CHANGE OF ZONE APPLICATION FROM R-6 TO RM-2/SDD DESIGNATION, SUBMISSION DATE: SEPTEMBER 11, 2020

The Residences at Berkshire Road

PROPOSED MULTIFAMILY DEVELOPMENT

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

OWNER, APPLICANT & DEVELOPER
47 PRATT STREET, LLC
55 AIRPORT ROAD
HARTFORD, CT 06114
PHONE: 860-296-8025

CONSULTANTS

ZONING COUNSEL
ATTY. ROBIN MESSIER PEARSON
701 HEBRON AVENUE
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FAX NUMBER: 860-652-4022
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CIVIL ENGINEERING AND SURVEYING
JAMES. P. CASSIDY, P.E.
HALLISEY, PEARSON & CASSIDY ENGINEERING ASSOCIATES, INC.
630 MAIN STREET, SUITE 1A
CROMWELL, CT 06416
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FAX NUMBER: 860-729-7709
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LANDSCAPE ARCHITECTURE
DOUG REICH, RLA
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EMAIL: doug@SolliLLC.com

TRAFFIC ENGINEERING
KEVIN SOLLI
SOLLI ENGINEERING
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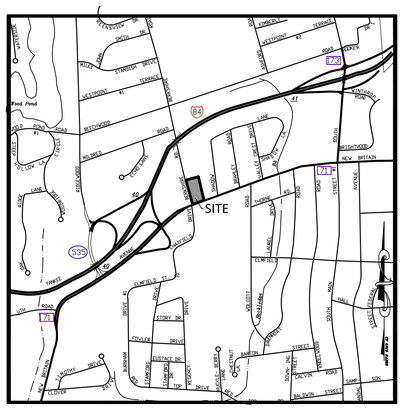
MONROE, CT 06468
TELEPHONE NUMBER: 203-880-5455
FAX NUMBER: 203-880-9695
EMAIL: kevin@SolliLLC.com



LOCATION MAP
SCALE: 1"= 1,000'

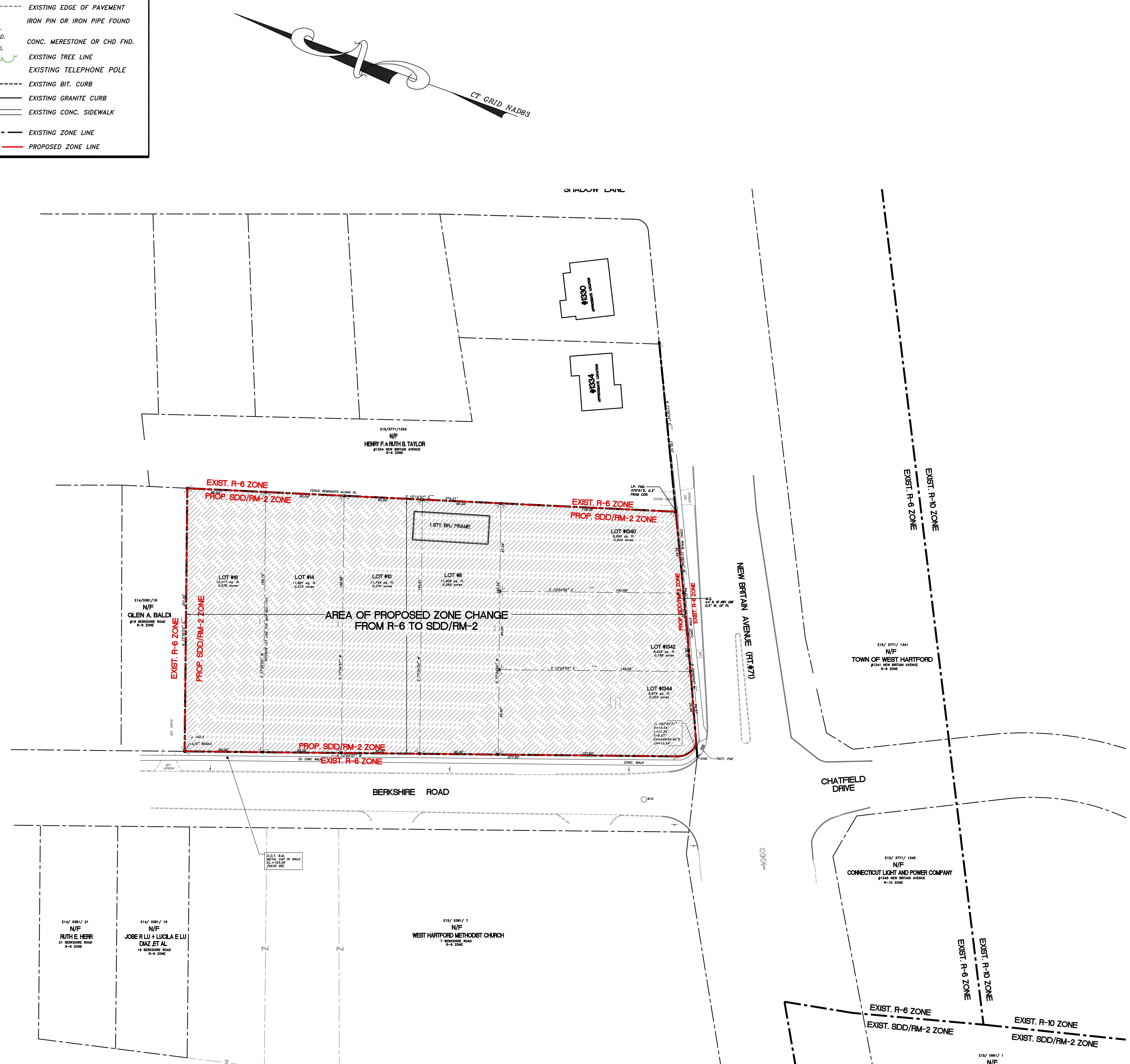
SHEET INDEX

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

NO.	DATE	DESCRIPTION	BY

LEGEND

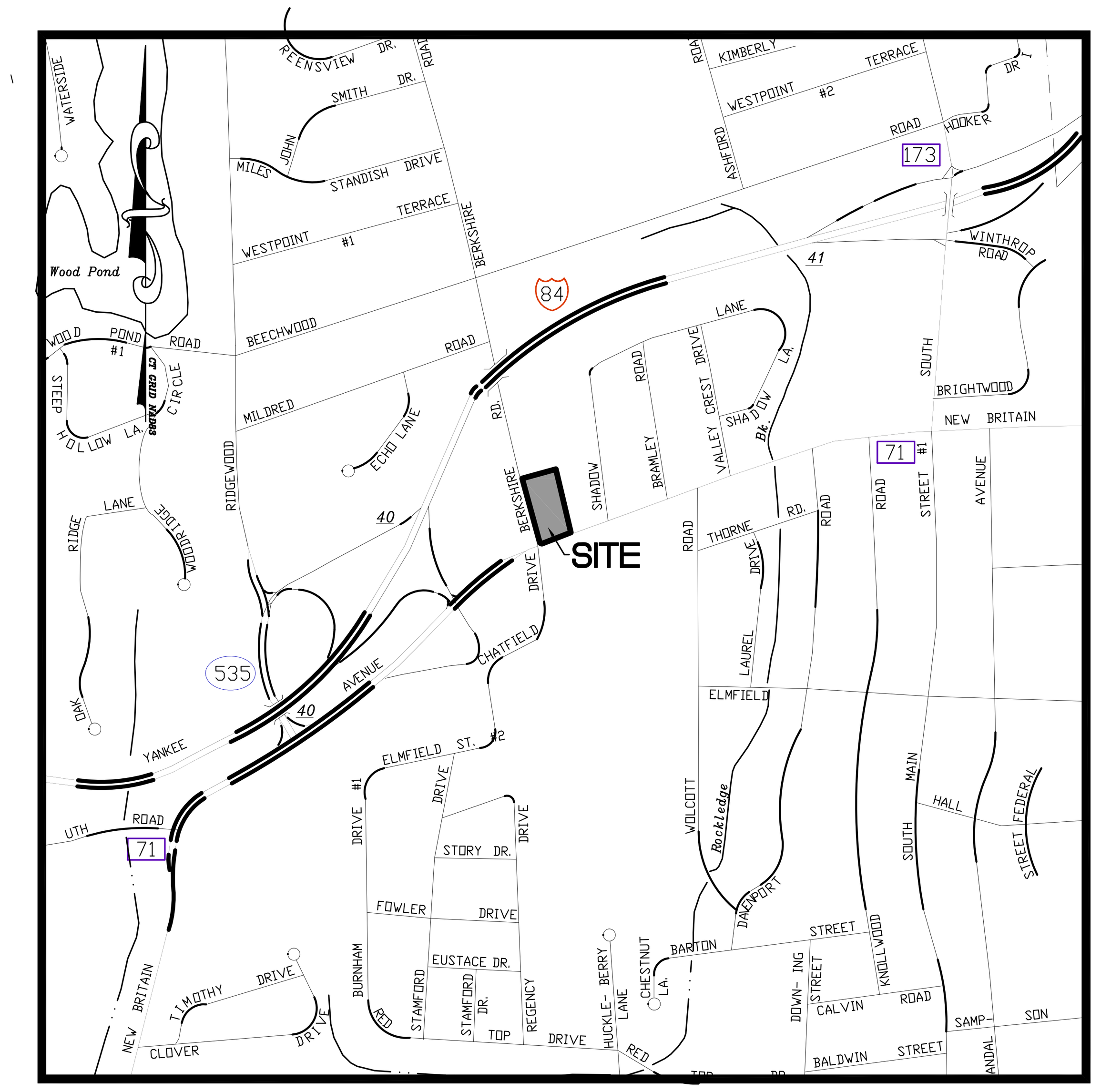
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- EXISTING GRANITE CURB
- EXISTING CONC. SIDEWALK
- EXISTING ZONE LINE
- PROPOSED ZONE LINE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LOCATION MAP

SCALE: 1"= 1,000'

NOTES:

1. SURVEY NOTES:

   -This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

   -Type Of Survey is COMPILATION SURVEY

   -Boundary Determination Category is RESURVEY OF MAP REF

   -Class of Accuracy is HORIZ.-'A-2', TOP.-'T-2', VERT.-'V-2'.

