

Site Plan Amendment

Application: Site Plan Amendment to approved Site Plan and Special Permit under construction

Project Name: Mixed Use Development – 104 Episcopal Road and Berlin Turnpike
Phase: Northerly Commercial Building, parking and drives

Address: 250 Berlin Turnpike (4-4-82-18)

Zone: Berlin Turnpike Development Zone - BTB (PS-B underlying)

Applicant: 224 Berlin Turnpike, LLC and John L. Orisini

Owner: 224 Berlin Turnpike, LLC,

Proposal: Revision to approved and revised plan - parking and drives to the west and south of the northerly commercial building

BACKGROUND AND PROPOSAL

The Planning & Zoning Commission approved the Mixed-Use Development Plan on September 5, 2019. At the January 23, 2020 PZC meeting, the Commission authorized administrative sign-off for modifications to the northerly entry drive in response to DOT permitting which allowed a single southbound entry drive off the Berlin Turnpike at the northerly end of the site and modification that shifted the building to the north to accommodate existing utilities (including the transformer pad located between the two multi-tenant commercial buildings.) Related modifications to parking rows and landscape islands also resulted.

The applicant has requested further modifications to the driveway around the northerly commercial building and creating 2-way traffic flow between the multi-tenant commercial buildings.

STAFF COMMENTS

1. The Commission should note that any approval applied only to modifications and areas discussed and presented for this application and
2. Applicable conditions of the original approval and modification remain in place
3. Modification to landscaping be provided in accordance with the Regulations relating to parking areas.
4. The applicant presents any modifications of landscaping and screening to the satisfaction of the Commission, including
 - a. the area previously approved with enhanced buffering to the north of the northerly and rear drives to protect and buffer the adjacent residential neighborhood from commercial activity
 - b. Any landscaping between the commercial buildings
5. Handicap parking be installed to the satisfaction of the Building Official
6. The style and materials of the “proposed screen wall extension” to the south of the phase-2 building patio area be presented for Commission approval.

7. Dumpster location and enclosure be consistent with the approved materials throughout the site.
8. Parking area and traffic flow signage, including pavement markings be presented for staff review prior to installation and use of related development areas.
9. Provide crosswalk markings between the phase-1 and phase-2 buildings' sidewalks where traffic is now proposed
10. Existing and proposed transformer location protection design be the satisfaction of the Commissions and as required by code
11. New tenants requiring parking in excess of 1:250 sf GFA must show that adequate excess parking remains at the time of their CZC approval.

EXISTING CONDITIONS

The Master Plan development area (combined as Lot 18) contains 18.53 acres contiguous with 767 ft of frontage on the Berlin Turnpike and a depth of 620 ft. The development area is situated between the Berlin Turnpike and Episcopal Road and zoned BTB (PS-B).

The mixed-use project encompasses a previously developed new automobile dealership and an associated multi-tenant retail building. The development of the combined site with the BTB rezoning has allowed phased construction for a second multi-tenant commercial building along the Berlin Turnpike and a final development phase of residential apartments on the westerly portion of the site. Site improvements for the second commercial building are under construction (referred hereafter as Phase-2 commercial).

Approved plans show a southbound entry drive at the northerly end of the site from the Berlin Turnpike. Traffic splits and flows into 1) two-way flow to the south to parking in front of the commercial buildings and extending through to the existing shared entry/exit drive between the southerly retail building (phase-1) and auto dealership; and 2) one-way flow along the north side and around the westerly/rear side of the phase-2 commercial building and to additional parking that merges into the existing flow to the south for the existing Phase-1 commercial area.

PROPOSED CONDITIONS

The applicant proposes to alter the approved plan by:

- Increasing the driveway width around the rear/west from 18 ft. to 28ft.
- Realign the parking along that area from angled to 90° spaces.
- Relocate the proposed transformer from a peninsula in the parking strip to the landscape area west of the rear bank of spaces.
- Eliminate a link at the end of the one-way rear drive to the existing driveway behind the phase-1 building and create forced flow through the approved rear parking area
- Relocate dumpster pad behind the buildings.
- Allow existing 2-way driveway between the commercial buildings to remain
- Redesign the parking along the easterly/front of the commercial buildings to allow two-way flow between the buildings.

