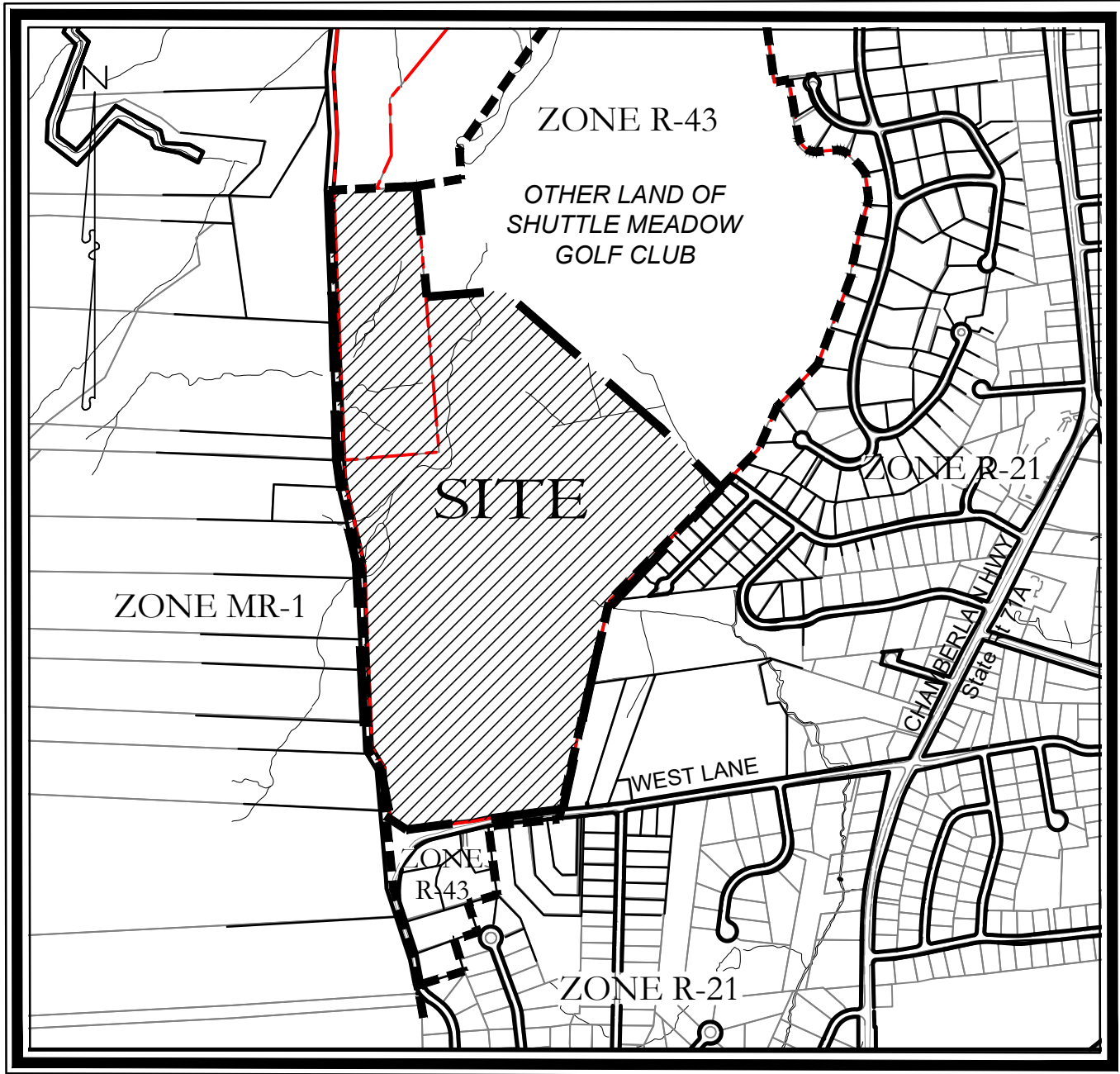


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The "Preserve" at Shuttle Meadow

Parcel #10-4-10-1
off West Lane
Kensington, Connecticut



KEY MAP
SCALE: 1"=1,000'

Sheet Index:

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D5	Invasive Plant Removal Plan
D6	Construction Details - Wooden Cart Bridge & Force Main Inland Wetlands Crossing
D7	Construction Details - Harvest Hill & Glenview Drives Areas
D8	Typical Unit Site Details
DB1 thru DB4	Detention Basin Details
ES1 thru ES4	Erosion & Sediment Control Plans
ES5	Erosion & Sediment Control Details

Applicant:

The Preserve SM, LLC
146 West Main Street,
New Britain, CT 06052

Property Owner:

Name: Shuttle Meadow Country Club
Address: 51 Randecker's Lane
Kensington, CT 06037

Consultants:

Engineering & Surveying
Harry E. Cole & Son
P.O. Box 44 - 876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484 Fax (860) 620-0196

Soil Scientist
Soil Science & Environmental Services, Inc.
95 Silo Drive
Rocky Hill, Connecticut 06067
Tel. (203) 272-7837

PREPARED FOR

The Preserve SM, LLC
August 24, 2021

SITE PLAN NOTES:

- Owner: Shuttle Meadow Country Club
- Applicant: The Preserve SM, LLC
- Street #: West Lane
- Area of Parcel: 110 Acres (Optioned Development Area)
- Parcel is zoned: PR-2 (Planned Residential-2).
- Present use: Vacant
- Proposed use: Proposed Residential Housing
- Wetlands shown have been field identified and field verified by Soil Science & Environmental Services, Inc.
- Site to be serviced by public water and sanitary sewer, .
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 and amended to date.
- Any regulated activity within a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
- Maximum earth slopes shall be two feet horizontal to one foot vertical, unless noted on these plans.
- All areas disturbed by construction to be restored with 4" of loam and seeded.
- All exterior street light fixtures shall be LED and full cutoff fixtures with recessed lenses.
- Roof drains shall tie into the proposed drainage system.
- All Catch Basins/Inlets shall be cleaned prior to occupancy.
- Underground fuel tanks are prohibited.
- Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
- Water service sizing to be determined by the Berlin Water Control Commission upon receipt of all pertinent water fixture data.
- Town of Berlin Planning and Engineering Departments to be notified 24 hours before site grading begins.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
- No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
- Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
- Roof drains for all residential structures to be connecting to proposed drainage system (where possible) or towards front of building.
- The use of inorganic fertilizer, herbicides or insecticides within this development shall;I not be permitted.
- All limits of the proposed conservation easement shall be marked with galvanized steel markers mounted on wooden posts (at a minimum of 150 feet apart or as may be shown on the plans), excepts for those areas where inlands wetlands cross the easement limit, where then the limits of wetlands shall me appropriately marked to identify the wetland limit.

ZONING INFORMATION

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	PR-2	-
PROPOSED USE		Residential
LOT AREA		110 Acres
LOT WIDTH	-	-
FRONT YARD SETBACK	-	-
SIDE YARD SETBACK	-	-
REAR YARD SETBACK	-	-
MAX. BUILDING HEIGHT	-	-
MAX. BUILDING COVERAGE	-	-
MAX. IMPERVIOUS COVERAGE	-	-
MAX. FLOOR RATIO	-	-

PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PROPOSED RESIDENTIAL BUILDING MULTI-UNIT BUILDING 2 SPACES PER UNIT	2	2 EXTERIOR SPACES
PROPOSED RESIDENTIAL BUILDING SINGLE FAMILY HOUSES 2 SPACES PER UNIT	2	2 EXTERIORS SPACES
HANDICAP PARKING	N/A	N/A
TOTAL # OF SPACES	96	96 plus Garages

NOTE: Each Units shall contain two (2) garage spaces.

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ES5	Erosion & Sediment Control Details

PROPOSED ANIMAL PROTECTION MEASURES

for Salamanders

- No clearing shall be permitted with vernal pools.
- The developer shall retain a 100 foot no-cut buffer around the high-water mark of breeding pools. Within 50 to 450 feet buffer around high water mark of breeding pools, retain >70% of the area with >65% canopy cover, or equivalent basal area, of trees greater than of equal of 300 feet in height.
- Use erosion control devices to keep sediment out of wetlands or vernal pools.
- Where appropriate, use straw wattles as an alternative to geotextile silt fence. Wattles are preferable as the require less soil disturbance and represent less of a barrier to amphibian movement.
- Where geotextile silt fencing is required, it shall be installed in a syncopated alignment to provide periodic gaps the minimize impacts to migrating/dispersing amphibians.
- Avoid using erosion and sedimentation control barriers and slope-stabilization fabrics that contain plastic netting.
- Remove all sedimentation and erosion control measures within 30 days of final site stabilization.

