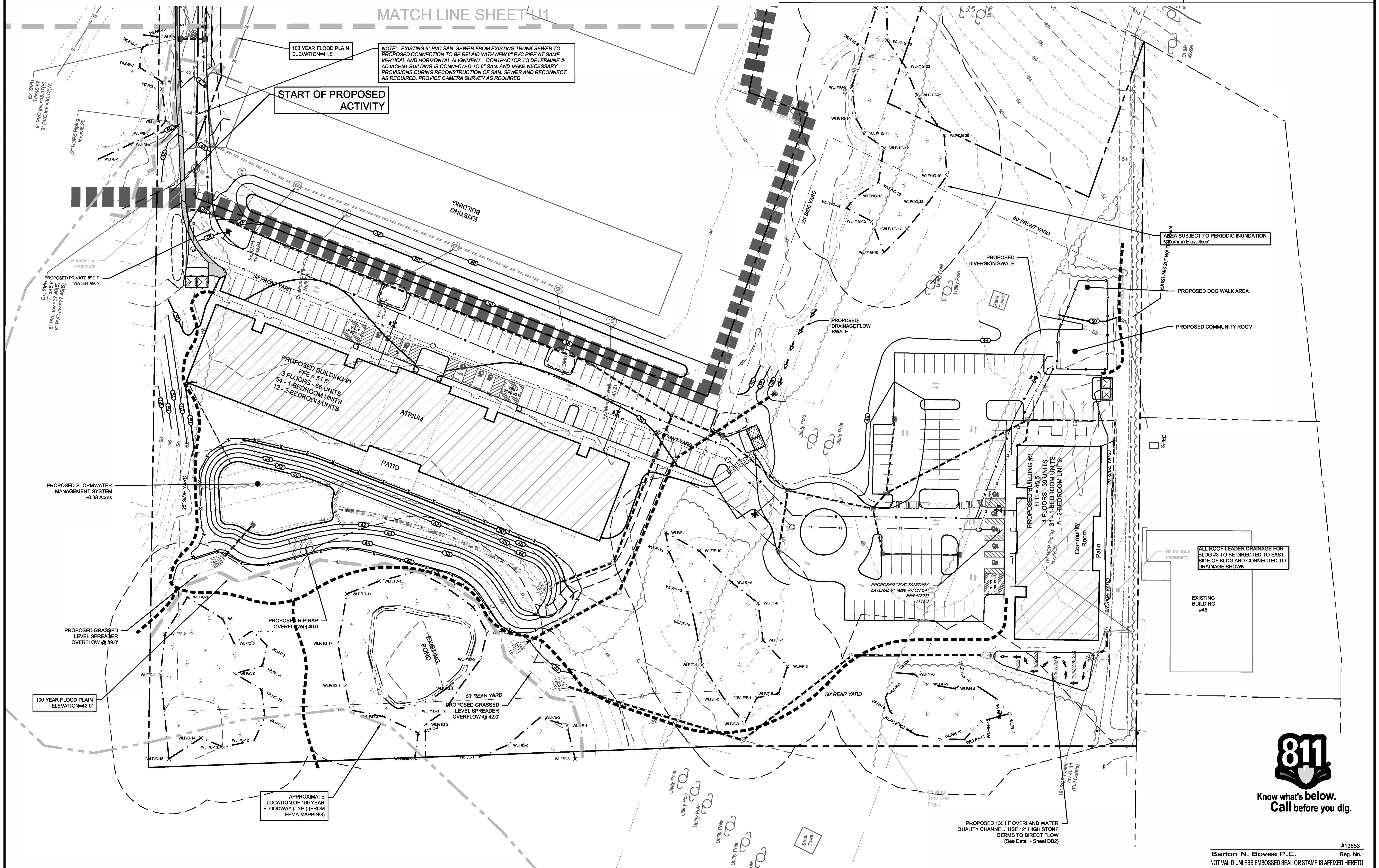
NOTE:
UPON INSTALLATION OF ALL STORM WATER AND UTILITY IMPROVEMENTS, THE DEVELOPER SHALL PROVIDE THE TOWN WITH AN AS-BUILT DRAWING OF ALL INSTALLED IMPROVEMENTS WHICH SHALL BE CERTIFIED AS A CLASS A-2/T-2 MAP BY A LICENSED LAND SURVEYOR. A QUALIFIED LICENSED PROFESSIONAL ENGINEER SHALL PROVIDE A CERTIFICATION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

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
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- TP = Deep test location
- PT = Percolation test location
- G.T.D. = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



MATCH LINE SHEET U1
100 YEAR FLOOD PLAIN ELEVATION=41.5'
NOTE: EXISTING 6" PVC SAN. SEWER FROM EXISTING TRUNK SEWER TO PROPOSED CONNECTION TO BE RELAID WITH NEW 8" PVC PIPE AT SAME VERTICAL AND HORIZONTAL ALIGNMENT. CONTRACTOR TO DETERMINE IF ADJACENT BUILDING IS CONNECTED TO 6" SAN. AND MAKE NECESSARY PROVISIONS DURING RECONSTRUCTION OF SAN. SEWER AND RECONNECT AS REQUIRED. PROVIDE CAMERA SURVEY AS REQUIRED
START OF PROPOSED ACTIVITY
EXISTING BUILDING
PROPOSED PRIVATE 8" DIP WATER MAIN
50' FRONT YARD
PROPOSED BUILDING #1
FFE = 51.5'
3 FLOORS - 66 UNITS
54 - 1-BEDROOM UNITS
12 - 2-BEDROOM UNITS
ATRIUM
PATIO
PROPOSED STORMWATER MANAGEMENT SYSTEM ±0.38 Acres
25' SIDE YARD
PROPOSED GRASSED LEVEL SPREADER OVERFLOW @ 39.0'
PROPOSED RIP-RAP OVERFLOW @ 46.0
EXISTING POND
50' REAR YARD
PROPOSED GRASSED LEVEL SPREADER OVERFLOW @ 42.0'
100 YEAR FLOOD PLAIN ELEVATION=42.0'
APPROXIMATE LOCATION OF 100 YEAR FLOODWAY (TYP.) (FROM FEMA MAPPING)
AREA SUBJECT TO PERIODIC INUNDATION Maximum Elev. 45.5'
PROPOSED DIVERSION SWALE
PROPOSED DRAINAGE FLOW SWALE
PROPOSED DOG WALK AREA
PROPOSED COMMUNITY ROOM
EXISTING 20' WATER MAIN
PROPOSED BUILDING #2
FFE = 48.5
4 FLOORS - 39 UNITS
31 - 1-BEDROOM UNITS
8 - 2-BEDROOM UNITS
Community Room
Patio
SHED
ALL ROOF LEADER DRAINAGE FOR BLDG #3 TO BE DIRECTED TO EAST SIDE OF BLDG AND CONNECTED TO DRAINAGE SHOWN
EXISTING BUILDING #46
Bituminous Pavement
PROPOSED "PVC SANITARY LATERAL 6" (MIN. PITCH 1/4" PER FOOT) (TYP.)
50' REAR YARD
PROPOSED 135 LF OVERLAND WATER QUALITY CHANNEL. USE 12" HIGH STONE BERMS TO DIRECT FLOW (See Detail - Sheet D82)
Utility Pole
Existing Tree Line (Typ.)

