

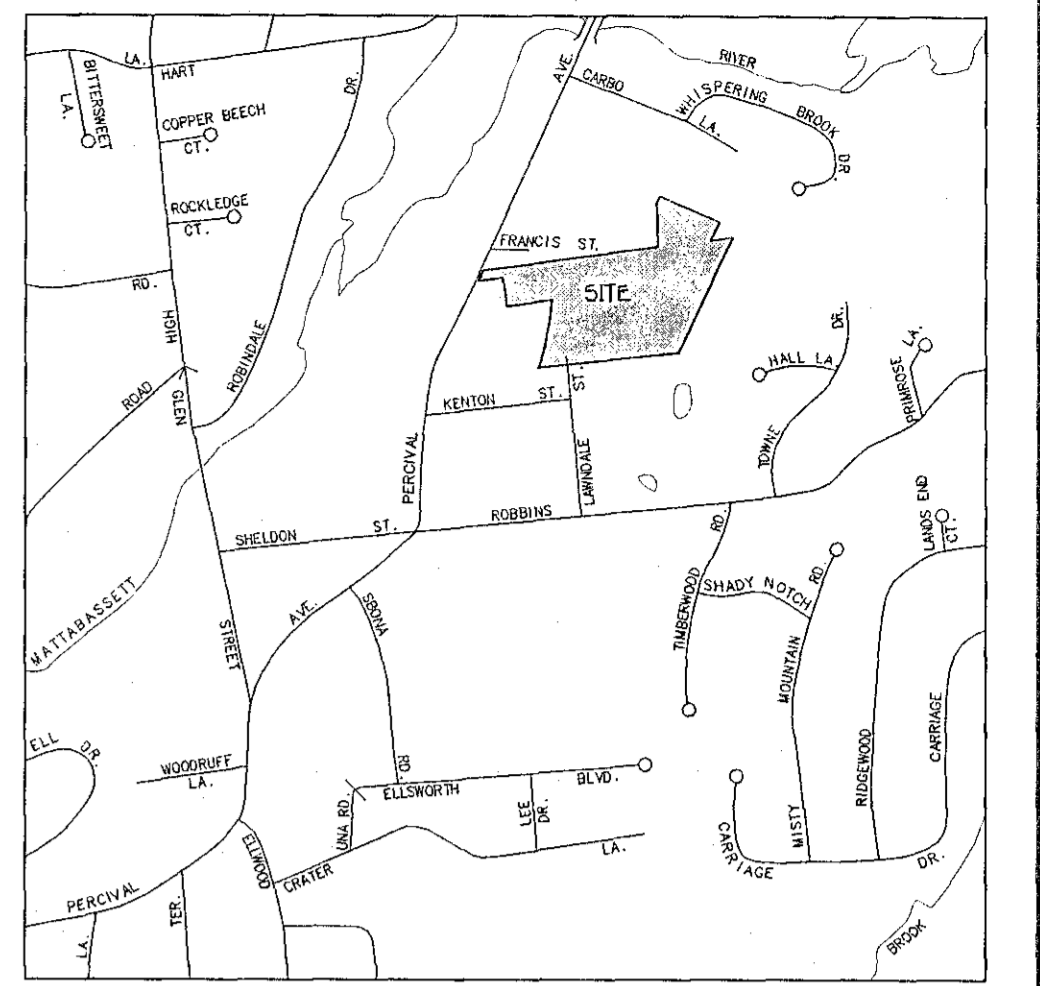






TOWN OF BERLIN  
VOL. 76 PG. 327

ZONING DATA TABLE ZONING DISTRICT R-11 WITH HOUSING FOR ELDERLY PERSONS OVERLAY PER SECTION XI.G		
ITEM	REQUIRED	PROVIDED
MAX. BLDG. HEIGHT	40' OR 3 STORIES	3 STORIES
MIN. LOT AREA	4 ACRES	0.01 ACRES
REQUIRED LOT AREA PER PROPOSED UNIT COUNT	3.9 ACRES	0.01 ACRES
34-1 BEDROOM UNITS @ 3,200 S.F.		
18-2 BEDROOM UNITS @ 3,200 S.F.		
FRONT BLDG. SETBACK	50'	N/A
REAR BLDG. SETBACK	50'	560.5'
SIDE YARD	BUILDING A 20'	24.1'
	BUILDING B 20'	25.6'



LOCATION MAP  
SCALE: 1"=1000'

PARKING CALCULATIONS:  
125 PARKING SPACES REQUIRED FOR EACH DWELLING UNIT.  
50 DWELLING UNITS PROPOSED  
1.25 X 50 = 62.5 SPACES REQUIRED  
88 PARKING SPACES PROPOSED

N/F  
**FRANCES M. PAUL**  
VOL. 226 PG. 203  
VOL. 656 PG. 647

SITE BENCHMARK  
SPICE IN CLAP 9260  
ELEV=150.17

N/F  
**SUSAN K. GRAU**  
VOL. 298 PG. 478

N/F  
**LAURINE LYNCH**  
VOL. 692 PG. 460  
VOL. 309 PG. 032

N/F  
**JOYCE ADORNO**  
VOL. 578 PG. 277  
VOL. 340 PG. 601

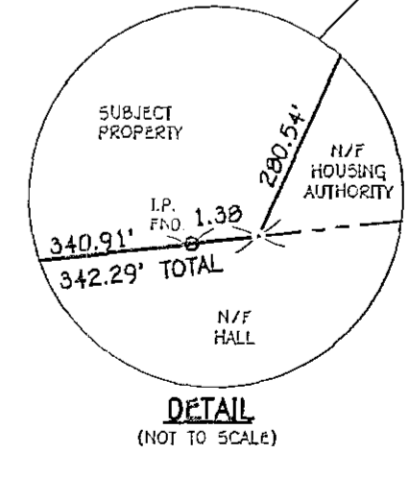
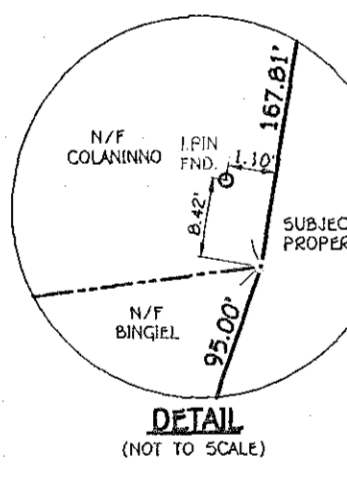
N/F  
**FRANK S. COLANINNO &  
LISA J. COLANINNO**  
VOL. 394 PG. 718

N/F  
**MARION M. BINGIEL**  
VOL. 564 PG. 1050

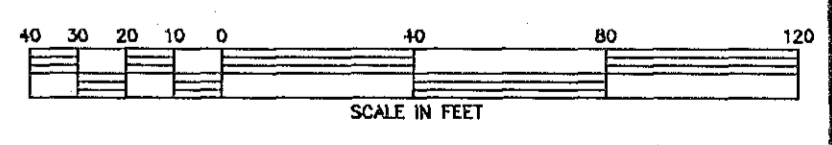
N/F  
**SANDRA A. SHEA**  
VOL. 553 PG. 736  
VOL. 684 PG. 106

N/F  
**DAVID J. COLBURN &  
ELIZABETH J. COLBURN**  
VOL. 218 PG. 445

N/F  
**TERRY E. HALL**  
VOL. 419 PG. 172



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - PROPERTY SURVEY, DIVISION OF PROPERTY OF, KEITH R & JUDITH A. DAVIS LOT 59 / BLOCK 54, #181 PERCIVAL AVENUE, BERLIN, CONNECTICUT, DATED: OCTOBER 10, 1996, BY: M&A ENGINEERING, INC.
    - PROPERTY OF, ALBERT GEORGINI, EL AL. BERLIN, CONN., OCTOBER 1960, REVISED SEPTEMBER 1969, BY: A. W. BACON.
    - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BERLIN, KENSINGTON-MERIDEN ROAD, IN THE VICINITY OF THE AMERICAN PAPER GOODS COMPANY, DATED: SEPT. 14, 1928, REVISED THRU OCTOBER 1, 1981, NUMBER 140 SHEET 1.
    - MAP OF PROPERTY OF HENRY CHOTKOWSKI, SITUATED IN KENSINGTON, BERLIN, CONN., DATE: APRIL 30, 1926.
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    - KENSINGTON FIRE DISTRICT, SEWER MAP, PERCIVAL AVENUE, DATE: NOVEMBER 1950, BY: A.W. BACON.
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    - PLOT PLAN SHOWING PROPOSED KNIGHTS OF COLUMBUS BLDG, PERCIVAL AVE., BERLIN, CONN., DATE: SEPT. 14, 1961, BY: D.A. NAPLES.
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  - CONTOURS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 88
  - WETLANDS DELINEATION BY REMA ECOLOGICAL SERVICES LLC, DECEMBER 2013 & LOCATED BY FIELD SURVEY, EXCEPTING AREA OF WETLAND LOCATED BETWEEN WF A32 & WF 1A 0
  - PARCEL AREA = 383,678 S.F. (=9.81 AC.)



- LEGEND**
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONC. MON. CONCRETE MONUMENT
  - M.S. MERESTONE
  - FND. FOUND
  - IRN PIN IRON PIN
  - IRN PIPE IRON PIPE
  - D.H. DRILL HOLE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - STONEWALL
  - FIRE HYDRANT
  - EDGE OF WETLAND/FLAG NUMBER
  - EDGE OF TREETLINE
  - SOIL TYPE BOUNDARY
  - SOIL TYPE SYMBOL
  - RETAINING WALL
  - BITUMINOUS CONCRETE LIP CURBING
  - WATER SHUTOFF
  - WATER GATE

**MATTHEW B. WHITE**  
CONN. P.E. #19476

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DERIVED.

THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.

THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300-1 THROUGH 20-300-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY: PROPERTY SURVEY
- BOUNDARY DETERMINATION: EXISTING PROPERTY LINES ARE RESURVEY. PROPOSED PROPERTY LINES ARE ORIGINAL SURVEY.
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2, 1-2

**ANGUS L. McDONALD JR.**  
CONN. L.S. #70173

**LAND & MARINE**  
ENGINEERING SURVEYING PLANNING

**ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.**  
SINCE 1966

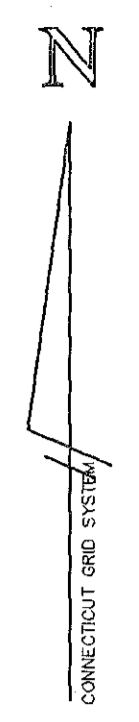
P.O. BOX 608, 258 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06475  
TEL. (860) 388-4671 FAX (860) 388-3982

**OVERALL SITE PLAN  
PREPARED FOR  
THE BERLIN HOUSING  
AUTHORITY**

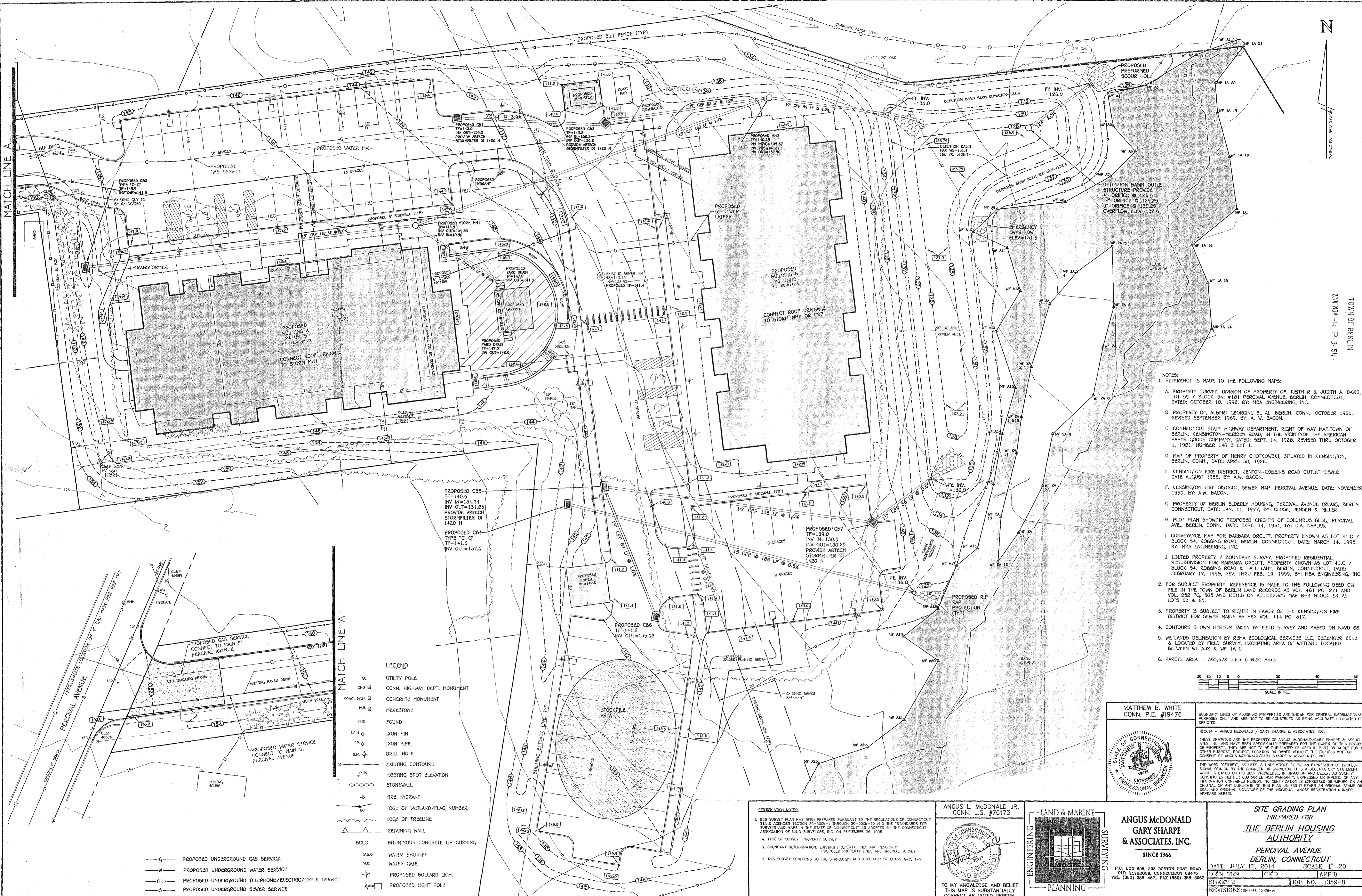
**PERCIVAL AVENUE  
BERLIN, CONNECTICUT**

DATE: JULY 17, 2014 SCALE: 1"=40'  
DRN TRN CK'D APP'D  
SHEET 1 JOB NO. 135948  
REVISIONS: 10-8-14, 10-29-14

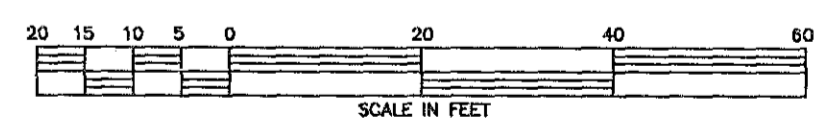




TOWN OF BERLIN  
ZONING - C-3-S1



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  - EDGE OF TREELINE
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  - BCLC BITUMINOUS CONCRETE LIP CURBING
  - W.S.O. WATER SHUTOFF
  - W.G. WATER GATE
  - PROPOSED BOLLARD LIGHT
  - PROPOSED LIGHT POLE

- G- PROPOSED UNDERGROUND GAS SERVICE
- W- PROPOSED UNDERGROUND WATER SERVICE
- TEC- PROPOSED UNDERGROUND TELEPHONE/ELECTRIC/CABLE SERVICE
- S- PROPOSED UNDERGROUND SEWER SERVICE

**CERTIFICATION NOTES:**

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ANGUS L. McDONALD JR.  
CONN. L.S. #70173

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

LAND & MARINE  
ENGINEERING  
SURVEYING  
PLANNING

ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.  
SINCE 1966

P.O. BOX 800, 233 BOSTON POST ROAD  
01010 HAYBROOK, CONNECTICUT 06470  
TEL. (860) 388-4471 FAX (860) 388-3882

**SITE GRADING PLAN  
PREPARED FOR  
THE BERLIN HOUSING  
AUTHORITY**

PERCIVAL AVENUE  
BERLIN, CONNECTICUT

DATE: JULY 17, 2014 SCALE: 1"=20'  
DR'N TRN CK'D APP'D  
SHEET 2 JOB NO. 135948  
REVISIONS: 10-8-14, 10-29-14



**MAINTENANCE SCHEDULE**

**SHORT TERM (DURING CONSTRUCTION)**

PERIMETER EROSION CONTROL DEVICES (HAY BALES, SILT FENCES, AND TEMPORARY VEGETATIVE STABILIZATION MEASURES) ARE TO BE INSPECTED AFTER EACH SIGNIFICANT RAINFALL AND REPAIRED OR REPLACED AS NECESSARY TO FUNCTION AS ORIGINALLY INTENDED. IN GENERAL, DAILY INSPECTIONS BY THE INDIVIDUAL DESIGNATED AT THE PRE-CONSTRUCTION MEETING ARE TO BE MADE IN THE COURSE OF ON-SITE CONSTRUCTION ACTIVITIES AND ANY NECESSARY REPAIRS ARE TO BE EFFECTIVE. A LOG BOOK DETAILING THE DATE AND TIME OF THE INSPECTIONS AS WELL AS CORRECTIVE MEASURES IMPLEMENTED SHALL BE KEPT ON-SITE.

1. THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL SHALL GOVERN THE INSTALLATION AND REPAIR OF ALL EROSION CONTROL MEASURES.
2. ALL SEDIMENT COLLECTED AND/OR REMOVED FROM ANY OF THE STORMWATER MANAGEMENT CONTROL DEVICES WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES GOVERNING SUCH ACTION.
3. EACH AREA OF THE SITE, AS COMPLETED, WILL BE GRADED AND STABILIZED WITH PERMANENT VEGETATION IN ACCORDANCE WITH THE APPROVED SITE PLAN.

**LONG TERM STORMWATER MAINTENANCE**

1. ALL DRAINAGE SYSTEMS ON THE SITE ARE TO BE INSPECTED EVERY SIX MONTHS OR MORE FREQUENTLY AS CONDITIONS DICTATE. INSPECTIONS SHALL OCCUR AFTER EVERY MAJOR STORM IN THE FIRST FEW MONTHS AFTER CONSTRUCTION. INSPECTION WILL CONSIST OF THE FOLLOWING ITEMS AS A MINIMUM:

- A. INLET FILTERS
- B. CATCH BASIN SUMPS
- C. OUTLETS
- D. DETENTION BASIN
- E. OUTLET STRUCTURES

2. LONG TERM MAINTENANCE IS INTENDED TO PREVENT TRANSPORT OF SEDIMENTS INTO THE DRAINAGE SYSTEM THROUGH ADHERENCE TO THE FOLLOWING PROCEDURES:

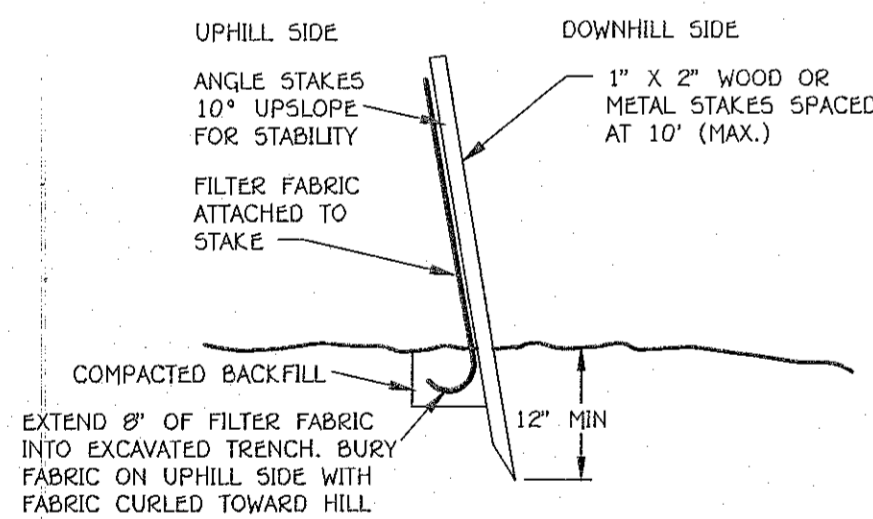
- A. CATCH BASIN SUMPS ARE TO BE CLEANED WHEN THE LEVEL OF SEDIMENT THEREIN REACHES ONE FOOT BELOW THE INVERT OF THE EXIT PIPE.
- B. CATCH BASIN SUMPS AND RETENTION / DETENTION BASINS SHALL BE CLEANED OF ALL OTHER DEBRIS SUCH AS PAPER, STICKS, LITTER, ETC. WHENEVER THESE ITEMS ARE FOUND.
- C. DOWNSTREAM AREAS ARE TO BE INSPECTED ANNUALLY FOR THE OCCURRENCE OF EROSION SO THAT CORRECTIVE MEASURES MAY BE IMPLEMENTED.
- D. AREAS AROUND THE DETENTION BASIN SHOULD BE CHECKED ANNUALLY FOR INVASIVE SPECIES AND REMOVED IF FOUND.
- E. CHECK INLETS, OUTLETS, OUTLET PROTECTION (RIPRAP AFFRONS & SCOUR HOLES) AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION.

**TEMPORARY SEEDING PROCEDURES**

1. INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS.
2. GRADE SITE ACCORDING TO PLANS. SEED DISTURBED AREAS WITHIN 7 DAYS WHERE WORK IS EXPECTED TO BE MORE THAN 30 DAYS BUT LESS THAN 1 YEAR.
3. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:  
ANNUAL RYEGRASS 60 LBS/1000 SQ. FT.  
BUCKWHEAT 40 LBS/1000 SQ. FT.
4. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
5. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30 OR WHEN CONSTRUCTION TAKES PLACE BETWEEN OCTOBER 1 AND APRIL 1, APPLY JUTE MESH AS PER "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

**PERMANENT SEEDING PROCEDURES**

1. REMOVE ALL STONES, STUMPS, ETC. FROM AREA PRIOR TO SEEDING.
2. PLACE TOPSOIL OVER ALL AREAS TO A DEPTH OF 4" (MINIMUM).
3. APPLY FERTILIZER AND LIMESTONE AT THE FOLLOWING RATES:  
FERTILIZER 7.5 LBS/1000 SQ. FT.  
LIMESTONE 13.5 LBS/1000 SQ. FT.  
WORK LIME AND FERTILIZER INTO SOILS TO A DEPTH OF 4 INCHES.



**SILT FENCE DETAIL**  
(NOT TO SCALE)

**SEDIMENTATION AND EROSION CONTROL MEASURES**

1. CLEAR TREES, BUSH FROM AREA TO BE GRADED.
2. INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
3. FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
4. REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
5. DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
6. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:  
KENTUCKY BLUEGRASS 2.25 LBS/1000 SQ. FT.  
CREEPING RED FESCUE 2.25 LBS/1000 SQ. FT.  
PERENNIAL RYEGRASS .50 LBS/1000 SQ. FT.
7. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
8. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

**PRE-CONSTRUCTION MEETING**

PRIOR TO THE INITIATION OF ANY WORK ON SITE, ALL SUBCONTRACTORS SHALL MEET AT THE BERLIN TOWN HALL WITH TOWN LAND USE OFFICIALS TO GAIN AN UNDERSTANDING OF THE SITE. FOLLOWING THE MEETING THESE SHALL BE A SITE WALK. THE CONTRACTORS SHALL ALSO PROVIDE CONTACT INFORMATION TO LAND USE OFFICIALS AND DESIGNATE THE INDIVIDUAL RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES.

THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR AT THE TIME OF THE MEETING:

1. CURRENT PLANS OF EACH ITEM OR TASK TO BE COMPLETED BY THE CONTRACTOR.
2. COPIES OF TOWN APPROVALS.
3. ANY OTHER INFORMATION NECESSARY TO INFORM THE CONTRACTOR OF HIS RESPONSIBILITIES.
4. CONTACT PERSONS AND TELEPHONE NUMBERS TO CALL FOR INSTRUCTIONS IN CASE OF QUESTIONS OR PROBLEMS.

**GENERAL SEDIMENTATION AND EROSION CONTROL MEASURES**

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION DATED MAY 2002 AND IN ACCORDANCE WITH THESE PLANS.
2. MAINTENANCE OF EROSION CONTROL MEASURES FOR CONSTRUCTION OF ALL DRIVEWAYS, DRAINAGE FACILITIES AND MAJOR SITE WORK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HIS AGENT.
3. ALL EROSION CONTROL BARRIERS WILL BE INSPECTED BY THE TOWN AND ADDITIONAL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE TOWN OR ITS AUTHORIZED AGENT.
4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION OF TWO NEW BUILDINGS.
5. LIMITS OF DISTURBANCE OF NATURAL GROUND COVER FOR ALL SITE IMPROVEMENTS IS TO BE KEPT TO AN ABSOLUTE MINIMUM DURING CONSTRUCTION.
6. EROSION CONTROL BARRIERS ARE TO BE PLACED DOWNHILL OF ALL CONSTRUCTION IN ACCORDANCE WITH THESE PLANS.
7. DEVELOPER WILL MAINTAIN A 100-FOOT ROLL OF SILT FENCE AND 20 HAY BALES ON SITE FOR ANY EMERGENCIES OR REPAIRS.
8. EROSION AND SEDIMENTATION BARRIERS SHALL BE MAINTAINED UNTIL VEGETATION COVER IS ESTABLISHED. ALL DISTURBED AREAS REQUIRING REVEGETATION SHALL BE GRADED, LOAMED AND SEDED AT THE EARLIEST POSSIBLE TIME TO PREVENT EROSION PROBLEMS.
9. THE SITE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN TO ENSURE THAT ALL SEDIMENTATION AND EROSION CONTROL MEASURES ARE STILL WORKING PROPERLY. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

**SEDIMENTATION & EROSION CONTROL NARRATIVE**

1. THIS PROJECT INCLUDES THE REMOVAL OF THE EXISTING BUILDING AND PARKING AREAS ON SITE, FOLLOWED BY THE CONSTRUCTION OF TWO NEW BUILDINGS CONTAINING 50 RESIDENTIAL UNITS AND ASSOCIATED PARKING AND STORM WATER TREATMENT AND CONVEYANCE SYSTEMS.

**OVERALL CONSTRUCTION SEQUENCE**

1. PRIOR TO COMMENCING CONSTRUCTION, CONTACT TOWN LAND USE DEPARTMENT FOR PRE-CONSTRUCTION MEETING ON SITE. DURING CONSTRUCTION, TOWN INSPECTOR TO BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK ON EACH ITEM BELOW AND BEFORE INSPECTIONS ARE DESIRED.
2. INSTALL CONSTRUCTION ENTRANCES AS SHOWN ON ANTI-TRACKING APRON DETAIL. WHENEVER SEDIMENT ACCUMULATES ON ANTI-TRACKING APRON TO BE REPAIRED TO CLEAN CONDITION TO PREVENT TRACKING OF MATERIALS ONTO PUBLIC ROAD. ANY MATERIALS TRACKED ON A PUBLIC ROAD ARE TO BE SWEEP PRIOR TO ANY RAIN EVENT TO PREVENT SEDIMENT ENTERING PUBLIC DRAINAGE SYSTEMS.
3. ENGINEER TO FLAG THE LIMITS OF CLEARING.
4. INSTALL SILT FENCE SEDIMENT BARRIERS AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS. SILT FENCE IS TO BE CLEANED AND MAINTAINED WHENEVER SEDIMENT EXCEEDS 1/3 THE HEIGHT OF THE SILT FENCE AND AFTER EACH RAIN. WHENEVER SILT FENCE HAS FAILED, OR WHERE SILT EXCEEDS 1/3 THE HEIGHT OF SILT FENCE, REMOVE ACCUMULATED SEDIMENT AND REPAIR SILT FENCE IN ACCORDANCE WITH DETAIL. IF INSTRUCTED BY ENGINEER OR TOWN REPRESENTATIVE, INSTALL SECOND ROW OF SILT FENCE UPHILL OR DOWNHILL OF PRIMARY SILT FENCE AS INSTRUCTED AND BACK UP WITH WOOD CHIPS IF AVAILABLE ON-SITE.
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS IN LOCATIONS SHOWN ON PLAN OR IN OTHER AREAS WHEN DIRECTED BY TOWN INSPECTOR OR ENGINEER. ADDITIONAL SEDIMENT BASINS SHOULD BE SIZED FOR A MINIMUM OF 134 CUBIC YARDS PER ACRE OF DISTURBED AREA WITHIN THE RESPECTIVE DRAINAGE BASIN. SEDIMENT EXCAVATED FROM THE BASIN SHALL BE STOCKPILED IN DESIGNATED STOCKPILE AREAS. ALL ACCUMULATED SEDIMENT IN BASINS TO BE REMOVED AFTER STORM EVENTS TO PRESERVE THE VOLUME OF THE SEDIMENT BASIN FOR FUTURE STORM EVENTS. STABILIZE TOP AND EXTERIOR OF BASINS IMMEDIATELY FOLLOWING BASIN FORMATION BY SEEDING.
6. STRIP AND STOCKPILE TOP SOIL. ROUGH GRADE SITE. STOCKPILE SOIL IN AREAS DESIGNATED ON THE PLAN.
7. EXCAVATE AND INSTALL BUILDING FOUNDATIONS.

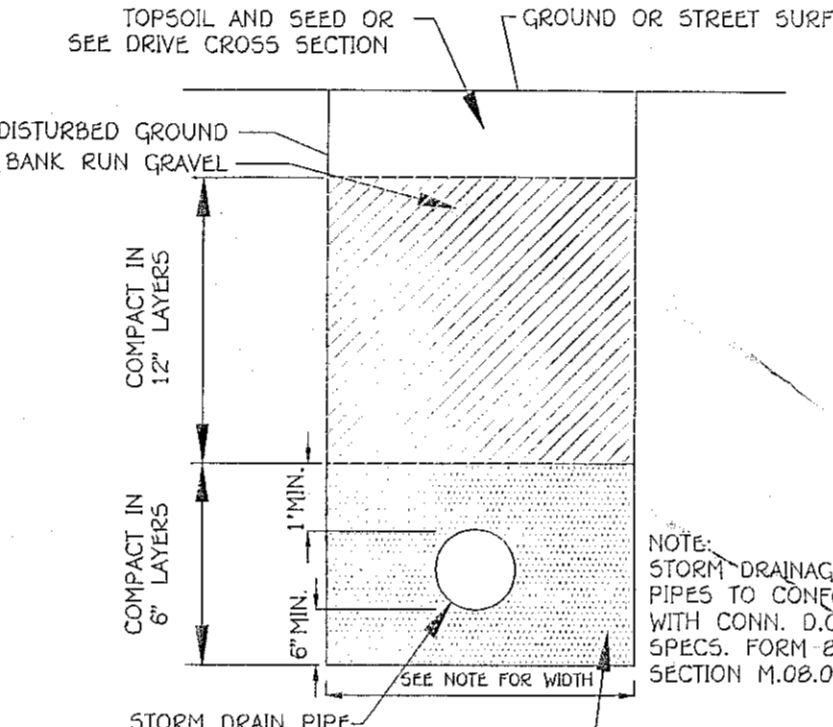
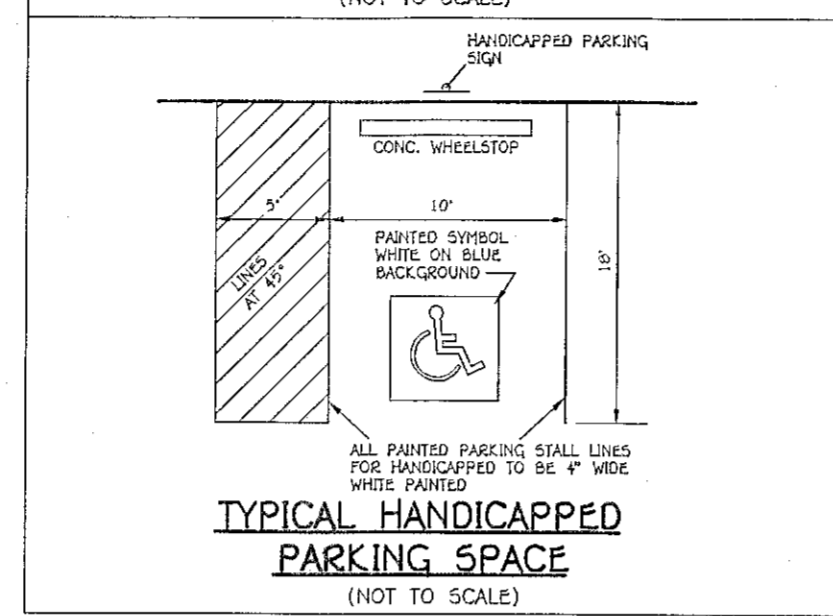
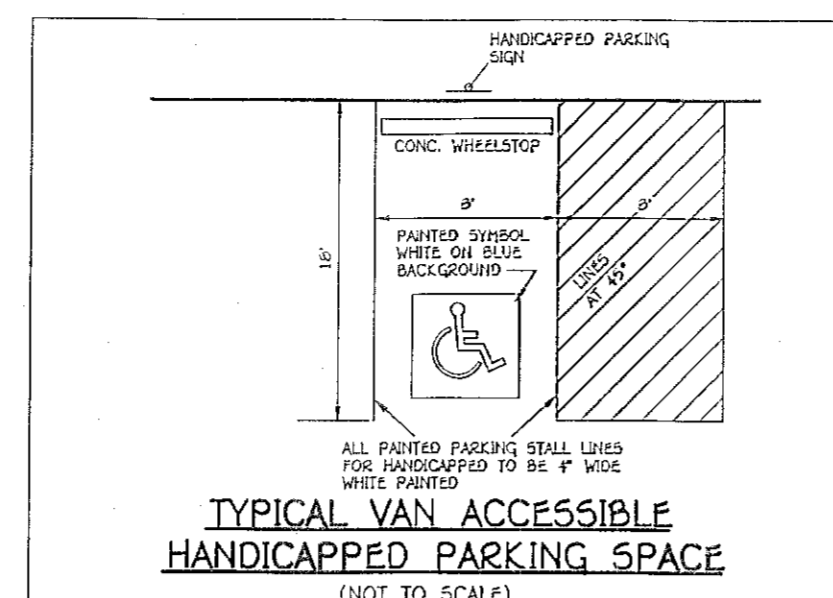
8. ALL STOCKPILED EARTH MATERIALS TO HAVE DOUBLE ROW OF SILT FENCE ENCIROCLING THE STOCKPILE, EXCEPT THAT SILT FENCE ON THE UPHILL SIDE MAY BE ELIMINATED IF THE SLOPE IS SUFFICIENT TO PREVENT EROSION AROUND THE SILT FENCE.
9. INSTALL CATCH BASINS AND STORM DRAINAGE PIPE STARTING AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPHILL. KEEP FLOW OUT OF DRAINAGE SYSTEM DURING CONSTRUCTION.
10. INSTALL OTHER UNDERGROUND UTILITIES SUCH AS SEWER AND WATER LINES.
11. INSPECT/MAINTAIN/REPAIR SEDIMENTATION AND EROSION CONTROL MEASURES.
12. PLACE BASE MATERIAL FOR PAVED AREAS IN ACCORDANCE WITH GRADING PLANS. ANY SLOPES EXCEEDING TWO HORIZONTAL TO ONE VERTICAL, AS WELL AS ANY LOCATIONS INDICATED BY THE TOWN'S REPRESENTATIVE, SHALL HAVE ADDITIONAL SILT FENCE PLACED TO PREVENT EXCESSIVE EROSION.
13. PLACE PROCESSED GRAVEL AND BRING TO FINISH GRADE ALL AREAS.
14. FINISH GRADE AND SEED ANY REMAINING DISTURBED AREAS.
15. EXCESS SOIL SHALL BE STOCKPILED IN A LOCATION DEPICTED ON THE S&E PLAN OR WHERE INDICATED BY THE TOWN'S REPRESENTATIVE, EXCEPT THAT NO STOCKPILING SHALL TAKE PLACE LESS THAN 50' FROM INLAND WETLANDS WITHOUT THE APPROVAL OF THE COMMISSION.
16. WHERE VEGETATION CANNOT BE ESTABLISHED IMMEDIATELY, AS PER THE PRECEDING TWO OPERATIONS, PLACE JUTE MESH OR AN EROSION CONTROL BLANKET ON EXPOSED SLOPES TO PREVENT EROSION. JUTE MESH OR EROSION CONTROL BLANKET TO BE PROVIDED IN ALL AREAS WHERE EXPOSED AREAS WILL NOT BE VEGETATED PRIOR TO SEPTEMBER 15TH, AND WILL REMAIN OPEN THROUGHOUT THE WINTER.
17. IT IS ANTICIPATED THAT CONSTRUCTION WILL CONTINUE WITH THE FOLLOWING TIMETABLE. BEGIN SPRING 2015, FINISH SUMMER 2016.

**EROSION CONTROL PLACEMENT AND REMOVAL**

IN ADDITION TO THE MEASURES SPECIFIED ABOVE, ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY THE TOWN'S REPRESENTATIVE WILL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. ALL INSTALLED CONTROLS SHALL BE MAINTAINED IN ACCORDANCE WITH THESE NOTES AND THE DETAILS SHOWN HEREON, AND SHALL BE CLEANED OR REPAIRED WHEN NECESSARY AFTER EACH STORM OR AS DIRECTED BY THE ENGINEER, CERTIFIED E&S INSPECTOR, OR TOWN'S REPRESENTATIVE. ANY ACCUMULATED SEDIMENT REMOVED FROM IN OR AROUND ANY CONTROL TO BE STOCKPILED IN AN APPROVED AREA, WITH THE STOCKPILE TO BE SURROUNDED WITH TWO ROWS OF SILT FENCE AS PER THE STOCKPILE DETAIL.

AREAS WHERE EROSION CONTROL MEASURES HAVE BEEN REMOVED AND WHICH BECOME DISTURBED AS A RESULT OF THE REMOVAL, SHALL BE STABILIZED USING THE MEASURES APPROPRIATE TO VEGETATIVE COVER IN THAT LOCATION. ANTI-TRACKING APRONS - ANTI-TRACKING APRONS NEED NOT BE REMOVED, BUT SHALL REMAIN IN PLACE UNTIL PROCESSED GRAVEL IS PLACED ON THE ROAD SURFACE. PROCESSED GRAVEL IN THE AREA OF THE ANTI-TRACKING APRON SHALL BE OF THE QUALITY SUFFICIENT TO PREVENT TRACKING OF MATERIALS ONTO THE ADJACENT PUBLIC ROAD.

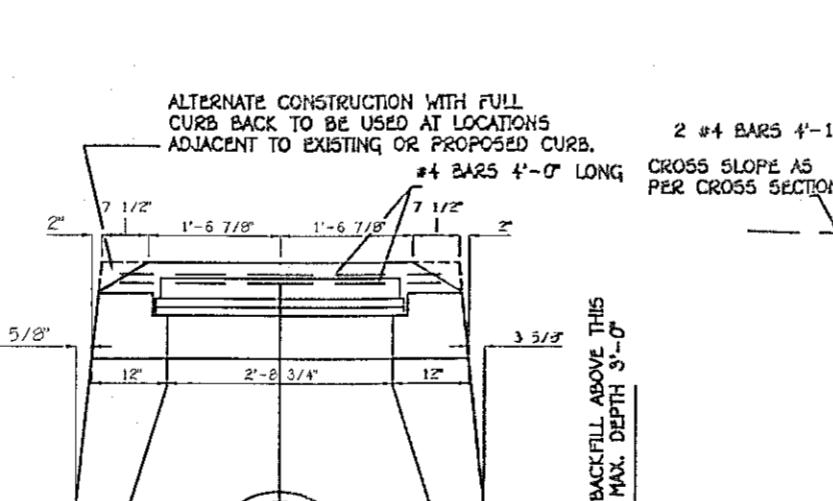
DUST CONTROL - WATER SHALL BE APPLIED BY TANK TRUCK TO EXPOSED AREAS ON PROPOSED ROADS AS NECESSARY. NO CALCIUM CHLORIDE SHALL BE APPLIED.



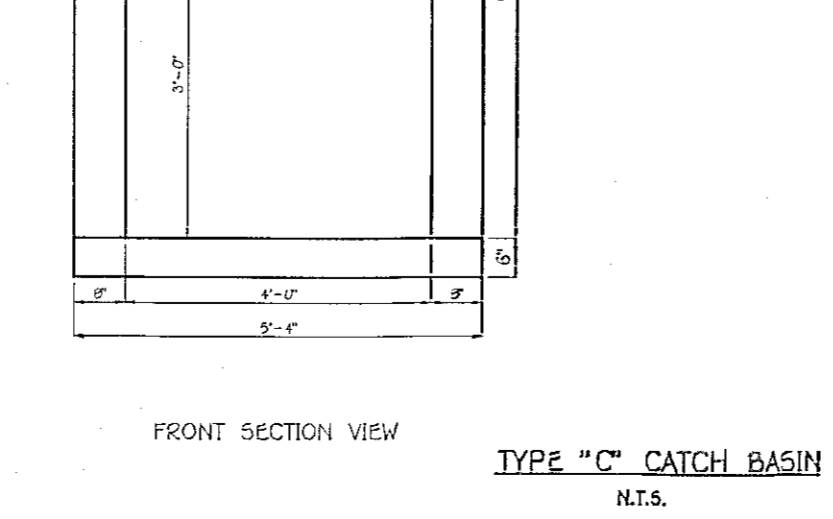
**STORM DRAIN TYPICAL TRENCH DETAIL**  
(NOT TO SCALE)



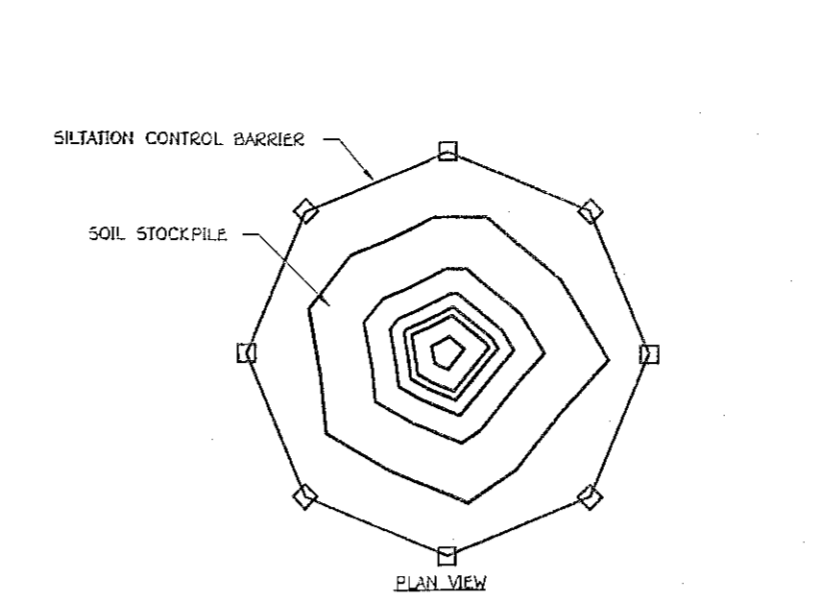
**TYPE "C" CATCH BASIN**  
N.T.S.



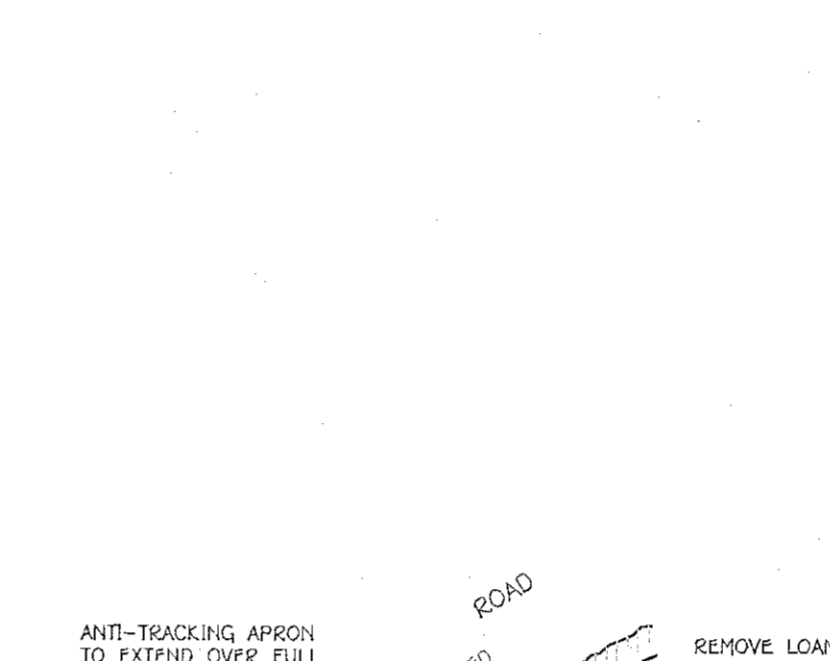
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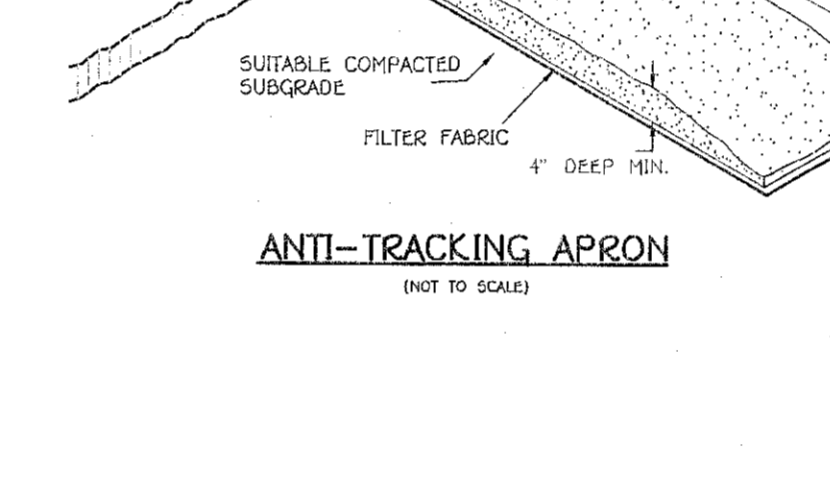
**PAVEMENT SECTION**  
N.T.S.



**STOCKPILE SILTATION CONTROL**  
N.T.S.



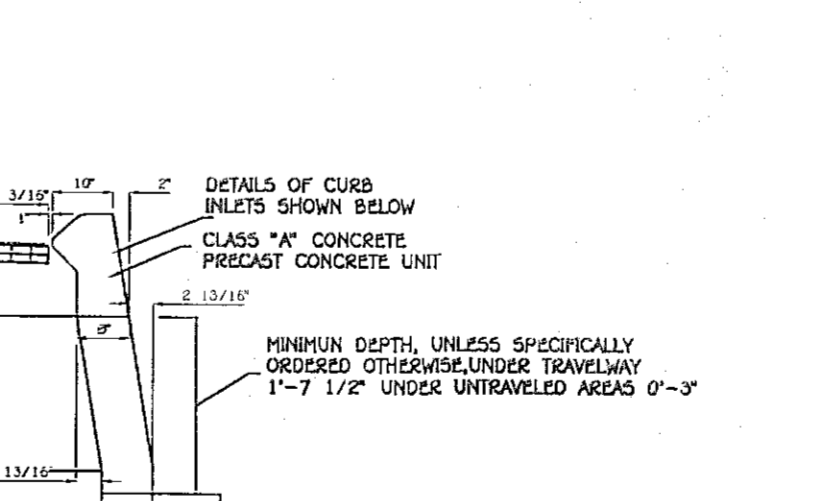
**ANTI-TRACKING APRON**  
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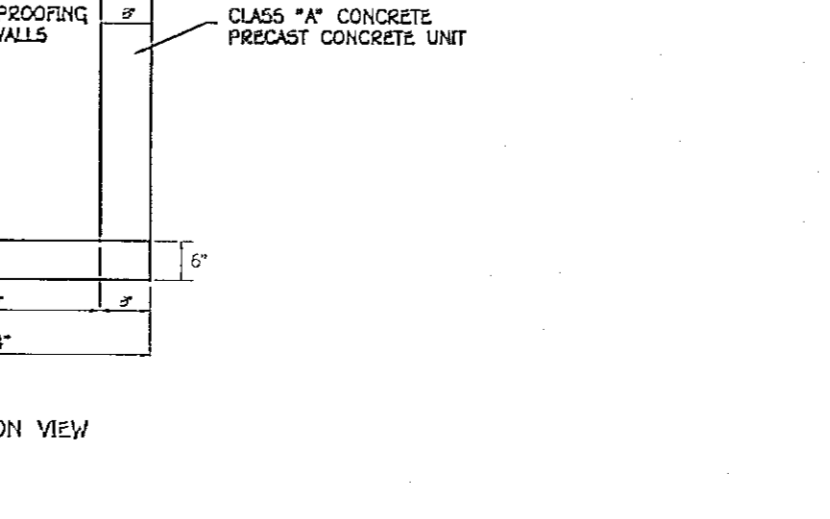
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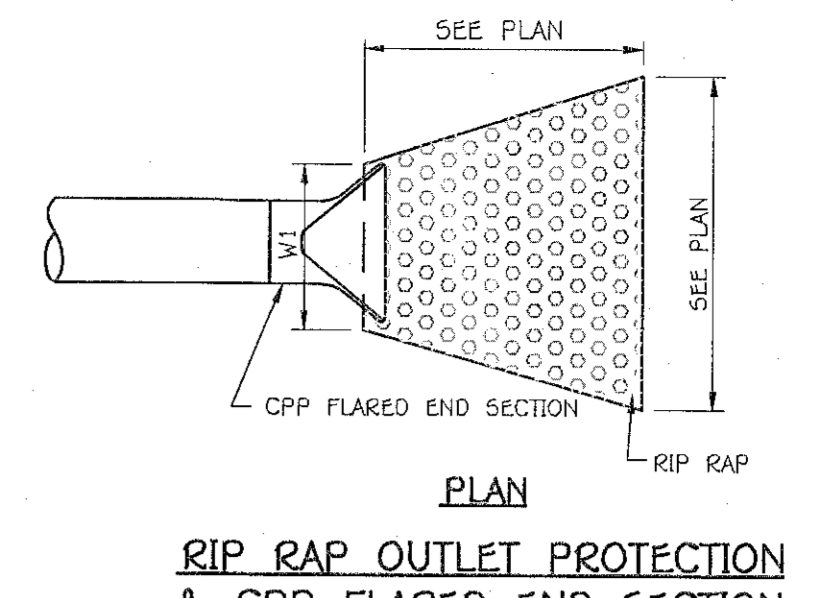
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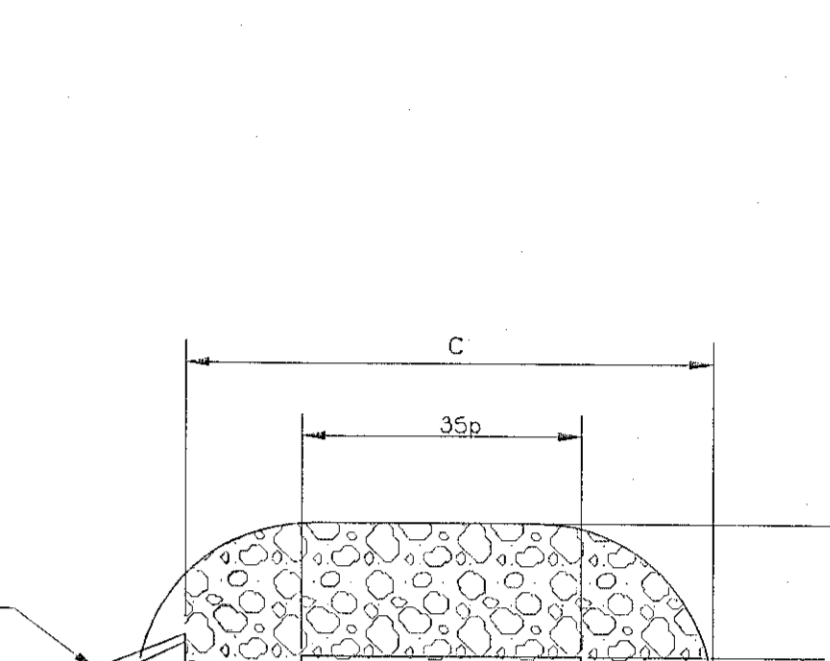
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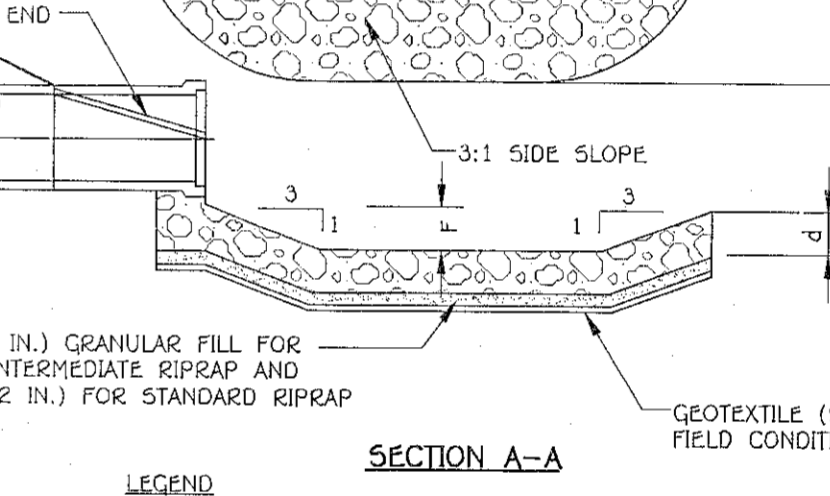
**ANTI-TRACKING APRON**  
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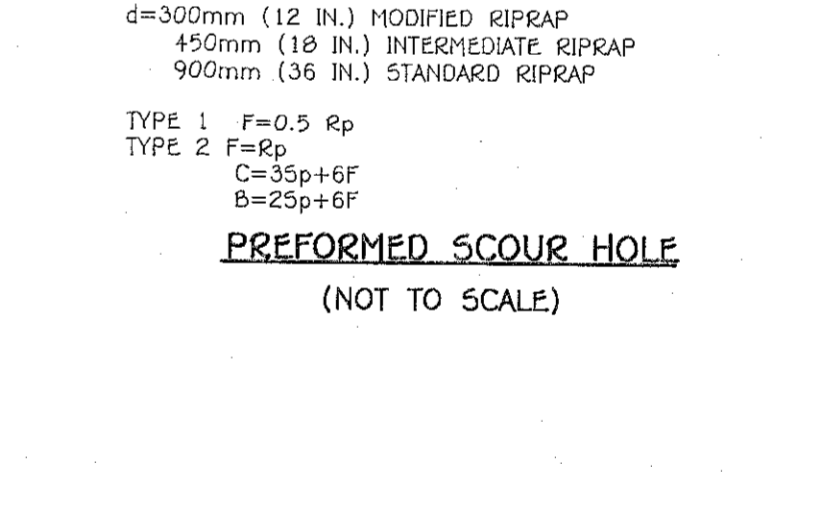
**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)



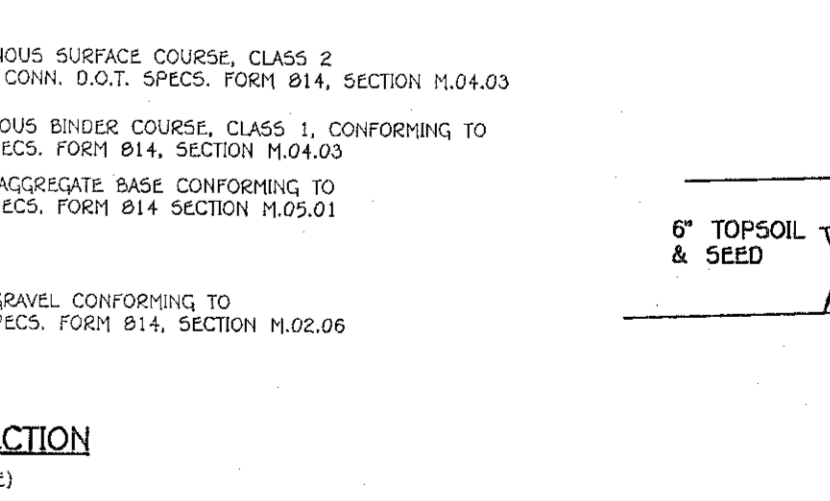
**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)



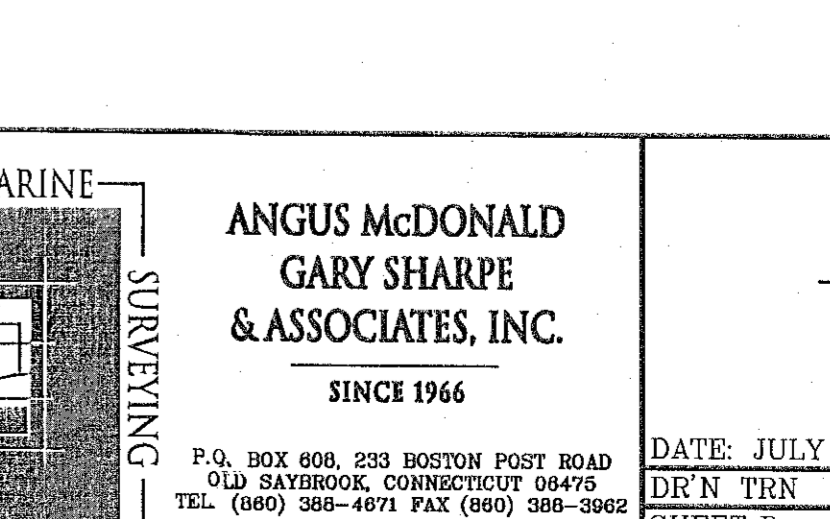
**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)



**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)



**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)



**RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION**  
(NOT TO SCALE)

TOWN OF BERLIN  
NOV 14 P. 3-54

	MATTHEW B. WHITE CONN. P.E. #19476		ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. SINCE 1966	DETAIL PLAN PREPARED FOR <b>THE BERLIN HOUSING AUTHORITY</b> PERCIVAL AVENUE BERLIN, CONNECTICUT
	P.O. BOX 608, 233 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT 06475 TEL. (860) 388-4671 FAX (860) 388-3802		DATE: JULY 17, 2014 SCALE: 1"=20' DRN TRN CK'D APP'D SHEET D JOB NO. 135948 REVISIONS:	







**SOLID STATE BOLLARDS**  
**BDAR5 SERIES-LED**  
**SPECIFICATIONS**

**GENERAL**  
 Durable corrosion resistant extruded aluminum riser with a minimum wall thickness of .125". Top cap and vertical support flanges are cast aluminum (A356 alloy, cast zinc coated) construction and compress silicone gaskets top and bottom of the injection molded clear Fresnel lens. Base Plate cover is spun aluminum.

**VERTICAL SUPPORTS**  
 Solid aluminum rod drilled and tapped to accept stainless hex-head screws.

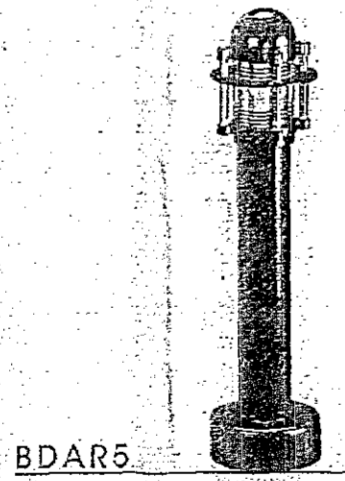
**BOLLARD REFLECTORS**  
 Angled Reflector (AR) is spun construction of .080" heavy wall aluminum. Hot rings (HR) are cast aluminum (A356 alloy, cast zinc coated) construction.

**LED POWER ARRAY**  
 Three-dimensional array consisting of individual LED tubes fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a cast aluminum populated with a module of LEDs which is fastened to a optical aluminum heat sink. A white epoxy lens and end caps protect each LED tube's internal components and provide diffusion to prevent shadowing and reflections.

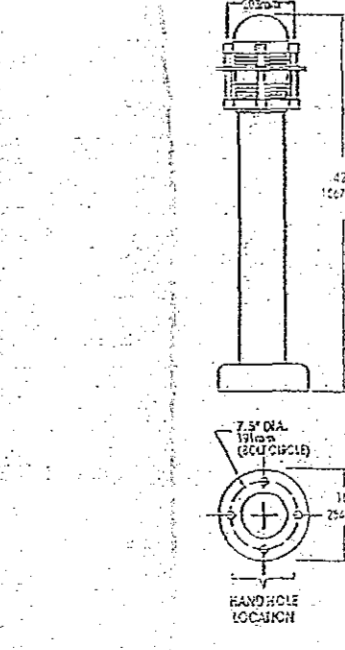
**LED EMISSIONS**  
 High Output LEDs are driven at 350mA for nominal 1 Watt output each. 7000mcd minimum. LEDs are available in standard Neutral White (5000K), or optional Cool White (6000K) or Warm White (3000K). Consult Factory for other LED options.

**LED DRIVER**  
 UL and CEI recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has minimum 4KV of internal surge protection. 10KV & 20KV Surge Protector optional. Dimmable and High-Power Driver options available.

**FINISH**  
 Polyester powder coat incorporates four step iron phosphate process to protect metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



BDAR5



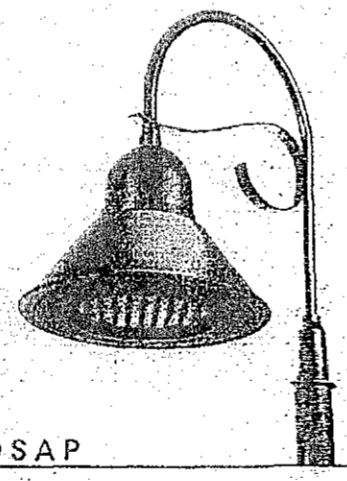
**SOLID STATE AREA LIGHTING**  
**DSAP SERIES-LED**  
**SPECIFICATIONS**

**HOUSING**  
 Top Driver Compartment is heavy cast, low copper aluminum. Internal driver bracket assembly, cast in .125" thick aluminum mounting plate. Optical housing is spun from .080 thick aluminum and has an integrated LED module seat. Aluminum face frame and top ring are formed for passive convective cooling of LED Module.

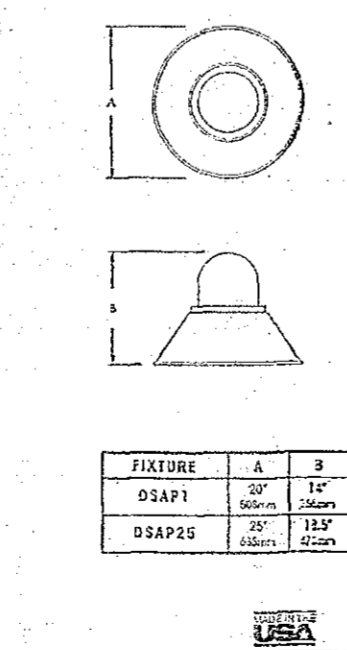
**LED OPTICAL MODULE**  
 Low copper A356 alloy (cast zinc coated) cast aluminum housing. Integrated clear, tapered 31.60" glass lens sealed with a continuous silicone gasket protects emitter (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Emitte module is 4" tall. Driver (LED's) are housed under high heat output. High output LEDs are 10000 CCT for the emitter module. Cool White, Neutral White, and Warm White are available. Each emitter is optically controlled by a Reflector-Prism injection molded from clear acrylic (1 type per module) one from 0° - 30°; one from 30° - 60°; one from 60° - 75°. Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate. Module of plastic plate, mounted within the optical plate, secures every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are angled to produce 85 Type I, 85 Type II, 85 Type III and 85 Type V40 distributions. The entire Constant Current LED module is 10" in diameter. Both module and optics are factory wired using water resistant, shielded coax, lens, module and optics are sold separately.

**LED DRIVER**  
 Drivers are UL and CEI recognized mounted on a single plate and factory wired with quick-disconnect. Central control drivers are electronic and have a power factor of >90 and a minimum operating temperature of -40°F drivers except on input of 180-277V, 50/60Hz. (Consult Factory for wiring specifications.)

**FINISH**  
 Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PE Primer with a 40°F four step iron phosphate pretreatment for protection and corrosion resistance. 4000° bake for maximum hardness and durability. To-rune finish is standard.



DSAP



FIXTURE	A	B
DSAP1	10"	14"
DSAP2	12"	16"

Filename: Berlin Site Lighting - TEC.AGI

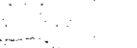
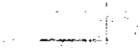
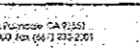
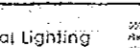
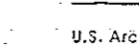
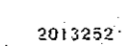
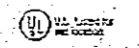
Luminaire Schedule			
Symbol	Qty	Label	Arrangement
SL-1	13	SL-1	SINGLE
SB-1	14	SB-1	SINGLE

Calculation Summary	
Label	
SITE	
PARKING	

Greg Loda / Greg O'Connor  
 Lighting Affiliates  
 1208 Cromwell Ave  
 Rocky Hill, CT 06067

website: www.lightingaffiliates.com  
 Voice Number : 860-721-1171 x 219  
 Fax Number : 860-721-7093  
 Email Address : gloda@lightingaffiliates.com

U.S. Architectural Lighting



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