For Turtles

- All ground clearing and site regrading shall be conducted between April 1 and September 3- to all allow active animals the ability to move from harms way and minimize mortality to hibernating individuals
- A qualified herpetologist shall be available to be on-site to ensure that these protection guidelines remain in effect.
- Exclusionary practices will be required to prevent any turtle access to construction area. These measures will be required at the limits of all disturbance areas.
- Exclusionary fencing must be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained (at least b-weekly or after major weather events) to secure the gaps or openings at ground level that may let animals pass through. Do not use plastic or netted silt fence.
- All staging or storage areas, outside of previously paved locations, regardless of the duration of the time they will be utilized, must be reviewed to remove individuals, and exclude them from re-entry.
- All construction personal working with the turtle habitat must be apprised of the species description and the possible presence of turtles on-site. They shall be instructed to relocate any turtles found inside the work area or notify the appropriate authorities to relocate individuals.
- Any turtle encountered with the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing shall be inspected to identify and remove the access point.
- In areas where silt fencing is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume.
- No heavy machinery or vehicles map be parked in any turtle habitat.
- Special precautions must be taken to avoid degradation of the wetland habitats including any wet meadow and seasonal pools.
- The contractor, who has been training in reptile and amphibian identification, shall search the work area each morning prior to the start of any work to be done.
- When felling trees adjacent to brooks and streams, cut then to fall away from the waterway and do not drag them across the waterway or remove stumps from banks, or other protected areas.
- Avoid and limit and equipment use with 100 feet of streams or brooks.
- Any confirm sightings of box, wood or spotted turtles should be reported and documented with the NDDb on the appropriate special animal form found at the Conn DEEP web site.
- For females turtles looking for a nesting site, the following measure shall be employed
 - High-capacity roads shall use curbs and fencing to deflect animals and wildlife to underpasses.
 - Low traffic roads shall use "cape cod" style or no curbing.
 - Do not use road surface or side slopes that will mimic sandy nesting areas for females

PROJECT INFORMATION

Overall Area ±110 Acres

Property to be Conveyed to Lot 93
as Open Space to the Berlin Land Trust ±19.4 Acres

Property to be Conveyed to the Town off
Berlin for Trail head Parking 1.0 Acres

Net Development Area 89.6 Acres
Street Right-of Way Area 5.9 Acres
Total Unit Area 10.85 Acres
Common Area 17.30 Acres
Conservation Easement Area 56.46 Acres

Proposed Units
Multi-Unit Buildings (The Woodlands) 48 Units
Single Family Buildings (The Summit) 28 Units



Know what's below.
Call before you dig.

LEGEND

	= Existing utility pole		= Existing edge of pavement		= Existing contour
	= Existing light pole		= Proposed curbing		= Existing spot elevation
	= Proposed Light		= Existing/Proposed well		= Proposed contour
	= Existing fire hydrant		= Existing catch basin		= Proposed spot elevation
	= Proposed fire hydrant		= Existing drainage manhole		= Deep test location
	= Existing water valve		= Existing sanitary manhole		= Percolation test location
	= Existing gas valve		= Proposed catch basin		= Grade to drain
	= Existing underground pipe		= Proposed manhole		= Proposed Riprap
	= Existing treeline		= Existing utility box		= Proposed Drainage Pipe
			= Proposed sidewalk ramp		

BUFFER AND WETLAND PLANTING NOTES

BUFFER PLANTINGS:

PLANT SPECIES FOR THE BUFFER PLANTING AREAS CAN INCLUDE (BUT SHOULD NOT BE LIMITED TO – DUE TO POSSIBLE AVAILABILITY ISSUES) A COMBINATION OF:

Name	Common Name	Comments	Spacing
NCHIER CANADENSIS	SHADBLOW	TOLERATES PARTIAL SHADE	5' to 7' O.C.
ARONIA MELANOCARPA	BLACK CHOKEBERRY	TOLERATES FULL SUN TO PARTIAL SHADE	5' to 7' O.C.
CORNUS RACEMOSA	GRAY DOGWOOD	TOLERATES FULL SUN TO FULL SHADE	5' to 7' O.C.
VIBURNUM LENTAGO	NANNYBERRY)	TOLERATES FULL SUN TO FULL SHADE	5' to 7' O.C.
ACER SACCHARUM	SUGAR MAPLE	TREE	20' O.C.
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	TREE	20' O.C.
QUERCUS RUBRA	RED OAK	TREE	20' O.C.

