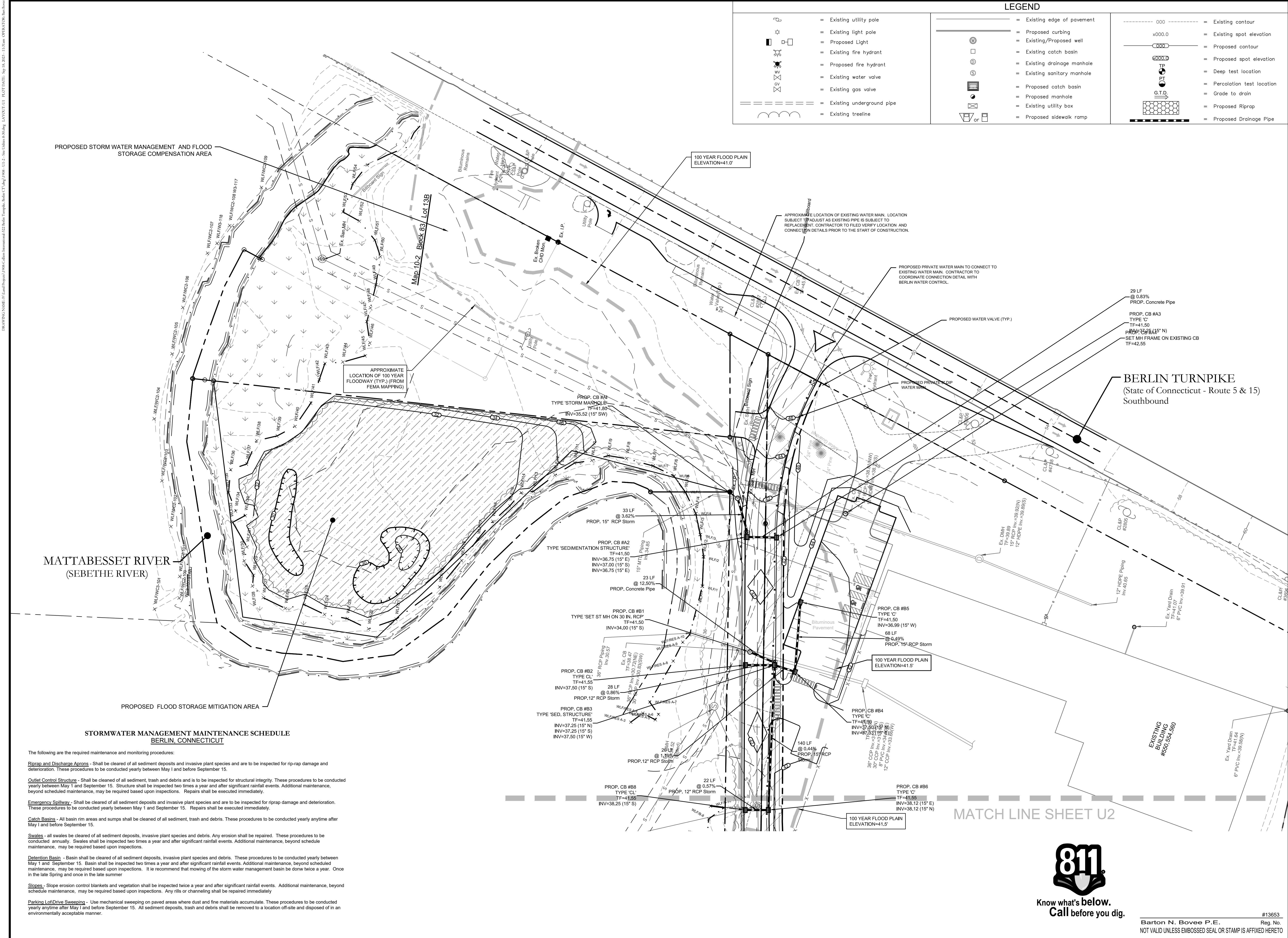
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Sheet #:

C2

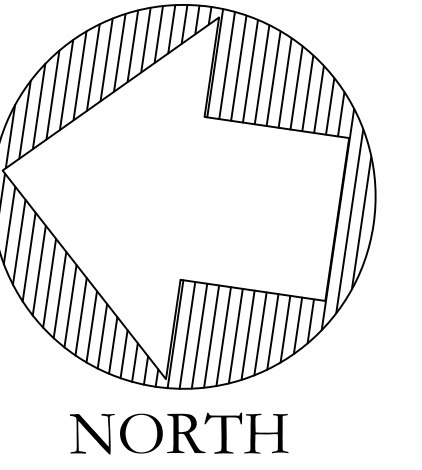


DRAWING NAME: [P:\Land Projects\1908\Colony International\22 Berlin Turnpike\Map U1 - Site Utilities.ksh.dwg LAYOUT: U1 PLOT DATE: Sep 16, 2023 11:21am OPERATOR: Bart Bove





NOTE:  
UPON INSTALLATION OF ALL STORM WATER AND UTILITY IMPROVEMENTS, THE DEVELOPER SHALL PROVIDE THE TOWN WITH AN AS-BUILT DRAWING OF ALL INSTALLED IMPROVEMENTS WHICH SHALL BE CERTIFIED AS A CLASS A-2/T-2 MAP BY A LICENSED LAND SURVEYOR. A QUALIFIED LICENSED PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION THAT ALL STORM WATER MANAGEMENT FACILITIES WERE CONSTRUCTED TO THE APPROVED PLANS.



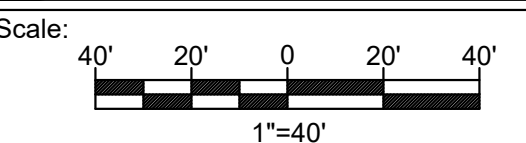
PROJECT NAME:  
PROPOSED  
MULTI-FAMILY  
DEVELOPMENT

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

SITE UTILITY PLAN



Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:

Sheet #:

U2

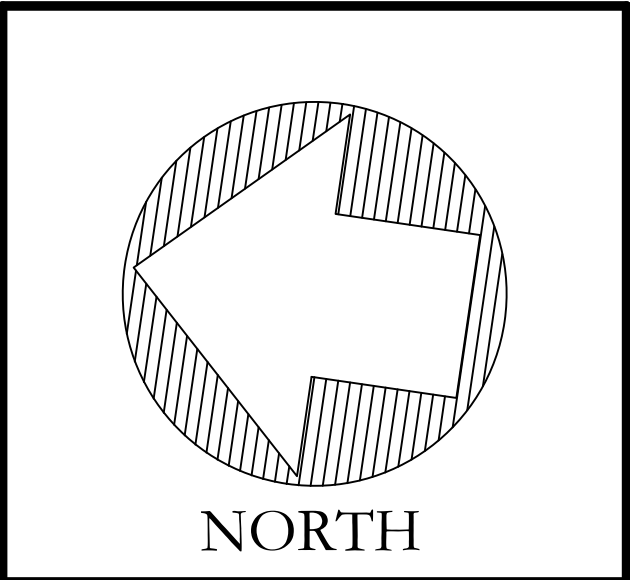
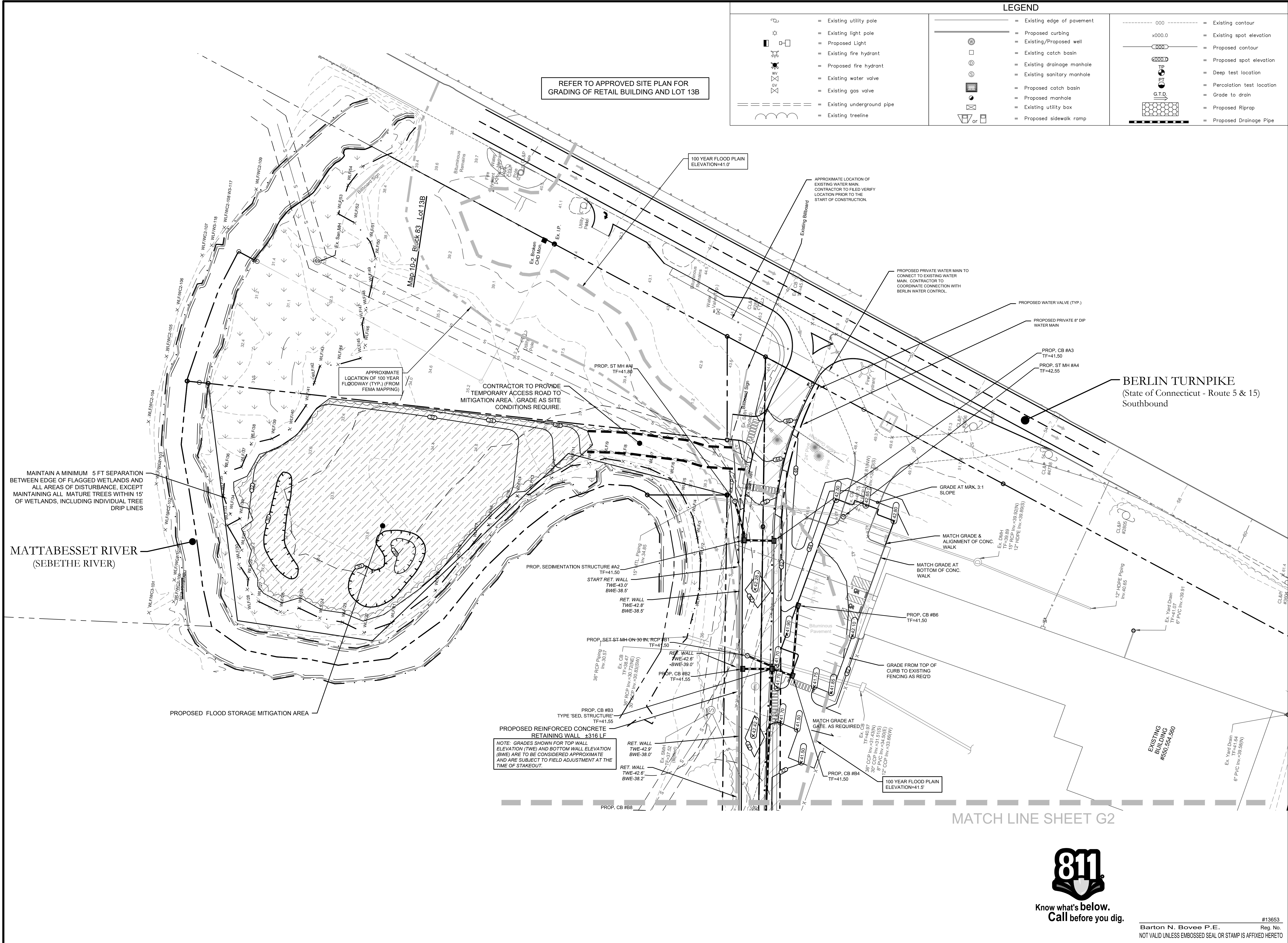


