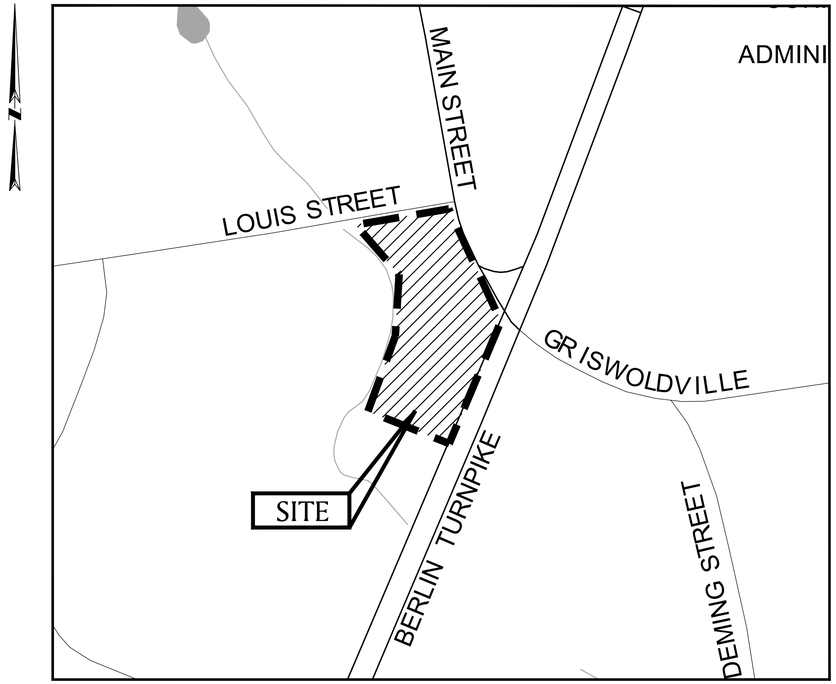
CASADORO RESTAURANT
PARKING EXTENSION

2929 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

JANUARY 29, 2026

ZONING TABLE

ZONE PD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE	100 FT	1,125 FT	1,125 FT
MINIMUM LOT AREA	20,000 S.F (0.46 AC)	3.56 AC	3.56 AC
MINIMUM FRONT SETBACK (FT)	35 FT	58 FT	58 FT
MINIMUM SIDE SETBACK MINIMUM REAR SETBACK	10 FT 15 FT	26 FT 25 FT	26 FT 25 FT
MAXIMUM BUILDING HEIGHT	3 STORIES/35 FT	1 STORY	1 STORY
PARKING: NUMBER OF SPACES: HANDICAPPED SPACES	20 SPACES PER 1,000 S.F PUBLIC SPACE 1 PER 25 SPACES	108 SPACES 4 SPACES	211 SPACES 9 SPACES
SITE SIGN	150 SF AREA ON BOTH SIDES	(PRE-EXISTING)	(PRE-EXISTING)
PARKING SPACE SIZE:	9'x18' (OR 9'X16' WITH 3' OVERHANG) HANDICAPPED SPACES: 15'x18' WITH 5' WIDE ACCESS AISLE OR 16'X18' WITH 8' ACCESS AISLE (VAN SPACE)	STANDARD: 9'X16' ACCESSIBLE: 15'x18' WITH 5' AISLE VAN ACESS: 16'X18' WITH 8' AISLE	STANDARD: 9'x18' (9'X16' WITH 3' OVERHANG) ACCESSIBLE:15'x18' WITH 5' AISLE VAN ACCESS:16'X18' WITH 8' AISLE
PARKING DISTANCE FROM PROPERTY LINE	MINIMUM 5 FEET	19.70 FT	12.15 FT



SITE MAP

100 0 200 400 600 feet

SCALE: 1" = 200±

INDEX OF DRAWINGS

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

ISSUED FOR PERMIT

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED
PROFESSIONAL ENGINEER

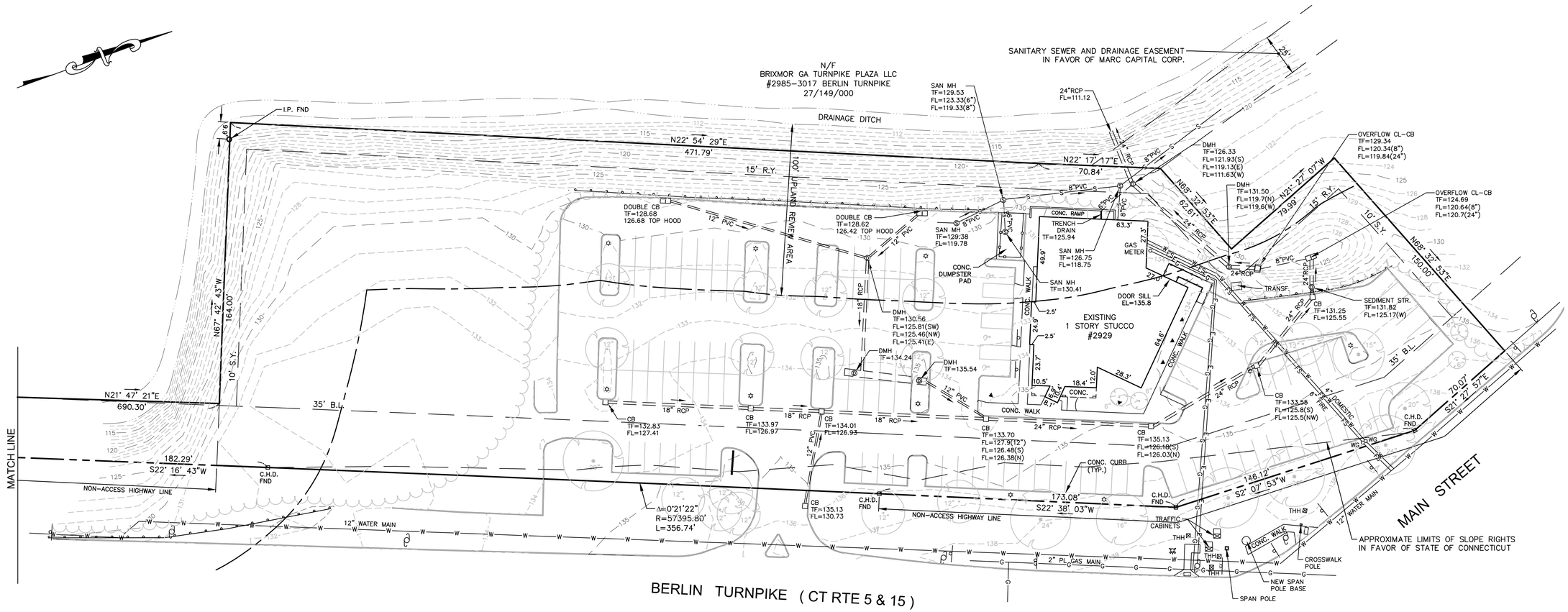
PREPARED BY:

BSC GROUP
BUILD | SUPPORT | CONNECT

180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

JOB NO: 0100605.00

DWG NO: SHEET TITLE SHEET



MAP REFERENCES:

1. "BOUNDARY SURVEY MAP, PROPERTY OF MARC CAPITAL CORP. LOCATED ON BERLIN TURNPIKE (TOUTES 5 & 15" AND MAIN STREET, NEWINGTON, CONNECTICUT, SCALE: 1"= 40', DATE: FEBRUARY 14, 1992, LAST REVISED 10-14-92" BY MBA ENGINEERING, INC.
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF NEWINGTON, BERLIN TURNPIKE FROM BERLIN TOWN LINE NORTH TO MAIN STREET, SCALE: 1"= 40', DATE: APRIL 10, 1959, PROJECT NO. 93-06"
3. "TOWN OF NEWINGTON, MAP SHOWING LAND RELEASED TO MARC CAPITAL CORPORATION BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 291 (LIMITED ACCESS HIGHWAY), SCALE: 1"= 40', PROJECT NO. 93-74"

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCT. 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUG. 29, 2019. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. COORDINATES ARE BASED ON NAD 1983, ELEVATIONS ARE BASED ON NAVD 1988.
3. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

By _____
PAUL W. HUMPHREYS, L.S.
LIC. NO. 12322

GRAPHIC SCALE
0 15 30 60
1"= 30'

No.	Date	Description
		Revisions

No.	Date	Description
		Revisions

STATE OF CONNECTICUT PAUL W. HUMPHREYS NO. 12322 LICENSED LAND SURVEYOR

C. J. M.

Close, Jensen & Miller, P. C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

PROPERTY SURVEY

PROPERTY OF
2929 BERLIN TURNPIKE, LLC
2929 BERLIN TURNPIKE (CT ROUTE 5 & 15)
NEWINGTON, CONNECTICUT

Compiled	E.T.J.
P.C. Check	
Designed	
Drawn	E.T.J.
Checked	P.W.H.
Scale	1"= 30'
Date	10/31/22
Sheet	1
Of	1
Job No.	
File No.	

R:\C.M\NEWINGTON\2929 Berlin Trpk\Drawings\WORKSHEET.dwg

EROSION & SEDIMENTATION CONTROL NOTES:

1. DO NOT PROCEED WITH THE WORK UNTIL ALL E&S CONTROL MEASURES ARE IN-PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2024 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
4. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR STRAW WATTLE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
5. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
6. IN ADDITION TO THE LOCATIONS SHOWN ON THE PLANS, ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
7. NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
9. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
10. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
11. SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER. SHOULD THE CONSTRUCTION ENTRANCE FAIL TO PREVENT THE TRACKING OF SOILS OR SEDIMENT OFF OF THE PROJECT SITE, A WASHING RACK SHALL BE INSTALLED ALONG WITH APPROPRIATE MEASURES TO COLLECT RESULTING WASTEWATER.
12. DRAINAGE STRUCTURE FILTER INSERTS SHALL BE INSTALLED AND CLEANED/CHANGED PER THE MANUFACTURER'S RECOMMENDATIONS. UNITS SHALL BE INSTALLED COMPLETELY AROUND INLETS OF EXISTING AND PROPOSED DRAINAGE STRUCTURES SUCH THAT NO RUNOFF IS ALLOWED TO ENTER DRAINAGE SYSTEMS WITHOUT FILTERING THROUGH THE DEVICE.

SUGGESTED CONSTRUCTION SEQUENCE:

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE FILTER INSERTS IN EXISTING CATCH BASINS.
3. INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
4. FOLLOWING THE ENGINEER'S APPROVAL OF INSTALLED E&S CONTROLS, COMMENCE CONSTRUCTION OPERATIONS.
5. AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS NECESSARY TO PREVENT THE MIGRATION OF UNSTABILIZED SEDIMENT FROM FINISHED AREA OF THE PROJECT SITE.

NOTE: THE CONTRACTOR MAY MODIFY THE SUGGESTED CONSTRUCTION SEQUENCE INDICATED ABOVE, PROVIDED A REVISED SEQUENCE IS SUBMITTED FOR REVIEW AND APPROVED BY THE OWNER AND ENGINEER.

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY SEDIMENT TRAPS	CHECK AND REPAIR STONE OUTLET, CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY), RESTORE TRAP TO ORIGINAL DIMENSIONS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY DIVERSION SWALES	REPAIR DAMAGED AREAS WITHIN 24 HRS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE. INSPECT DAILY WHEN CONSTRUCTION ACTIVITIES ARE IN CLOSE PROXIMITY
STRAW WATTLE/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TARP TEMPORARY STOCKPILES	ENSURE TARP IS APPROPRIATELY SECURED OVER STOCKPILE AT THE END OF EACH DAY	DAILY
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY

SITE PREPARATION NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
7. WHERE REMOVE AND DISPOSE (R&D) OF ITEMS IS NOTED ON THE PLANS, ITEM(S) SHALL BE DISPOSED OF IN A LEGAL MANNER OFF-SITE.
8. DURING THE COURSE OF THE WORK, PROVIDE SAFETY BARRIERS, INCLUDING BUT NOT LIMITED TO, FENCING, BARRICADES, AND SIGNAGE AS REQUIRED TO PREVENT UNAUTHORIZED ENTRY TO THE WORK AREA AT ALL TIMES.
9. ALL CONSTRUCTION FENCING AND WARNING SIGNS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. INSTALL CONSTRUCTION FENCING AT THE LIMIT OF WORK.
10. PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
11. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
12. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
13. ALL CONSTRUCTION MATERIALS AND METHODS LOCATED WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE THE STATE OF CONNECTICUT STANDARD SPECIFICATION FOR ROADS, BRIDGES. FACILITIES, AD INCIDENTAL CONSTRUCTION, FORM 819 2024 AND ITS SUPPLEMENTS, AS AMENDED.

SITE PLAN LAYOUT & MATERIALS NOTES:

1. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
7. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
8. THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:50H (2%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 5% (1V:20H). VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING BUT NOT LIMITED TO: VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
11. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
12. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
13. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 1V:3H AND RESTORE WITH FOUR (4) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
14. ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE INDICATED ON THE PLANS. SEE SPECIFICATIONS.
15. UPON REACHING PROPOSED SUBGRADE ELEVATIONS WITHIN THE FIELD, ENGINEER WILL REVIEW SUBGRADE PRIOR TO INSTALLATION OF DRAINAGE SYSTEM.
16. ALL CATCH BASINS AND SHALLOW DROP INLETS SET AGAINST CURBS SHALL BE CONNDOT TYPE 'C'. ALL OTHERS SHALL BE CONNDOT TYPE 'C-L'.
17. ALL UNDERDRAINS SHALL BE 6-INCH PVC UNLESS OTHERWISE INDICATED. SEE SPECIFICATIONS.
18. AT THE CONCLUSION OF THE WORK, CONTACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM, INCLUDING NEW WORK AND EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM.

UTILITY NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
3. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
4. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
6. ALL LIGHTING ELECTRICAL SUPPLIES SHALL BE INSTALLED IN MINIMUM 1-INCH PVC CONDUIT PER APPLICABLE SPECIFICATIONS. PLASTIC MARKING TAPE SHALL BE USED ON ALL CONDUIT RUNS.
7. THE ROUTING OF LIGHTING CONDUITS AS SHOWN IS CONCEPTUAL. CONTRACTOR SHALL DETERMINE THE SPECIFIC ROUTING OF ALL LIGHTING SYSTEMS BASED ON THE ACTUAL LOCATION OF TIE-IN(S) TO EXISTING LIGHTING FEEDS AND AS REQUIRED TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR SUBSURFACE FACILITIES. PRIOR TO INSTALLATION, PROVIDE SHOP DRAWING SHOWING THE ROUTING OF ALL CONDUIT, LOCATIONS OF HANDHOLES, AND DETAILS OF TIE-INS TO EXISTING SYSTEM.
8. THE SCOPE OF ELECTRICAL FACILITIES SHOWN HEREON IS DIAGRAMMATIC. NOT ALL COMPONENTS OF EXISTING FACILITIES OR NEW CIRCUITS ARE SHOWN. CONTRACTOR SHALL ASSESS AND DOCUMENT EXISTING ELECTRICAL SERVICE AS TO CAPACITY AND OTHER PERTINENT PARAMETERS AS REQUIRED TO ACCOMMODATE THE NEW ELECTRICAL FACILITIES SHOWN HEREON. PROVIDE ALL REQUIRED BREAKERS, CONDUCTORS, GROUNDING, AND OTHER ANCILLARY COMPONENTS TO PROVIDE A NEW, COMPLETE CODE-COMPLIANT CIRCUIT.
9. ALL UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC CONDUITS SHALL BE ENCASED IN SAND IN ACCORDANCE WITH THE SPECIFICATIONS AND INSTALLATION GUIDE FOR UNDERGROUND SERVICE TO RESIDENTIAL DEVELOPMENTS – JUNE 2010, PREPARED BY WESTERN MASSACHUSETTS ELECTRIC.

UTILITY NOTES (CONT.):

10. FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED 12-INCHES ABOVE ELEVATION OF CONDUITS IN ACCORDANCE WITH SPECIFICATIONS.
11. INSTALL CONDUIT, PULL ROPE, CAPS, WARNING TAPE, AND TRACER WIRE PER APPLICABLE SPECIFICATIONS, STANDARDS, AND CODES.

PLANTING PLAN NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED. NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES WILL BE ACCEPTABLE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
3. OWNER'S REPRESENTATIVE TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE AND AGAIN AT SITE PRIOR TO PLANTING. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.
4. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF FINAL GRADING.
5. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH GRADE. IMMEDIATELY REPLANT PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW FINISH GRADE.
6. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
7. THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING OPERATIONS.
8. ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.
9. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE LANDSCAPE ARCHITECT, "TO REMAIN".
10. ALL TREES TO BE SAVED SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE CIRCLING THE TREE AT A MINIMUM DISTANCE OF 1/2 THE CANOPY.
11. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.
12. PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.
13. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. EXISTING STRIPPED TOPSOIL SHALL BE TESTED FOR NUTRIENTS AND ORGANIC MATTER CONTENT. CONTRACTOR SHALL PERFORM TESTING FOR EVERY 200 CY OF STRIPPED TOPSOIL TO BE PLACED. ANY SOIL AMENDMENTS SHALL BE AS RECOMMENDED BY THE SOIL TESTING. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
14. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH EITHER TWO (2) INCHES DEEP, OR THREE (3) INCHES DEEP, BARK MULCH AS INDICATED ON PLAN.
15. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
16. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB, PERENNIAL AND GROUNDCOVER PLANTINGS.
17. ANY ADDITIONAL TOPSOIL IMPORTED SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
18. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
19. PLANT UNDER FULL SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR OWNER'S REPRESENTATIVE'S APPROVAL.
20. COMPLETE QUANTITIES OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY OWNER'S REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
21. LOOSE OR CRACKED ROOTBALLS ARE UNACCEPTABLE.
22. RAISE AND REPLANT PLANTS THAT SETTLE AFTER PLANTING AND WATERING.
23. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
24. TOPSOIL SHALL REMAIN THE PROPERTY OF THE OWNER. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR WRITTEN APPROVAL.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PERIMETER CONTROL STRAW WATTLE
- HAY BALES
- CONSTRUCTION ENTRANCE
- CATCH BASIN FILTER INSERT
- AREA DRAIN FILTER INSERT
- CONCRETE WASHOUT AREA
- TEMPORARY EROSION CONTROL BLANKET
- SEDIMENT TRAP OVERFLOW
- TEMPORARY DIVERSION SWALE
- DEMOLITION SAWCUT
- CHAIN LINK CONSTRUCTION FENCE
- LIMIT OF CLEARING
- R&D – REMOVE AND DISPOSE
- PROTECT SITE FEATURE TO REMAIN
- R&D SITE FEATURE
- R&D PAVEMENT
- PROPOSED SLOPES GREATER THAN 15%
- R&D LINEAR SITE FEATURE
- PROPERTY SETBACK
- PROPOSED CURBING
- BIT – BITUMINOUS CONCRETE
- CONC – CONCRETE
- BCLC – BITUMINOUS CONCRETE LIP CURB
- MCC – MONOLITHIC CONCRETE CURB
- CC – CONCRETE CURB
- VGC – VERTICAL GRANITE CURB
- EOP – EDGE OF PAVEMENT
- R – CURVE RADIUS
- L – CURB LENGTH
- PRC – POINT OF REVERSE CURVATURE
- PC – POINT OF CURVATURE
- PT – POINT OF TANGENCY
- TC – TOP OF CURB ELEVATION
- BC – BOTTOM OF CURB ELEVATION
- TF – TOP OF FRAME ELEVATION
- YD – YARD DRAIN
- CB – CATCH BASIN
- 100 / 99 – TOPOGRAPHY: MAJOR / MINOR INTERVAL
- X100.00 – TOPOGRAPHY: SPOT ELEVATION
- D D – STORM DRAINAGE PIPE
- (D) – DRAINAGE MANHOLE (DMH)
- TYPE "C" CATCH BASIN (CB)
- TYPE "C-L" CATCH BASIN (CBL)
- TYPE "C" DOUBLE GRATE – TYPE I (DB1)
- TYPE "C" DOUBLE GRATE – TYPE II (DB2)
- TYPE "C-L" DOUBLE GRATE – TYPE I (DBL1)
- TYPE "C-L" DOUBLE GRATE – TYPE II (DBL2)
- CONVERT CB TO DMH
- YARD DRAIN (YD)
- CULVERT END (CE)
- UNDERDRAIN
- COLLECTOR DRAIN AND STONE
- ROOF LEADER
- OUTLET PROTECTION
- DRAINAGE SLOPE DIRECTION
- PROPOSED SIGN
- PAVEMENT MARKING
- (1) – SIGN DESIGNATION (SEE TABLE)
- (10) – PROPOSED PARKING SPACES
- PAINTED CHEVRON
- ACCESSIBLE PARKING SPACE
- FP FP – FIRE PROTECTION PIPE
- W W – DOMESTIC WATER PIPE
- G G – NATURAL GAS PIPE
- T T – TELECOM CONDUIT
- UGE UGE – UNDERGROUND ELECTRIC CONDUIT
- S S – SANITARY SEWER PIPE
- FIRE HYDRANT
- (E) – ELECTRIC HANDHOLE
- LIGHT POLE
- NATURAL GAS GATE
- (S) – SANITARY MANHOLE (SMH)
- (T) – TELECOM MANHOLE
- WATER GATE
- TP-X – TEST PIT LOCATION
- (W) – WATER SUPPLY WELL

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT – FRANCIS J. VACCA – 29098 – LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

LEGEND & NOTES

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: G-1.0

JOB. NO: 0100605.00

ENVIRONMENTAL NOTES – RESOURCE PROTECTION MEASURES

WETLAND PROTECTION PROGRAM

1. AS A RESULT OF THE PROJECT'S LOCATION IN THE VICINITY OF SENSITIVE WETLAND RESOURCES, THE FOLLOWING PROTECTION PROGRAM SHALL BE IMPLEMENTED BY THE CONTRACTOR TO AVOID UNINTENTIONAL IMPACTS TO PROXIMATE WETLAND RESOURCES DURING CONSTRUCTION ACTIVITIES.

2. IT IS OF THE UTMOST IMPORTANCE THAT THE CONTRACTOR COMPLIES WITH THE REQUIREMENT FOR THE INSTALLATION OF PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE WETLAND PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

3. ALLPOINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY AND WILL PROVIDE AN EDUCATION SESSION ON THE PROJECT'S PROXIMITY TO SENSITIVE WETLAND RESOURCES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND TYPICAL AMPHIBIANS AND REPTILES ASSOCIATED WITH THESE HABITATS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MATT GUSTAFSON, SENIOR WETLAND SCIENTIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 617-0613 OR VIA EMAIL AT MGUSTAFSON@ALLPOINTSTECH.COM.

4. THIS RESOURCES PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS INCLUDING: EDUCATION OF ALL CONTRACTORS AND SUB-CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE; INSTALLATION OF EROSION CONTROLS; PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION; PROTECTIVE MEASURES; HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS; AND REPORTING.

5. CONTRACTOR EDUCATION:

   5.1. PRIOR TO WORK ON SITE AND INITIAL DEPLOYMENT/MOBILIZATION OF EQUIPMENT AND MATERIALS, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF INFORMATION SUCH AS, BUT NOT LIMITED TO: IDENTIFICATION OF WETLAND RESOURCES PROXIMATE TO WORK AREAS AND THE ENVIRONMENTALLY SENSITIVE NATURE OF THE DEVELOPMENT SITE.

   5.2. THE CONTRACTOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL TO IMMEDIATELY REPORT ANY RELEASES, IMPACTS TO NEARBY WETLAND RESOURCE AREAS, OR ENCOUNTERS WITH ANY RARE SPECIES. EDUCATIONAL POSTER MATERIALS OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.

   5.3. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.

6. EROSION AND SEDIMENTATION CONTROLS/ISOLATION BARRIERS

   6.1. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS AND SMALL MAMMALS. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS THAT WILL BE EXPOSED AT THE GROUND SURFACE AND REPRESENT A POTENTIAL FOR WILDLIFE ENTANGLEMENT WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.

   6.2. THE EXTENT OF THE EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING DEVICES. IN ADDITION TO THE CONTRACTOR MAKING THESE DETERMINATIONS, REQUESTS FOR ADDITIONAL CONTROLS WILL ALSO BE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.

   6.3. INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS REQUIRED FOR EROSION CONTROL COMPLIANCE AND CREATION OF A BARRIER TO POSSIBLE MIGRATING/DISPERSING WILDLIFE SHALL BE PERFORMED BY THE CONTRACTOR. THE ENVIRONMENTAL MONITOR WILL INSPECT THE WORK ZONE AREA PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION. IN ADDITION, WORK ZONES WILL BE INSPECTED PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION TO ENSURE THE AREA IS FREE OF WILDLIFE AND SATISFACTORILY INSTALLED. THE INTENT OF THE BARRIER IS TO SEGREGATE THE MAJORITY OF THE WORK ZONE FROM POSSIBLE MIGRATING WILDLIFE IN ADDITION TO SERVING AS AN EROSION CONTROL DEVICE. OFTENTIMES COMPLETE ISOLATION OF A WORK ZONE IS NOT FEASIBLE DUE TO ACCESSIBILITY NEEDS AND LOCATIONS OF STAGING/MATERIAL STORAGE AREAS, ETC. IN THOSE CIRCUMSTANCES, THE BARRIERS WILL BE POSITIONED TO DEFLECT MIGRATING/DISPERSAL ROUTES AWAY FROM THE WORK ZONE TO MINIMIZE POTENTIAL ENCOUNTERS WITH WILDLIFE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.

   6.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREECHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APT ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREECHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS OR AREAS WITHIN 100 FEET OF WETLANDS. THE APT ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES ONLY AS IT PERTAINS TO THEIR FUNCTION TO PROTECT NEARBY WETLANDS. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF REGULATORY AGENCIES. IF THE ENVIRONMENTAL MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND RESOURCES.

   6.5. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.

   6.6. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED WITHIN 100 FEET OF WETLAND RESOURCES OUTSIDE OF THE ESTABLISHED WORK ZONE.

   6.7. ALL SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS. IF FIBER ROLLS/WATTLES, STRAW BALES, OR OTHER NATURAL MATERIAL EROSION CONTROL PRODUCTS ARE USED, SUCH DEVICES WILL NOT BE LEFT IN PLACE TO BIODEGRADE AND SHALL BE PROMPTLY REMOVED AFTER SOILS ARE STABLE SO AS NOT TO CREATE A BARRIER TO WILDLIFE MOVEMENT. SEED FROM SEEDING OF SOILS SHOULD NOT SPREAD OVER FIBER ROLLS/WATTLES AS IT MAKES THEM HARDER TO REMOVE ONCE SOILS ARE STABILIZED BY VEGETATION.

7. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION

   7.1. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL DUE TO THE PROJECT'S LOCATION IN PROXIMITY TO WETLAND RESOURCES.

   7.2. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

   7.3. SERVICING OF MACHINERY SHALL NOT OCCUR WITHIN 100 FEET OF WETLANDS.

   7.4. AT A MINIMUM, THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.

      7.4.1. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING
      7.4.2. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS AND SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.
      7.4.3. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS.

   7.5. INITIAL SPILL RESPONSE PROCEDURES

      7.5.1. STOP OPERATIONS AND SHUT OFF EQUIPMENT.
      7.5.2. REMOVE ANY SOURCES OF SPARK OR FLAME.
      7.5.3. CONTAIN THE SOURCE OF THE SPILL.
      7.5.4. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.
      7.5.5. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WETLANDS.
      7.5.6. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.

   7.6. SPILL CLEAN UP & CONTAINMENT

      7.6.1. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.
      7.6.2. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.
      7.6.3. ISOLATE AND ELIMINATE THE SPILL SOURCE.
      7.6.4. CONTACT APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.
      7.6.5. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS.

   7.7. REPORTING

      7.7.1. COMPLETE AN INCIDENT REPORT.
      7.7.2. SUBMIT A COMPLETED INCIDENT REPORT TO LOCAL, STATE AND FEDERAL AGENCIES, AS NECESSARY, INCLUDING THE CONNECTICUT SITING COUNCIL.

8. HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS

   8.1. THE USE OF HERBICIDES AND PESTICIDES AT THE FACILITY SHALL BE MINIMIZED. IF HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE FACILITY, THEIR USE WILL BE USED IN ACCORDANCE WITH CURRENT INTEGRATED PEST MANAGEMENT ("IPM") PRINCIPLES WITH PARTICULAR ATTENTION TO AVOID/MINIMIZE APPLICATIONS WITHIN 100 FEET OF WETLAND RESOURCES.

   8.2. MAINTENANCE OF THE FACILITY DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS SALT WITH USE OF MORE ENVIRONMENTALLY FRIENDLY ALTERNATIVES.

9. REPORTING

   9.1. COMPLIANCE MONITORING REPORTS (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO THE APPLICANT AND ITS CONTRACTOR FOR COMPLIANCE VERIFICATION OF THESE PROTECTION MEASURES. THESE REPORTS ARE NOT TO BE USED TO DOCUMENT COMPLIANCE WITH ANY OTHER PERMIT AGENCY APPROVAL CONDITIONS (I.E., DEEP STORMWATER PERMIT MONITORING, ETC.). ANY NON-COMPLIANCE OBSERVATIONS OF EROSION CONTROL MEASURES OR EVIDENCE OF EROSION OR SEDIMENT RELEASE WILL BE IMMEDIATELY REPORTED TO THE APPLICANT AND ITS CONTRACTOR AND INCLUDED IN THE REPORTS ALONG WITH ANY OBSERVATIONS OF WILDLIFE.

   9.2. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO THE APPLICANT DOCUMENTING IMPLEMENTATION OF THE WETLAND PROTECTION PROGRAM AND MONITORING OBSERVATIONS. THE APPLICANT IS RESPONSIBLE FOR PROVIDING A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO THE AUTHORIZING REGULATORY AGENCY FOR COMPLIANCE VERIFICATION.

   9.3. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO CTDEEP BY APT, WITH PHOTO-DOCUMENTATION (IF POSSIBLE) AND WITH SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ (date) _____ (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____ (date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

WETLAND PROTECTION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: G-1.1

JOB. NO: 0100605.00

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

(date of approval + 5 years)

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

TREE LOCATION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

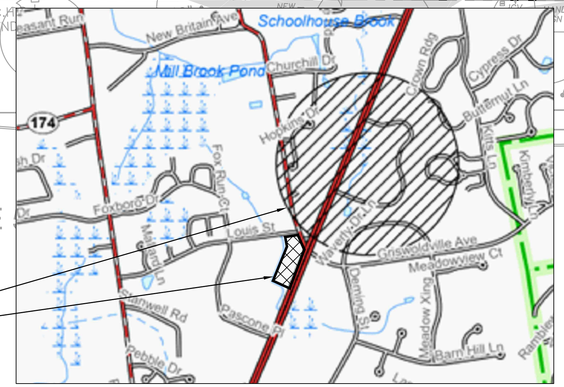
0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO:

JOB. NO: 0100605.00

C-1.0

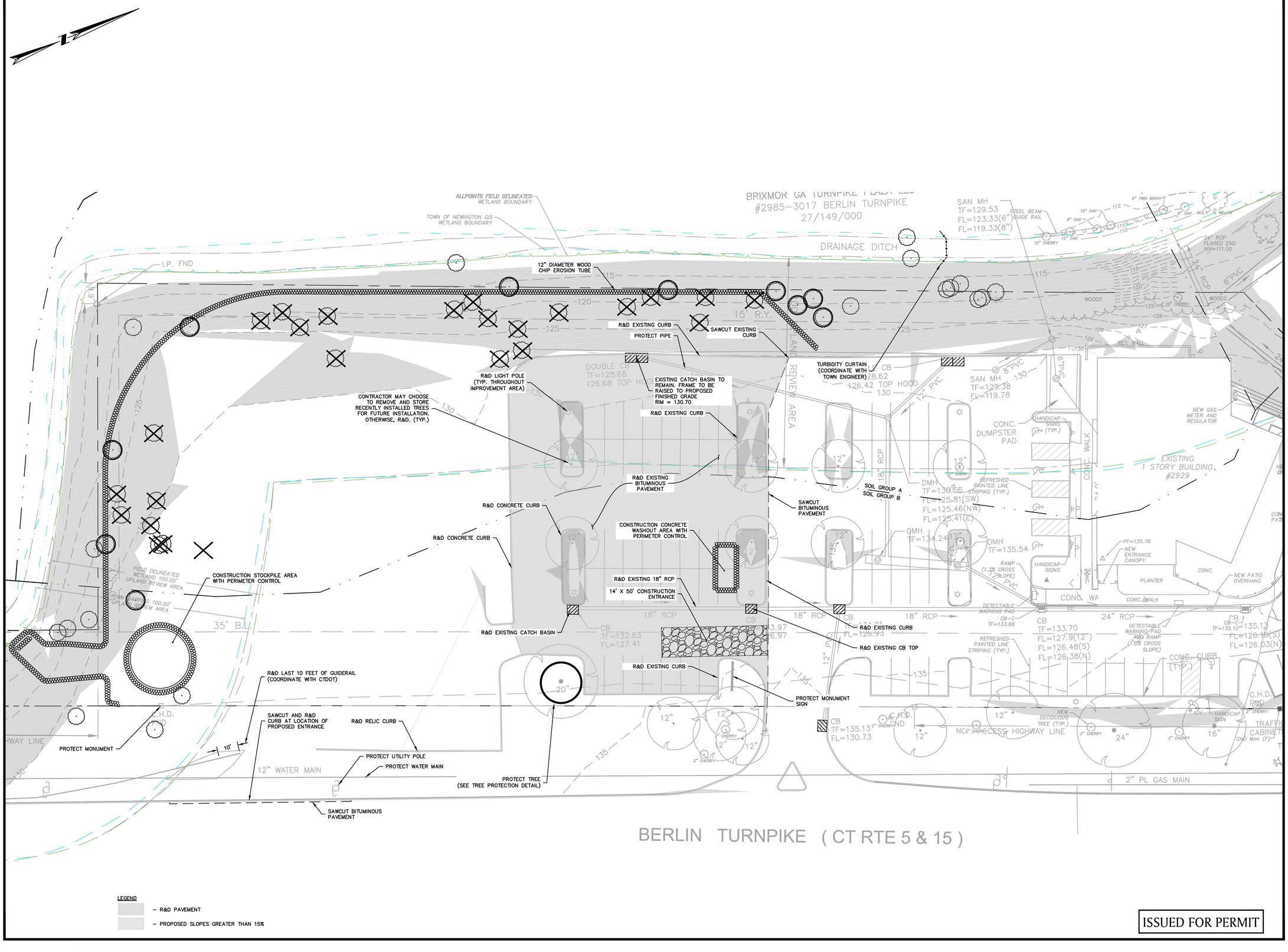


NDDB BOUNDARY

SITE LOCATION

THIS IMAGE IDENTIFIES THE NEAREST NATURAL DIVERSITY DATABASE (NDDB) AREA IN THE VICINITY OF THE SITE LOCATION. THE SITE DOES NOT FALL WITHIN THE NDDB BOUNDARY.

ISSUED FOR PERMIT



Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

SITE PREPARATION AND EROSION CONTROL PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO:

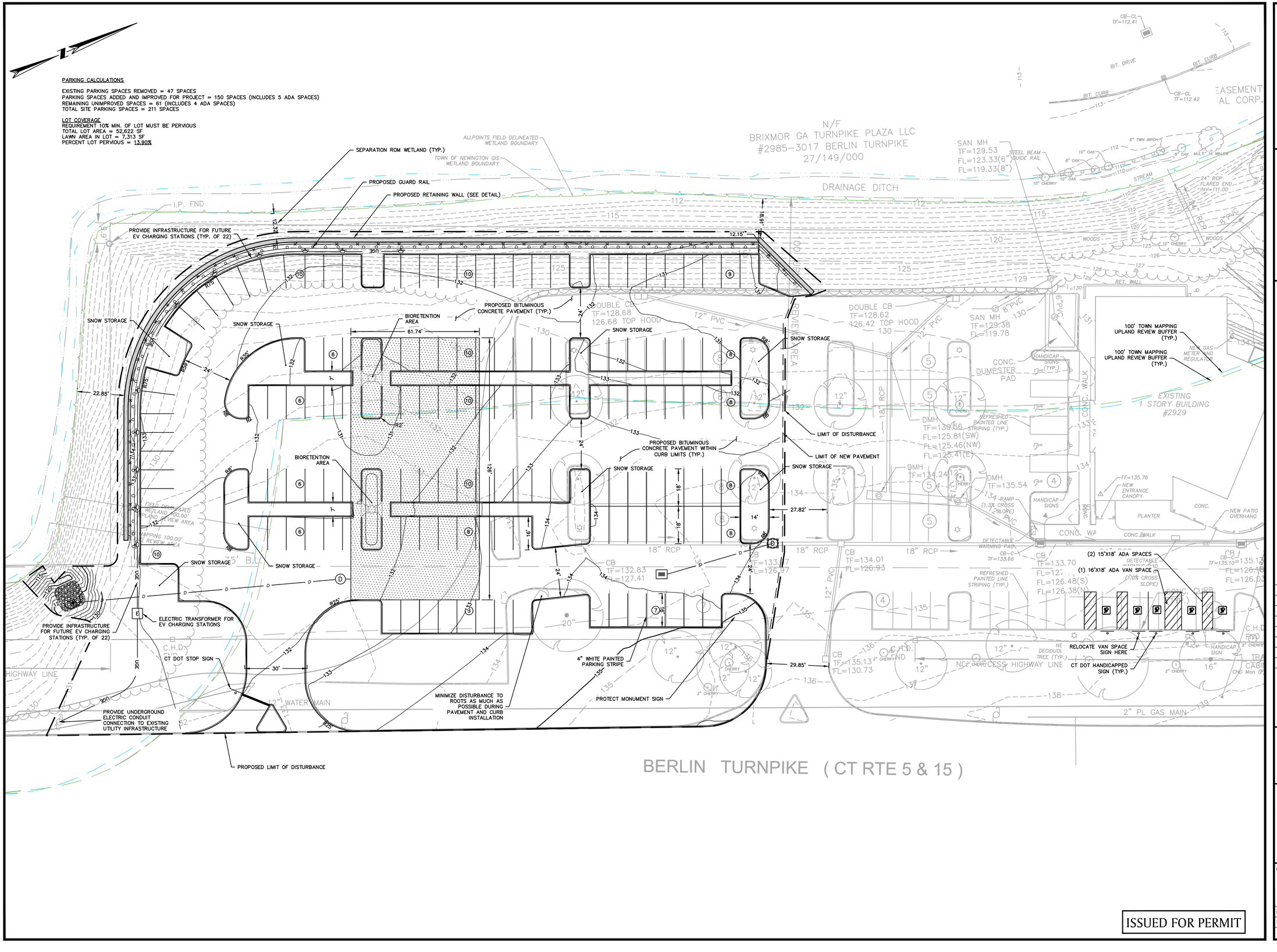
JOB. NO: 0100605.00

C-1.1

PARKING CALCULATIONS

EXISTING PARKING SPACES REMOVED = 47 SPACES
PARKING SPACES ADDED AND IMPROVED FOR PROJECT = 150 SPACES (INCLUDES 5 ADA SPACES)
REMAINING UNIMPROVED SPACES = 61 (INCLUDES 4 ADA SPACES)
TOTAL SITE PARKING SPACES = 211 SPACES

LOT COVERAGE
REQUIREMENT 10% MIN. OF LOT MUST BE PERVIOUS
TOTAL LOT AREA = 52,622 SF
LAWN AREA IN LOT = 7,313 SF
PERCENT LOT PERVIOUS = 13.90%



ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

SITE PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

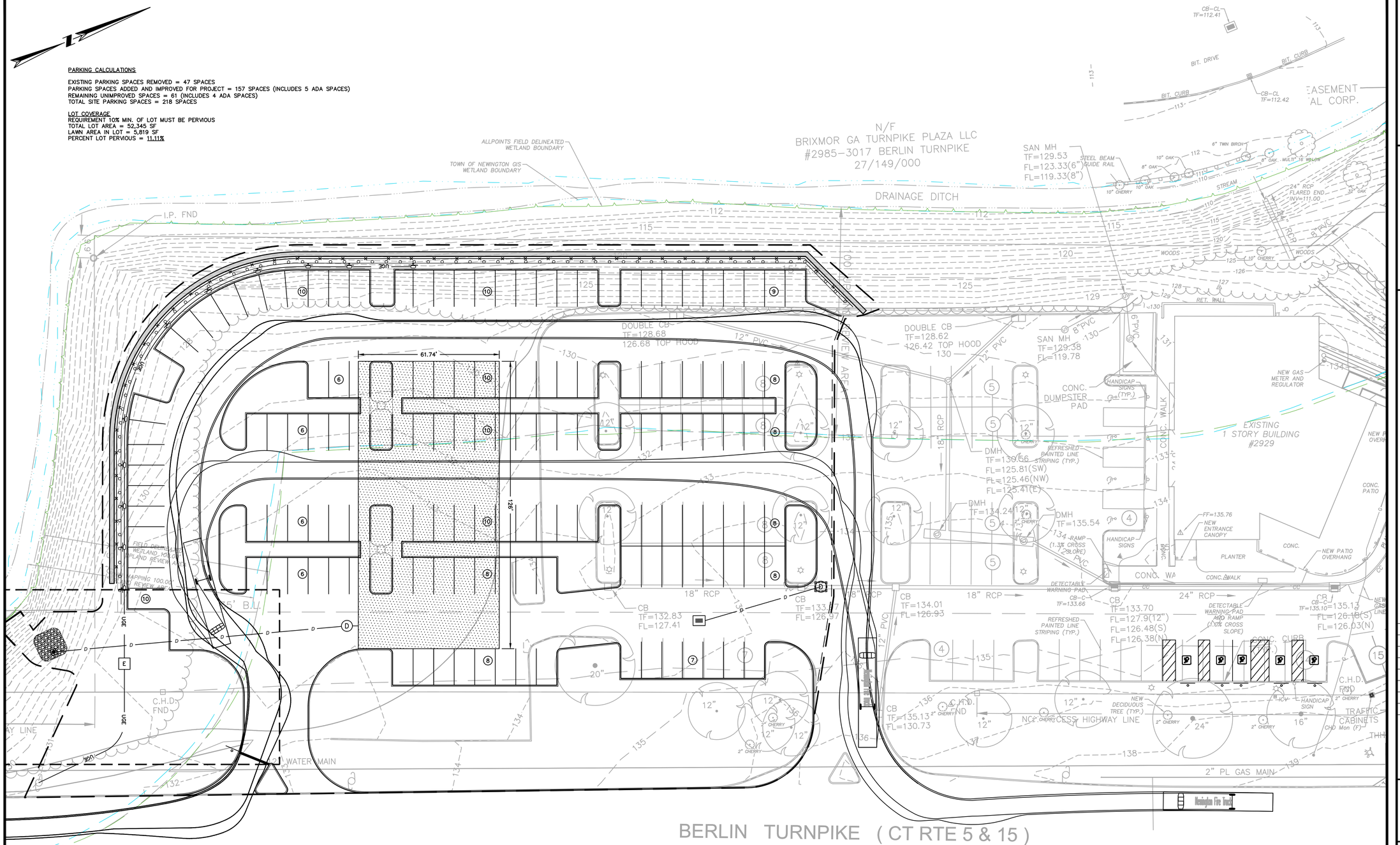
DWG. NO: C-2.0

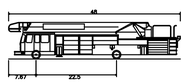
JOB. NO: 0100605.00

PARKING CALCULATIONS

EXISTING PARKING SPACES REMOVED = 47 SPACES
PARKING SPACES ADDED AND IMPROVED FOR PROJECT = 157 SPACES (INCLUDES 5 ADA SPACES)
REMAINING UNIMPROVED SPACES = 61 (INCLUDES 4 ADA SPACES)
TOTAL SITE PARKING SPACES = 218 SPACES

LOT COVERAGE
REQUIREMENT 10% MIN. OF LOT MUST BE PERVIOUS
TOTAL LOT AREA = 52,345 SF
LAWN AREA IN LOT = 5,819 SF
PERCENT LOT PERVIOUS = 11.11%





Newington Fire Truck	
Overall Length	48.000ft
Overall Width	8.000ft
Overall Body Height	10.541ft
Min Body Ground Clearance	0.671ft
Track Width	6.810ft
Lock-to-lock time	4.0os
Curb to Curb Turning Radius	38.080ft

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

TRAFFIC CIRCULATION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

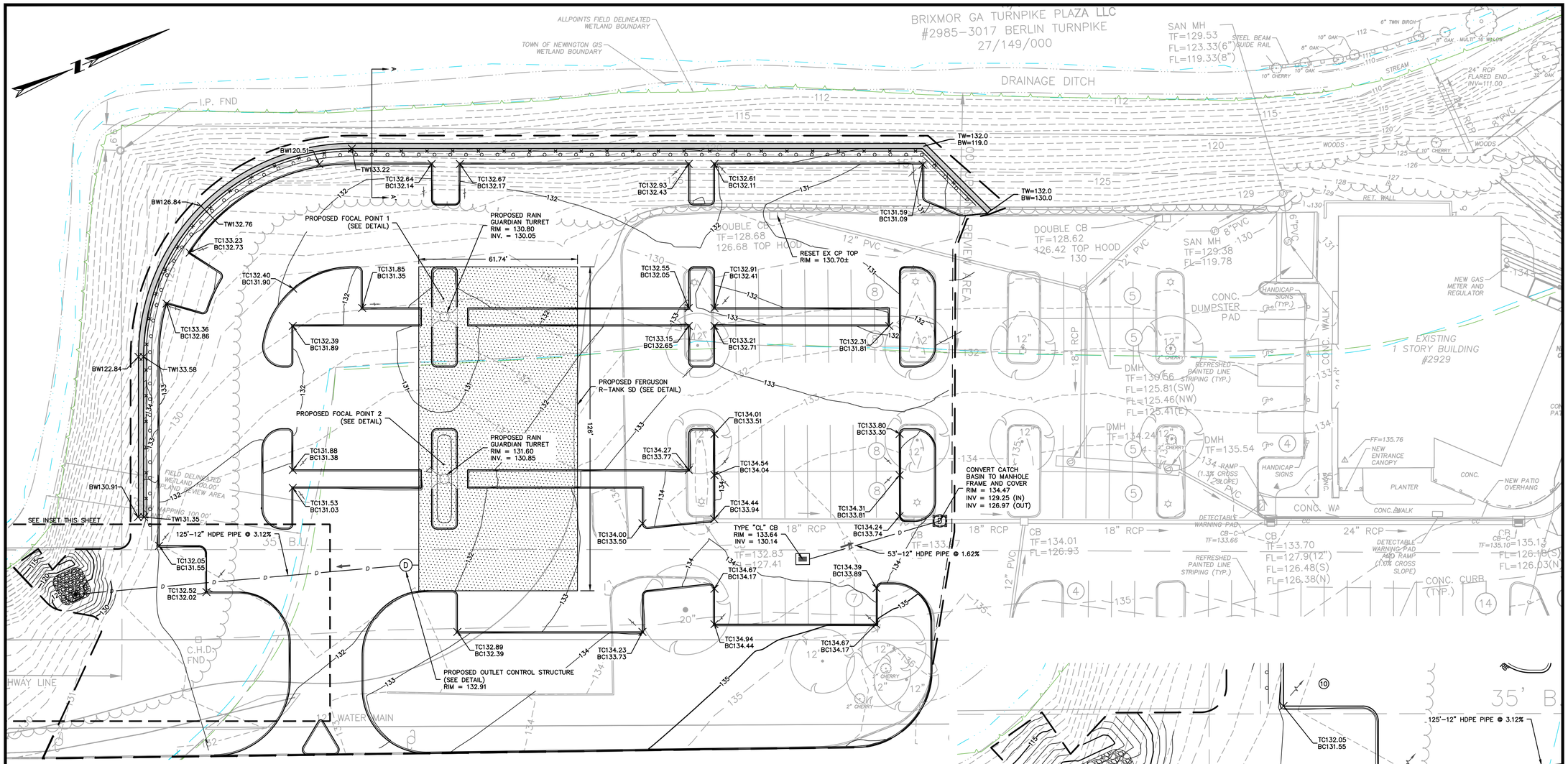
SCALE: 1" = 20'

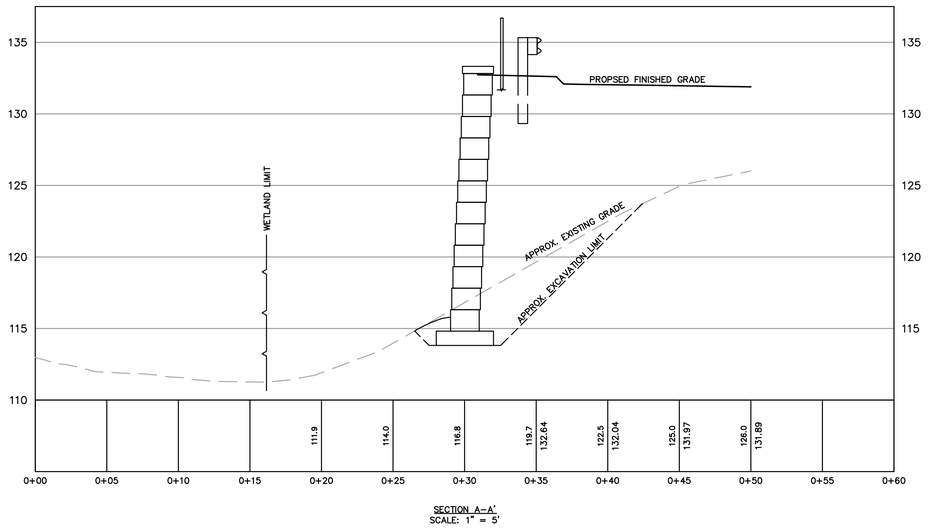
0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-2.1

JOB. NO: 0100605.00





SECTION A-A'
SCALE: 1" = 5'

INSET - OVERFLOW STRUCTURE

SCALE: 1" = 10'

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____.

(date of approval + 5 years)

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

GRADING AND DRAINAGE PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

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Glastonbury, Connecticut
06033
860 652 8227

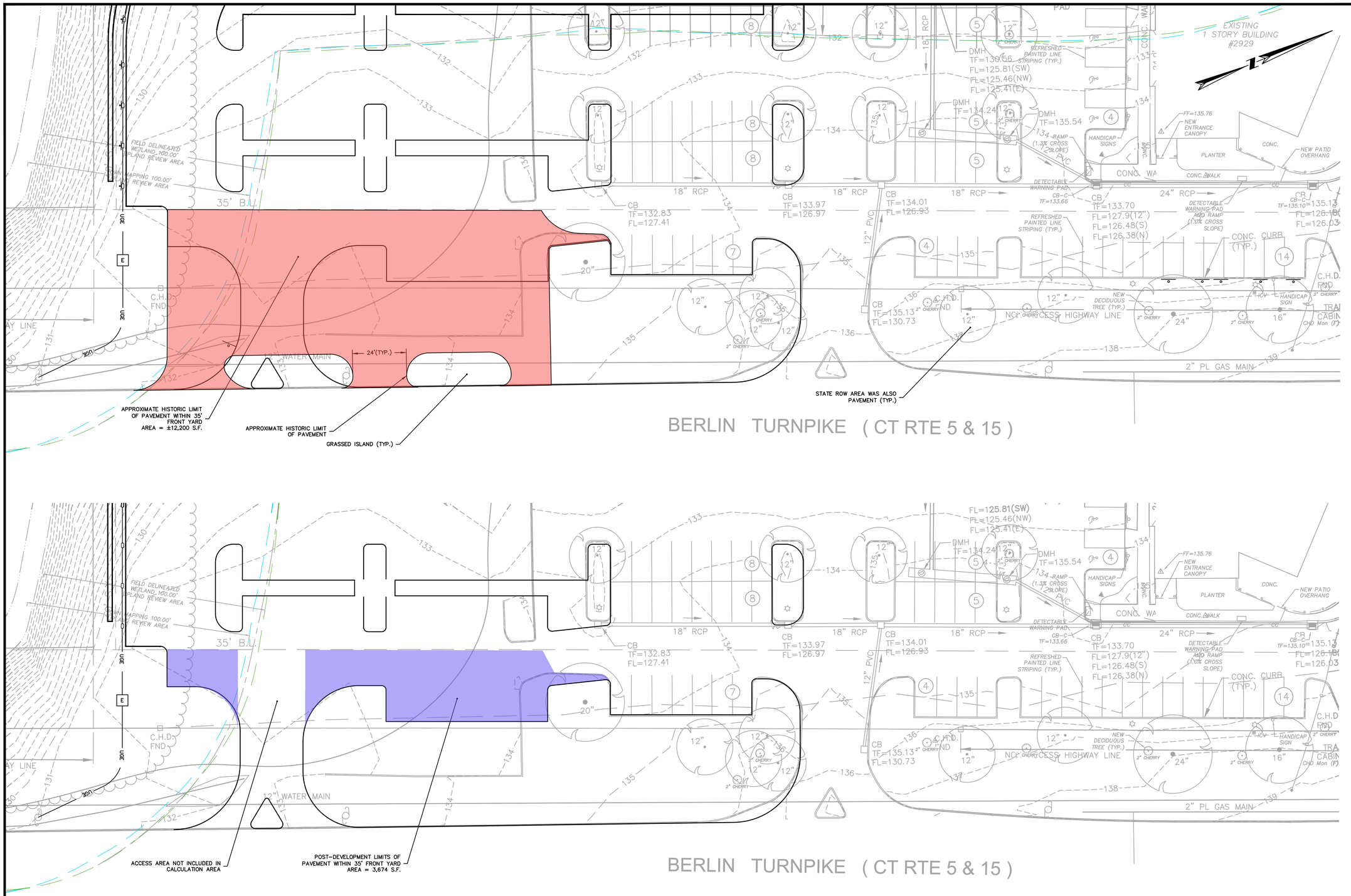
SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-2.2

JOB. NO: 0100605.00



EXISTING PAVEMENT LIMIT NON-CONFORMANCE:

HISTORIC AREA OF PAVEMENT WITHIN 35' FRONT YARD = 12,200 SF
POST-DEVELOPMENT AREA OF PAVEMENT WITHIN 35' FRONT YARD = 3,674 SF

THEREFORE, THE PAVEMENT PROPOSED WITHIN THE 35' FRONT YARD IS SUBSTANTIALLY LESS THAN THE PAVEMENT AREA ORIGINALLY EXISTING ON THE SITE.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

HISTORIC SITE PAVEMENT LIMITS

JANUARY 29, 2026

REVISIONS:

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208 MURPHY ROAD
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SCALE: 1" = 20'

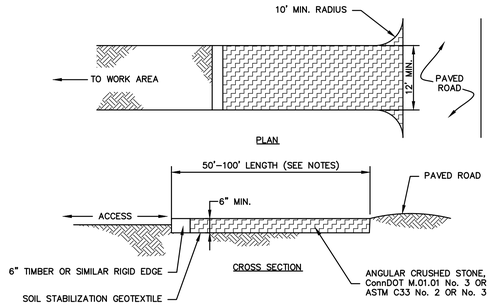
0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO:

JOB. NO: 0100605.00

C-2.3

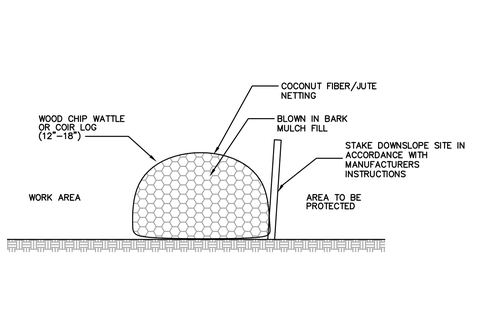


NOTES:

1. REMOVE TOPSOIL AND ORGANICS PRIOR TO CRUSHED STONE PLACEMENT.
2. INSTALL SUB-BASE OF FREE DRAINING BACKFILL OR ROAD STABILIZATION GEOTEXTILE AS NECESSARY ON UNSTABLE SOILS.
3. LENGTH SHALL BE 50 FOOT MINIMUM. WHERE TRACKED SEDIMENTS CONTAIN LESS THAN 80% SAND, LENGTH SHALL BE 100 FOOT MINIMUM.
4. IF THE GRADE OF THE CONSTRUCTION ENTRANCE DRAINS TO THE PAVED SURFACE AND IT EXCEEDS 2% SLOPE, CONSTRUCT ENTRANCE AT LEASE 15 FEET FROM ITS ENTRANCE ONTO THE PAVED SURFACE WHILE DIVERTING RUN-OFF WATER TO A SETTLING OR FILTERING AREA.
5. CONSTRUCT ANY DRAINAGE AND SETTLING FACILITIES REQUIRED TO ACCOMMODATE VEHICLE WASHING OPERATIONS. DIVERT ALL WASH WATER AWAY FROM ENTRANCE TO THE SETTLING AREA.
6. MAINTAIN ENTRANCE IS A CONDITION THAT WILL PREVENT WASHING OF SEDIMENT ONTO PAVED SURFACES.

CONSTRUCTION ENTRANCE

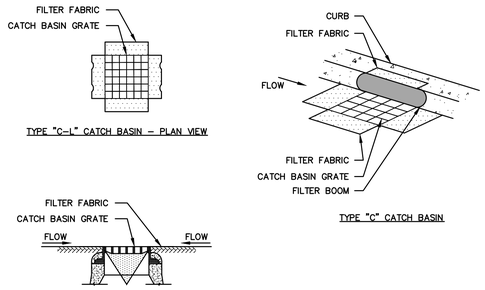
SCALE: NONE
EC-101-CT



NOTES:
1. ALL MATERIAL TO MEET SUPPLIER SPECIFICATIONS.
2. COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. WATTLE DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISBURSED ON SITE, AS DETERMINED BY THE ENGINEER.

STRAW WATTLE/COIR LOG PERIMETER CONTROL

SCALE: NONE

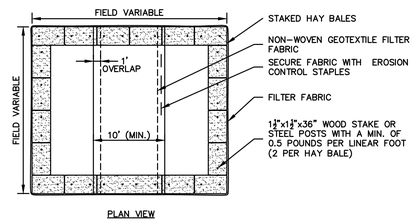


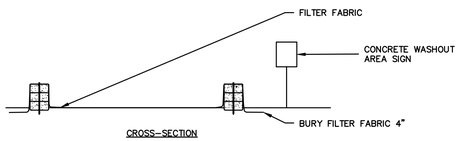
GENERAL NOTES

1. PROVIDE INLET PROTECTION TO ALL EXISTING CATCH BASINS IN THE VICINITY OF CONSTRUCTION. PROTECT NEW CATCH BASINS AS THEY ARE CONSTRUCTED.
2. GRATE TO BE PLACED OVER FILTER FABRIC.

CATCH BASIN FILTER INSERT

SCALE: NONE
EC-104-CT



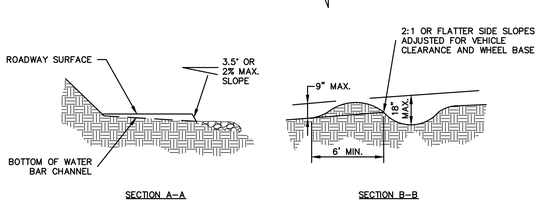


NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

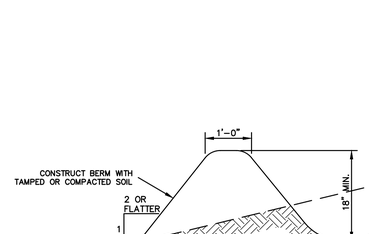
TEMPORARY CONCRETE WASHOUT AREA

SCALE: NONE



WATER BAR

SCALE: NONE
EC-102-CT

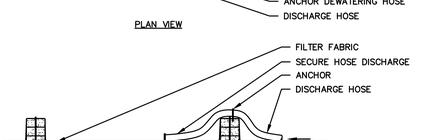


GENERAL NOTES

1. INSTALL TEMPORARY DIVERSION SWALES TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN. ADJUST SWALE LOCATIONS AS NECESSARY PER CHANGING SITE CONDITIONS.
2. CONTRIBUTING DRAINAGE AREA MUST NOT EXCEED ONE ACRE.

TEMPORARY DIVERSION SWALE

SCALE: NONE
EC-103-CT

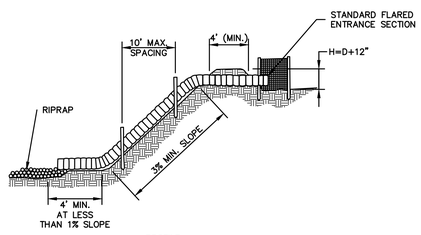


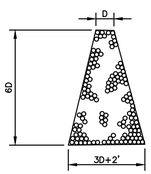
GENERAL NOTES

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING HAY BALE BASIN (TYPE 1)

SCALE: NONE
EC-114-CT



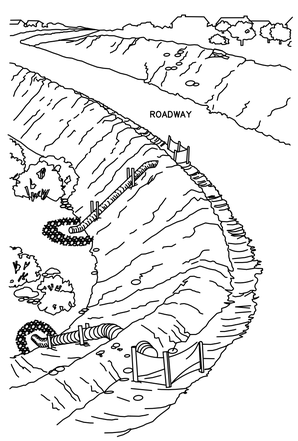


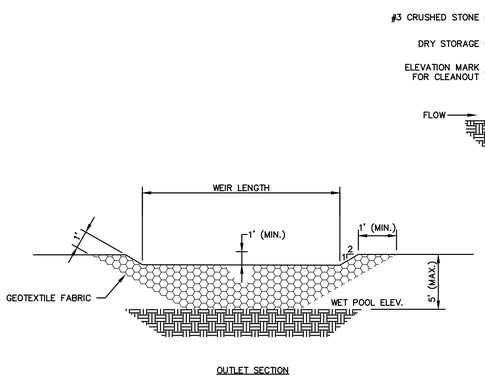
GENERAL NOTES

1. THE PIPE SLOPE DRAIN SHALL HAVE A SLOPE OF 3% OR STEEPER.
2. TOP OF THE EARTH DIKE OVER THE INLET PIPE AND ALL DIKE CARRYING WATER TO THE PIPE SHALL BE AT LEAST (1) ONE FOOT HIGHER THAN THE TOP OF THE PIPE.
3. ADD 0.3 FOOT TO DIKE HEIGHT FOR SETTLEMENT.
4. SOIL AROUND AND UNDER THE SLOPE PIPE SHALL BE HAND TEMPERED IN 4-INCH LIFTS.
5. THE PIPE SHALL BE PLASTIC OR CORRUGATED METAL PIPE WITH WATERTIGHT 12-INCH WIDE CONNECTING BANDS OR FLANGE CONNECTIONS.
6. PIPE ANCHORS TO BE PLACED AT 10-FOOT MAXIMUM SPACING.
7. RIPRAP TO BE (6) SIX INCHES IN A LAYER AT LEAST 12 INCHES THICKNESS AND PRESSED INTO THE SOIL.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

TEMPORARY PIPE SLOPE DRAIN

SCALE: NONE





GENERAL NOTES

1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.

TEMPORARY SEDIMENT TRAP

SCALE: NONE

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

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CONNECTICUT

DETAILS

JANUARY 29, 2026

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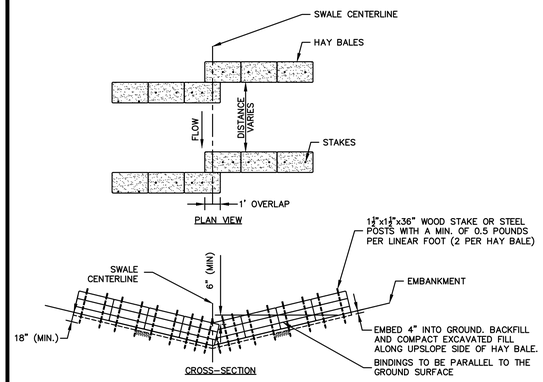
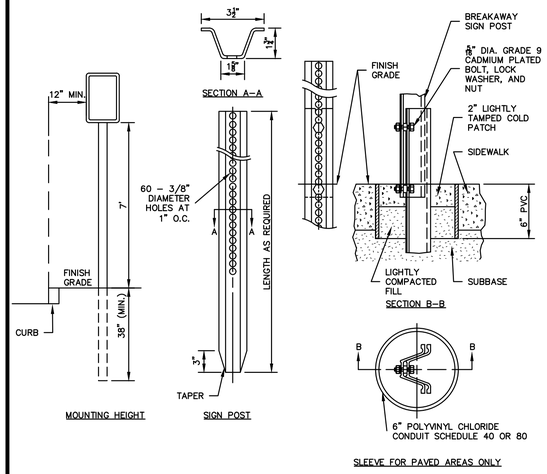


GENERAL NOTES

1. THIS CHECK DAM SHALL BE INSTALLED IN A DRAINAGE SWALE WITH BED WIDTHS OF 2 FEET OR LESS.
2. THE DISTANCE BETWEEN HAY BALE CHECK DAMS SHALL BE DETERMINED BY THE SLOPE OF THE SWALE. CHECK DAMS SHALL BE SET AT EVERY 2 FOOT DROP IN SWALE ELEVATION.
3. INSTALL 3 STAKES PER HAY BALE IN THE (2) TWO CENTER HAY BALES WITHIN SWALE BED AREAS.

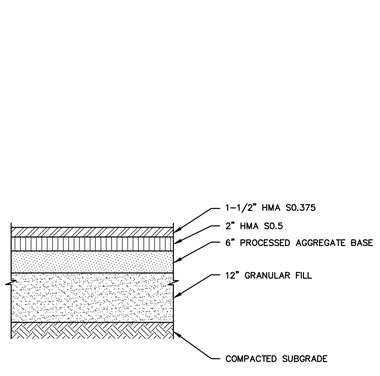
HAY BALE CHECK DAM (NARROW SWALE)

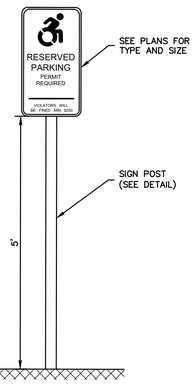
SCALE: NONE
EC-110-CT

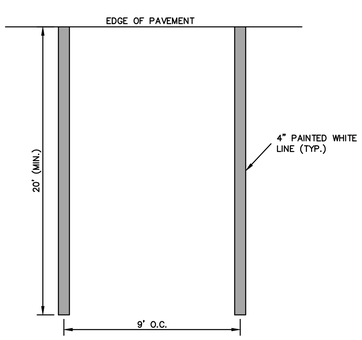


BITUMINOUS CONCRETE PAVEMENT SECTION

SCALE: NONE

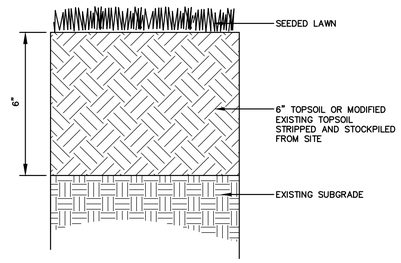






STANDARD PAINTED PARKING MARKINGS

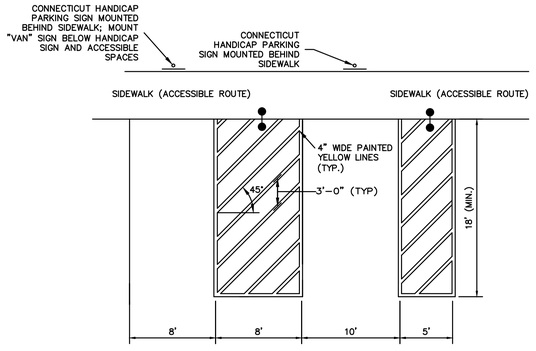
SCALE: NONE



NOTES:
1. CONTRACTOR SHALL PREPARE SOILS IN ALL DISTURBED AREAS AND AREAS USED FOR EQUIPMENT ACCESS.

LAWN

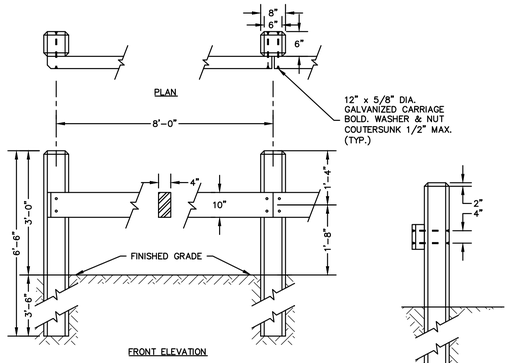
SCALE: NONE



NOTES:
1. GRADING WITHIN HANDICAP SPACES SHALL BE LESS THAN 2.00% IN ALL DIRECTIONS
2. SIGN LOCATION VARIES - SEE PLAN

ACCESSIBLE PARKING SPACES

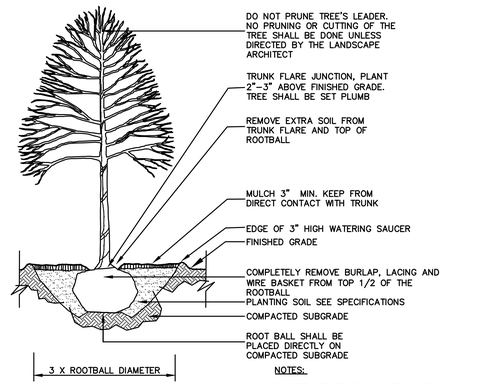
SCALE: NONE



NOTES:
1. ALL TIMBER SHALL BE PRESSURE TREATED.

TIMBER GUIDERAIL

SCALE: NONE

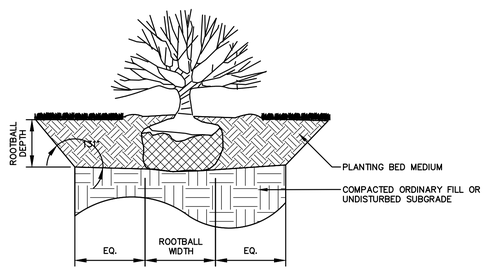


NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
3. DO NOT STAKE OR WRAP TREE UNLESS NOTED OTHERWISE.

DECIDUOUS TREE PLANTING

SCALE: NONE

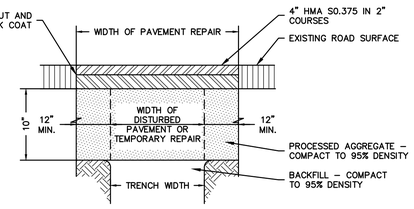
NOTES:
1. LOOSE OR CRACKED ROOT BALLS ARE UNACCEPTABLE.
2. EXCAVATE TO REQUIRED DEPTH AND DO NOT EXCAVATE BELOW ROOT BALL DEPTH.
3. SET SHRUBS PLUMB WITH ROOT FLARE 1" ABOVE FINISHED GRADE, BACKFILL WITH PLANTING MIX.
4. FLOOD WATERING SAUCER TWICE IN FIRST 24 HOURS AFTER PLANTING.
5. RAISE AND REPLANT ANY SHRUBS THAT SETTLE AFTER PLANTING & WATERING.
6. REMOVE 1/3 BURLAP PRIOR TO BACKFILL. SYNTHETIC BURLAP UNACCEPTABLE.
7. 2" DEPTH MULCH (KEEP MULCH 1" AWAY FROM SHRUB BASE) 3" HIGH EARTH WATERING SAUCER 1'-0" BEYOND ROOT BALL PLANTING MIXTURE.
8. FOR CONTAINERIZED PLANTS: REMOVE CONTAINER PRIOR TO PLANTING, SCARIFY ROOT BALL BELOW EDGE 1/2" DEEP IN FOUR LOCATIONS.



SHRUB PLANTING TYP.

TYPICAL SIGN SUPPORT - BREAKAWAY TYPE II

SCALE: NONE

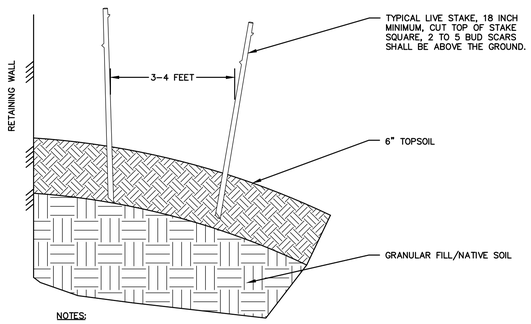


PAVEMENT PATCH

SCALE: NONE

ACCESSIBLE PARKING SIGN

SCALE: NONE



NOTES:
1. PLANT STAKES DURING DORMANT SEASON.
2. USE, HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST 1 YEAR OLD.
3. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION, USE PILOT BAR IN FIRM SOILS.
4. SOAK CUTTINGS FOR MINIMUM 24 HOURS PRIOR TO INSTALLATION.
5. TAMP SOIL AROUND THE STAKE.

LIVE STAKING

SCALE: NONE

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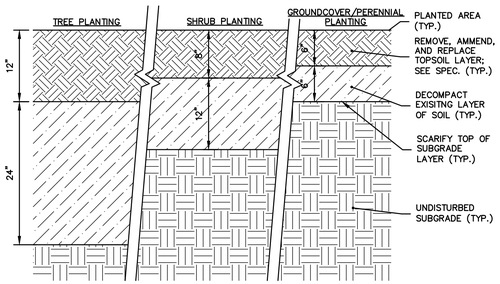
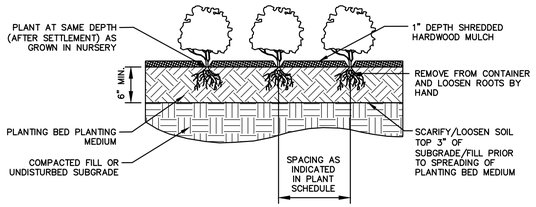
ISSUED FOR PERMIT

NOTES:

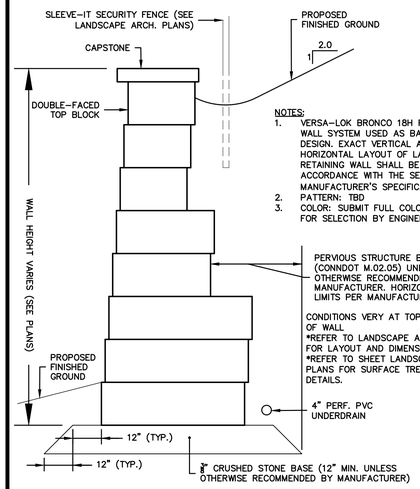
1. CONTRACTOR SHALL USE CAUTION WHEN DE-COMPACTING EXISTING SOILS. IMMEDIATELY REPORT UNDOCUMENTED UTILITIES TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR TESTING EXISTING TOPSOIL TO BE AMENDED AND REUSED AS BASE LOAM.





PLANTING SOIL PROFILES

SCALE: NONE



NOTES:

1. VERSA-LOK BRONCO 18H RETAINING WALL SYSTEM USED AS BASIS FOR DESIGN. EXACT VERTICAL AND HORIZONTAL LAYOUT OF LARGE BLOCK RETAINING WALL SHALL BE IN ACCORDANCE WITH THE SELECTED MANUFACTURER'S SPECIFICATIONS.
2. PATTERN: TBD
3. COLOR: SUBMIT FULL COLOR RANGE FOR SELECTION BY ENGINEER.
7. CONDITIONS VERY AT TOP & BOTTOM OF WALL
   *REFER TO LANDSCAPE ARCH. PLANS FOR LAYOUT AND DIMENSIONS.
   *REFER TO SHEET LANDSCAPE ARCH. PLANS FOR SURFACE TREATMENT DETAILS.

MODULAR BLOCK RETAINING WALL

SCALE: NONE

GROUNDCOVER PLANTING TYP.

SCALE: NONE

MODULAR BLOCK RETAINING WALL (MBRW) NOTES:

1. NOTE TO CONTRACTOR: THIS IS A DELEGATED DESIGN. SEE BELOW FOR MINIMUM REQUIREMENTS AND SPECIFICATIONS. THE SELECTED SYSTEM SHALL BE A LARGE BLOCK SEGMENTAL GRAVITY RETAINING WALL SYSTEM.
2. DIMENSIONS AND REPORTED ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED TO ACCOMMODATE THE SELECTED MBRW SYSTEM. THE DESIGN INTENT IS TO PROVIDE A NOMINAL REVEAL ABOVE FINISHED GRADE ALONG THE MBRW LENGTH (FAR FACE), A MINIMUM EMBEDMENT OF 12" (MEASURED FROM FINISHED GRADE AT THE NEAR FACE OF THE MBRW TO THE TOP OF THE LEVELING PAD), A MINIMUM LEVELING PAD THICKNESS OF 6" AND A MINIMUM STRUCTURAL FILL THICKNESS OF 1'-0".
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INTERNAL STABILITY OF THE SELECTED MBRW SYSTEM. THE DESIGN SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS AND SHALL SATISFY THE DESIGN CRITERIA (AND MINIMUM LATERAL EARTH PRESSURE REQUIREMENTS DURING CONSTRUCTION) STIPULATED IN THE GEOTECHNICAL ENGINEERING REPORT INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT LARGE BLOCK MBRW SHOP DRAWINGS AND DESIGN CALCULATIONS FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION SECTION 32 3224. THE DESIGN SHALL ALSO ACCOUNT FOR ANY STRUCTURES, FOOTINGS, OR OTHER SURCHARGE LOADS LOCATED WITHIN THE VICINITY OF THE TOP OF WALL. ALL PLANS AND CALCULATIONS SHALL BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
4. ALL COSTS ASSOCIATED WITH THE DESIGN, FABRICATION AND CONSTRUCTION OF THE MBRW SYSTEM INCLUDING THE EXCAVATION, STRUCTURAL FILL, LEVELING PAD, GRANULAR BACKFILL FOR MBRW, GEOGRID REINFORCEMENT, GEOTEXTILE FABRIC, GEOMEMBRANE, FACING SEALER, TEMPORARY EXCAVATION SUPPORT, AND PERFORATED PIPE SHALL BE CONSIDERED INCIDENTAL TO THE MBRW SYSTEM.
5. IMPERVIOUS MEMBRANE SHALL BE PROVIDED WITHIN THE LIMITS OF GRANULAR BACKFILL FOR MBRW AS DETAILED ON THE PLANS. THE SUBGRADE SHALL BE GRADED SMOOTH WITH NO IRREGULARITIES OR STONE PROTRUSIONS. LIMITS OF IMPERVIOUS MEMBRANE SHALL EXTEND APPROXIMATELY 5'-0" BEYOND THE ENDS OF THE MBRW.
6. A MANUFACTURER APPROVED FACING SEALER SHALL BE APPLIED TO ALL EXPOSED MBRW SURFACES TO APPROXIMATELY 1'-0" BELOW FINISHED GRADE.
7. THE CONTRACTOR SHALL DEVELOP THE OVERALL CONSTRUCTION SEQUENCE TO ENSURE THAT THE MBRW IS NOT UNDERMINED, OR DAMAGED DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR IS NOTIFIED THAT THE INSTALLATION OF TEMPORARY EXCAVATION SUPPORT/CASING MAY BE REQUIRED, DEPENDING ON THE FINAL LOCATION AND SELECTED CONSTRUCTION SEQUENCE.

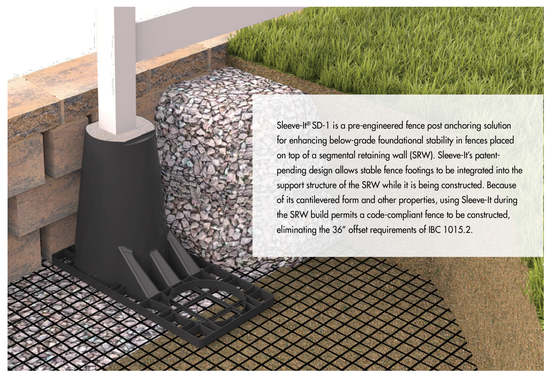
FOUNDATION NOTES:

1. FOUNDATIONS SHALL BE PREPARED IN ACCORDANCE WITH THE MATERIAL AND CONSTRUCTION RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING REPORT INCLUDED IN THE CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE NOTED ON THE SUBMITTED MBRW SHOP DRAWINGS, MATERIAL USED AS GRANULAR BACKFILL FOR MBRW SHALL BE FREE OF DEBRIS AND SHALL CONSIST OF INORGANIC, UNIFIED SOIL CLASSIFICATION SYSTEM TYPES GP, GW, SW, SP AND SM, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-50
NO. 200	0-10

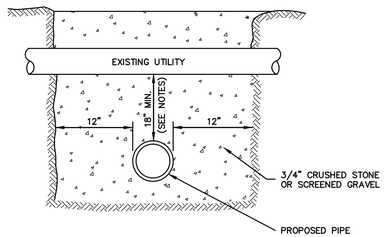
3. UNLESS OTHERWISE NOTED ON THE SUBMITTED MBRW SHOP DRAWINGS, MATERIAL USED FOR THE COMPACTED GRANULAR FILL LEVELING PAD SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
5 INCH	100
3½ INCH	90-100
1½ INCH	55-95
¼ INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5



SLEEVE-IT FENCE POST

SCALE: NONE

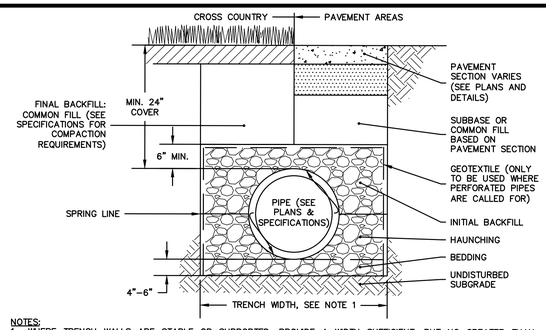


GENERAL NOTE

1. CONCRETE IS TO BE USED TO ENCASE ALL SANITARY SEWERS AND SERVICE CONNECTIONS WHICH ARE WITHIN 18 INCHES OF A WATER MAIN. ENCASEMENT SHALL BE A MINIMUM OF 6 INCHES AROUND THE SANITARY SEWER, WATER PIPE AND/OR SERVICE CONNECTION AND EXTEND A MINIMUM OF 10 FEET BEYOND THE WATER PIPE AND 10' FEET BEYOND THE SEWER PIPE.
2. SAFEGUARD AND PROTECT EXISTING UTILITIES FROM DAMAGE OR MOVEMENT AND PROVIDE TEMPORARY SUPPORT AS REQUIRED.

TYPICAL UTILITY CROSSING

SCALE: NONE



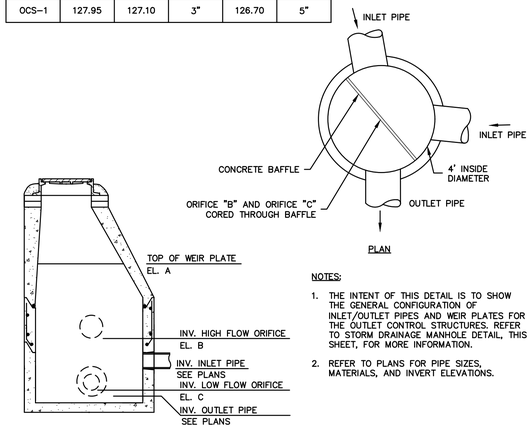
NOTES:

1. WHERE TRENCH WALLS ARE STABLE OR SUPPORTED, PROVIDE A WIDTH SUFFICIENT, BUT NO GREATER THAN NECESSARY, TO ENSURE WORKING ROOM TO PROPERLY PLACE AND COMPACT HAUNCHING AND OTHER EMBEDMENT MATERIALS. UNLESS OTHERWISE SPECIFIED BY THE PIPE MANUFACTURER, THE SPACE BETWEEN THE PIPE AND TRENCH WALL MUST BE WIDER THAN THE COMPACTION EQUIPMENT USED IN THE PIPE ZONE. MINIMUM WIDTH SHALL BE NOT LESS THAN THE GREATER OF EITHER THE PIPE OUTSIDE DIAMETER PLUS 16 INCHES OR THE PIPE OUTSIDE DIAMETER TIMES 1.25, PLUS 12 INCHES.
2. WHERE PERFORATED PIPES ARE CALLED-FOR, BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE CONNDOT NO. 6 CRUSHED STONE SHALL MEET THE REQUIREMENTS OF FORM 816 M.08.
3. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL PER THE SPECIFICATIONS. AS AN ALTERNATIVE, AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL UNDER SOME CIRCUMSTANCES.
4. BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE CONNDOT NO. 6, NO. 67, OR NO. 8 AGGREGATE OR OTHER MATERIALS MEETING THE REQUIREMENTS OF ASTM D2321 FOR CLASS IA, IB, II, OR III UNLESS OTHERWISE INDICATED BY THE PIPE MANUFACTURER.

TYPICAL TRENCH SECTION - THERMOPLASTIC DRAINAGE PIPE

SCALE: NONE

NO.	EL. A	EL. B	SIZE B	EL. C	SIZE C
OCS-1	127.95	127.10	3"	126.70	5"

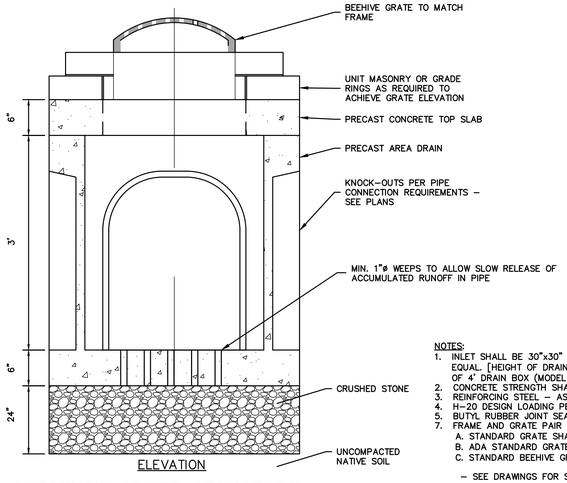


NOTES:

1. THE INTENT OF THIS DETAIL IS TO SHOW THE GENERAL CONFIGURATION OF INLET/OUTLET PIPES AND WEIR PLATES FOR THE OUTLET CONTROL STRUCTURES. REFER TO STORM DRAINAGE MANHOLE DETAIL, THIS SHEET, FOR MORE INFORMATION.
2. REFER TO PLANS FOR PIPE SIZES, MATERIALS, AND INVERT ELEVATIONS.

OUTLET COTNROL STRUCTURE (OCS)

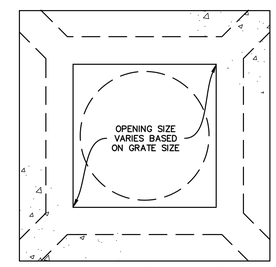
SCALE: NONE



ELEVATION

OVERFLOW GRATE STRUCTURE

SCALE: NONE

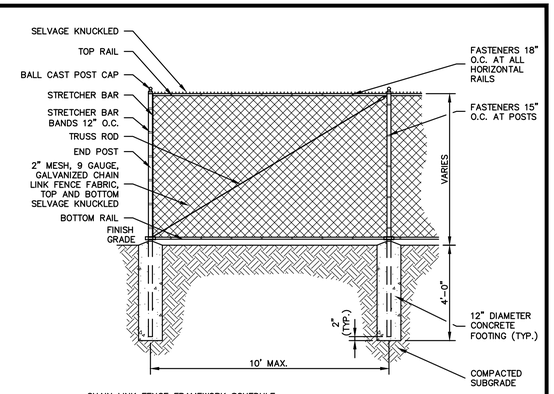


PLAN VIEW (TOP SLAB)

NOTES:

1. INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL. [HEIGHT OF DRAIN BOX SHALL BE 3' (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4' DRAIN BOX (MODEL #ADBKO4)]
2. CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
3. REINFORCING STEEL - ASTM 615 AND A82 OR A185 SPECIFICATIONS.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44.
5. BUTYL RUBBER JOINT SEALANT - ASTM C990-91.
7. FRAME AND GRATE PAIR SHALL BE ONE OF THE FOLLOWING:
   A. STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2570 OR ENGINEER APPROVED EQUAL.
   B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
   C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL.

   - SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

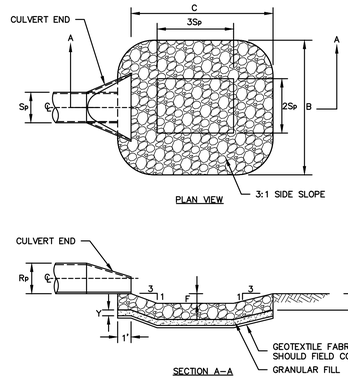


CHAIN LINK FENCE FRAMEWORK SCHEDULE

FABRIC HEIGHT	6' OR LESS	6' - 10'	10' OR MORE
END, CORNER & PULL POST	2.375" O.D.	2.875" O.D.	4" O.D.
LINE POST	1.900" O.D.	2.375" O.D.	2.875" O.D.
TOP AND BOTTOM RAIL	1.660" O.D.	1.660" O.D.	1.660" O.D.
MIDDLE RAIL	NONE	1.660" O.D.	1.660" O.D.

CHAIN LINK FENCE

SCALE: NONE
FSN-103-CT



PLAN VIEW

SECTION A-A

LEGEND

S_p = { MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS); INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
R_p = { MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS); INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
d = { 12" - MODIFIED RIPRAP; 18" - INTERMEDIATE RIPRAP; 36" - STANDARD RIPRAP

OUTLET ID	d	F	C	B	Y	RIPRAP TYPE
PO-1	12"	6"	10'	10'	3"	MODIFIED

PREFORMED SCOUR HOLE - TYPE 1 & TYPE 2

SCALE: NONE

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

DETAILS

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

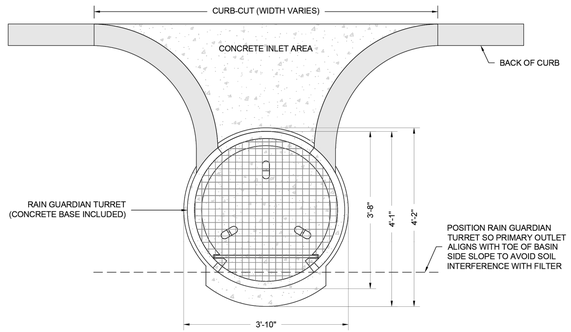
SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-3.2

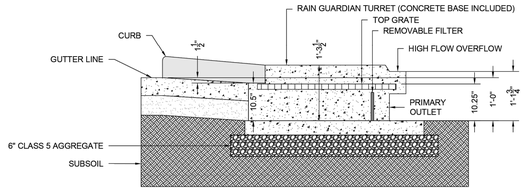
JOB. NO: 0100605.00

ISSUED FOR PERMIT



NOTES
1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

RAIN GUARDIAN TURRET - PLAN VIEW



NOTES:
1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.

RAIN GUARDIAN TURRET - SECTION VIEW

SPECIFICATIONS
1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
3. TOP GRATE.

INSTALLATION NOTES
1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN TURRET. POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1' 10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.
2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
3. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.
4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.
5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

DEVELOPED BY:
ANOKA CONSERVATION DISTRICT

U.S. PATENT NO(S).: 8,501,016 AND 8,858,804

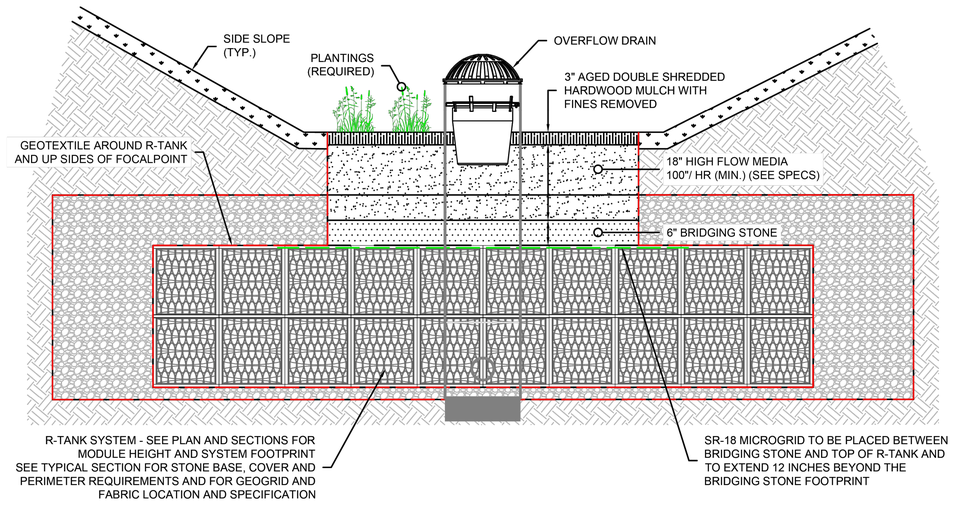
RAIN GUARDIAN PRETREATMENT FOR BIORETENTION
ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS, 1-800-448-3636, www.fergusonwaterworks.com

RAIN GUARDIAN
TURRET PRETREATMENT CHAMBER
TYPICAL DETAIL

DRAWN BY: JKB
DATE: 9/26/2022
SHEET NO.: 1 of 1

FOCALPOINT WITH EXPANDED R-TANK KEY DIMENSIONAL DATA		
	FOCAL POINT 1	FOCAL POINT 2
FOCALPOINT LENGTH	38'	38'
FOCALPOINT WIDTH	9'	9'
OVERFLOW RIM ELEVATION	130.80	131.60
TOP OF MULCH ELEVATION	129.95	130.75
TOP OF MEDIA ELEVATION	129.70	130.50
TOP OF BRIDGING STONE ELEVATION	128.20	129.00
TOP OF R-TANK ELEVATION	127.95	
BOTTOM OF R-TANK ELEVATION	126.44	
STONE BASE ELEVATION	126.19	
R-TANK FOOTPRINT	7,778.00	



FocalPoint BIOFILTRATION SYSTEMS
ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS, 1-800-448-3636, www.fergusonwaterworks.com

FOCALPOINT HPMBS
WITH EXPANDED R-TANK BELOW

DATE: 01/28/2022

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

DETAILS

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:
BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

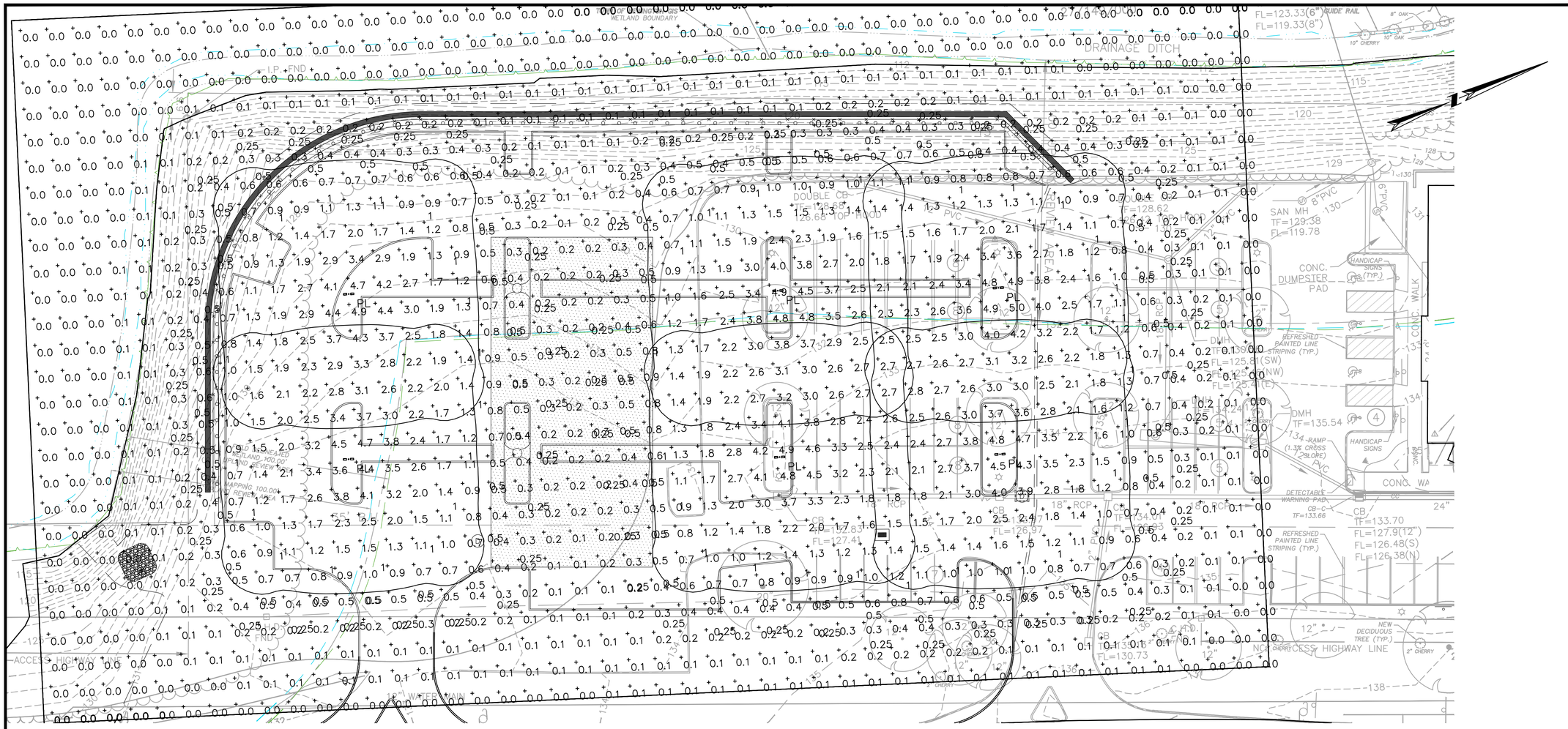
BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-3.3

JOB. NO: 0100605.00



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▯ ▯	PL		6	GARDCO	OPF-S-A03-730-T5W/SSS CB 4 11 D1	OptiForm — Small, 40 LED's, 3000K CCT, TYPE T5W OPTIC, 70CRI	1	10341	0.85	127.18

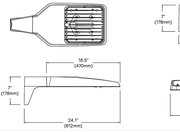
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.6 fc	4.9 fc	0.1 fc	49.0:1	16.0:1
EXPANDED AREA	+	0.8 fc	5.0 fc	0.0 fc	N/A	N/A

OPF-S OptiForm small

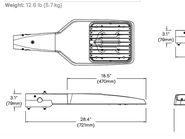
Site & area luminaire

Dimensions

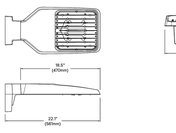
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)

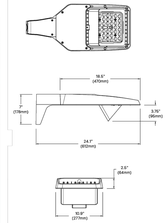


OptiForm Wall Mount
Weight: 11.5 lb (5.2 kg)



OPF-S_OptiForm_Small 04/24 page 7 of 9

OptiForm External Housing Shield



OPF-S OptiForm small

Site & area luminaire

Specifications

Housing

Housing and door constructed of low copper die cast Aluminum alloy (A360) with detachable area for quick mounting. Heatsink is integral to the housing providing passive cooling of LEDs to maintain long LED life. Luminaire housing rated to IP65. LED Module rated IP66 tested in accordance to Section 9 of IEC 60598-1. OptiForm carries and impact rating of IK08.

Vibration resistance

OptiForm is tested and rated to standards set forth in ANSI C136.31-2018 Level 2 for Bridge and Overpass applications.

Light engine

Light engine comprises of a module of 40-LED aluminum metal clad board fully sealed with optics: Medium = 2 Modules with 80 LEDs, Large = 4 modules with 160 LEDs. Module is RoHS compliant. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 182 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Site and Area optical distributions include Types 2 Medium, 3 Medium, 4 Medium, 4 Wide, 5 Narrow, 5 Medium, 5 Wide, and Auto Front Row. LEED Corner Left, LEED Corner Right, and Backlight Control distributions also available to provide excellent cutoff to meet the most stringent requirements at property lines. Optional internal shields mount to LED optics and are available with Type 2M, 3M, and 4M distributions. Types 2M and 3M can be rotated at 90° or 270° when specified, and are factory set only. Site and Area optics shall be performance tested per LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Precision Plus optical distributions include Types 2, 3, 4 and 5 and are designed to illuminate pedestrian scale applications by providing lower glare, while still achieving desired distribution, optimized spacing, and excellent uniformity. Optics are made of optical grade polymer refractor lenses and shall be performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Standard luminaire arm mounts to square poles with knock-out on the arm to allow for mounting to 4" O.D. round poles. Standard arm casting can accomodate existing bolt spacing from 2" to 4-7/8". It is recommended to use the bolster plate kit OPF RMB when it's not a new installation or if the mounting holes are larger than 0.41" (10mm).

OptiForm features a Mast Arm for Mounting to 2-3/8x4" tenon as well as wall mount casting for exterior building mount applications.

Control options

Dimming Leads Externally Accessible (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Sensor Ready Zhaga Socket Connector (SRDR): Product is D4i Certified and equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

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OPF-S OptiForm small

Site & area luminaire

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%

FAWS Position	Percent of Typical Lumen Output
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

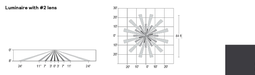
Motion response options

Bi-Level Infrared Motion Response (BLSO): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (L2): Infrared Motion Response integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 is designed for mounting heights 8' to 15'. Lens #3 is designed for higher mounting heights up to 20' with a 40' diameter coverage area.
See charts for approximate detection patterns:

Luminaire with #2 lens



OPF-S OptiForm small

Site & area luminaire

Specifications (cont'd)

Electrical

Twist-Lock Receptacle (TRS/TR7): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type 8 (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TR7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLP), the receptacle used is a 7-pin receptacle, with pins 6 and 7 connected to SR DALI driver. 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard), 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SPT/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All Optiform configurations are qualified under Design Lights Consortium Premium classification. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are a Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DDT), and medium gray (MGY). Consult Factory for specs on optional, custom colors, and marine grade paint.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

OptiForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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GENLYTE SOLUTIONS a Signify business

Signify North America Corp. 400 Crossing Blvd. Suite 600 Bridgewater, NJ 08807 Telephone: 800-555-0050

Signify Canada Ltd. 281 Hillmount Road, Markham, ON, Canada L6C 2S3 Telephone: 800-668-9005

www.gardcolighting.com

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ (date) _____ (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____ (date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

PHOTOMETRIC PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

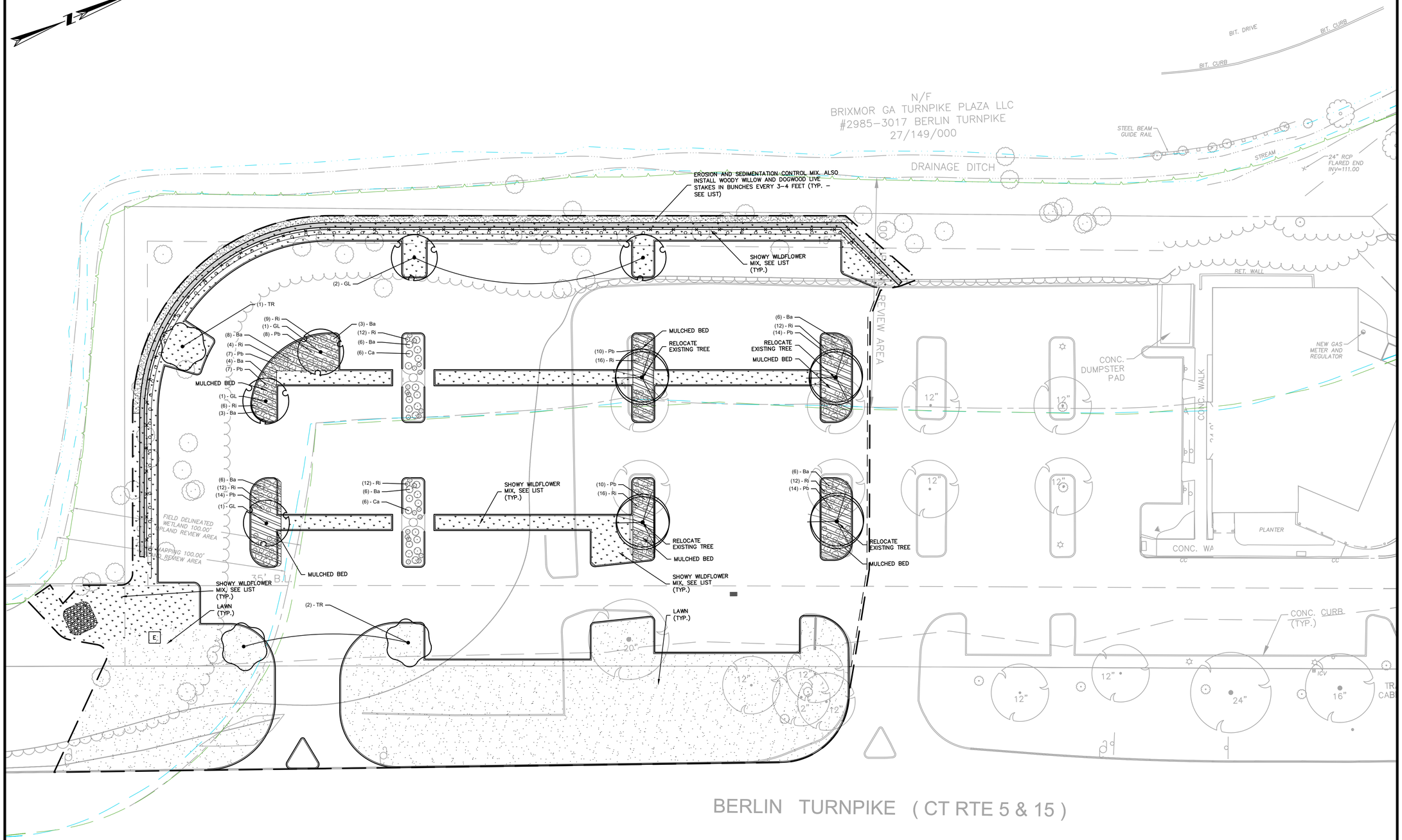
SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: IL-1.0

JOB. NO: 0100605.00



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
GL	5	GLEDITSIA TRIACANTHOS INERMIS 'LIMELIGHT' / LIMELIGHT HONEY LOCUST	B & B	2.5-3" CAL
TR	3	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5-3" CAL

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.
SHRUBS				
Ba	48	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	2 GAL	
Ca	12	CEANOTHUS AMERICANUS / NEW JERSEY TEA	2 GAL	
Pb	84	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	
Ri	111	RUDBECKIA FULGIDA 'INDIAN SUMMER' / INDIAN SUMMER CONEFLOWER	1 GAL	

SHOWY WILDFLOWER MIX BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (ELYMUS CANADENSIS), RIVERBANK WILD RYE (ELYMUS RIPARIUS), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA), OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), COMMON SNEEZEWEED (HELENIUM AUTUMNALE), MARSH BLAZING STAR (LIATRIS SPICATA), BLUE VERVAIN (VERBENA HASTATA), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), WILD BLUE FALSE INDIGO (BAPTISIA AUSTRALIS), HOLLOWSTEM JOE PYE WEED (EUPATORIUM FISTULOSUM/ EUTROCHIUM FISTULOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA).

DORMANT LIVE STAKES BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
WOODY WILLOW (SALIX SPP.) LIVE STAKE
DOGWOOD (CORNUS SPP.) LIVE STAKE

EROSION CONTROL / RESTORATION MIX FOR MOIST SITES BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
RIVERBANK WILD RYE (ELYMUS RIPARIUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS), UPLAND BENTGRASS (AGROSTIS PERENNANS), BEGGAR TICKS (BIDENS FRONDOSA), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM / EUTROCHIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE / SYMPHYOTRICHUM NOVAE-ANGLIAE), WOOL GRASS (SCIRPUS CYPERINUS), AND SOFT RUSH (JUNCUS EFFUSUS).

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ _____
(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____.
(date of approval + 5 years)

STATE OF CONNECTICUT · RACHEL NICOLE SALCH · 1438 · REGISTERED LANDSCAPE ARCHITECT

RACHEL SALCH, P.L.A. No. 1438

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