2. LOT ZONE:EXISTING R-6 ZONE, PROPOSED SDD/RM-2
3. LOT AREA= 74,440 sq. ft or 1.7089 acres.
4. MAP REFERENCE:
   "BOUNDARY & TOPOGRAPHIC SURVEY OF THE ESTATE OF ELEANOR M. LEARY AT BERKSHIRE ROAD AND NEW BRITAIN AVENUE WEST HARTFORD, CONNECTICUT" SCALE: 1"=20'. DATED: MAY 15, 2016. SHEET 2 OF 4. PREPARED BY: FRANKLIN SURVEYS.
5. PROPERTY LOCATED IN FLOOD ZONE 'X' (AREAS OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN). PER F.I.R.M. 09003C0482F. PANEL 482 OF 675. DATED: SEPTEMBER 26, 2008.
6. PROPERTY MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.

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

PAUL A. HALLISEY, LS — LIC. NO. 7761 — NOVEMBER 6, 2017 (DATE)

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

SCALE: 1"= 40' | CHECKED BY: P.A.H.
DATE: APRIL 13, 2018 | DRAWN BY: J.P.C.
JOB No.: 2815 | ACAD FILE: 2815-ZONE CHANGE

SHEET: 1 OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TOWN COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
JUNE 30, 2020 REV. BLDG. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

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630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

ZONE CHANGE MAP

PREPARED FOR

47 PRATT STREET, LLC

PROPERTY LOCATED AT

#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

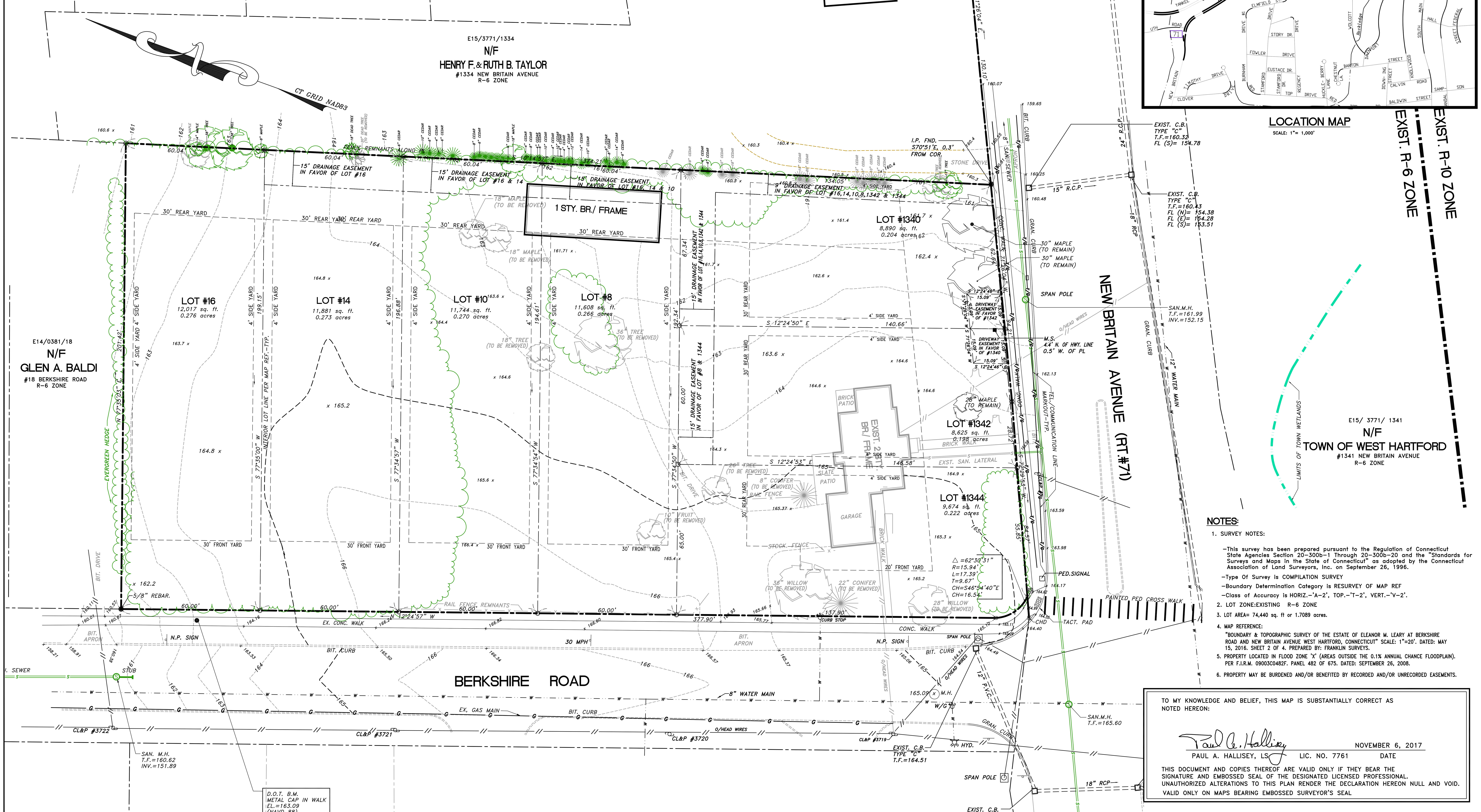
N:\proj\2815\dwg\2815-ZONE-CHANGE.dwg, 7/1/2020 5:38:51 PM, Adobe PDF, 1:40

