

MMI #3571-40  
JUNE 22, 2020  
REVISED: JULY 1, 2020 (PLANNING AND ZONING SUBMISSION)

# PROPOSED MULTI-FAMILY DEVELOPMENT

823, 833 AND 0 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

MMI #3571-40

JUNE 22, 2020

REVISED: JULY 1, 2020 (PLANNING AND ZONING SUBMISSION)

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE & MACBROOM, INC., TAKEN FROM A MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, PREPARED FOR METRO REALTY GROUP, DEMING ROAD, BERLIN, CONNECTICUT," AT A SCALE OF 1"=40', DATED: JULY 9, 2019.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF BERLIN REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

## ZONING DATA TABLE

### WORKFORCE HOUSING DEVELOPMENT

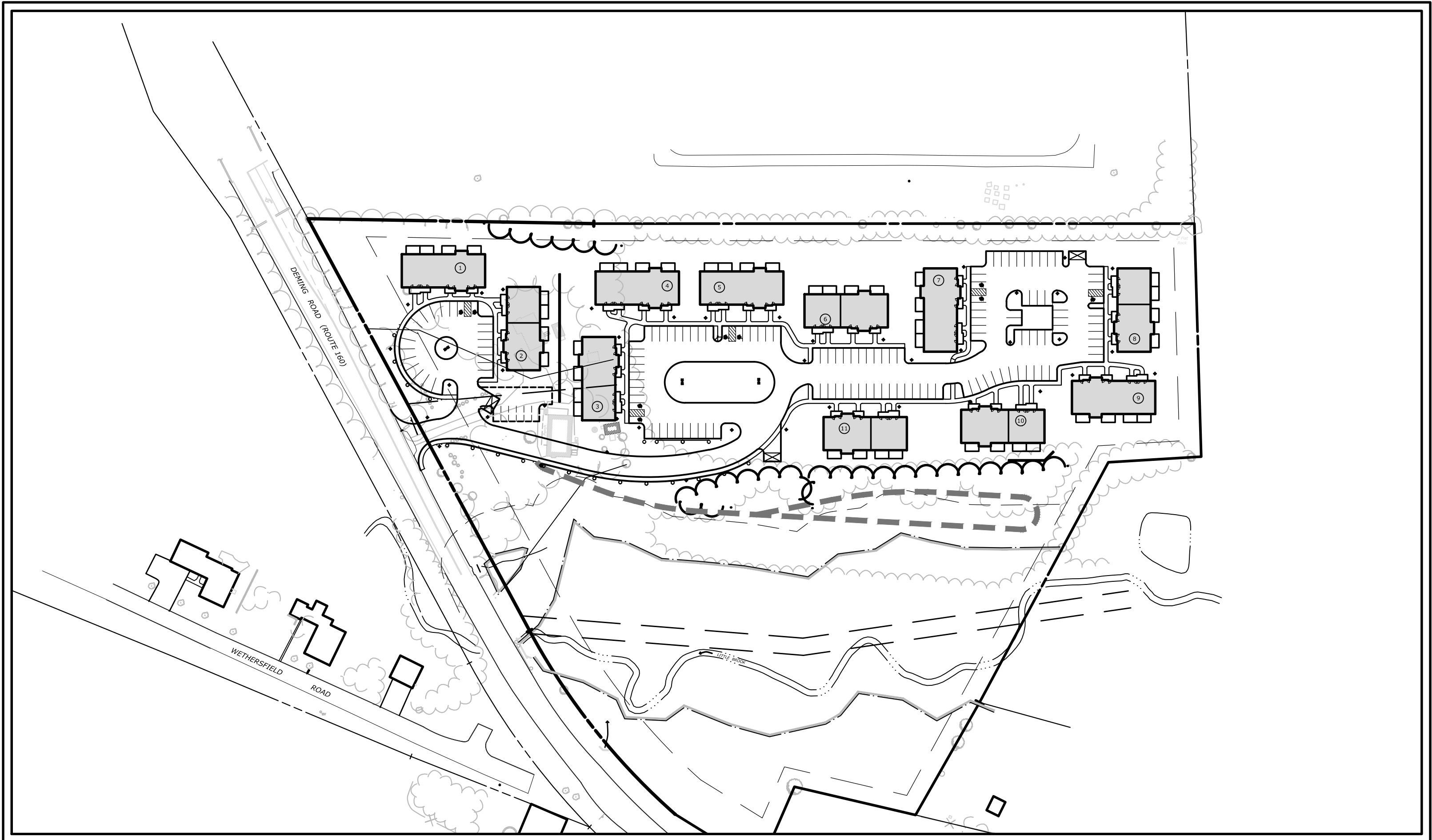
|                                      | REQUIRED                 | PROPOSED           |
|--------------------------------------|--------------------------|--------------------|
| LOT AREA*                            | 11-13 ACRES              | 11.48 ACRES        |
| FRONTAGE*                            | 900 FEET MIN.            | 940 FEET           |
| FRONT YARD                           | 50 FEET MIN.             | 58 FEET            |
| SIDE YARD                            | 20 FEET MIN.             | 34 FEET            |
| REAR YARD                            | 25 FEET MIN.             | 50 FEET            |
| PARKING FRONT YARD*                  | 15 FEET MIN.             | 16 FEET            |
| PARKING SIDE YARD*                   | 20 FEET MIN.             | 32 FEET            |
| PARKING REAR YARD                    | 15 FEET MIN.             | 107 FEET           |
| BUILDING HEIGHT                      | 35 FEET (2 STORIES) MAX. | 2 STORIES          |
| UNIT DENSITY*                        | 8 UNITS/ACRE MAX.        | 7.7 UNITS/ACRE     |
| BUILDING SEPARATION*                 | 20 FEET MIN.             | 24 FEET            |
| BUILDING COVERAGE                    | 25% MAX.                 | 9%                 |
| IMPERVIOUS SITE COVERAGE (%)         | 60% MAX.                 | 29%                |
| BUILDING SETBACK FROM INTERNAL ROADS | 10 FEET MIN.             | 12 FEET            |
| INTERIOR ROAD WIDTH                  | 24 FEET MIN.             | 24 FEET            |
| RECREATION AREA                      | 10,000 SQUARE FEET       | 11,380 SQUARE FEET |