811
Know what's below. Call before you dig.

#13653
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HARRY E. COLE & SON
engineering. surveying. planning.
876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
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 UTILITY PLAN

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

Date: July 21 2023

Project #: 1908	F.B. #: ----
Drawn By: BTP/BNB	Approved By: BNB

Revisions:

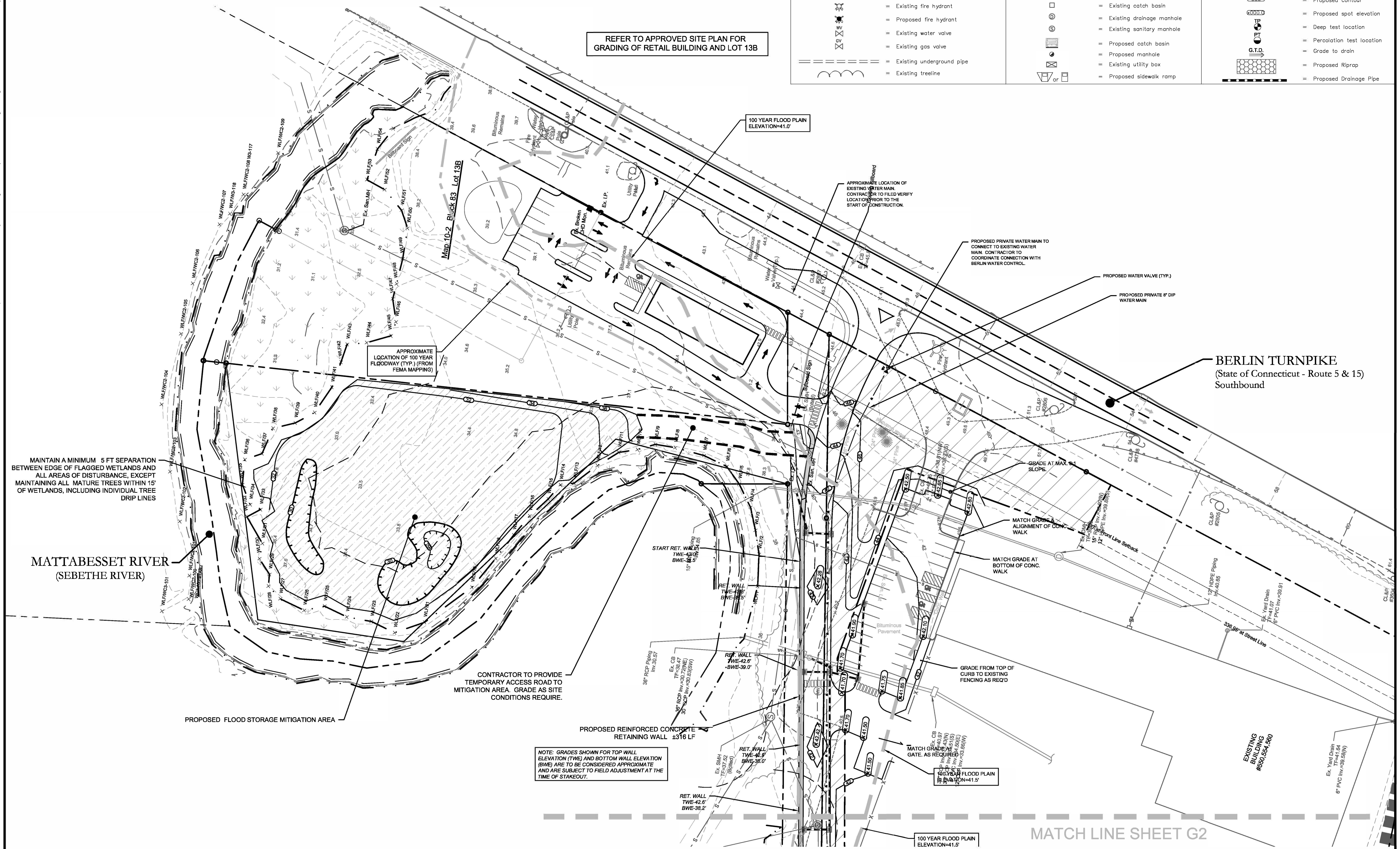
Date:	Descriptions:
Dec. 7, 2022	Comment Revisions
Dec. 14, 2022	Revisions
Jan. 11, 2023	Comment Revisions
March 6, 2024	Revised Layout

Sheet #:

