



# The Bungalows

# Proposed Residential Development

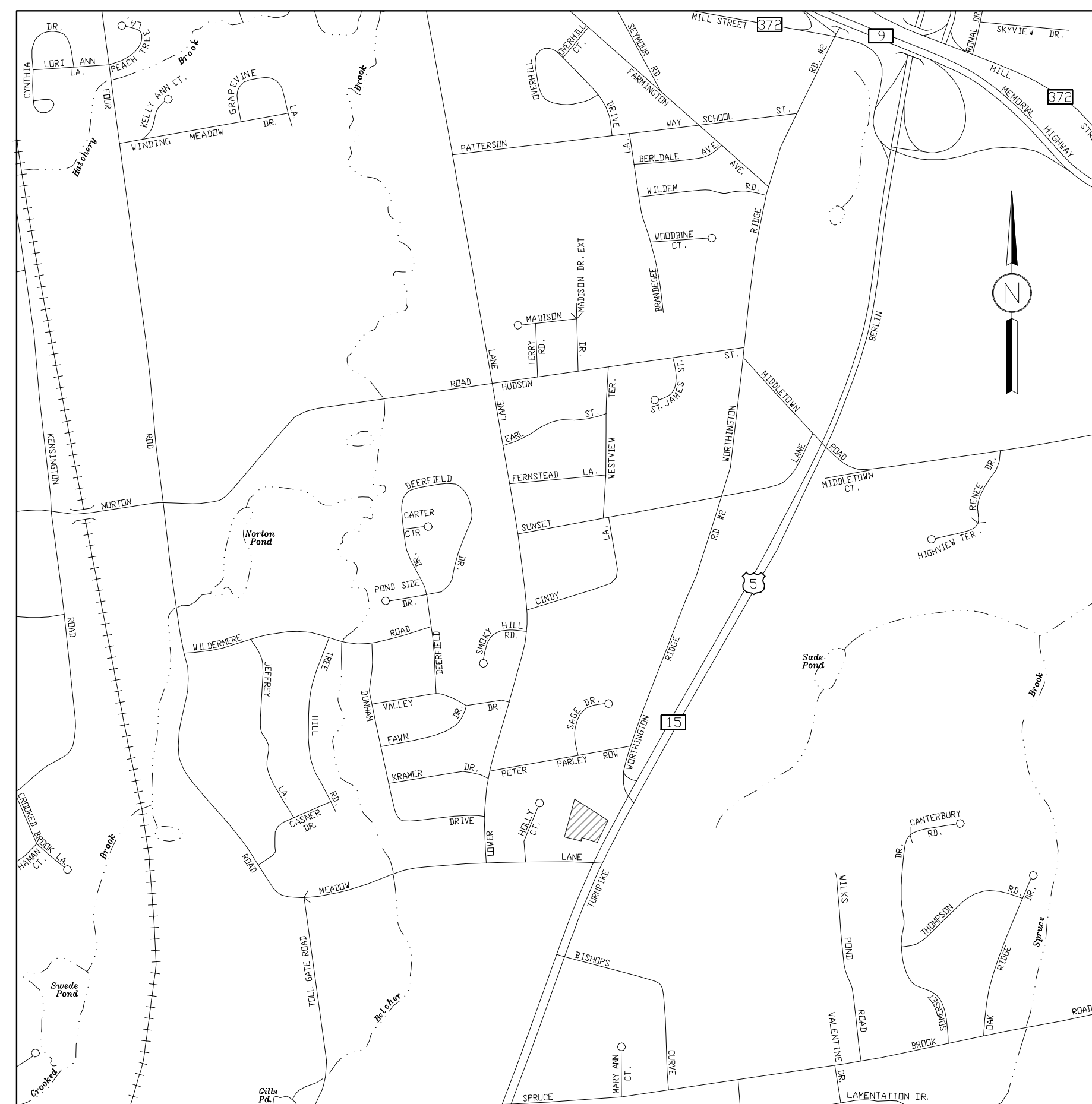
## #1676 & #1688 Berlin Turnpike (Connecticut Route #15)

### Berlin, Connecticut

December 05, 2023

Revised December 13, 2023

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2	Site Grading and Drainage Plan
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4	Site Erosion & Sediment Control Plan
5	Site Landscaping Plan
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8	Erosion Control Details & Specifications
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11	Storm Water Details - Cultec Separator Row
12	General Details
13	Photometric Plan
14	Photometric Details
15	Emergency Services Turning Radius Analysis
16	Sight Line Analysis Plan
17	Connecticut Department of Transportation Details
18	Improvement Location Map (Flynn & Cyr Land Surveying)

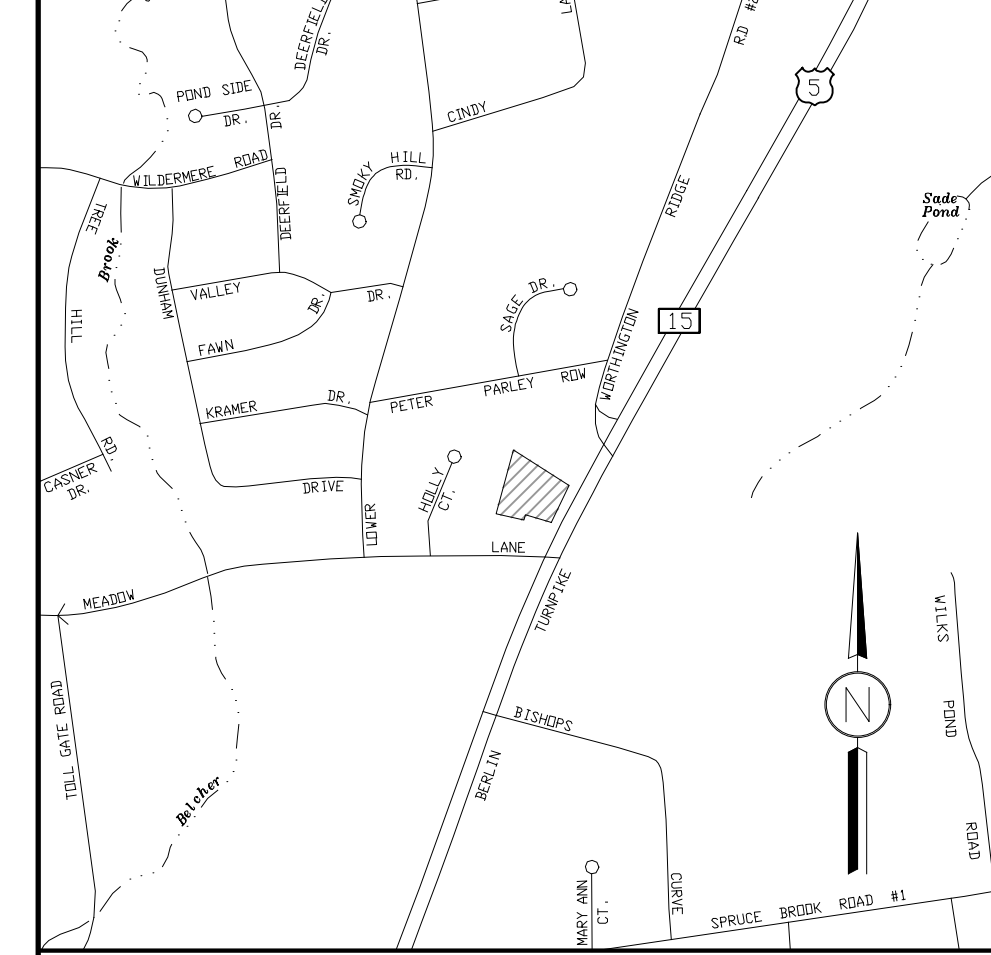


Site Location Map  
Scale : 1"=1,000'

<p>Applicant: Patrick Snow Premier Partners &amp; Associates, INC #110 Court Street, Suite 1 Cromwell, Connecticut 06416</p>
<p>Owner: Little House Living, LLC #110 Court Street, Suite 1 Cromwell, Connecticut 06416</p>
<p>Civil Engineer: Juliano Associates 405 Main Street (Yalesville) Wallingford, Connecticut 06492</p>

Civil Engineer





Site Location Plan  
Scale: 1" = 500'

**AFFORDABILITY UNITS**  
Income Limits and Rental Limits are calculated using the State's Annual Median Income. There are two types of affordable units, 60% units and 80% units. These units are restricted to households earning 60% or 80% of State Median Income or Area Median Income whichever is lower. The calculations are adjusted for family size. This project proposes 4 of such units. Units 3, 6, 9, & 18 shall be designated 80% AMI.

80% AMI Units

**PARKING CALCULATIONS:**

Required Parking: 2 parking spaces per dwelling unit  
18 proposed dwelling units \* 2 parking spaces per dwelling unit = 36 parking spaces required

Proposed Parking: 18 proposed dwelling units with single car garage and driveway space = 36 parking spaces (One handicap accessible space)  
+7 additional parking spaces

Total parking provided = 36 + 7 = 43 spaces.

**SITE PLAN NOTES:**

- THE PROPERTY IS LOCATED WITHIN A BT-1 BERLIN TURNPIKE ZONE AND A DD PLANNED RESIDENTIAL INFILL DEVELOPMENT DISTRICT.
- THE AREA OF THE PROPERTY IS 82,758± SQUARE FEET (1.90± ACRES).
- REFERENCE IS MADE TO THE FOLLOWING MAP:  
a. IMPROVEMENT LOCATION MAP PREPARED FOR PREMIER REAL ESTATE SERVICES II, LLC #1676-1688 BERLIN TURNPIKE (OT STATE ROUTE 15) BERLIN, CONNECTICUT SCALE 1"=20' DATED: MARCH 5, 2021. (SHEET 17 OF PLAN SET).
- THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE(S): ZONE X (AREAS OF MINIMAL FLOODING) AS DEPICTED ON NATIONAL FLOOD HAZARD LAYER FIRMETTE, BERLIN NO.0900306077 PANEL 313. EFFECTIVE DATE: SEPTEMBER 26, 2008. MAPPING PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY IS SUBJECT/PRIVILEGED TO ALL RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- 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 PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN HALLISEY, PEARSON AND 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 811"
- THERE WILL BE NO OUTDOOR STORAGE ON THIS PROPERTY.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DOT ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION.
- ANY PROPOSED SIGNAGE OR FENCING WILL REQUIRE THE FILING OF APPLICATIONS WITH THE ZEO.
- AS-BUILT PLANS MUST BE SUBMITTED PRIOR TO BOND RELEASE.

n/f  
Felicia J. Samuels & Karen James  
Jimmie & Irene James L/U  
#1 Holly Court  
MBL: 22-1-114-11E  
Volume 806, Page 526

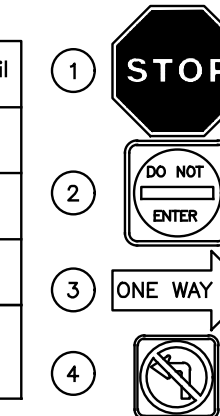
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Linda Ahlstrand  
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MBL: 22-1-114-11D  
Volume 559, Page 907

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1660 Berlin Turnpike LLC  
#1660 Berlin Turnpike  
MBL: 22-1-114-9  
Volume 740, Page 149

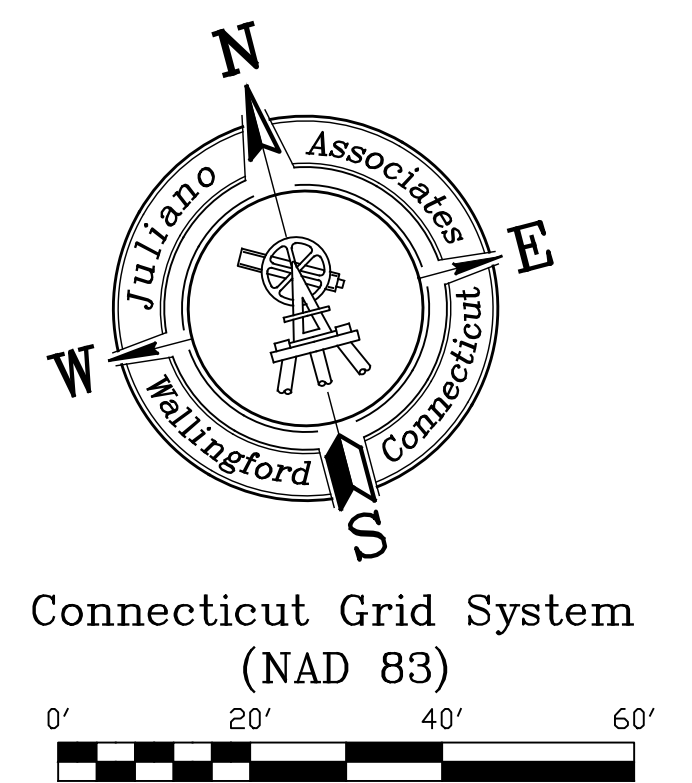
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BAC Realty LLC  
#1700 Berlin Turnpike  
MBL: 22-1-114-11  
Volume 441, Page 579

MUTCD No.	Catalog No.	Legend	Width	Height	No. of Posts	Road Type	Sheeting Type	Color	Sign Detail
R1-1	31-0552	Stop	30	30	1	SL	XI	Red	(1)
R5-1	31-1119	Do Not Enter	30	30	1	SL	XI	Red	(2)
R6-1	31-1177 31-1188	One Way	36	12	1	SL	XI	White	(3)
R3-2	31-1603	No Left Turn (Symbol)	24	24	1	SP,SL	XI, IX	White	(4)

\*All signs to be installed in accordance with the CT Department of Transportation's typical detail sheets



	Zoning Table			
	Required BT-1 Zone	Required DD Infill Zone	Existing	Proposed
1 Minimum front yard setback	50.0 FT	40.0 FT	7.4 FT	20.1 FT
2 Minimum Side Yard Setback (Each)	25.0 FT	15.0 FT	10.1/67.3 FT	21.0/21.0 FT
3 Minimum rear yard setback	50.0 FT	15.0 FT	21.1 FT	46.0 FT
When abutting a residential district	50.0 FT	- FT	21.1 FT	46.0 FT
4 Minimum parking and loading setbacks (side and rear yards)	10.0 FT	10.0 FT	21.9 FT	49.0 FT
When abutting a residential district	50.0 FT	- FT	21.9 FT	74.0 FT
5 Maximum building height (stories/feet)	2.5 Stories	2.5 Stories	2.0 Stories	2.0 Stories
6 Minimum building height (stories/feet)	35.0 FT	35.0 FT	<35 FT	<35 FT
7 Minimum parking and loading setbacks front yard	10.0 FT	- FT	0.0 FT	27.2 FT
8 Maximum building coverage	25.0 %	- %	7.0 %	14.5 %
9 Maximum building impervious surface coverage	80.0 %	50.0 %	36.7 %	41.8 %
Side lot line	2.00 AC	0.50 AC	1.90 AC	1.90 AC
9 Minimum lot size	87,120 SQFT	21,780 SQFT	82,758 SQFT	82,758 SQFT
10 Minimum lot width	175.0 FT	- FT	217.4 FT	217.4 FT
11 Maximum floor area	0.5 FAR	- FAR	0.1 FAR	0.3 FAR
12 Detached accessory buildings minimum distance from principal building	12.0 FT	- FT	N/A FT	N/A FT
Side lot line	25.0 FT	5.0 FT	N/A FT	N/A FT
Rear lot line	50.0 FT	- FT	N/A FT	N/A FT
Front lot line	50.0 FT	- FT	N/A FT	N/A FT



**LEGEND**

○ IRON PIN/PIPE FOUND	— PROPERTY LINES (EXTERIOR)
● IRON PIN TO BE SET	--- SETBACK LINES
■ MONUMENT FOUND	- - - 2' CONTOUR
○ UTILITY POLE	- - - 10' CONTOUR
● EXISTING EVERGREEN	- - - SWALE/DRAINAGE DITCH
● EXISTING EVERGREEN (TBR)	- - - WETLANDS
○ EXISTING GAS GATE	- - - WETLANDS REVIEW AREA
○ EXISTING MANHOLE	- - - EXISTING CONCRETE PAD
○ EXISTING SPOTGRADE	- - - EXISTING DRAINAGE PIPE
○ EXISTING WATER GATE	- - - EXISTING DRIVEWAY (PAVED)
○ FIRE HYDRANT (TBR)	- - - EDGE OF PAVEMENT (CURB)
○ MANHOLE (TBR)	- - - EDGE OF PAVEMENT (NO CURB)
○ SIGN (TBR)	- - - EXISTING ELECTRIC OVERHEAD
■ PROPOSED CATCH BASIN	- - - EXISTING FENCE
■ PROPOSED CATCH BASIN (CURBLESS)	- - - EXISTING GAS MAIN
■ PROPOSED CATCH BASIN (DOUBLE)	- - - EXISTING SANITARY MAIN
■ PROPOSED FIRE HYDRANT	- - - EXISTING WATER LATERAL
○ PROPOSED LIGHT POLE	- - - EXISTING WATER MAIN
○ PROPOSED SANITARY CLEANOUT	- - - DRIVEWAY/PARKING (HISTORIC)
○ PROPOSED SANITARY MANHOLE	- - - HISTORIC STRUCTURE
○ PROPOSED SIGN	- - - EXISTING DRIVEWAY (TBR)
○ PROPOSED STORM MANHOLE	- - - EXISTING SANITARY MAIN (TBR)
○ PROPOSED SPOTGRADE	- - - PROPOSED BITUMINOUS CURB
○ PROPOSED UNIT LIGHTING	- - - PROPOSED CONTOUR
○ PROPOSED WATER GATE	- - - PROPOSED DRAINAGE PIPE
	- - - PROPOSED ELECTRIC LATERAL
	- - - PROPOSED ELECTRIC MAIN
	- - - PROPOSED ESTATE FENCE
	- - - PROPOSED VINYL FENCE
	- - - PROPOSED LINE STRIPING
	- - - PROPOSED ROOFDRAIN
	- - - PROPOSED SANITARY LATERAL
	- - - PROPOSED SANITARY MAIN
	- - - PROPOSED SIDEWALK
	- - - PROPOSED STRUCTURE
	- - - PROPOSED WATER LATERAL
	- - - PROPOSED WATER MAIN

Site Layout Plan  
Land of  
Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

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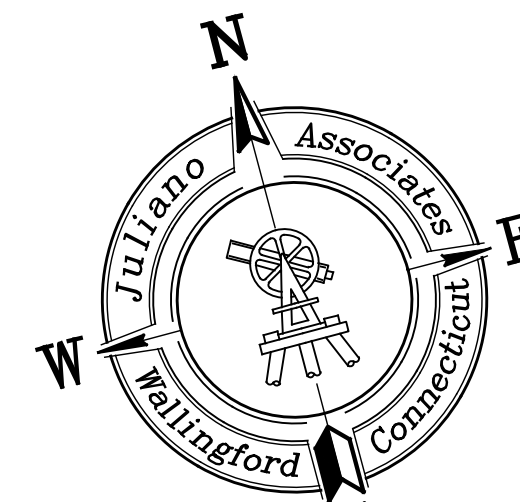
Christopher S. Juliano PELS #19725

REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

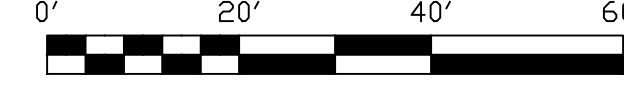
**Juliano Associates, LLC**  
Engineers & Surveyors  
Established 1973  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	1 of 18
Final map:	CJULIANO	Released:	CJULIANO	Revision:	A

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Connecticut Grid System (NAD 83)



SOIL INVESTIGATION DATA

TEST PITS RESULTS CONDUCTED JAN. 14, 2022, 1676 BERLIN TURNPIKE CONDUCTED BY HALLISEY PEARSON & CASSIDY ENGINEERING ASSOCIATES INC.

STORM WATER QUALITY VOLUME CALCULATIONS:
WQV = (1") \* (0.05 + 0.009 \* (I)) \* A \* (1' / 12')

STORM WATER STUDY AREA
WQV 2004 = 1" \* (0.05 + 0.009 \* 41.7%) \* 1.90 ACRES \* (1' / 12')

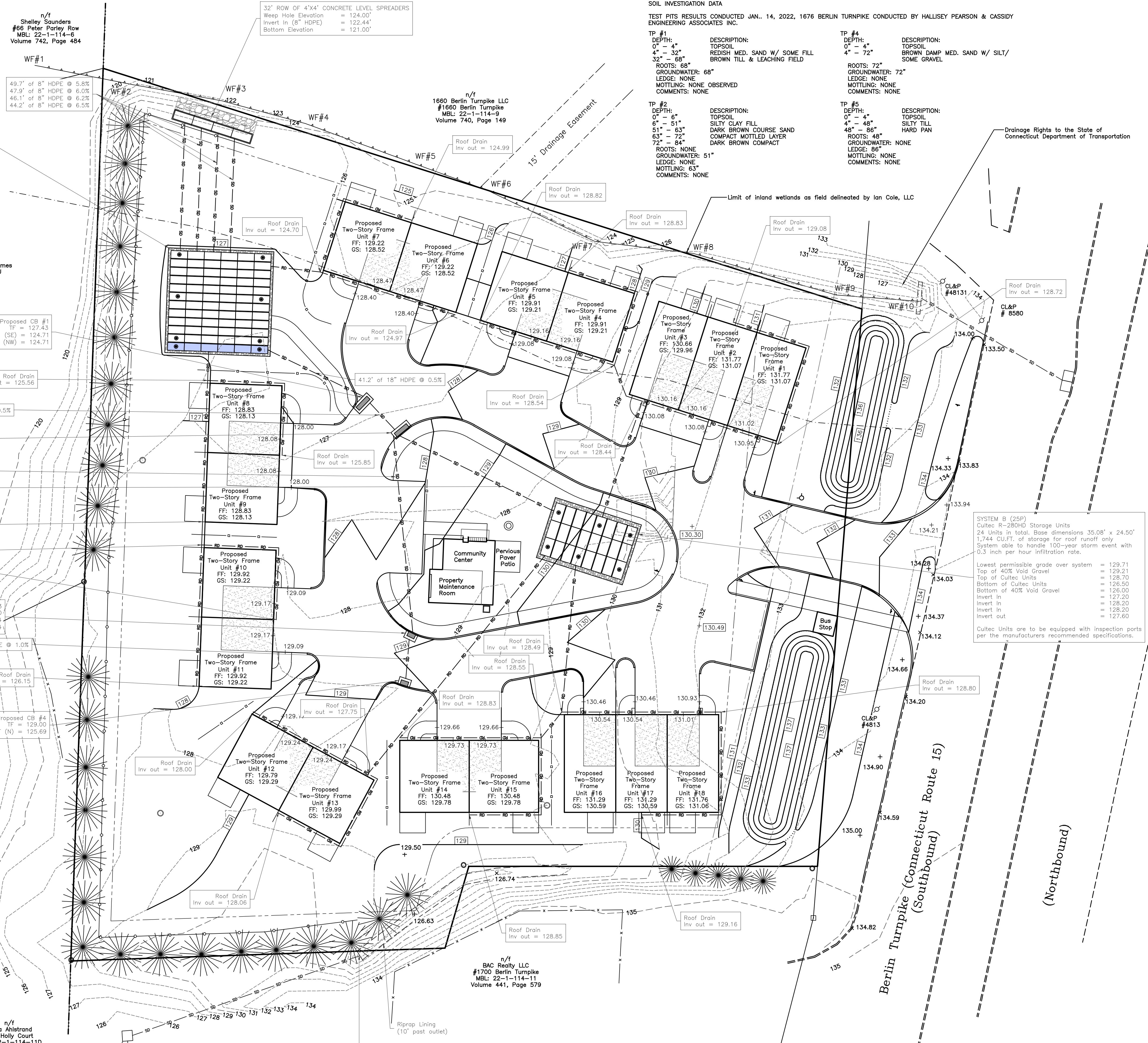
STORMWATER DETENTION SYSTEMS
SYSTEM A (22P)
CULTEC R-180 UNITS = 72 UNITS @ 21.8 CU. FT. / UNIT

TOTAL OF ALL SYSTEMS
SYSTEM A + SYSTEM B
2,774.5 CU.FT. + 1,744.2 CU.FT. = 4,518.7 CU.FT.

LEGEND table with symbols for IRON PIN/PIPE FOUND, MONUMENT FOUND, UTILITY POLE, etc.

Site Grading and Drainage Plan
Land of
Little Home Living LLC
#1676 & #1688 Berlin Turnpike
(Connecticut Route #15)
Berlin, Connecticut

Table with project details: Project no., Date, Scale, Work map, Final map, etc.



SYSTEM A (22P)
Cultec R-180 Storage Units
52 Units in total. Base dimensions 47.31' x 21.23'

Felicia J. Samuels & Karen James
Jimmie & Irene James L/U
#51 Holly Court

Proposed CB #3
FF: 129.00
GS: 129.00

Proposed CB #4
FF: 129.00
GS: 129.00

Linda Ahlstrand
#48 Holly Court
#114-11D
Volume 559, Page 907

IMPORTANT! READ!
WARNING AND DISCLAIMER OF LIABILITY
UNDERGROUND UTILITIES

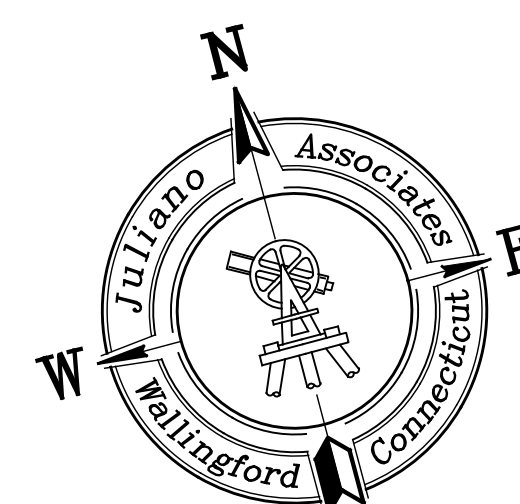
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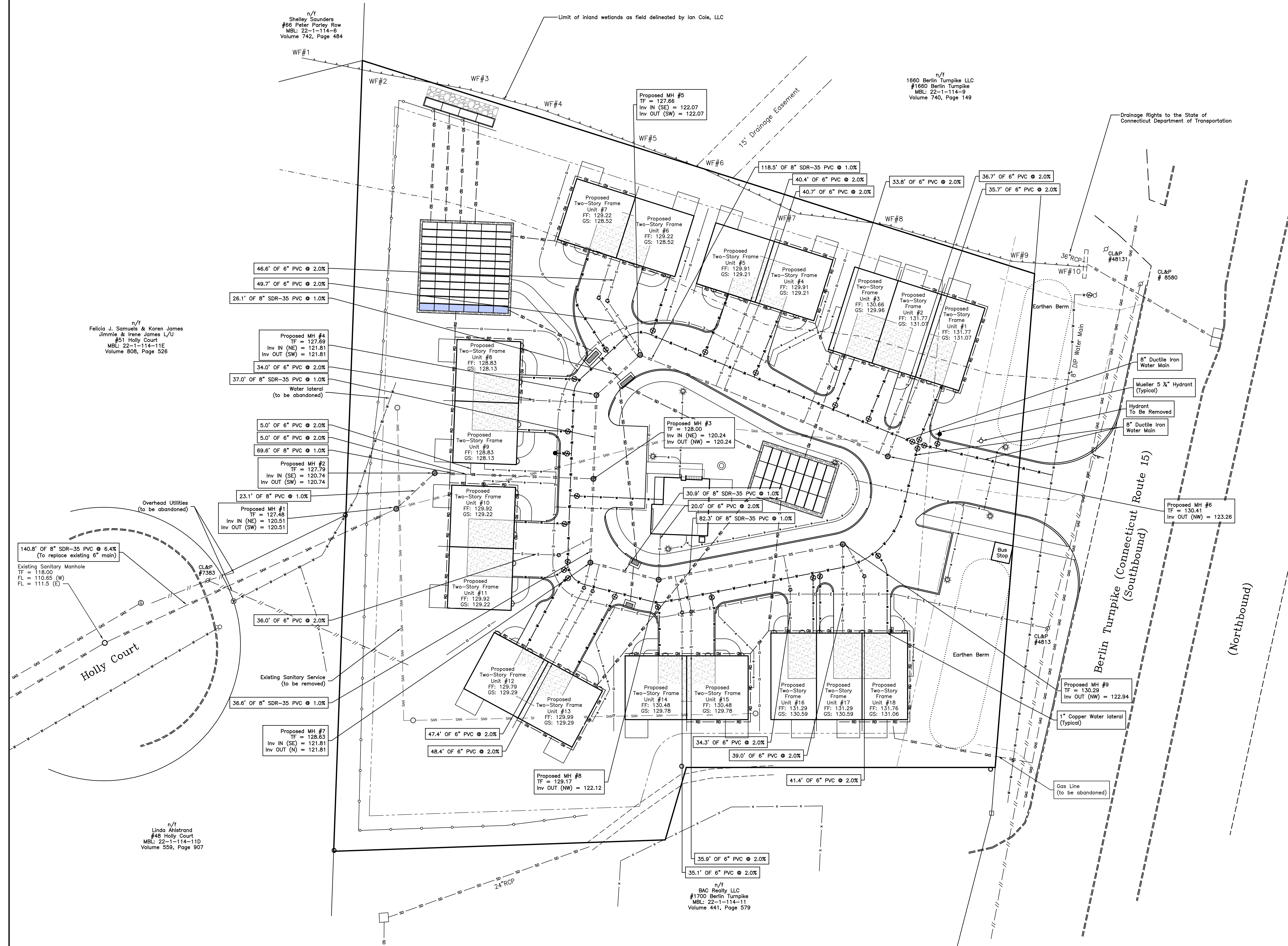
REVISIONS table with columns for DATE, TOWN COMMENTS, and DESCRIPTION.

Juliano Associates, LLC
Engineers & Surveyors
Established 1973

THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE ON-SITE STORMWATER FACILITIES.



Connecticut Grid System (NAD 83)  
0' 20' 40' 60'



**LEGEND**

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	--- PROPOSED WATER MAIN

**Site Utilities Plan**  
  
**Land of Little Foxe Living LLC**  
**#1676 & #1688 Berlin Turnpike**  
**(Connecticut Route #15)**  
**Berlin, Connecticut**

**IMPORTANT! READ!**  
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Christopher S. Juliano PELS #19725

**REVISIONS**

DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

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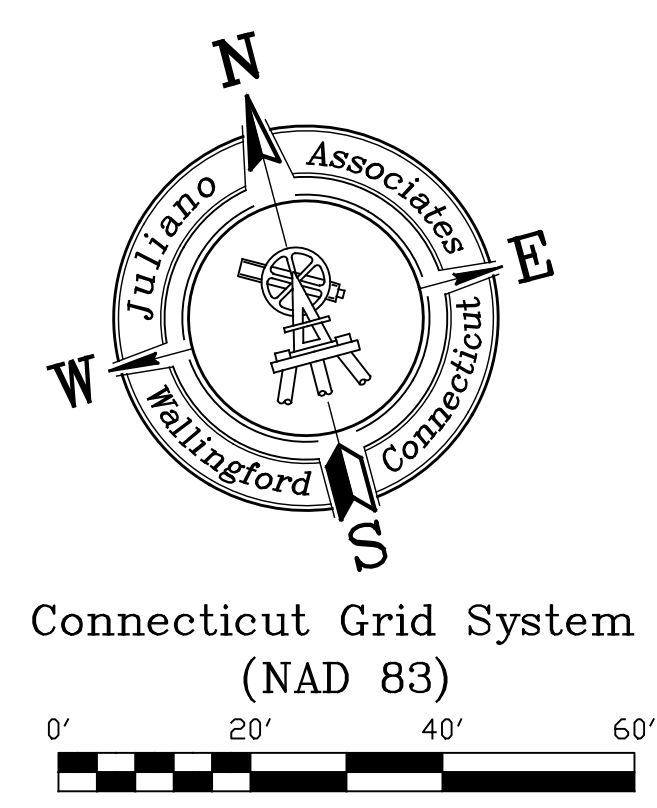
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#66 Peter Farley Row  
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Volume 740, Page 149

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Jimmie & Irene James L/U  
#51 Holly Court  
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Linda Ahlstrand  
#48 Holly Court  
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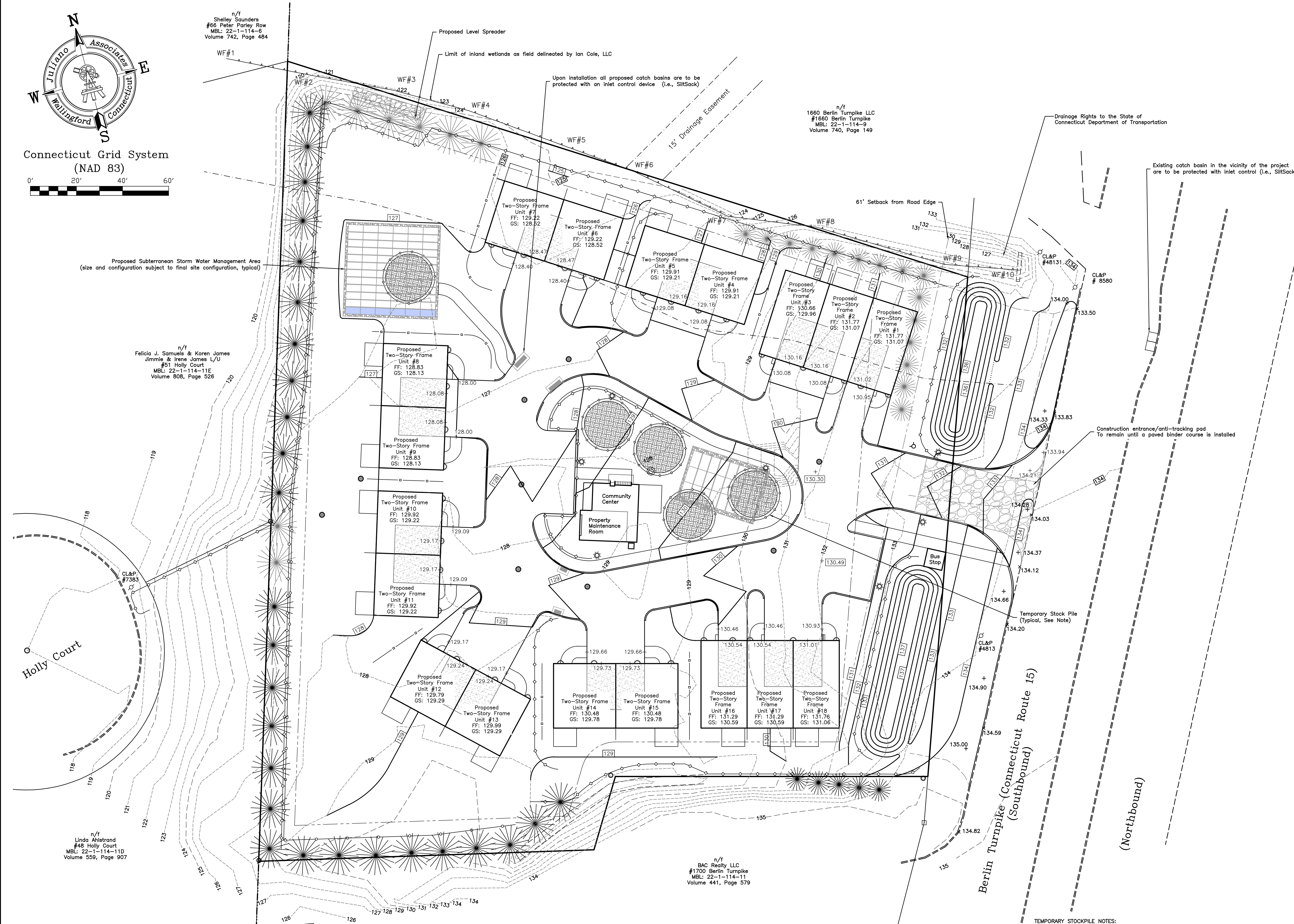
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#1700 Berlin Turnpike  
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- SEQUENCE OF PROJECT CONSTRUCTION  
DURING CONSTRUCTION:
- BEST MANAGEMENT PRACTICES AS OUTLINED BY THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, SHALL BE UTILIZED TO CONTROL STORM WATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES. FOR INFORMATION AND TECHNICAL ASSISTANCE, CONTACT THE DESIGN ENGINEER. THE PERMITTEE SHALL IMMEDIATELY INFORM THE INLAND WETLANDS DEPARTMENT OF ANY PROBLEMS INVOLVING WETLANDS OR WATERCOURSES WHICH HAVE DEVELOPED IN THE COURSE OF OR WHICH ARE CAUSED BY THE AUTHORIZED WORK.
  - NO EQUIPMENT OR MATERIAL INCLUDING BUT NOT LIMITED TO FILL CONSTRUCTION MATERIALS, OR DEBRIS, SHALL BE DEPOSITED, PLACED OR STORED IN ANY WETLAND OR WATERCOURSE ON OR OFF SITE.
  - TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE REQUIRED. ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
  - A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE WITH THE OWNER, CONTRACTOR, AND TOWN STAFF.
  - AS CONTAINED IN THE SEDIMENTATION AND EROSION CONTROL SPECIFICATIONS, OPERATIONS AND MAINTENANCE DURING CONSTRUCTION SHALL BE HELD PERIODIC REPLACEMENT AND/OR CLEANING OF CLOGGED HAY BALES, SILT FENCE AND CONSTRUCTION ENTRANCES AT NO ADDITIONAL COST TO THE OWNER. ANY TEMPORARY SEDIMENTATION BASIN WILL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPTH OF ACCUMULATED SEDIMENT EXCEEDS SIX INCHES. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED ON A WEEKLY BASIS AND MORE OFTEN AS REQUIRED WITH THE OCCURRENCE OF STORM EVENTS AND ANY NECESSARY CORRECTIVE ACTION TAKEN.