\*PER PROPOSED TEXT AMENDMENT

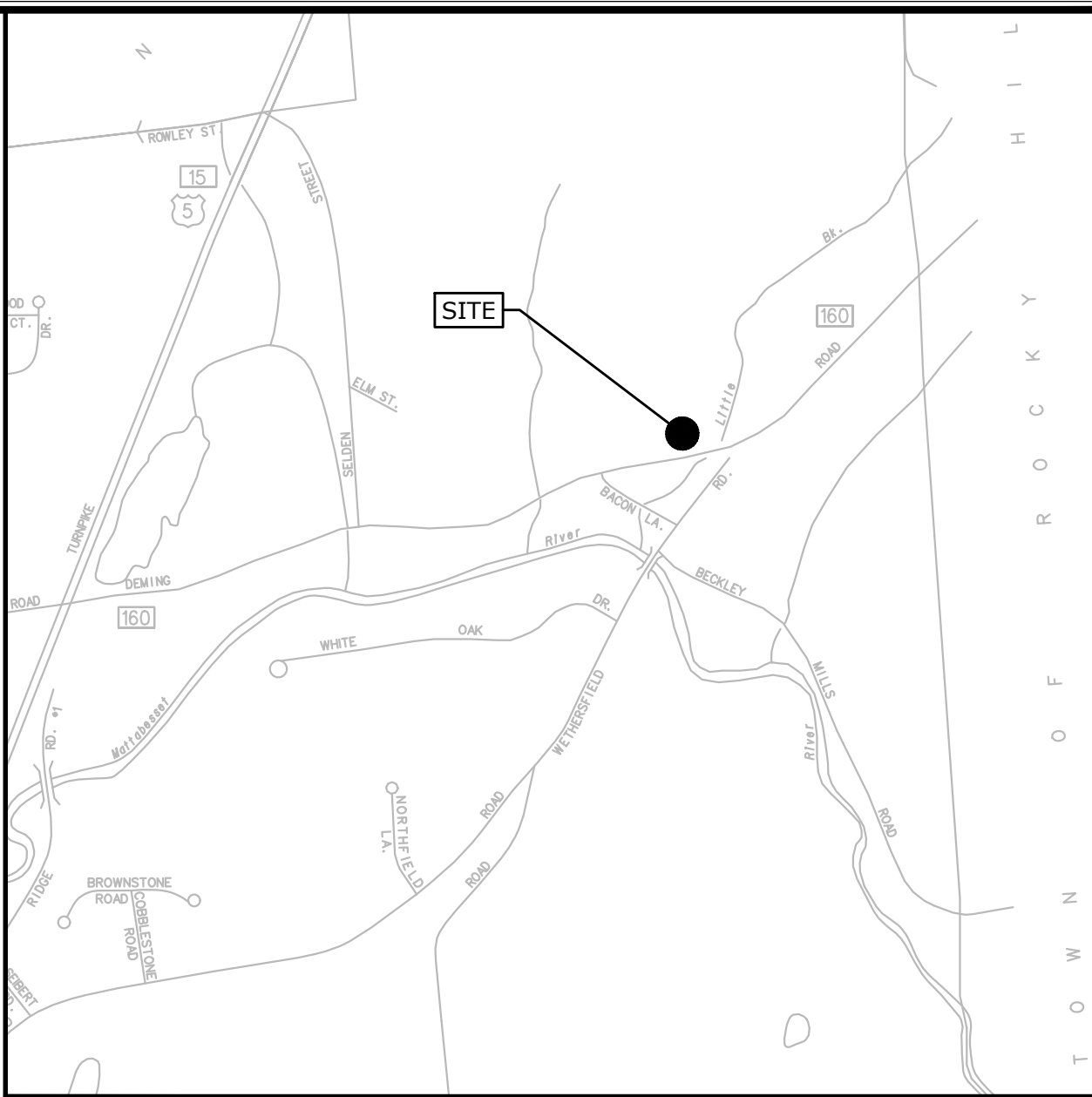
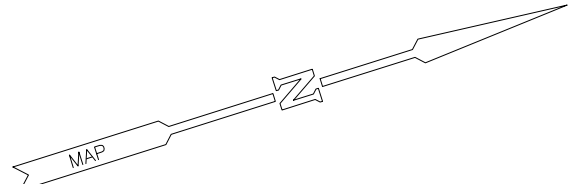
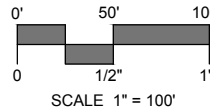
## PARKING DATA

|   | REQUIRED | PROPOSED |
|---|----------|----------|
| STANDARD SPACES                         |          | 137      |
| HANDICAP/ VAN ACCESSIBLE PARKING SPACES | 9        | 9        |
| TOTAL PARKING SPACES                    | 132**    | 146      |

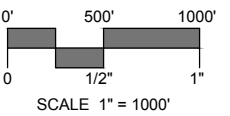
\*\*88 UNITS X 1.5 SPACES/UNIT=132 SPACES



PROJECT SITE VICINITY MAP:



LOCATION MAP:



## LEGEND

| EXISTING |                            | PROPOSED |
|----------|----------------------------|----------|
| ---      | STREET LINE                | ---      |
| ---      | PROPERTY LINE              | ---      |
| ---      | SETBACK LINE               | ---      |
| ---      | MAJOR CONTOUR              | ---      |
| ---      | MINOR CONTOUR              | ---      |
| ---      | SPOT GRADE                 | ---      |
| ---      | TREE LINE                  | ---      |
| ---      | TREE/ SHRUB                | ---      |
| ---      | STONEWALL                  | ---      |
| ---      | SITE LIGHT                 | ---      |
| ---      | HYDRANT                    | ---      |
| ---      | WATER VALVE                | ---      |
| ---      | GAS VALVE                  | ---      |
| ---      | CATCH BASIN                | ---      |
| ---      | MANHOLE/YARD DRAIN         | ---      |
| ---      | SANITARY SEWER W/MANHOLE   | ---      |
| ---      | STORM DRAIN                | ---      |
| ---      | WATER MAIN                 | ---      |
| ---      | GAS MAIN                   | ---      |
| ---      | ELECTRIC LINE              | ---      |
| ---      | ELECTRIC, TELEPHONE, CABLE | ---      |
| ---      | UTILITY POLE               | ---      |
| ---      | TRAFFIC SIGN               | ---      |
| ---      | IRON PIPE                  | ---      |
| ---      | MONUMENT                   | ---      |
| ---      | EDGE OF PAVEMENT W/CURB    | ---      |
| ---      | GUARD RAIL                 | ---      |
| ---      | CHAIN LINK FENCE           | ---      |
| ---      | WATERCOURSE                | ---      |
| ---      | WETLAND                    | ---      |

## PREPARED BY:

**MILONE & MACBROOM**  
99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
WWW.MMINC.COM

## PREPARED FOR:

METRO REALTY  
6 EXECUTIVE DRIVE, SUITE 100  
FARMINGTON, CT 06032

## LIST OF DRAWINGS

| NO. | NAME | TITLE   |
|-----|------|---|
| 01  | --   | TITLE SHEET   |
| 02  | EX   | EXISTING CONDITIONS                                     |
| 03  | LA   | SITE PLAN - LAYOUT                                      |
| 04  | GU   | SITE PLAN - GRADING AND UTILITIES                       |
| 05  | SE-1 | SEDIMENT AND EROSION CONTROL PLAN                       |
| 06  | SE-2 | SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS |
| 07  | SD-1 | SITE DETAILS  |
| 08  | SD-2 | SITE DETAILS  |
| 09  | SD-3 | SITE DETAILS  |