U2

LEGEND

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



REFER TO APPROVED SITE PLAN FOR GRADING OF RETAIL BUILDING AND LOT 13B
100 YEAR FLOOD PLAIN ELEVATION=41.0'
APPROXIMATE LOCATION OF EXISTING WATER MAIN. CONTRACTOR TO FILED VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION.
PROPOSED PRIVATE WATER MAIN TO CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE CONNECTION WITH BERLIN WATER CONTROL.
PROPOSED WATER VALVE (TYP.)
PROPOSED PRIVATE 8" DIP WATER MAIN
Map 10-2 Block 83 Lot 13B
APPROXIMATE LOCATION OF 100 YEAR FLOODWAY (TYP.) (FROM FEMA MAPPING)
BERLIN TURNPIKE
(State of Connecticut - Route 5 & 15)
Southbound
MAINTAIN A MINIMUM 5 FT SEPARATION BETWEEN EDGE OF FLAGGED WETLANDS AND ALL AREAS OF DISTURBANCE, EXCEPT MAINTAINING ALL MATURE TREES WITHIN 15' OF WETLANDS, INCLUDING INDIVIDUAL TREE DRIP LINES
MATTABESSET RIVER
(SEBETHE RIVER)
GRADE AT MAX. 3:1 SLOPE
MATCH GRADE & ALIGNMENT OF CONC. WALK
MATCH GRADE AT BOTTOM OF CONC. WALK
START RET. WALL
RET. WALL
GRADE FROM TOP OF CURB TO EXISTING FENCING AS REQ'D
CONTRACTOR TO PROVIDE TEMPORARY ACCESS ROAD TO MITIGATION AREA. GRADE AS SITE CONDITIONS REQUIRE.
PROPOSED FLOOD STORAGE MITIGATION AREA
PROPOSED REINFORCED CONCRETE RETAINING WALL ±316 LF
NOTE: GRADES SHOWN FOR TOP WALL ELEVATION (TWE) AND BOTTOM WALL ELEVATION (BWE) ARE TO BE CONSIDERED APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT AT THE TIME OF STAKEOUT.
MATCH GRADE AT GATE, AS REQUIRED
100 YEAR FLOOD PLAIN ELEVATION=41.5'
Bituminous Pavement
EXISTING BUILDING #550,554,560
336.95' at Street Line
MATCH LINE SHEET G2

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Tel: (860) 628-4484
Fax: (860) 620-0196
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 GRADING PLAN

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

Date: July 21 2023

Project #: 1908	F.B. #: ----
Drawn By: BTP/BNB	Approved By: BNB

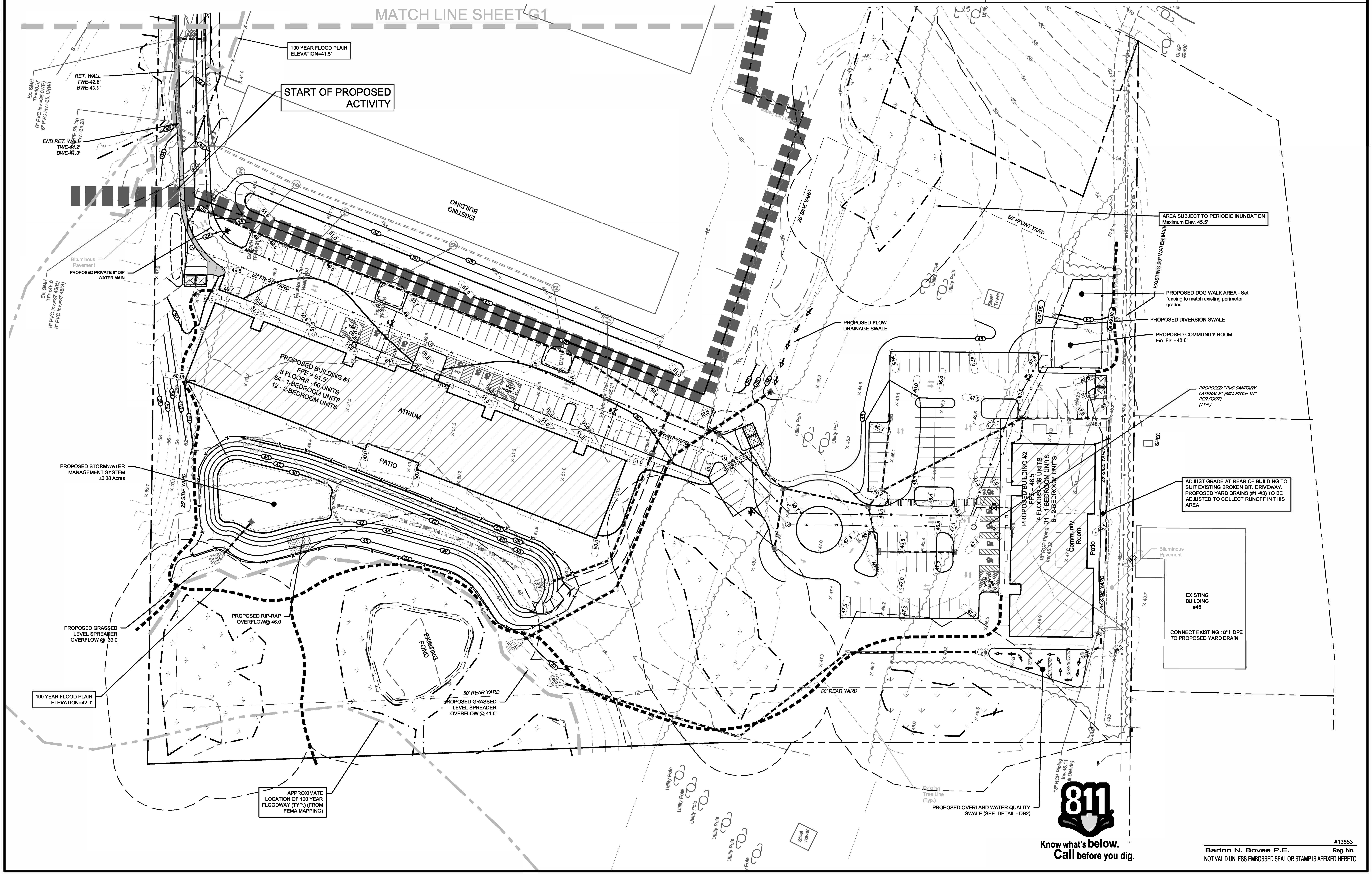
Revisions:

Date:	Descriptions:
Dec. 7, 2022	Comment Revisions
Jan. 11, 2023	Comment Revisions
March 6, 2024	Revised Layout
----	----

Sheet #:
G1

LEGEND

Symbol	Description	Symbol	Description	Symbol	Description
	= Existing utility pole		= Existing edge of pavement	----- 000 -----	= Existing contour
	= Existing light pole		= Proposed curbing	x000.0	= Existing spot elevation
	= Proposed Light		= Existing/Proposed well		= Proposed contour
	= Existing fire hydrant		= Existing catch basin	000.0	= Proposed spot elevation
	= Proposed fire hydrant		= Existing drainage manhole	TP	= Deep test location
WV	= Existing water valve		= Existing sanitary manhole	PT	= Percolation test location
GV	= Existing gas valve		= Proposed catch basin	G.T.D.	= Grade to drain
	= Existing underground pipe		= Proposed manhole		= Proposed Riprap
	= Existing treeline		= Existing utility box		= Proposed Drainage Pipe
			= Proposed sidewalk ramp		



