

SITE DEVELOPMENT PLANS

FOR

"RIDGVIEW EAST"

A PROPOSED

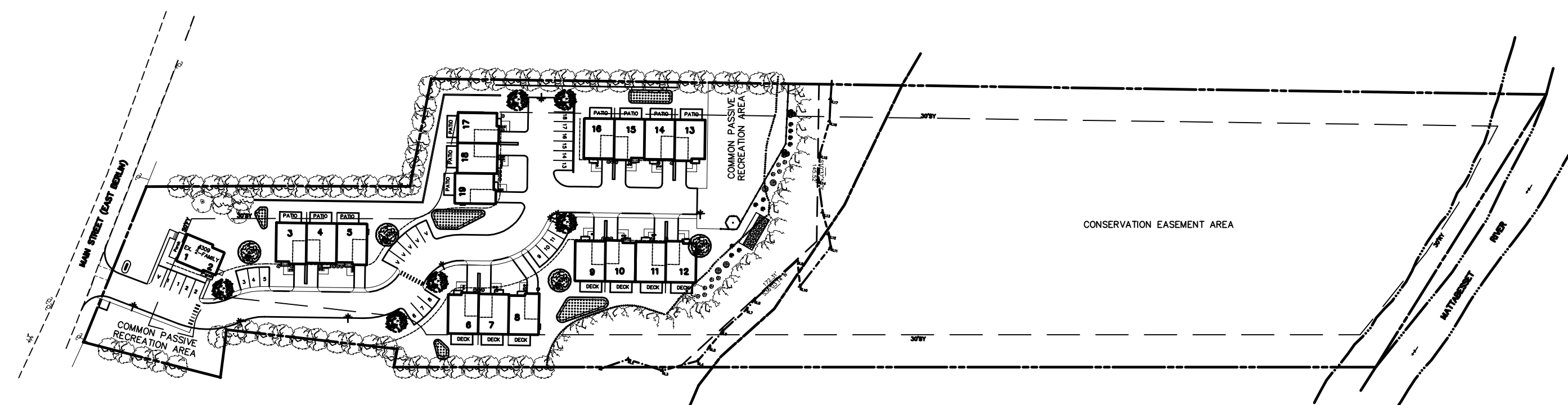
MULTI - FAMILY DEVELOPMENT

LOCATED AT

309 MAIN STREET, EAST BERLIN

ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175

BERLIN, CONNECTICUT



PREPARED OCTOBER 16, 2019
COMPILED JANUARY 20, 2022

LAND SURVEYING BY:

J L SURVEYING

212 OLD BRICKYARD LANE BERLIN, CONNECTICUT 06037
TEL: 860-828-3200 EMAIL JGUILMARTIN@SBCGLOBAL.NET

SITE ENGINEERING BY:

CCC Group, Incorporated

ENGINEERING • SURVEYING • PLANNING CONSULTANTS

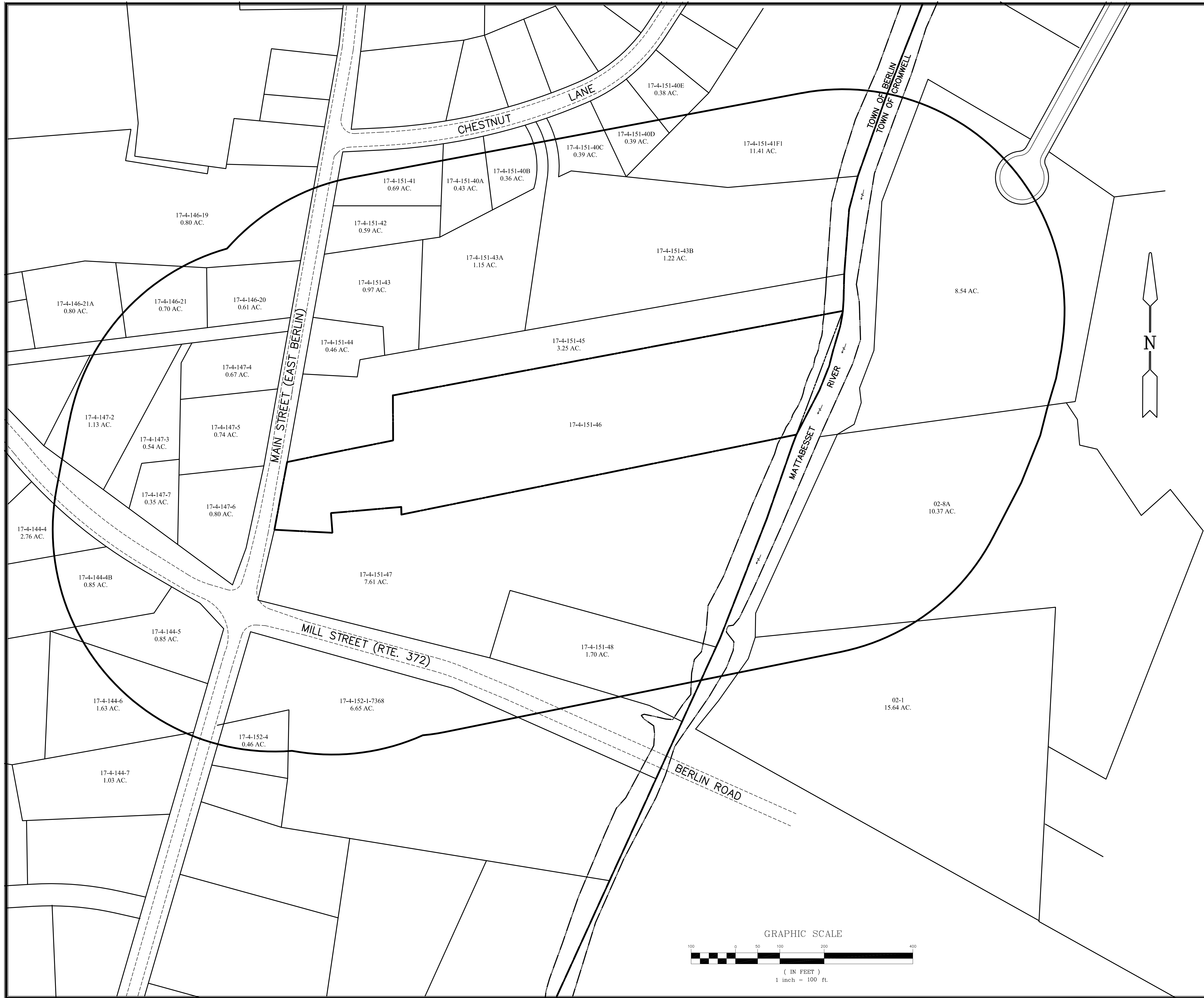
2091 HIGHLAND AVE. (RTE 10) CHESHIRE, CONNECTICUT 06410
TEL. (203) 250-PLAN FAX (203) 271-ASAP EMAIL OFFICE@OCCDESIGN.NECOXMAL.COM

SITE PLANNING BY:

CCC Design Consortium, LLC

LAND DEVELOPMENT CONSULTANTS

2091 HIGHLAND AVE. (RTE 10) CHESHIRE, CONNECTICUT 06410
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RICHARD & MARIE A NARUS
370 MAIN STREET
EAST BERLIN CT 0602
17-4-144-7

JAMES L & PATRICIA A GAEDEKE
356 MAIN STREET
EAST BERLIN CT 0602
17-4-144-6

STEPHEN PRAY
0 MAIN STREET
EAST BERLIN CT 0602
120 ICE POND LN EB
EAST BERLIN CT 06037
17-4-144-5

STEPHEN PRAY
120 ICE POND LN EB
EAST BERLIN CT 06037
17-4-144-4B

HELEN CHRISTODOLOUS
124 ICE POND LN EB
EAST BERLIN CT 06037
17-4-144-4

1195 MILL STREET LLC
1195 MILL STREET
BERLIN CT 06037
17-4-147-6

1173 ASSOCIATES LLC
1173 MILL ST
EAST BERLIN CT 06023
17-4-147-7

1173 ASSOCIATES LLC
1163 MILL ST
EAST BERLIN CT 06023
17-4-147-3

PAUL GIANNI
1155 MILL ST
38 WASHINGTON RD
CROMWELL CT 06416
17-4-147-2

KEVIN & JOANN CYR
294 MAIN ST
EAST BERLIN CT 06023
17-4-147-5

KELLY J DUBOIS
274 MAIN ST
EAST BERLIN CT 06023
17-4-147-4

73 LLC
256 MAIN ST EB
17 GARDEN STREET
ROCKY HILL CT 06067
17-4-146-20

CLERMONT & LOUISETTE DULAC
43 CROSS ST
EAST BERLIN CT 06023
17-4-146-21

PAUL M & BARBARA WESTERBERG
19 CROSS ST
EAST BERLIN CT 06023
17-4-146-21A

LAURA M BUKOWSKI & SHARON A BENOIT
240 MAIN ST E
BERLIN CT 06023
17-4-146-19

GARY L & JANICE M JACOBS
233 MAIN ST EB
P O BOX 213
EAST BERLIN CT 06023
17-4-151-41

JOHN M & LAURIE A DAUPHIN
26 CHESTNUT LA
EAST BERLIN CT 06023
17-4-151-40A

LISA A TOMASITIS
34 CHESTNUT LN
EAST BERLIN CT 06023
17-4-151-40B

KATARZYNA & GRZEGORZ SZOK
40 CHESTNUT LN
EAST BERLIN CT 06023
17-4-151-43A

HEIMLICH MARC & MARY
46 CHESTNUT LN
EAST BERLIN CT 06023
17-4-151-43B

KAREN M SCHMIDT
52 CHESTNUT LN EB
PO BOX 153
EAST BERLIN CT 06023
17-4-151-40C

LORRAINE H KUSZEK
62 CHESTNUT LN
EAST BERLIN CT 06023
17-4-151-40D

WILLIAM G & ELAINE J WASS
68 CHESTNUT LA
EAST BERLIN CT 06023
17-4-151-40E

TOWN OF BERLIN
0 CHESTNUT LN
240 KENSINGTON RD
KENSINGTON CT 06023

MICHAEL J FRUTCHEY & ALECIA BERTELLI
243 MAIN ST
EAST BERLIN CT 06023
17-4-151-42

NICOLE E HANBURY
259 MAIN ST
EAST BERLIN CT 06023
17-4-151-43

REBECCA J THOMSON
271 MAIN ST
EAST BERLIN CT 06023
17-4-151-44

CAROL H BARETTA
287 MAIN ST
EAST BERLIN CT 06023
17-4-151-45

FINISHERS COURT LLC
319 MAIN ST EB
110 COURT STREET
CROMWELL CT 06416
17-4-151-47

ELIZABETH DELGADO
1259 MILL ST
BERLIN CT 06023
17-4-151-48

1224 MILL STREET LLC
1224 MILL ST
5809 16TH AVENUE
BROOKLYN NY 11204
17-4-152-1-7368

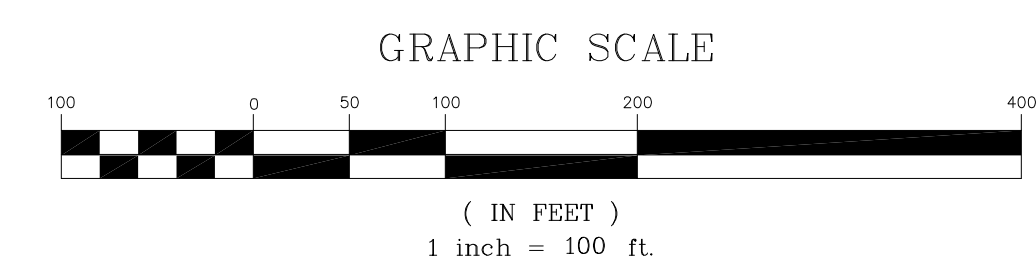
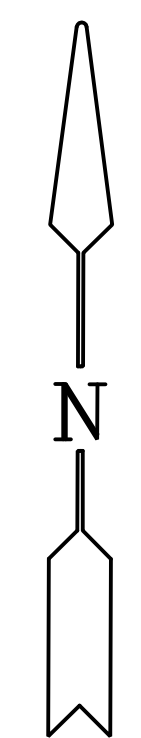
HEALTH ASSISTANCE INTERVENTION EDUCATION
NETWORK FOR CT HEALTH PROFESSIONALS INC
1210 MILL ST #C
EAST BERLIN CT 06023
17-4-152-1-C

EILEEN C WILSON
361 MAIN ST EAST
BERLIN CT 06023
17-4-152-4

RIDGEVIEW HEALTH REALTY LLC
156 BERLIN ROAD
WATERVILLE RD AVON, CT 06001
02-1

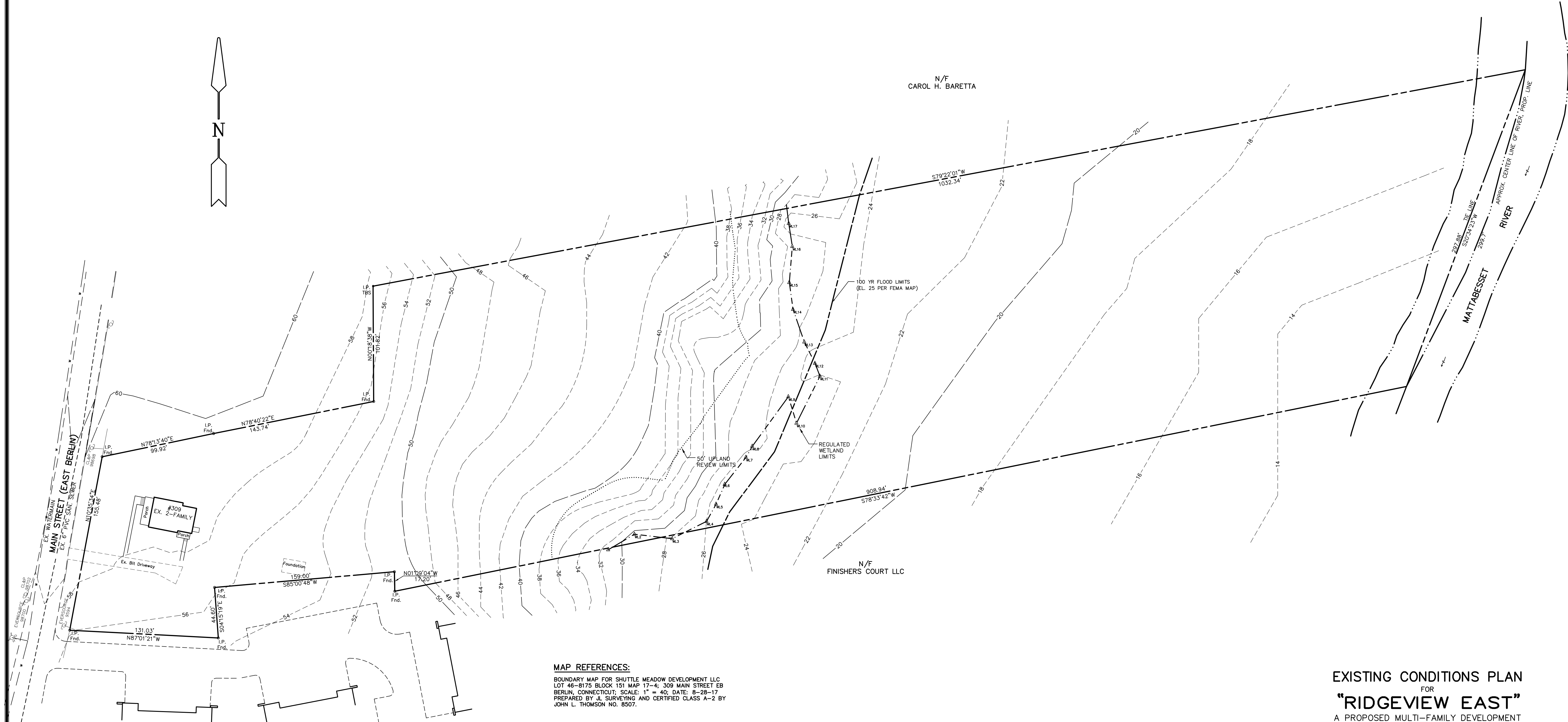
ROCKY HILL MATERIALS LLC
30 ALCAP RIDGE
1,218 CROMWELL AVE
ROCKY HILL CT 06067
02-8A

ROCKY HILL MATERIALS LLC
14 PROGRESS DRIVE
1218 CROMWELL AVENUE
ROCKY HILL CT 06067
02-10-8



500 FOOT RADIUS MAP
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 7-4 BLOCK 151 LOT 46-8175
BERLIN, CONNECTICUT
SCALE: AS NOTED DATE: JAN. 20, 2022

PREPARED BY
OCC Group, Incorporated
ENGINEERING • SURVEYING • PLANNING CONSULTANTS
2091 HIGHLAND AVE. (RTE 10) CHESHIRE, CONNECTICUT 06410
TEL. (203) 250-PLAN FAX (203) 271-ASAP EMAIL OFFICE@OCCDESIGN.NECOXMAL.COM



MAP REFERENCES:

BOUNDARY MAP FOR SHUTTLE MEADOW DEVELOPMENT LLC
LOT 46-8175 BLOCK 151 MAP 17-4; 309 MAIN STREET EB
BERLIN, CONNECTICUT; SCALE: 1" = 40'; DATE: 8-28-17
PREPARED BY J.L. SURVEYING AND CERTIFIED CLASS A-2 BY
JOHN L. THOMSON NO. 8507.

NOTES:

- 1. TOPOGRAPHIC INFORMATION PROVIDED BY J.L. SURVEYING.
- 2. WETLAND LIMITS FLAGGED BY DAVID LORD SOIL RESOURCE CONSULTANTS.

EXISTING CONDITIONS PLAN

FOR

"RIDGEVIEW EAST"

A PROPOSED MULTI-FAMILY DEVELOPMENT

LOCATED AT

309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 7-4 BLOCK 151 LOT 46-8175
BERLIN, CONNECTICUT

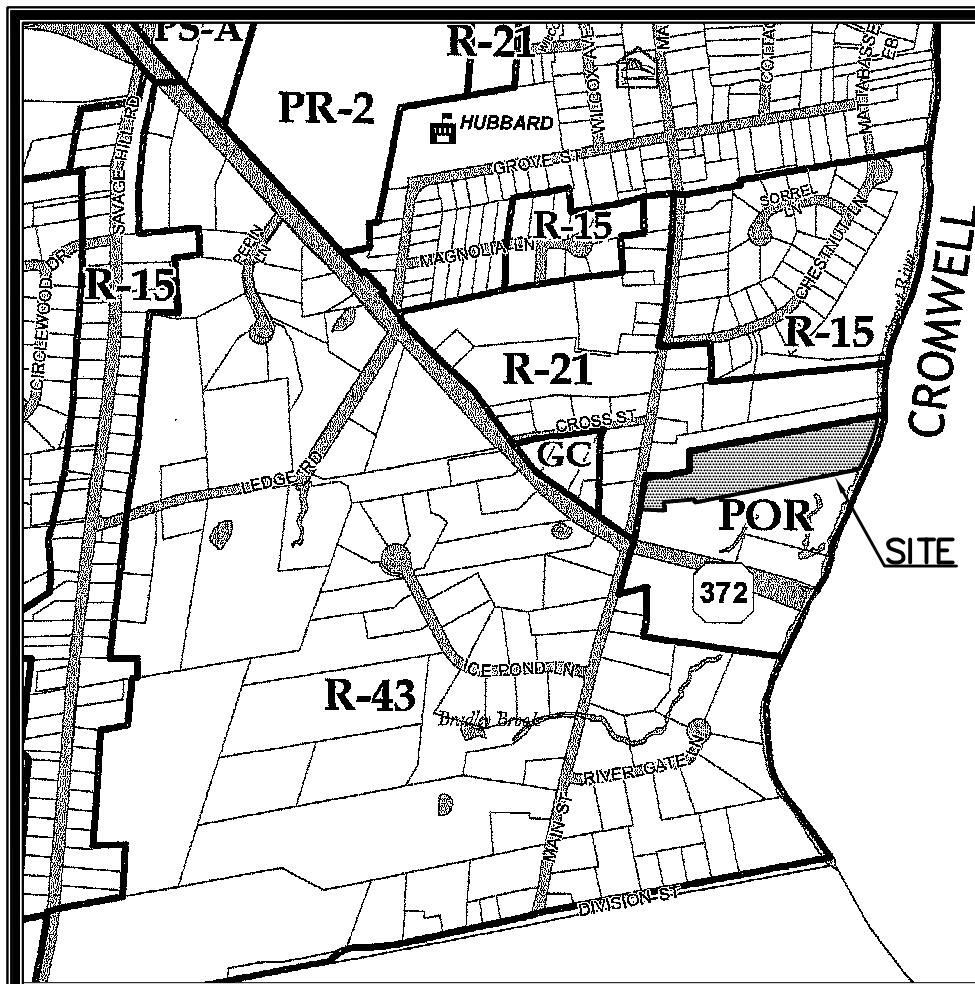
SCALE: 1" = 40' DATE: OCT. 16, 2019

PREPARED BY

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GEORGE T. COTTER PE# 10148
PRINCIPAL ENGINEER OCC GROUP, INC.

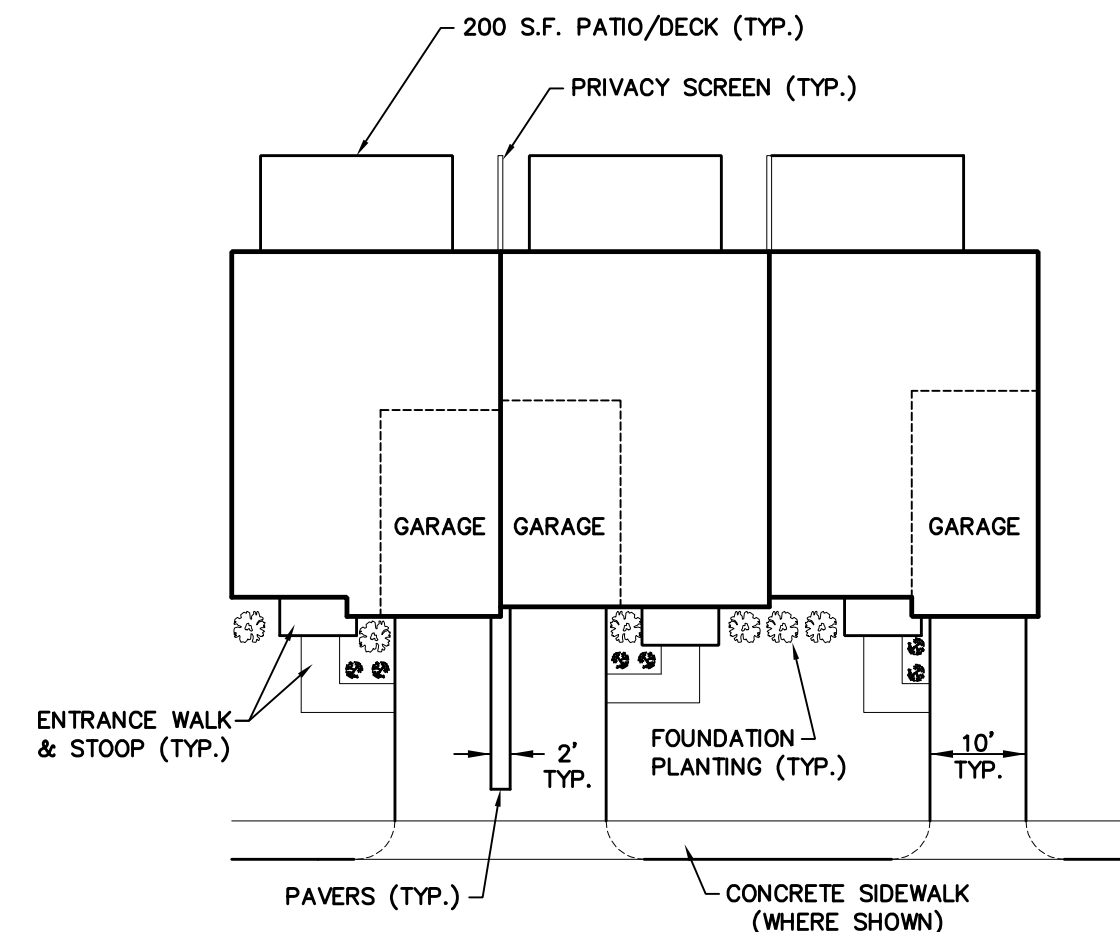


VICINITY MAP
SCALE: 1" = 1000'

