



# Town of Berlin

## Planning and Zoning Department

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

Town of Berlin  
Received

JUN 03 2021

Planning & Zoning Department  
Berlin, Connecticut

### SITE PLAN APPLICATION

☐ Site Plan

☒ Site Plan Amendment

Project Name: Eversource Berlin Training Yard Expansion  
Property Owner(s): Eversource Energy  
Project Address\*: 107 Selden Street  
Map: 5 Block: 1 Lot: 122 Zone(s): OT Lot Area: 110.6 AC

**Please select all relevant items below:**

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

#### Applicant Information

Name: Christopher P. Cardany Firm Name: Langan CT, Inc.  
Street Address: 555 Long Wharf Drive City: New Haven ST: CT Zip: 06511  
Email: ccardany@langan.com Phone: 203-562-5771  
Signature: [Signature] Date: 06/03/2021

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

Name: Eversource Energy Principal: Joe Mongillo  
Street Address: 56 Prospect Street City: Hartford ST: CT Zip: 06103  
Email: joseph.mongillo@eversource.com Phone: \_\_\_\_\_

\*Letter of Authorization Required

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



July 7, 2021  
Updated July 8, 2021 (Inland Wetlands)

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

**APPLICATION:** Site Plan Amendment  
**APPLICANT:** Eversource Berlin Training Yard Expansion  
**LOCATION:** 107 Selden Street  
**AGENDA DATE:** July 15, 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 [mgiusti@town.berlin.ct.us](mailto:mgiusti@town.berlin.ct.us) or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*
- 

Economic Development

No comment

Health District

No comment

Board of Police Commissioners

No comment

Police Chief

No comment

Berlin Water Control

No comment

Building Official

- Structural documentation for control house required for permitting

Fire Marshal

No comment

Inland Wetlands

No comment

Emailed to Applicant: July 8, 2021

**Frances Semnoski**

---

**From:** Brian Phillips <bphillips@Langan.com>  
**Sent:** Monday, July 12, 2021 3:12 PM  
**To:** Maureen Giusti; Frances Semnoski  
**Cc:** Ron Miller  
**Subject:** RE: Berlin Staff Comments

**Town of Berlin  
Received**

**JUL 12 2021**

**Planning & Zoning Department  
Berlin, Connecticut**

Maureen,

Thank you for your reply. In the interim, we would like to formally respond to the one comment from the building official below:

**Comment (07/08/21):** Structural documentation for control house required for permitting

**Response (07/12/21):** We plan to have a complete set of structural drawings for the proposed concrete pads for the training yard. The control house and the storage buildings are pre-engineered shed-like structures that Eversource will purchase. The structural engineer will provide engineered drawings for the footings and slabs for these pre-engineered structures.

Thank you,  
**Brian Phillips, P.E.**  
**Project Engineer**

**LANGAN**

Direct: 203.784.3026  
Mobile: 203.530.5150  
[File Sharing Link](#)  
[www.langan.com](http://www.langan.com)

CONNECTICUT NEW JERSEY NEW YORK MASSACHUSETTS PENNSYLVANIA WASHINGTON, DC  
VIRGINIA OHIO ILLINOIS FLORIDA TEXAS ARIZONA COLORADO WASHINGTON CALIFORNIA  
ATHENS CALGARY DUBAI LONDON PANAMA

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**From:** Maureen Giusti <mgiusti@town.berlin.ct.us>  
**Sent:** Friday, July 9, 2021 2:46 PM  
**To:** Brian Phillips <bphillips@Langan.com>; Frances Semnoski <fsemnosk@town.berlin.ct.us>  
**Subject:** [External] RE: Berlin Staff Comments

Brian,  
Thank you for your email. I am continuing to work on the Planning & Zoning Reviews for the applications on the agenda. Unfortunately our office is not only extremely busy, but is short-staffed as the ZEO recently left the town for another opportunity. While I'd hoped to have comments by the end of this week, I am still working through applications.  
Maureen

Maureen K. Giusti, AICP  
Acting Town Planner / ZEO

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# Town of Berlin

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Department of Economic Development

July 6, 2021

Joan Veley  
Chairwoman  
Planning and Zoning Commission  
Town of Berlin  
240 Kensington Road  
Berlin, CT 06037

Re: Eversource Training Yard Expansion

Dear Chairwoman Veley and Commission Members:

In 2016, Eversource chose to set up their gas training facility in Berlin in instead of placing/constructing it in Massachusetts. This brought an investment of over \$1 million into Berlin and regularly brings gas technicians from throughout New England to the Eversource campus for their specialized training.

The application before you will allow Eversource the ability to expand their training capabilities here in town as well as again invest here. I am excited about this as it shows their commitment to hiring, training and growing their workforce in Berlin.

I am fully in support of this project.

Thank you very much for your time this evening!

Sincerely,



Christopher Edge  
Economic Development Director

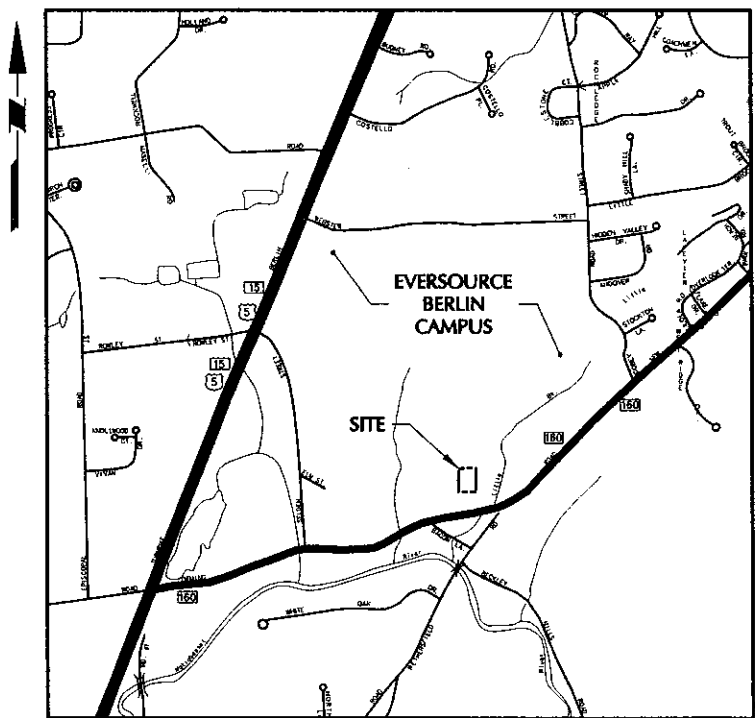
Visit our Web Site <http://www.town.berlin.ct.us>