MATCH LINE SHEET G1
100 YEAR FLOOD PLAIN ELEVATION=41.5'
START OF PROPOSED ACTIVITY
RET. WALL TWE=42.8' BWE=40.0'
END RET. WALL TWE=44.2' BWE=41.0'
EXISTING BUILDING
PROPOSED PRIVATE 8" DIP WATER MAIN
50' FRONT YARD
PROPOSED BUILDING #1 FFE = 51.5' 3 FLOORS - 66 UNITS 54 - 1-BEDROOM UNITS 12 - 2-BEDROOM UNITS
ATRIUM
PATIO
PROPOSED STORMWATER MANAGEMENT SYSTEM ±0.38 Acres
25' SIDE YARD
PROPOSED GRASSED LEVEL SPREADER OVERFLOW @ 39.0
PROPOSED RIP-RAP OVERFLOW @ 46.0
EXISTING POND
100 YEAR FLOOD PLAIN ELEVATION=42.0'
50' REAR YARD
PROPOSED GRASSED LEVEL SPREADER OVERFLOW @ 41.0'
APPROXIMATE LOCATION OF 100 YEAR FLOODWAY (TYP.) (FROM FEMA MAPPING)
25' SIDE YARD
50' FRONT YARD
AREA SUBJECT TO PERIODIC INUNDATION Maximum Elev. 45.5'
EXISTING 20" WATER MAIN
PROPOSED FLOW DRAINAGE SWALE
PROPOSED DOG WALK AREA - Set fencing to match existing perimeter grades
PROPOSED DIVERSION SWALE
PROPOSED COMMUNITY ROOM Fin. Flr. - 48.6'
PROPOSED "PVC SANITARY LATERAL 8" (MIN. PITCH 1/4" PER FOOT) (TYP.)
PROPOSED BUILDING #2 FFE = 48.5 4 FLOORS - 39 UNITS 31 - 1-BEDROOM UNITS 8 - 2-BEDROOM UNITS
Community Room
Patio
ADJUST GRADE AT REAR OF BUILDING TO SUIT EXISTING BROKEN BIT. DRIVEWAY. PROPOSED YARD DRAINS (#1 -#3) TO BE ADJUSTED TO COLLECT RUNOFF IN THIS AREA
EXISTING BUILDING #46
CONNECT EXISTING 18" HDPE TO PROPOSED YARD DRAIN
Bituminous Pavement
SHED
Utility Pole
50' REAR YARD
PROPOSED OVERLAND WATER QUALITY SWALE (SEE DETAIL - DB2)
811
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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 GRADING PLAN

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

Date: July 21 2023

Project #: 1908	F.B. #: ----
Drawn By: BTP/BNB	Approved By: BNB

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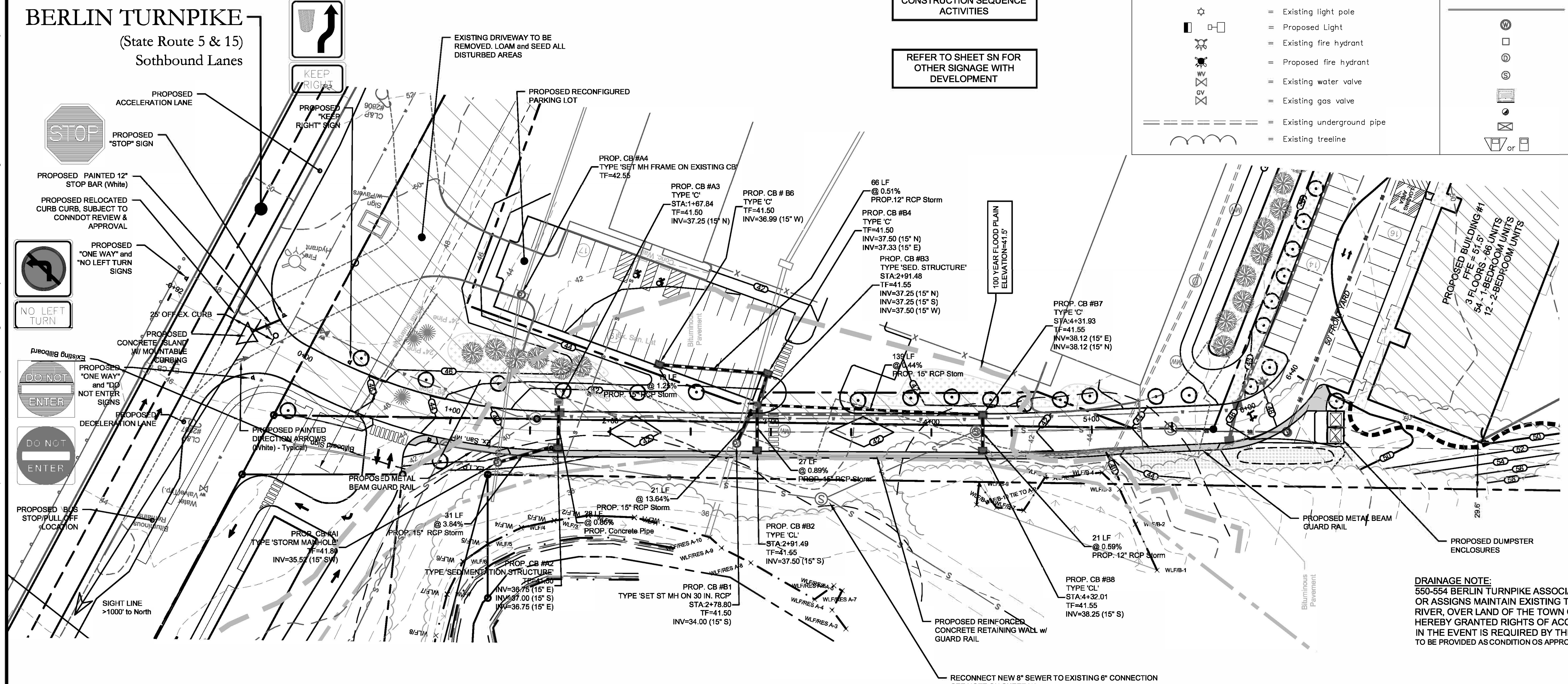
Sheet #:

G2

REFER TO SHEET CP FOR CONSTRUCTION SEQUENCE ACTIVITIES

REFER TO SHEET SN FOR OTHER SIGNAGE WITH DEVELOPMENT



LEGEND

Symbol	Description
	Existing utility pole
	Existing light pole
	Proposed Light
	Existing fire hydrant
	Proposed fire hydrant
WV	Existing water valve
GV	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
or	Proposed sidewalk ramp
---------- 000 ----------	Existing contour
x000.0	Existing spot elevation
000	Proposed contour
x000.0	Proposed spot elevation
TP	Deep test location
PT	Percolation test location
G.T.D.	Grade to drain
	Proposed Riprap
	Proposed Drainage Pipe

PLAN & PROFILE NOTES:

1. Prior to any excavation, contractor to notify "Call Before You Dig" at 1-800-922-4455.
2. All existing utilities shown are from best available information
3. Contractor required to field verify all dimensions, elevations, quantities, and details prior to any construction.
4. Elevations are based on NAD '83, NGVD '88 datum.
5. All construction to conform to C.D.O.T. Form 818 as amended to date.
6. All catch basins to be C.H.D. type "C" unless otherwise noted, all catch basins shall have a two foot sump, minimum.
7. All storm drainage pipe to be Class IV R.C.P., unless otherwise noted.
8. All public work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
9. Planning and Engineering Departments to be notified, 24 hours before any construction activity begins.
10. Any regulated activity in a designated inland wetland area not a part of this plan shall require a modification of the issued permit.
11. On-site safety and regulatory signage as deemed necessary by ConnDOT and the Berlin Police Department shall be installed at the expense of developer. The developer shall meet with the Police Department to review signage needs prior to issuance of a CO.
12. The town shall not maintain responsibility or maintenance of the road. Maintenance, including snow plowing, shall be the responsibility of the developer.
13. No Certificate of Occupancy shall be issued until all site work is completed, or when specifically approved by the Planning and Zoning Commission. A temporary C.O. may be issued upon the posting of a bond.
14. Groundwater Barriers may be required at the discretion of the Engineering Department.
15. All sanitary sewers shall be inspected with cameras prior to reconnection.

DRAINAGE NOTE:
550-554 BERLIN TURNPIKE ASSOCIATE, LLC, IT SUCCESSORS OR ASSIGNS MAINTAIN EXISTING TO THE MATTABASSETT RIVER, OVER LAND OF THE TOWN OF BERLIN. THE TOWN IS HEREBY GRANTED RIGHTS OF ACCESS TO MAINTAIN DRAINAGE IN THE EVENT IS REQUIRED BY THE OWNER. FORMAL RIGHTS TO BE PROVIDED AS CONDITION OS APPROVAL.

