



## Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
[www.town.berlin.ct.us](http://www.town.berlin.ct.us)

**Town of Berlin  
Received**

APR 23 2021

Planning & Zoning Department  
Berlin, Connecticut

## SPECIAL PERMIT APPLICATION

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

**Project Name:** Proposed 32,495 sq. ft. truck repair facility

**Property Owner(s):** Bocada 250 Webster Square, LLC & 73 Woodlawn LLC

Project Address\*: 250 Webster Square Road, 0 Worthington Ridge, & 73 Woodlawn Road

Map: 10-4-83C-42, 10-4-83C-6A and 10-3-83C-32 Block:            Lot:            Zone(s): BT-1 & PS-A Lot Area: 10.8225 acres total

## Applicant Information

Name: **Tasca Ford CT**

Firm Name:

Street Address: 250 Webster Square Road

City: **Berlin** ST: **CT** Zip: **06037**

Email: [smclaughlin@tasca.com](mailto:smclaughlin@tasca.com)

Phone: 860-829-3714

**Signature:**

Date: 04/23/21

✓  
JAMES P. CASSIDY AS AGENT FOR TUSCO

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

**Bocada 250 Webster Square,**

Name: LLC & 73 Woodlawn LLC

Principal: **Shawn McLaughlin**

Street Address: 1300 Pontiac Avenue

City: Cranston ST: RI Zip: 02920

Email: same as above

Phone: same as above

**\*Letter of Authorization Required**

**Special Permit required pursuant to section(s):**

**VI.A.3.(c) - automotive dealers, including accessory automobile service and repair**

**VI.G.3.(d) - motor vehicle repair**

**\*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 \$\_\_\_\_\_ (Refer to current Fee Schedule)

Received by: \_\_\_\_\_

## Continuation Page – Special Permit Application for Tasca Ford

### Narrative

The applicant is proposing to construct a 32,495 sq. ft. one story building to be used as a truck repair facility, as well as parking areas, automobile display spaces and related improvements.

### Special Permit Criteria – XII.D.1.

- a. **Consistency with Town Plan.** The use of the subject sites as a motor vehicle repair facility is consistent with the town's land use plan, as it is an allowed use subject to receipt of a Special Permit.
- b. **Appropriate Utilities and Improvements.** The application has already been reviewed by and a permit issued from the Town of Berlin Inland Wetlands and Watercourses Commission. The sites are already disturbed. A detailed Erosion and Sedimentation Control Plan is included. The property is already serviced by public water and sewer and has all other necessary utilities available to it (electric, cable, phone).
- c. **Preservation of Improvement Features.** There are no important features to preserve as the subject parcels are already disturbed and consist mostly of pavement.
- d. **Appropriate Location and Size.** The proposed development meets all of the bulk requirements required by the respective zones. The display area and truck repair facility are accessory uses and a part of the overall existing automotive dealership use, and therefore in harmony with the surroundings.
- e. **Appropriate Loading and Parking.** The additional parking is mainly for the display of commercial vehicles. The development will be adequately screened so as to not impact the residential uses abutting it through a 50' setback and existing vegetation.
- f. **Adequate Streets and Highways.** The roadways around this development are sufficient to accommodate this use and no significant additional traffic is anticipated as the overall use is not changing.
- g. **Suitable Location for Use.** There is already an existing automotive dealership at the site, and so adding additional display areas and an ancillary truck repair facility are in harmony with the overall use and pattern of development in the area.
- h. **Appropriate Design.** The neighborhood surrounding this area is already heavily developed. Because this is an existing use, this expansion should not impact the character of the neighborhood. Architectural elevations are included in the site plans.
- i. **Appropriate Landscaping and Screening.** The existing wooded buffer will remain between this property and the abutting residential uses.

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**APR 01 2021**

**Planning & Zoning Department  
Berlin, Connecticut**

- j. **Emergency Preparedness.** The properties are located on established roadways and the properties are easily accessible by emergency vehicles. There are two accessways proposed off of Woodlawn Road, one of which is an existing curb cut.
- k. **Long Term Viability.** The applicant, Tasca Ford CT, is a well-known business with an established operation at the present location. They will maintain the proposed developments in the same manner as they have maintained their current one.
- l. **Purpose of Regulations.** The proposed use is in accordance with the purpose of these Regulations, as this is a permissible use in the zones, subject to a Special Permit.

**Town of Berlin  
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**APR 01 2021**

**Planning & Zoning Department  
Berlin, Connecticut**



# Town of Berlin

## Planning and Zoning Department

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www.town.berlin.ct.us

Town of Berlin

Received

APR 23 2021

Planning & Zoning Department  
Berlin, Connecticut

## SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Proposed 32,495 sq. ft. truck repair facility

Property Owner(s): Bocada 250 Webster Square, LLC & 73 Woodlawn LLC

Project Address\*: 250 Webster Square Road, 0 Worthington Ridge & 73 Woodlawn Road

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zone(s): BT-1 & PS-A Lot Area: 10.8225 acres total  
10-4-83C-42, 10-4-83C-42 and 10-3-83C-32

### 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 Motor vehicle location approval
- ☒ Inland Wetlands and Water Course Commission review needed - IWWC has already issued a permit

### Applicant Information

Name: Tasca Ford CT

Firm Name: \_\_\_\_\_

Street Address: 250 Webster Square Road

City: Berlin ST: CT Zip: 06037

Email: smclaughlin@tasca.com

Phone: 860-829-3714

Signature: \_\_\_\_\_

Date: 04/23/21

(JAMES P. CASSIOY AS AGENT FOR TASCA)

### Property Owner(s) Information (If Not the Applicant) - applicant is subsidiary of owners

Bocada 250 Webster Square, LLC &

Name: 73 Woodlawn LLC

Principal: Shawn McLaughlin

Street Address: 1300 Pontiac Avenue

City: Cranston ST: RI Zip: 02920

Email: same as above

Phone: same as above

\*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\*:** The applicant is proposing to construct a 32,495 sq. ft. one story building to be used as a truck repair facility, as well as parking areas, automobile display spaces and related improvements.

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

**SITE PLAN ZONING STATISTICS**

USE(S)	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
	<u>automotive dealership</u>	<u>same plus truck repair facility</u>	
	<hr/>	<hr/>	
	<hr/>	<hr/>	
<b>COMMERCIAL</b>			
Gross Floor Area	36,600 sq. ft.	additional building - 32,495 sq. ft.	
Parking Spaces	<hr/>	<hr/>	<hr/>
<b>INDUSTRIAL</b>			
Gross Floor Area	n/a	<hr/>	
Parking Spaces	<hr/>	<hr/>	<hr/>
<b>RESIDENTIAL</b>			
Number of Units	n/a	<hr/>	
Number of Bedrooms	<hr/>	<hr/>	
Gross Floor Area	<hr/>	<hr/>	
Parking Spaces	<hr/>	<hr/>	<hr/>
<b>OTHER USES</b>			
Gross Floor Area	n/a	<hr/>	
Parking Spaces	<hr/>	<hr/>	<hr/>

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

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

Received by: \_\_\_\_\_

**Town of Berlin  
Received**

**APR 01 2021**

April 14, 2021

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

**APPLICATION:** Special Permit/Site Plan

- Construct a 32,495 sq. ft. one story building to be used as a truck repair facility, as well as parking area, automobile display spaces and related improvements

**APPLICANT:** Tasca Ford CT

**LOCATION:** 250 Webster Square road

**AGENDA:** May 20, 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](mailto: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.*
- 

Building Official

- Complete full scale drawing with M.E.P.'s for permitting
- Statement of special inspections

Inland Wetlands

- IWWCC Permit Approval granted 3/2/21

Fire Marshal

- No comment

Board of Police Commissioners

- No comment

Police Chief

- No comment

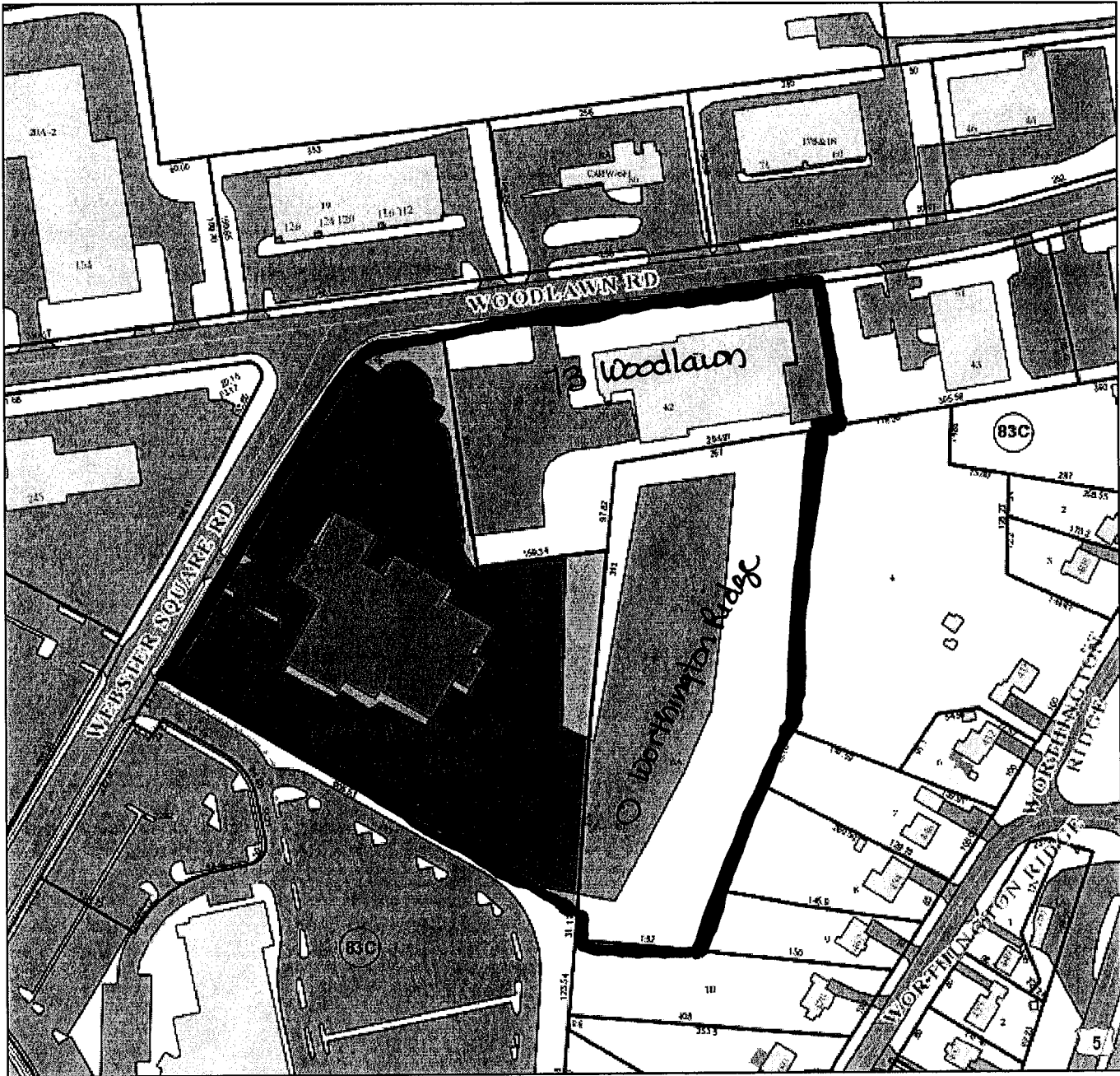
*Emailed to Applicant: April 14, 2021*

# Town of Berlin

Geographic Information System (GIS)



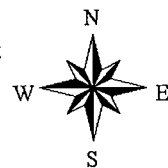
Date Printed: 5/14/2021

**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

0 200  
Feet

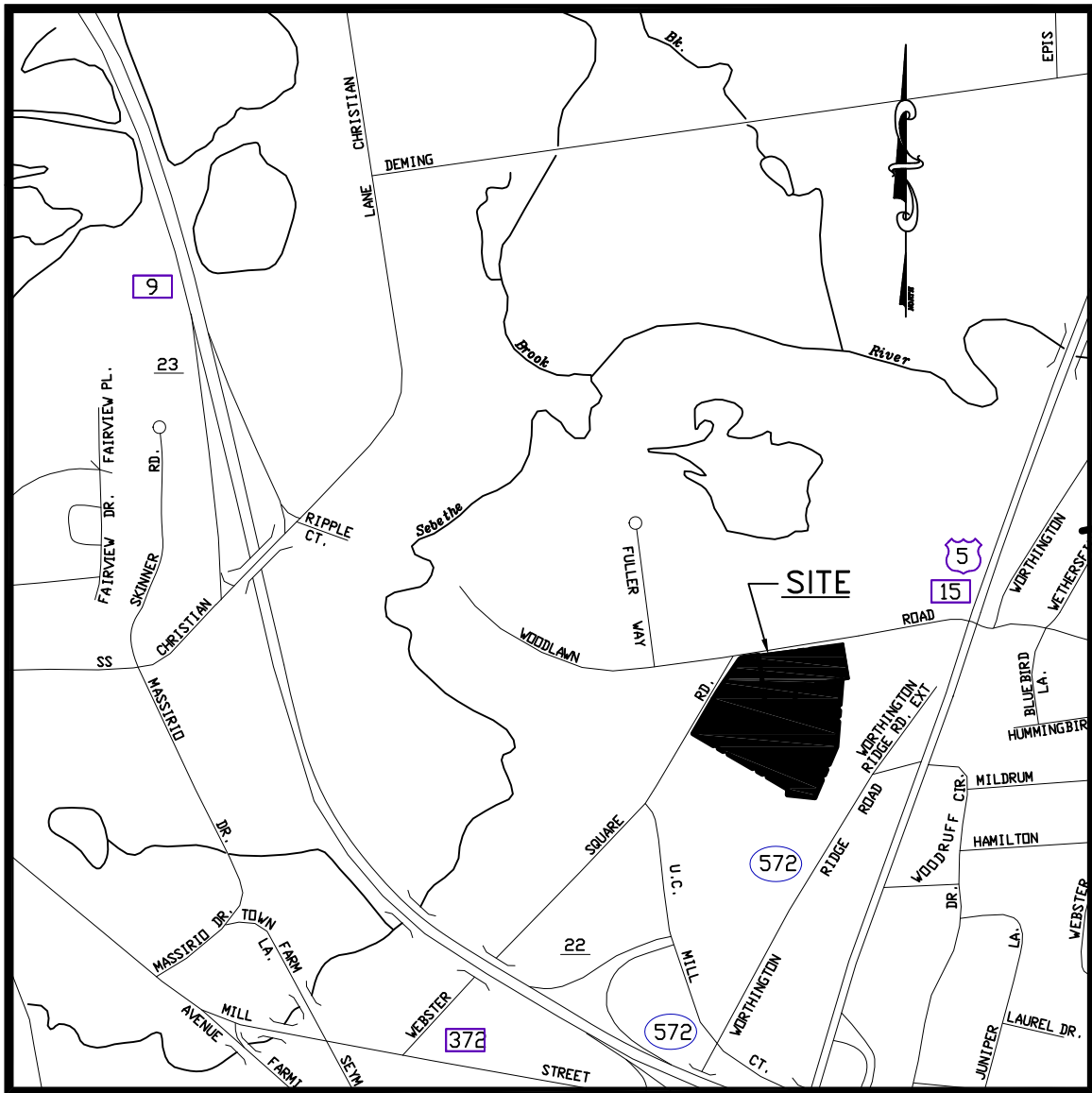


**SITE PLAN & WETLANDS APPLICATION**  
**FOR**  
**PROPOSED 32,495 SQ. FT. TRUCK REPAIR FACILITY**  
**TASCA FORD**

**PROPERTY LOCATED AT:**  
**#250 WEBSTER SQUARE ROAD & #73 WOODLAWN ROAD**  
**BERLIN, CONNECTICUT**

**OWNER, APPLICANT & DEVELOPER**

BOCADA 250 WEBSTER SQUARE LLC  
TASACA AUTOMOTIVE GROUP INC.  
CRANSTON, RHODE ISLAND 02920  
PHONE NUMBER:

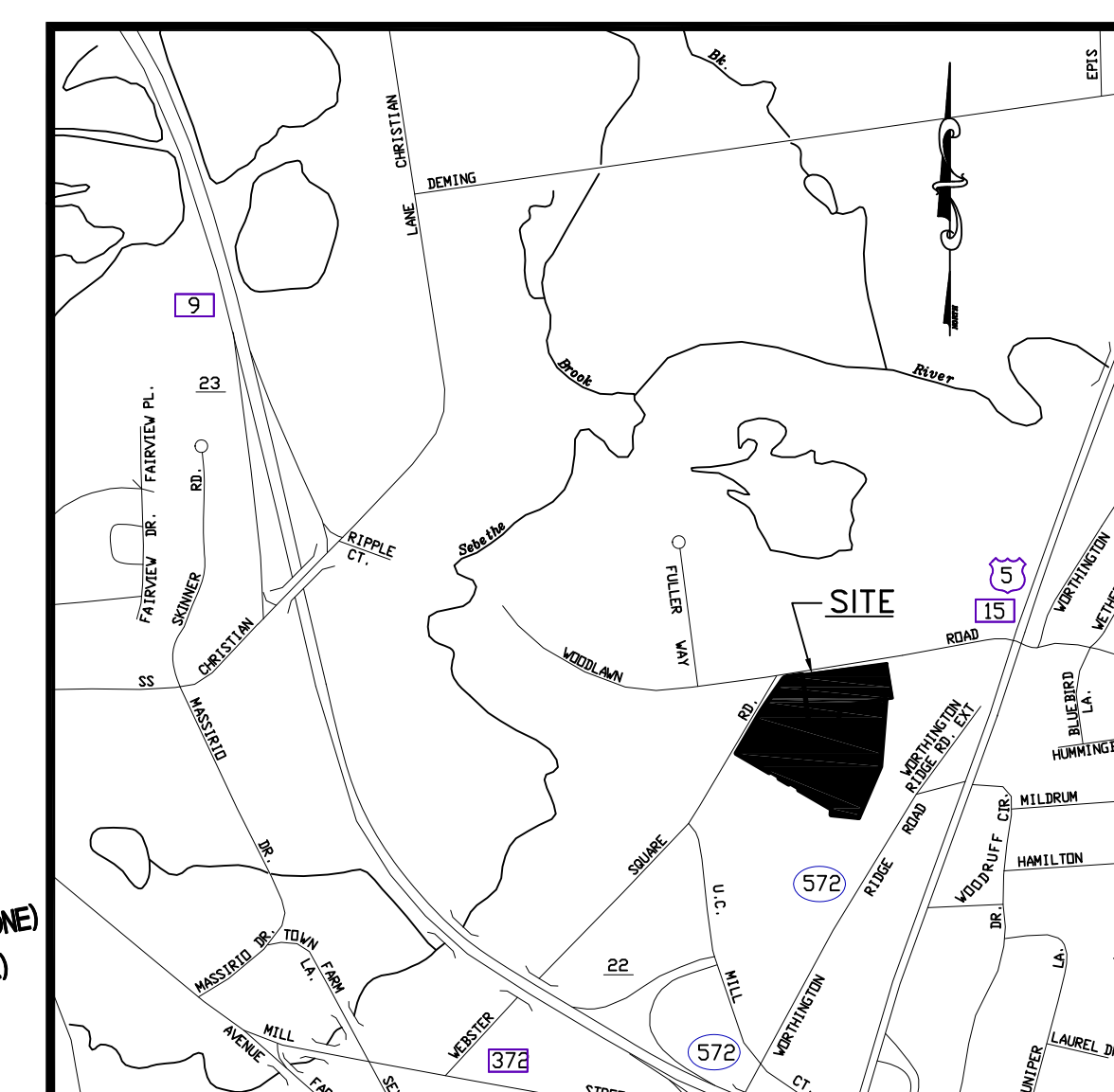
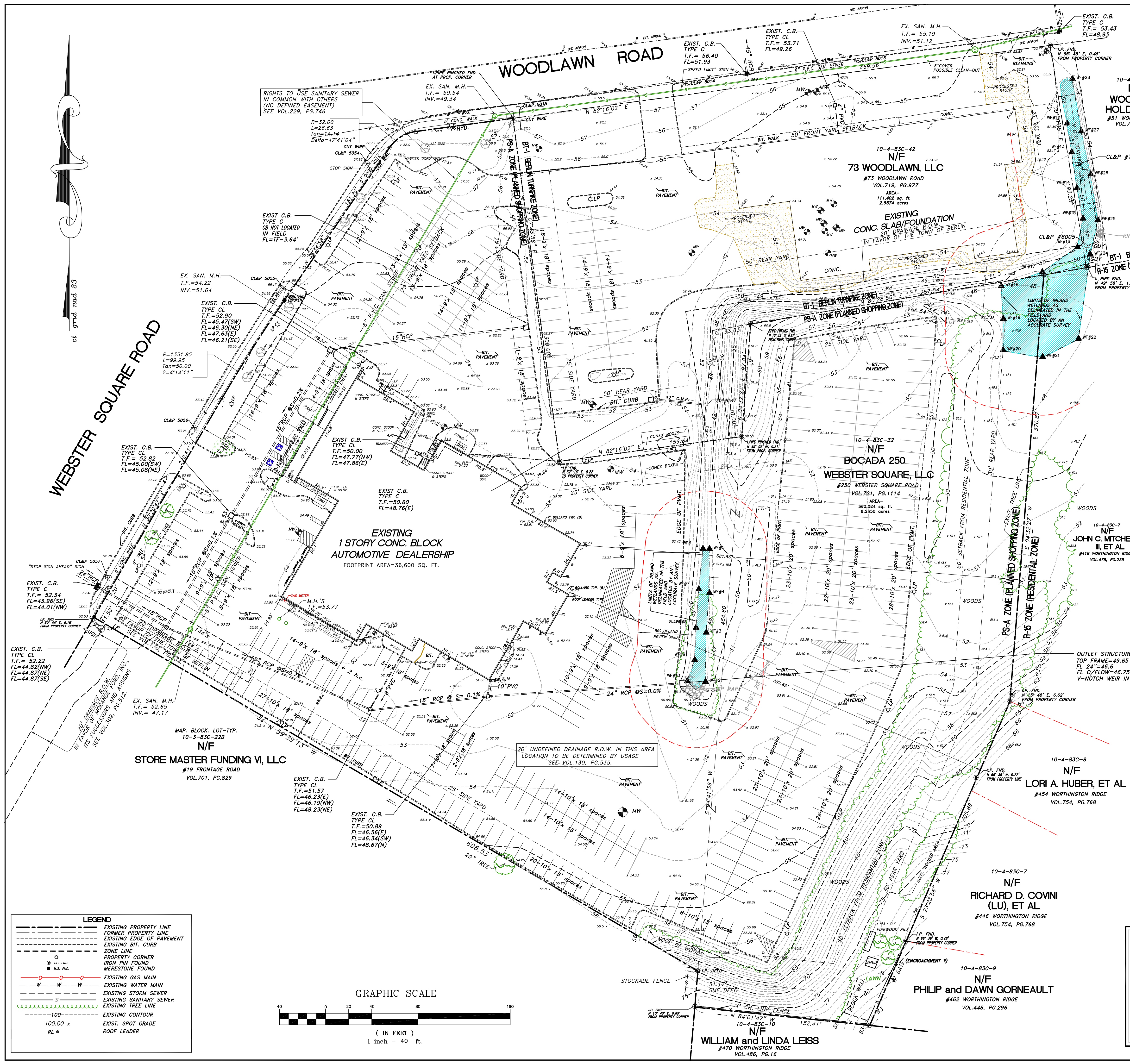


**LOCATION MAP**  
SCALE: 1"=1,000'

**SHEET INDEX**

SHEET #	DRAWING TITLE
1	EXISTING CONDITIONS/TOPOGRAPHIC SURVEY
2	ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED & SITE LAYOUT PLAN
3	SITE GRADING AND DRAINAGE PLAN
4	SITE UTILITIES PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	GENERAL SITE NOTES
7	EROSION AND SEDIMENT CONTROL NOTES
8-11	SITE DETAILS
12	WETLANDS MITIGATION PLAN
A-1.0	FLOOR PLAN
A-2.0	ELEVATIONS
A-2.1	RENDERED ELEVATIONS

3	3/30/21	UPDATED EASTERN EXIT DRIVE	JMP
2	3/1/21	PER TOWN STAFF COMMENT	JMP
1	2/25/21	ADDED WETLANDS MITIGATION	JMP
NO.	DATE	DESCRIPTION	BY



**NOTES:**

- SURVEY NOTES:**
  - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 is PROPERTY/ TOPOGRAPHIC
  - Boundary Determination Category is RESURVEY
  - Class of Accuracy is :HOR.-"A-2", TOPO.-"T-2", VERT.-"V-2".
- PARCEL AREAS:** 73 WOODLAWN ROAD= 111,402 sq. ft. or 2.5574 acres  
250 WEBSTER SQUARE= 360,024 sq. ft. or 8.2650 acres  
TOTAL AREA= 250 WEBSTER SQUARE= 471,426 sq. ft. or 10.8225 acres
- MAP REFERENCES:**
  - A.)-"DRAFT EASEMENT MAP EXHIBIT C OF THE DECLARATION OF ENVIRONMENTAL USE RESTRICTION AND GRANT OF EASEMENT BOCADA 250 WEBSTER SQUARE, LLC" #250 WEBSTER SQUARE ROAD BERLIN, CT. SCALE: 1"=40'. DAED: JULY 10, 2019. DRAWING B-1. PREPARED BY: KRATZERT JONES & ASSOCIATES, INC.
  - B.)-"RESUBDIVISION OF LOTS 32 & 42 BLOCK 83.C WEBSTER SQUARE AND WOODLAWN ROADS BERLIN, CONN." DATED: 1"=40'. DATED: FEBRUARY 1, 1975. PREPARED BY: G.S. JARMOLINSKI ASSOCIATES.
- PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.
- PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) MINIMUM RISK AREAS OUTSIDE 1% & 0.2% ANNUAL CHANCE FLOOD PLAINS PER F.I.R.M. NO. 09007C0513F. PANEL 513 OF 675. DATED: SEPTEMBER 26, 2008.
- ELEVATIONS BASED ON NAVD 88. CONTOUR INTERVAL=1 FOOT.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES. FROM VERBAL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HALLISEY, PEARSON & CASSIDY ENGINEERING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455."
- ENVIRONMENTAL LAND USE RESTRICTION AREA CONSISTS OF THE EXISTING BUILDING FOOTPRINT.

ZONING BULK TABLE: 250 WEBSTER SQUARE PS-A (PLANNED SHOPPING)		
REQUIREMENT	REQUIRED	EXISTING
MIN. LOT AREA	5 ACRES	8.26 ACRES
MIN. FRONT YARD	75'	88.57'
MIN. SIDE YARD	25', 50"	96.82' / 39.384'
MIN. REAR YARD	30', 50"	381.86'
MIN. PARKING SETBACK	10', 50"	1.04'
MAX. BLDG. HEIGHT	35'	<35'
MIN. PARKING FRONT YARD	10'	10.00'
MAX. BLDG. COVERAGE	25%	9.9%
MAX. IMPERVIOUS SURFACE COVERAGE	75%	68.9%
MIN. LOT WIDTH	400'	438.61'
MAX. FLOOR AREA	0.3	0.11

ZONING BULK TABLE: 73 WOODLAWN ROAD BT-1 (BERLIN TURNPIKE)		
REQUIREMENT	REQUIRED	EXISTING
MIN. LOT AREA	2 ACRES	2.56 ACRES
MIN. FRONT YARD	50'	NA
MIN. SIDE YARD	25', 50"	NA
MIN. REAR YARD	50', 50"	NA
MIN. PARKING SETBACK	10', 50"	N.A.
MAX. BLDG. HEIGHT	2.5 STORIES	N.A.
MIN. PARKING FRONT YARD	10'	79.07'
MAX. BLDG. COVERAGE	25%	N.A.
MAX. IMPERVIOUS SURFACE COVERAGE	80%	55.8%
MIN. LOT WIDTH	175'	469.56'
MAX. FLOOR AREA	0.5	N.A.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:

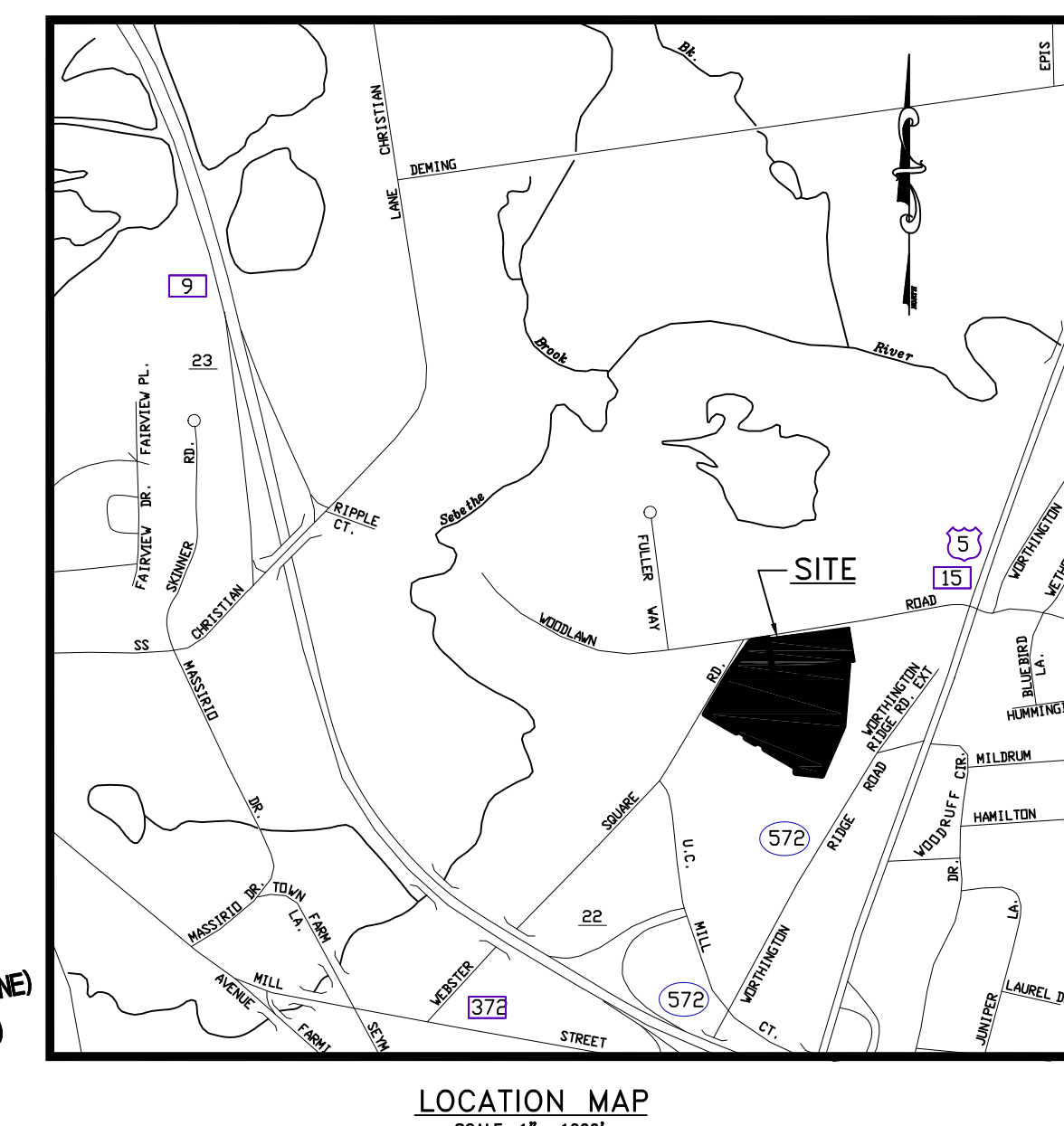
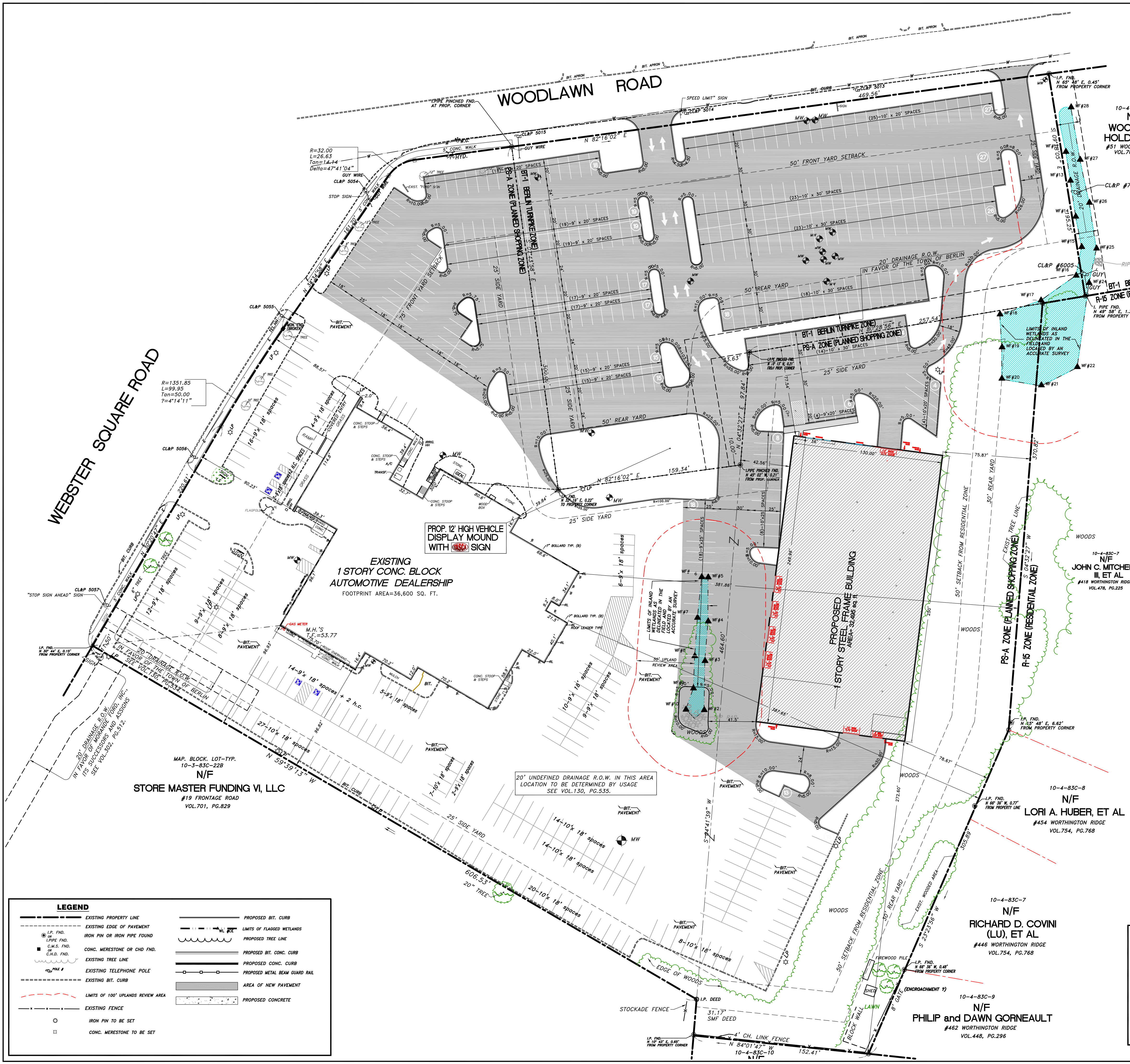
*Paul A. Hallisey* MARCH 10, 2020  
PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.

PROPERTY and TOPOGRAPHIC SURVEY  
SHOWING EXISTING CONDITIONS  
PREPARED FOR  
TASCA FORD  
PROPERTIES LOCATED AT  
#250 WEBSTER SQUARE  
and #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT

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

SCALE: 1"= 40'  
DATE: MARCH 10, 2020  
JOB NO.: 3097  
ACAD FILE: 3097-EX  
SHEET: 1 OF 12  
REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
3/2/21 UPDATED EASTERN EAT DRIVE



- NOTES:**
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MIN. PARKING SETBACK	10', 50"	1.04'	1.04'
MAX. BLDG. HEIGHT	35' STORIES	<35'	<35'
MIN. PARKING FRONT YARD	10'	10.00'	10.00'
MAX. BLDG. COVERAGE	25%	9.9%	18.9%
MAX. IMPERVIOUS SURFACE COVERAGE	75%	68.9%	74.6%
MIN. LOT WIDTH	400'	438.61'	438.61'
MAX. FLOOR AREA	0.3	0.11	0.11

ZONING BULK TABLE: 73 WOODLAWN ROAD BT-1 (BERLIN TURNPIKE)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2.56 ACRES	2.56 ACRES
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MIN. SIDE YARD	25', 50"	NA	NA
MIN. REAR YARD	50', 50"	NA	NA
MIN. PARKING SETBACK	10', 50"	N.A.	N.A.
MAX. BLDG. HEIGHT	2.5 STORIES	N.A.	N.A.
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*Paul A. Hallisey* MARCH 10, 2020  
PAUL A. HALLISEY, L.S. LIC. NO. 7761 DATE

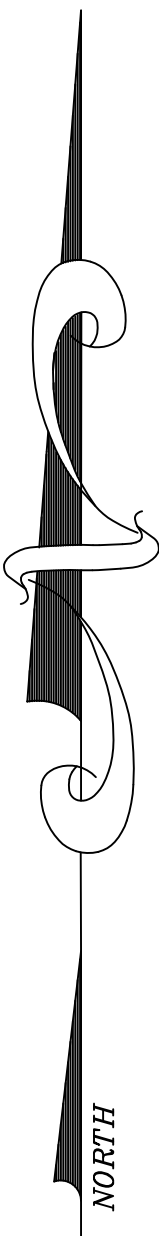
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CHECKED BY: JPC  
DATE: OCT. 21, 2020  
JOB NO.: 3097  
SCALE: 1"=40'

DRAWN BY: JMP  
ACAD FILE: 3097-Z1-S1  
SHEET: 2 OF 12  
REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
03/31/21 UPDATED EASTERN EXIT DRIVE

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

**ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED  
& SITE LAYOUT PLAN  
PREPARED FOR  
TASCA FOR  
PROPERTIES LOCATED AT  
#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT**



WEBSTER SQUARE ROAD

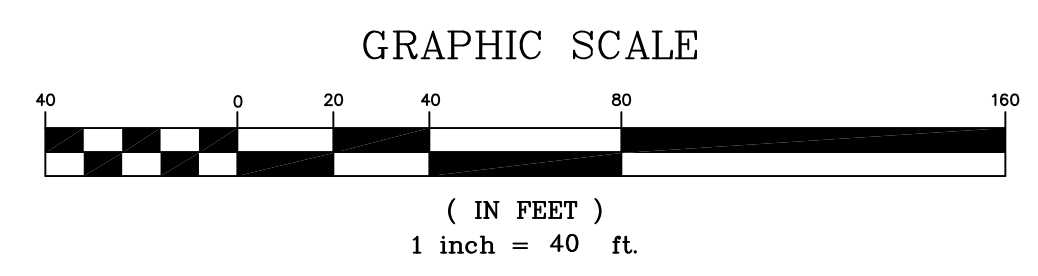
WOODLAWN ROAD

STORE MASTER FUNDING VI, LLC  
#19 FRONTAGE ROAD  
VOL.701, PG.829

N/F  
WOODLAWN HOLDING, LLC  
#51 WOODLAWN ROAD  
VOL.703, PG.191

N/F  
RICHARD D. COVIN  
(LU), ET AL  
#446 WORTHINGTON RIDGE  
VOL.754, PG.768

N/F  
PHILIP and DAWN GORNEAULT  
#462 WORTHINGTON RIDGE  
VOL.448, PG.296



SEE SHEET #6 FOR SITE NOTES

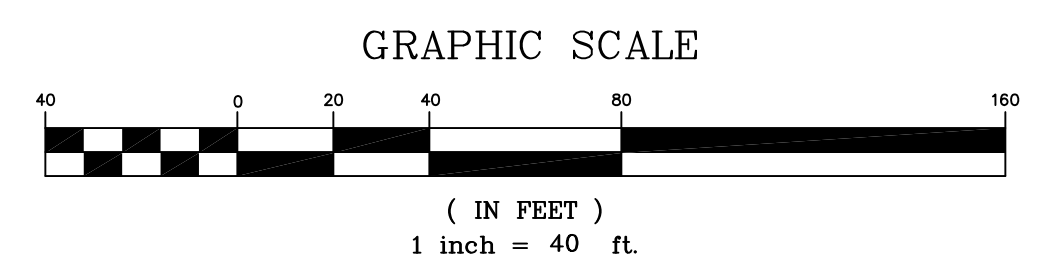
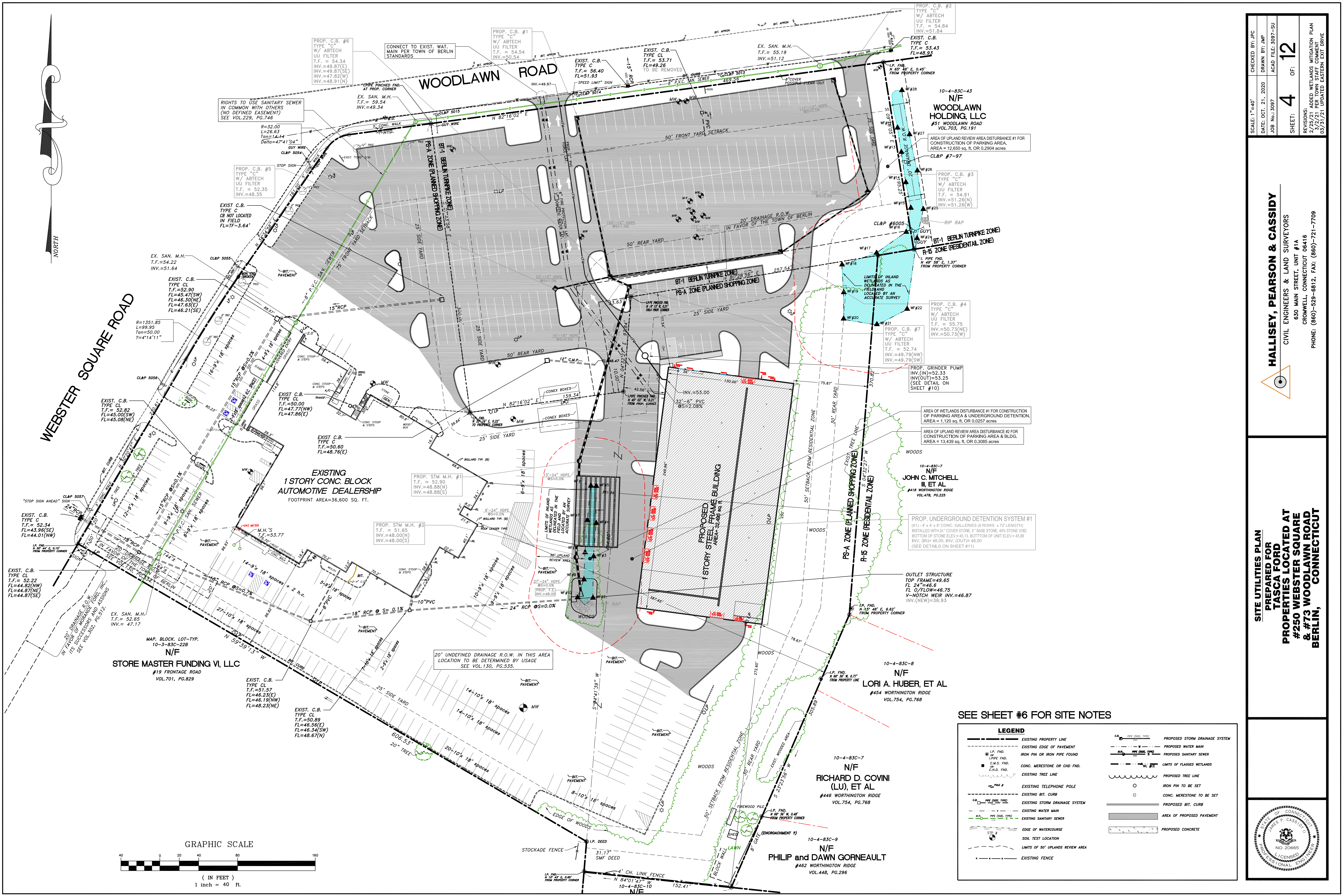
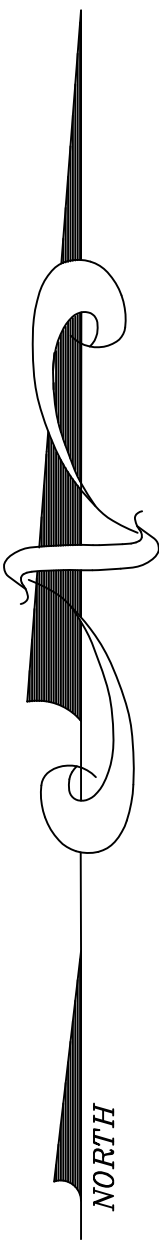
LEGEND	
EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND	PROPOSED SANITARY SEWER
CONC. MERESTONE OR CHD FND.	LIMITS OF FLAGGED WETLANDS
EXISTING TREE LINE	PROPOSED CONTOUR
EXISTING CONTOUR	PROPOSED SPOT GRADE
EXISTING SPOT GRADE	PROPOSED TREE LINE
EXISTING TELEPHONE POLE	IRON PIN TO BE SET
EXISTING BIT. CURB	CONC. MERESTONE TO BE SET
EXISTING STORM DRAINAGE SYSTEM	PROPOSED BIT. CURB
EXISTING WATER MAIN	AREA OF PROPOSED PAVEMENT
EXISTING SANITARY SEWER	PROPOSED CONCRETE
EDGE OF WATERCOURSE	
SOIL TEST LOCATION	
LIMITS OF 50' UPLANDS REVIEW AREA	
EXISTING FENCE	

SITE GRADING AND DRAINAGE PLAN  
PREPARED FOR  
TASCA FORD  
PROPERTIES LOCATED AT  
#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT



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

CHECKED BY: JPC  
DATE: OCT. 21, 2020  
JOB NO.: 3097  
ACAD FILE: 3097-SG  
SHEET: 3 OF 12  
REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
03/31/21 UPDATED EASTERN EXIT DRIVE



SEE SHEET #6 FOR SITE NOTES

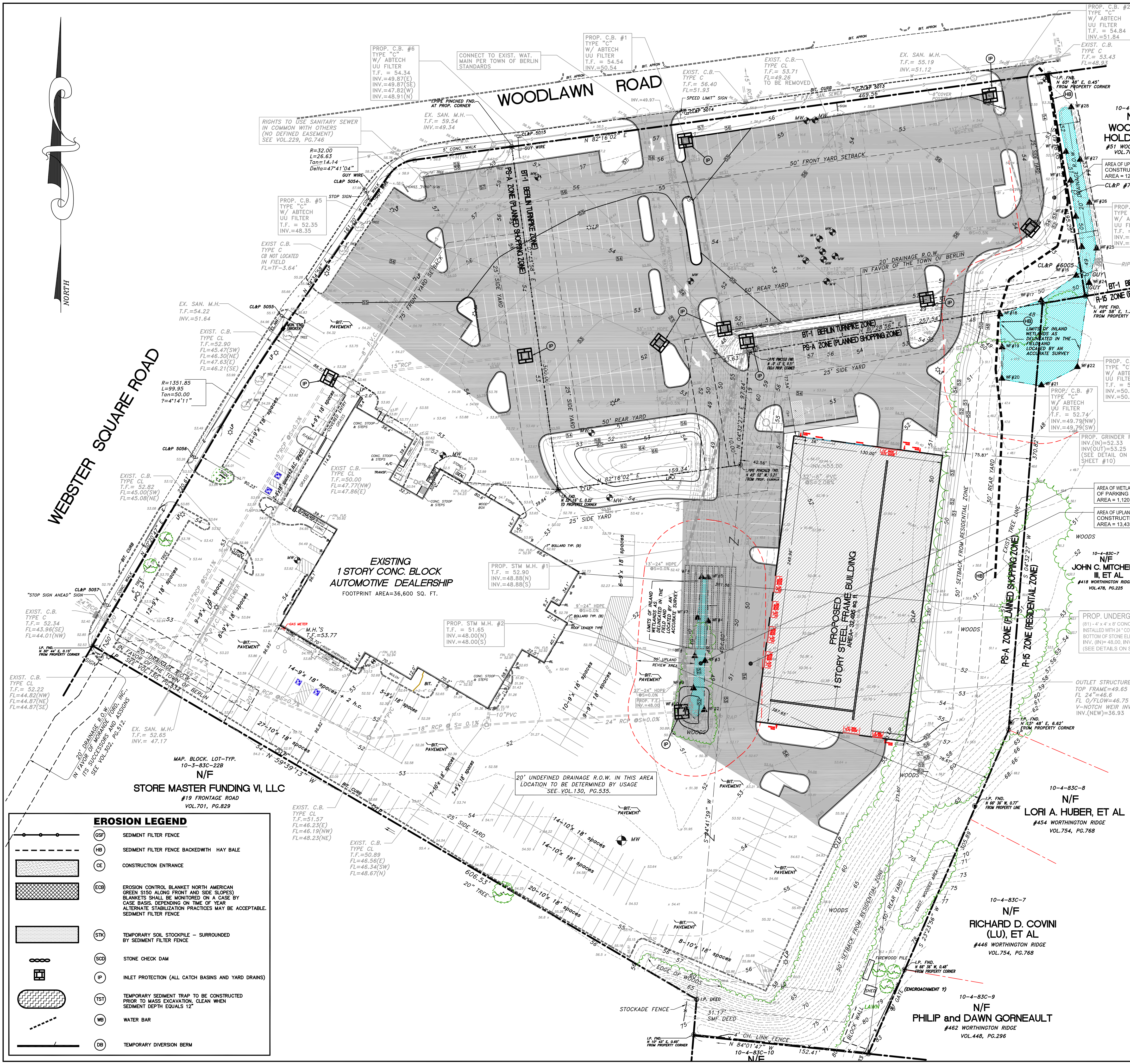
LEGEND	
EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND	PROPOSED SANITARY SEWER
CONC. MERESTONE OR CHD FND.	LIMITS OF FLAGGED WETLANDS
EXISTING TREE LINE	PROPOSED TREE LINE
EXISTING TELEPHONE POLE	IRON PIN TO BE SET
EXISTING BIT. CURB	CONC. MERESTONE TO BE SET
EXISTING STORM DRAINAGE SYSTEM	PROPOSED BIT. CURB
EXISTING WATER MAIN	AREA OF PROPOSED PAVEMENT
EXISTING SANITARY SEWER	PROPOSED CONCRETE
EDGE OF WATERCOURSE	
SOIL TEST LOCATION	
LIMITS OF 50' UPLANDS REVIEW AREA	
EXISTING FENCE	

**HALLISEY, PEARSON & CASSIDY**  
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**SITE UTILITIES PLAN**  
PREPARED FOR  
**TASCA FORD**  
PROPERTIES LOCATED AT  
**#250 WEBSTER SQUARE**  
& **#73 WOODLAWN ROAD**  
**BERLIN, CONNECTICUT**

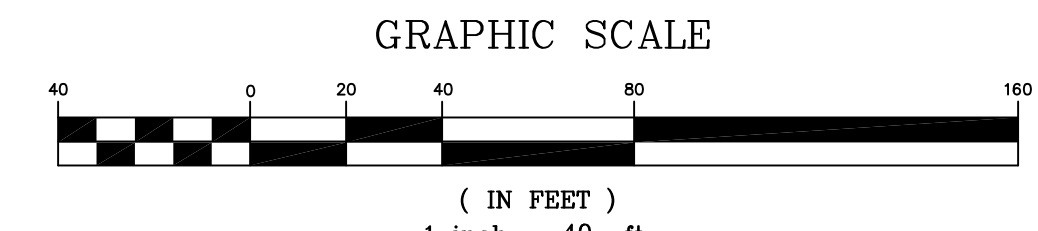


CHECKED BY: JPC  
DATE: OCT. 21, 2020  
JOB No.: 3097  
ACAD FILE: 3097-SU  
SHEET: 4 OF 12  
REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
03/31/21 UPDATED EASTERN EXIT DRIVE



SEE SHEET #7 FOR EROSION AND SEDIMENT CONTROL NOTES  
Erosion Control Measures Procedures and Maintenance Requirements

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS
TEMPORARY SEDIMENT BARRIER (SDB)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
SEDIMENT FILTER FENCE (SFF)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
SEDIMENT FILTER FENCE BACKED WITH HAY BALE (SFFB)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
CONSTRUCTION ENTRANCE (CE)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
TEMPORARY SOIL STOCKPILE (SS)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
STONE CHECK DAM (SCD)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
INLET PROTECTION (IP)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
TEMPORARY SEDIMENT TRAP (ST)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
WATER BAR (WB)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION
TEMPORARY DIVERSION BERM (DB)	PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION	INSPECT FOR EROSION AND SEDIMENTATION	SEDIMENTATION ACCUMULATION



LEGEND	
EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND	LIMITS OF FLAGGED WETLANDS
CONC. MERESTONE OR CHD FND.	PROPOSED CONTOUR
EXISTING TREE LINE	PROPOSED SPOT GRADE
EXISTING CONTOUR	PROPOSED TREE LINE
EXISTING SPOT GRADE	IRON PIN TO BE SET
EXISTING TELEPHONE POLE	CONC. MERESTONE TO BE SET
EXISTING BIT. CURB	PROPOSED BIT. CURB
EXISTING WATER MAIN	AREA OF PROPOSED PAVEMENT
EXISTING SANITARY SEWER	PROPOSED CONCRETE
EDGE OF WATERCOURSE	
SOIL TEST LOCATION	
LIMITS OF 50' UPLANDS REVIEW AREA	
EXISTING FENCE	

EROSION AND SEDIMENT CONTROL PLAN

PREPARED FOR  
**TASCA FORD**  
PROPERTIES LOCATED AT  
**#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT**

**HALLISEY, PEARSON & CASSIDY**  
CIVIL ENGINEERS & LAND SURVEYORS  
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PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=40'

CHECKED BY: JPC  
DATE: OCT. 21, 2020  
JOB NO.: 3097  
ACAD FILE: 3097-ES

SHEET: **5** OF **12**

REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
03/31/21 UPDATED EXIT DRIVE

STATE OF CONNECTICUT  
JAMES P. CASSIDY, III  
REGISTERED PROFESSIONAL ENGINEER  
NO. 26665  
EXPIRATION DATE 12/31/2024

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF WALLINGFORD 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 OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. 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 CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.
6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, LOADING AREA, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
7. 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.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPED 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.
9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OR PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
10. 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.
11. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
12. TRAFFIC CONTROL SIGNAGE 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 DETAILED OR NOTED.
13. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, 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.
14. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
15. PAVEMENT MARKING KEY:
- |          |   |
|----------|---|
| 4" SYDL  | 4" SOLID YELLOW DOUBLE LINE               |
| 4" SYL   | 4" SOLID YELLOW LINE                      |
| 4" SWL   | 4" SOLID WHITE LINE                       |
| 12" SWBS | 12" SOLID WHITE STOP BAR                  |
| 4" SWL   | 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE |
16. PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
17. 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.
18. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
19. 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.
20. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
21. 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.
22. 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.
23. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
24. 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.
25. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE.
26. 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.
27. THESE PLANS ARE FOR PERMITTING.
28. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND ONSITE SEPTIC SYSTEM.
29. PROPERTY IS LOCATED IN FLOOD ZONE "X"--MINIMAL RISK AREA OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.I.R.M. NO. 09009C0307J, effective on 05/16/2017
30. 12" SWBS (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CT DOT SPECIFICATIONS.
31. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN FIRE MARSHAL.
32. THE APPLICANT WILL PROVIDE AND MAINTAIN ADEQUATE SIGHT DISTANCES AT ALL DRIVEWAY INTERSECTIONS. CURRENT STATE OF CONNECTICUT HIGHWAY DESIGN STANDARDS WILL APPLY TO REQUIRED SIGHT DISTANCES.
33. THE APPLICANT WILL REGISTER BUILDING ALARMS PER TOWN ORDINANCE.
34. THE APPLICANT WILL CONTROL DUST AND DEBRIS ON THE SURROUNDING ROADWAYS DURING CONSTRUCTION. PROPER SAFETY PRECAUTIONS AND EQUIPMENT ARE TO BE UTILIZED WHEN WORKING ON PUBLIC ROADWAYS AND ARE THE APPLICANT'S RESPONSIBILITY TO PROVIDE.
35. THE APPLICANT WILL OBTAIN A CONNECTICUT DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT FOR ANY WORK DONE IN THE STATE RIGHT OF WAY.
36. THE APPLICANT MUST COMPLY WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION STIPULATIONS/REGULATIONS WHEN APPLICABLE.
37. ALL DISTURBED PAVEMENT MARKINGS MUST BE REPLACED WITH POXY PAINT.

GRADING AND DRAINAGE NOTES

- GRADING GENERAL NOTES:
1. SEE THIS PLAN SHEET FOR ADDITIONAL SITE PLAN AND GENERAL NOTES.
2. 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.
3. 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.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
8. 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 WALLINGFORD TOWN STAFF.
9. VERTICAL DATUM IS NVGD 1988.
10. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF WALLINGFORD AGENT PRIOR TO THE START OF WORK ON THE SITE.
11. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILING 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.
12. 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.
13. 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 WALLINGFORD AUTHORITY AND STATE OF CONNECTICUT.
14. ALL CONSTRUCTION SHALL COMPLY WITH COMPANY 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.
- PRODUCT NOTES:
1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.
2. POLY VINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
3. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
5. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-O SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M234. TYPE PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTOS. M234. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.
6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-O PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SELF-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.
- GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES 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.
3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, 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.
4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
5. 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.
6. 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.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
8. IF PLANS AND OR SPECIFICATIONS AR IN CONFLICT, THE MOST EFFECTIVE SHALL APPLY AS DETERMINED BY A LICENSED PROFESSIONAL AND APPROVED BY TOWN STAFF.
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL 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 FOR USE IN BIDDING AND CONSTRUCTION.
10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
11. CONTRACTOR'S 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.
12. 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.

UTILITIES NOTES

- UTILITY CONSTRUCTION NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
2. 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 LOCAL GOVERNING AUTHORITIES.
3. THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
4. 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 DUG AT ALL LOCATIONS WHERE SEWERS CROSS UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND TOWN STAFF REVIEW.
6. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND TOWN STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER, TOWN OF WALLINGFORD PUBLIC WORKS DEPARTMENT AND WALLINGFORD HEALTH DEPARTMENT.
7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, REALLOCATIONS, INSPECTIONS, AND DEMOLITION.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE SITE CONTRACTOR SHALL INSTALL TEMPORARY OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
10. 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.
11. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.
12. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 12" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
13. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS FOR UTILITY CONNECTIONS.
14. UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE MEP DRAWINGS AND CONSTRUCTION MANAGER.
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.
16. A THREE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASMENT.
17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING SUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
18. MANHOLE RIMS SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
19. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.
20. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL/ELECTRICAL CONTRACTOR.
21. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER.
22. INFORMATION ON EXISTING UTILITIES 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 ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 811 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AN OVERHEAD UTILITY LOCATIONS.
23. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY COMPANIES AND THE TOWN OF WALLINGFORD FOR WORK TO BE PERFORMED BY UTILITY COMPANIES OR BY THE TOWN OF OLD WALLINGFORD. THE CONTRACTOR SHALL PAY ALL UTILITY FEES AND REPAIR PAVEMENTS AS NECESSARY.
24. ELECTRIC, AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE #SNET 175. THE CONTRACTOR SHALL INSTALL AND BACKFILL TWO 4" PVC CONDUITS FOR TELEPHONE SERVICE, FOUR 4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS (SCHEDULE 80N UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 1" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC COMPANY, AND PHONE COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.
25. ALL WATER LINES SHALL BE BURIED WITH 48" OF COVER UNLESS OTHERWISE APPROVED BY THE CT WATER COMPANY. ALL LINES SHALL BE BEDDED IN 6" OF SAND AND BACKFILLED WITH 12" OF SAND.
26. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH, APPLICABLE TOWN OF WALLINGFORD SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS.
27. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
28. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY CONNECTIONS TO EXISTING ABUTTING HOUSES WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY PROVIDER AND GOVERNING AUTHORITIES.
29. ANY EXISTING POTABLE WATER WELLS AND SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OR ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
30. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE SITE ENGINEER AND ALLOWED BY THE TOWN ENGINEER OR BY GOVERNING AUTHORITY.

POST CONSTRUCTION STORM WATER POLLUTION PLAN

RESPONSIBLE PARTIES AND STORMWATER MANAGEMENT SYSTEM OWNER:  
BOCADA 250 WEBSTER SQUARE LLC  
250 WEBSTER SQUARE ROAD  
BERLIN, CT 06037  
PHONE: 860-829-3714

THE FOLLOWING PROCEDURES WILL BE IMPLEMENTED CONTINUALLY BY THE OWNER:

1. PAVEMENT SWEEPING: PARKING LOTS AND DRIVES SHALL BE SWEEPED A MINIMUM OF TWICE A YEAR (SPRING AND FALL)
2. CATCH BASIN SUMPS: CATCH BASIN SUMPS SHALL BE INSPECTED ON A REGULAR BASIS (AT LEAST TWICE PER YEAR) AND SEDIMENT WILL BE REMOVED AS NECESSARY ( A MINIMUM OF ONCE A YEAR TO ENSURE FUNCTIONING OF THE SYSTEM, UTILIZING A VACUUM TRUCK)
3. THE COLLECTION SYSTEM PIPES SHALL BE AT SIX-MONTH INTERVALS. REGULAR MAINTENANCE INCLUDES THE FOLLOWING ITEMS:  
-INSPECTION OF THE OUTLET TO ENSURE THEY ARE NOT BLOCKED.  
-CHECKING THE OUTLETS FROM THE DRAINAGE SYSTEM IS CLEAR AND NOT ERODING.  
-REMOVING PAPER AND DEBRIS FROM INSIDE THE BASIN.
4. THE SEDIMENT FOREBAY SHALL BE INSPECTED A MINIMUM OF EVERY SIX MONTHS IN THE MONTHS OF APRIL AND OCTOBER. IF TRASH, DEBRIS, SEDIMENT DEPOSITS, ECT. SHALL BE NOTED AND ANY DEPOSITS FOUND TO BE 4 INCHES OR MORE, AS MEASURED FROM THE BOTTOM OF THE FOREBAY. SHALL BE CLEANED AND REMOVED. ANY DEBRIS OR TRASH, ECT. SHALL BE REMOVED DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. BARE AREAS SHALL BE SEEDED.
5. STORMWATER QUALITY BASIN SLOPES SHALL BE MOWED ONCE A YEAR. MORE FREQUENT MOWING WILL ELIMINATE NATIVE FORBS SEDGES FROM THE MEADOW COVER.
6. LANDSCAPING: LANDSCAPED AREAS WILL BE MAINTAINED. NORMAL LANDSCAPING MAINTENANCE WILL CONSIST OF PRUNING, MULCHING, PLANTING MOWING LAWN, RAKING LEAVES, ECT.. USE OF FERTILIZERS AND PESTICIDE WILL BE CONTROLLED AND LIMITED TO MINIMAL AMOUNTS NECESSARY FOR HEALTHY LANDSCAPE MAINTENANCE. THE LAWN AREAS, ONCE ESTABLISHED, WILL BE MAINTAINED AT A TYPICAL HEIGHT OF 3 1/2". THIS WILL ALLOW THE GRASS TO BE MAINTAINED WITH A MINIMAL IMPACT FROM WEEDS AND/OR PEST. THE REAR (EASTERLY) SLOPE AREAS WILL BE MAINTAINED AS A MEADOW OR ALLOWED TO REVERT BACK TO WOODLANDS. PESTICIDE WILL ONLY BE USED AS A CONTROL METHOD WHEN A PROBLEM HAS BEEN IDENTIFIED AND OTHER NATURAL CONTROL METHODS ARE NOT SUCCESSFUL. ALL PESTICIDE APPLICATION SHALL BE BY LICENSED APPLICATORS, WHERE NECESSARY. TOPSOIL, BRUSH, LEAVES, CHIPPINGS, MULCH, EQUIPMENT, AND OTHER MATERIALS SHALL BE STORED OFF SITE.
7. MAINTAIN EXISTING NATIVE VEGETATION: EXISTING VEGETATION ALONG THE EASTERLY EDGE OF THE DEVELOPMENT, ADJACENT TO THE WETLANDS SHALL REMAIN IN ITS NATIVE CONDITIONS NO CLEARING, GRADING, STOCKPILING, STORAGE, OR DEVELOPMENT WILL OCCUR IN THESE AREAS WITHOUT PRIOR APPROVAL FROM THE APPROPRIATE AGENCIES.
8. TRASH COLLECTION: ALL TRASH WILL BE CONTAINED IN DUMPSTERS. ALL DUMPSTERS SHALL BE EQUIPPED WITH COVERS. ALL TRASH WILL BE COLLECTED ON A REGULAR BASIS AND DISPOSED OF LEGALLY OFF-SITE.
9. OUTDOOR STORAGE: THERE WILL BE NO OUTDOOR STORAGE OF HAZARDOUS CHEMICALS, FERTILIZER, PESTICIDES, OR HERBICIDES ANYWHERE AT THE FACILITY.
10. THE OWNER SHALL KEEP AN ON-SITE LOG OF STORMWATER MAINTENANCE MEASURES PERFORMED AND DATES THEY WERE IMPLEMENTED. THIS LOG BOOK SHALL BE AVAILABLE FOR THE TOWN OF WALLINGFORD INSPECTION.

State of Connecticut Department of Transportation - 817 CONSTRUCTION NOTES

817 CONSTRUCTION NOTES

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 817 Section 12.11 as revised.

New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.10 as revised.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the state.

All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction Form 817 with the latest Special Provisions and Typical State Standard Details.

SCALE: NO SCALE	CHECKED BY: JPC
DATE: OCT. 21, 2020	DRAWN BY: JMP
JOB No.: 3097	ACAD FILE: 3097-GEN-001
SHEET: 6	OF: 12
REVISIONS:	ADDED WETLANDS MITIGATION PLAN
2/25/21	3/2/21
PER TOWN STAFF COMMENT	03/31/21
03/31/21	UPDATED EASTERN EXIT DRIVE



**HALLISEY, PEARSON & CASSIDY**

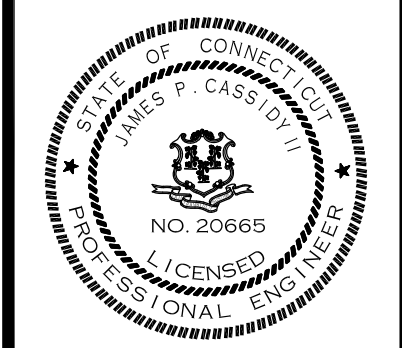
CIVIL ENGINEERS & LAND SURVEYORS

630 MAIN STREET, UNIT #1A

CROWELL, CONNECTICUT 06416

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

GENERAL NOTES  
PREPARED FOR  
**TASCA FORD**  
**PROPERTIES LOCATED AT**  
**#250 WEBSTER SQUARE**  
**& #73 WOODLAWN ROAD**  
**BERLIN, CONNECTICUT**



EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND THE WETLAND AREA FROM SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF CONTROLS PRIOR TO THE PROJECT CONSTRUCTION BEGINNING.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FALL 2020 WITH COMPLETION ANTICIPATED FALL 2021. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITY.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE DIRECTOR OF PLANNING & DEVELOPMENT, INLAND WETLANDS AGENCY AND/OR SITE 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 WALLINGFORD AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT. A PRE-CONSTRUCTION MEETING WITH LOCAL AND/OR STATE OFFICIALS NEEDS TO BE HELD PRIOR TO THE START OF CONSTRUCTION
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF WALLINGFORD AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE & HAY BALE SEDIMENT BARRIERS.
- CONSTRUCT TRACKING PADS AT ENTRANCES AND WRAP FILTER FABRIC AROUND GRATE OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT TRAPS AND INSTALL SEDIMENT BASINS IN REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
- CLEAR AND GRUB SITE. STOCK PILE CHIPS. STRIP AND STOCKPILE TOPSOIL.
- INSTALL ADDITIONAL SILT FENCE AS REQUIRED, CONSTRUCT TEMPORARY DIVERSION BERMS AND AND SEDIMENT TRAPS.
- CONTINUE EARTHWORK. CONSTRUCT FILL SLOPE. INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED. TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
- CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
- ROUGH GRADING.
- INSTALLATION OF STORM DRAINAGE.
- FOUNDATION CONSTRUCTION. BEGIN SUPERSTRUCTURE.
- REMOVE SEDIMENT FROM BEHIND SILT FENCES, AND FROM SEDIMENTATION BASINS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
- INSTALL SANITARY LATERAL, WATER SERVICE AND ALL OTHER UTILITIES. COMPLETE STORM SEWERS.
- INSTALL SITE LIGHTING, LOADING DOCK AND TRASH ENCLOSURE.
- FINISH GRADING AND CONSTRUCT PARKING AREA SUBGRADE.
- CONSTRUCT OUTDOOR DISPLAY AREA AND SIDEWALKS.
- PAVING OF PARKING AREAS AND DRIVEWAYS
- FINAL GRADING OF SLOPE AREAS.
- PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 11 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1. 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.).
- CONSTRUCT STORM WATER QUALITY BASIN AND FINAL OUTLET.
- LANDSCAPE ISLANDS AND PERIMETER AREAS. INSTALL SIGNING AND PAVEMENT MARKINGS.
- UPON DIRECTION OF THE TOWN OF WALLINGFORD AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

SEQUENCE OF OPERATIONS

OPERATION I – CLEARING AND GRUBBING

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAPS AND ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
- FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH OPERATION II UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING OPERATION I, SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL STRUCTURES.

OPERATION II – ROUGH GRADING

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

OPERATION III – FILLING

- PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL STRUCTURES 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 SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN CONTRACT SPECIFICATIONS.
- AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE BASINS.

OPERATION IV – PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION.

- STAKED SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES.

OPERATION V – FINAL GRADING AND PAVING

- ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS DISCUSSED IN OPERATION IV.
- NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
- PAVEMENT BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES HAVE BEEN INSTALLED.
- CONSTRUCT PAVEMENT, PLACE TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING.
- REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OR GOVERNING WETLAND AGENCY.

SEQUENCE FOR INSTALLATION OF SOIL EROSION & SEDIMENTATION CONTROL MEASURES

PHASE 1

- ERECT SILT FENCES, SEDIMENT TRAPS, DIVERSION DITCHES, AND ANTI-TRACKING PAD.

- STRIP TOPSOIL AND STOCKPILE.

- PERFORM CLEARING AND GRUBBING ACTIVITIES, AND DEMOLITION.

- STABILIZE STOCK PILE.

PHASE 2

- INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

- ROUGH GRADING.

PHASE 3

- INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

- PERFORM FILLING ACTIVITIES.

PHASE 4

- INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

- CONSTRUCT DRAINAGE STRUCTURES. CONSTRUCT DIVERSION BERMS, RIP RAPPED LINED DITCHES AND SEDIMENTATION BASINS.

PHASE 5

- INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

- PERFORM FINAL GRADING AND PAVING.

PHASE 6

- INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

- RESPREAD TOPSOIL.

- LIME, FERTILIZE, AND SEED.

- MULCH.

- FINAL COVER.

PHASE 7

- MAINTAIN SILT FENCES UNTIL COVER IS COMPLETELY STABILIZED.

- PERFORM FINAL INSPECTION.

- REMOVE SILT FENCES, CLEAN, AND RESTORE ALL AREAS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILT FENCE

- DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

- POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

- LAY THE BOTTOM SIX INCHES OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

- BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILT FENCE

- ALL SILT 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.

II. SEDIMENT TRAPS/BASINS

- 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.

- ALL PONDS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

- SEDIMENT DEPOSITS SHALL BE REMOVED FROM PONDS WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

- SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS.

EROSION AND SEDIMENT CONTROL PLAN

- SILT FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

- CATCH BASINS WILL BE PROTECTED WITH SILT SACKS OR SHAY BALES THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.

- ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.

- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

- 1070 NORTH FARMS ROAD LLC AND JOHN ORSINI ARE THE PERMITEES RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT 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 WALLINGFORD WETLANDS ENFORCEMENT OFFICER OR GOVERNING AUTHORITY OF THE TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

EROSION AND SEDIMENT CONTROL PLAN SEDIMENT AND EROSION CONTROL NOTES

- THE DRAWING 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 PLANS FOR APPROPRIATE INFORMATION.

- 1070 NORTH FARMS ROAD LLC AND JOHN ORSINI IS THE PERMITEE RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY 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.

- THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF WALLINGFORD. 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 OFFICIALS, OR ANY GOVERNING AGENCY. 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, OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

- THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.

- PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE FOR AS SHOWN WITH SNOW FENCE, WALLINGFORD 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 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, RIBBONS, 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.

- 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 SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 2 MONTHS.

- SEDIMENTATION BASINS 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 CGS SECTION 22A, 430B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEP RECORD KEEPING AND INSPECTION REQUIREMENTS.

- MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SHALES 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.

- SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.

- EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.

- INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMCOG SILT STOP OR EQUIVALENT APPROVED BY SITE ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT.

- INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL.

- DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM SEWERS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.

- BLOCK THE OPEN UPSTREAM ENDS OF DETENTION PIPE SYSTEM OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED AND 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 INCLUDES WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.

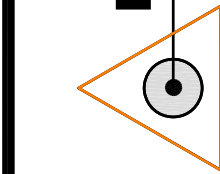
- PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON SITE IN NON-WETLANDS AREAS.

- MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY.

- THE PARTY RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL MEASURES IS:BOCADA 250 WEBSTER SQUARE LLC  
250 WEBSTER SQUARE ROAD  
BERLIN, CONNECTICUT 06037  
PHONE NUMBER: 860-829-3714

- IF WIND EROSION OCCURS, THEN GROUND SHALL BE COVERED WITH CALCIUM CHLORIDE OR WATER TRACK APPLICATIONS AS REQUIRED TO CORRECT THE PROBLEM.

HALLISEY, PEARSON & CASSIDY



CIVIL ENGINEERS & LAND SURVEYORS

630 MAIN STREET, UNIT #1A

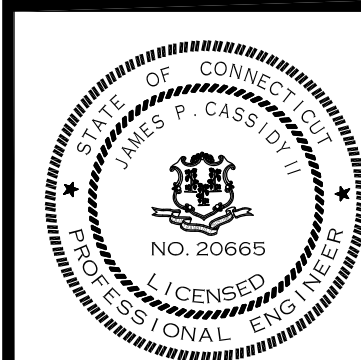
CROWELL, CONNECTICUT 06416

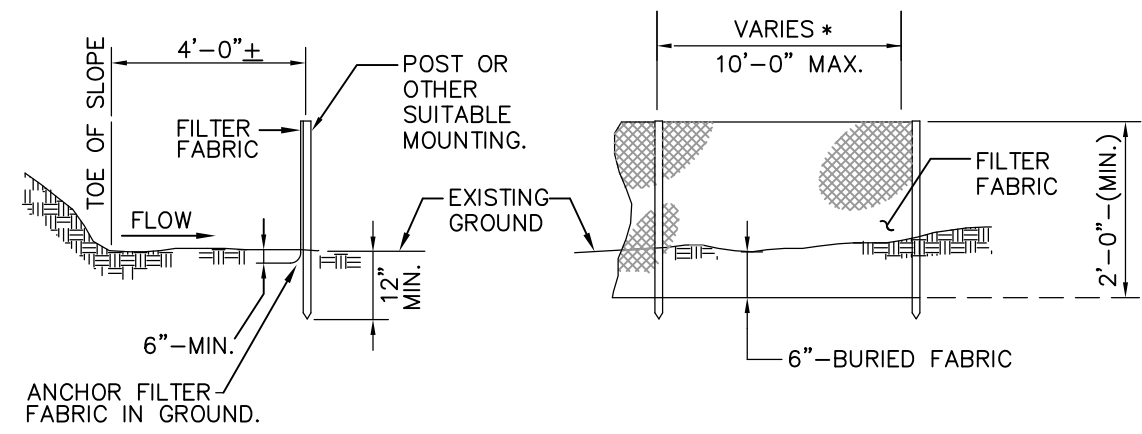
PHONE: (860)–529–6812. FAX: (860)–721–7709

EROSION AND SEDIMENT CONTROL NOTES

PREPARED FOR  
TASCA FORD

PROPERTIES LOCATED AT  
#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN,  
CONNECTICUT





SECTION

ELEVATION

NOTE:  
\* POST SPACING AND EMBEDMENT VARIES BASED ON THE MANUFACTURERS REQUIREMENTS.

### SILT FENCE NO SCALE

#### MAINTENANCE OF SILT FENCE

INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS. WHEN USED FOR DEWATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR, IF ROOM ALLOWS, INSTALL A SECONDARY SEDIMENT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE EXISTING FENCE.

REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:

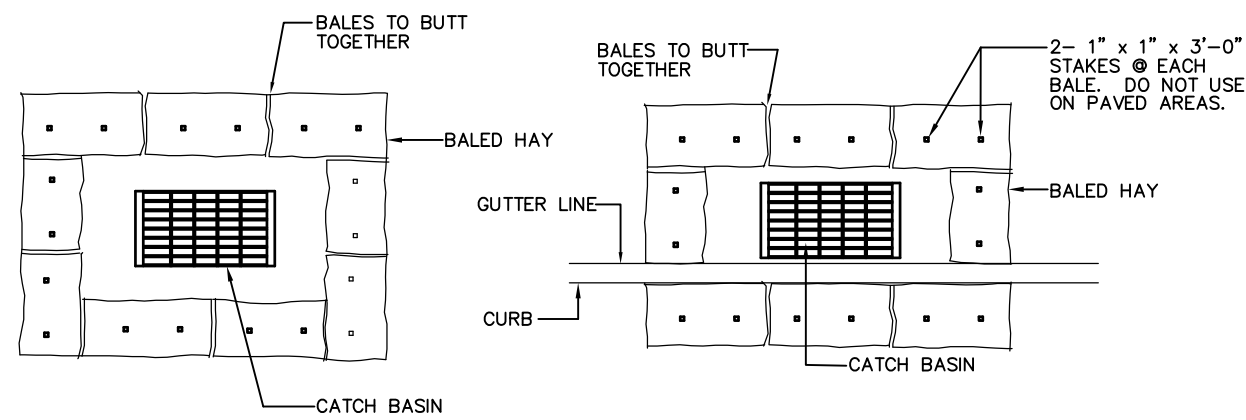
- THE FENCE HAS BEEN OVER TOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER.
- THE FENCE HAS BEEN MOVED OUT OF POSITION (KNOCKED OVER), OR
- THE GEOTEXTILE HAS DECOMPOSED OF BEEN DAMAGED.

WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATION FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (e.g. TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS, STONE BARRIERS) ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE FENCE.

MAINTAIN THE FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.

AFTER THE CONTRIBUTING AREA IS STABILIZED DETERMINE IF SEDIMENT CONTAINED BY THE SILT FENCE REQUIRES REMOVAL OR REGRADING AND STABILIZATION. IF THE DEPTH IS GREATER THAN OR EQUAL TO 6 INCHES, REGRADING OR REMOVAL OF THE ACCUMULATED SEDIMENT IS REQUIRED. NO REMOVAL OR REGRADING IS REQUIRED IF SEDIMENT DEPTH IS LESS THAN 6 INCHES.

REMOVE THE FENCE BY PULLING UP THE SUPPORT POSTS AND CUTTING THE GEOTEXTILE AT GROUND LEVEL. REGRADE OR REMOVE SEDIMENT AS NEEDED, AND STABILIZE DISTURBED SOILS.



CATCH BASIN WITHOUT CURB

CATCH BASIN WITH CURB

### SEDIMENTATION CONTROL BALES NO SCALE

#### MAINTENANCE OF HAY BALE CHECK DAM

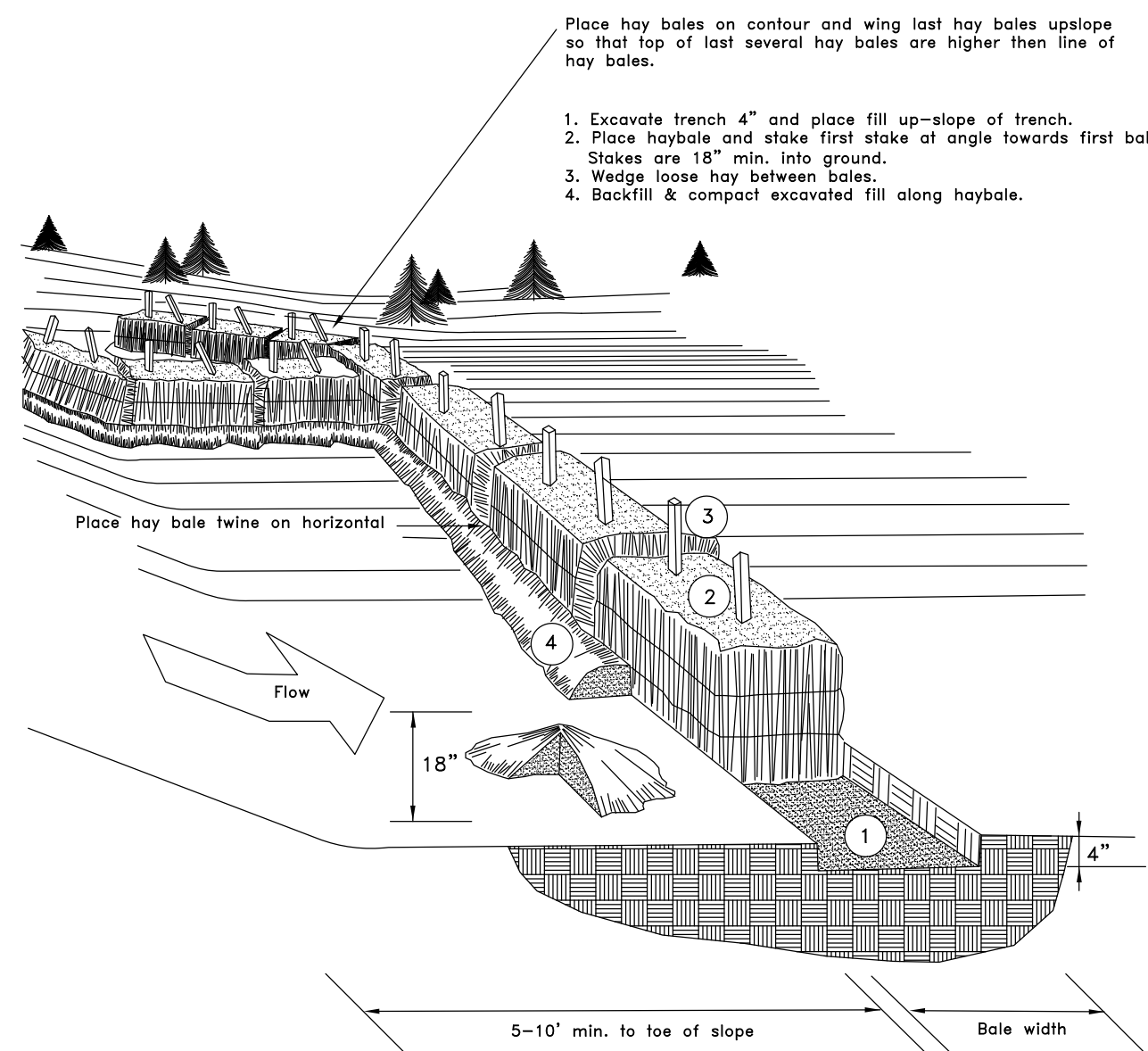
INSPECT THE HAY BALE CHECK DAM AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. FOR DE WATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:

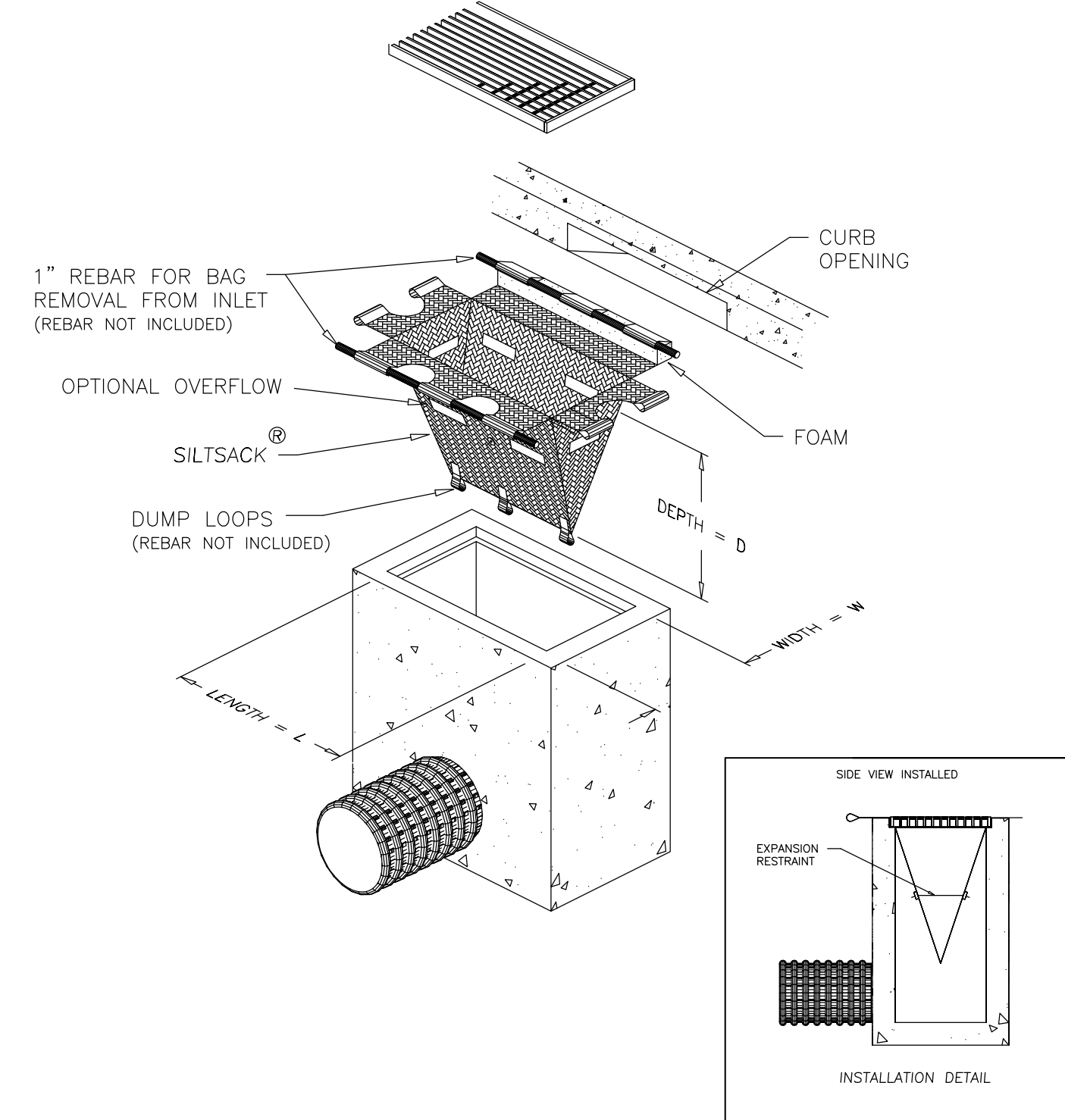
- THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT, OR BYPASSED BY RUNOFF WATER
- THE BARRIER HAS BEEN MOVED OUT OF POSITION.
- THE HAY BALES HAVE DETERIORATED.

WHEN REPETITIVE FAILURE OCCUR AT THE SAME LOCATION REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE HAY BALE BARRIER.

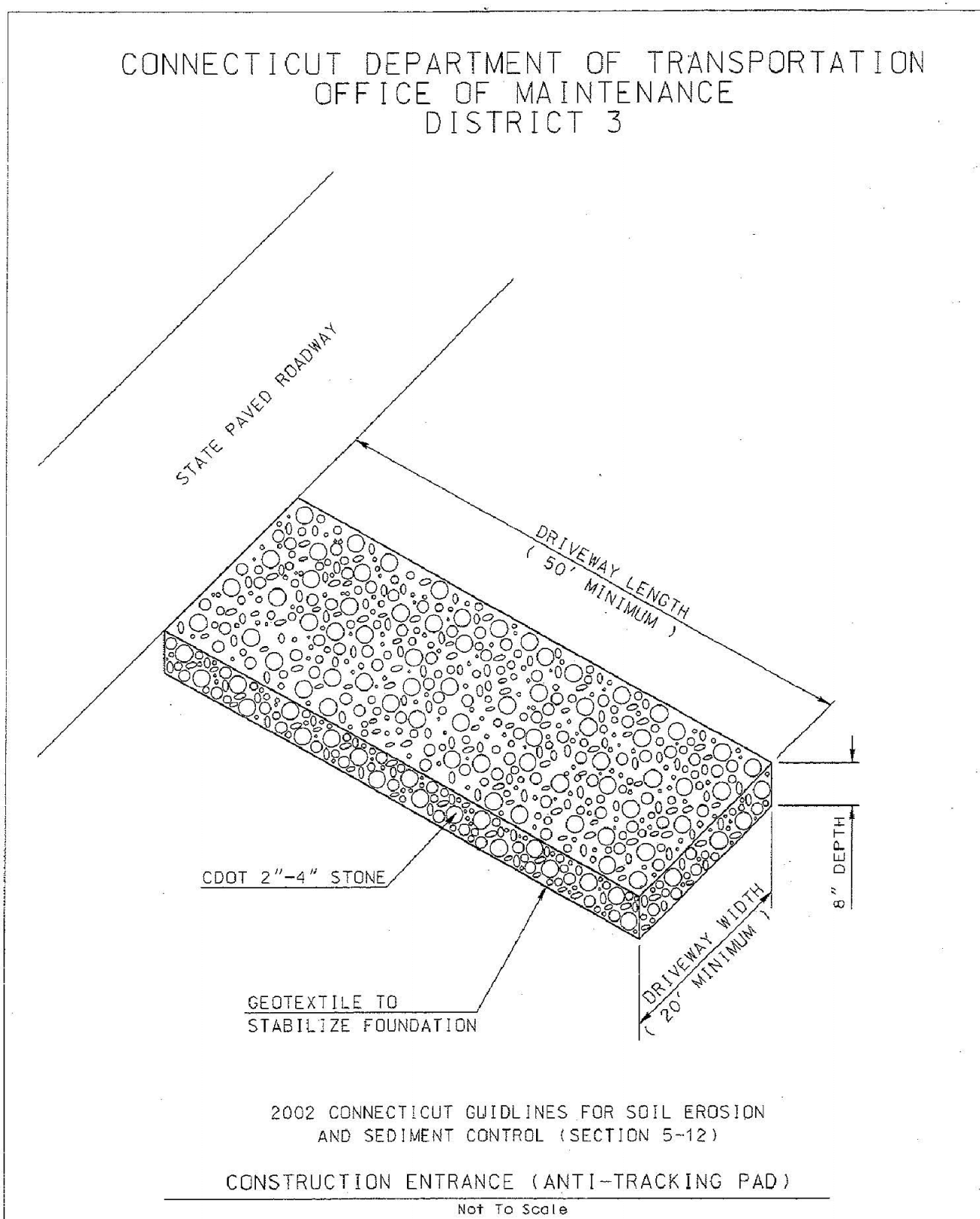
MAINTAIN HAY BALE BARRIER UNTIL CONTRIBUTING AREA IS STABILIZED. AFTER UPSLOPE AREAS HAVE BEEN STABILIZED PULL THE STAKES OUT OF THE HAYBALES. UNLESS OTHERWISE REQUIRED NO REMOVAL OF OR REGRADING OF ACCUMULATED SEDIMENT IS NECESSARY. THE HAY BALES MAY THEN BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER.



### TOE OF SLOPE HAY BALE BARRIER NO SCALE



### DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR



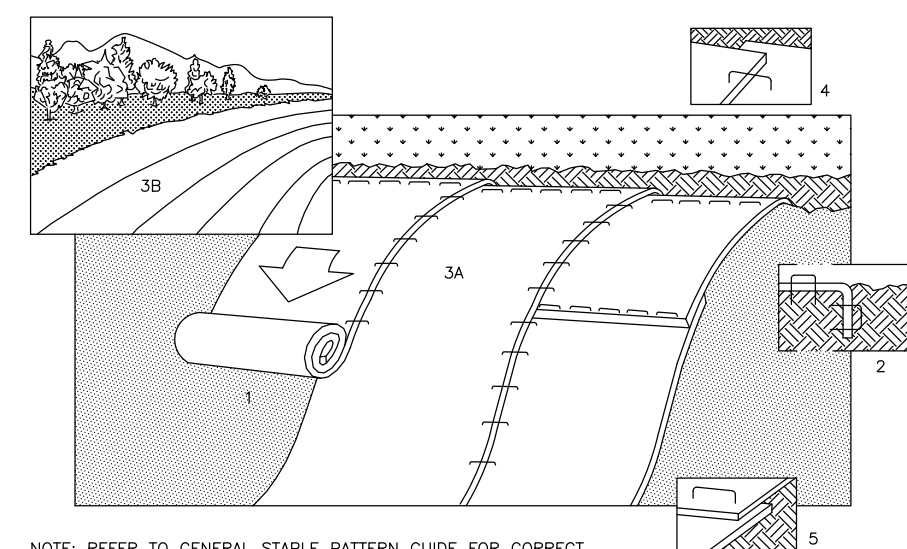
2002 CONNECTICUT GUIDELINES FOR SOIL EROSION  
AND SEDIMENT CONTROL (SECTION 5-12)

CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

NOT TO SCALE

REVISED FEB. 2004

#### SLOPE INSTALLATION

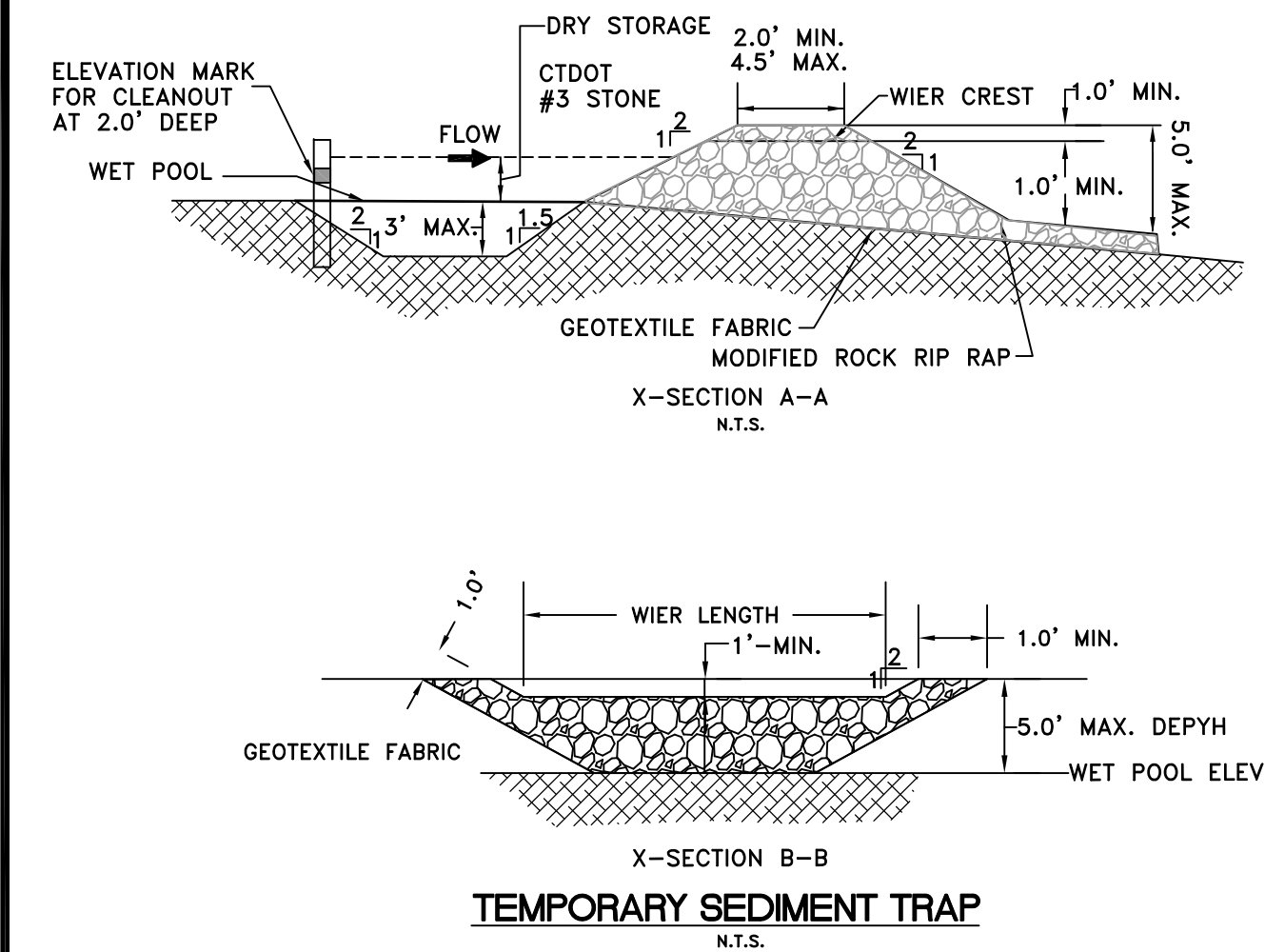
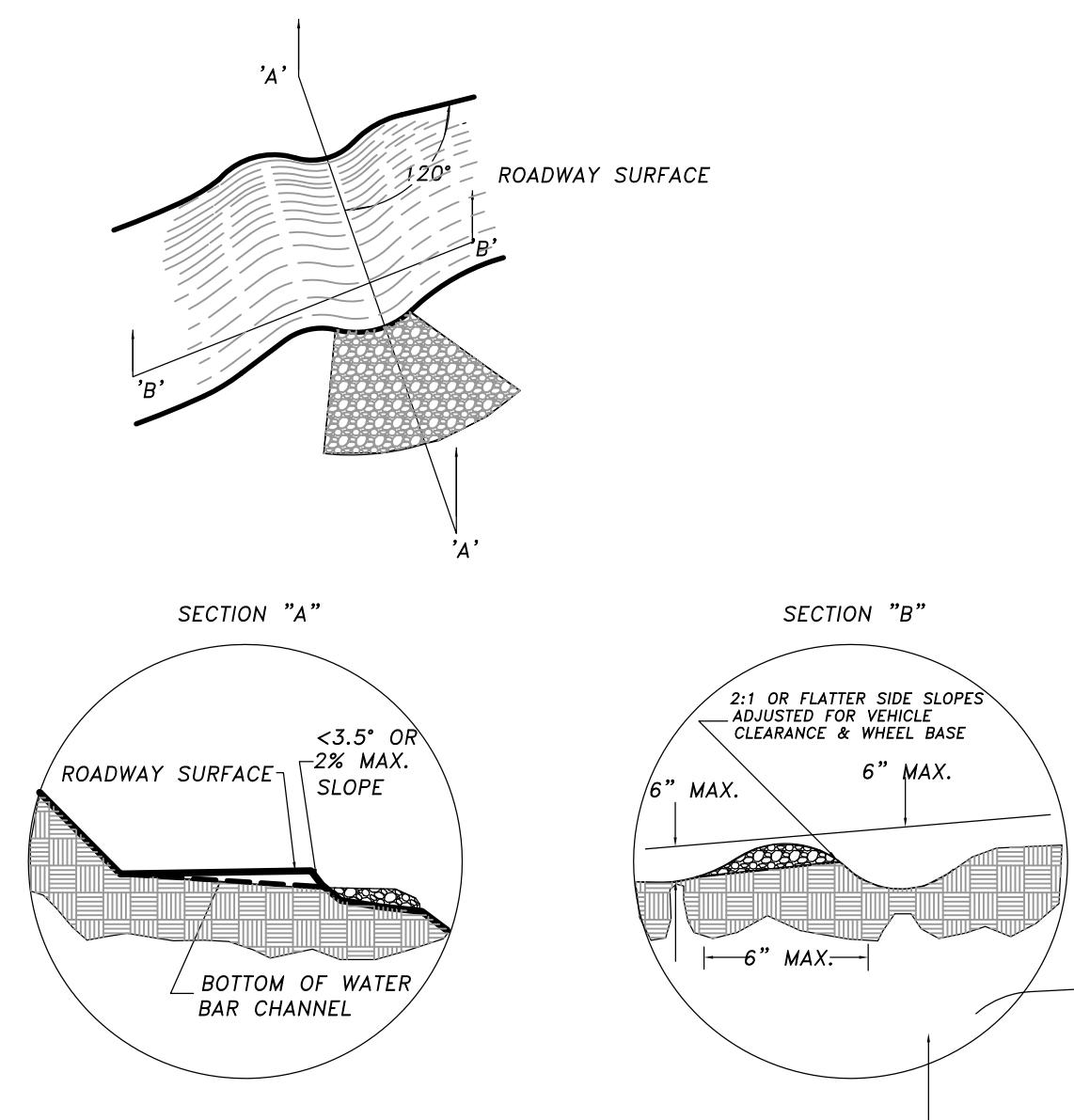


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT  
STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711  
USA 1-800-772-2040 CANADA 1-800-448-2040



### TEMPORARY SEDIMENT TRAP N.T.S.

#### SITE DETAILS

PREPARED FOR:  
**TASCA FORD**  
PROPERTIES LOCATED AT:  
**#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT**



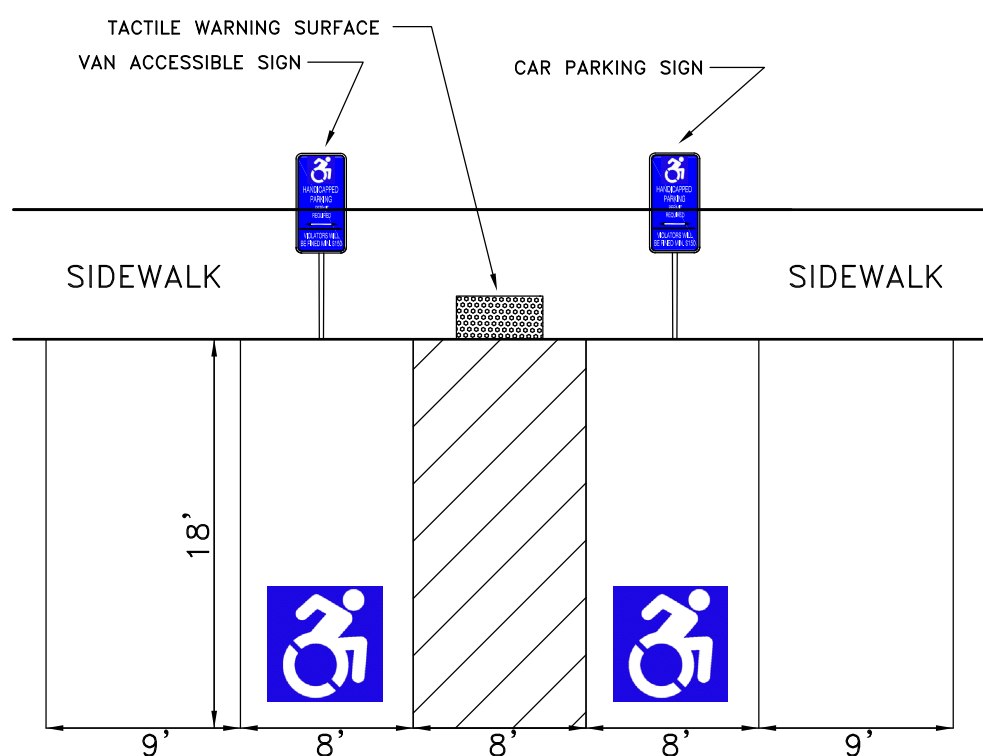
#### HALLISEY, PEARSON & CASSIDY CIVIL ENGINEERS & LAND SURVEYORS

630 MAIN STREET, UNIT #1A  
CROWELL, CONNECTICUT 06416  
PHONE: (860)-529-6812, FAX: (860)-721-7709

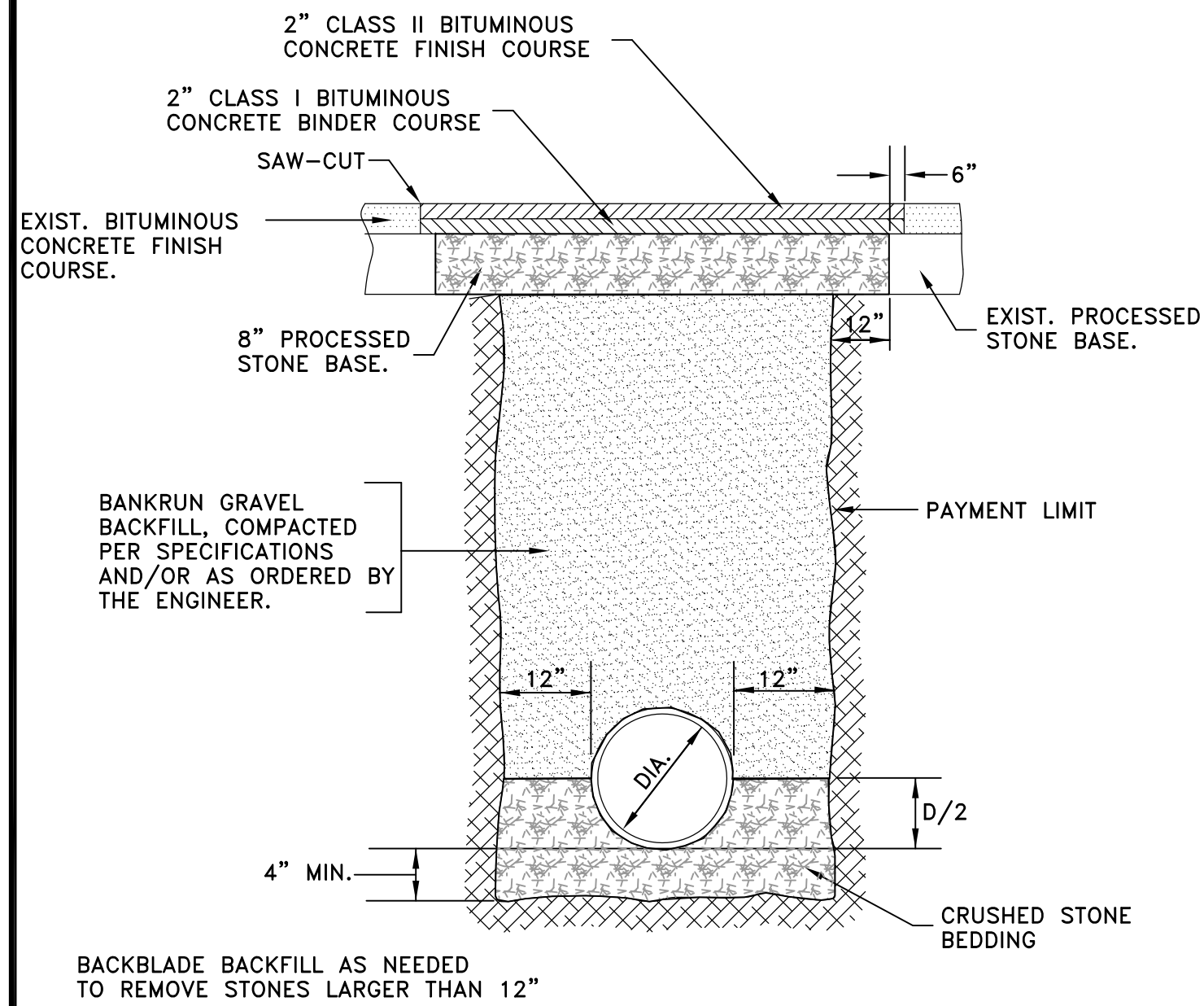
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SHEET: 8	OF: 12
REVISIONS: 2/25/21 ADDED WETLANDS MITIGATION PLAN 3/2/21 PER TOWN STAFF COMMENT 03/31/21 UPDATED EASTERN EXIT DRIVE	



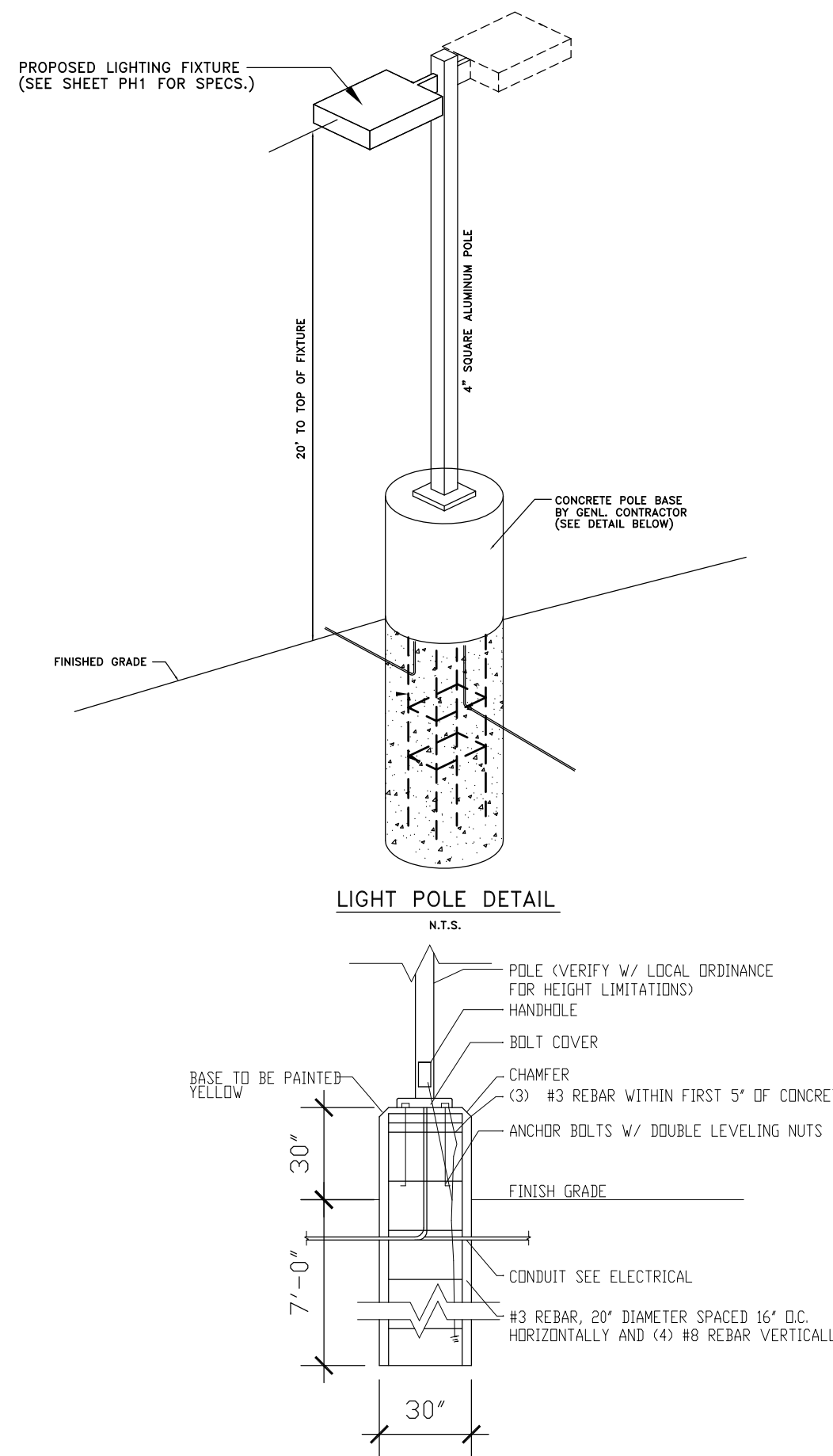
NEW ACCESSIBLE PARKING SPACE  
SYMBOL ADOPTED JUNE 2016.  
**PAINTED H.C. PARKING SYMBOL**  
NO SCALE



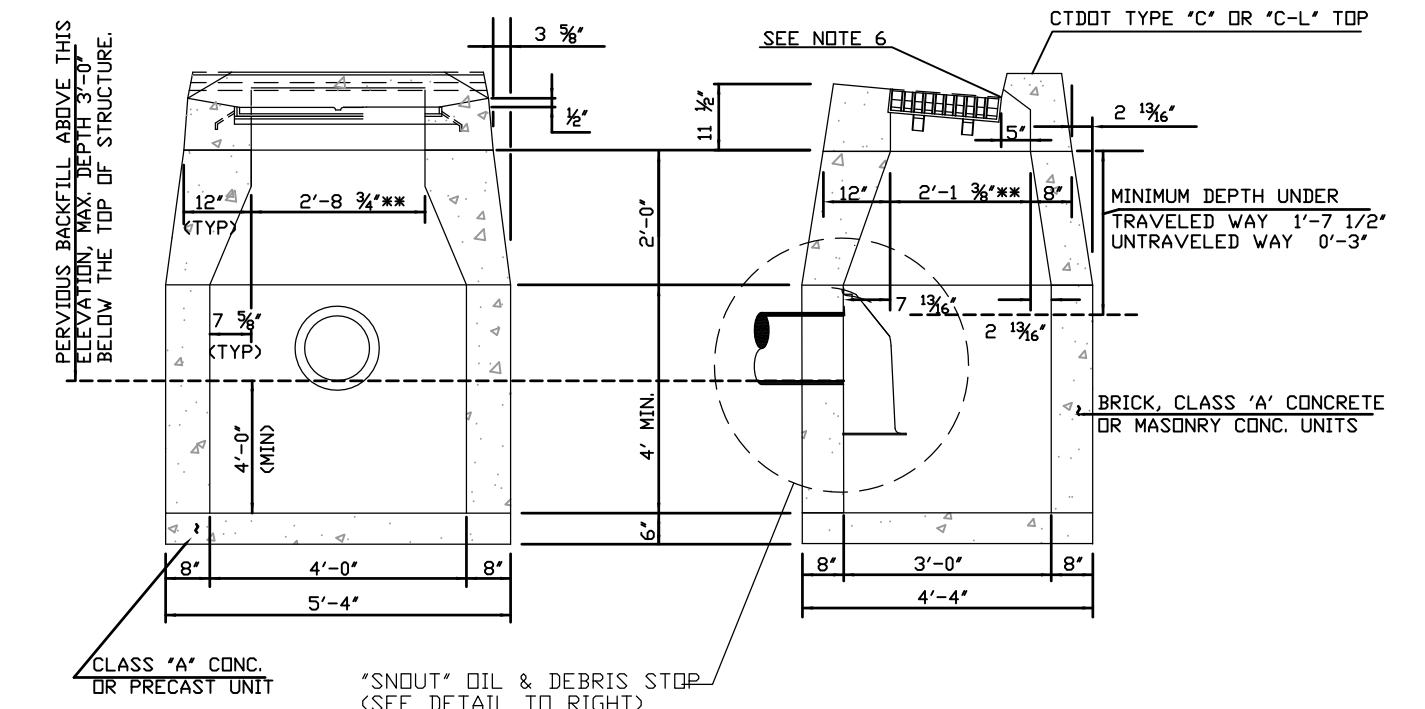
**TYPICAL ACCESSIBLE PARKING SPACES**  
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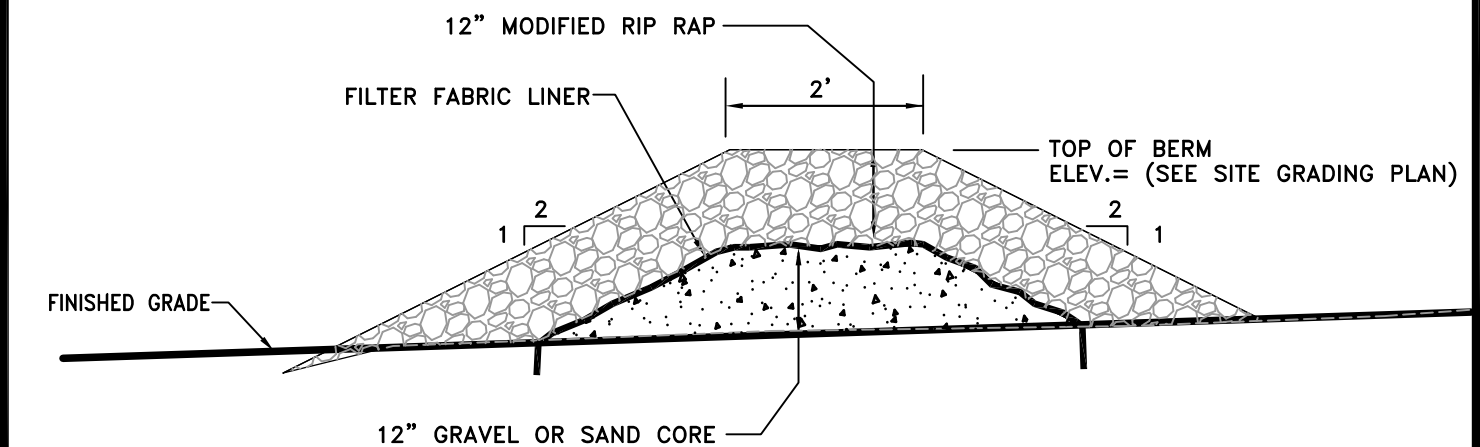
**TYPICAL STORM TRENCH CROSS SECTION**  
NOT TO SCALE



**LIGHT POLE DETAIL**  
N.T.S.



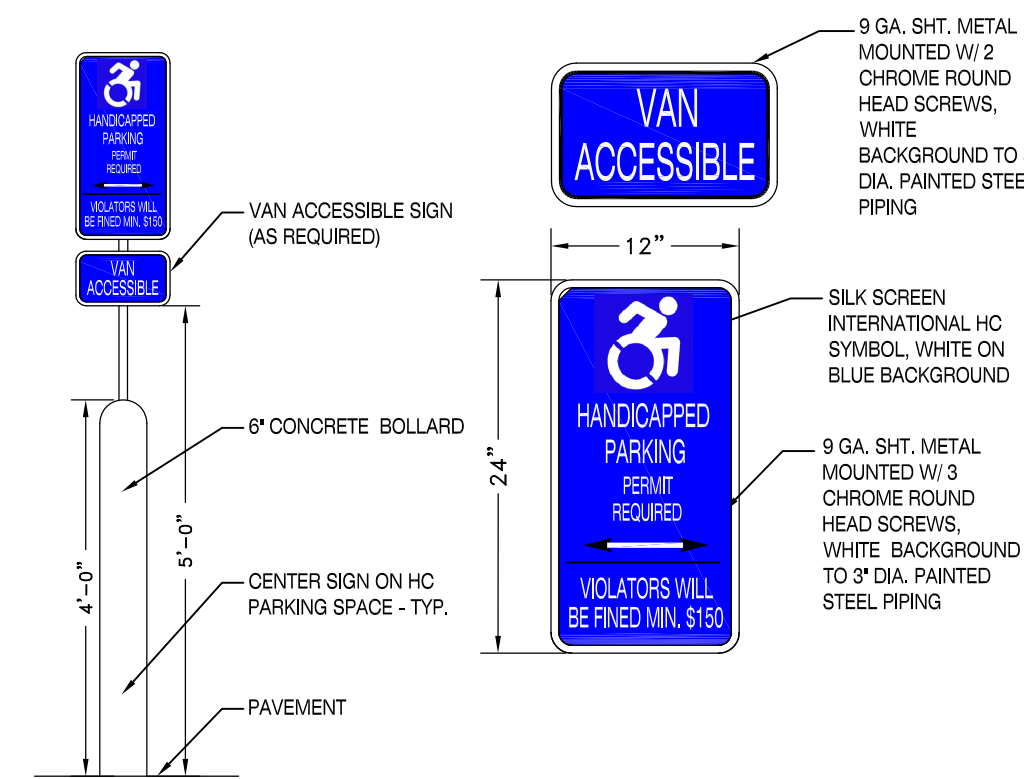
**TYPICAL CATCH BASIN**  
NOT TO SCALE



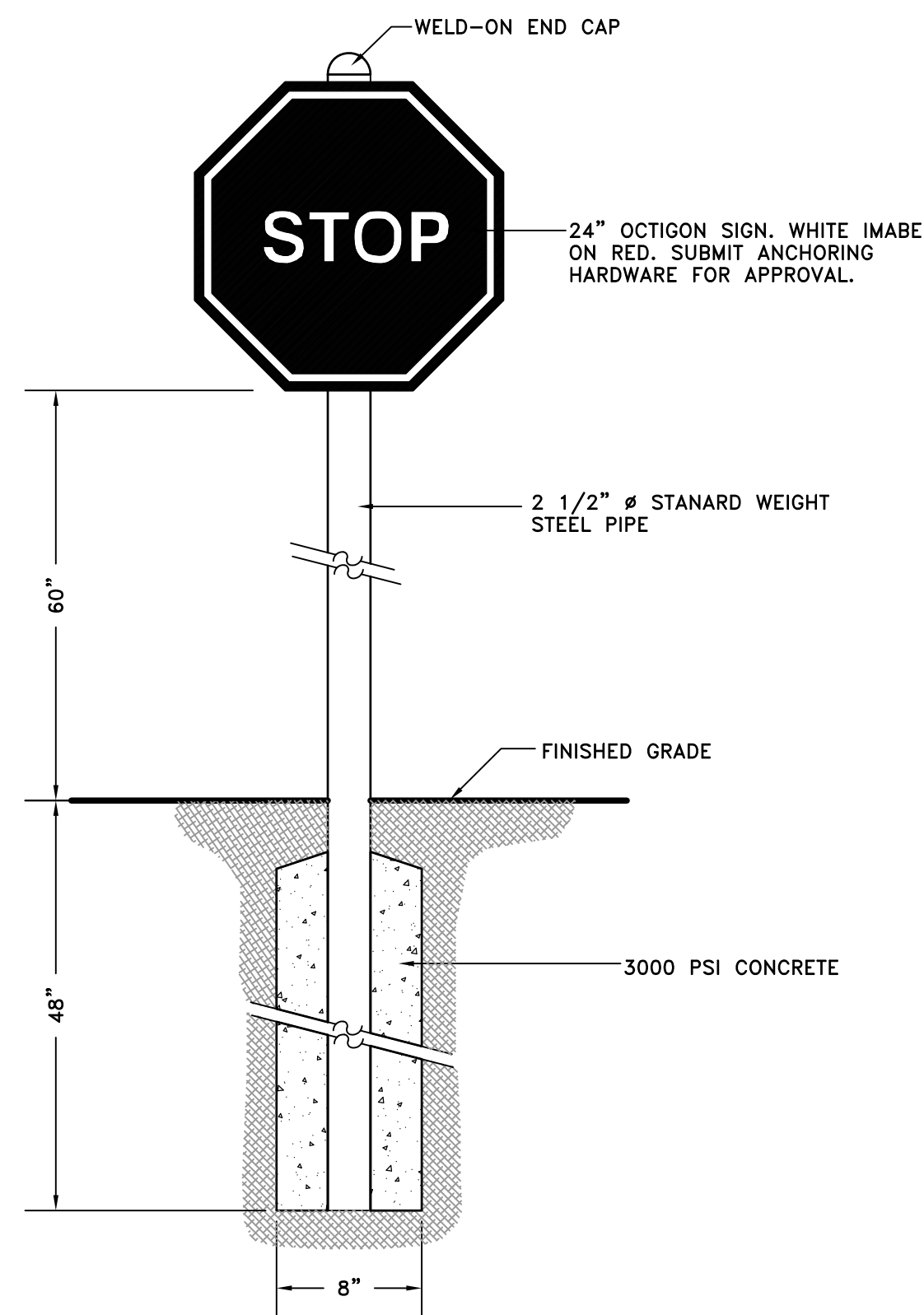
**RIPRAP FILTER BERM**  
N.T.S.



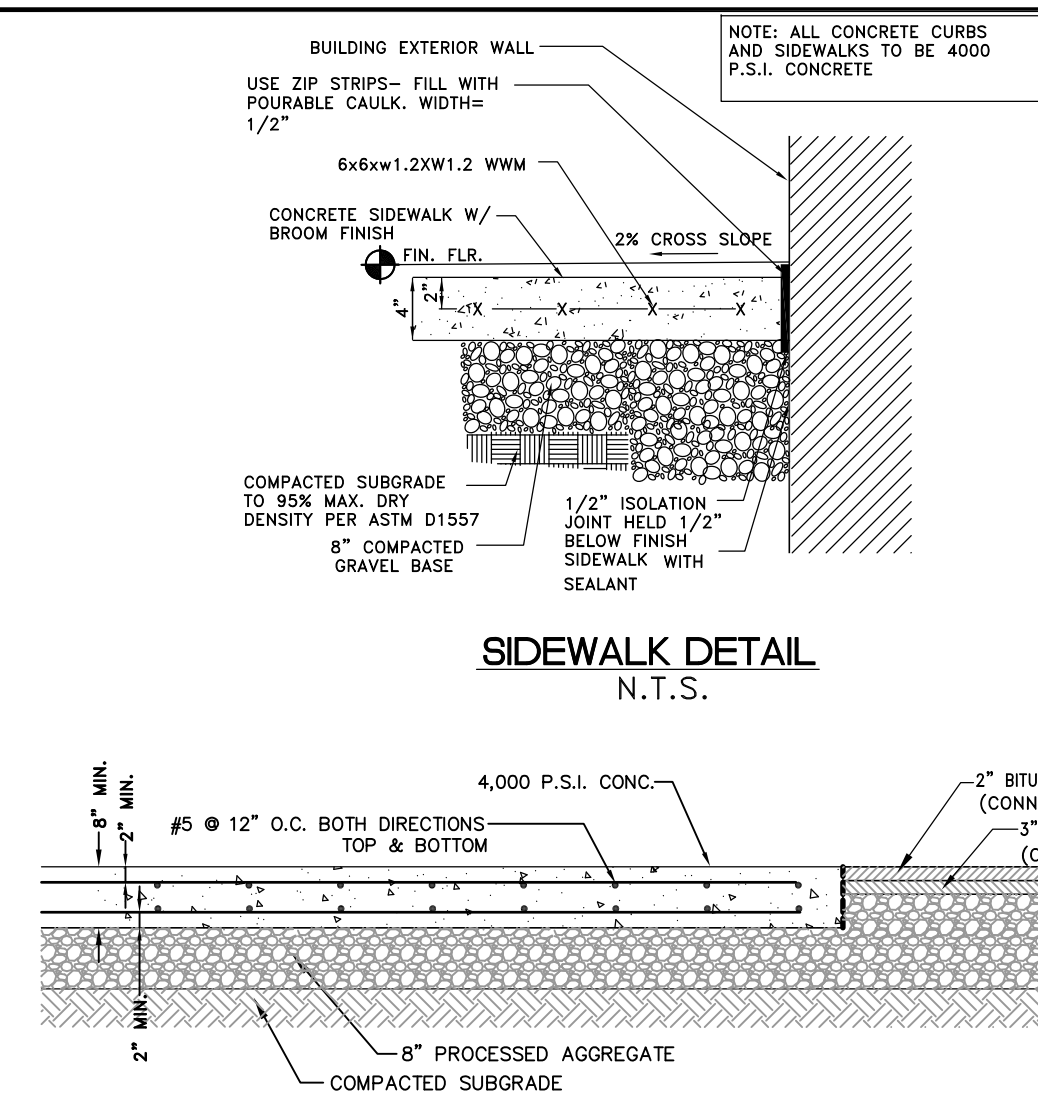
NEW ACCESSIBLE PARKING SPACE  
SYMBOL ADOPTED JUNE 2016.  
**PAINTED H.C. PARKING SYMBOL**  
NO SCALE



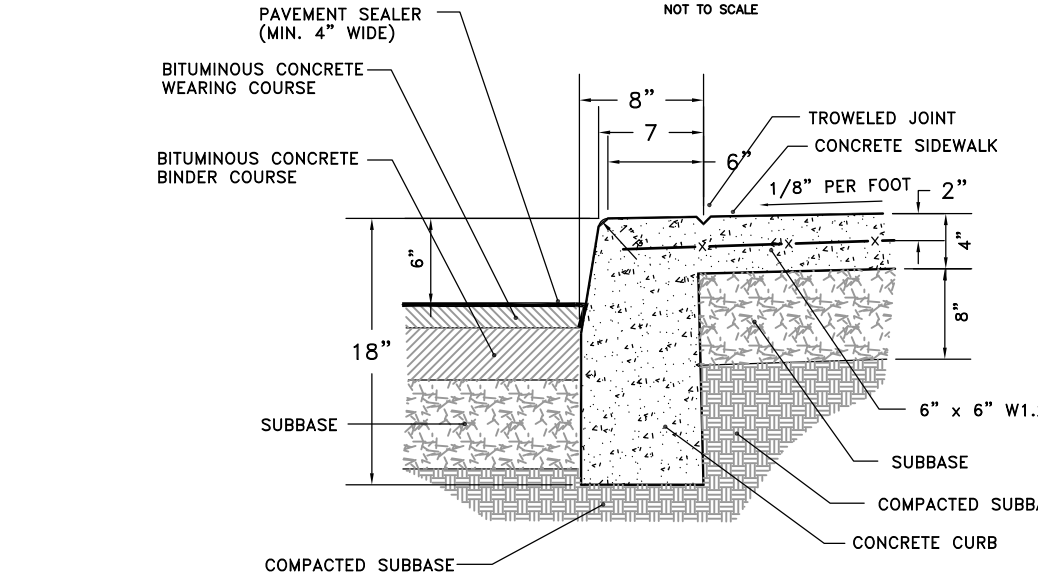
**HANDICAPPED PARKING SIGN DETAIL**  
SCALE: N.T.S.



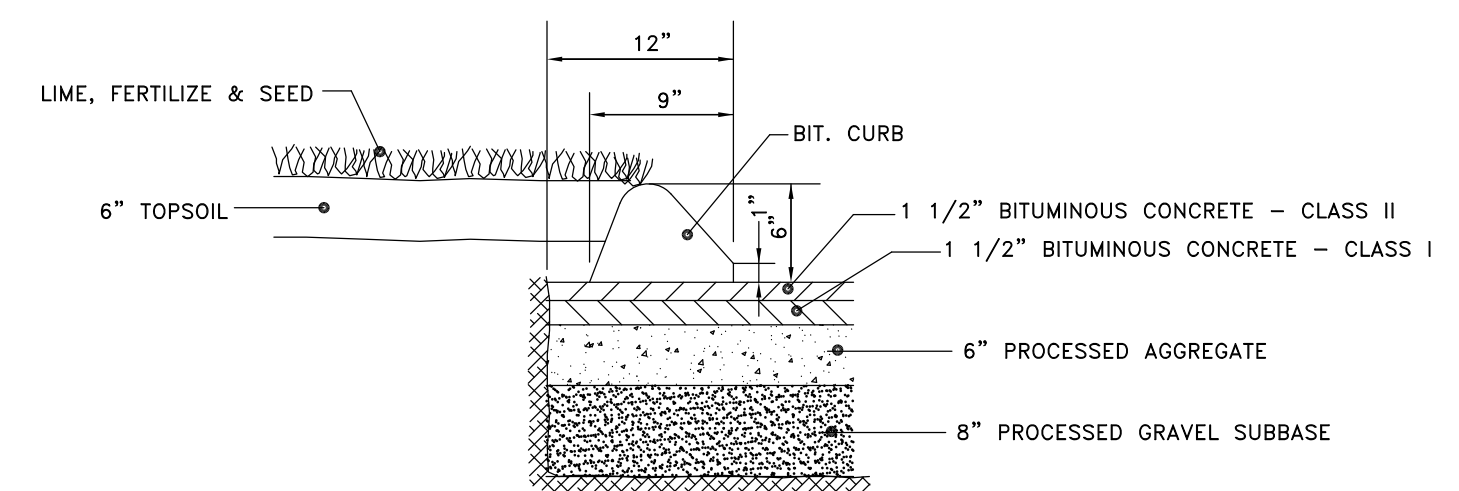
**STOP SIGNAGE DETAIL**  
N.T.S.



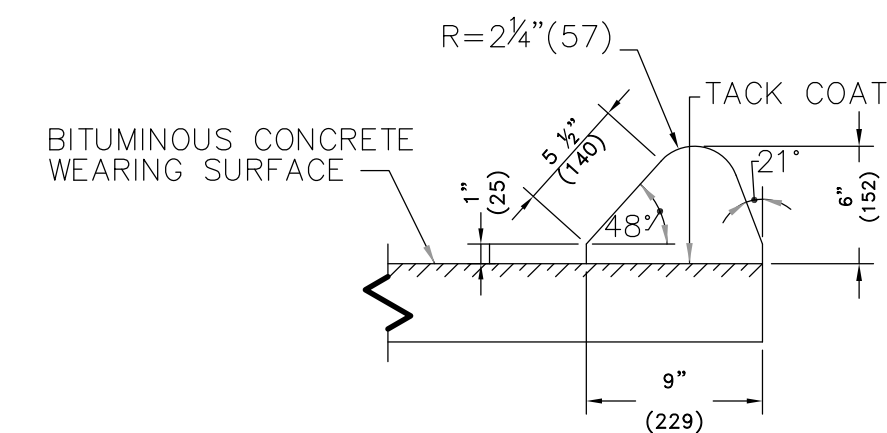
**TYPICAL SECTION OF CONCRETE PAD HEAVY DUTY CONCRETE FOR LOADING AREA**  
NOT TO SCALE



**CONCRETE CURB DETAIL WITH MONOLITHIC SIDEWALK ONSITE**  
NOT TO SCALE



**BITUMINOUS CONCRETE PAVEMENT SECTION (NEW PARKING AREAS)**  
N.T.S.

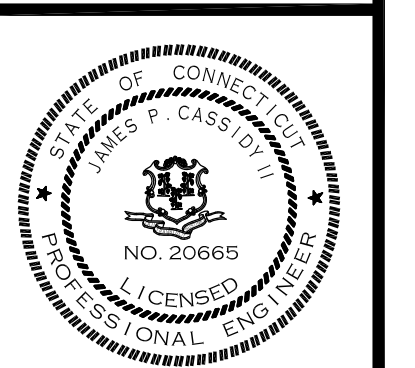


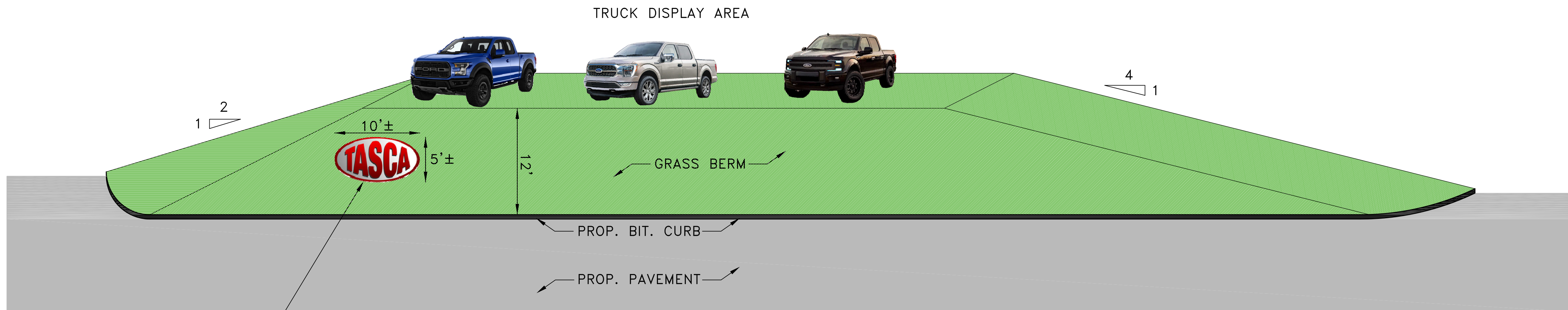
**6"(150) BITUMINOUS CONCRETE LIP CURBING**  
NO SCALE

SCALE: AS SHOWN	CHECKED BY: JPC
DATE: OCT. 21, 2020	DRAWN BY: JMP
JOB No.: 3097	ACAD FILE: 3097-DET
SHEET: 9	OF: 12
REVISIONS:	ADDED WETLANDS MITIGATION PLAN 2/25/21 PER TOWN STAFF COMMENT
	3/2/21 UPDATED EASTERN EXIT DRIVE

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

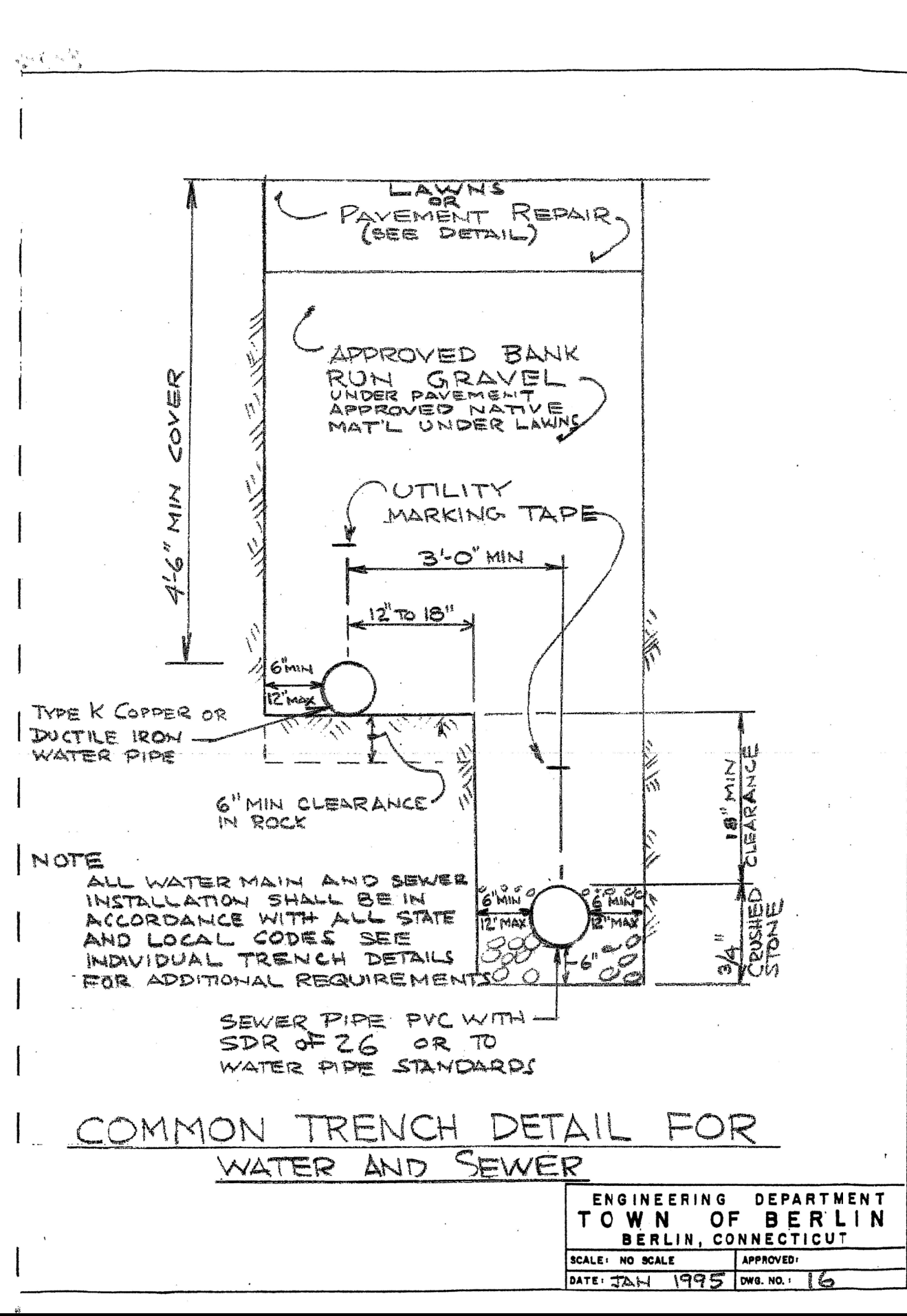
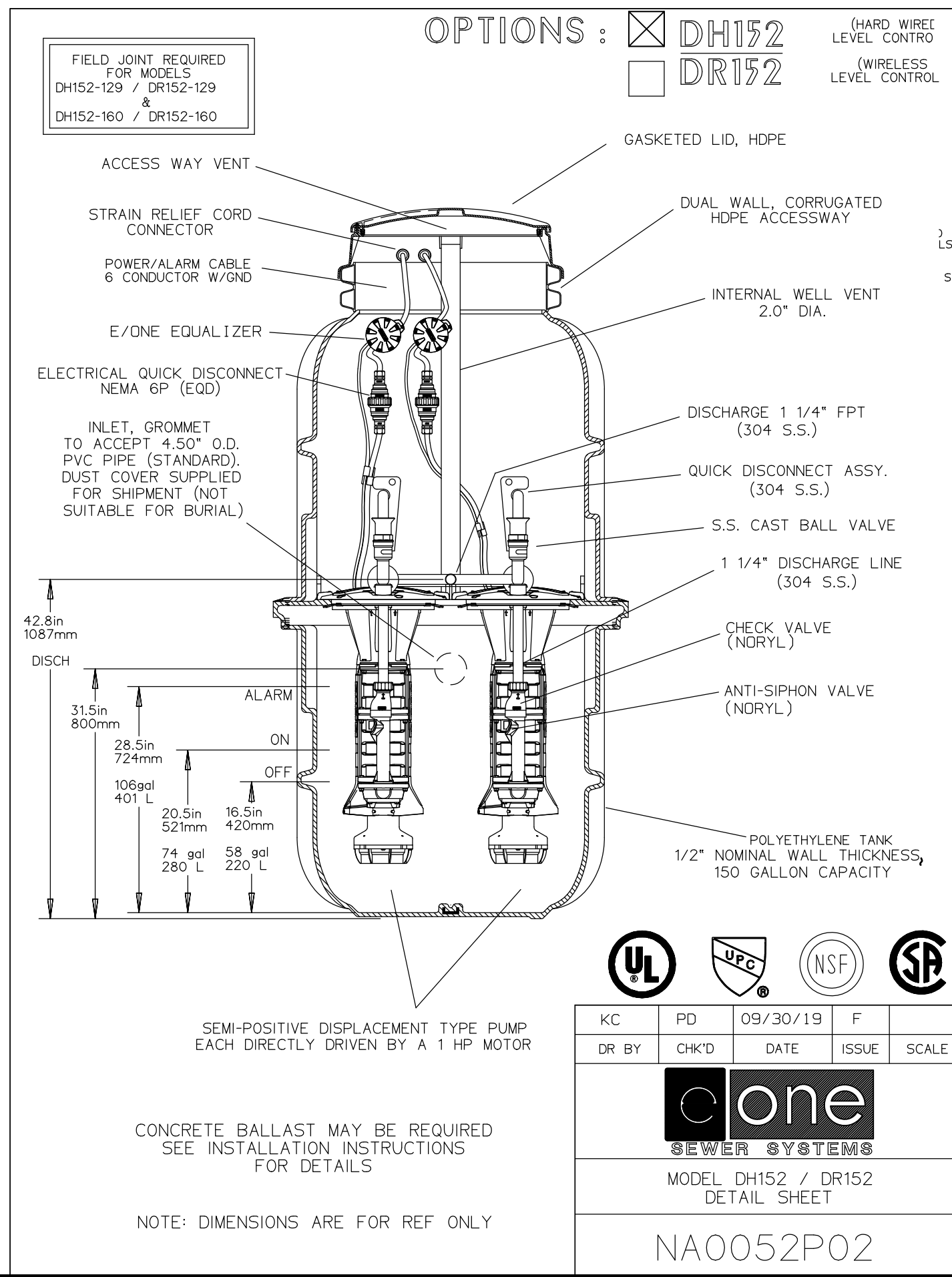
**SITE DETAILS**  
PREPARED FOR:  
**TASCA FORD**  
PROPERTIES LOCATED AT:  
**#250 WEBSTER SQUARE**  
**& #73 WOODLAWN ROAD**  
**BERLIN, CONNECTICUT**





### VEHICLE DISPLAY MOUND SECTION

SCALE: NOT TO SCALE



### Ultra-Urban® Filter DI

#### CATCH-BASIN FILTRATION

**AbTech**

**STANDARD SIZING**

Product Code	Size
DI1309H	13.25" x 14.25" x 21"
DI1414H	13.25" x 14.25" x 13"
DI1420H	14" x 19.25" x 13"
DI1616H	16" x 16" x 13"
DI2020H	19.25" x 19.25" x 13"
DI1309N	13" x 8.5" x 13"
DI1414N	13.25" x 14.25" x 21"
DI1420N	14" x 19.25" x 21"
DI1616N	16" x 16" x 21"
DI2020N	19.25" x 19.25" x 21"

Other sizes available upon request.

**DISPOSAL AND SERVICE**

- Easy installation and maintenance
- Clean out by hand or by traditional vacuum truck processes
- Inspection and maintenance schedule should be followed – minimum 1x annually
- Media disposal/recycling options
  - Waste-to-Energy Facilities
  - Cement Kilns
  - Landfills (passes EPA TCLP)

4110 N Scottsdale Rd #235, Scottsdale, AZ 85251  
Tel: 480.874.4000 Email: [info@abtechindustries.com](mailto:info@abtechindustries.com)  
Website: [www.abtechindustries.com](http://www.abtechindustries.com)

**The Leader in Stormwater Purification**

REV 6/20

SCALE: AS SHOWN	CHECKED BY: JPC
DATE: OCT. 21, 2020	DRAWN BY: JMP
JOB No.: 3097	ACAD FILE: 3097-DET
SHEET: 10	OF: 12
REVISIONS: 2/25/21 ADDED WETLANDS MITIGATION PLAN 3/2/21 PER TOWN STAFF COMMENT 03/31/21 UPDATED EASTERN EXIT DRIVE	

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**SITE DETAILS**  
PREPARED FOR:  
**TASCA FORD**  
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& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT**

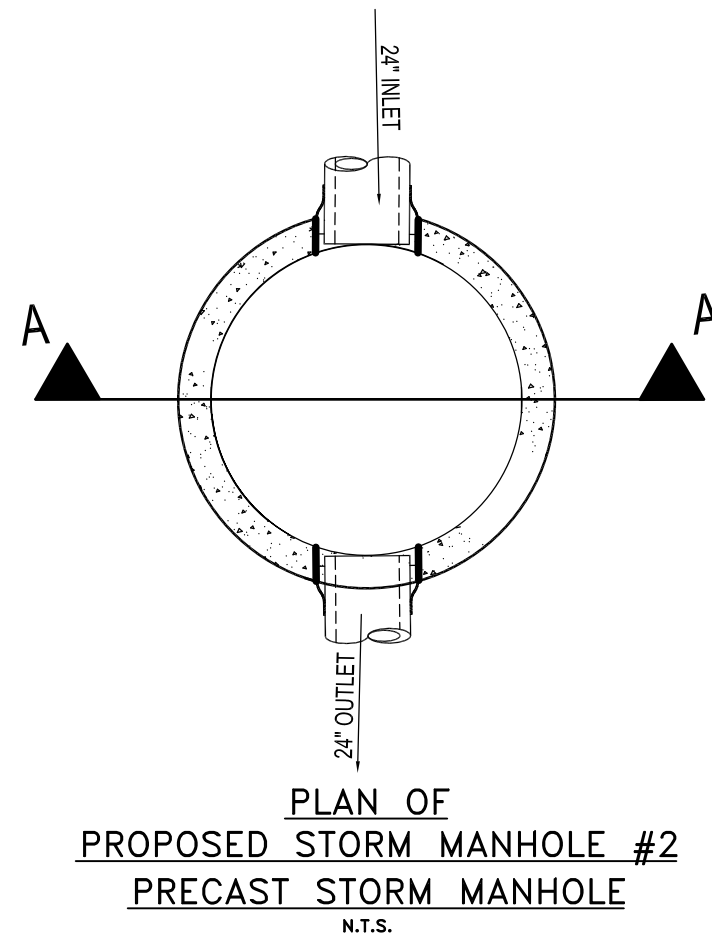
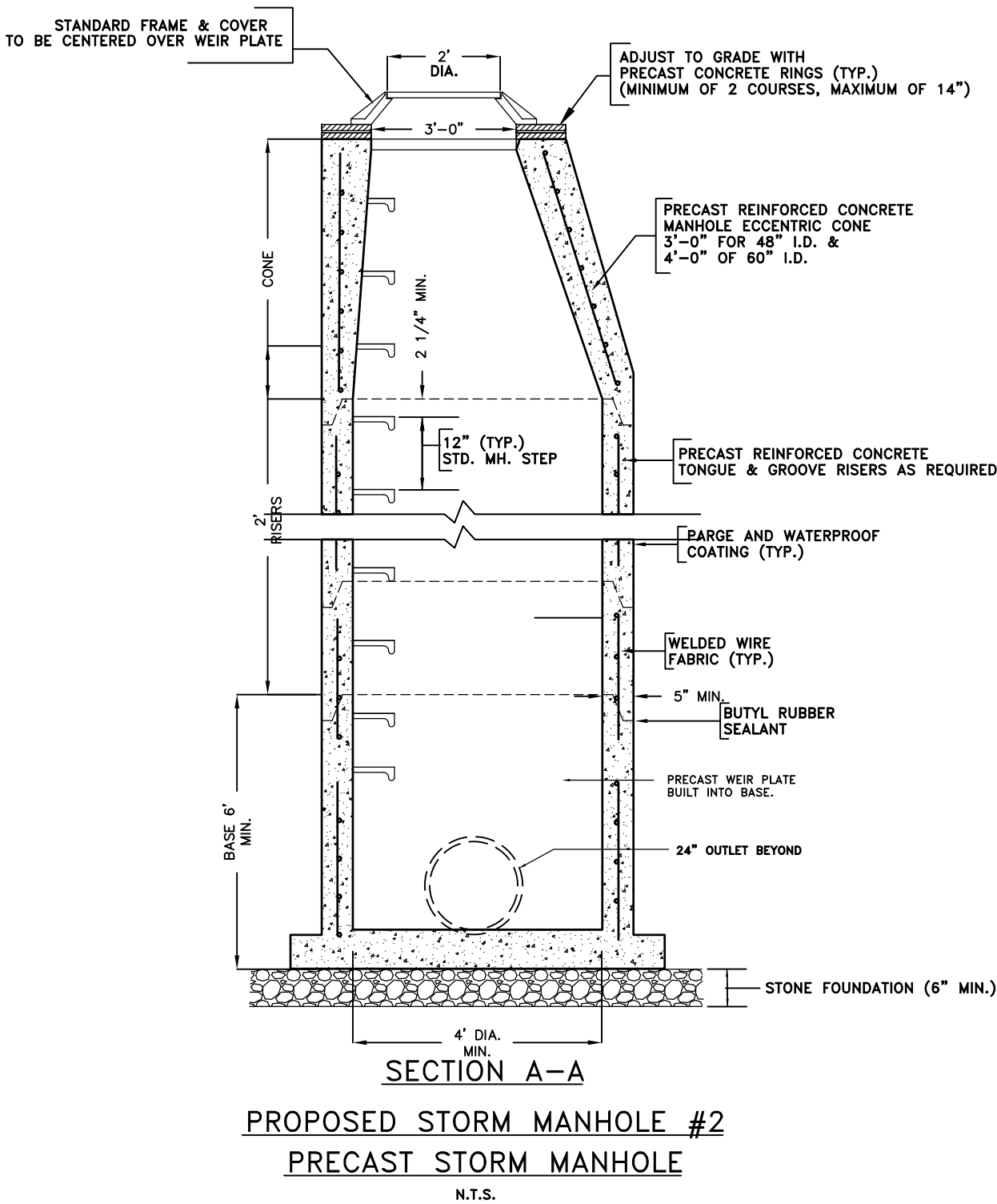
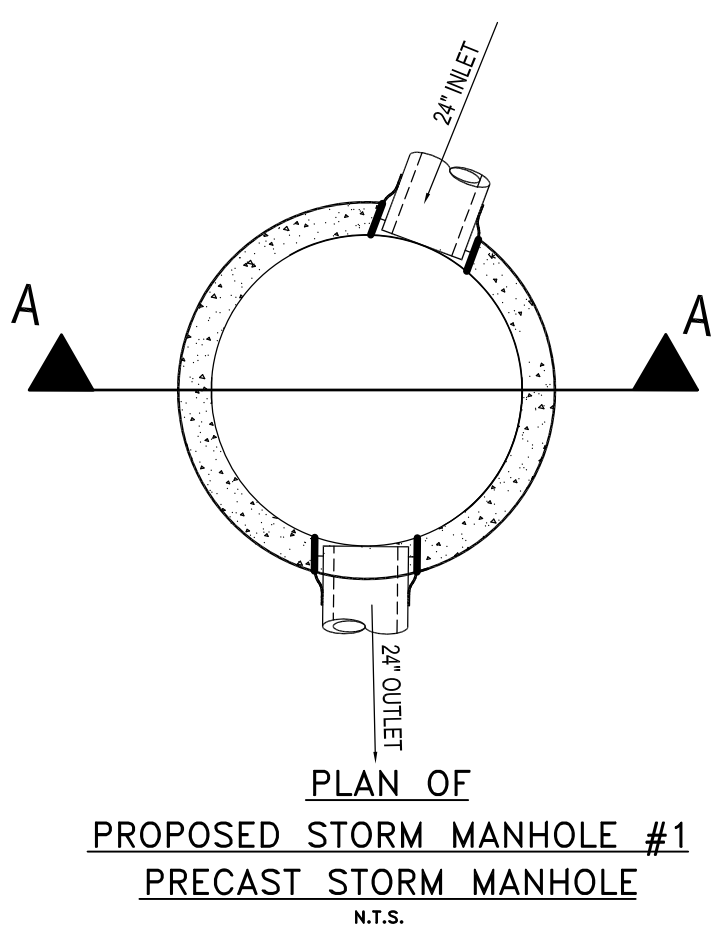
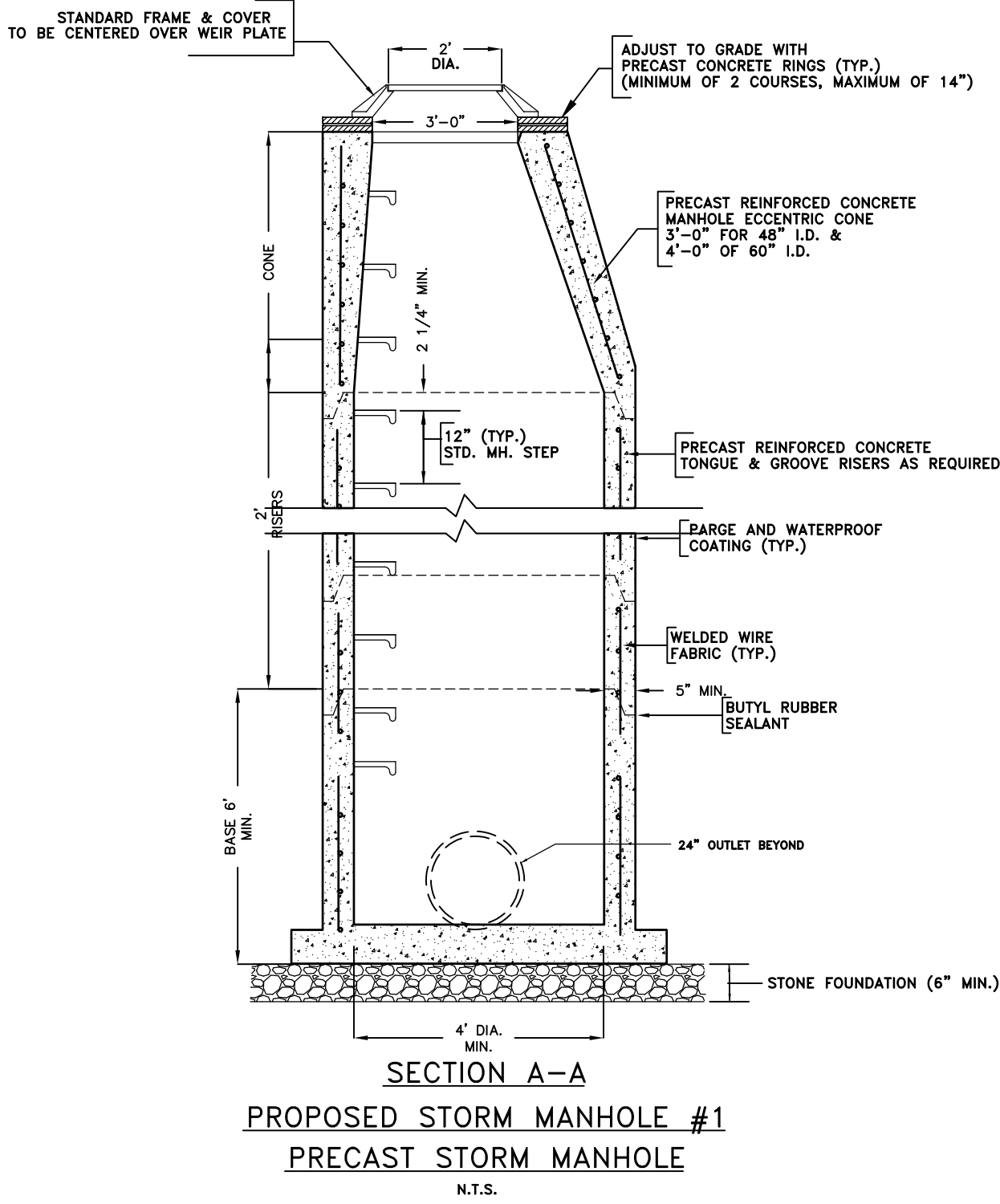
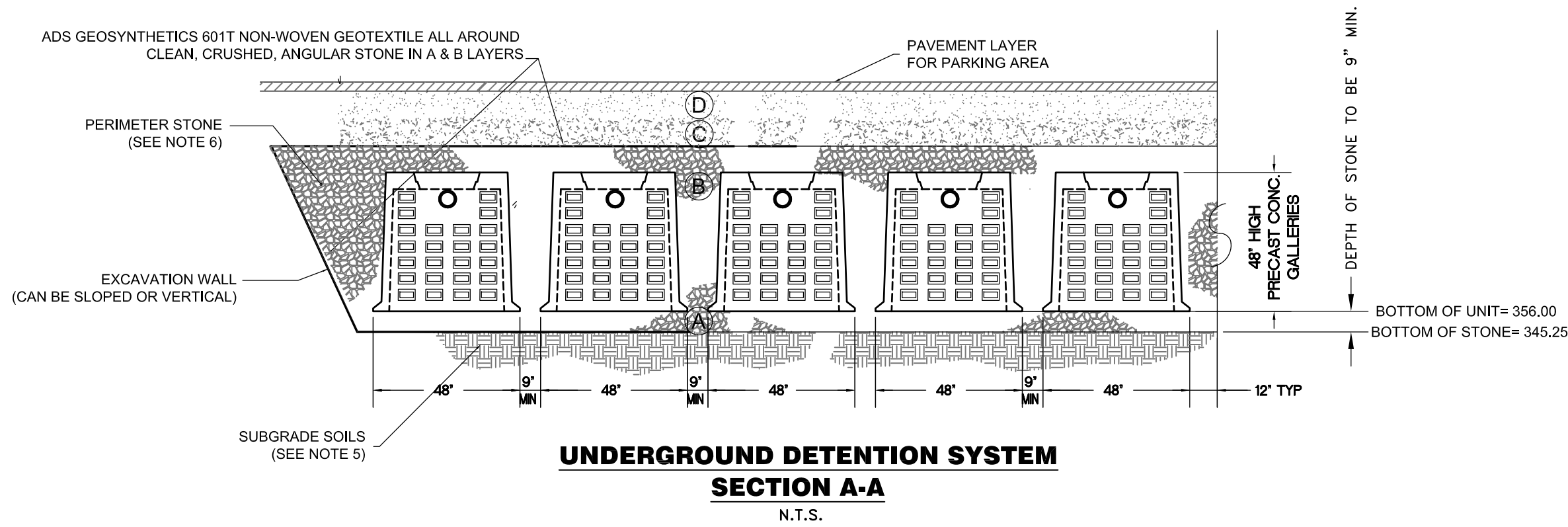
SEAL: JAMES P. CASSIDY, P.E.  
NO. 20665  
LICENSED PROFESSIONAL ENGINEERING