- SEQUENCE OF PROJECT CONSTRUCTION - PHASE 1 (PROJECT ROADWAY & UTILITIES)
- INSTALL THE CONSTRUCTION ENTRANCE CONNECTING TO BERLIN TURNPIKE
  - INSTALL EROSION CONTROLS AS DEPICTED ON DESIGN DRAWINGS (INCLUDING SILT FENCE, ANTI-TRACKING PADS, AND WATER BARS.)
  - INSTALL EROSION CONTROL FOR PROPOSED STOCKPILE AREAS
  - CLEAR AND GRUB AREA OF THE PROPOSED ROADWAY
  - ROUGH GRADE THE PROPOSED ROADWAY
  - INSTALL SANITARY SEWER SYSTEM
  - INSTALL THE ROADWAY STORM DRAINAGE SYSTEM
  - INSTALL INLET PROTECTION AT EACH CATCH BASIN
  - INSTALL THE PROPOSED WATER SERVICE SYSTEM
  - INSTALL THE PROPOSED ELECTRIC, TELEPHONE, AND CABLE SYSTEMS
  - INSTALL BINDER COURSE AND CURBING
  - LOAM, LIME, FERTILIZE, SEED, AND MULCH ALL DISTURBED AREAS
  - REMOVE ACCUMULATED SEDIMENT FROM ALL SILT BARRIERS AND SEDIMENT CONTROL STRUCTURES

- SEQUENCE OF PROJECT CONSTRUCTION - PHASE 2 (CONSTRUCTION OF RESIDENTIAL LOTS)
- INSTALL A TEMPORARY CONSTRUCTION ENTRANCE FROM NEWLY CONSTRUCTED PROJECT DRIVEWAY
  - INSPECT AND REPAIR PERIMETER EROSION CONTROLS AS NEEDED
  - CLEAR AND GRUB AREA OF PROPOSED DRIVEWAY, PROPOSED DWELLING LOCATION
  - UNDERTAKE EARTHWORK NECESSARY TO ROUGH GRADE THE LOT AND ROOF DRAIN SYSTEM
  - INSTALL THE PROPOSED ROOF DRAIN SYSTEM
  - UNDERTAKE EARTHWORK REQUIRED TO INSTALL FOUNDATION
  - INSTALL FOUNDATION AND BACKFILL
  - INSTALL THE PROPOSED WATER SERVICE
  - INSTALL THE PROPOSED ELECTRIC, TELEPHONE, AND CABLE SERVICES
  - INSTALL BINDER COURSE FOR DRIVEWAY CONNECTION
  - LOAM, LIME, FERTILIZE, SEED, AND MULCH ALL DISTURBED AREAS
  - INSTALL PROPOSED SITE LANDSCAPING ADJACENT TO DISTURBED AREAS
  - REMOVE ACCUMULATED SEDIMENT FROM ALL SILT BARRIERS AND SEDIMENT CONTROL STRUCTURES

- PROJECT COMPLETION - ENTIRE PROJECT
- INSTALL FINAL PAVEMENT SURFACE COARSE TO PROPOSED ROADWAY
  - INSTALL FINAL PAVEMENT MARKINGS, LINE STRIPING, AND ANY REMAINING SIGNAGE THROUGHOUT SITE
  - INSTALL REMAINING LANDSCAPE THROUGHOUT SITE AND INSPECT EXISTING VEGETATION TO REPLACE ANY DEAD OR DAMAGED PLANT MATERIAL(S)

- IN ADDITION TO THE MEASURES LISTED ABOVE, THE FOLLOWING WORK WILL BE PERFORMED AS REQUIRED:
- REMOVE ACCUMULATED SEDIMENT FROM ALL SEDIMENT AND EROSION CONTROL BARRIERS AS NECESSARY AND DISPOSE OF OFFSITE IN A MANNER CONSISTENT WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
  - DUST AND WIND EROSION SHALL BE CONTROLLED THROUGHOUT THE DURATION OF THE CONSTRUCTION OF THE IMPROVEMENTS. DUST CONTROL SHALL INCLUDE BUT NOT BE LIMITED TO SPRINKLING OF WATER ON EXPOSED SURFACES AND ROADS.
  - IF EXCAVATION INTERRUPTED BY HEAVY RAINS, ADDITIONAL MULCHING OR GRAVEL WORK MATS MAY BE REQUIRED ON AREAS OF EXPOSED SOILS. SOILS THAT HAVE BECOME UNSUITABLE FOR USE DUE TO EXPOSURE TO HEAVY RAINS SHALL BE REMOVED FROM THE WORK AREA AND DRIED.
  - ANY OTHER REASONABLE OR PRACTICES WHICH ARE DEEMED NECESSARY BY THE TOWN ENGINEER AND/OR INLAND WETLANDS ENFORCEMENT OFFICER AS A RESULT OF CONSTRUCTION ACTIVITIES.

LEGEND			
○	IRON PIN/PIPE FOUND	---	PROPERTY LINES (EXTERIOR)
●	IRON PIN TO BE SET	---	SETBACK LINES
□	MONUMENT FOUND	---	2' CONTOUR
○	UTILITY POLE	---	10' CONTOUR
●	EXISTING EVERGREEN	---	SWALE/DRAINAGE DITCH
●	EXISTING EVERGREEN (TBR)	---	WETLANDS
○	EXISTING GAS GATE	---	WETLANDS REVIEW AREA
○	EXISTING MANHOLE	---	EXISTING CONCRETE PAD
○	EXISTING SPOTGRADE	---	EXISTING DRAINAGE PIPE
○	EXISTING WATER GATE	---	EXISTING DRIVEWAY (PAVED)
○	FIRE HYDRANT (TBR)	---	EDGE OF PAVEMENT (CURB)
○	MANHOLE (TBR)	---	EDGE OF PAVEMENT (NO CURB)
+	SIGN (TBR)	---	EXISTING ELECTRIC OVERHEAD
□	PROPOSED CATCH BASIN	---	EXISTING FENCE
□	PROPOSED CATCH BASIN (CURBLESS)	---	GAS
□	PROPOSED CATCH BASIN (DOUBLE)	---	SAN
●	PROPOSED FIRE HYDRANT	---	EXISTING GAS MAIN
○	PROPOSED SANITARY CLEANOUT	---	EXISTING SANITARY MAIN
○	PROPOSED SANITARY MANHOLE	---	EXISTING WATER LATERAL
+	PROPOSED SIGN	---	EXISTING WATER MAIN
+	PROPOSED SPOTGRADE	---	DRIVEWAY/PARKING (HISTORIC)
+	PROPOSED UNIT LIGHTING	---	HISTORIC STRUCTURE
+	PROPOSED WATER GATE	---	EXISTING DRIVEWAY (TBR)
+		---	EXISTING SANITARY MAIN (TBR)
+		---	PROPOSED BITUMINOUS CURB
+		---	PROPOSED CONTOUR
+		---	PROPOSED DRAINAGE PIPE
+		---	PROPOSED ELECTRIC LATERAL
+		---	PROPOSED ELECTRIC MAIN
+		---	PROPOSED ESTATE FENCE
+		---	PROPOSED VINYL FENCE
+		---	PROPOSED LINE STRIPING
+		---	PROPOSED ROOFDRAIN
+		---	PROPOSED SANITARY LATERAL
+		---	PROPOSED SANITARY MAIN
+		---	PROPOSED SIDEWALK
+		---	PROPOSED STRUCTURE
+		---	PROPOSED WATER LATERAL
+		---	PROPOSED WATER MAIN
+		---	SILT FENCE

Site Erosion & Sediment Control Plan

Land of  
Little River Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWCC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.  
Christopher S. Juliano PELS #19725

REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

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Engineers & Surveyors  
Established 1973  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	4 of 18
Final map:	ZGEORGINA	Released:	CJULIANO	Revision:	A

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**PLANT NOTES:**

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK TO A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWING, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT OR THE CIVIL ENGINEER AND WHICH ARE SUBSEQUENTLY REQUIRED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS IN THE PREVIOUS NOTE.
- ALL SHRUB MASSING AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 PRIOR TO CONSTRUCTION.
- ALL SHRUBS AND GROUND COVER PLANTING AREAS SHALL BE HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL LAWN AREAS SHOULD HAVE A MINIMUM TOPSOIL BED OF 6".
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD, WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULL OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND/OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATIONS OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND /OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS DIRECTED BY THE OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO CLEARING OPERATIONS.
- CONTRACTOR TO RESEED ALL DISTURBED AREAS.
- ALL LAWN AND LANDSCAPE AREAS WILL BE SERVICED BY AN AUTOMATIC SPRINKLER SYSTEM.
- PRIOR TO CONSTRUCTION A CERTIFIED ARBORIST CONSULTANT SHALL BE HIRED TO CONSULT ON SURVIVABILITY OF PERIMETER AND EASEMENT TREES, THESE FINDINGS WILL BE PROVIDED TO THE BRANFORD TOWN PLANNER FOR REVIEW.

n/f  
Shelley Saunders  
#66 Peter Parley Row  
MBL: 22-1-114-6  
Volume 742, Page 484

Proposed Arborvitae (Typical)

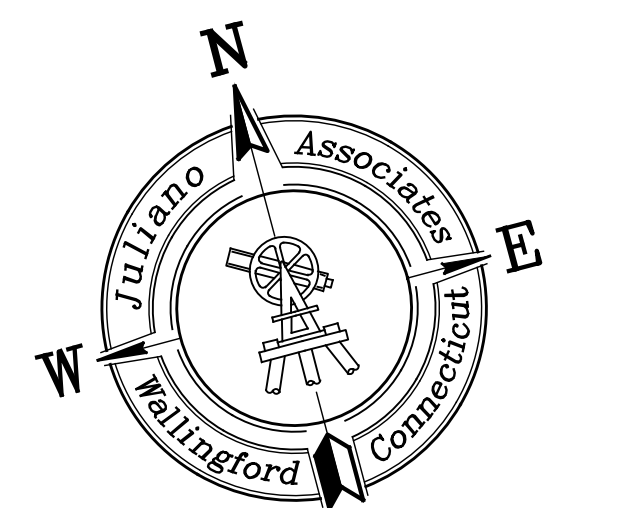
Proposed Subterranean Storm Water Management Area (size and configuration subject to final site configuration, typical)

n/f  
Felicia J. Samuels & Koren James  
Jimmie & Irene James L/U  
#51 Holly Court  
MBL: 22-1-114-11E  
Volume 808, Page 526

n/f  
Linda Ahlstrand  
#48 Holly Court  
MBL: 22-1-114-11D  
Volume 559, Page 907

n/f  
BAC Realty LLC  
#1700 Berlin Turnpike  
MBL: 22-1-114-11  
Volume 441, Page 579

QUANTITY	Botanical Name	Common Name	TYPE	WIDTH (ft.)	HEIGHT (ft.)	Planting Size
22	Llex Glabra	Inkberry Holly	Hedge	8	8	#6
25	Rhododendron x 'Roseum Elegans'	Roseum Elegans Rhododendron	Hedge	8	8	#6
69	Thuja Plicata x Standishii	Green Giant Arborvitae	Hedge	12	40	6' HEIGHT
2	Acer Saccharum	Sugar Maple	Shade Tree	30	40	2"-2.5" CALIP.
4	Cornus Florida	Flowering Dogwood	Ornamental Tree	30	30	2"-2.5" CALIP.
6	Tilia Americana	American Linden	Shade Tree	30	50	2.5"-3" CALIP.
7	Acer Rubrum	Red Maple	Shade Tree	30	40	2"-2.5" CALIP.
6	Betula Nigra "Heritage"	Heritage River Birch	Shade Tree	40	40	10"-12' HEIGHT
2	Quercus Rubra	Red Oak	Shade Tree	50	50	2.5"-3" CALIP.

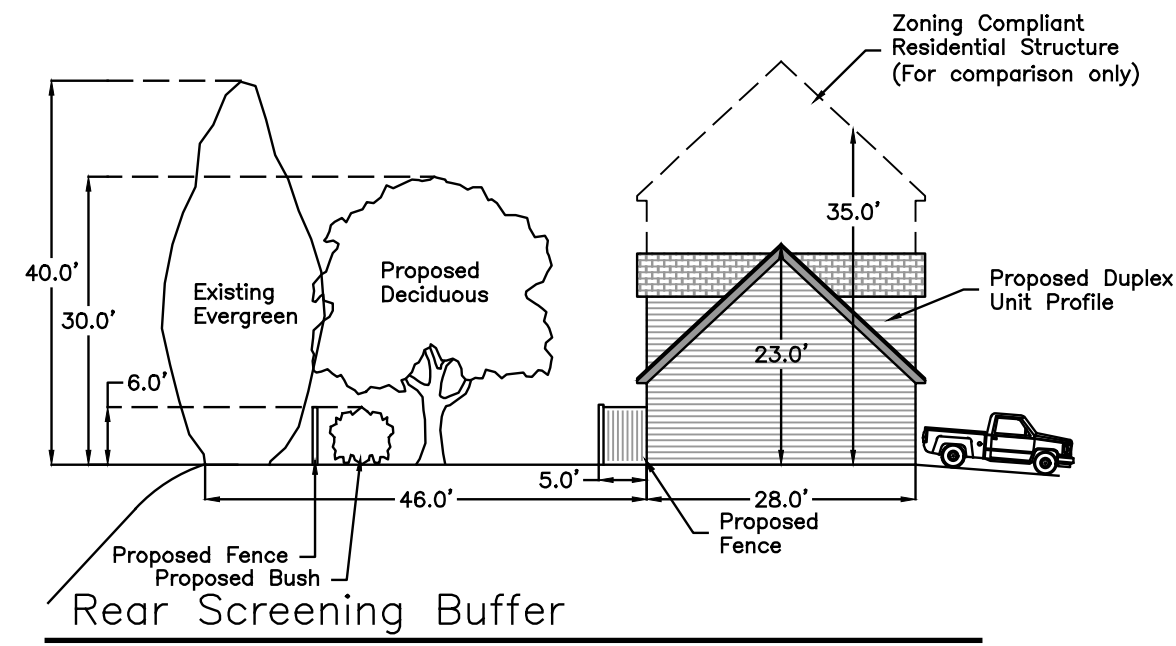


Connecticut Grid System (NAD 83)



**EASEMENT FOR WATER AND SANITARY SEWER PLANTING NOTES:**

- CONTRACTOR SHALL SURVEY, LOCATE, IDENTIFY, AND FLAG ALL TREES 6 INCHES OR MORE IN CALIPER WITHIN THE EASEMENT TO BE REMOVED AS WELL AS MEET WITH THE TOWN PLANNER TO REPORT THOSE FINDINGS PRIOR TO CLEARING OPERATIONS.
- ALL TREES REMOVED DURING SANITARY SEWER REPLACEMENT OPERATIONS 6 INCHES OR MORE IN CALIPER WITHIN THE EASEMENT SHALL BE REPLACED WITH PLANTINGS 2"-3" IN CALIPER OF MATCHING SPECIES.
- CONTRACTOR TO RESEED ALL DISTURBED AREAS WITH SHADY WOODLAND SEED MIX. SEED MIX DOSE = 13.53 LBS./ACRES. EASEMENT AREA = 1368± SQFT (0.03 ACRES) MINIMUM REQUIRED MIX = 0.42 LBS
- ALL LAWN AND LANDSCAPE AREAS WILL BE SERVICED BY AN AUTOMATIC SPRINKLER SYSTEM.
- PRIOR TO CONSTRUCTION A CERTIFIED ARBORIST CONSULTANT SHALL BE HIRED TO CONSULT ON SURVIVABILITY OF EASEMENT TREES.



**LEGEND**

○ IRON PIN/PIPE FOUND	— PROPERTY LINES (EXTERIOR)
● IRON PIN TO BE SET	— SETBACK LINES
⊙ MONUMENT FOUND	— 2' CONTOUR
⊙ UTILITY POLE	— 10' CONTOUR
⊙ EXISTING EVERGREEN	— SWALE/DRAINAGE DITCH
⊙ EXISTING EVERGREEN (TBR)	— WETLANDS
⊙ EXISTING GAS GATE	— WETLANDS REVIEW AREA
⊙ EXISTING MANHOLE	— EXISTING CONCRETE PAD
⊙ EXISTING SPOTGRADE	— EXISTING DRAINAGE PIPE
⊙ EXISTING WATER GATE	— EXISTING DRIVEWAY (PAVED)
⊙ FIRE HYDRANT (TBR)	— EDGE OF PAVEMENT (CURB)
⊙ MANHOLE (TBR)	— EDGE OF PAVEMENT (NO CURB)
⊙ SIGN (TBR)	— EXISTING ELECTRIC OVERHEAD
⊙ PROPOSED CATCH BASIN	— EXISTING FENCE
⊙ PROPOSED CATCH BASIN (CURBLESS)	— EXISTING GAS MAIN
⊙ PROPOSED CATCH BASIN (DOUBLE)	— EXISTING SANITARY MAIN
⊙ PROPOSED FIRE HYDRANT	— EXISTING WATER LATERAL (DOUBLE)
⊙ PROPOSED LIGHT POLE	— EXISTING WATER MAIN
⊙ PROPOSED SANITARY CLEANOUT	— DRIVEWAY/PARKING (HISTORIC)
⊙ PROPOSED SANITARY MANHOLE	— HISTORIC STRUCTURE
⊙ PROPOSED SIGN	— EXISTING DRIVEWAY (TBR)
⊙ PROPOSED STORM MANHOLE	— EXISTING SANITARY MAIN (TBR)
⊙ PROPOSED SPOTGRADE	— PROPOSED BITUMINOUS CURB
⊙ PROPOSED UNIT LIGHTING	— PROPOSED CONTOUR
⊙ PROPOSED WATER GATE	— PROPOSED DRAINAGE PIPE
	— PROPOSED ELECTRIC LATERAL
	— PROPOSED ESTATE FENCE
	— PROPOSED VINYL FENCE
	— PROPOSED LINE STRIPING
	— PROPOSED ROOFDRAIN
	— PROPOSED SANITARY LATERAL
	— PROPOSED SANITARY MAIN
	— PROPOSED SIDEWALK
	— PROPOSED STRUCTURE
	— PROPOSED WATER LATERAL
	— PROPOSED WATER MAIN
	— PROPOSED SNOW STORAGE

**INSTALLATION SCHEDULE and MAINTENANCE PLAN:**

- PLANTING ONLY UNDER FAVORABLE WEATHER CONDITIONS. PLANTING WILL NOT BE PERMITTED WHEN GROUND IS FROZEN OR EXCESSIVELY MOIST.  
DECIDUOUS MATERIAL  
SPRING: MARCH 21 TO JUNE 01  
FALL: SEPT. 01 TO NOV. 01  
IF PLANTING DURING PEAK SUMMER MONTHS OF JULY AND AUGUST, CONTRACTOR SHALL AGGRESSIVELY IRRIGATE PLANTS TO ENSURE ESTABLISHMENT AND SURVIVAL.
- DO NOT PLANT WHEN GROUND IS FROZEN, SNOW COVERED, OR MUDDY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT PERIOD OF ONE FULL YEAR FROM COMMENCEMENT OF PLANT INSTALLATION.

**SEEDING AND MULCHING SPECIFICATIONS:**

SEEDING MAY BE OF A PERMANENT OR TEMPORARY TYPE DEPENDING ON THE TIME OF YEAR IT IS DONE. PERMANENT SEEDING SHOULD BE DONE DURING THE PERIODS OF APRIL 1 THROUGH JUNE 1 OR AUGUST 15 THROUGH SEPTEMBER 1.

DISTURBED AREA THAT ARE TO BE RESEED SHALL BE TOPSOILED, LIMED & FERTILIZED PRIOR TO RESEEDING. LABORATORY TESTING OF THE TOPSOIL IS RECOMMENDED TO DETERMINE RATES OF APPLICATION FOR THE LIME AND FERTILIZER. LACKING SUCH TESTING THE FOLLOWING ARE RECOMMENDED:

LIME 2 TONS/ACRE (90 lbs./1000 sq. ft.)  
FERTILIZER (10-10-10) (7.5 lbs./1000 sq. ft.)

SEEDING RECOMMENDATIONS ARE AS FOLLOWS:  
TEMPORARY - ANNUAL RYEGRASS @ 40LBS./ACRE  
PERMANENT - KENTUCKY BLUE GRASS @ 20LBS./ACRE  
CREEPING RED FESCUE @ 20LBS./ACRE  
PERENNIAL RYEGRASS @ 35LBS./ACRE  
TOTAL @ 55LBS./ACRE

MULCHING SHALL BE OF A TEMPORARY TYPE TO PROTECT THE SOIL & SEED FROM EROSION AND TO ALSO PROMOTE PLANT GROWTH. MULCHING SHALL BE DONE AFTER FINAL GRADING AND SEEDING.

MULCHING RECOMMENDATION ARE AS FOLLOWS:  
- STRAW OR HAY (FREE FROM WEEDS AND COARSE MATTER)  
- SPREAD WITH MULCH BLOWER OR BY HAND  
- APPLY @ RATE OF 70 - 90 LBS/100 SQ. FT.

**IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES**

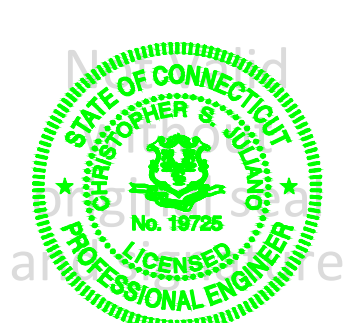
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Before Excavating Call Toll Free 1-800-922-4455 for Undergrnd Utility Information.

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Christopher S. Juliano PELS #19725



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DATE	DESCRIPTION
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Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	5 of 18
Final map:	ZGEORGINA	Released:	CJULIANO	Revision:	A

**Site Landscaping Plan**  
Land of Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

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SITE PLAN NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF BERLIN, AND STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY...
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY ALL APPLICABLE GOVERNMENT AGENCIES...
3. REFER TO OTHER PLANS, DETAILS AND NOTES FOR ADDITIONAL INFORMATION...
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL...
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...
7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION...
8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS...
9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED...
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS...
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...
13. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC...
14. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING...
15. PAVEMENT MARKING KEY: PAINT FOR TRAFFIC MARKINGS SHALL BE EPOXY IN ACCORDANCE WITH CT DOT FORM 818...
16. PARKING SPACES SHALL BE STRIPED WITH 4 SWL; HATCHED AREA SHALL BE STRIPED WITH 4 SWL AT A 45 ANGLE...
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...
18. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION...
19. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION...
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...
22. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION...
23. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CT DOT SPECIFICATIONS...
24. CT DOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL POST ALL BONDS, PAY ALL FEES...
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...
27. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER...
28. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE...
29. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN FIRE MARSHAL...
30. THE APPLICANT WILL PROVIDE AND MAINTAIN ADEQUATE SIGHT DISTANCES AT ALL DRIVEWAY INTERSECTIONS...
31. THE APPLICANT WILL REGISTER BUILDING ALARMS PER TOWN AS REQUIRED BY ORDINANCE...
32. THE APPLICANT WILL CONTROL DUST AND DEBRIS ON THE SURROUNDING ROADWAYS DURING CONSTRUCTION...
33. THE APPLICANT WILL OBTAIN A CONNECTICUT DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT FOR ANY WORK DONE IN THE STATE RIGHT OF WAY...
34. THE APPLICANT MUST COMPLY WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION STIPULATIONS/REGULATIONS WHEN APPLICABLE...
35. ALL DISTURBED PAVEMENT MARKINGS MUST BE REPLACED WITH EPOXY PAINT...
36. THERE WILL BE NO OUTDOOR STORAGE ON THIS SITE...
37. AN AS-BUILT PLAN MUST BE SUBMITTED PRIOR TO BOND RELEASE...
38. ANY PROPOSED SIGNAGE OR FENCING WILL REQUIRE THE FILING OF APPLICATIONS WITH THE ZONING ENFORCEMENT OFFICER...
39. CONSTRUCTION HOURS TO COMPLY WITH THE TOWN OF BERLIN NOISE ORDINANCE...
40. PER THE TOWN ZONING REGULATIONS SECTION 4.B.2, THE FOLLOWING USES ARE PERMITTED ON THE PROPERTY...
41. PER THE TOWN ZONING REGULATIONS SECTION 4.B.2, THE FOLLOWING USES ARE PERMITTED ON THE PROPERTY...
42. PER THE TOWN ZONING REGULATIONS SECTION 4.B.2, THE FOLLOWING USES ARE PERMITTED ON THE PROPERTY...

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...
3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS...
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...
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS...
7. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PAVING, BUILDING, AND DRIVE AREAS...
8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD...
9. VERTICAL DATUM IS NVGD 1988...
10. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF BERLIN AGENT...
11. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL...
12. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK...
13. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION...
14. ALL CONSTRUCTION SHALL COMPLY WITH THE LOCAL MUNICIPALITY'S STANDARDS AND STATE OF CONNECTICUT'S DOT SPECIFICATIONS...

PRODUCT NOTES:

- 1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL...
2. POLY VINYL CHLORIDE PIPE (PVC/P) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS...
3. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN...
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-Q SURE-LOK 10.8 PIPE...
6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE...
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS...
8. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST EFFECTIVE SHALL APPLY...
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION...
10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS...
11. CONTRACTORS TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK...
12. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION...

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER...
2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER...
3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES...
4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION...
5. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION...
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION...
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS...
8. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST EFFECTIVE SHALL APPLY...
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION...
10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS...
11. CONTRACTORS TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK...
12. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION...

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...
3. THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE...
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES...
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...
7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS...
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT...
9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES...
10. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN) SEPARATION DISTANCE FROM WATER LINES...
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...
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...
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL...
16. A THREE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES...
17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC...
18. MANHOLE RIMS SHALL BE SET TO ELEVATIONS SHOWN...
19. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES...
20. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS...
21. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS...
22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION...
23. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY COMPANIES...
24. ELECTRIC, AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND...
25. ALL WATER LINES SHALL BE BURIED WITH 48" OF COVER...
26. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH...
27. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED...
28. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY CONNECTIONS TO EXISTING ABUTTING HOUSES...
29. ANY EXISTING POTABLE WATER WELLS AND SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED...
30. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES...

POST CONSTRUCTION STORM WATER POLLUTION PLAN

- THE FOLLOWING PROCEDURES WILL BE IMPLEMENTED CONTINUALLY BY THE OWNER AND OR DESIGNATED RESPONSIBLE PARTIES:
1. PAVEMENT SWEEPING: PARKING LOTS AND DRIVES SHALL BE SWEEPED A MINIMUM OF TWICE A YEAR...
2. CATCH BASIN SUMP: CATCH BASIN SUMP SHALL BE INSPECTED ON A REGULAR BASIS...
3. THE COLLECTION SYSTEM PIPES SHALL BE INSPECTED AT SIX-MONTH INTERVALS...
4. THE ISOLATION ROW SHALL BE INSPECTED A MINIMUM OF EVERY SIX MONTHS...
5. LANDSCAPING: LANDSCAPED AREAS WILL BE MAINTAINED...
6. TRASH COLLECTION: ALL TRASH WILL BE CONTAINED IN DUMPSTERS...
7. OUTDOOR STORAGE: THERE WILL BE NO OUTDOOR STORAGE OF HAZARDOUS CHEMICALS...
8. THE OWNER SHALL KEEP AN ON-SITE LOG OF STORMWATER MAINTENANCE MEASURES...

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWVC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725

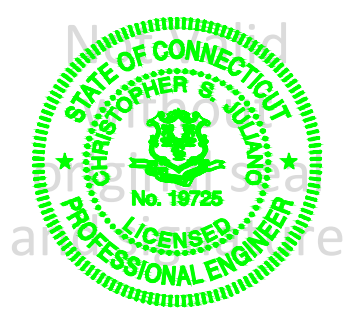


Table with 2 columns: DATE, DESCRIPTION. Under REVISIONS.

Juliano Associates, LLC Engineers & Surveyors Established 1973 405 Main Street (Yalesville) Wallingford, Connecticut 06492 Voice (203)263-1489 Fax (203)949-1523 www.JulianoAssociates.com JulianoAssociatesLLC@gmail.com

General Notes Land of Little House Living LLC #1676 & #1688 Berlin Turnpike (Connecticut Route #15) Berlin, Connecticut

Table with 4 columns: Project no., Date, Scale, Sheet. Work map, Final map, Check, Released, Sheet, Revision.

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**SEDIMENT BARRIERS**

**1. DEFINITION**

A temporary barrier installed across or at the toe of a slope.

**2. PURPOSE**

To intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent.

**3. APPLICABILITY**

The sediment barrier is used where:

- a. Sedimentation can pollute or degrade adjacent wetland and/or watercourses.
- b. Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- c. Contributing drainage area is less than 1 acre and the length of slope above the barrier is less than 150 feet. If the slope length is greater, other measures such as diversions may be necessary to reduce slope length.

**4. PLANNING CONSIDERATIONS**

Sediment barriers may consist of filter fence, straw, hay bales, stone berms, or other filter materials. Planned lifespan of sediment barriers varies. Straw or hay bales shall only be used as a temporary barrier for no longer than 60 days. Synthetic filter fences can be used for 60 days or longer depending on their stability and manufacturer's recommendations. Stone barriers can be used for longer periods of time.

**5. INSTALLATION REQUIREMENTS**

**a. Straw/Hay Bales**

**(1) Sheet Flow Applications**

- (a) Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- (b) Bales shall be wire-bound only and shall be installed so that binding does not contact the earth.
- (c) The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfilled soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales shall be placed 10 feet away from toe of slope.
- (d) Each bale shall be securely anchored by at least two stakes driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.
- (e) Gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.)  
  
In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet maximum).
- (f) Inspection, repair and/or replacement shall be made on a continuing basis.
- (g) Bale barriers shall be removed when they have served their usefulness, but not before construction areas have been permanently stabilized.

**(2) Channel Flow Applications**

- (a) Bales shall be placed in a single row, lengthwise, oriented perpendicular to the channel, with ends of adjacent bales tightly abutting one another.
- (b) Specifications for installing a bale barrier for sheet flow applications apply here with the following addition:  
  
1) The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment laden runoff will flow either through or over the barrier, but not around it.

**(3) Catch Basin Application**

- (a) Bales shall be placed in a square or rectangular shape around depressed catch basin inlets. Catch basins constructed on sloping areas should not be encircled by bales, but shall have downhill side left open.
- (b) The areas immediately around the catch basin may be excavated slightly to increase ponding of runoff water around catch basin.
- (c) Remaining specifications for installing a bale barrier for sheet flow applications apply here.

**(4) Maintenance**

- (a) Inspection shall be made weekly and after each storm and repair or replacement shall be made promptly as needed.
- (b) Cleanout of accumulated sediment behind the bales is necessary if 1/2 of the original height of the bales becomes filled in with sediment.

**b. Filter Fences**

**(1) Materials**

**(a) Synthetic Filter Fabric**

Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene filaments and certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Requirements
Filtering Efficiency	75% (min.)
Tensile Strength at 20% (max.) Elongation	Extra Strength 50 lbs./lin. inch (min.) Standard Strength 30 lbs./lin. inch (min.)
Flow Rate	0.3 gal./sq. ft./min (min.)

(b) Burlap shall be 10 ounce per square yard fabric.

(c) Stakes for filter fences shall be 1" x 2" wood or equivalent metal with a minimum length of 3 feet.

Where additional strength is required, posts for filter fences shall be either 2 x 3 or 2 x 4 inch wooden studs or 0.5 (min.) pounds/linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire.

(d) Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.  
  
Some silt fences do not require a wire backing. Consult manufacturer's instructions for proper installation requirements.

**(2) Installation Requirements**

This sediment barrier utilizes burlap, standard or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. In special cases burlap may be used in drainageways.

- (a) The height of the barrier shall not exceed 36 inches. (Higher barriers may impound volumes of water sufficient to cause failure of the structure.) Ideally the filter fence shall be placed 10 feet away from the toe of slope.
- (b) When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and securely sealed. See manufacturer's recommendations.
- (c) Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, space posts as manufacturer recommends.
- (d) A trench shall be excavated approximately 6 inches wide and 6 inches deep along the line of posts as manufacturer recommends.
- (e) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2 inches and shall not extend more than 36 inches above the original ground surface.
- (f) The standard strength filter fabric shall be stapled, wired or tied to the wire fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface.
- (g) When extra strength filter fabric or burlap and closer post spacing are used, the wire mesh support fabric is stapled, wired or tied directly to the posts with all specifications of (f) above applying.
- (h) The trench shall be backfilled and the soil compacted over the filter fabric.
- (i) Filter barriers shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

**(3) Maintenance**

- (a) Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- (b) Should the fabric decompose or become ineffective, the fabric shall be replaced promptly.
- (c) Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
- (d) Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

**c. Stone Barrier**

The stone shall meet ASTM C-33 size no. 2 or 3 (3" or 2-1/2").

**(1) Installation Requirements**

- (a) The stone shall be piled to a natural angle of repose with a height of at least 2 feet.
- (b) The barrier shall be constructed so water cannot bypass the barrier around the ends

**(2) Maintenance**

- (a) Inspection shall be frequent and repair and/or replacement made promptly as needed.
- (b) The barrier shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.

**d. Vegetative Filter**

Vegetative filters shall be used to filter sediment from overland flow only where concentrations of sediment and rates of runoff are low.

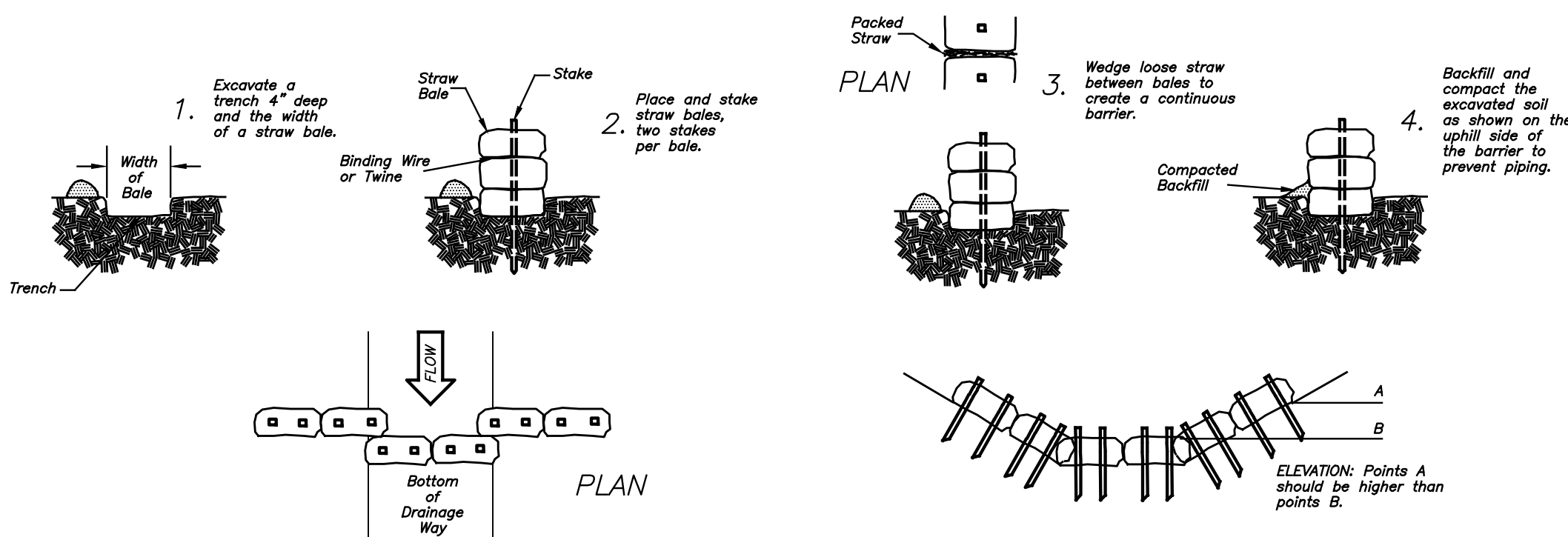
**(1) Installation Requirements**

The minimum width of the filter strip shall be at least 15 feet.  
  
The width of the filter strip shall be increased proportionately for slopes longer than 150 feet or for higher sediment concentrations. When using filter strips at inlets to storm sewers, as large an area as possible shall be provided. Filters shall be placed along the contours whenever possible. No construction shall be allowed within filter strip areas.