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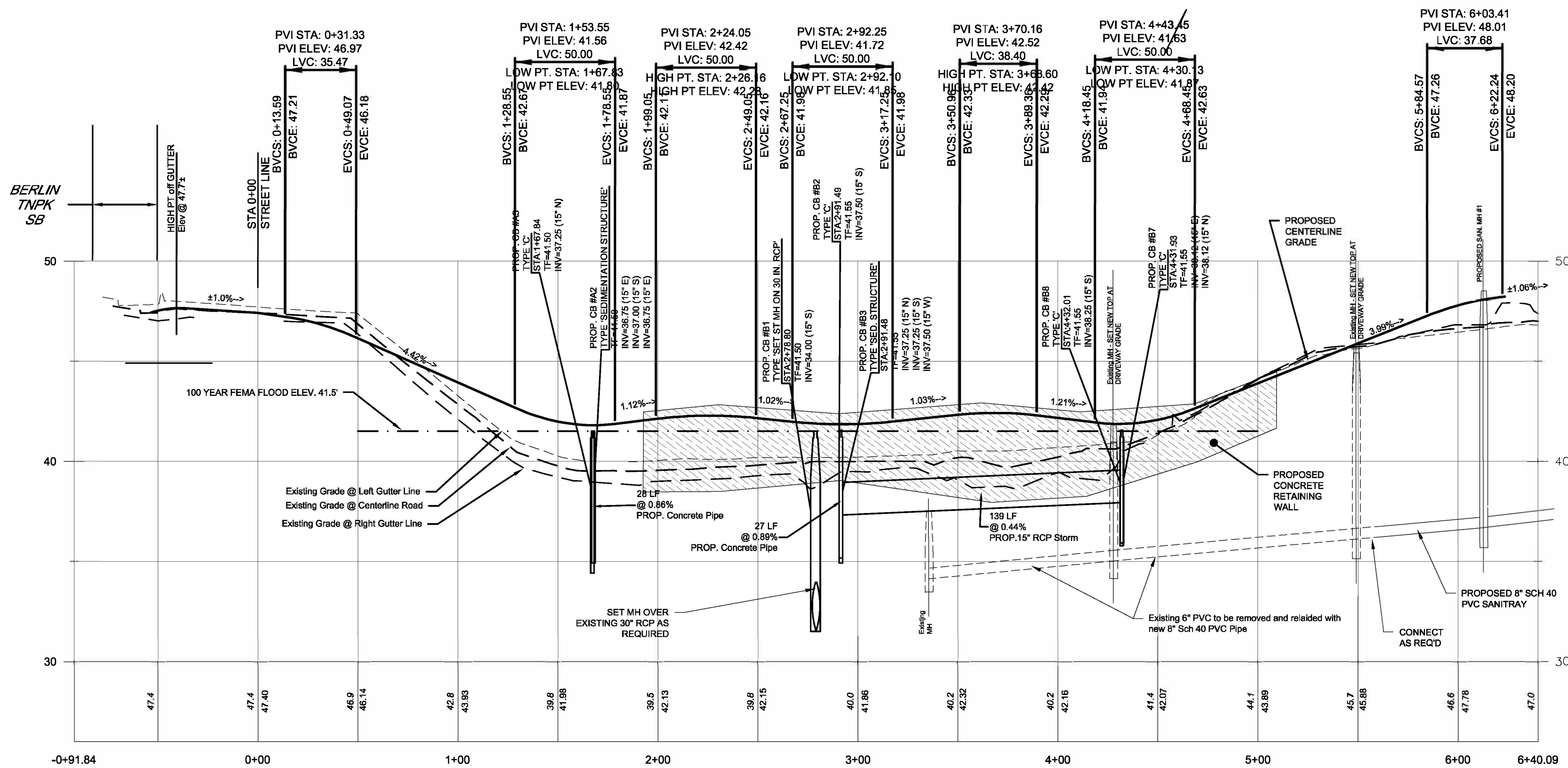
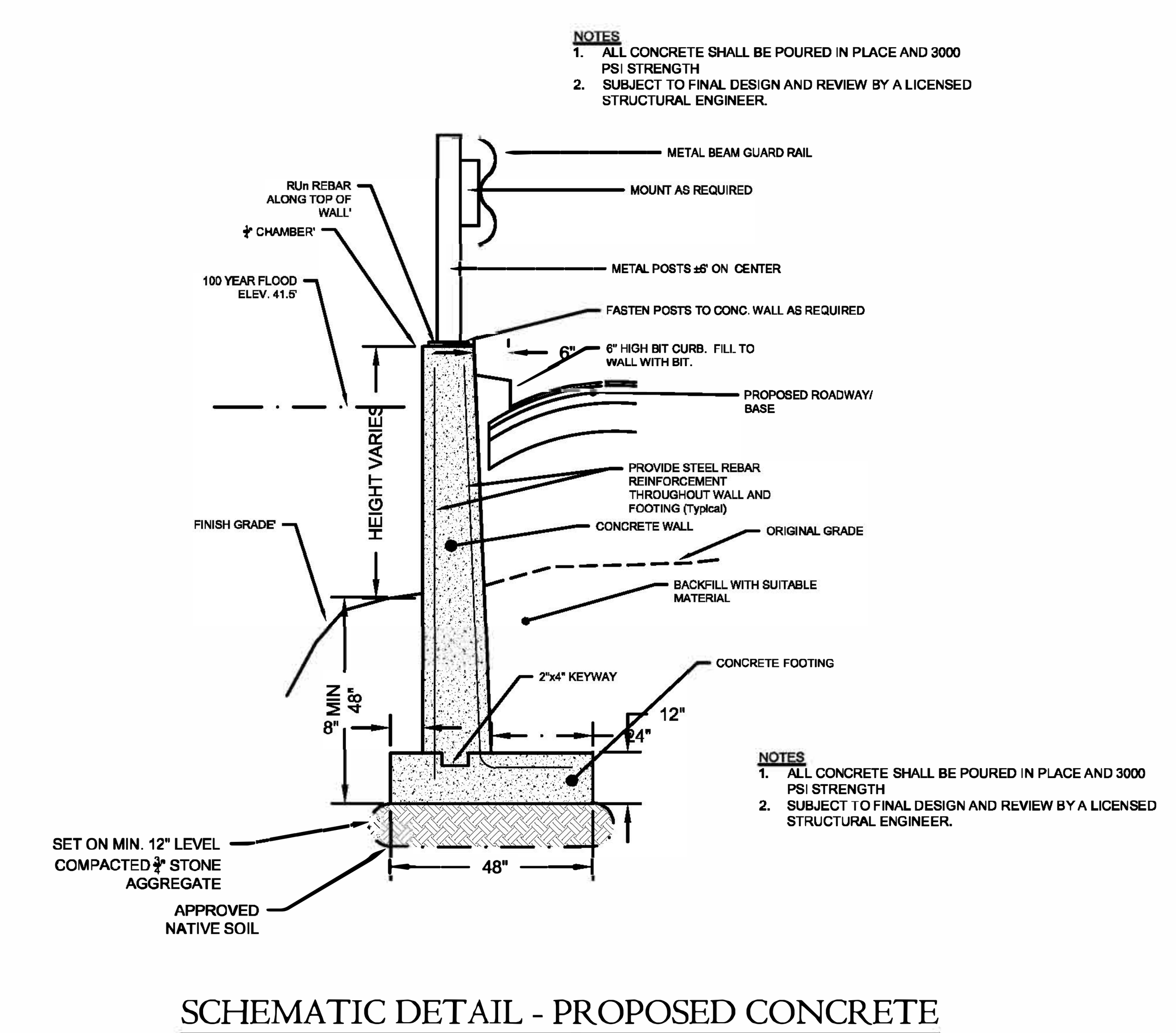
PLAN: 1"=40'

PROFILE: H/1"=40' V/1"=4'





SCHEMATIC DETAIL - PROPOSED CONCRETE RETAINING WALl & GUARD RAIL

NOT TO SCALE

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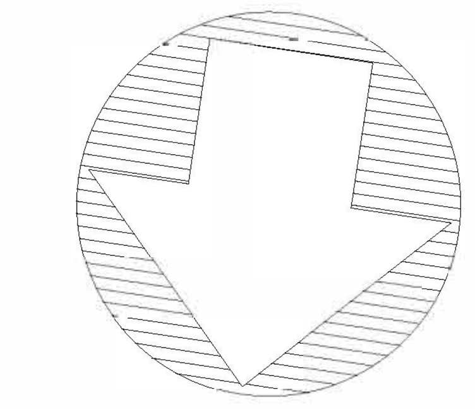

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PROJECT NAME:

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

Date: July 21 2023

Project #: 1908	F.B. #: ----
Drawn By: BTP/BNB	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

P1

DRAWING NAME: P:\Land Projects\1908-Colliers International-522 Berlin Turnpike, Berlin CT\dwg\March 6 2024 Layout\1908 - ES1-2-3- SESC - 3-6-24.dwg LAYOUT: ES1 PLOT DATE: Mar 07, 2024 - 12:42pm OPERATOR: JeremyLovato

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. *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.*
2. *Area Proposed Disturbance Due to Construction Activities - 8.23± Acres.*
3. *Estimated Start of Construction -Spring 2024.*
4. *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.

1. *Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.*
2. *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)*
3. *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)*
4. *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)*
5. *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)*
6. *Remove stumps and dispose of at 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)*
7. *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)*
8. *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)*
9. *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 downside slopes of all stockpiles. (B)*
10. *Bring proposed site entrance surface areas to rough subgrade.*
11. *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 objectioneble materials. (C)*
12. *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)*
13. *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)*
14. *Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)*
15. *Excavate for and install utilities. (C)*
16. *Prior of 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)*
17. *Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)*
18. *Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)*
19. *Construct all driveway entrance and front parking improvements as indicated on plans. (E)*
20. 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)
21. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
22. Complete final paving with top course and paint surfaces with pavement markings. (E)
23. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
24. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
25. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
26. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. 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.
2. SESC Emergency contact Information
   Emergency Contact Name: 550-554 Berlin Turnpike Assoc. LLC
   Emergency Contact Phone Number: (860) 249-6521

GENERAL NOTES:

1. Additional notes and details are located on Sheet ES4.
2. 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.
3. 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.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. 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.
7. 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.
8. 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.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. 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 I 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 I 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 I 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.

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

LEGEND

= Existing utility pole	= Existing edge of pavement	000 = Existing contour
= Existing light pole	= Proposed curbing	x000.0 = Existing spot elevation
= Proposed Light	= Existing/Proposed well	000 = Proposed contour
= Existing fire hydrant	= Existing catch basin	x000.0 = Proposed spot elevation
= Proposed fire hydrant	= Existing drainage manhole	TP = Deep test location
WV = Existing water valve	= Existing sanitary manhole	PT = Percolation test location
GV = Existing gas valve	= Proposed catch basin	G.T.D. = Grade to drain
= Existing underground pipe	= Proposed manhole	= Proposed Riprap
= Existing treeline	= Existing utility box	= Proposed Drainage Pipe
	or = Proposed sidewalk ramp	

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed 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

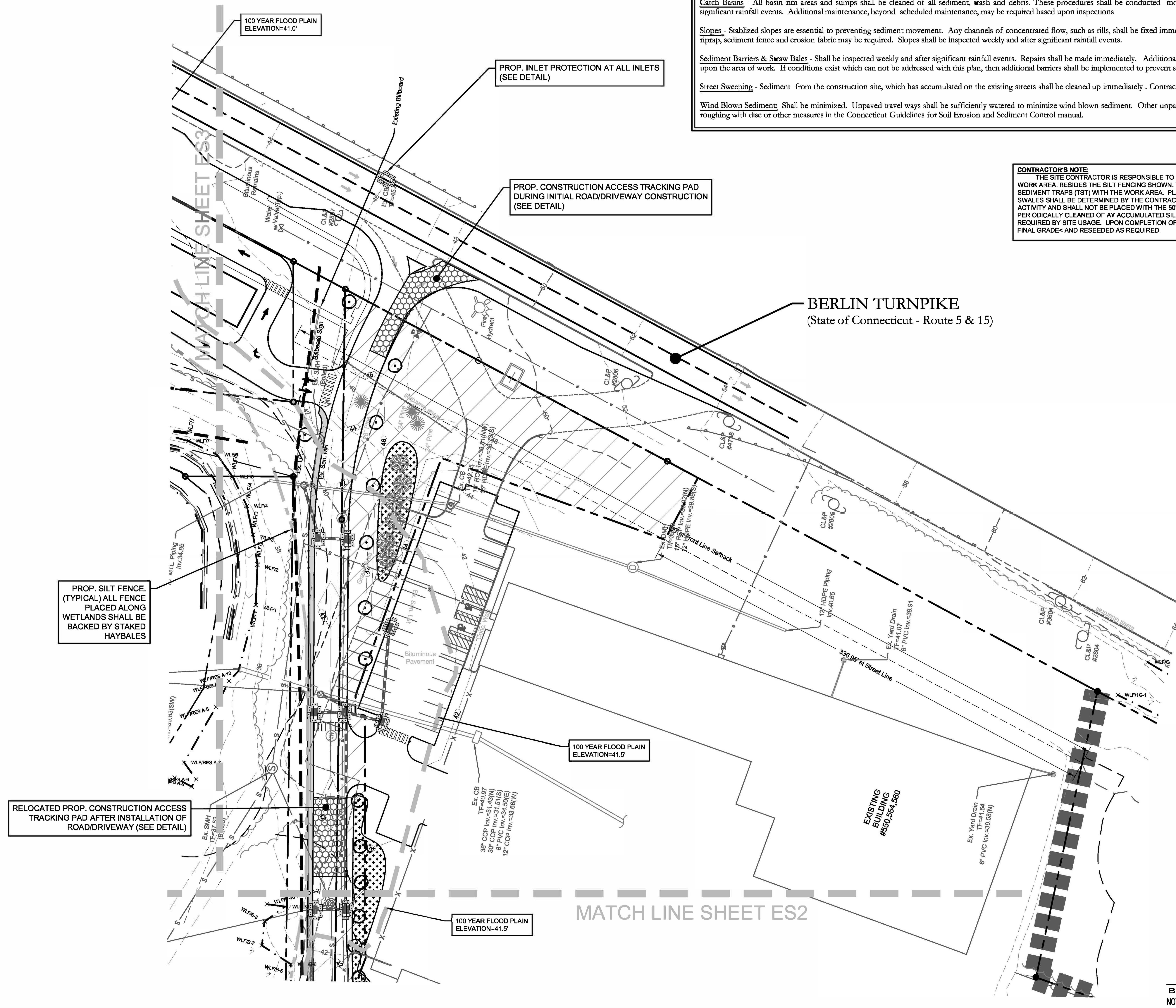
Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant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