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W0412 - 2.00' (0.61m) - 1/4" = 1' (0.30m) - 1/8" = 1" (0.125m) - 1/16" = 1/8" (0.0625m) - 1/32" = 1/16" (0.03125m) - 1/64" = 1/32" (0.015625m) - 1/128" = 1/64" (0.0078125m) - 1/256" = 1/128" (0.00390625m) - 1/512" = 1/256" (0.001953125m) - 1/1024" = 1/512" (0.0009765625m) - 1/2048" = 1/1024" (0.00048828125m) - 1/4096" = 1/2048" (0.000244140625m) - 1/8192" = 1/4096" (0.0001220703125m) - 1/16384" = 1/8192" (6.103515625E-5m) - 1/32768" = 1/16384" (3.0517578125E-5m) - 1/65536" = 1/32768" (1.52587890625E-5m) - 1/131072" = 1/65536" (7.62939453125E-6m) - 1/262144" = 1/131072" (3.814697265625E-6m) - 1/524288" = 1/262144" (1.9073486328125E-6m) - 1/1048576" = 1/524288" (9.5367431640625E-7m) - 1/2097152" = 1/1048576" (4.76837158203125E-7m) - 1/4194304" = 1/2097152" (2.384185791015625E-7m) - 1/8388608" = 1/4194304" (1.1920928955078125E-7m) - 1/16777216" = 1/8388608" (5.9604644775390625E-8m) - 1/33554432" = 1/16777216" (2.98023223876953125E-8m) - 1/67108864" = 1/33554432" (1.490116119384765625E-8m) - 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UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING AND CATCH BASINS.

#### A. CATCH BASINS/YARD DRAINS

SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.

## B. PAVEMENT SWEEPING

### C. STORMWATER BASINS

DEBRIS AND LITTER REMOVAL: DEBRIS AND LITTER WILL ACCUMULATE NEAR THE OUTLET CONTROL DEVICE AND SHOULD BE REMOVED DURING REGULAR INSPECTION AND/OR MOWING OPERATIONS. PARTICULAR ATTENTION SHOULD BE PAID TO FLOATABLE DEBRIS THAT COULD EVENTUALLY CLOG THE CONTROL DEVICE OR RISER.

- 1) SEDIMENT REMOVAL: WHEN PROPERLY DESIGNED, DETENTION/WATER QUALITY BASINS WILL ACCUMULATE SEDIMENT OVER TIME. HOWEVER, MOST OF THE SEDIMENT WILL BE TRAPPED IN THE SEDIMENT CHAMBERS AND CATCH BASIN SUMP UNITS BEFORE REACHING THE BASIN. THE REMAINDER WILL ACCUMULATE IN THE STORMWATER POND. ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE BASIN EVERY 5 YEARS AFTER ONE YEAR OF TOUGHE CATCHMENT. SEDIMENT REMOVAL OPERATIONS HAVE BEEN DEVELOPED AND ARE DESCRIBED IN THE ATTACHED SEDIMENT REMOVAL MANUAL. THE MAIN PORTION OF THE BASIN, OTHER THAN WHERE SIGNIFICANT CANAL GROWTH IS OBSERVED, SHOULD BE OBSERVED BY A PERMANENT MEASURING DEVICE. SHALL BE INSTALLED IN THE MIDDLE OF EACH FOREBAY AND IN THE MAIN PORTION OF THE BASIN. THE MARKER SHALL DELINEATE INCHES UP FROM THE BOTTOM OF THE BASIN SO THE DEPTH OF SEDIMENT CAN EASILY BE MEASURED. MORE FREQUENT SPOT CLEANOUTS MAY BE NEEDED AROUND THE OUTLET CONTROL DEVICE OR THE SEDIMENT FOREBAY. SEDIMENT REMOVAL OPERATIONS ARE RELATIVELY SIMPLE. FRONT-END LOADERS, BACKHOES, OR VACUUM TRUCKS CAN BE USED TO REMOVE THE ACCUMULATED SEDIMENT FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE OUTLET CONTROL DEVICE. THE SEDIMENT SHOULD BE REMOVED BY AN APPROVED METHOD TO PREVENT POLLUTANT LEAKAGE TO THE ADJACENT TOWN AND TO PREVENT THE DISTURBED AREA SHOULD BE IMMEDIATELY SEEDED WITH APPROPRIATE GRASS SEED AND MULCHED WITH HAY AFTER REMOVAL OPERATIONS ARE COMPLETED TO PREVENT THE OUTLET CONTROL DEVICE FROM CLOGGING.

#### D. PROPRIETARY HYDRODYNAMIC SEPARATOR

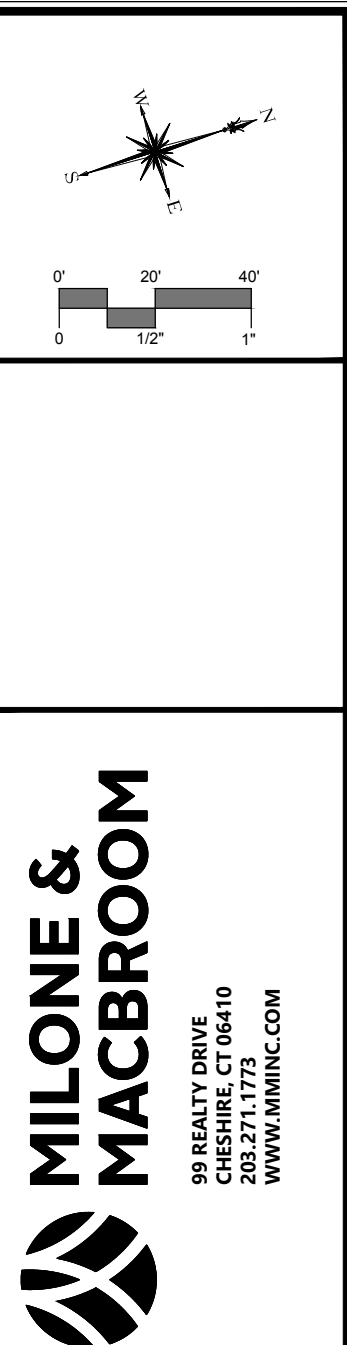
BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLE CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.

