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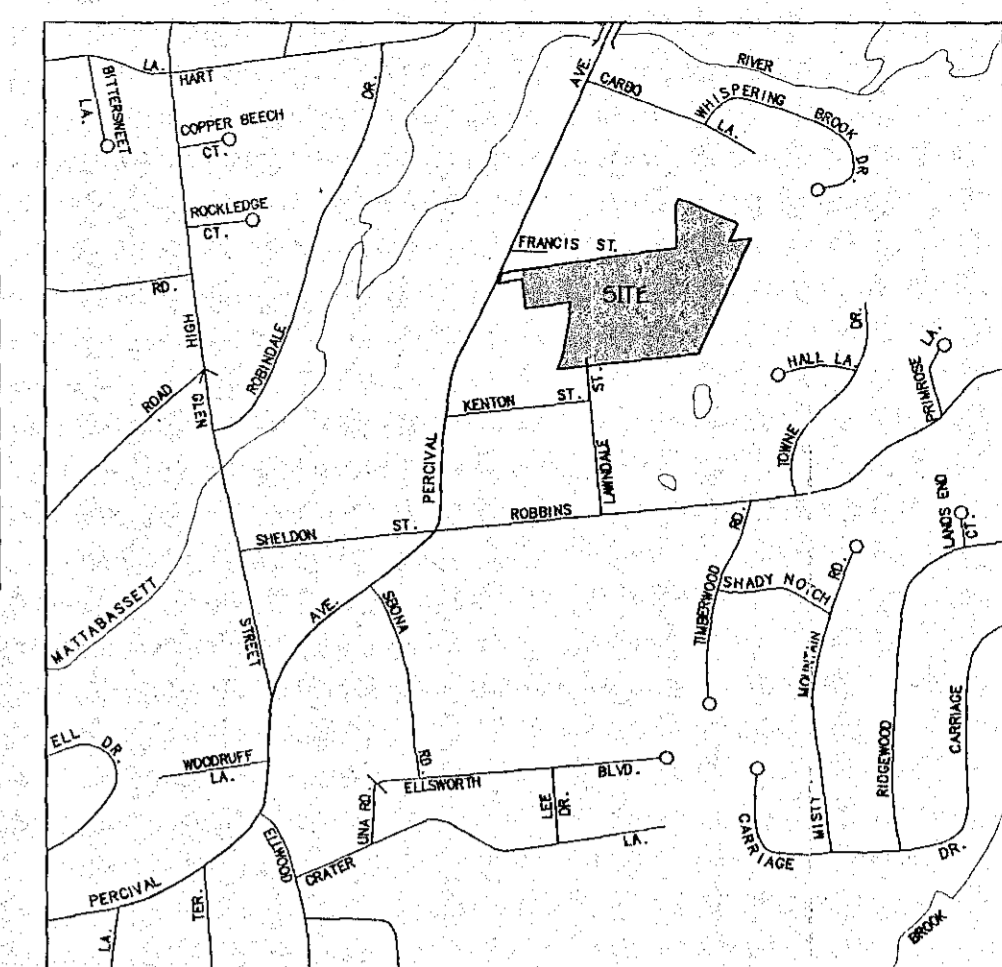
N/F  
TOWN OF BERLIN  
VOL. 76 PG. 327

N/F  
TOWN OF BERLIN  
VOL. 481 PG. 271

N/F  
TOWN OF BERLIN  
VOL. 252 PG. 505

ZONING DATA TABLE		
ZONING DISTRICT R-11 WITH HOUSING FOR ELDERLY PERSONS OVERLAY PER SECTION XI.Q		
ITEM	REQUIRED	PROVIDED
MAX. BLDG. HEIGHT	OR 3 STORIES	3 STORIES
MIN. LOT AREA	4 ACRES	0.81 ACRES
REQUIRED LOT AREA PER PROPOSED UNIT COUNT		
34-1 BEDROOM UNITS @ 3,200 S.F.	3.9 ACRES	0.81 ACRES
16-2 BEDROOM UNITS @ 3,800 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'

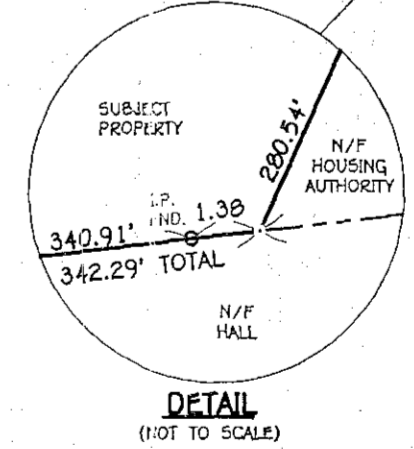
PARKING CALCULATIONS:  
 1.25 PARKING SPACES REQUIRED FOR EACH DWELLING UNIT.  
 40 DWELLING UNITS PROPOSED  
 1.25 X 40 = 50 SPACES REQUIRED  
 88 PARKING SPACES PROPOSED



LOCATION MAP  
SCALE: 1" = 1000'

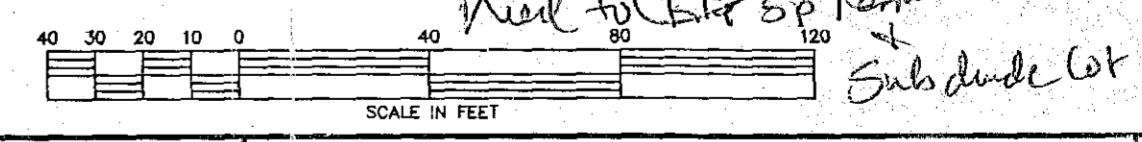
N/F  
HOUSING AUTHORITY OF THE TOWN OF BERLIN  
VOL. 196 PG. 139