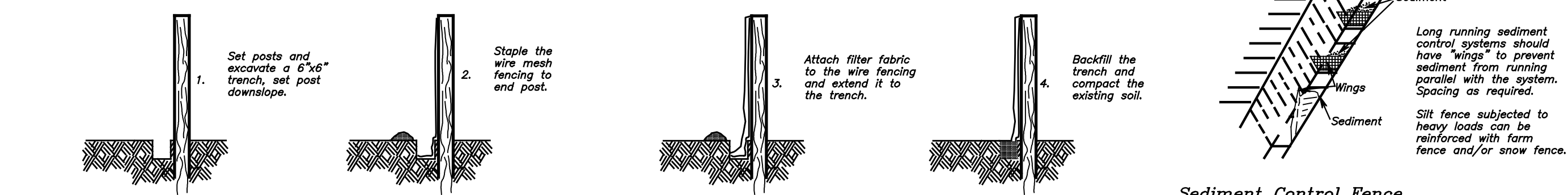
Vegetation must be adapted to sediment producing areas. Either existing or established vegetation must be healthy and have a vigorous growth habit. Establishing vegetation by seed or sodding shall be done in accordance with the specifications for Permanent Vegetative Cover or Sodding and shall be established prior to land disturbance.

**(2) Maintenance**

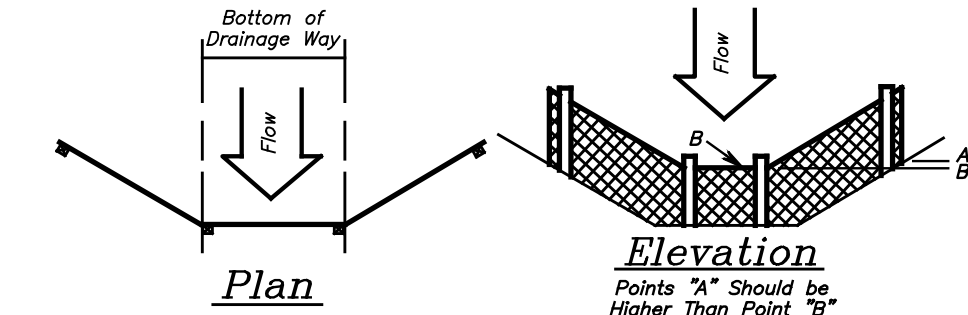
Maintenance of vegetative filter strips is the same as that recommended for any vegetation as specified in Permanent Vegetative Cover. A healthy growth of vegetation can best be maintained by fertilizing, removing sediment when the filter becomes clogged, and by preventing construction traffic from driving upon or across filter strips.



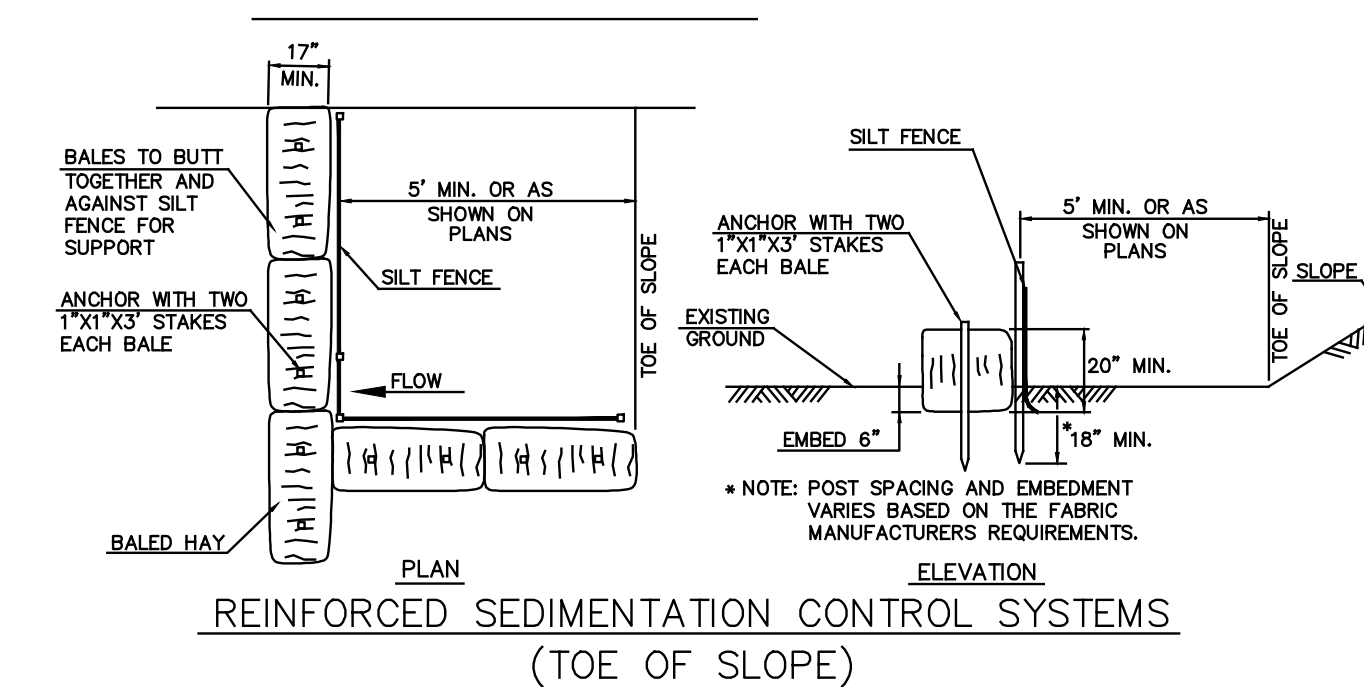
Placement and Construction of a Hay Bale Barrier



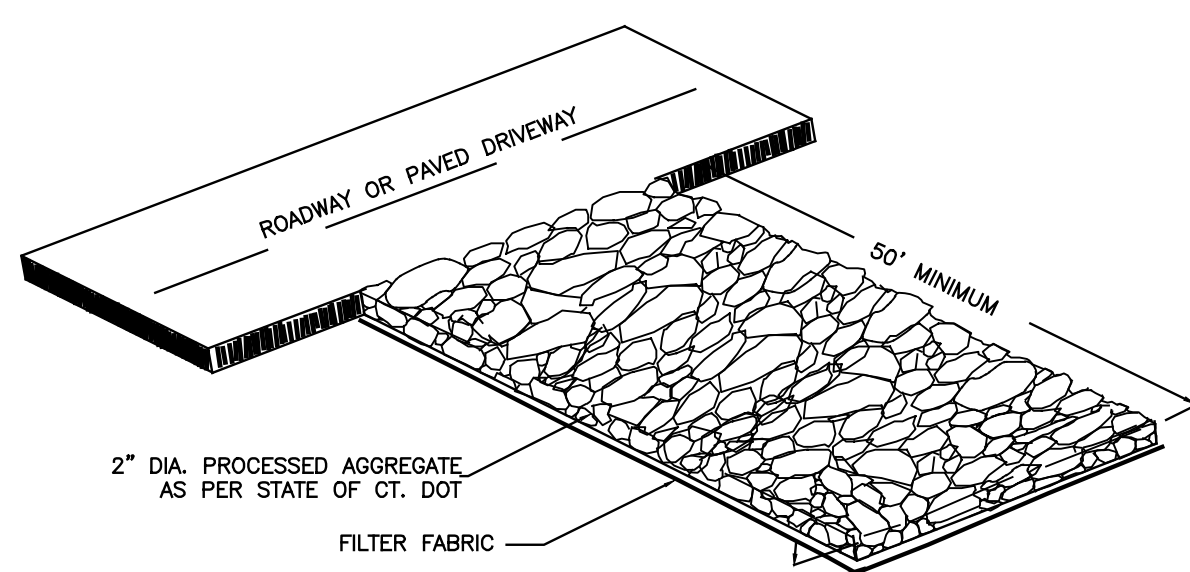
Sediment Control Fence



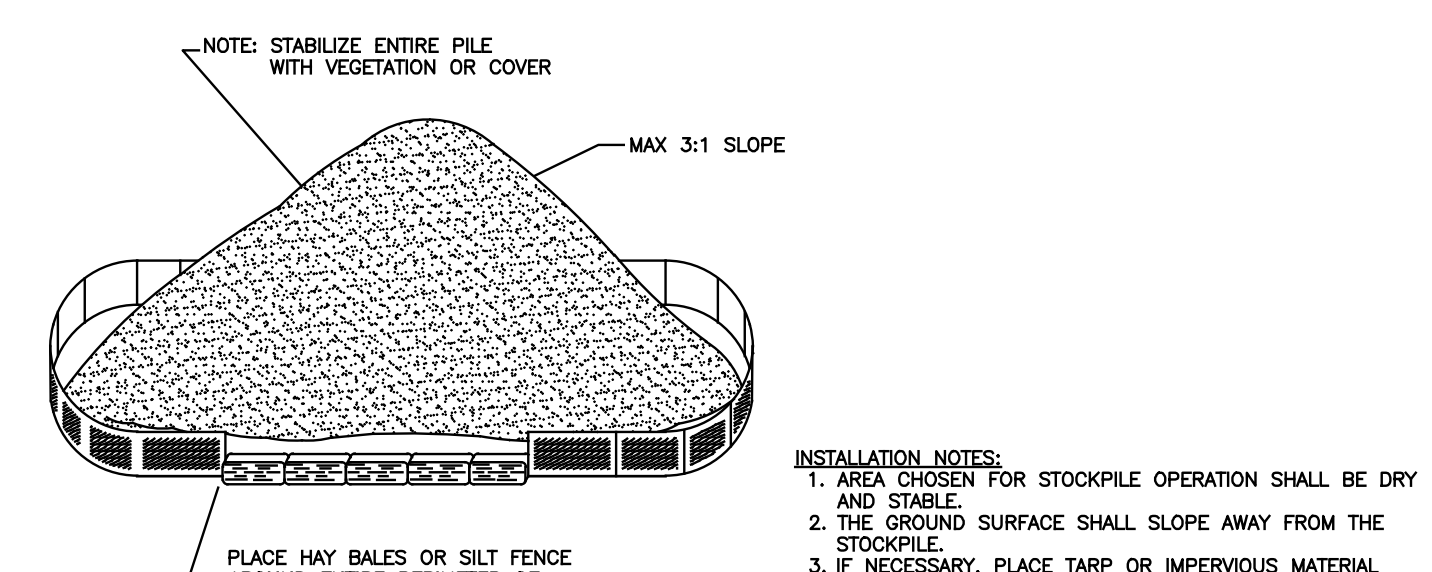
Placement and Construction of a Synthetic Filter Barrier



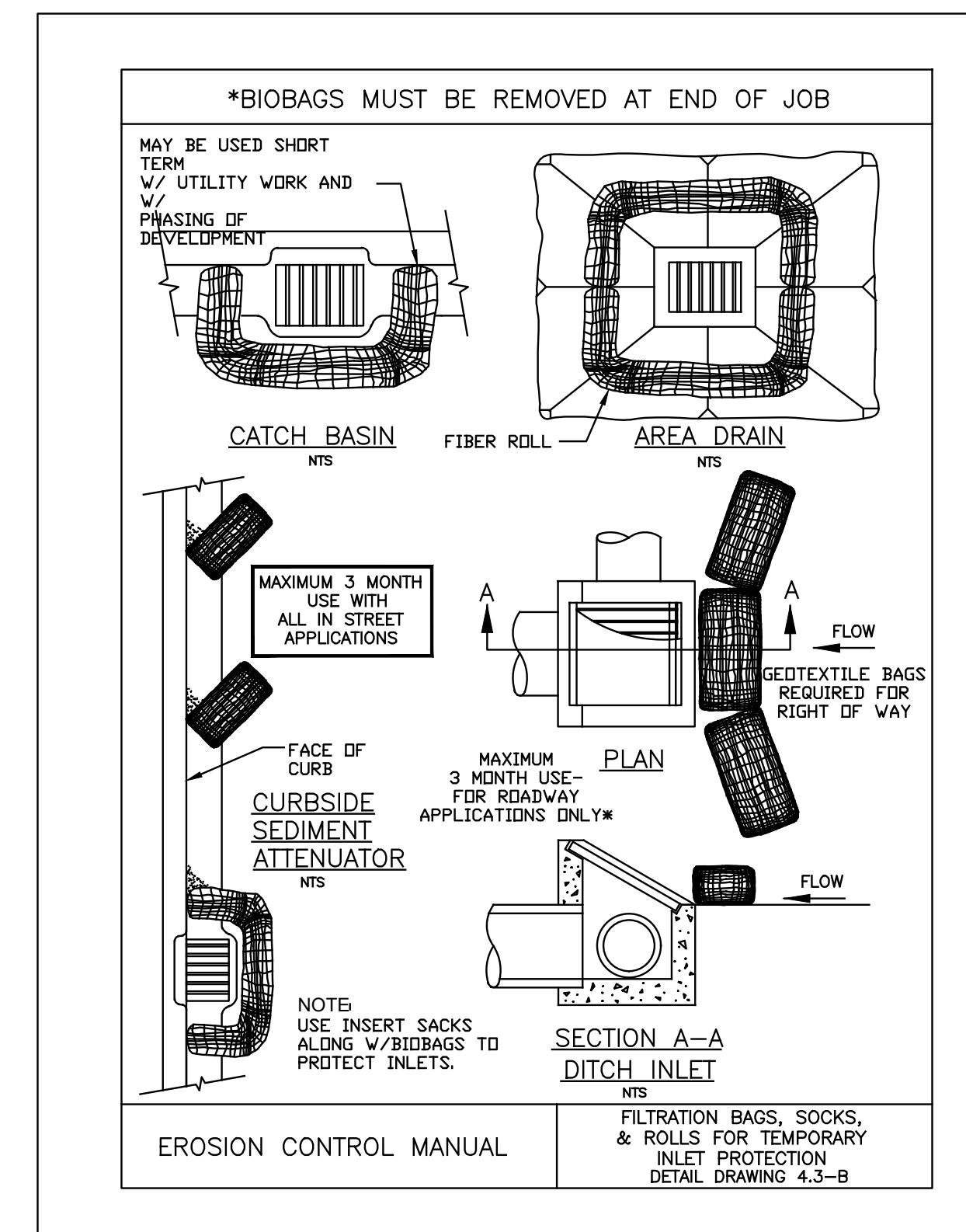
REINFORCED SEDIMENTATION CONTROL SYSTEMS (TOE OF SLOPE)



CONSTRUCTION ENTRANCE



TEMPORARY SOIL STOCKPILE



EROSION CONTROL MANUAL

**Erosion Control Details & Specifications**

Land of Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

DURING CONSTRUCTION THERE SHALL BE A SUPPLY OF SILT FENCE AND/OR HAY BALES STORED ON SITE FOR EMERGENCY SEDIMENT AND EROSION CONTROL PURPOSES.

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Christopher S. Juliano PELS #19725



REVISIONS	
DATE	DESCRIPTION

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Project no.:	23-100	Date:	12/05/23	Scale:	NTS
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	8 of 18
Final map:	CJULIANO	Released:	ZGEORGINA	Revision:	0

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**CULTEC RECHARGER 180HD SPECIFICATIONS**

**GENERAL**  
 CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM) HDPE.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT<sup>3</sup> / FT (0.32 M<sup>3</sup> / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180HD STAND ALONE UNIT SHALL BE 25.25 FT<sup>3</sup> (0.72 M<sup>3</sup>) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180HD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT<sup>3</sup> (0.62 M<sup>3</sup>) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT<sup>3</sup> (0.32 M<sup>3</sup>) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT<sup>3</sup> / FT (0.085 M<sup>3</sup> / M) - WITHOUT STONE.
- THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER® 180HD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
- THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

**CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS**

**GENERAL**  
 CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS FOR RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PROPERTIES**

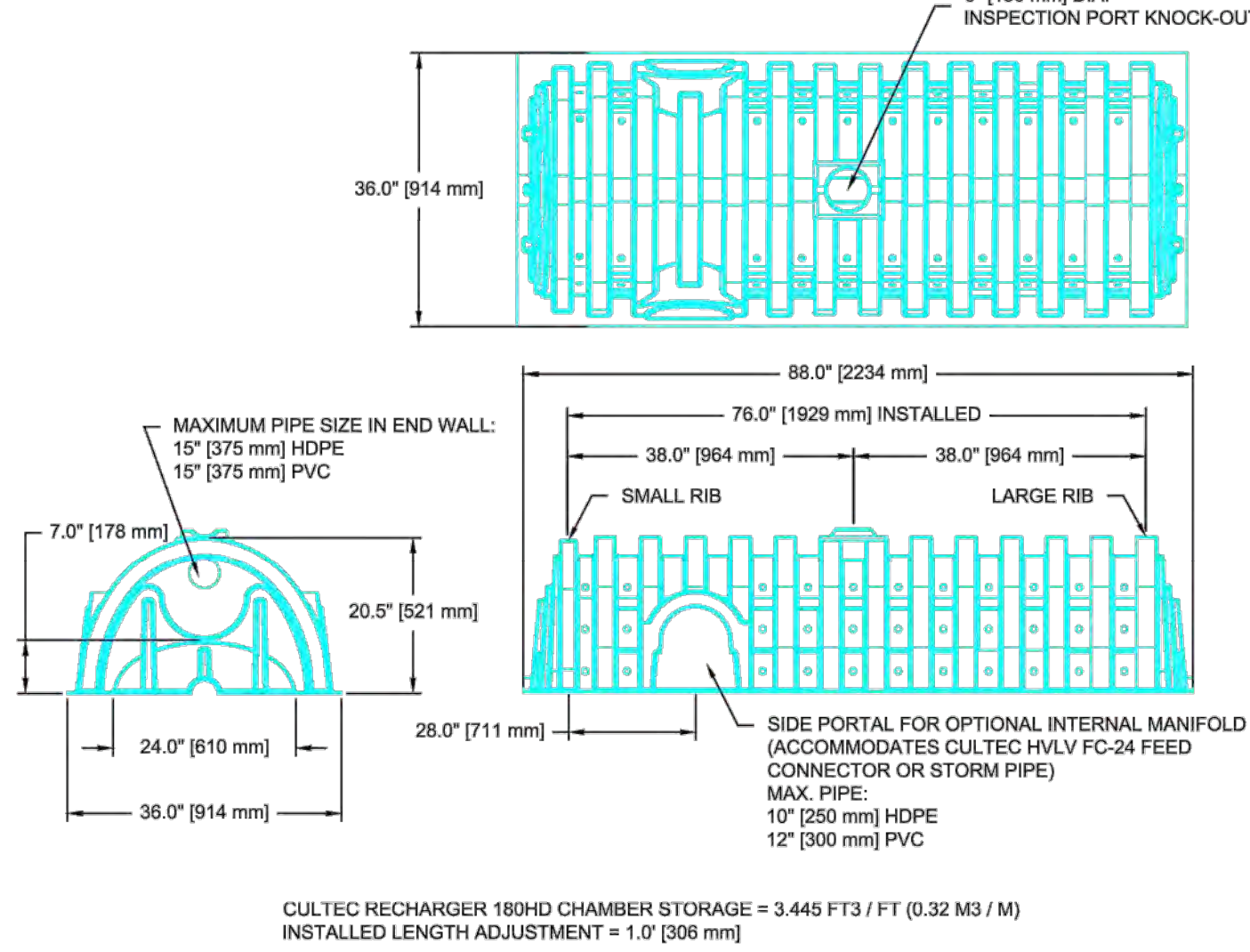
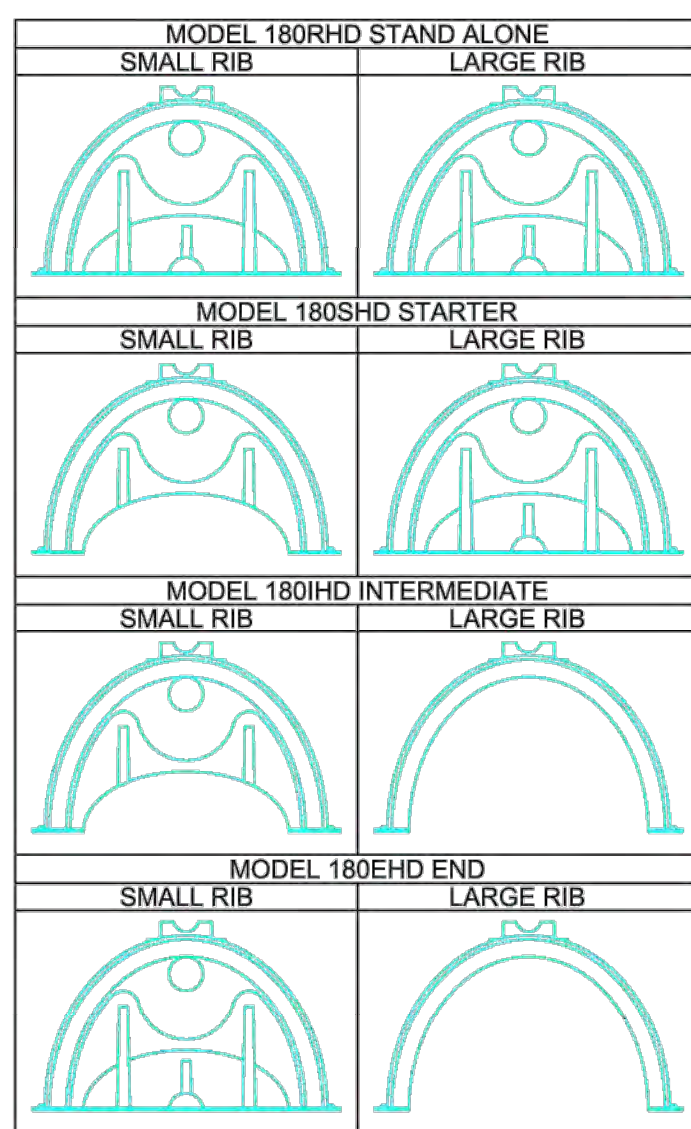
- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416).
- CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE. THE HVLV FC-48 IS 54 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.919 CF/FT.
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
- ALL CHAMBERS SHALL BE ARCHED IN SHAPE.
- HEAVY DUTY UNITS ARE DESIGNED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. (AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS).
- HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

**CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

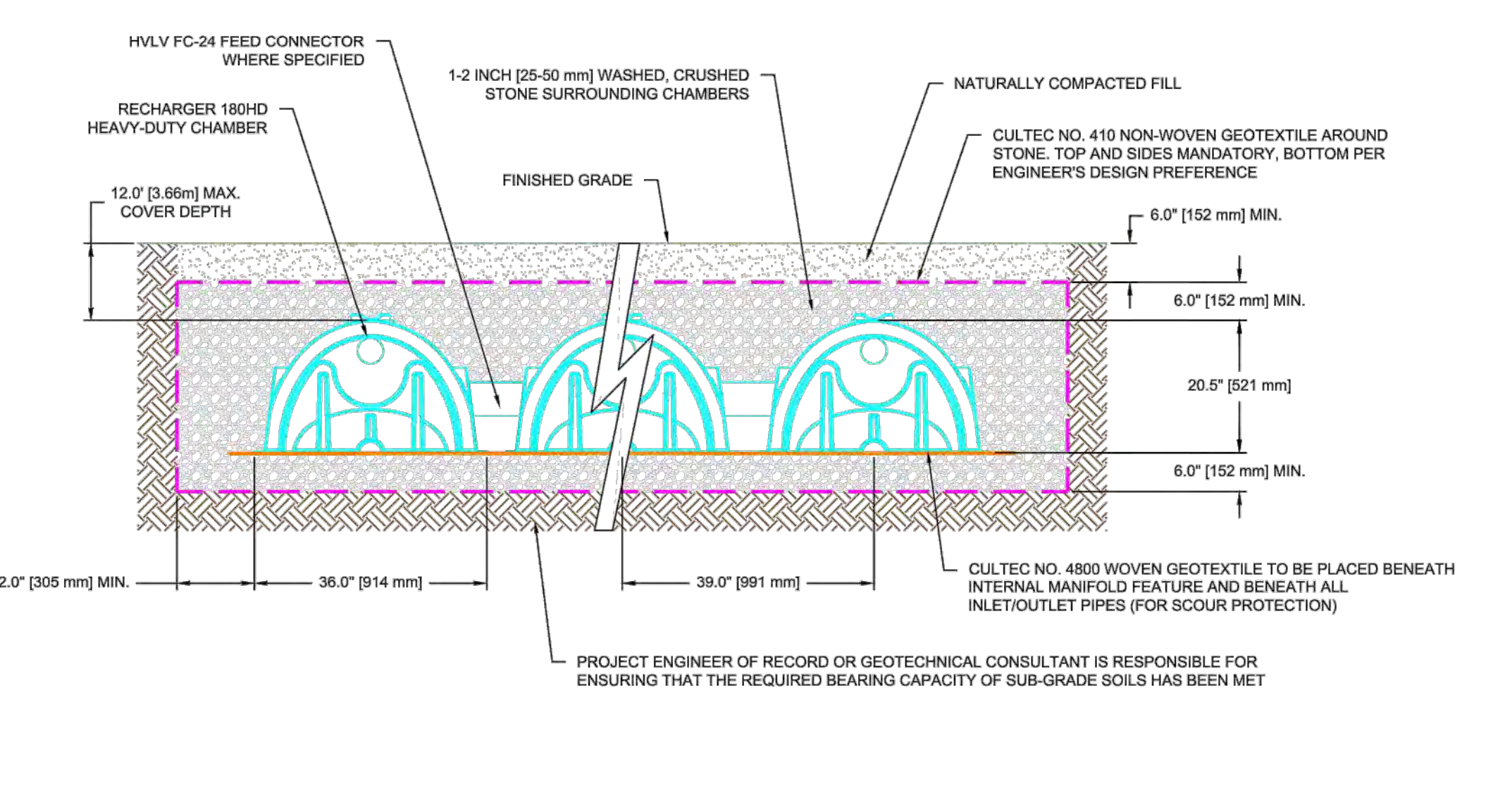
**GEOTEXTILE PARAMETERS**

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  - THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M<sup>2</sup>).
  - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SQ M) PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.
- CULTEC NO. 4800™ WOVEN GEOTEXTILE**  
 CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT<sup>2</sup> (470 LPM/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



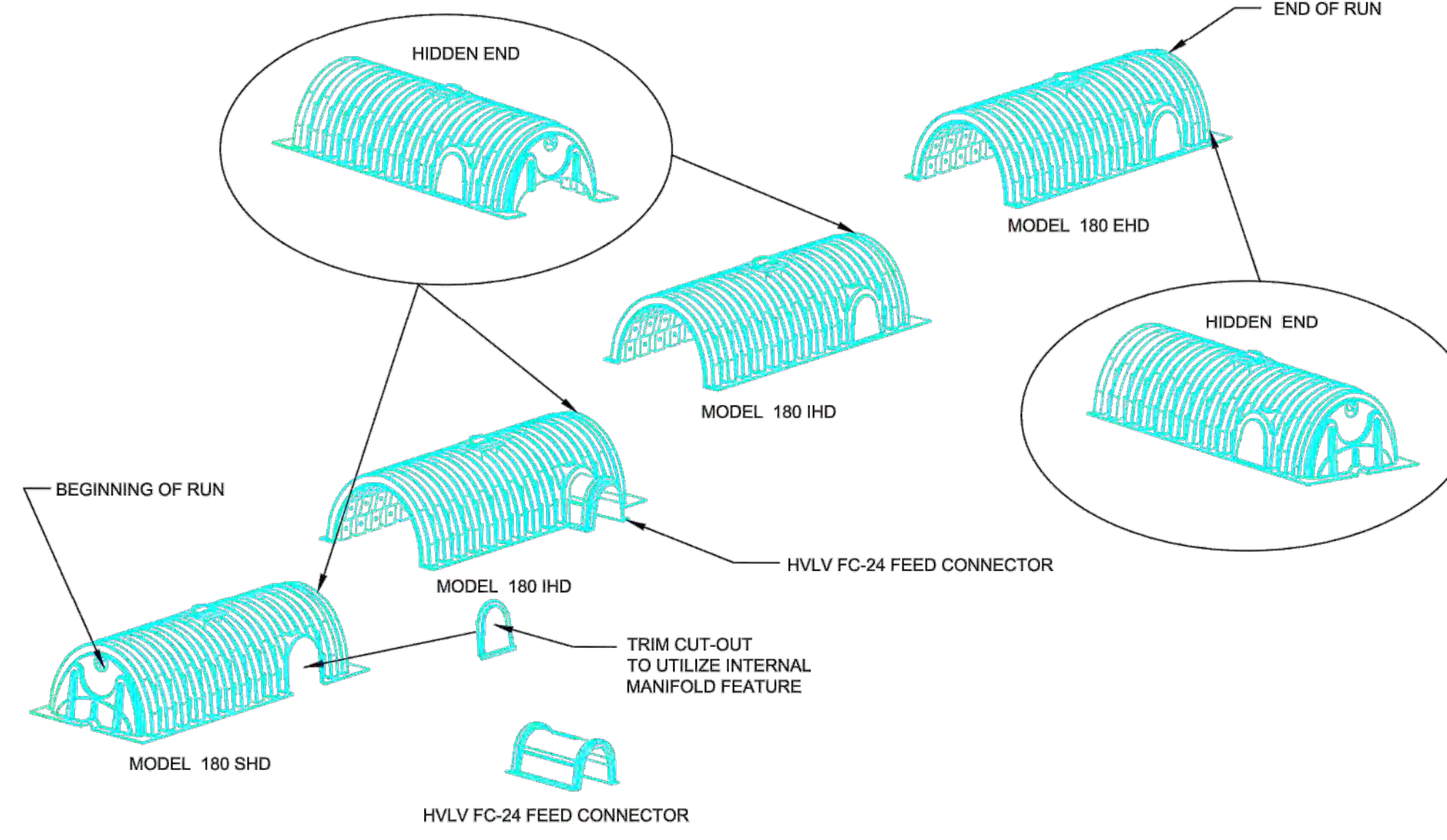
CULTEC RECHARGER 180HD CHAMBER STORAGE = 3.445 FT<sup>3</sup> / FT (0.32 M<sup>3</sup> / M)  
 INSTALLED LENGTH ADJUSTMENT = 1.0' (306 mm)

**CULTEC RECHARGER 180HD HEAVY DUTY THREE VIEW**

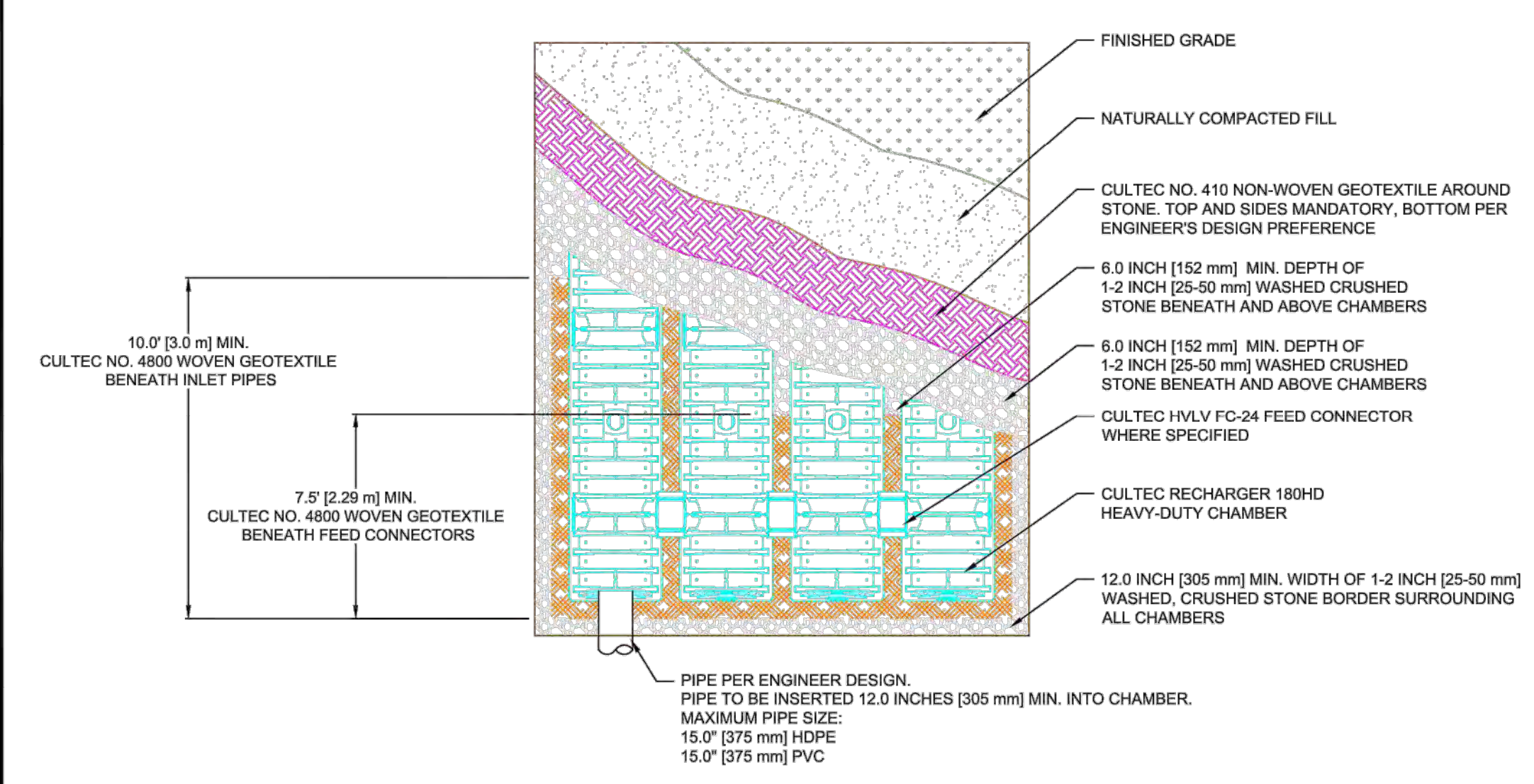


PROJECT ENGINEER OF RECORD OR GEOTECHNICAL CONSULTANT IS RESPONSIBLE FOR ENSURING THAT THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS HAS BEEN MET

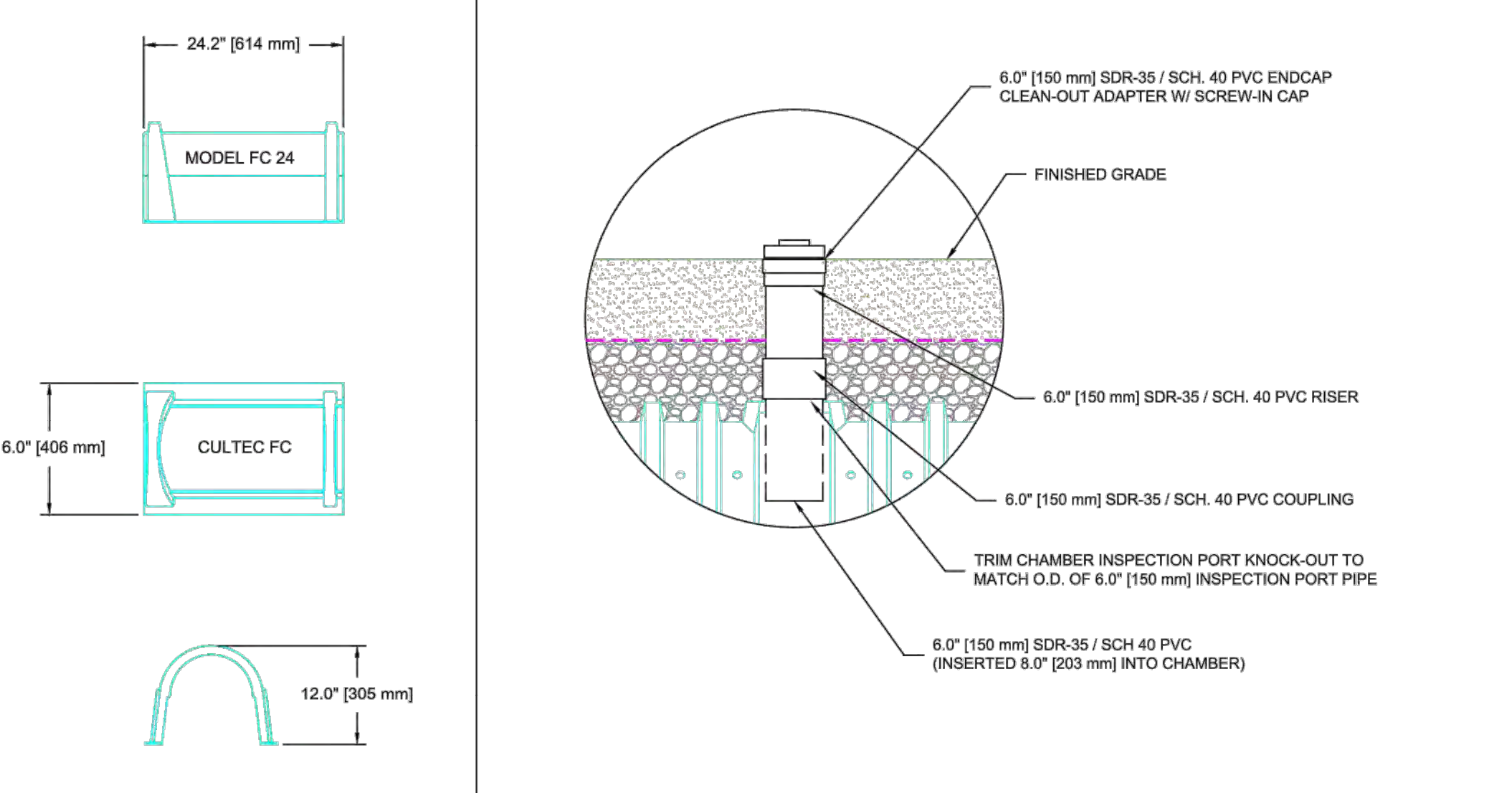
**CULTEC RECHARGER 180HD HEAVY DUTY END DETAIL INFORMATION**



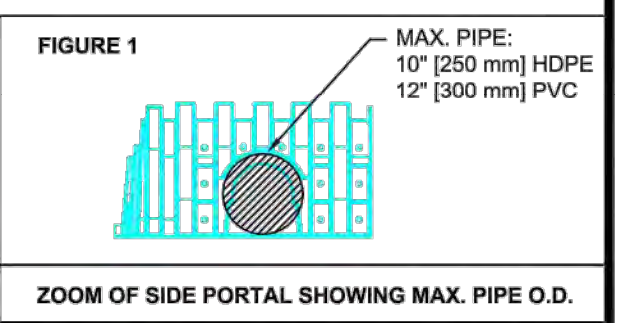
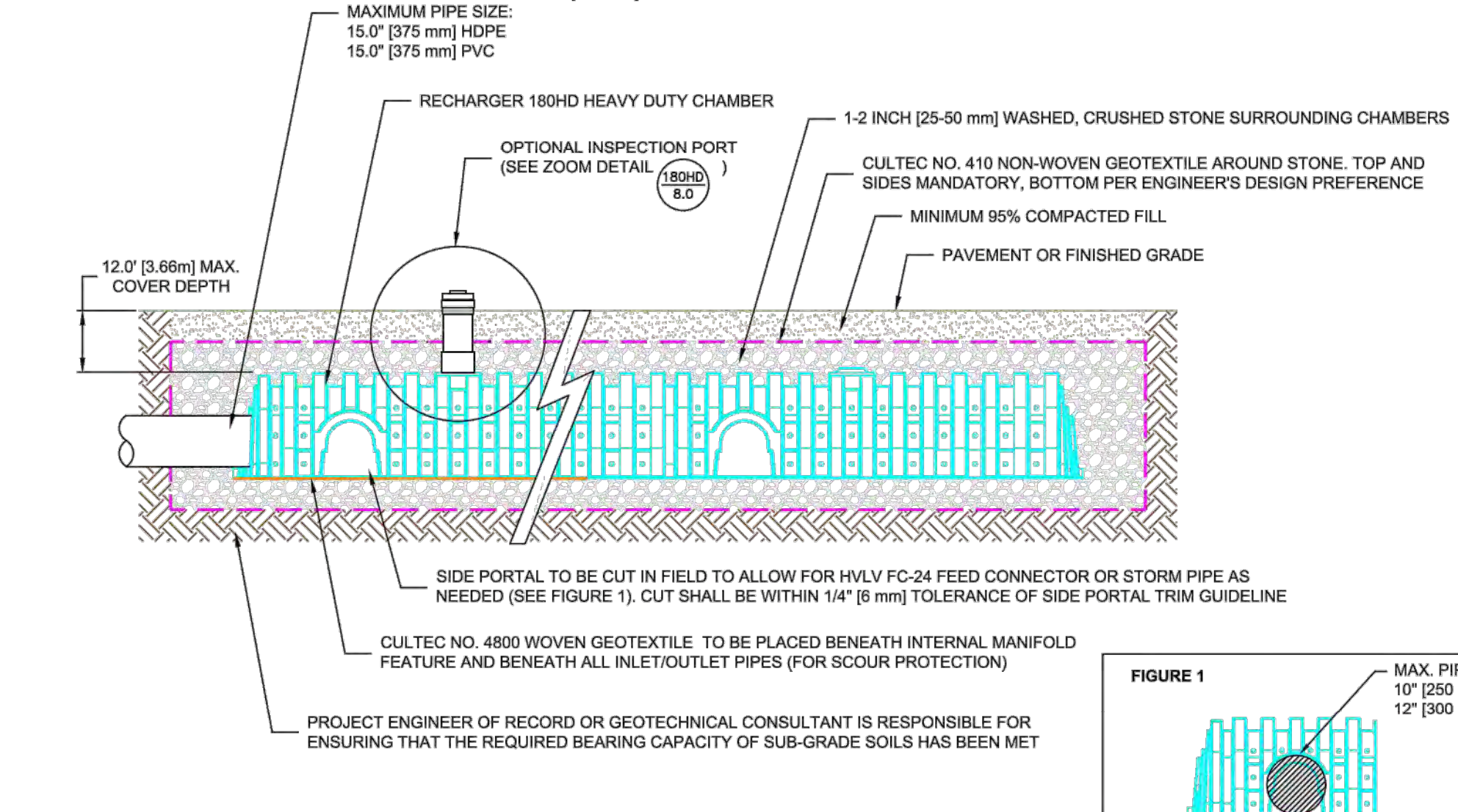
**GENERAL NOTES**



**CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION**



**CULTEC RECHARGER 180HD HEAVY DUTY TYPICAL INTERLOCK**



**CULTEC RECHARGER 180HD HEAVY DUTY PLAN VIEW**

**CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**

**OPTIONAL INSPECTION PORT - ZOOM DETAIL**

**CULTEC INTERNAL MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL**

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 FX: (203) 775-1462  
 tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 180HD  
 DETAIL SHEET  
 NON-TRAFFIC APPLICATION

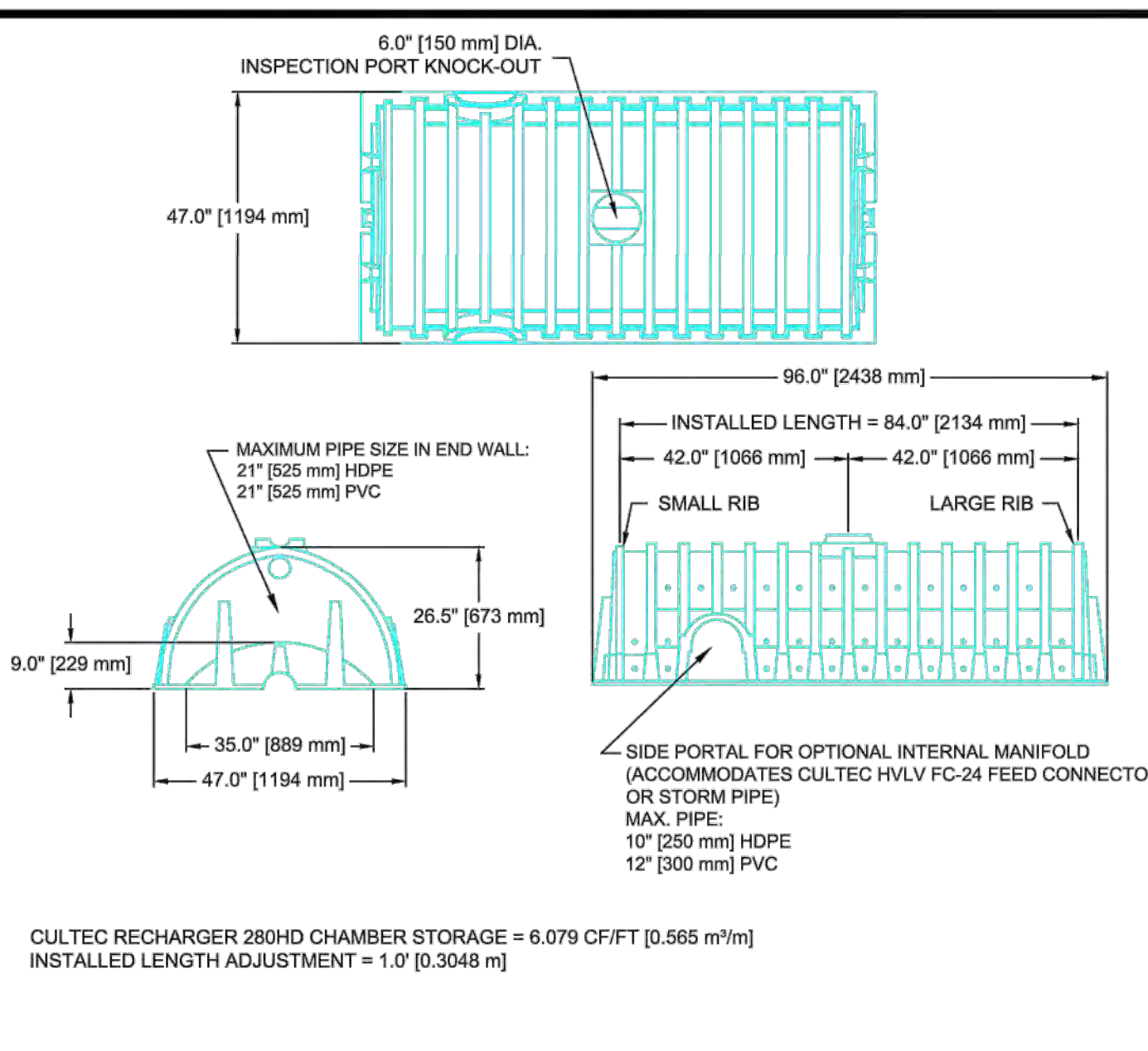
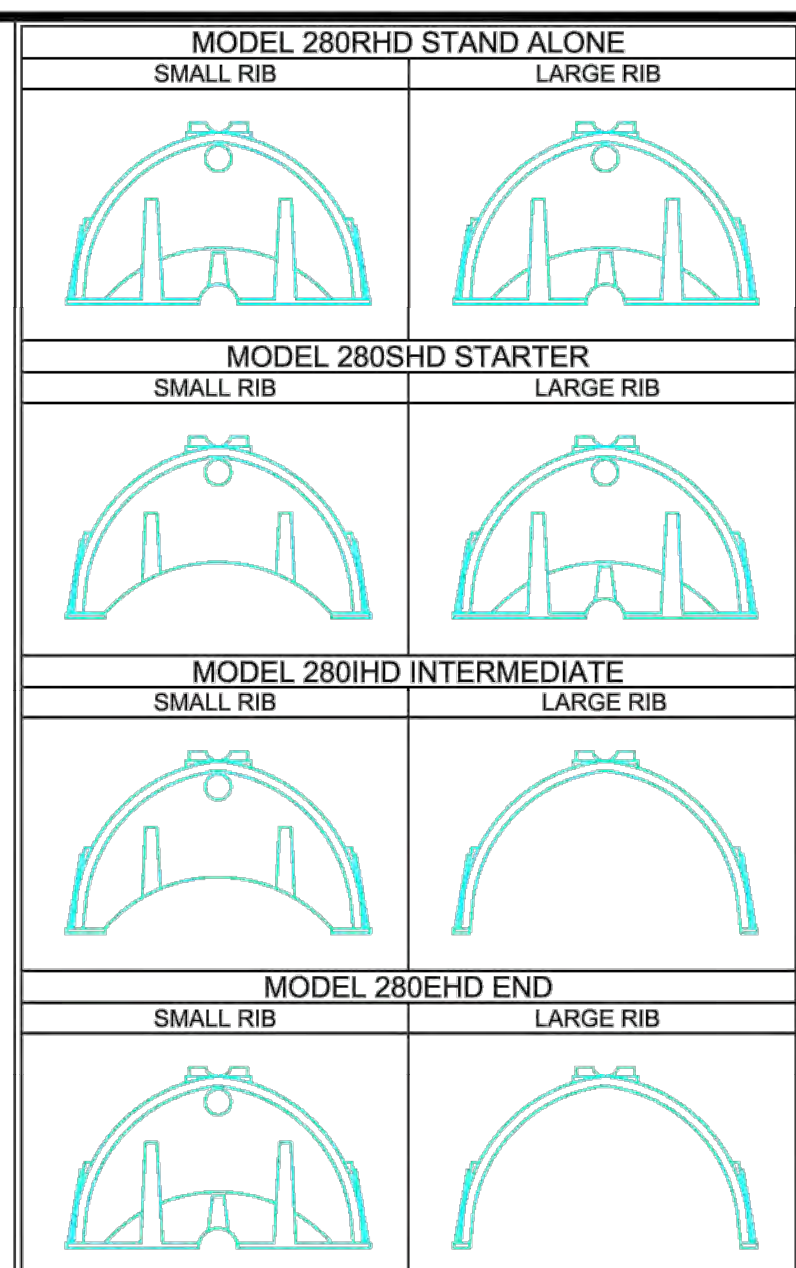
CULTEC STORMWATER CHAMBER	
PROJECT NO: 23-100	DATE: 12/05/23
DRAWN BY: CULTEC, INC	CHECKED BY: TECH
SCALE: N.T.S.	SHEET NO: 9 OF 18

**CULTEC RECHARGER 280HD SPECIFICATIONS**

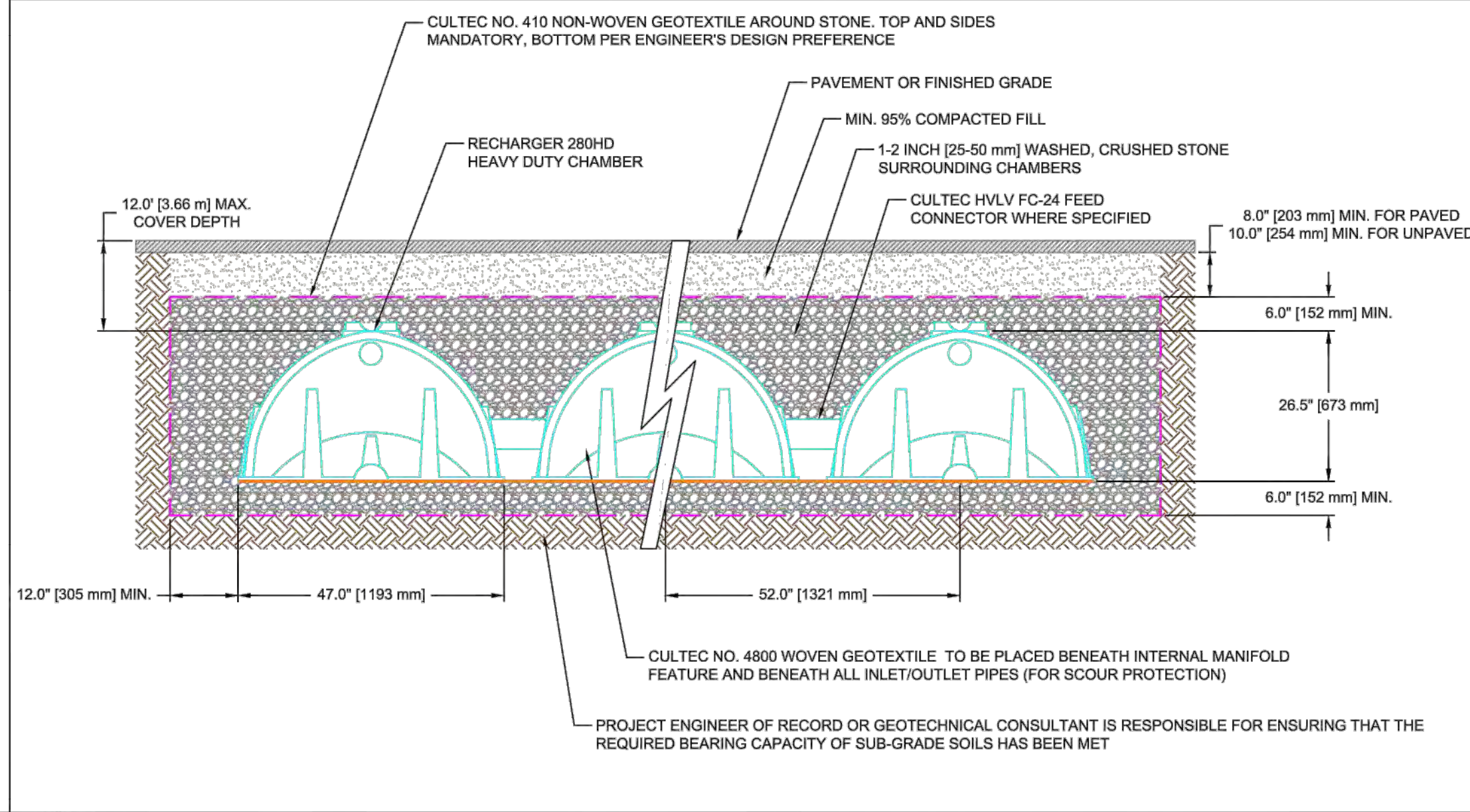
- GENERAL**  
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.
- CHAMBER PARAMETERS**
- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
  - THE CHAMBER WILL BE ARCHED IN SHAPE.
  - THE CHAMBER WILL BE OPEN-BOTTOMED.
  - THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDRED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
  - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
  - MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 21 INCHES (525 mm) HDPE.
  - THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.5" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
  - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
  - THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT<sup>3</sup> / FT (0.565 m<sup>3</sup> / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT<sup>3</sup> / UNIT (1.205 m<sup>3</sup> / UNIT) - WITHOUT STONE.
  - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / m) - WITHOUT STONE.
  - THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
  - THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
  - THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
  - THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
  - THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
  - THE RECHARGER 280IH INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
  - THE RECHARGER 280EH END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
  - THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
  - CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
  - THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
  - THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
  - THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY.
  - THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
  - THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF APMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
  - MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

**CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS**

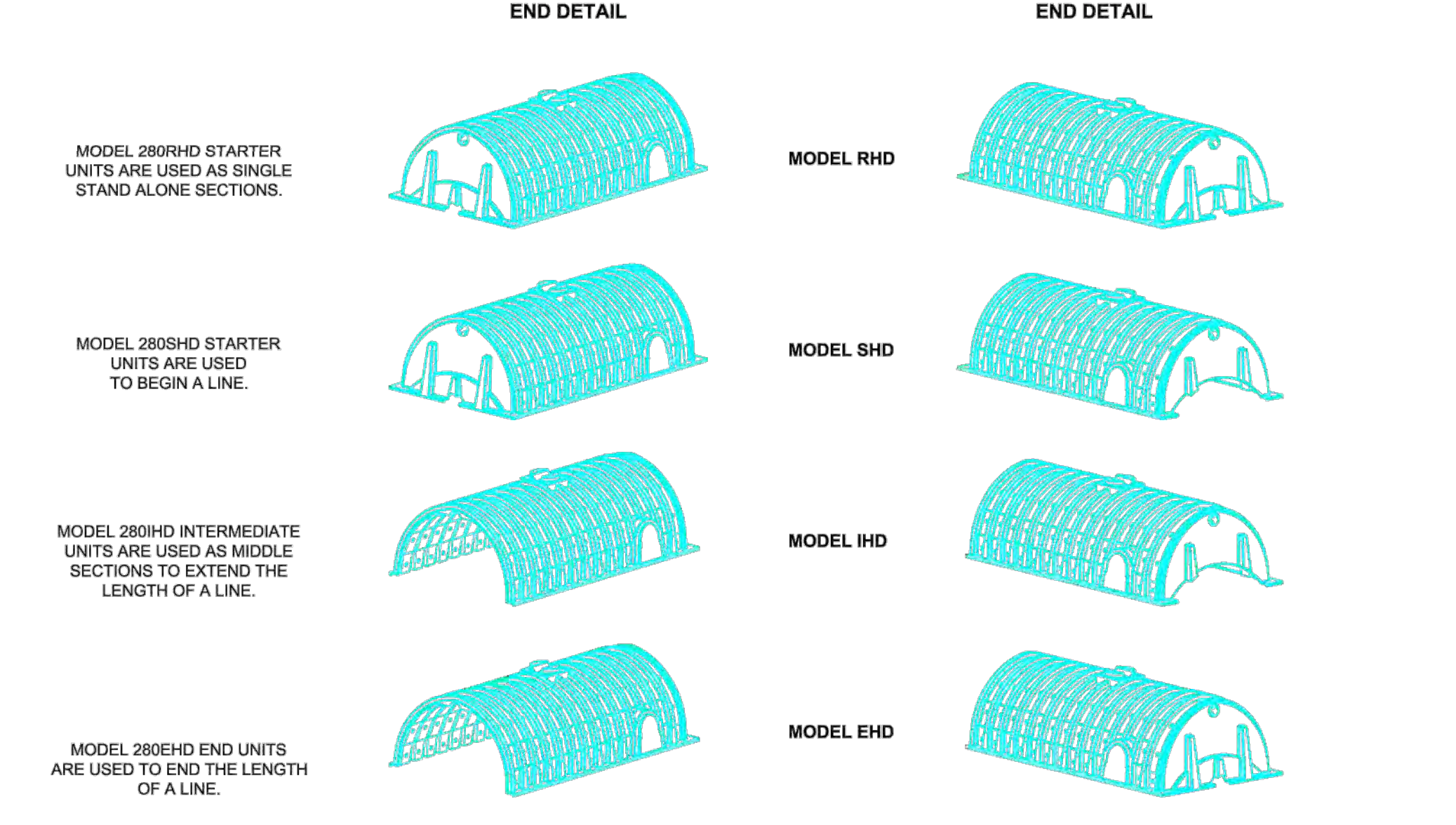
- GENERAL**  
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.
- CHAMBER PARAMETERS**
- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
  - THE CHAMBER WILL BE ARCHED IN SHAPE.
  - THE CHAMBER WILL BE OPEN-BOTTOMED.
  - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
  - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / m) - WITHOUT STONE.
  - THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
  - THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
  - THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
  - THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- CULTEC NO. 410<sup>®</sup> NON-WOVEN GEOTEXTILE**  
CULTEC NO. 410<sup>®</sup> NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR<sup>®</sup> AND RECHARGER<sup>®</sup> STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  - THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
  - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SQ) PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.
- CULTEC NO. 4800<sup>™</sup> WOVEN GEOTEXTILE**  
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
  - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT<sup>2</sup> (470 LPM/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
  - THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



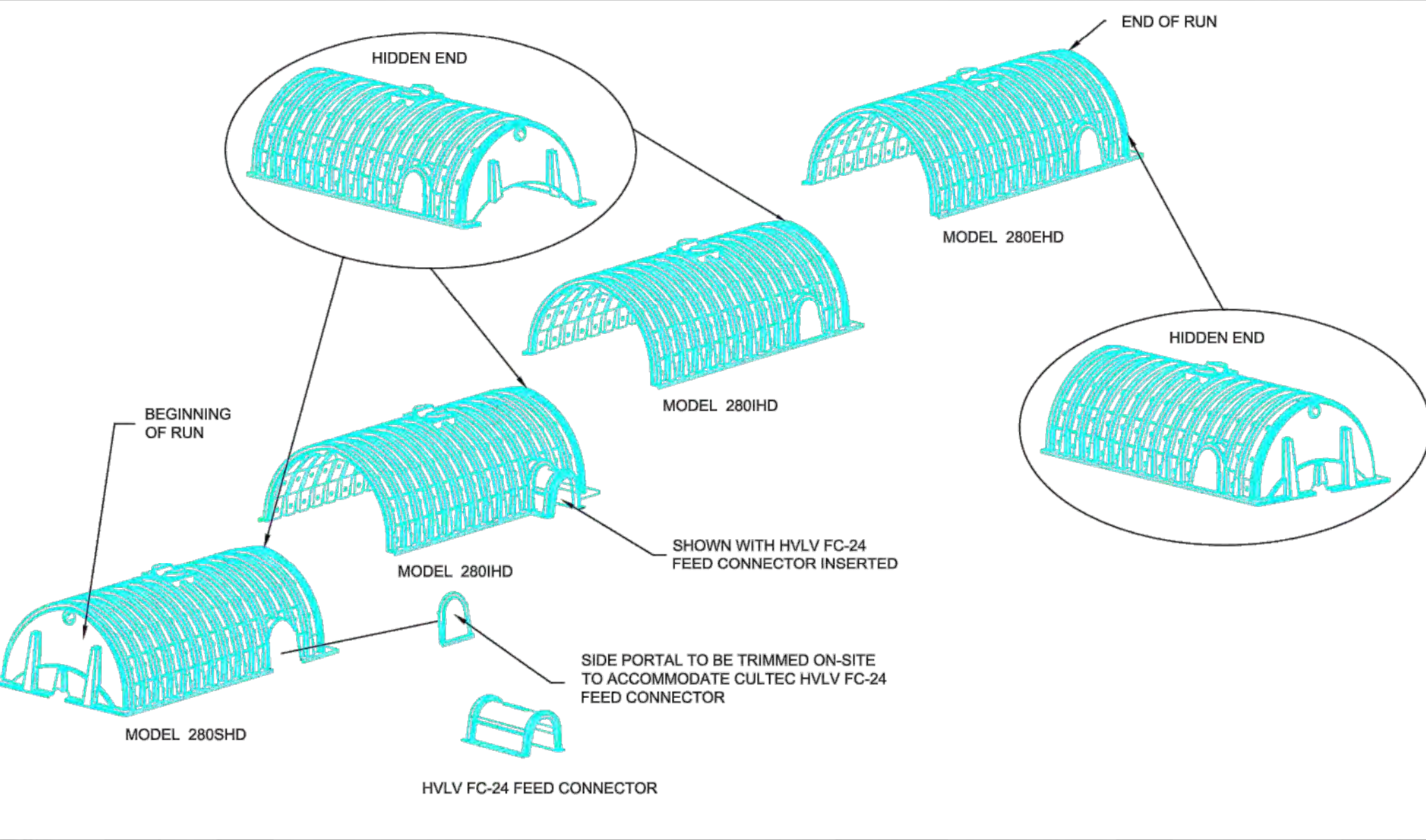
**CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**



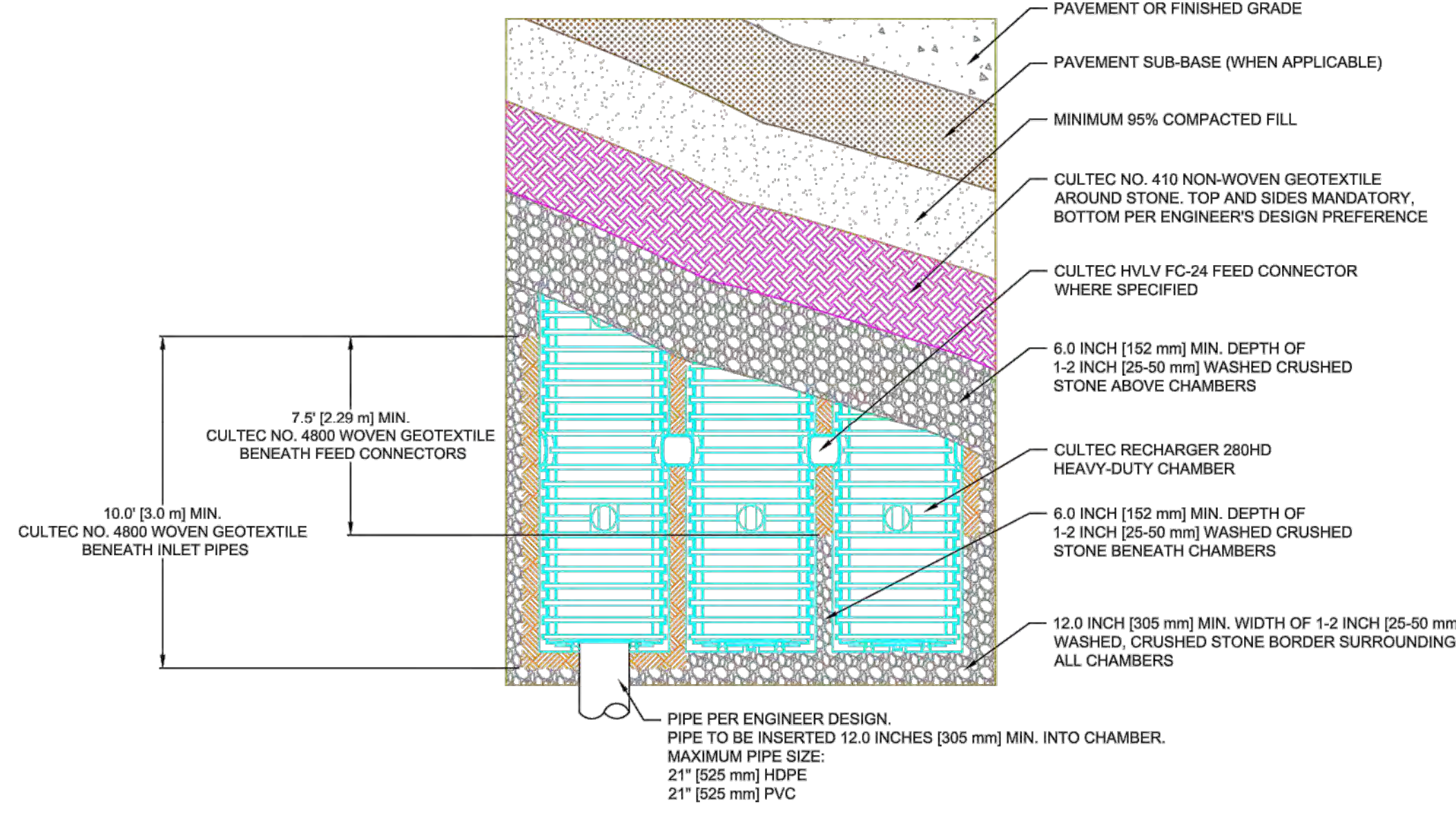
**CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**



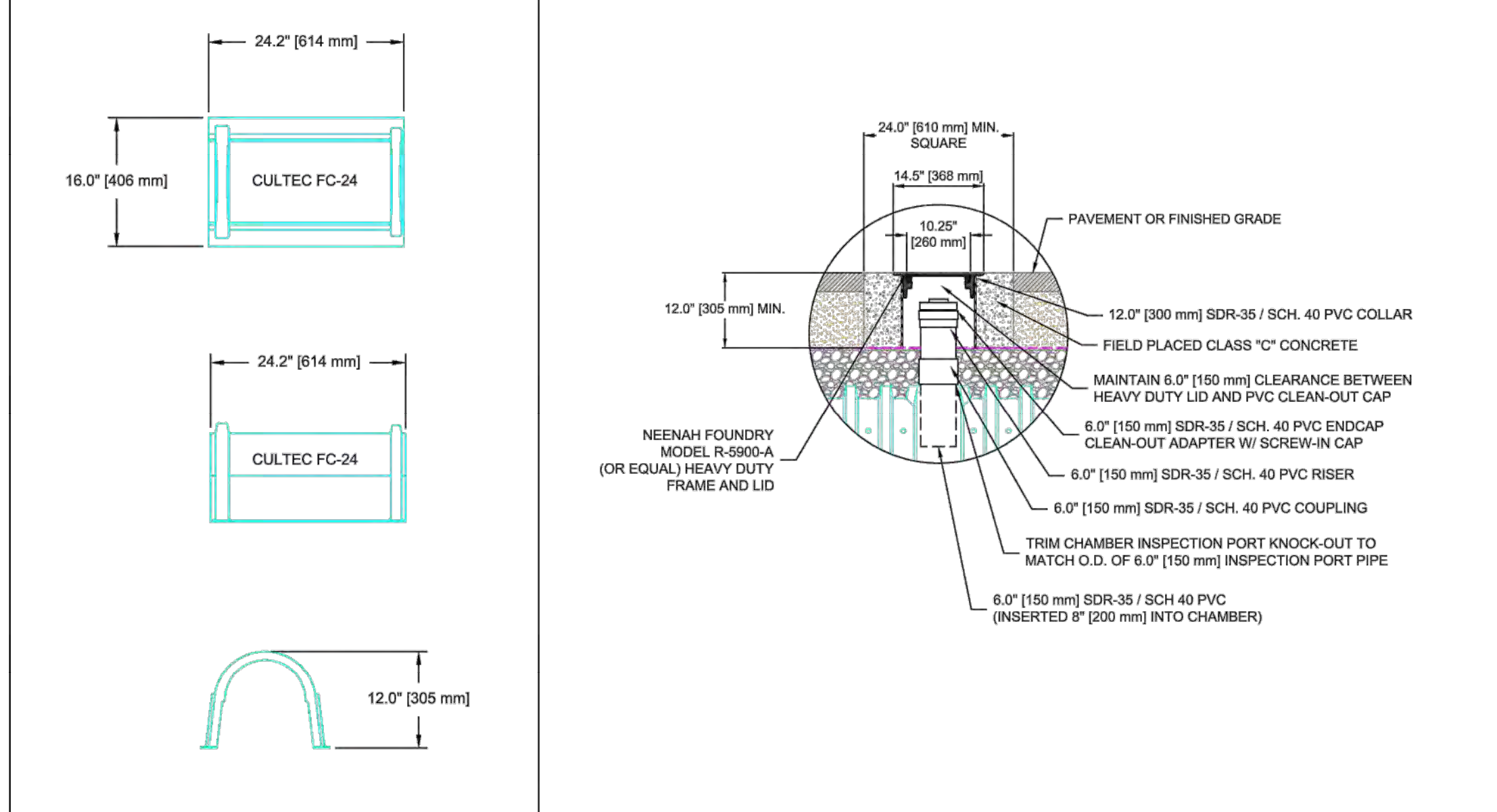
**CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**



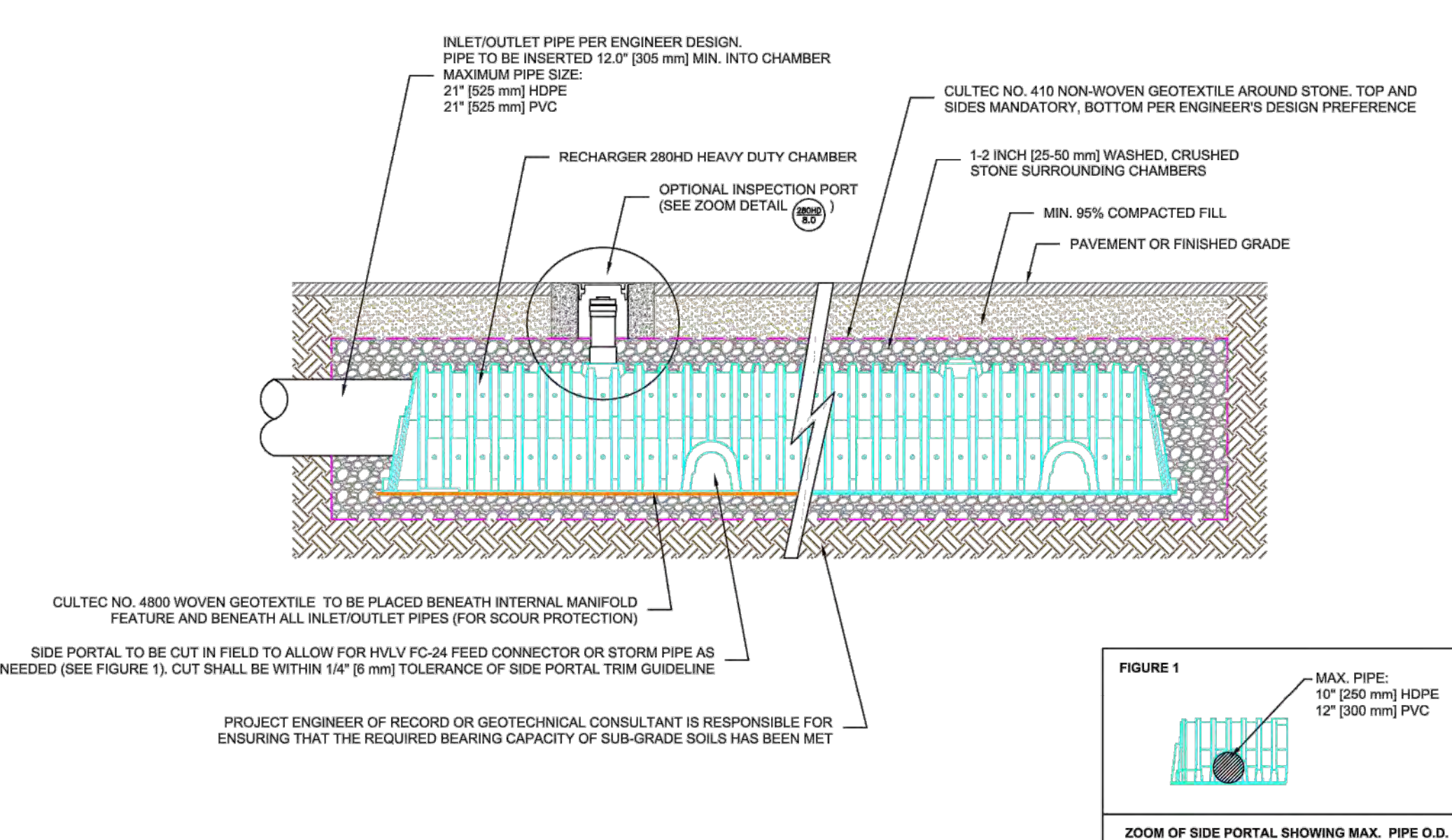
**GENERAL NOTES**



**CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION**



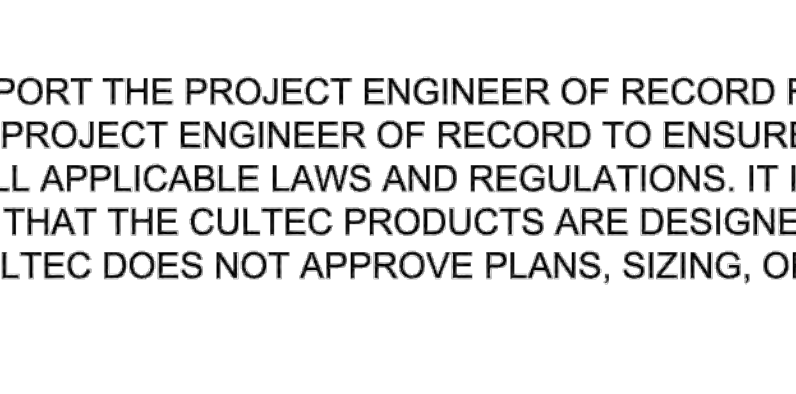
**CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK**