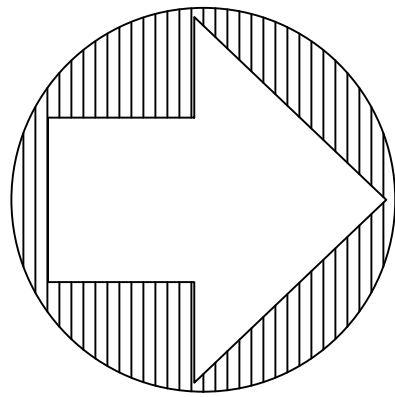
- SHRUB PLANTINGS SHALL BE IN 2 STAGGERED ROWS WHERE PLANTING AREAS ARE NARROW AND PLANTING IN SMALL GROUPINGS OF 5 OR 6 PLANTS PER GROUP IN LARGER PLANTING AREAS.
- SEED MIXTURES FOR THE BUFFER PLANTING AREAS SHALL BE CONSERVATION TYPE SEED MIXTURE (See Below)

WETLAND RESTORATION OR MITIGATION PLANTINGS:

BASED ON THE THEORY THAT THE ANTICIPATED HYDROLOGY WILL BE SIMILAR TO THE ADJACENT WETLAND AREA, PLANT SPECIES FOR THE WETLAND CREATION AREA CAN INCLUDE (BUT SHOULD NOT BE LIMITED TO – DUE TO POSSIBLE AVAILABILITY ISSUES) A COMBINATION OF:

Name	Common Name	Comments	Spacing
CORNUS AMOMUM	SILKY DOGWOOD)	TOLERATES FULL SUN TO PARTIAL SHADE	5' to 7' O.C.
ILEX VERTICILLATA	WINTERBERRY	MALE AND FEMALE PLANTS REQUIRED)	
		TOLERATES FULL SUN TO PARTIAL SHADE	5' to 7' O.C.
LINDERA BENZOIN	SPICEBUSH	TOLERATES FULL SUN TO FULL SHADE	5' to 7' O.C.
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	TOLERATES FULL SUN TO PARTIAL SHADE	5' to 7' O.C.
ACER RUBRUM	RED MAPLE	TREE	20' O.C.
QUERCUS PALUSTRIS	PIN OAK	TREE	20' O.C.
QUERCUS BICOLOR	SWAMP WHITE OAK	TREE	20' O.C.

- SHRUB PLANTINGS SHALL BE IN SMALL GROUPINGS OF 5 OR 6 PLANTS PER GROUP.
- THE SPECIES LIST MAY NEED TO BE ADJUSTED IF THE HYDROLOGY DIFFERS FROM WHAT IS ANTICIPATED. RECOMMENDED SPECIES ARE NATIVE, NON–INVASIVE AND GOOD HABITAT RESTORATION SPECIES. NO HYBRID SPECIES OR CULTIVARS SHOULD BE UTILIZED. MAYBE LOOK INTO DEER EXCLUSION MEASURES IN CASE THAT ISSUE COMES UP.
- SEED MIXTURES FOR ALL WETLAND RESTORATION AND MITIGATIONS AREAS SHALL BE CONSERVATION TYPE SEED MIXTURE (See Below)



NORTH

cole

HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044

Tel: (860) 628-4484
Fax: (860) 620-0196
www.hecole.com

PROJECT NAME:

THE
"PRESERVE" AT
SHUTTLE
MEADOW

off West Lane
Kensington, Connecticut

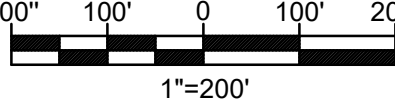
PREPARED FOR:

The Preserve
SM, LLC

Sheet Description:

SHEET INDEX
PAN

Scale:



Date: Augeust 24, 2021

Project #: 1713A

F.B. #: XXX

Drawn By: BNB

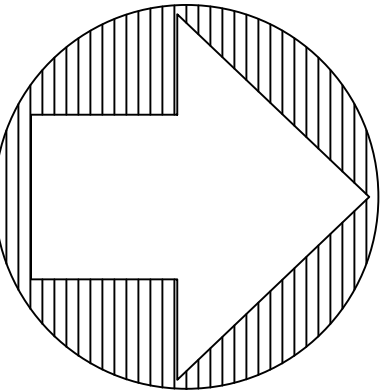
Approved By: BNB

Revisions:

Date: Descriptions:

Sheet #:

NOTES



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PREPARED FOR:

The Preserve
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Sheet Description:

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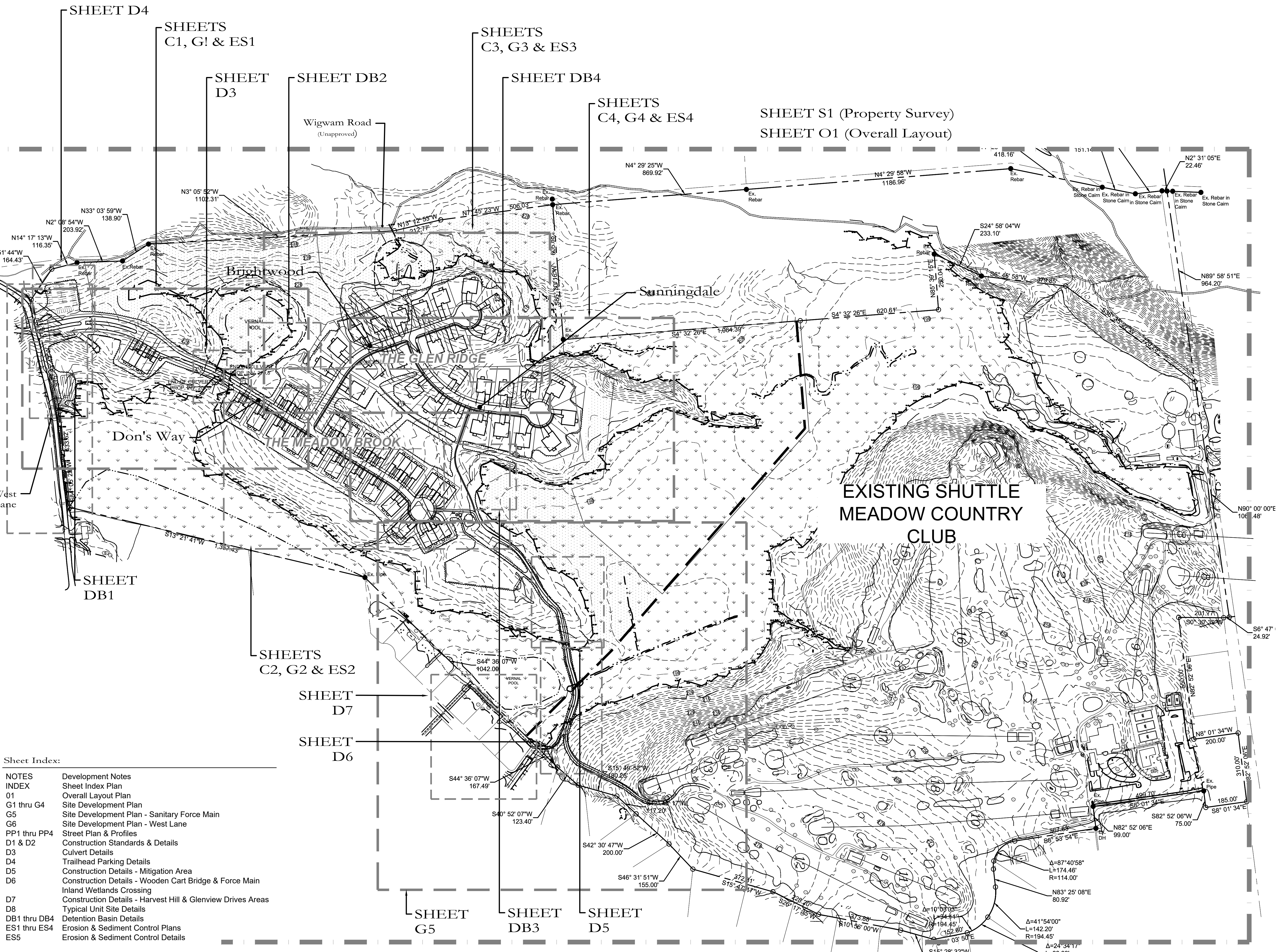
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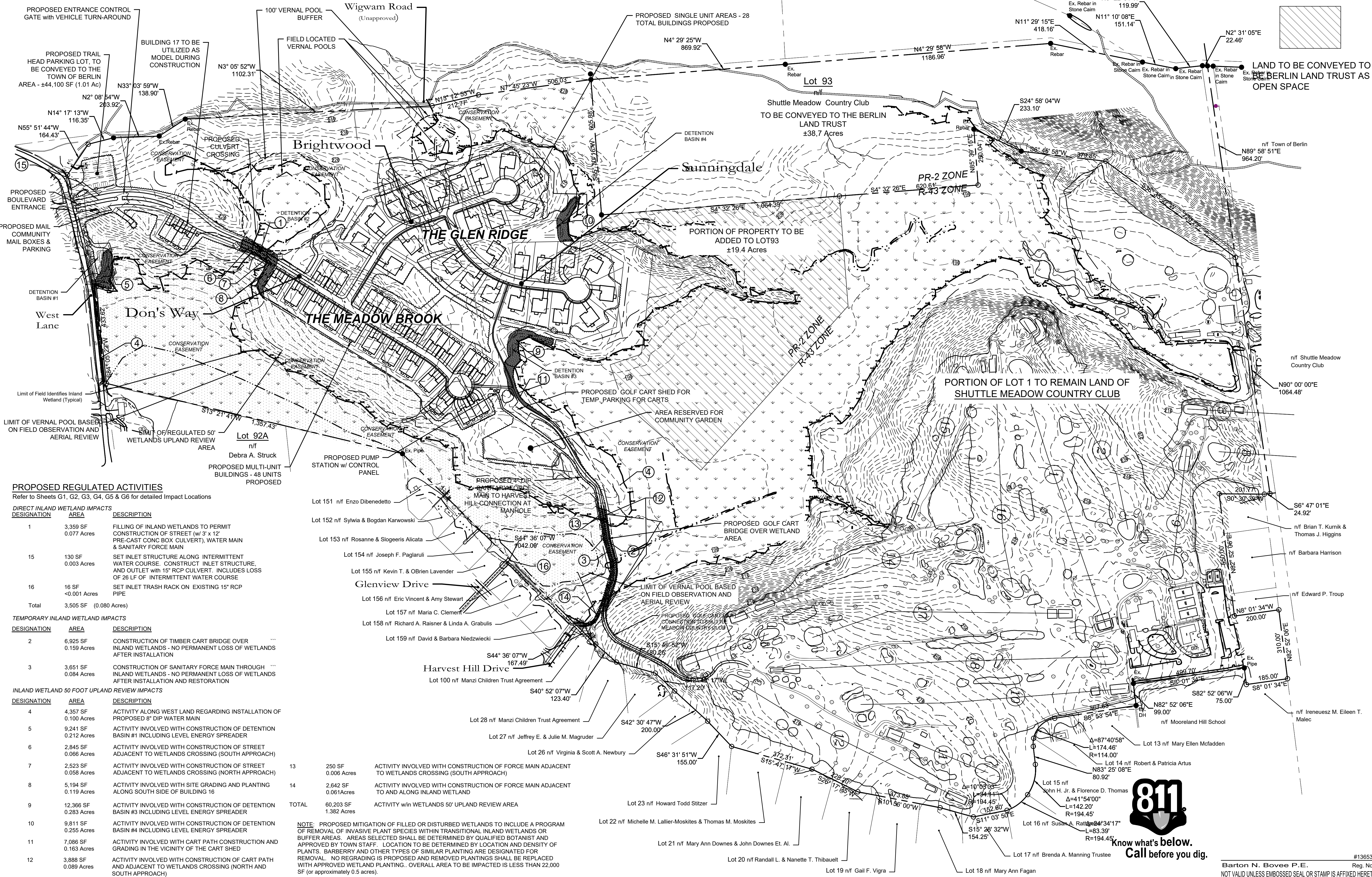


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PROPOSED REGULATED ACTIVITIES