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. 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: MBA ENGINEERING, INC.
    - B. PROPERTY OF ALBERT GEORGINI, ET AL, BERLIN, CONN., OCTOBER 1960, REVISED SEPTEMBER 1969, BY: A. W. BACON.
    - C. 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.
    - D. MAP OF PROPERTY OF HENRY CHOTKOWSKI, SITUATED IN KENSINGTON, BERLIN, CONN., DATE: APRIL 30, 1926.
    - E. KENSINGTON FIRE DISTRICT, KENTON-ROBBINS ROAD OUTLET SEWER DATE AUGUST 1955, BY: A.W. BACON.
    - F. KENSINGTON FIRE DISTRICT, SEWER MAP, PERCIVAL AVENUE, DATE: NOVEMBER 1950, BY: A.W. BACON.
    - G. PROPERTY OF BERLIN ELDERLY HOUSING, PERCIVAL AVENUE (REAR), BERLIN, CONNECTICUT, DATE: JAN. 11, 1977, BY: CLOSE, JENSEN & MILLER.
    - H. PLOT PLAN SHOWING PROPOSED KNIGHTS OF COLUMBUS BLDG., PERCIVAL AVE., BERLIN, CONN., DATE: SEPT. 14, 1961, BY: D.A. MAPLES.
    - I. CONVEYANCE MAP FOR BARBARA ORCUTT, PROPERTY KNOWN AS LOT 41.C / BLOCK 54, ROBBINS ROAD, BERLIN, CONNECTICUT, DATE: MARCH 14, 1995, BY: MBA ENGINEERING, INC.
    - J. LIMITED PROPERTY / BOUNDARY SURVEY, PROPOSED RESIDENTIAL RESUBDIVISION FOR BARBARA ORCUTT, PROPERTY KNOWN AS LOT 41.C / BLOCK 54, ROBBINS ROAD & HALL LANE, BERLIN, CONNECTICUT, DATE: FEBRUARY 17, 1998, REV. THRU FEB. 19, 1999, BY: MBA ENGINEERING, INC.
  - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF BERLIN LAND RECORDS AS VOL. 481 PG. 271 AND VOL. 252 PG. 505 AND LISTED ON ASSESSOR'S MAP B-4 BLOCK 54 AS LOTS 63 & 65.
  - PROPERTY IS SUBJECT TO RIGHTS IN FAVOR OF THE KENSINGTON FIRE DISTRICT FOR SEWER MAINS AS PER VOL. 114 PG. 317.
  - CONTOURS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 88.
  - WETLANDS DELINEATION BY REPA 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. (=0.81 AC).
  - LONG TERM STORMWATER SYSTEM MAINTENANCE TO BE PERFORMED BY THE BERLIN HOUSING AUTHORITY.



DETAIL  
(NOT TO SCALE)

APPROVED 2-12-15  
Town of Berlin  
Planning and Zoning Commission



FILE COPY



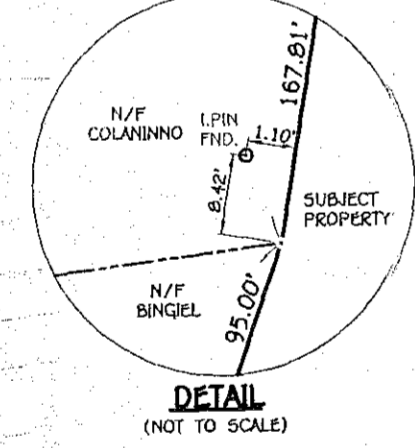
N/F  
FRANCES M. PAUL  
VOL. 226 PG. 203  
VOL. 656 PG. 647

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

N/F  
LAURINE LYNCH  
VOL. 692 PG. 460  
VOL. 309 PG. 832

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

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



DETAIL  
(NOT TO SCALE)

N/F  
MARION M. BINGFIELD  
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

- LEGEND
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONC. MON. CONCRETE MONUMENT
  - HERESTONE
  - FOUND
  - IRON PIN
  - IRON PIPE
  - DRILL HOLE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - STONEWALL
  - FIRE HYDRANT
  - EDGE OF WETLAND/FLAG NUMBER
  - EDGE OF TREELINE
  - SOIL TYPE BOUNDARY
  - SOIL TYPE SYMBOL
  - RETAINING WALL
  - BCLC BITUMINOUS CONCRETE CURBING
  - W.S.O. WATER SHUTOFF
  - W.G. 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 DESIGNED.

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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.

SEELEGISLATION 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 28, 1996.
- A. TYPE OF SURVEY: PROPERTY SURVEY
- B. BOUNDARY DETERMINATION: EXISTING PROPERTY LINES ARE RESURVEYED. PROPOSED PROPERTY LINES ARE ORIGINAL SURVEY.
- C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2, 1-2

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

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

LAND & MARINE  
SURVEYING  
PLANNING

ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.  
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06476  
TEL. (860) 388-4671 FAX (860) 388-3882

