

PARKING STALL DETAILS

GENERAL NOTES:

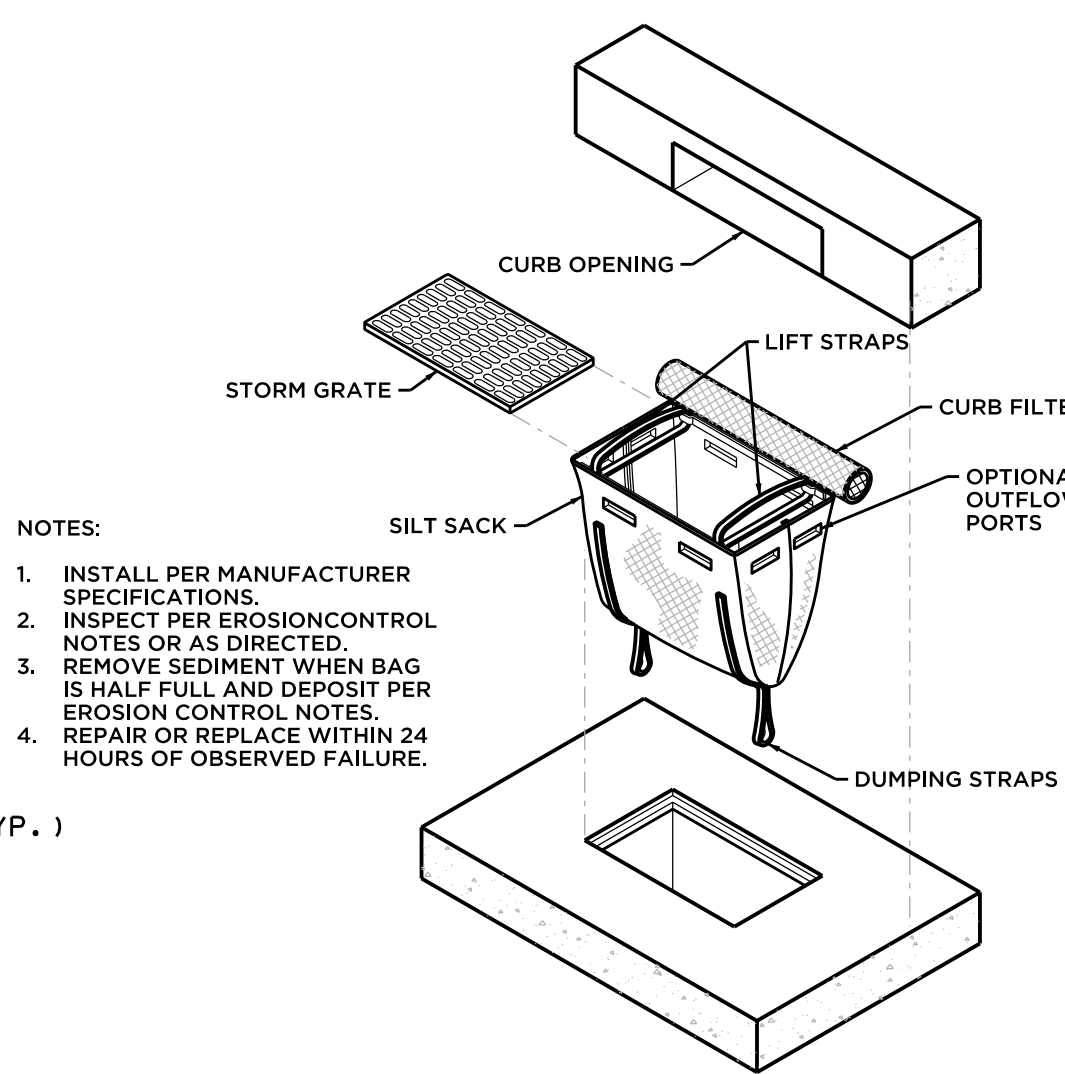
- ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
- ACCESS AISLES (CROSS HATCH) SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525 mm) MINIMUM IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440 mm) MINIMUM IN WIDTH. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH.
- PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
- ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS IN ACCORDANCE WITH DETAILS.