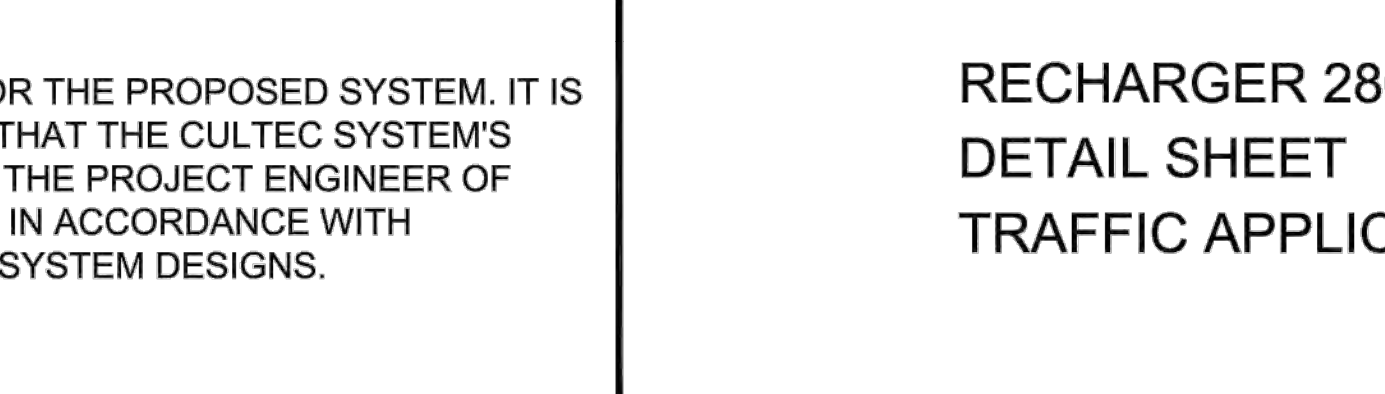
**CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW**



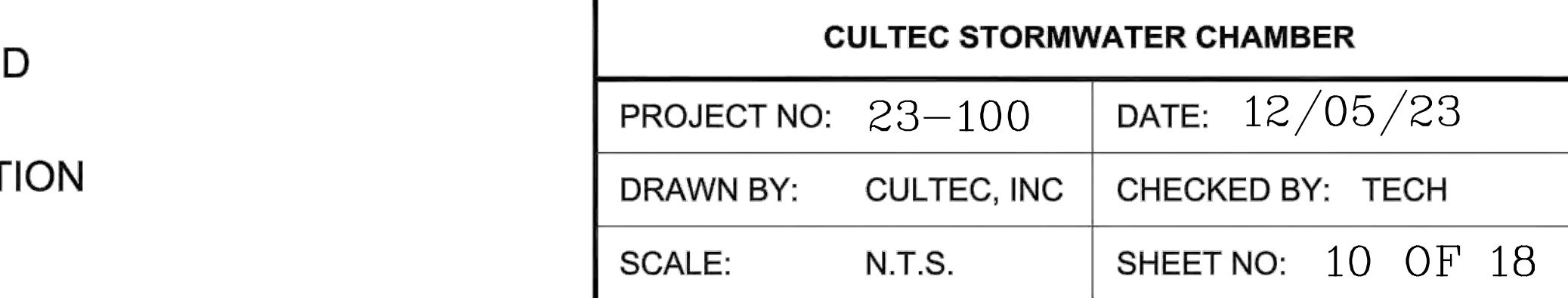
**CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



**OPTIONAL INSPECTION PORT - ZOOM DETAIL**



**CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**



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RECHARGER 280HD  
DETAIL SHEET  
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER	
PROJECT NO: 23-100	DATE: 12/05/23
DRAWN BY: CULTEC, INC	CHECKED BY: TECH
SCALE: N.T.S.	SHEET NO: 10 OF 18

**SEPARATOR ROW™ SPECIFICATIONS**

**GENERAL**

1. CULTEC'S SEPARATOR ROW IS USED AS AN INEXPENSIVE MEANS OF REMOVING TOTAL SUSPENDED SOLIDS FROM THE CHAMBER SYSTEM, AS WELL AS PROVIDING EASIER ACCESS FOR INSPECTION AND MAINTENANCE.

2. THE SEPARATOR ROW PERFORMANCE SHALL BE TESTED AND VERIFIED TO THE PROTOCOLS AND PROCEDURES AS DEFINED BY ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) CANADA TO ACHIEVE 80% TSS REMOVAL.

**INSTALLATION INSTRUCTIONS**

A SEPARATOR ROW IS INSTALLED ON A 1-2 INCH [25-51 mm] WASHED, CRUSHED STONE BASE. TYPICALLY, THE CULTEC CHAMBER MODEL USED FOR THE SEPARATOR ROW IS THE SAME CHAMBER USED THROUGHOUT THE ENTIRE CHAMBER BED.

STORMWATER IS DISTRIBUTED TO THE SEPARATOR ROW BY A PRIMARY FEED SYSTEM THAT DIVERTS FLOW TO THE SEPARATOR ROW AND A SECONDARY BYPASS FEED SYSTEM THAT DIVERTS THE FLOW OF CLEAN WATER TO THE OTHER PARTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE DISTRIBUTION SYSTEM MAY BE BY PIPES SET AT A LOWER ELEVATION THAT PERMIT THE FIRST FLUSH TO THE SEPARATOR ROW VERSUS OTHER PARTS OF THE UNDERGROUND STORMWATER SYSTEM. THIS INITIAL FLOW MAY BE MANAGED BY A Baffle OR WEIR, THE SIZING OF THE PIPE(S) THAT PROVIDE STORM WATER TO THE SEPARATOR ROW IS TO BE DETERMINED BY THE DESIGN ENGINEER AND IS BASED UPON THE REQUIREMENT TO ACCOMMODATE THE DESIGN FLOW AND SERVICE CONVENIENCE.

THE CHAMBERS UTILIZED IN THE SEPARATOR ROW ARE TO BE COMPLETELY WRAPPED WITH CULTEC No. 410 NON-WOVEN GEOTEXTILE. THIS CREATES A PASS-THROUGH FILTER ARRANGEMENT TO SEPARATE TOTAL SUSPENDED SOLIDS IN THE TRANSFER OF STORM WATER TO OTHER CHAMBERS THROUGHOUT THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

ONCE WRAPPED, THE SEPARATOR ROW IS TO THEN BE PLACED ENTIRELY OVER 1 LAYER OF CULTEC No. 4800 WOVEN GEOTEXTILE. THIS WOVEN GEOTEXTILE PROVIDES A DURABLE SURFACE WITHIN THE ROW FOR MAINTENANCE PROCEDURES AS WELL AS TO PREVENT ANY SCOURING OF THE STONE BASE DURING HIGH PRESSURE JETTING.

THE RECOMMENDED INSTALLATION OF SEPARATOR ROW CHAMBERS, IN REGARD TO STONE SEPARATION AND STONE ABOVE THE UNIT, ALONG WITH OTHER MINIMUM BURIAL, MATERIALS AND METHOD SPECIFICATIONS DETAILED FOR THE PROPER INSTALLATION, IS THE SAME AS CULTEC'S REQUIREMENT DETAILED IN THE COMPANY'S INSTALLATION GUIDELINES WITH THE EXCEPTION OF THE PLACEMENT OF THE REQUIRED FILTERING FABRICS. PLEASE REFER TO CULTEC'S CURRENT INSTALLATION INSTRUCTIONS FOR STORMWATER CHAMBERS AS A GUIDE.

**MAINTENANCE PROCEDURES**

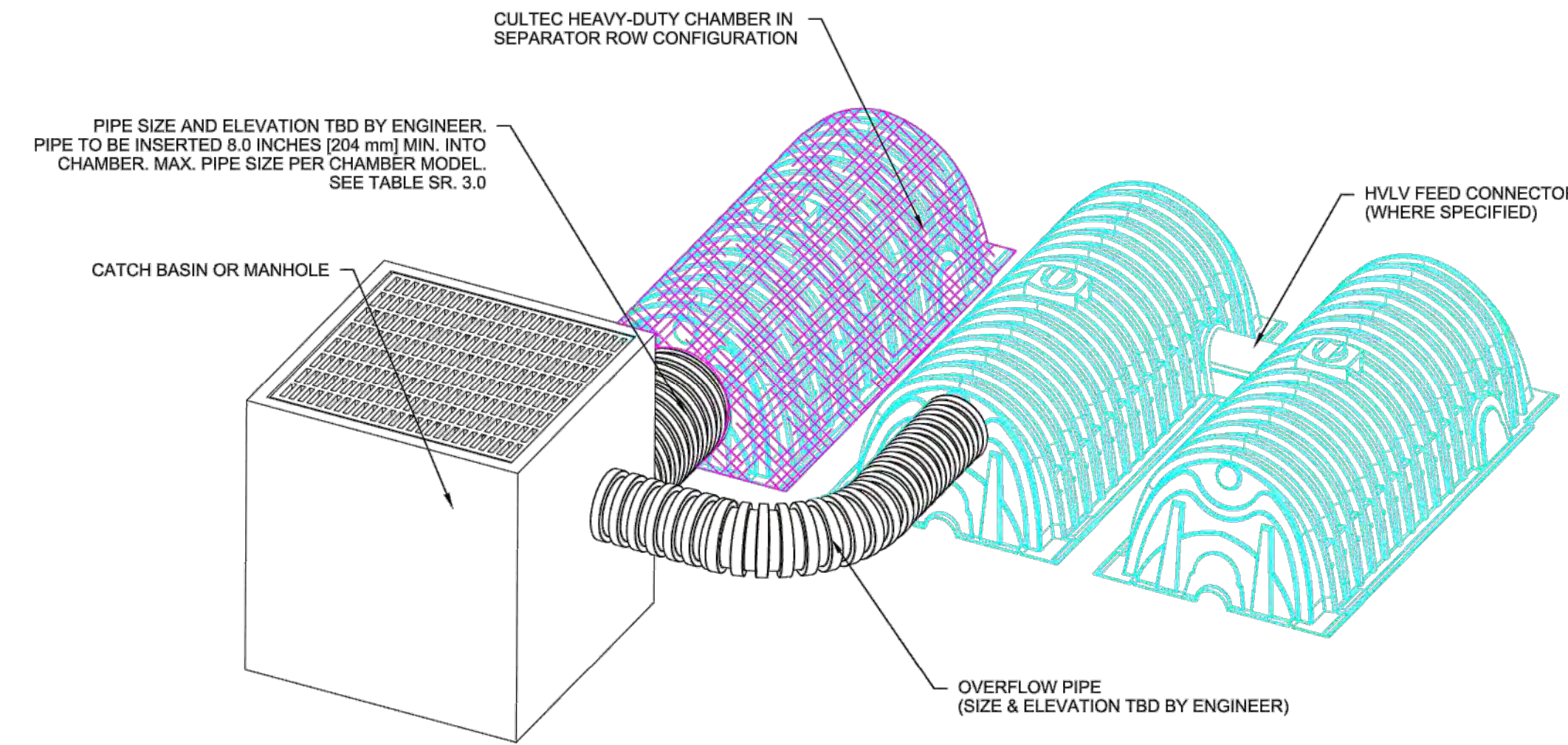
CULTEC RECOMMENDS INSPECTIONS OF THE SEPARATOR ROW TO BE PERFORMED EVERY SIX MONTHS FOR THE FIRST YEAR. THE FREQUENCY OF INSPECTION CAN THEN BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION.

WHILE CLEANING IS POSSIBLE FROM A SINGLE MANHOLE IN SHORTER LINES, A CLEAN-OUT OPTION FROM EITHER END OF A LINE IS PREFERABLE, PARTICULARLY FOR LONGER RUNS. CLEANING INVOLVES FLUSHING SEDIMENT FROM THE BASE FABRIC OF THE SEPARATOR ROW.

ACCESS WILL BE PROVIDED VIA A MANHOLE(S) LOCATED AT THE END(S) OF THE ROW FOR CLEAN OUT.

MAINTENANCE OF THE SEPARATOR ROW IS TO BE ACCOMPLISHED WITH A JETVAC PROCESS.

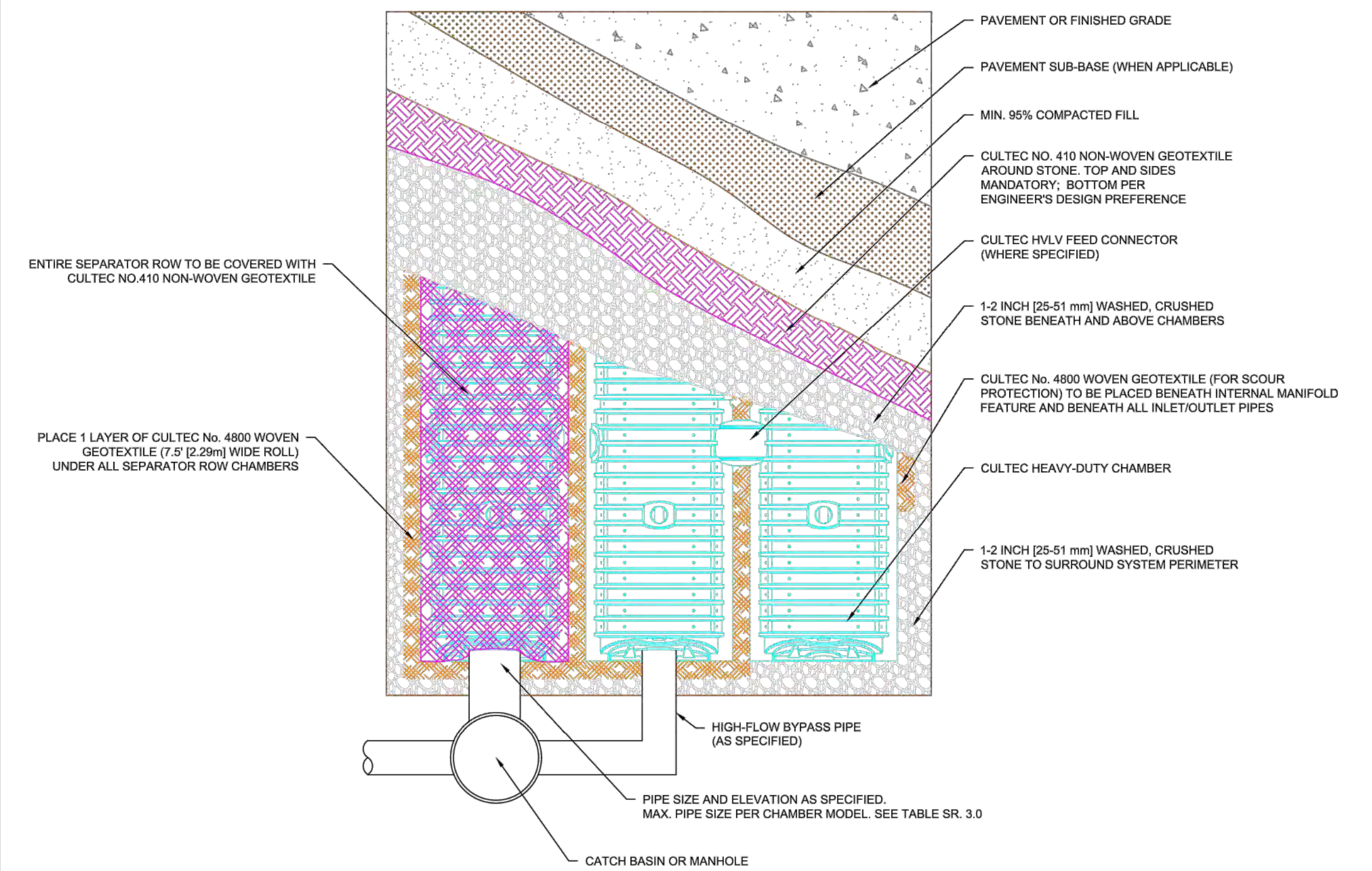
THE JETVAC IS TO BE SENT DOWN THE ENTIRE LENGTH OF THE SEPARATOR ROW. AS THE HIGH PRESSURE WATER NOZZLE IS RETRIEVED, THE CAPTURED SEDIMENTS ARE PUSHED BACK INTO THE MANHOLE FOR VACUUMING.



**TYPICAL SEPARATOR ROW CONFIGURATION INLET CONNECTION**

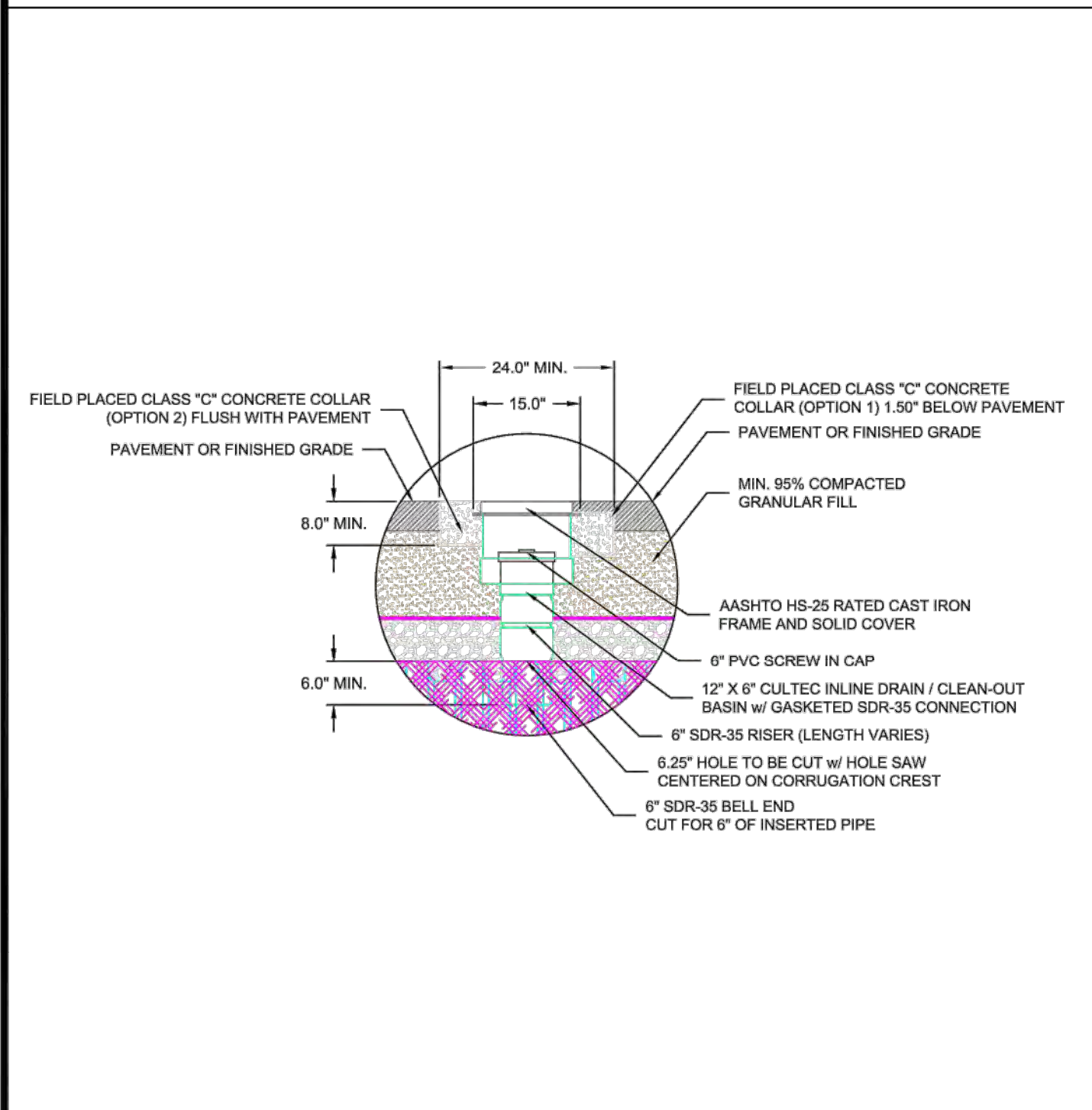
CULTEC CHAMBER MODEL						
	DESCRIPTION	CONTACTOR 100HD	RECHARGER 150XLHD	RECHARGER 280HD	RECHARGER 330XLHD	RECHARGER 902HD
A'	MIN. DEPTH OF STONE BASE	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	9" 229 mm
B	CHAMBER HEIGHT	12.5" 318 mm	18.5" 470 mm	26.5" 673 mm	30.5" 775 mm	48" 1219 mm
C'	MIN. DEPTH OF STONE REQUIRED ABOVE UNITS FOR TRAFFIC APPLICATIONS	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	12" 305 mm
D	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED TRAFFIC	8" 203 mm	8" 203 mm	8" 203 mm	10" 254 mm	12" 305 mm
E	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12' 3.65 m	12' 3.65 m	12' 3.65 m	12' 3.65 m	8.3' 2.53 m
	MAX. PIPE SIZE TO CHAMBER ENDWALL/ENDCAP	10" 250 mm	12" 300 mm	18" 450 mm	24" 600 mm	24" 600 mm

NOTE¹: STONE ABOVE AND BELOW UNITS MAY VARY PER SYSTEM. SEE SYSTEM LAYOUT FOR STONE REQUIREMENTS



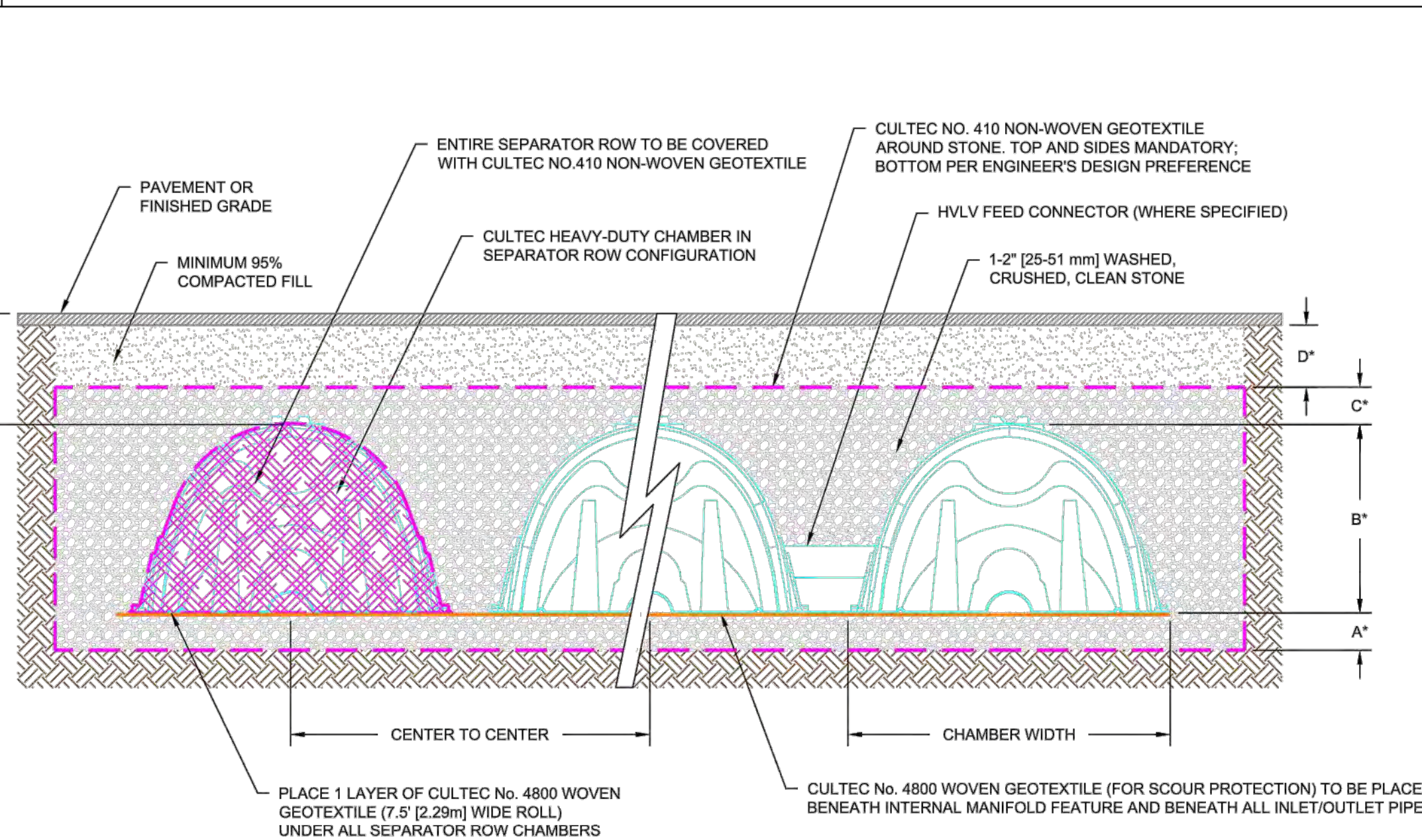
**TYPICAL SEPARATOR ROW CONFIGURATION PLAN VIEW**

**GENERAL NOTES**



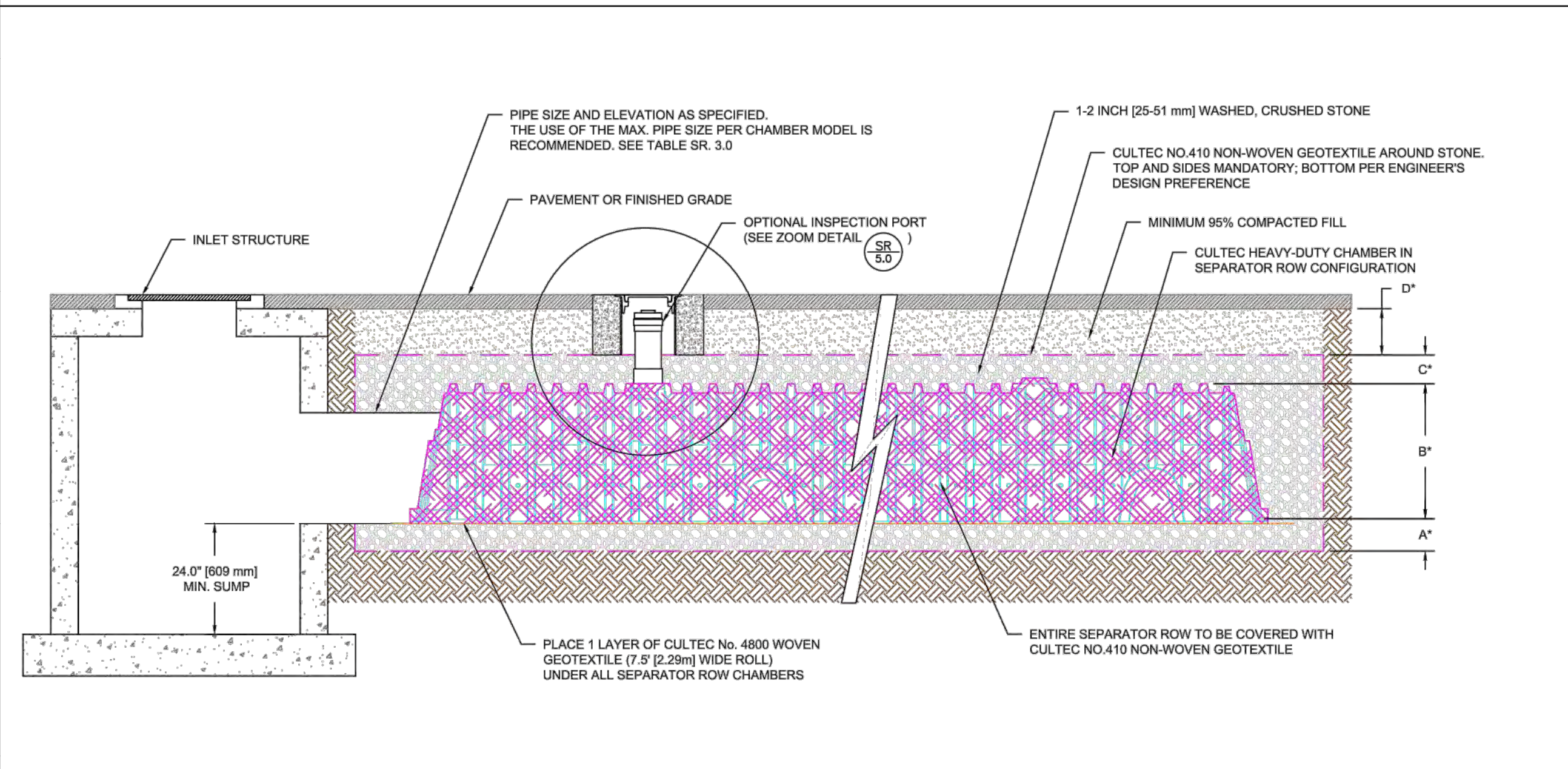
**TYPICAL INSPECTION PORT - ZOOM DETAIL**

**CROSS SECTION TABLE REFERENCE**



**TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION**

**TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL**



**TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL**

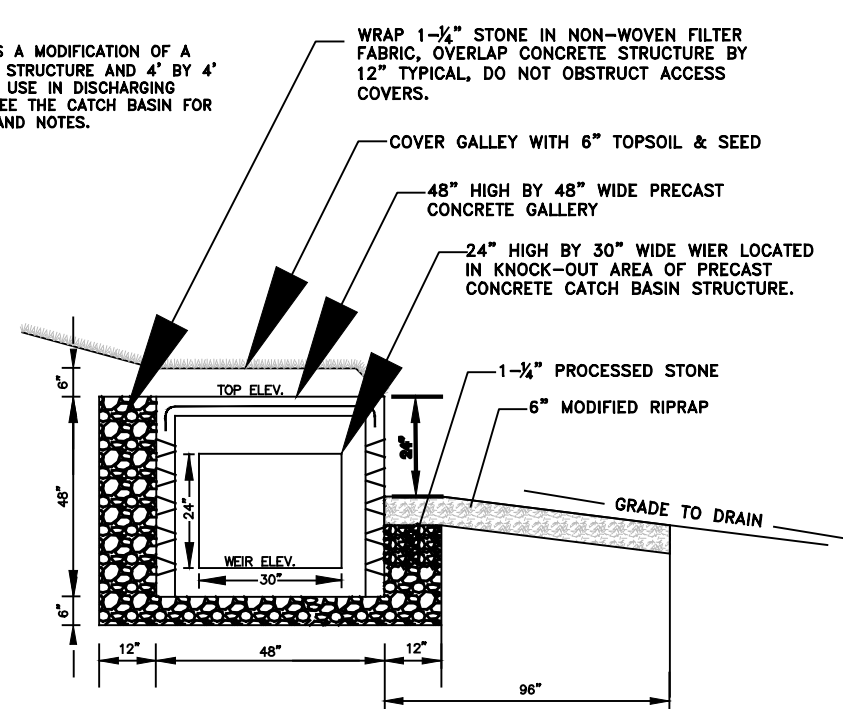
**CULTEC, Inc.**  
*Subsurface Stormwater Management Systems*  
 P.O. Box 280  
 878 Federal Road  
 Brookfield, CT 06804  
 www.cultec.com  
 PH: (203) 775-4416  
 PH: (800) 4-CULTEC  
 FX: (203) 775-1462  
 tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

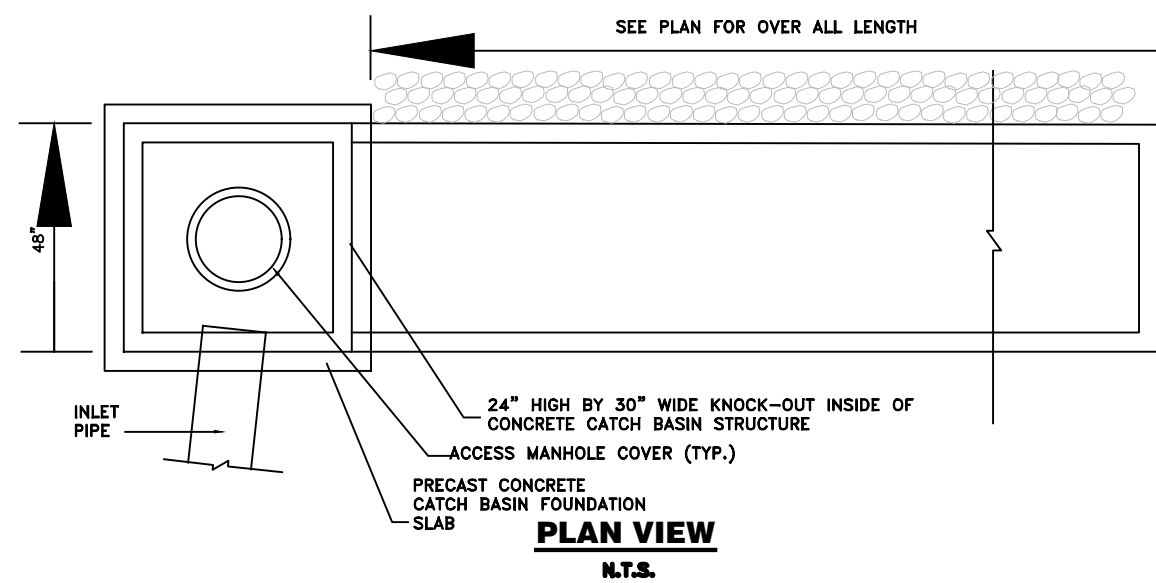
**SEPARATOR ROW  
 DETAIL SHEET  
 TRAFFIC APPLICATION**

SEPARATOR ROW DETAIL SHEET	
PROJECT NO: 23-100	DATE: 12/05/23
DESIGNED BY: CULTEC, INC	CHECKED BY: TECH
SCALE: N.T.S.	SHEET NO: 11 OF 18

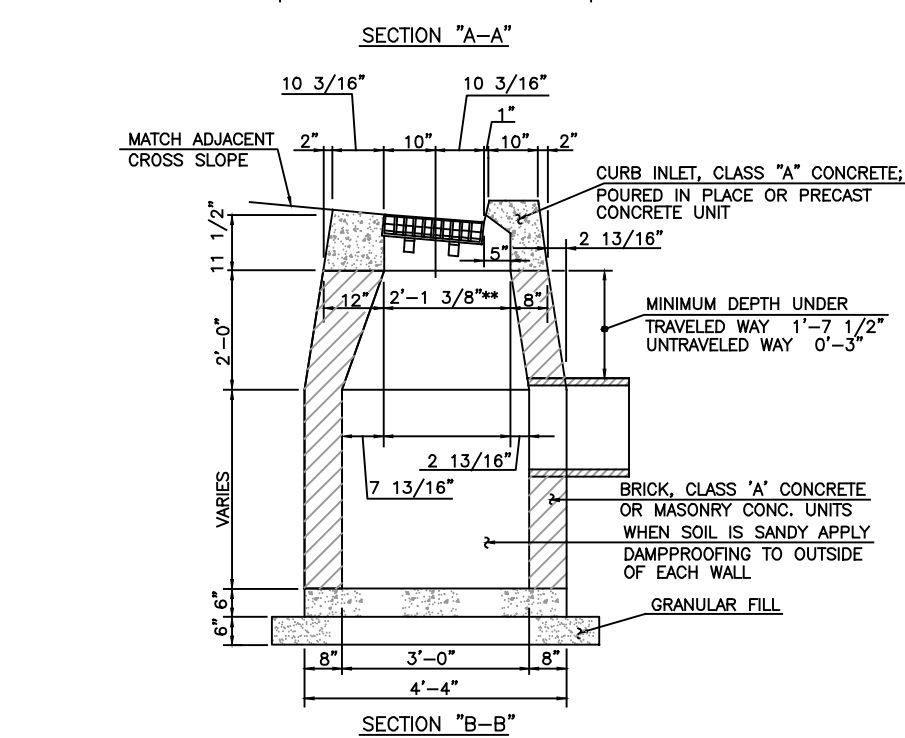
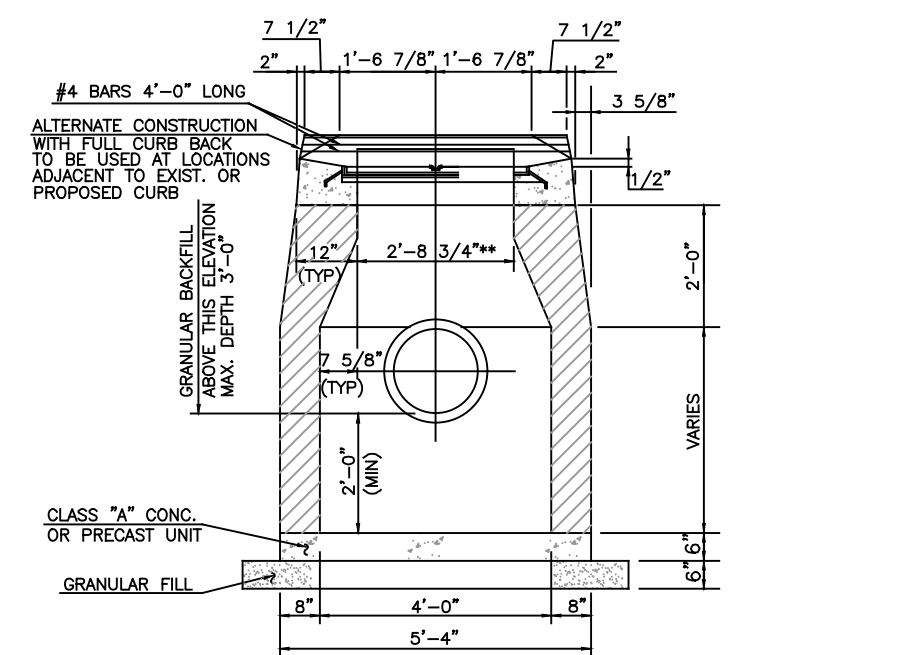
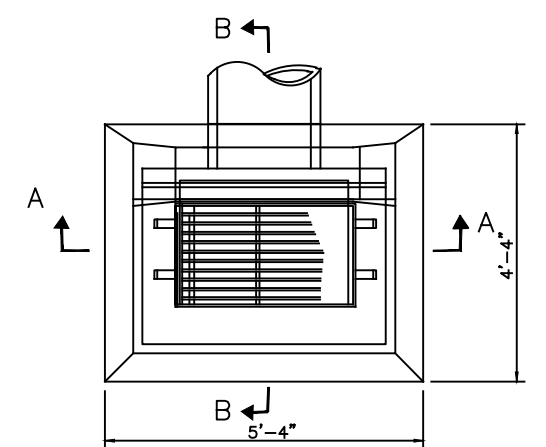
NOTE:  
THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD CATCH BASIN STRUCTURE AND 4" BY 4" CONCRETE GALLERY FOR USE IN DISCHARGING STORMWATER RUNOFF. SEE THE CATCH BASIN FOR STANDARD DIMENSIONS AND NOTES.



\* DIMENSIONS OF PRECAST CONCRETE GALLERY ARE BASED UPON A STANDARD 4'x4'x4' GALLERY-UNITED CONCRETE PRODUCTS, INC. (203) 269-3119



**TYPICAL SECTION THROUGH INFILTRATION GALLERY LEVEL SPREADER OUTLET**  
N.T.S.

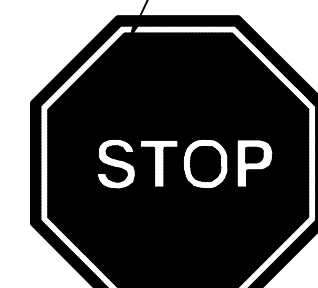


- NOTES:
- WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS SHALL REMAIN THE SAME.
  - PROVIDE 2" DIAMETER WEEDHOLES IN EACH WALL AT LOWEST INVERT ELEV.
  - WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORRELLING WILL BE PERMITTED. MAXIMUM CORREL SHALL BE 3". NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED BY \*\*.
  - WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
  - ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER.
  - PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED.
  - WHERE PRECAST CONCRETE UNIT IS USED FOR THE SLUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.
  - WHERE TYPE "C" CATCH BASIN IS CONSTRUCTED IN PAVEMENT AREA, THE NORMAL CROSS SLOPE OF THE GUTTER SHALL BE VARIED TO MATCH CROSS SLOPE OF THE GRADE.
  - ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" OF COVER.
  - ALL STRAIGHT REINFORCING BARS SHALL BE #4 BARS.
  - ALL STRIPS SHALL BE #3 BARS 9" C.C. TYPICALLY.

TYPE "C" CATCH BASIN

BITUMINOUS CONCRETE LIP CURBING

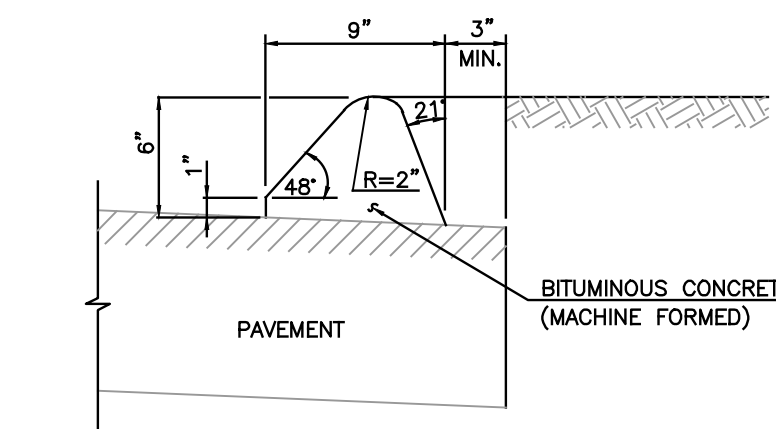
(R1-1) 30" OCTAGON SIGN. WHITE IMAGE ON RED. SUBMIT ANCHORING HARDWARE FOR APPROVAL.



4 lbs./ft. BREAK AWAY TYPE II POST

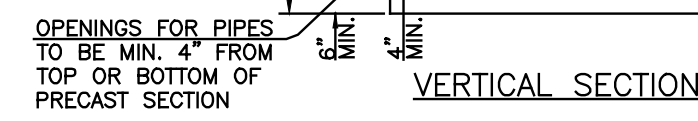
FINISHED GRADE

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

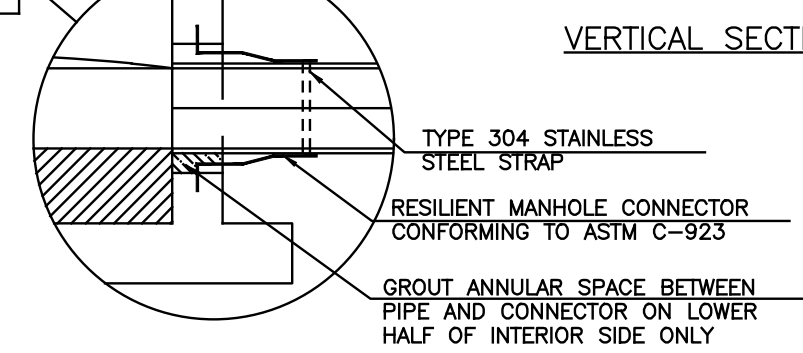


BITUMINOUS CONCRETE LIP CURBING

OPENINGS FOR PIPES TO BE MIN. 4" FROM TOP OR BOTTOM OF PRECAST SECTION

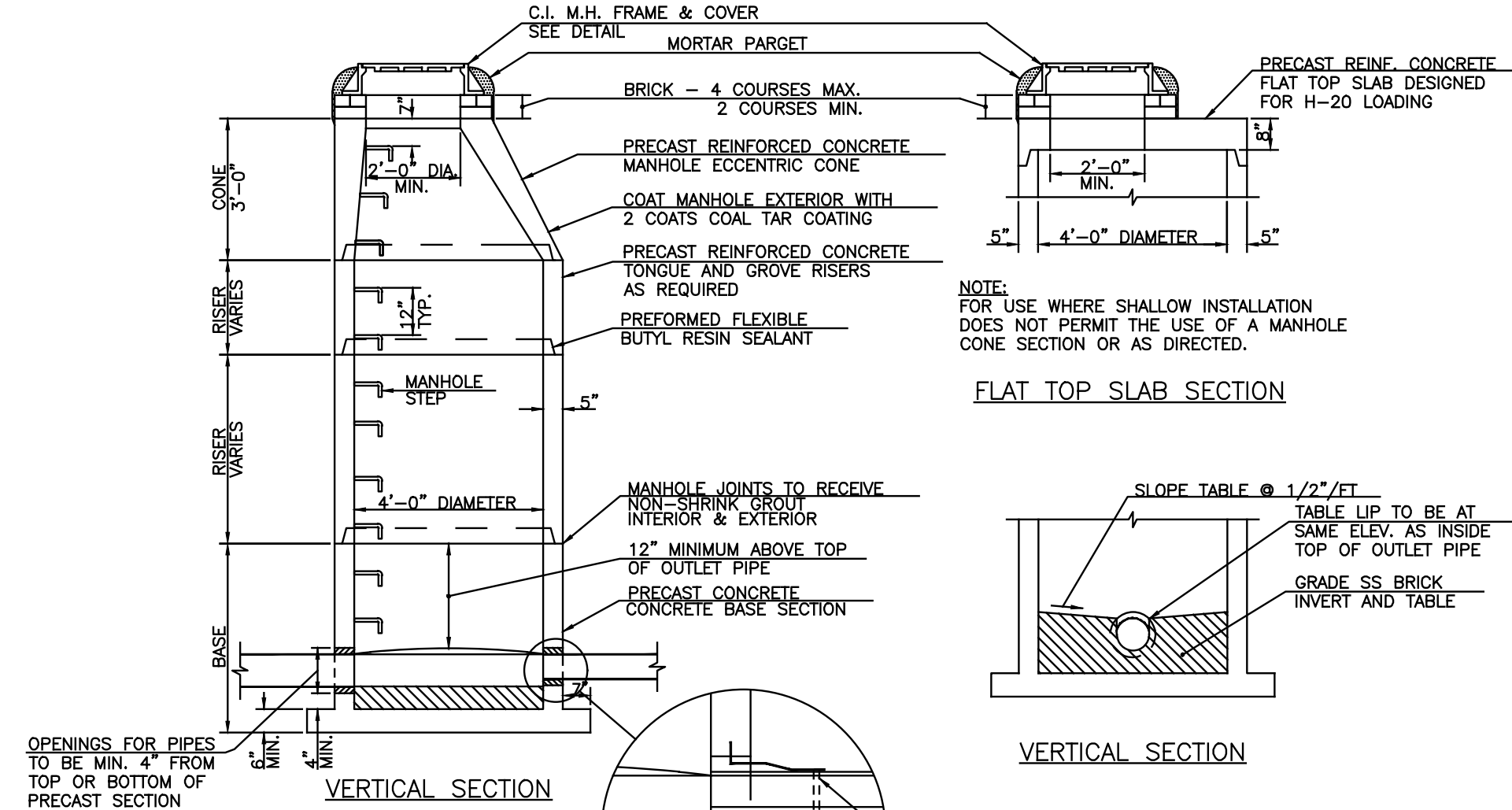


VERTICAL SECTION



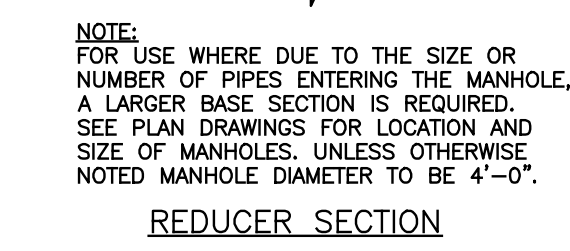
SANITARY SEWER MANHOLE

SCALE: 1/2" = 1'0"

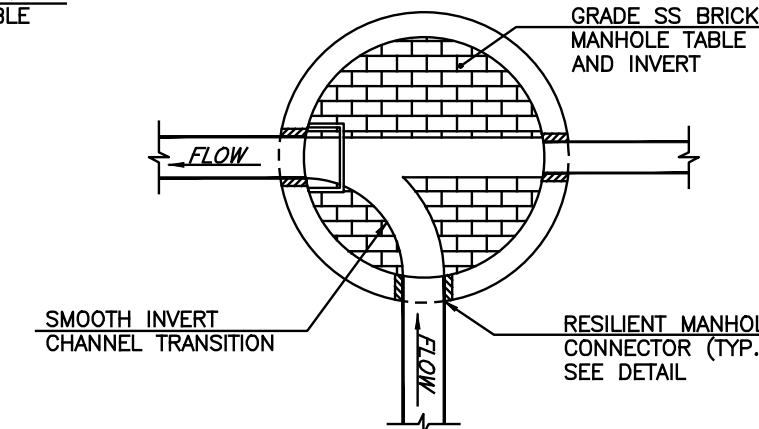


FLAT TOP SLAB SECTION

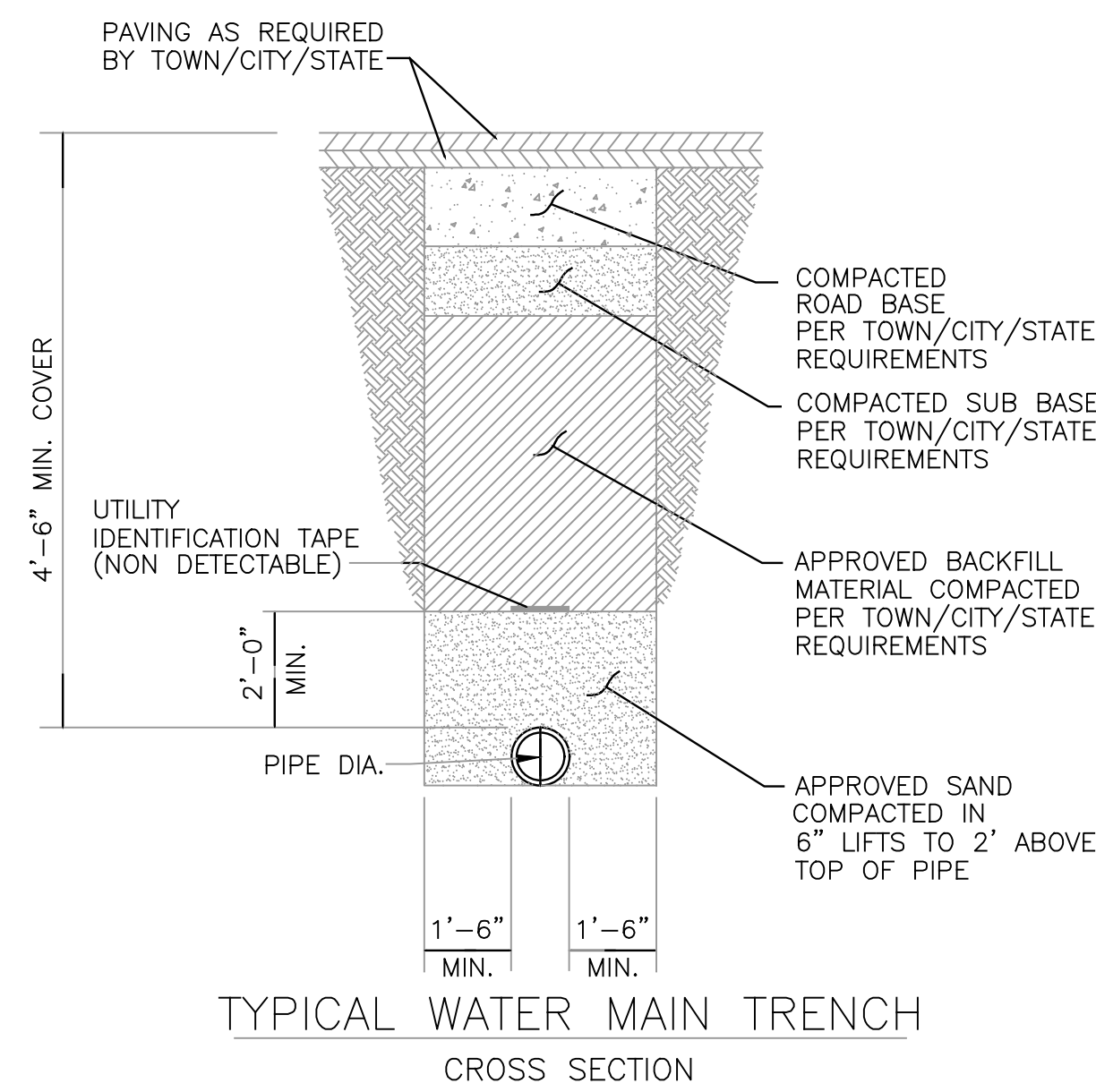
VERTICAL SECTION



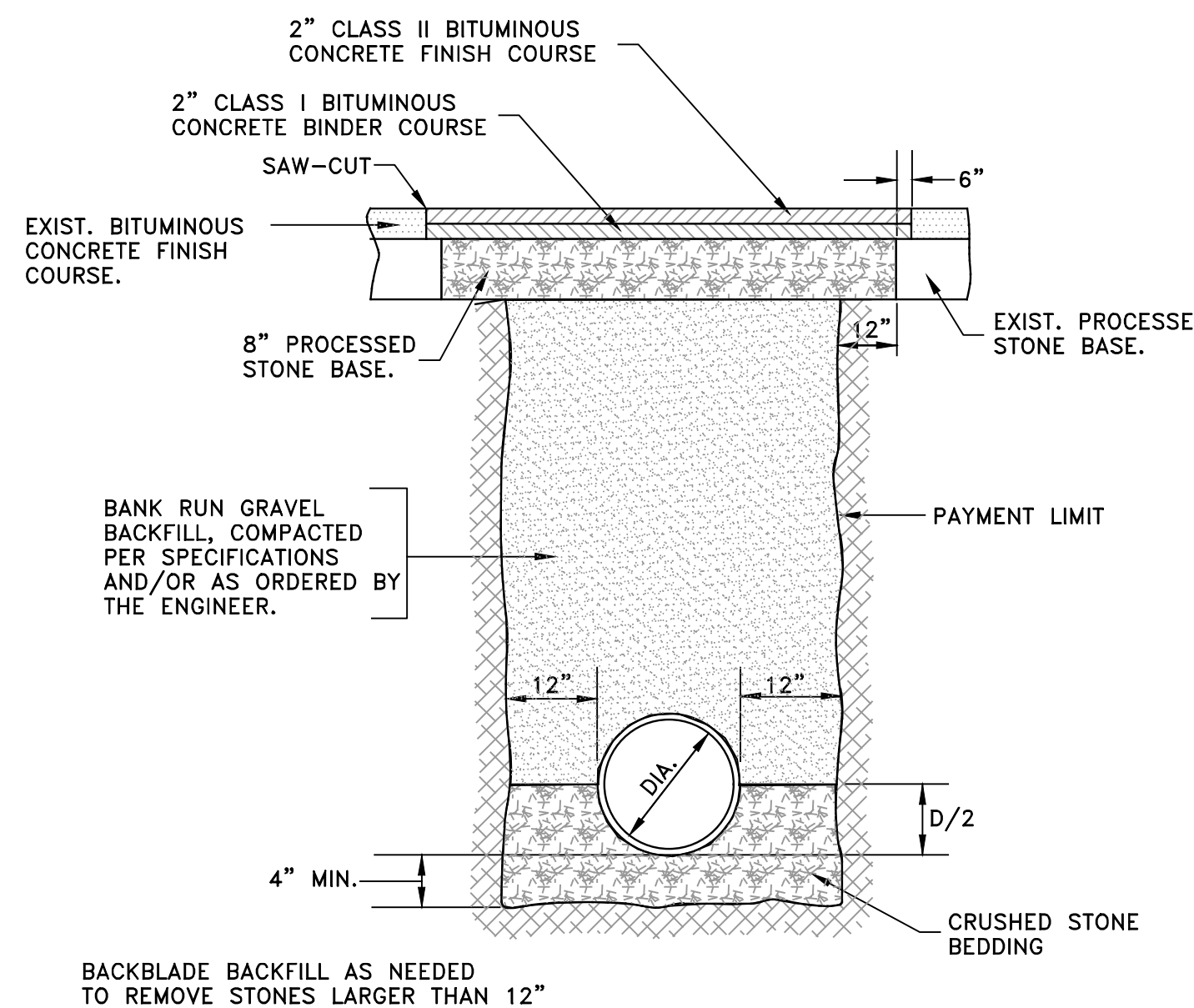
REDUCER SECTION



PLAN AT INVERT

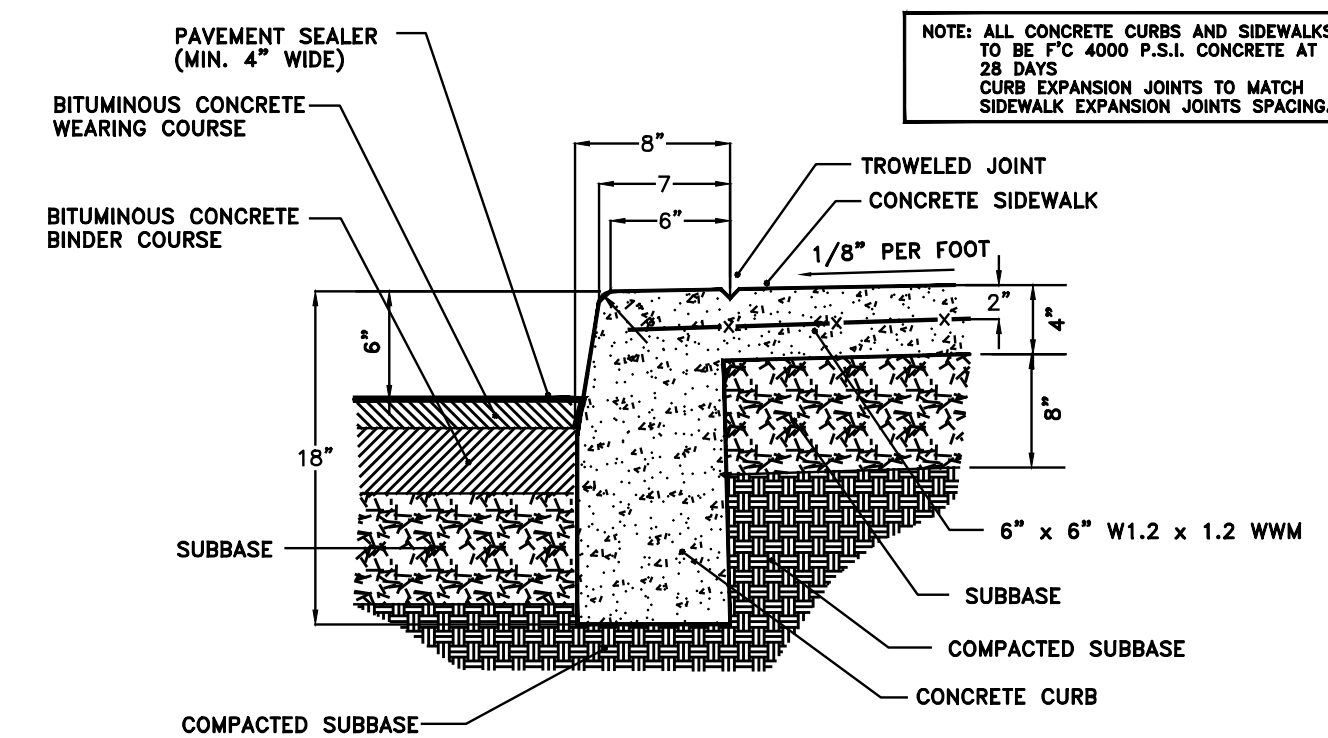


**TYPICAL WATER MAIN TRENCH CROSS SECTION**

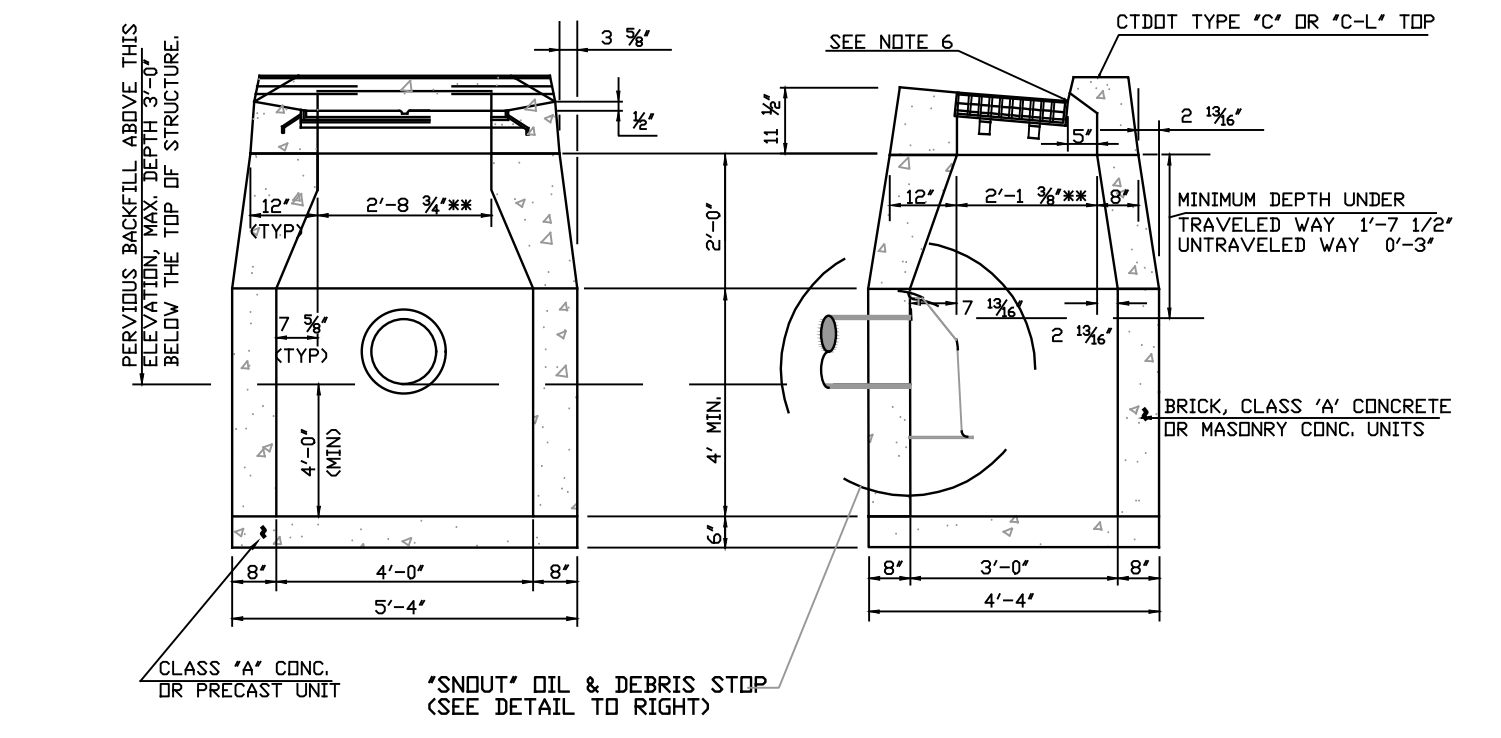


**TYPICAL STORM TRENCH CROSS SECTION**  
N.T.S.

BACKBLADE BACKFILL AS NEEDED TO REMOVE STONES LARGER THAN 12"



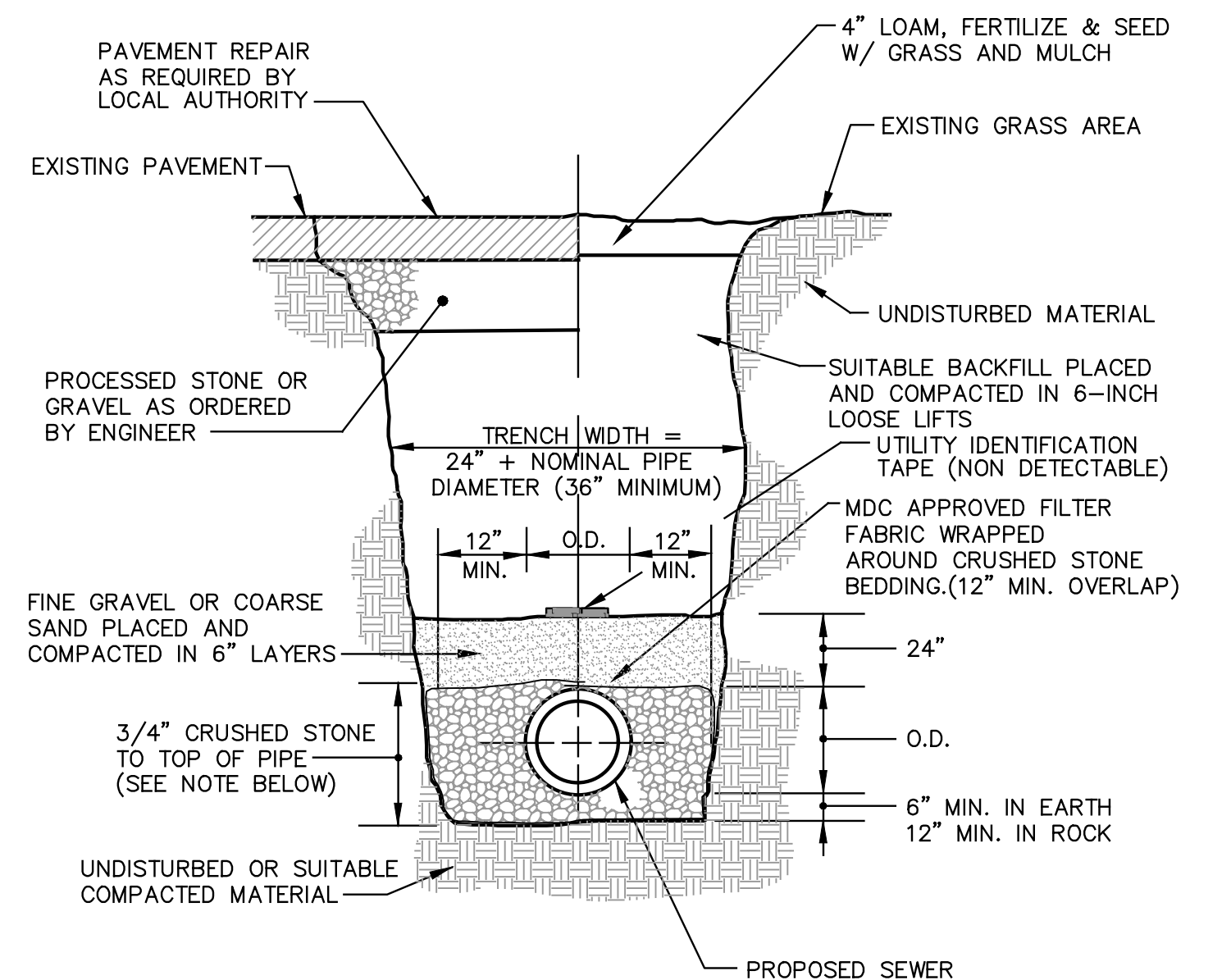
**CONCRETE CURB DETAIL WITH MONOLITHIC SIDEWALK ONSITE**



**TYPICAL CATCH BASIN**

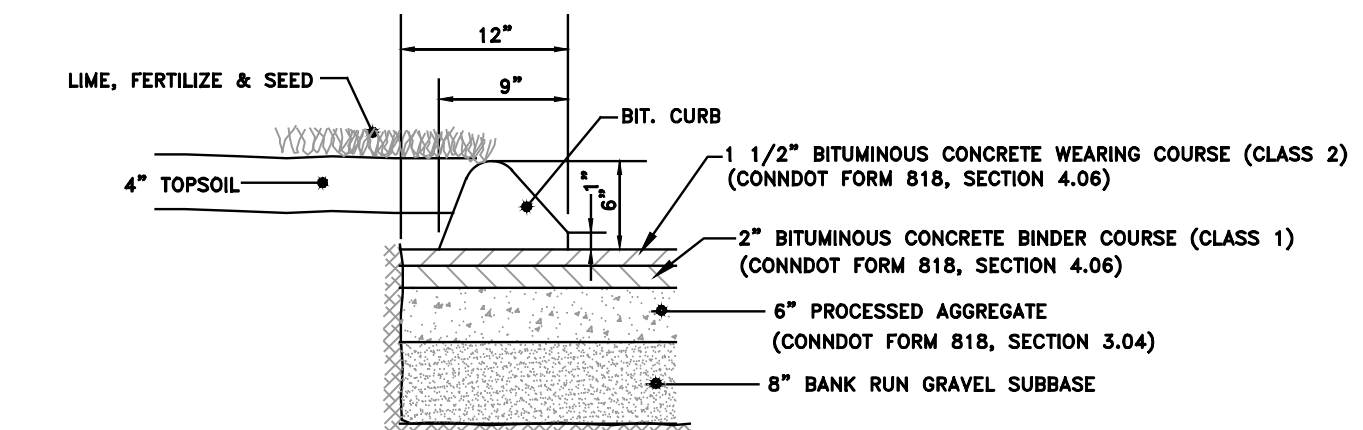
NOT TO SCALE

- NOTES:
- WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS SHALL REMAIN THE SAME.
  - PROVIDE DRAINAGE OPENING IN EACH WALL AT LOWEST INVERT ELEVATION.
  - WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORRELLING WILL BE PERMITTED. MAXIMUM CORREL SHALL BE 3". NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED BY \*\*.
  - PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED, AS DESCRIBED IN THE STANDARD SPECIFICATIONS.
  - WHERE PRECAST CONCRETE UNIT IS USED FOR THE SLUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.
  - TOP OF FRAME ELEVATION SHALL BE DECREASED 1" BELOW NORMAL GUTTER GRADE.
  - PROVIDE 6"(MIN) GRANULAR FILL UNDER STRUCTURE TO REPLACE UNSUITABLE MATERIAL.



**SEWER TRENCH DETAIL**

FIGURE-6



**BITUMINOUS CONCRETE PAVEMENT PARKING AREA SPACES (STANDARD DUTY)**  
N.T.S.

General Details

Land of Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

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Christopher S. Juliano PELS #19725

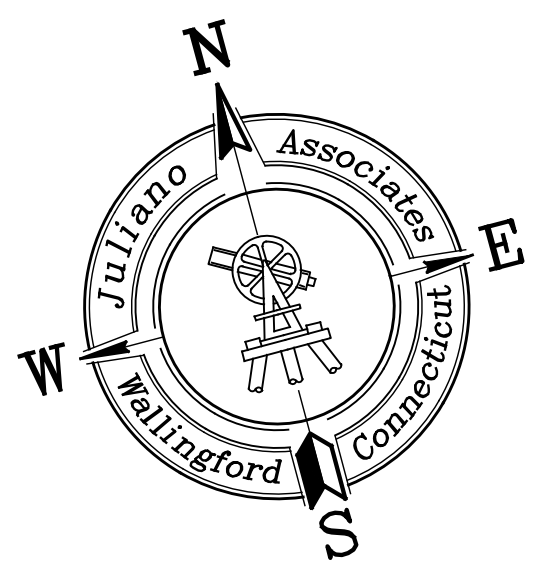


REVISIONS	
DATE	DESCRIPTION

**Juliano Associates, LLC**  
Engineers & Surveyors  
Established 1973  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	NTS
Work map:	CJULIANO	Checked:	CJULIANO	Sheet:	12 of 18
Final map:	ZGEORGINA	Released:	ZGEORGINA	Revision:	0

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Connecticut Grid System  
(NAD 83)



**LUMINAIRE SCHEDULE**

SYMBOL	DESCRIPTION	MOUNTING (Fixture Type)	MODEL	QUANTITY	DEFAULT ELEVATION (Mounting Heights)
○	STONCO LWL LED WALL LIGHT	WALL	STONCO KEENE, LWL-WW-62-PCB-1-BZ	19	6'
□	GARDCO OptiForm Precision Plus - Small, 40 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	WALL	SIGNIFY GARDCO CANADA LTD OPF-S-P01-830-T2M	18	10'
□	HADCO TownView (TVPR), 32 LED's, 4000K CCT, TYPE 2SH OPTIC, with Vertical Ribbed Panels and House-side Shield	POLE	SIGNIFY HADCO, TVPR-32-G1-5-2SH-740	7	13'

n/1  
Felicia J. Samuels & Koren James  
Jimmie & Irene James L/U  
#51 Holly Court  
MBL: 22-1-114-11E  
Volume 808, Page 528

n/1  
1660 Berlin Turnpike LLC  
#1660 Berlin Turnpike  
MBL: 22-1-114-9  
Volume 740, Page 149

n/1  
Linda Ahlstrand  
#48 Holly Court  
MBL: 22-1-114-11D  
Volume 559, Page 507

n/1  
BAC Realty LLC  
#1700 Berlin Turnpike  
MBL: 22-1-114-11  
Volume 441, Page 579

by @ignify

Site & Area

Wall Mount

LWL Wall Light

The Stonco LED LWL Wall light is an economical solution for general purpose wall mount lighting, made available in an attractive compact form. The stylish, impact resistant polycarbonate design is ideal for over doors, entry ways and other general purpose all mount applications.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ City: \_\_\_\_\_  
Notes: \_\_\_\_\_

by @ignify

Site and Area

OptiForm

OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ City: \_\_\_\_\_  
Notes: \_\_\_\_\_

by @ignify

Urban

TownView

TVPC/TVPR  
Post top and arm mount luminaire

Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ City: \_\_\_\_\_  
Notes: \_\_\_\_\_

Photometric Plan

Land of  
Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

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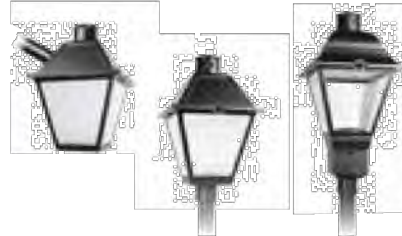
Christopher S. Juliano PELS #19725

REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

**Juliano Associates, LLC**  
Engineers & Surveyors  
Established 1973  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	13 of 18
Final map:	ZGEORGINA	Released:	CJULIANO	Revision:	A

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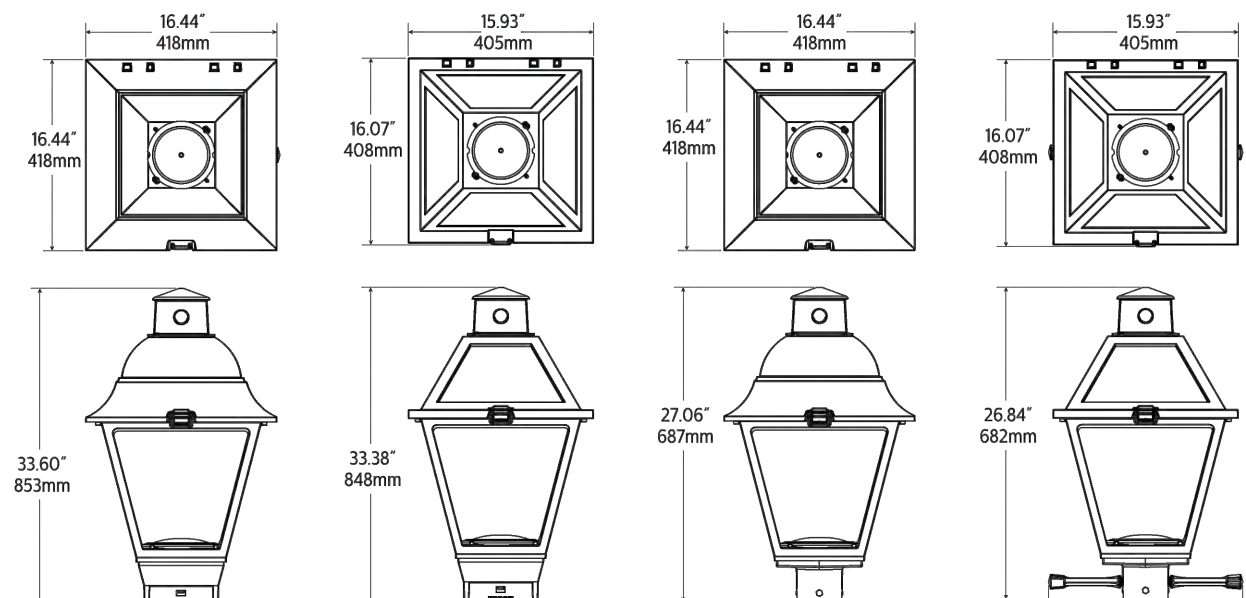


TVPC/TVPR TownView Post top and arm mount luminaire

Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Project, Location, Cat. No., Type, Lamp, Notes form fields.

Dimensions: Luminaire



Ordering guide: Luminaire

Ordering guide table with columns: Series, Mounting, Roof option, LED module, Generation, Drive current, Distribution, Color temp., Voltage, Driver Option 1.

Ordering guide (continued)

Ordering guide table with columns: Photo Control, Sensor Receptacle, Surge Protection, Term Block, Decorative Option, Bird Guard, Finish.

Footnotes see page 2.

EPA Values

EPA Values table with columns: Model, Weight, EPA.

TVPC/TVPR TownView Post top and arm mount luminaire

LED Lumen values - TVPC (Visual Comfort Panels and House-side shield)

LED Lumen values - TVPC table with columns: Ordering Code, System Current, Color Temp., Avg. System Wattage, Lumen Output, Efficacy, etc.

LED Lumen values - TVPR (Vertical Ribbed Panels)

LED Lumen values - TVPR table with columns: Ordering Code, System Current, Color Temp., Avg. System Wattage, Lumen Output, Efficacy, etc.

Actual performance may vary due to installation variables including optics, mounting/falling height, dirt depreciation, light loss factor, etc.



The Stonco LED LWL Wall Light is an economical solution for general purpose wall mount lighting, made available in an attractive compact form. The stylish, impact resistant polycarbonate design is ideal for over doors, entry ways and other general purpose all mount applications.

Ordering Guide

Ordering Guide table with columns: Luminaire, Color Temperature, Generation, Option, Voltage, Finish.

LWL Wall light

LED Wattage and Lumen Values

LED Wattage and Lumen Values table with columns: Ordering Code, Total LEDs, System Current, Color Temp., Average System Wattage, Lumen Output, etc.

Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 100% input. Measured wattage may vary due to variation in input voltage.

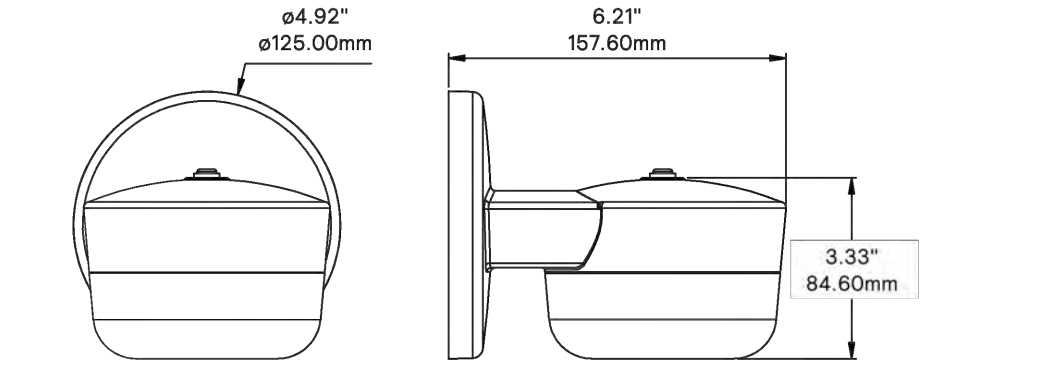
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

Predicted Lumen Depreciation Data table with columns: Ambient Temperature, LED Current, Calculated L70, L70 per TM 21-11, Lumen Maintenance %.

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

Dimensions



Approximate Luminaire Weight: 1.00 Lbs (0.45 kg)



OPF-S OptiForm small Site & area luminaire

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications.

Project, Location, Cat. No., Type, Lamp, Notes form fields.

Ordering guide

Ordering guide table with columns: Luminaire, Configuration (nom. lumens), Color Temperature, Distribution, Mounting, Voltage.

Options table with columns: Dimming Controls, Sensing, Options (electrical, mechanical, etc.), Emergency, Finish.

Mounting Accessories

OPF-ARB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"-3.9" O.D. pole. Painted black.

Pole Top Fitters

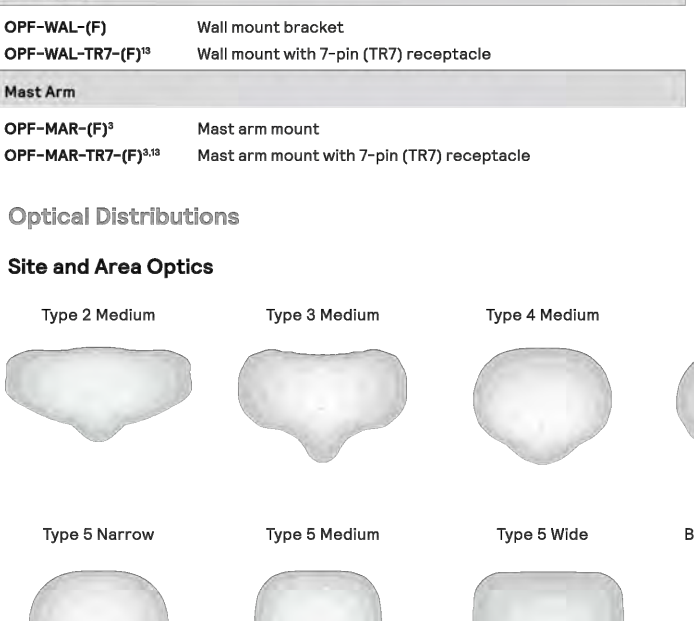
FPF2 - Pole top fitter fits 2.3/4" - 2.1/2" OD x 4" depth tenon

FPF3 - Pole top fitter fits 3-1/2" OD x 8" depth tenon

Mountings (boxed and shipped separately)

Standard Arm, Wall Mount, Wall Mount Bracket, Mast Arm, Mast Arm Mount, Mast Arm Mount with 7-pin (TR7) receptacle.

Optical Distributions



Mounting Accessories

OPF-ARB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"-3.9" O.D. pole. Painted black.

Pole Top Fitters

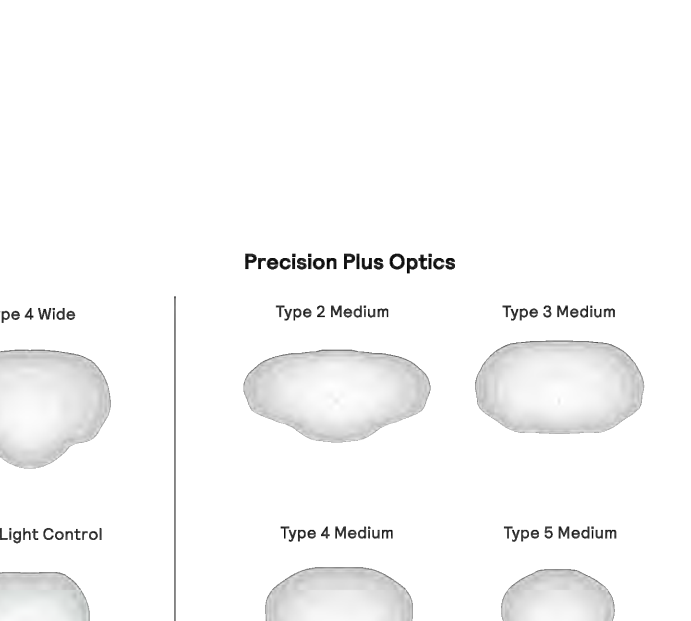
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Mountings (boxed and shipped separately)

Standard Arm, Wall Mount, Wall Mount Bracket, Mast Arm, Mast Arm Mount, Mast Arm Mount with 7-pin (TR7) receptacle.

Optical Distributions



OPF-S OptiForm small Site & area luminaire

OPF-S Area Optic Lumen values (cont'd)

OPF-S Area Optic Lumen values table with columns: Performance Package, System Watts, Distribution Type, Lumen Output, BUG Rating, Efficacy, etc.

OPF-S Precision Plus Optic Lumen values

OPF-S Precision Plus Optic Lumen values table with columns: Performance Package, System Watts, Distribution Type, Lumen Output, BUG Rating, Efficacy, etc.

OPF-S OptiForm small Site & area luminaire

OPF-S Area Optic Lumen values (cont'd)

OPF-S Area Optic Lumen values table with columns: Performance Package, System Watts, Distribution Type, Lumen Output, BUG Rating, Efficacy, etc.

OPF-S Precision Plus Optic Lumen values

OPF-S Precision Plus Optic Lumen values table with columns: Performance Package, System Watts, Distribution Type, Lumen Output, BUG Rating, Efficacy, etc.

Product Specifications
General Description
LWL Wall light combines economy with efficiency and is provided with LED technology that offers significant savings over traditional incandescent wall luminaires.

Ordering Guide
Example: LWL-WW-G2-PCB-1-BZ
Luminaire: LWL, Color Temperature: WW, Generation: G2, Option: PCB, Voltage: 1, Finish: BZ

Housing
Impact-resistant polycarbonate housing and lens.
Electrical
120V driver (efficiency >90%, standard) provided with 120V button photocell. RoHS compliant.

Optical System
Frosted lens for an inviting and even light distribution. Mid-power LED, 3000K +/-250K. Typical CRI 80

Mounting
Wall mount lens in downward facing position only. Standard luminaire provided with galvanized mounting plate. Can be mounted over a 4" j-box or smaller.

Listings
UL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-22° to 104°F).

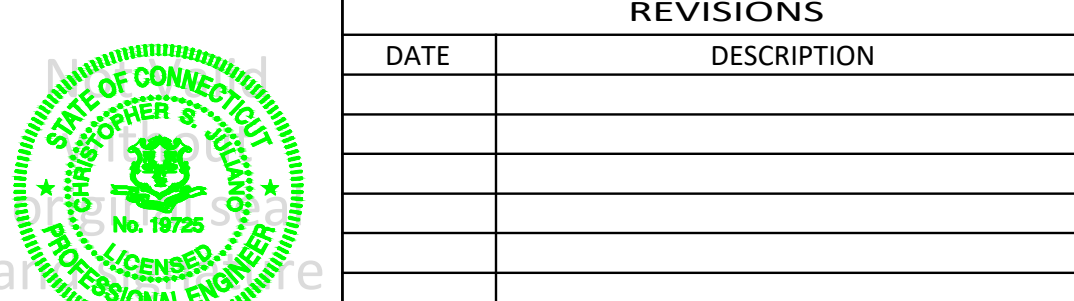
Finish
Standard finish color is textured bronze (BZ).

Limited Warranty
LED Wall Light luminaires feature a 5 year limited warranty.

Photometrics Details
Land of Living LLC
#1676 & #1688 Berlin Turnpike (Connecticut Route #15) Berlin, Connecticut

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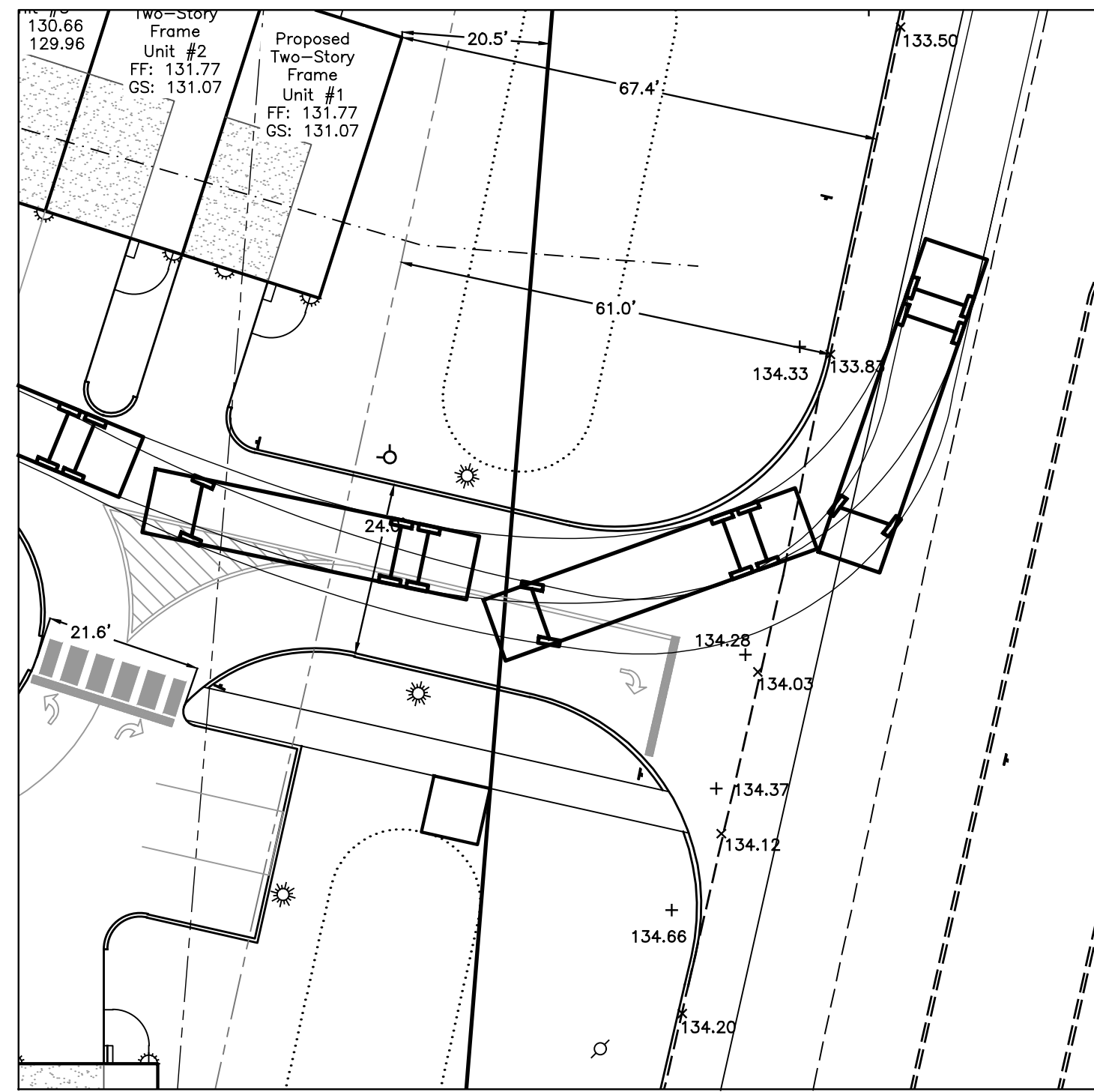
Christopher S. Juliano PELS #19725



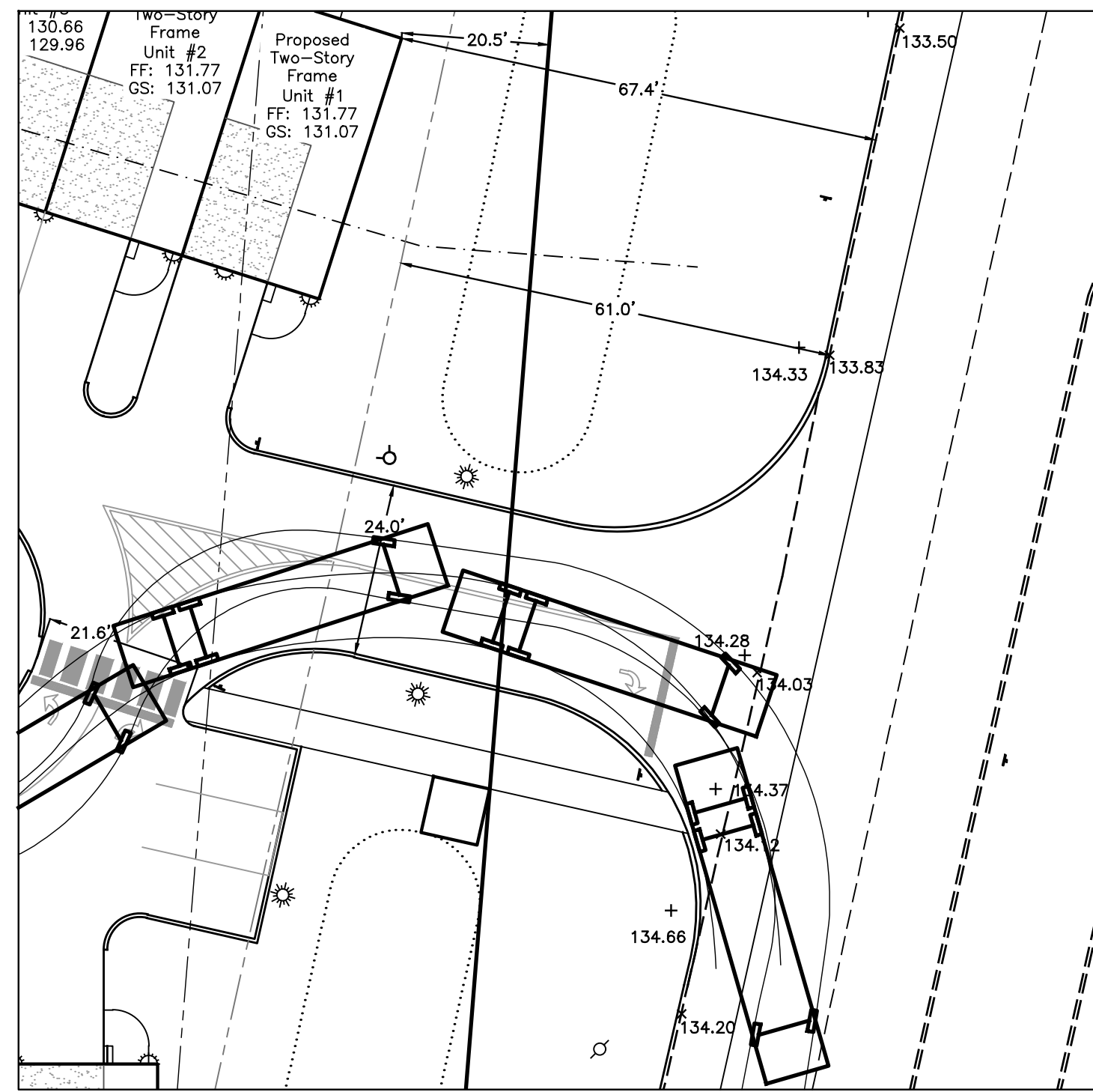
REVISIONS
DATE DESCRIPTION
Juliano Associates, LLC
Engineers & Surveyors
Established 1973
405 Main Street (Yalesville)
Wallingford, Connecticut 06492
Voice (203)265-1489 Fax (203)949-1523
www.JulianoAssociates.com
JulianoAssociatesLLC@gmail.com

Project info table: Project no.: 23-100, Date: 12/05/23, Scale: NTS, Work map: ZGEORGINA, Checked: ZGEORGINA, Sheet: 14 of 18, Final map: ZGEORGINA, Released: CIJULIANO, Revision: 0

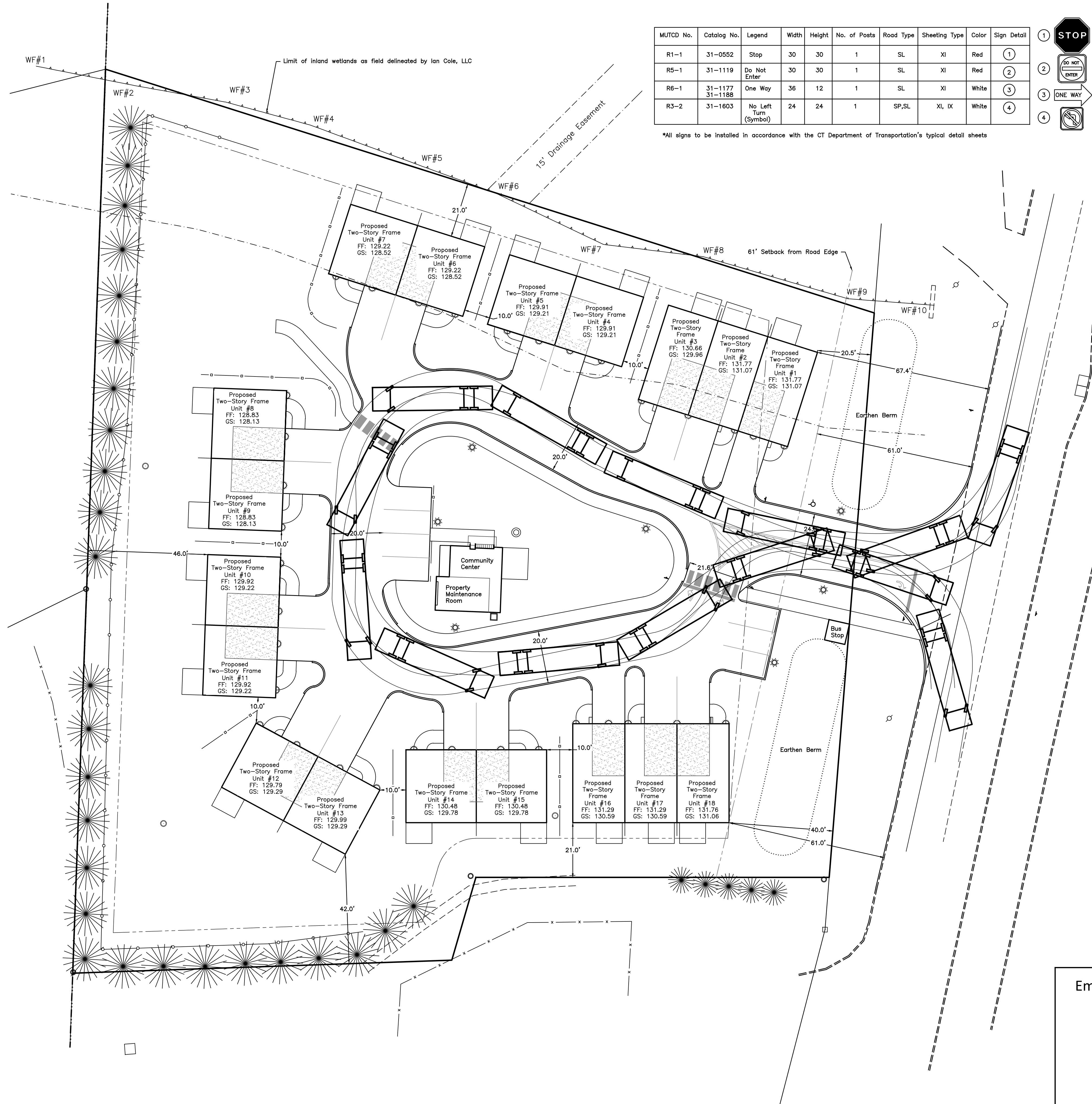
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45' Fire Truck (Ladder) Entering the Site  
Scale: 1"=20'

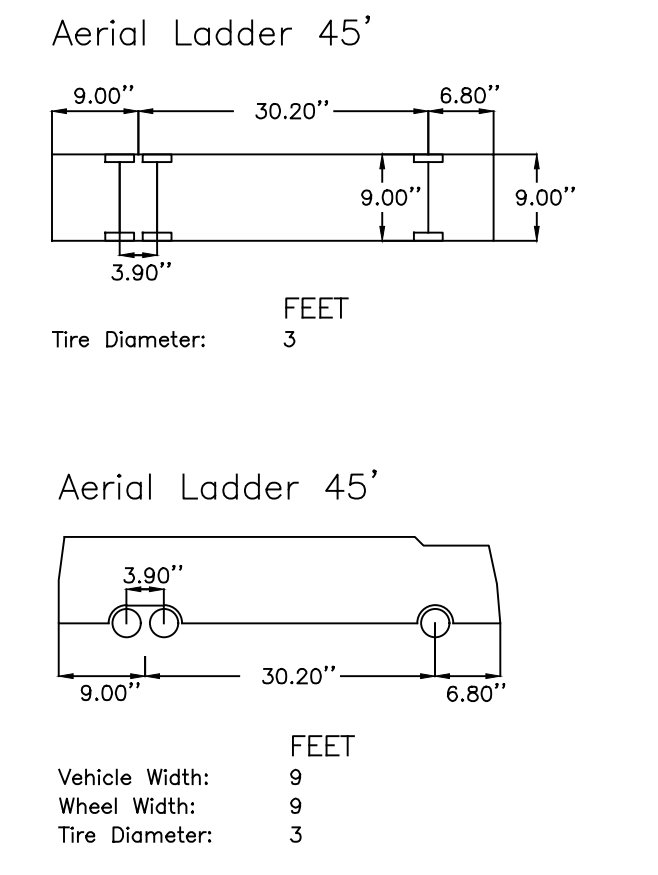


45' Fire Truck (Ladder) Exiting the Site  
Scale: 1"=20'



MUTCD No.	Catalog No.	Legend	Width	Height	No. of Posts	Road Type	Sheeting Type	Color	Sign Detail
R1-1	31-0552	Stop	30	30	1	SL	XI	Red	(1)
R5-1	31-1119	Do Not Enter	30	30	1	SL	XI	Red	(2)
R6-1	31-1177 31-1188	One Way	36	12	1	SL	XI	White	(3)
R3-2	31-1603	No Left Turn (Symbol)	24	24	1	SP,SL	XI, IX	White	(4)

\*All signs to be installed in accordance with the CT Department of Transportation's typical detail sheets



LEGEND			
○	IRON PIN/PIPE FOUND	—	PROPERTY LINES (EXTERIOR)
□	MONUMENT FOUND	- - -	SETBACK LINES
○	IRON PIN TO BE SET	- - -	PROPERTY LINES (ABUTTERS)
⊕	FIRE HYDRANT	- - -	EASEMENT
⊕	UTILITY POLE	- - -	WETLANDS
⊕	LIGHT POLE	- - -	WETLANDS REVIEW AREA
⊕	MANHOLE	- - -	EDGE OF PAVEMENT (CURB)
⊕	CATCH BASIN	- - -	EDGE OF PAVEMENT (NO CURB)
⊕	EXISTING EVERGREEN	- - -	DRIVEWAY/PARKING AREA
⊕	EXISTING EVERGREEN (TBR)	- - -	DRIVEWAY/PARKING (HISTORIC)
⊕		- - -	HISTORIC STRUCTURE
⊕		- - -	CONCRETE SIDEWALK/PAD
⊕		- - -	EXISTING FENCE
⊕		- - -	PROPOSED STRUCTURE
⊕		- - -	PROPOSED INTERNAL GARAGE
⊕		- - -	PROPOSED BITUMINOUS CURB
⊕		- - -	EDGE OF EMERGENCY ACCESS
⊕		- - -	PROPOSED CONCRETE WALK

Emergency Services Turning Radius Analysis

Land of  
Little House Living LLC  
#1676 & #1688 Berlin Turnpike  
(Connecticut Route #15)  
Berlin, Connecticut

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Christopher S. Juliano PELS #19725

REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

**Juliano Associates, LLC**  
Engineers & Surveyors  
Established 1973  
405 Main Street (Yalesville)  
Wallingford, Connecticut 06492  
Voice (203)265-1489 Fax (203)949-1523  
www.JulianoAssociates.com  
JulianoAssociatesLLC@gmail.com

Project no.:	23-100	Date:	12/05/23	Scale:	1" = 20'
Work map:	CJULIANO	Checked:	ZGEORGINA	Sheet:	15 of 18
Final map:	CJULIANO	Released:	CJULIANO	Revision:	A

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M:\Pending\2023\10005-15-A.DWG 12/15/2023 10:13 AM RV



**LEGEND**

□ - MONUMENT RECOVERED	— - PROPERTY LINES
○ - IRON PIN RECOVERED	— - BUILDING SETBACK LINES
† - EXISTING SIGN	— - WETLANDS
◇ - UTILITY METER	— - UPLAND REVIEW AREA
⊕ - UTILITY POLE	— - FEMA FLOODPLAIN LINE
+ - ANCHOR	— - APPROXIMATE STREAM
☒ - CATCH BASIN	— - OVERHEAD ELECTRIC
☒ - CURB-LESS CATCH BASIN	— - TREE LINE
⊛ - EXISTING LIGHTPOLE	— - EXISTING RETAINING WALL
○ - TREE	— - EXISTING CONCRETE
○ - MONITORING WELL	— - EXISTING GRAVEL
○ - ARBORVITAE	— - EXISTING BUILDING
⊙ - WATER GATE	— - PROPOSED BUILDING
⊙ - GAS GATE	— - EXISTING PAVEMENT
○ - EXISTING MANHOLE	— - EXISTING PAVEMENT (CURBED)
● - EXISTING BOLLARD	— - PROPOSED PAVEMENT
† - FLAGPOLE	— - PROPOSED PAVEMENT (CURBED)
☒ - MAILBOX	— - EXISTING PARKING
● - YARD DRAIN	— - PROPOSED PARKING
† - GROUND LIGHT	— - EXISTING SIDEWALK
★ - PROPOSED LIGHT POLE	— - PROPOSED SIDEWALK
	— - EXISTING CHAIN-LINK FENCE
	— - EXISTING WOOD FENCE
	— - PROPOSED CHAIN LINK FENCE

**Form 818 Construction Notes**

All work within the State right-of-way will comply with Form 818, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction" with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 818, the work will be completed as directed by the Engineer or District Permit Section Representative.

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 818 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.

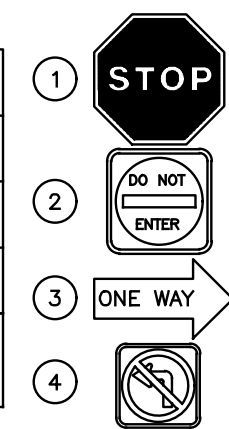
New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white 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 within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs 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.

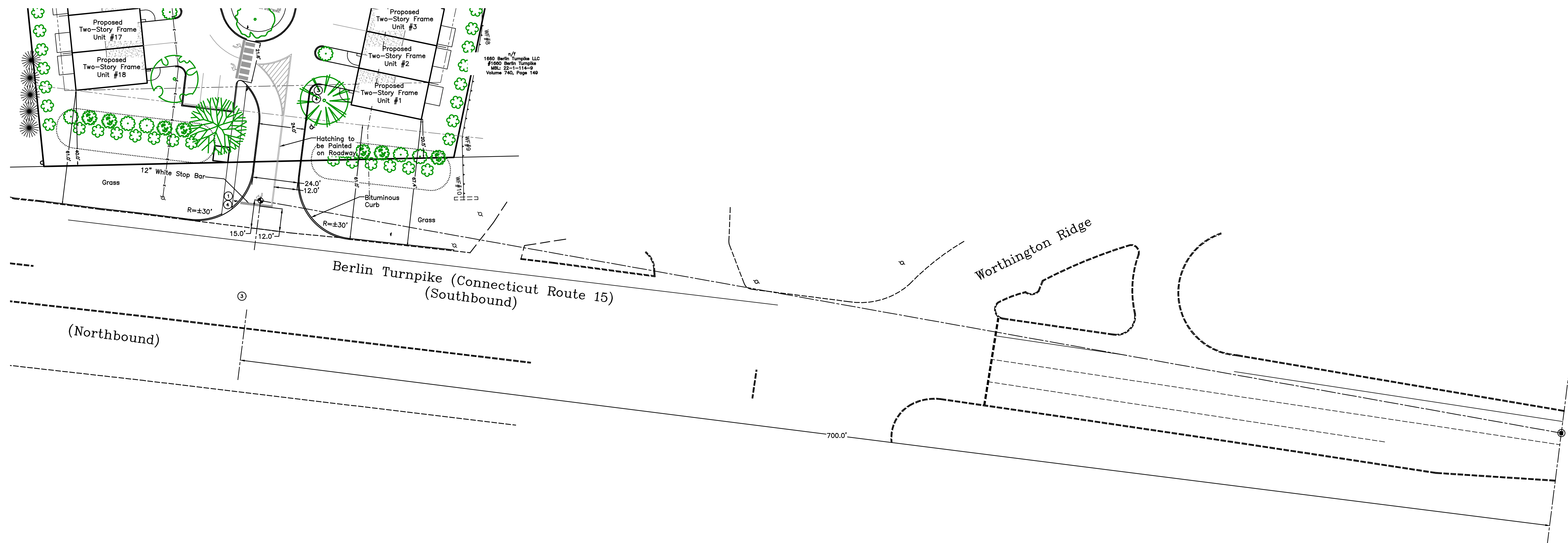
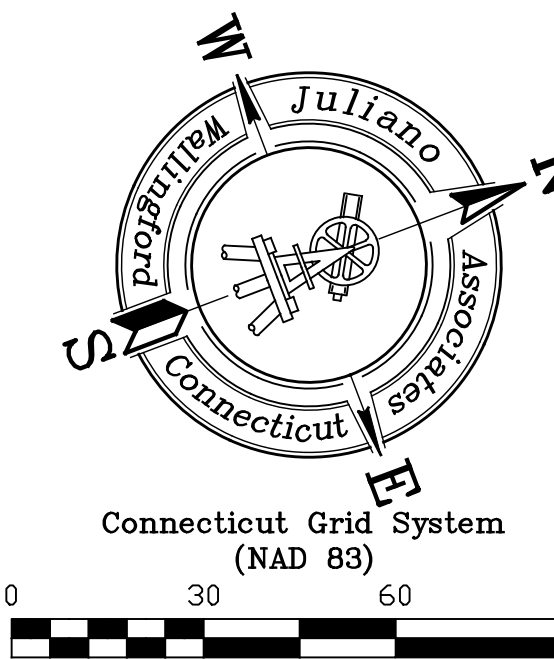
MUTCD No.	Catalog No.	Legend	Width	Height	No. of Posts	Road Type	Sheeting Type	Color	Sign Detail
R1-1	31-0552	Stop	30	30	1	SL	XI	Red	①
R5-1	31-1119	Do Not Enter	30	30	1	SL	XI	Red	②
R6-1	31-1177 31-1188	One Way	36	12	1	SL	XI	White	③
R3-2	31-1603	No Left Turn (Symbol)	24	24	1	SP,SL	XI, IX	White	④

\*All signs to be installed in accordance with the CT Department of Transportation's typical detail sheets



Design Speed (V <sub>max</sub> ) (mph)	ISD (ft)		
	Passenger Cars	Single-Unit Trucks	Tractor/Semitrailers
20	225	280	340
25	280	350	425
30	335	420	510
35	390	490	595
40	445	560	680
45	500	630	765
50	555	700	850
55	610	770	930
60	665	840	1015
65	720	910	1100
70	775	980	1185

Posted Speed Limit = 50 MPH



**Notes:**

- The permittee shall contact Ms. Jennifer L. Caro, Department's District Survey Unit, at 203-389-3122 prior to any construction within the State right-of-way.
- The permittee will be responsible for all engineering costs should the CTDOT boundary/survey markers be disturbed or damaged.
- In the event the Department determines the subject CTDOT boundary/survey markers need to be replaced due to the proposed development, the Department will furnish new monuments, which the permittee will be required to install under the direction of a Connecticut licensed surveyor.
- The CTDOT boundary survey markers shall be verified and accepted by the District 3 Survey Unit prior to releasing the encroachment permit bond.
- All proposed signage to be installed beyond required Intersection Sight Distance sight line triangle.
- All existing signage, objects, trees, bushes, vegetation within the State Right-Of-Way that conflict with proposed sight line triangles to be relocated, removed, trimmed, etc.
- All signage to be installed on breakaway posts.
- A 2" Mill and Pave of trench excavation will be required. This will include the restoration of all pavement markings in epoxy paint that are disturbed. Limits will be determined by CTDOT prior to final restoration.
- Expanded site sight line mapping based on aerial photography.

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Christopher S. Juliano PELS #19725

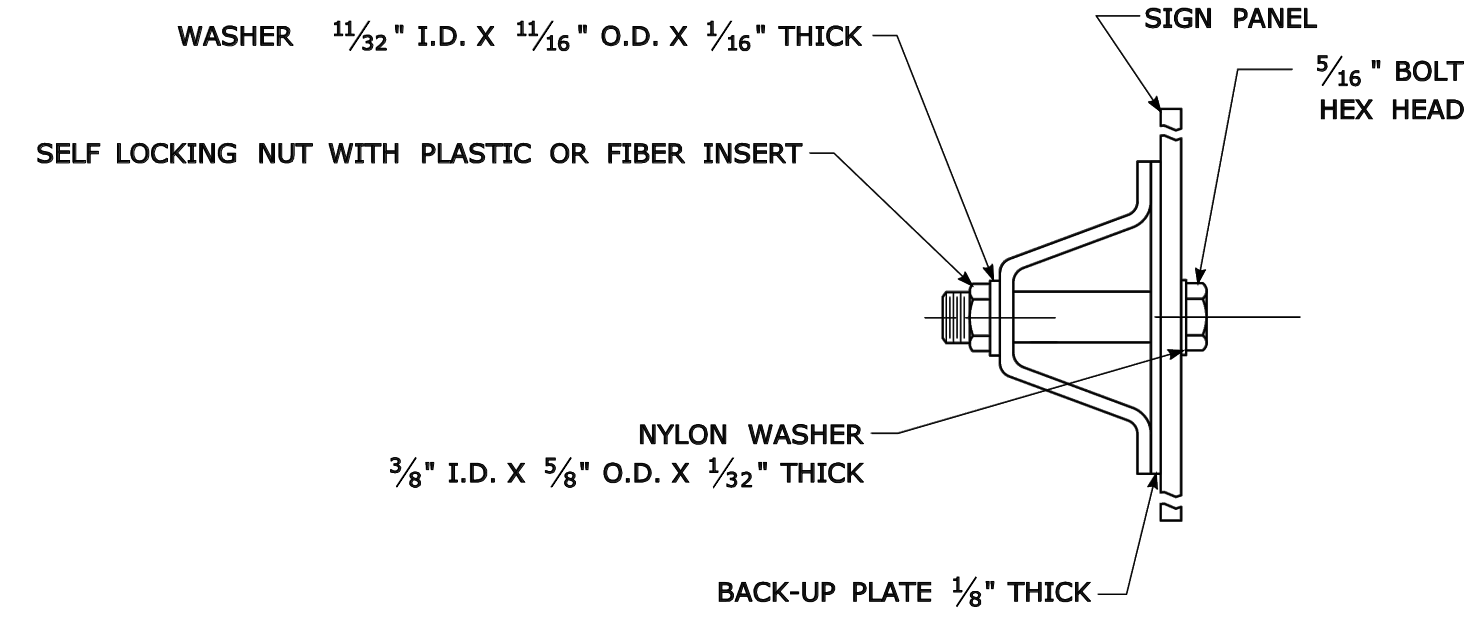


REVISIONS	
DATE	DESCRIPTION
12/11/23	TOWN COMMENTS

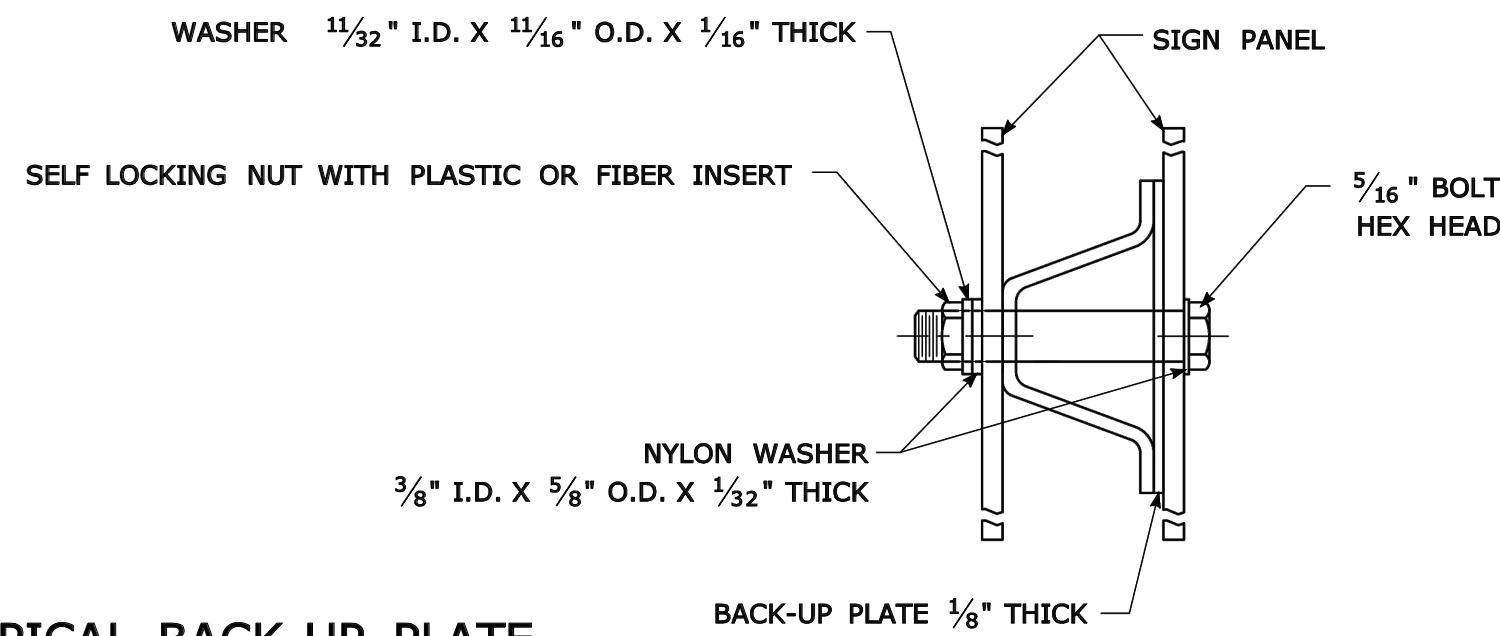
**Juliano Associates, LLC**  
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 Voice (203)265-1489 Fax (203)949-1523  
 www.JulianoAssociates.com  
 JulianoAssociatesLLC@gmail.com

<b>Sight Line Analysis Plan</b>			
Land of Little House Living LLC #1676 & #1688 Berlin Turnpike (Connecticut Route #15) Berlin, Connecticut			
Project no.:	23-100	Date:	12/05/23
Scale:	1" = 20'	Work map:	CJULIANO
Checked:	ZGEORGINA	Sheet:	16 of 18
Released:	CJULIANO	Revision:	A
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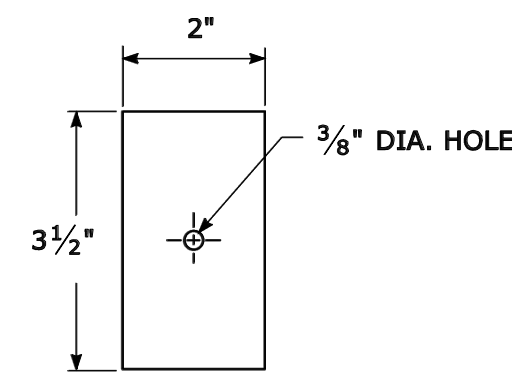
### TYPICAL SIGN PANEL ATTACHMENT



### TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

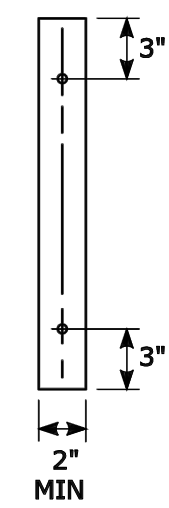


### TYPICAL BACK-UP PLATE

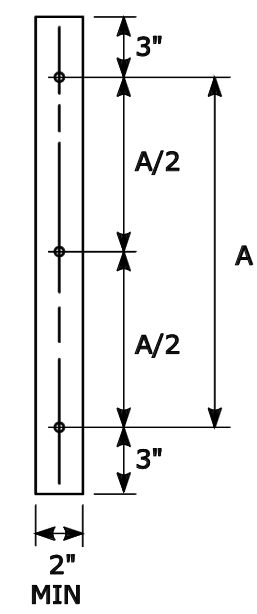


BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

### RETROREFLECTIVE STRIPS 48" LONG OR LESS:



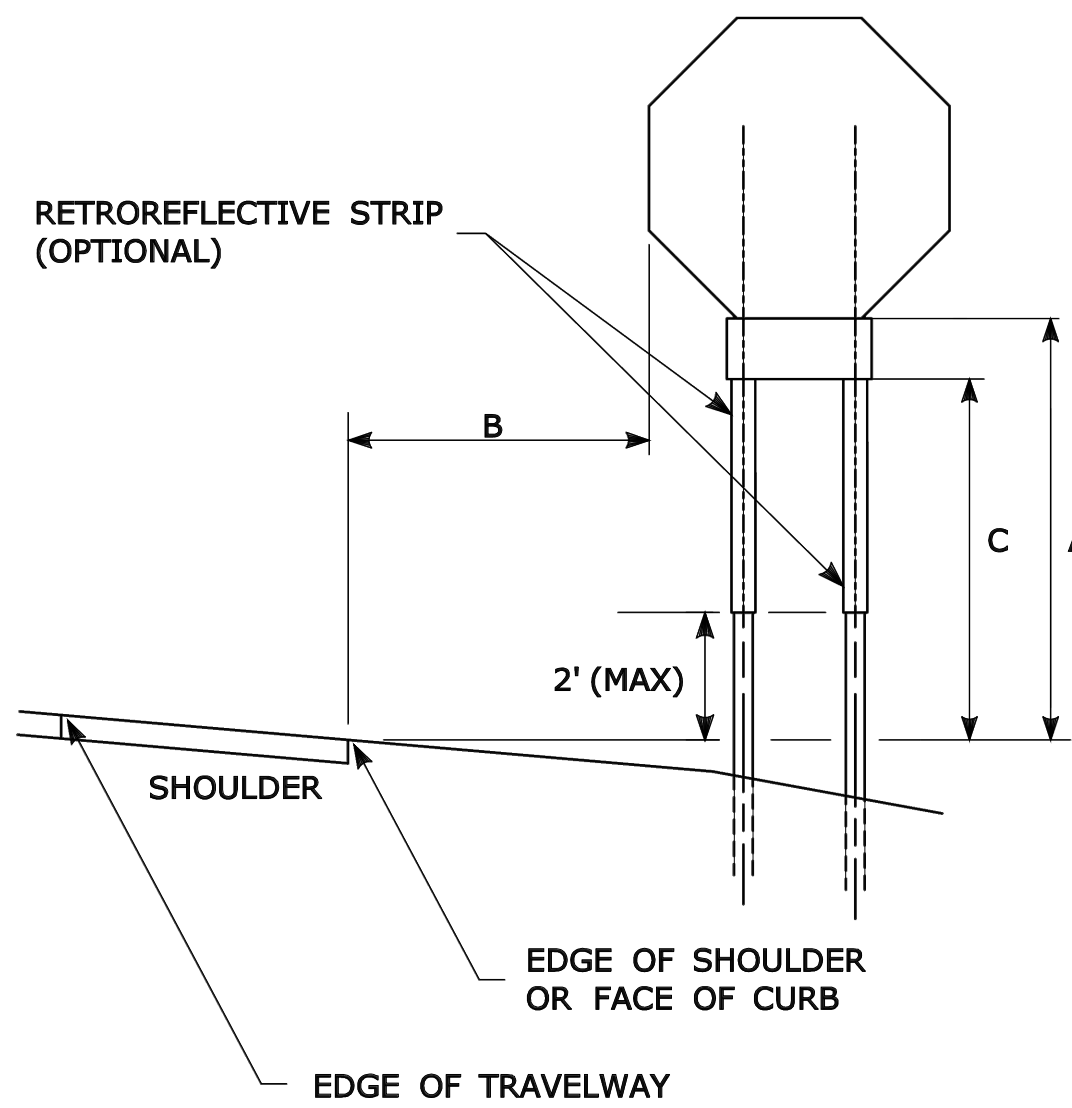
### RETROREFLECTIVE STRIPS OVER 48" LONG:



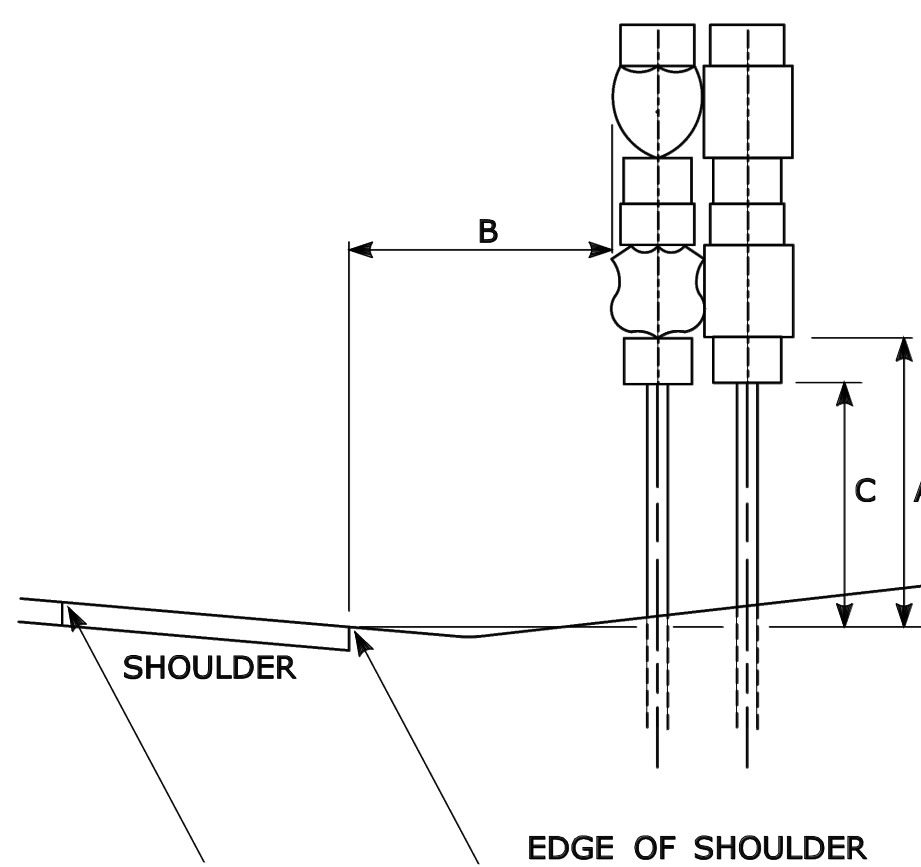
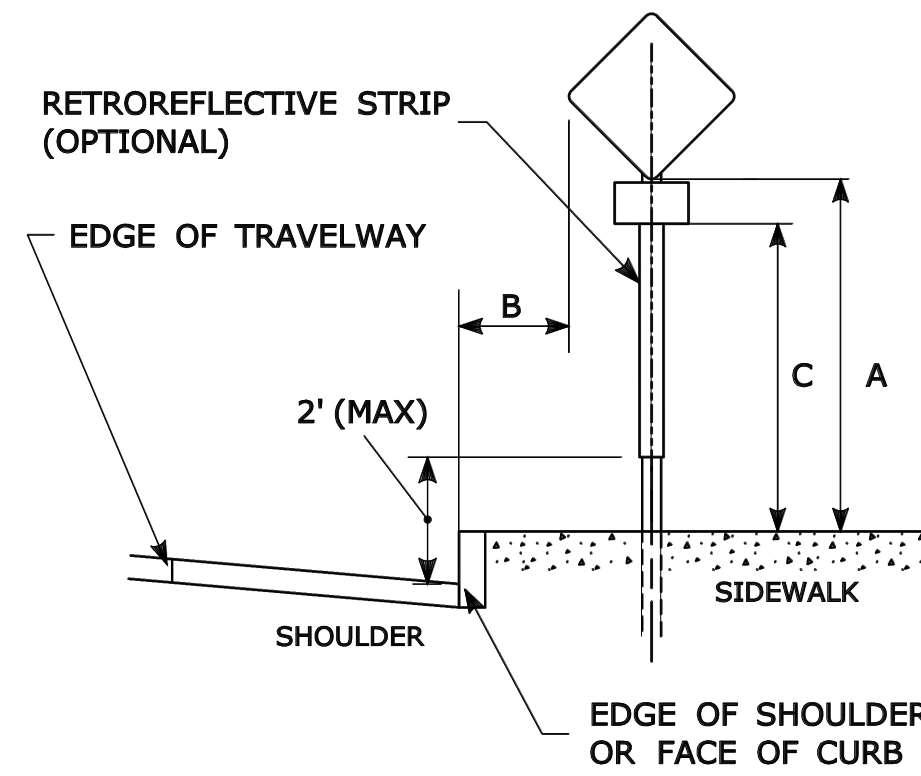
### RETROREFLECTIVE STRIP DETAIL

#### NOTES:

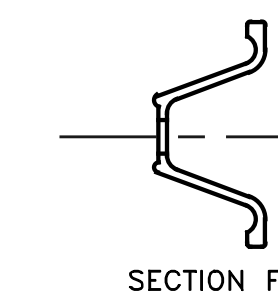
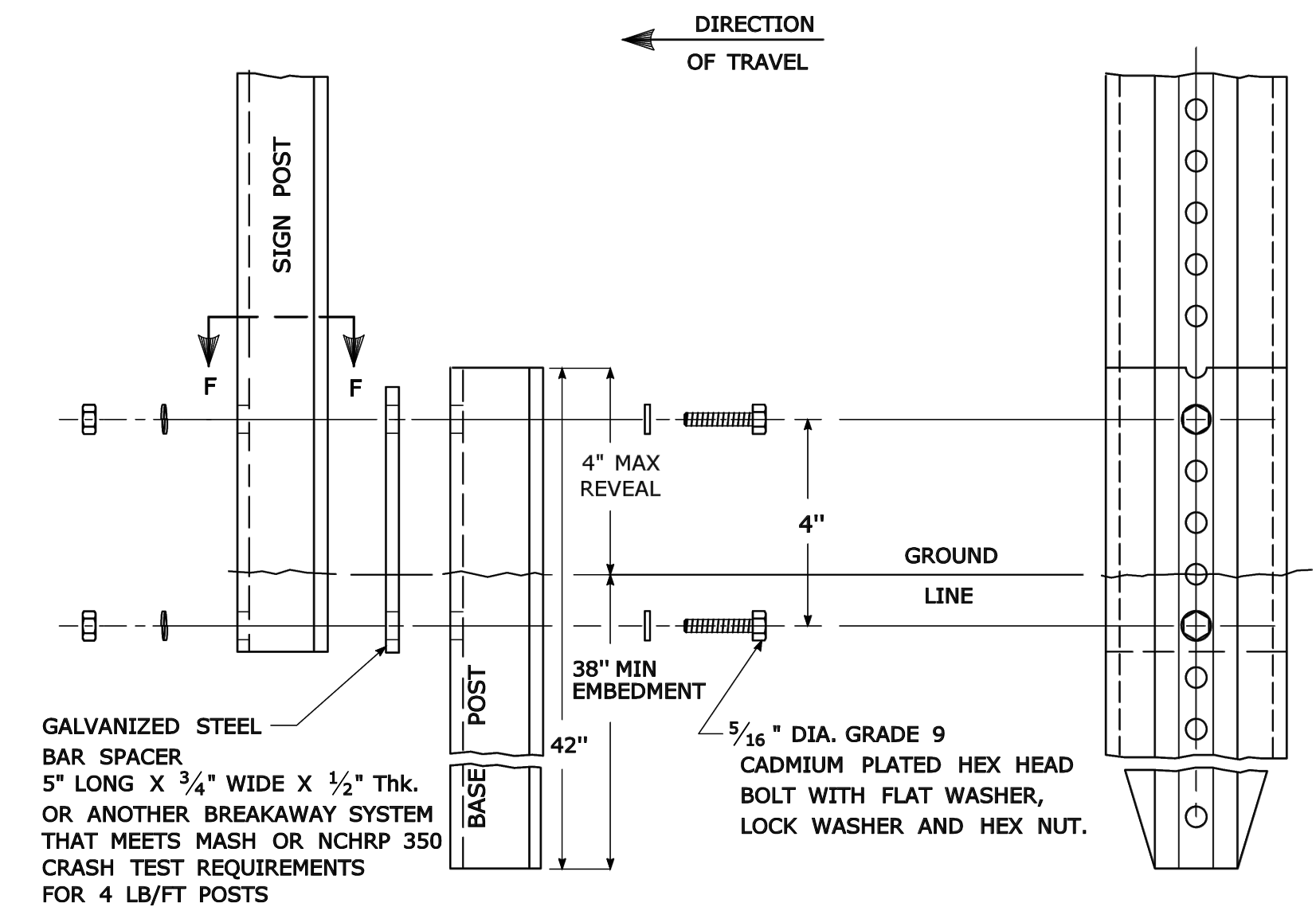
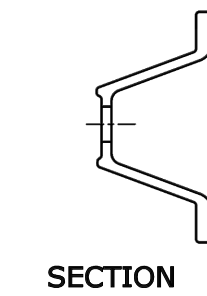
RETROREFLECTIVE STRIPS WHICH ARE 48 IN LONG OR LESS SHALL BE ATTACHED USING 2 BOLTS AND RETROREFLECTIVE STRIPS OVER 48 IN LONG SHALL BE ATTACHED USING 3 BOLTS AS SHOWN ON THE DETAILS ABOVE. REFER TO STANDARD SHEET No. TR-1208-02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR MOUNTING DETAILS. RETROREFLECTIVE STRIP COLOR SHALL MATCH THE BACKGROUND COLOR OF THE SIGN, EXCEPT THAT THE COLOR OF THE STRIP FOR "YIELD" AND "DO NOT ENTER" SIGNS SHALL BE RED.



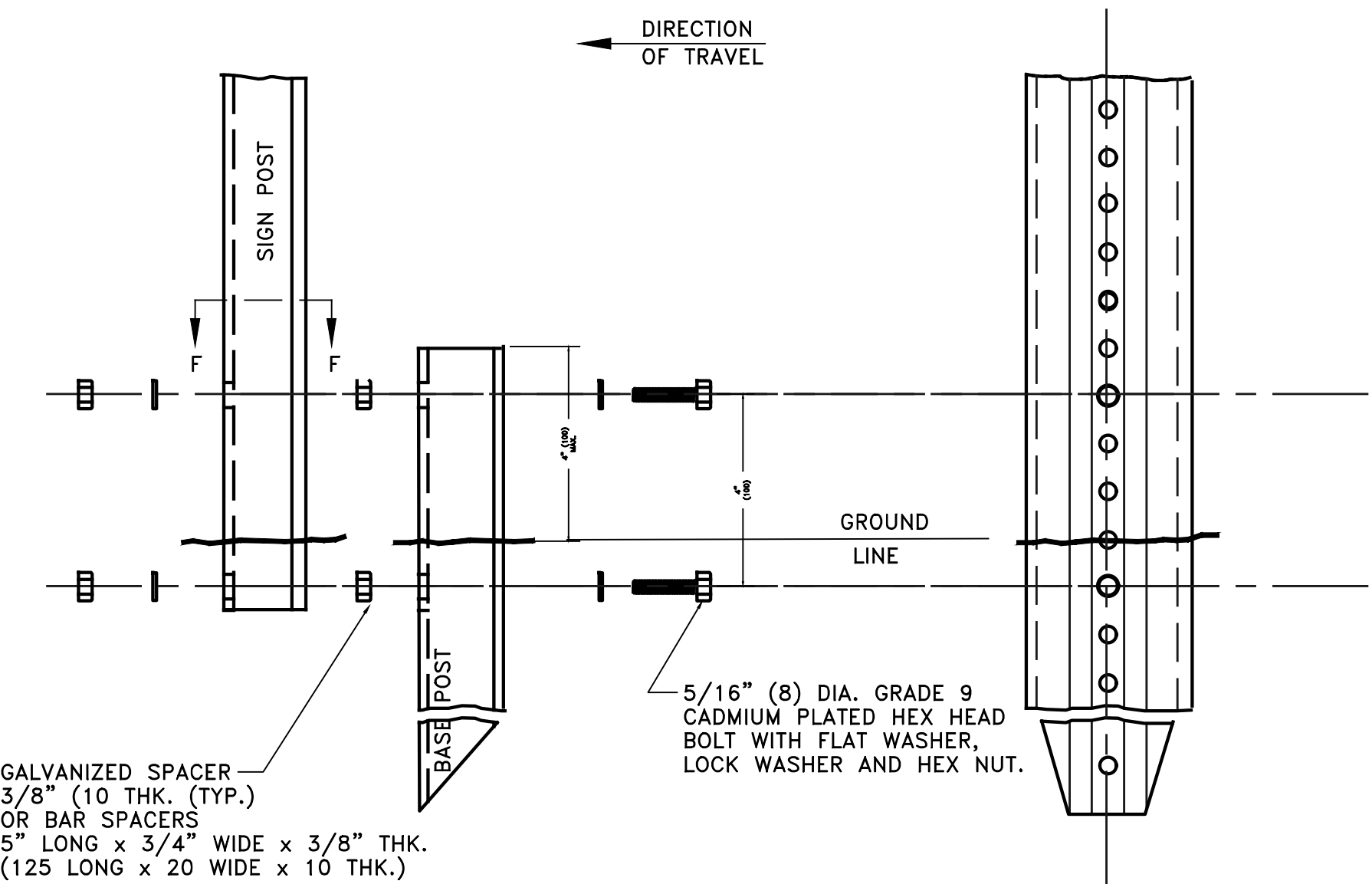
### TYPICAL SIGN PLACEMENT DETAIL



### BREAKAWAY INSTALLATION FOR 4 LBS./FT. POSTS



FOR 3 & 4 LB. POST



### BREAKAWAY TYPE II POST INSTALLATION DETAIL N.T.S.

### TYPICAL SIGN PLACEMENT DETAIL

#### NOTES:

ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY. REFER TO STANDARD SHEET No. TR-1208-02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING. IF A RETROREFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED FOR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2 FT ABOVE THE EDGE OF THE ROADWAY. PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET.

DIM. "A" MIN SIGN HEIGHT	DIM. "B" MIN LATERAL OFFSET ①	DIM. "C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12' ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMP • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMP, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMP, AND IN RURAL AREAS
4'	6' 12' ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤

① OR AS DIRECTED BY THE ENGINEER

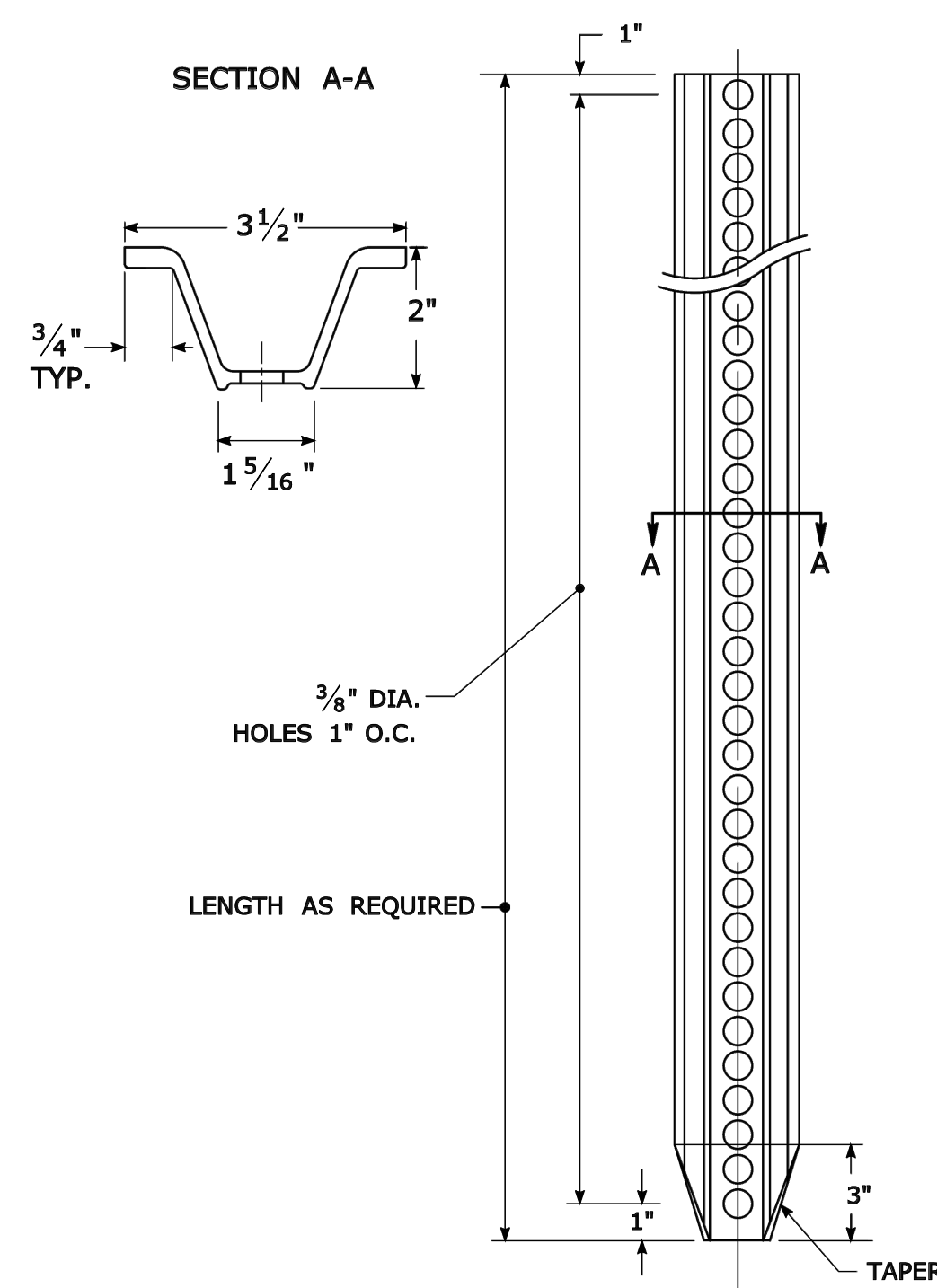
② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.

③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE  
12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.

④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.

⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

### TYPICAL METAL SIGN POSTS

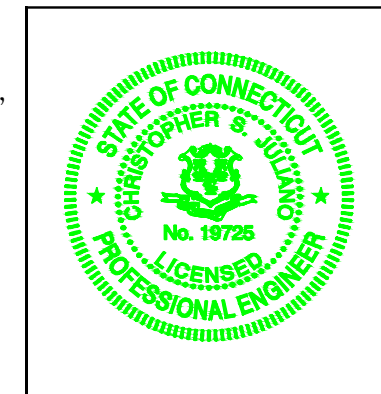


### GENERAL NOTES:

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

THIS DOCUMENT HAS BEEN PREPARED AS PART A MUNICIPAL (HEALTH DEPARTMENT/DISTRICT, IWCC, TPZ, OR ZBA) LAND USE APPLICATION PROCESS. THIS DOCUMENT CAN NOT BE CONSIDERED FINAL NOR USED FOR ANY CONSTRUCTION PURPOSES UNTIL ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS HAVE BEEN SECURED.

Christopher S. Juliano PELS #19725  
 James V. DiMeo PE #32551



REVISIONS	
DATE	DESCRIPTION

**Juliano Associates, LLC**  
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Connecticut Department Of Transportation  
 Details  
 Land of  
 Little House Living LLC  
 #1676 & #1688 Berlin Turnpike  
 (Connecticut Route #15)  
 Berlin, Connecticut

Project no.:	23-100	Date:	12/05/23	Scale:	NTS
Work map:	ZGEORGINA	Checked:	CJULIANO	Sheet:	17 of 18
Final map:	ZGEORGINA	Released:	ZGEORGINA	Revision:	0

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MAP REFERENCES:

- 1). "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN. BERLIN BY-PASS FROM WORTHINGTON RIDGE NORTHERLY TO WORTHINGTON RIDGE. SCALE 1"=100'. APPROVED DATE 4-60. NUMBER 7-07. SHEET No. 1 of 3."
- 2). "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BERLIN. BERLIN TURNPIKE FROM MERIDEN TOWN LINE NORTHERLY TO WORTHINGTON RIDGE ROAD. SCALE 1"=100'. APPROVED DATE 4-60. NUMBER 7-09. SHEET No. 3 of 3."
- 3). "SUBDIVISION MAP PROPERTY OF BERTHA WOJCIELEWICZ BERLIN, CONNECTICUT. SCALE 1"=40'. DEC., 1963."
- 4). "FINAL LOT LAYOUT MEADOWS SECTION 2 SUBDIVISION OF PROPERTY OWNED AND DEVELOPED BY MIDSTATE CONSTRUCTION CORP. MEADOW LANE BERLIN, CONN. FEBRUARY 1972 REV. THRU JUNE 5, 1972 SCALE 1"=40' GEORGE L. JARMOLINSKI L.S."
- 5). "MAP SHOWING 25' UTILITY EASEMENT ON PROPERTY OF LOIS F. SIDEROWF AT #48 HOLLY COURT BERLIN, CONN. OCT. 23, 1975 SCALE 1"=40' EDWIN W. SZYMANOSKY L.S." TOWN CLERK MAP 1347

REGULATIONS FOR BT-1 ZONE			
ITEM	REQUIRED	EXISTING	
MIN. LOT AREA	2 ACRES	1.9 ACRE *	
MIN. LOT WIDTH	175'	217'	
MIN. FRONT YARD	50'	30.3' *	
MIN. SIDE YARD	25'	26.4'	
MIN. REAR YARD	50'	22.6' *	
MAX. BLDG. HEIGHT	35'	29'	
MAX. BLDG. COVERAGE	25%	6.3%	
MAX. IMPER. COVERAGE	80%	32%	
MAX. FLOOR AREA RATIO	0.50	0.79	
MIN. PARKING SETBACKS (SIDE YARD)	10'	50'	
WHEN ABUTTING A RESIDENTIAL DISTRICT	50'	50'	

\*Pre-existing Non-conforming condition.

SURVEY NOTES:

- 1). ELEVATIONS BASED ON NAVD83.
- 2). COORDINATES BASED ON NAD83.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.  
PROPERTY LINES AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT SURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR PREMIER REAL ESTATE SERVICES II, LLC TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Kenneth R. Flynn*  
 PETER D. FLYNN CT.L.L.S. #8792 DATE 11-3-22  
 KENNETH R. CYR CT.L.L.S. #70116  
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC  
 1204 FARMINGTON AVE. 860-828-7886  
 BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.  
 THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

IMPROVEMENT LOCATION MAP  
 PREPARED FOR  
 PREMIER REAL ESTATE SERVICES II, LLC  
 #1676-1688 BERLIN TURNPIKE  
 (CT. STATE ROUTE 15)  
 BERLIN, CONNECTICUT  
 SCALE 1"=20' MARCH 5, 2021

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.  
 Rev: 1-3-22  
 11-3-22