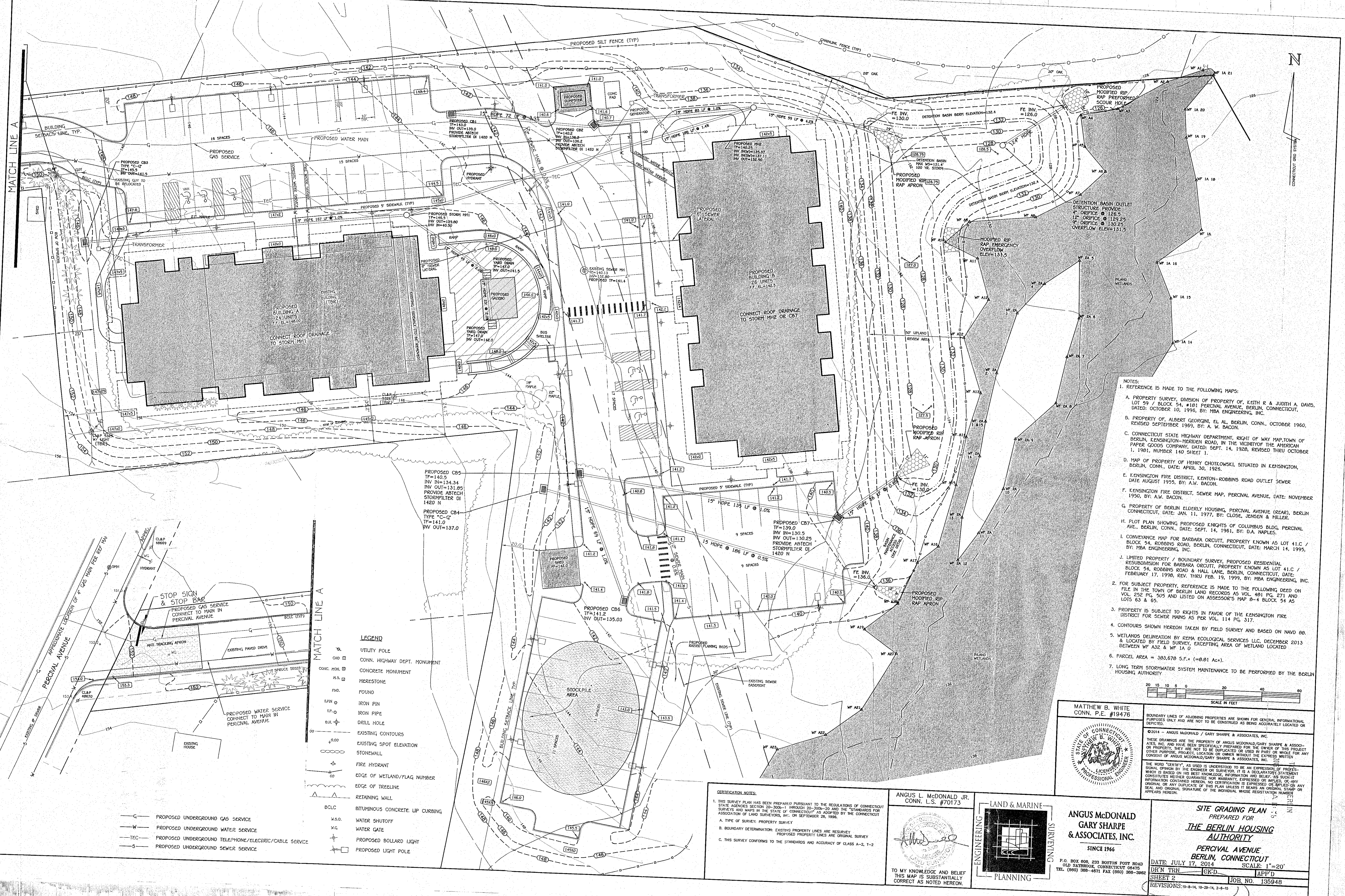
OVERALL SITE PLAN  
PREPARED FOR  
THE BERLIN HOUSING  
AUTHORITY  
PERCIVAL AVENUE  
BERLIN, CONNECTICUT

DATE: JULY 17, 2014 SCALE: 1"=40'

D/RN TRN CKD APPD

SHEET 1 JOB NO. 135948

REVISIONS: 10-8-14, 10-20-14, 2-6-15



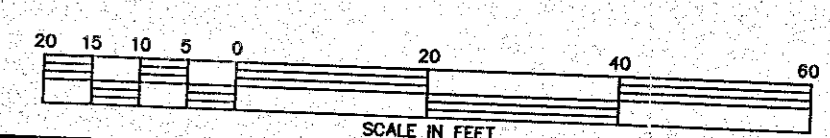
MATCH LINE A

MATCH LINE A

- LEGEND**
- CHD □ UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONC. MON. □ CONCRETE MONUMENT
  - M.S. □ MERESTONE
  - FIN. FOUND
  - IFPN □ IRON FIN
  - I.P. □ IRON PIPE
  - D.H. □ DRILL HOLE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - STONEWALL
  - EDGE HYDRANT
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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
  - TEC. PROPOSED UNDERGROUND TELEPHONE/ELECTRIC/CABLE SERVICE
  - S. PROPOSED UNDERGROUND SEWER SERVICE
  - 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

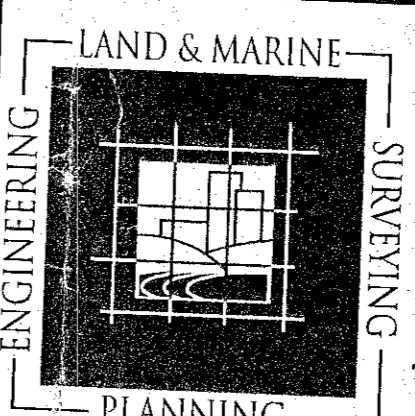
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    - D. MAP OF PROPERTY OF HENRY CHOTKOWSKI, SITUATED IN KENSINGTON, BERLIN, CONN., DATE: APRIL 30, 1928.
    - E. KENSINGTON FIRE DISTRICT, KENTON-ROBBINS ROAD OUTLET SEWER, DATE: AUGUST 1955, BY: A.W. BACON.
    - F. KENSINGTON FIRE DISTRICT, SEWER MAP, PERCIVAL AVENUE, DATE: NOVEMBER 1950, BY: A.W. BACON.
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  - CONTOURS SHOWN HEREON TAKEN BY FIELD SURVEY AND BASED ON NAVD 83.
  - WETLANDS DELINEATION BY REMA ECOLOGICAL SERVICES LLC, DECEMBER 2013 & LOCATED BY FIELD SURVEY, EXCEPTING AREA OF WETLAND LOCATED BETWEEN WF A22 & WF 1A 0.
  - PARCEL AREA = 303,678 S.F. = (0.81 AC±).
  - LONG TERM STORMWATER SYSTEM MAINTENANCE TO BE PERFORMED BY THE BERLIN HOUSING AUTHORITY.



