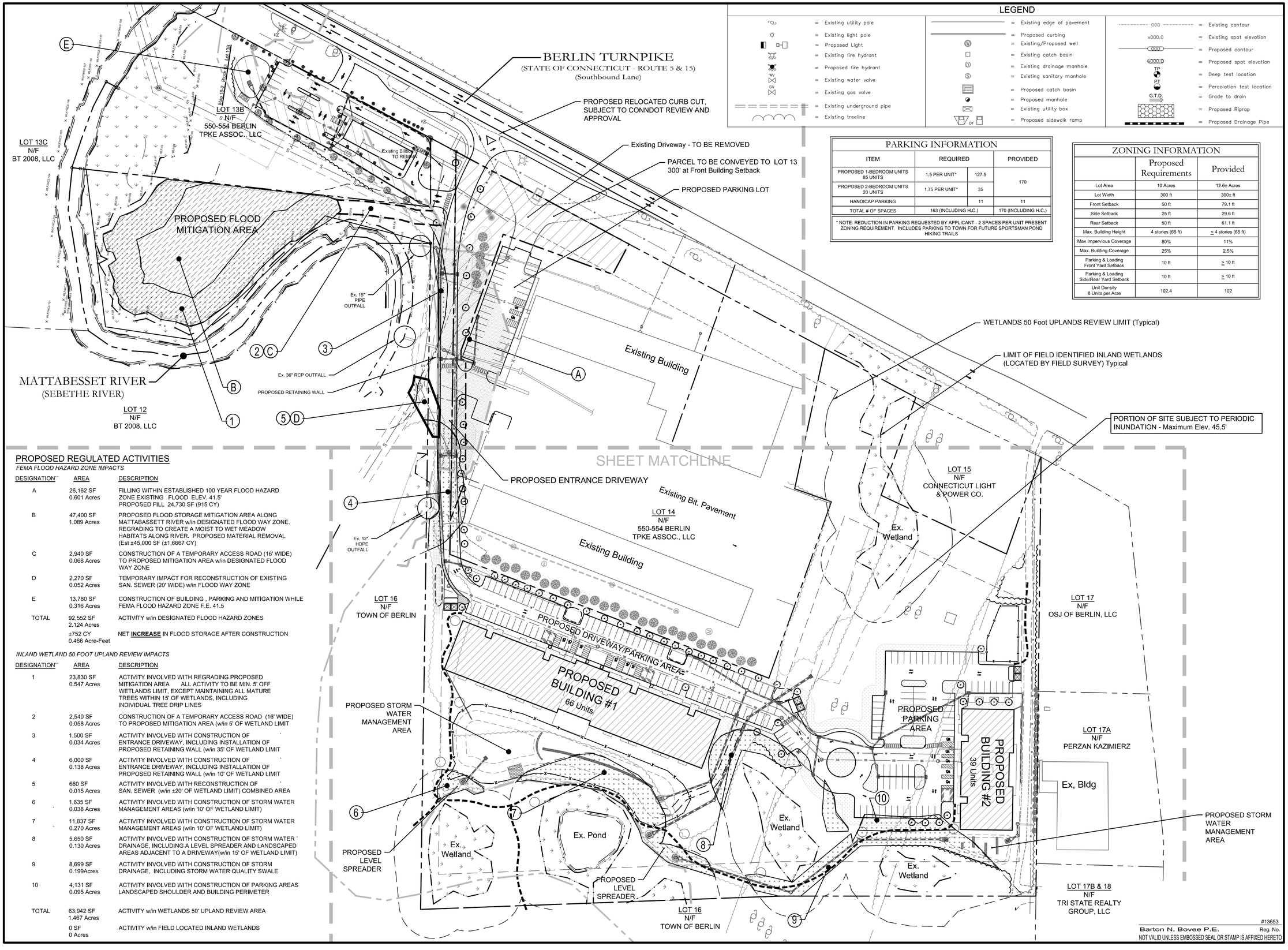


## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| = Existing utility pole | | = Existing edge of pavement | | = Existing contour | |
| = Existing light pole | | = Proposed curbing | x000.0 | = Existing spot elevation | |
| = Proposed Light | W | = Existing/Proposed well | | = Proposed contour | |
| = Existing fire hydrant | | = Existing catch basin | x000.0 | = Proposed spot elevation | |
| = Proposed fire hydrant | D | = Existing drainage manhole | TP | = Deep test location | |
| WV = Existing water valve | S | = 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 | | | |

## PARKING INFORMATION

| ITEM | REQUIRED | | PROVIDED |
|---|---|---|---|
| PROPOSED 1-BEDROOM UNITS 85 UNITS | 1.5 PER UNIT* | 127.5 | 170 |
| PROPOSED 2-BEDROOM UNITS 20 UNITS | 1.75 PER UNIT* | 35 | |
| HANDICAP PARKING | | 11 | 11 |
| TOTAL # OF SPACES | 163 (INCLUDING H.C.) | | 170 (INCLUDING H.C.) |

* NOTE: REDUCTION IN PARKING REQUESTED BY APPLICANT - 2 SPACES PER UNIT PRESENT ZONING REQUIREMENT. INCLUDES PARKING TO TOWN FOR FUTURE SPORTSMAN POND HIKING TRAILS