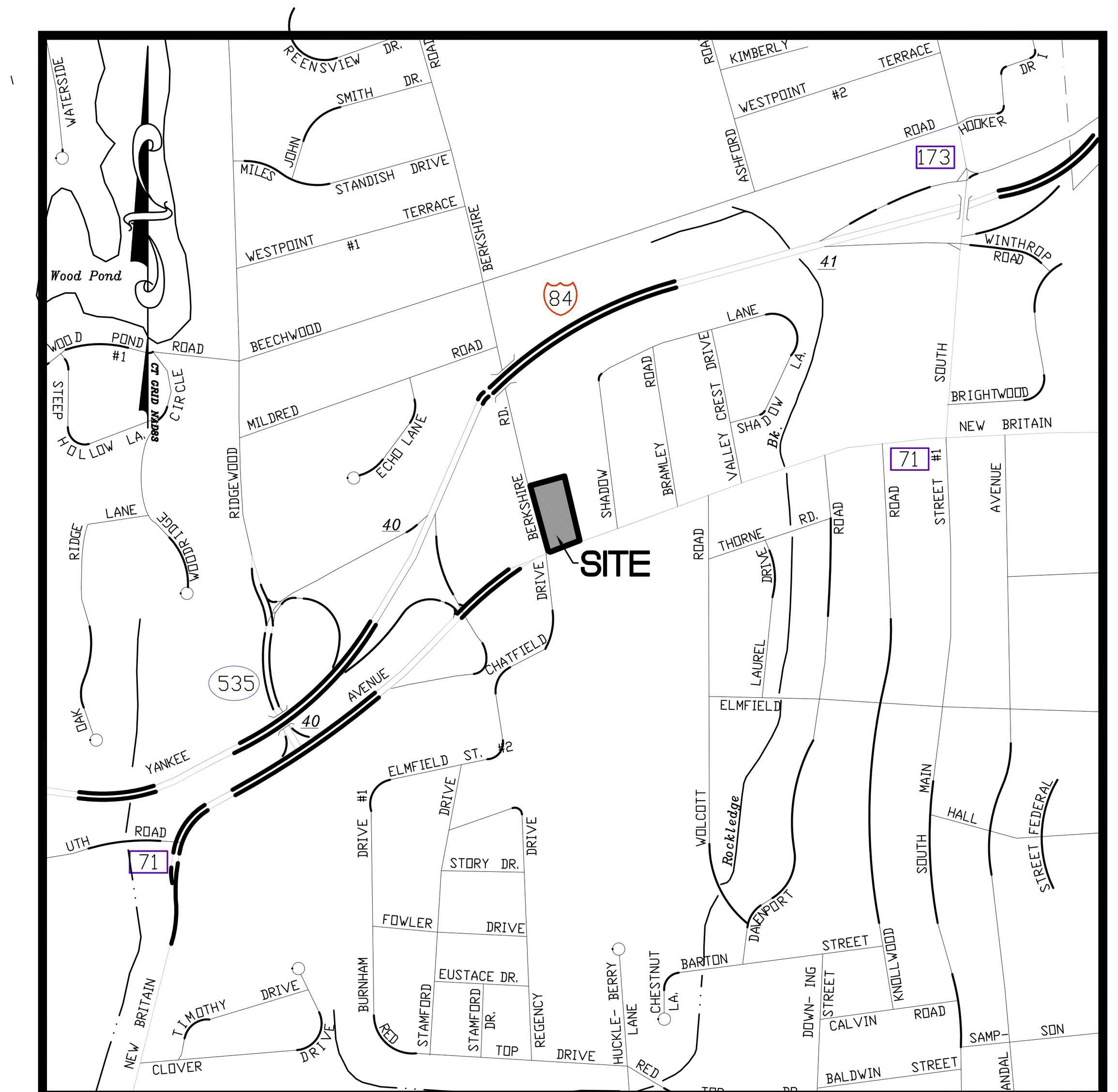
LEGEND

Symbol	Description	Symbol	Description
	EXISTING PROPERTY LINE	C.B. PIPE (SIZE, TYPE)	EXISTING STORM DRAINAGE SYSTEM
	EXISTING EDGE OF PAVEMENT	W	EXISTING WATER MAIN
I.P. FND. OR I.PIPE FND.	IRON PIN OR IRON PIPE FOUND	M.H. PIPE (SIZE, TYPE) S	EXISTING SANITARY SEWER
C.M.S. FND. OR C.H.D. FND.	CONC. MERESTONE OR CHD FND.	G	EXISTING GAS MAIN
	EXISTING TREE LINE		LIMITS OF TOWN WETLANDS
412	EXISTING CONTOUR		EDGE OF WATER COURSE
x 134.4	EXISTING SPOT GRADE		LIMITS OF 150' UPLANDS REVIEW AREA
POLE #	EXISTING TELEPHONE POLE		SOIL TEST LOCATION
	EXISTING BIT. CURB	x	EXISTING FENCE
	EXISTING GRANITE CURB		SOIL TYPE LINE
	EXISTING CONC. SIDEWALK	237	SOIL TYPE UNIT #

LOT ZONING INFORMATION BULK CHART:R-6

ZONE: R-6	REQUIRED	PROVIDED LOT #18	PROVIDED LOT #14	PROVIDED LOT #10	PROVIDED LOT #8	PROVIDED LOT #1340	PROVIDED LOT #1342	PROVIDED LOT #1344
USE		SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
MINIMUM LOT AREA	6,000 SQ. FT.	12,017 SQ. FT.	11,881 SQ. FT.	11,744 SQ. FT.	11,608 SQ. FT.	8,890 SQ. FT.	8,625 SQ. FT.	9,674 SQ. FT.
MIN. LOT WIDTH	50' MIN.	60'	60'	60'	60'	62.28	60'	60'
MIN. LOT DEPTH	100'	199.15'	196.88'	194.61'	192.34	134.05'	140.66'	146.58'
MINIMUM FRONT YARD	20'/30' ALONG BERKSHIRE ROAD 40' ALONG NEW BRITAIN AVE.	30' MIN.	30' MIN.	30' MIN.	30' MIN.	40' MIN.	40' MIN.	20' MIN. TO BERKSHIRE 40' MIN. TO NEW BRITAIN AVE.
MINIMUM SIDE YARD	4'	4' MIN.	4' MIN.	4' MIN.	4' MIN.	4' MIN.	4' MIN.	4' MIN.
MINIMUM REAR YARD	30'	30' MIN.	30' MIN.	30' MIN.	30' MIN.	30' MIN.	30' MIN.	30' MIN.
MAX. HEIGHT (MAIN BUILDING)	2 1/2 STORIES/30'	30' MAX.	30' MAX.	30' MAX.	30' MAX.	30' MAX.	30' MAX.	30' MAX.
MAX. LOT COVERAGE OF ALL BUILDINGS	MAX. 30%	MAX. 30%	MAX. 30%	MAX. 30%	MAX. 30%	MAX. 30%	MAX. 30%	MAX. 30%
PARKING SPACES	2.0 PER LOT	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces





LOCATION MAP

SCALE: 1"= 1,000'

NOTES:

1. SURVEY NOTES:

   -This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

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Paul A. Hallisey — NOVEMBER 6, 2017

PAUL A. HALLISEY, LS — LIC. NO. 7761 — DATE

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SCALE: 1"= 20' | CHECKED BY: P.A.H.
DATE: APRIL 13, 2018 | DRAWN BY: J.P.C.
JOB No.:2815 | ACAD FILE: 2815-EX.DWG
SHEET: 2 OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TOWN COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
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CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

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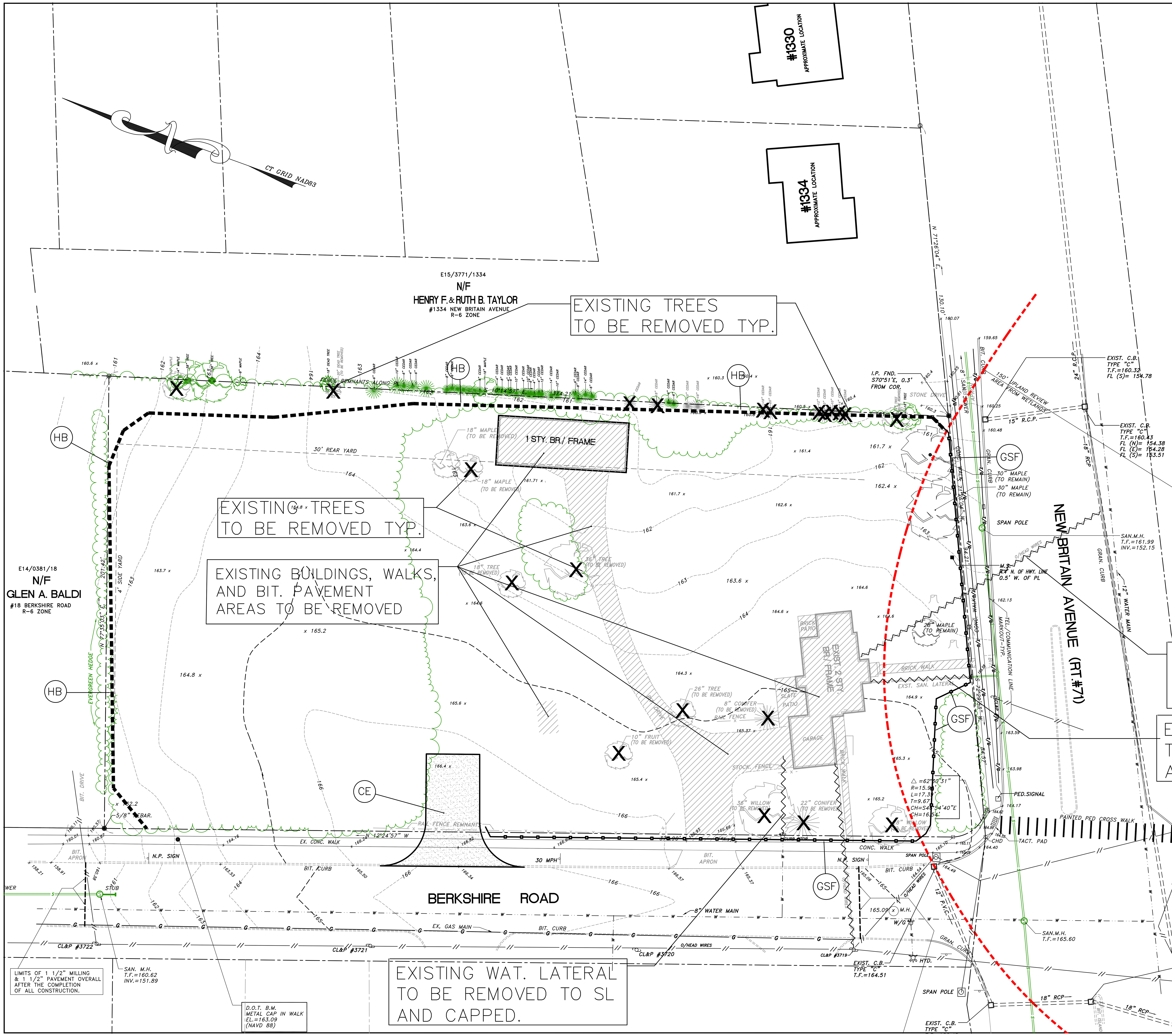

GENERAL NOTE FOR SITE PREPARATION

1. PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE LAYOUT AND GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION. THE CONTRACTOR, IF REQUIRED, SHALL MAKE FIELD MODIFICATIONS AS AUTHORIZED BY THE ENGINEER TO ADDRESS EXISTING SITE CONDITIONS.
2. SITE LAYOUT & PROPOSED GRADES ARE TO BE STAKED IN THE FIELD AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF THE CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LIMIT LINE DUE TO CONSTRUCTION OPERATIONS FROM THIS PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG" – 1-800-922-4455 – AT LEAST 72 HOURS PRIOR TO START OF WORK.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AND SITE FOR EMERGENCY SERVICES AT ALL TIMES.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
7. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AT THE DIRECTION OF THE ENGINEER AND IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR SEDIMENT AND EROSION CONTROL. SEE SHEET #8 FOR E & S NOTES AND CONSTRUCTION SEQUENCE.
8. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION.
9. MATERIAL STAGING AREAS SHALL BE ESTABLISHED IN COORDINATION WITH THE OWNER, OR THEIR REPRESENTATIVE AT THE SITE.
11. CONTAMINATED SOILS, IF ENCOUNTERED, SHALL BE STOCKPILED ON-SITE (SEE PREVIOUS NOTE) AT THE DIRECTION OF THE ENGINEER, PRIOR TO OFF-SITE DISPOSAL/RECYCLING.
12. BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY. PERCENT COMPACTING SHALL BE DEFINED AS THE RATIO OF THE FIELD DRY DENSITY, DETERMINED BY AASHTO T180 (METHOD D), TO THE MAXIMUM DRY DENSITY.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- x 134.4 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- EXISTING GRANITE CURB
- EXISTING CONC. SIDEWALK
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- W — EXISTING WATER MAIN
- M.H. PIPE (SIZE, TYPE) S — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- LIMITS OF FLAGGED TOWN WETLANDS
- LIMITS OF 150' UPLANDS REVIEW AREA
- STP # — SOIL TEST LOCATION
- x — EXISTING FENCE
- EXISTING BUILDING, PAVEMENT OR WALK TO BE REMOVED
- X — EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE AND PIPE TO BE REMOVED

EROSION LEGEND

- GSF — SEDIMENT FILTER FENCE
- HB — STAKED SEDIMENT FILTER FENCE BACKED WITH HAY BALE
- CE — CONSTRUCTION ENTRANCE
- ECB — EROSION CONTROL BLANKET NORTH AMERICAN GREEN S150 ALONG FRONT AND SIDE SLOPES) BLANKETS SHALL BE MONITORED ON A CASE BY CASE BASIS. DEPENDING ON TIME OF YEAR ALTERNATE STABILIZATION PRACTICES MAY BE ACCEPTABLE. SEDIMENT FILTER FENCE
- STK — TEMPORARY SOIL STOCKPILE – SURROUNDED BY SEDIMENT FILTER FENCE
- SCD — STONE CHECK DAM
- IP — INLET PROTECTION (ALL CATCH BASINS AND YARD DRAINS)
- TST — TEMPORARY SEDIMENT TRAP TO BE CONSTRUCTED PRIOR TO MASS EXCAVATION. CLEAN WHEN SEDIMENT DEPTH EQUALS 12"
- WB — WATER BAR
- TEMPORARY DIVERSION BERM

SCALE: 1"= 20'
DATE: APRIL 13, 2018
JOB No.: 2815
CHECKED BY: P.A.H.
DRAWN BY: J.P.C.
ACAD FILE: 2815-demo
SHEET: 3 OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TWON COMMENTS DATED JUNE 01, 2018
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HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DEMOLITION PLAN
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT · JAMES P. CASSIDY II · NO. 20665 · LICENSED PROFESSIONAL ENGINEER

NOTES:

1. SURVEY NOTES:

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   –Type Of Survey is ZONING IMPROVEMENT LOCATION SURVEY – PROPOSED

   –Boundary Determination Category is RESURVEY OF MAP REF

   –Class of Accuracy is HORIZ.–'A–2'

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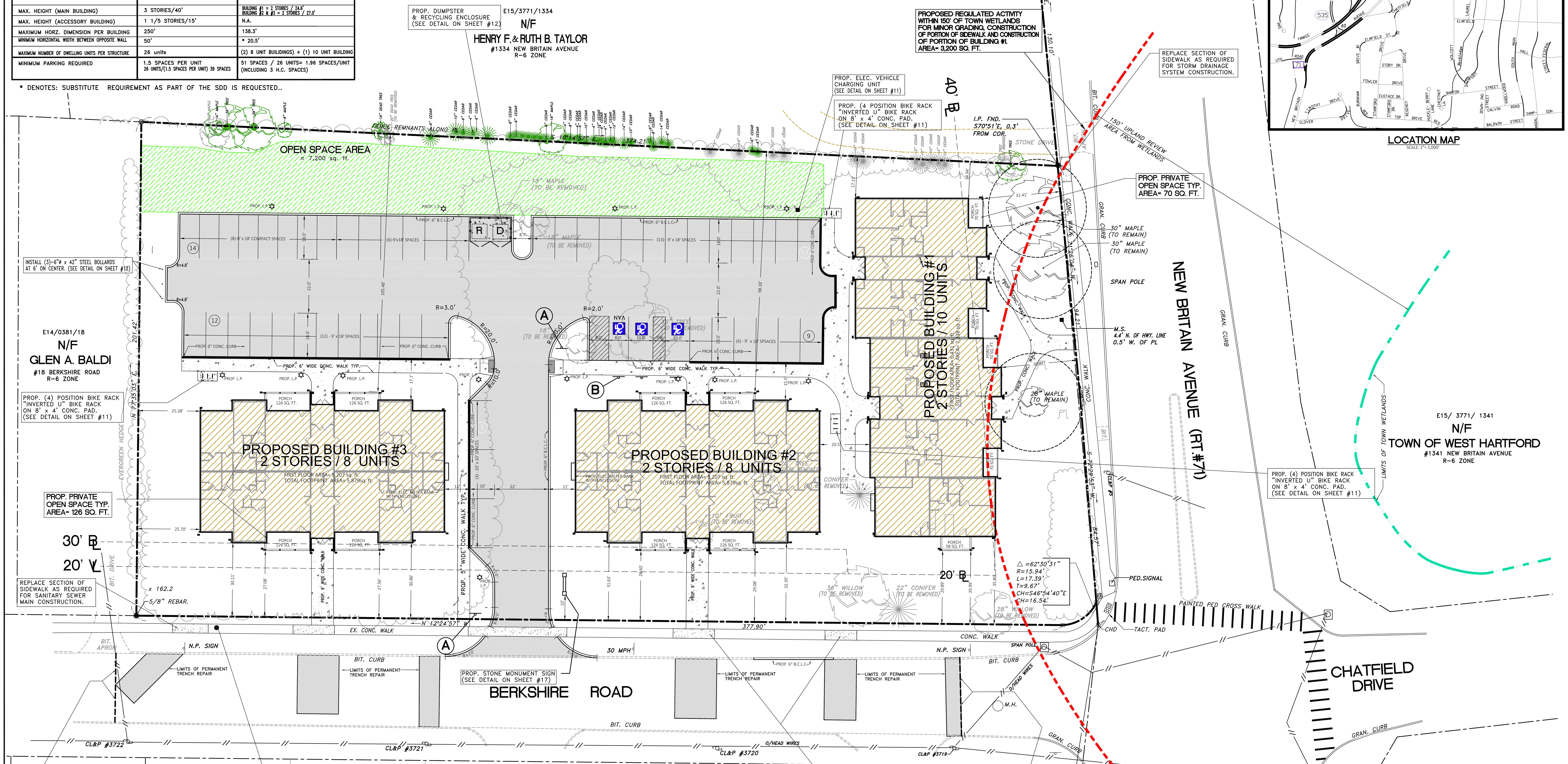
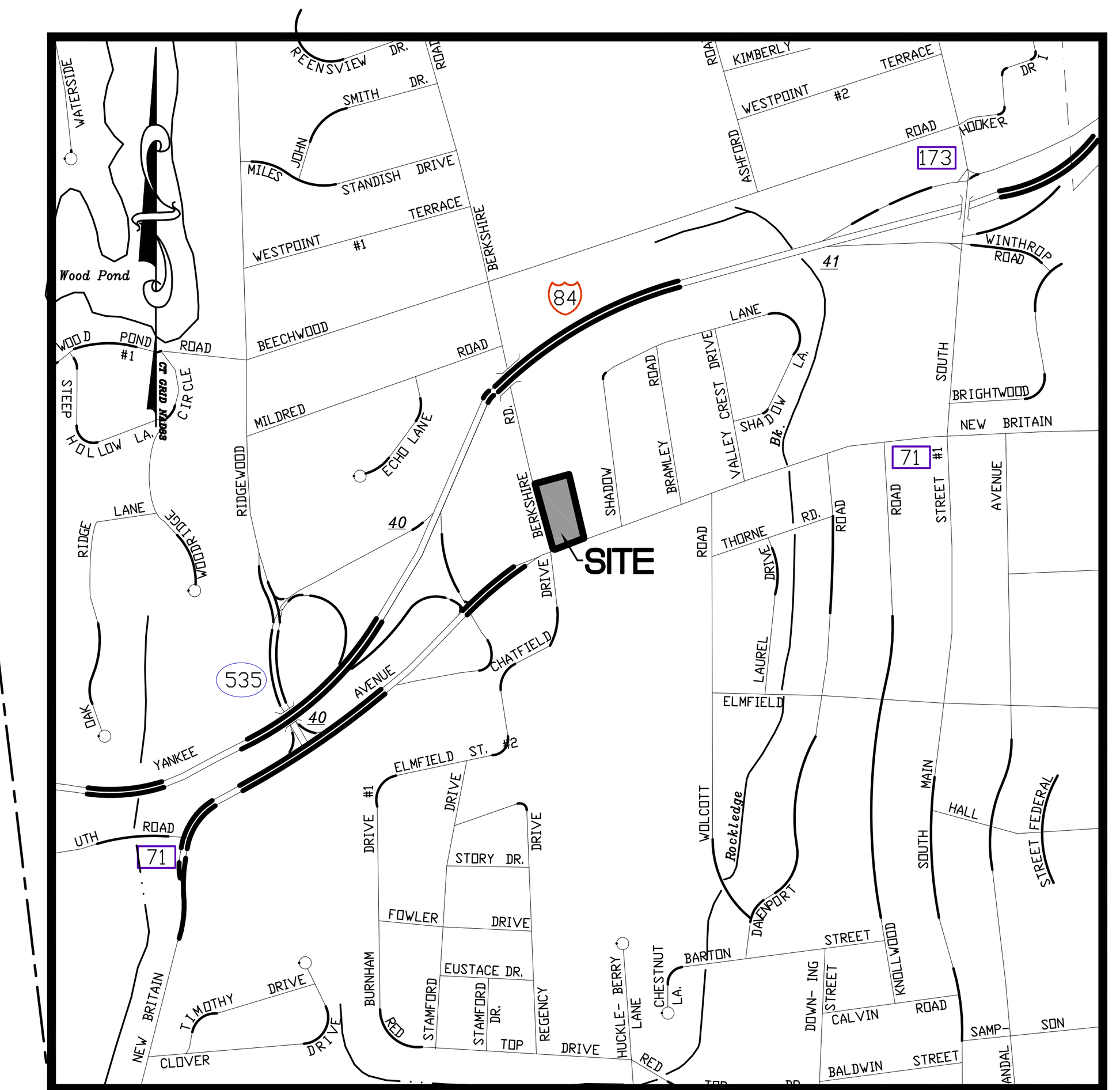
LOT ZONING INFORMATION BULK CHART: PROPOSED RM–2/SDD ZONE

ZONE: RM–2/SDD	REQUIRED	PROVIDED
USE		MULTIFAMILY DWELLING
MINIMUM LOT AREA PER DWELLING UNIT	2,000 sq.ft. / unit 26 units x 2,000 sq.ft. / unit= 52,000 sq. ft.	74,440 sq. ft./ 26 UNITS= 2,864 SQ. FT./UNIT
MAXIMUM FLOOR AREA RATIO	1.0	34,146 sq. ft./74,440 sq. ft.= 0.458
MAXIMUM LOT COVERAGE ALL BUILDINGS	30%	19,096 sq. ft./74,440 sq. ft.= 25.7%
MINIMUM FRONT YARD	30' ALONG BERKSHIRE ROAD	30.11' TO BUILDING #3 27.08" TO BUILDING #3 PORCH
MINIMUM FRONT YARD	30' ALONG BERKSHIRE ROAD	31.63' TO BUILDING #2 28.60' TO BUILDING #2 PORCH
MINIMUM FRONT YARD	40' ALONG NEW BRITAIN AVE.	* 31.25' TO BUILDING #1 * 31.41' TO BUILDING #1 PORCH
MINIMUM SIDE & REAR YARD (MAIN BUILDING)	1/2 THE HEIGHT OF THE BUILDING BUILDING #2 & #3= 24.6'/2= 12.3' BUILDING #2 & #3= 27.0'/2= 13.5'	14.94' BUILDING #1 TO EAST PL 25.28' BUILDING #3 TO NORTH PL
MINIMUM SIDE & REAR YARD (ACCESSORY BUILDING)	2'	N.A.
USEABLE OPEN SPACE FOR DWELLING UNIT	200 sq. ft./unit	7,200 SQ. FT. / 26 UNITS = 276.9 SQ. FT/UNIT
MAX. HEIGHT (MAIN BUILDING)	3 STORIES/40'	BUILDING #1 = 2 STORIES / 24.6' BUILDING #2 & #3 = 2 STORIES / 27.0'
MAX. HEIGHT (ACCESSORY BUILDING)	1 1/5 STORIES/15'	N.A.
MAXIMUM HORZ. DIMENSION PER BUILDING	250'	138.3'
MINIMUM HORIZONTAL WIDTH BETWEEN OPPOSITE WALL	50'	* 20.5'
MAXIMUM NUMBER OF DWELLING UNITS PER STRUCTURE	26 units	(2) 8 UNIT BUILIDINGS) + (1) 10 UNIT BUILDING
MINIMUM PARKING REQUIRED	1.5 SPACES PER UNIT 26 UNITS/(1.5 SPACES PER UNIT) 39 SPACES	51 SPACES / 26 UNITS= 1.96 SPACES/UNIT (INCLUDING 3 H.C. SPACES)

* DENOTES: SUBSTITUTE REQUIREMENT AS PART OF THE SDD IS REQUESTED..





LOCATION MAP

SCALE: 1"= 1,000'

LEGEND

EXISTING PROPERTY LINE	LIMITS OF FLAGGED TOWN WETLANDS
EXISTING EDGE OF PAVEMENT	LIMITS OF 150' UPLANDS REVIEW AREA
I.P. FND. or I.PIPE FND. — IRON PIN OR IRON PIPE FOUND	PROPOSED TREE LINE
C.M.S. FND. or C.H.D. FND. — CONC. MERESTONE OR CHD FND.	IRON PIN TO BE SET
EXISTING TREE LINE	CONC. MERESTONE TO BE SET
EXISTING FENCE	PROPOSED BIT. CURB
EXISTING TELEPHONE POLE	AREA OF LIGHT DUTY PAVEMENT
EXISTING BIT. CURB	PROPOSED CONCRETE
EXISTING GRANITE CURB	PROPOSED OPEN SPACE AREA
EXISTING CONC. SIDEWALK	

PROPOSED SIGNAGE LEGEND

SYMBOL	CONNDOT CATALOG #	TYPE OF SIGN
(A) INSTALL	31-0552	STOP
(B) INSTALL	31-0629 + 31-0648 (WHERE REQUIRED)	HANDICAPPED PARKING PERMIT REQUIRED / VIOLATORS WILL BE FINED MIN. $150 / VAN ACCESSIBLE

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

PAUL A. HALLISEY, LS — LIC. NO. 7761 — NOVEMBER 6, 2017 (DATE)

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STATE OF CONNECTICUT — JAMES P. CASSIDY II — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

ZONING IMPROVEMENT LOCATION SURVEY – PROPOSED

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

SCALE: 1"= 20' — CHECKED BY: J.P.
DATE: APRIL 13, 2018 — DRAWN BY: J.P.C.
JOB No.: 2815 — ACAD FILE: 2815–ZI
SHEET: 4A OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TOWN COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
JUNE 30, 2020 REV. BLDG. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

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BUILDING HEIGHT ANALYSIS - BUILDING #2 and #3

SCALE: 1" = 4'

BUILDING HEIGHT ANALYSIS - BUILDING #1

SCALE: 1" = 4'

SCALE: 1"= 4' | CHECKED BY: J.P.
DATE: APRIL 13, 2018 | DRAWN BY: J.P.C.
JOB No.: 2815 | ACAD FILE: 2815-ZI

SHEET: 4B OF: 17

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HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

BUILDING HEIGHT ANALYSIS PLAN

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED PROFESSIONAL ENGINEER

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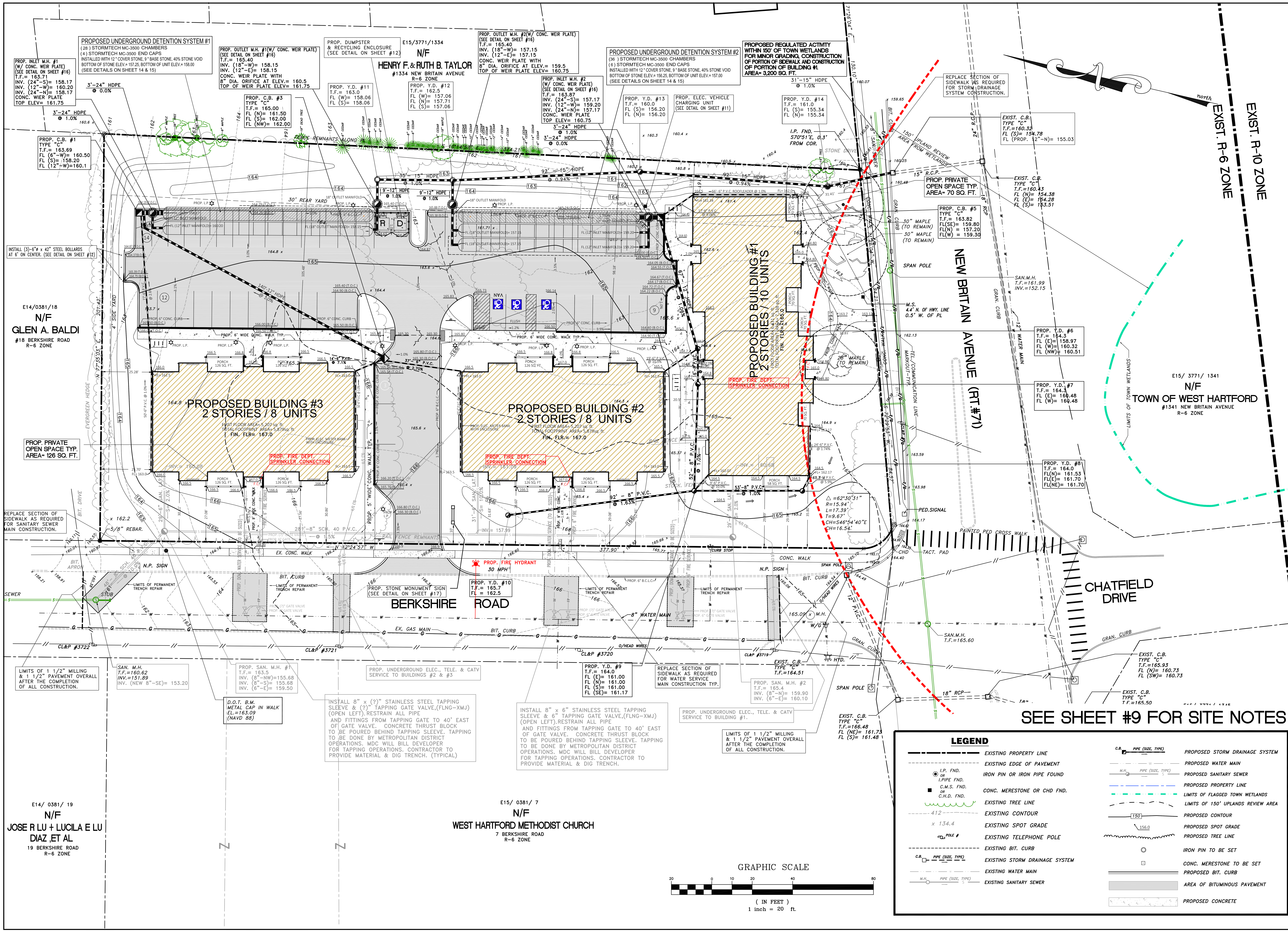