**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-306b-1 THROUGH 20-306b-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, 1998.
- 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



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

**SITE GRADING PLAN**  
PREPARED FOR  
**THE BERLIN HOUSING AUTHORITY**  
PERCIVAL AVENUE  
BERLIN, CONNECTICUT

DATE: JULY 17, 2014 SCALE: 1" = 20'  
DRN TRN [CK-D] APP'D  
SHEET 2 JOB NO. 135948  
REVISIONS: 10-8-14, 10-28-14, 2-6-15

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

P.O. BOX 608, 233 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06476  
TEL. (860) 388-4871 FAX (860) 388-3868

**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 AS 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**  
(TO BE PERFORMED BY THE BERLIN HOUSING AUTHORITY)

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. WHICHEVER 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 RETENTION BASIN SHOULD BE CHECKED ANNUALLY FOR INVASIVE SPECIES AND REMOVED IF FOUND.
- E. CHECK INLETS, OUTLETS, OUTLET PROTECTION (RIPRAP APRONS & 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:
 

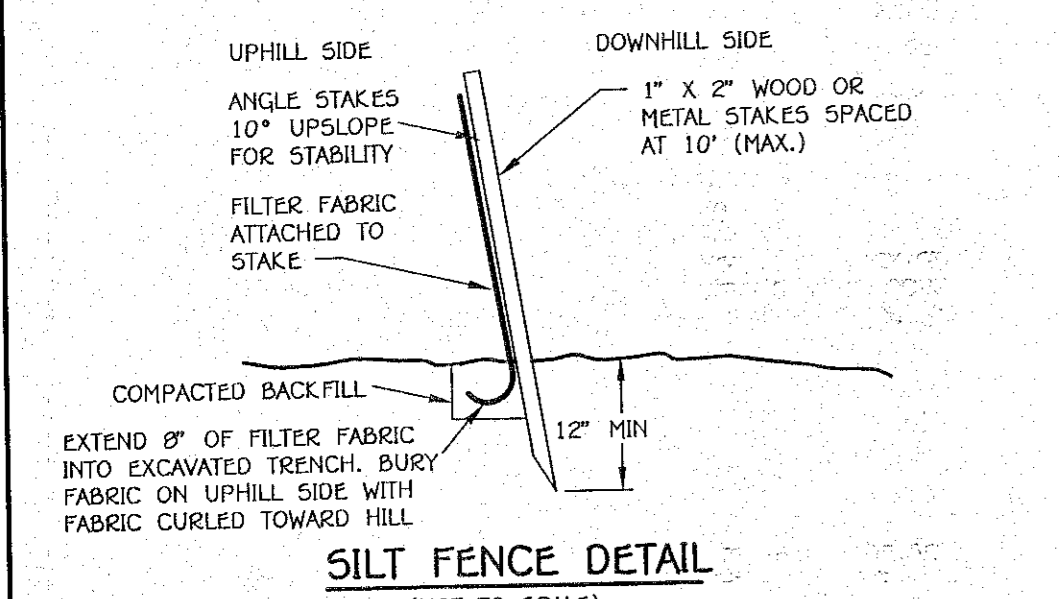
ANNUAL RYEGRASS	.60 LBS/1000 SQ. FT.
BUCKWHEAT	.40 LBS/1000 SQ. FT.
4. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCH ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE 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 BE SEED TO A DEPTH OF 4" (MINIMUM).
3. APPLY FERTILIZER AND LIMESTONE AT THE FOLLOWING RATES:
 

FERTILIZER	7.5 LBS/1000 SF
LIMESTONE	13.5 LBS/1000 SF

 WORK LIME AND FERTILIZER INTO SOILS TO A DEPTH OF 4 INCHES.



**SEDIMENTATION AND EROSION CONTROL MEASURES**

1. CLEAR TREES, BRUSH 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 THE SITE MAINTENANCE 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 DEPARTMENT OF ENVIRONMENTAL PROTECTION 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 AGENTS.
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. TOWN SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION WHENEVER POSSIBLE.
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 MEASURES ARE TO BE PLACED DOWNHILL OF ALL CONSTRUCTION IN ACCORDANCE WITH THESE PLANS.
7. DEVICES WHICH REQUIRE A FOOT ROLL OF SILT FENCE AND 20 HAY BALES ON DEVICES 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 SEEDED 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 60 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, 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. WHEREVER SILT FENCE HAS FAILED, OR WHERE SILT EXCEEDS 1/3 THE HEIGHT OF THE 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 SITED 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. 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.

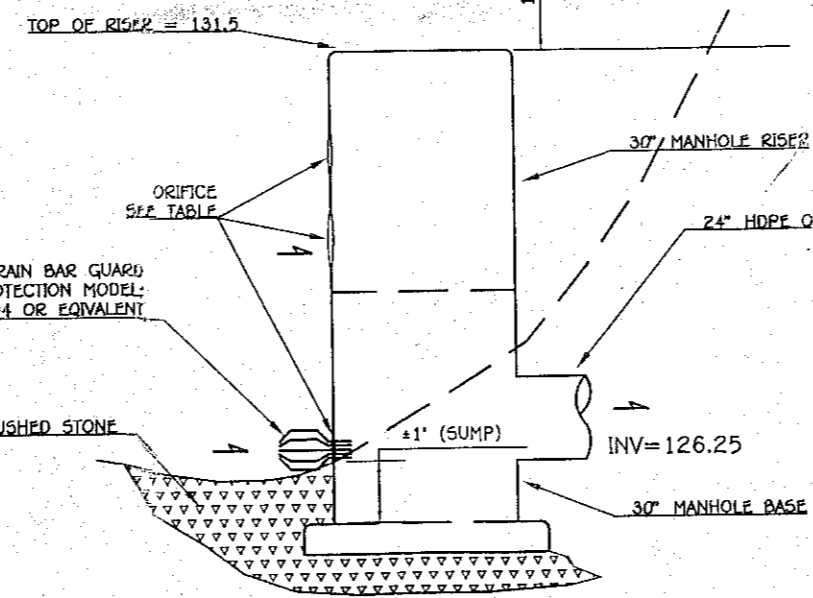
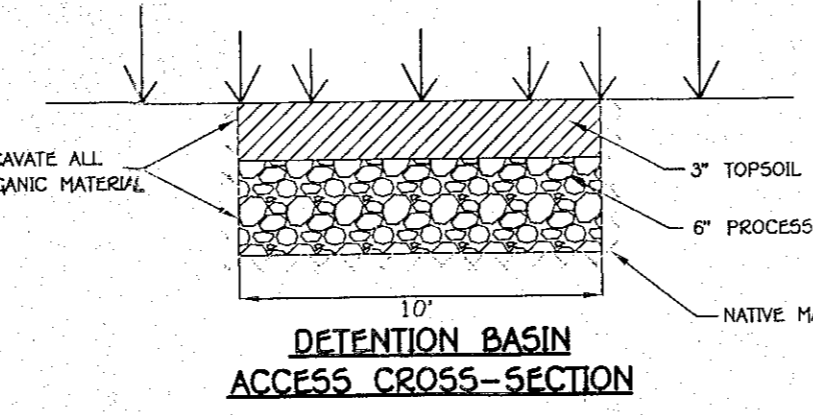
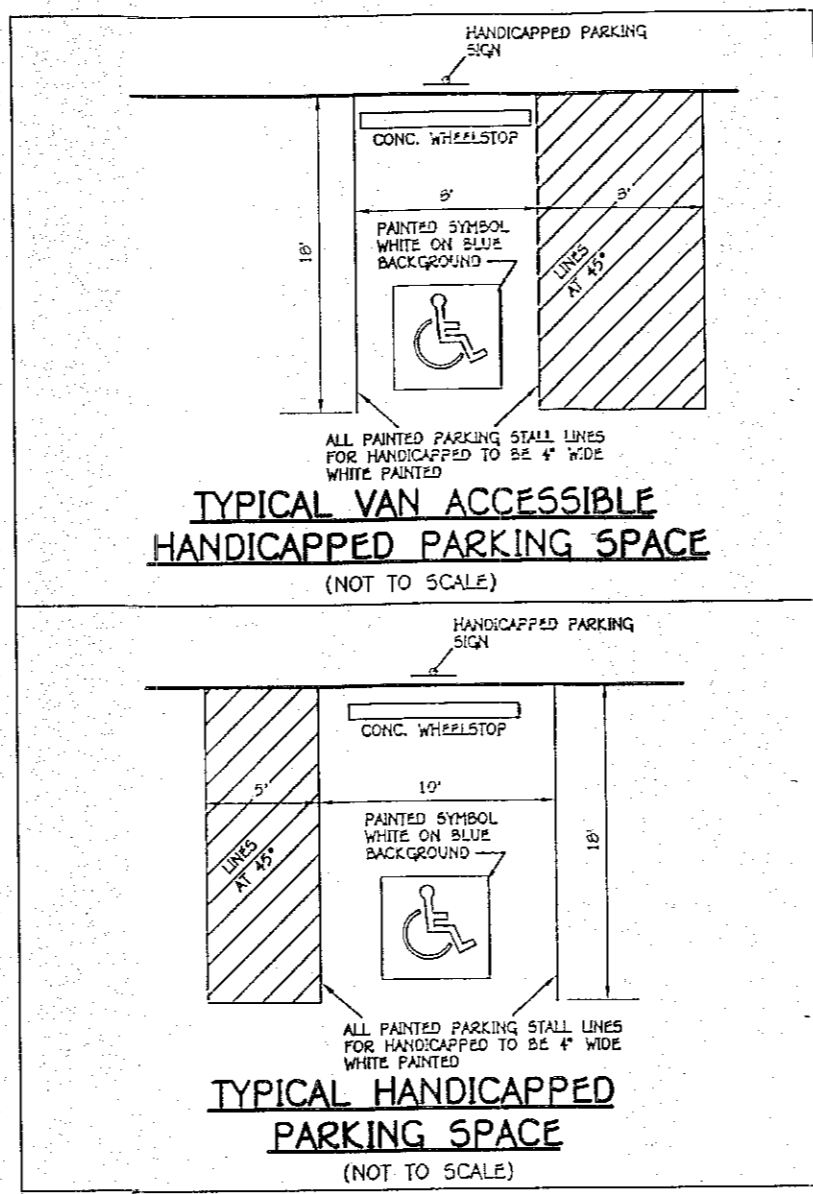
8. ALL STOCKPILED EARTH MATERIALS TO HAVE DOUBLE ROW OF SILT FENCE ENCHORING THE STOCKPILE, EXCEPT THAT SILT FENCE ON THE UPHILL SIDE MAY BE ELIMINATED IF THE SLOPE IS SUFFICIENT TO PREVENT EROSION AROUND THE SILT FENCE.
9. INSTALL CATCH BASINS AND STORM DRAINAGE PIPE STARTING AT THE FURTHEST DOWNSTREAM 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**

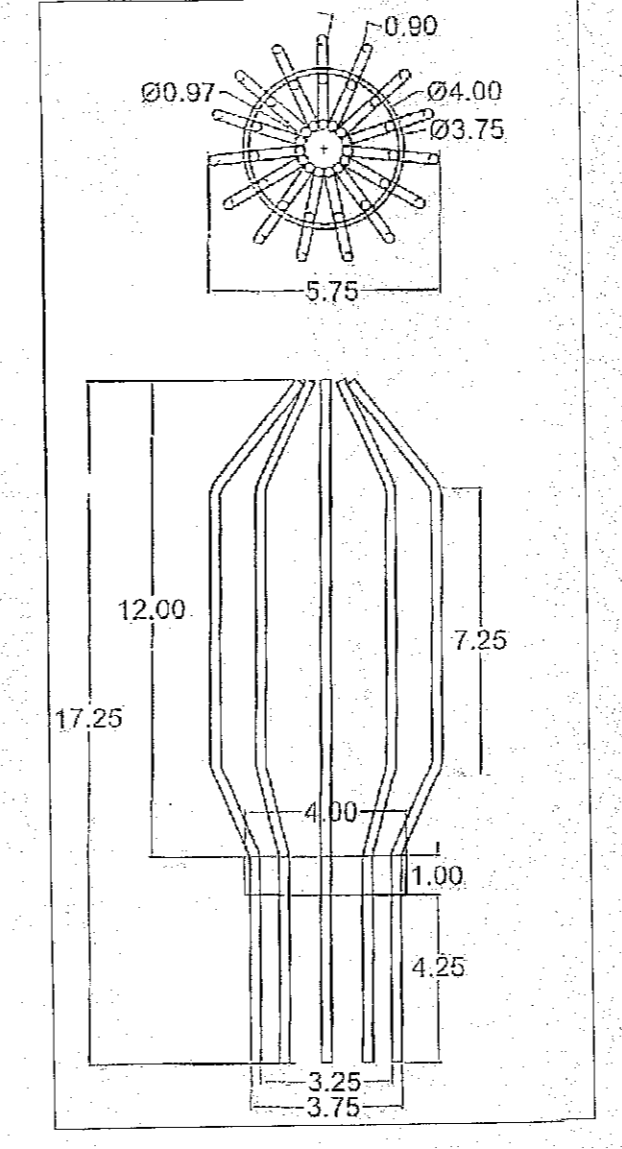
IN ADDITION TO THE MEASURES SPECIFIED ABOVE, ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY THE TOWN'S REPRESENTATIVE WILL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. ALL INSTALLED CONTROLS SHALL BE MAINTAINED IN ACCORDANCE WITH THESE NOTES AND THE DETAILS SHOWN HEREON, AND SHALL 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 SHOULD 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.

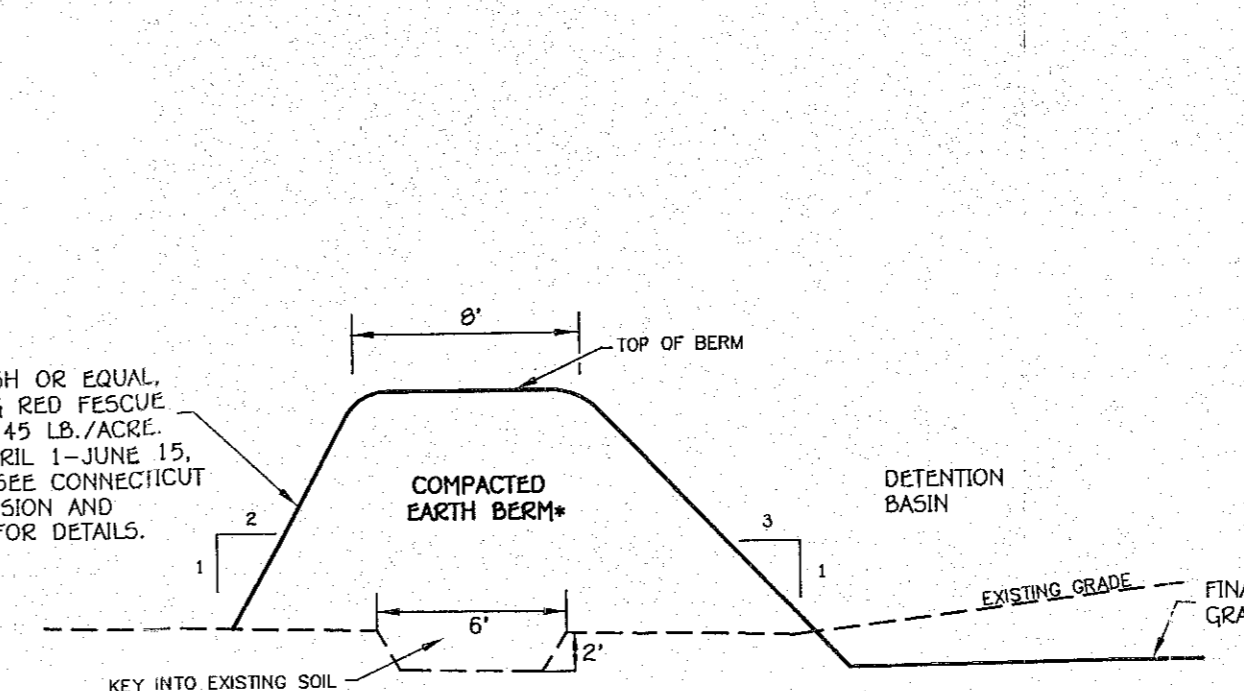
DUST CONTROL - WATER SHALL BE APPLIED BY TANK TRUCK TO EXPOSED AREAS ON PROPOSED ROADS AS NECESSARY. NO CALCIUM CHLORIDE SHALL BE APPLIED.



BASIN	BASIN BOTTOM ELEVATION	MAX. WATER SURFACE ELEVATION	TOP OF BERM ELEVATION	ORIFICE #1		ORIFICE #2	
				SIZE (INCHES)	ELEVATION	SIZE (INCHES)	ELEVATION
BASIN	126.5	131.4	132.4	4"	126.5	12"	129.25
						9"	130.25

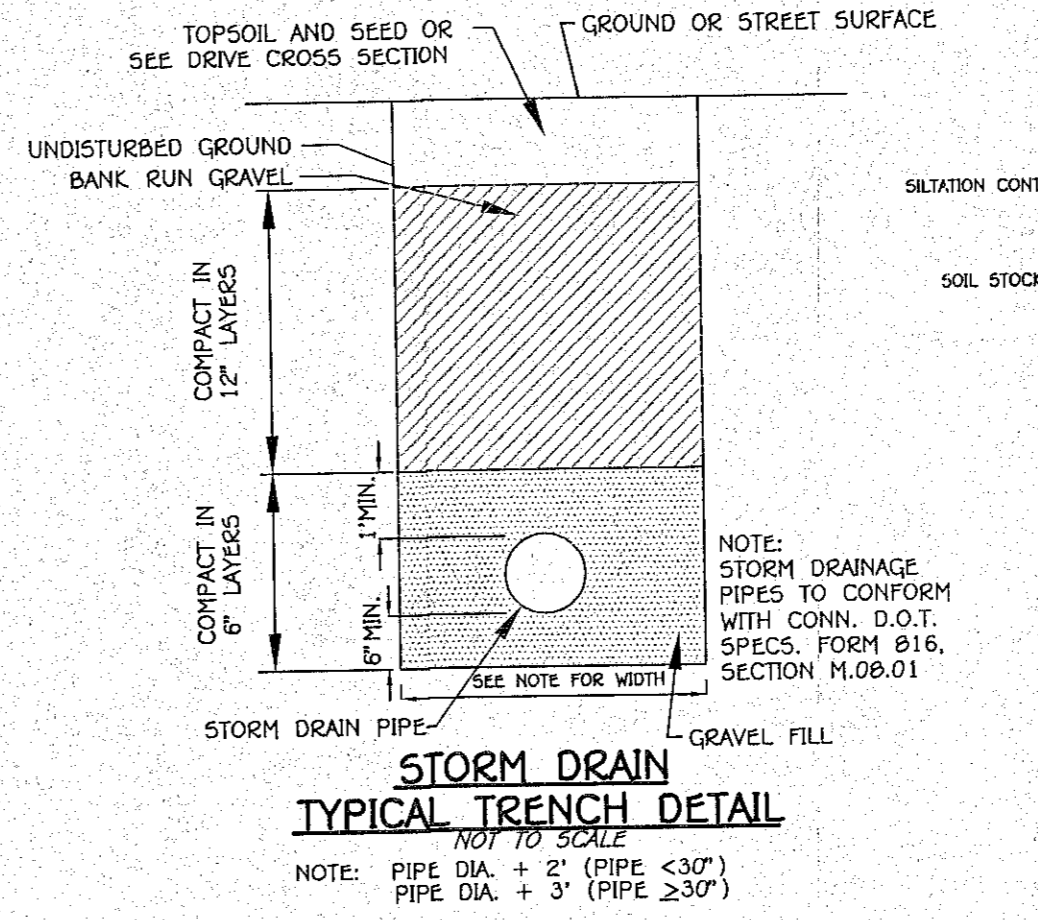


AGRI DRAIN (BG04) - 4" BAR GUARD INLET PROTECTION N.T.S.

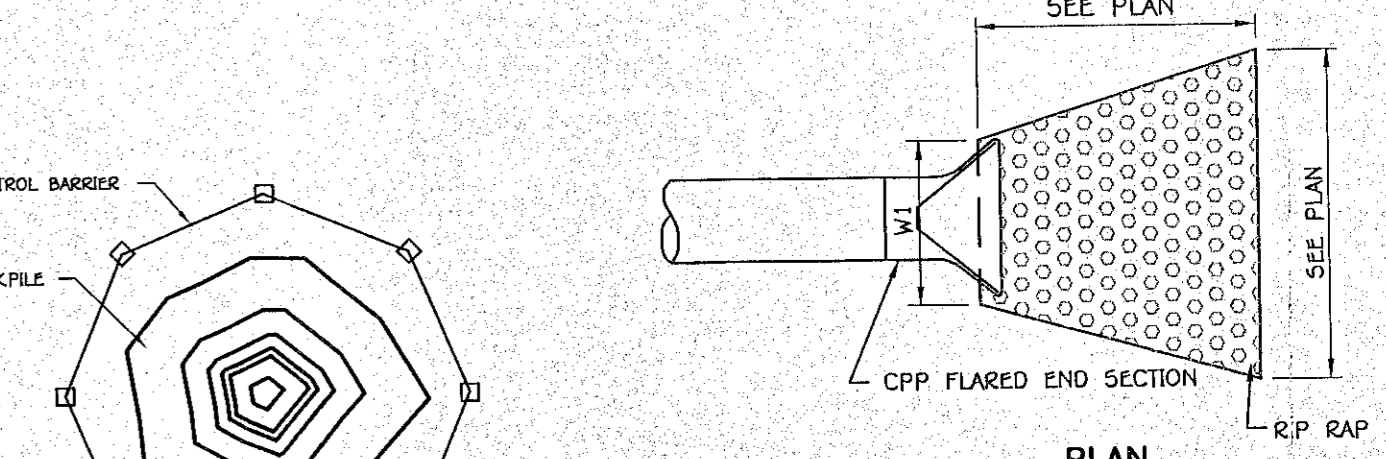


\*MATERIAL SHALL BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOO, OVERSIZED STONES, ROCKS, OR OTHER ORGANIC OR UNSUITABLE MATERIAL. EMBANKMENT MATERIAL SHOULD CONTAIN AT LEAST 15% PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE. MATERIAL TO BE COMPACTED TO 90-95% STANDARD PROCTOR DENSITY.

DETENTION BASIN BERM DETAIL (NOT TO SCALE)



TYPICAL TRENCH DETAIL (NOT TO SCALE)

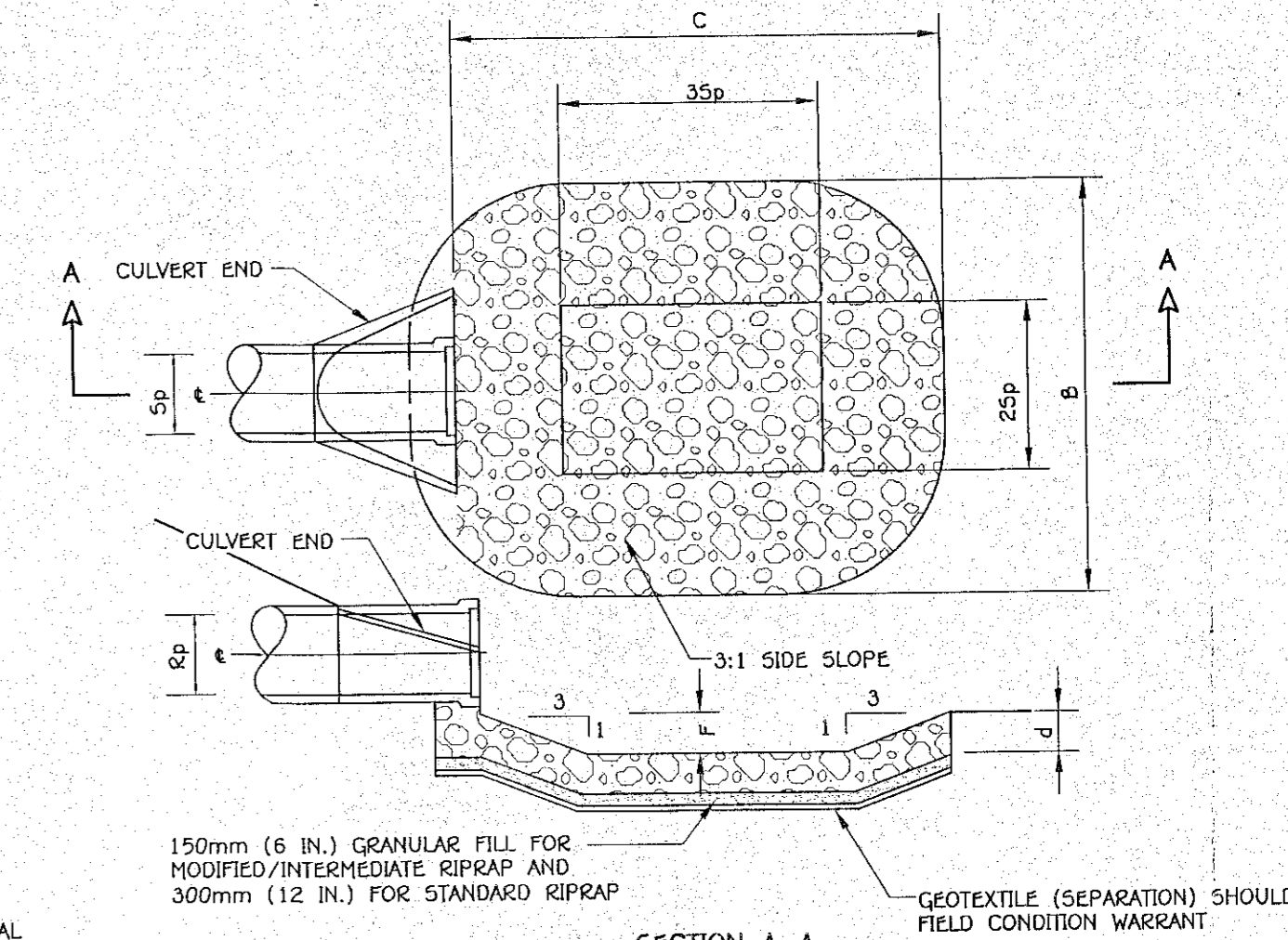


RIP RAP OUTLET PROTECTION & CPP FLARED END SECTION (NOT TO SCALE)

RIP RAP OUTLET PROTECTION TABLE

OUTLET	PIPE DIA.	L	W
MH2	1.25'	19'	11'
CB4	1.25'	12'	9'
CB7	1.5'	17'	11'

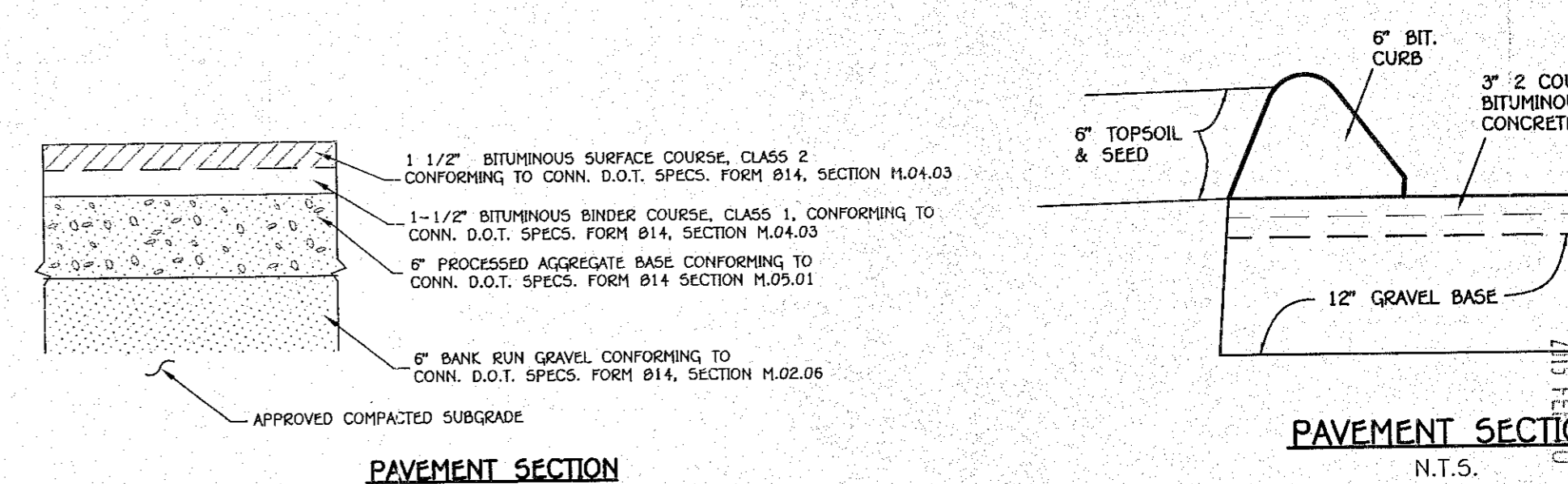
**STOCKPILE SILTATION CONTROL**



LEGEND  
 Sp=MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS)  
 INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)  
 Rp=MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS)  
 INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)  
 d=300mm (12 IN.) MODIFIED RIPRAP  
 450mm (18 IN.) INTERMEDIATE RIPRAP  
 900mm (36 IN.) STANDARD RIPRAP  
 TYPE 1 F=0.5 Rp  
 TYPE 2 F=Rp  
 C=3Sp+6F  
 B=2Sp+6F

**PERFORMED SCOUR HOLE**  
(NOT TO SCALE)

OUTLET	INSIDE PIPE DIAMETER (Rp) FT.	SCOUR HOLE TYPE	SCOUR HOLE DEPRESSION (F)	SCOUR HOLE LENGTH (C) FT.	SCOUR HOLE OUTLET WIDTH (B) FT.	RIP RAP SIZE (d <sub>50</sub> ) FT.
OUTLET FROM DETENTION BASIN	2	TYPE 1	1	12	10	MODIFIED (d <sub>50</sub> <0.42')



PAVEMENT SECTION (NOT TO SCALE)

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

LAND & MARINE  
 ENGINEERING  
 PLANNING

ANGUS McDONALD  
 GARY SHARPE  
 & ASSOCIATES, INC.  
 SINCE 1966

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 OLD SAYBROOK, CONNECTICUT 06475  
 TEL. (860) 388-4071 FAX (860) 388-3892

DETAIL 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 D JOB NO. 135948  
 REVISIONS: 2-4-15