Know what's **below**.  
**Call** before you dig.

#13653  
Barton N. Bovee P.E. Reg. No.  
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO



DRAWING NAME: E:\Land Projects\1906\Collins Intermodal\522 Berlin Turnpike\Relief CT\Grading\G1.dwg LAYOUT: G1 PLOT DATE: Sep 18, 2023 11:22am OPERATOR: JRM/Rev



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PROJECT NAME:  
**PROPOSED  
MULTI-FAMILY  
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Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

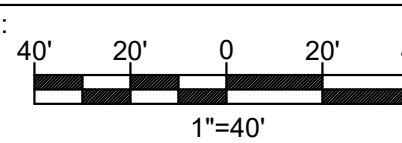
PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

**SITE GRADING  
PLAN**

Scale:



Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:

Sheet #:

**G1**

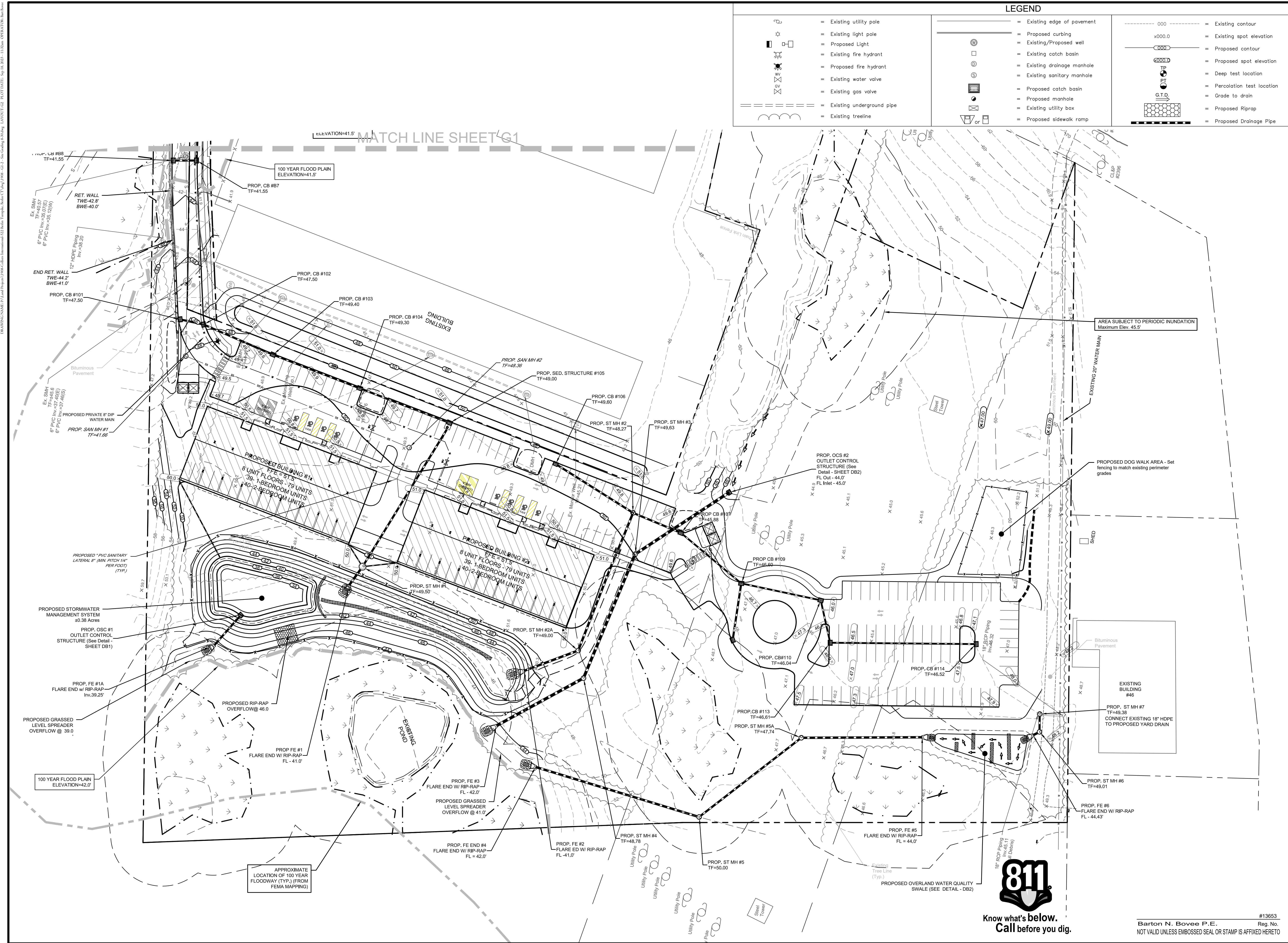


Know what's below.  
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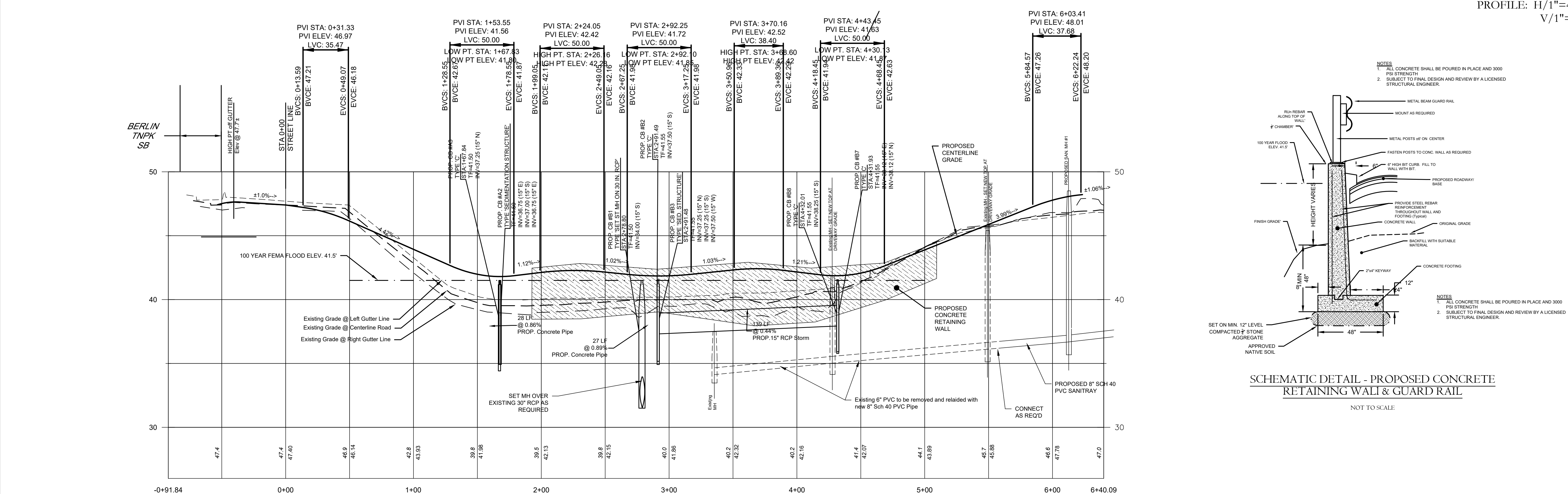
#13653  
Barton N. Bovee P.E.  
Reg. No.  
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO



DATE: 09/05/2023 11:00 AM PROJECT: 1908 - 550-554 BERLIN TURNPIKE ASSOC. LLC - SITE GRADING PLAN SHEET G2 - 11/05/2023 11:00 AM







SCHEMATIC DETAIL - PROPOSED CONCRETE  
RETAINING WALL & GUARD RAIL

NOT TO SCALE

#13653  
Barton N. Bovee P.E. Reg. No.  
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PROJECT NAME:  
PROPOSED  
MULTI-FAMILY  
DEVELOPMENT

522 Berlin Turnpike  
Berlin, Connecticut

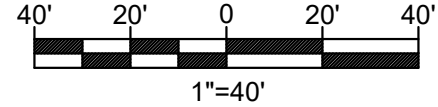
PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description

# P1 -ENTRANCE ROAD PLAN & PROFILE

Scale



Date:

Date: Septemb

Project #: 1908

F.B. #: ---

Drawn By

Approved By: BNB

## Revisions

Descriptions
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— — — — —

Descriptions
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Sheet #:

P1

Barton N. Bovee P.E. Reg. No. \_\_\_\_\_  
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO



DRAWING NAME: P:\Land Projects\1908-Golfers International\522 Berlin Turnpike, Berlin, CT.dwg (1908-1212-24-SEB) Title: Submittal LAYOUT: ES1 Date: 10/16/2023 11:24am OPERATOR: hnt.bovee

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

- Project Description - The project site consist of one 12.6 acre parcel on The Berlin Turnpike in Berlin, CT.  
Area of Development - 8.23± Acres.
- Area Proposed Disturbance Due to Construction Activities - 8.23± Acres.
- Estimated Start of Construction - Spring 2024.
- Estimated Construction Completion Date - 2025.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "Capital Letter" may occur concurrently.

- Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
- Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
- Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
- After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
- Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
- Remove stumps and dispose of a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
- Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
- Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
- Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downslope slopes of all stockpiles. (B)
- Bring proposed site entrance surface areas to rough subgrade.
- Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
- If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
- Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
- Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
- Excavate for and install utilities. (C)
- Prior to filling required for entrance driveway and reconstruction of parking for ABC Supply, the proposed mitigation area shall be regraded and planted, in accordance with plans (C)
- Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
- Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
- Construct all driveway entrance and front parking improvements as indicated on plans. (E)
- Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
- Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
- Complete final paving with top course and paint surfaces with pavement markings. (E)
- Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
- Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)

GENERAL NOTES:

- Additional notes and details are located on Sheet ES4.
- At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
- All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
- All inlets shall be cleaned prior to occupancy.
- All slopes greater than 3:1 shall be protected with Erosion Control Blankets (\$150 by North American Green or approved equal)
- All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
- To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
- If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
- All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
- All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE  
BERLIN, CONNECTICUT

The following are the required maintenance and monitoring procedures.

**Riprap and Discharge Aprons** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.

**Outlet Control Structure** - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.

**Emergency Spillway** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

**Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.

**Swales** - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

**Water Quality Basin** - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

**Slopes** - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

**Parking Lot Sweeping** - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15.  
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

- Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
- Construction Staging:
  - Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
  - Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
  - Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

- The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

SESC Emergency contact Information  
**Emergency Contact Name: 550-554 Berlin Turnpike Assoc. LLC**  
**Emergency Contact Phone Number: (860) 249-6521**

EROSION CONTROL  
SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG/WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE/STOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

\*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE  
(DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

**Swales** - All swales shall be moved and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

**Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

**Slopes** - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

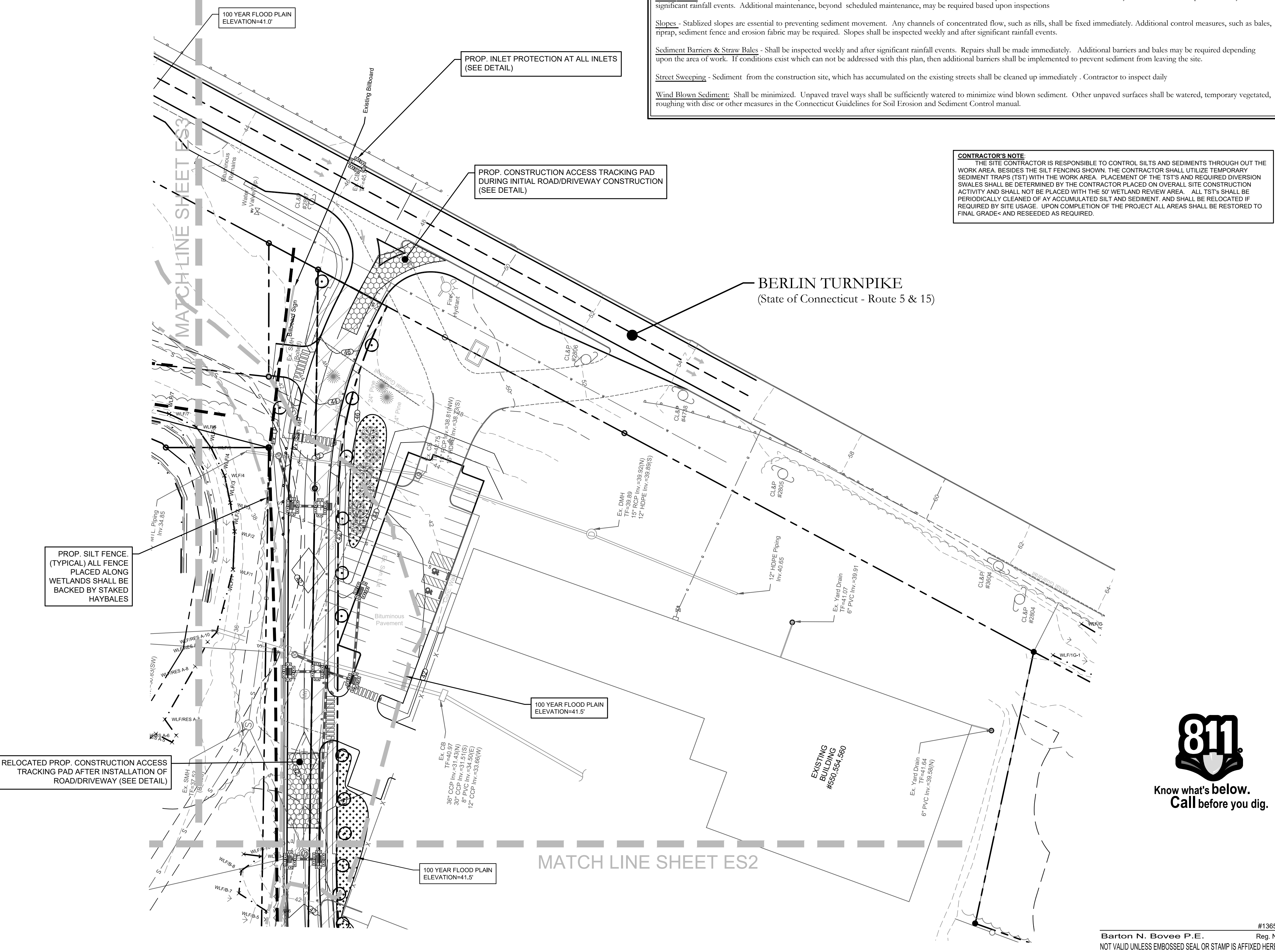
**Sediment Barriers & Straw Bales** - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

**Street Sweeping** - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately. Contractor to inspect daily

**Wind Blown Sediment** - Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.

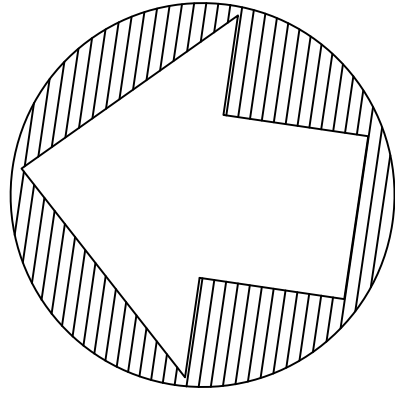
CONTRACTOR'S NOTE:

THE SITE CONTRACTOR IS RESPONSIBLE TO CONTROL SILTS AND SEDIMENTS THROUGH OUT THE WORK AREA. BESIDES THE SILT FENCING SHOWN, THE CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT TRAPS (TST) WITH THE WORK AREA. PLACEMENT OF THE TST'S AND REQUIRED DIVERSION SWALES SHALL BE DETERMINED BY THE CONTRACTOR PLACED ON OVERALL SITE CONSTRUCTION ACTIVITY AND SHALL NOT BE PLACED WITH THE 50' WETLAND REVIEW AREA. ALL TST'S SHALL BE PERIODICALLY CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT. AND SHALL BE RELOCATED IF REQUIRED BY SITE USAGE. UPON COMPLETION OF THE PROJECT ALL AREAS SHALL BE RESTORED TO FINAL GRADE AND RESEED AS REQUIRED.



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P.O. Box 44 Fax: (860) 620-0198  
Plainville, CT 06479 - 0044 www.hccole.com

PROJECT NAME:  
PROPOSED  
MULTI-FAMILY  
DEVELOPMENT

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN  
TURNPIKE ASSOC.  
LLC

Sheet Description:

SOIL EROSION &  
SEDIMENTATION  
CONTROL PLAN

Scale:  
40' 20' 0 20' 40'  
1"=40'

Date: September 5, 2023

Project #: 1908

F.B. #: ----

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

ES1



DRAWING NAME: 10-2-83-13 Proposed Multi-Family Development, Erosion & Sediment Control Plan, Sheet ES2 of ES1-ES4, 11/14/2023, 11:44am, OPERATOR: BNB

**NOTE:**

ALL EROSION AND SEDIMENTS CONTROL MEASURES SHALL BE INSPECTED ON A BI-WEEKLY INTERVAL, OR WHERE RAINFALL FOR ANY STORM EXCEEDS 0.5" PER EVENT. REFER TO SHEET ESW3 FOR SAMPLE REPORTING FORM

**CONTRACTOR'S NOTE**

THE SITE CONTRACTOR IS RESPONSIBLE TO CONTROL SILTS AND SEDIMENTS THROUGH OUT THE WORK AREA. BESIDES THE SILT FENCING SHOWN, THE CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT TRAPS (TST) WITH THE WORK AREA. PLACEMENT OF THE TST'S AND REQUIRED DIVERSION SWALES SHALL BE DETERMINED BY THE CONTRACTOR PLACED ON OVERALL SITE CONSTRUCTION ACTIVITY AND SHALL NOT BE PLACED WITH THE 50' WETLAND REVIEW AREA. ALL TST'S SHALL BE PERIODICALLY CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT, AND SHALL BE RELOCATED IF REQUIRED BY SITE USAGE. UPON COMPLETION OF THE PROJECT ALL AREAS SHALL BE RESTORED TO FINAL GRADE AND RESEED AS REQUIRED.

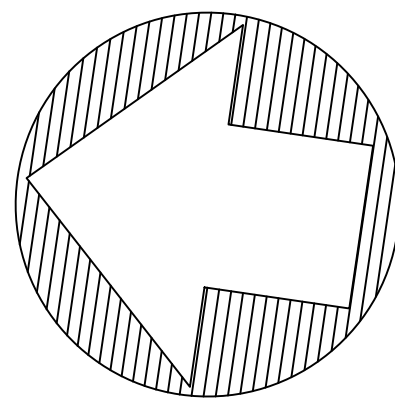
**LEGEND**

	= Existing utility pole		= Existing edge of pavement		= Existing contour
	= Existing light pole		= Proposed curbing		= Existing spot elevation
	= Existing fire hydrant		= Existing/Proposed well		= Proposed contour
	= Proposed fire hydrant		= Existing catch basin		= Proposed spot elevation
	= Existing water valve		= Existing drainage manhole		= Deep test location
	= Existing gas valve		= Existing sanitary manhole		= Percolation test location
	= Existing underground pipe		= Proposed catch basin		= Grade to drain
	= Existing treeline		= Proposed manhole		= Proposed Riprap
			= Existing utility box		= Proposed Drainage Pipe
			= Proposed sidewalk ramp		

**EROSION CONTROL  
SYMBOL LEGEND**

	ORANGE LIMIT OF CONSTRUCTION FENCE
	SILT FENCE
	EROSION CONTROL LOG/WATTLE
	INLET PROTECTION
	STAKED BALES
	CHECK DAM WATTLE/sock or STONE
	EROSION CONTROL BLANKET
	TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

\*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION



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P.O. Box 44  
Plantsville, CT 06479 - 0044

Tel: (860) 628-4484  
Fax: (860) 620-0198  
www.hecole.com

PROJECT NAME:

**PROPOSED  
MULTI-FAMILY  
DEVELOPMENT**

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

PREPARED FOR:

**550-554 BERLIN  
TURNPIKE ASSOC.  
LLC**

Sheet Description:

**SOIL EROSION &  
SEDIMENTATION  
CONTROL PLAN**

Scale: 40' 20' 0 20' 40'  
1"=40'

Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

**ES2**



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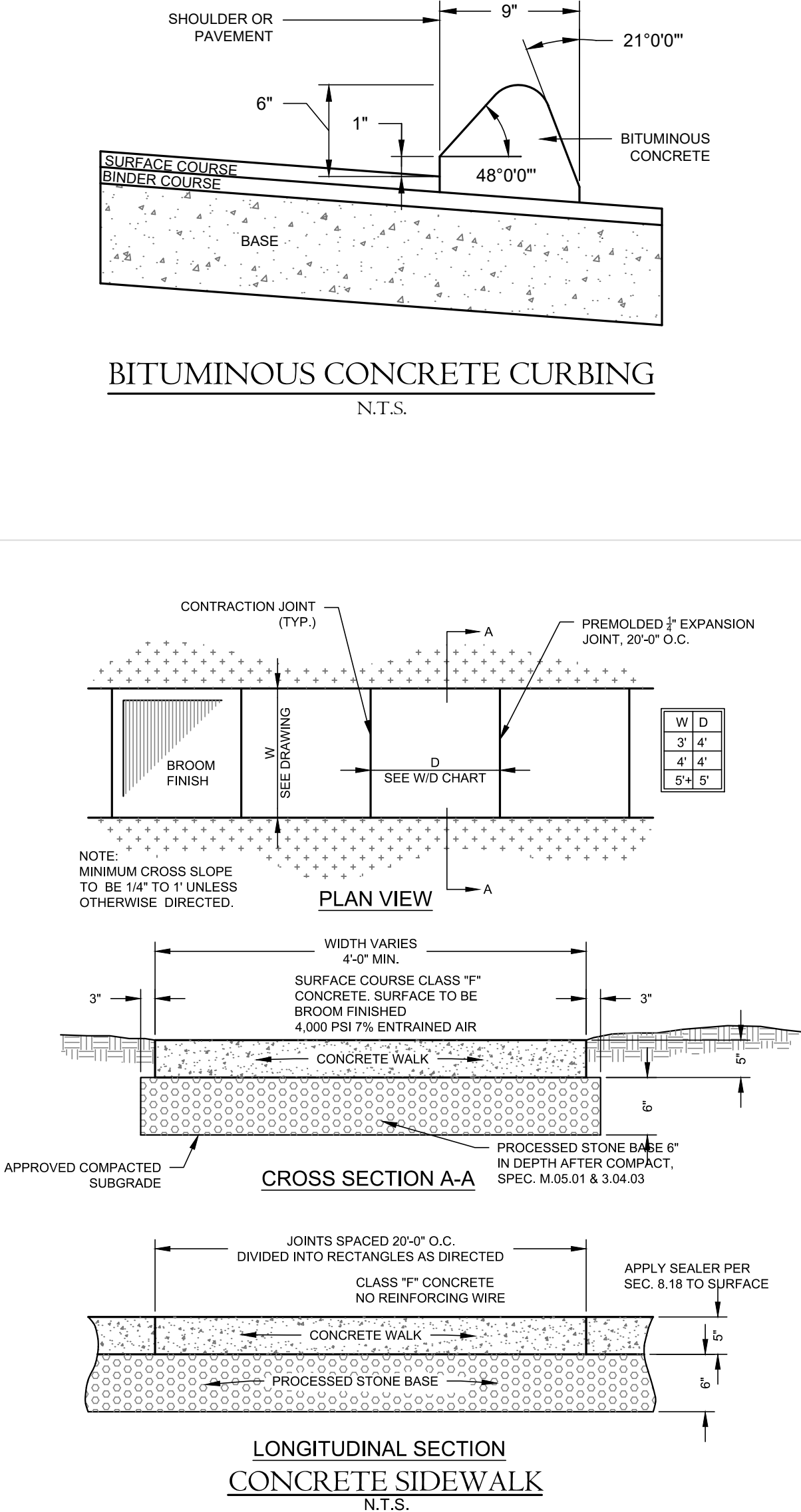
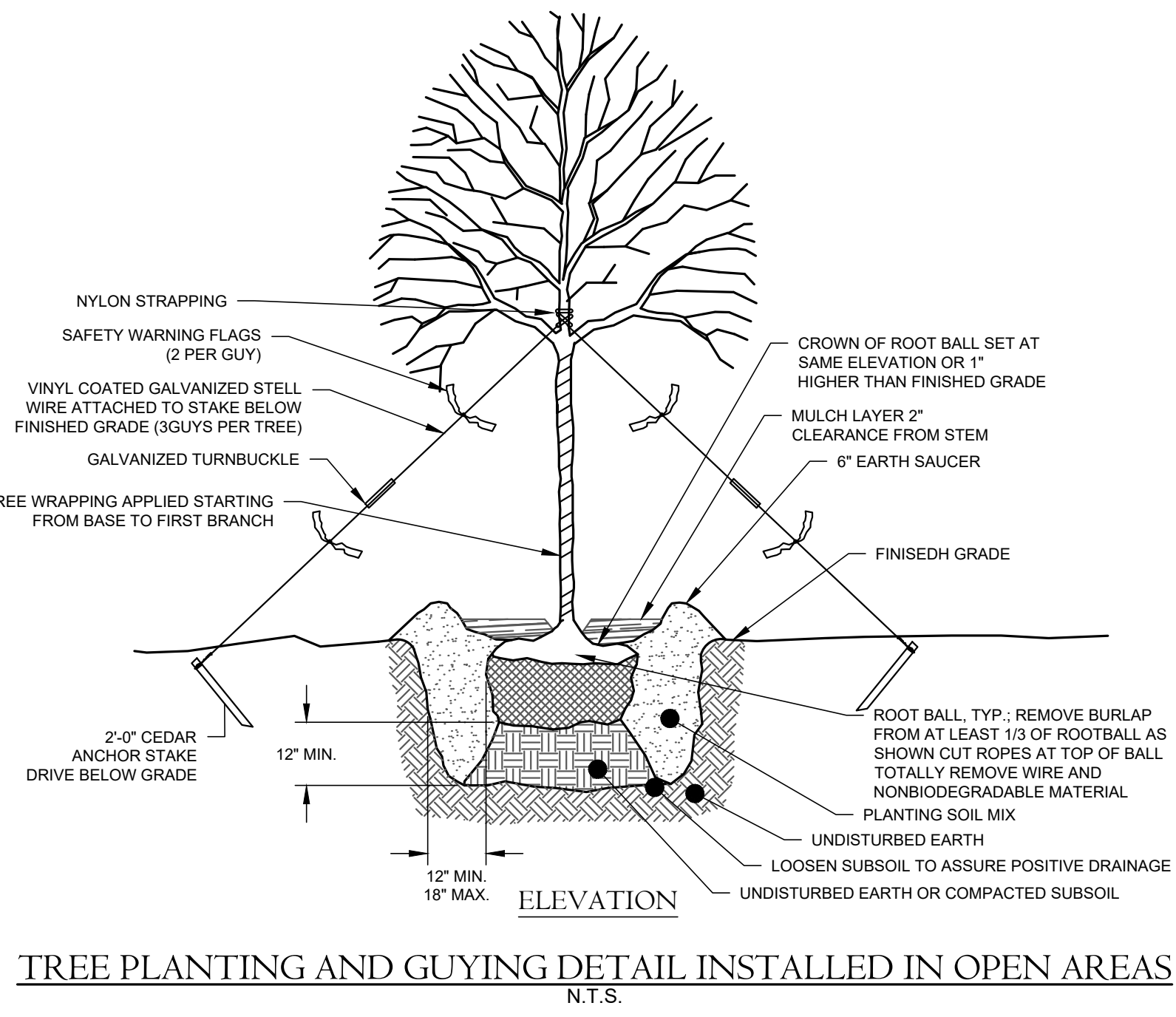
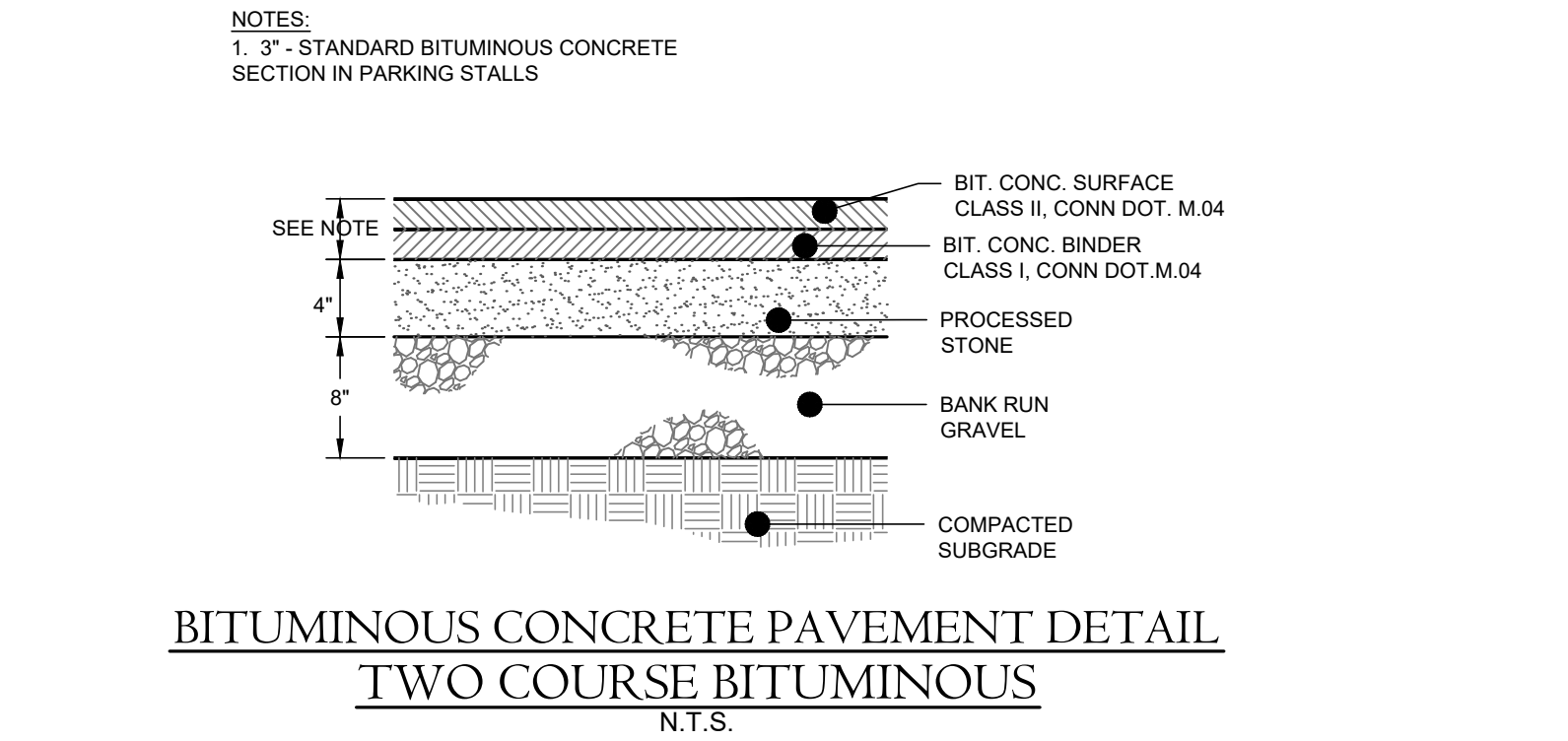
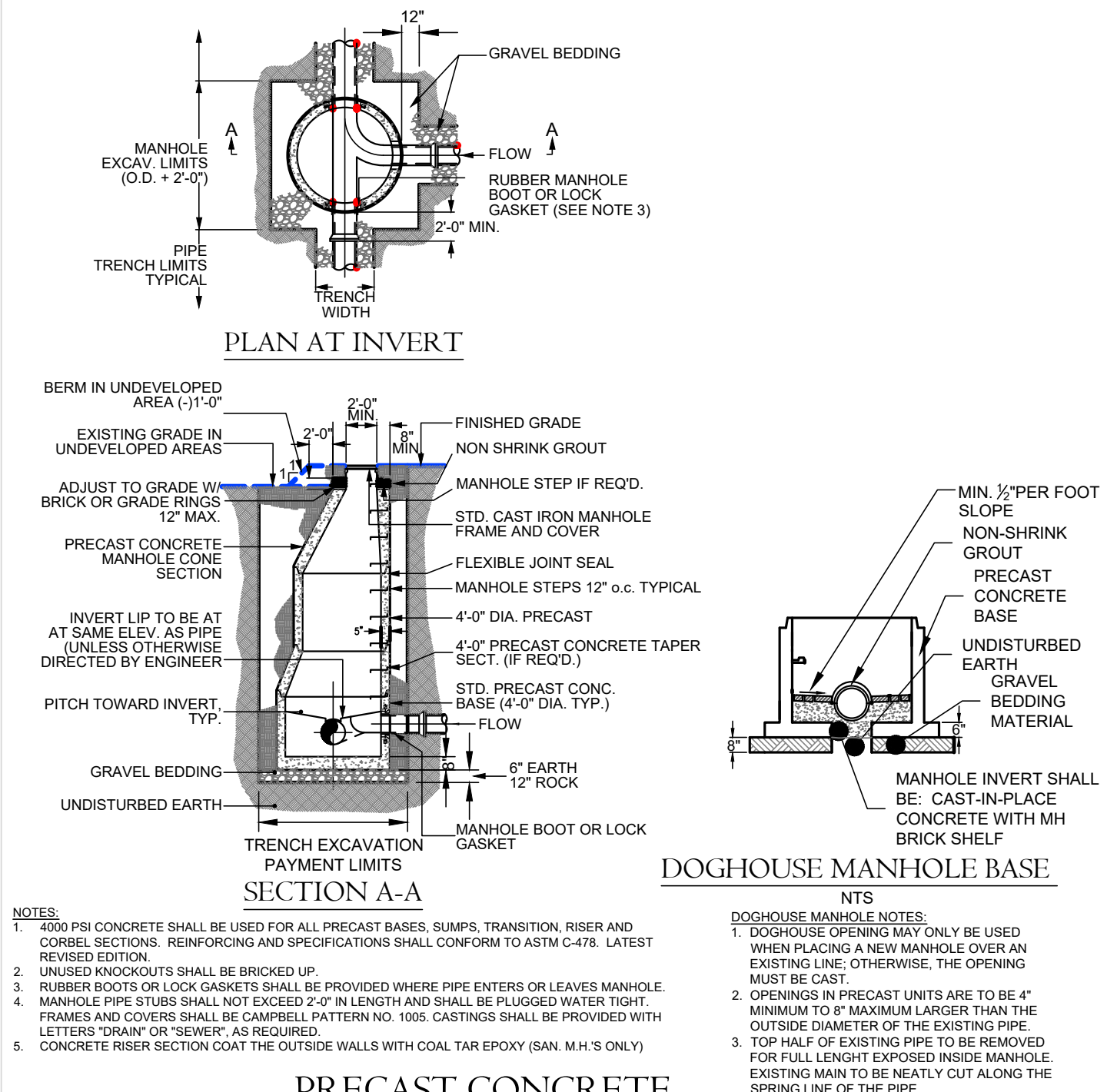
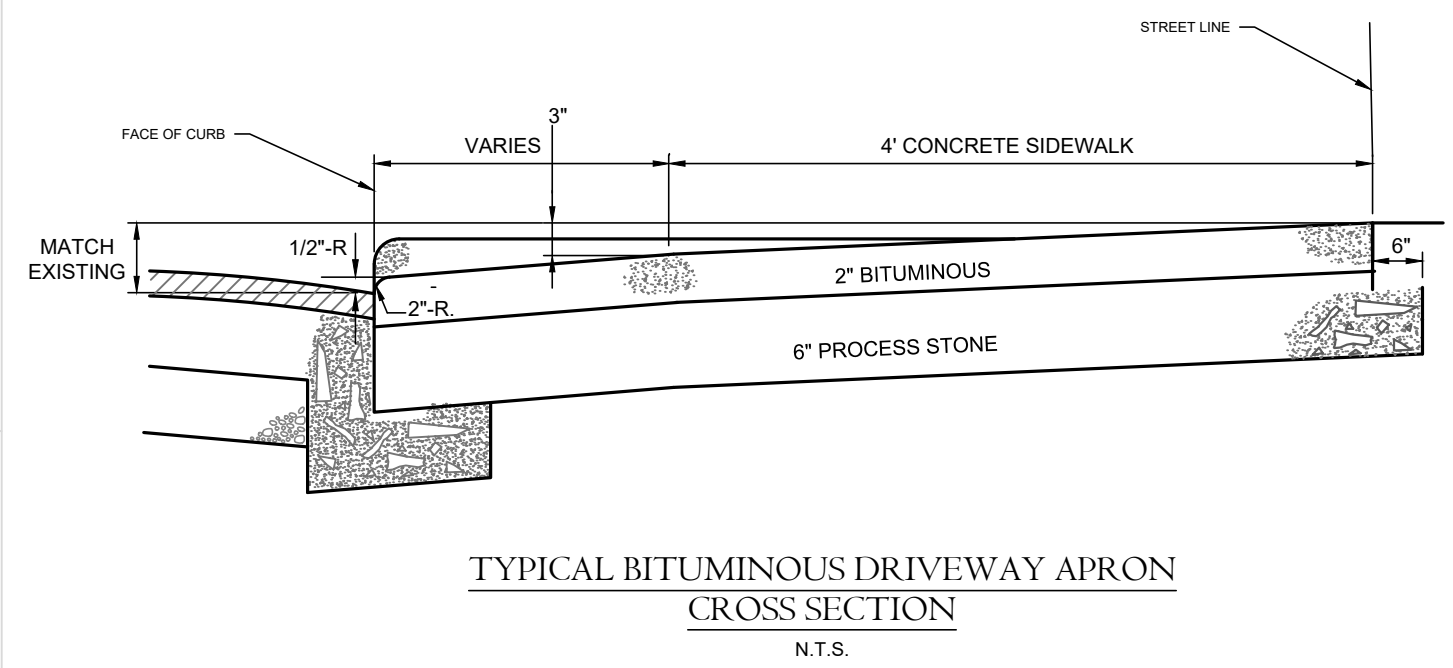
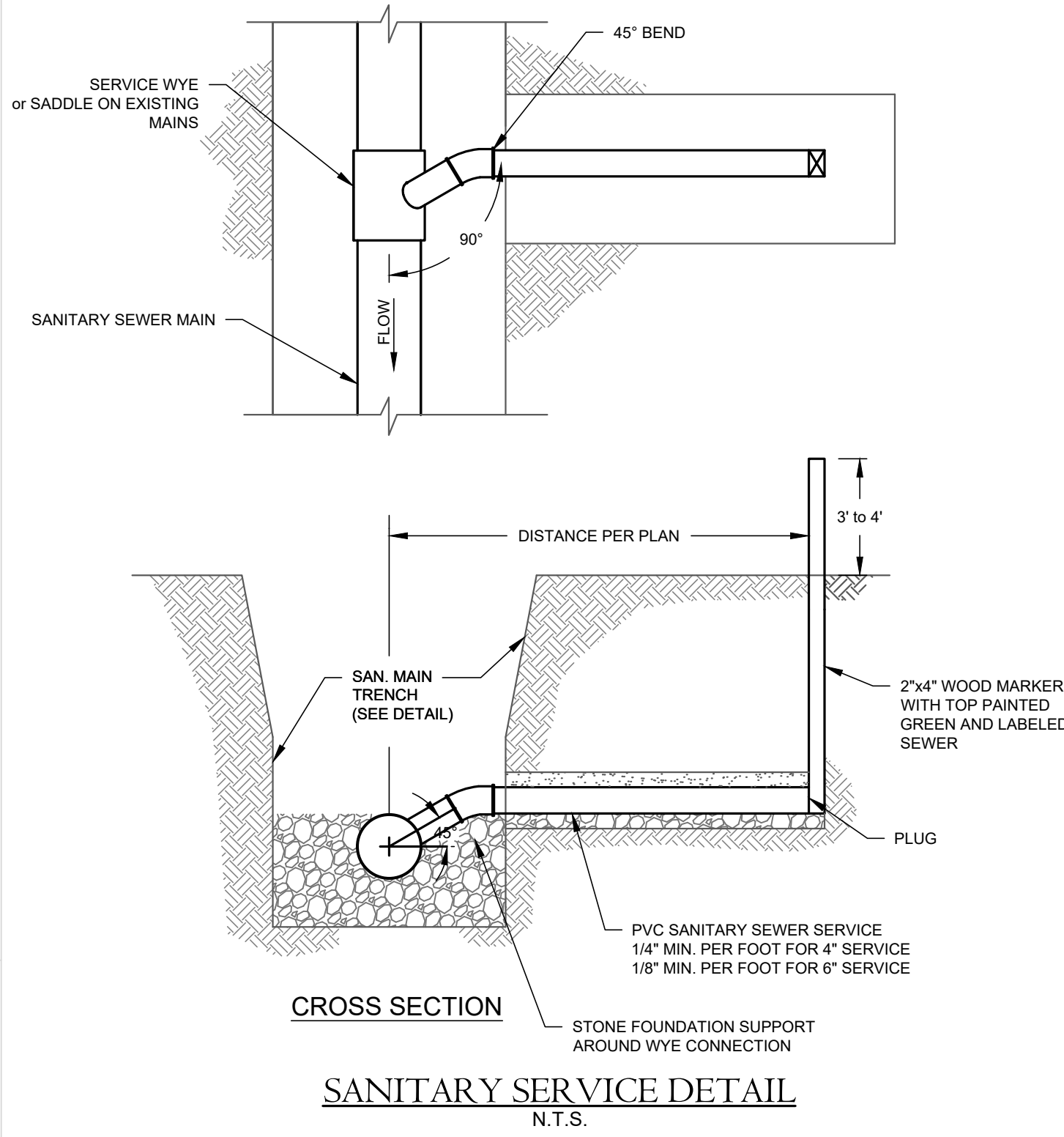
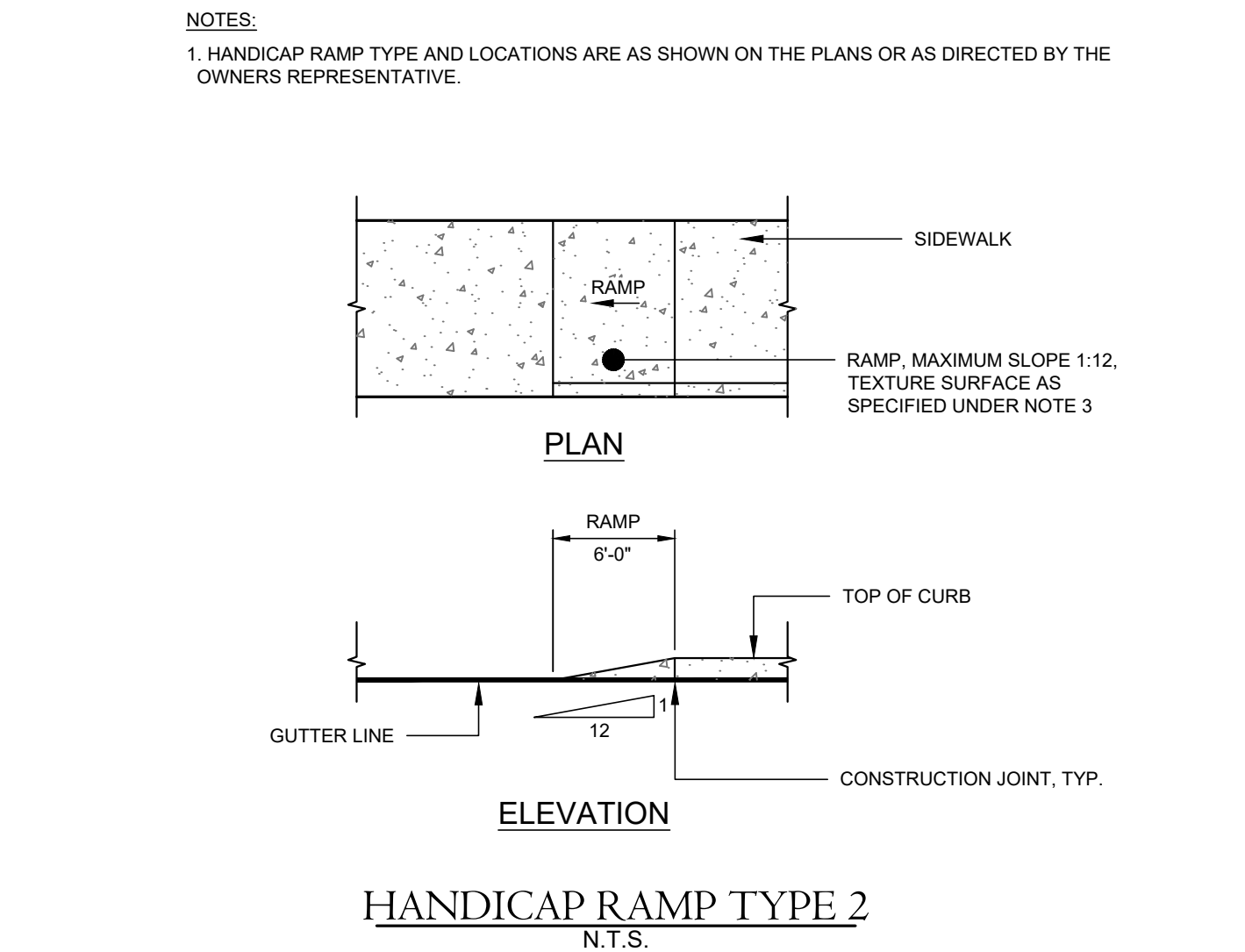
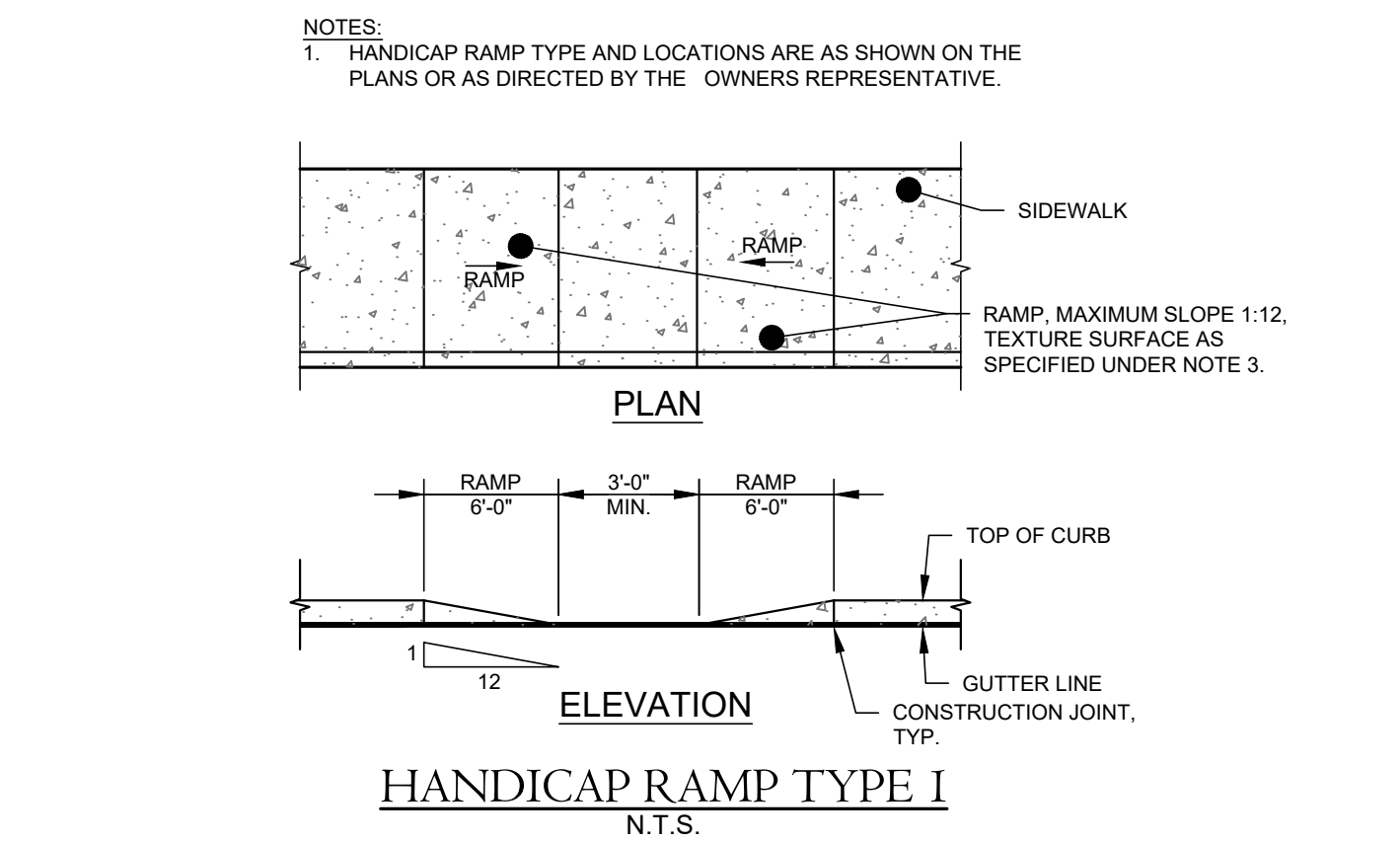
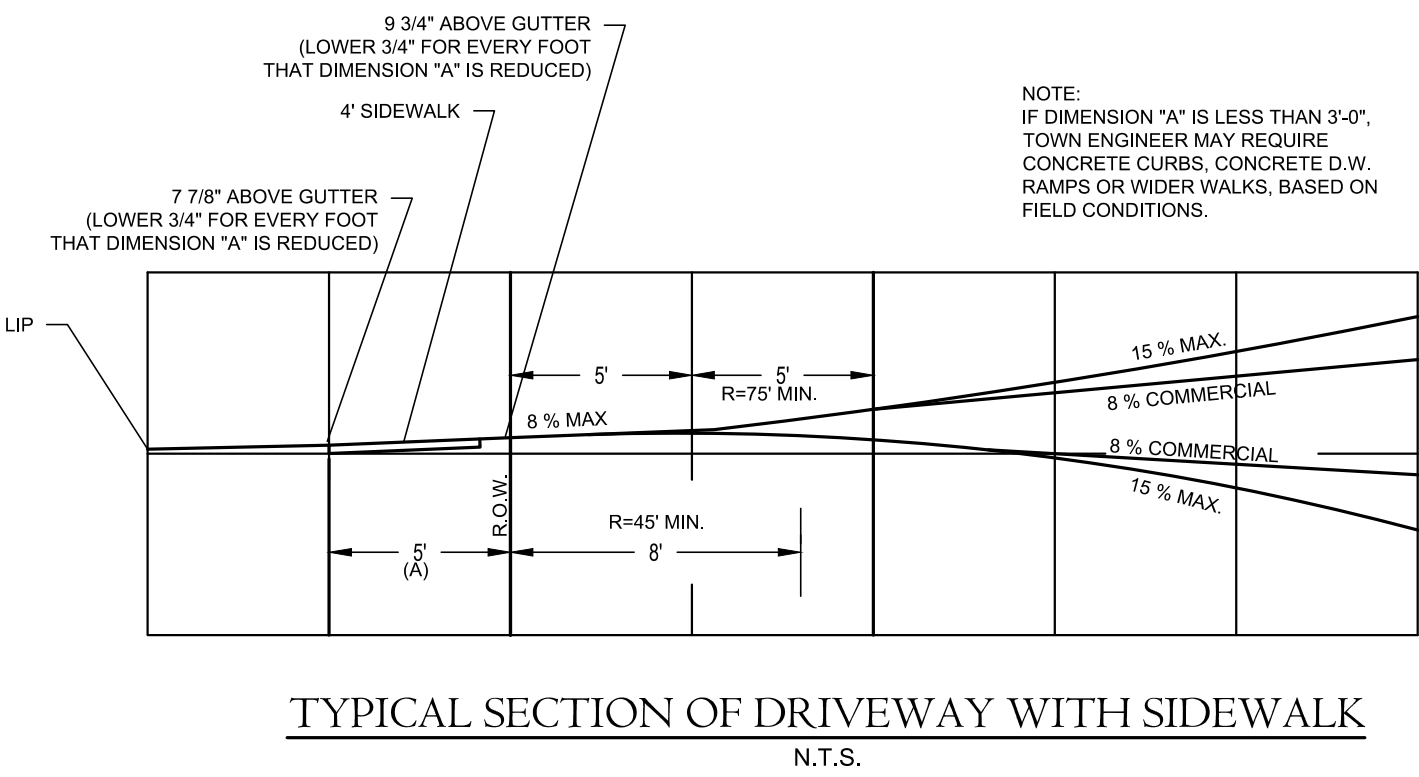
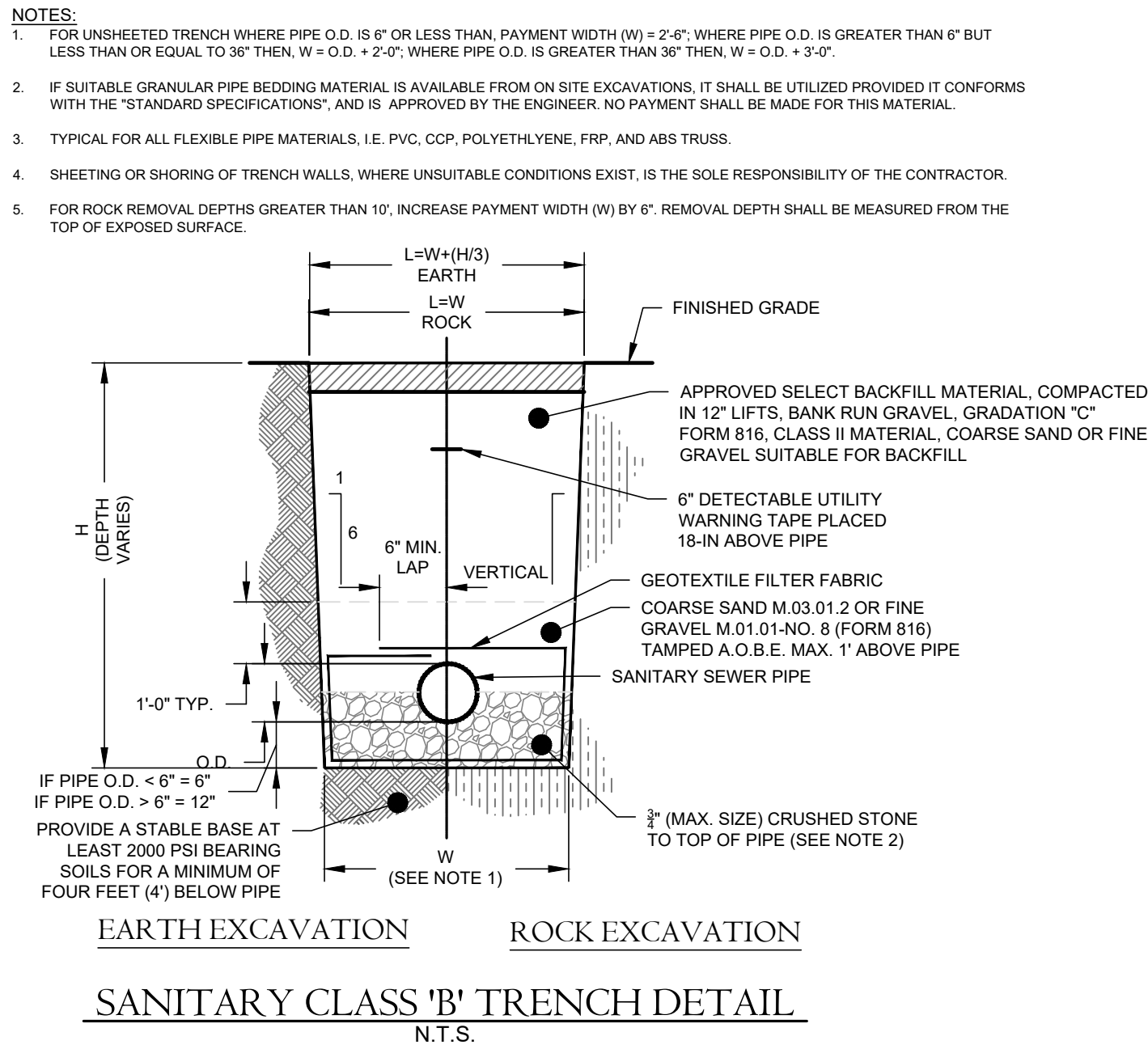
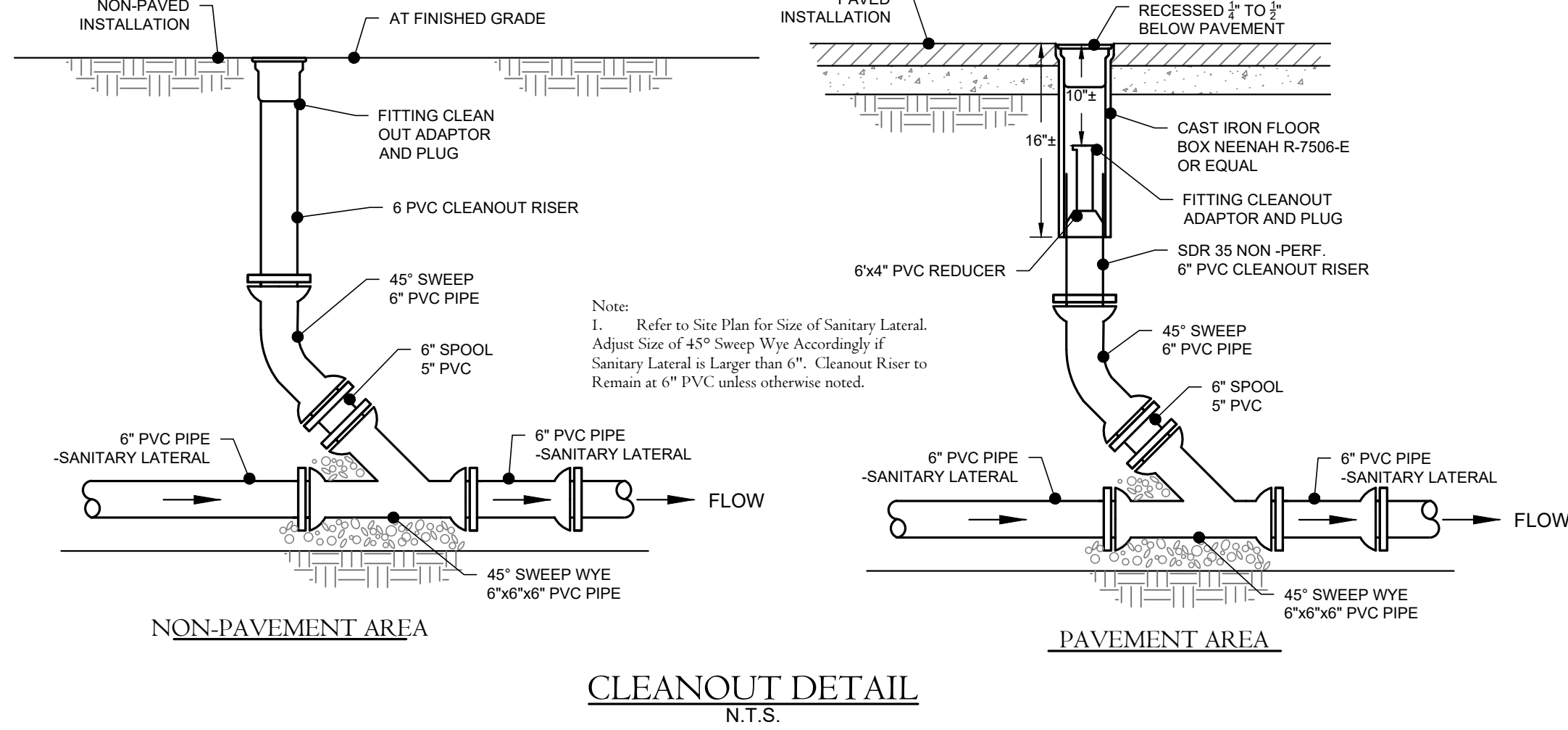








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Tel: (860) 628-4484  
Fax: (860) 620-0198  
www.hecole.com

PROJECT NAME:  
**PROPOSED  
MULTI-FAMILY  
DEVELOPMENT**

Parcel# 10-2-83-13  
522 Berlin Turnpike  
Berlin, Connecticut

OWNER & PREPARED FOR:

550-554 BERLIN  
TURNPIKE  
ASSOC. LLC

Sheet Description:

DETAILS

Scale:

N.T.S.

Date: September 5, 2023

Project #: 1908

F.B. #: ---

Drawn By: BTP/BNB

Approved By: MSL

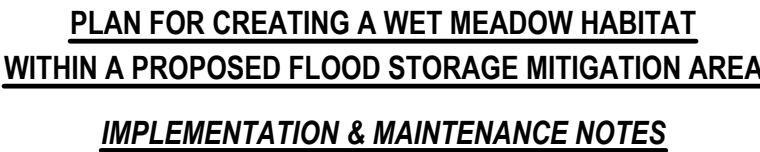
Revisions:

Date:	Descriptions:
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Sheet #:

D1





Scientific Name	Common Name	Planting Code	Size	Form	Totals
<b>TREES</b>					
<i>Nyssa sylvatica</i>	Black gum	BG	4'-6'	nursery pot	2
<i>Quercus palustris</i>	Pin oak	PO	4'-6'	nursery pot	2
<i>Platanus occidentalis</i>	Sycamore	SYC	4'-6'	nursery pot	2
<i>Quercus bicolor</i>	Swamp white oak	SWO	4'-6'	nursery pot	2
<b>TALL TO MEDIUM SHRUBS</b>					
<i>Suidia racemosa</i>	Gray dogwood	GD	3'-4'	nursery pot	12
<i>Suidia amomum</i>	Silky dogwood	SD	3'-4'	nursery pot	12
<i>Ilex verticillata</i>	Winterberry	WB	3'-4'	nursery pot	8
<i>Clethra alnifolia</i>	Sweet pepperbush	SPB	3'-4'	nursery pot	10
<i>Cephalanthus occidentalis</i>	Buttonbush	BB	3'-4'	nursery pot	8
<i>Viburnum lentago</i>	Nannyberry	NB	3'-4'	nursery pot	8
<b>Total:</b>					<b>66</b>