## ZONING INFORMATION

| | Proposed Requirements | Provided |
|---|---|---|
| Lot Area | 10 Acres | 12.6± Acres |
| Lot Width | 300 ft | 300± ft |
| Front Setback | 50 ft | 79.1 ft |
| Side Setback | 25 ft | 29.6 ft |
| Rear Setback | 50 ft | 61.1 ft |
| Max. Building Height | 4 stories (65 ft) | ≤ 4 stories (65 ft) |
| Max Impervious Coverage | 80% | 11% |
| Max. Building Coverage | 25% | 2.5% |
| Parking & Loading Front Yard Setback | 10 ft | ≥ 10 ft |
| Parking & Loading Side/Rear Yard Setback | 10 ft | ≥ 10 ft |
| Unit Density 8 Units per Acre | 102.4 | 102 |

## PROPOSED REGULATED ACTIVITIES

*FEMA FLOOD HAZARD ZONE IMPACTS*

| DESIGNATION** | AREA | DESCRIPTION |
|---|---|---|
| A | 26,162 SF<br>0.601 Acres | FILLING WITHIN ESTABLISHED 100 YEAR FLOOD HAZARD ZONE EXISTING FLOOD ELEV. 41.5'<br>PROPOSED FILL 24,730 SF (915 CY) |
| B | 47,400 SF<br>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<br>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<br>0.052 Acres | TEMPORARY IMPACT FOR RECONSTRUCTION OF EXISTING SAN. SEWER (20' WIDE) w/in FLOOD WAY ZONE |
| E | 13,780 SF<br>0.316 Acres | CONSTRUCTION OF BUILDING , PARKING AND MITIGATION WHILE FEMA FLOOD HAZARD ZONE F.E. 41.5 |
| TOTAL | 92,552 SF<br>2.124 Acres | ACTIVITY w/in DESIGNATED FLOOD HAZARD ZONES |
| | ±752 CY<br>0.466 Acre-Feet | NET **INCREASE** IN FLOOD STORAGE AFTER CONSTRUCTION |

*INLAND WETLAND 50 FOOT UPLAND REVIEW IMPACTS*

| DESIGNATION** | AREA | DESCRIPTION |
|---|---|---|
| 1 | 23,830 SF<br>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<br>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<br>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<br>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<br>0.015 Acres | ACTIVITY INVOLVED WITH RECONSTRUCTION OF SAN. SEWER (w/in ±20' OF WETLAND LIMIT) COMBINED AREA |
| 6 | 1,635 SF<br>0.038 Acres | ACTIVITY INVOLVED WITH CONSTRUCTION OF STORM WATER MANAGEMENT AREAS (w/in 10' OF WETLAND LIMIT) |
| 7 | 11,837 SF<br>0.270 Acres | ACTIVITY INVOLVED WITH CONSTRUCTION OF STORM WATER MANAGEMENT AREAS (w/in 10' OF WETLAND LIMIT) |
| 8 | 5,650 SF<br>0.130 Acres | ACTIVITY INVOLVED WITH CONSTRUCTION OF STORM WATER DRAINAGE, INCLUDING A LEVEL SPREADER AND LANDSCAPED AREAS ADJACENT TO A DRIVEWAY(w/in 15' OF WETLAND LIMIT) |
| 9 | 8,699 SF<br>0.199Acres | ACTIVITY INVOLVED WITH CONSTRUCTION OF STORM DRAINAGE, INCLUDING STORM WATER QUALITY SWALE |
| 10 | 4,131 SF<br>0.095 Acres | ACTIVITY INVOLVED WITH CONSTRUCTION OF PARKING AREAS LANDSCAPED SHOULDER AND BUILDING PERIMETER |
| TOTAL | 63,942 SF<br>1.467 Acres | ACTIVITY w/in WETLANDS 50' UPLAND REVIEW AREA |
| | 0 SF<br>0 Acres | ACTIVITY w/in FIELD LOCATED INLAND WETLANDS |

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

NORTH

cole
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

Parcels# 10-2-83-13, 13B & 14
502,522 and 554 Berlin Turnpike
Berlin, Connecticut

PREPARED FOR:

550-554 BERLIN TURNPIKE ASSOC., LLC

Sheet Description:

OVERALL SITE

Scale: 60' 30' 0 30' 60'
1"=60'

| | |
|---|---|
| Date: June 23, 2020 | |
| Project #: 1908 | F.B. #: ----- |
| Drawn By: BTP | Approved By: BNB |
| Revisions: | |
| Date: | Descriptions: |
| March 6, 2024 | Revised Layout |
| April 18, 2024 | Revised Plan |
| ----- | ----- |
| ----- | ----- |

Sheet #:

S1

DRAWING NAME: P:\Land Projects\1908 Collins International-522 Berlin Turnpike, Berlin CT\dwg\March 6 2024 Layout\1908 - S1 - Overall Site 2 - 3-6-24.dwg LAYOUT: S1 PLOT DATE: Apr 18, 2024 - 10:37am USER: OPERATOR: Jennyd-cmac