The existing multi-tenant commercial building, automobile dealership building, and associated site improvements will remain. All other structures will be demolished.

ANALYSIS

The Do Not Enter sign prohibiting northbound traffic flow around the back of the phase-2 building is set back from the two-way flow parking area. The applicant should substantiate the location.

The original approval allocated spaces for each portion of the mixed-use development with overflow spaces throughout the site. 168 parking stalls were allocated for the multi-tenant commercial buildings a total of 196 spaces adjacent to the two commercial buildings. The parking chart on the proposed plan shows the revised layout for the two multi-tenant commercial buildings provides 187 spaces. Staff notes that zoning approval for tenant occupancy has resulted in some of the approved excess stalls being allocated for more intense uses, such as restaurants. Specific tenants where parking greater than 1:250 SF GFA will require parking calculation updates at the time of review of their Certificate of Zoning Compliance for new business (CZC).

The new driveway between the two buildings will eliminate a continuous sidewalk. A crosswalk in this area should be added. Additional crosswalk markings to enhance pedestrian connectivity should be considered to the rear parking area.

DEPARTMENTAL COMMENTS:

Berlin Water Control: Suggest identifying sewer line/water line locations while the information is readily available. As-built would be helpful.

Board of Police Commissioners; Police Chief; Fire Marshal; Conservation Commission; Inland Wetlands; and, Building Official issued "No Comment"

April 13, 2021

Updated April 14, 2021 (Conservation Commission; Inland Wetlands; Building Official)

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

APPLICATION: Site Plan Amendment
Modification to front and rear parking areas and rear access drive aisle
APPLICANT: 224 Berlin turnpike, LLC (John Orsini)
LOCATION: 224-256 Berlin Turnpike
AGENDA: May 6, 2021

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 mggiusti@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 department.*
-

Board of Police Commissioners

No comment

Police Chief

No comment

Berlin Water Control

Suggest identifying sewer line/water line locations while the information is readily available. As-built would be helpful.

Fire Marshal

No comment

Conservation Commission

No comment

Inlands Wetlands

No comment

Building Official

No comment

Emailed to J. Cassidy, PE: April 13, 2021



Town of Berlin

FILE COPY

Planning and Zoning Department

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

SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Mixed Use Development
Property Owner(s): 224 Berlin Turnpike, LLC
Project Address*: 224-256 Berlin Turnpike, Berlin, CT
Map: 4-4 Block: 82-18 Lot: 7715 Zone(s): PS-B Lot Area: 18.53

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: 224 Berlin Turnpike, LLC Firm Name: c/o Hallisey, Pearson & Cassidy Engineering Assoc., Inc.
Street Address: 630 Main Street City: Cromwell ST: CT Zip: 06416
Email: jcassidy@hpcengr.com Phone: 860-529-6812
Signature: _____ Date: 03/31/2021

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

Name: 224 Berlin Turnpike, LLC Principal: John L. Orsini, Member
Street Address: 1180 North Colony Road City: Wallingford ST: CT Zip: 06492
Email: jorsini@executiveag.com Phone: 860-949-7400

*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.

Received

APR 01 2021

This Site Plan Involves:

☐ Additions ☒ Alterations ☐ Demolition ☐ New Construction

Description of Project*: Modification to front and rear parking areas and rear access drive aisle.

*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)

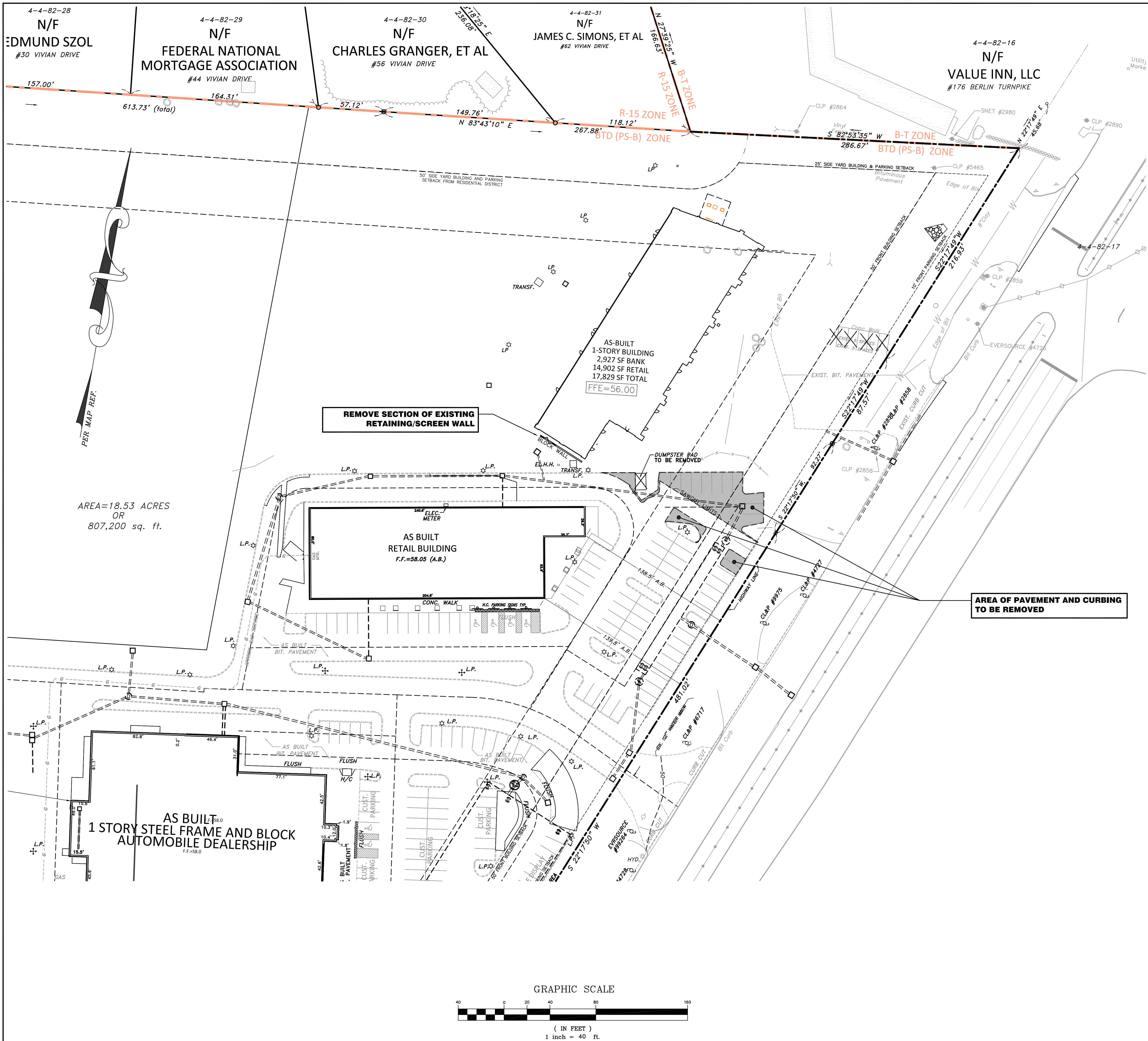
Received by: fms

*all as originally proposed per the original approved site plan.

**Town of Berlin
Received**

APR 01 2021

**Planning & Zoning Department
Berlin, Connecticut**



GENERAL NOTE FOR SITE PREPARATION

1. PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE LAYOUT AND GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION. IF REQUIRED, FIELD MODIFICATIONS SHALL BE MADE AS AUTHORIZED BY THE ENGINEER TO ADDRESS EXISTING SITE CONDITIONS.
2. SITE LAYOUT & PROPOSED GRADES ARE TO BE STAKED IN THE FIELD AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF THE CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LIMIT LINE DUE TO CONSTRUCTION OPERATIONS FROM THIS PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" - 811 - AT LEAST 72 HOURS PRIOR TO START OF WORK.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AND SITE FOR EMERGENCY SERVICES AT ALL TIMES.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
7. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AT THE DIRECTION OF THE ENGINEER AND IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR SEDIMENT AND EROSION CONTROL.
8. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION.
9. MATERIAL STAGING AREAS SHALL BE ESTABLISHED IN COORDINATION WITH THE OWNER, OR THEIR REPRESENTATIVE AT THE SITE.
10. CONTAMINATED SOILS, IF ENCOUNTERED, SHALL BE STOCKPILED ON-SITE (SEE PREVIOUS NOTE) AT THE DIRECTION OF THE ENGINEER, PRIOR TO OFF-SITE DISPOSAL/RECYCLING.
11. BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY. PERCENT COMPACTING SHALL BE DEFINED AS THE RATIO OF THE FIELD DRY DENSITY, DETERMINED BY AASHTO T180 (METHOD D), TO THE MAXIMUM DRY DENSITY.

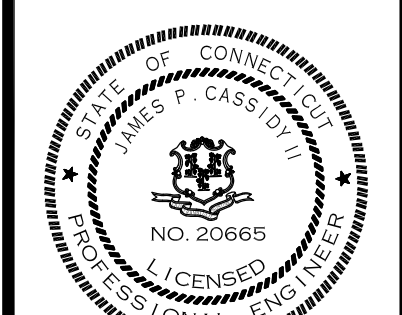
LEGEND

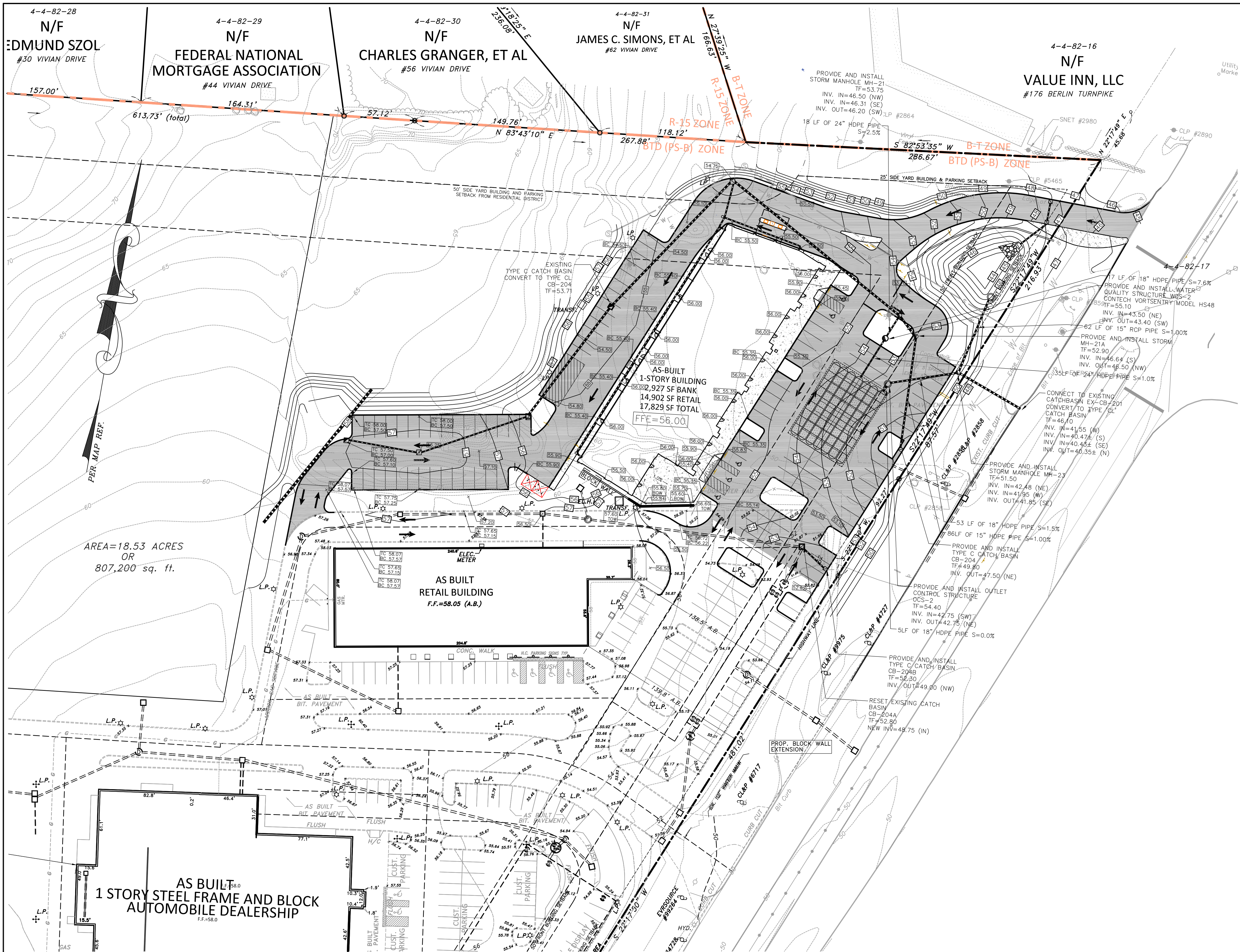
- EXISTING PROPERTY LINE
- - - EXISTING EDGE OF PAVEMENT
- L.P. FND. IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- - - EXISTING CONTOUR
- x 23.5 EXISTING SPOT GRADE
- EXISTING TELEPHONE POLE
- - - EXISTING BIT. CURB
- - - EXISTING CONC. CURB
- - - EXISTING STORM DRAINAGE SYSTEM
- - - EXISTING WATER MAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING GAS MAIN
- - - EXISTING OVERHEAD WIRES
- - - LIMITS OF FLAGGED WETLANDS
- - - LIMITS OF 100' UPLANDS REVIEW AREA
- - - EXISTING FENCE
- - - EXISTING VEGETATION OR ISLAND TO BE REMOVED
- - - EXISTING STRUCTURE TO BE REMOVED
- - - EXISTING STRUCTURE AND PIPE TO BE REMOVED

CHECKED BY: JPC	SCALE: 1"=40'
DRAWN BY: JMP	DATE: MAR. 29, 2021
ACAD FILE: 2783-DEMO	JOB No.: 2783
SHEET: 1 OF 3	REVISIONS:

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DEMOLITION PLAN
PREPARED FOR
196 WILBUR CROSS HIGHWAY, BERLIN, LLC
224 BERLIN TURNPIKE, LLC
& JOHN L. ORSINI
#224-256 BERLIN TURNPIKE & EPISCOPAL ROAD
BERLIN, CONNECTICUT





LEGEND

EXISTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

IRON PIN OR IRON PIPE FOUND

CONC. MERESTONE OR CHD FND.

EXISTING TREE LINE

EXISTING CONTOUR

EXISTING SPOT GRADE

EXISTING TELEPHONE POLE

EXISTING BIT. CURB

EXISTING STORM DRAINAGE SYSTEM

EXISTING WATER MAIN

EXISTING SANITARY SEWER

C.B.

Pipe (Size, Type)

PROPOSED STORM DRAINAGE SYSTEM

M.H.

Pipe (Size, Type)

PROPOSED WATER MAIN

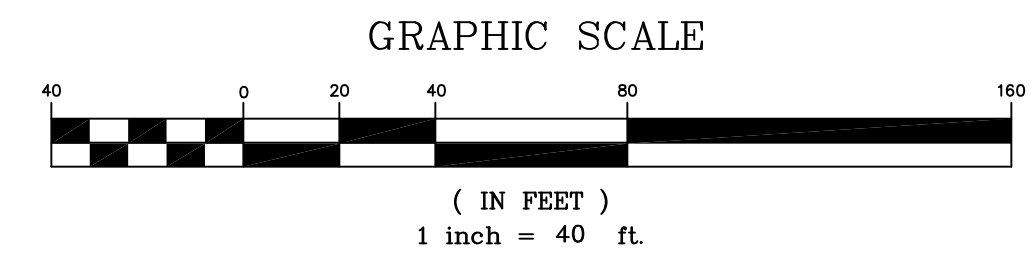
PROPOSED SANITARY SEWER

PROPOSED SPOT GRADE

PROPOSED CONC. CURB

AREA OF BITUMINOUS PAVEMENT

PROPOSED CONCRETE



SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF GLASTONBURY, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS AND SEWER AND WATER CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO OTHER PLANS, DETAILS AND NOTES FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFORMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DISPLAY AREA, AND THE BASED CONCRETE SIDEWALKS AND RAMPS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT PROPERTIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNALS SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAIL OR NOTED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOSTS, 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.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
- PARKING SPACES SHALL BE STRIPPED WITH 4" SMI. HATCHED AREA SHALL BE STRIPPED WITH 4" SMI AT A 40° ANGLE, 2' ON CENTER. HATCHING SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 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, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH OTR 28 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES 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 UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- CT DOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK.
- AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

GRADING AND DRAINAGE NOTES

- GRADING GENERAL NOTES:
- SEE THIS PLAN SHEET FOR ADDITIONAL SITE PLAN AND GENERAL NOTES.
 - THE GRADING AND DRAINAGE PLAN IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE MEP DRAWINGS FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
 - THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
 - TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITIES REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
 - THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE DESIGN OR TOWN ENGINEER. AFTER SUBGRADE IS ROUGH GRADED, AS APPROVED BY THE GLASTONBURY TOWN STAFF.
 - VERTICAL DATUM IS NAVD 1988.
 - CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF GLASTONBURY AGENT PRIOR TO THE START OF WORK ON THE SITE.
 - PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION SERVICE WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
 - ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK STORM DRAINAGE AND UTILITY WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE STATED IN THE PROJECT MANUAL SPECIFICATIONS. ALL FILL MATERIALS UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 12" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 3 +/- PERCENT OF OPTIMUM MOISTURE CONTENT.
 - ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF GLASTONBURY AUTHORITY AND STATE OF CONNECTICUT.
 - ALL CONSTRUCTION SHALL COMPLY WITH OWNER'S AND THE LOCAL MUNICIPALITY'S STANDARDS AND STATE OF CONNECTICUT'S DOT SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.

HALLISEY, PEARSON & CASSIDY

CIVIL ENGINEERS & LAND SURVEYORS

630 MAIN STREET, UNIT #1A

CROWELL, CONNECTICUT 06416

PHONE: (860)-529-6812, FAX: (860)-721-7709

MODIFIED SITE GRADING PLAN

PREPARED FOR

196 WILBUR CROSS HIGHWAY, BERLIN, LLC

224 BERLIN TURNPIKE, LLC

& JOHN L. ORSINI

#224-256 BERLIN TURNPIKE & EPISCOPAL ROAD

BERLIN, CONNECTICUT



CHECKED BY: JPC	SCALE: 1"=40'
DRAWN BY: JMP	DATE: MAR. 29, 2021
ACAD FILE: 2783-SG	JOB No.: 2783
SHEET: 3	OF: 3
REVISIONS:	