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# EVERSOURCE TRAINING FACILITY

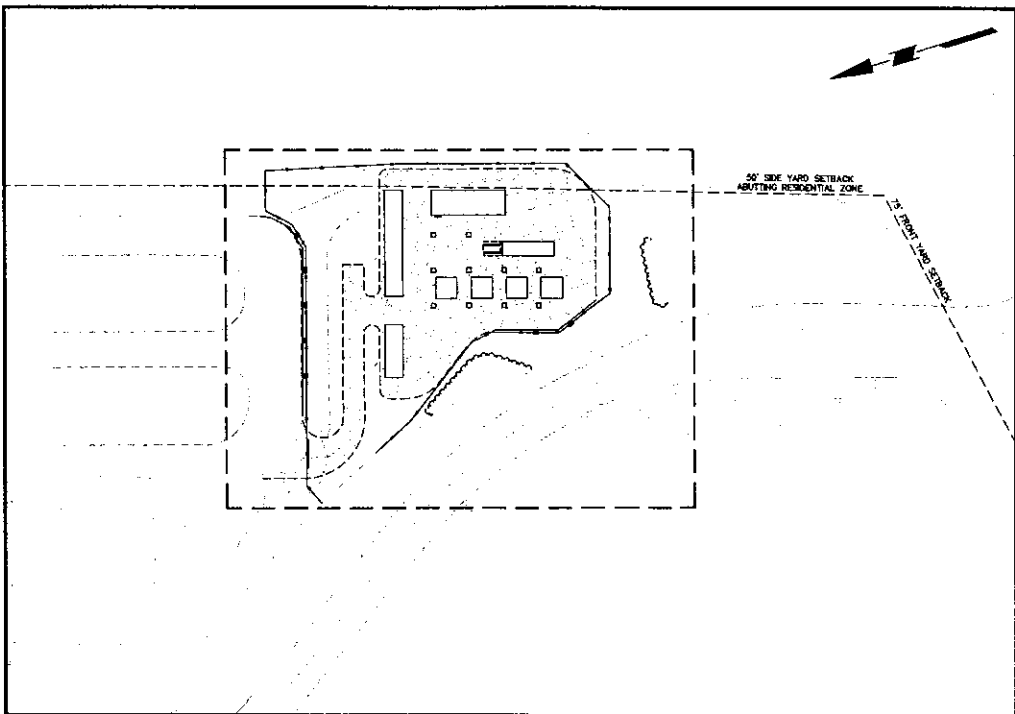
107 SELDEN STREET  
BERLIN, CONNECTICUT

## SITE PLAN AMENDMENT APPLICATION



LOCATION MAP

1" = 1,000'



PROJECT AREA

1" = 50'

### DRAWING LIST

NUMBER	TITLE	DATE	REVISED
VT101	COVER SHEET	06/03/2021	
VT102	PARTIAL TOPOGRAPHIC SURVEY	09/18/2020	
CS101	PARTIAL TOPOGRAPHIC SURVEY	09/18/2020	
CS101	SITE PLAN	06/03/2021	
CS501	SITE DETAILS	06/03/2021	
CG101	GRADING & DRAINAGE PLAN	06/03/2021	
CG501	GRADING & DRAINAGE DETAILS	06/03/2021	
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	06/03/2021	
CE501	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	06/03/2021	
PA101	PROPOSED TRAINING YARD LAYOUT	06/03/2021	

Town of Berlin  
Received

JUN 03 2021

Planning & Zoning Department  
Berlin, Connecticut

APPLICANT/  
CIVIL & GEOTECHNICAL  
ENGINEER, SURVEYOR  
LANGAN CT  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
(203) 562-5771

OWNER  
EVERSOURCE ENERGY  
56 PROSPECT STREET  
HARTFORD, CT 006103  
(800) 286-5000

ARCHITECT  
CLOHESSY, HARRIS AND KAISER, LLC  
573 HOPMEADOW STREET  
SIMSBURY, CT 06070  
(860) 651-3777

### RELEASE DATES

DATE	ISSUED FOR
06/03/2021	SITE PLAN AMENDMENT

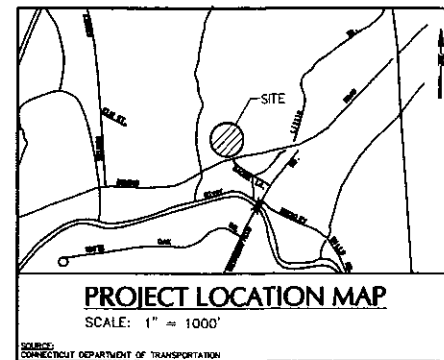
LANGAN

## NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY IS A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE PURPOSE OF THIS SURVEY IS TO DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF SEPTEMBER 2020 & NOVEMBER 2020.
6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 513 OF 675, MAP NUMBER 09003C513, EFFECTIVE DATE SEPTEMBER 26, 2008" THE PROJECT AREA IS IN ZONE X (UNSHADED).
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

## LEGEND (NOT SHOWN TO SCALE)

	MONITORING WELL	BC	BITUMINOUS CURB
	SIGN	SWS	SINGLE WHITE STRIPE
	SHRUB	BWS	BROKEN WHITE STRIPE
	TREE	SYS	SINGLE YELLOW STRIPE
	CATCH BASIN	DYS	DOUBLE YELLOW STRIPE
	ELECTRIC BOX		WOOD GUARD RAIL
	GAS VALVE		STOCKADE FENCE
	MANHOLE (TYPE AS LABELED)		CHAINLINK FENCE
	POWER POLE		TREE LINE
	TRAFFIC SIGNAL POLE		OVERHEAD WIRE
	SPOT ELEVATION		EASEMENT LINE
	BITUMINOUS		PROPERTY LINE
	CONCRETE		RIGHT-OF-WAY LINE
	CONCRETE PAD		CONTOUR LINE
	LANDSCAPED AREA		GAS MARK OUT LINE
	EDGE OF GRAVEL		



Date	Description	No.
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## REVISIONS

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

ANDREW G. IVES DATE SIGNED  
PROFESSIONAL LAND SURVEYOR  
CT STATE LIC. NO. 70286

**LANGAN**

Langan CT, Inc.  
555 Long Wharf Drive  
New Haven, CT 06511

T: 203.662.5771 F: 203.789.6142 www.langan.com

Project

**EVERSOURCE  
TRAINING CENTER**

BERLIN CONNECTICUT

Drawing Title

**PARTIAL  
TOPOGRAPHIC  
SURVEY**

Project No.

140225201

Date

SEPTEMBER 18, 2020

Drawn By

SG

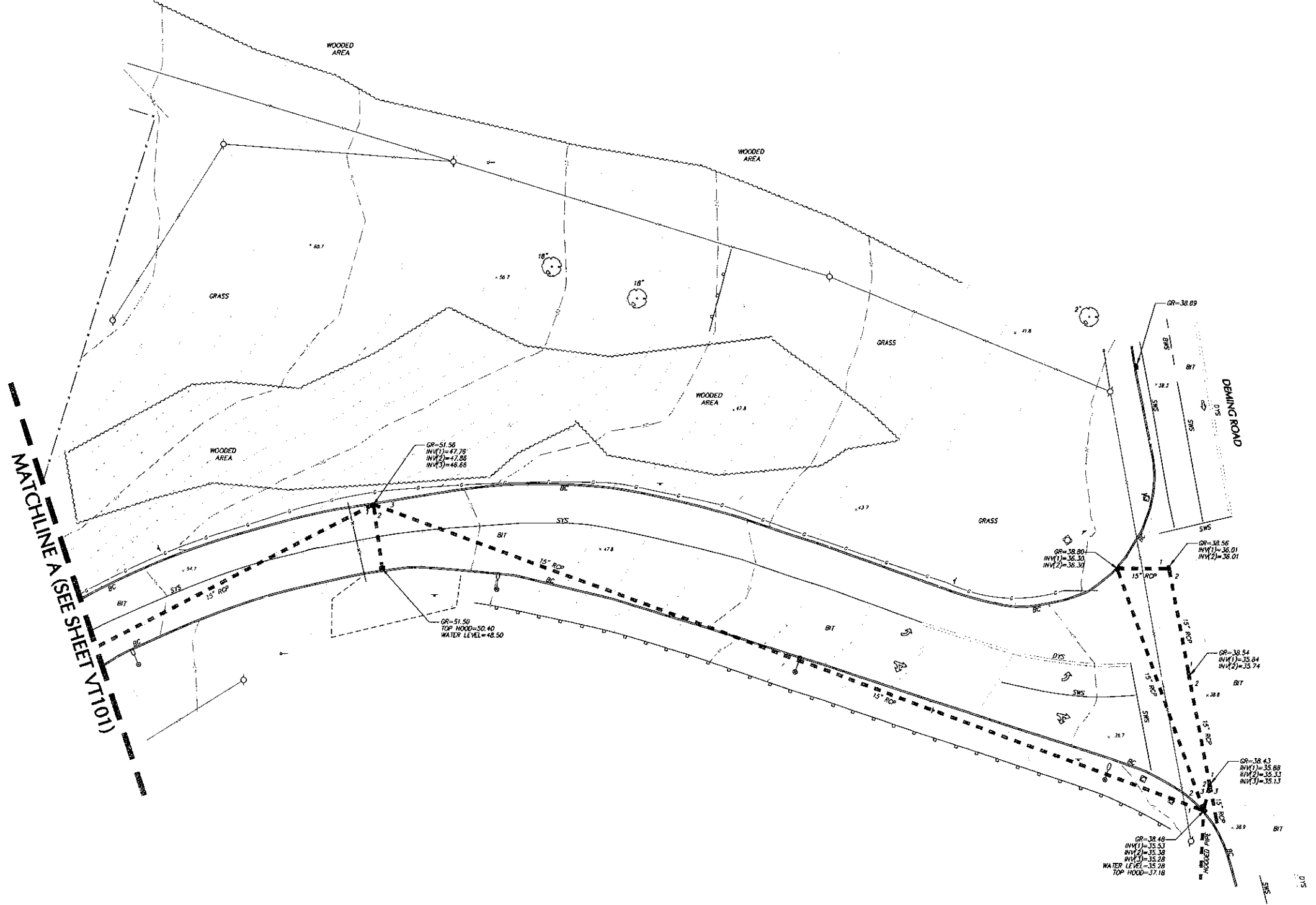
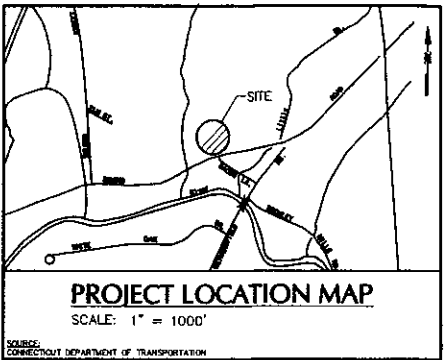
Checked By

ACI

Sheet 1 of 2

**VT101**





Date	Description	No.
REVISIONS		
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."		
ANDREW G. IVES		DATE SIGNED
PROFESSIONAL LAND SURVEYOR		
CT STATE LIC. NO. 70286		
<b>LANGAN</b>		
Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511		
T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
<b>EVERSOURCE TRAINING CENTER</b>		
BERLIN CONNECTICUT		
Drawing Title		
<b>PARTIAL TOPOGRAPHIC SURVEY</b>		
Project No.		Drawing No.
140225201		VT102
Date		
SEPTEMBER 16, 2020		
Drawn By		
SG		
Checked By		
AGI		
		Sheet 2 of 2



## GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN TITLED "PARTIAL TOPOGRAPHIC SURVEY" DATED SEPTEMBER 18, 2020 AND PREPARED BY LANGAN.
2. THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 09003C0513F, EFFECTIVE SEPTEMBER 26, 2008.
3. THE PROPOSED TRAINING YARD LAYOUT IS BASED OFF OF PLANS AND SKETCHES RECEIVED ELECTRONICALLY FROM EVERSOURCE, DATED MARCH 12, 2021.

## LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
CURB LINE		
GRAVEL LIMITS		
CHAIN LINK FENCE		
TIMBER GUARDRAIL		

## ZONING CHART

TOWN OF BERLIN ZONING REGULATIONS  
ZONE: OFFICE TECHNOLOGY (OT)

ITEM	REQUIRED	PROPOSED
USE		
CORPORATE OFFICE TRAINING FACILITY (PERMITTED USE)		
LOT/BUILDING		
MINIMUM LOT AREA	10 ACRES	110.6 ACRES
MINIMUM FRONT YARD	75 FT	276.3 FT
MINIMUM SIDE YARD	50 FT	52.3 FT
MINIMUM SIDE YARD WHEN ABUTTING RESIDENTIAL DISTRICT	50 FT	51.0 FT
MINIMUM REAR YARD	50 FT	59.3 FT
MINIMUM REAR YARD WHEN ABUTTING RESIDENTIAL DISTRICT	75 FT	N/A
MINIMUM PARKING & LOADING SETBACK (FRONT YARD)	50 FT	50 FT
MAXIMUM BUILDING HEIGHT	3 STORES/45 FT	2 STORES
MAXIMUM BUILDING COVERAGE	25%	±10%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	±42%
MINIMUM LOT WIDTH	200 FT	1175 FT

- NOTES:
1. ZONING INFORMATION OBTAINED FROM "TOWN OF BERLIN, CT BULK TABLES FOR INDUSTRIAL ZONES".
  2. PROPOSED ZONING INFORMATION INCORPORATED WITH THE PREVIOUSLY APPROVED SITE PLAN AMENDMENT TITLED "EVERSOURCE TRAINING FACILITY," DATED 05 MAY 2016.

ZONE: SINGLE FAMILY RESIDENTIAL (R-43)

ZONE: OFFICE TECHNOLOGY (OT)

50' SIDE YARD SETBACK  
ABUTTING RESIDENTIAL ZONE

75' FRONT YARD SETBACK

EXISTING FENCE TO BE REMOVED  
WITHIN LIMITS OF PROPOSED FENCING  
(TYP.)

APPROXIMATE LIMIT OF  
EXISTING GRAVEL DRIVES  
CONNECT TO EXISTING  
CHAIN LINK FENCE

EXISTING UTILITY POLE  
TO BE RELOCATED

8' HT. BLACK VINYL COATED CHAIN  
LINK FENCE WITH BARBED WIRE  
(TYP.)

OVERHANG/  
LEAN-TO

TIMBER GUARDRAIL  
(TYP.)

EXISTING UTILITY POLE  
TO BE RELOCATED

EXISTING FENCE TO BE  
REMOVED WITHIN LIMITS  
OF PROPOSED FENCING  
(TYP.)

STORAGE  
BUILDING

CONNECT TO EXISTING  
CHAIN LINK FENCE  
PROPOSED LIMIT OF NEW  
GRAVEL DRIVEWAY  
APPROX. 5% SLOPE

EXISTING SECTION OF  
FENCING TO REMAIN  
16' WIDE SLIDE GATE

CONNECT TO EXISTING  
CHAIN LINK FENCE

GRAVEL DRIVE LIMITS  
(TYP.)  
8' HT. BLACK VINYL COATED CHAIN  
LINK FENCE WITH BARBED WIRE  
(TYP.)

PROPOSED TREE LINE  
(TYP.)

TIMBER GUARDRAIL  
(TYP.)

20 0 5 10 20  
SCALE: 1 INCH = 20 FEET

Date	Description	No.
------	-------------	-----

## REVISIONS



SIGNATURE  
CHRISTOPHER P. CARDANY  
CT PROFESSIONAL ENGINEER #21995

**LANGAN**

Langan CT, Inc.  
555 Long Wharf Drive  
New Haven, CT 06511

T: 203.582.5771 F: 203.789.6142 www.langan.com

Project

**EVERSOURCE  
TRAINING FACILITY**

107 SELDEN STREET

BERLIN CONNECTICUT

Drawing Title

**SITE PLAN**

Project No.

140225201

Date

06/03/21

Drawn By

BTW

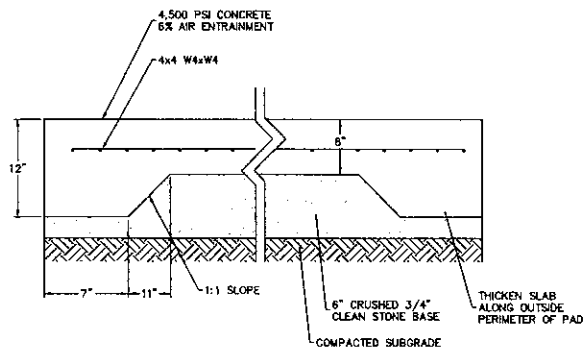
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CPC

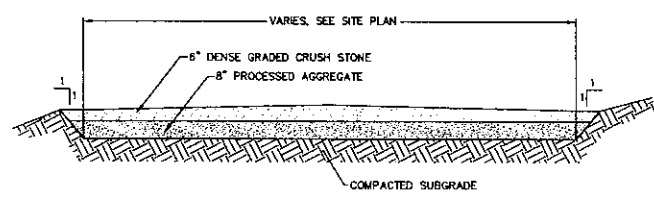
Drawing No.