HANDICAP SIGN

NOT TO SCALE



BACKGROUND:
BLUE, REFLECTORIZED
LEGEND:
SILVER, REFLECTORIZED



INLET SEDIMENT CONTROL DEVICE

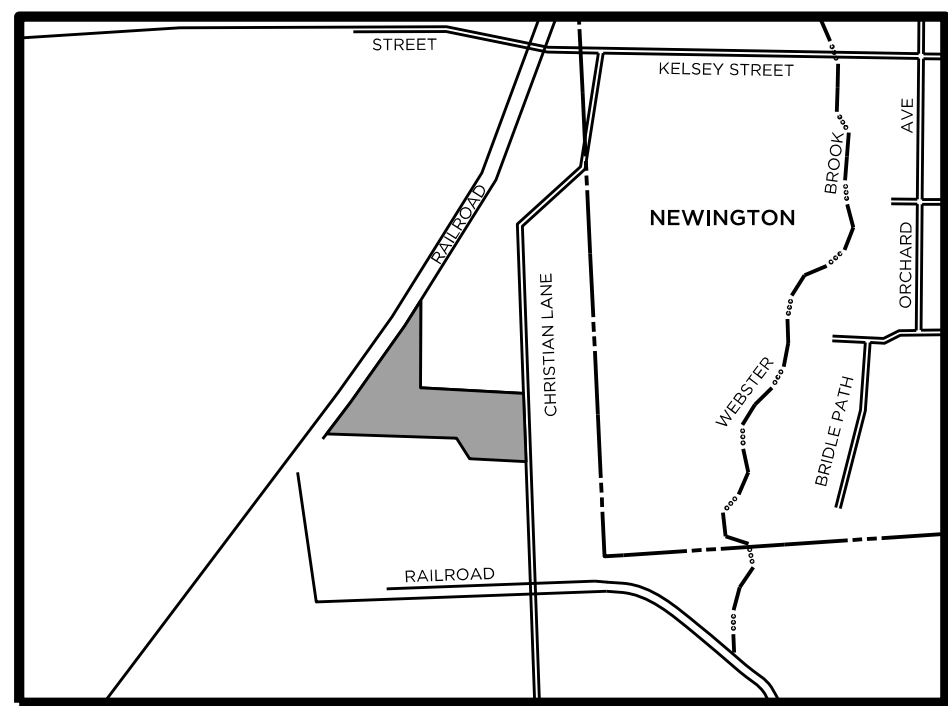
NOT TO SCALE

- NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - INSPECT PER EROSION CONTROL NOTES OR AS DIRECTED.
 - REMOVE SEDIMENT WHEN BAG IS HALF FULL AND DEPOSIT PER EROSION CONTROL NOTES.
 - REPAIR OR REPLACE WITHIN 24 HOURS OF OBSERVED FAILURE.

ZONING COMPLIANCE TABLE			
ZONE: GENERAL INDUSTRIAL (GI)			
	SEC. VIILH AREA & BULK REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT SIZE	0.5 ACRES	288,532 SF (6.62 AC)	---
FRONT YARD	30'	51'	51'
SIDE YARD	25'	30'	30'
REAR YARD	25'	67'	46'
PARKING/LOADING SETBACK	5'	5'	5'
MAX. BLDG HGT.	3 STORIES	2 STORIES	3 STORIES (MAX.)
MAX. BLDG COVERAGE	45'	30' +/-	45' (MAX.)
MAX. IMPERVIOUS COVERAGE	35% (100,986 SF)	25% (72,133 SF)	38% (109,033 SF) ①
MIN. LOT WIDTH	100'	250'	250'
MAX. FLOOR AREA RATIO	0.40	0.25	0.38 ②
DETACHED ACCESSORY BLDG.			
FRONT YARD	30'	-	(SCALE HOUSE)
SIDE YARD	5'	-	>100'
REAR YARD	15'	-	5.5'
			>700'

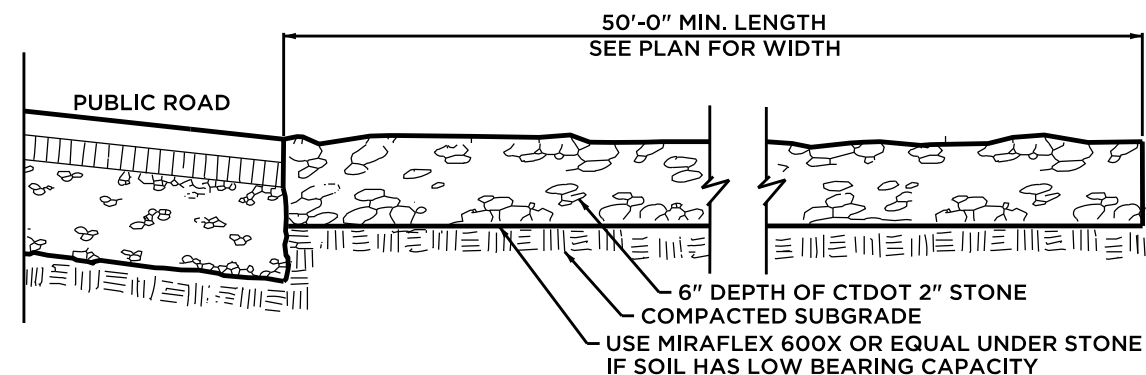
1. PROPOSED BUILDING ADDITION EXCEEDS THE ALLOWABLE BUILDING AREA SET FORTH IN THE ZONING REGULATIONS BY APPROXIMATELY 8,000 SQ. FT.

2. FLOOR AREA RATIO (F.A.R.) CALCULATIONS BASED UPON PROPERTY CARD FLOOR AREAS INCLUDING A 2ND FLOOR AREA OF 1,104 SF.



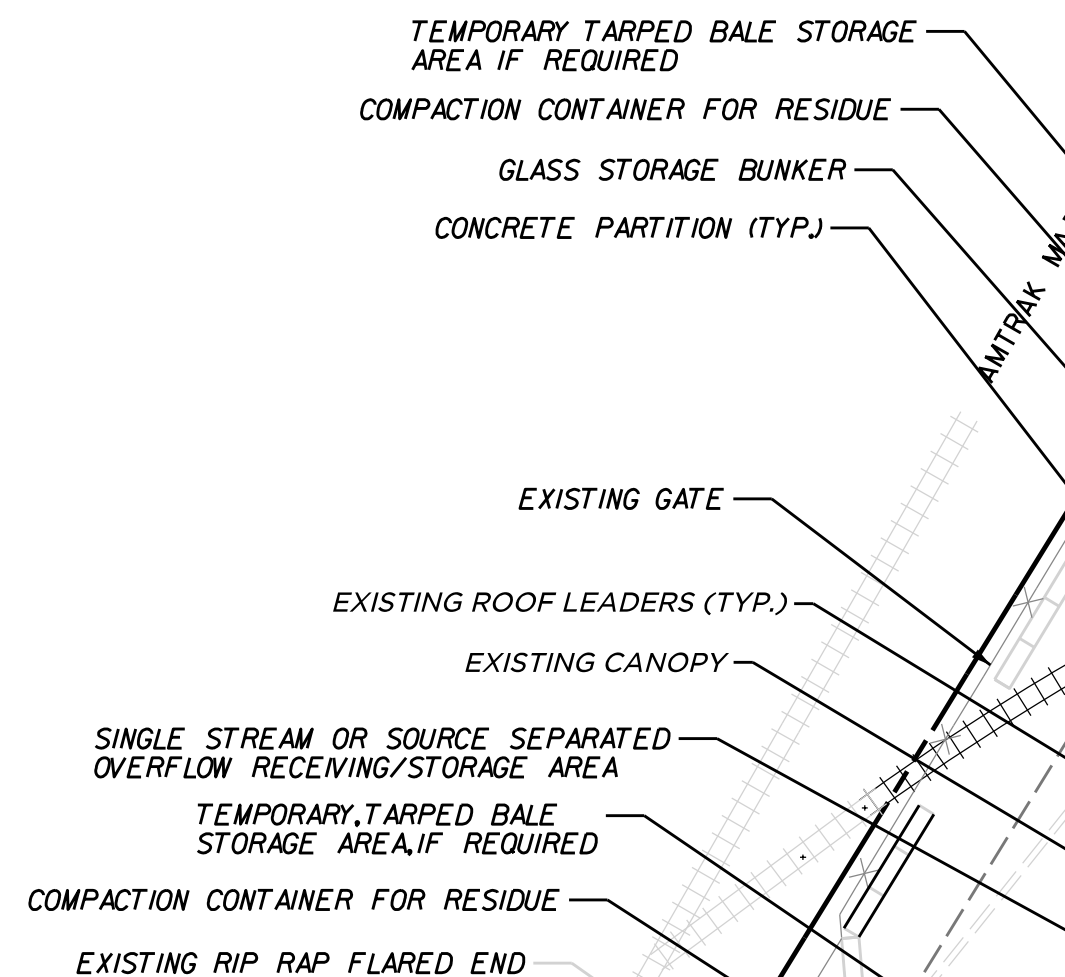
SITE LOCATION MAP

SCALE= 1"= 1000'



ANTI-TRACKING PAD DETAIL

NOT TO SCALE



MAP REFERENCE

- RECORD SITE PLAN PREPARED FOR RAA REGIONAL PAPER & CARDBOARD RECYCLING FACILITY, 655 CHRISTIAN LANE, KENSINGTON, CT, SCALE 1"=40', 8/19/03, SHEET NUMBER 1 OF 1, PROJECT NUMBER 321-16 BY ANCHOR ENGINEERING SERVICES, INC.
- SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC., KENSINGTON, CT, SCALE 1"=40', NOVEMBER 19, 1996, SHEET NUMBER 1 OF 1 IDENT. NO. M585-1A, ROBERT C. SUMONI - LICENSED LAND SURVEYOR OF OLD SAYBROOK, CT.
- SITE PLAN, AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT, SCALE 1"=40', 11/20/96, SHEET NO. 1 OF 1 IDENT. NO. M585 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN PREPARED FOR AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT, SCALE 1"=40', 3/25/98, SHEET NO. 1 OF 1 IDENT. NO. M585-5 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN, LAND OF AUTOMATED SALVAGE TRANSPORT INC., BERLIN, CT, SCALE 1"=40', 11/26/93, SHEET NO. 1 OF 1 BY DOANE ENGINEERING COMPANY OF CENTERBROOK, CT.
- SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC., KENSINGTON, CT, SCALE 1"=40', NOV. 19, 1996, SHEET NO. 1 OF 1 IDENT. NO. M583-1A ROBERT C. SUMONI - LICENSED LAND SURVEYOR OF OLD SAYBROOK, CT.
- AS-BUILT 655 CHRISTIAN LANE, INTERMEDIATE PROCESSING CENTER, BERLIN, CT, SCALE 1"=40', JOB NO. A-398-1, SHEET NO. 1, FILE 91623, CLASS A-2 SURVEY BY SCHULL ASSOCIATES INC. OF WEST HAVEN, CT.
- SITE PLAN PREPARED FOR MURPHY ROAD RECYCLING, LLC., KENSINGTON, CT, SCALE 1"=40', 4/7/8, SHEET 1 OF 1 BY ANCHOR ENGINEERING SERVICES, INC., REVISED THROUGH 9/21/9

NOTES

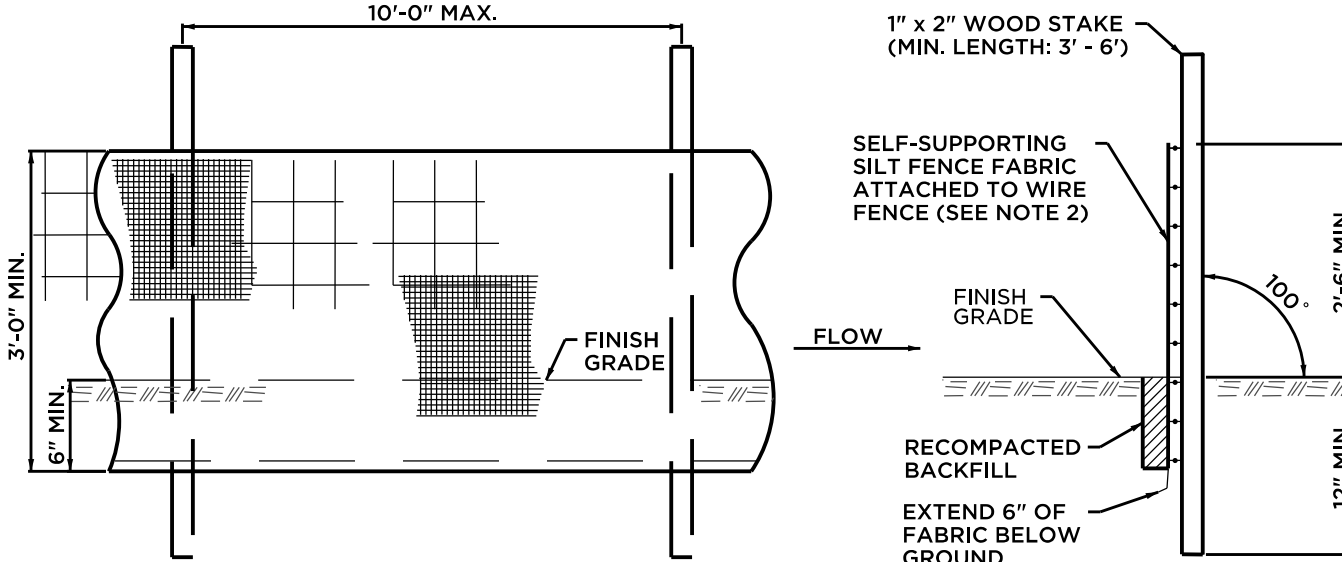
- BUILDINGS, SCALES, EXIT DRIVEWAY, AND SCALE HOUSE AREA ARE BASED UPON A RECORD FIELD SURVEY BY ANCHOR ENGINEERING SERVICES, INC. ON AUGUST 12 AND 13, 2003. ALL OTHER SITE FEATURES SHOWN ARE BASED UPON AND COMPILED FROM EXISTING PLANS BY OTHERS (SEE MAP REFERENCE) AND SITE OBSERVATIONS BY BARTON & LOGUIDICE, LLC. ON DECEMBER, 2020.
- SITE LANDSCAPING WILL BE ADJUSTED ALONG THE NORTH SIDE OF THE PROPERTY WHERE EXISTING ARBORVITAEES SERVE AS A LANDSCAPING BUFFER ALONG THE NORTHERN ACCESS. SEVERAL OF THESE TREES WILL NEED TO BE RELOCATED FOR THE PROPOSED SCALE HOUSE AND WILL BE RELOCATED OR REPLACED IN KIND TO ASSURE THE SAME COVERAGE AND AESTHETICS AS THE EXISTING LANDSCAPE BUFFER.
- SINCE OUR APPROVED USE WITHIN THE GI ZONE IS NOT SPECIFICALLY LISTED WITHIN THE PARKING CALCULATIONS FOR INDUSTRIAL USES UNDER SEC. IX.B.5.D OF THE REGULATIONS WE ANTICIPATE WE FALL UNDER SEC. IX.B.5.E OF THE REGULATIONS AND ANTICIPATE OUR REQUEST TO NOT INCREASE THE CURRENT NUMBER OF ON-SITE PARKING SPACES WILL REQUIRE A DETERMINATION BY THE COMMISSION.

EROSION & SEDIMENTATION CONTROL PLAN:

- ALL EROSION AND CONTROL MEASURES WILL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
- INSTALL SILT SACKS IN CATCH BASINS AS SHOWN ON PLANS.
- AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL ON-SITE STOCKPILES OF SOIL.
- DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

SEQUENCE OF CONSTRUCTION

- INSTALL EROSION & SEDIMENT CONTROL MEASURES AS INDICATED. SEE DETAILS.
- REMOVE EXISTING PAVEMENT, WALLS, DRAINAGE, SHRUBS AND BUILDINGS. EXCAVATE FOR FOOTINGS AND FOUNDATION WALLS, AND INSTALL.
- BACKFILL TRENCHES AND FOUNDATION WALLS.
- INSTALL UNDERGROUND UTILITIES AND CONSTRUCT BUILDINGS AND SCALE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT PROJECT DURATION.
- CONSTRUCTION SHALL START IN THE SPRING OF 2021 AND FINISH IN THE FALL OF 2021.



ELEVATION

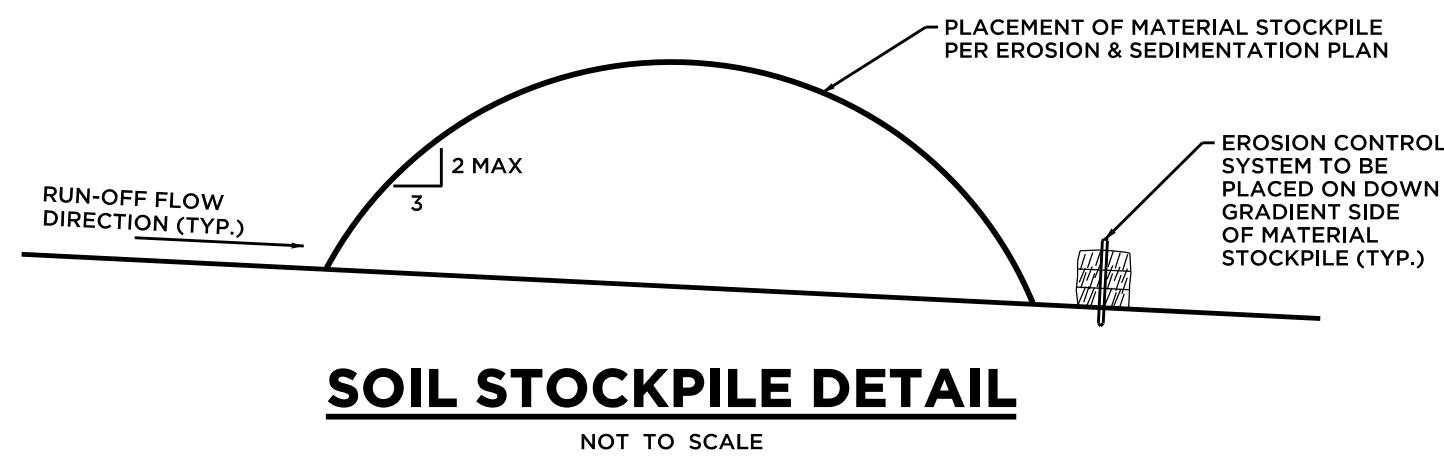
SECTION

NOTES:

- INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
- SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
- SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE

NOT TO SCALE

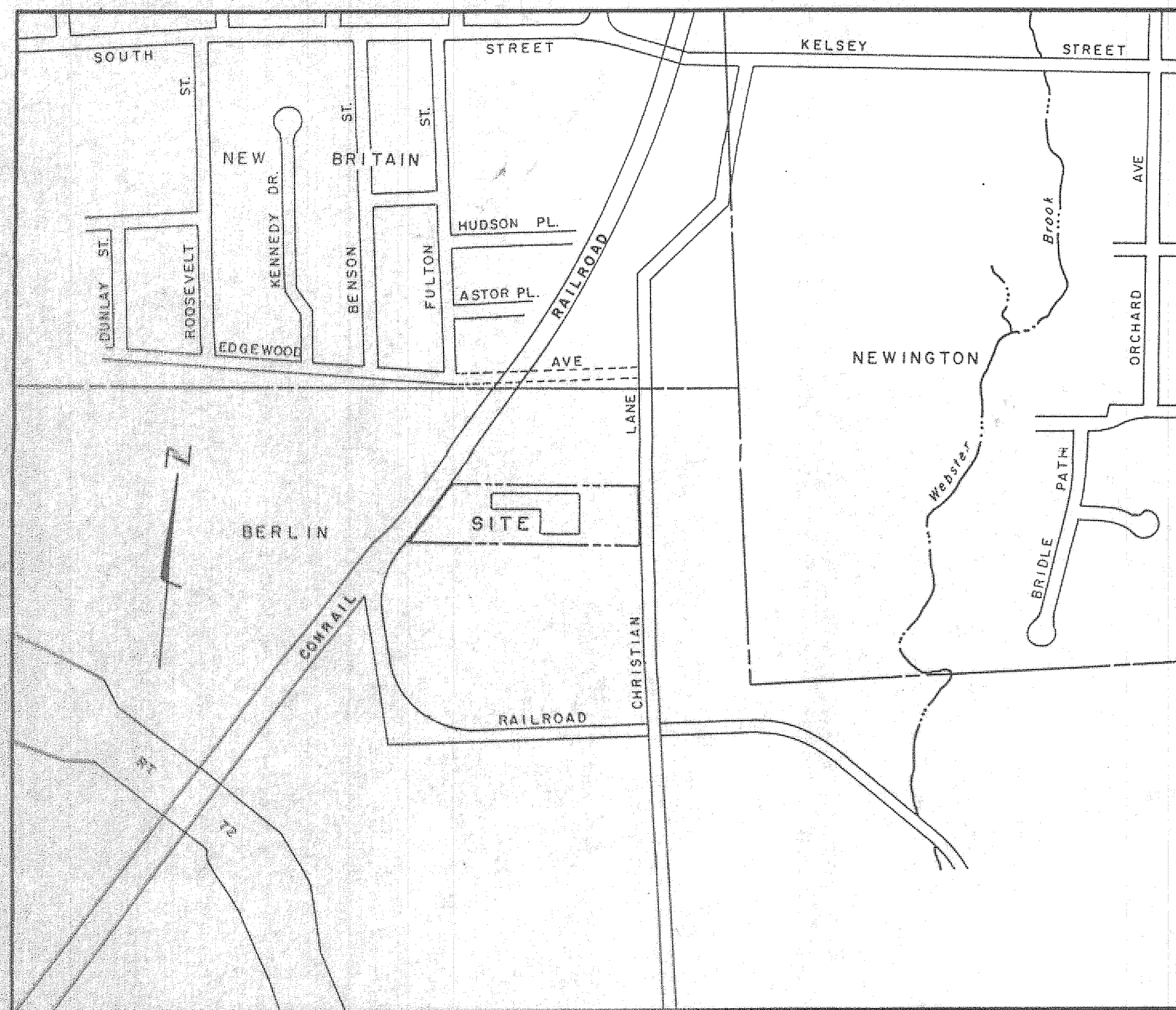


SOIL STOCKPILE DETAIL

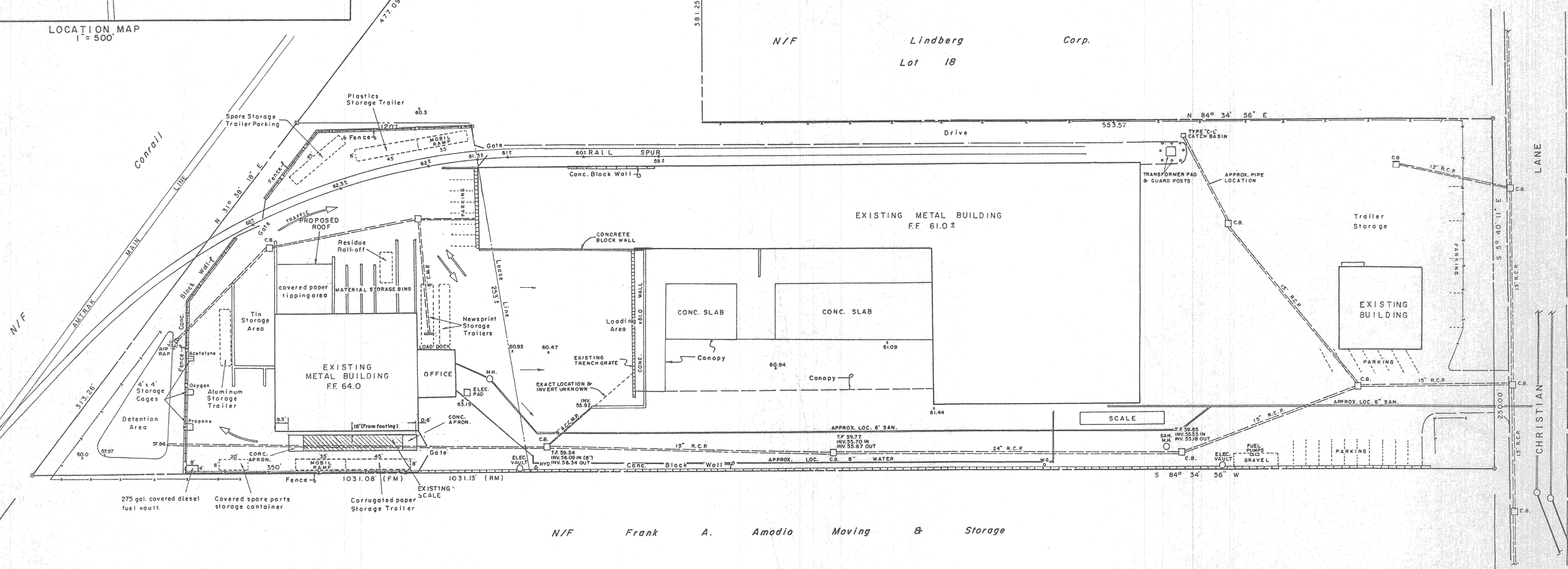
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ANCHOR a Barton & Loguidice company	
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management	
PROJ. ENGINEER KRG	SITE PLAN PREPARED FOR CHRISTIAN LANE REALTY/MURPHY ROAD RECYCLING REGIONAL RECYCLING FACILITY
PROJ. MANAGER MMZ	
OFFICE REVIEW MMZ	
REVISIONS	
PROJECT 285-115	
DATE 01/07/21	
SHEET NO. 1 OF 1	
SCALE: 1"= 40'	



LOCATION MAP
1" = 500'



RUNOFF DIRECTION
 EXISTING GRADE
 PROPOSED GRADE
 FM FIELD MEASURED
 RM FROM REFERENCE MAP

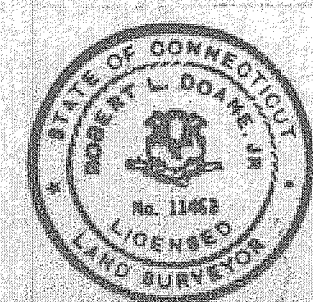
Approved by the Planning Commission of Berlin, Ct.

N/F Frank A. Amodio Moving & Storage

NOTE: THIS PLAN HAS BEEN COMPILED FROM THE REFERENCE MAPS SHOWN HEREON. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS ESTABLISHED FROM MAP # 2 WHICH MAP IS CERTIFIED CLASS "A-2". THEREFORE THE INFORMATION SHOWN HEREON IS TO "A-2" ACCURACY STANDARDS. HOWEVER, SINCE THIS PLAN WAS COMPILED, IT IS HEREBY CERTIFIED CLASS "D"

I hereby certify that this map and survey was prepared in accordance with the standards of a Class D survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

ROBERT L. DOANE JR.
CONN. P.E. & L.S. LIC. NO. 11463



Reference is made to the following maps:

- "PROPOSED SIDETRACK TO SERVE AUTOMATED MATERIALS HANDLING CO., KENSINGTON, CT". Date: 12-4-91, Draw: 91-12-01. Prepared by Tracks Unlimited Inc, 1330 North Ave. Plainfield, NJ.
- "AS-BUILT 655 CHRISTIAN LANE INTERMEDIATE PROCESSING CENTER BERLIN, CT". Job #: A-398-1, Sheet: 1, Scale: 1" = 40', File #: 91623, Survey: Class A-2, prepared by Schull Associates, Inc., West Haven, CT 06512
- "SITE PLAN PREPARED FOR RESOURCE RECOVERY SYSTEMS, INC. KENSINGTON, CT". SCALE: 1" = 40', Dated: 11-19-96, prepared by Robert C. Simoni, Old Saybrook, CT 06473

DOANE ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
P. O. BOX 113 • CENTERBROOK, CT. 06409

SITE PLAN
AUTOMATED MATERIALS HANDLING CO.
KENSINGTON, CT

SCALE 1" = 40'	DATE 11/20/96	SHEET NO. 1 OF 1	IDENT. NO. M 585
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