### E. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

#### F. ROOF GUTTERS

REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

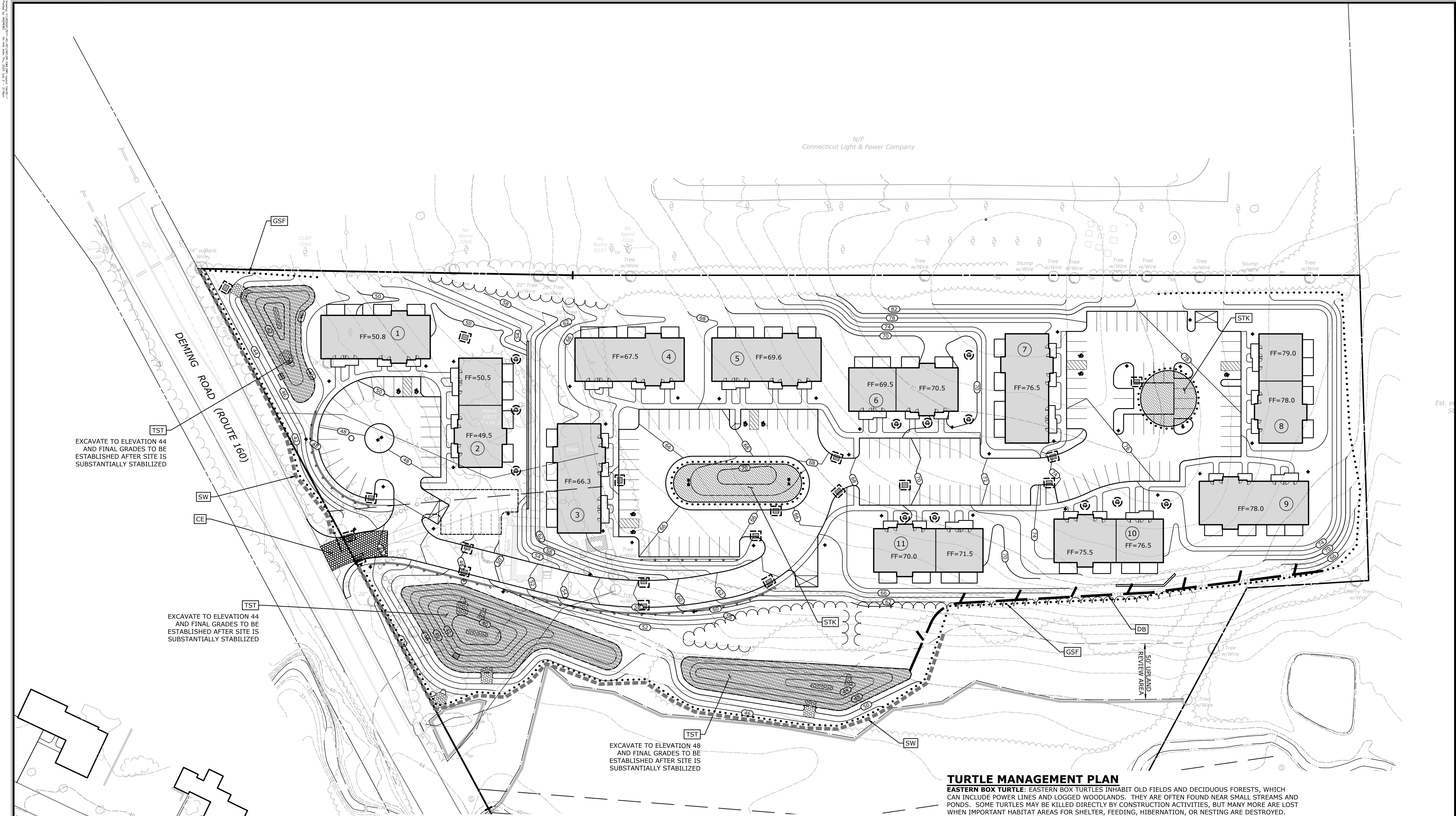
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**PROPOSED MULTI-FAMILY DEVELOPMENT**  
8223, 833 AND 0 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

|                        |                     |                      |
|------------------------|---------------------|----------------------|
| <b>AWG</b><br>DESIGNED | <b>AWG</b><br>DRAWN | <b>TD</b><br>CHECKED |
| 1"=40'                 |                     |                      |
| JUNE 22, 2020          |                     |                      |
| 3571-40                |                     |                      |
| 04 OF 10               |                     |                      |
| GU                     |                     |                      |



DATE: 6/22/2020  
DRAWN BY: J. MACBROOM  
CHECKED BY: J. MACBROOM  
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT  
SHEET: SE-1



**EROSION CONTROL NOTES  
CONTRACTOR RESPONSIBILITIES**

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

**EROSION CONTROL LEGEND**

- |  |     |   |
|--|-----|---|
|  | CE  | CONSTRUCTION ENTRANCE   |
|  | IP  | INLET PROTECTION (TYP. OF ALL INLETS)                               |
|  | GSF | SEDIMENT FILTER FENCE   |
|  | SW  | STRAW WATTLES   |
|  | STK | TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE |
|  | DB  | TEMPORARY DIVERSION BERM WITH STONE CHECK DAMS 75' O.C.             |
|  | TST | TEMPORARY SEDIMENT TRAP   |

**TURTLE MANAGEMENT PLAN**

**EASTERN BOX TURTLE:** EASTERN BOX TURTLES INHABIT OLD FIELDS AND DECIDUOUS FORESTS, WHICH CAN INCLUDE POWER LINES AND LOGGED WOODLANDS. THEY ARE OFTEN FOUND NEAR SMALL STREAMS AND PONDS. SOME TURTLES MAY BE KILLED DIRECTLY BY CONSTRUCTION ACTIVITIES, BUT MANY MORE ARE LOST WHEN IMPORTANT HABITAT AREAS FOR SHELTER, FEEDING, HIBERNATION, OR NESTING ARE DESTROYED.

**RECOMMENDED PROTECTION STRATEGIES FOR TURTLES**

- HIRE A HERPETOLOGIST TO ENSURE PROTECTION GUIDELINES REMAIN IN EFFECT THROUGH CONSTRUCTION.
- WORK SHOULD NORMALLY OCCUR WHEN TURTLES ARE ACTIVE (APRIL 1ST TO OCTOBER 30TH).
- WORKERS WILL BE APPRISED OF THE POSSIBLE PRESENCE OF TURTLES, AND WILL BE PROVIDED WITH A DESCRIPTION OF THE EASTERN BOX TURTLE.
- UTILIZE EXCLUSIONARY FENCING TO PREVENT TURTLE ACCESS INTO CONSTRUCTION AREAS.
- EXCLUSIONARY FENCING MUST BE AT LEAST 20 INCHES TALL AND BE SECURED TO AND REMAIN IN CONTACT WITH THE GROUND AND BE REGULARLY MAINTAINED (A MINIMUM OF BI-WEEKLY OR AFTER MAJOR WEATHER EVENTS). NO PLASTIC OR NETTED FENCING ARE TO BE USED.
- AFTER EXCLUSIONARY FENCING IS INSTALLED AND PRIOR TO CONSTRUCTION, THE HERPETOLOGIST WILL INSPECT THE ENCLOSED WORK AREA FOR TURTLES AND OTHER WILDLIFE.
- ONCE CONSTRUCTION IS UNDERWAY, THE CONTRACTOR WILL SEARCH THE WORK AREA EACH MORNING PRIOR TO BEGINNING WORK.
- ANY TURTLE THAT IS DISCOVERED DURING SWEEPS OR DURING CONSTRUCTION WILL BE MOVED, UNHARMED, TO AN AREA IMMEDIATELY OUTSIDE OF THE FENCED AREA, AND POSITIONED IN THE SAME DIRECTION THAT IT WAS TRAVELING. EXCLUSIONARY FENCING WILL BE INSPECTED TO DETERMINE HOW THE TURTLE MAY HAVE ENTERED THE WORK AREA.
- ALL STAGING AND STORAGE AREAS, OUTSIDE OF PREVIOUSLY PAVED AREAS, MUST BE ROUTINELY INSPECTED TO REMOVE INDIVIDUALS AND EXCLUDE THEM FROM RE-ENTRY.
- ANY CONFIRMED SIGHTINGS OF BOX, WOOD, OR SPOTTED TURTLES WILL BE REPORTED AND DOCUMENTED WITH NODB.
- ALL EXCLUSIONARY FENCING WILL BE REMOVED AFTER WORK IS COMPLETED AND SOILS ARE STABLE SO THAT REPTILE AND AMPHIBIAN MOVEMENT BETWEEN UPLANDS AND WETLANDS IS NOT RESTRICTED.
- ENCROACHMENTS BEYOND PERMITTED LIMIT OF DISTURBANCE ARE PROHIBITED.

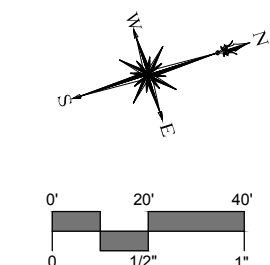
**SOIL EROSION AND SEDIMENT CONTROL NARRATIVE**

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF BERLIN STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT  
A.) CONSTRUCTION OF A MULTI-FAMILY DEVELOPMENT.  
B.) DISTURBED AREA: ±6.9 AC.

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS  
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.  
B.) PROTECTION OF ONSITE WETLANDS.

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS  
THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS, AND PLANNING AND ZONING PERMITS, AND DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER GENERAL PERMIT.



| DESCRIPTION                    | DATE      | BY  |
|--------------------------------|-----------|-----|
| PLANNING AND ZONING SUBMISSION | 7/01/2020 | AWG |
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**SEDIMENT AND EROSION CONTROL PLAN**

**PROPOSED MULTI-FAMILY DEVELOPMENT**

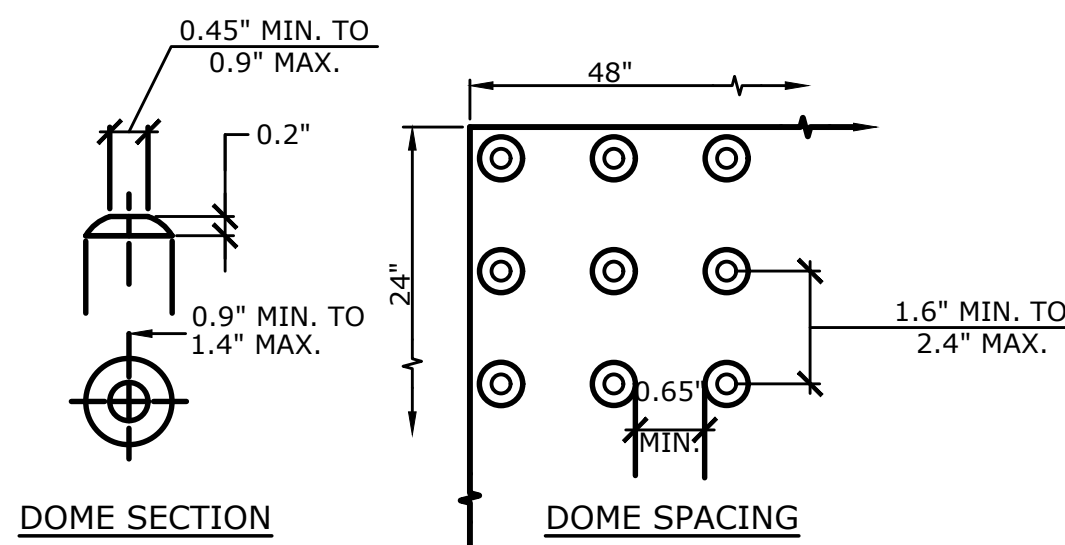
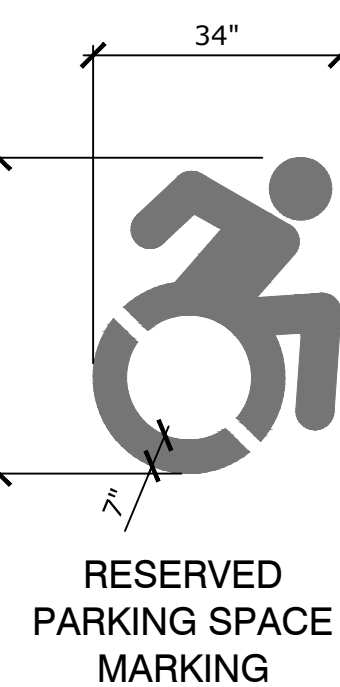
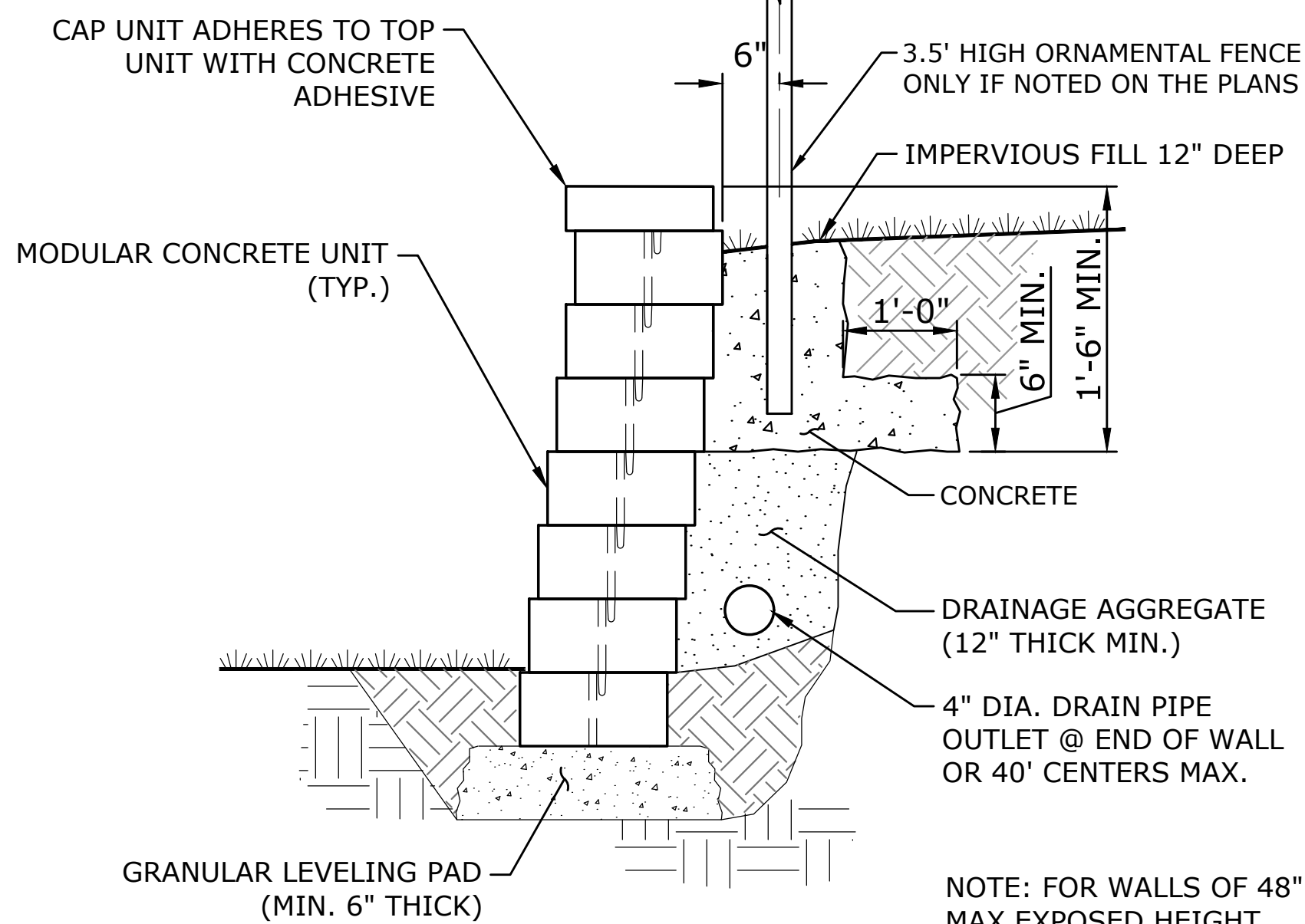
823, 833 AND 0 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

| AWG                 | AWG   | TD      |
|---------------------|-------|---------|
| DESIGNED            | DRAWN | CHECKED |
|                     |       |         |
| SCALE: 1"=40'       |       |         |
| DATE: JUNE 22, 2020 |       |         |
| PROJECT NO: 3571-40 |       |         |
| SHEET NO: 05 OF 10  |       |         |
| SHEET NAME: SE-1    |       |         |





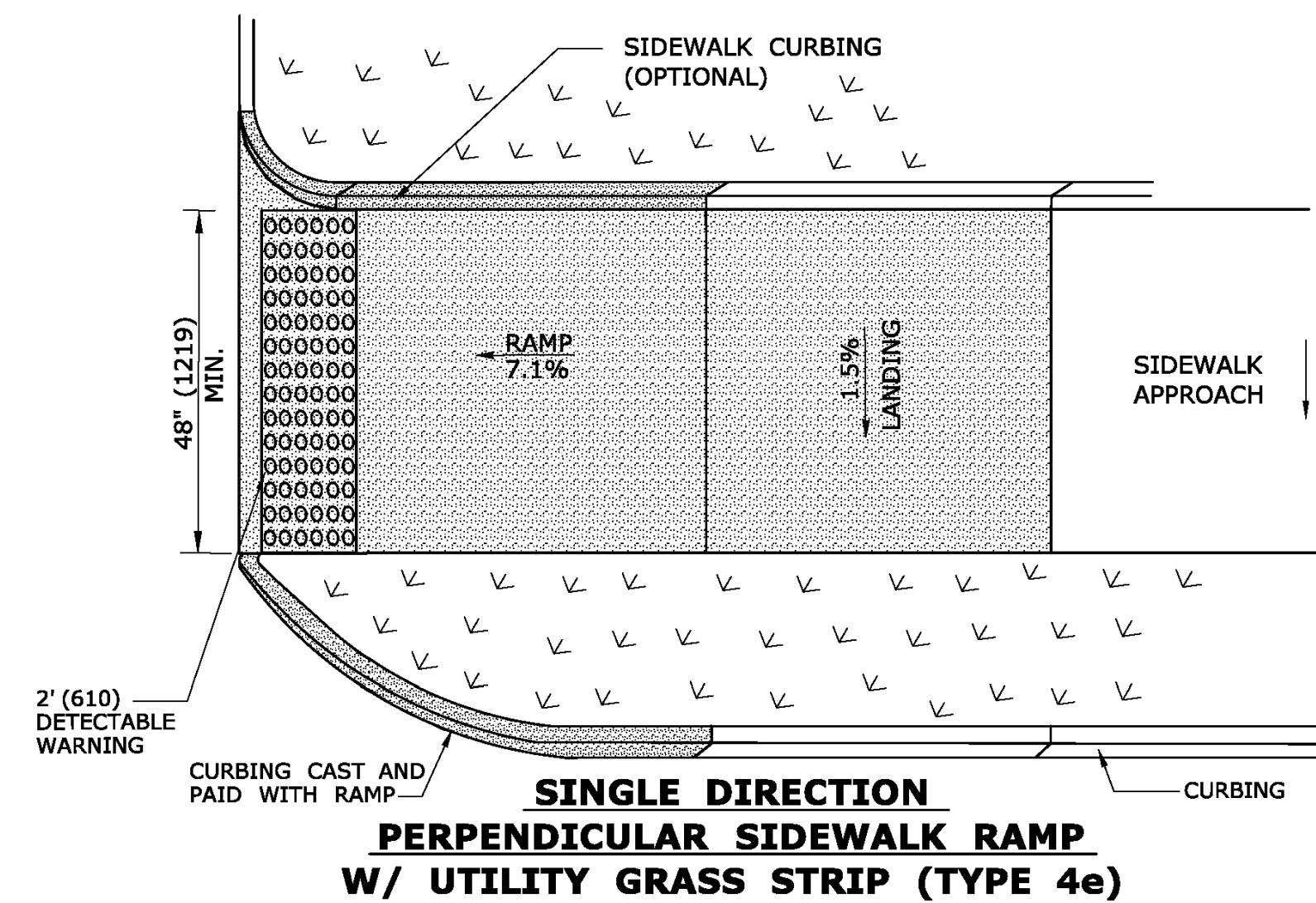




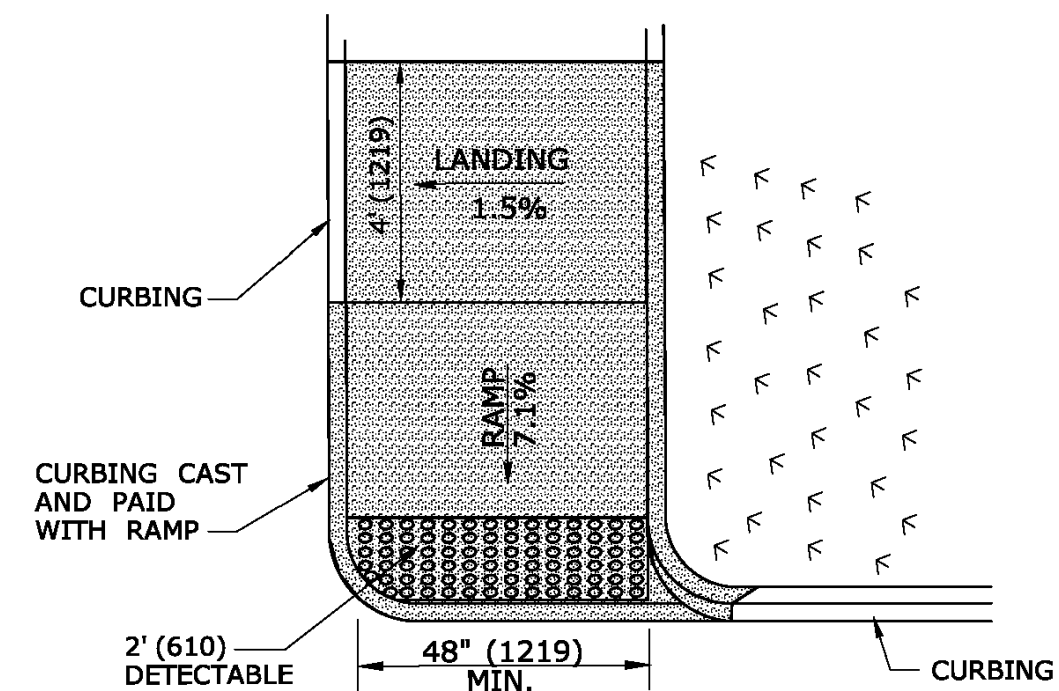
NOTES:

THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTITE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD 595A COLOR #2144 OR APPROVED EQUAL

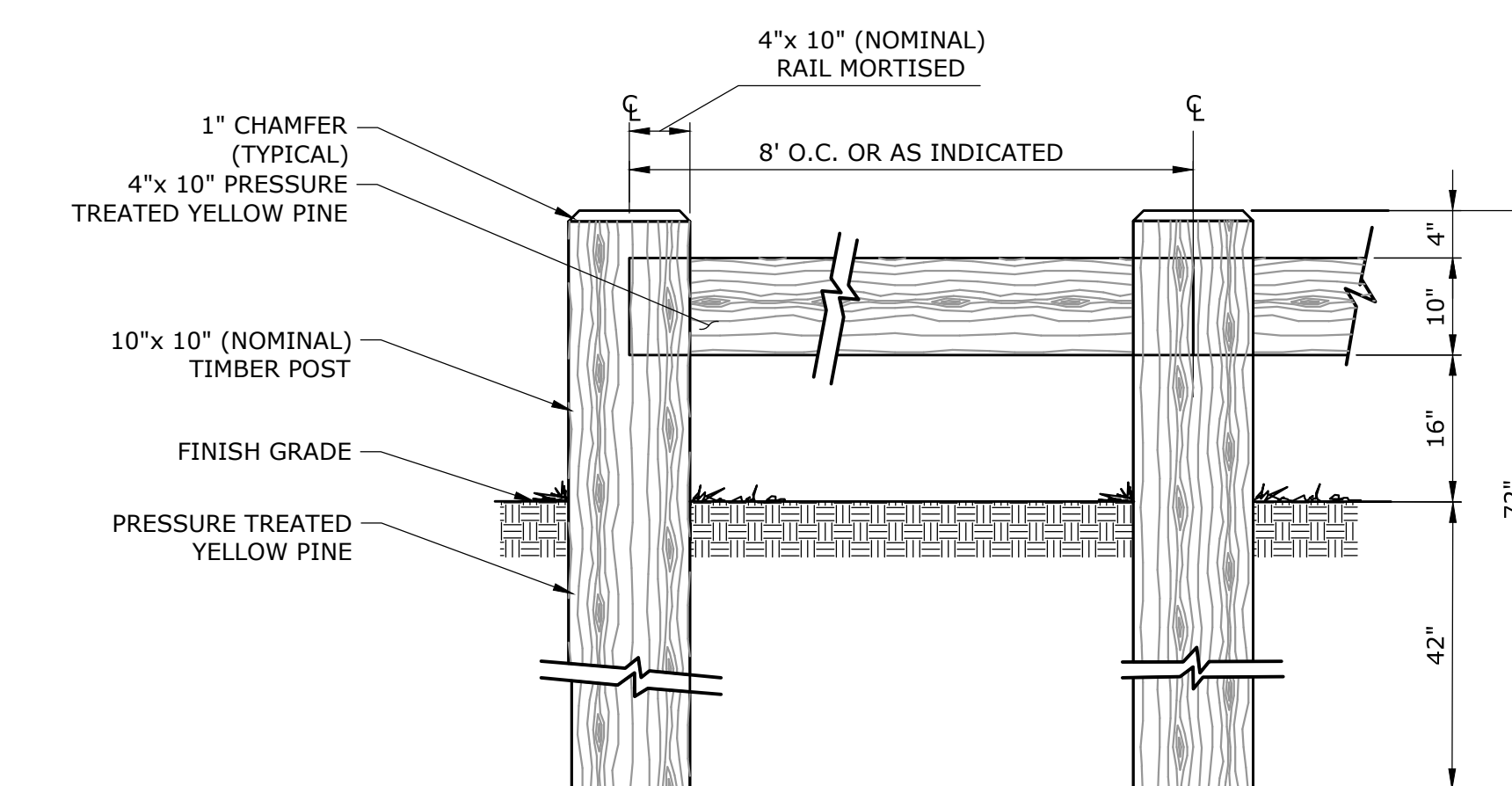
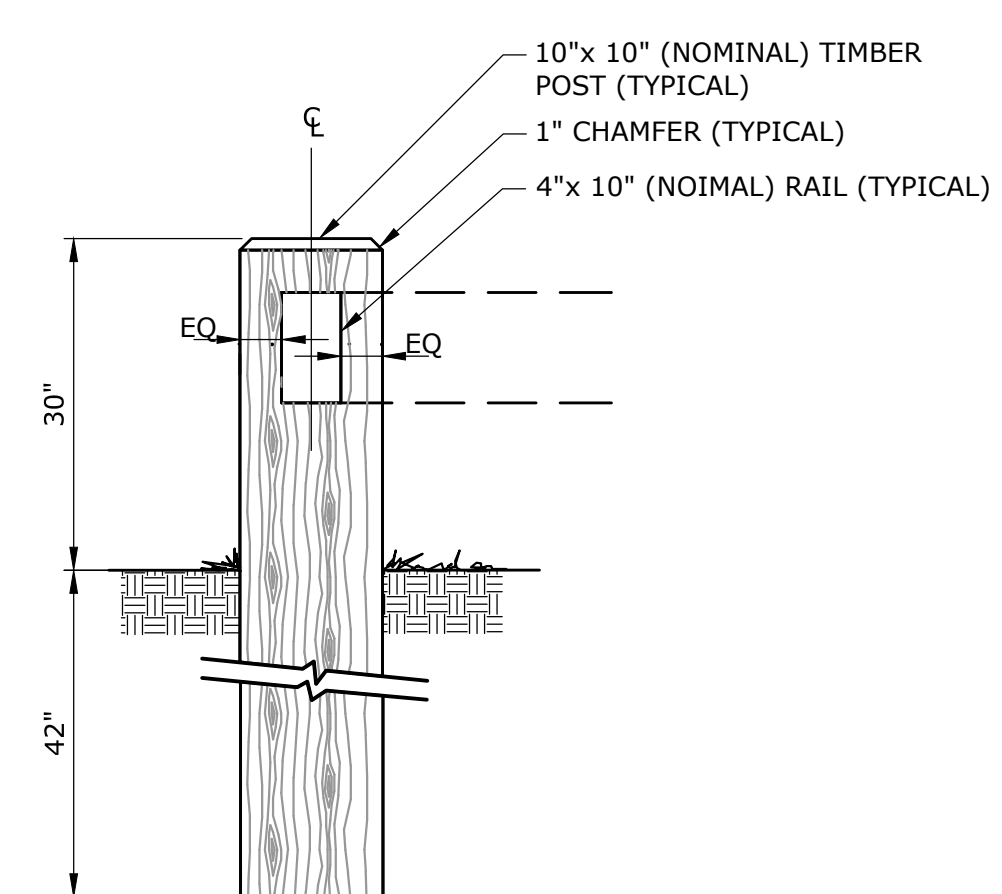
**DETECTABLE WARNING STRIP**  
NOT TO SCALE



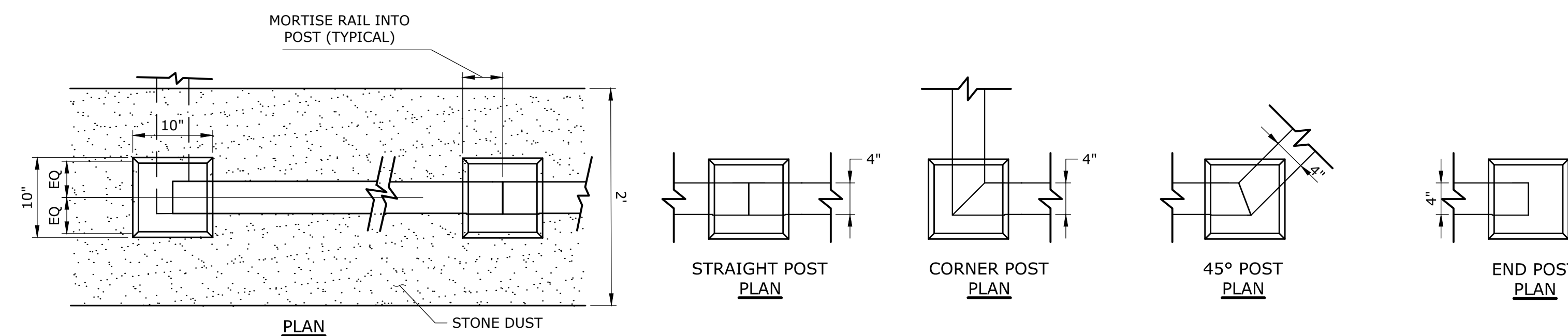
**TYPICAL BITUMINOUS CONCRETE RAMPS**



**SINGLE DIRECTION**  
**PERPENDICULAR SIDEWALK RAMP**  
**NO / UTILITY GRASS STRIP**  
**(TYPE 4a)**

ELEVATION

SECTION



**NOTES:**

1. CONTRACTOR TO PROVIDE 90°, 45° OR END POSTS WHERE REQUIRED.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENTIRE SYSTEM.

**TIMBER POST GUIDE RAIL**  
**MOROISE & TENON 10x10 POSTS**  
 NOT TO SCALE

| DESCRIPTION                    | DATE      | BY  |
|--------------------------------|-----------|-----|
| PLANNING AND ZONING SUBMISSION | 7/01/2020 | AWG |
|                                |           |     |
|                                |           |     |
|                                |           |     |
|                                |           |     |
|                                |           |     |

## SITE DETAILS

## PROPOSED MULTI-FAMILY DEVELOPMENT

823, 833 AND 0 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

|                        |              |              |
|------------------------|--------------|--------------|
| AWG<br>DESIGNED        | AWG<br>DRAWN | T<br>CHECKED |
| SCALE                  |              |              |
| AS NOTED               |              |              |
| DATE<br>JUNE 22, 2020  |              |              |
| PROJECT NO.<br>3571-40 |              |              |
| SHEET NO.<br>07 OF 10  |              |              |
| SD-1                   |              |              |
| SHEET NAME             |              |              |







**NOT TO SCALE**

|                      |            |           |
|----------------------|------------|-----------|
| <b>AWG</b>           | <b>AWG</b> | <b>TD</b> |
| DESIGNED             | DRAWN      | CHECKED   |
| <b>AS NOTED</b>      |            |           |
| SCALE                |            |           |
| <b>JUNE 22, 2020</b> |            |           |
| DATE                 |            |           |
| <b>3571-40</b>       |            |           |
| PROJECT NO.          |            |           |
| <b>09 OF 10</b>      |            |           |
| SHEET NO.            |            |           |
| <b>SD-3</b>          |            |           |
| SHEET NAME           |            |           |