**CS101**

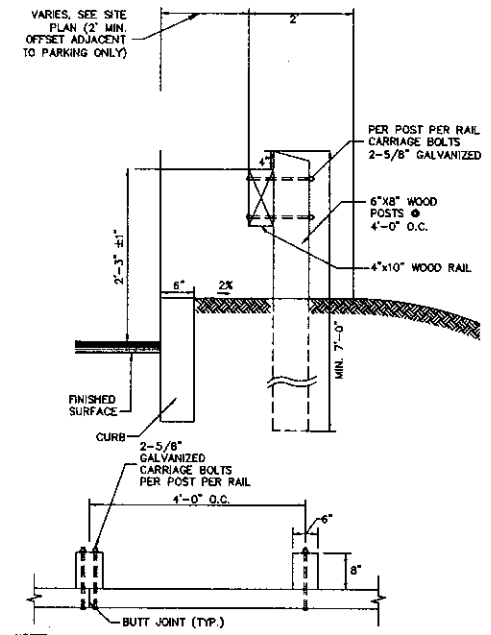
Sheet 1 of 6



1 CONCRETE PAD  
N.T.S.

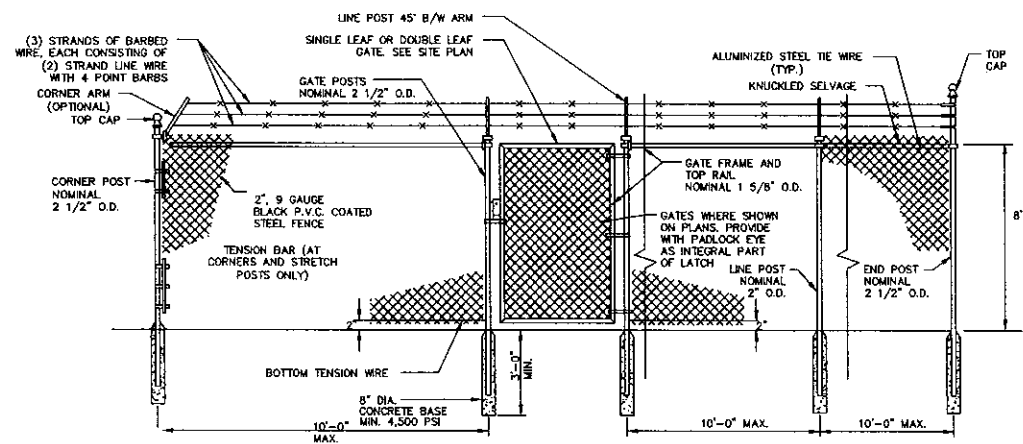


2 GRAVEL DRIVE  
N.T.S.




3 TIMBER GUIDERAIL  
N.T.S.

NOTES:  
1. RAIL AND POST LUMBER TO BE COMMERCIAL GRADE, NO. 1 DENSE S.B. (1,500 PSI) OR BETTER CONFORMING TO AASHTO M168.  
2. TIMBER TO BE TREATED WITH PRESERVATIVES IN ACCORDANCE WITH AASHTO M133.

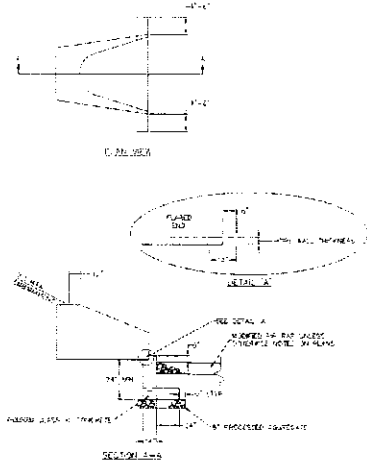


4 8' HT. BLACK VINYL COATED CHAIN LINK FENCE WITH BARBED WIRE  
N.T.S.

NOTE:  
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CIVIL ENGINEER ILLUSTRATING THE HEIGHTS & LAYOUT OF FENCING AND GATES REQUIRED FOR THE PROJECT. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER CUTS AND SPECIFICATIONS.  
2. FENCE AND GATE MATERIAL TO BE BLACK VINYL.

Date	Description	No.
REVISIONS		
 SIGNATURE CHRISTOPHER P. CARDANY CT PROFESSIONAL ENGINEER #21995		
<b>LANGAN</b> Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.582.5771 F: 203.788.8142 www.langan.com		
Project		
<b>EVERSOURCE</b> <b>TRAINING FACILITY</b> 107 SELDEN STREET BERLIN CONNECTICUT		
Drawing Title		
<b>SITE DETAILS</b>		
Project No.	Drawing No.	
140225201	CS501	
Date	06/03/21	
Drawn By	BTW	
Checked By	CPC	
Sheet 2 of 6		

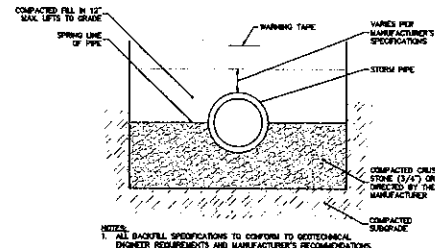




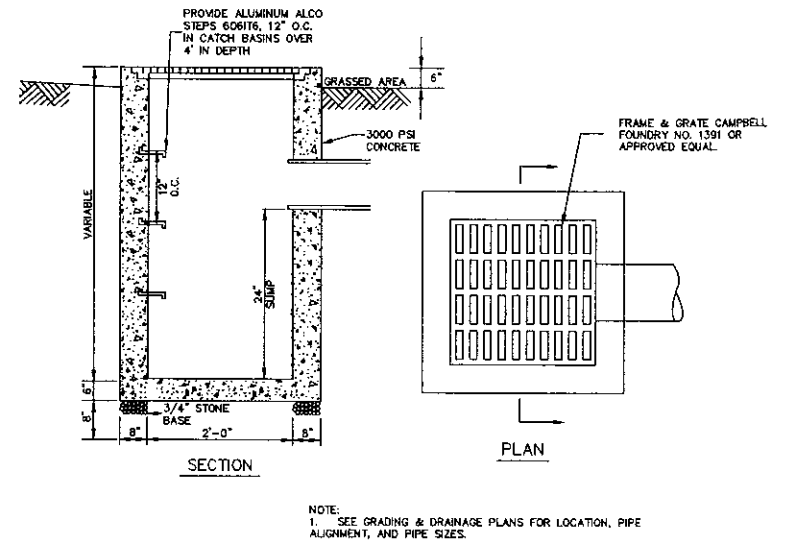
1 FLARED END SECTION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
1. FILL MATERIAL LOCATED 2 FEET FROM THE TOP OF THE CHAMBER TO THE TOP OF THE CHAMBER. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. THE FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	NOT FOR ROAD MATERIALS. FILL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	ASHTO M-1000	95% COMPACTION
2. FILL MATERIAL LOCATED 2 FEET FROM THE TOP OF THE CHAMBER TO THE TOP OF THE CHAMBER. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. THE FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	NOT FOR ROAD MATERIALS. FILL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	ASHTO M-1000	95% COMPACTION
3. FILL MATERIAL LOCATED 2 FEET FROM THE TOP OF THE CHAMBER TO THE TOP OF THE CHAMBER. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. THE FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	NOT FOR ROAD MATERIALS. FILL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	ASHTO M-1000	95% COMPACTION
4. FILL MATERIAL LOCATED 2 FEET FROM THE TOP OF THE CHAMBER TO THE TOP OF THE CHAMBER. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. THE FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	NOT FOR ROAD MATERIALS. FILL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS. FILL MATERIAL SHALL BE PLACED IN 4" LAYERS.	ASHTO M-1000	95% COMPACTION

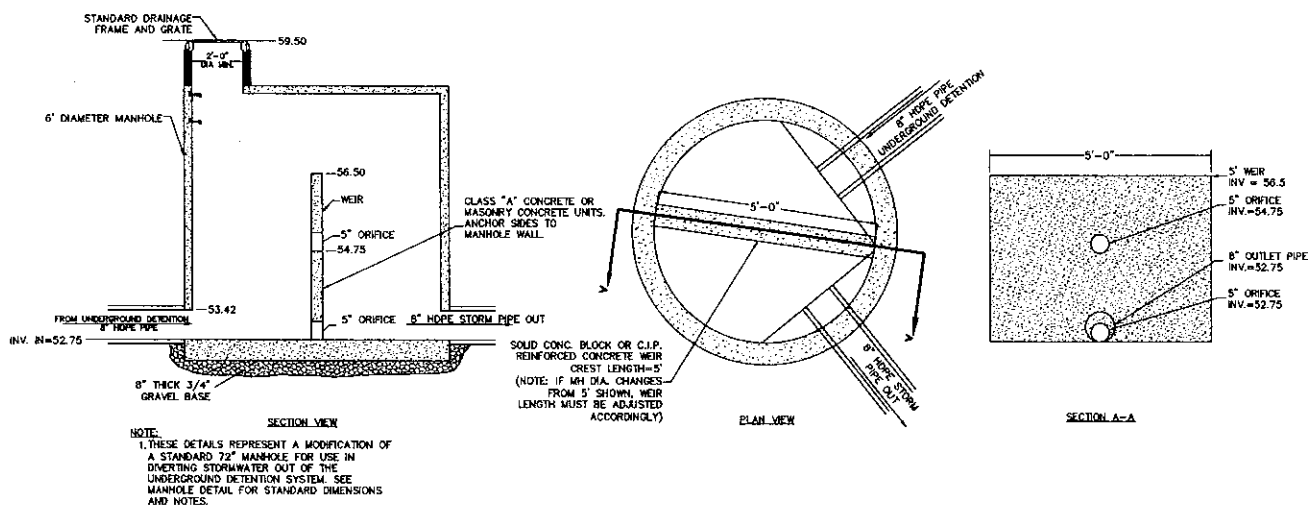
2 NOTE: BY STORMTECH OR APPROVED EQUAL STORMTECH MC-3500