Refer to Sheets G1, G2, G3, G4, G5 & G6 for detailed Impact Locations

DIRECT INLAND WETLAND IMPACTS		
DESIGNATION	AREA	DESCRIPTION
1	3,359 SF 0.077 Acres	FILLING OF INLAND WETLANDS TO PERMIT CONSTRUCTION OF STREET (w/ 3' x 12' PRE-CAST CONC BOX CULVERT), WATER MAIN & SANITARY FORCE MAIN
15	130 SF 0.003 Acres	SET INLET STRUCTURE ALONG INTERMITTENT WATER COURSE. CONSTRUCT INLET STRUCTURE, AND OUTLET WITH 15" RCP CULVERT. INCLUDES LOSS OF 26 LF OF INTERMITTENT WATER COURSE
16	16 SF <0.001 Acres	SET INLET TRASH RACK ON EXISTING 15" RCP PIPE
Total	3,505 SF (0.080 Acres)	
TEMPORARY INLAND WETLAND IMPACTS		
DESIGNATION	AREA	DESCRIPTION
2	6,925 SF 0.159 Acres	CONSTRUCTION OF TIMBER CART BRIDGE OVER INLAND WETLANDS - NO PERMANENT LOSS OF WETLANDS AFTER INSTALLATION
3	3,651 SF 0.084 Acres	CONSTRUCTION OF SANITARY FORCE MAIN THROUGH INLAND WETLANDS - NO PERMANENT LOSS OF WETLANDS AFTER INSTALLATION AND RESTORATION
INLAND WETLAND 50 FOOT UPLAND REVIEW IMPACTS		
DESIGNATION	AREA	DESCRIPTION
4	4,357 SF 0.100 Acres	ACTIVITY ALONG WEST LAND REGARDING INSTALLATION OF PROPOSED 8" DIP WATER MAIN
5	9,241 SF 0.212 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF DETENTION BASIN #1 INCLUDING LEVEL ENERGY SPREADER
6	2,845 SF 0.066 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF STREET ADJACENT TO WETLANDS CROSSING (SOUTH APPROACH)
7	2,523 SF 0.058 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF STREET ADJACENT TO WETLANDS CROSSING (NORTH APPROACH)
8	5,194 SF 0.119 Acres	ACTIVITY INVOLVED WITH SITE GRADING AND PLANTING ALONG SOUTH SIDE OF BUILDING 16
9	12,366 SF 0.283 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF DETENTION BASIN #3 INCLUDING LEVEL ENERGY SPREADER
10	9,811 SF 0.255 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF DETENTION BASIN #4 INCLUDING LEVEL ENERGY SPREADER
11	7,086 SF 0.163 Acres	ACTIVITY INVOLVED WITH CART PATH CONSTRUCTION AND GRADING IN THE VICINITY OF THE CART SHED
12	3,888 SF 0.089 Acres	ACTIVITY INVOLVED WITH CONSTRUCTION OF CART PATH AND ADJACENT TO WETLANDS CROSSING (NORTH AND SOUTH APPROACH)

NOTE: PROPOSED MITIGATION OF FILLED OR DISTURBED WETLANDS TO INCLUDE A PROGRAM OF REMOVAL OF INVASIVE PLANT SPECIES WITHIN TRANSITIONAL INLAND WETLANDS OR BUFFER AREAS. AREAS SELECTED SHALL BE DETERMINED BY QUALIFIED BOTANIST AND APPROVED BY TOWN STAFF. LOCATION TO BE DETERMINED BY LOCATION AND DENSITY OF PLANTS. BARBERRY AND OTHER TYPES OF SIMILAR PLANTING ARE DESIGNATED FOR REMOVAL. NO REGRADING IS PROPOSED AND REMOVED PLANTINGS SHALL BE REPLACED WITH APPROVED WETLAND PLANTING. OVERALL AREA TO BE IMPACTED IS LESS THAN 22,000 SF (or approximately 0.5 acres).

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PROJECT NAME:

THE "PRESERVE" AT SHUTTLE MEADOW

off West Lane
Kensington, Connecticut

PREPARED FOR:

THE PRESERVE SM, LLC

Sheet Description:

OVERALL SITE DEVELOPMENT PLAN

Scale:
200' 100' 0 100' 200'
1"=200'

Date: August 24, 2021

Project #: 1713A	F.B. #: XXX
Drawn By: BNB	Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:

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811
Know what's below.
Call before you dig.

#13653
Barton N. Bovee P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO