



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

CONSERVATION COMMISSION – AGENDA - UPDATED

TUESDAY NOVEMBER 10, 2020 6:30 P.M.

The Conservation Commission will meet remotely by video conference call on **Tuesday November 10, 2020** at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

Town of Berlin invites you and the public to join this Webex meeting by video or phone dial-in.

Meeting link: <https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m54d2639a33ae2ee57c5ae1979d66c1f8>

Meeting number (Access Code): : 132 590 9000

Password: ConsCommTu (26672666 from phones and video systems)

Join by phone +1-408-418-9388 United States Toll Access code: 132 590 9000

The agenda will be posted on the town's website www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior to the meeting.

-
1. CALL TO ORDER
 2. AUDIENCE OF CITIZENS
 3. APPROVAL OF MINUTES: September 8, 2020
 4. NEW BUSINESS
 - I. Site Plan Amendment
197 Episcopal Road
Bart Bovee, PE, Authorized Agent For Sliders Sports Bar & Grill
November 19, 2020
 - II. Site Plan Application
2061 Berlin Turnpike
Kevin M. Budney, Lifetime Trust
 - III. Subdivision – Two lots
1829 Orchard Road
Pierre Bennerup
November 19, 2020
 - IV. 404 Berlin Turnpike – BT 2008 LLC, Mixed Use Development (new construction)
 - V. 823, 833 & 0 Deming Road – Deming Ridge, Metro Realty site plan amendment (modification to recently approved workforce housing development)
 - VI. Discussion of FY22 budget to the agenda.
 5. OLD BUSINESS
 - USE OF TOWN LANDS
 - A. Hatchery Brook Community Garden
 6. COMMISSIONER COMMENTS
 7. CORRESPONDANCE
 8. ADJOURNMENT

PLEASE EMAIL, MARLO MATASSA, MMATASSA@TOWN.BERLIN.CT.US - IF YOU ARE UNABLE TO ATTEND THE MEETING.

Maureen Giusti, AICP, Acting Town Planner/ZEO. 860-828-7008. mgjusti@town.berlin.ct.us
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@town.berlin.ct.us

**CONSERVATION COMMISSION
TUESDAY SEPTEMBER 8, 2020 6:30 P.M.**

The Conservation Commission was held in person and by telephone conference call on Tuesday September 8, 2020 at 6:30 p.m. for the purposes of holding a regular meeting on the following matters.

Members of the public were invited to join this meeting by telephone conference call or in person in Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT.

TELEPHONE CALL-IN NUMBER: 9-1-701-802-5317

Access Code: 847264#

MEMBERS PRESENT

Michael Delorenzo, Chairman, Guy Hoffman, Vice Chairman, Carol Goldberger, Rob Ramsey, Thomas Heisler, Joe Mazza, Mary Kathryn Larose, Alternate, Karen Pagliaro Alternate

MEMBERS ABSENT

Karl Lewis

STAFF LIAISON

Maureen Giusti

CALL TO ORDER: Chairman Delorenzo called the meeting to order at 6:30 pm.

AUDIENCE OF CITIZENS

None

CORRECTION TO AGENDA – Minutes for approval – July 14, 2020

APPROVAL OF MINUTES

Commissioner Ramsey moved to approve the July 14, 2020 minutes, seconded by Commissioner Heisler passed unanimously.

NEW BUSINESS

A. Planning and Zoning Commission review items

1. The Military Experience Museum – The Commission recommends signage as to delineate the property from both sides for participants at facility and hikers and people that use trails near the property. Commissioner Ramsey made a motion to accept the endorsements submitted by the chairman with modification to read "... *may* be inconsistent with the POCD..."; additional comment on signage and further noting concern over discharge of firearms within the MR-1 residential zone, and recommendation that relocation of the existing trail to adjacent public parcels be pursued, seconded by Commissioner Heisler, passed unanimously.
2. Alteration of required buffer for DeCormier Woods Subdivision, off Ice Pond Lane & Main St EB
The Commission noted the open space is not Town land but owned by the homeowners association; the developer seems to have made a mistake in not recognizing the limitations on a buffer, and a property owner can otherwise improve or clear the area but without structures, but encourages existing buffers to remain in place to protect from encroachment into open space. Staff noted the engineer represented that the other (adjacent) lots subject to the buffer have a different geometry and a request to modify their buffers is not anticipated as they should not have a similar conflict with the approved tree line.

3. Submission for reapproval of Progressive Development's site plans and special permits on the subdivision on Deming Road (adjacent to Gills garage). No Comment.

OLD BUSINESS

USE OF TOWN LANDS (Hatchery Brook Community Garden) Maureen Giusti reported that she has had a couple requests for late fall gardening plots for late season planting. There was concern by the town for maintenance this late in the season. Alternate Pagliaro noted that allowing late planting would provide maintenance of the overgrown plots. Several commissioners noted that the rules of the garden regarding the end-of-season date and no guarantee of obtaining the same plot next year should be noted to the applicants.

Commissioner Ramsey made a motion to allow planting of the vacant plots for the autumn/late season planting after application with no fee Commissioner Mazza seconded. The motion passed unanimously.

COMMISSIONER COMMENTS

Chairman DeLorenzo noted that wording on plot plans reflecting the limits on conservation or buffer areas should be added and obvious to assist in making homeowners aware of any constraints on their property.

ADJOURNMENT

Commissioner Ramsey made a motion to adjourn the meeting at 7:50 pm, seconded by Commissioner Heisler passed unanimously.

Sincerely,

Marlo Thomas Matassa
The Recording Secretary

October 29, 2020

**PLANNING & ZONING DEPARTMENT
PROJECT REVIEW SHEET**

APPLICATION: Site Plan Amendment

LOCATION: 197 Episcopal Road

APPLICANT: Bart Bovee, PE, Authorized Agent
For Sliders Sports Bar & Grill

AGENDA DATE: November 19, 2020

Note: If possible, please return the plan with your comments. Thank you.

Department/District:

☐ Town Planner	☐ Building Official
☐ Assistant Town Planner/ZEO	☐ Berlin Water Control
☐ Engineering	☐ Health District
☐ Kensington Fire District	☐ Fire Marshal
☐ Worthington Fire District	☐ Board of Police Commissioners
☐ Board of Education	☐ Inland Wetlands
☐ Conservation Commission	☐ Police Chief

☐ No Comment

☐ Comments:

Signature/Date



Town of Berlin

Planning and Zoning Department

240 Kensington Road
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Town of Berlin
Received

OCT 23 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Sliders Sports Bar & Grill

Property Owner(s): F L M Enterprises, LLC

Project Address*: 197 Episcopal Road

Map: 4 Block: 4 Lot: 81-7 Zone(s): G1-2 Lot Area: 33,244 Sq. Ft.

Please select all relevant items below:

- ☐ Special Permit -- Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Amendment to Zoning Regulations -- Section(s) _____
- ☐ Amendment to Zoning Map -- Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

Applicant Information

Name: Barton Bovee; Authorized Agent Firm Name: Harry E. Cole & Son
Street Address: 876 South Main Street City: Plantsville ST: CT Zip: 06479
Email: bbovee@hecole.com Phone: (860) 628-4484
Signature: [Signature] Date: 10/27/2020

Property Owner(s) Information (If Not the Applicant)

Name: F L M Enterprises, LLC Principal: Fred Marcantonio
Street Address: 197 Episcopal Road City: Berlin ST: CT Zip: 06037
Email: _____ Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

This Site Plan Involves:

☐ Additions

☐ Alterations

☐ Demolition

☒ New Construction

Description of Project*: Addition of new outdoor seating area and adjustment of parking. No permanent change in seating.

*If more space is needed, then please provide separate narrative document.

SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	<u>Restaurant</u>	<u>Restaurant</u>	
	<u>Bar</u>	<u>Bar</u>	
COMMERCIAL			
Gross Floor Area Seating	<u>136</u>	<u>136</u>	
Parking Spaces	<u>74</u>	<u>74</u>	
INDUSTRIAL			
Gross Floor Area	<u>N/A</u>		
Parking Spaces			
RESIDENTIAL			
Number of Units	<u>N/A</u>		
Number of Bedrooms			
Gross Floor Area			
Parking Spaces			
OTHER USES			
Gross Floor Area			
Parking Spaces			

To be completed by P&Z staff only:

Fee Paid \$ 260. - (Refer to current Fee Schedule)

Received by: fms

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

SITE NOTES:

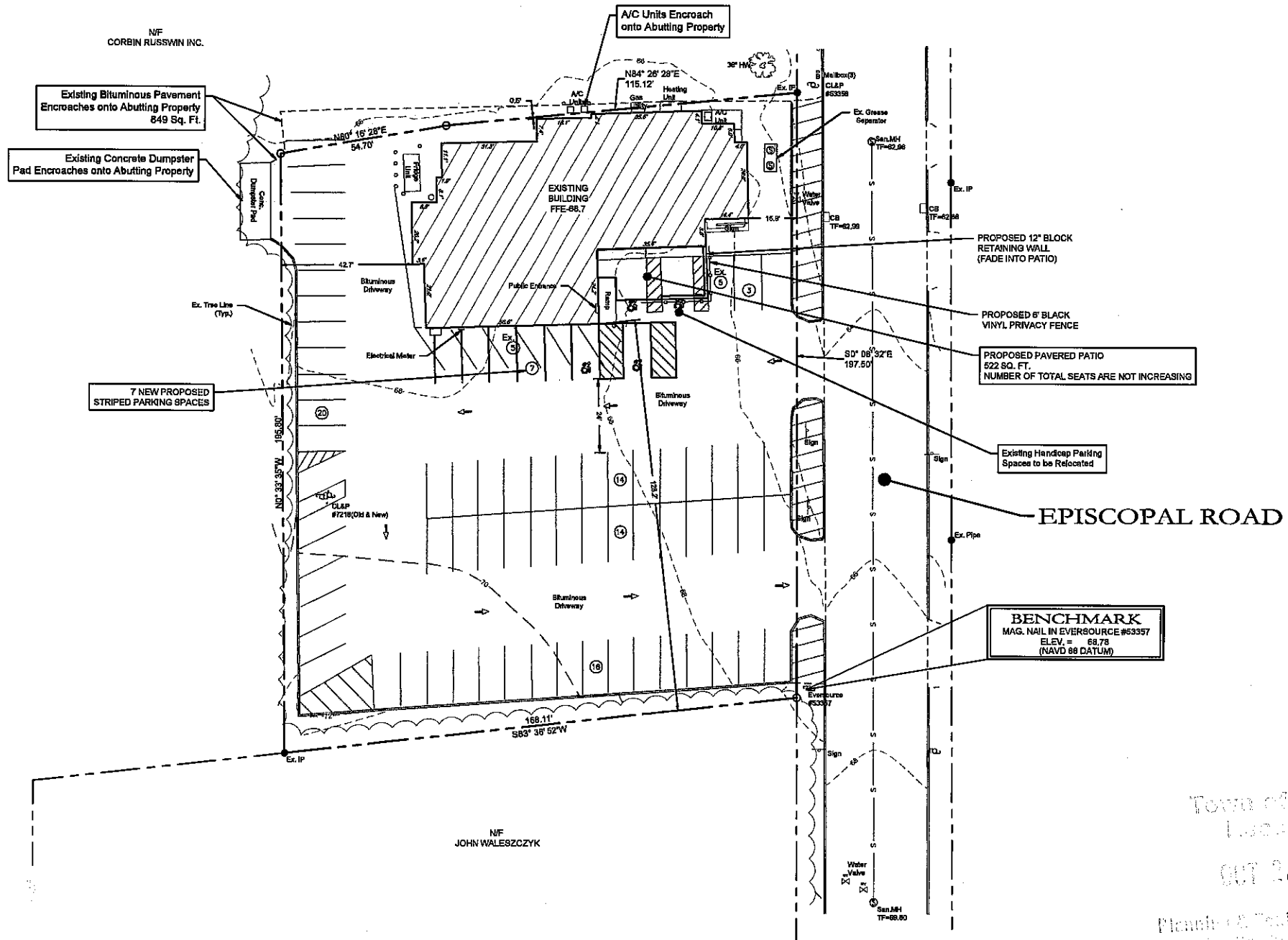
- The Total Number of Seating Within The Outdoor Patio Shall Not Increase The Seating Of The Overall Facility. Interior Seating Shall Be Reduced As Necessary.
- Patio Shall Be Pitched Away From Building To Prevent Water From Accumulating.

SITE PARKING	
ITEM	TOTAL
EXISTING SPACES	74
PROPOSED SPACES	74

*7 Spaces To Be Restriped

SURVEY NOTES:

- 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.
- Type of survey performed: Property Survey
- Boundary determination category: Resurvey
- Class of accuracy:
Horizontal: A-2
Vertical: T-2
- 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 as 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 interval 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.
- Map References:
a) "Boundary Map Showing Berlin Property Emhart Corporation, Episcopal Road & Deming Road, Berlin, Conn.; Scale: 1"=100'; Dated: Nov. 28, 1965; by Kenig-Feinstein Associates. Filed as Map #41 at the B.L.R."
- Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
- Zone: G1-2
- Total area: 33,244 Sq. Ft. - 0.76 Acres
- Owner: F.L.M. Enterprises, LLC
- Town of Berlin Assessors Map #4 Lot #81-7
- Filed in Volume 436, Page 281 of the Town Clerk's office.
- Contour interval is two(2) foot.
- Existing contours generated from field topography.
- 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" 1-800-822-4455 prior to any excavation operations.



PROPERTY & TOPOGRAPHIC SURVEY MAP DEPICTING PROPOSED PAVED PATIO Prepared For/Owned By Sliders Sports Bar & Grill / F.L.M. Enterprises, LLC MAP #4 / BLOCK #4 / LOT #81-7 187 Episcopal Road September 28, 2020 Berlin, Connecticut Scale: 1" = 40'		cole HARRY E. COLE & SON engineering, surveying, planning. 878 South Main Street P.O. Box 44 Plainville, CT 06061-0044 Tel: (860) 628-4484 Fax: (860) 620-0198 www.hccole.com
DATE: Oct 27, 2020 REVISION: Revised Site Parking Chart To the best of my knowledge and belief, this map is substantially correct as noted hereon. Stephen M. Giudice, L.S. Reg. No. #70145 NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	PROJECT #: 2036	

Site Plan Amendment

2061 Berlin Turnpike
Kevin M. Budney, Lifetime Trust
BT-1 Zone
Security Fence



PROPOSAL

Kevin Budney is seeking a site plan amendment approval to construct an 8-foot-high security fence at 2061 Berlin Turnpike in the BT-1 Zone.

STAFF COMMENTS

1. The Commission should determine if the fencing design and material is acceptable.
2. Any use of the currently vacant property will require applicable zoning review and approval.
3. Any change to the property configuration or access would require applicable zoning approvals.

EXISTING CONDITIONS

The 11.4-acre property is the site of the former golf driving range just to the north of New Park Drive on the east side of the Berlin Turnpike. The property is bounded to the south by Town of Berlin property adjacent to New Park Drive; to the north along the Berlin Turnpike by the gas station; and, to the east by 131 New Park Drive, Budney Overhaul and Repair in the PI zone.

The site is substantially cleared and has been actively mowed and utilized by the driving range but is currently vacant. There are existing easements, including for existing non-conforming billboards that will not be affected by the fence location.

PROPOSED CONDITIONS

Fencing is proposed to be installed parallel to and approximately 150 feet back from the Berlin Turnpike front property line. The fence will begin 145 feet north of the southerly property line, extending for 620 feet, stopping 64 feet from the northerly side property line.

A portion of fencing is shown within the GIS depicted wetland and review area, however the plan indicates the wetland limit is based on the Town GIS system and was not field located. The wetlands agent has verbally indicated that the proposed fence is within the improved area of the site which has been graded and mowed for many years and should not require wetland review. Written comments are pending,

No use of the property is proposed at this time or with this application. Any future changes to the property or use of the vacant parcel is subject to the applicable Planning and Zoning approval process.



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Security Fence
Property Owner(s): Kevin M Budney Lifetime Trust
Project Address*: 2061 Berlin Turnpike, Berlin
Map: 21 Block: 4 Lot: 153 Zone(s): 9A Lot Area: _____

Please select all relevant items below:

- ☐ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Amendment to Zoning Regulations – Section(s) _____
- ☐ Amendment to Zoning Map – Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

Applicant Information

Name: Kevin M Budney Firm Name: _____
Street Address: 74 Quincy Trail City: Berlin ST: CT Zip: 06037
Email: kmb131@budneyoverhead.com Phone: 860-828-0585
Signature: [Handwritten Signature] Date: 10/7/20

Property Owner(s) Information (If Not the Applicant)

Name: _____ Principal: _____
Street Address: _____ City: _____ ST: _____ Zip: _____
Email: _____ Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

This Site Plan Involves:

☐ Additions

☒ Alterations

☐ Demolition

☐ New Construction

Description of Project*: _____

*If more space is needed, then please provide separate narrative document.

SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	_____	_____	
	_____	_____	
	_____	_____	
COMMERCIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
INDUSTRIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
RESIDENTIAL			
Number of Units	_____	_____	
Number of Bedrooms	_____	_____	
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
OTHER USES			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____

To be completed by P&Z staff only:

Fee Paid \$ 260.- (Refer to current Fee Schedule)

Received by: fms

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

Security Fence

To Whom It May Concern,

We are looking to add an 8ft tall, all black vinyl clad, chain-link fence across the frontage of our property. It will extend 620ft +/- parallel with the Berlin Turnpike. It will have a gate on one end for property maintenance of either side of the fence. We need to add a fence for added security of the property and our property behind the field. Due to increasing demands from ITAR (International Traffic in Arms Regulations), our facility is increasing security measures and the fence will be one. A second reason for the fence is that the property where the fence will be located had previously been a golf ball driving range and since its closure and our ownership, we continuously need to stop people from hitting golf balls on our property.

Town of Berlin
Received

OCT 08 2020

Planning & Zoning Department
Berlin, Connecticut

October 26, 2020

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT
STAFF COMMENTS**

APPLICATION: Site Plan Amendment
APPLICANT: Kevin Budney, Budney Overhaul & Repair
LOCATION: 2061 Berlin Turnpike
AGENDA: November 5, 2020

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming.*
- *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mgiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*

Board of Police Commissioners

No comment

Engineering

Applicant should check with Inland Wetlands regarding permitting

Building Official

No comment

Police Chief

No comment

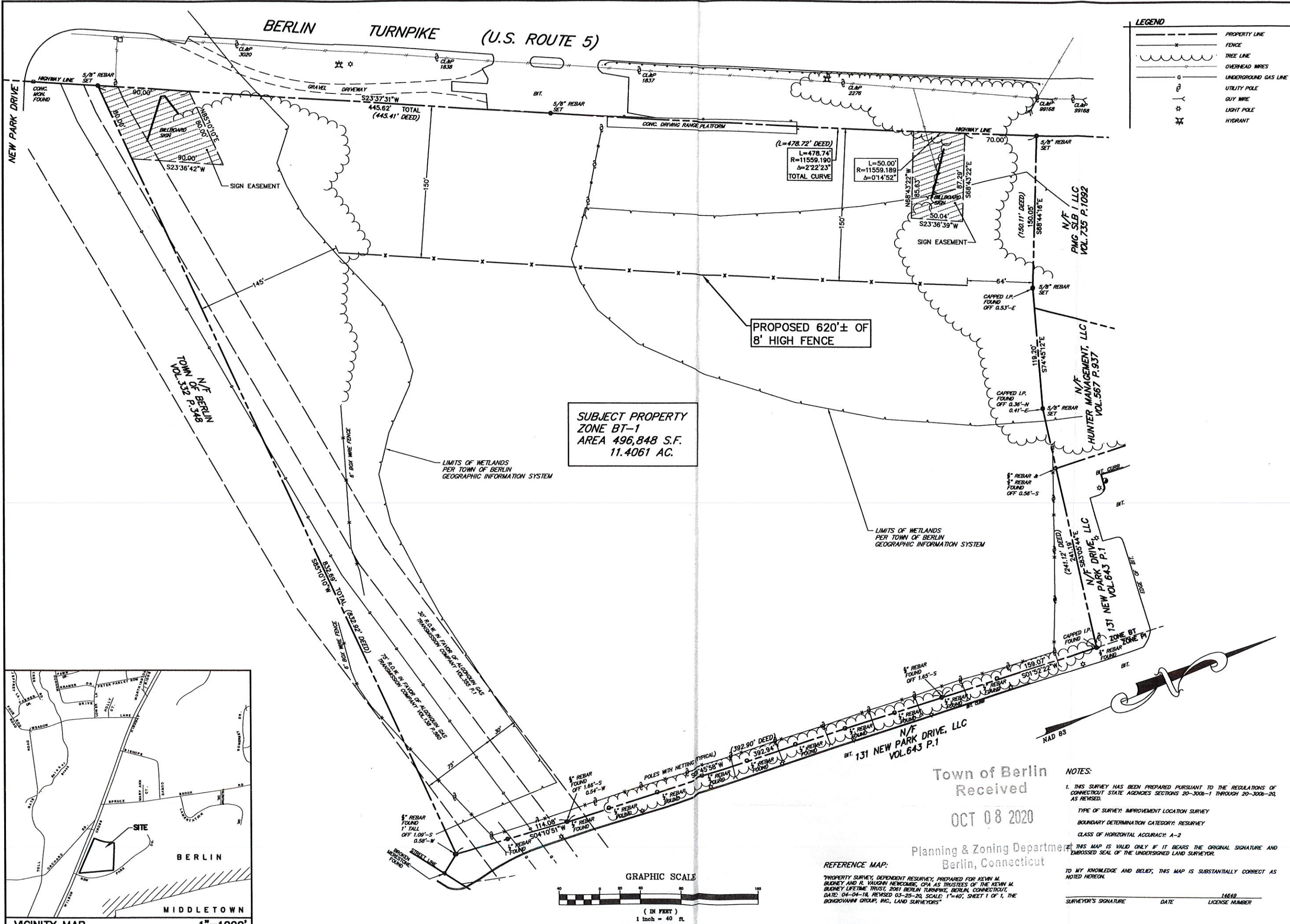
Inland Wetlands

No comment

Fire Marshal

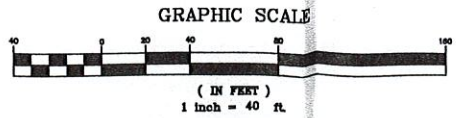
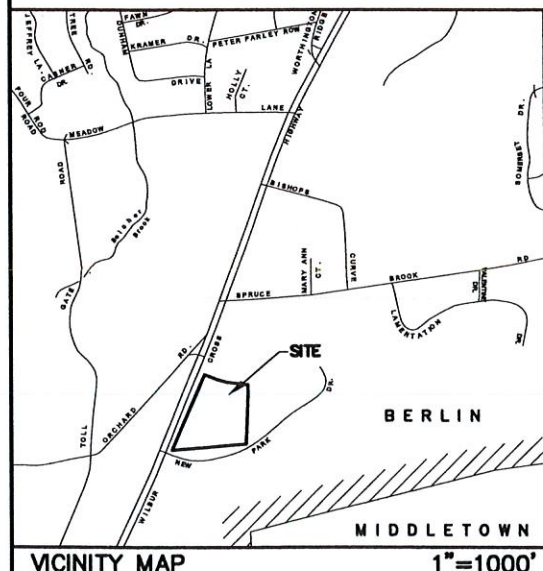
No comment

Emailed to applicant: October 26, 2020



LEGEND

---	PROPERTY LINE
---	FENCE
---	TREE LINE
---	OVERHEAD WIRES
---	UNDERGROUND GAS LINE
---	UTILITY POLE
---	GUY WIRE
---	LIGHT POLE
---	HYDRANT



REFERENCE MAP:
PROPERTY SURVEY, DEPENDENT RESURVEY, PREPARED FOR KEVIN M. BUDNEY AND R. VAUGHN NEWCOMBE, CPA AS TRUSTEES OF THE KEVIN M. BUDNEY LIFETIME TRUST, 2061 BERLIN TURNPIKE, BERLIN, CONNECTICUT, DATE: 04-04-18, REVISED 03-25-20, SCALE: 1"=40', SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS

Town of Berlin
Received
OCT 08 2020
Planning & Zoning Department
Berlin, Connecticut

NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF HORIZONTAL ACCURACY: A-2
THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMPRESSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
SURVEYOR'S SIGNATURE _____ DATE _____ LICENSE NUMBER 14669

Scale: 1"=40'
Date: 9-30-20
Drawn: DDB / BTM
Checked: AB

Revision
Date
10-02-20

GENERAL

IMPROVEMENT LOCATION SURVEY - PROPOSED
PREPARED FOR
RESURVEY
KEVIN M. BUDNEY AND R. VAUGHN NEWCOMBE, CPA
AS TRUSTEES OF THE KEVIN M. BUDNEY LIFETIME TRUST
2061 BERLIN TURNPIKE
BERLIN, CONNECTICUT

FENCE
LAYOUT
PLAN

Sheet
1
of
1

85294

October 29, 2020

**PLANNING & ZONING DEPARTMENT
PROJECT REVIEW SHEET**

APPLICATION: Subdivision – two lots

LOCATION: 1829 Orchard Road

APPLICANT: Pierre Bennerup

AGENDA DATE: November 19, 2020

Note: If possible, please return the plan with your comments. Thank you.

Department/District:

☐ Town Planner
☐ Assistant Town Planner/ZEO
☐ Engineering
☐ Kensington Fire District
☐ Worthington Fire District
☐ Board of Education
☐ Conservation Commission

☐ Building Official
☐ Berlin Water Control
☐ Health District
☐ Fire Marshal
☐ Board of Police Commissioners
☐ Inland Wetlands
☐ Police Chief

☐ No Comment

☐ Comments:

Signature/Date



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Town of Berlin
Received

OCT 21 2020

Planning & Zoning Department
Berlin, Connecticut

SUBDIVISION APPLICATION

☐ Subdivision

☐ Re-subdivision

Project Name: 1831 Orchard Road one acre lot

Property Owner(s): PIERRE BENNERUP + CHERYL BENNERUP

Project Address*: 1831 ORCHARD ROAD

Map: _____ Block: _____ Lot: 10 Zone(s): _____ Total Lot Area: _____

Existing Lots: _____ Proposed Lots: _____

Approval Request: ☐ Preliminary ☐ Final ☐ For Determination of OSS or DOSD Suitability

Please select all relevant items below:

- ☐ Inland Wetlands and Water Course Commission review needed
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Property is adjacent or crosses a Municipal Boundary of _____
- ☒ Public Sewer
- ☐ Private Sewer/Septic
- ☒ Public Water

Applicant Information

Name: PIERRE BENNERUP Firm Name: _____

Street Address: 1829 ORCHARD RD City: BERLIN ST: CT Zip: 06037

Email: pedrobennerup@gmail.com Phone: 860 250 9840

Signature: Pierre Bennerup Date: 10/21/2020

Property Owner(s) Information (If Not the Applicant)

Name: _____ Principal: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

Description of Project*: I WOULD LIKE TO MY 2 ACRE PARCEL
INTO 2 ONE ACRE PARCELS.

*If more space is needed, then please provide separate narrative document.

OPEN SPACE:

- ☐ Deeded to the Town of Berlin
- ☐ Deeded to _____
- ☐ Fee in lieu of Open Space
- ☐ Conservation Easement
- ☐ None

To be completed by Planning & Zoning staff only:

Fee Paid \$ _____ (Refer to current Fee Schedule)

Received by: _____

1). MAP SHOWING PROPERTY OWNED BY REAL CREST INC. ON BERLIN TURNPIKE-ORCHARD ROAD & TOLL GATE ROAD. BERLIN, CONN. SCALE 1"=50'. NOV. 29, 1978. REVISED SEPT. 14, 1983. JULY 25, 1985. OCT. 26, 1985."

2). "MAP OF CARL MUELLER ESTATE ON ORCHARD ROAD-WILBUR CROSS HIGHWAY & TOLL GATE ROAD, BERLIN, CONN. SCALE 1"=100'. FEBRUARY 1964. H.F. KENDRICK, CE. REVISED JULY 10, 1968."

3). "SUBDIVISION MAP OF PROPERTY OWNED BY PIERRE BENNERUP AT 1829 ORCHARD ROAD, BERLIN, CONN. DEC. 31, 1978. SCALE 1"=50'."

1). "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN
BERLIN TURNPIKE FROM MERIDEN TOWN LINE NORTHERLY TO WORTHINGTON RIDGE ROAD.
SCALE 1"=100'. APPROVED DATE 4-60. NUMBER 7-09."

j). PROPOSED SUBDIVISION SECTION II. MAP SHOWING PROPERTY OF PIERRE BENNERUP
TOLL GATE ROAD-BERLIN, CONNECTICUT. HEWITT ENGINEERING P.C. DATE: OCT. 7, 1988.
SCALE 1"=50'. PROJECT NO. 85202. SHEET 1 OF 1."

REGULATIONS FOR R-43 ZONE					ACCESSORY BUILDING	
ITEM	REQUIRED	EXISTING	NEW 1829	OPEN LOT	REQUIRED	EXISTING
MIN. LOT AREA	43,000 S.F.	87,000 S.F.	43,500 S.F.	43,500 S.F.		
MIN. FRONTAGE	150'	300'	150'	150'		
MIN. WIDTH	150'	300'	150'	150'		
MIN. FRONT YARD	50'	65.4'	65.4'	50' ø	50'	
MIN. SIDE YARD	30'	44.7'	44.7'	30' ø	10'	6.6'
AGG. SIDE YARD	60'	253.2'	103.2'	60' ø		
MIN. REAR YARD	50'	155.6'	155.6'	50' ø	30'	
MAX BLDG. HEIGHT	2.5 STY/35'	35'	35'	0 Sty./70'		
MIN. DIST FROM ACCESSORY BLDG.	12'	40'	40'	N/A	12'	40'

NOTES:

1). THE EXISTING POOL CAN REMAIN ON THE LOT UNTIL THE PROPERTY IS SOLD TO A NEW OWNER. HOWEVER AT THE TIME OF SALE THE POOL IS TO BE REMOVED UNLESS THE NEW OWNER APPLIES FOR A ZBA VARIANCE TO ALLOW THE POOL TO BE WITHIN THE FRONT YARD AREA.

CERTIFICATION:

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1994 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:

THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL
OPINIONS THAT PERTAIN TO A "DEPENDENT RESERVE". THIS MAP
PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE
GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS
A-2 SURVEY.

2). THIS MAP AND SURVEY WERE PREPARED FOR PIERRE BENNERUP TO BE USED IN MATTERS THAT RELATE TO A PROPOSED LOT SPLIT. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

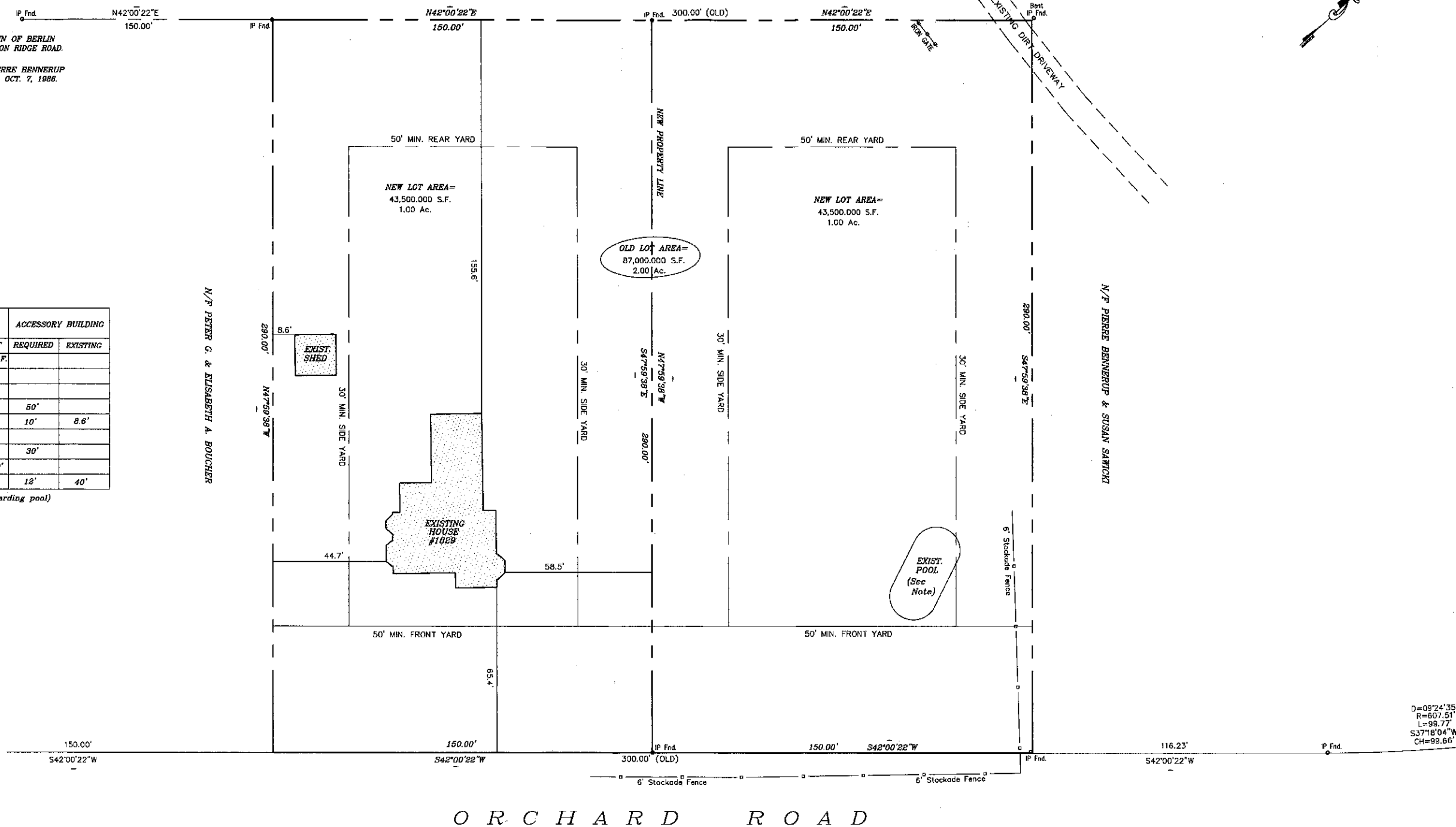
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HERSON.

PETER D. FLYNN	CT.LLS #0792	DATE
KENNETH R. CYR	CT.LLS #70116	

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

 FLYNN & CYR LAND SURVEYING, LLC
1804 FARMINGTON AVE 860-828-7858
BERLIN, CONNECTICUT 06037

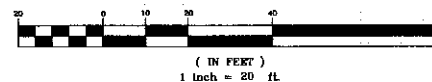
N/F PIERRE BENNERUP & SUSAN SAWICKI



D=09°24'35"
R=607.51'
L=99.77°
S37°18'04"W
CH=99.66'

Town of Berlin
Receiver
OCT 21 2020
Planning & Zoning Department
Berlin, Connecticut

PROPERTY SURVEY SHOWING
PROPOSED LOT SPLIT
PROPERTY OF
PIERRE & CHERYL BENNERUP
#1829 ORCHARD ROAD
BERLIN, CONNECTICUT
SCALE 1"=20' JULY 10, 2018
GRAPHIC SCALE



November 5, 2020

**PLANNING & ZONING DEPARTMENT
PROJECT REVIEW SHEET**

APPLICATION: Special Permit/Site Plan
Mixed-Use Development
LOCATION: 404 Berlin Turnpike
APPLICANT: BT 2008, LLC
Peter D'Addeo, Managing Member
AGENDA DATE: December 3, 2020

Notes:

- 1) The applicant has indicated we will be receiving a PARKING STUDY once completed. Please let Fran know (fsemnoski@town.berlin.ct.us) if you would like a copy distributed to your department for your review and comment once it's received.
- 2) If possible, please return the plans with your comments. Thank you.

Department/District:

☐ Town Planner	☐ Building Official
☐ Assistant Town Planner/ZEO	☐ Berlin Water Control
☐ Engineering	☐ Health District
☐ Kensington Fire District	☐ Fire Marshal
☐ Worthington Fire District	☐ Board of Police Commissioners
☐ Board of Education	☐ Inland Wetlands
☐ Conservation Commission	☐ Police Chief

☐ No Comment

☐ Comments:

Signature/Date



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Town of Berlin
Received

OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: Mixed-Use Development at 404 Berlin Turnpike

Property Owner(s): BT 2008, LLC

Project Address*: 404 Berlin Turnpike

Map: 10-2 Block: 83 Lot: 12-7333/12-7334 Zone(s): BT-1 Lot Area: 35.48 +/- acres (Total)
10-2 83 13-A
10-2 83 13-C-7509/13-C-7510

Applicant Information

Name: BT 2008, LLC

Firm Name: c/o Peter D'Addeo, Managing Member

Street Address: 156 New Britain Avenue

City: Rocky Hill ST: CT Zip: 06067

Email: pdaddeo@ccimcsr.com

Phone: 860-721-0005 (office); 860-983-5146 (cell)

Signature: _____

Date: 10/22/2020

BT 2008, LLC

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

Property Owner(s) Information (If Not the Applicant) - *Property Owner is the Applicant*

Name: _____

Principal: _____

Street Address: _____

City: _____ ST: _____ Zip: _____

Email: _____

Phone: _____

*Letter of Authorization Required

Special Permit required pursuant to section(s):

Petition to rezone the Site from BT-1 (Berlin Turnpike 1) to BT-D (Berlin Turnpike Development), together with Site Plan and Special Permit (Section VIII.H.4.b) applications for a mixed-use development as shown on the Master Plan - Phase 1: 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline filling station; Phase 2: 200 residential apartment units within five buildings together with carports a pool and 1,800 s.f. clubhouse; Phase 3: 7,280 s.f. retail building; Phase 4: 100+/- room hotel.

***Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.**

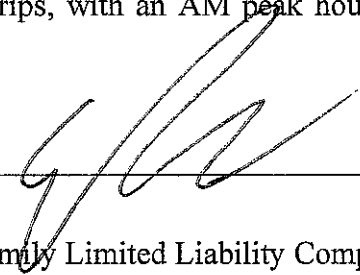
To be completed by P&Z staff only:

Fee Paid \$ 280.- (Refer to current Fee Schedule)

Received by: fms

TO: Berlin Planning & Zoning Commission
FROM: BT 2008, LLC
DATE: October 22, 2020
RE: Original Written Narrative – Mixed-Use Development at 404 Berlin Turnpike

- a. The Applicant is proposing a mixed-use development at 404 Berlin Turnpike. The project consists of four phases:
- **Phase 1:** 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline fueling station;
 - **Phase 2:** 200 residential apartment units within five buildings together with associated carports, a pool and clubhouse for residents
 - The residential breakdown of the 200 Units:
 - 160 market rate units
 - 32 studio units
 - 96 one-bedroom units
 - 32 two-bedroom units
 - 40 affordable units
 - 8 studio units
 - 24 one-bedroom units
 - 8 two-bedroom units
 - **Phase 3:** 7,280 s.f. retail building; and
 - **Phase 4:** 100+/- room hotel.
- b. The plan provides a total of 513 parking spaces being located under the apartment buildings, in carports or as surface parking spaces.
- c. A Traffic Impact Report prepared by F.A. Hesketh & Associates, Inc. and dated March 12, 2020, which states that the daily weekday peak traffic generated will be 6,576 trips, with an AM peak hour volume of 568 trips (270 entering and 298 existing) and a PM peak hour volume of 655 trips (349 entering and 306 existing). The Saturday peak traffic generated will be 5,525 trips, with an AM peak hour volume of 601 trips (307 entering and 294 existing).

Applicant Signature:  _____

BT 2008, LLC

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

Town of Berlin
Received

OCT 22 2020

Hengley LLC
10/22/20



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Town of Berlin
Res.
OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Mixed-Use Development at 404 Berlin Turnpike

Property Owner(s): BT 2008, LLC

Project Address*: 404 Berlin Turnpike

Map: 10-2 Block: 83 Lot: 12-7333/12-7334 Zone(s): BT-1 Lot Area: 35.48 +/- acres (Total)
10-2 83 13-A
10-2 83 13C-7509/13C-7510

Please select all relevant items below:

- ☒ Special Permit – Also complete special permit application form
☐ Property is within 500 feet of a Municipal Boundary of _____
☐ Amendment to Zoning Regulations – Section(s) _____
☒ Amendment to Zoning Map – Zone(s) affected BT-1 (Berlin Turnpike 1) to BTD (Berlin Turnpike Development)
☐ Zoning Board of Appeals review needed
☒ Inland Wetlands and Water Course Commission review needed - *Permit issued 10/6/2020*

Applicant Information

Name: BT 2008, LLC

Firm Name: c/o Peter D'Addeo, Managing Member

Street Address: 156 New Britain Avenue

City: Rocky Hill ST: CT Zip: 06067

Email: pdaddeo@ccimcsr.com

Phone: 860-721-005 (office); 860-983-5146 (cell)

Signature: _____

Date: 10/22/2020

BT 2008, LLC

By: The D'Addeo Family Limited Liability Company, its Member

By: Peter D'Addeo, its Managing Member

Property Owner(s) Information (If Not the Applicant) - *Property Owner is the Applicant*

Name: _____ Principal: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

This Site Plan Involves:

☐ Additions ☐ Alterations ☐ Demolition ☒ New Construction

Description of Project*: Petition to rezone the Site from BT-1 (Berlin Turnpike 1) to BTD (Berlin Turnpike Development), together with Site Plan and Special Permit (Section VIII.H.4.b) applications for a mixed-use development as shown on the Master Plan - Phase 1: 3,320 s.f. convenience store with 1,000 s.f. drive-thru establishment and 10 pump gasoline filling station; Phase 2: 200 residential apartment units within five buildings together with carports, a pool and 1,800 s.f. clubhouse; Phase 3: 7,280 s.f. retail building; Phase 4: 100+/- room hotel.

*If more space is needed, then please provide separate narrative document.

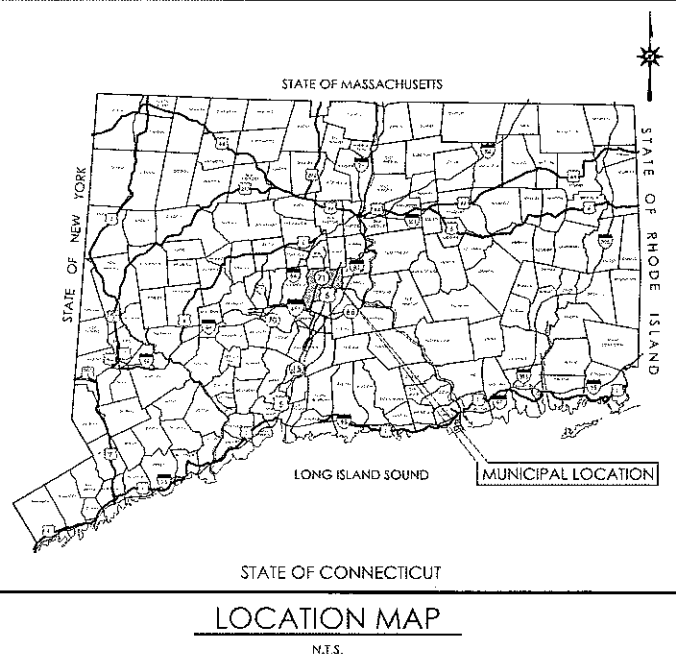
SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	_____	_____	
	_____	_____	
	_____	_____	
COMMERCIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
INDUSTRIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
RESIDENTIAL (apartments and clubhouse)			
Number of Units	_____	_____	
Number of Bedrooms	_____	_____	
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
OTHER USES			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____

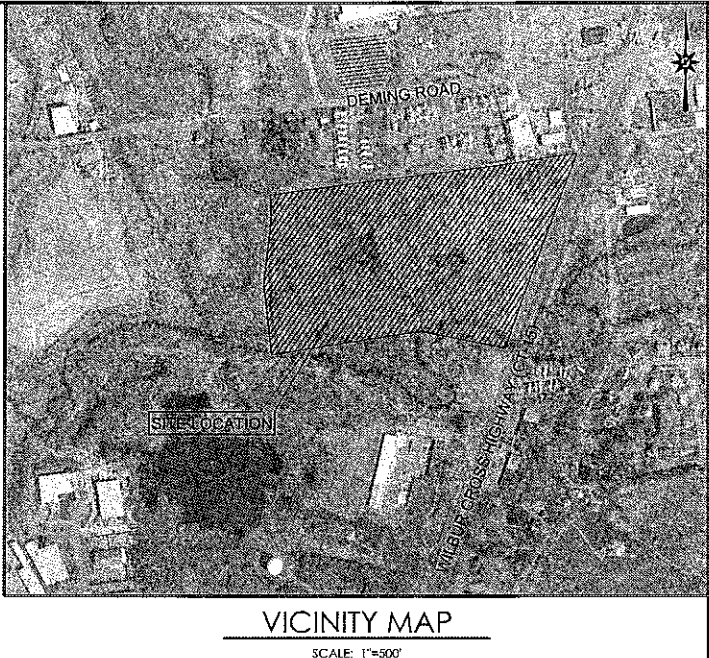
To be completed by P&Z staff only:

Fee Paid \$ 2,000.- (Refer to current Fee Schedule)

Received by: [Signature]



LAND DEVELOPMENT PLANS FOR PROPOSED MIXED-USE DEVELOPMENT ISSUED FOR PLANNING AND ZONING SITE PLAN APPROVAL



404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

CONTENTS

SHEET 1 OF 1	TITLE SHEET
LR-1	TOPOGRAPHIC SURVEY
GN-1	LOT LINE REVISION PLAN
DM-0	GENERAL NOTES
DM-1	OVERALL DEMOLITION PLAN
DM-2	DEMOLITION PLAN
DM-3	DEMOLITION PLAN
SP-0	OVERALL SITE PLAN
SP-1	SITE PLAN
SP-2	SITE PLAN
SP-3	SITE PLAN
GD-0	OVERALL GRADING AND DRAINAGE PLAN
GD-1	GRADING AND DRAINAGE PLAN
GD-2	GRADING AND DRAINAGE PLAN
GD-3	GRADING AND DRAINAGE PLAN
SU-0	OVERALL SITE UTILITIES PLAN
SU-1	SITE UTILITIES PLAN
SU-2	SITE UTILITIES PLAN
SU-3	SITE UTILITIES PLAN
EC-0	OVERALL SEDIMENT AND EROSION CONTROL PLAN
EC-1	SEDIMENT AND EROSION CONTROL PLAN
EC-2	SEDIMENT AND EROSION CONTROL PLAN
EC-3	SEDIMENT AND EROSION CONTROL PLAN
EC-4	SEDIMENT AND EROSION CONTROL NOTES
LL-0	OVERALL LANDSCAPE PLAN
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE PLAN
LL-3	LANDSCAPE PLAN
LL-4	LANDSCAPE NOTES AND DETAILS
LP-0	OVERALL LIGHTING PLAN
LP-1	LIGHTING PLAN
LP-2	LIGHTING PLAN
LP-3	LIGHTING PLAN
PH-1	PHASE PLAN
DN-1, 2, 3, 4, 5, 6, 7	DETAIL SHEETS

PREPARED FOR:
COMMERCIAL SERVICES REALTY
138 NEW BRITAIN AVENUE
ROCKY HILL, CONNECTICUT

PREPARED BY:
 ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

100 CONSTITUTION PLAZA, 10TH FLOOR
HARTFORD, CONNECTICUT 06103
(860) 249-2200
(860) 249-2400 Fax

Town of Berlin
Connecticut

OCT 22 2020

Planning & Zoning Department
Berlin, Connecticut

DEVELOPER:
COMMERCIAL SERVICES REALTY
138 NEW BRITAIN AVE
ROCKY HILL, CT 06067

OWNER:
BT 2008 LLC
154 NEW BRITAIN AVE
ROCKY HILL, CT 06067

SUBCONSULTANTS:
SITE LIGHTING - APEX LIGHTING SOLUTIONS

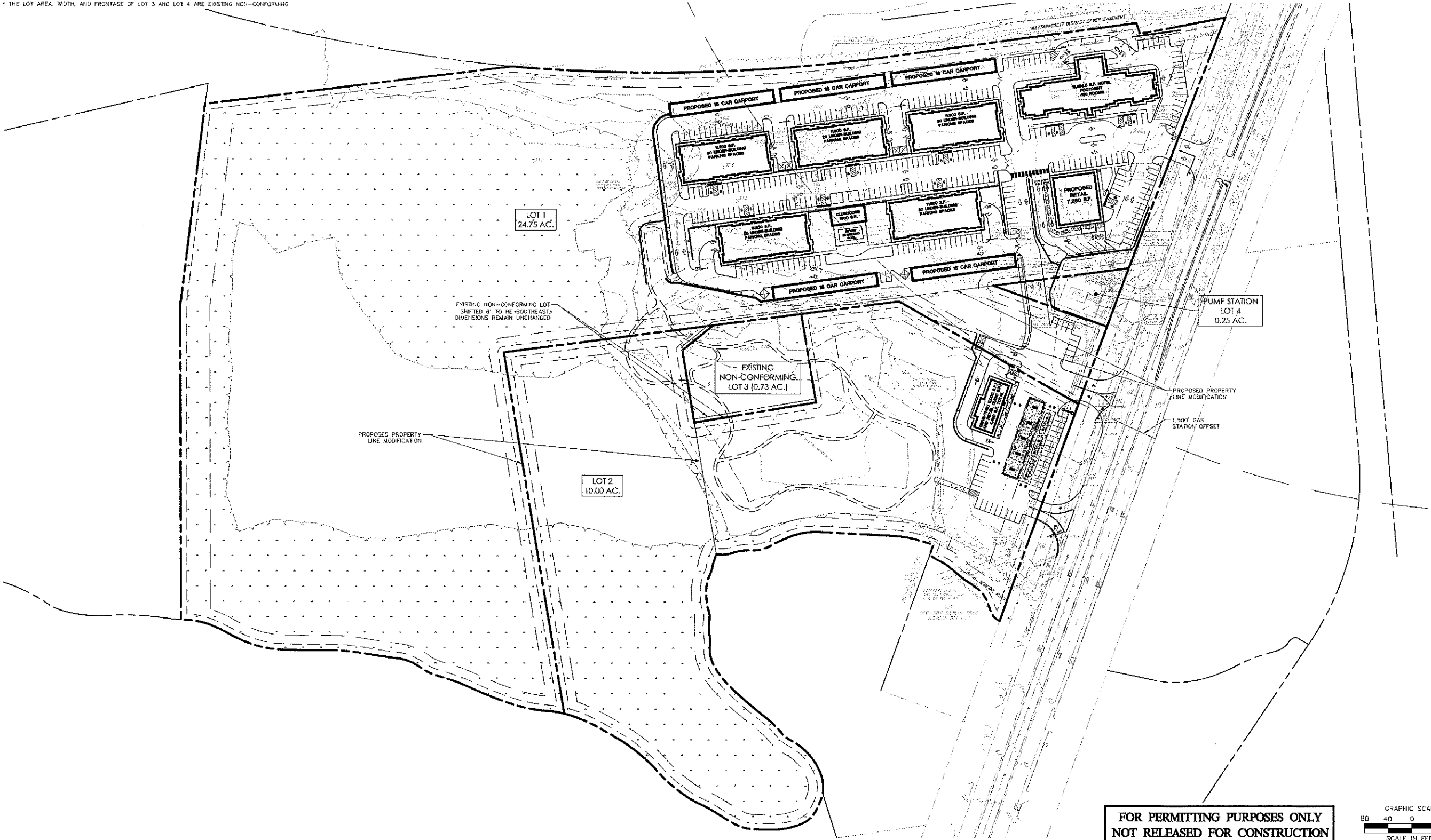


DATES
ISSUE DATE: OCTOBER 22, 2020
REVISION:

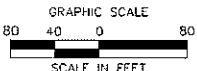
ZONING INFORMATION

LOCATION: BERLIN, CONNECTICUT							
ZONE: BT-1 (BERLIN TURNPIKE 1)							
USE: RETAIL (PERMITTED USE)							
ITEM #	ITEM	REQUIREMENTS	LOT 1	LOT 2	LOT 3	LOT 4	VARIANCE
1	MINIMUM LOT AREA	10 AC.	24.75 AC.	10.00 AC.	0.73 A.C.*	0.25 A.C.*	NO
2	MINIMUM LOT WIDTH	175 FEET	415 FEET	215 FEET	125 FEET*	55 FEET*	NO
3	MINIMUM LOT FRONTAGE	300 FEET	597 FEET	532 FEET	141 A*	106 FEET*	NO
4	MINIMUM FRONT SETBACK	50 FEET	54 FEET	107.6 FEET	NO BUILDING	50.2 FEET	NO
5	MINIMUM SIDE SETBACK	25 FEET	25.7 FEET	25.7 FEET	NO BUILDING	25 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	605 FEET	263 FEET	NO BUILDING	14 A	NO
7	MAXIMUM BUILDING HEIGHT	85 FEET / 4 STORIES	< 55 FEET	30.5 FEET	NO BUILDING	±15 FEET	NO
8	MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT	26 PERCENT	8 PERCENT	0 PERCENT	43 PERCENT	NO

* THE LOT AREA, WIDTH, AND FRONTAGE OF LOT 3 AND LOT 4 ARE EXISTING NON-CONFORMING



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

REVISIONS
No. Date
Designed C.J.L.
Drawn C.J.L.
Reviewed M.J.B.
Scale 1"=80'
Project No. 18C6611
Date 10/22/2020
CAD File: LR18C661101
Title

LOT LINE
REVISION PLAN

Sheet No.

LR-1

Architecture
Engineering
Environmental
Land Surveying
BL
Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax



SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL, MUNICIPAL STANDARDS AND SPECIFICATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS. TO AVOID APPROPRIATE REMEDIATION BE MADE PRIOR TO BEGINNING ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BEGINNING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN ANTICIPATED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOWEN, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, AND SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CTR 29 PART 1505 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN OBTAINED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR STATE RECORD MAPS AND FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, SIZE AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (800) 72 HOURS BEFORE COMMENCEMENT OF WORK AT EACH DEPTH AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSULTING OF EXISTING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DETERMINING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. IF PLANS AND/OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SETS ELECTRONIC POSTINGS MAY NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SETS ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
13. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. CONTRACTORS TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
15. ALL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS DUTABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELIGIBLE TO SUBMIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CITY/STATE/DEPARTMENT PERMIT BOND.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, BASED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
21. SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS OBTAINED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
28. PAVEMENT MARKING KEY
- 4" SOLID 4" SOLID YELLOW DOUBLE LINE
4" SOLID 4" SOLID YELLOW LINE
4" SOLID 4" SOLID WHITE LINE
12" SOLID 12" SOLID WHITE STOP BAR
4" SOLID 4" SOLID WHITE LINE 10' STRIPES 30' SPACE
29. PARKING SPACES SHALL BE STRIPED WITH 4" SOLID HATCHED AREA SHALL BE STRIPED WITH 4" SOLID AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR MAINTAINED PARKING SPACES SHALL BE PAINTED WHITE AND/OR BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
31. PAVEMENT MARKINGS SHALL BE NOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SHALL, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND TOWN OF BERLIN.
33. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "TOPOGRAPHIC SURVEY - MAP SHOWING PROPERTY OF BY 2008, LLC - 404 BERLIN TURNPIKE - BERLIN, CONNECTICUT" SCALE 1"=40', DATED 5/22/2019 BY THE BONDHOLMAN GROUP, INC.
34. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
35. CDDT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CDDT ENCROACHMENT PERMIT BOND.
36. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AGENCY HAVING JURISDICTION.
37. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
38. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER.
39. THE PROJECT PARCEL IS LOCATED PARTLY OR WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA, ZONE AE.
40. THERE ARE WETLANDS LOCATED ON THE SITE AS INDICATED BY MAPS FROM FISH & BOAT INC, FLAGGED ON JULY 26, 2017, AND FROM NATIONAL WETLANDS INVENTORY MAPPING.
41. CONTACT THE OWNER AND COORDINATE FOR SCHEDULE OF BUILDING DEMOLITION. CONTRACTOR SHALL SECURE THE NECESSARY PERMITS AND PAY ALL FEES. ALL BUILDING FOOTINGS, FOUNDATION, STRUCTURES, AND BUILDING UTILITY SERVICES SHALL BE REMOVED, CAP UTILITIES AT PROPERTY LINE IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. COORDINATE WORK WITH UTILITY PROVIDERS. INSTALL TEMPORARY SHEETING AND SHORING TO PROTECT BUILDINGS AND UTILITIES FROM DAMAGE.
42. 12" SOLID (STOP BAR) AND 4" SOLID AND SOLID PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO COMDOT SPECIFICATIONS.
43. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
44. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AGENCY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
45. ALL ADA DESIGNATED PARKING SPACES, ACCESSIBLE AREAS AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND AS STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
46. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
47. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEANING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
48. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEANING AND GRUBBING OPERATIONS.
49. REMOVE AND DISPOSE OF ALL SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
50. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
51. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
52. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
53. THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE PROPERTY LINE OR AT THE END OF THE LINE OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BEGINNING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
54. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MOVEMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MOVEMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
55. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR BELIEVED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
56. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OR TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
57. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
58. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING OUTSIDE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
59. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH HIGH-SHOUR GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
60. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
61. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
62. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE TOWN OF BERLIN BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
63. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BACKFILL BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH CRUSHED FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
64. THE CONTRACTOR SHALL PREPARE PAYMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE STATE AND MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
65. THE CONTRACTOR SHALL CUT AND REMOVE AT LUNAR AND SOIL LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLES AND CONDUITS FROM REMAINING EXTERIOR AND INTERIOR CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RELOCATED OR REMOVED AS NECESSARY TO REMAIN IN OPERATION.
66. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CARRY MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
67. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
68. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
69. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
70. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
71. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE LOCAL SANITARIAN AND HEALTH CODE REQUIREMENTS.
72. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
73. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
74. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROBE-ROLLING AND SHALL BE DESIGNED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
75. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST) OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
76. UNDERDRAINS SHALL BE ADDED IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER. AFTER SUBGRADE IS ROUGH GRADED.
77. VERTICAL DATUM IS NAVD 88.
78. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF BERLIN AGENT PRIOR TO THE START OF WORK ON THE SITE.
79. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SLIDING OF ANY WATERCOURSE OR WELANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2003 CONNECTICUT OUTLINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
80. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE, THIS WORK SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
81. ALL DISTURBANCE INCURRED TO MUNICIPAL AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF BERLIN AND STATE OF CONNECTICUT AS APPLICABLE FOR THE LOCATION OF THE WORK.
82. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
83. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
84. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE BUILT AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
85. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
86. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
87. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
88. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
89. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
90. SANITARY LATERAL SHALL MAINTAIN (10" MIN. HORIZONTAL, 1.5" VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED. WHEN SUCH INCLUDE CONCRETE ENCASUREMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
91. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
92. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
93. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNUAL SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
94. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.

OPERATIONS

MUNICIPALITY SHALL MEAN: BERLIN
COUNTY SHALL MEAN: HARTFORD COUNTY
STATE SHALL MEAN: CONNECTICUT
WATER UTILITY PROVIDER SHALL MEAN: TOWN OF BERLIN WATER CONTROL COMMISSION
SANITARY UTILITY PROVIDER SHALL MEAN: TOWN OF BERLIN WATER CONTROL COMMISSION
GAS UTILITY PROVIDER SHALL MEAN: CONNECTICUT NATURAL GAS CORPORATION
TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN: FRONTIER
ELECTRIC UTILITY PROVIDER SHALL MEAN: ENERCON/GE



355 Research Parkway
Meriden, CT 06450
(203) 630-1405
(203) 630-2615 Fax



PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

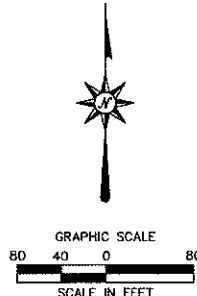
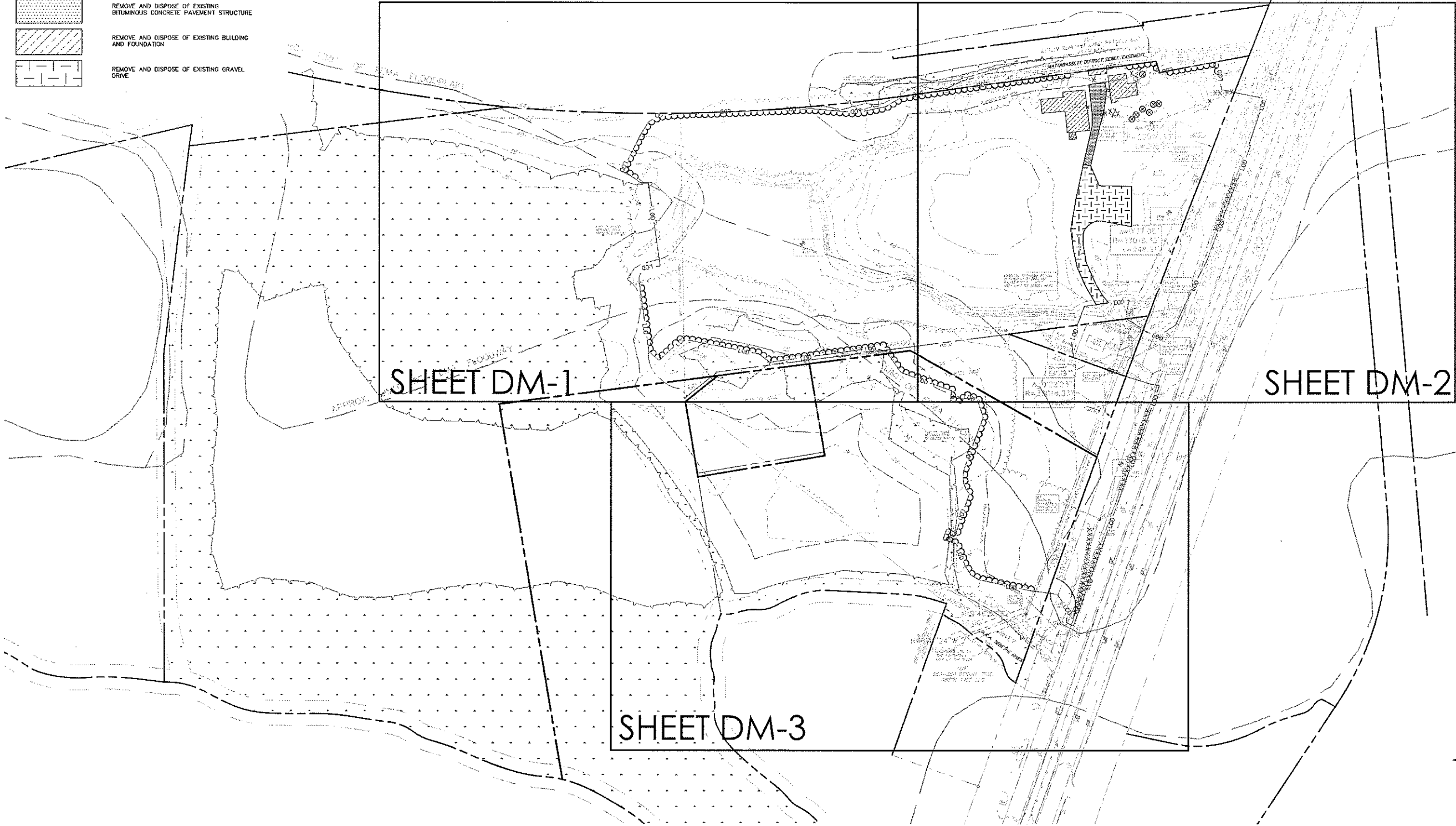
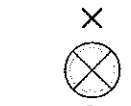
REVISIONS	Date	No.	By
Designed	C.J.L.		
Drawn	C.J.L.		
Reviewed	M.J.B.		
Scale	N.T.S.		
Project No.	18C6611		
Date	10/22/2020		
CAD File:	GN18C661101		
File:			
GENERAL NOTES			
Sheet No.			

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

GN-1

DEMOLITION LEGEND:

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- LIMIT OF TREE AND VEGETATION CLEARING
- REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
- REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE



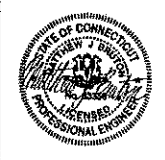
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Architecture
Engineering
Environmental
Land Surveying
BC Companies
355 Research Parkway
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PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

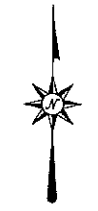
REVISIONS	No.	Date	Desc.
Designed	C.J.L.		
Drawn	C.J.L.		
Reviewed	M.J.B.		
Scale	1"=80'		
Project No.	18C6611		
Date	10/22/2020		
CAD File:	DM18C661101		
Title	OVERALL DEMOLITION PLAN		
Sheet No.	DM-0		



PROPOSED MIXED-USE DEVELOPMENT
(COMMERCIAL & RESIDENTIAL)
404 BERLIN TURNPIKE
BERLIN, CONNECTICUT

REVISIONS	Disc.
No.	Date
Designed	C.J.L.
Drawn	C.J.L.
Reviewed	M.J.B.
Scale	1"=30'
Project No.	18C6611
Date	10/22/2020
CAD File	D:\18C6611\01
Title	DEMOLITION PLAN
Sheet No.	

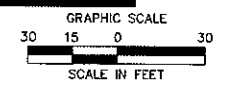
DM-1



MATCHLINE - SHEET DM-2

MATCHLINE - SHEET DM-3

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DEMOLITION LEGEND:

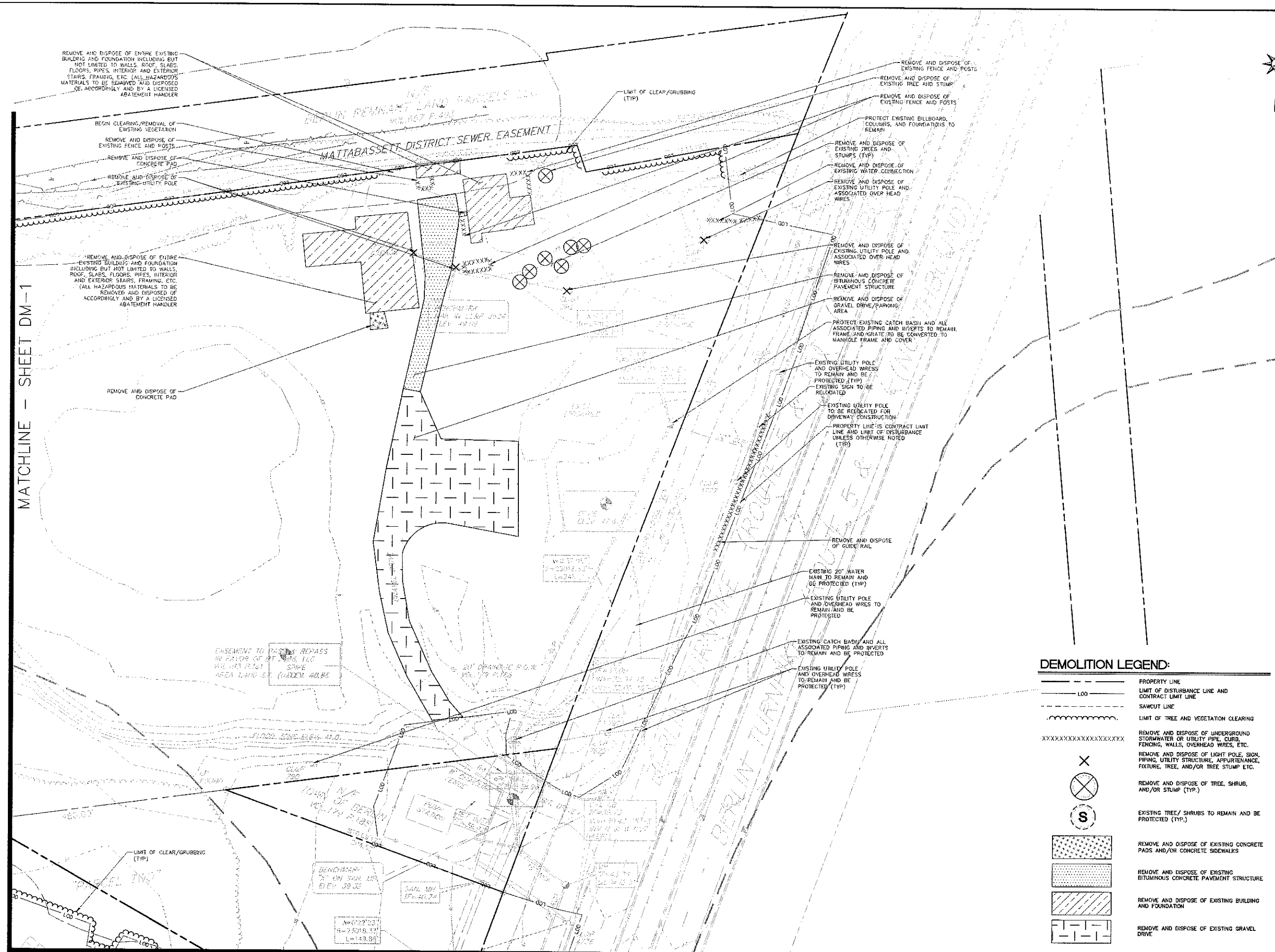
---	PROPERTY LINE
---	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
---	SAWCUT LINE
~~~~~	LIMIT OF TREE AND VEGETATION CLEARING
XXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
X	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
⊗	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
Ⓢ	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
[Pattern]	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
[Pattern]	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
[Pattern]	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
[Pattern]	REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE

10/22/2020 C:\PROJECTS\404 BERLIN TURNPIKE\DEMOLITION\DEMOLITION.DWG (18C6611) 18C6611.DWG

404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

**X**

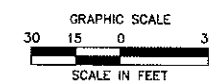
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MATCHLINE - SHEET DM-1

MATCHLINE — SHEET DM-3

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed C.J.H.   Drawn C.J.H.   Reviewed M.J.H.   Scale 1"=3'   Project No. 18C661   Date 10/22/2020   CAD File: DM18C661101			

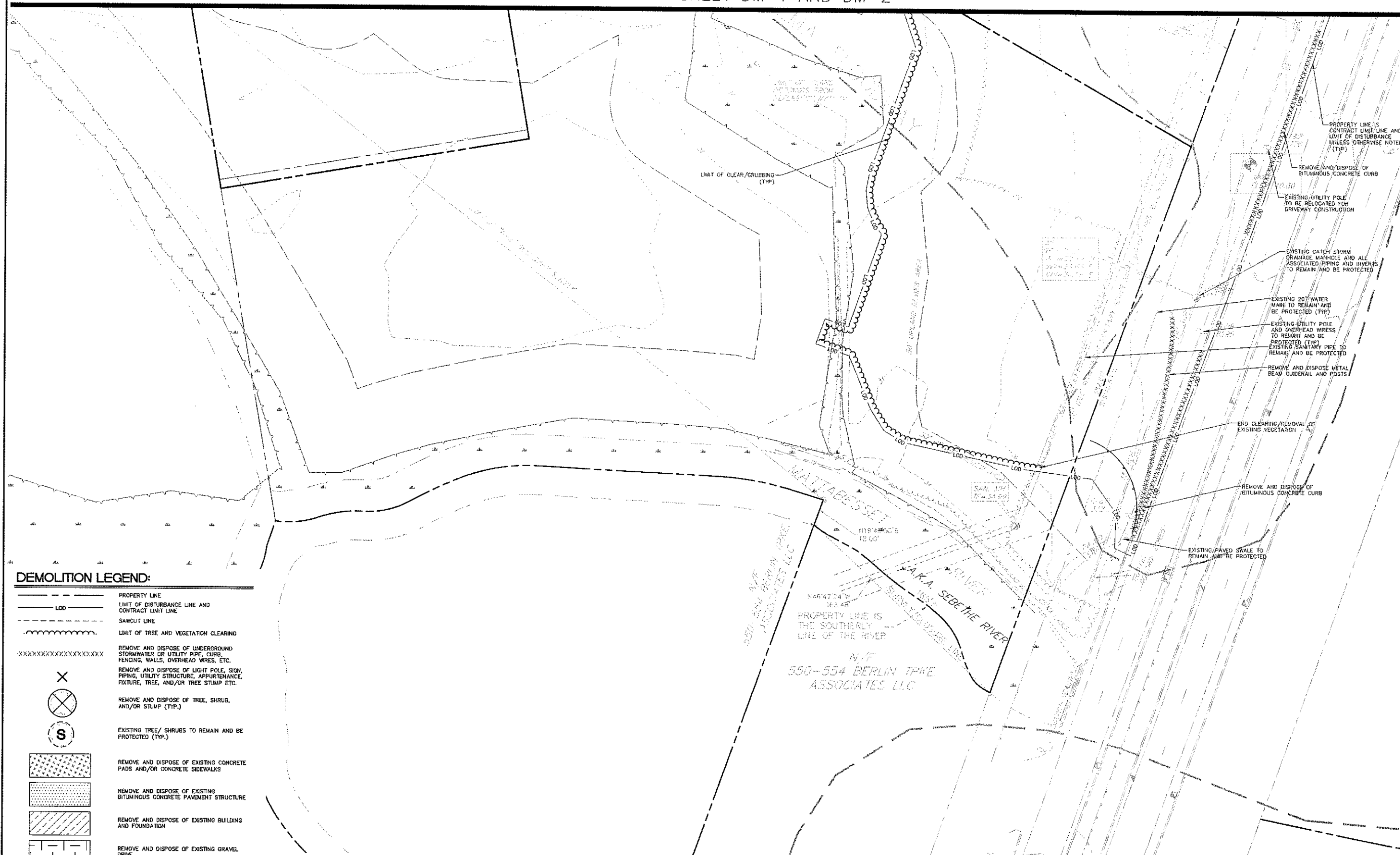
# DEMOLITION PLAN

Sheet No.

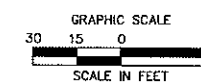
**DM-3**



MATCHLINE - SHEET DM-1 AND DM-2



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



ZONING INFORMATION

LOCATION: BERLIN, CONNECTICUT							
ZONE: BT-1 (BERLIN TURNPIKE 1)							
USE: RETAIL (PERMITTED USE)							
ITEM #	ITEM	REQUIREMENTS	LOT 1	LOT 2	LOT 3	LOT 4	VARIANCE
1	MINIMUM LOT AREA	10 AC.	24.75 AC.	10.00 AC.	0.73 A.C.*	0.25 A.C.*	NO
2	MINIMUM LOT WIDTH	175 FEET	415 FEET	215 FEET	125 FEET*	58 FEET*	NO
3	MINIMUM LOT FRONTAGE	300 FEET	597 FEET	532 FEET	N/A*	106 FEET*	NO
4	MINIMUM FRONT SETBACK	50 FEET	54 FEET	107.8 FEET	NO BUILDING	50.2 FEET	NO
5	MINIMUM SIDE SETBACK	25 FEET	25.7 FEET	25.7 FEET	NO BUILDING	25 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	805 FEET	263 FEET	NO BUILDING	N/A	NO
7	MAXIMUM BUILDING HEIGHT	65 FEET/ 4 STORIES	< 65 FEET	30.5 FEET	NO BUILDING	±15 FEET	NO
8	MAXIMUM IMPERVIOUS COVERAGE	30 PERCENT	24 PERCENT	8 PERCENT	0 PERCENT	43 PERCENT	NO

* THE LOT AREA, WIDTH, AND FRONTAGE OF LOT 3 AND LOT 4 ARE EXISTING NON-CONFORMING

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	HOTEL: 15,688 S.F. (± 100 ROOMS) APARTMENT: 12,000 S.F. (5 BUILDING) TOTAL = 27,688 S.F. (360 BEDROOMS) CLUBHOUSE: 1,800 S.F. RETAIL: 7,200 S.F. AND 3,320 S.F. DRIVE-THRU: 1,000 S.F.	NO
2	PARKING REQUIRED	HOTEL: 1 SPACE PER ROOM (100 SPACES) APARTMENT: 1 SPACE PER BEDROOM (260 SPACES) CLUBHOUSE: (20 SPACES) RETAIL: 1 SPACE PER 250 S.F. GFA (43 SPACES) DRIVE-THRU: 1 PER 75 S.F. GFA (14 SPACES) TOTAL REQUIRED = 457	513 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	8 SPACES	20 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 15 FEET - 1-WAY	24 FEET - 2-WAY 15 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	11 FEET	NO
8	MINIMUM REAR SETBACK	10 FEET	827 FEET	NO

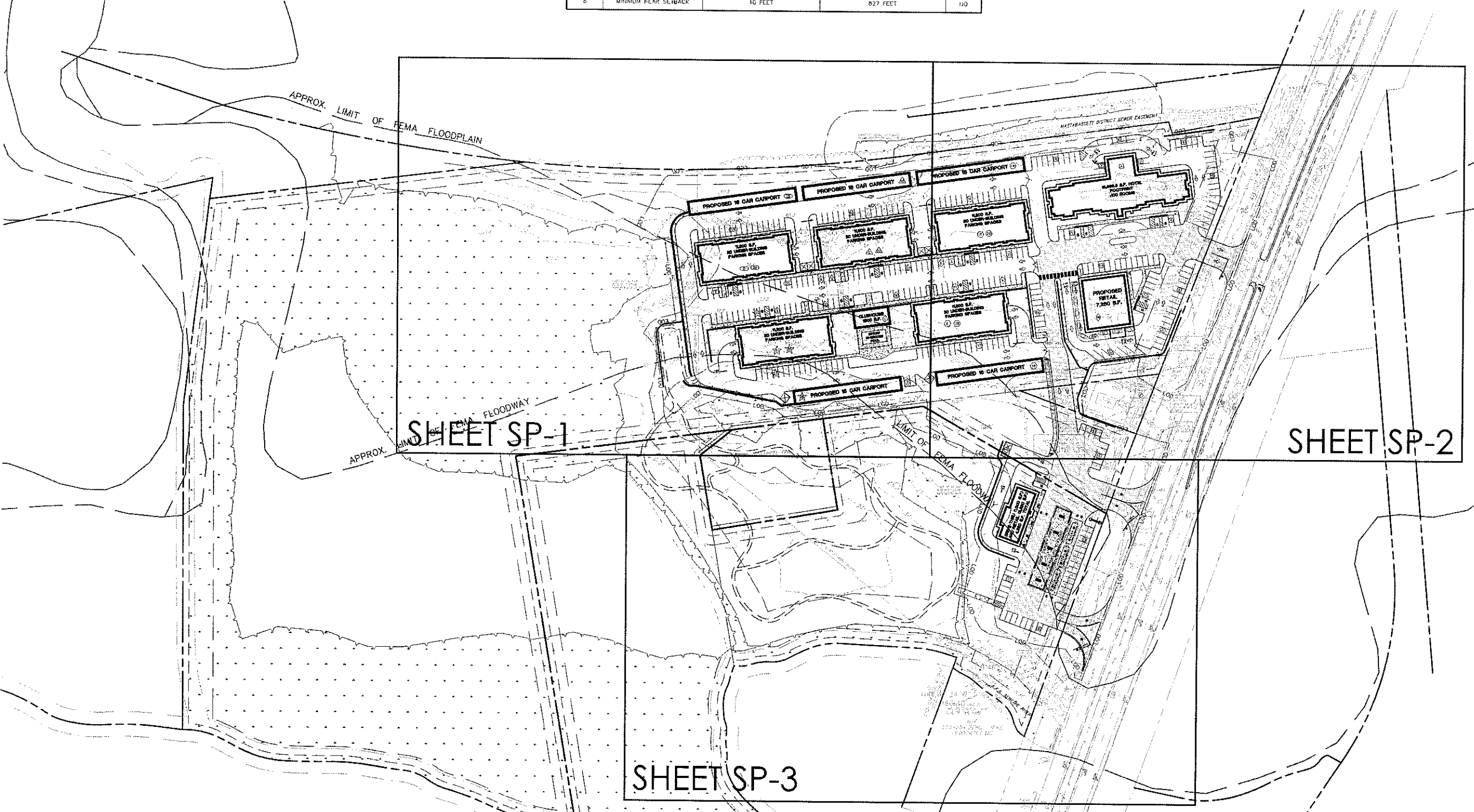
SITE LEGEND

- PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- R-B 350 METAL BEAM GUIDERAIL
- BUILDING SETBACK LINE
- SAWTOOTH LINE
- PROVIDE CURB (BITUMINOUS CONCRETE, CONCRETE, MOUNTABLE CONCRETE, OR FLUSH CURB - SEE PLAN)
- PROVIDE CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE PLAN)
- PROVIDE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE RETAINING WALL (MODULAR BLOCK OR CAST-IN-PLACE CONCRETE - SEE PLAN)

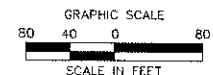
SIGN LEGEND

SIGN NO.	C-DOT NO.	LEGEND
A	31-09522	STOP 30"
B	31-0629	WALKWAY
C	31-0646	WALK ACCESSIBLE
D	31-1119	DO NOT ENTER
E	31-1198	ONE WAY

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



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Architecture  
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**BL Companies**

355 Research Parkway  
Middletown, CT 06450  
(203) 439-1404  
(203) 630-7415 Fax

STATE OF CONNECTICUT  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000  
Exp. 12/31/2025

PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS

No.	Date	Desc.

Designed: C.J.L.  
Drawn: C.J.L.  
Reviewed: M.J.B.  
Scale: 1"=50'  
Project No.: 18C6611  
Date: 10/22/2020  
CADD File: SP18C661101

OVERALL  
SITE PLAN

Sheet No.

**SP-0**

PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE

1.00

R-B 350 METAL BEAM GUIDERAIL

BUILDING SETBACK LINE

SAWCUT LINE

PROVIDE CURB (BITUMINOUS CONCRETE, CONCRETE, MOUNTABLE CONCRETE, OR FLUSH CURB - SEE PLAN)

PROVIDE CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE PLAN)

PROVIDE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

PROVIDE HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

PROVIDE RETAINING WALL (MODULAR BLOCK OR CAST-IN-PLACE CONCRETE - SEE PLAN)

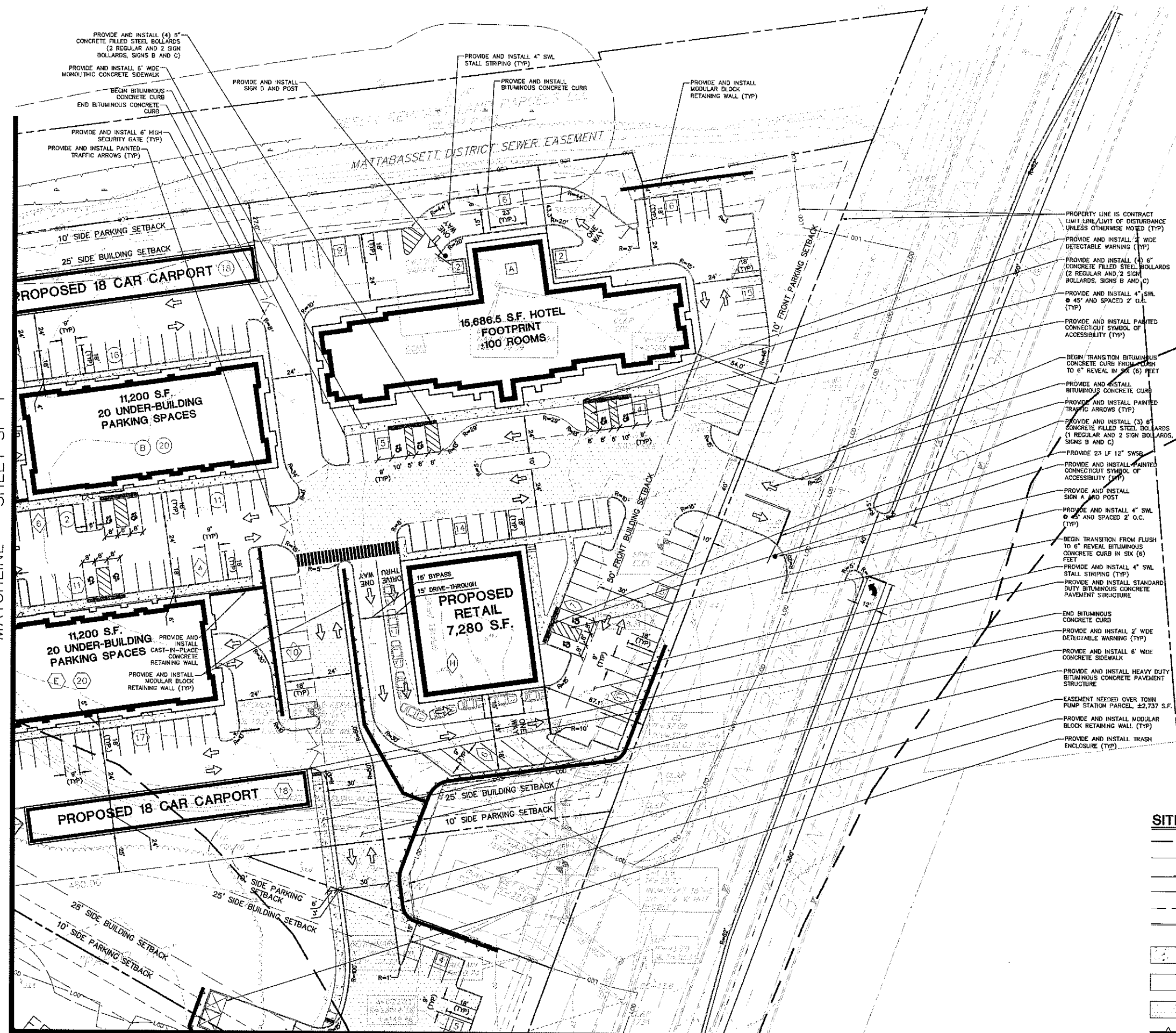


GRAPHIC SCALE  
30 15 0 30  
SCALE IN FEET



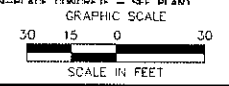
MATCHLINE - SHEET SP-1

MATCHLINE - SHEET SP-3

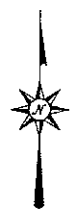


**SITE LEGEND**

- PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- R-B 350 METAL BEAM GUIDERAIL
- BUILDING SETBACK LINE
- SAW-CUT LINE
- PROVIDE CURB (BITUMINOUS CONCRETE, CONCRETE, MOUNTABLE CONCRETE, OR FLUSH CURB - SEE PLAN)
- PROVIDE CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE PLAN)
- PROVIDE STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE RETAINING WALL (MODULAR BLOCK OR CAST-IN-PLACE CONCRETE - SEE PLAN)



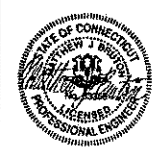
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Architecture  
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Environmental  
Land Surveying

**B+C Companies**

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Meriden, CT 06450  
(203) 433-1400  
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**PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)**

404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS

No.	Date	Desc.

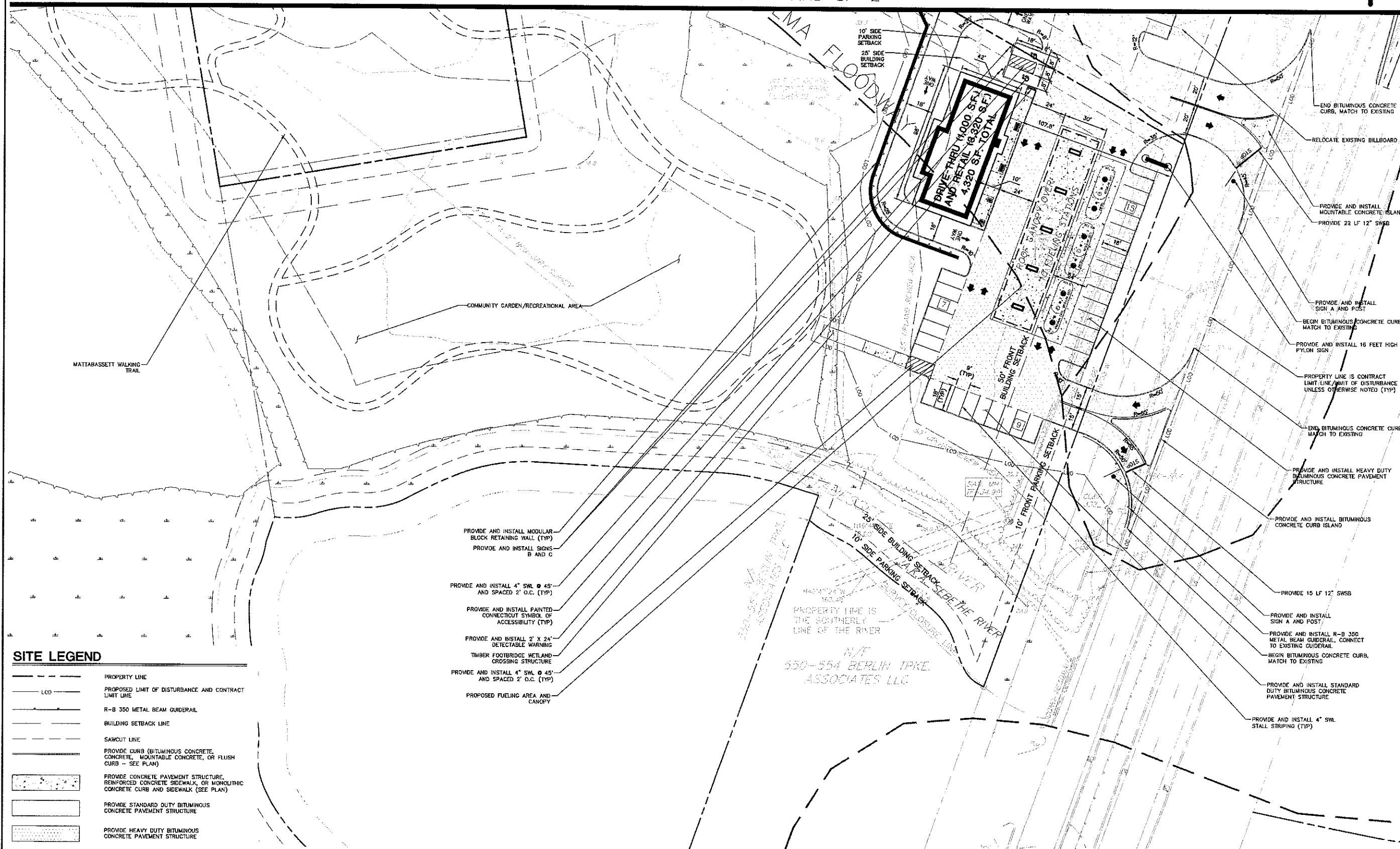
Designed: C.J.L.  
Drawn: C.J.L.  
Reviewed: M.J.B.  
Scale: 1"=30'  
Project No: 18C6611  
Date: 10/22/2020  
CADD File: SP18C661101  
Title: **SITE PLAN**  
Sheet No.:

**SP-2**

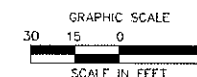
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MATCHLINE - SHEET SP-1 AND SP-2

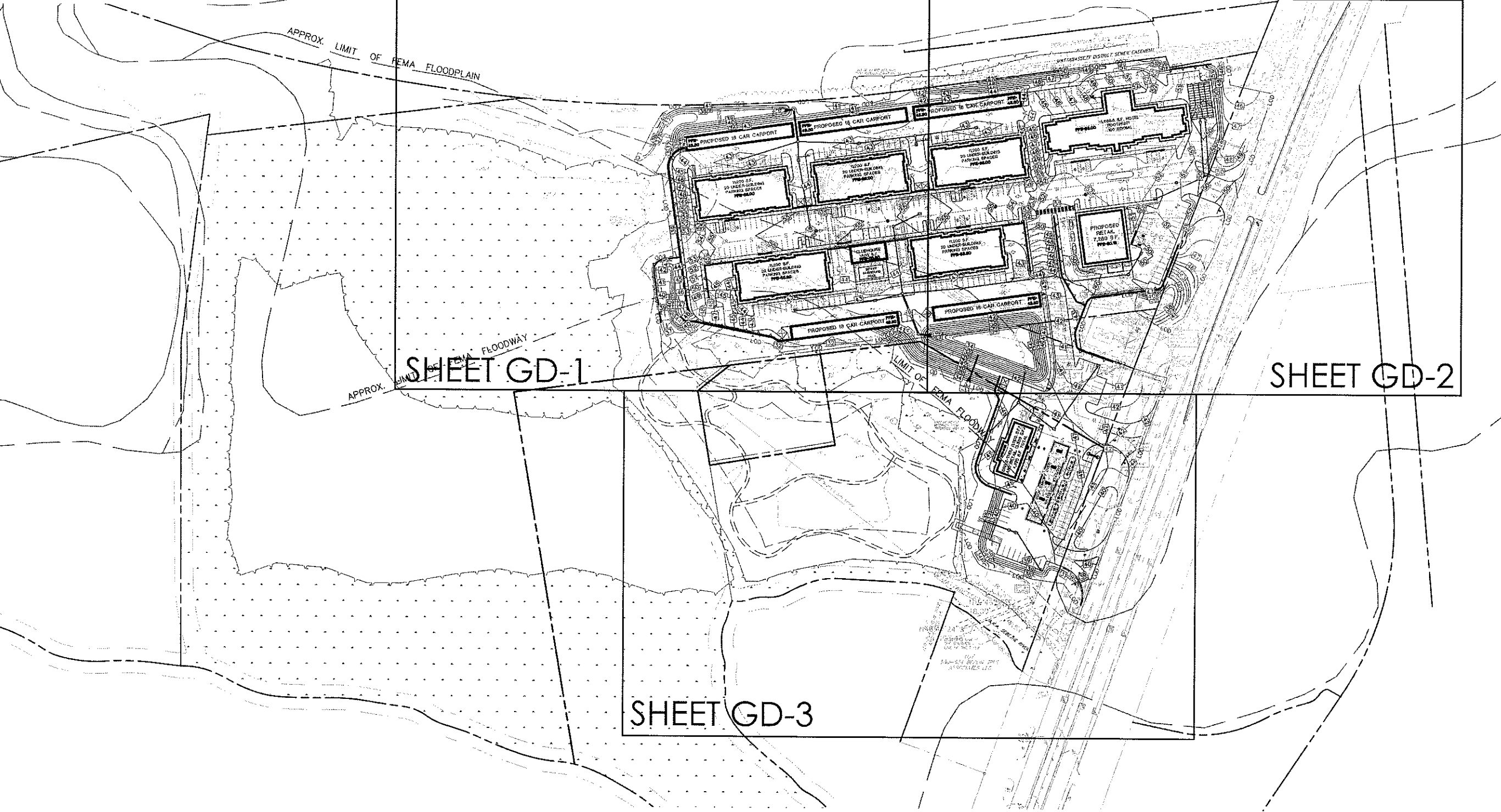


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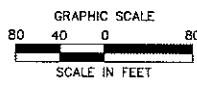


GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- PROPOSED CONTOUR LINE (1' INTERVAL)
- EXISTING CONTOUR LINE (2' INTERVAL)
- PROPOSED SPOT GRADE
- SPOT GRADE ABBREVIATIONS:
  - BC BOTTOM OF CURB
  - TC TOP OF CURB
  - BL BOTTOM OF LIP
  - TL TOP OF LIP
  - MEX MEET EXISTING CONDICTION
- PROVIDE AND INSTALL STORM PIPE
- PROVIDE AND INSTALL CATCH BASIN (TYPE C AND TYPE C-1)
- PROVIDE AND INSTALL DRAINAGE MANHOLE, OUTLET CONTROL STRUCTURE, OR HYDRO-PNEUMATIC SEPARATION UNIT



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Middletown, CT 06450  
(203) 430-1400  
(203) 430-2415 Fax



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

DESIGNED	J.A.B.
DRAWN	C.H.L.
REVIEWED	M.J.B.
SCALE	1"=50'
PROJECT NO.	18C6611
DATE	10/22/2020
CAD FILE	GD18C661101
FILE	

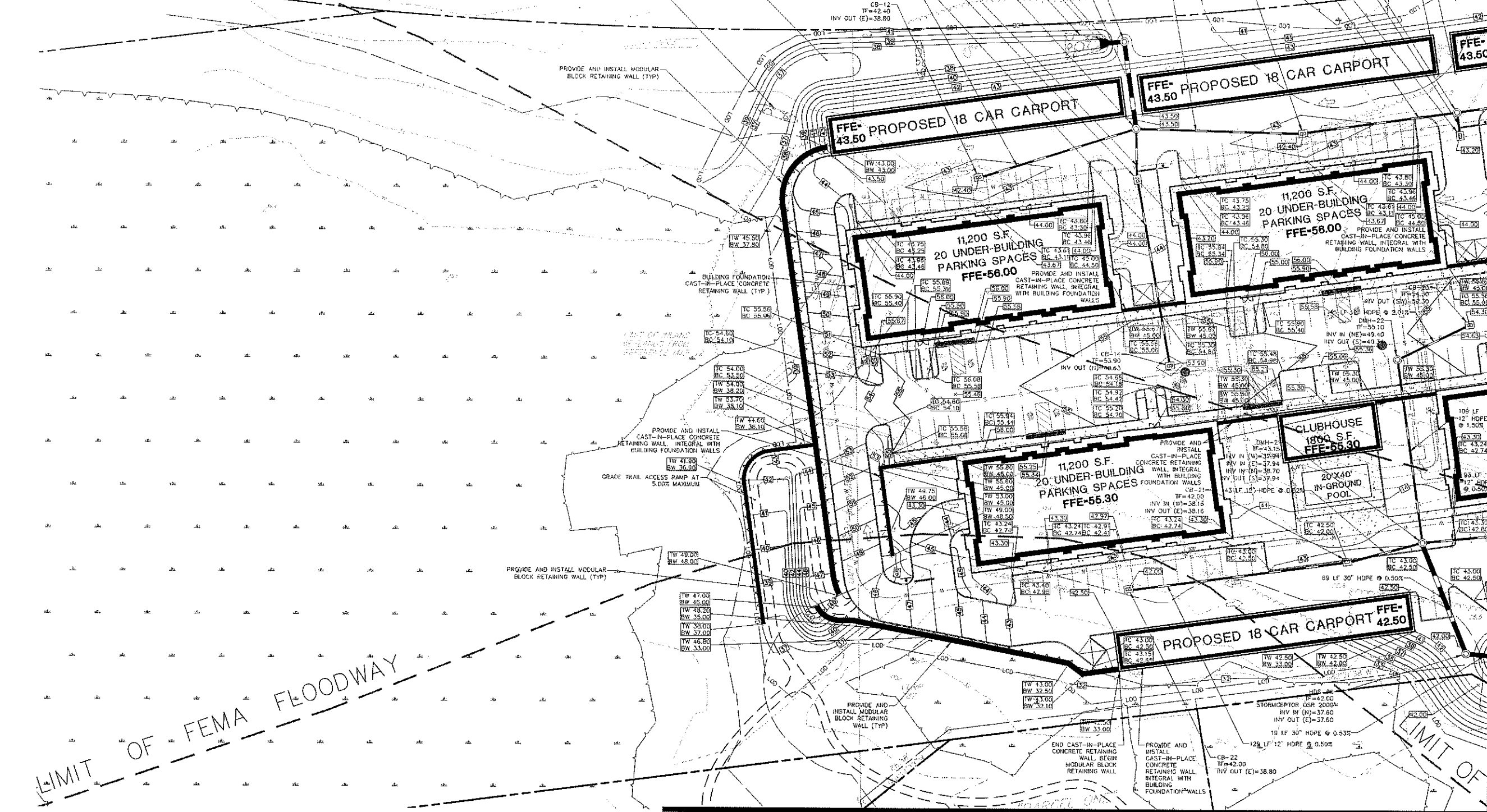
OVERALL  
GRADING AND  
DRAINAGE PLAN

Sheet No.

GD-0

# GRADING AND DRAINAGE LEGEND

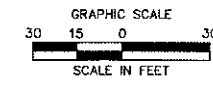
- PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- PROPOSED CONTOUR LINE (1' INTERVAL)
- EXISTING CONTOUR LINE (2' INTERVAL)
- PROPOSED SPOT GRADE
- SPOT GRADE ABBREVIATIONS:
  - EC BOTTOM OF CURB
  - TC TOP OF CURB
  - BL BOTTOM OF LIP
  - TL TOP OF LIP
  - MCX MEET EXISTING CONDITION
- PROVIDE AND INSTALL STORM PIPE
- PROVIDE AND INSTALL CATCH BASIN (TYPE C AND TYPE C-L)
- PROVIDE AND INSTALL DRAINAGE MANHOLE, OUTLET CONTROL STRUCTURE, OR HYDRODYNAMIC SEPARATION UNIT



MATCHLINE - SHEET GD-2

MATCHLINE - SHEET GD-3

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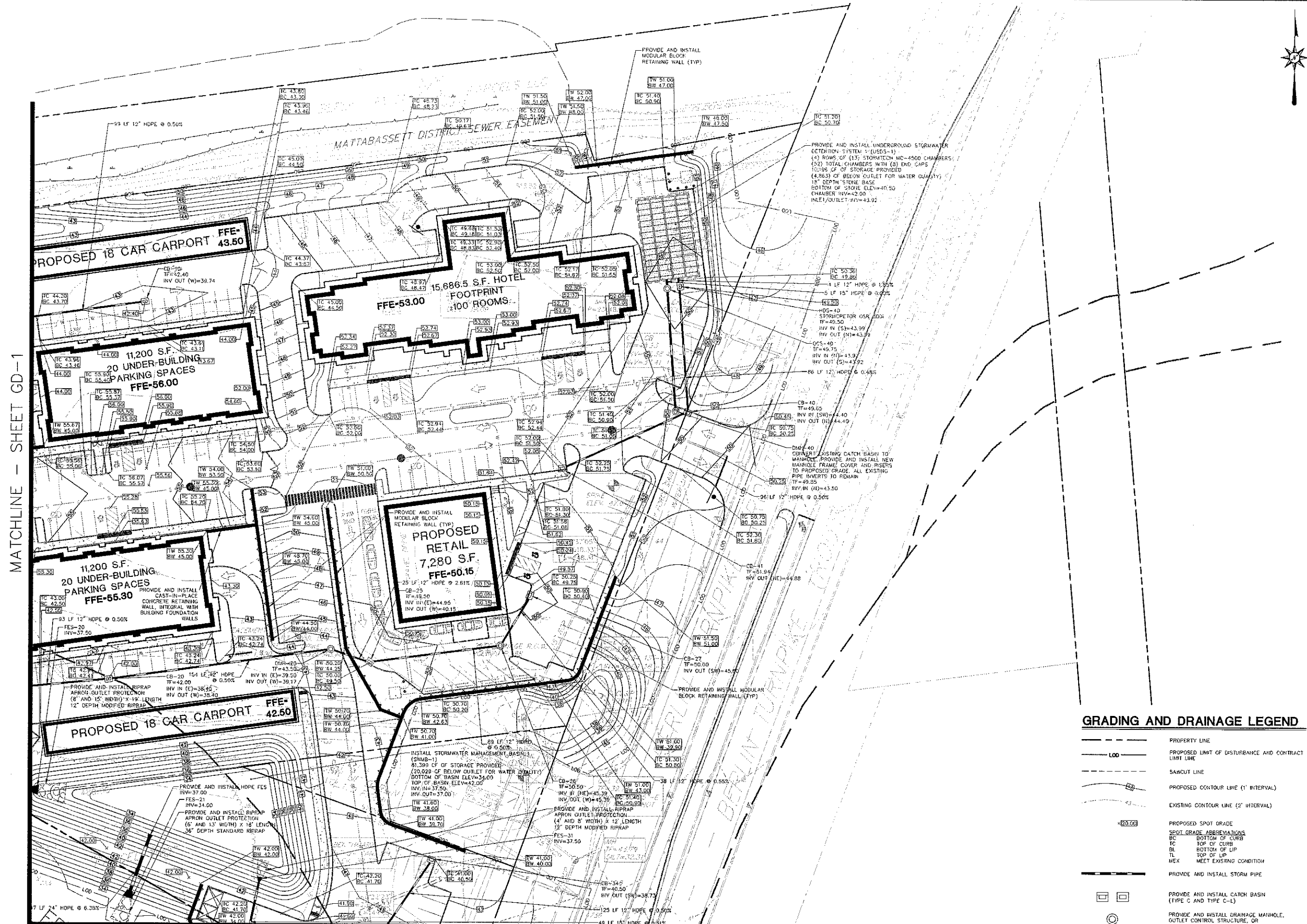
## PROPOSED MIXED-USE DEVELOPMENT (COMMERCIAL & RESIDENTIAL) 404 BERLIN TURNPIKE BERLIN, CONNECTICUT

REVISIONS	DATE	BY	CHKD
1	10/22/2020	J.A.B.	C.J.L.
2	10/22/2020	M.J.B.	M.J.B.
3	10/22/2020	18C6411	
4	10/22/2020		

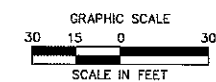
GRADING AND DRAINAGE PLAN

Sheet No.

**GD-1**

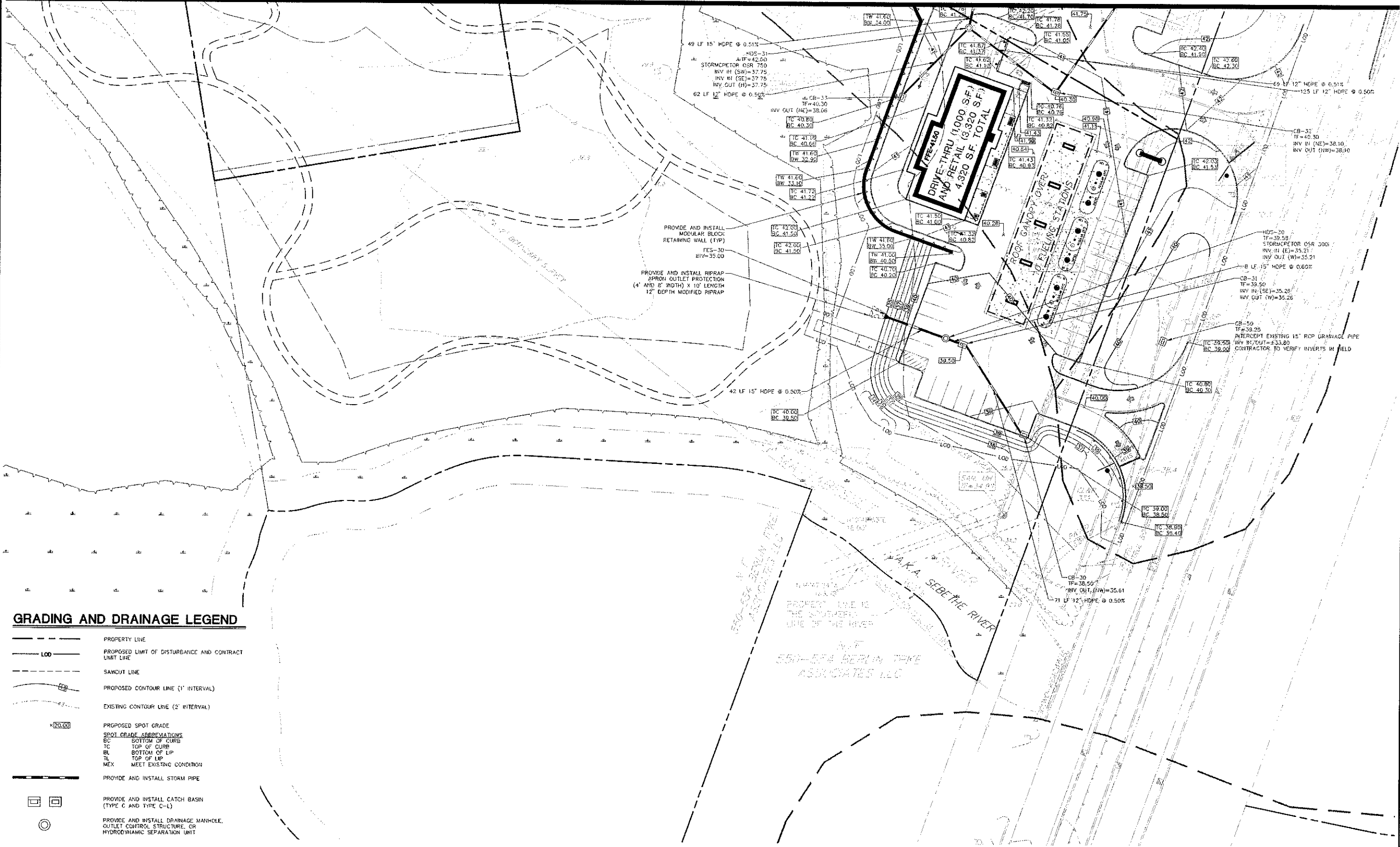
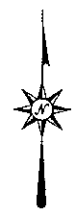


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MATCHLINE - SHEET GD-1 AND GD-2



**GRADING AND DRAINAGE LEGEND**

--- PROPERTY LINE

--- L.O.D. PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE

--- SAWCUT LINE

--- PROPOSED CONTOUR LINE (1' INTERVAL)

--- EXISTING CONTOUR LINE (2' INTERVAL)

PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC BOTTOM OF CURB

TC TOP OF CURB

BL BOTTOM OF LIP

TL TOP OF LIP

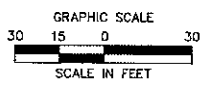
MEX MEET EXISTING CONDITION

--- PROVIDE AND INSTALL STORM PIPE

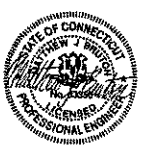
--- PROVIDE AND INSTALL CATCH BASIN (TYPE C AND TYPE C-L)

--- PROVIDE AND INSTALL DRAINAGE MANHOLE, OUTLET CONTROL STRUCTURE, OR HYDRODYNAMIC SEPARATION UNIT

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355 Research Parkway  
Meriden, CT 06450  
(203) 635-1400  
(203) 430-2615 Fax



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

Revisions	Date
No.	
Designed	J.A.B.
Drawn	C.J.L.
Reviewed	M.L.B.
Scale	1"=30'
Project No.	18C6411
Date	10/22/2020
CAD File	GD18C641101
File	
Grading and Drainage Plan	
Sheet No.	

**GD-3**

SITE UTILITIES LEGEND

- PROPERTY LINE
- LOO --- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- W --- W --- PROVIDE DOMESTIC WATER SERVICE LINE
- S --- S --- PROVIDE SEPTIC LINE
- SFL --- SEPTIC FORCE MAIN
- G --- G --- PROVIDE GAS SERVICE LINE
- E --- E --- PROVIDE CONDUIT FOR ELECTRICAL SERVICE
- T --- T --- PROVIDE CONDUIT FOR TELECOMMUNICATIONS SERVICE
- SE --- SE --- PROVIDE CONDUIT FOR SECONDARY ELECTRICAL SERVICE



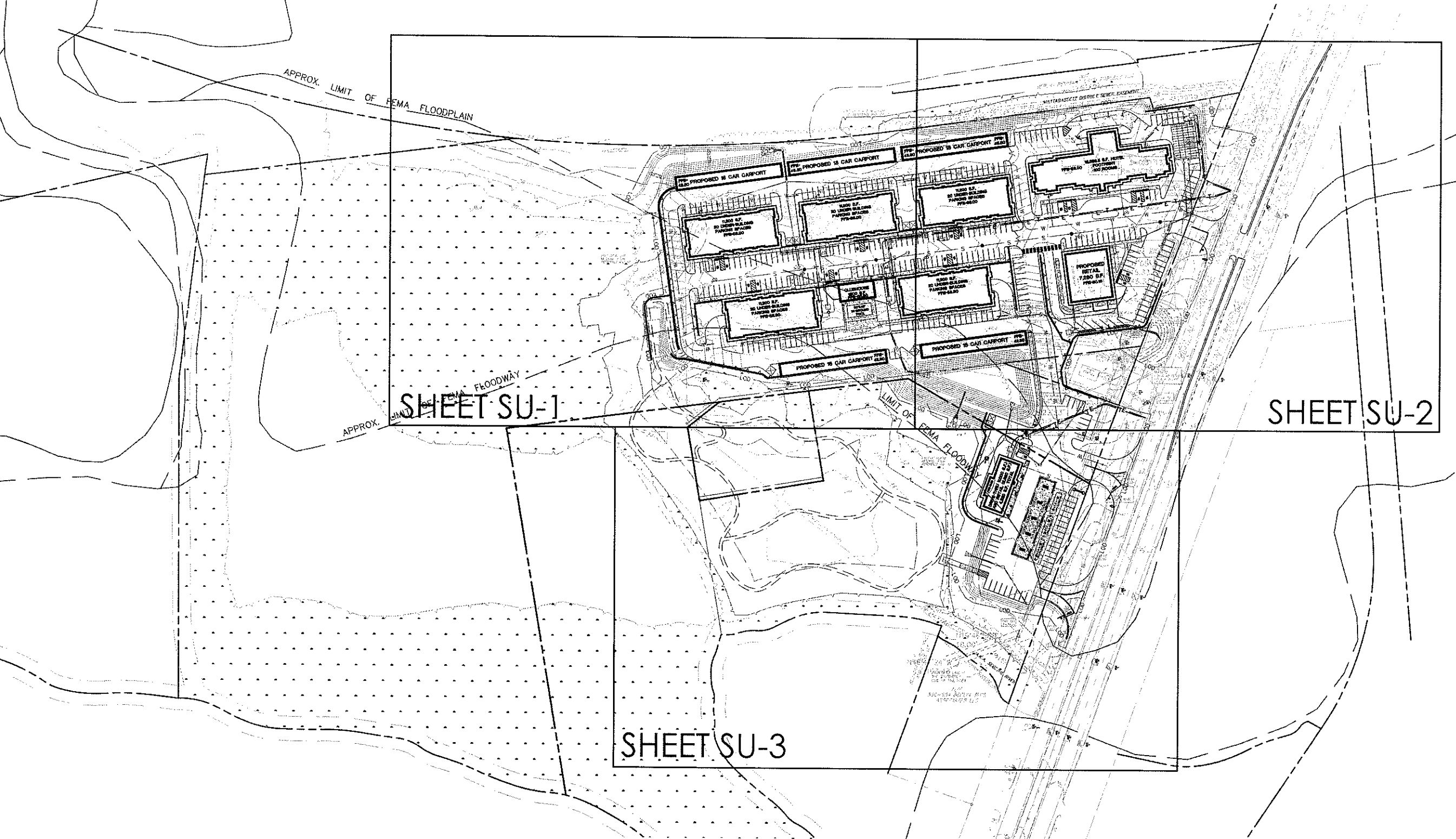
Architecture  
Engineering  
Environmental  
Land Surveying

**BL** Companies

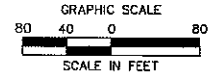
355 Research Parkway  
Mendon, CT 06450  
(203) 630-1400  
(203) 630-2615 Fax



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT



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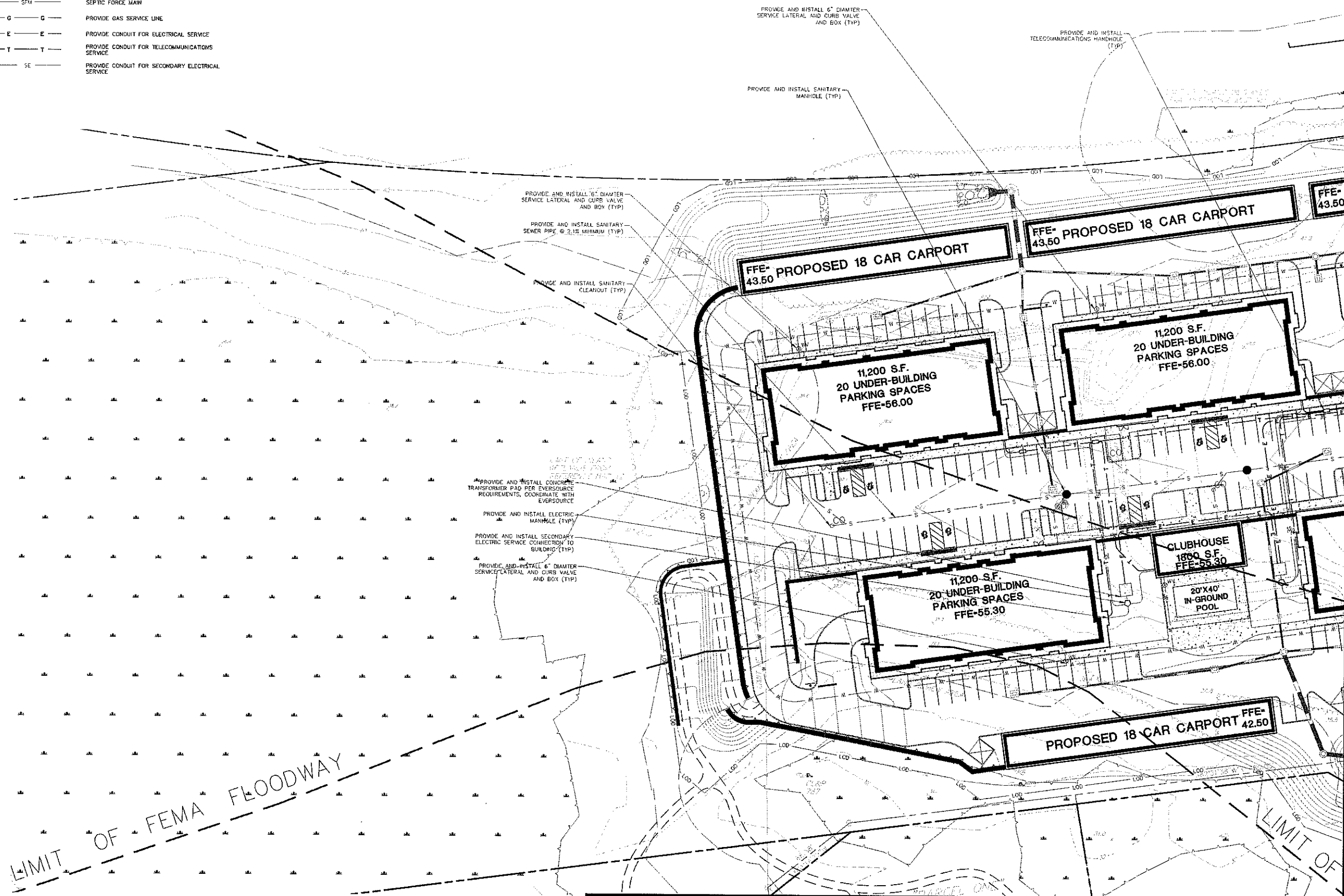
REVISIONS		Disc.
No.	Date	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Designed		C.J.L.
Drawn		C.J.L.
Reviewed		M.J.B.
Scale		1"=80'
Project No.		18CA611
Date		10/22/2020
CAD File:		S:\18CA611\10
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Title		
OVERALL SITE UTILITIES PLAN		
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Sheet No.		

SU-0



# SITE UTILITIES LEGEND

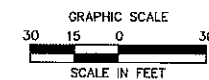
- PROPERTY LINE
- LOD --- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- W --- W --- PROVIDE DOMESTIC WATER SERVICE LINE
- S --- S --- PROVIDE SEPTIC LINE
- SFM --- SEPTIC FORCE MAIN
- G --- G --- PROVIDE GAS SERVICE LINE
- E --- E --- PROVIDE CONDUIT FOR ELECTRICAL SERVICE
- T --- T --- PROVIDE CONDUIT FOR TELECOMMUNICATIONS SERVICE
- SE --- PROVIDE CONDUIT FOR SECONDARY ELECTRICAL SERVICE



MATCHLINE - SHEET SU-2

MATCHLINE - SHEET SU-3

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Meriden, CT 06450  
(203) 239-1455  
(203) 630-2615 Fax



PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISED	No.	Date	By
Designed	C.J.L.		
Drawn	C.J.L.		
Reviewed	M.J.B.		
Scale	1"=30'		
Project No.	18C6611		
Date	10/22/2020		
CAD File:	SW18C661101		

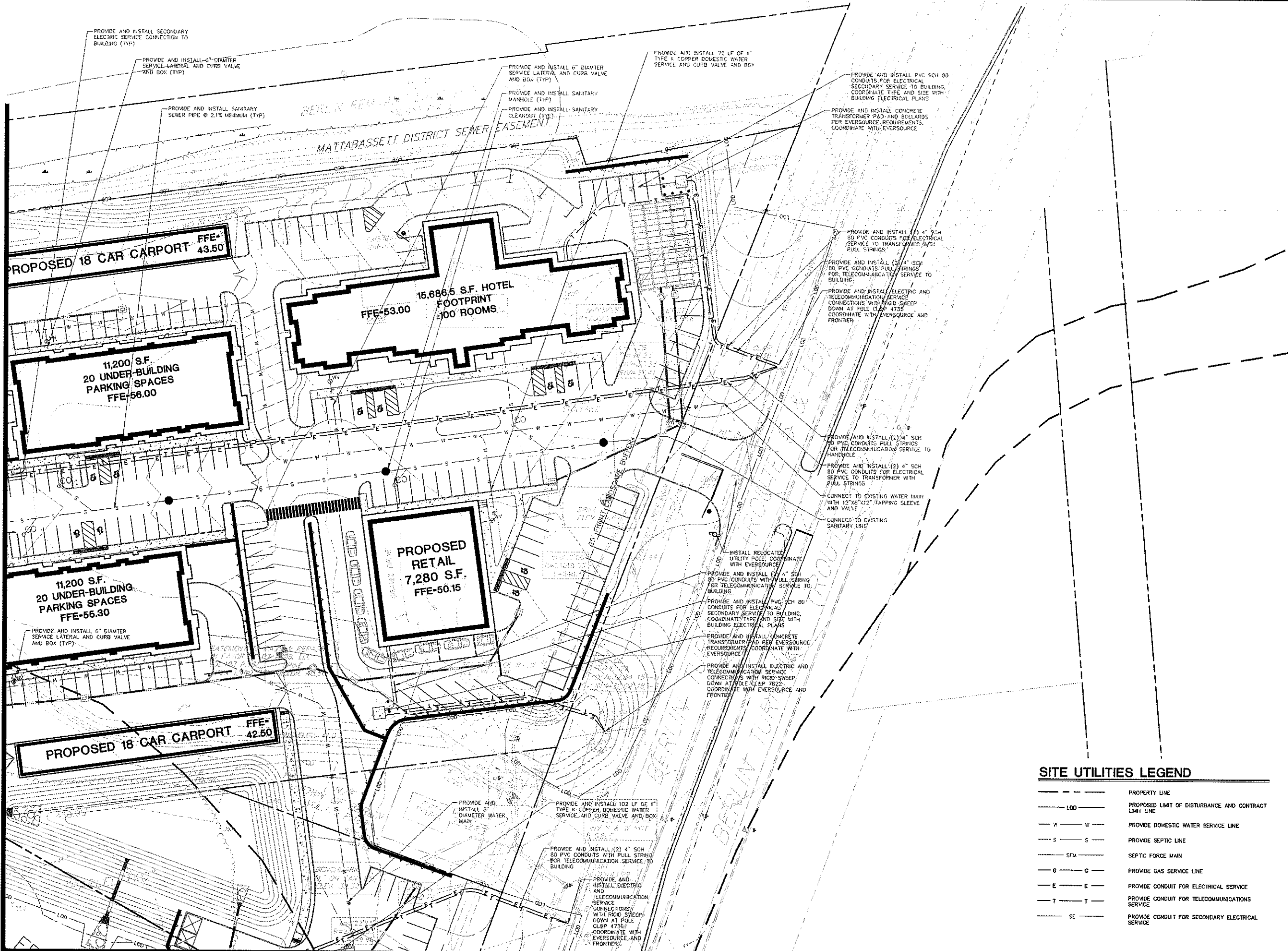
SITE UTILITIES PLAN

Sheet No.

SU-1

MATCHLINE - SHEET SU-1

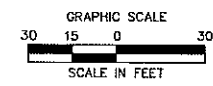
MATCHLINE - SHEET SU-3



SITE UTILITIES LEGEND

---	PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
---	PROVIDE DOMESTIC WATER SERVICE LINE
---	PROVIDE SEPTIC LINE
---	SEPTIC FORCE MAIN
---	PROVIDE GAS SERVICE LINE
---	PROVIDE CONDUIT FOR ELECTRICAL SERVICE
---	PROVIDE CONDUIT FOR TELECOMMUNICATIONS SERVICE
---	PROVIDE CONDUIT FOR SECONDARY ELECTRICAL SERVICE

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**BL Companies**

335 Research Parkway  
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(203) 439-7613 Fax

STATE OF CONNECTICUT  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000  
Exp. 12/31/2025

PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

REVISIONS

No.	Date	Desc.
1	10/22/2020	Initial Design

Designed: C.J.L.  
Drawn: C.J.L.  
Reviewed: M.J.B.  
Scale: 1"=30'  
Project No.: 18C6411  
Date: 10/22/2020  
CAD File: SU18C641101

File

SITE UTILITIES PLAN

Sheet No.

**SU-2**

10/22/2020 C:\PROJECTS\18C6411\18C6411_01.dwg (18C6411_01.dwg) PLOT DATE: 10/22/2020  
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MATCHLINE - SHEET SU-1 AND SU-2



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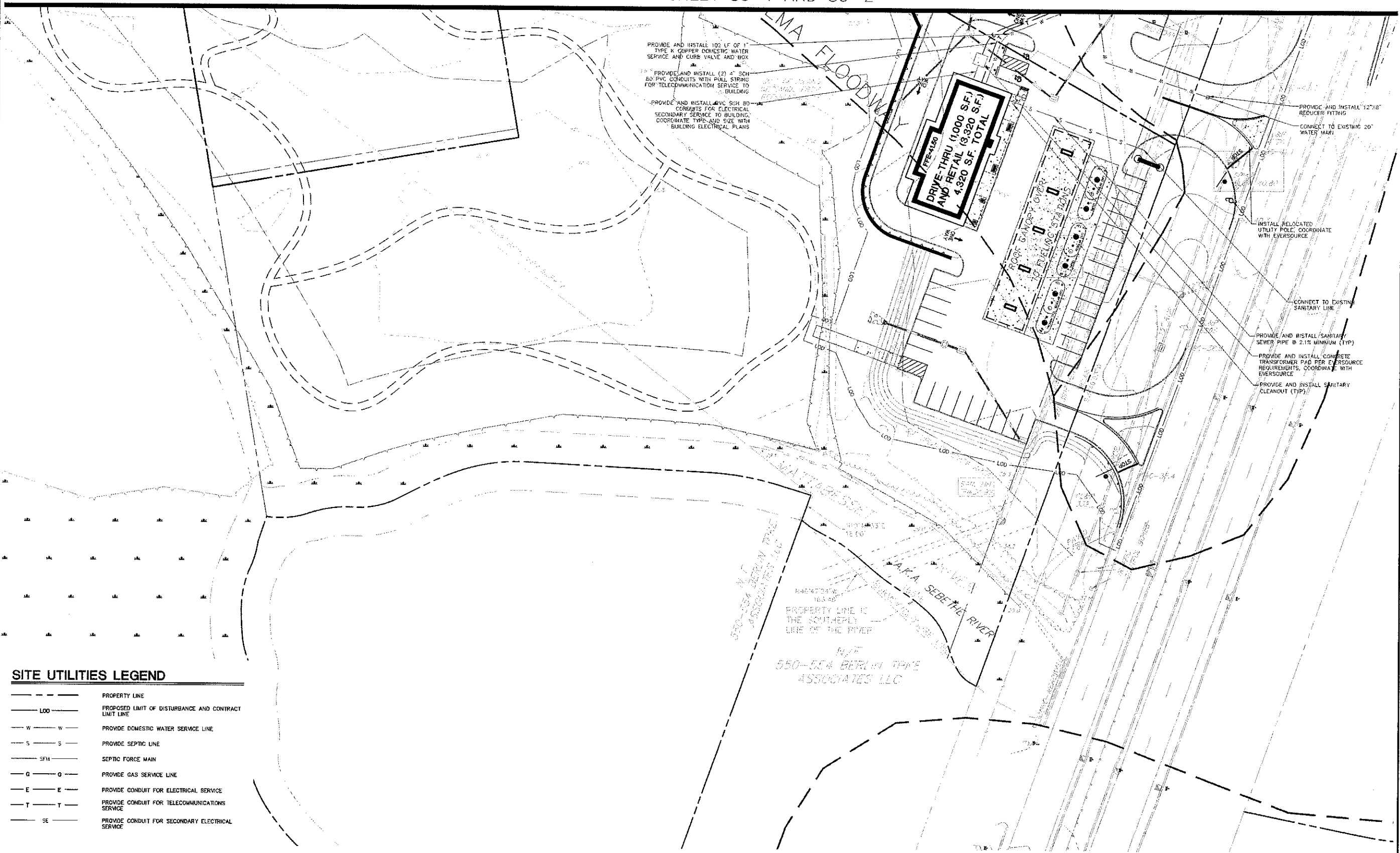
PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

DESIGNED	C.J.L.
DRAWN	C.J.L.
REVIEWED	M.J.B.
SCALE	1"=30'
PROJECT NO.	18C6611
DATE	10/22/2020
CAD FILE	SU18C661101

SITE UTILITIES PLAN

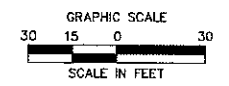
Sheet No.

SU-3



SITE UTILITIES LEGEND	
---	PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
W	PROVIDE DOMESTIC WATER SERVICE LINE
S	PROVIDE SEPTIC LINE
SFM	SEPTIC FORCE MAIN
G	PROVIDE GAS SERVICE LINE
E	PROVIDE CONDUIT FOR ELECTRICAL SERVICE
T	PROVIDE CONDUIT FOR TELECOMMUNICATIONS SERVICE
SE	PROVIDE CONDUIT FOR SECONDARY ELECTRICAL SERVICE

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PROPERTY LINE

PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE

PROVIDE SILT FENCE BARRIER

PROVIDE HAY BALE BARRIER

TEMPORARY DIVERSION SWALE

PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER

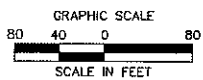
PROVIDE CONSTRUCTION ENTRANCE

PROVIDE SILT SACK INLET PROTECTION

PROVIDE MATERIAL STOCKPILE WITH DOUBLE ROW OF SILT FENCE BARRIER

PROVIDE CONCRETE WASH PIT

TEMPORARY SEDIMENT TRAP ELEVATION CONTOURS (1' INTERVAL)



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Environmental  
Land Surveying**

**BE** **Companies**

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PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

C66113 : XC18C661102 : XC18C661105	REVISIONS	Date:
	No.	Date
	-----	
	Designed	M.A.H
	Drawn	M.A.H
	Reviewed	M.J.
	Scale	1"=8"
	Project No.	IBC661
	Date	10/22/2002
	CAD File: EC18C661101	

Title  
**OVERALL  
SEDIMENT AND  
EROSION  
CONTROL PLAN**

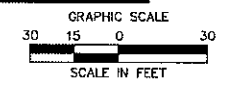
EC-0



MATCHLINE - SHEET EC-2

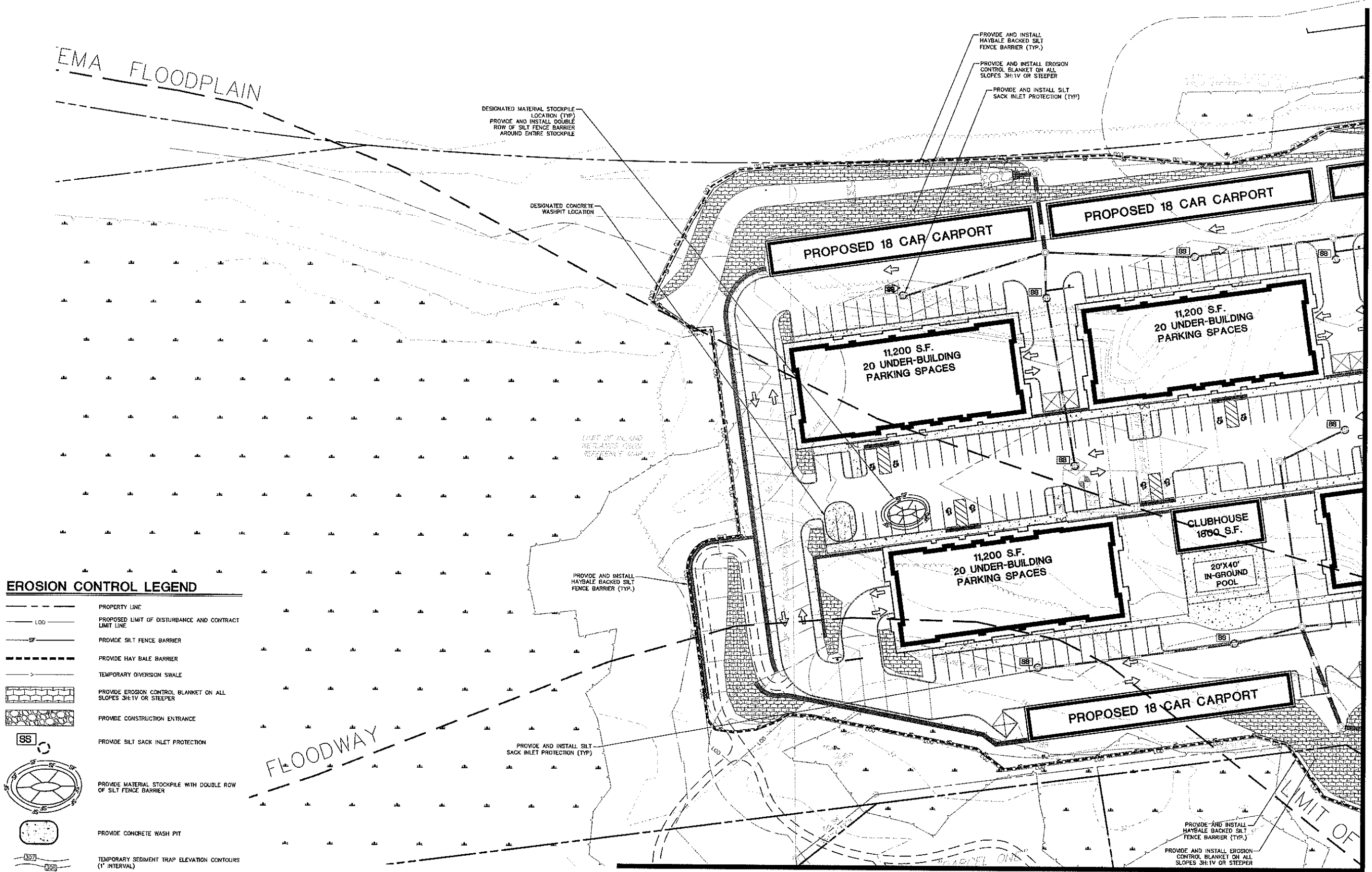
MATCHLINE - SHEET EC-3

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NOT RELEASED FOR CONSTRUCTION



**EROSION CONTROL LEGEND**

- PROPERTY LINE
- LOG --- PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
- SF --- PROVIDE SILT FENCE BARRIER
- PROVIDE HAY BALE BARRIER
- TEMPORARY DIVERSION SWALE
- PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
- PROVIDE CONSTRUCTION ENTRANCE
- SS --- PROVIDE SILT SACK INLET PROTECTION
- PROVIDE MATERIAL STOCKPILE WITH DOUBLE ROW OF SILT FENCE BARRIER
- PROVIDE CONCRETE WASH PIT
- TEMPORARY SEDIMENT TRAP ELEVATION CONTOURS (1' INTERVAL)



DATE: 10/22/2020, C:\Users\mcah\OneDrive\Documents\18C6411\Drawings\EC-1.dwg, EC-1.dwg, 10/22/2020

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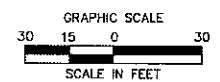
MATCHLINE - SHEET EC-1

MATCHLINE - SHEET EC-3

### EROSION CONTROL LEGEND

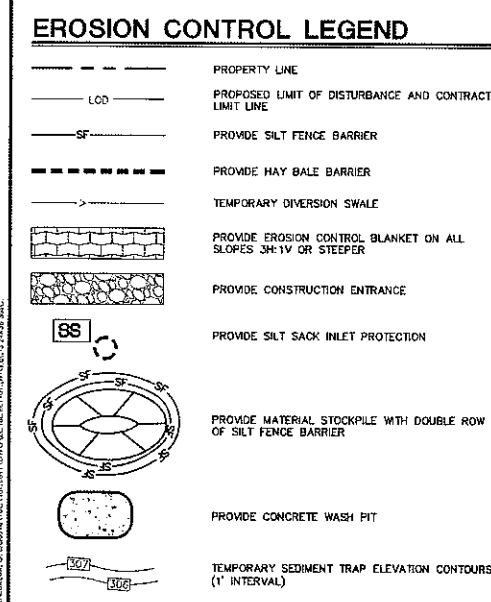
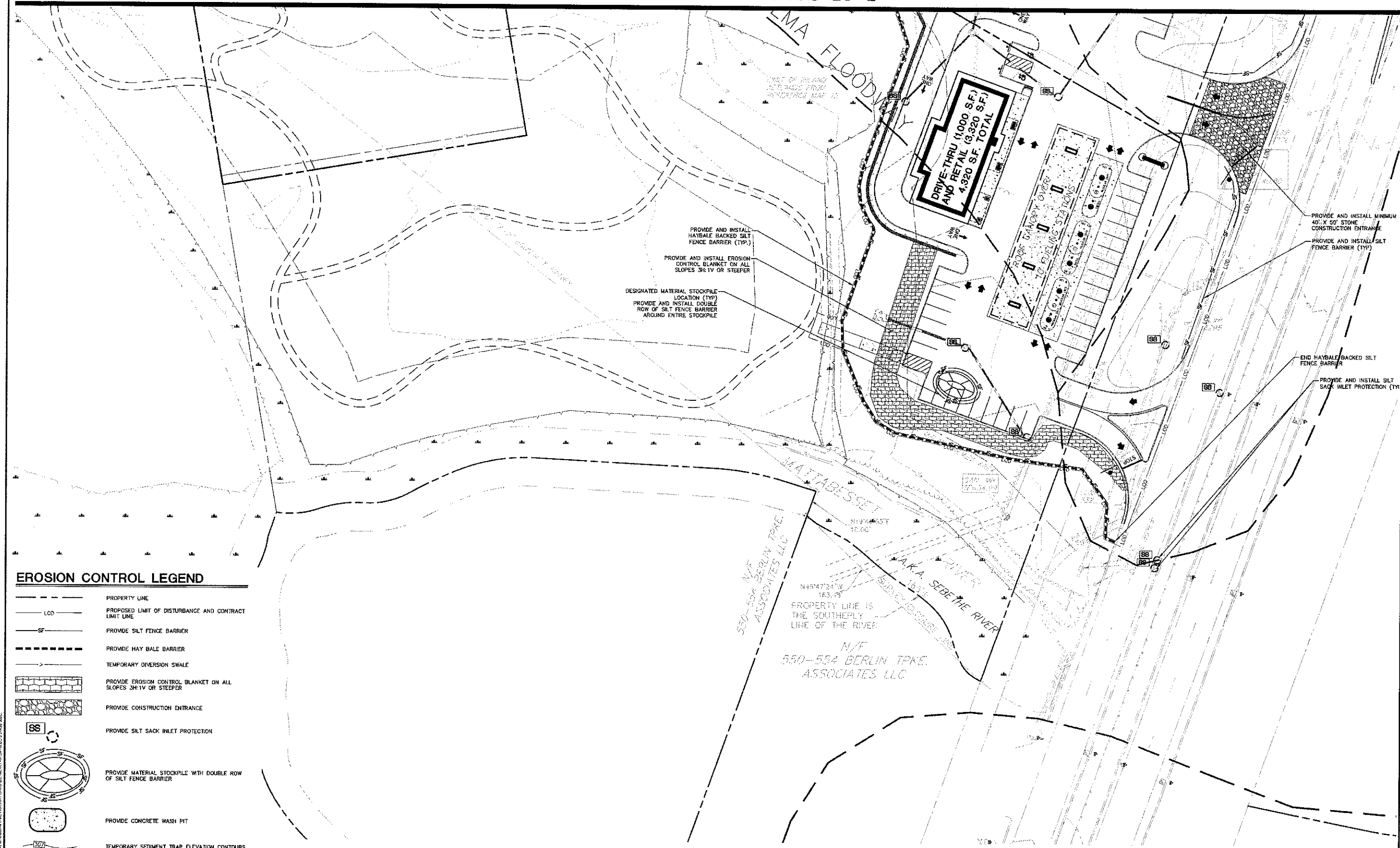
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE AND CONTRACT LIMIT LINE
	PROVIDE SILT FENCE BARRIER
	PROVIDE HAY BALE BARRIER
	TEMPORARY DIVERSION SWALE
	PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
	PROVIDE CONSTRUCTION ENTRANCE
	PROVIDE SILT SACK INLET PROTECTION
	PROVIDE MATERIAL STOCKPILE WITH DOUBLE ROW OF SILT FENCE BARRIER
	PROVIDE CONCRETE WASH PIT
	TEMPORARY SEDIMENT TRAP ELEVATION CONTOURS (1' INTERVAL)

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

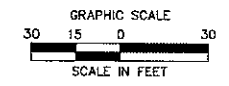




MATCHLINE - SHEET EC-1 AND EC-2



FOR PERMITTING PURPOSES ONLY  
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## SEDIMENT AND EROSION CONTROL NOTES

### SEDIMENT AND EROSION CONTROL NOTES - CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE  
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE  
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2021 WITH COMPLETION ANTICIPATED SPRING 2023. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN  
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE TOWN OF BERLIN AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE  
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- CONTACT TOWN OF BERLIN AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF BERLIN AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
- CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OR CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN EXITS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
- CLEAR AND GRUB SITE. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
- BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
- INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT BASINS AND SEDIMENT TRAPS. COMMENCE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
- COMMENCE EARTHWORK. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
- CONSTRUCTION STAGING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
- ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPILL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE TOWN OF BERLIN AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE TOWN OF BERLIN IN WRITING OF ALL RECEIVING SPILL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
- CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
- BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
- BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE.
- THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.5 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
- INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
- INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
- COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
- CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
- CONDUCT FINE GRADING.
- CONSTRUCT OFF SITE ROADWAY AND SIGNAL IMPROVEMENTS.
- PAVING OF PARKING AREAS AND DRIVEWAYS.
- FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
- PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH SEED MIXTURE TO BE INSTALLED APRIL 15 - JUNE 1 OR AUGUST 15 - OCTOBER 1 (ADJUST DATES BASED ON LOCATION OF PROJECT) USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX).
- LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
- INSTALL SIGNING AND PAVEMENT MARKINGS.
- CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
- UPON DIRECTION OF THE TOWN OF BERLIN AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

### OPERATION REQUIREMENTS

#### CLEARING AND GRUBBING OPERATIONS

- ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
- FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
- FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

#### ROUGH GRADING OPERATIONS

- DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
- ALL STOCKPILED TOPSOIL SHALL BE SEEDDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

#### FILLING OPERATIONS

- PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
- ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
- AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

#### PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS

- SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

### FINAL GRADING AND PAVING OPERATIONS

- ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
- 1:10 CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR SILT FENCE AND VEGETATION. ALL SLOPES SHALL BE SEEDDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
- PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-CRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
- AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF BERLIN.

### INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILTATION FENCE  
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.  
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.  
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.  
D. BACKFILL THE TRENCH AND COMPACT.
- HAY BALES/STRAW BALES  
A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.  
B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.  
C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.  
D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.  
E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE. TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

### OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- SILTATION FENCE  
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.  
A. HAY BALES/STRAW BALES  
1. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.  
B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
- SEDIMENT BASINS/SEDIMENT TRAPS  
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY DEEP, LOCAL AUTHORITIES OR ENGINEER.  
B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.  
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
- SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPILL DISPOSAL.

### SEDIMENT AND EROSION CONTROL PLAN

- HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
- CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
- SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
- CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE TOWN OF BERLIN OFFICE OF AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

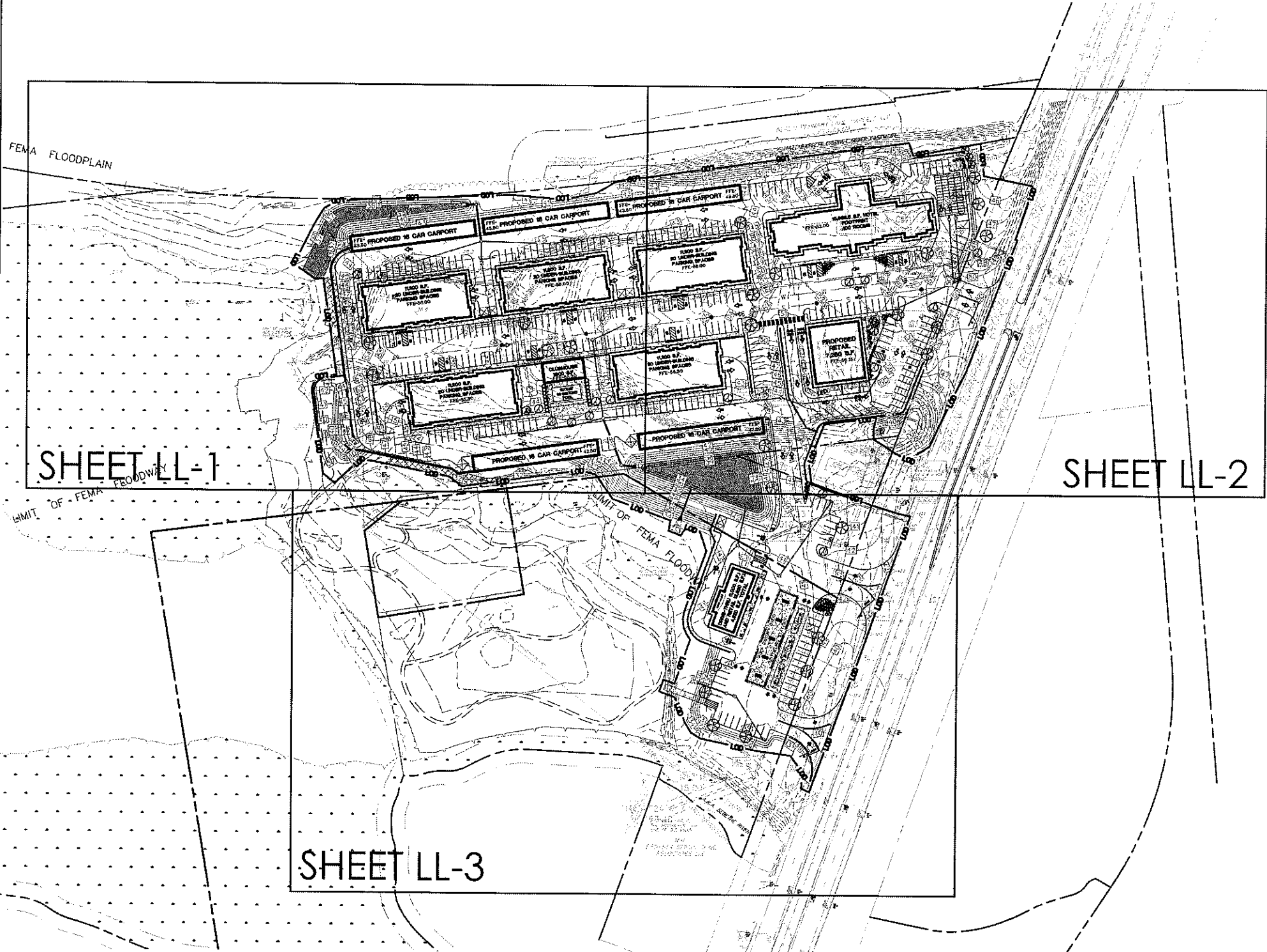
### SEDIMENT AND EROSION CONTROL NOTES

- THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF BERLIN TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF BERLIN FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
- VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (EAS) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:  
A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE, AND  
B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.
- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF BERLIN. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
- ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, TOWN OF BERLIN, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
- THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL) OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

- THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
- PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE GRIP LINE OR AS SHOWN WITH SHOW FENCE, CRANSE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA. FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
- INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, FIBERGLASS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
- STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDDED IF FILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
- SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
- COMPLY WITH REQUIREMENTS OF COS SECTION 22A-430B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH (DEEP SAY APPLICABLE SPECIFIC AGENCY NAME) RECORD KEEPING AND INSPECTION REQUIREMENTS.
- STONE CONSTRUCTION ENTRANCE AND-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
- MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MARCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
- MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
- SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
- EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
- INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENSILE, ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MARIAT 100X OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
- INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASTE PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
- DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASIN OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
- BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
- SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
- PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
- CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
- ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. MAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SHEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER 190CS.
- THE TOTAL AREA OF DISTURBANCE DUE TO CONSTRUCTION ACTIVITIES FOR THE PROPOSED PROJECT IS 479,976 SF (11.02 AC). THE FOLLOWING PERMITS WILL BE REQUIRED FROM THE TOWN OF BERLIN AND STATE OF CONNECTICUT:
  - TOWN OF BERLIN INLAND WETLANDS AND WATERCOURSES PERMIT (PERMIT FOR PERMISSION TO CONDUCT A REGULATE ACTIVITY WITHIN AN INLAND WETLAND OR WATER COURSE AREA)
  - TOWN OF BERLIN ZONING PERMIT
  - TOWN OF BERLIN ZONING BOARD OF APPEALS VARIANCE APPROVAL
  - TOWN OF BERLIN BUILDING PERMIT
  - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ENCRORCHMENT PERMIT
  - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF THE STATE TRAFFIC ADMINISTRATION PERMIT
  - STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES

LANDSCAPE ZONING INFORMATION

LOCATION: TOWN OF BERLIN, HARTFORD COUNTY, CONNECTICUT				
ZONE: BT-1 (BERLIN TURNPIKE 1)				
USE: RETAIL (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	GENERAL LANDSCAPE REQUIREMENTS (X.C.3.c)	ALL DECIDUOUS TREES SHALL BE 2.5" CAL., ALL EVERGREEN TREES 6" HT. MIN., ALL CONIFEROUS SHRUBS SHALL BE 2.5' SPREAD	COMPLIES	NO
2	OVERALL LANDSCAPE REQUIREMENTS (X.C.4)	15% OF NON-RESIDENTIAL LOT TO BE LANDSCAPE AREA	COMPLIES	NO
3	PERIMETER LANDSCAPE REQUIREMENTS (X.C.5.a)	5' LANDSCAPE STRIP BETWEEN FRONT PROPERTY LINE AND BUILDING REQUIRED	COMPLIES	NO
4	PERIMETER LANDSCAPE REQUIREMENTS (X.C.5.b)	5' LANDSCAPE STRIP BETWEEN SIDE PROPERTY LINE AND PARKING. ALL PERIMETER LANDSCAPE AREAS SHALL HAVE 1 DECIDUOUS TREE PER 50 LF	COMPLIES	NO
5	SCREENING (X.C.6)	SCREEN ALL LOADING AREAS AND REFUGE AREAS WITH EVERGREEN TREES (6' HT. MIN) OR FENCE	COMPLIES	NO
6	PARKING AREA (X.C.7.a)	ANY PARKING WITH MORE THAN 15 SPACES SHALL PROVIDE LANDSCAPE AREAS EQUAL OR GREATER THAN 15% OF GROSS PAVED PARKING AREA	HOTEL/RETAIL 38,000 SF ± GROSS PAVED PARKING AREA REQUIRED=5,700 SF PROPOSED LANDSCAPE AREA=5,750 SF ± (15.0%) CONVENIENCE/DUNKIN' 26,000 SF ± GROSS PAVED PARKING AREA REQUIRED=3,900 SF PROPOSED LANDSCAPE AREA 4,000 ± (15.4%)	NO
7	PARKING AREA (X.C.7.a)	EACH ISLAND SHALL CONTAIN ONE TREE	COMPLIES	NO
8	SIGN AREA (X.C.8)	AREA WITH A DETACHED SIGN SHALL HAVE 64 SF OF LANDSCAPING	COMPLIES	NO



355 Research Parkway  
Meriden, CT 06450  
(203) 633-1406  
(203) 630-2615 Fax

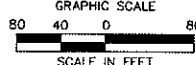


PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

Designed	W.E.V.
Drawn	W.E.V.
Reviewed	M.J.B.
Scale	1"=80'
Project No.	18C6411
Date	10/22/2020
CAD File	LL18C6411.dwg
Title	
OVERALL LANDSCAPE PLAN	
Sheet No.	

LL-0

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



LANDSCAPE PLANT SCHEDULE							
SHADE TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE AT INSTALL	SIZE AT MATURITY	COMMENTS
AR	10	Acer rubrum 'Franksred'	Red Sunset Red Maple	B&B	2.5" CAL. MIN.	45' HT.	6' BRANCH HT. MIN.
GT	8	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	B&B	2.5" CAL. MIN.	45' HT.	6' BRANCH HT. MIN.
PA	2	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree	B&B	2.5" CAL. MIN.	55' HT.	6' BRANCH HT. MIN.
COLUMNAR & ORNAMENTAL TREES							
CB	2	Corpus belulus 'Fastigiale'	European Hornbeam	B&B	2.5" CAL. MIN.	30' HT.	
CF	8	Cornus florida 'Cherokee Princess'	Flowering Dogwood	B&B	2.5" CAL. MIN.	20' HT.	
CV	6	Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	2.5" CAL. MIN.	20' HT.	
PS	4	Prunus sargentii 'Accolade'	Accolade Sargent Cherry	B&B	2.5" CAL. MIN.	20' HT.	
EVERGREEN TREES							
PP	3	Picea pungens 'Fat Albert'	Fat Albert Spruce	B&B	6"-7" HT.	15' HT.	
SV	1	Sciadopitys verticillata	Umbrella Pine	B&B	6"-7" HT.	20' HT.	
TO	16	Thuja occidentalis 'Techny'	Techny Arborvitae	CONT.	6"-7" HT.	15' HT.	5' O.C.
SHRUBS							
GP	12	Chamaecyparis plicata 'Golden Map'	Golden Map Threadleaf False Cypress	CONT.	18"-24"	36" HT.	36" O.C.
PC	6	Prunus x cistena 'UCONPC001'	Darkstar Purpleleaf Sand Cherry	CONT.	30"-36"	5' HT.	4' O.C.
IG	28	Ilex glabra 'Compacta'	Compact Inkberry	CONT.	24"-30"	4' HT.	36" O.C.
JC	52	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	CONT.	12"-18"	36" HT.	36" O.C.
PERENNIALS, GRASSES AND GROUNDCOVERS							
IC	60	Ilex crenata 'Soft Touch'	Soft Touch Compact Japanese Holly	CONT.	12"-18"	24" HT.	3' O.C.
PN	100	Pennisetum alopecuroides	Fountain Grass	CONT.	18"-24"	36" HT.	36" O.C.
PV	45	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	CONT.	18"-24"	36" HT.	24" O.C.
HH	90	Hemerocallis	Daylily (3 Color Varieties)	CONT.	12"-18"	24" HT.	18" O.C.

LANDSCAPE KEY

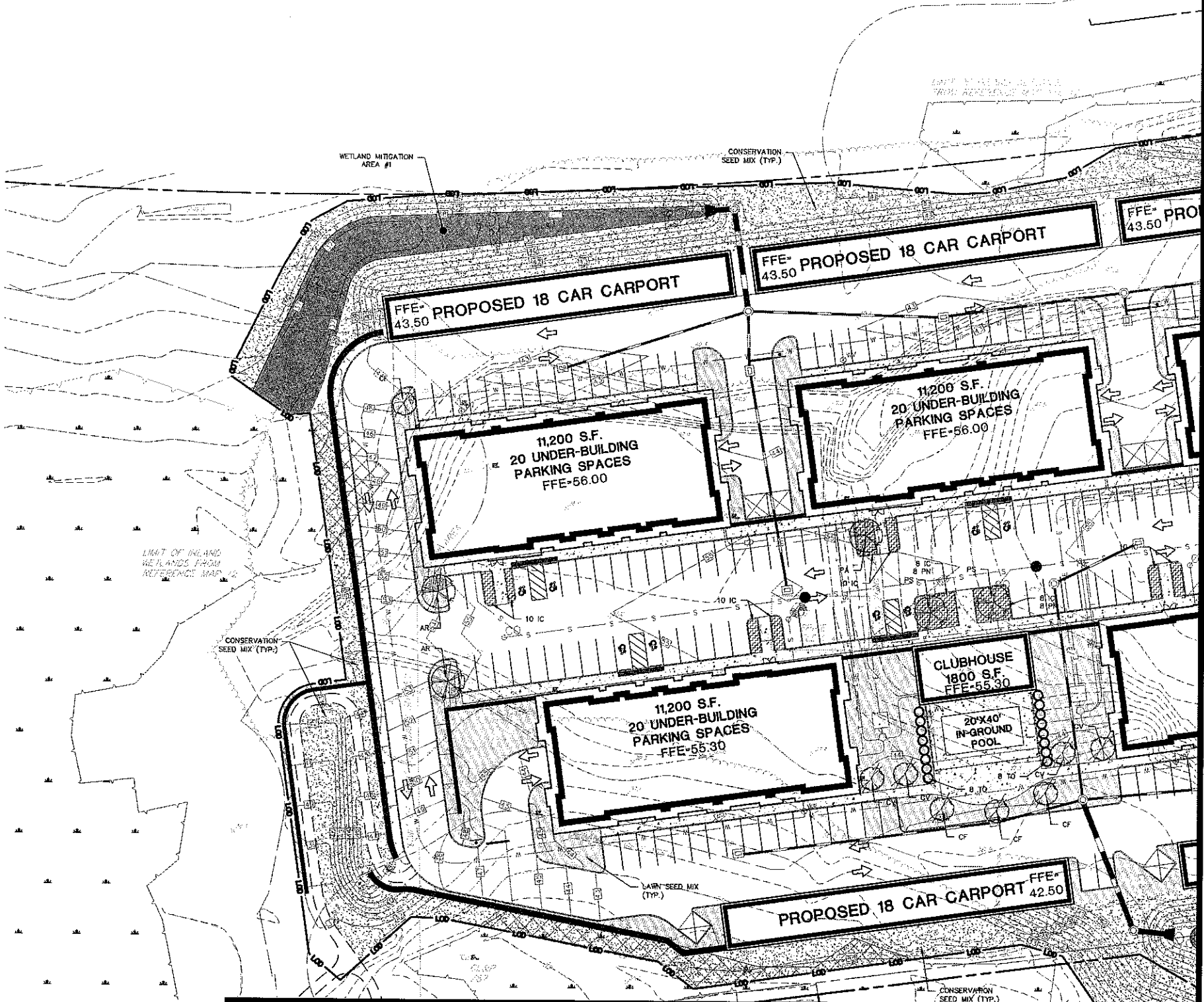
- PROPOSED SHADE TREE
- PROPOSED COLUMNAR/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS /GROUNDCOVER
- PROPOSED LAWN SEED MIX
- PROPOSED CONSERVATION SEED MIX
- FOUNDATION PLANTINGS (TO BE DETAILED DURING CONSTRUCTION DOCUMENTATION)
- PROPOSED WETLAND MITIGATION AREA

Wetland Mitigation Plant List  
404 Berlin Turnpike  
Berlin, CT

Scientific Name	Common Name	Wetland Indicator	Area #1	Area #2	Size	Root
Amelanchier canadensis	Canadian Serviceberry	FAC	9	12	3'-4'	Cont.
Ilex verticillata	Winterberry	FACW	12	18	24"-30"	Cont.
Cornus racemosa	Gray Dogwood	FAC	12	18	24"-30"	Cont.
Lyonia ligustrina	Maleberry	FACW	12	18	24"-30"	Cont.
Morella pensylvanica	Northern Bayberry	FAC	12	18	24"-30"	Cont.
TOTAL PLANTINGS			57	84		

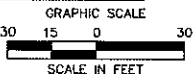
Seed Mixes

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites  
Application Rate: 1 LB/1250 sq. ft.  
Seed mixes are available from New England Wetland Plants, Inc. (newp.com)



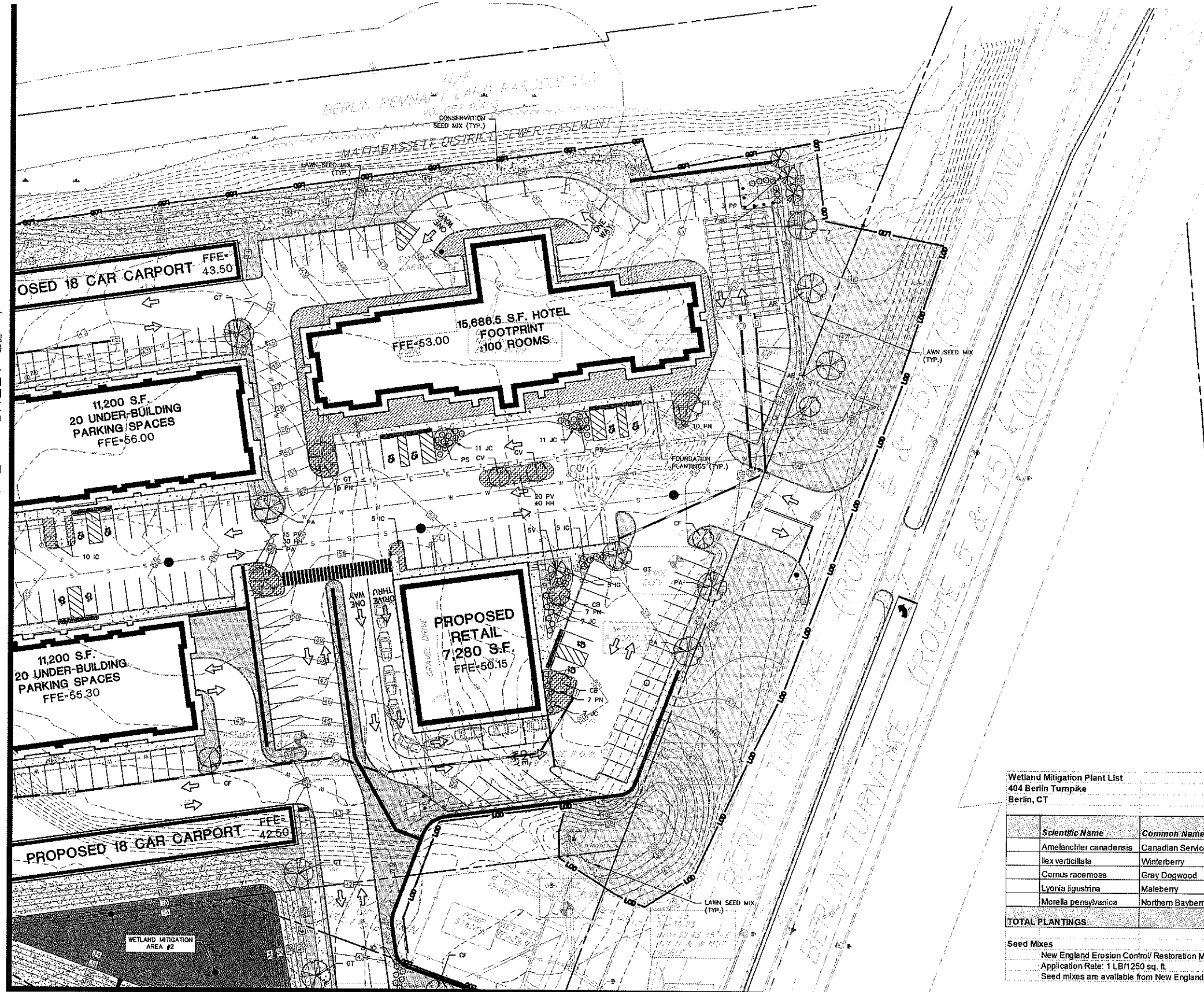
MATCHLINE - SHEET LL-3

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MATCHLINE - SHEET LL-1



MATCHLINE - SHEET LL-3

#### LANDSCAPE KEY

- PROPOSED SHADE TREE
- PROPOSED COLUMNAR/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS /GROUND COVER
- PROPOSED LAWN SEED MIX
- PROPOSED CONSERVATION SEED MIX
- FOUNDATION PLANTINGS (TO BE DETAILED DURING CONSTRUCTION DOCUMENTATION)
- PROPOSED WETLAND MITIGATION AREA

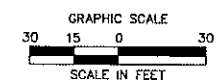
#### Wetland Mitigation Plant List 404 Berlin Turnpike Berlin, CT

Scientific Name	Common Name	Wetland Indicator	Area #1	Area #2	Size	Root
Amelanchier canadensis	Canadian Serviceberry	FAC	9	12	3'-4'	Cont.
Ilex verticillata	Winterberry	FACW	12	18	24"-30"	Cont.
Cornus racemosa	Gray Dogwood	FAC	12	18	24"-30"	Cont.
Lyonia ligustrina	Maleberry	FACW	12	18	24"-30"	Cont.
Morella pensylvanica	Northern Bayberry	FAC	12	18	24"-30"	Cont.
TOTAL PLANTINGS			67	84		

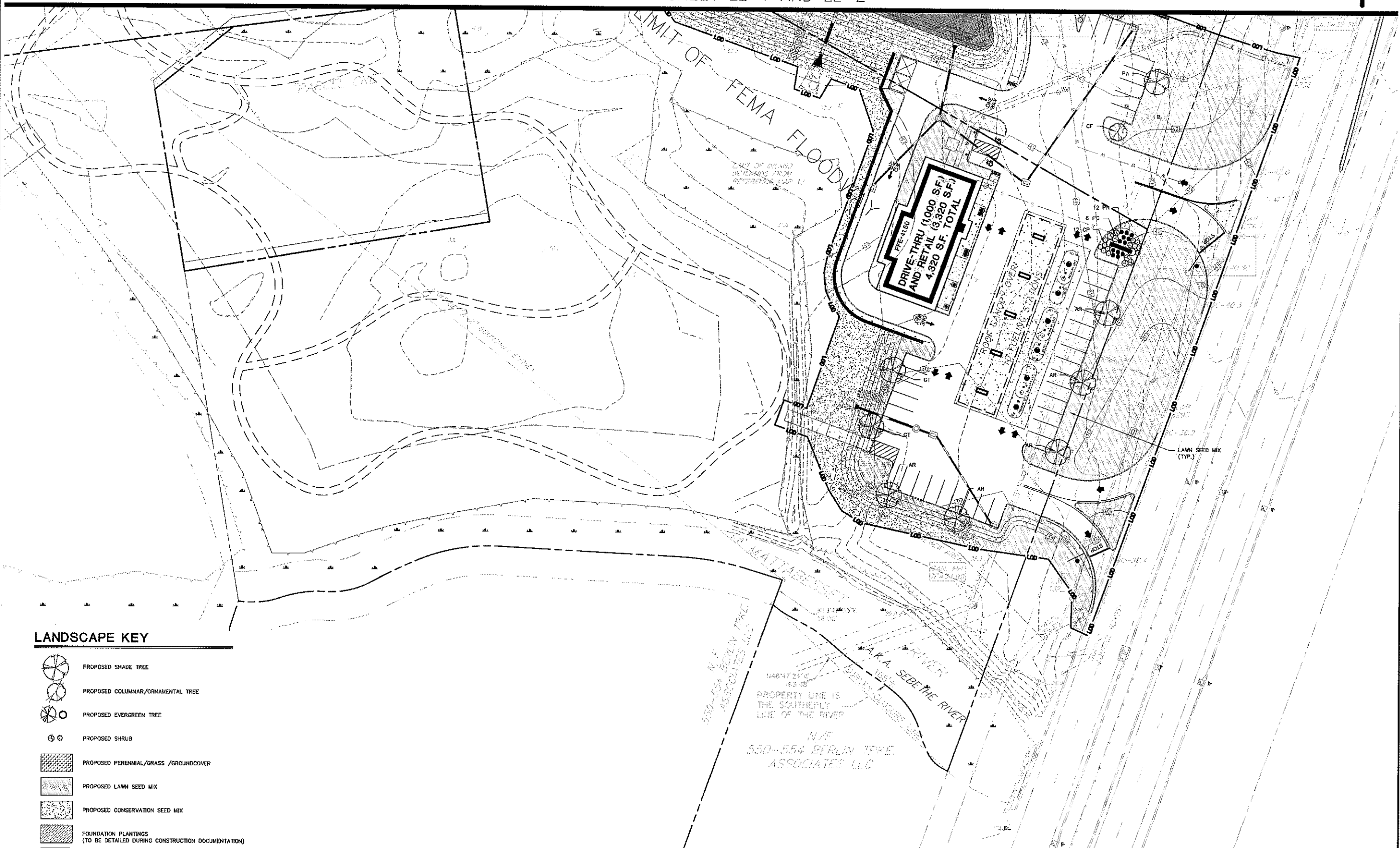
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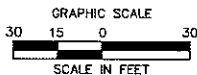
MATCHLINE — SHEET LL-1 AND LL-2



LANDSCAPE KEY

- PROPOSED SHADE TREE
- PROPOSED COLUMNAR/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL/GRASS /GROUND COVER
- PROPOSED LAWN SEED MIX
- PROPOSED CONSERVATION SEED MIX
- FOUNDATION PLANTINGS (TO BE DETAILED DURING CONSTRUCTION DOCUMENTATION)
- PROPOSED WETLAND MITIGATION AREA

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Architecture  
Engineering  
Environmental  
Land Surveying

**BL Companies**

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STATE OF CONNECTICUT  
JULY 10, 2020  
PROFESSIONAL ENGINEER

PROPOSED MIXED-USE DEVELOPMENT  
(COMMERCIAL & RESIDENTIAL)  
404 BERLIN TURNPIKE  
BERLIN, CONNECTICUT

DESIGNED	W.E.V.
DRAWN	W.E.V.
REVIEWED	M.L.B.
SCALE	1"=30'
PROJECT NO.	18C4611
DATE	10/22/2020
CAD FILE	118C461101

REVISIONS

No.	Date	Desc.

LANDSCAPE PLAN

Sheet No.

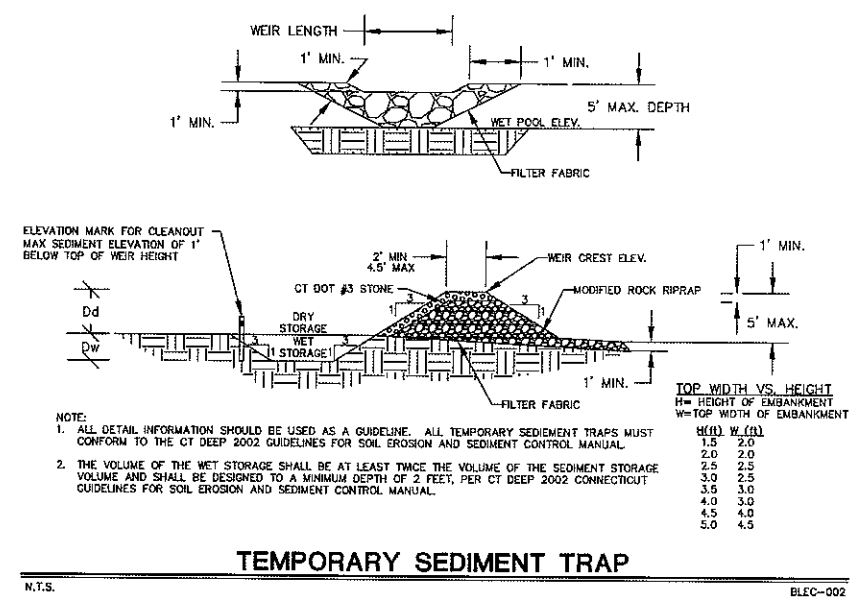
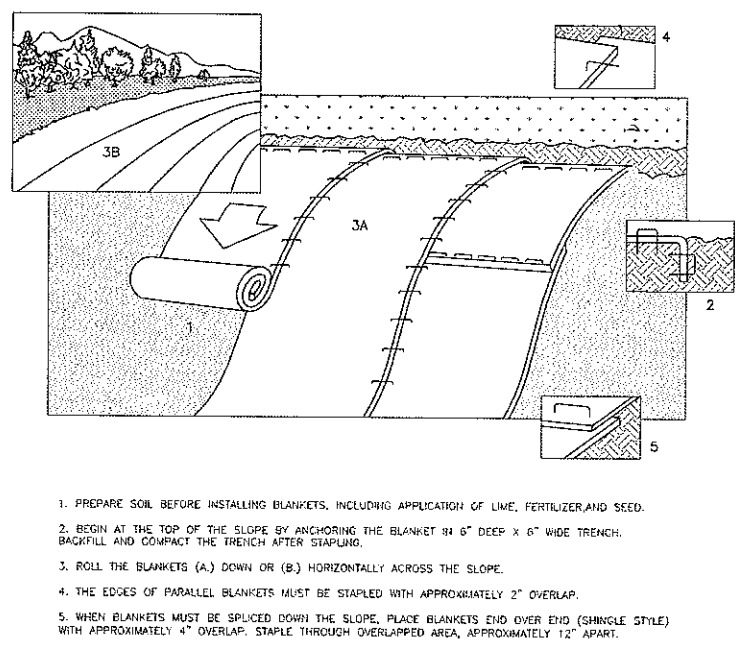
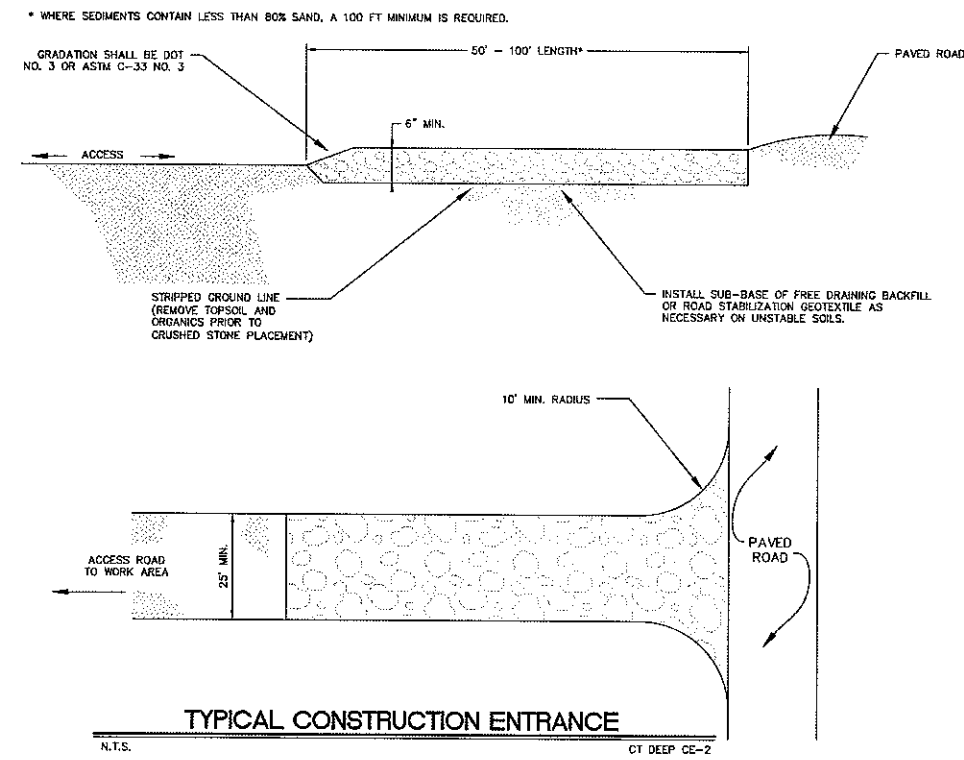
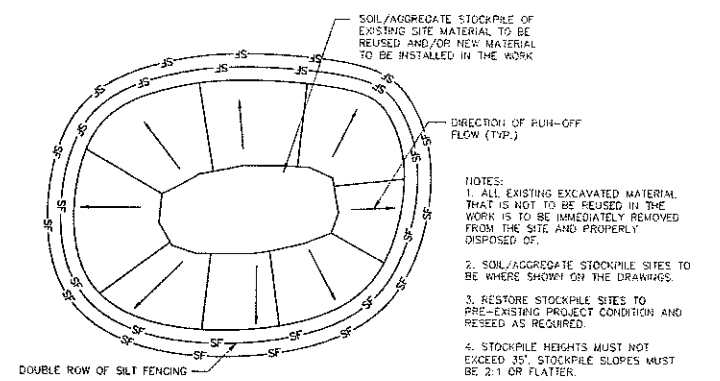
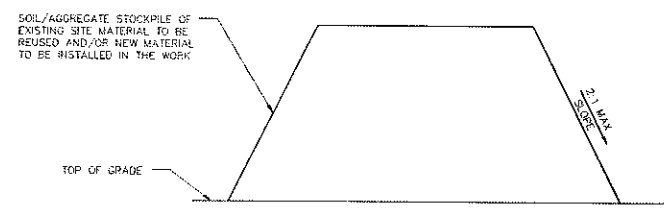
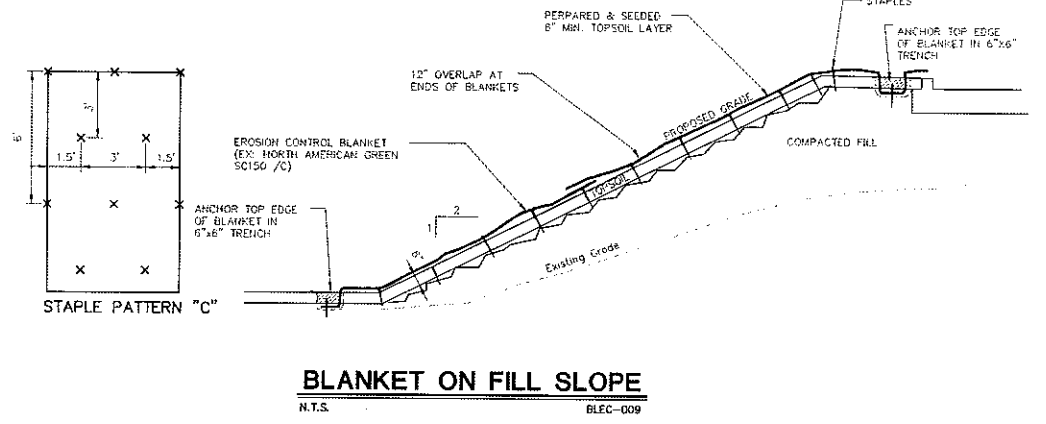
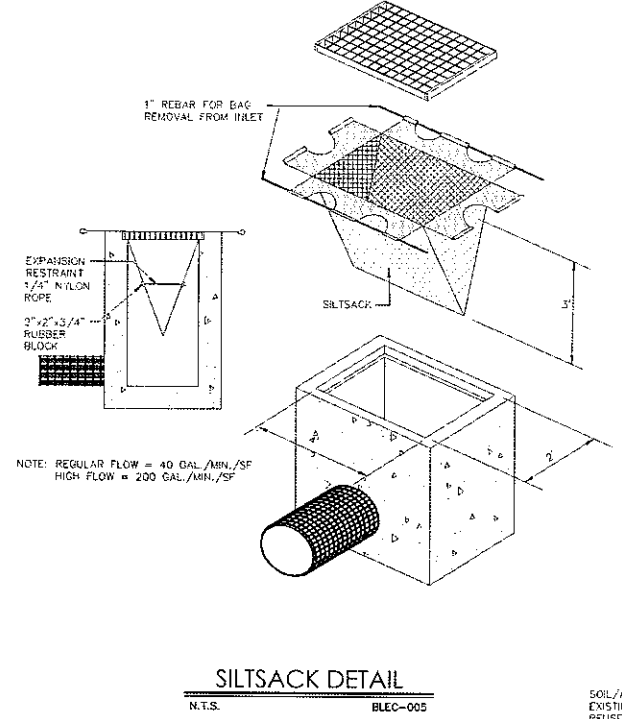
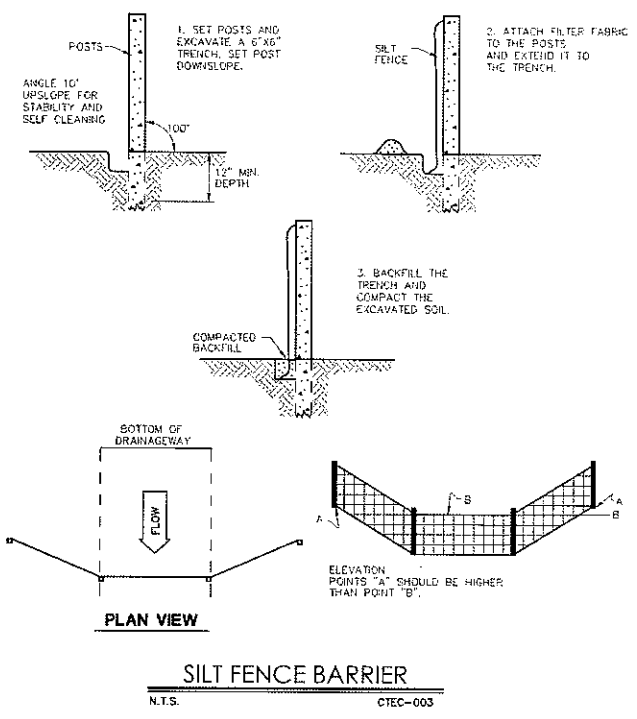
LL-3

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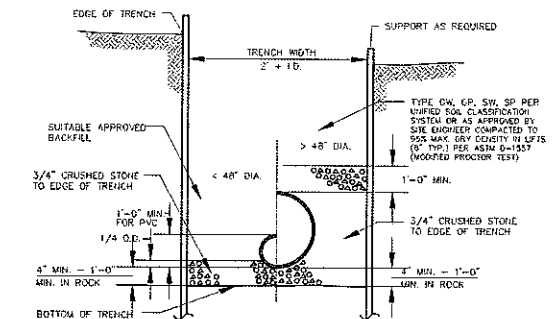
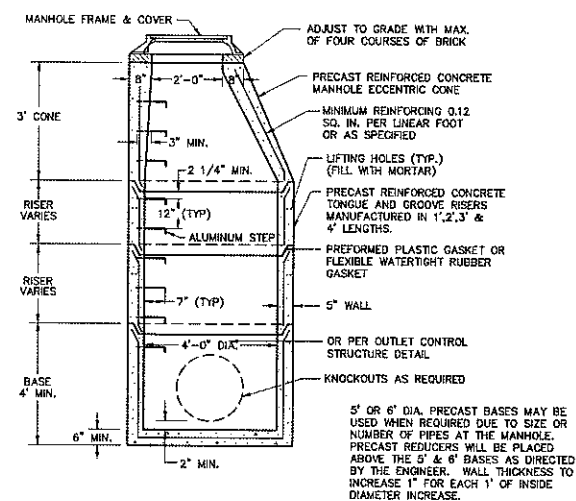
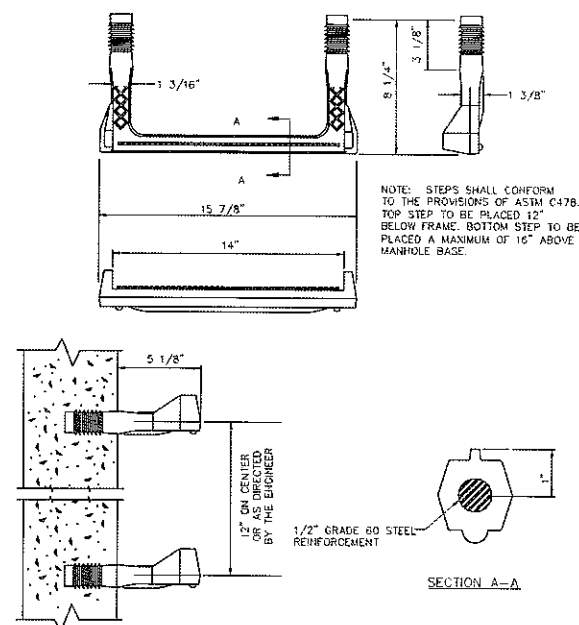
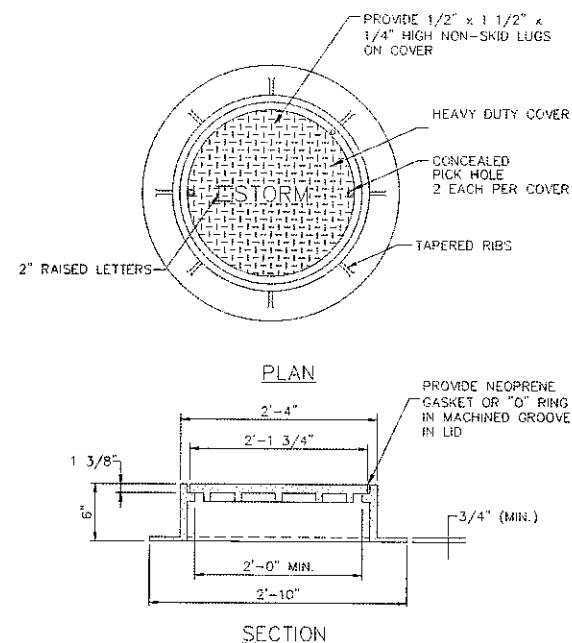
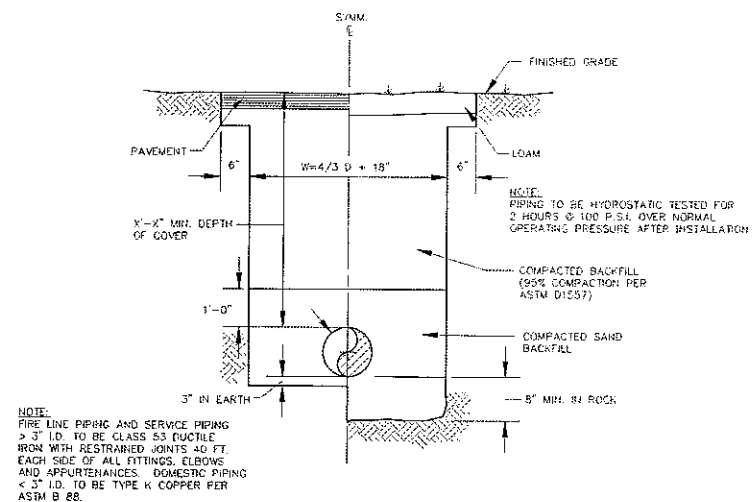
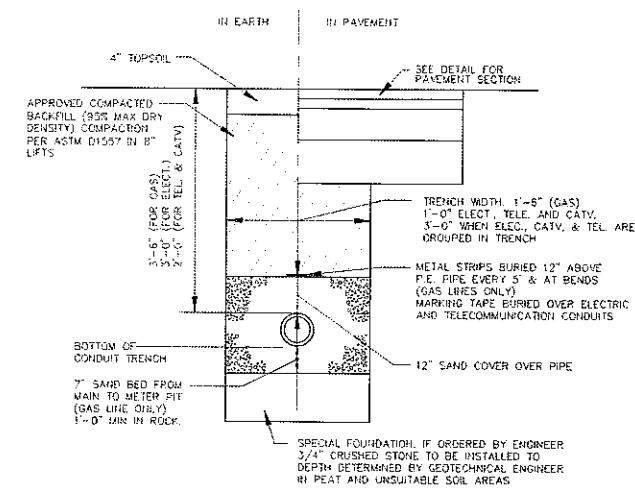
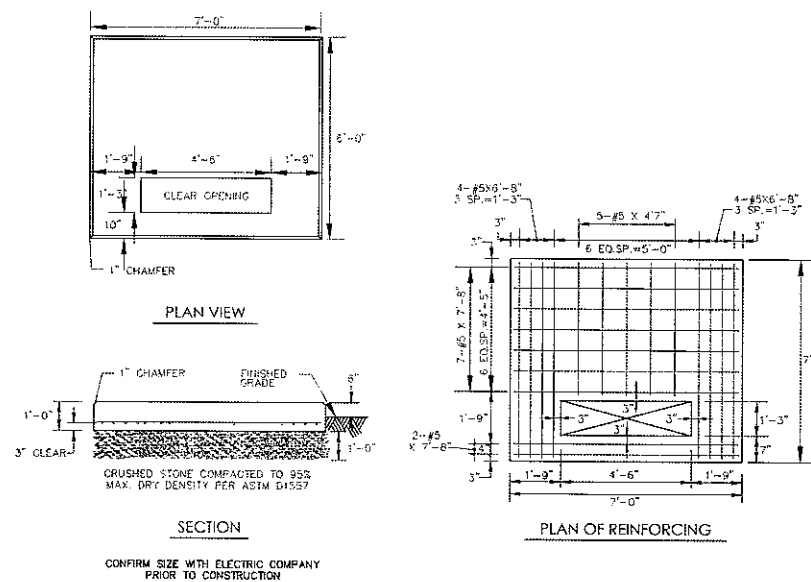


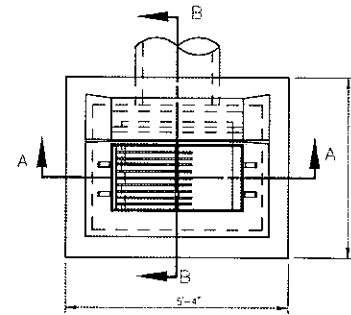




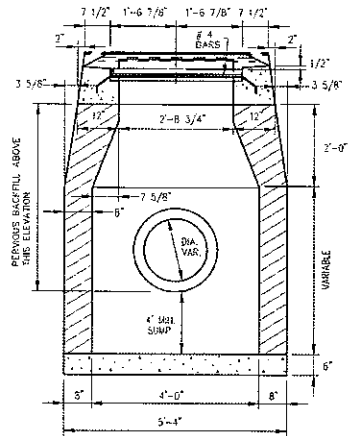


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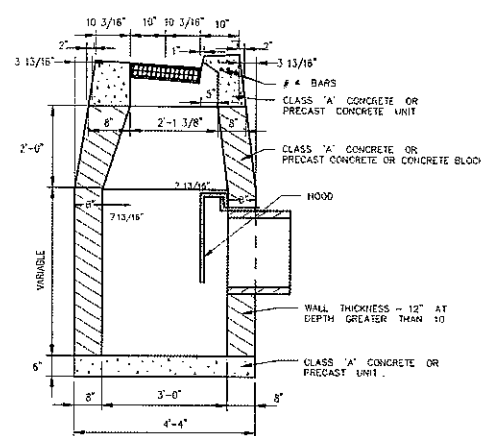
NOTE:  
1. DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.  
2. INSTALL 6" THICK BEDDING LAYER OF 3/4" CRUSHED STONE AT EACH CATCH BASIN LOCATION.



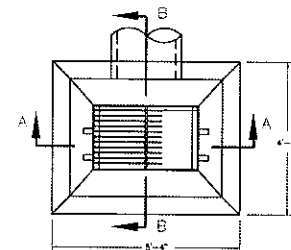
SECTION A-A

### TYPE 'C' CATCH BASIN WITH HOOD

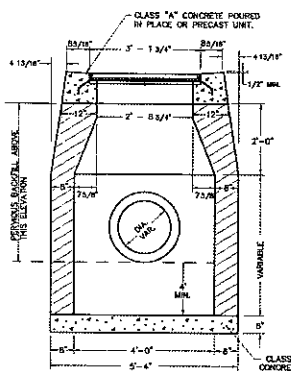
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SECTION B-B



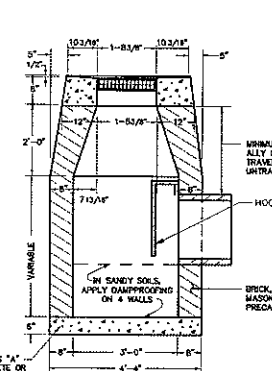
NOTE:  
DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.



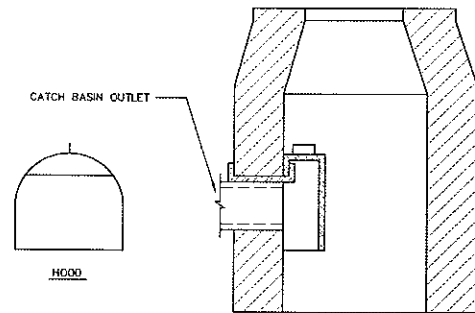
SECTION A-A

### TYPE 'C-L' CATCH BASIN WITH HOOD

N.T.S.



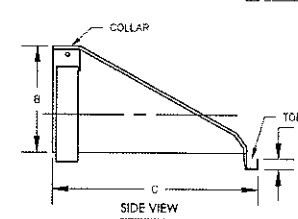
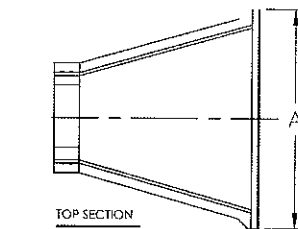
SECTION B-B



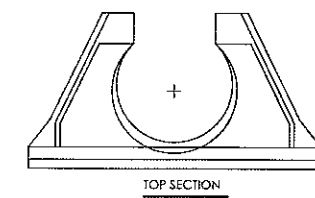
NOTE:  
NEENAH - R-3711 OR EQUAL

### HOODED OUTLET

N.T.S. ZDD-002

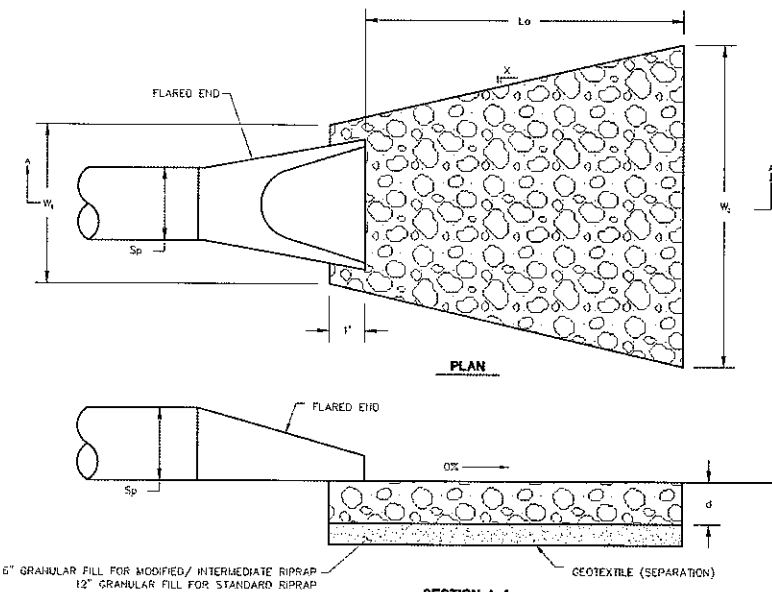


DIMENSION	PIPE DIAMETER					
	10"/12"	15"	18"	24"	30"	36"
A	42"	41"	49"	59.5"	66"	66"
B	14.5"	19"	22"	28"	36"	43"
C	33"	34"	43"	46"	63.5"	66.5"
D	6"	6"	6"	6"	6"	6"



### HDPE FLARED END SECTION (FES)

N.T.S.



SECTION A-A

LEGEND  
Sp= INSIDE PIPE DIAMETER  
Lo= LENGTH OF RIPRAP APRON  
d= 12" MODIFIED RIPRAP  
18" INTERMEDIATE RIPRAP  
36" STANDARD RIPRAP

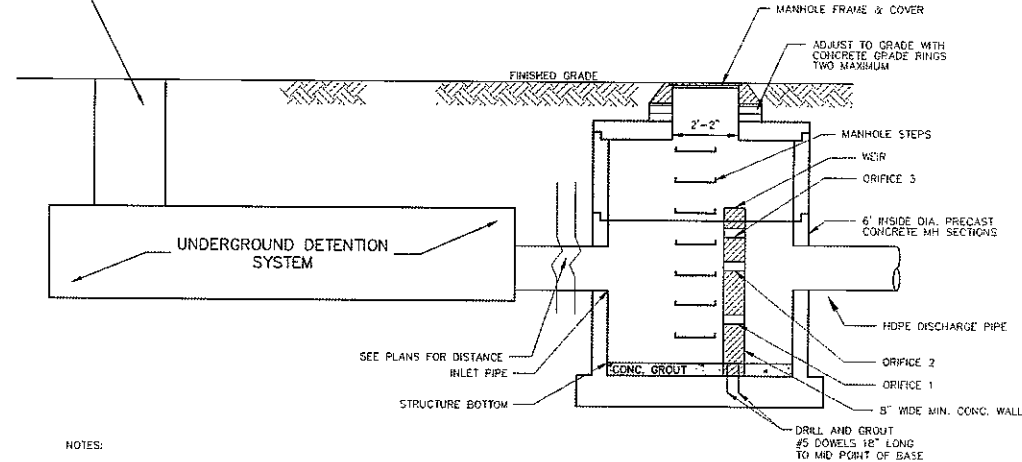
	X	W ₁	W ₂
TYPE A RIPRAP APRON	3	3Sp	3Sp + 0.7 Lo
TYPE B RIPRAP APRON	3	3Sp	3Sp + 0.4 Lo

NOTE:  
1. REFER TO GRADING AND DRAINAGE PLANS FOR DIMENSIONS AND DEPTH OF RIPRAP APRON OUTLET PROTECTION STRUCTURES.

### RIPRAP APRON OUTLET PROTECTION

N.T.S.

RISER (TYP.)



NOTES:  
1. SEE PLANS FOR UNDERGROUND DETENTION SYSTEM DETAILS. ALL UNITS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.  
2. UNDERGROUND DETENTION SYSTEM, MANHOLE FRAMES AND COVERS TO BE HS20 QUALIFIED.

OUTLET CONTROL STRUCTURE	ORIFICE 1		ORIFICE 2		ORIFICE 3		WEIR WALL	INLET PIPE		OUTLET PIPE	
	DIMENSIONS (LXH) (IN)	ELEVATION (FT)	DIMENSIONS (LXH) (IN)	ELEVATION (FT)	DIMENSIONS (LXH) (IN)	ELEVATION (FT)		DIAMETER (IN)	ELEVATION (FT)	DIAMETER (IN)	ELEVATION (FT)
OCS-40	12X6	44.10	N/A	N/A	N/A	N/A	46.00	15	43.92	15	43.92

### UNDERGROUND DETENTION OUTLET CONTROL STRUCTURE (OCS)

N.T.S.

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### STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-4500.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO UNIFORM BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-10, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
  - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.35 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
  - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO UNIFORM BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CORRELATION DATA MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
  - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
  - CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

- STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STORMTECH LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG REACH HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING STONE.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 9" (229 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M33 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (305 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUDDER.

### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
  - THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
    - NO EQUIPMENT IS ALLOWED ON CHAMBERS.
    - NO RUBBER TIRED LOADER, DOOR TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
    - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
  - FULL 12" (305 mm) OF STABILIZED COVER MATERIAL OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-852-7264 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

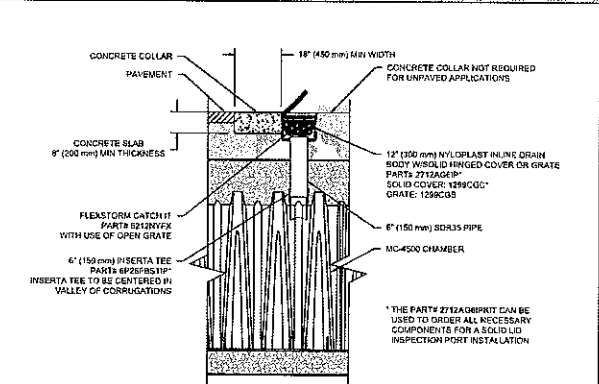
### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
  - REMOVE TOP LID ON HYDROPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STORM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - IF SEDIMENT IS AT, OR ABOVE, 3" (76 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - ALL ISOLATOR ROWS
  - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
  - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - IF SEDIMENT IS AT, OR ABOVE, 3" (76 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS REQUIRED
  - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFILL WATER IS CLEAN
  - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

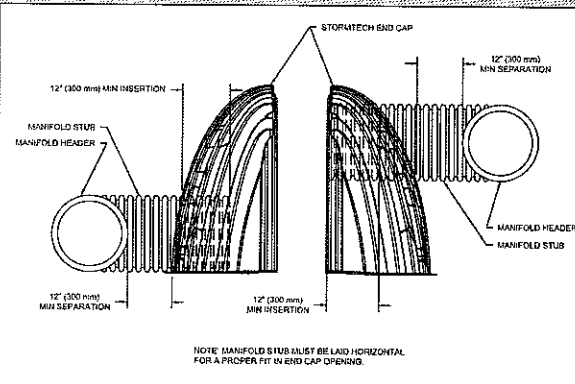
### NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

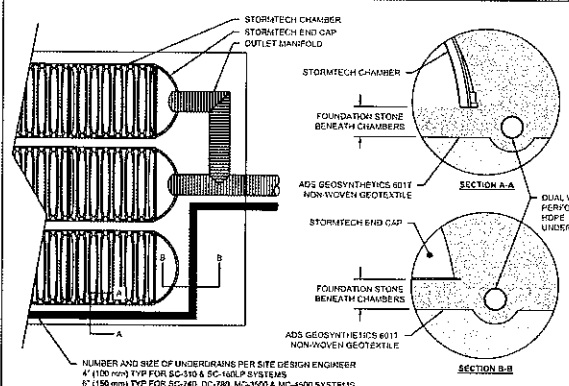
### 3 MC-4500 ISOLATOR ROW DETAIL



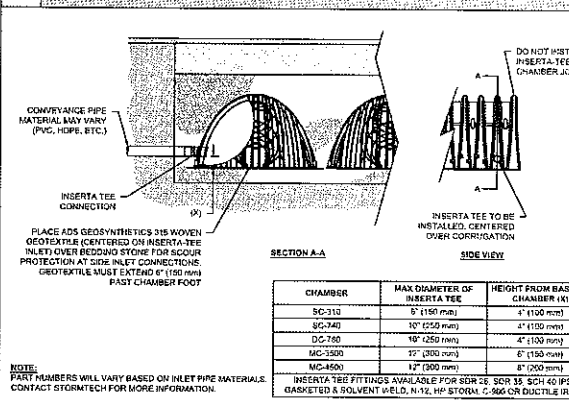
### 4 MC-4500 6" (150 mm) INSPECTION PORT DETAIL



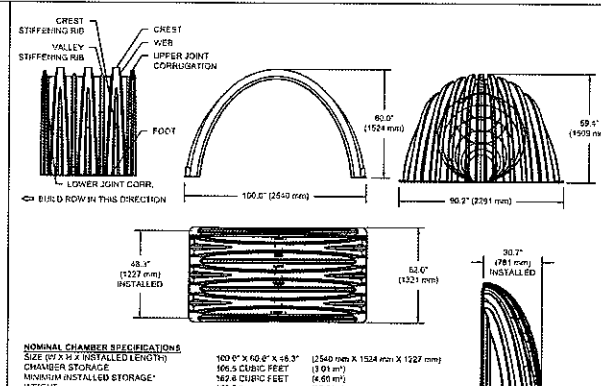
### 7 MC-SERIES END CAP INSERTION DETAIL



### 5 UNDERDRAIN DETAIL



### 6 INSERTA-TEE SIDE INLET DETAIL



### 2 MC-4500 TECHNICAL SPECIFICATIONS

NOMINAL CHAMBER SPECIFICATIONS			
SIZE (BY 2" X 2" INSTALLED LENGTH)	100" X 60" X 48" (2540 mm X 1524 mm X 1219 mm)	100" X 60" X 48" (2540 mm X 1524 mm X 1219 mm)	100" X 60" X 48" (2540 mm X 1524 mm X 1219 mm)
CHAMBER STORAGE	106.6 CUBIC FEET (3.01 m³)	106.6 CUBIC FEET (3.01 m³)	106.6 CUBIC FEET (3.01 m³)
MINIMUM INSTALLED STORAGE*	167.8 CUBIC FEET (4.65 m³)	167.8 CUBIC FEET (4.65 m³)	167.8 CUBIC FEET (4.65 m³)
WEIGHT	130.0 lbs.	130.0 lbs.	130.0 lbs.

NOMINAL END CAP SPECIFICATIONS			
SIZE (BY 2" X 2" INSTALLED LENGTH)	60" X 58.4" X 30.7" (1524 mm X 1483 mm X 781 mm)	60" X 58.4" X 30.7" (1524 mm X 1483 mm X 781 mm)	60" X 58.4" X 30.7" (1524 mm X 1483 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET (1.01 m³)	35.7 CUBIC FEET (1.01 m³)	35.7 CUBIC FEET (1.01 m³)
MINIMUM INSTALLED STORAGE*	103.7 CUBIC FEET (2.93 m³)	103.7 CUBIC FEET (2.93 m³)	103.7 CUBIC FEET (2.93 m³)
WEIGHT	135.0 lbs.	135.0 lbs.	135.0 lbs.

*AS SHOWN 12" (305 mm) STONE ABOVE, 6" (150 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

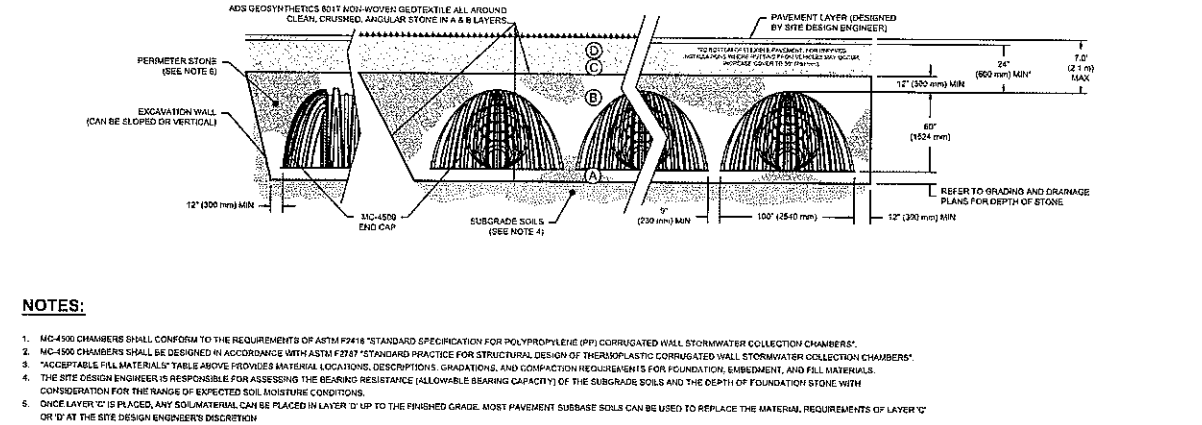
  

PART #	STUB	B	C
MC4500REPE001	0" (0 mm)	42.54" (1081 mm)	0.86" (22 mm)
MC4500REPE002	0" (0 mm)	42.54" (1081 mm)	0.86" (22 mm)
MC4500REPE003	0" (0 mm)	42.54" (1081 mm)	0.86" (22 mm)
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### ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER "D" STARTS FROM THE TOP OF THE "C" LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FRESH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "D" LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECKED AND FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL MATERIAL FOR LAYER "C" STARTS FROM THE TOP OF THE EMBEDMENT STONE (IF LAYERS TO 24" (609 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "C" LAYER.	GRAVELLY WELL-GRADED SAND/AGGREGATE MIXTURES, #33 FINESS OR PROCESSED AGGREGATE, OR AASHTO M145, A-1, A-2, A-3, OR AASHTO M63, 3, 3.5, 4, 4.6, 5, 5.5, 6, 6.7, 6.8, 7, 7.5, 8, 8.5, 9, 9.5, 10.	SEED COMPACTIONS AFTER 24" (609 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (305 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCEDED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ("A" LAYER) TO THE "C" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹²

PLEASE NOTE:  
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M42) STONE".  
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

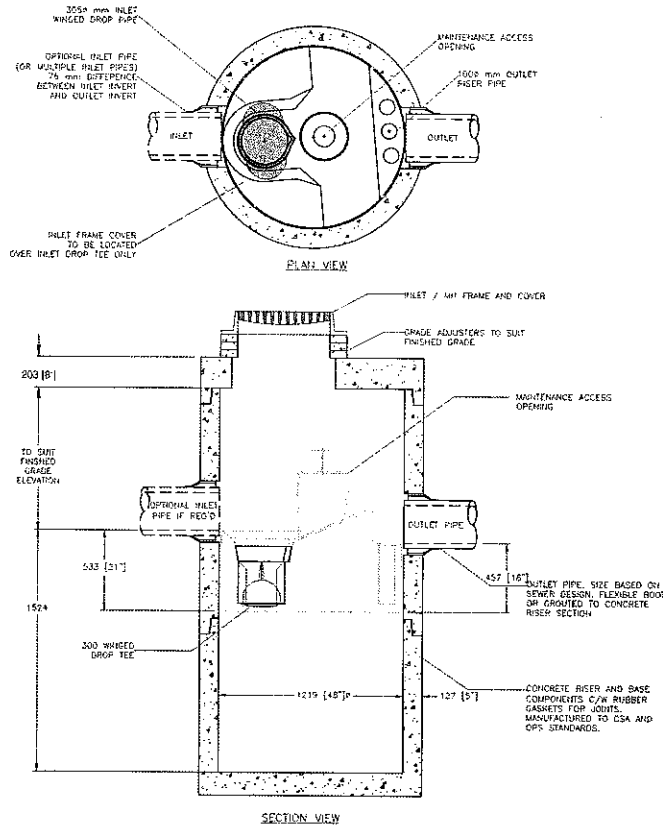


### 1 MC-4500 CROSS SECTION DETAIL

NOTES:

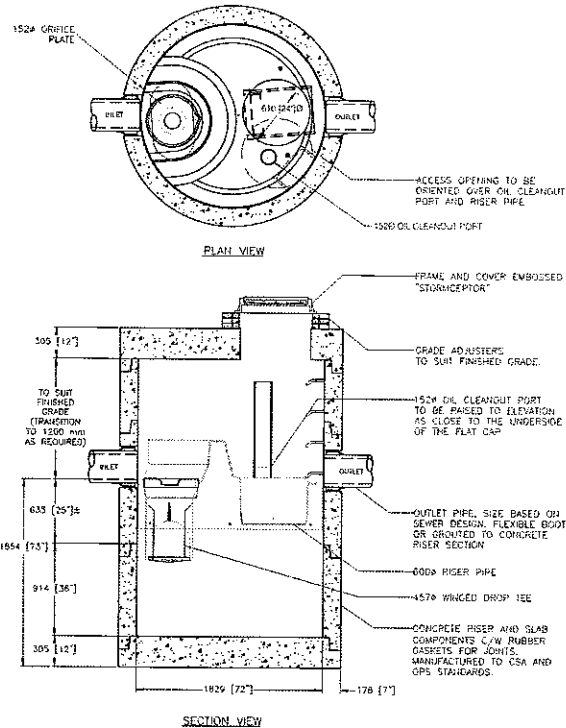
- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER "C" IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER "D" UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER "C" OR "D" AT THE SITE DESIGN ENGINEER'S DISCRETION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



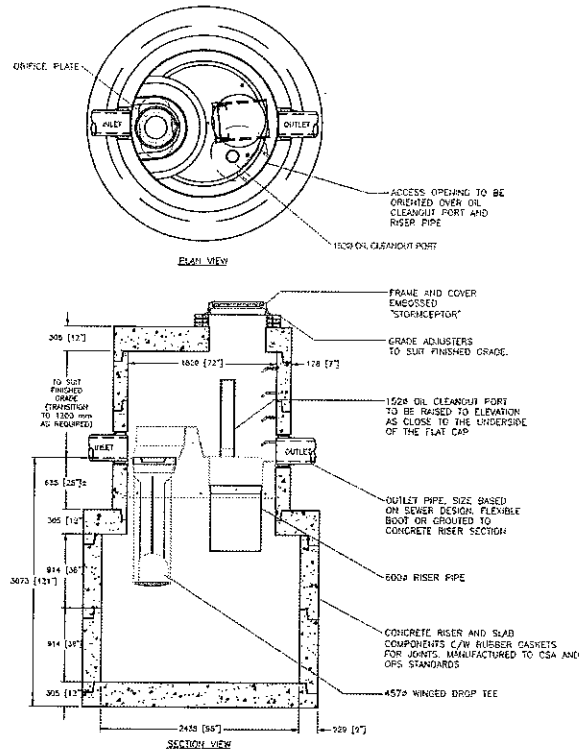
HYDRODYNAMIC SEPARATOR (HDS)  
STORMCEPTOR OSR 300i

N.T.S.



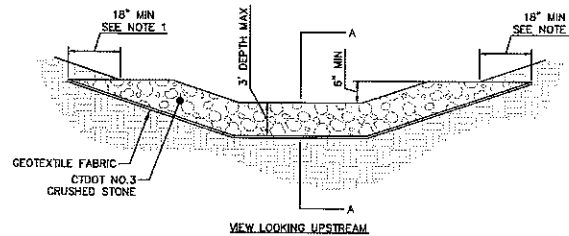
HYDRODYNAMIC SEPARATOR (HDS)  
STORMCEPTOR OSR 750

N.T.S.



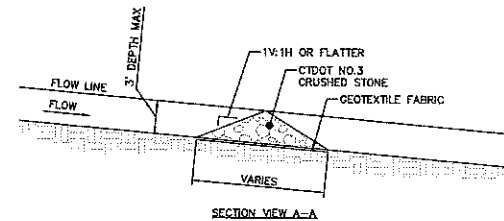
HYDRODYNAMIC SEPARATOR (HDS)  
STORMCEPTOR OSR 2000

N.T.S.



NOTES:

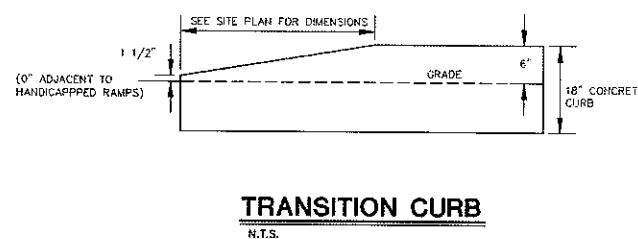
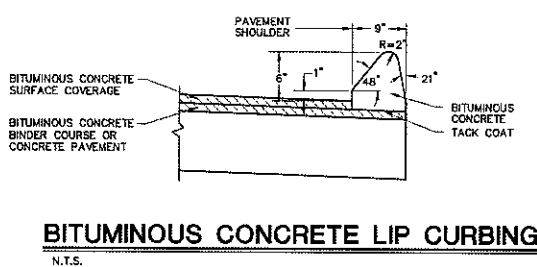
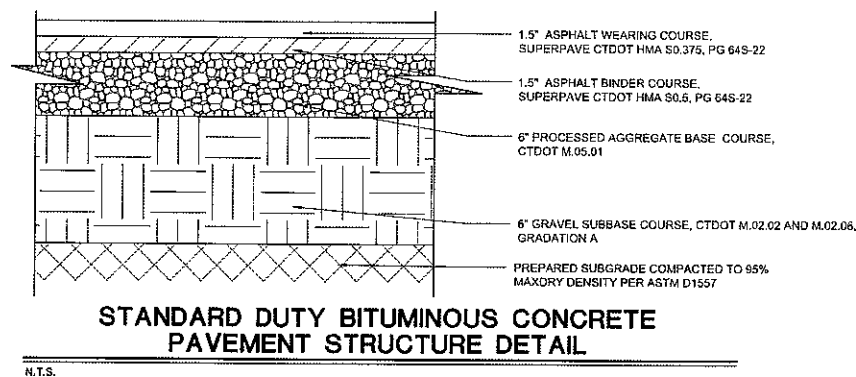
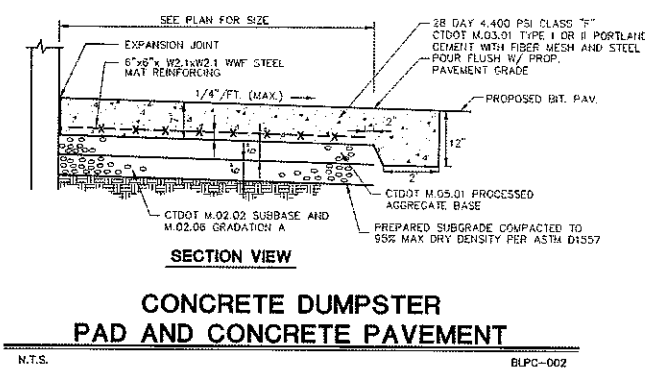
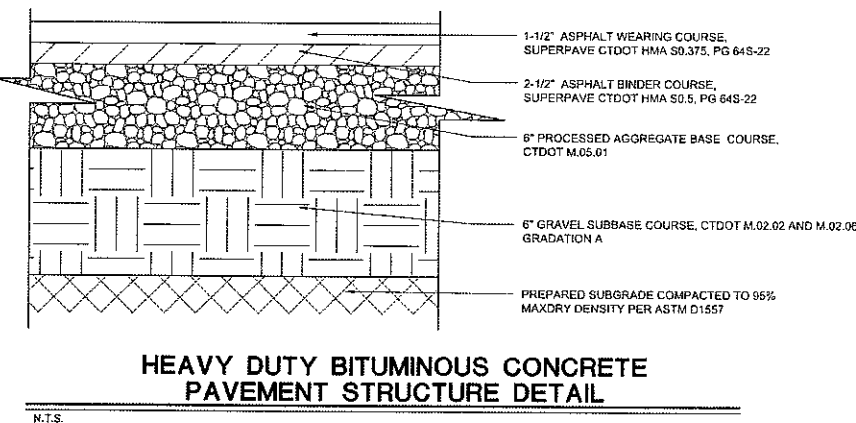
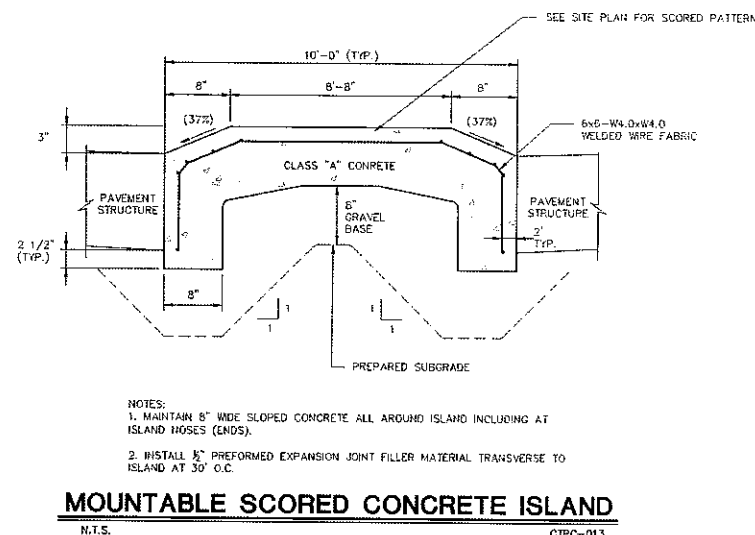
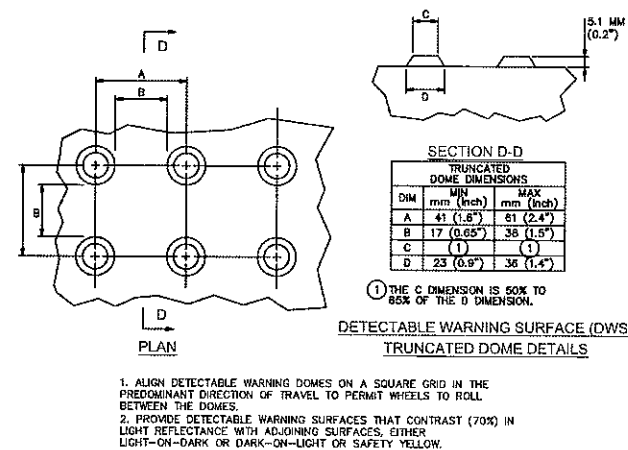
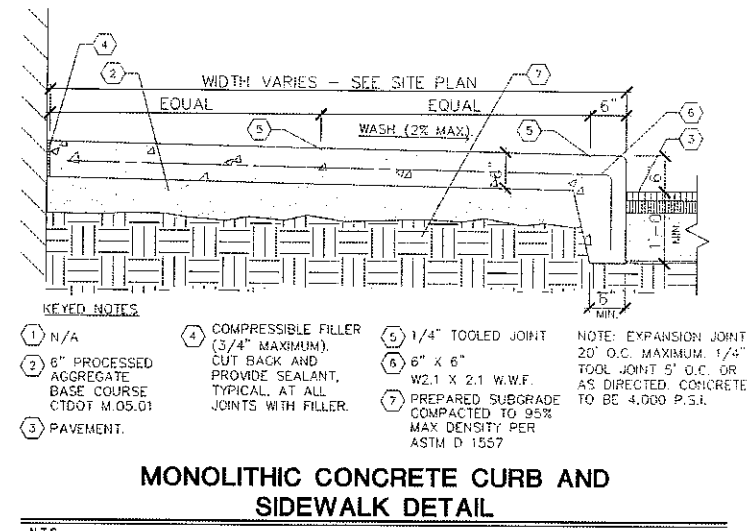
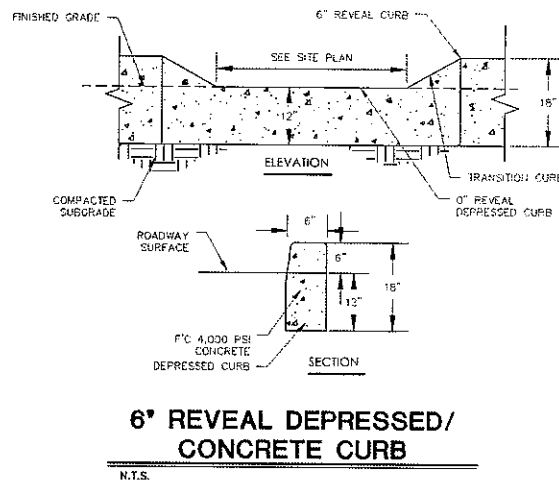
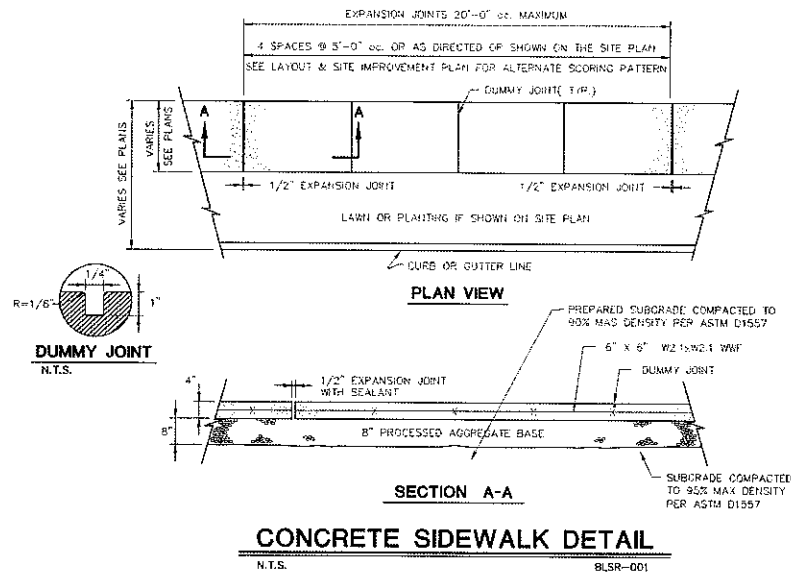
1. KEY STONE INTO THE DRAINAGE WAY BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
2. THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR - 24 HOUR PEAK FLOW.



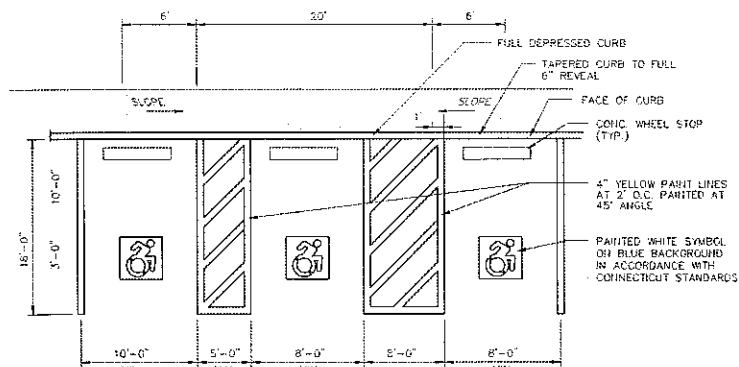
STONE CHECK DAM

N.T.S.

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NOT RELEASED FOR CONSTRUCTION



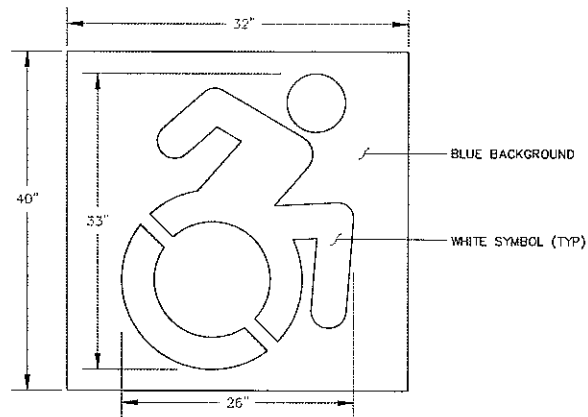
FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



NOTES:  
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS.  
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

### ACCESSIBLE PARKING SPACE AND RAMP DETAIL

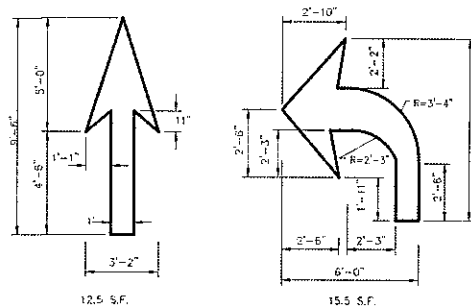
N.T.S. BLPC-004



NOTE: HANDICAP SYMBOL TO ADHERE TO  
STATE BUILDING CODE, LATEST EDITION

### CONNECTICUT SYMBOL OF ACCESSIBILITY

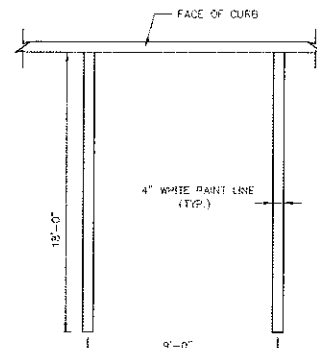
N.T.S.



(WHITE)  
(ARROWS TO BE CENTERED IN TRAVEL LANE)

### PAVEMENT ARROW DETAILS

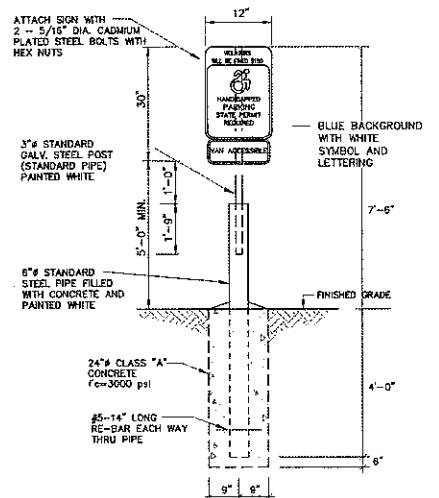
N.T.S. BLPC-005



NOTE:  
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.  
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

### TYPICAL PARKING SPACE DETAIL

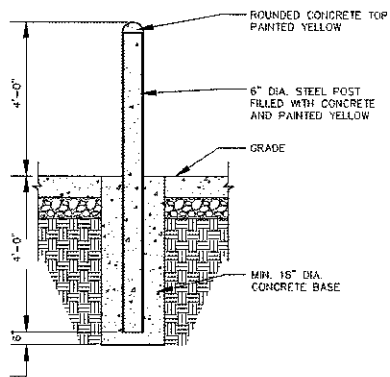
N.T.S. BLPC-003



NOTE: HANDICAP SYMBOL TO ADHERE TO  
STATE BUILDING CODE, LATEST EDITION

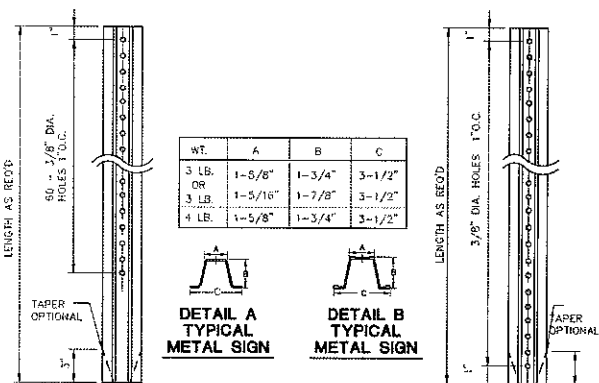
### HANDICAP SIGN BOLLARD DETAIL

N.T.S.



### 6" CONCRETE FILLED STEEL BOLLARD

N.T.S. BLSE-005

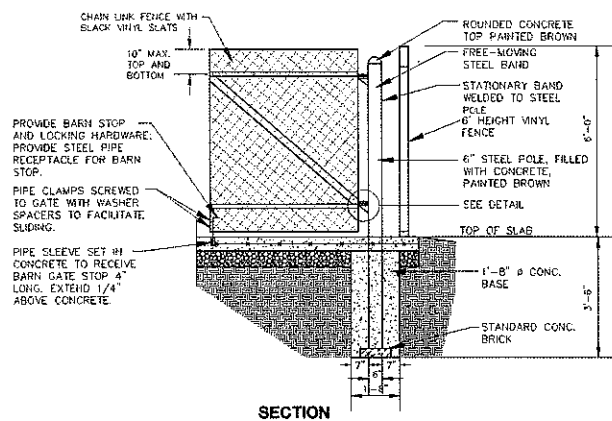


### DETAIL A HOLE LOCATION

NOTES:  
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 430-81 GRADE SS AND TO THE CHEMICAL REQUIREMENTS OF ASTM A 76-76 CARBON STEEL RAIL HAVING MINIMUM MOIST 0.01% TO LIES OR GREATER PER LINEAR YARD.  
AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.  
SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.  
ALL SIGNS IN STATE ROW TO MEET CDDOT SPECIFICATIONS FOR BREAKAWAY SIGNS. SEE CDDOT STANDARD DETAIL SHEET TYPICAL METAL SIGN POSTS AND SIGN MOUNTING DETAILS AND CDDOT FORM 817.

### TYPICAL METAL SIGN POSTS

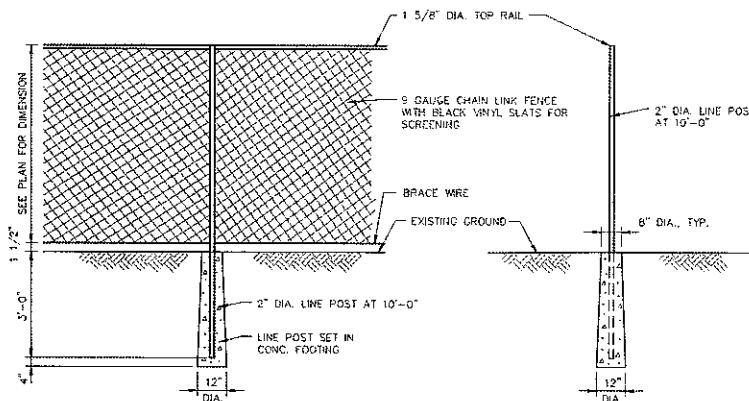
N.T.S. BLSD-001



### SECTION

### TRASH ENCLOSURE CHAIN LINK FENCE GATE

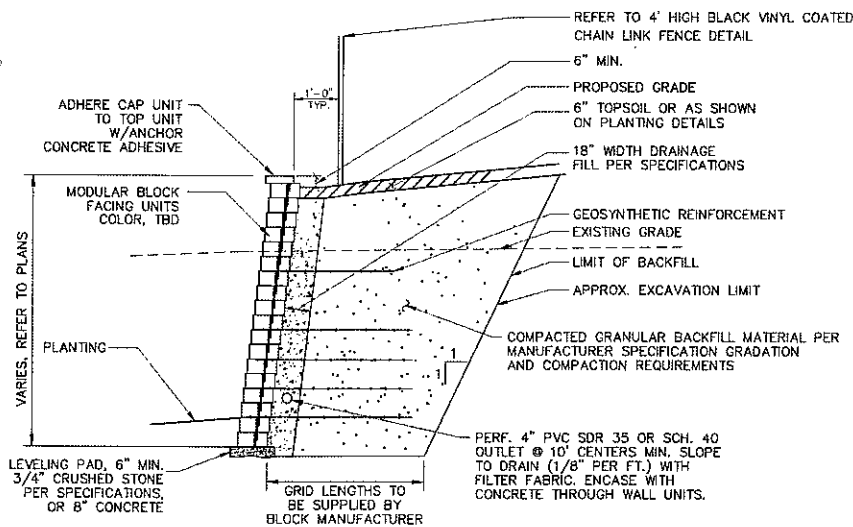
N.T.S. BLFD-001



### FRONT VIEW

### CHAIN LINK FENCE DETAIL

N.T.S. BLFD-001



NOTE:  
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

### MODULAR BLOCK RETAINING WALL

N.T.S.

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



# Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.town.berlin.ct.us

Town of Berlin  
Received

OCT 16 2020

Planning & Zoning Department  
Berlin, Connecticut

## SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Deming Ridge (833 Deming Road)

Property Owner(s): 833 Deming Road, LLC

Project Address*: 0, 823 and 833 Deming Road

Map: 5-4 Block: 122 Lot: 10,11-1,11-2 Zone(s): WHD Lot Area: 11.4 acres

### Please select all relevant items below:

- ☐ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Amendment to Zoning Regulations – Section(s) _____
- ☐ Amendment to Zoning Map – Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

### Applicant Information

Name: Benjamin Tripp

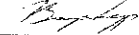
Firm Name: 833 Deming Road, LLC

Street Address: 6 Executive Drive #100

City: Farmington ST: CT Zip: 06032

Email: btripp@metro-realty.com

Phone: 860.674.5624

Signature: 

Date: October 14, 2020

### Property Owner(s) Information (If Not the Applicant)

Name: Same

Principal: _____

Street Address: _____

City: _____

ST: _____

Zip: _____

Email: _____

Phone: _____

*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.



Town of Berlin  
Received

OCT 1 5 2020

Planning & Zoning Department  
Berlin, Connecticut

**This Site Plan Involves:**

☐ Additions      ☐ Alterations      ☒ Demolition      ☒ New Construction

**Description of Project*:** Site Plan Amendment to existing approval granted previously.

The proposed property will contain 11 residential structures and a clubhouse.

*If more space is needed, then please provide separate narrative document.

**SITE PLAN ZONING STATISTICS**

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
<b>USE(S)</b>	<b>WHD</b>	<b>WHD</b>	
<b>COMMERCIAL</b>			
Gross Floor Area			
Parking Spaces			
<b>INDUSTRIAL</b>			
Gross Floor Area			
Parking Spaces			
<b>RESIDENTIAL</b>			
Number of Units		88	
Number of Bedrooms		132	
Gross Floor Area		111,496	
Parking Spaces		148	
<b>OTHER USES</b>			
Gross Floor Area			
Parking Spaces			

**To be completed by P&Z staff only:**

Fee Paid \$ 260.- (Refer to current Fee Schedule)

Received by: fms

check # 241

Site Plan Amendment for Deming Ridge – 0, 823 and 833 Deming Road  
Summary of Proposed Changes

The applicant seeks to modify the site plan approval received on August 20th, 2020 for an 11 building, 88-unit multifamily housing development in the WHD zone. The following is a summary of the major changes to the site plan:

- Apartment sizes have increased. The 1BR units have increase from 735 square feet to 834 square feet of living space. The 2BR units have increased from 1,052 square feet to 1,168 square feet of living space. The number of units and unit mix remains unchanged.
- A 1,499 sf clubhouse has been added to the site plan. The expected use of the clubhouse is solely as a fitness facility.
- Parking count has increased by two spaces, from 146 spaces to 148 spaces
- These changes have been achieved by reducing the rear yard from 50 feet (approved) to 38 feet (proposed), and by reducing the parking side yard from 32 feet (approved) to 23 feet (proposed)
- Impervious site coverage has changed from 29% (approved) to 30% (proposed), and building coverage has changed from 9% (approved) to 10% (proposed).
- All proposed changes are in conformance with the Workforce Housing Development zone as recently amended. No further text modification is required for this Site Plan Amendment.

October 13, 2020

Ms. Maureen Giusti, Acting Town Planner  
Town of Berlin  
Planning & Zoning Department  
240 Kensington Road  
Berlin, CT 06037

**RE: 833 Deming Ridge, Special Permit / Site Plan**

Stormwater Analysis Results (Rev 2)

MMI Project No. 3571-40

Milone & MacBroom, Inc. (MMI) is pleased to provide the following updated information relative to the Deming Ridge Special Permit / Site Plan and previously submitted letter report, 833 Deming Road, Special Permit / Site Plan, Stormwater Analyses Results, Rev 1 (7/31/20).

An updated post-construction conditions Stormwater Analysis and modeling with HydroCAD was performed due to the addition of a proposed fitness center, slight enlargement of each apartment building or unit, and increased vehicle pavement with parking stalls at the most-rear parking lot. Based on the changes described above, the summary of results of overall stormwater runoff peak flows (cubic feet per second) are listed below.

<b>Rain Event</b>	<b>2</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	
<b>Qp</b> EXIST	1.45	5.44	9.98	14.07	18.96	
<b>Qp</b> PROP	1.12	5.43	8.88	11.64	14.81	(7/31/20)
<b>Qp</b> PROP	1.13	5.43	8.88	11.64	15.62	(10/13/20)

Based on the minor site design modifications and HydroCAD modeling results, it can be seen that the proposed peak runoff flow rates are still less than the existing peak runoff flow rates. Please note that no additional changes or modifications to the stormwater models (HydroCAD) were completed.

If the Town has any additional questions or comments regarding this matter, please call me at your earliest convenience.

Sincerely,

**MILONE & MACBROOM, INC.**



Mark McClusky, P.E.  
Senior Project Manager, Civil Engineering

Cc: Ben Tripp, Metro Realty

3571-40 o1320-ltr

# DEMING RIDGE PROPOSED MULTI-FAMILY DEVELOPMENT

833 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

MMI #3571-40

JUNE 22, 2020

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

REVISED: SEPTEMBER 2, 2020

REVISED: SEPTEMBER 22, 2020

REVISED: OCTOBER 7, 2020

REVISED: OCTOBER 13, 2020 (SITE PLAN AMENDMENT)

## 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", 1-800-922-4655. 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 4" 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

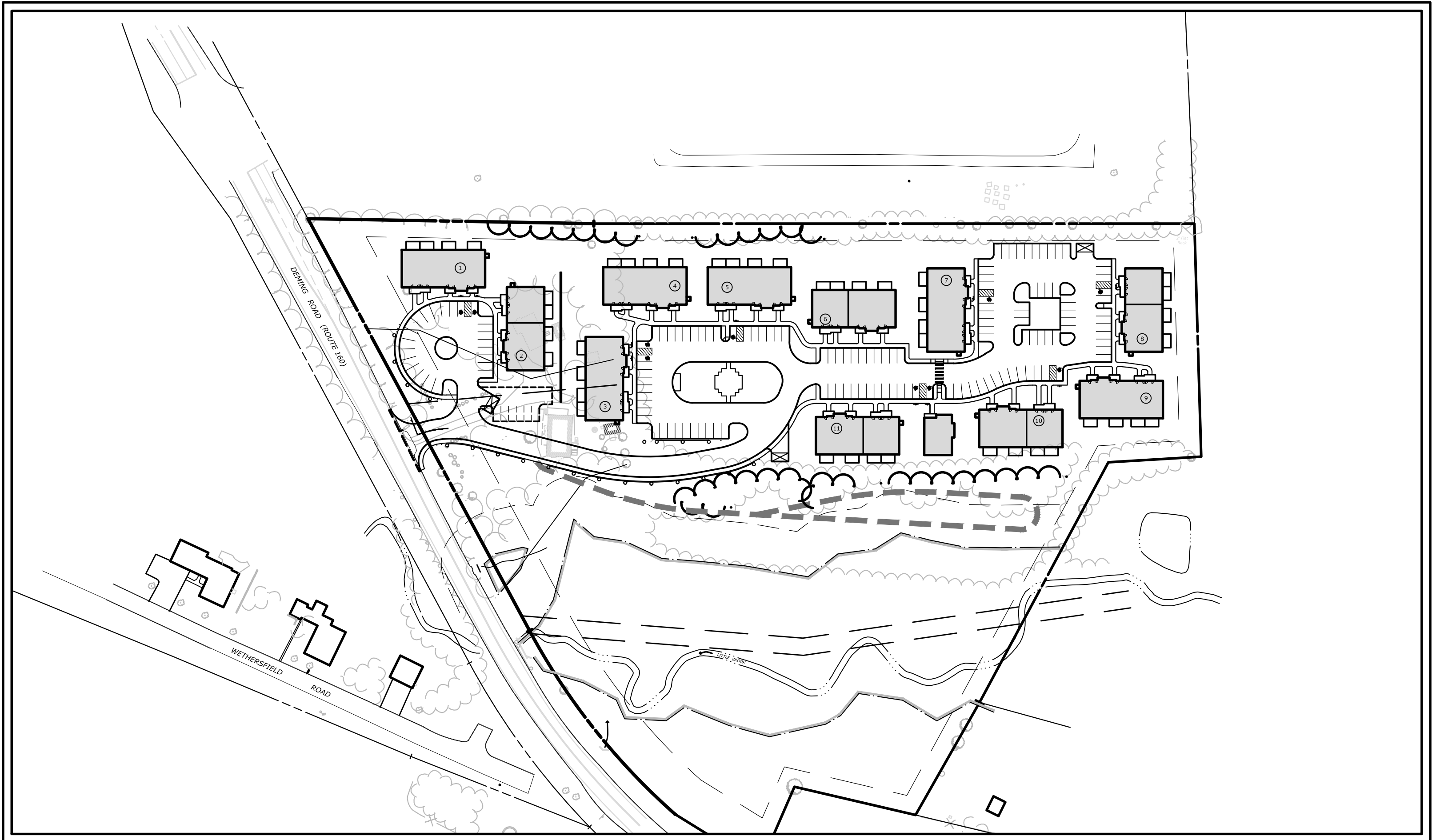
	REQUIRED	PROPOSED
LOT AREA*	11-13 ACRES	11.48 ACRES
FRONTAGE*	900 FEET MIN.	940 FEET
FRONT YARD	50 FEET MIN.	58 FEET
SIDE YARD	20 FEET MIN.	33 FEET
REAR YARD	25 FEET MIN.	38 FEET
PARKING FRONT YARD*	15 FEET MIN.	16 FEET
PARKING SIDE YARD*	20 FEET MIN.	23 FEET
PARKING REAR YARD	15 FEET MIN.	98 FEET
BUILDING HEIGHT	35 FEET (2 STORIES) MAX.	2 STORIES
UNIT DENSITY*	8 UNITS/ACRE MAX.	7.7 UNITS/ACRE
BUILDING SEPARATION*	20 FEET MIN.	20 FEET
BUILDING COVERAGE	25% MAX.	10%
IMPERVIOUS SITE COVERAGE (%)	60% MAX.	30%
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

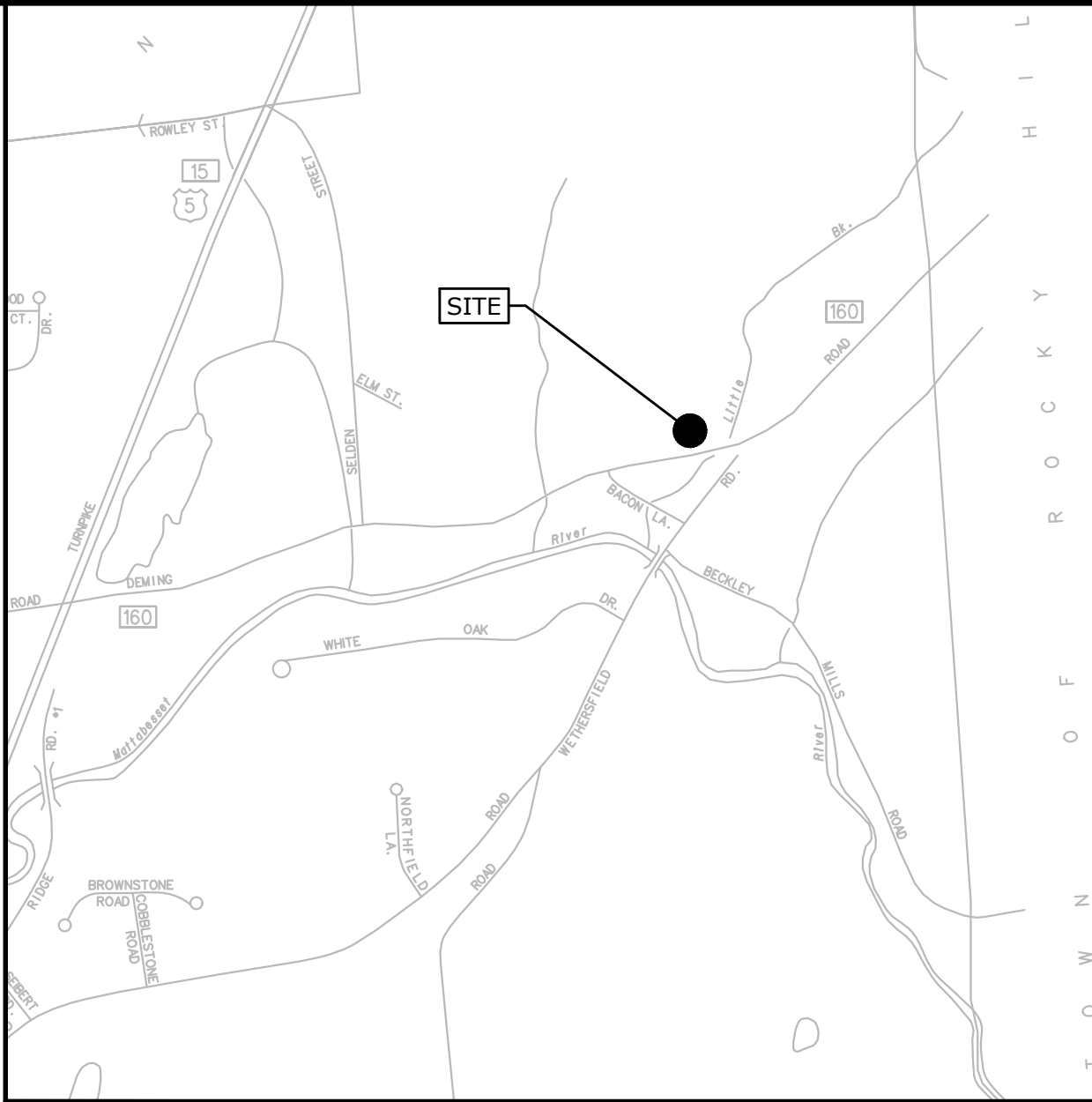
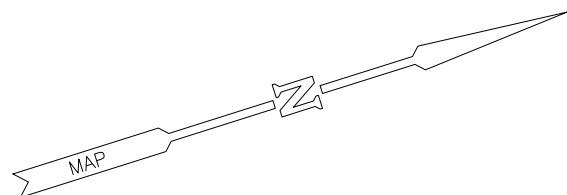
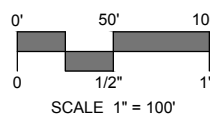
### PARKING DATA

	REQUIRED	PROPOSED
STANDARD SPACES		138
HANDICAP/ VAN ACCESSIBLE PARKING SPACES	9	10
TOTAL PARKING SPACES	132**	148

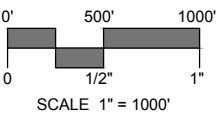
**88 UNITS X 1.5 SPACES/UNIT=132 SPACES



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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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 (75%) OF TOTAL RAINFALL. THE FOLLOWING PROCEDURE HAS BEEN FIELD TESTED. AFTER A PERIOD OF SEDIMENT HAS ACCUMULATED IN THE MAIN PORTION OF THE BASIN, OR WHEN A SIGNIFICANT ALGAL GROWTH IS OBSERVED, 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 PLACED IN AN APPROVED AREA. THE FOLLOWING ARE THE MINIMUM REMOVAL REQUIREMENTS. 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

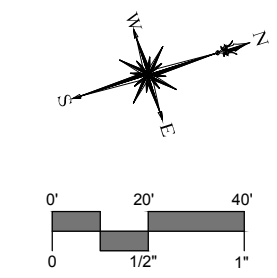
BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MAINHOLE 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.



 **MILONE &  
MACBROOM**

99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
[WWW.MMINC.COM](http://WWW.MMINC.COM)

DESCRIPTION	DATE	BY
PLANNING AND ZONING SUBMISSION	7/01/2020	AWG
GRADINGS AND UTILITY REVISIONS	8/06/2020	AWG
LAYOUT REVISIONS	9/02/2020	AWG
CLIENT REVISIONS	10/07/2020	AWG
SITE PLAN AMENDMENT	10/13/2020	AWG

## SITE PLAN - GRADING AND UTILITIES

## DEMING RIDGE

333 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

<b>AWG</b>	<b>AWG</b>	<b>T</b>
DESIGNED	DRAWN	CHECKED

1"=40'

**JUNE 22, 2020**

3571-40

04 OF 09

**GU**







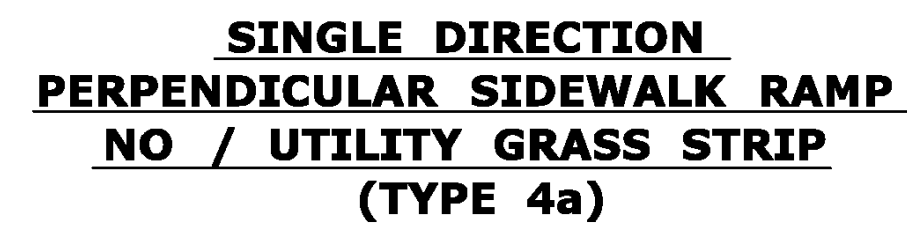






THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTILE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD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

**DETECTABLE WARNING STRIP**  
NOT TO SCALE



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

## SITE DETAILS

**DEMING RIDGE  
PROPOSED MULTI-FAMILY DEVELOPMENT**  
3333 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

<b>AWG</b> DESIGNED	<b>AWG</b> DRAWN	<b>T</b> CHECKED
<b>AS NOTED</b>		
SCALE		
<b>JUNE 22, 2020</b>		
DATE		
<b>3571-40</b>		
PROJECT NO.		
<b>07 OF 09</b>		
SHEET NO.		
<b>SD-1</b>		
SHEET NAME		







DESIGNED BY: MML  
CHECKED BY: MML  
DATE: 10/12/2020  
PROJECT: 3571-40  
SHEET: 09 OF 09

## FORMATION OF EMBANKMENTS FOR STORMWATER BASINS

### 1. MATERIALS

ALL FILL MATERIALS SHALL BE OBTAINED FROM REQUIRED EXCAVATIONS OR DESIGNATED BORROW AREAS. FILL MATERIAL SHALL CONTAIN NO FROZEN MATERIAL, SOD, BRUSH, ROOTS, OR OTHER ORGANIC MATERIAL. EARTH EMBANKMENTS SHALL CONTAIN NO STONES OR ROCK PARTICLES OVER THREE INCHES IN DIAMETER.

THE MATERIAL USED IN THE CENTER PORTION OF THE EMBANKMENT SHALL BE THE MOST IMPERVIOUS MATERIAL OBTAINED FROM THE BORROW AREAS IF REQUIRED, THE MORE PERVIOUS MATERIALS SHALL BE USED IN THE OUTER PORTION OF THE EMBANKMENT AS SHOWN ON THE PLANS.

#### A. IMPERVIOUS FILL MATERIALS

IMPERVIOUS FILL SHALL BE A GLACIAL TILL, AND TO BE PROVIDED FROM AN OFFSITE SOURCE IN THE QUANTITIES REQUIRED FOR COMPLETION, FILL TO BE APPROVED BY THE ENGINEER. GLACIAL TILL SHALL CONSIST OF HARD AND DURABLE PARTICLES OR FRAGMENTS AND SHALL BE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIALS. GLACIAL TILL SHALL GENERALLY CONFORM TO THE FOLLOWING GRADATION LIMITS:

U.S. STANDARD	PERCENTAGE PASSING
SIEVE SIZE	BY WEIGHT
3 INCH	100
NO. 4	60-95
NO. 10	50-95
NO. 40	30-75
NO. 100	20-65
NO. 200	10-40

### 2. EMBANKMENT FOUNDATION PREPARATION

AREAS WHERE EMBANKMENTS ARE TO BE FORMED SHALL BE CLEARED AND GRUBBED OF ALL TOPSOIL AND OTHER ORGANIC MATERIALS TO A DEPTH OF AT LEAST 24 INCHES, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, FOUNDATION AREAS SHALL BE SCARIFIED TO A DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF FILL MATERIAL.

### 3. PLACEMENT

NO FILL SHALL BE PLACED UNTIL THE FOUNDATION PREPARATION AND EXCAVATIONS IN THE FOUNDATION HAVE BEEN COMPLETED. NO FILL SHALL BE PLACED ON A FROZEN SURFACE NOR SHALL FROZEN MATERIAL BE INCORPORATED.

#### A. EMBANKMENT

MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS. THE THICKNESS OF LAYERS SHALL BE SIX INCHES. DURING CONSTRUCTION, THE SURFACE OF THE FILL SHALL HAVE A CROWN OR CROSS-SLOPE OF NOT LESS THAN TWO PERCENT. EACH LAYER OR LIFT SHALL EXTEND OVER THE ENTIRE AREA OF THE FILL.

THE FILL SHALL BE FREE FROM LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFERING SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL. THE MORE PERVIOUS MATERIAL SHALL BE PLACED IN THE OUTSIDE PORTION OF THE EMBANKMENT OR AS INDICATED ON THE DRAWINGS. THE FINISHED FILL SHALL BE SHAPED AND GRADED TO THE LINES AND GRADE SHOWN ON THE DRAWINGS.

#### B. BACKFILL AT THE PIPE OUTLET

BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED THREE INCHES IN THICKNESS AND SHALL BE BROUGHT UP UNIFORMLY AROUND THE OUTLET PIPE AND FLARED END SECTION

### 4. MOISTURE CONTROL

THE MOISTURE CONTENT OF MATERIALS IN THE EMBANKMENT SHALL BE CONTROLLED TO MEET THE REQUIREMENTS OF SECTION 5, "COMPACTION OF EMBANKMENT." WHEN NECESSARY, MOISTURE SHALL BE ADDED BY USE OF APPROVED SPRINKLING EQUIPMENT. WATER SHALL BE ADDED UNIFORMLY AND EACH LAYER SHALL BE THOROUGHLY DISKED OR HARROWED TO PROVIDE ROPE MIXING. ANY LAYER FOUND TOO WET FOR PROPER COMPACTION SHALL BE ALLOWED TO DRY BEFORE ROLLING, PLACING OR ROLLING OF MATERIAL ON EARTH FILLS WILL NOT BE PERMITTED DURING OR IMMEDIATELY AFTER RAINFALLS WHICH INCREASE THE MOISTURE CONTENT BEYOND THE LIMIT OF SATISFACTORY COMPACTION. THE EARTH FILL SHALL BE BROUGHT UP UNIFORMLY AND ITS TOP SHALL BE KEPT GRADED AND SLOPED SO THAT A MINIMUM OF RAINWATER WILL BE RETAINED THEREON. COMPACTED EARTH FILL DAMAGED BY WASHING SHALL BE ACCEPTABLY REPLACED BY THE CONTRACTOR.

### 5. COMPACTION

#### A. EMBANKMENT

EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AND BY THE COMPACTION EQUIPMENT SPECIFIED HEREIN. THE COMPACTION EQUIPMENT SHALL TRAVERSE THE ENTIRE SURFACE OF EACH LAYER OF FILL MATERIAL.

APPROVED TAMPING ROLLERS SHALL BE USED FOR COMPACTING ALL PARTS OF THE EMBANKMENTS WHICH THEY CAN EFFECTIVELY REACH. THE CONTRACTOR SHALL DEMONSTRATE THE EFFECTIVENESS OF THE ROLLER BY ACTUAL SOIL COMPACTION RESULTS OF THE SOIL TO BE USED IN THE EMBANKMENT WITH LABORATORY WORK PERFORMED BY AN APPROVED SOIL TESTING LABORATORY.

#### B. BACKFILL AT OUTLET CONDUIT

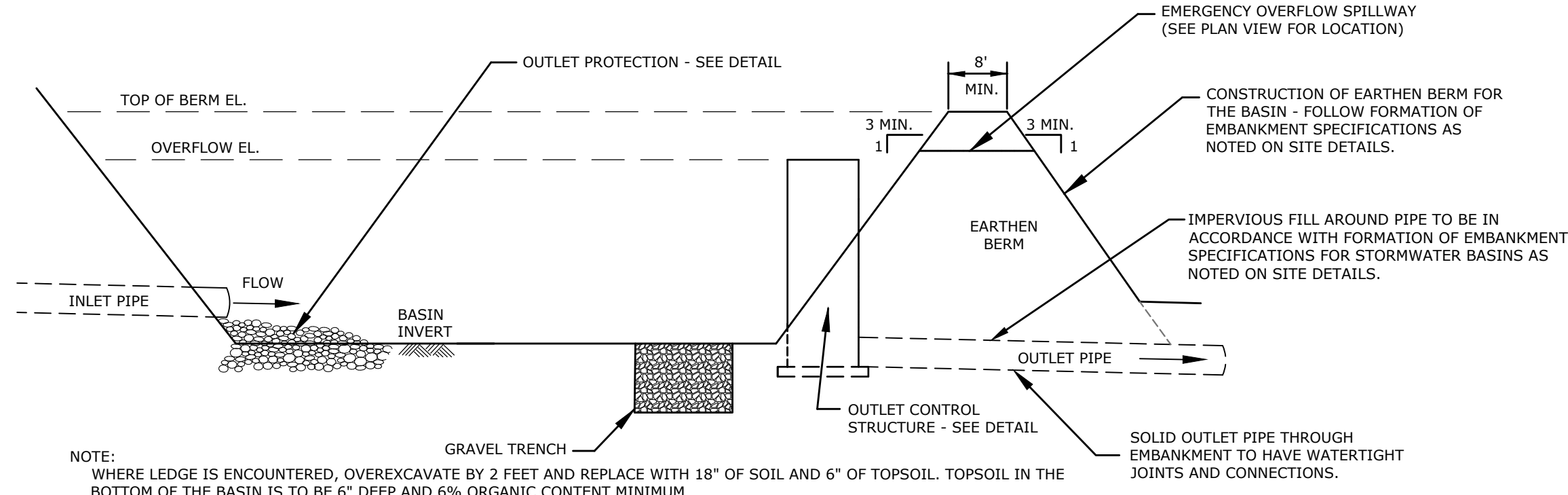
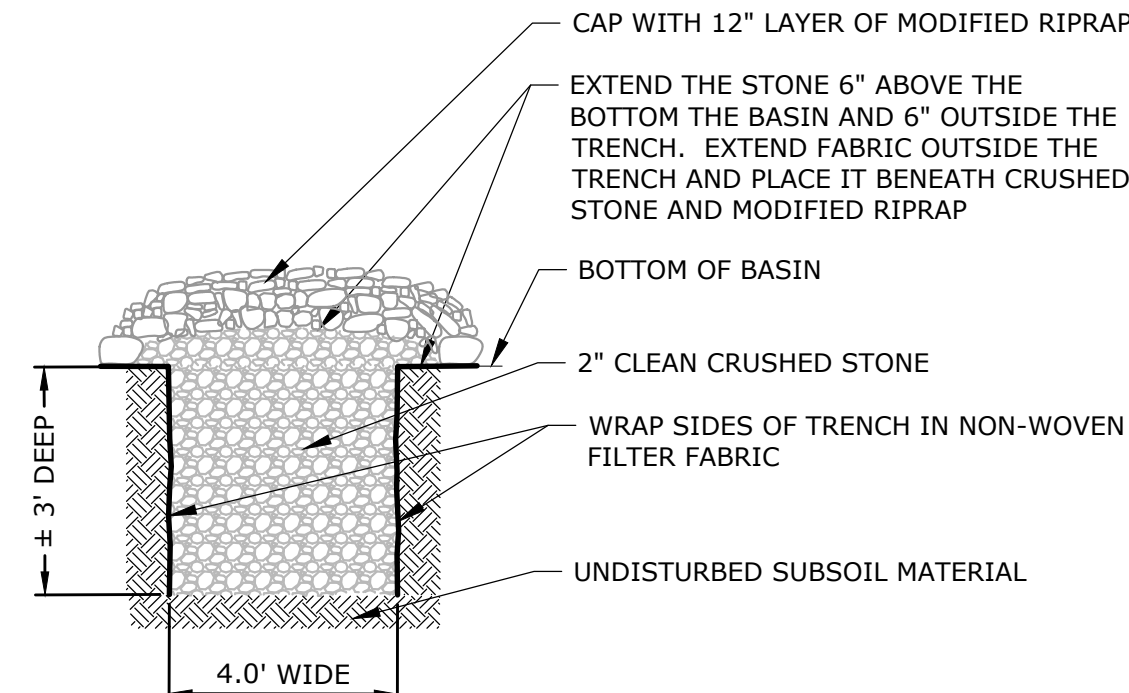
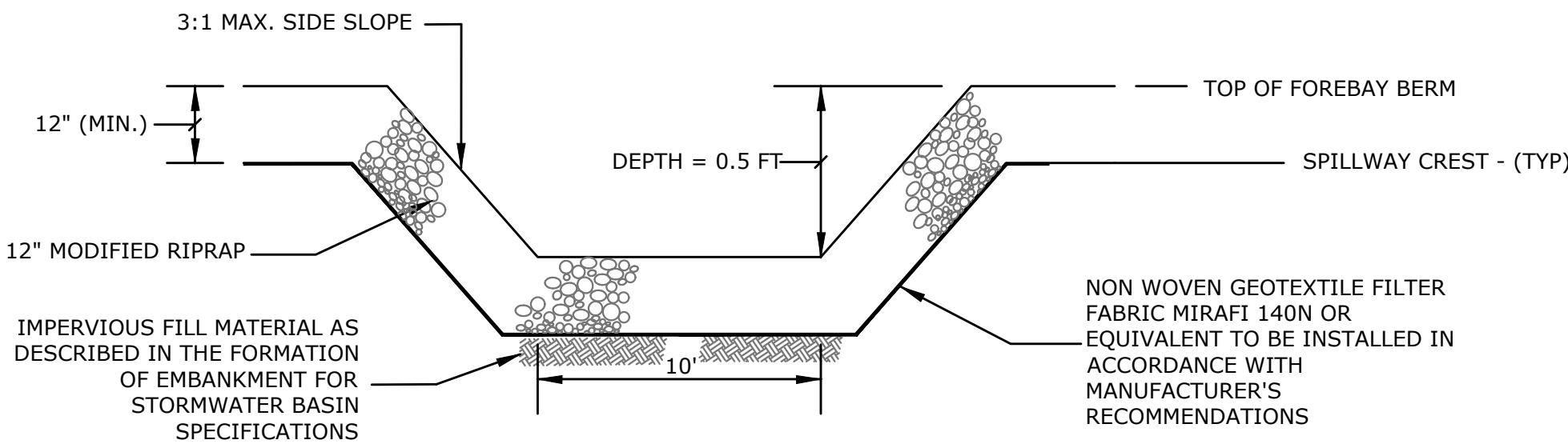
BACKFILL SHALL BE COMPACTED BY HAND TAMPING WITH MECHANICAL TAMPERS. HEAVY EQUIPMENT SHALL NOT BE OPERATED WITHIN TWO FEET OF ANY STRUCTURE. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE OVER THE OUTLET CONDUITS UNTIL THERE IS 24 INCHES OF FILL OVER THE PIPE CONDUITS.

### 6. FINISHING EMBANKMENTS

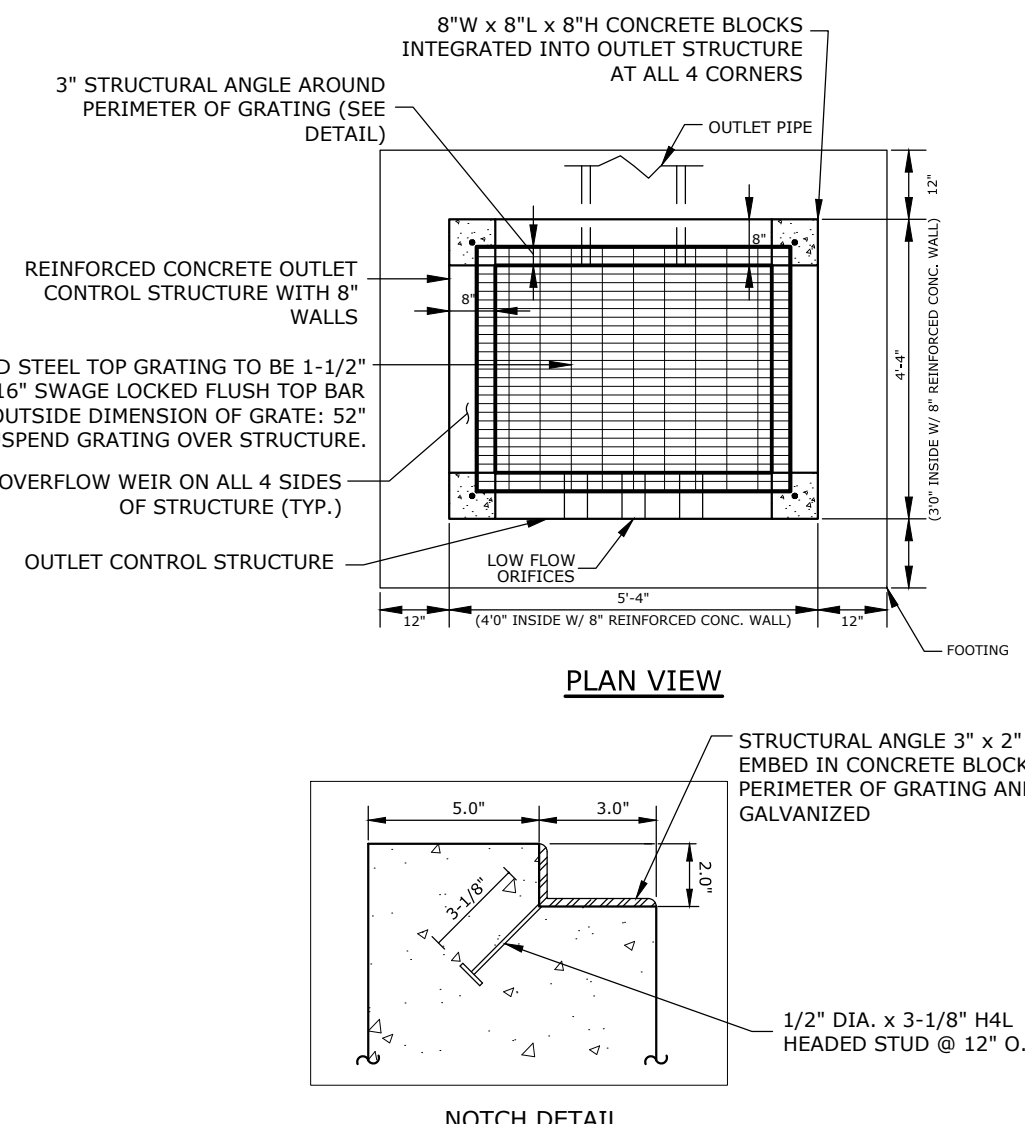
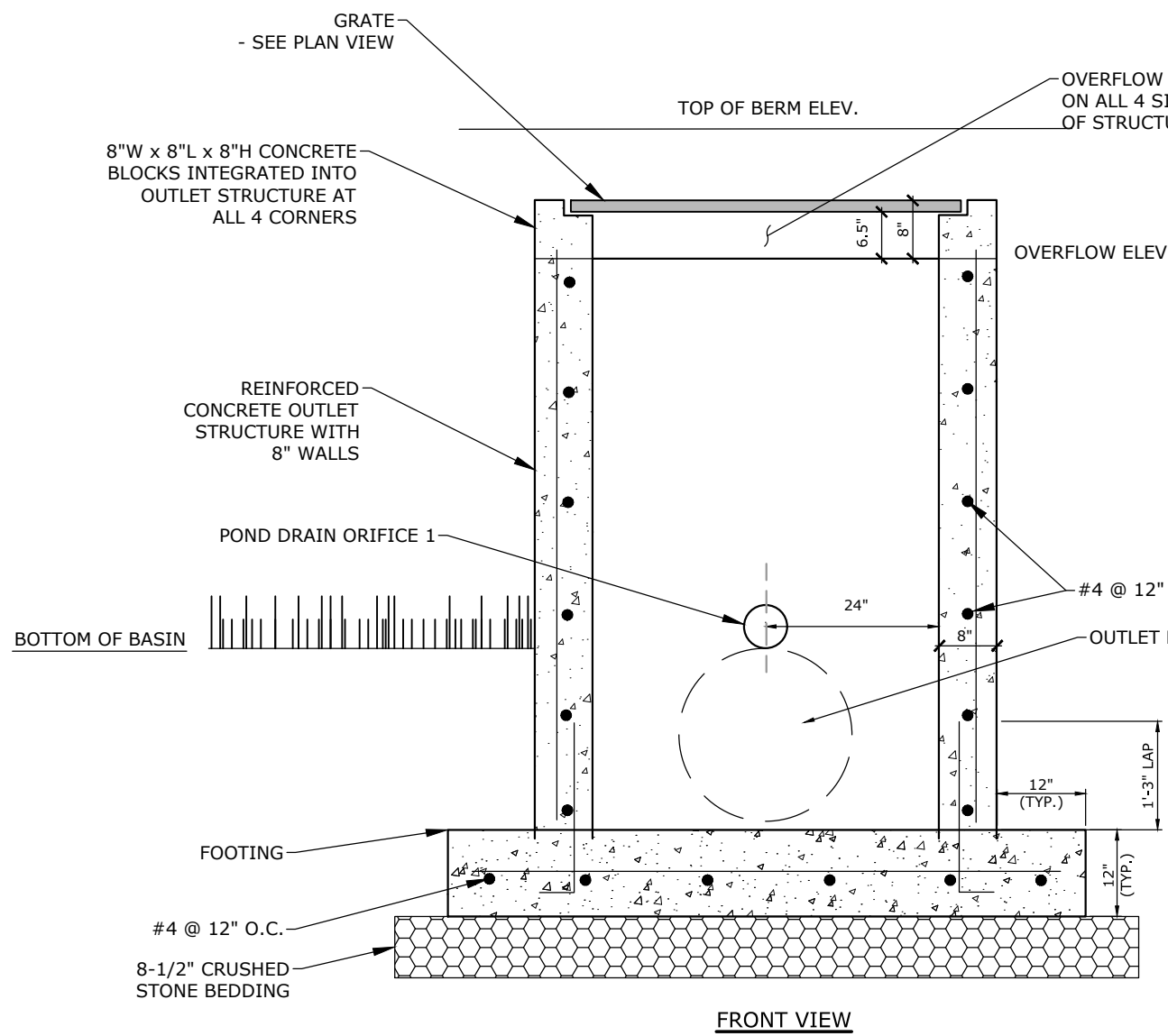
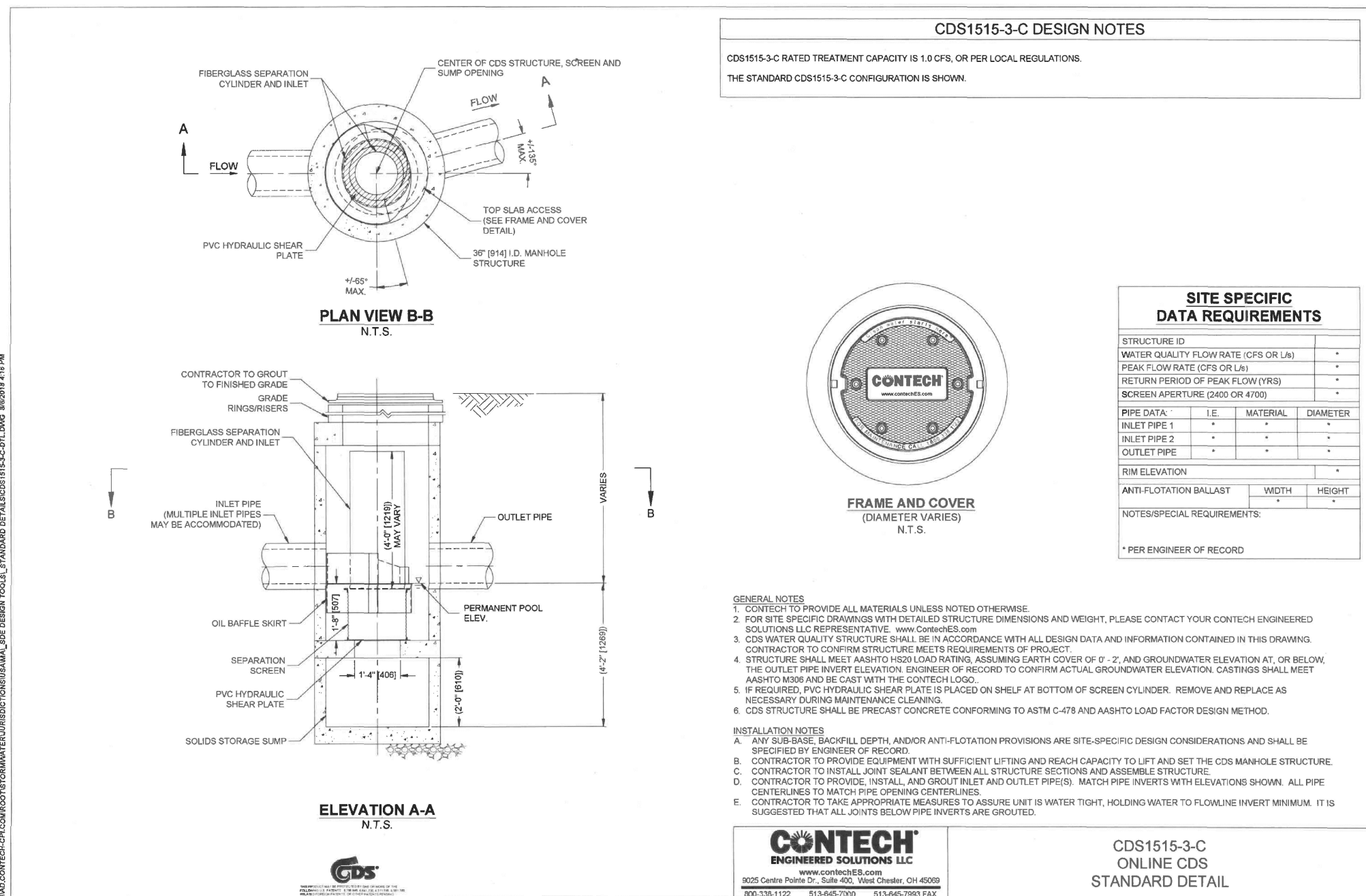
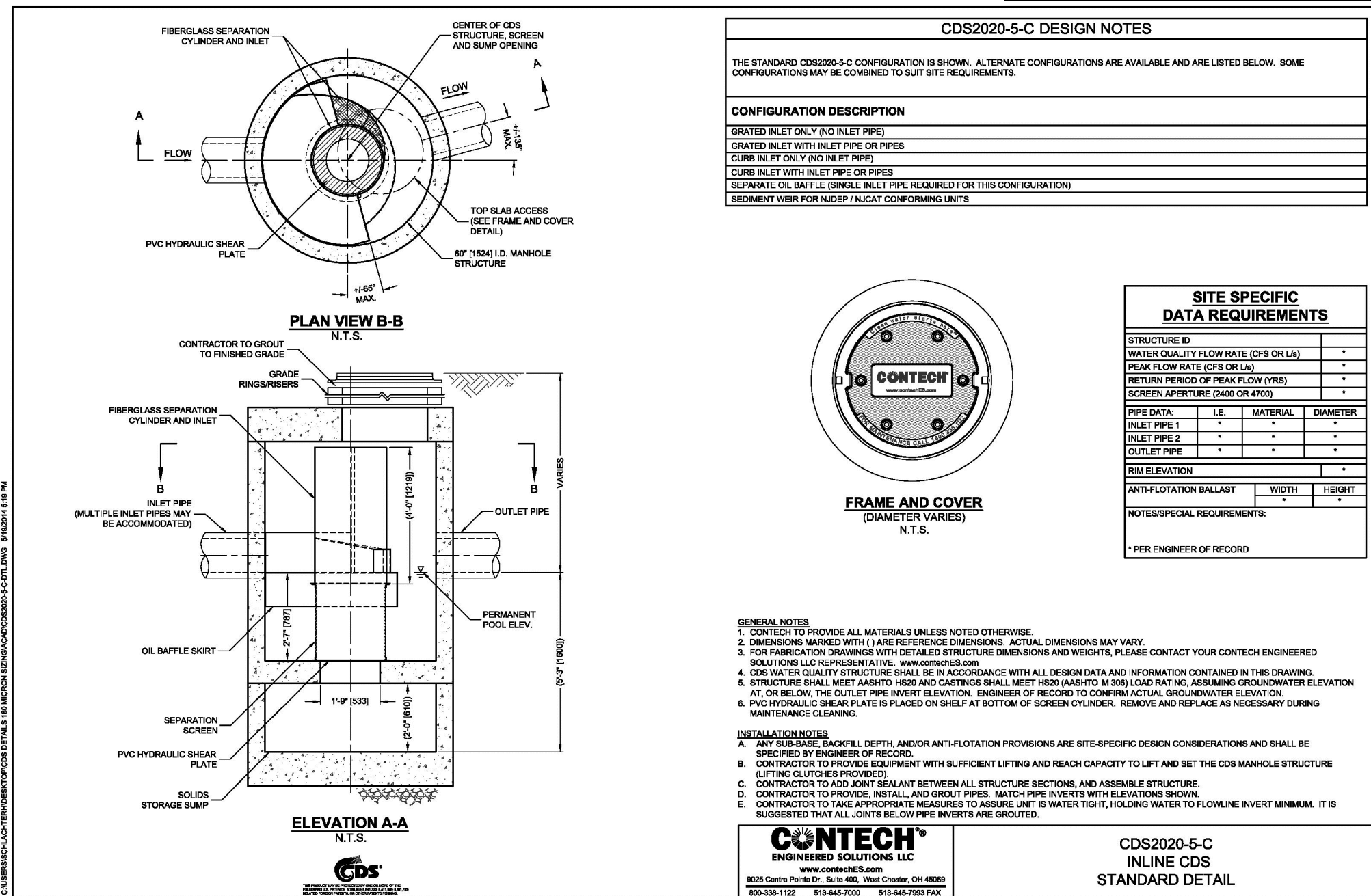
THE EMBANKMENTS SHALL BE CONSTRUCTED TO THE ELEVATIONS, LINES, GRADES AND CROSS-SECTIONS AS SHOWN ON THE DRAWINGS. THE EMBANKMENTS SHALL BE MAINTAINED IN A MANNER SATISFACTORY TO THE ENGINEER AND SURFACES SHALL BE COMPACT AND ACCURATELY GRADED BEFORE TOPSOIL IS PLACED ON THEM. THE CONTRACTOR SHALL CHECK THE EMBANKMENT SLOPES WITH STRING LINES TO INSURE THAT THEY CONFORM TO THE SLOPES GIVEN ON THE PLANS AND ARE UNIFORM FOR THE ENTIRE LENGTH OF THE SLOPE.

### 7. CONTROL OF WATER

THE PROJECT SITE IS SUBJECT TO HIGH WATER TABLE. THE CONTRACTOR SHALL USE TEMPORARY PIPES OR PUMPS TO ASSURE PLACEMENT OF SELECT FILL IN DRY CONDITIONS.



OR APPROVED EQUAL



TOP OF BERM ELEVATION  
GRATE ELEVATION  
100-YEAR WATER SURFACE ELEV.  
POND DRAIN ORIFICE 1 DIAMETER  
POND DRAIN ORIFICE 1 INVERT  
BASIN BOTTOM ELEVATION  
OUTLET PIPE DIAMETER  
OUTLET PIPE INVERT  
EMERGENCY OVERFLOW SPILLWAY ELEV.

DET 110 (OCS 110)	DET 210 (OCS 210)
46.5	48.0
45.5	46.5
45.6	45.6
1 ORIF. OF 2.0"	1 ORIF. OF 1.0"
42.0	42.0
40.0	40.0
12"	12"
40.0	40.0
46.0	47.0

## OUTLET CONTROL STRUCTURE

NOT TO SCALE

### SITE DETAILS

DEMING RIDGE  
PROPOSED MUL TI-FAMILY DEVELOPMENT  
833 DEMING ROAD (ROUTE 160)  
BERLIN, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

AS NOTED

JUNE 22, 2020

DATE  
PROJECT NO.  
3571-40

SHEET NO.  
09 OF 09

SD-3

SHEET NAME

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MILONE & MACBROOM  
99 REATY DRIVE  
CHESHIRE, CT 06610  
WWW.MBINC.COM

DESCRIPTION	DATE	BY
PLANNING AND ZONING SUBMISSION	7/01/2020	AWG
CDS REVISION	8/06/2020	AWG
CLIENT REVISIONS	10/07/2020	AWG
SITE PLAN AMENDMENT	10/12/2020	AWG

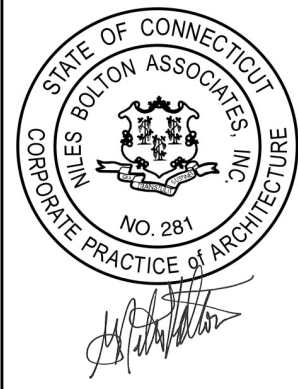






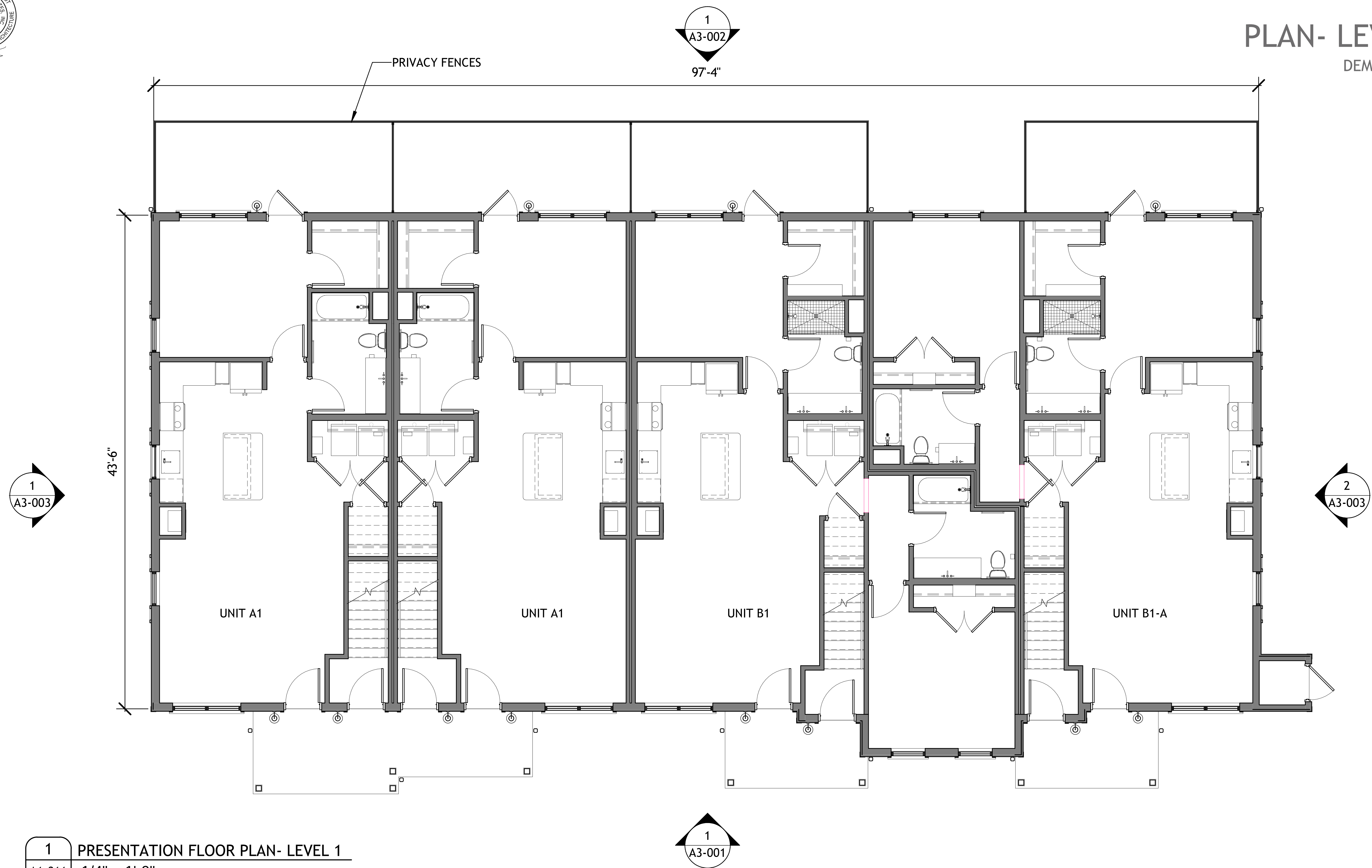






# PLAN- LEVEL 1

DEMING RIDGE



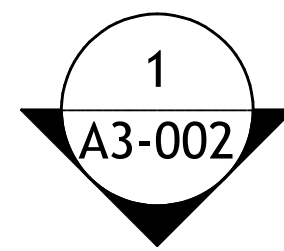
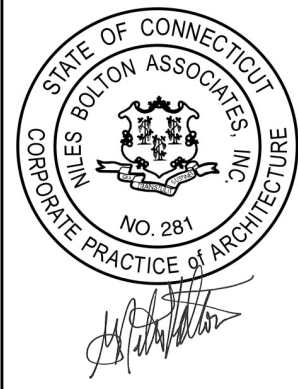
1 PRESENTATION FLOOR PLAN- LEVEL 1  
A1-011 1/4" = 1'-0"

A1-011

10.13.2020

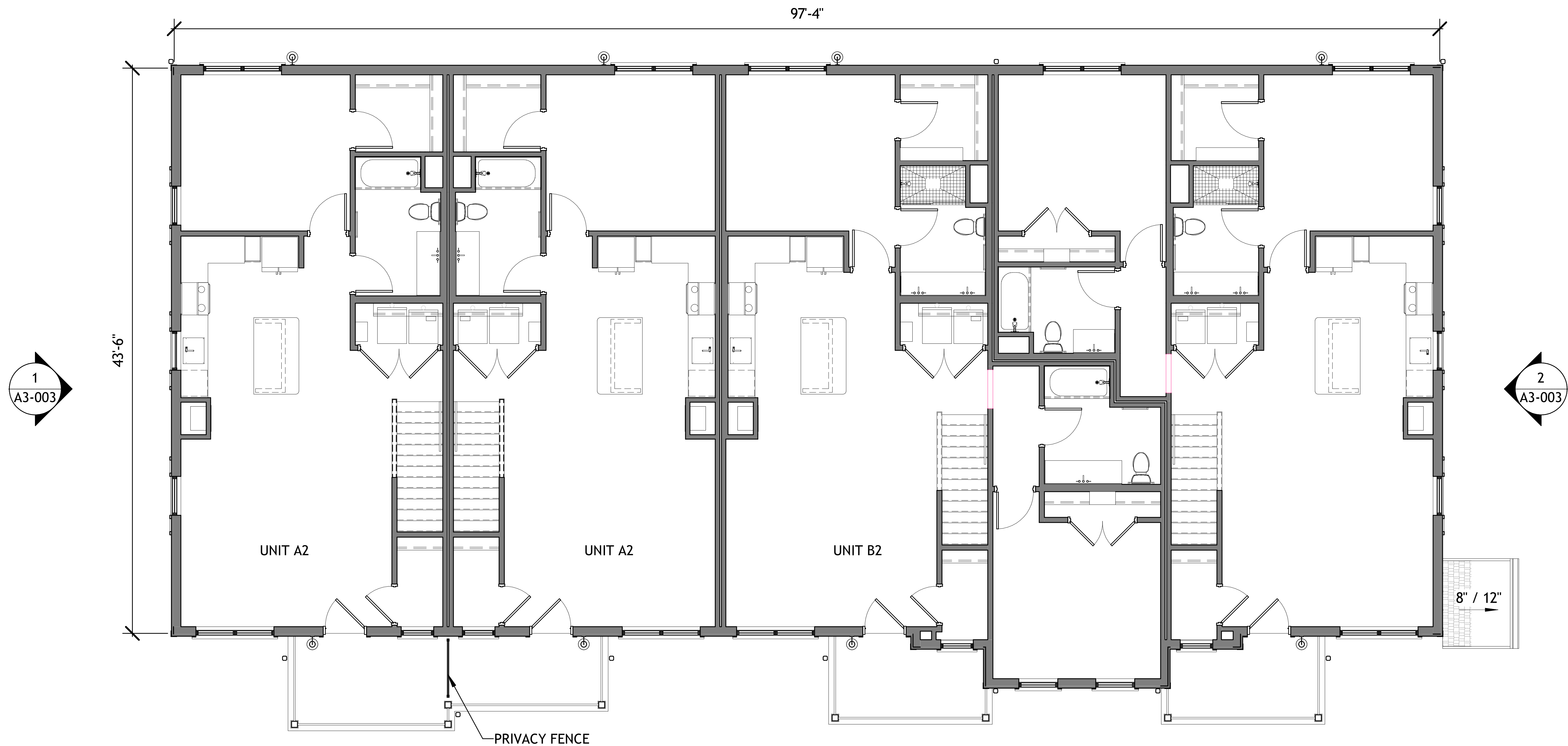
**NILES BOLTON ASSOCIATES**



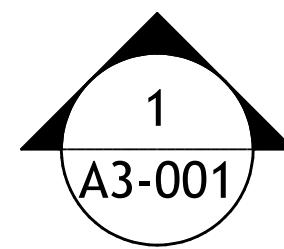


# PLAN- LEVEL 2

DEMING RIDGE



1 PRESENTATION FLOOR PLAN- LEVEL 2  
A1-021 1/4" = 1'-0"

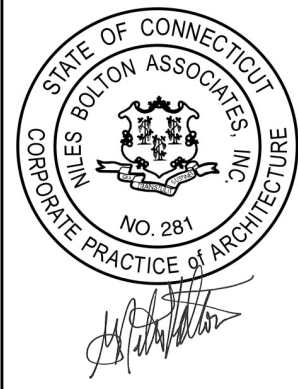


A1-021

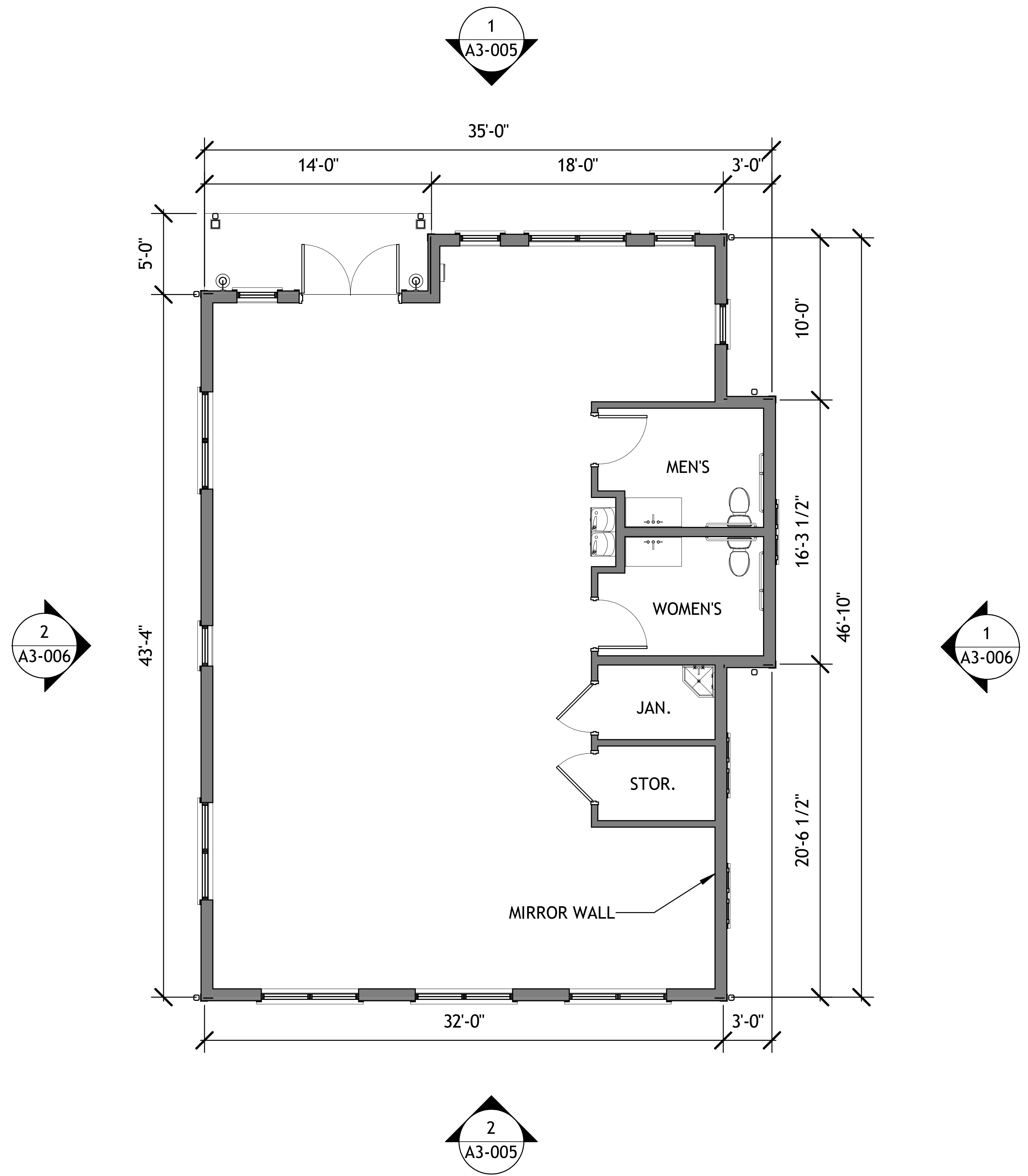
10.13.2020

**NILES BOLTON ASSOCIATES**





FITNESS FLOOR PLAN  
DEMING RIDGE  
AREA 1,499 HEATED S.F.



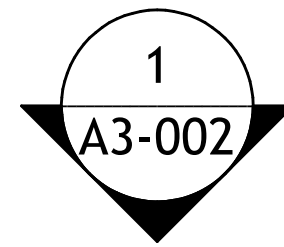
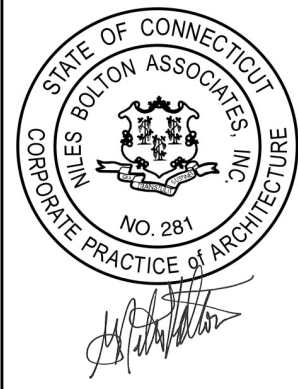
1 FLOOR PLAN- FITNESS CENTER  
A1-111 1/4" = 1'-0"

A1-111

10.13.2020

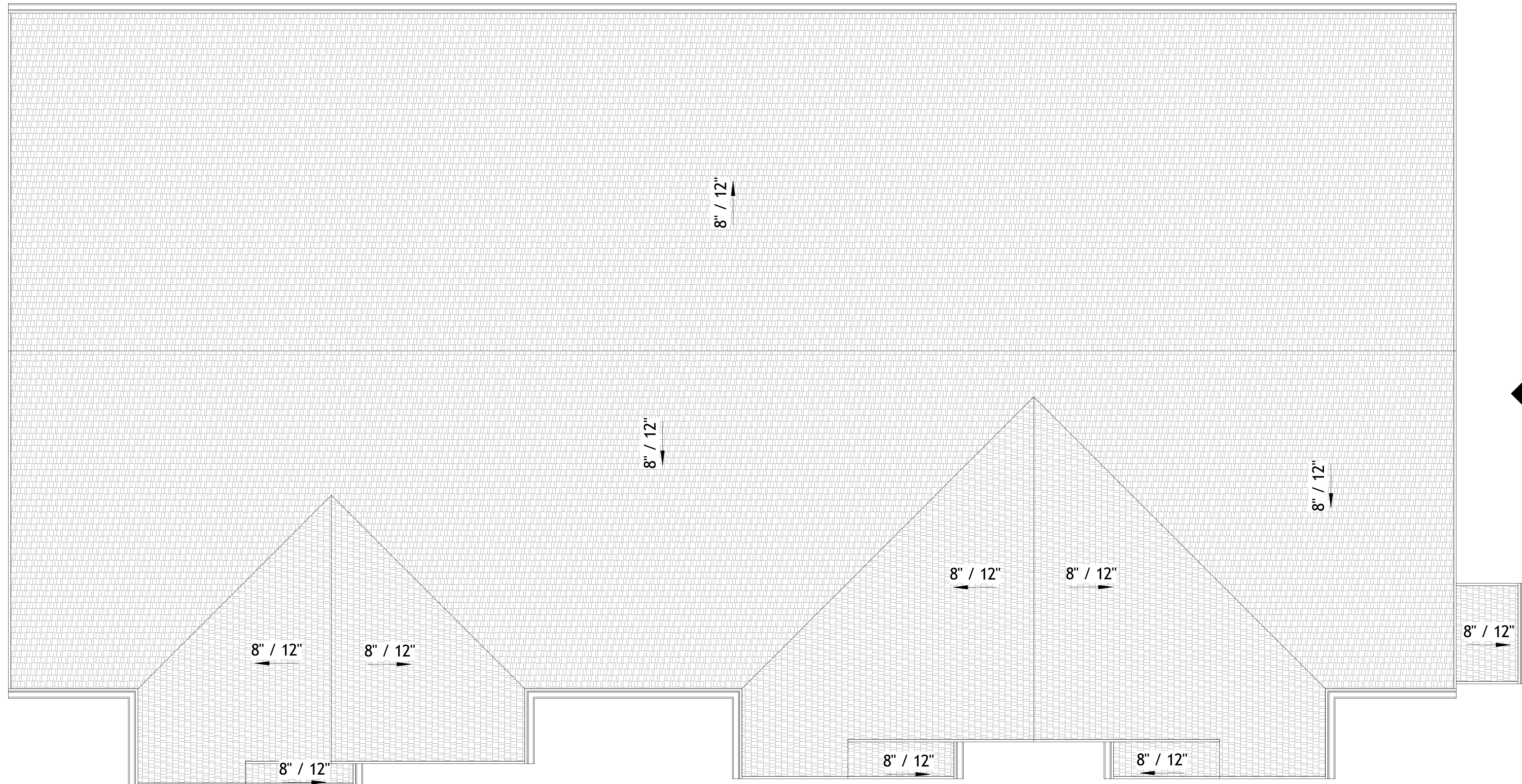
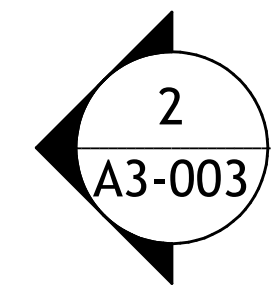
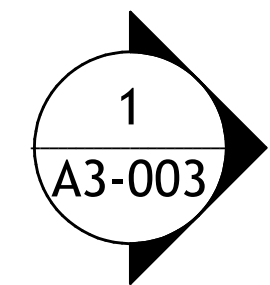
NILES BOLTON ASSOCIATES





# PLAN- ROOF

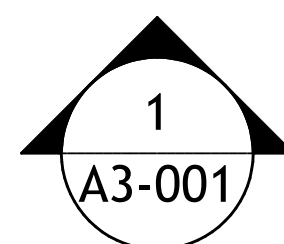
DEMING RIDGE



1  
A1-R10

PRESENTATION FLOOR PLAN- ROOF PLAN

1/4" = 1'-0"

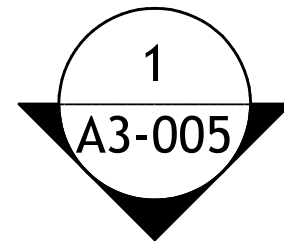
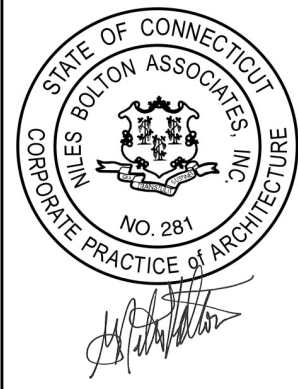


A1-R10

10.13.2020

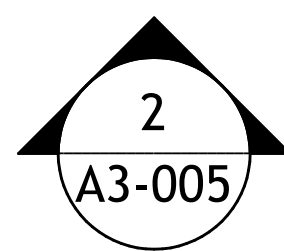
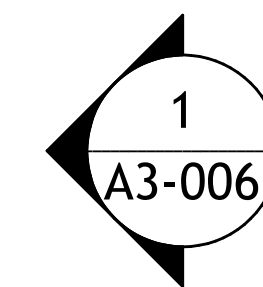
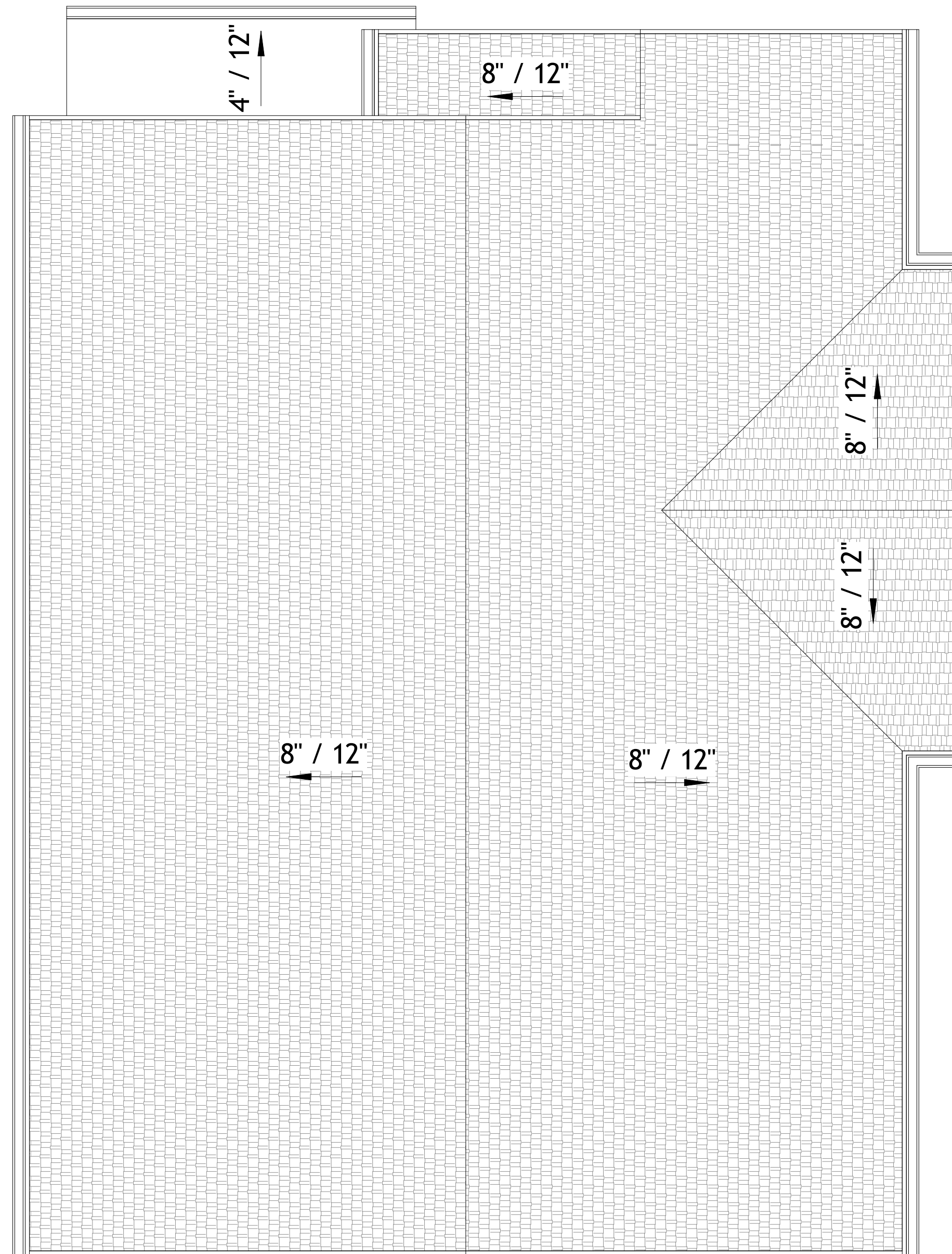
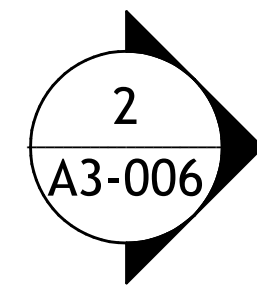
**NILES BOLTON ASSOCIATES**





# FITNESS CENTER ROOF PLAN

DEMING RIDGE



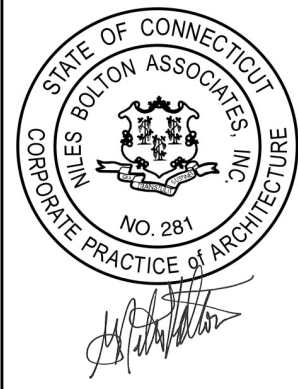
1	ROOF PLAN - FITNESS CENTER
A1-R20	1/4" = 1'-0"

A1-R20

10.13.2020

**NILES BOLTON ASSOCIATES**





# ELEVATIONS

DEMING RIDGE



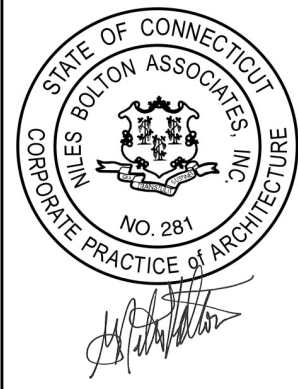
1 PRESENTATION-ELEVATION-FRONT  
A3-001 1/4" = 1'-0"

A3-001

10.13.2020

**NILES BOLTON ASSOCIATES**





# ELEVATIONS

DEMING RIDGE



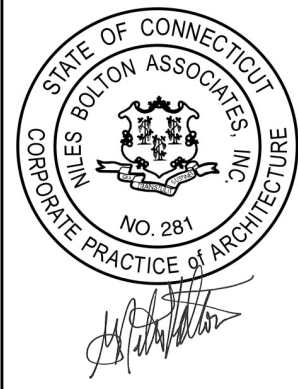
1 PRESENTATION-ELEVATION-REAR  
A3-002 1/4" = 1'-0"

A3-002

10.13.2020

**NILES BOLTON ASSOCIATES**





ELEVATIONS  
DEMING RIDGE



1 PRESENTATION-ELEVATION-LEFT SIDE  
A3-003 1/4" = 1'-0"

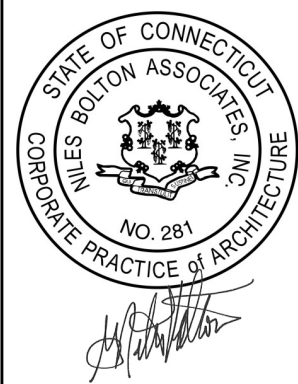
2 PRESENTATION-ELEVATION-RIGHT SIDE  
A3-003 1/4" = 1'-0"

A3-003

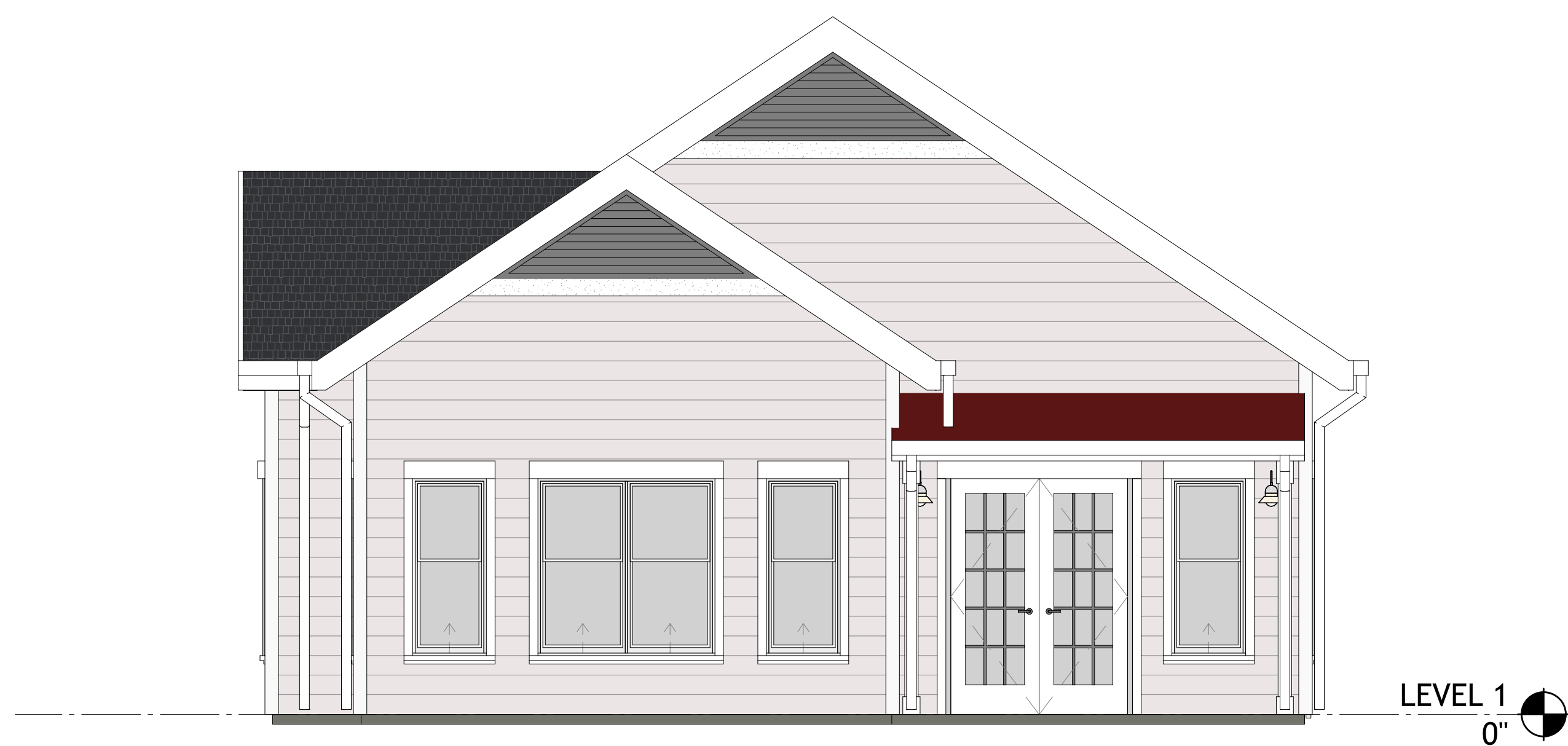
10.13.2020

NILES BOLTON ASSOCIATES





FITNESS CENTER ELEVATIONS  
DEMING RIDGE



1 FITNESS CENTER FRONT  
A3-005 1/4" = 1'-0"



2 FITNESS CENTER REAR  
A3-005 1/4" = 1'-0"

A3-005

10.13.2020

NILES BOLTON ASSOCIATES



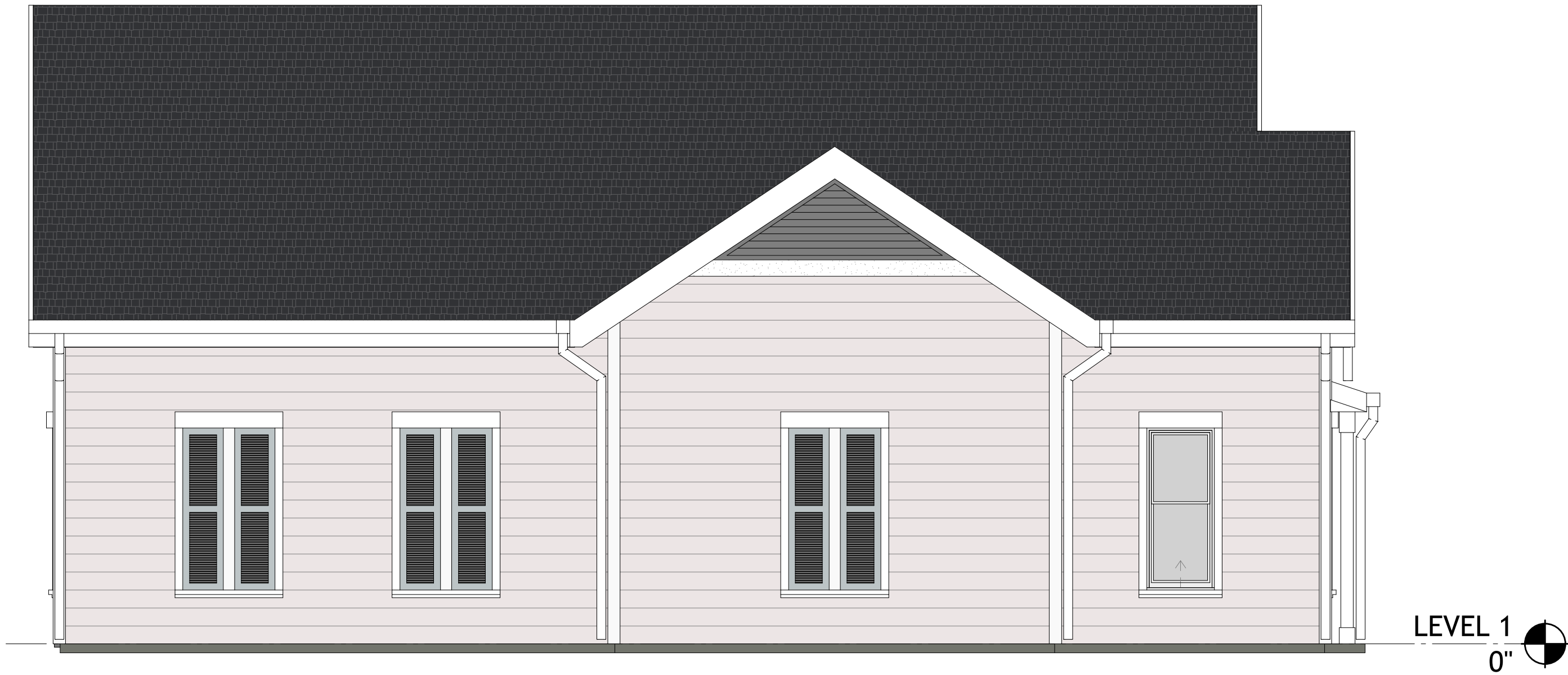


# FITNESS CENTER ELEVATIONS

DEMING RIDGE



2 FITNESS CENTER LEFT SIDE  
A3-006 1/4" = 1'-0"

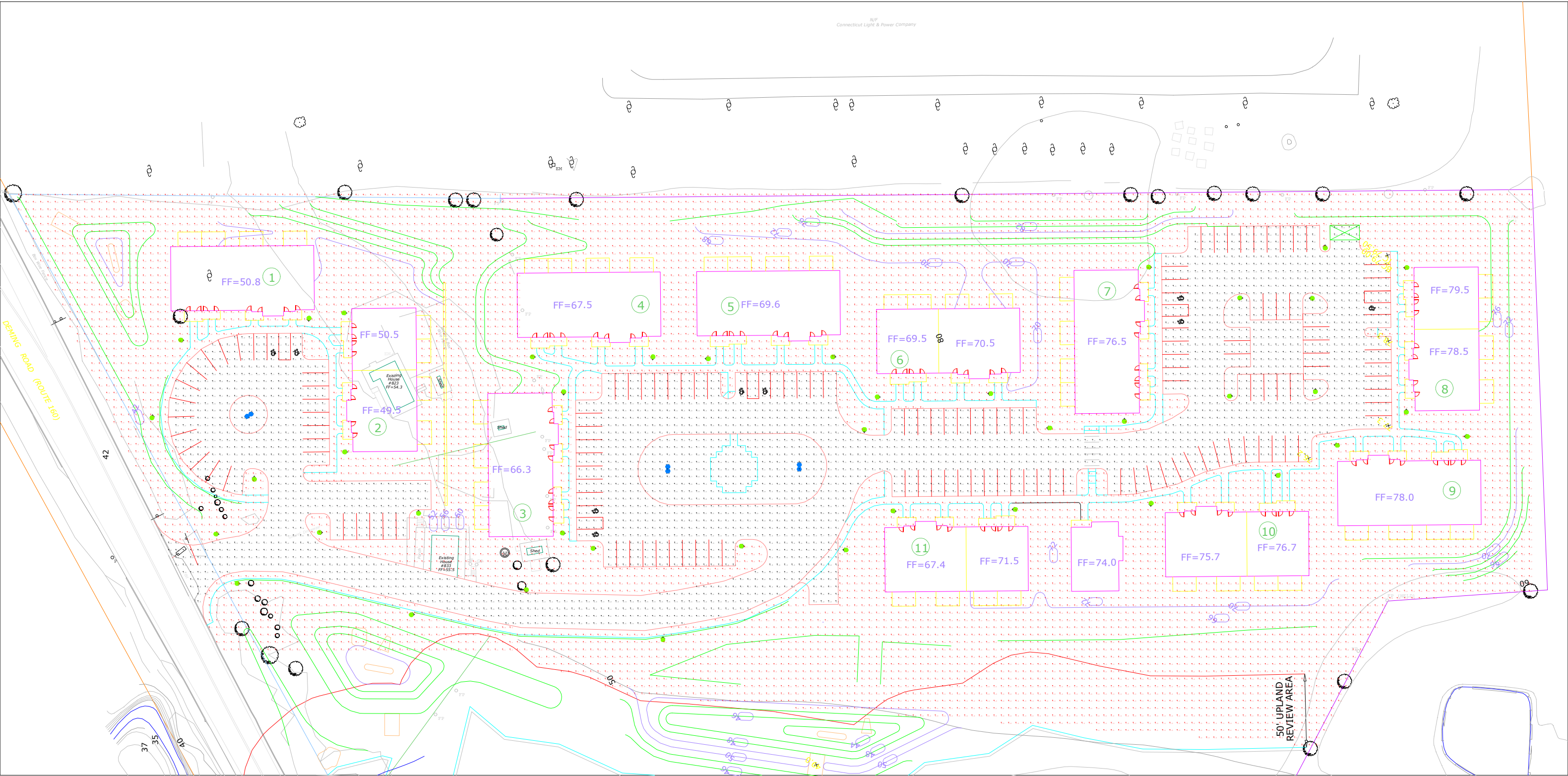


1 FITNESS CENTER RIGHT SIDE  
A3-006 1/4" = 1'-0"

A3-006



The calculated light levels in this lighting design are estimated values and are based on specific information that has been supplied to GLOBAL LIGHTING PERSPECTIVES. Normal tolerances of voltage, lamp output, driver/ballast will affect output.



Luminaire Schedule					
Symbol	Qty	Label	Description	Arrangement	LLF
	3	AB40AC-CL_G2LED65-T5-40K double	Acorn series, LED, 65W, T5, 4000K	BACK-BACK	0.900
	41	AB40AC-CL_G2LED65-T5-40K single	Acorn series, LED, 65W, T5, 4000K	SINGLE	0.900

Calculations are taken @ ground or 0'  
Back-to-back fixtures are 3' apart  
Fixtures are mounted @ 13'

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calculations- Parking Areas	Illuminance	Fc	1.31	7.9	0.1	13.10
Calculations- Surrounding Area	Illuminance	Fc	0.55	6.7	0.0	N.A.



GENERAL FUND BUDGET FY2021/22							
EXPENSE		2020	2021		2022		
Account	Description	Actual Expense	Adopted Budget	Amended Budget	Dept Head Requested	Town Mgr Approved	Bd. of Fin. Approved
<b>1018 - Conservation Commission</b>							
<b>51 Wages-Salaries</b>							
51305.00000	Commission Secretaries	900	1,300	1,300	1,300		
<b>Wages-Salaries Total</b>		<b>900</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>0</b>	<b>0</b>
<b>52 Fringe Benefits</b>							
52010.00000	Worker's Compensation	3	5	5	6		
52100.00000	Social Security	61	100	100	100		
<b>Fringe Benefits Total</b>		<b>64</b>	<b>105</b>	<b>105</b>	<b>106</b>	<b>0</b>	<b>0</b>
<b>53 Professional/Technical</b>							
53201.00000	Supplies	19	55	55	55		
53440.00000	Public Education	1,560	2,550	2,550	2,550		
53916.00000	Professional Development	0	75	75	75		
53944.00000	Organizational Fees	0	155	155	155		
<b>Professional/Technical Total</b>		<b>1,579</b>	<b>2,835</b>	<b>2,835</b>	<b>2,835</b>	<b>0</b>	<b>0</b>
<b>Conservation Commission Total</b>		<b>2,543</b>	<b>4,240</b>	<b>4,240</b>	<b>4,241</b>	<b>0</b>	<b>0</b>