3 STORM PIPE BEDDING

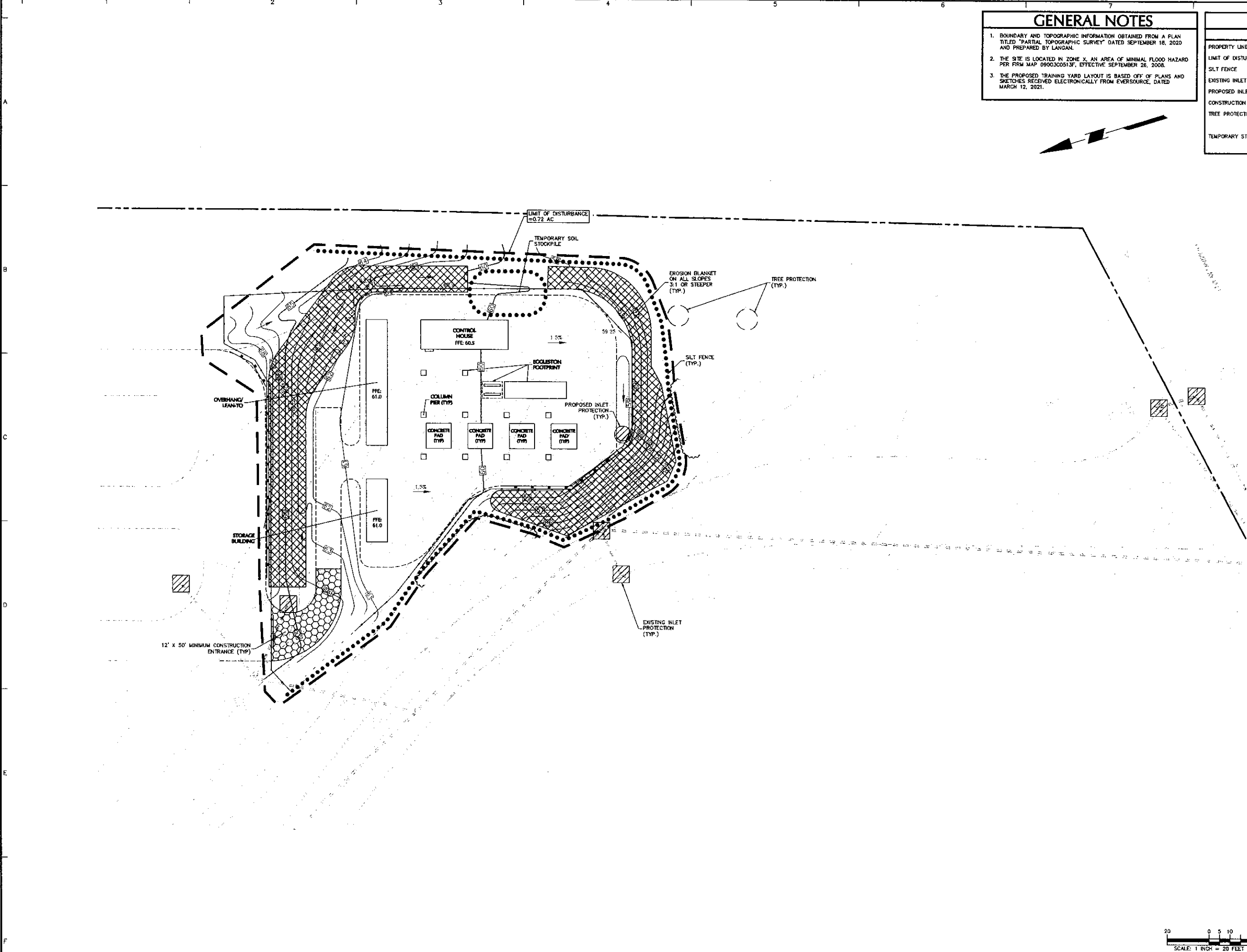


4 YARD DRAIN



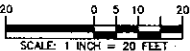
5 OUTLET CONTROL STRUCTURE (OCS-101)


Date	Description	No.
REVISIONS		
		
SIGNATURE		
CHRISTOPHER P. CARDANY CT PROFESSIONAL ENGINEER #21995		
<b>LANGAN</b> Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
EVERSOURCE TRAINING FACILITY		
107 SELDEN STREET		
BERLIN CONNECTICUT		
Drawing Title		
GRADING & DRAINAGE DETAILS		
Project No.	Drawing No.	
140225201	CG501	
Date	06/03/21	
Drawn By	BTW	
Checked By	CPC	
Sheet 4 of 6		



- GENERAL NOTES**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN TITLED "PARTIAL TOPOGRAPHIC SURVEY" DATED SEPTEMBER 18, 2020 AND PREPARED BY LANGAN.
  2. THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 09003C0513F, EFFECTIVE SEPTEMBER 26, 2008.
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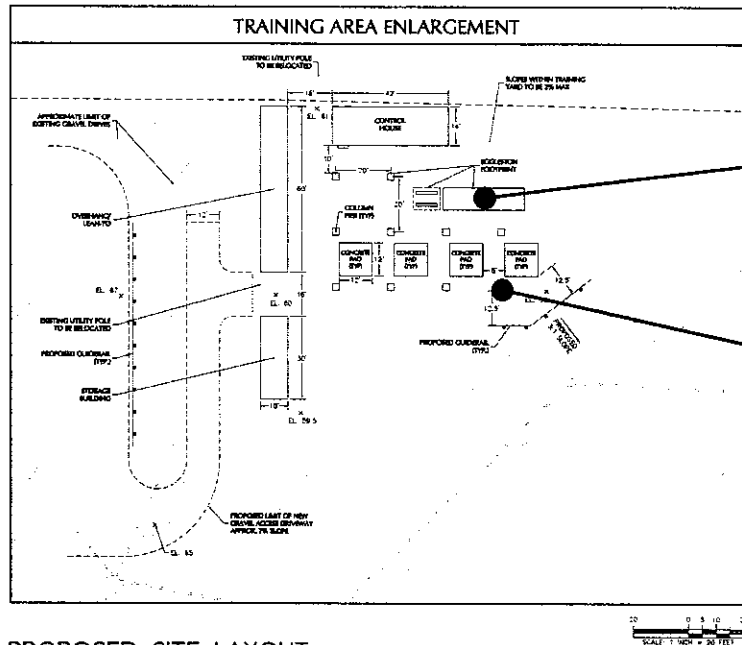
LEGEND	
PROPOSED	
PROPERTY LINE	---
LIMIT OF DISTURBANCE	----
SILT FENCE	.....
EXISTING INLET PROTECTION	▨
PROPOSED INLET PROTECTION	▩
CONSTRUCTION ENTRANCE	⊙
TREE PROTECTION FENCE	○
TEMPORARY STOCKPILE AREA	⬢



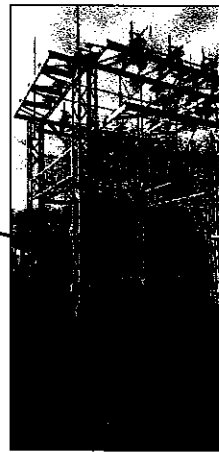
Date	Description	No.
REVISIONS		
		
SIGNATURE		
CHRISTOPHER P. CARDANY CT PROFESSIONAL ENGINEER #21995		
<b>LANGAN</b>		
Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.582.5771 F: 203.788.8142 www.langan.com		
Project		
<b>EVERSOURCE TRAINING FACILITY</b> 107 SELDEN STREET BERLIN CONNECTICUT		
Drawing Title		
<b>SOIL EROSION &amp; SEDIMENT CONTROL PLAN</b>		
Project No.	Drawing No.	<b>CE101</b> Sheet 5 of 6
140225201		
Date		
06/03/21		
Drawn By		
BTW		
Checked By		
CPC		



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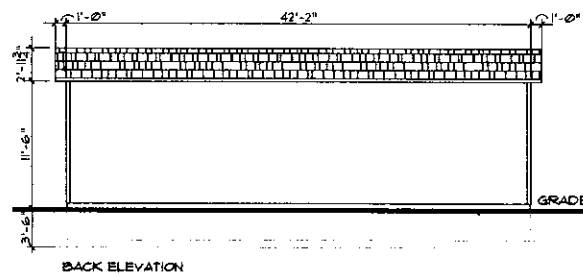
1 PROPOSED SITE LAYOUT  
SCALE: AS NOTED



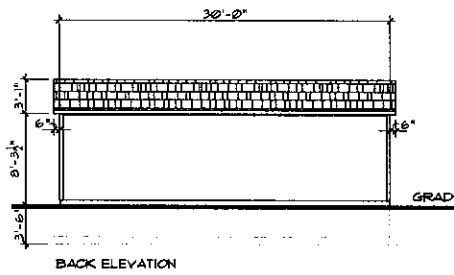
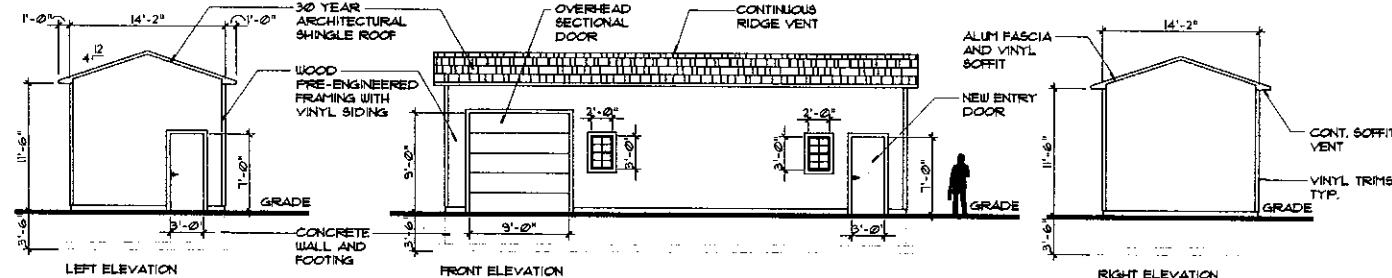
3 EGGLESTON STATION STRUCTURE  
SCALE: NTS



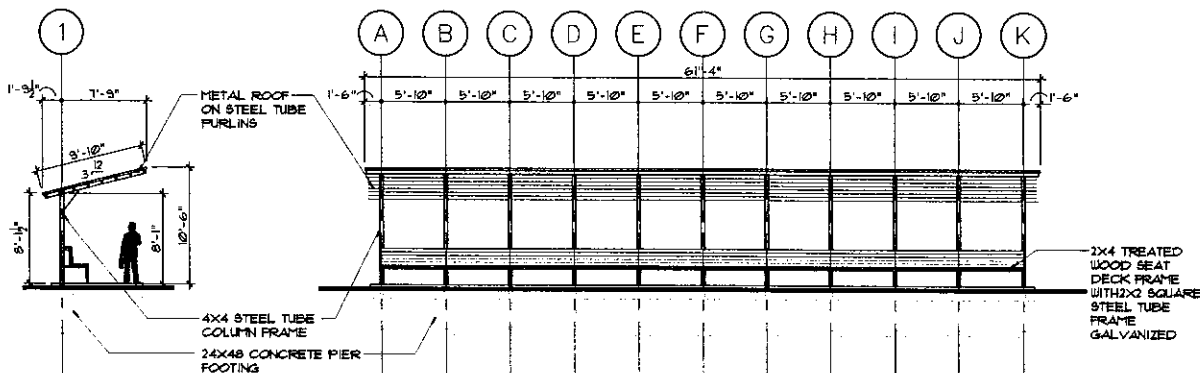
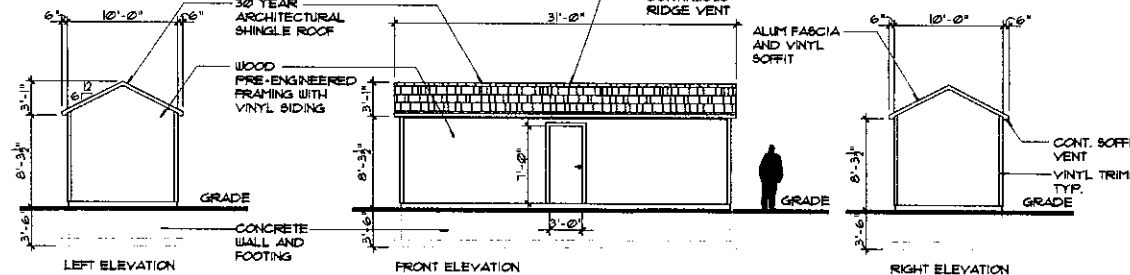
2 EGGLESTON STATION TRANSFORMER AND CUBICLES  
SCALE: NTS



4 TRAINING YARD CONTROL HOUSE  
SCALE: 1/8"=1'-0"



5 TRAINING YARD STORAGE  
SCALE: 1/8"=1'-0"



6 TRAINING YARD OVERHANG LEAN-TO  
SCALE: 1/8"=1'-0"

PROPOSED TRAINING YARD LAYOUT



CLOHESSY  
HARRIS &  
KAISER, LLC

GREYSTONE COURT WEST  
573 HOPMEADOW STREET  
PO BOX 95  
SOMERS, CT 06070-0095  
860-651-3777  
Fax 860-651-7316  
chk@chkarch.com



Consultants

SITE ENGINEERING  
LANGAN  
(203) 562-5771

MEP ENGINEERING  
OGL CONSULTING ENGINEERS  
(860) 236-4288

STRUCTURAL ENGINEERING  
SZEWCZAK ASSOCIATES  
(860) 677-4570

EVERSOURCE  
ELECTRICAL TRAINING YARD  
107 SELDEN STREET  
BERLIN, CT

Revisions

No.	Date	Description

Date 6/3/2021  
Scale AS NOTED  
Project Number 20084  
Drawn By RAM

PA101