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

NORTH

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876 South Main Street
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Plantsville, CT 06479 - 0044
Tel: (860) 628-4484
Fax: (860) 620-0196
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: July 19, 2023	
Project #: 1908	F.B. #: ----
Drawn By: BTP/BNB	Approved By: BNB
Revisions:	
Date:	Descriptions:
March 6, 2024	Revised Layout
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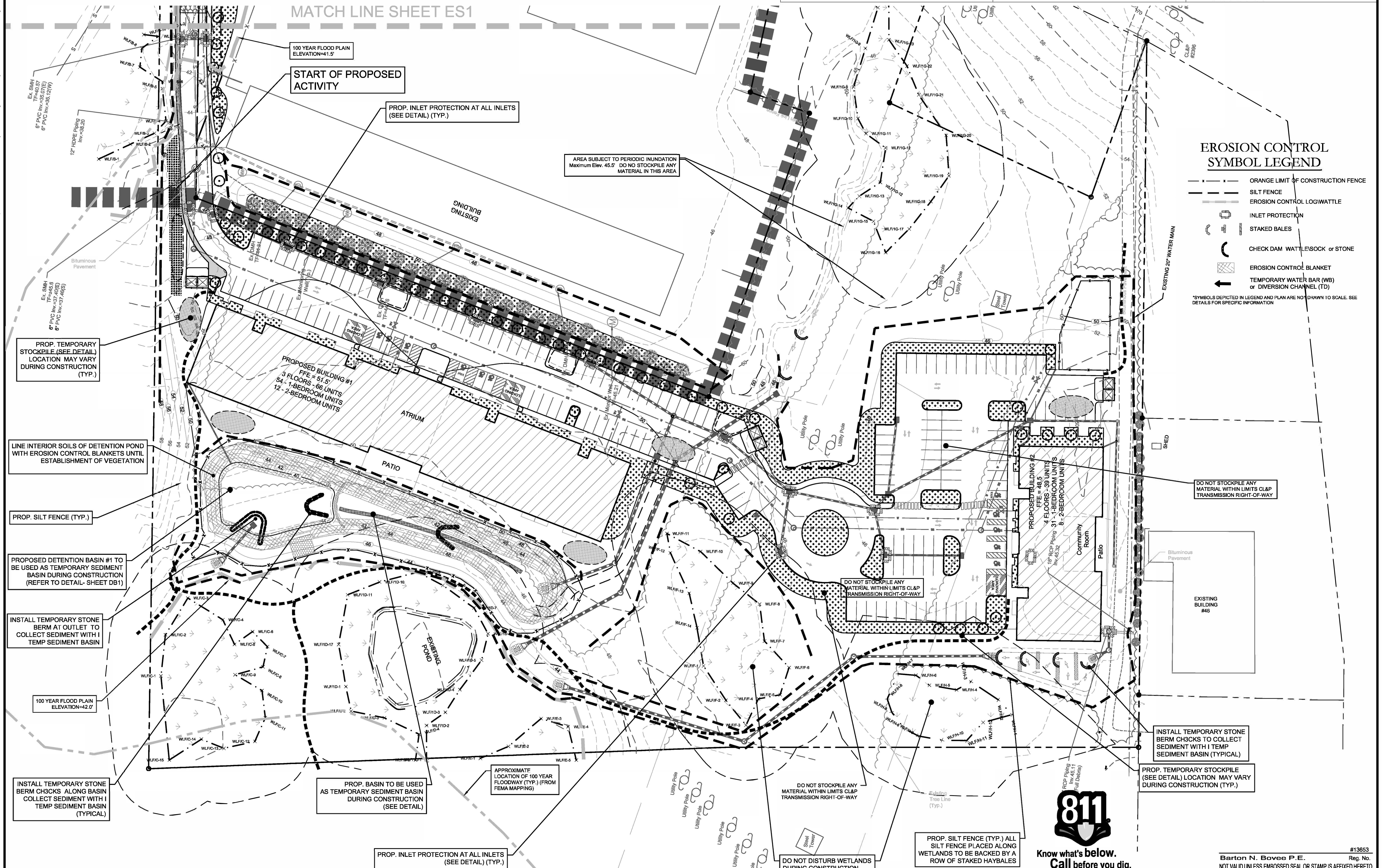
Sheet #:
ES1

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 AY 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 RESEEDED AS REQUIRED.

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	



MATCH LINE SHEET ES1
100 YEAR FLOOD PLAIN ELEVATION=41.5'
START OF PROPOSED ACTIVITY
PROP. INLET PROTECTION AT ALL INLETS (SEE DETAIL) (TYP.)
AREA SUBJECT TO PERIODIC INUNDATION Maximum Elev. 45.5' DO NOT STOCKPILE ANY MATERIAL IN THIS AREA
EXISTING BUILDING
PROPOSED BUILDING #1 FFE = 51.5' 3 FLOORS - 66 UNITS 54 - 1-BEDROOM UNITS 12 - 2-BEDROOM UNITS
ATRIUM
PATIO
PROP. TEMPORARY STOCKPILE (SEE DETAIL) LOCATION MAY VARY DURING CONSTRUCTION (TYP.)
LINE INTERIOR SOILS OF DETENTION POND WITH EROSION CONTROL BLANKETS UNTIL ESTABLISHMENT OF VEGETATION
PROP. SILT FENCE (TYP.)
PROPOSED DETENTION BASIN #1 TO BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (REFER TO DETAIL- SHEET DB1)
INSTALL TEMPORARY STONE BERM AT OUTLET TO COLLECT SEDIMENT WITH I TEMP SEDIMENT BASIN
100 YEAR FLOOD PLAIN ELEVATION=42.0'
INSTALL TEMPORARY STONE BERM CH3CKS ALONG BASIN COLLECT SEDIMENT WITH I TEMP SEDIMENT BASIN (TYPICAL)
EXISTING POND
PROP. BASIN TO BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (SEE DETAIL)
APPROXIMATE LOCATION OF 100 YEAR FLOODWAY (TYP.) (FROM FEMA MAPPING)
PROP. INLET PROTECTION AT ALL INLETS (SEE DETAIL) (TYP.)
DO NOT STOCKPILE ANY MATERIAL WITHIN LIMITS CL&P TRANSMISSION RIGHT-OF-WAY
DO NOT DISTURB WETLANDS DURING CONSTRUCTION
PROP. SILT FENCE (TYP.) ALL SILT FENCE PLACED ALONG WETLANDS TO BE BACKED BY A ROW OF STAKED HAYBALES
PROPOSED BUILDING #2 FFE = 48.5 4 FLOORS - 39 UNITS 31 - 1-BEDROOM UNITS 8 - 2-BEDROOM UNITS
Community Room
Patio
EXISTING BUILDING #46
EXISTING 20" WATER MAIN
SHED
DO NOT STOCKPILE ANY MATERIAL WITHIN LIMITS CL&P TRANSMISSION RIGHT-OF-WAY
DO NOT STOCKPILE ANY MATERIAL WITHIN LIMITS CL&P TRANSMISSION RIGHT-OF-WAY
INSTALL TEMPORARY STONE BERM CH3CKS TO COLLECT SEDIMENT WITH I TEMP SEDIMENT BASIN (TYPICAL)
PROP. TEMPORARY STOCKPILE (SEE DETAIL) LOCATION MAY VARY DURING CONSTRUCTION (TYP.)
Bituminous Pavement
Utility Pole
811 Know what's below. Call before you dig.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
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- STAKED BALES
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PROJECT NAME:
PROPOSED MULTI-FAMILY DEVELOPMENT

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PREPARED FOR:
550-554 BERLIN TURNPIKE ASSOC. LLC

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Date:	Descriptions:
Dec. 14, 2022	Revisions
March 6, 2024	Revised Layout
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Sheet #:
ES2