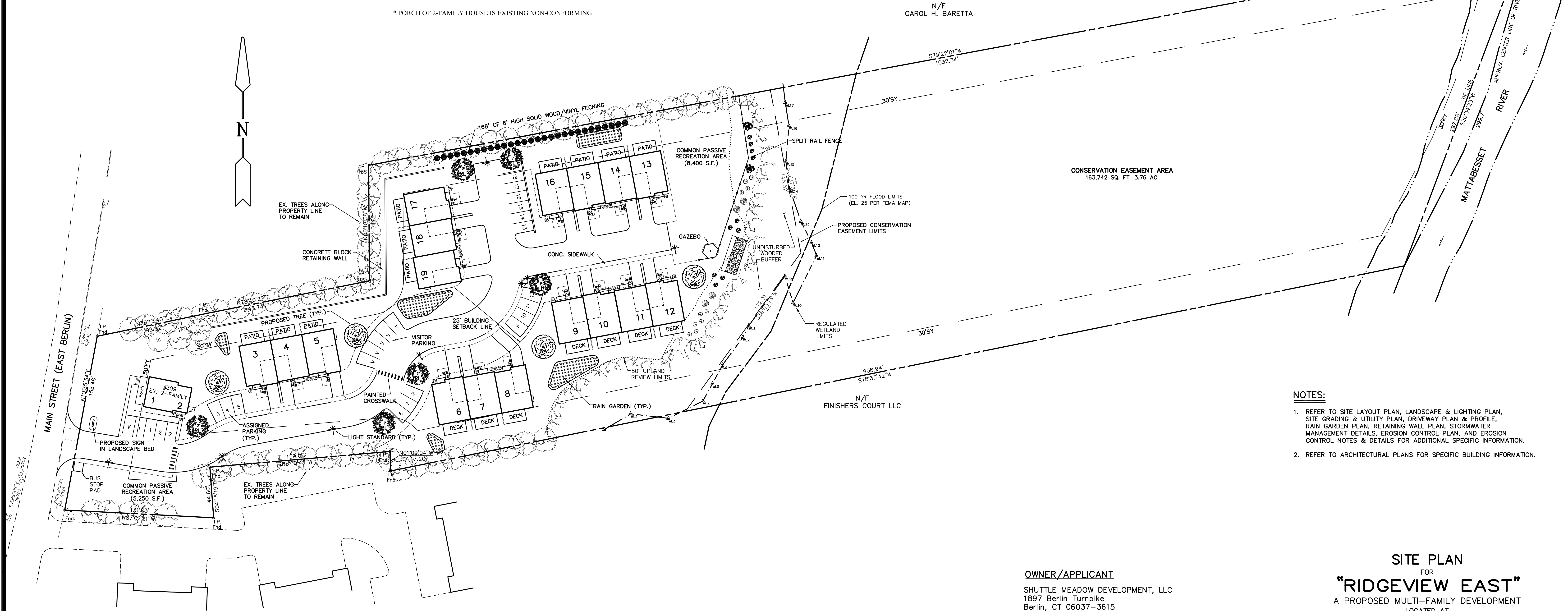
SITE DATA

EXISTING ZONE: PROPOSED USE:	PLANNED OFFICE RESIDENTIAL (POR) MULTIFAMILY DEVELOPMENT TOTAL OF 19 UNITS WITH 21% AFFORDABLE	
	REQUIRED/ALLOWED	PROVIDED/PROPOSED
MIN. LOT AREA:	3 ACRES	6.81 ACRES
MIN. LOT FRONTAGE:	150 FT.	155.48 FT.
MIN. LOT WIDTH:	150 FT.	169 FT.
MIN. LOT DEPTH:	200 FT.	1254 FT.
MIN. YARD REQUIREMENTS:		
FRONT	50 FT.	43.62 FT. MIN.*
SIDE	30 FT.	30.5 FT. MIN.
REAR	60 FT.	634.3 FT. MIN.
MAX. BLDG. HEIGHT (STORIES):	2.5	2
MAX. BLDG. HEIGHT (FEET):	35 FT.	25± FT.
DWELLING UNIT PER ACRE:	3 UNITS	2.79 UNITS
MIN. FLOOR AREA PER UNIT:	900 S.F.	900 S.F.
MAX. BLDG. COVERAGE:	15%	6.33%
IMPERVIOUS COVERAGE:	30%	16.37%
PARKING:	38 SPACES (2 PER UNIT)	44 SPACES (INCL. 6 VISITOR)
MIN. PARKING & LOADING SETBACKS:		
FRONT	25 FT.	37.5 FT.
SIDE & REAR	20 FT.	29 FT. MIN.
MIN. BUILDING SETBACK:	25 FT.	25 FT. MIN.
MIN. BUILDING SEPARATION:	35 FT.	35 FT. MIN.
PRIVATE OPEN SPACE (PER UNIT):	200 S.F.	200 S.F. MIN.
RECREATION AREA (PER UNIT):	600 S.F.	725 S.F.

* PORCH OF 2-FAMILY HOUSE IS EXISTING NON-CONFORMING



TYPICAL BUILDING DETAIL



NOTES:

- REFER TO SITE LAYOUT PLAN, LANDSCAPE & LIGHTING PLAN, SITE GRADING & UTILITY PLAN, DRIVEWAY PLAN & PROFILE, RAIN GARDEN PLAN, RETAINING WALL PLAN, STORMWATER MANAGEMENT DETAILS, EROSION CONTROL PLAN, AND EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL SPECIFIC INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.

OWNER/APPLICANT

SHUTTLE MEADOW DEVELOPMENT, LLC
1897 Berlin Turnpike
Berlin, CT 06037-3615

DEVELOPER

COCCOMO II, LLC
1897 Berlin Turnpike
Berlin, CT 06037-3615

SITE PLAN
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT

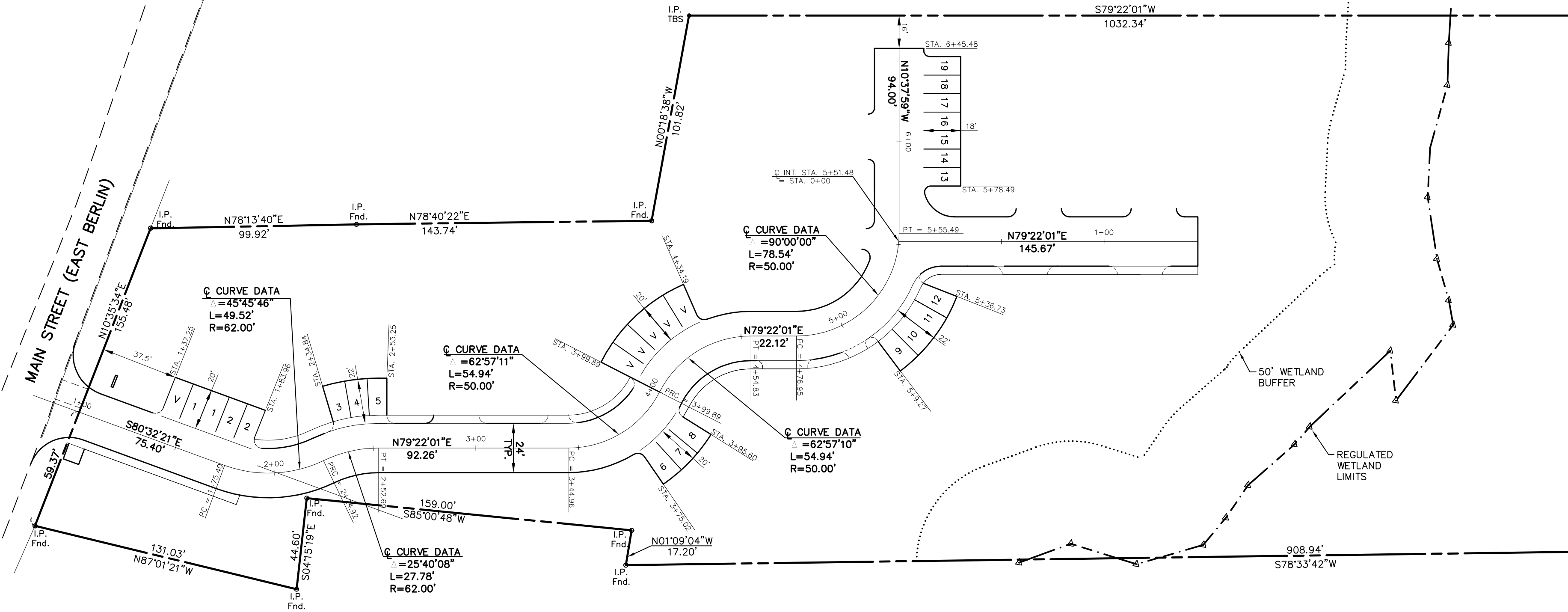
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175
BERLIN, CONNECTICUT

SCALE: 1" = 40' DATE: OCT. 16, 2019

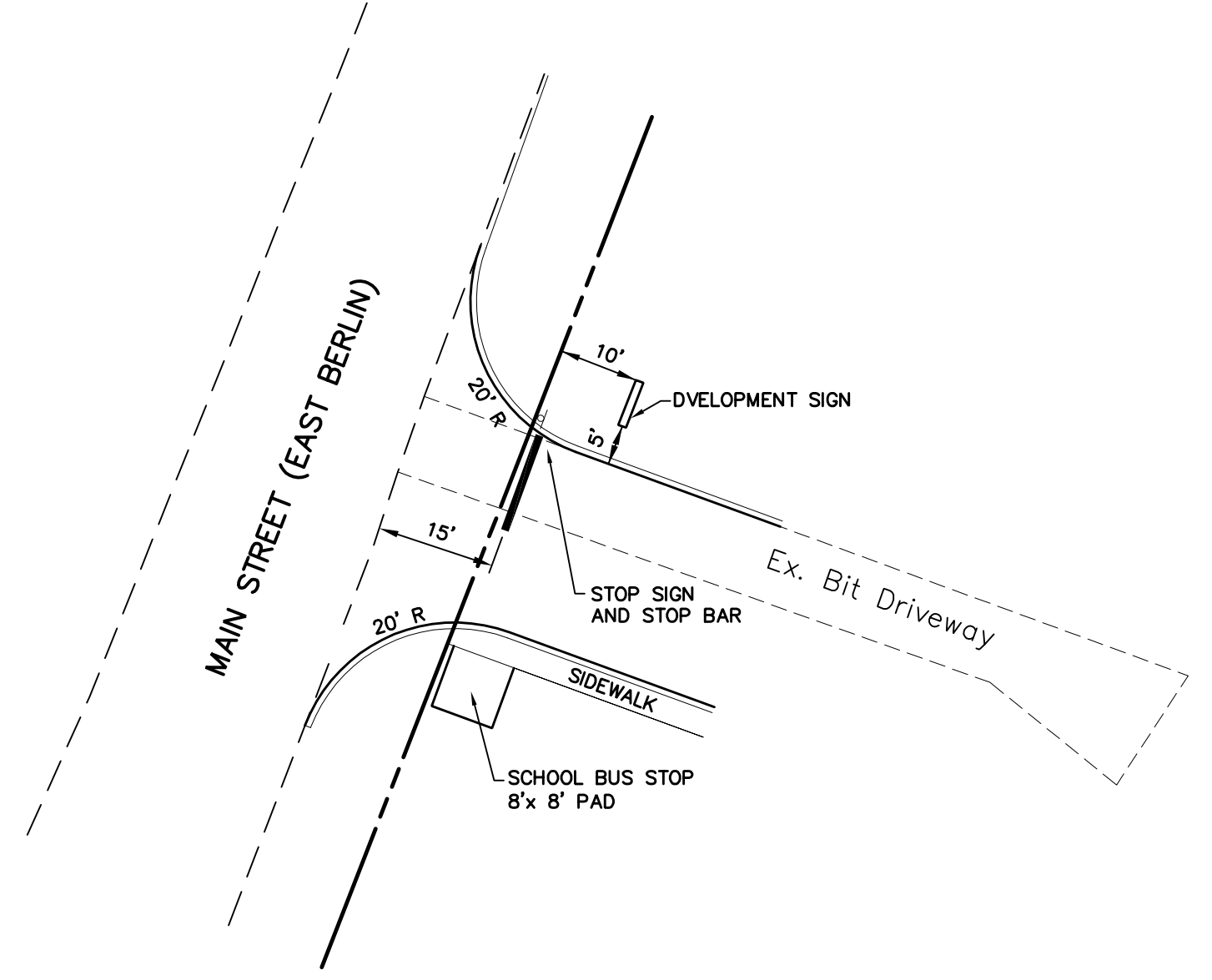
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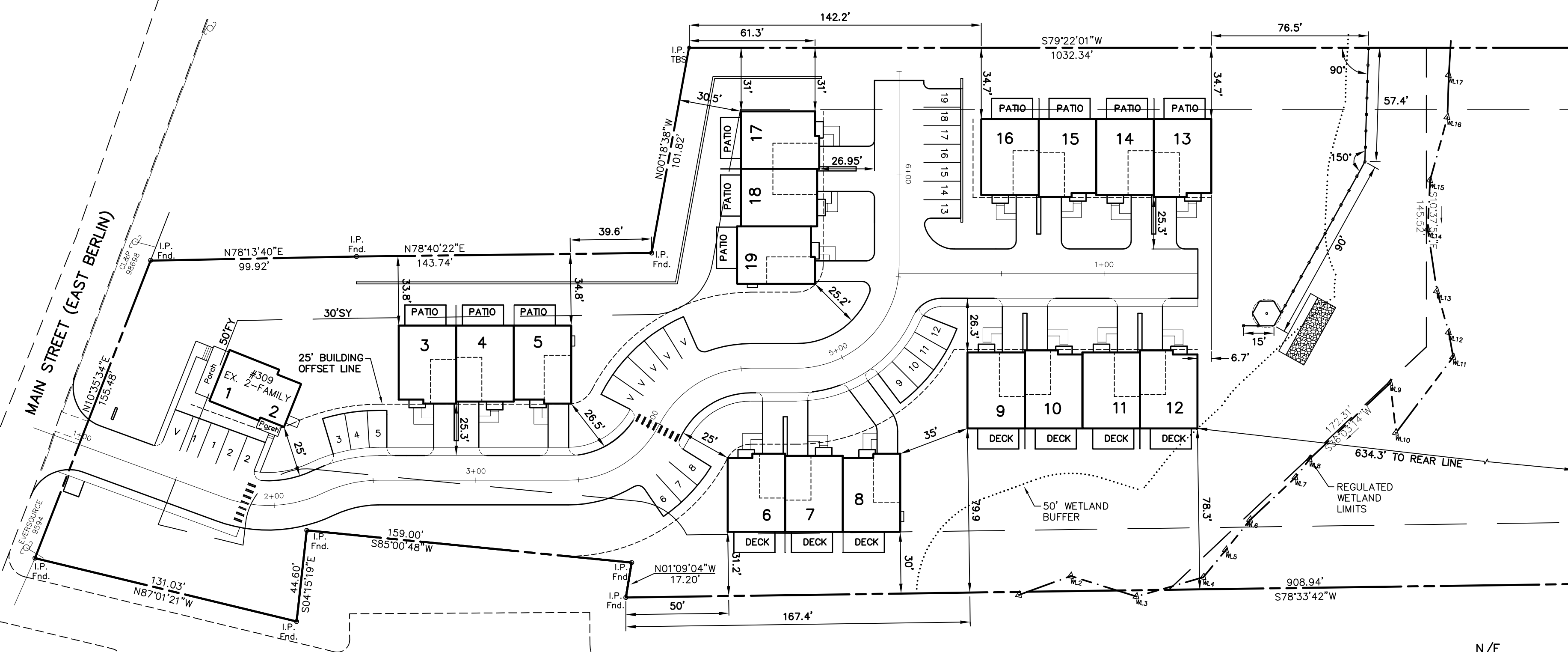
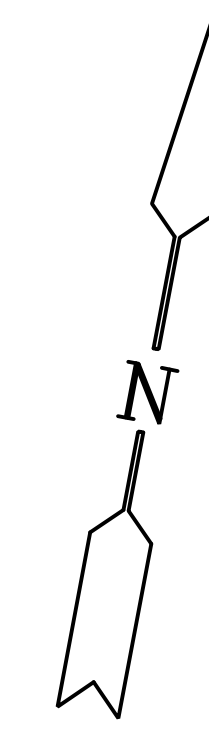
GEORGE T. COTTER PE# 10148
PRINCIPAL ENGINEER OCC GROUP, INC.



DRIVEWAY & PARKING LAYOUT



DRIVEWAY ENTRANCE DETAIL



N/F FINISHERS COURT LLC

SITE LAYOUT PLAN
 FOR
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 A PROPOSED MULTI-FAMILY DEVELOPMENT
 LOCATED AT
 309 MAIN STREET - EAST BERLIN
 ASSESSORS MAP 7-4 BLOCK 5 LOT 46-8175
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PLANTING LIST

QTY	COMMON NAME	BOTANICAL NAME	CULTIVAR	SIZE
4	GREEN ASH (GA)	Fraxinus pennsylvanica	Marshall's Seedless	2"-2½" Cal
6	LINDEN (RL)	Tilia americana	Redmond	2"-2½" Cal

MEDIUM EVERGREEN SHRUBS

18	COMPACT HOLLY	Ilex Crenata	'Compacta'	18" - 24"
18	BLUE HETZ JUNIPER	Juniperus chinensis	'Hetzii Columnaris'	18" - 24"

DWARF EVERGREEN SHRUBS

15	DWARF BOXWOOD	Buxus sempervirens	'Suffruticosa'	15" - 18"
15	DWARF MUGO PINE	Pinus Mugo	'Compacta'	15" - 18"

RAIN GARDEN

QUANTITY	DESCRIPTION	SEEDING RATE	TIMING
2 LBS	MOIST AREA WILDFLOWER SEED MIX FROM THE VERMONT WILDFLOWER FARM	1 LB/1,000 S.F.	SPRING/EARLY SUMMER/ LATE FALL SEEDING

NOTE: REFER TO SEEDING INSTRUCTIONS FROM THE SUPPLIER FOR SPECIFIC TIME OF YEAR PLANTING GUIDELINES.

LANDSCAPING NOTES:

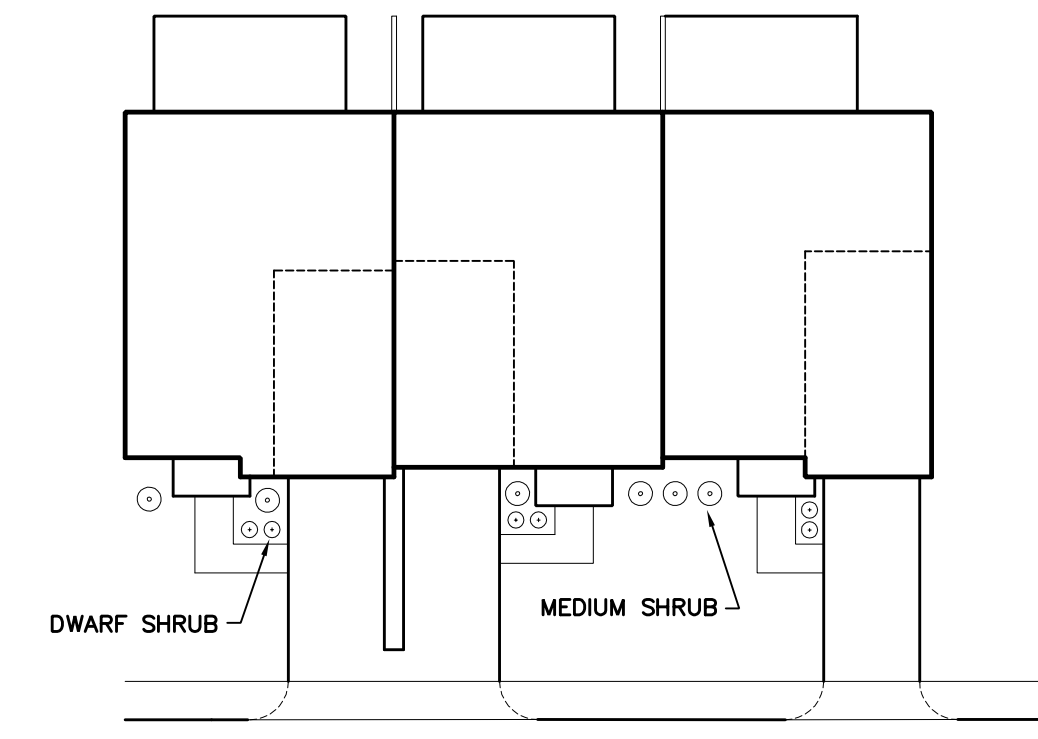
- ALTERNATE PLANT MATERIALS OF SIMILAR QUALITY MAY BE SUBSTITUTED BASED ON AVAILABILITY AND OWNER PREFERENCES.
- ALL LAWN AREAS TO BE SEED AS FOLLOWS:
 - FOR SEEDING BETWEEN MAY 1st AND AUGUST 15th:

LAWN SEED: 6 LBS. / 1000 S.F.	
CREeping RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	20 PARTS
DOMESTIC RYE GRASS	25 PARTS
 - FOR SEEDING AT ANY OTHER TIME OF YEAR:

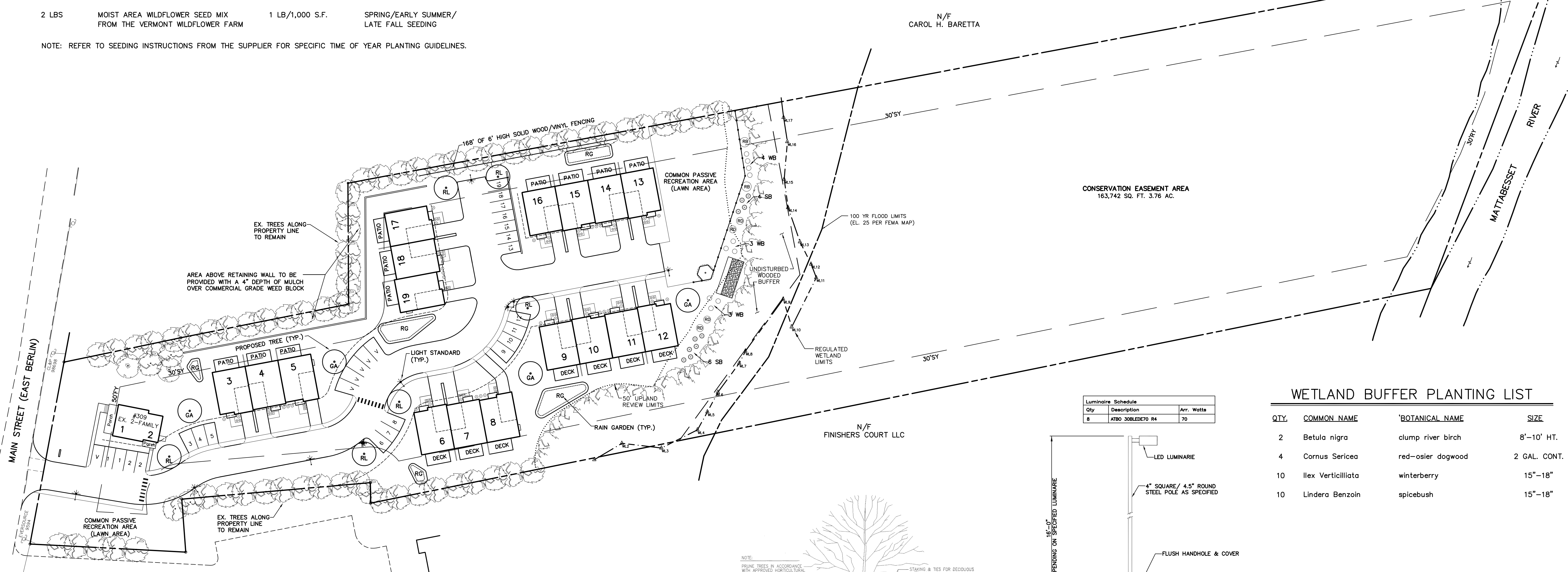
LAWN SEED: 6 LBS. / 1000 S.F.	
CREeping RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	15 PARTS
BARON BLUEGRASS	20 PARTS
ROUGH BLUE GRASS	10 PARTS
- ALL AREAS TO BE SEED SHALL BE LIMED AND FERTILIZED AS FOLLOWS:

GROUND LIMESTONE: 100 LBS. / 1000 S.F.	
COMMERCIAL FERTILIZER: 20 LBS / 1000 S.F.	
10% NITROGEN	
6% PHOSPHORIC ACID	
4% POTASH	

 (AT LEAST 50% OF THE NITROGEN FROM ORGANIC SOURCES.)
- SEEDING SHALL OCCUR UPON COMPLETION OF PLANTING AND CONSTRUCTION NO MATTER THE TIME OF YEAR. THE CONTRACTOR MAY BE REQUIRED TO RE-SEED UNTIL LAWN IS ESTABLISHED.
- PERIMETER AREAS WHERE LAWN MAINTENANCE MAY BE PROBLEMATIC TO BE OVER SEED WITH CROWN VETCH.



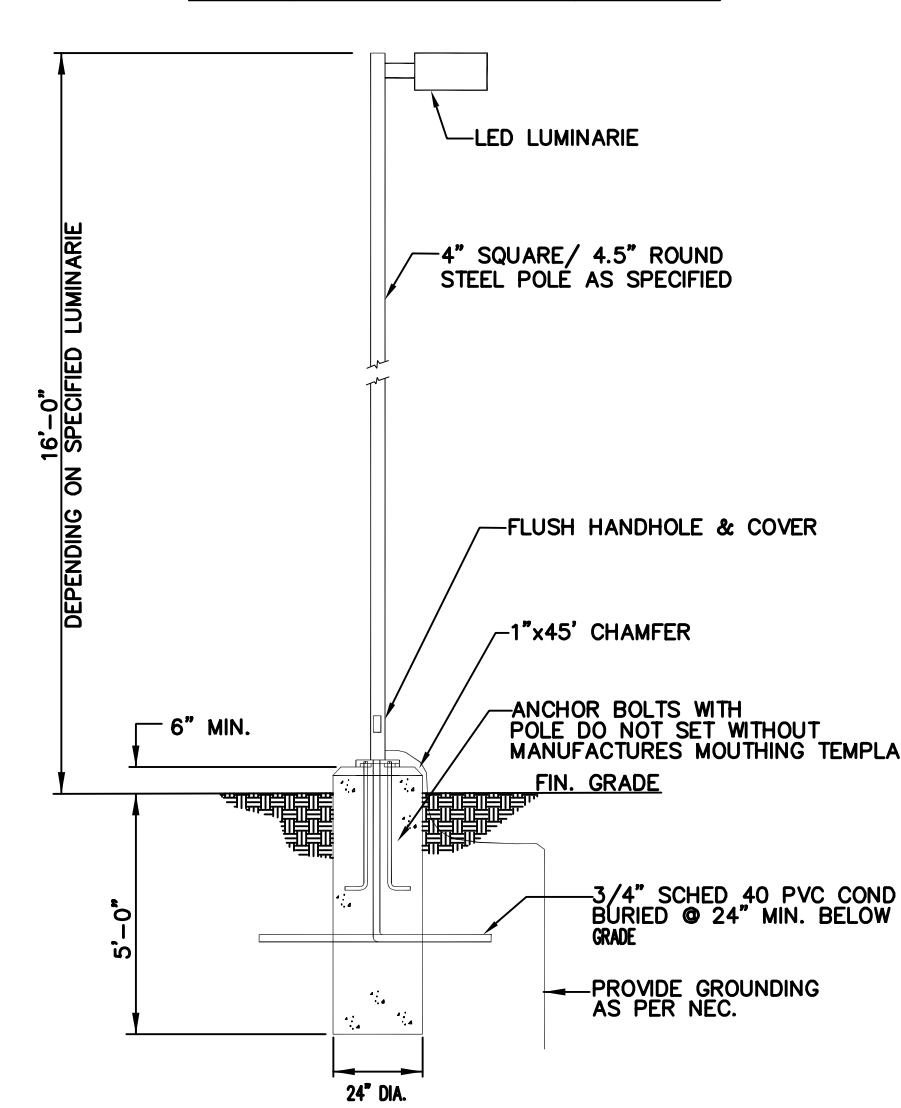
TYPICAL FOUNDATION PLANTING DETAIL



WETLAND BUFFER PLANTING LIST

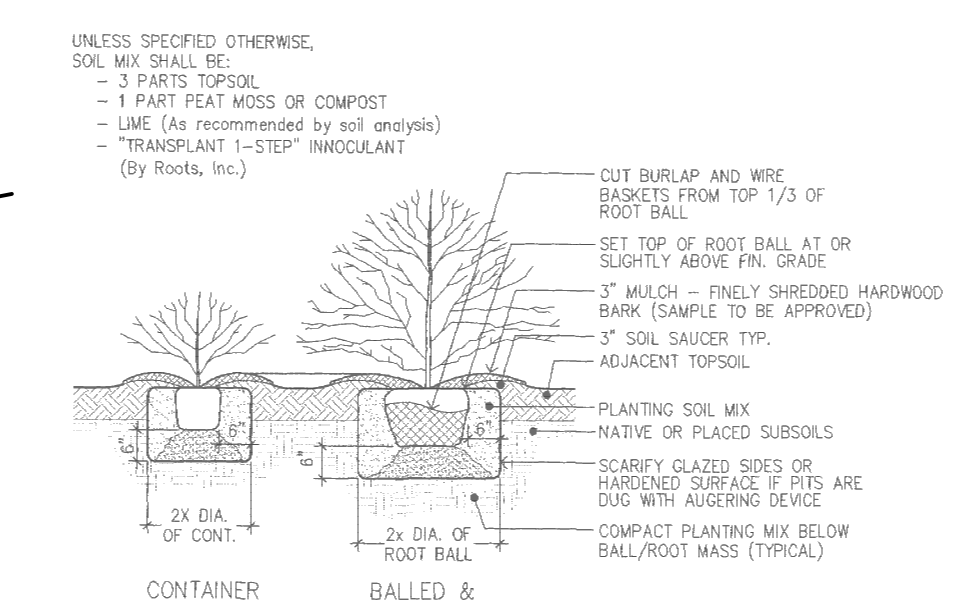
QTY	COMMON NAME	BOTANICAL NAME	SIZE
2	Betula nigra	clump river birch	8'-10' HT.
4	Cornus Sericea	red-osier dogwood	2 GAL. CONT.
10	Ilex Verticillata	winterberry	15"-18"
10	Lindera Benzoin	spicebush	15"-18"

Luminaire Schedule	Qty	Description	Arr. Watts
8	AT80 30BLED70 R4		70

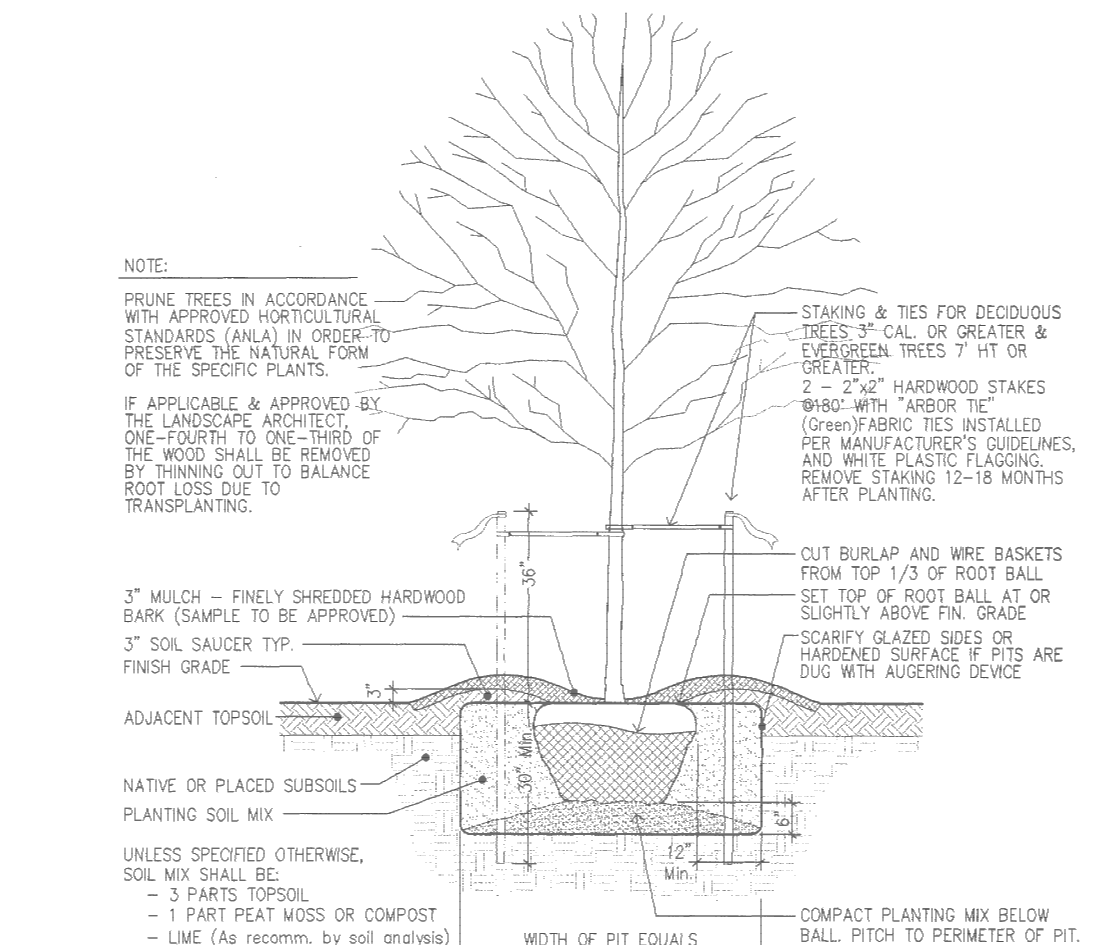


LIGHT STANDARD DETAIL

- NOTES:
- SPECIFIC LUMINAIRE SUBJECT TO OWNER'S PREFERENCE.
 - ALL LIGHTING TO BE IN CONFORMANCE WITH SEC IX. B.15. & D. OF THE TOWN OF BERLIN ZONING REGULATIONS.



SHRUB PLANTING DETAIL



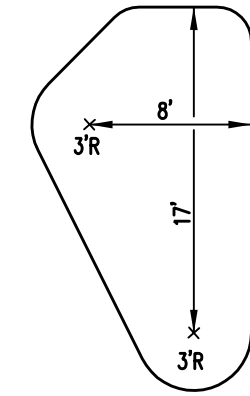
TREE PLANTING DETAIL

LANDSCAPE & LIGHTING PLAN

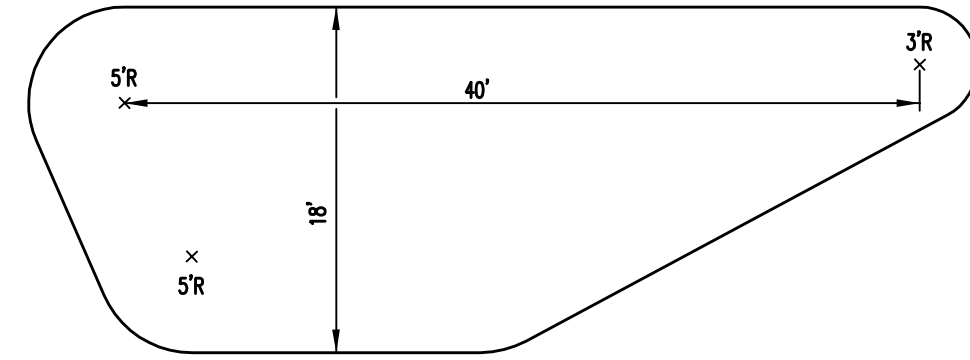
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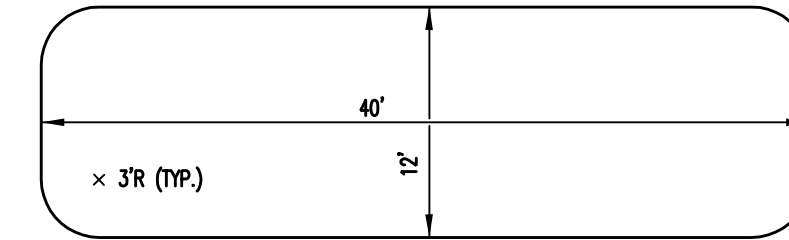
GEORGE T. COTTER
 PRINCIPAL ENGINEER
 PE# 10148
 OCC GROUP, INC.



RAIN GARDEN #1 DETAIL



RAIN GARDEN #2 DETAIL



RAIN GARDEN #3 DETAIL

N/F
CAROL H. BARETTA

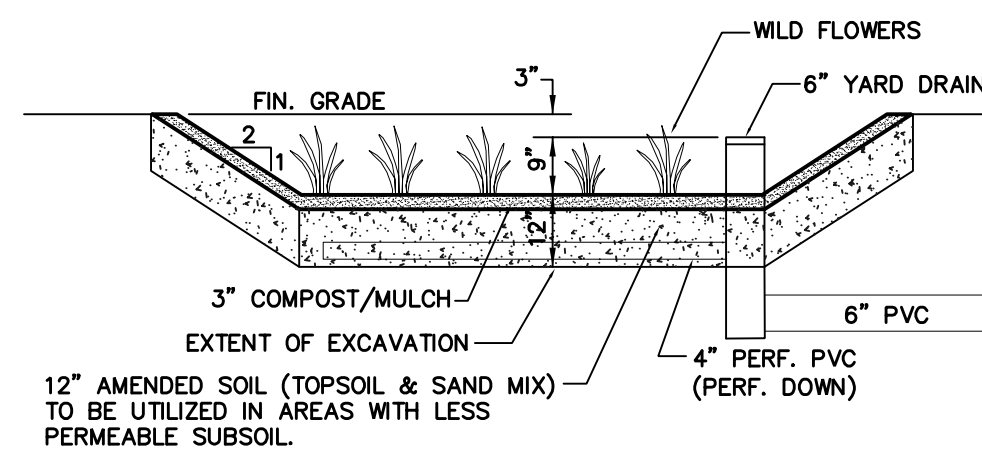
RAIN GARDEN #3
AREA: 472 S.F.
ELEV. 42.60/42.50
YARD DRAIN
TF = 42.35
INV = 40.75 (4" PERF. PVC)
INV = 39.75 (6" PVC)

RAIN GARDEN #1
AREA: 170 S.F.
ELEV. 54.10/53.10
YARD DRAIN
TF = 53.85
INV = 52.25 (4" PERF. PVC)
INV = 51.25 (6" PVC)

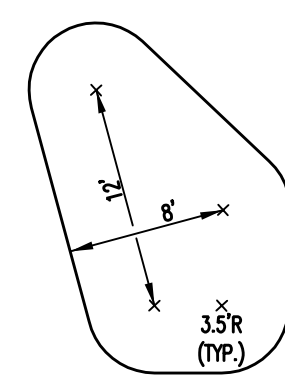
RAIN GARDEN #2
AREA: 686 S.F.
ELEV. 46.10/45.10
YARD DRAIN
TF = 45.85
INV = 44.25 (4" PERF. PVC)
INV = 43.25 (6" PVC)

RAIN GARDEN #4
AREA: 177 S.F.
ELEV. 47.10/46.10
YARD DRAIN
TF = 46.85
INV = 45.25 (4" PERF. PVC)
INV = 44.25 (6" PVC)

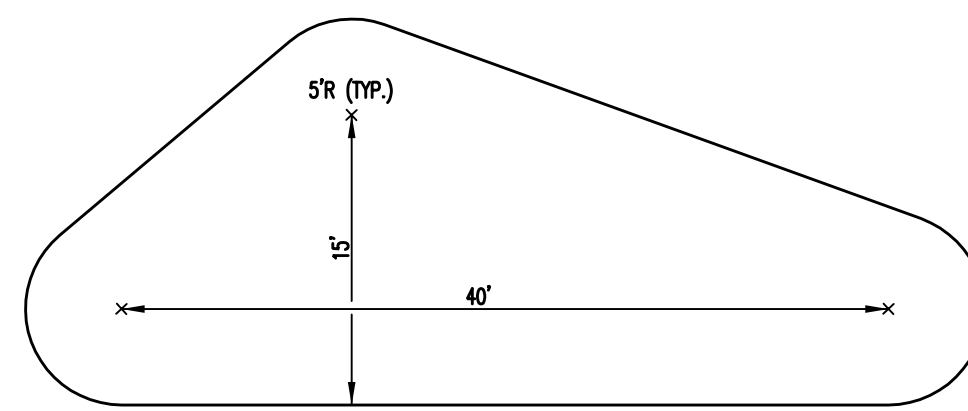
RAIN GARDEN #5
AREA: 707 S.F.
ELEV. 40.10/39.10
YARD DRAIN
TF = 39.85
INV = 38.25 (4" PERF. PVC)
INV = 37.25 (6" PVC)



RAIN GARDEN DETAIL
N.T.S.



RAIN GARDEN #4 DETAIL

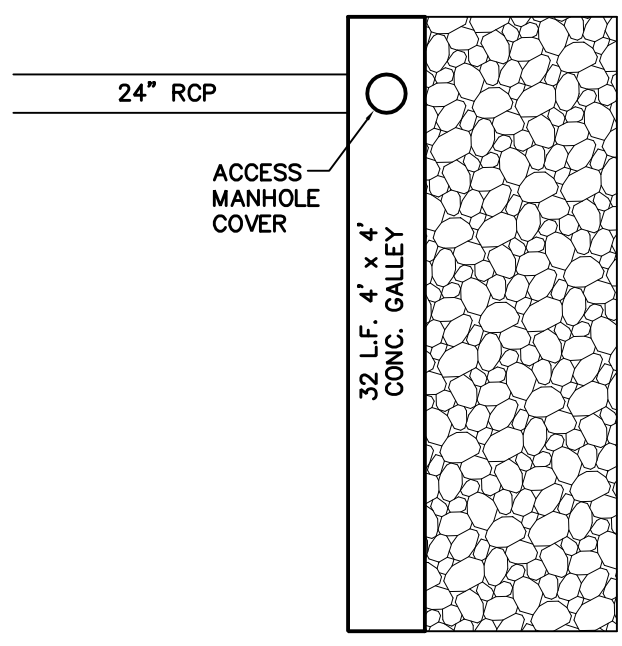
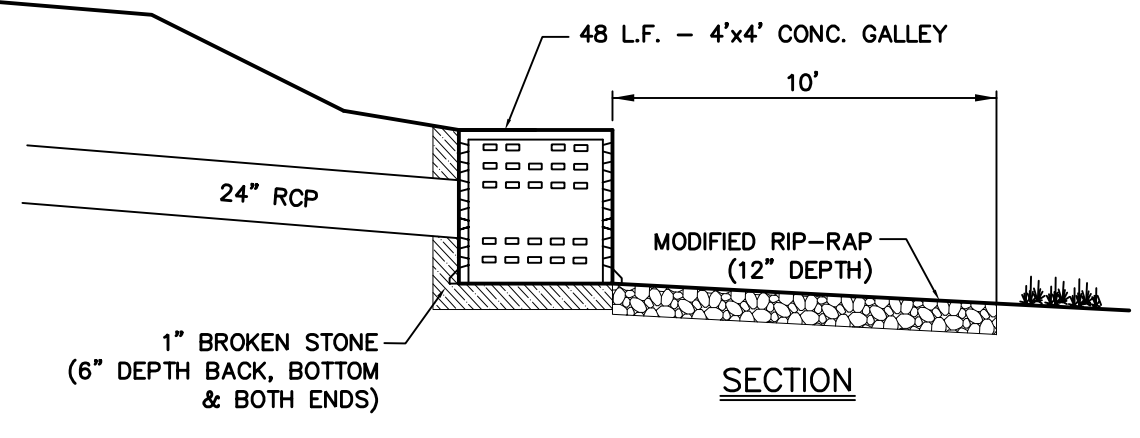


RAIN GARDEN DETAIL #5

GEORGE T. COTTER
PRINCIPAL ENGINEER
PE# 10148
OCC GROUP, INC.

RAIN GARDEN PLAN
FOR
"RIDGEVIEW EAST"
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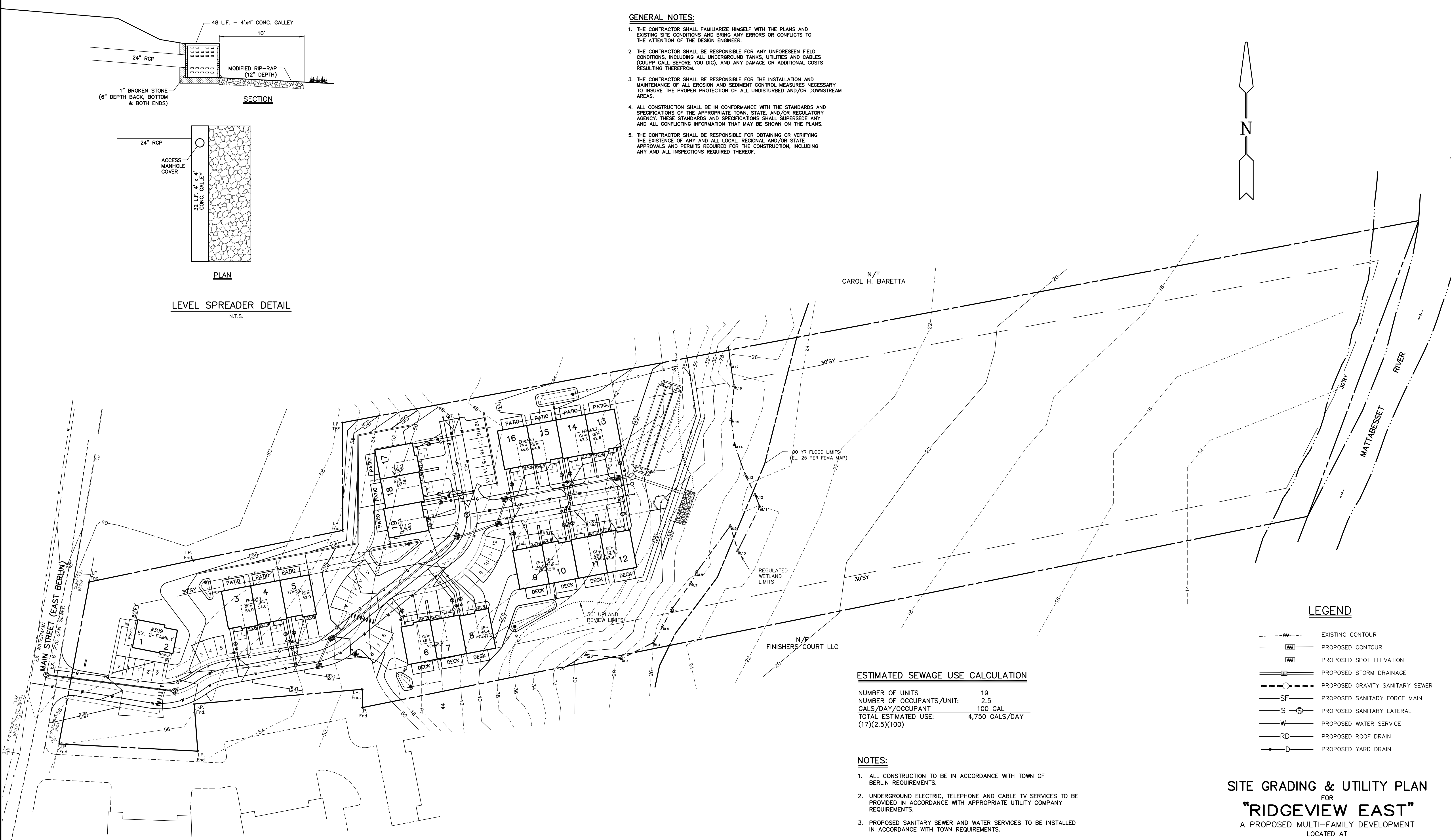
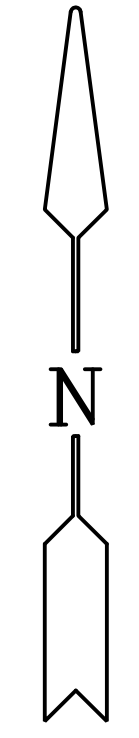
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LEVEL SPREADER DETAIL
N.T.S.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND EXISTING SITE CONDITIONS AND BRING ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNFORESEEN FIELD CONDITIONS, INCLUDING ALL UNDERGROUND TANKS, UTILITIES AND CABLES (CUPPP CALL BEFORE YOU DIG), AND ANY DAMAGE OR ADDITIONAL COSTS RESULTING THEREFROM.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO INSURE THE PROPER PROTECTION OF ALL UNDISTURBED AND/OR DOWNSTREAM AREAS.
4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE TOWN, STATE, AND/OR REGULATORY AGENCY. THESE STANDARDS AND SPECIFICATIONS SHALL SUPERSEDE ANY AND ALL CONFLICTING INFORMATION THAT MAY BE SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY AND ALL LOCAL, REGIONAL, AND/OR STATE APPROVALS AND PERMITS REQUIRED FOR THE CONSTRUCTION, INCLUDING ANY AND ALL INSPECTIONS REQUIRED THEREOF.



ESTIMATED SEWAGE USE CALCULATION

NUMBER OF UNITS	19
NUMBER OF OCCUPANTS/UNIT:	2.5
GALS/DAY/OCCUPANT	100 GAL
TOTAL ESTIMATED USE:	4,750 GALS/DAY (17)(2.5)(100)

NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF BERLIN REQUIREMENTS.
2. UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TV SERVICES TO BE PROVIDED IN ACCORDANCE WITH APPROPRIATE UTILITY COMPANY REQUIREMENTS.
3. PROPOSED SANITARY SEWER AND WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH TOWN REQUIREMENTS.
4. UNITS 3-19 TO BE SERVED BY A LOW PRESSURE SEWER SYSTEM WITH INDIVIDUAL PUMP CANISTERS LOCATED IN FRONT OF EACH UNIT.
5. CATCH BASIN #6 TO BE BAFFLED (REFER TO DETAIL).
6. ALL STORM DRAINAGE PIPES TO BE ADS N-12.
7. REFER TO STORMWATER MANAGEMENT DETAILS FOR SPECIFIC INFORMATION WITH REGARD TO UNDERGROUND DETENTION.
11. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH CDEEP-WPED-GP-015 "STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES".

SITE GRADING & UTILITY PLAN

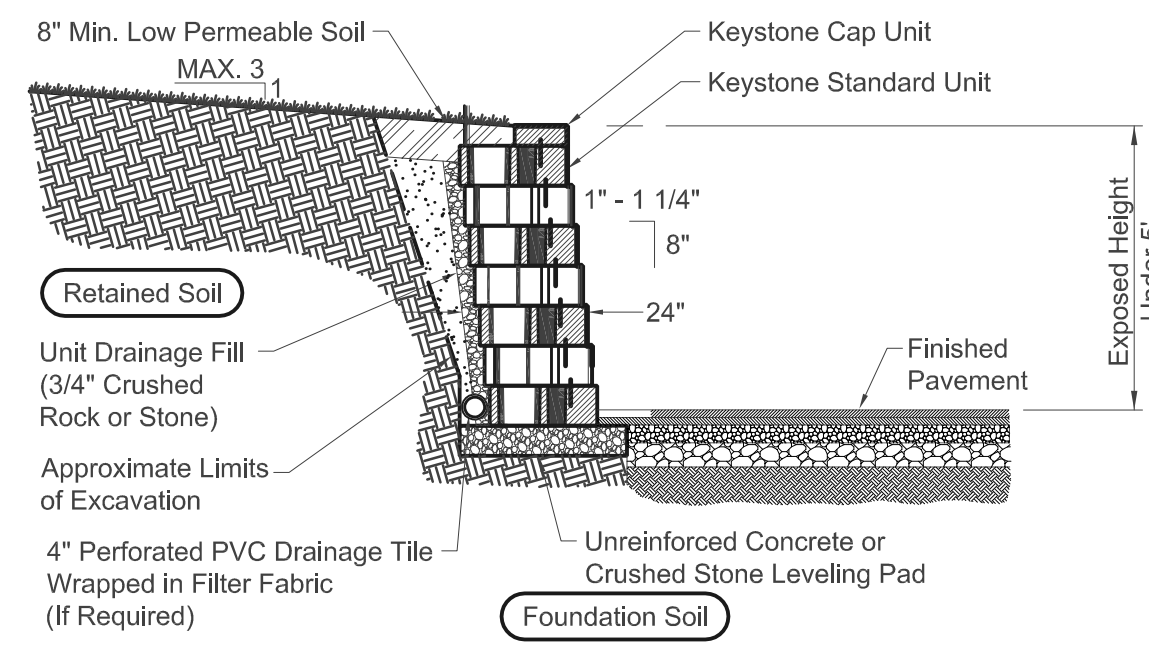
FOR
"RIDGEVIEW EAST"

A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 7-4 BLOCK 151 LOT 46-8175
BERLIN, CONNECTICUT

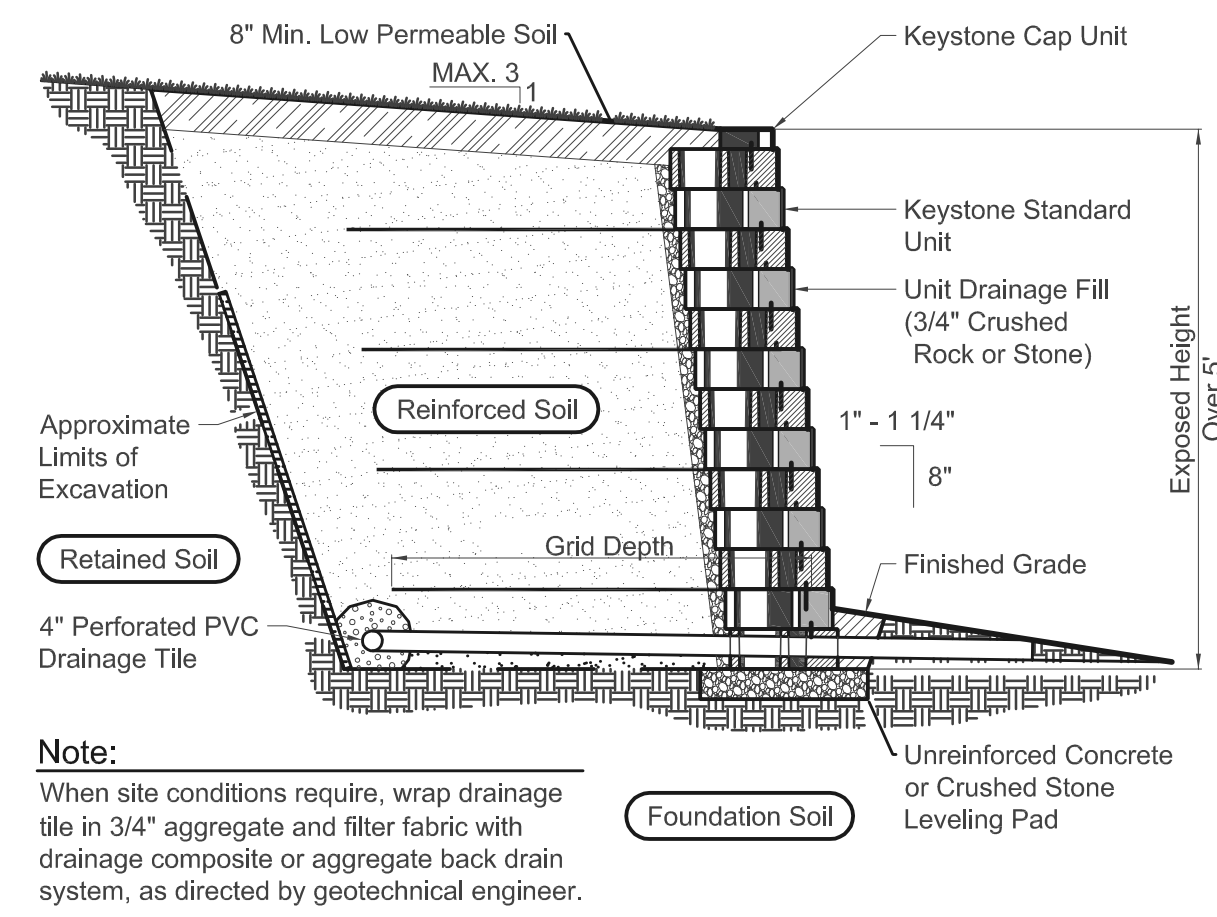
SCALE: 1" = 40' DATE: OCT. 16, 2019

PREPARED BY
OCC Group, Incorporated
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TYPICAL GRAVITY WALL SECTION
Standard Unit - 1" Setback

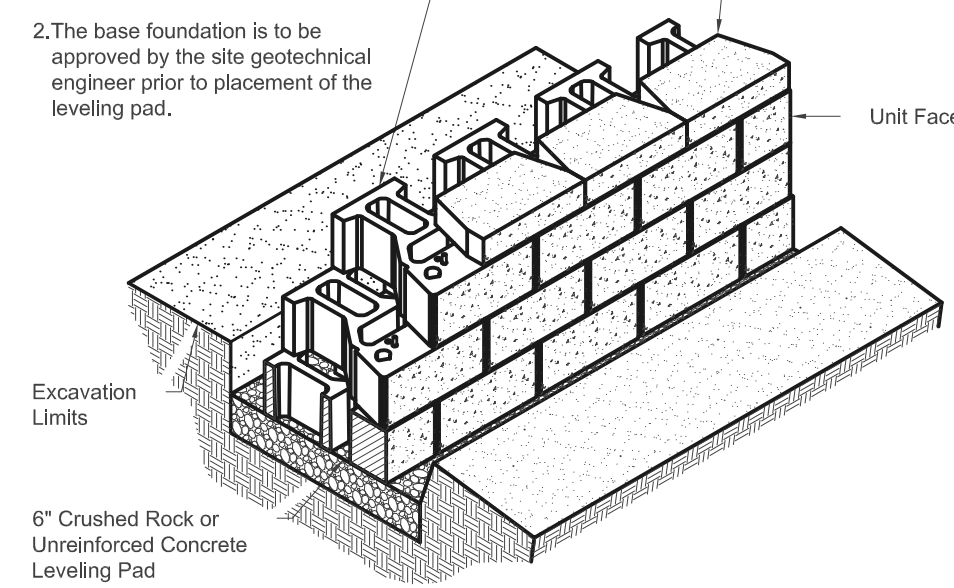


TYPICAL REINFORCED WALL SECTION
Standard Unit - 1" Setback

Base Leveling Pad Notes:

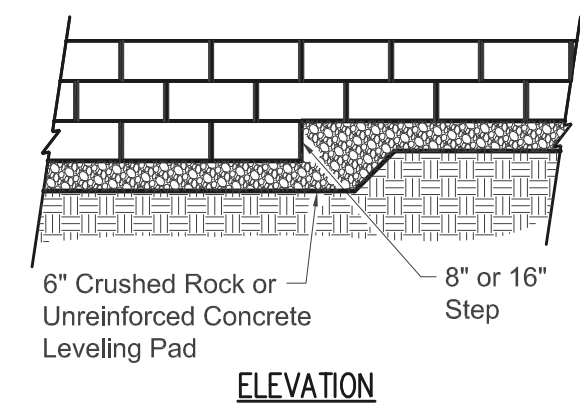
1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Standard Unit	Cap Unit
Width: 18"	Width: 18"
Depth: 21 1/2"	Depth: 10 1/2"
Height: 8"	Height: 4"
Weight: 125 lbs	Weight: 50 lbs

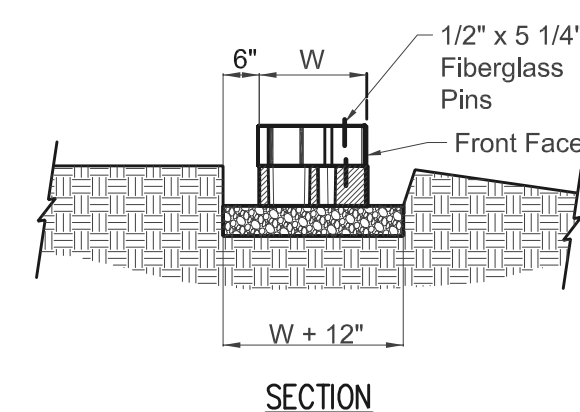


STANDARD UNIT/BASE PAD ISOMETRIC SECTION VIEW

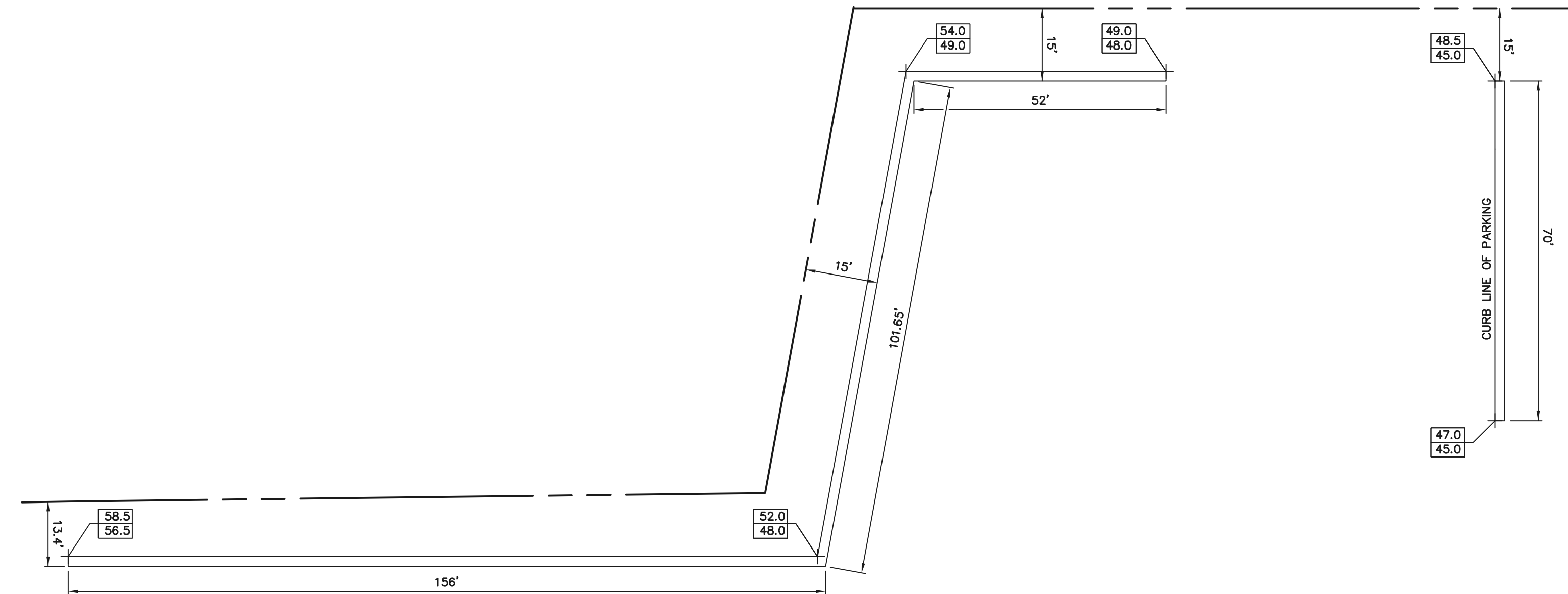
* Dimensions & Weight May Vary by Region



- Note:**
1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.



LEVELING PAD DETAIL



RETAINING WALL LAYOUT

NOTE: DIMENSIONS TO FACE OF WALL AT BASE

KEYSTONE RETAINING WALL SYSTEMS DETAIL

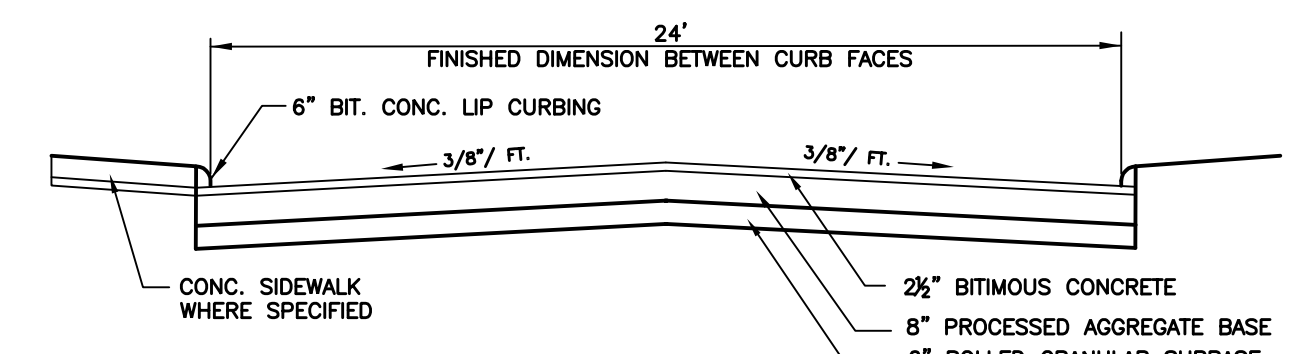
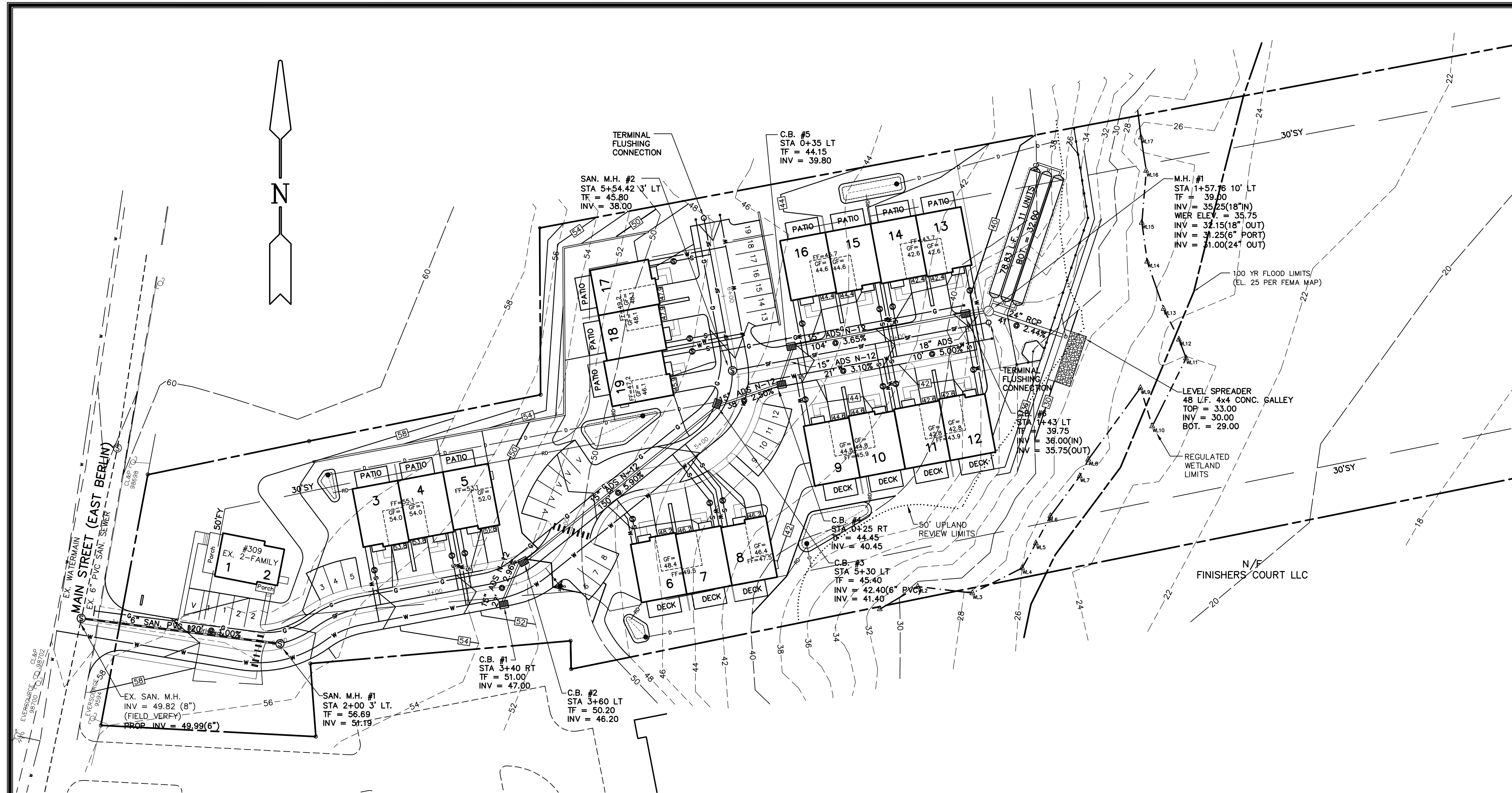
NOTES:

1. SIZE: STANDARD UNIT 21 - STRAIGHT FACE BLOCK
COLOR: TAN SANDSTONE OR OWNER'S OPTION
2. INSTALLATION TO BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
3. FINAL DESIGN PLANS TO BE PROVIDED BY MANUFACTURER'S REPRESENTATIVE IF REQUIRED FOR SPECIFIC SITE INSTALLATION.

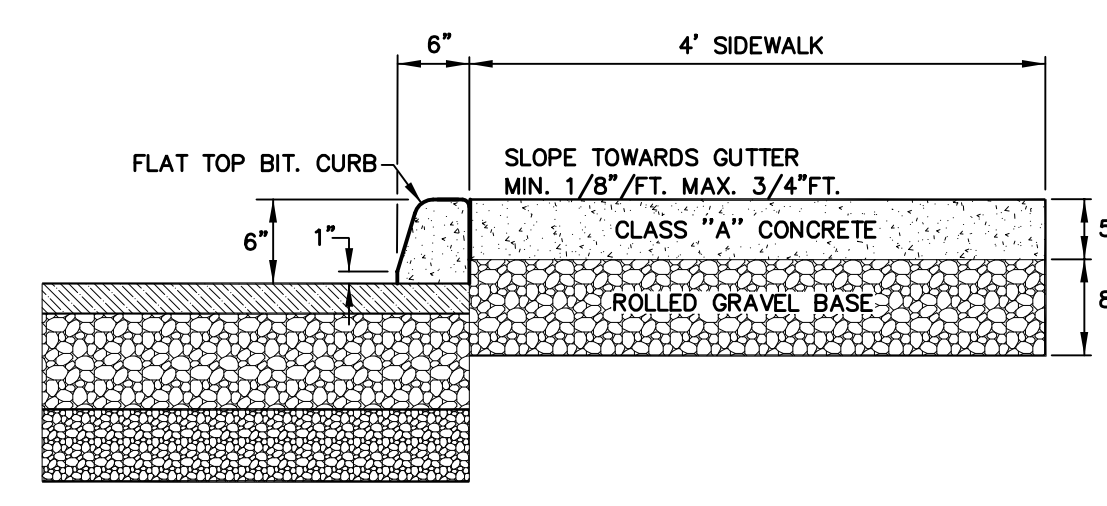
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RETAINING WALL DETAILS
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175
BERLIN, CONNECTICUT
SCALE: 1" = 20' DATE: OCT. 16, 2019

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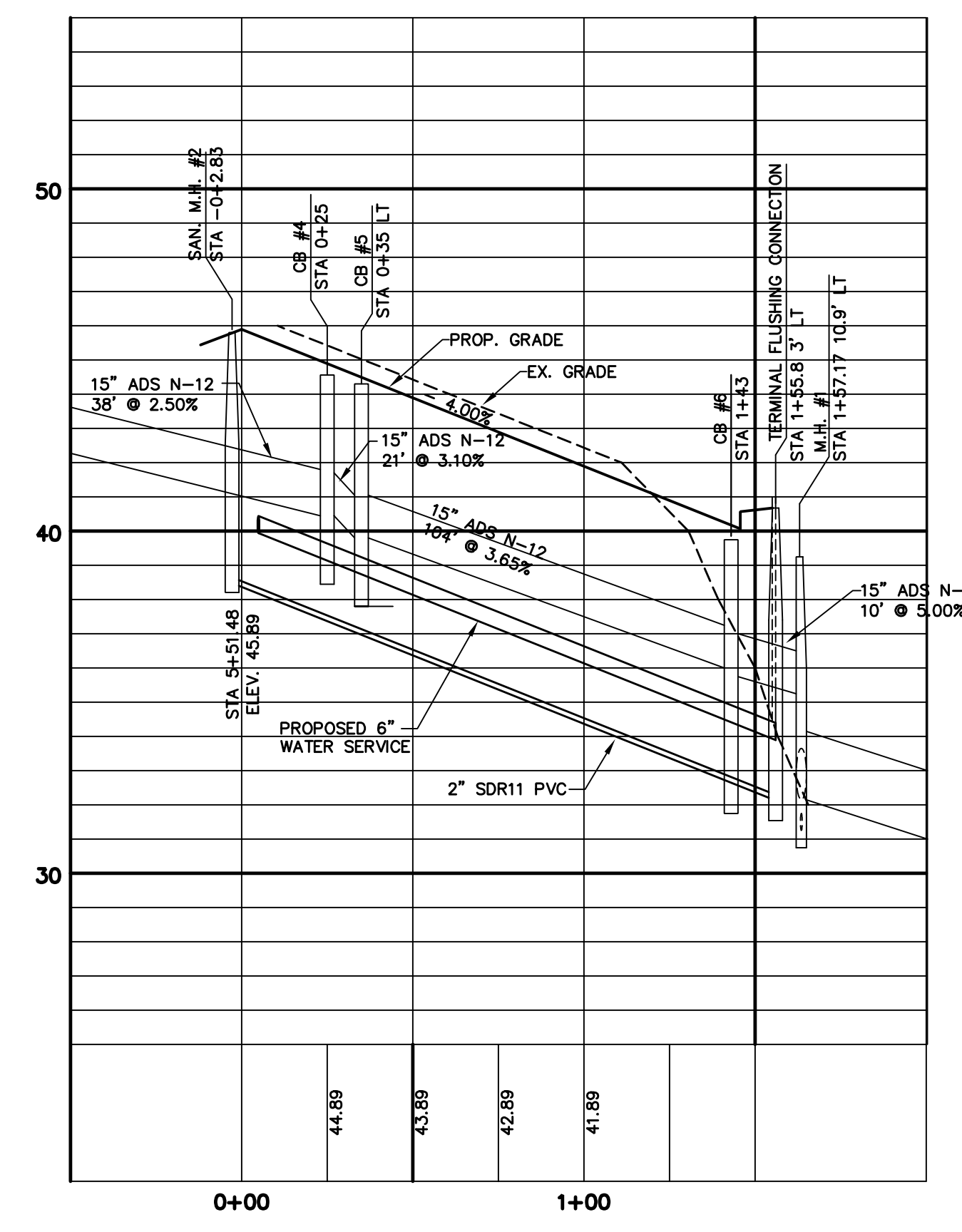
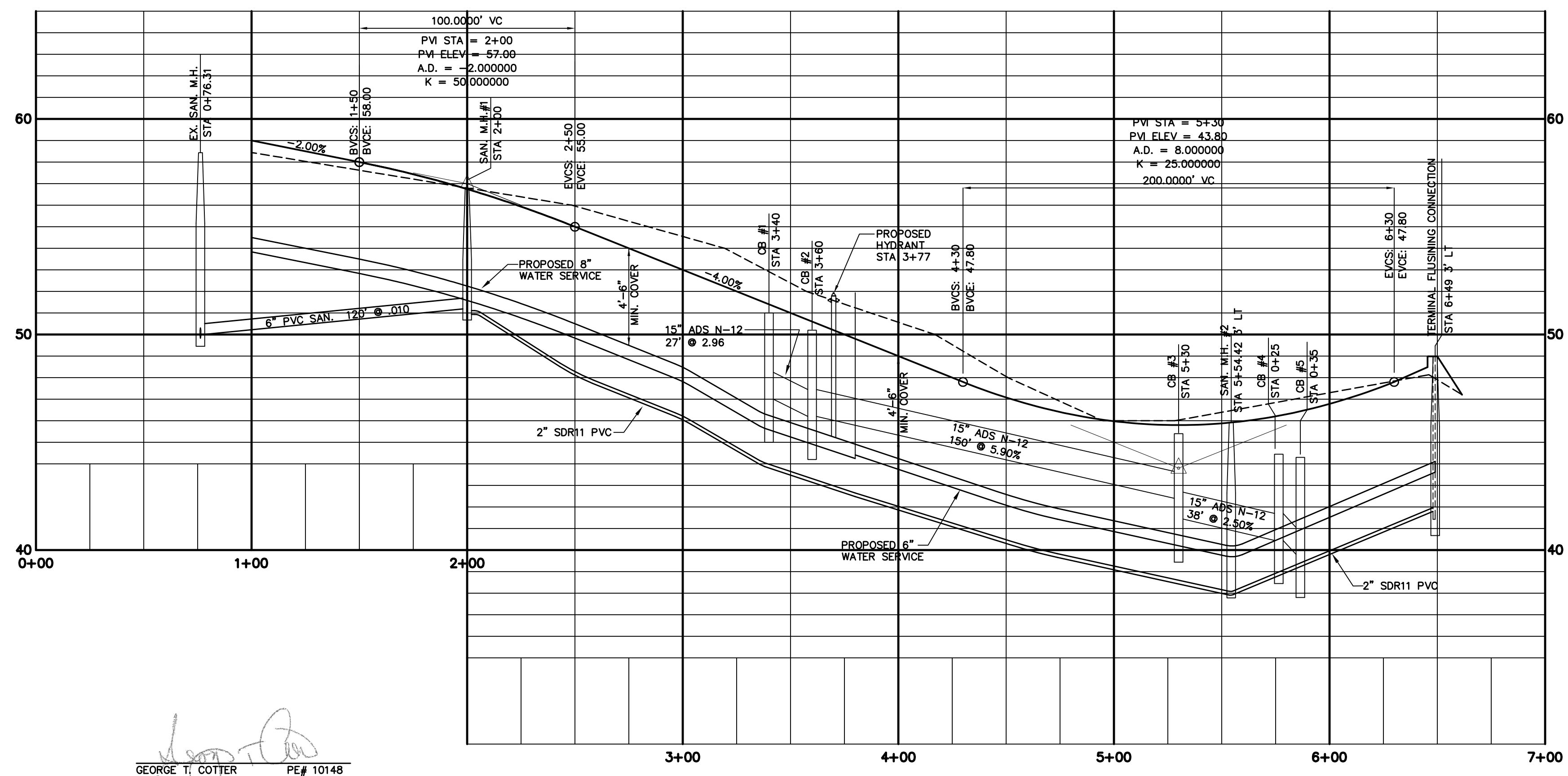


TYPICAL DRIVEWAY SECTION



BIT. CONC. LIP CURBING & CONC. SIDEWALK
N.T.S.

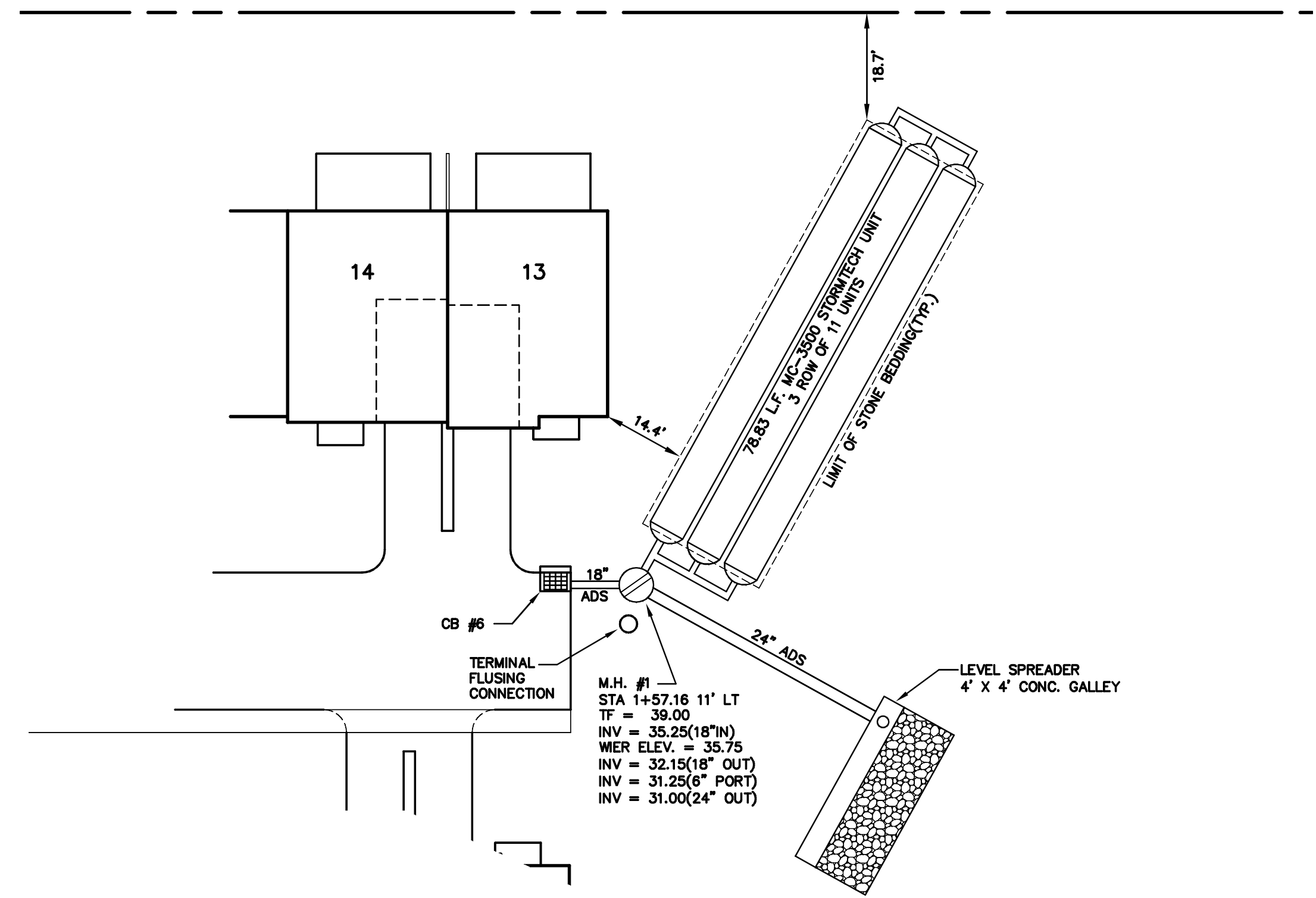
- NOTE: 1. PROVIDE BROOM FINISH, SCORED CONTRACTION JOINT, EVERY 5' AND 1/4" PRE-MOLDED EXPANSION JOINTS EVERY 20'.
2. SIDEWALK TO BE DEPRESSED TO GRADE AT ALL DRIVEWAY AND PARKING AREA CROSSING.



DRIVEWAY PLAN & PROFILE
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
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ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175
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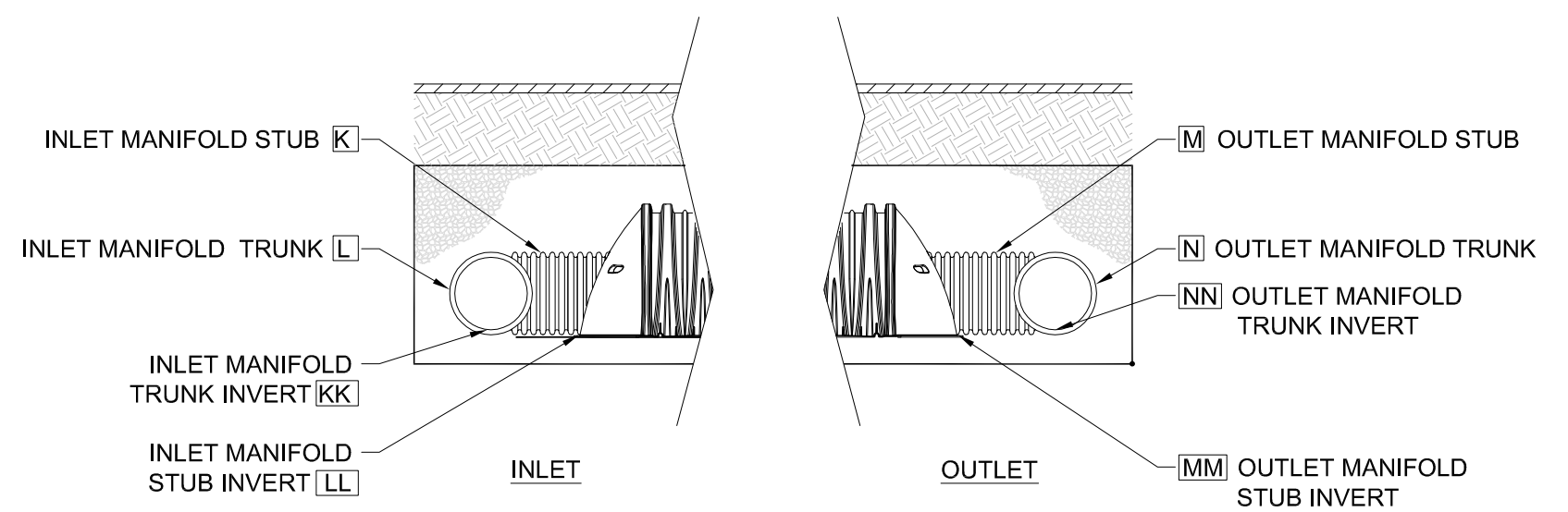
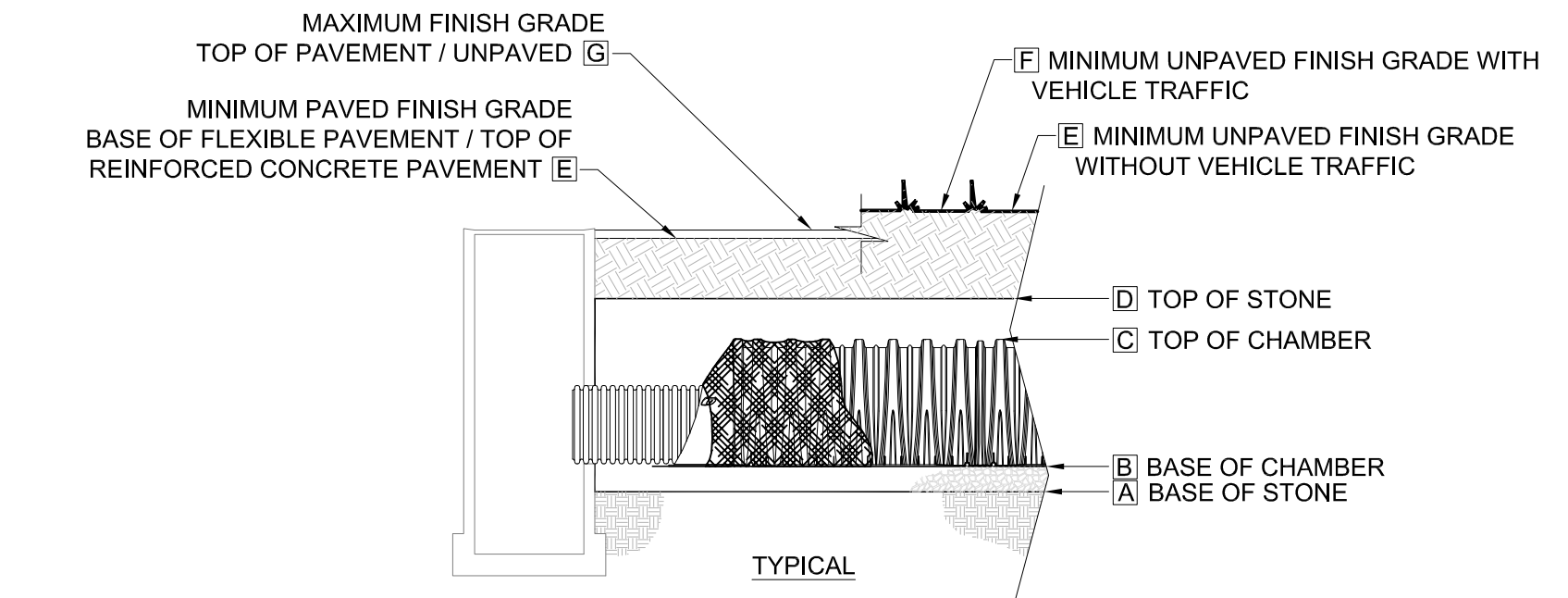
PLAN VIEW LAYOUT

SCALE: 1" = 20'

NOTE: REFER TO SITE GRADING & UTILITY PLAN FOR ADDITIONAL INFORMATION

1

	A	B	C	D	E	F	G	H	J	K	KK	L	LL	M	MM	N	NN
SYSTEM 2	31.25	32.00	35.75	36.75	SEE SITE GRADING & UTILITY	N/A	N/A	N/A	12" ADS	32.11	18" ADS	32.11	12" ADS	32.11	18" ADS	32.11	

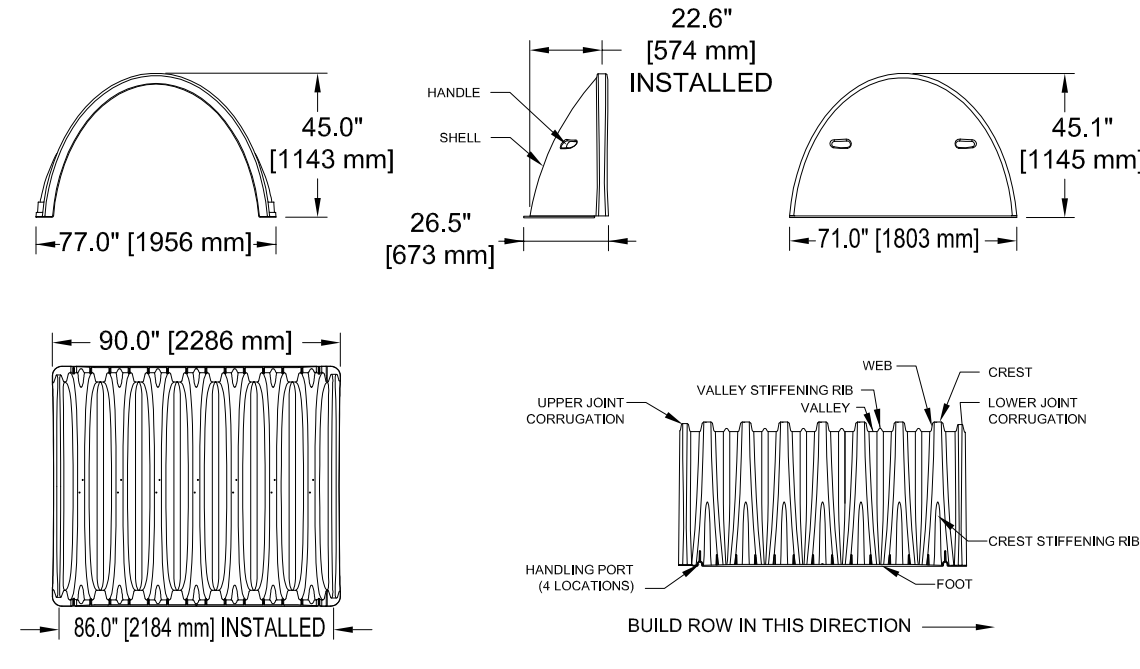


MC-3500 ELEVATIONS

2

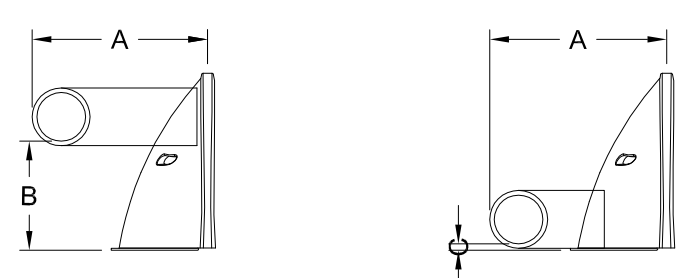
- ALL DESIGN SPECIFICATIONS FOR STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH MC-3500 DESIGN MANUAL
- THE INSTALLATION OF STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

3 MC-3500 NOTES



NOMINAL MC-3500 CHAMBER SPECIFICATIONS
SIZE (L x W x H) 90" x 77" x 45" [2286 mm x 1956 mm x 1143 mm]
CHAMBER STORAGE 113.0 ft³ [3.20 m³]
MINIMUM INSTALLED STORAGE 176.8 ft³ [5.01 m³]
WEIGHT 124 lbs. [56.2 kg]

NOMINAL MC-3500 END CAP SPECIFICATIONS
SIZE (L x W x H) 26.5" x 71" x 45.1" [673 mm x 1803 mm x 1145 mm]
CHAMBER STORAGE 15.6 ft³ [0.44 m³]
MINIMUM INSTALLED STORAGE 45.6 ft³ [1.29 m³]
WEIGHT 43 lbs. [19.5 kg]

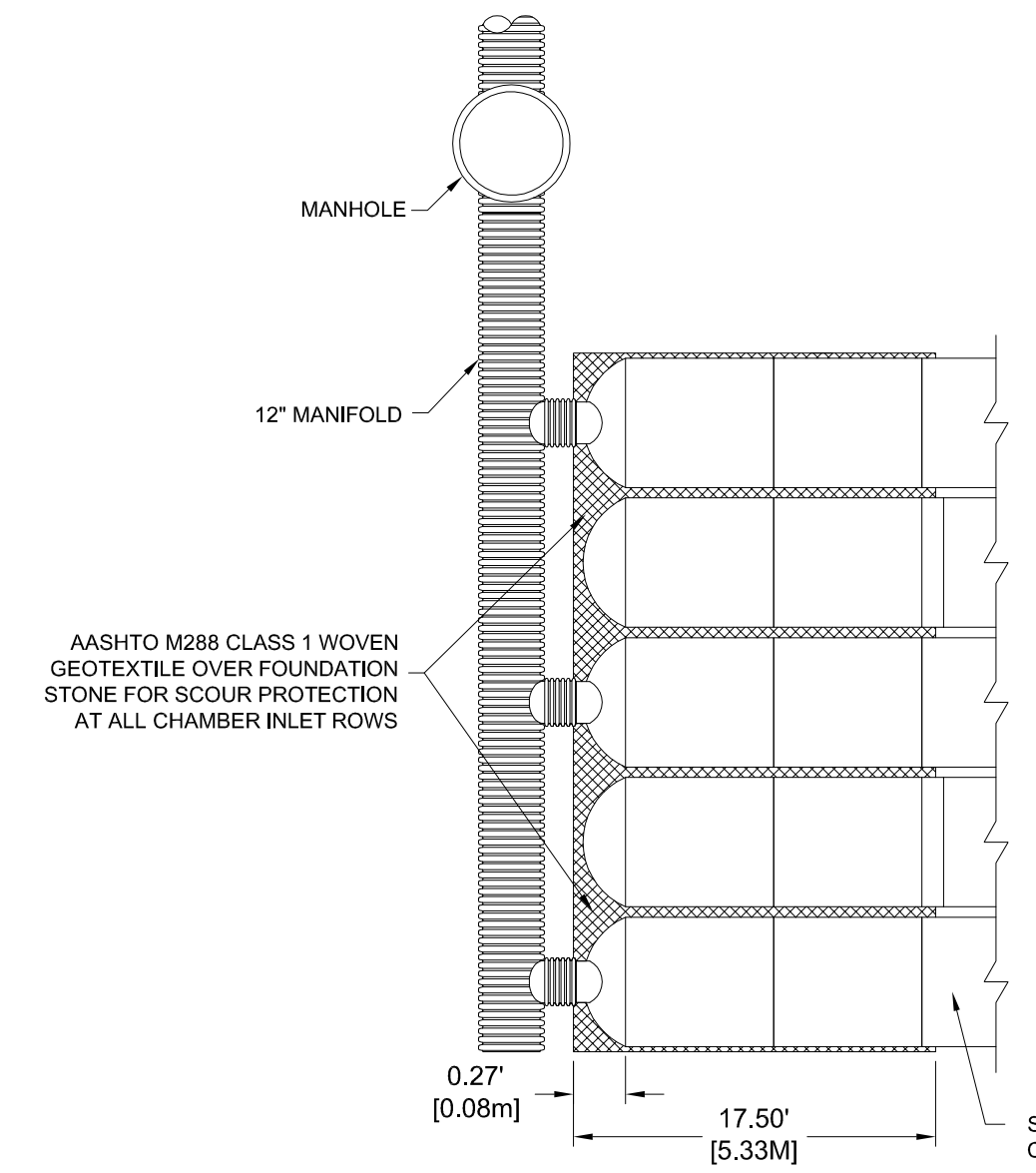


STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "N"

PART#	STUB	A	B	C
MC3500EPE12T	12" [300 mm]	47.62" [1.21 m]	26.38" [670 mm]	N/A
MC3500EPE12B	12" [300 mm]	49.33" [1.25 m]	N/A	1.35" [34 mm]
MC3500EPE15T	15" [375 mm]	55.20" [1.40 m]	23.39" [594 mm]	N/A
MC3500EPE15B	15" [375 mm]	53.56" [1.36 m]	N/A	1.50" [38 mm]
MC3500EPE18T	18" [450 mm]	61.38" [1.56 m]	20.93" [530 mm]	N/A
MC3500EPE18B	18" [450 mm]	58.77" [1.44 m]	N/A	1.77" [45 mm]
MC3500EPE24B	24" [600 mm]	N/A	24" TOP STUB CORED END CAP NOT AVAILABLE	2.06" [52 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL
STORMTECH INVENTORIED MANIFOLDS AND PRECORED END CAPS INCLUDE 24" (600 mm) BOTTOM (MC3500EPE24B), 18" (450 mm) BOTTOM (MC3500EPE18B) AND 15" (375 mm) TOP (MC3500EPE15T). OTHER PIPE SIZES AND PRECORED END CAPS ARE AVAILABLE UPON SPECIAL ORDER.

4 MC-3500 TECHNICAL SPEC.



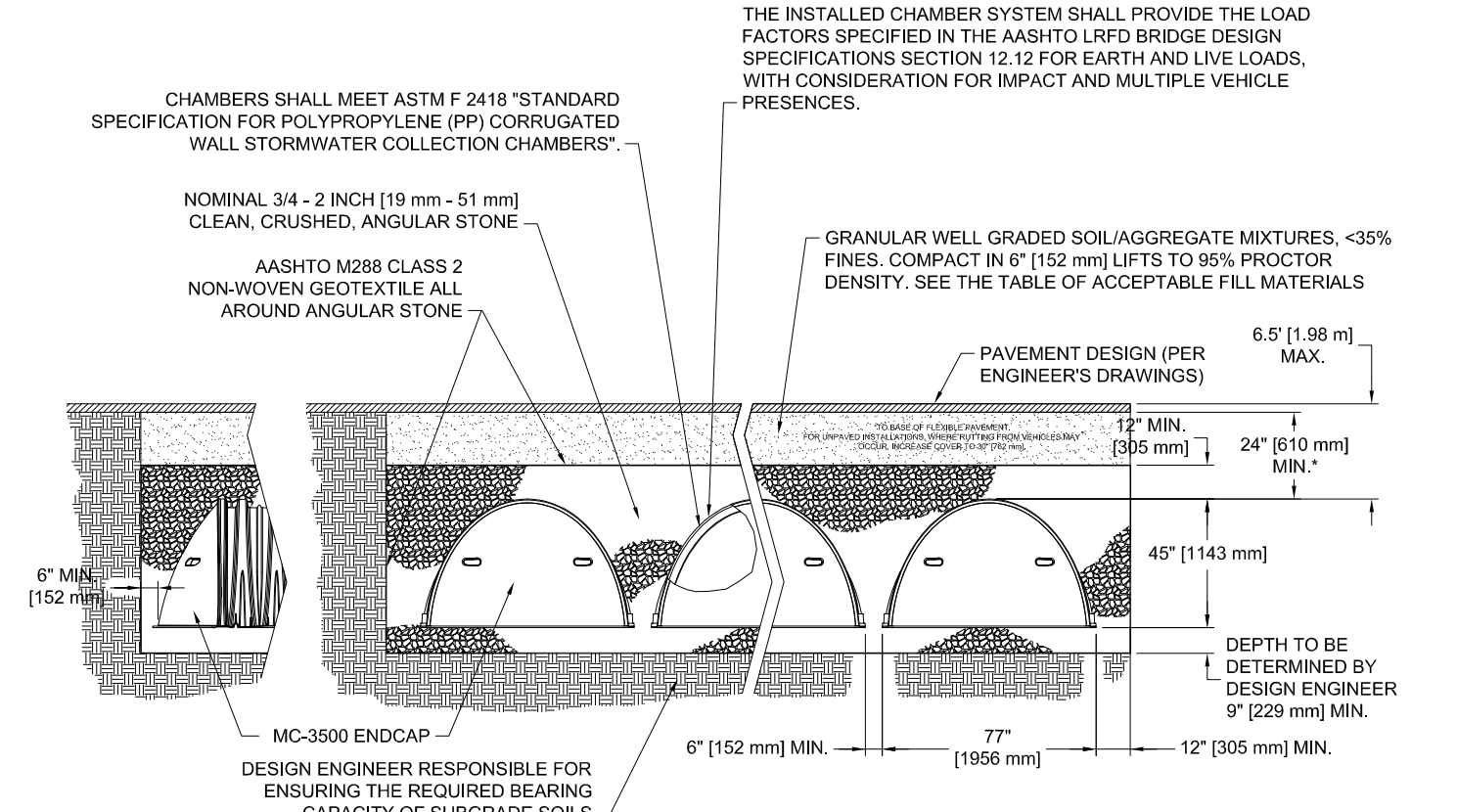
5 MC-3500 MANIFOLD DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

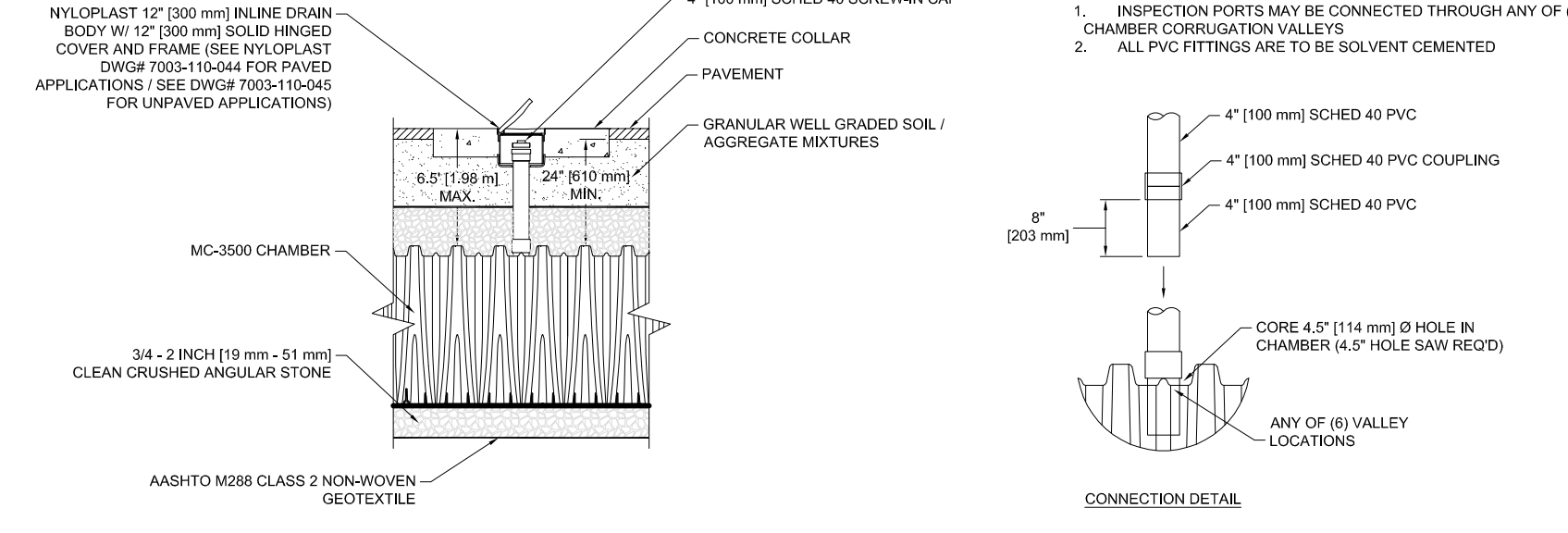
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
③ FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'C' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS, PAVED INSTALLATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
④ FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('E' LAYER) TO 24" (610 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <3% FINES, MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 487, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" (610 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) MAX. LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
⑤ EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 357, 4, 487, 5, 56, 57	NO COMPACTION REQUIRED.
⑥ FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 35, 4, 487, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ¹

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR M43 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'X' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (152 mm) MAX. LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

6 STORMTECH ACCEPTABLE FILL MATERIALS



7 MC-3500 STANDARD CROSS SECTION



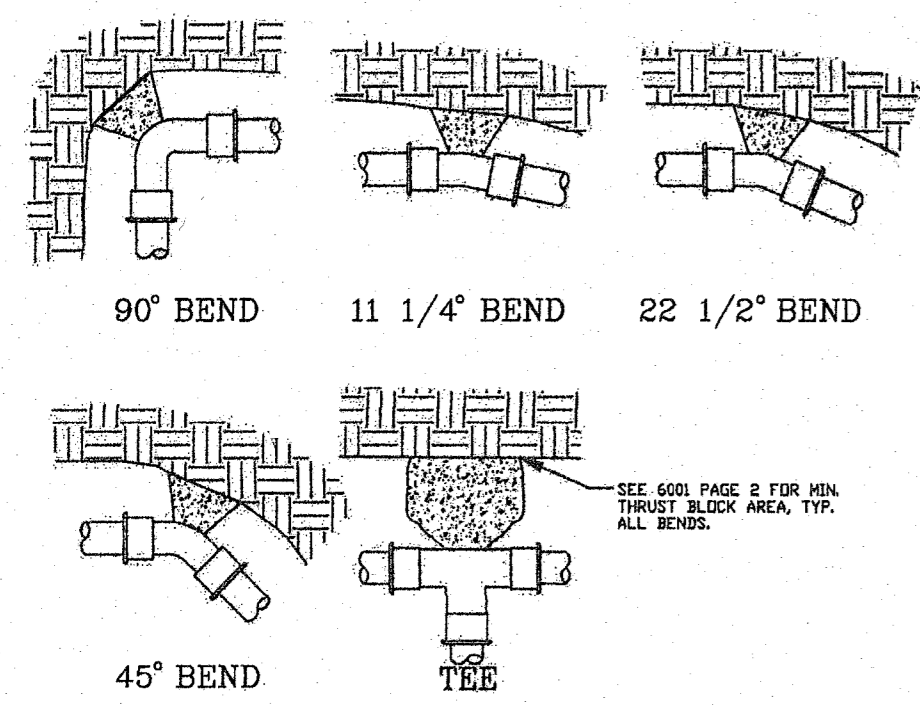
8 MC-3500 ISOLATOR ROW? DETAIL

STORMWATER MANAGEMENT DETAILS
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS 17-4-151-46-8175
BERLIN, CONNECTICUT
SCALE: AS NOTED DATE: OCT. 16, 2019

PREPARED BY
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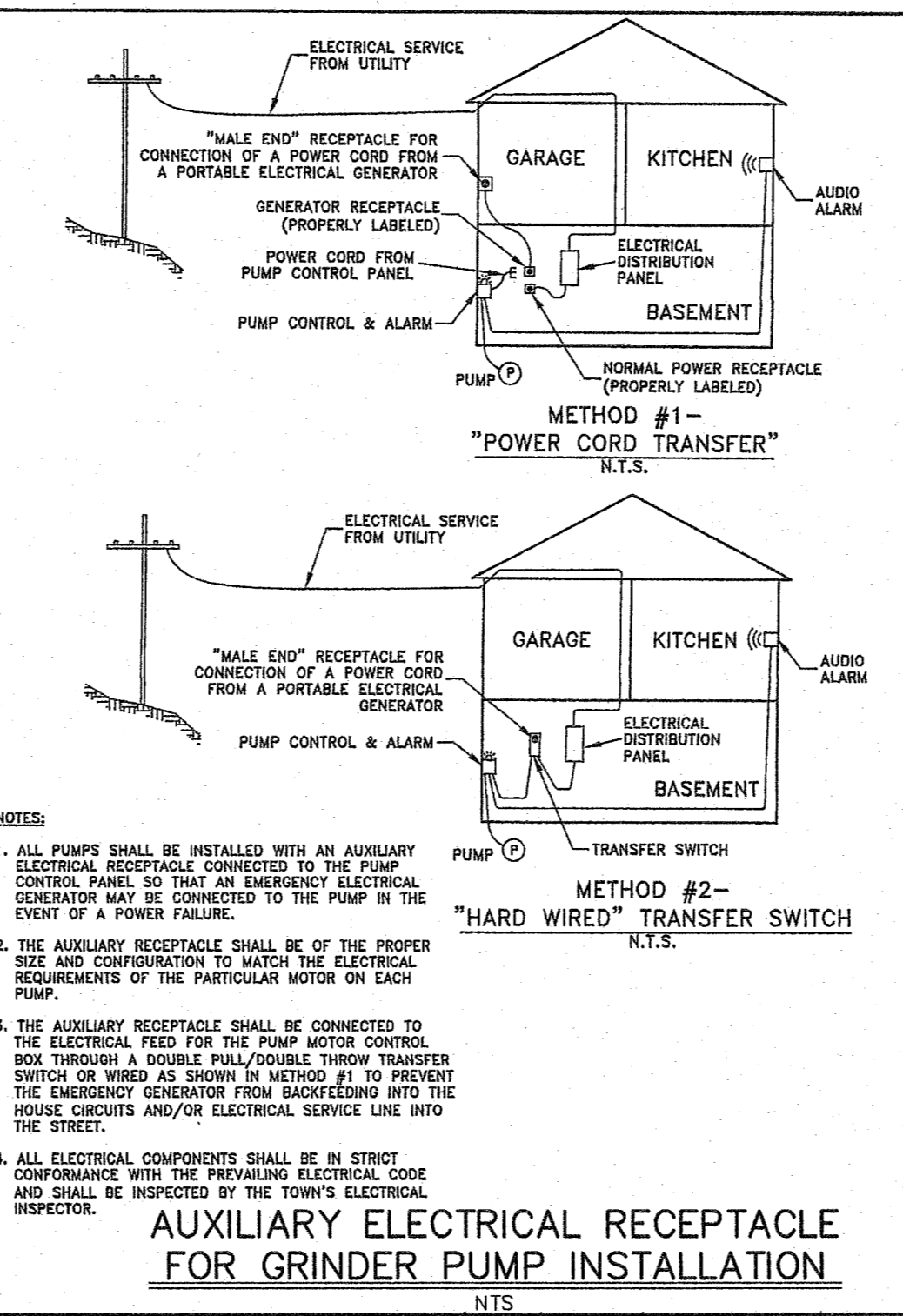
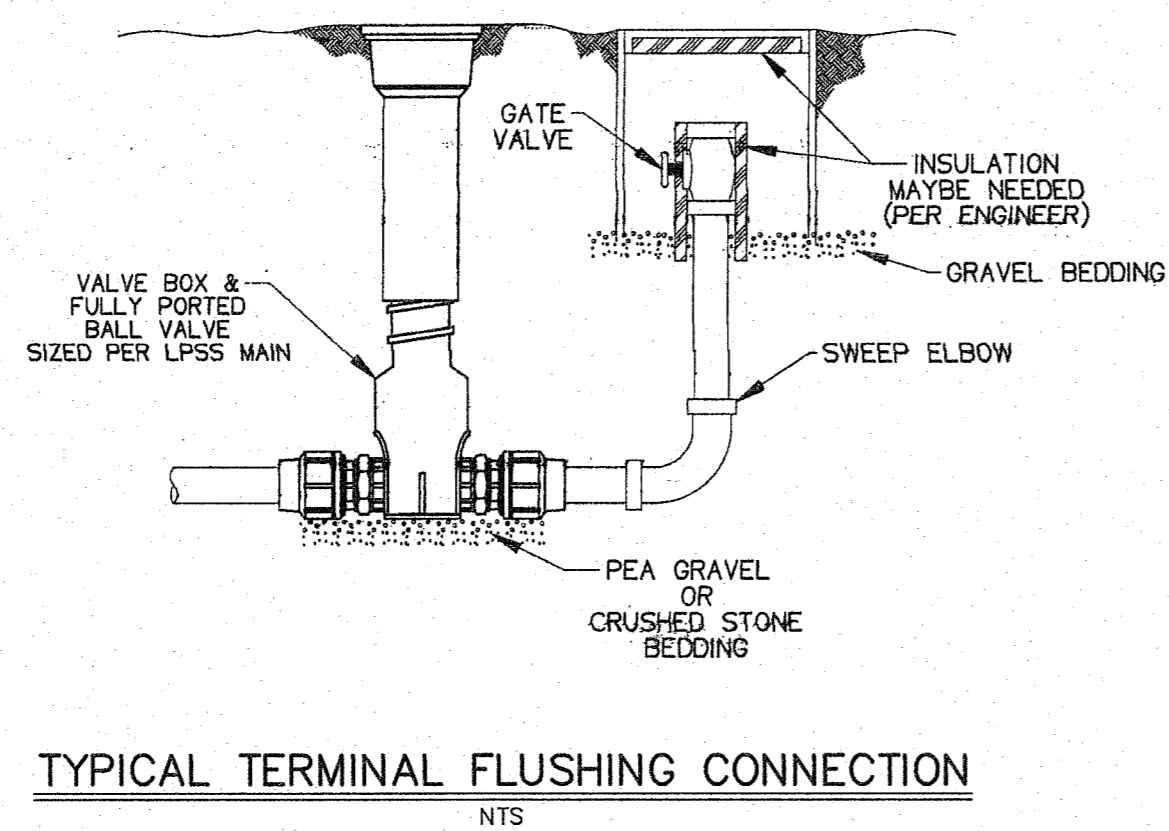
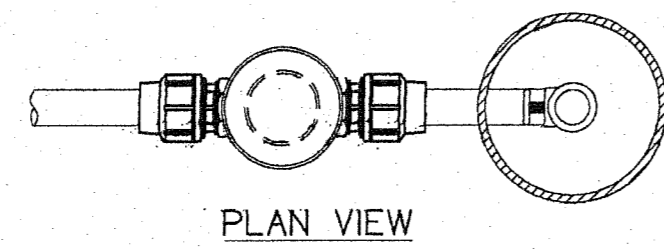


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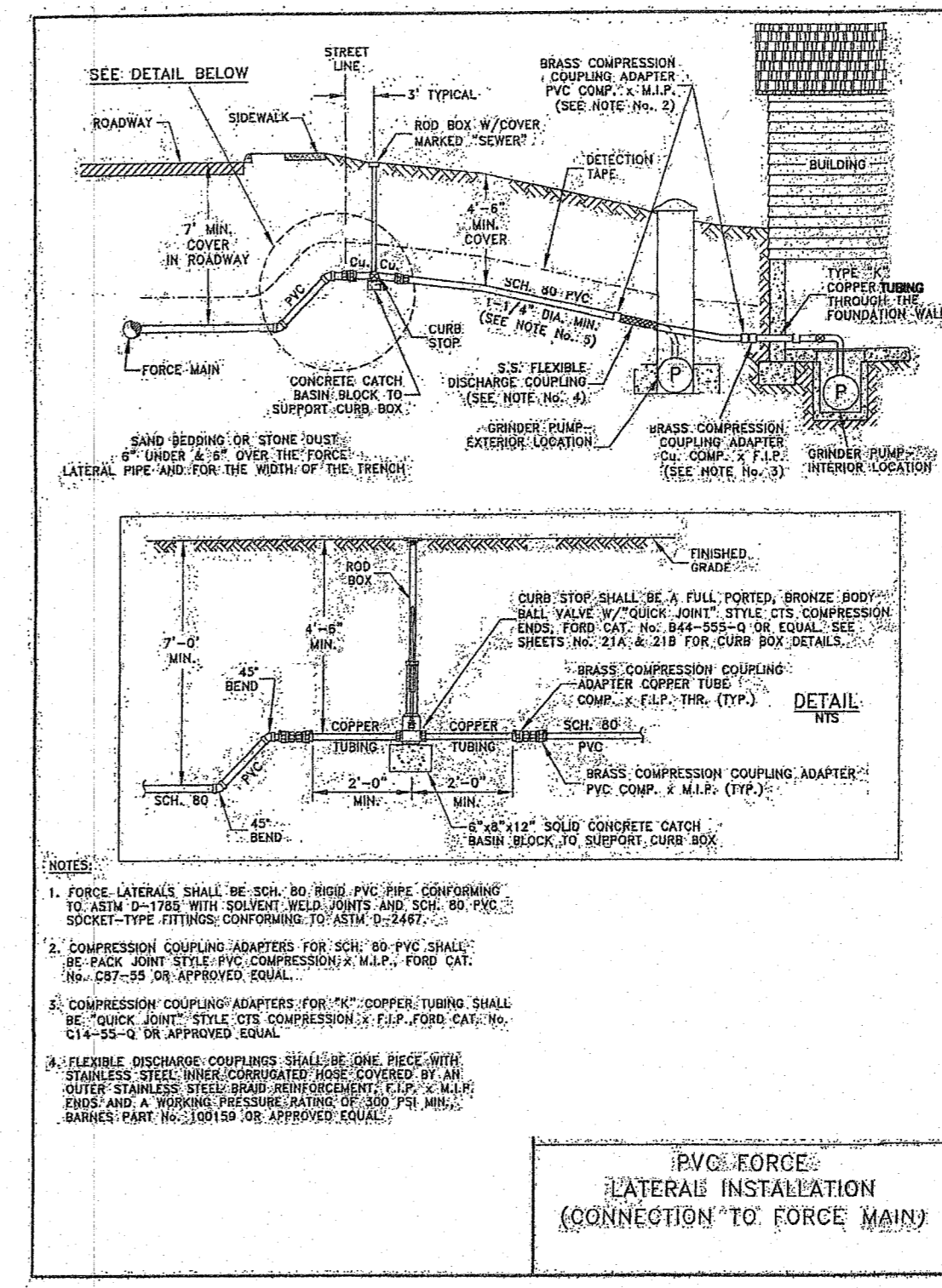


CONCRETE THRUST BLOCK DETAILS
NTS

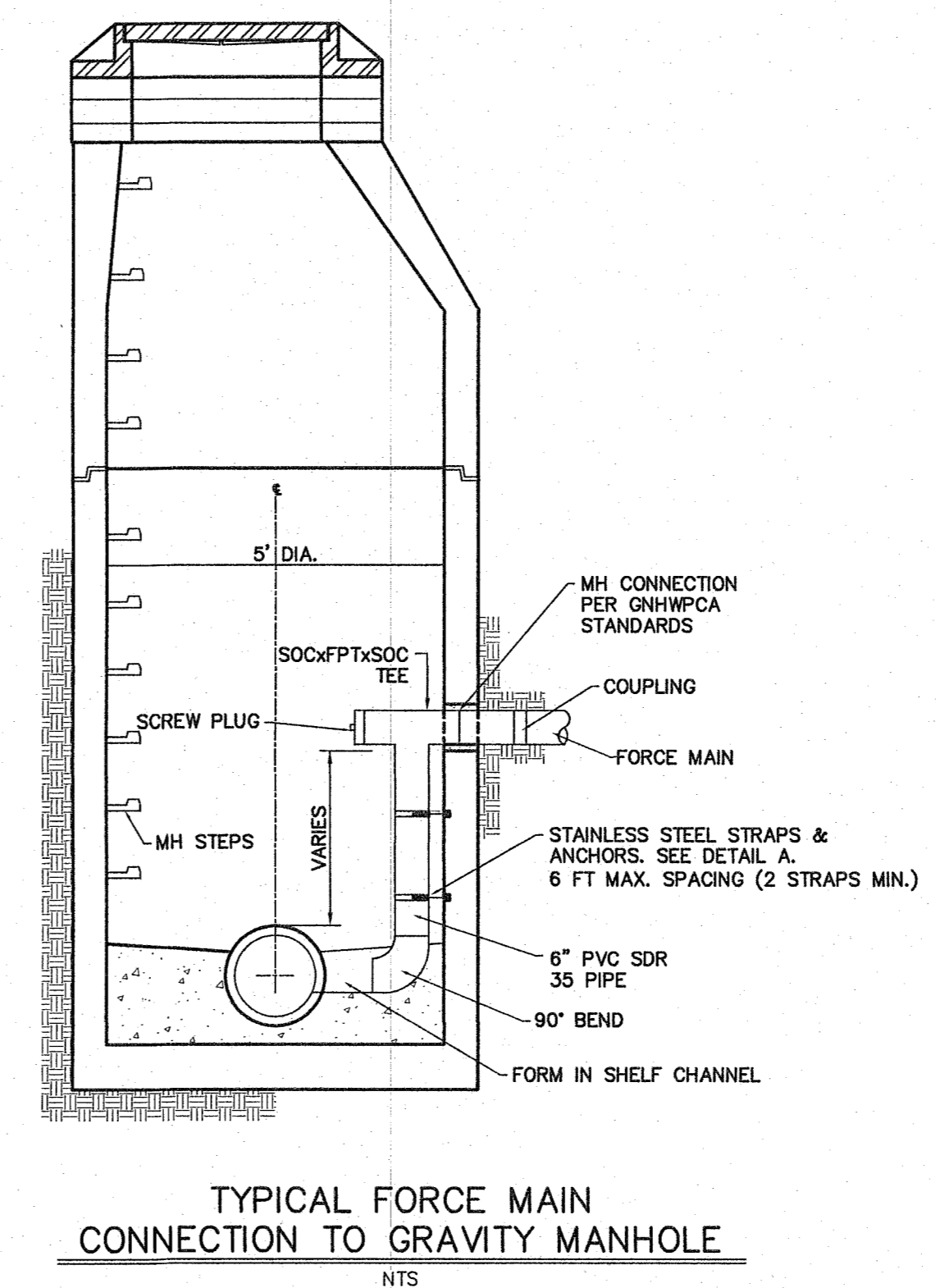
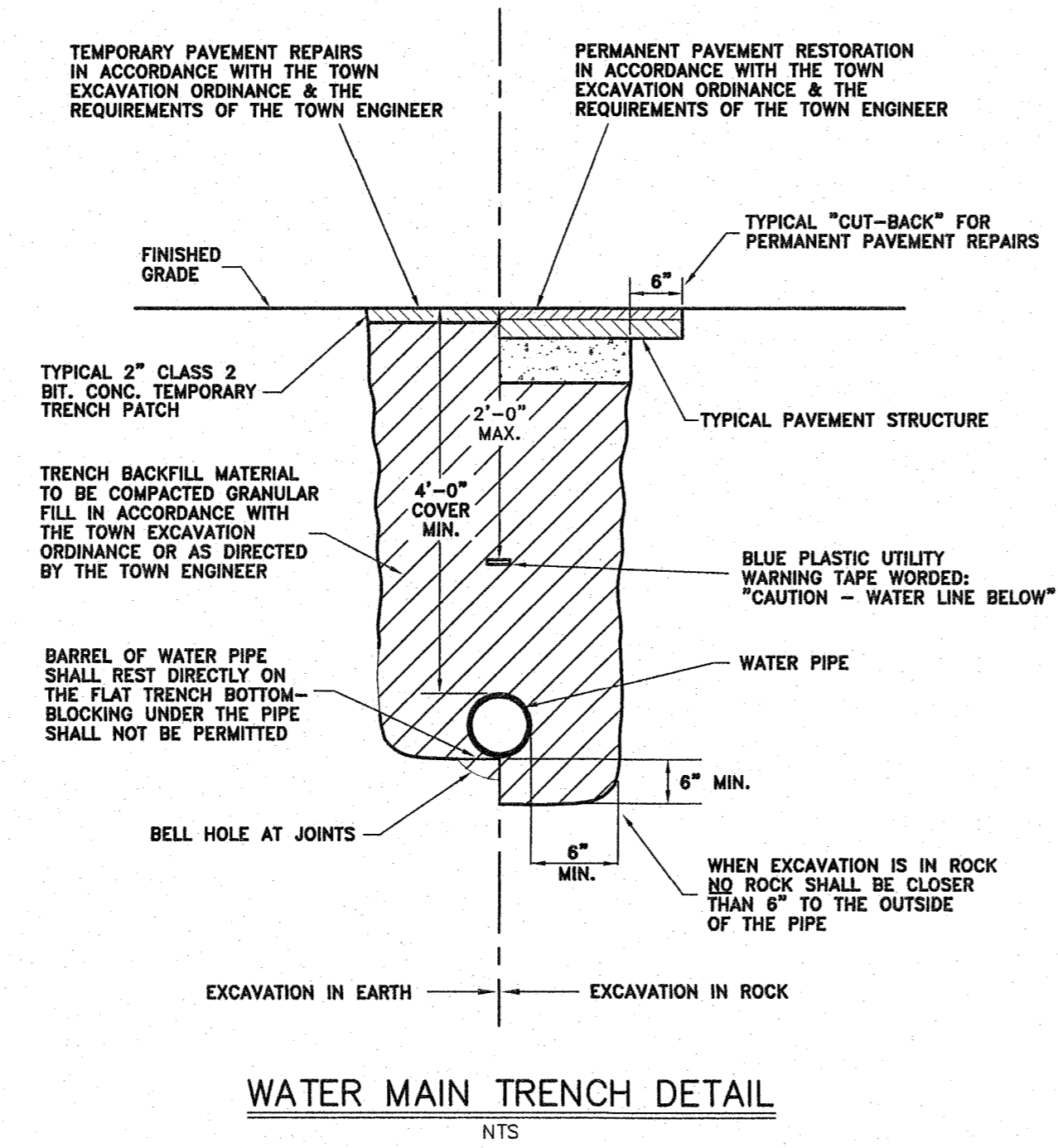
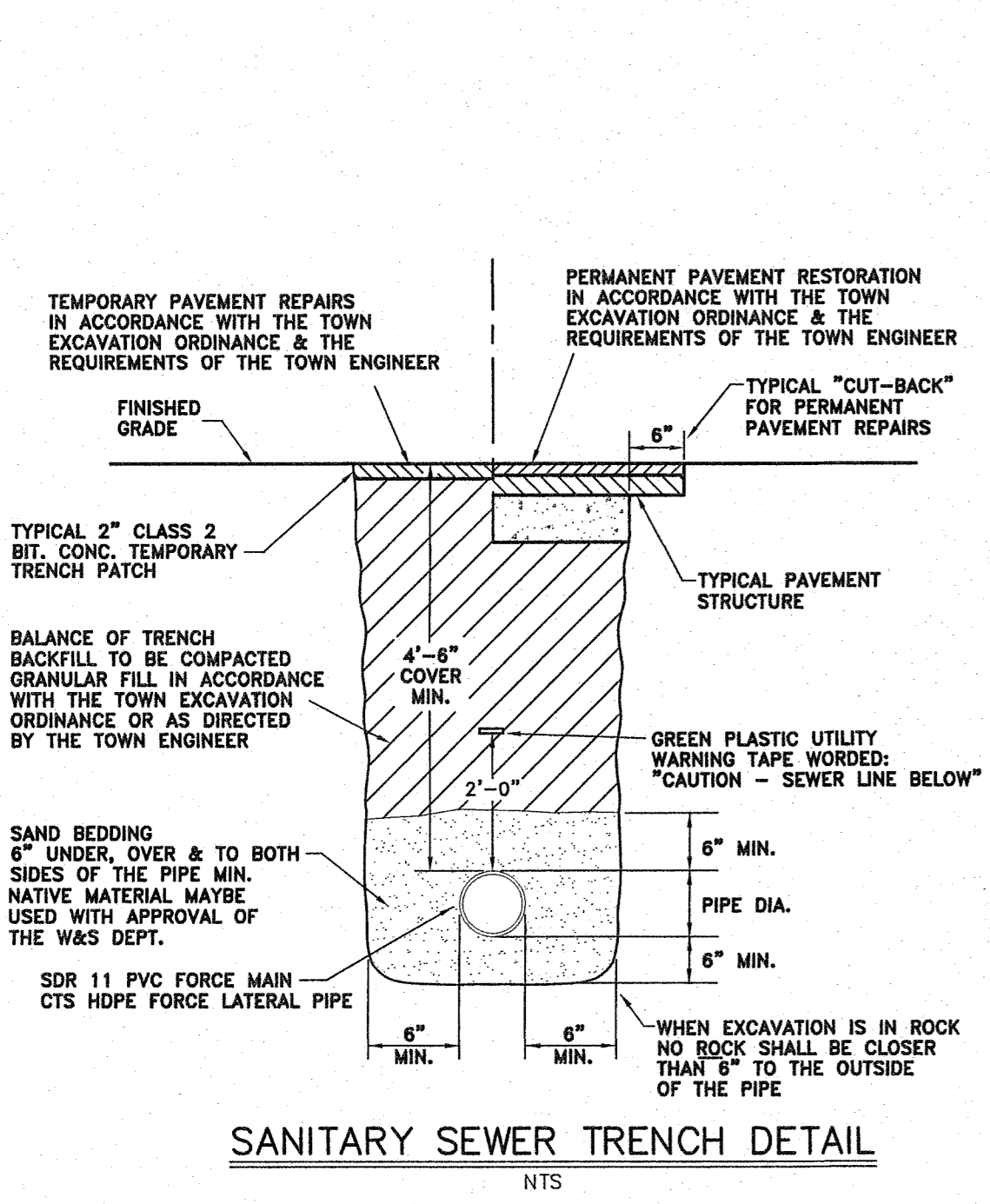
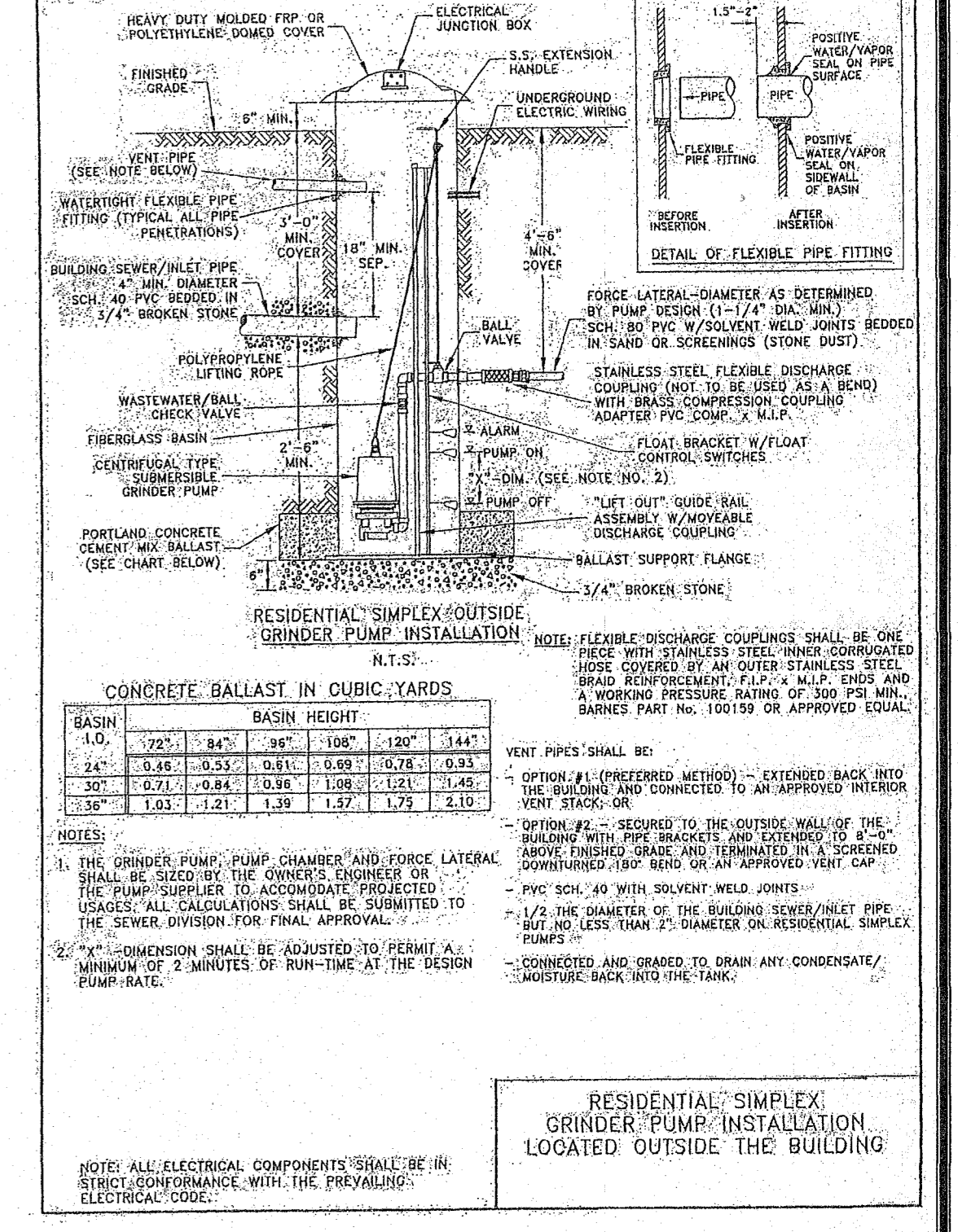
- NOTES:
- 1) THRUST BLOCKS ARE REQUIRED ON ALL BENDS FOR PRESSURE PIPE WITH PUSH-ON OR MECHANICAL TYPE JOINTS.
 - 2) ALL CONCRETE BLACKING SHALL BE POURED AGAINST DRY, UNDISTURBED SOIL.
 - 3) ALL VERTICAL BENDS AND VALVES SHALL UTILIZE GRAVITY THRUST BLOCKS.
 - 4) THE CONCRETE SHALL BE COMMERCIAL CLASS.



- NOTES:
1. ALL PUMPS SHALL BE INSTALLED WITH AN AUXILIARY ELECTRICAL RECEPTACLE CONNECTED TO THE PUMP CONTROL PANEL SO THAT AN EMERGENCY ELECTRICAL GENERATOR MAY BE CONNECTED TO THE PUMP IN THE EVENT OF A POWER FAILURE.
 2. THE AUXILIARY RECEPTACLE SHALL BE OF THE PROPER SIZE AND CONFIGURATION TO MATCH THE ELECTRICAL REQUIREMENTS OF THE PARTICULAR MOTOR ON EACH PUMP.
 3. THE AUXILIARY RECEPTACLE SHALL BE CONNECTED TO THE ELECTRICAL FEED FOR THE PUMP MOTOR CONTROL BOX THROUGH A DOUBLE WULF/DOUBLE THROW TRANSFER SWITCH OR WIRED AS SHOWN IN METHOD #1 TO PREVENT THE EMERGENCY GENERATOR FROM BACKFEEDING INTO THE HOUSE CIRCUITS AND/OR ELECTRICAL SERVICE LINE INTO THE STREET.
 4. ALL ELECTRICAL COMPONENTS SHALL BE IN STRICT CONFORMANCE WITH THE PREVAILING ELECTRICAL CODE AND SHALL BE INSPECTED BY THE TOWN'S ELECTRICAL INSPECTOR.



- NOTES:
1. FORCE MAINS SHALL BE SCH. 80 BRASS PVC PIPE CONFORMING TO ASTM D-2735 WITH SOLVENT WELD JOINTS AND SCH. 80 PVC SOCKET-TYPE FITTINGS CONFORMING TO ASTM D-2447.
 2. COMPRESSION COUPLING ADAPTERS FOR SCH. 80 PVC SHALL BE BACK JOINT STYLE PVC COMPRESSION; M.P.S. FORM CAT. No. 35-37-05 OR APPROVED EQUAL.
 3. COMPRESSION COUPLING ADAPTERS FOR PVC COPPER TUBING SHALL BE "QUICK JOINT" STYLE CTS COMPRESSION; M.P.S. FORM CAT. No. 318-55-02 OR APPROVED EQUAL.
 4. FLEXIBLE DISCHARGE COUPLINGS SHALL BE ONE PIECE WITH STAINLESS STEEL INNER/COMBINATION HOSE COVERED BY AN OUTER STAINLESS STEEL BRASS REINFORCEMENT; C.P.S. CALLS: BARNES PART No. 100159 OR APPROVED EQUAL.



- NOTES:
1. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN BERLIN WATER POLLUTION CONTROL AUTHORITY (WPCA).
 2. GRINDER PUMPS TO BE ENVIRONMENTAL ONE CANISTER MODEL DH 152.93. REFER TO EONE SEWER SYSTEM SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.

SANITARY SEWER & WATER DETAILS
FOR
"RIDGEVIEW EAST"
A PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATED AT
309 MAIN STREET - EAST BERLIN
ASSESSORS MAP 17-4 BLOCK 51LOT 46-8175
BERLIN, CONNECTICUT
SCALE: AS NOTED DATE: OCT. 16, 2019

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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED HEREIN SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", INCLUDING ANY SUBSEQUENT UPDATES OR AMENDMENTS.

1. PURPOSE AND DESCRIPTION OF PROJECT

- A.) A PROPOSED 17 UNIT APARTMENT DEVELOPMENT
- B.) PROJECT AREA: 6.84 ACRES
- AREA OF DISTURBANCE: 2.62 ACRES

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

- A.) CUTS AND FILLS ASSOCIATED WITH ROADWAY AND BUILDING CONSTRUCTION
- B.) PROTECTION OF ADJACENT DEVELOPED PROPERTIES
- C.) PROTECTION OF REGULATED WETLANDS & BUFFERS.

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

THE PERMITS REQUIRED FOR THIS PROJECT ARE LOCAL ZONING, WETLANDS AND WPCA

4. CONSERVATION PRACTICES

CONSERVATION PRACTICES INCORPORATED IN THE PROJECT ARE AS FOLLOWS:

- DETAILED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- TEMPORARY CATCH BASIN FILTERS.
- UNDISTURBED BUFFERS TO REGULATED AREAS.
- IN-LINE WATER QUALITY STRUCTURE.
- UNDERGROUND PEAK STORMWATER DETENTION WITH LEVEL SPREADER DISCHARGE.
- CONSERVATION EASEMENT AREA.

5. OTHER REPORTS

STORMWATER ANALYSIS HYDROLOGIC REPORT DATES AUGUST 29, 2019.

6. CONTACT PERSON

TO BE DETERMINED

7. CONSTRUCTION PHASING

REFER TO GENERAL CONSTRUCTION SEQUENCING ON SHEET EC-2. FINAL PHASING TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING WITH TOWN STAFF AND THE CONTRACTOR

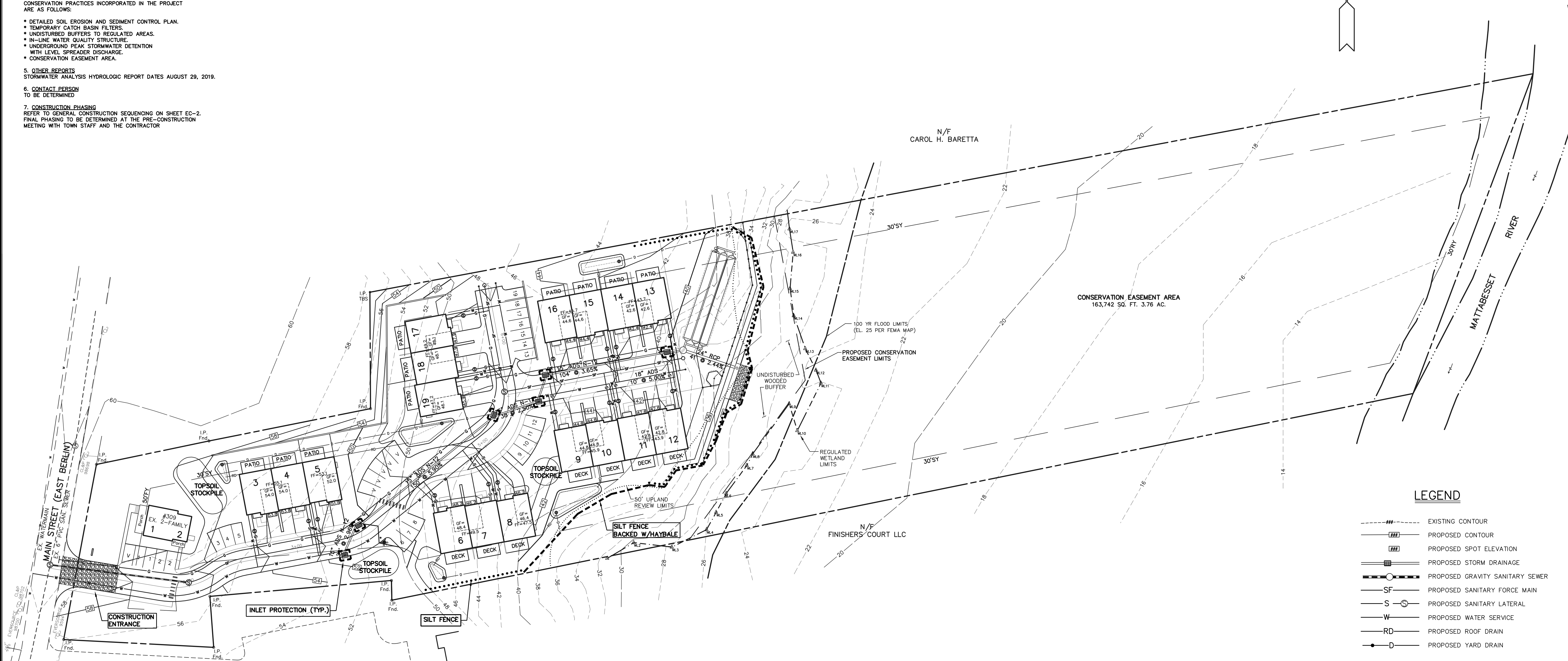
WETLAND DATA:

TOTAL REGULATED WETLAND AREA: 3.72 AC.

REGULATED WETLAND DISTURBANCE: ZERO

50' UPLAND BUFFER REVIEW AREA: 0.47 AC.

UPLAND REVIEW AREA DISTURBANCE: 0.07 AC.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM DRAINAGE
- PROPOSED GRAVITY SANITARY SEWER
- SF --- PROPOSED SANITARY FORCE MAIN
- S --- PROPOSED SANITARY LATERAL
- W --- PROPOSED WATER SERVICE
- RD --- PROPOSED ROOF DRAIN
- D --- PROPOSED YARD DRAIN

EROSION & SEDIMENT CONTROL PLAN

FOR
"RIDGEVIEW EAST"

A PROPOSED MULTI-FAMILY DEVELOPMENT

LOCATED AT
309 MAIN STREET - EAST BERLIN

ASSESSORS MAP 17-4 BLOCK 151 LOT 46-18175
BERLIN, CONNECTICUT

SCALE: 1" = 40' DATE: OCT. 16, 2019

PREPARED BY

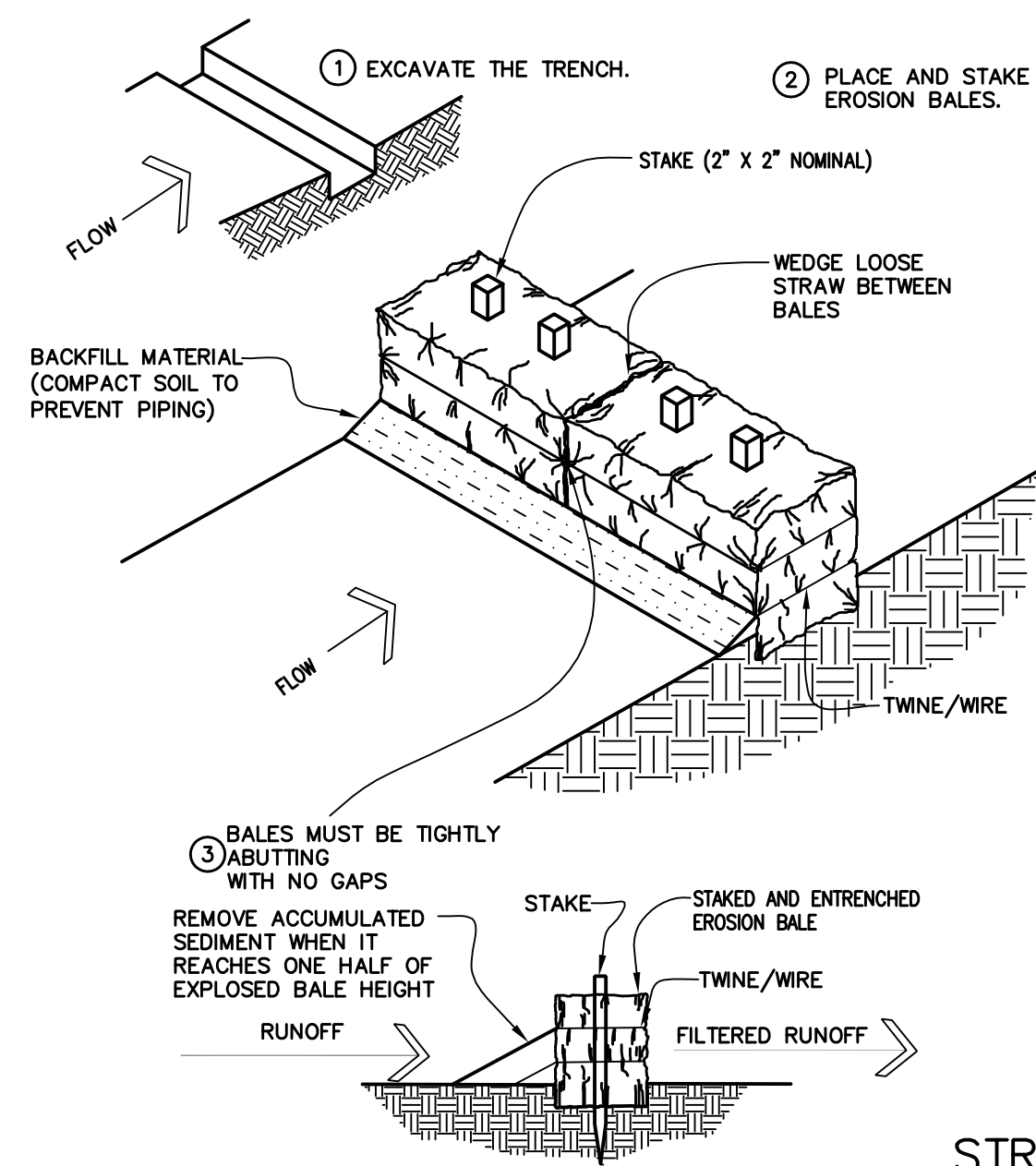
OCC Group, Incorporated

ENGINEERING • SURVEYING • PLANNING CONSULTANTS
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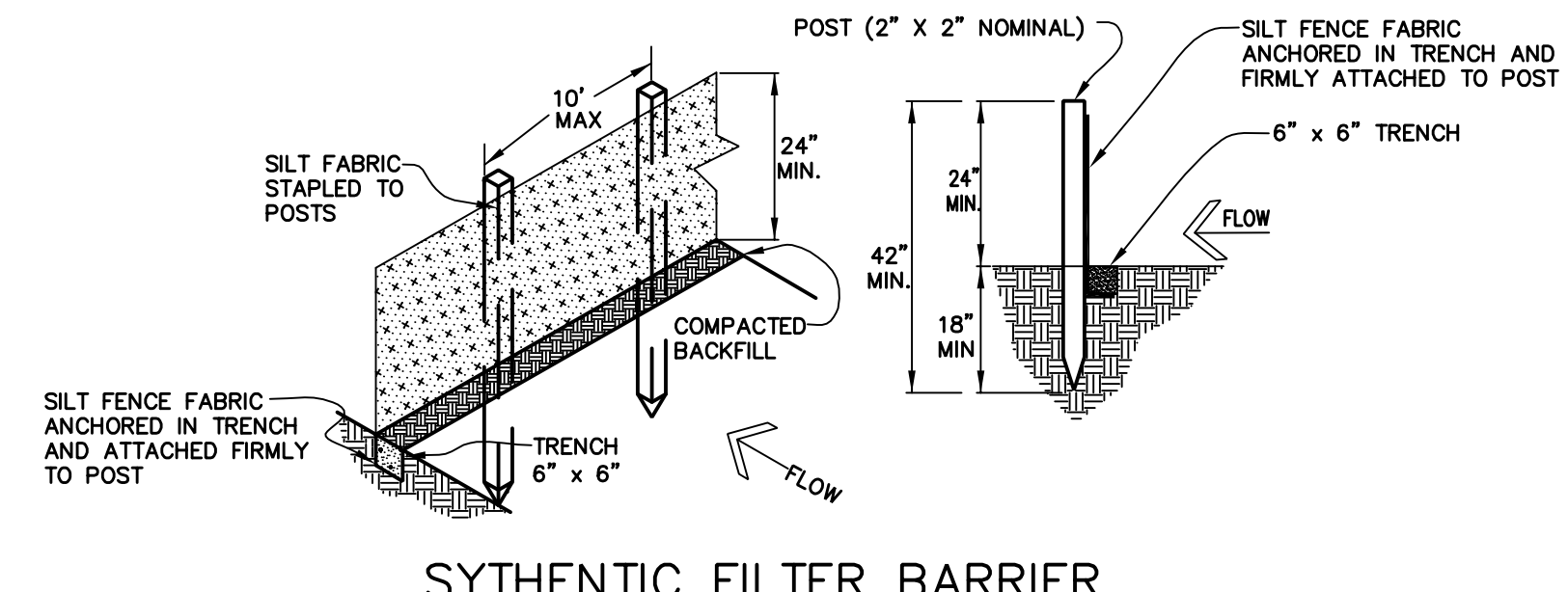
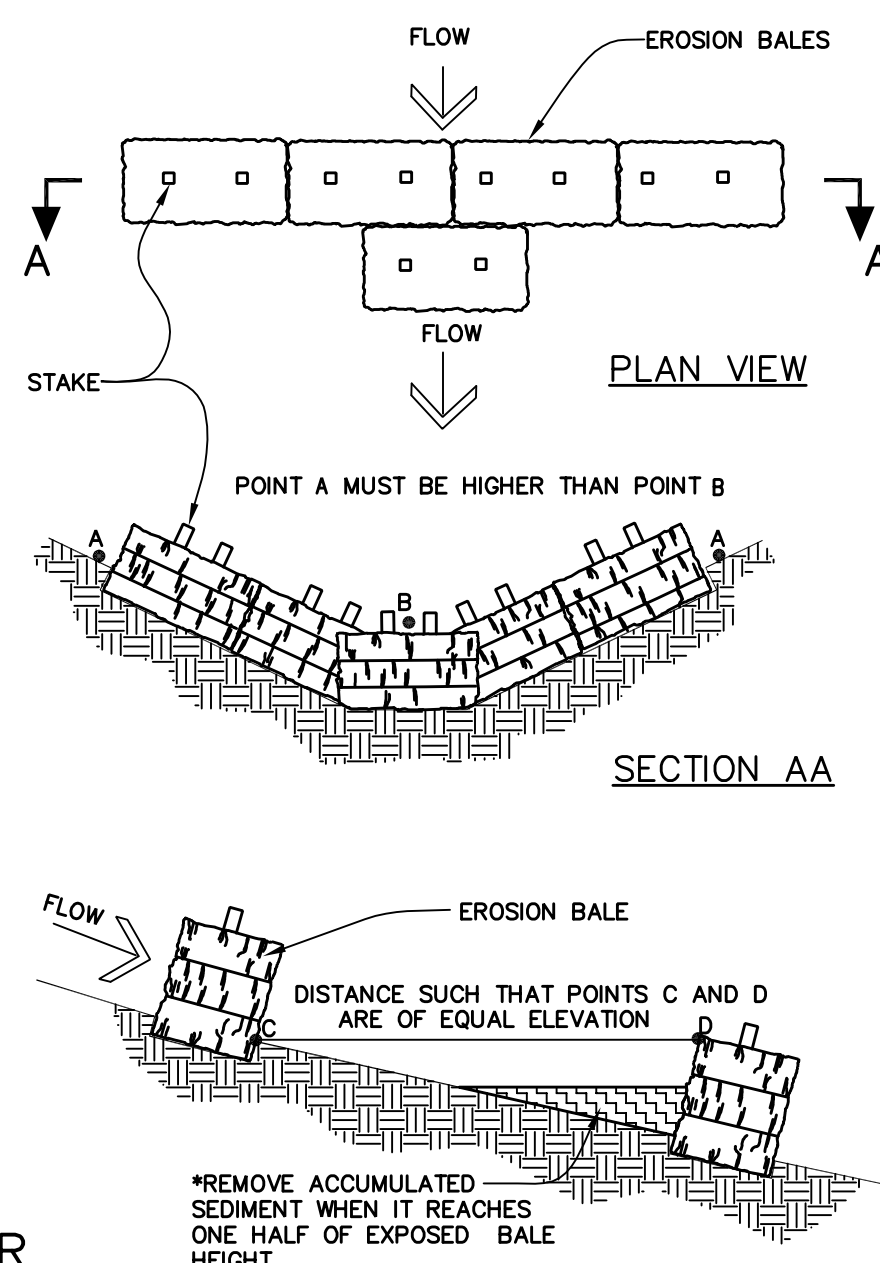
George T. Cotter
GEORGE T. COTTER PE# 10148
PRINCIPAL ENGINEER OCC GROUP, INC.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

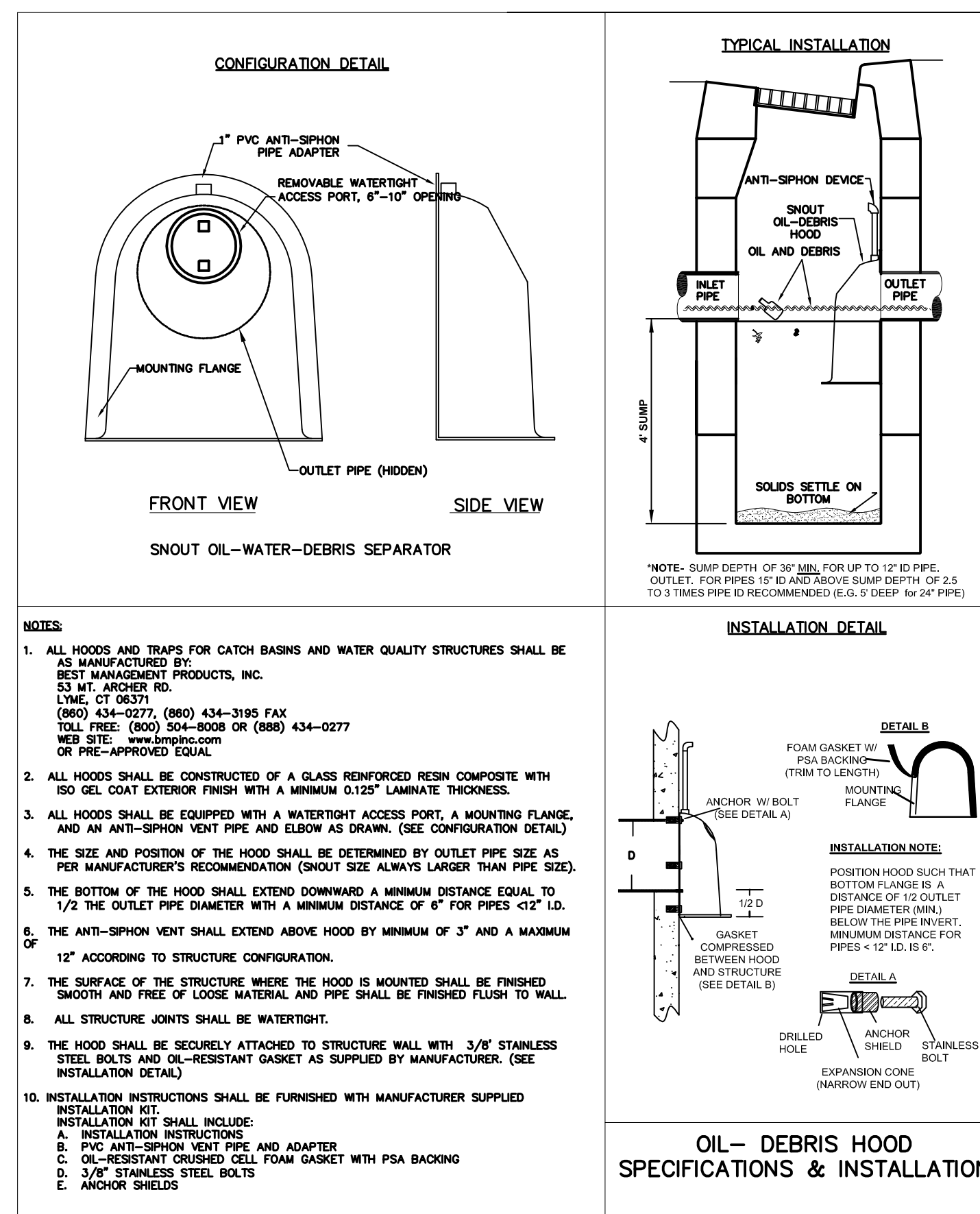
1. THE AMOUNT OF LAND DISTURBANCE, AT ANY ONE TIME, SHALL BE KEPT TO A MINIMUM; WITH RESTABILIZATION OF DISTURBED AREAS SCHEDULED AS SOON AS POSSIBLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY WHENEVER POSSIBLE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED TO INSURE PROPER SEDIMENTATION CONTROL.
6. STONE, WHEEL-WIPE PADS TO BE PROVIDED AT ALL CONSTRUCTION ENTRANCES IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.
7. HAY BALES, WATTLES OR SILT FENCE FILTERS TO BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF ALL DISTURBED AREAS AS SHOWN ON THE PLAN.
8. CATCH BASINS SHALL BE PROVIDED WITH INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. FILTER FABRIC TO BE INSTALLED UPON THE GRATES OF ALL YARD DRAINS UNTIL ALL DISTURBED AREAS ARE STABILIZED.
10. ALL TEMPORARY MATERIAL STOCKPILES TO BE PROVIDED WITH PERIMETER EROSION PROTECTION.
11. SEDIMENT TO BE REMOVED FROM CONTROL STRUCTURES ON A REGULAR BASIS AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE MAINTENANCE GUIDELINES IN THE EROSION & SEDIMENT CONTROL HANDBOOK. SEDIMENT MAY BE BURIED ON SITE IN AREAS REQUIRING FILL OR MIXED WITH LOAM FOR USE IN THE ESTABLISHMENT OF LAWN AREAS.
12. HAY MULCH SHOULD BE APPLIED AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET (1 1/2 BALES/1000 SQ. FT.) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS LEFT OPEN FOR MORE THAN 30 DAYS.
13. TEMPORARY SEEDING, WHERE REQUIRED, TO BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS OF THE EROSION & SEDIMENT CONTROL HANDBOOK TO ALL DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING THE COMPLETION OF CONSTRUCTION.
14. SEEDING MIXTURES SHALL BE IN COMPLIANCE WITH CHAPTER 6 OF THE NEW "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". TEMPORARY SEEDING SHALL BE USED WHEN THE GROWING SEASON REMAINING IS LESS THAN 60 DAYS. PERMANENT SEEDING SHALL BE USED WHEN MORE THAN 60 DAYS REMAIN. FOR SEASONS WHEN SEEDING IS NOT POSSIBLE, SUCH AS WINTER OR THE DRY, MIDDLE OF THE SUMMER, MULCH SHALL BE USED AT THE RATE OF TWO TONS PER ACRE. PERMANENT SEEDING SHALL BE PLANTED IN AREAS OF MULCH AND TEMPORARY SEEDING AREAS AS SOON AS THE SEASON PERMITS AND AS APPROVED BY THE TOWN ENVIRONMENTAL PLANNER.
15. REFER TO EROSION & SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL IMPLEMENTATION AND MAINTENANCE GUIDELINES.
16. THE PARTY POSTING THE PERFORMANCE BOND IS ASSIGNED THE RESPONSIBILITY OF IMPLEMENTING THIS EROSION & SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING & ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF TITLE TO THE LAND IS TRANSFERRED.
17. CONTACT PERSON: NAME & TEL. NO. TO BE PROVIDED PRIOR TO ANY CONSTRUCTION ACTIVITY.



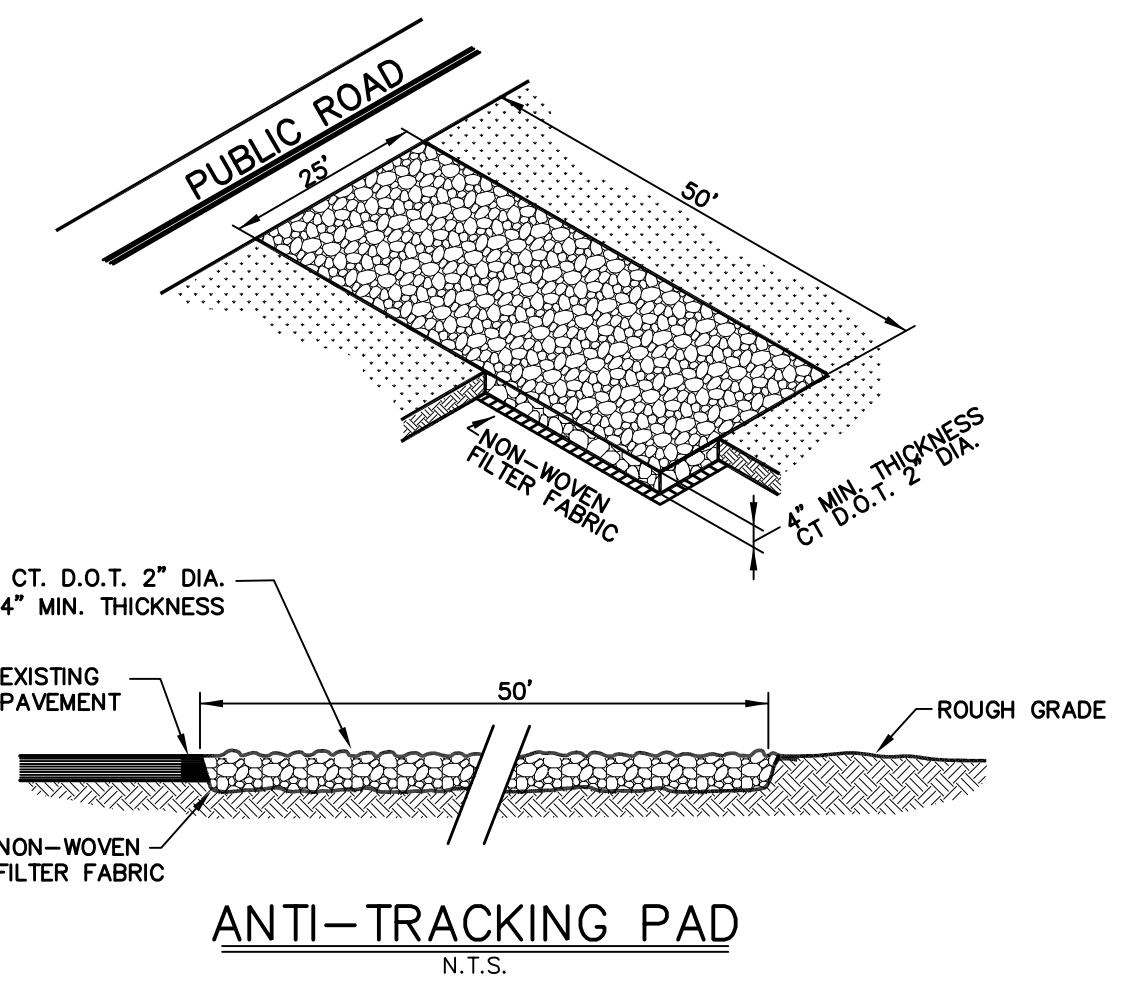
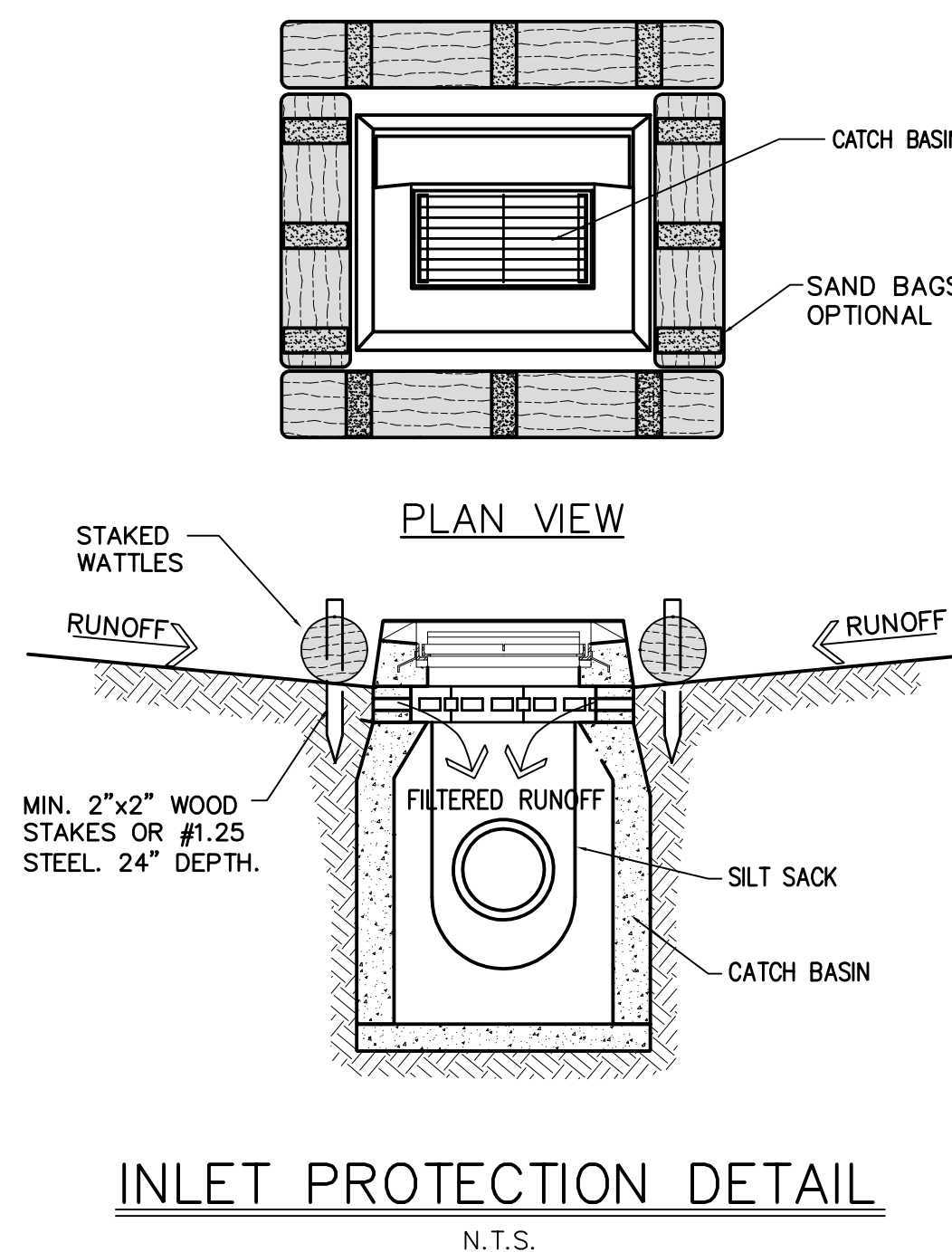
STRAW BALE BARRIER (HAYBALES)
N.T.S.



SYTHETIC FILTER BARRIER (SILT FENCE)
N.T.S.



BAFFLED CATCH BASIN DETAIL
N.T.S.



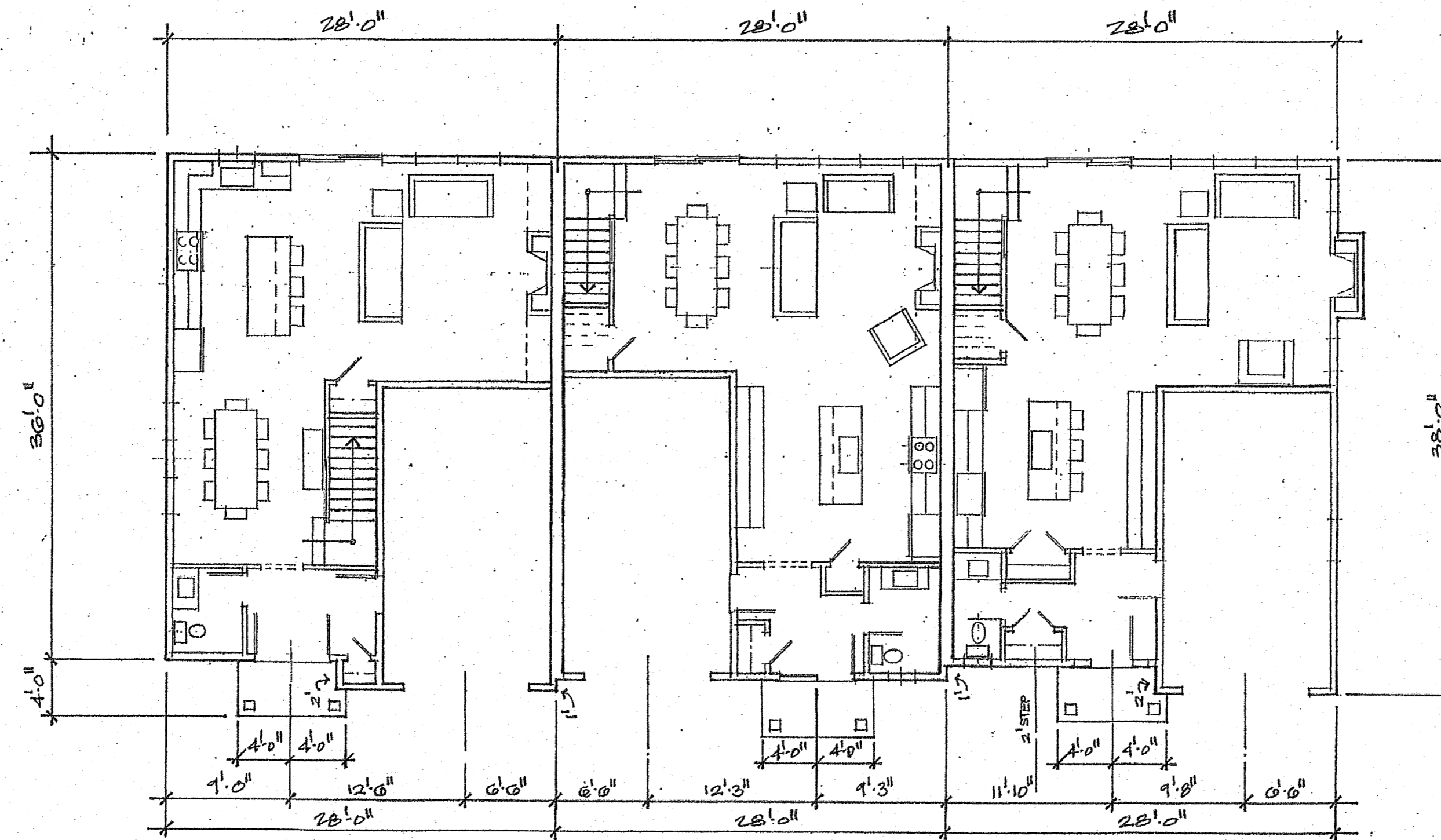
E & S NOTES & DETAILS
 FOR
"RIDGEVIEW EAST"
 A PROPOSED MULTI-FAMILY DEVELOPMENT
 LOCATED AT
 309 MAIN STREET - EAST BERLIN
 ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175
 BERLIN, CONNECTICUT
 SCALE: AS NOTED DATE: OCT. 16, 2019

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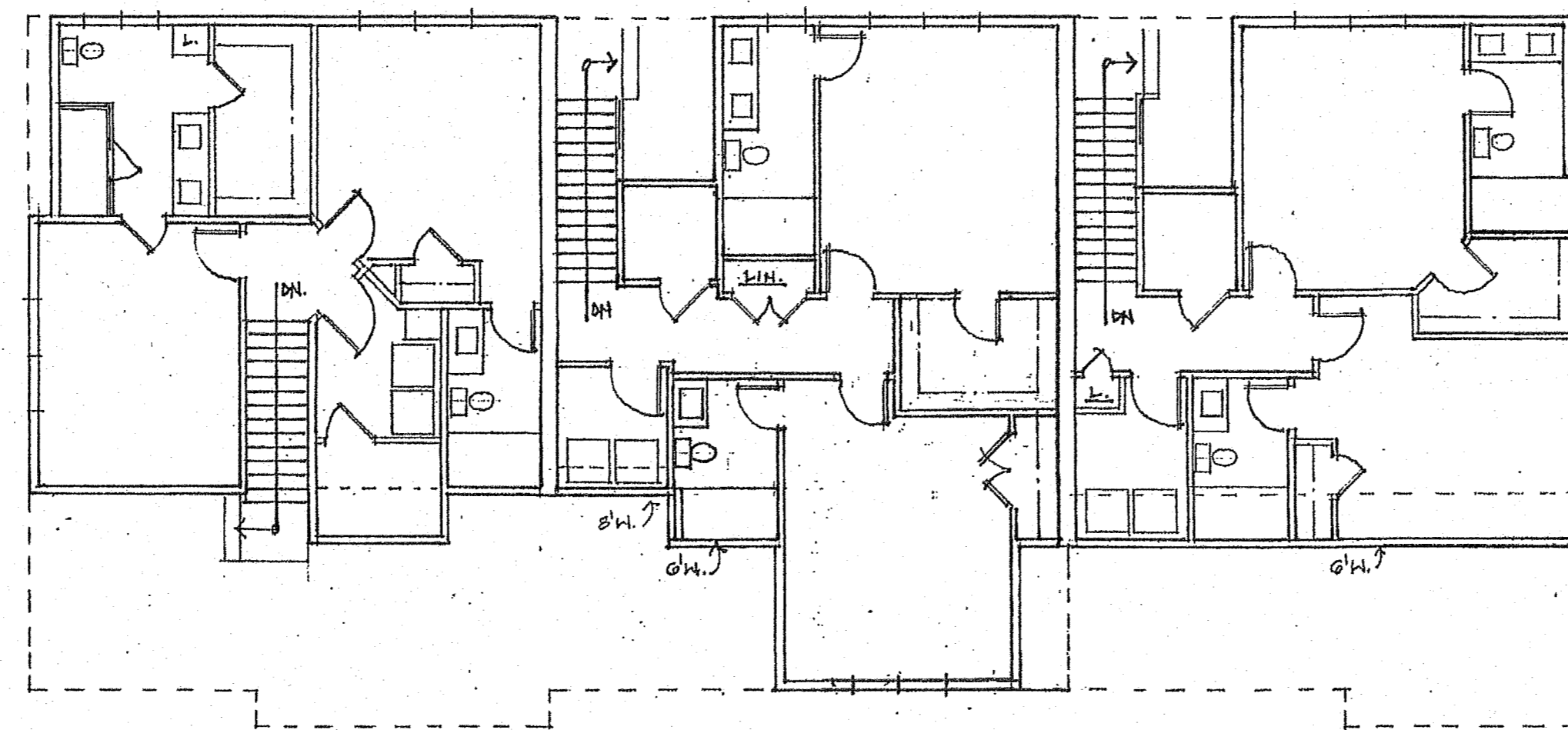
GEORGE T. COTTER PE # 10148
 PRINCIPAL ENGINEER OCC GROUP, INC.



FRONT ELEVATION



1st FLOOR PLAN



2nd FLOOR PLAN

BUILDING PLAN
 FOR
"RIDGEVIEW EAST"
 A PROPOSED MULTI-FAMILY DEVELOPMENT
 LOCATED AT
 309 MAIN STREET - EAST BERLIN
 ASSESSORS MAP 17-4 BLOCK 151 LOT 46-8175
 BERLIN, CONNECTICUT
 SCALE: 1/8" = 1' DATE: OCT. 16, 2016

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