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3  OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 4	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:

- 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 M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

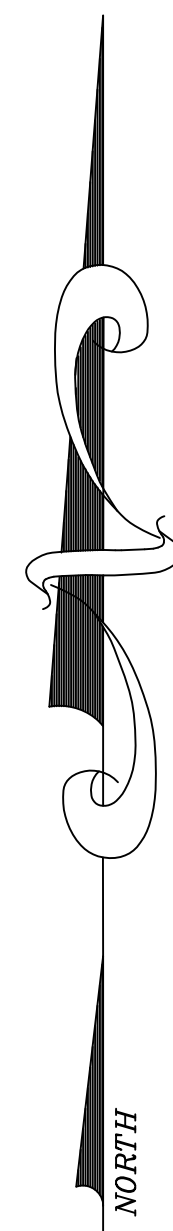
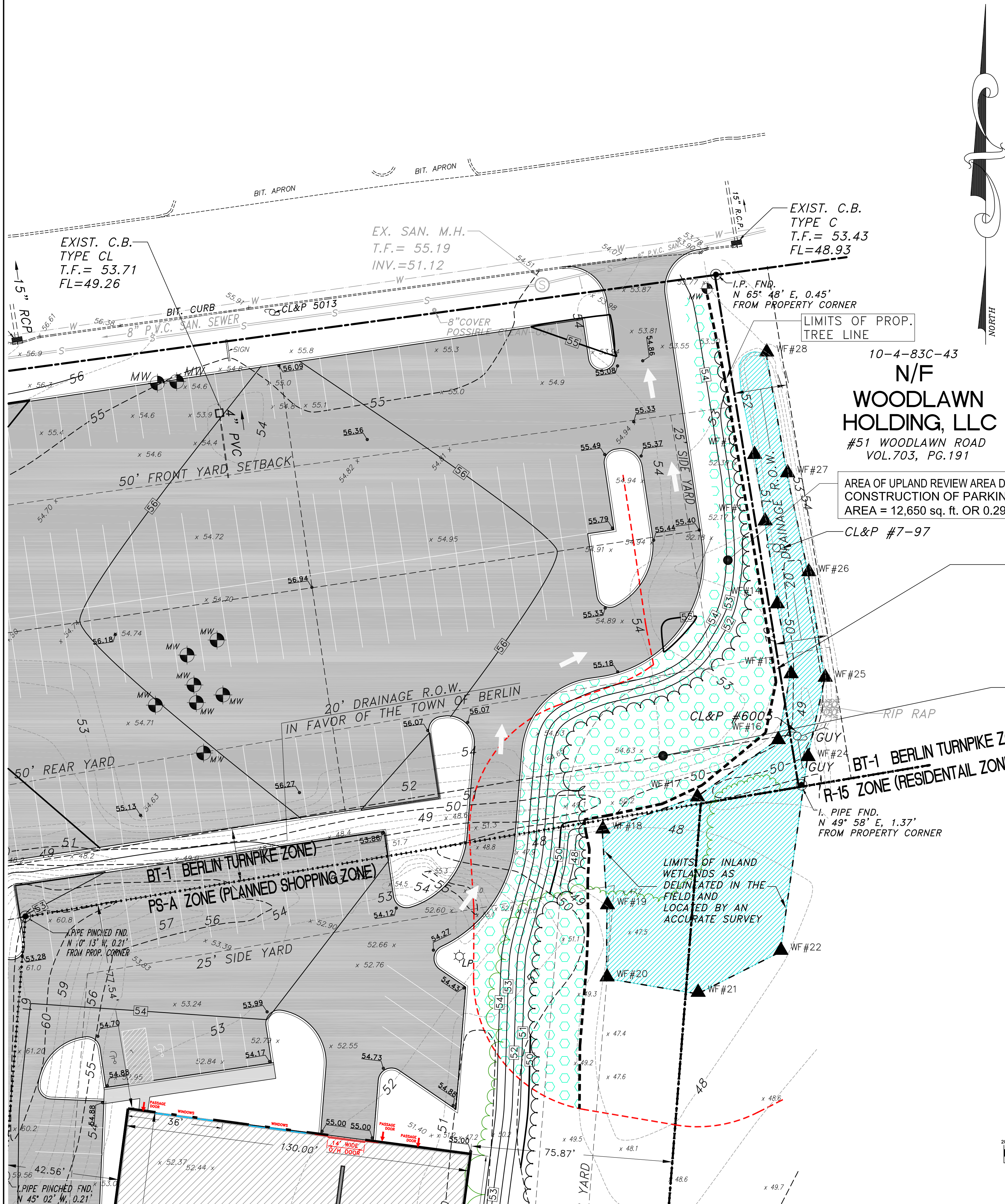


SCALE: AS SHOWN	CHECKED BY: JPC
DATE: OCT. 21, 2020	DRAWN BY: JMP
JOB No.: 3097	ACAD FILE: 3097-DET
SHEET: 11	OF: 12
REVISIONS: 2/25/21 ADDED WETLANDS MITIGATION PLAN 3/2/21 PER TOWN STAFF COMMENT 03/31/21 UPDATED EASTERN EXIT DRIVE	

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

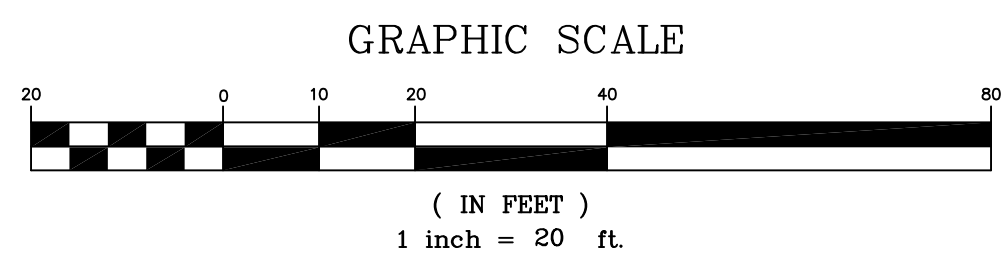
**SITE DETAILS**  
**PREPARED FOR:**  
**TASCA FORD**  
**PROPERTIES LOCATED AT:**  
**#250 WEBSTER SQUARE**  
**& #73 WOODLAWN ROAD**  
**BERLIN, CONNECTICUT**





COIR LOG SYSTEM PLANTED WITH  
WILLOWS, DOGWOODS, TUBELINGS,  
AND WHIPS AS DIRECTED BY  
ENVIRONMENTAL PROFESSIONAL

REMOVAL OF INVASIVE PLANTS; REMOVAL OF TREES THAT ARE DYING,  
REMOVAL OF FALLEN TREES; PLANTING OF LOW TO MEDIUM NATIVE SHRUBS;  
SEEDING (DENSE/EROSION CONTROL NETTING/MATS ON STEEP SLOPES).  
AREA = 10,025 SQ. FT.



LEGEND	
EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND	PROPOSED SANITARY SEWER
CONC. MERESTONE OR CHD FND.	LIMITS OF FLAGGED WETLANDS
EXISTING TREE LINE	PROPOSED CONTOUR
EXISTING CONTOUR	PROPOSED SPOT GRADE
EXISTING SPOT GRADE	PROPOSED TREE LINE
EXISTING TELEPHONE POLE	IRON PIN TO BE SET
EXISTING BIT. CURB	CONC. MERESTONE TO BE SET
EXISTING STORM DRAINAGE SYSTEM	PROPOSED BIT. CURB
EXISTING WATER MAIN	AREA OF PROPOSED PAVEMENT
EXISTING SANITARY SEWER	PROPOSED CONCRETE
EDGE OF WATERCOURSE	
SOIL TEST LOCATION	
LIMITS OF 50' UPLANDS REVIEW AREA	
EXISTING FENCE	

WETLANDS MITIGATION PLAN  
PREPARED FOR  
TASCA FORD  
PROPERTIES LOCATED AT  
#250 WEBSTER SQUARE  
& #73 WOODLAWN ROAD  
BERLIN, CONNECTICUT

HALLISEY, PEARSON & CASSIDY

CIVIL ENGINEERS & LAND SURVEYORS

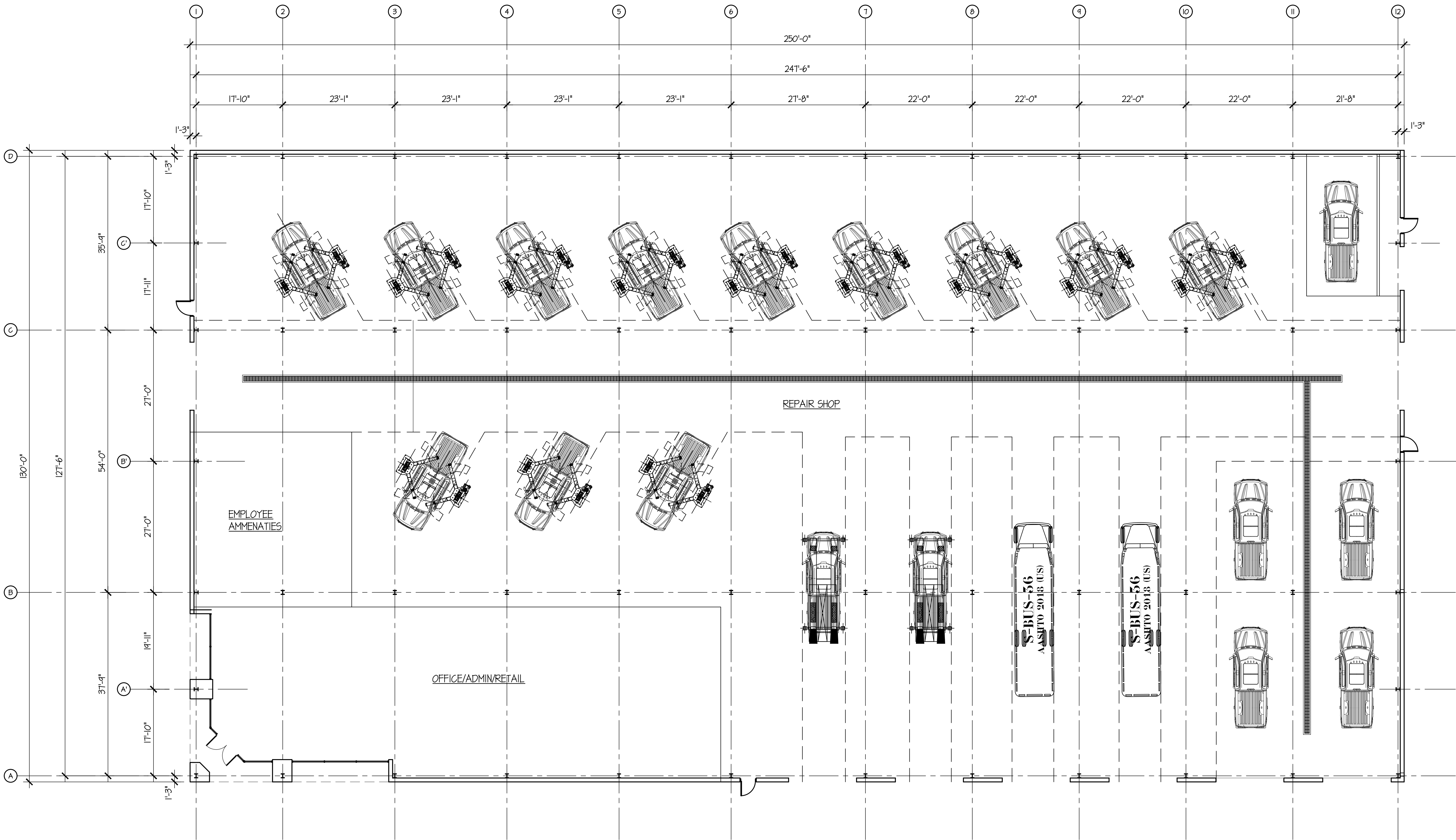
630 MAIN STREET, UNIT #1A  
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CHECKED BY: JPC  
DATE: OCT. 21, 2020  
JOB No.: 3097

DRAWN BY: JMP  
ACAD FILE: 3097-MIT

SHEET:  
12  
OF:  
12

REVISIONS:  
2/25/21 ADDED WETLANDS MITIGATION PLAN  
3/2/21 PER TOWN STAFF COMMENT  
03/31/21 UPDATED EASTERN EXIT DRIVE



Proposed Truck  
Repair Facility for  
**TASCA  
FORD**  
250 Webster Square  
and 73 Woodlawn Rd.

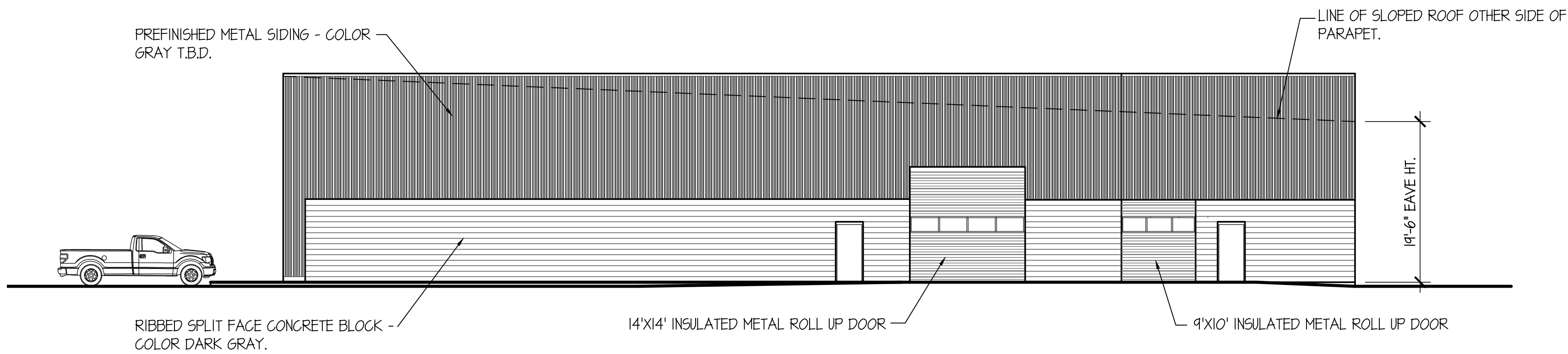
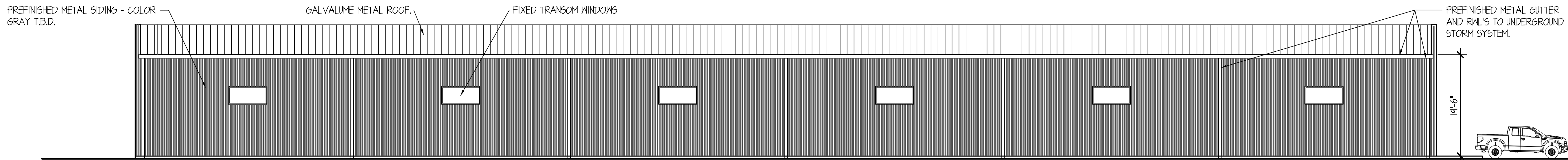
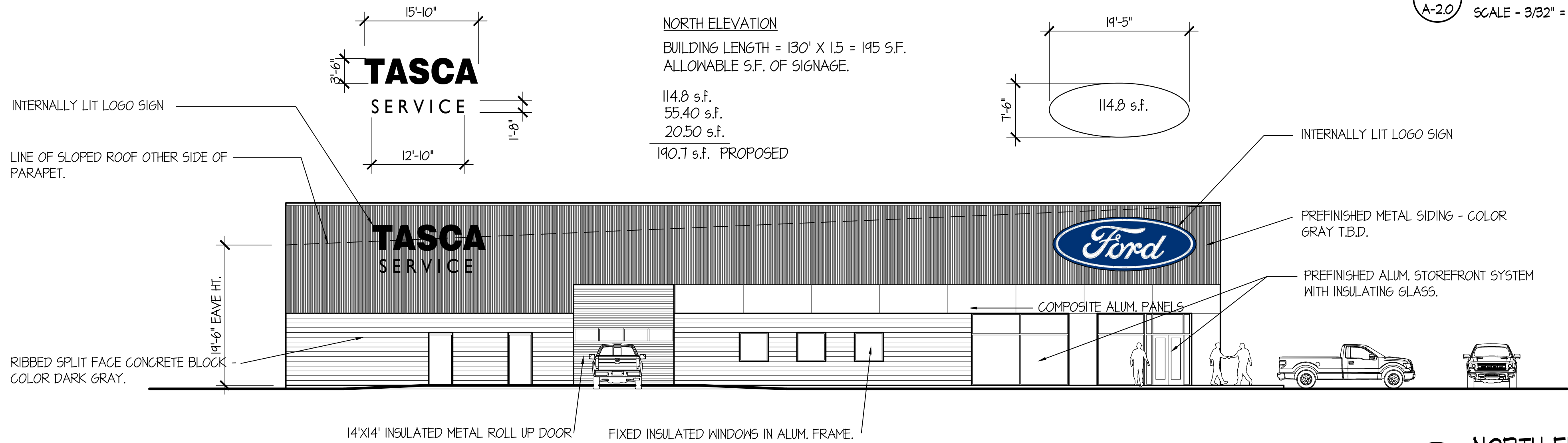
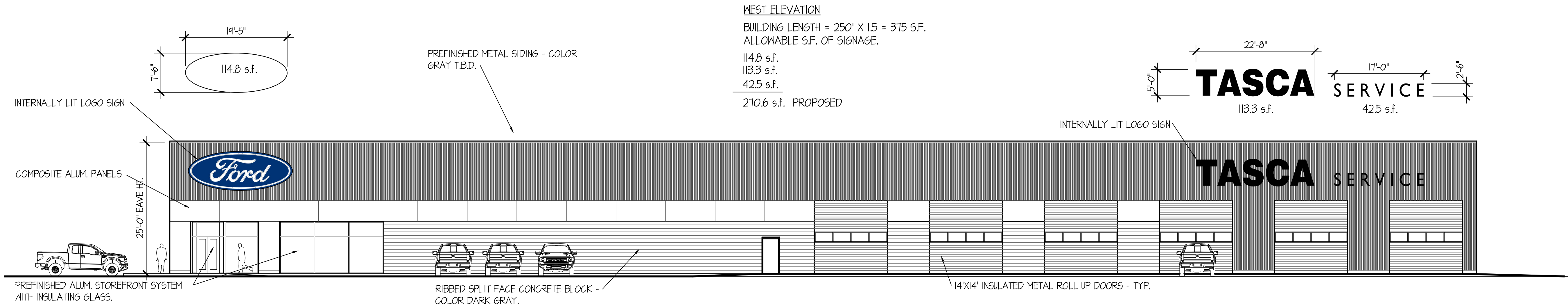
Berlin, Connecticut

date	description	no.
revisions		

FLOOR PLAN

A-1.0

date	11/10/2020
drawn	PM
scale	AS NOTED
checked	PM
project no.	20-21



**Proposed Truck Repair Facility for**  
**TASCA FORD**  
**250 Webster Square and 73 Woodlawn Rd.**

**Berlin, Connecticut**

date	description	no.

**ELEVATIONS**

**A-2.0**

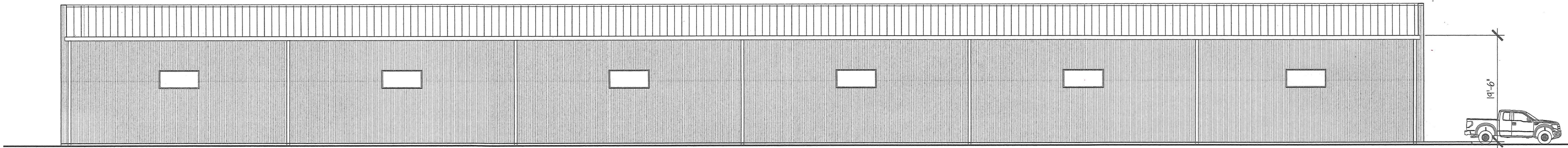
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drawn PM  
scale AS NOTED  
checked PM  
project no. 20-21



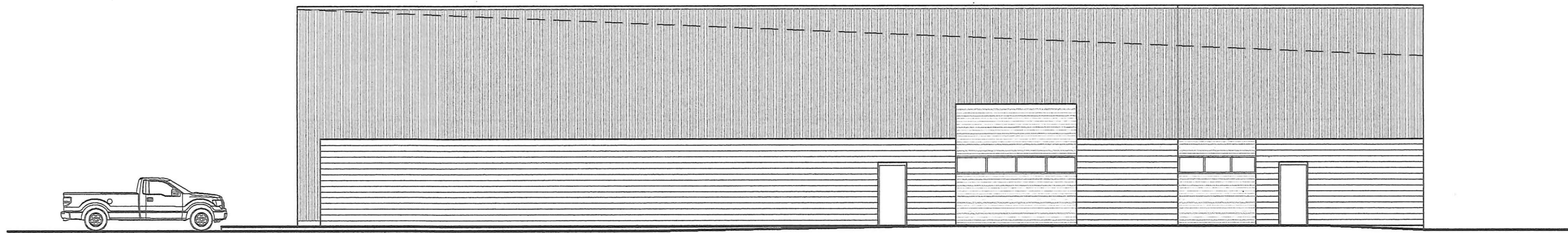
WEST



NORTH



EAST



SOUTH

Proposed Truck  
Repair Facility for  
**TASCA**  
**FORD**  
250 Webster Square  
and 73 Woodlawn Rd.

Berlin, Connecticut

date	description	no.
revisions		

**RENDERED  
ELEVATIONS**

**A-2.1**

date 11/10/2020  
drawn PM  
scale AS NOTED  
checked PM  
project no. 20-21