SEE SHEET #9 FOR SITE NOTES

LEGEND

EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND (I.P. FND. OR I.PIPE FND.)	PROPOSED SANITARY SEWER
CONC. MERESTONE OR CHD FND. (C.M.S. FND. OR C.H.D. FND.)	PROPOSED PROPERTY LINE
EXISTING TREE LINE	LIMITS OF FLAGGED TOWN WETLANDS
EXISTING CONTOUR	LIMITS OF 150' UPLANDS REVIEW AREA
EXISTING SPOT GRADE	PROPOSED CONTOUR
EXISTING TELEPHONE POLE	PROPOSED SPOT GRADE
EXISTING BIT. CURB	PROPOSED TREE LINE
EXISTING STORM DRAINAGE SYSTEM	IRON PIN TO BE SET
EXISTING WATER MAIN	CONC. MERESTONE TO BE SET
EXISTING SANITARY SEWER	PROPOSED BIT. CURB
	AREA OF BITUMINOUS PAVEMENT
	PROPOSED CONCRETE

SCALE: 1"= 20'
DATE: APRIL 13, 2018
JOB No.: 2815
CHECKED BY: J.P.
DRAWN BY: J.P.C.
ACAD FILE: 2815-SG
SHEET: 5 OF: 17

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HALLISEY, PEARSON & CASSIDY
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630 MAIN STREET, UNIT #1A
CROWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

SITE GRADING AND DRAINAGE PLAN

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY II NO. 20665 LICENSED PROFESSIONAL ENGINEER

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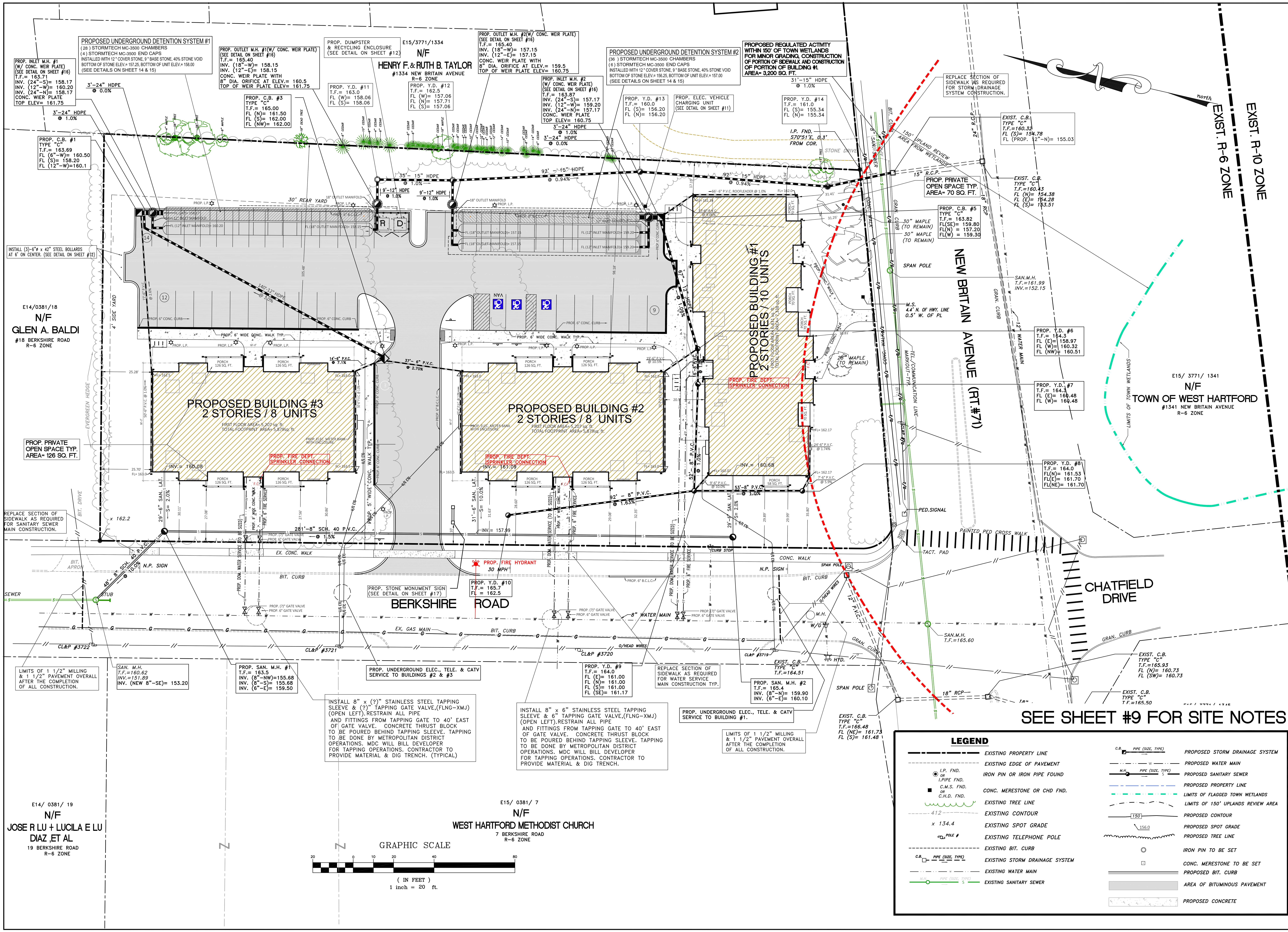

PROPOSED UNDERGROUND DETENTION SYSTEM #1
(28) STORMTECH MC-3500 CHAMBERS
(4) STORMTECH MC-3500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
BOTTOM OF STONE ELEV.= 157.25, BOTTOM OF UNIT ELEV.= 158.00
(SEE DETAILS ON SHEET 14 & 15)
PROP. INLET M.H. #1 (W/ CONC. WEIR PLATE) (SEE DETAIL ON SHEET #16) T.F.= 163.71 INV. (24"-S)= 158.17 INV. (12"-W)= 160.20 INV. (24"-N)= 158.17 CONC. WIER PLATE TOP ELEV= 161.75
PROP. OUTLET M.H. #1(W/ CONC. WEIR PLATE) (SEE DETAIL ON SHEET #16) T.F.= 165.40 INV. (18"-W)= 158.15 INV. (12"-E)= 158.15 CONC. WEIR PLATE WITH 8" DIA. ORIFICE AT ELEV.= 160.5 TOP OF WEIR PLATE ELEV= 161.75
PROP. C.B. #3 TYPE "C" T.F.= 165.00 FL (N)= 161.50 FL (S)= 162.00 FL (NW)= 162.00
PROP. DUMPSTER & RECYCLING ENCLOSURE (SEE DETAIL ON SHEET #12)
E15/3771/1334
N/F
HENRY F. & RUTH B. TAYLOR
#1334 NEW BRITAIN AVENUE
R-6 ZONE
PROP. Y.D. #11 T.F.= 163.0 FL (W)= 158.06 FL (S)= 158.06
PROP. Y.D. #12 T.F.= 162.5 FL (W)= 157.06 FL (N)= 157.71 FL (S)= 157.06
PROP. OUTLET M.H. #2(W/ CONC. WEIR PLATE) (SEE DETAIL ON SHEET #16) T.F.= 165.40 INV. (18"-W)= 157.15 INV. (12"-E)= 157.15 CONC. WEIR PLATE WITH 8" DIA. ORIFICE AT ELEV.= 159.5 TOP OF WEIR PLATE ELEV= 160.75
PROPOSED UNDERGROUND DETENTION SYSTEM #2
(36) STORMTECH MC-3500 CHAMBERS
(6) STORMTECH MC-3500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
BOTTOM OF STONE ELEV.= 156.25, BOTTOM OF UNIT ELEV.= 157.00
(SEE DETAILS ON SHEET 14 & 15)
PROP. INLET M.H. #2 (W/ CONC. WEIR PLATE) (SEE DETAIL ON SHEET #16) T.F.= 163.87 INV. (24"-S)= 157.17 INV. (12"-W)= 159.20 INV. (24"-N)= 157.17 CONC. WIER PLATE TOP ELEV= 160.75
PROP. Y.D. #13 T.F.= 160.0 FL (S)= 156.20 FL (N)= 156.20
PROP. ELEC. VEHICLE CHARGING UNIT (SEE DETAIL ON SHEET #11)
PROPOSED REGULATED ACTIVITY WITHIN 150' OF TOWN WETLANDS FOR MINOR GRADING, CONSTRUCTION OF PORTION OF SIDEWALK AND CONSTRUCTION OF PORTION OF BUILDING #1. AREA= 3,200 SQ. FT.
PROP. Y.D. #14 T.F.= 161.0 FL (S)= 155.34 FL (N)= 155.34
I.P. FND. S70°51'E, 0.3' FROM COR.
REPLACE SECTION OF SIDEWALK AS REQUIRED FOR STORM DRAINAGE SYSTEM CONSTRUCTION.
EXIST. C.B. TYPE "C" T.F.=160.32 FL (S)= 154.78 FL (PROP. 12"-N)= 155.03
EXIST. R-6 ZONE
EXIST. R-10 ZONE
north
PROP. C.B. #1 TYPE "C" T.F.= 163.69 FL (6"-W)= 160.50 FL (S)= 158.20 FL (12"-W)=160.1
INSTALL (3)-6"ø x 42" STEEL BOLLARDS AT 6' ON CENTER. (SEE DETAIL ON SHEET #12)
E14/0381/18
N/F
GLEN A. BALDI
#18 BERKSHIRE ROAD
R-6 ZONE
PROPOSED BUILDING #3
2 STORIES / 8 UNITS
FIRST FLOOR AREA= 5,207 sq. ft.
TOTAL FOOTPRINT AREA= 5,879sq. ft.
PROPOSED BUILDING #2
2 STORIES / 8 UNITS
FIRST FLOOR AREA= 5,207 sq. ft.
TOTAL FOOTPRINT AREA= 5,879sq. ft.
PROPOSED BUILDING #1
2 STORIES / 10 UNITS
FIRST FLOOR AREA= 6,431 sq. ft.
TOTAL FOOTPRINT AREA= 7,338 sq. ft.
PROP. FIRE DEPT. SPRINKLER CONNECTION
PROP. PRIVATE OPEN SPACE TYP. AREA= 126 SQ. FT.
PROP. PRIVATE OPEN SPACE TYP. AREA= 70 SQ. FT.
PROP. C.B. #5 TYPE "C" T.F.= 163.82 FL(SE)= 159.80 FL(N) = 157.20 FL(W) = 159.30
EXIST. C.B. TYPE "C" T.F.=160.43 FL (N)= 154.38 FL (E)= 154.28 FL (S)= 153.51
NEW BRITAIN AVENUE (RT.#71)
SAN.M.H. T.F.=161.99 INV.=152.15
M.S. 4.4' N. OF HWY. LINE 0.5' W. OF PL
PROP. Y.D. #6 T.F.= 164.3 FL (E)= 158.97 FL (W)= 160.32 FL (NW)= 160.51
PROP. Y.D. #7 T.F.= 164.3 FL (E)= 160.48 FL (W)= 160.48
PROP. Y.D. #8 T.F.= 164.0 FL(N)= 161.53 FL(E)= 161.70 FL(NE)= 161.70
E15/ 3771/ 1341
N/F
TOWN OF WEST HARTFORD
#1341 NEW BRITAIN AVENUE
R-6 ZONE
LIMITS OF TOWN WETLANDS
REPLACE SECTION OF SIDEWALK AS REQUIRED FOR SANITARY SEWER MAIN CONSTRUCTION.
281'-8" SCH. 40 P.V.C. @ 1.5%
48'-8" SCH. 40 P.V.C. @ 10.0%
PROP. FIRE HYDRANT 30 MPH
PROP. Y.D. #10 T.F.= 165.7 FL = 162.5
PROP. STONE MONUMENT SIGN (SEE DETAIL ON SHEET #17)
BERKSHIRE ROAD
CHATFIELD DRIVE
LIMITS OF 1 1/2" MILLING & 1 1/2" PAVEMENT OVERALL AFTER THE COMPLETION OF ALL CONSTRUCTION.
SAN. M.H. T.F.=160.62 INV.=151.89 INV. (NEW 8"-SE)= 153.20
PROP. SAN. M.H. #1 T.F.= 163.5 INV. (8"-NW)=155.68 INV. (8"-S)= 155.68 INV. (6"-E)= 159.50
PROP. UNDERGROUND ELEC., TELE. & CATV SERVICE TO BUILDINGS #2 & #3
PROP. Y.D. #9 T.F.= 164.0 FL (E)= 161.00 FL (N)= 161.00 FL (S)= 161.00 FL (SE)= 161.17
REPLACE SECTION OF SIDEWALK AS REQUIRED FOR WATER SERVICE MAIN CONSTRUCTION TYP.
EXIST. C.B. TYPE "C" T.F.=164.51
PROP. SAN. M.H. #2 T.F.= 165.4 INV. (8"-N)= 159.90 INV. (6"-E)= 160.10
PROP. UNDERGROUND ELEC., TELE. & CATV SERVICE TO BUILDING #1.
EXIST. C.B. TYPE "C" T.F.=166.48 FL (NE)= 161.73 FL (S)= 161.48
EXIST. C.B. TYPE "C" T.F.=165.93 FL (N)= 160.73 FL (SW)= 160.73
INSTALL 8" x (?)" STAINLESS STEEL TAPPING SLEEVE & (?)" TAPPING GATE VALVE,(FLNG-XMJ) (OPEN LEFT). RESTRAIN ALL PIPE AND FITTINGS FROM TAPPING GATE TO 40' EAST OF GATE VALVE. CONCRETE THRUST BLOCK TO BE POURED BEHIND TAPPING SLEEVE. TAPPING TO BE DONE BY METROPOLITAN DISTRICT OPERATIONS. MDC WILL BILL DEVELOPER FOR TAPPING OPERATIONS. CONTRACTOR TO PROVIDE MATERIAL & DIG TRENCH. (TYPICAL)
INSTALL 8" x 6" STAINLESS STEEL TAPPING SLEEVE & 6" TAPPING GATE VALVE,(FLNG-XMJ) (OPEN LEFT). RESTRAIN ALL PIPE AND FITTINGS FROM TAPPING GATE TO 40' EAST OF GATE VALVE. CONCRETE THRUST BLOCK TO BE POURED BEHIND TAPPING SLEEVE. TAPPING TO BE DONE BY METROPOLITAN DISTRICT OPERATIONS. MDC WILL BILL DEVELOPER FOR TAPPING OPERATIONS. CONTRACTOR TO PROVIDE MATERIAL & DIG TRENCH.
E14/ 0381/ 19
N/F
JOSE R LU + LUCILA E LU DIAZ ,ET AL
19 BERKSHIRE ROAD
R-6 ZONE
E15/ 0381/ 7
N/F
WEST HARTFORD METHODIST CHURCH
7 BERKSHIRE ROAD
R-6 ZONE
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SEE SHEET #9 FOR SITE NOTES

LEGEND

EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
IRON PIN OR IRON PIPE FOUND	PROPOSED SANITARY SEWER
CONC. MERESTONE OR CHD FND.	PROPOSED PROPERTY LINE
EXISTING TREE LINE	LIMITS OF FLAGGED TOWN WETLANDS
EXISTING CONTOUR	LIMITS OF 150' UPLANDS REVIEW AREA
EXISTING SPOT GRADE	PROPOSED CONTOUR
EXISTING TELEPHONE POLE	PROPOSED SPOT GRADE
EXISTING BIT. CURB	PROPOSED TREE LINE
EXISTING STORM DRAINAGE SYSTEM	IRON PIN TO BE SET
EXISTING WATER MAIN	CONC. MERESTONE TO BE SET
EXISTING SANITARY SEWER	PROPOSED BIT. CURB
	AREA OF BITUMINOUS PAVEMENT
	PROPOSED CONCRETE

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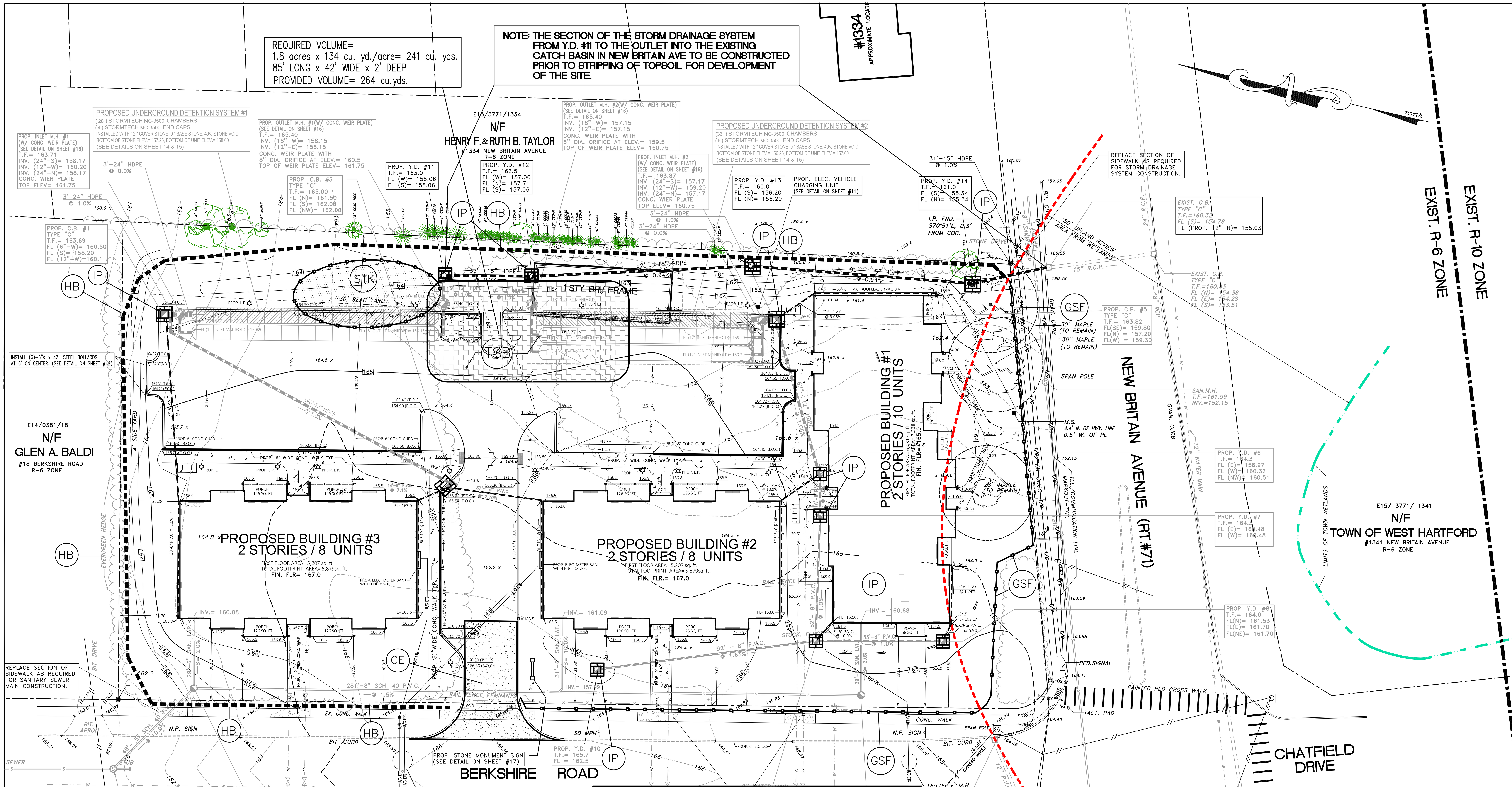

SEE SHEET #8 FOR SEDIMENT AND EROSION CONTROL NARRATIVE AND NOTES

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
TEMPORARY SEDIMENT TRAP (TST)	-DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.	-TURBID WATER -EXCESSIVE SEDIMENT ACCUMULATION -OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
TEMPORARY SEDIMENT BASIN (DETENTION BASIN) (SB/PST)	-INTERCEPT/RETAIN SEDIMENT DURING CONSTRUCTION. -PREVENT TRANSPORT AND DEPOSITION OF SEDIMENT OFF CONSTRUCTION SITE.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR GREATER. CLEAN OUT SEDIMENT WHEN ACCUMULATION EXCEEDS ½ OF THE WET STORAGE CAPACITY OR WHEN DEPTH OF AVAILABLE POOL IS REDUCED TO 18". PLACE STAKES OR OTHER MEANS TO INDICATE THE THRESHOLD ELEVATION FOR SEDIMENT CLEANOUT.	-TURBID WATER -EXCESSIVE SEDIMENT ACCUMULATION -OVERTOPPING EVIDENCE -EROSION OF EMBANKMENTS	TEMPORARY SEDIMENT BASINS THAT ARE NOT TO FUNCTION AS PERMANENT DETENTION BASINS MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
SILT FENCE (SF) (RELATED: IP/STK)	-INTERCEPT AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. -DECREASE VELOCITY OF SHEET FLOW. -PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	-PHYSICAL DAMAGE OR DECOMPOSITION -EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE -EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE. -REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
HAY BALES (HB)	-INTERCEPT AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. -DECREASE VELOCITY OF SHEET FLOW. -PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	-PHYSICAL DAMAGE OR DECOMPOSITION -EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE -EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE. -REPETITIVE FAILURE	HAY BALES MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
TEMPORARY DIVERSION BERM/SWALE (TBS) OR TEMPORARY SWALE (TSW) OR WATER BAR (WB)	-MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. -DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ON GOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	-PHYSICAL DAMAGE -EXCESSIVE SCOURING/EROSION -REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE)	-REDUCE THE TRACKING OF SEDIMENT OFF-SITE ON TO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	-SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	-PROHIBIT SILT IN CONSTRUCTION RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	-RIPPED BAG -FAILED HAY BALES/SILT FENCE -SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	-RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED AND REDUCE WATER TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	-EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS -FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION (DC)	-TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. PERIODICALLY MOISTEN UNPAVED TRAVEL WAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST.

EROSION LEGEND

GSF	SEDIMENT FILTER FENCE
HB	STAKED HAY BALE
CE	CONSTRUCTION ENTRANCE
ECB	EROSION CONTROL BLANKET NORTH AMERICAN GREEN S125 ALONG FRONT SLOPE AND SOUTH SLOPES. BLANKETS SHALL BE MONITORED ON A CASE BY CASE BASIS. DEPENDING ON TIME OF YEAR ALTERNATE STABILIZATION PRACTICES MAY BE ACCEPTABLE.
STK	TEMPORARY SOIL STOCKPILE – SURROUNDED BY SEDIMENT FILTER FENCE
SCD	STONE CHECK DAM
IP	INLET PROTECTION (ALL CATCH BASINS AND YARD DRAINS)
TST	TEMPORARY SEDIMENT TRAP TO BE CONSTRUCTED PRIOR TO MASS EXCAVATION. CLEAN WHEN SEDIMENT DEPTH EQUALS 12"
WB	WATER BAR
DB	TEMPORARY DIVERSION BERM

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- x 134.4 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- EXISTING WATER MAIN
- M.H. PIPE (SIZE, TYPE) — EXISTING SANITARY SEWER
- C.B. PIPE (SIZE, TYPE) — PROPOSED STORM DRAINAGE SYSTEM
- PROPOSED WATER MAIN
- M.H. PIPE (SIZE, TYPE) — PROPOSED SANITARY SEWER
- PROPOSED PROPERTY LINE
- LIMITS OF FLAGGED TOWN WETLANDS
- LIMITS OF 150' UPLANDS REVIEW AREA
- 150 — PROPOSED CONTOUR
- 156.0 — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- IRON PIN TO BE SET
- CONC. MERESTONE TO BE SET
- PROPOSED BIT. CURB
- AREA OF BITUMINOUS PAVEMENT
- PROPOSED CONCRETE

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EROSION AND SEDIMENT CONTROL PLAN

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND THE WETLAND AREA FROM SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF CONTROLS PRIOR TO THE PROJECT CONSTRUCTION BEGINNING.

PROJECT OVERVIEW:

This project will consist of the development of a property located at the northeasterly corner of the intersection of New Britain Avenue and Berkshire Road.T he development of this site will consist of the development of 3 muilt-family apartment buildings with a total of 26 - 1 & 2 bedroom residential living units. The total building footprint area for the development will be 19,096 sq. ft. Associated with the development of these new buildings, a parking lot will be constructed to accommodate 51 vehicles. These parking spaces will located to the rear of the buildings. The Access to this parking lot will be through a new driveway to be constructed off of Berkshire Road

The proposed buildings are proposed to be serviced by public sewers and public water supply. All other utilities such as electric, telephone, cable & natural gas service will be provided by the existing services adjacent to the project site and shall be located underground. More detailed design information regarding the proposed utilities can be obtained from the site plans.
The storm water management system for this site has been designed utilizing Best Management Practices (BMPs) to provide water quality measures, while attenuating peak flows to prevent increases in the predevelopment runoff rates to the wetlands areas and watercourses to the north and south of this site. The overall storm water management system will use a stormwater wetlands and pond, along with several other water quality measures before discharging storm water to the receiving watercourse. The goal of the storm water management design is to provide removal of total suspended solids while attenuating the post development peak runoff rates.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SEPT. 2020 WITH COMPLETION ANTICIPATED MARCH 2022. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITY.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE DIRECTOR OF PUBLIC WORKS, INLAND WETLANDS AGENCY AND/OR SITE ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT TOWN OF WEST HARTFORD AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CLEARING, DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
   A PRE-CONSTRUCTION MEETING WITH LOCAL AND/OR STATE OFFICIALS NEEDS TO BE HELD PRIOR TO THE START OF CONSTRUCTION
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF WEST HARTFORD WETLANDS AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE & HAY BALE SEDIMENT BARRIERS.
3. CONSTRUCT TRACKING PADS AT ENTRANCES AND WRAP FILTER FABRIC AROUND GRATE OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT TRAPS AND INSTALL SEDIMENT BASINS IN REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCK PILE CHIPS. STRIP AND STOCKPILE TOPSOIL.
5. INSTALL ADDITIONAL SILT FENCE AS REQUIRED, CONSTRUCT TEMPORARY DIVERSION BERMS AND AND SEDIMENT TRAPS.
6. CONTINUE EARTHWORK. CONSTRUCT FILL SLOPE. INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED. TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
7. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
8. ROUGH GRADING.
9. INSTALLATION OF STORM DRAINAGE.
10. FOUNDATION CONSTRUCTION. BEGIN SUPERSTRUCTURE.
11. REMOVE SEDIMENT FROM BEHIND SILT FENCES, AND FROM SEDIMENTATION BASINS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
12. INSTALL SANITARY LATERAL, WATER SERVICE AND ALL OTHER UTILITIES. COMPLETE STORM SEWERS.
13. INSTALL SITE LIGHTING, LOADING DOCK AND TRASH ENCLOSURE.
14. FINISH GRADING AND CONSTRUCT PARKING AREA SUBGRADE.
15. CONSTRUCT OUTDOOR DISPLAY AREA AND SIDEWALKS.
16. PAVING OF PARKING AREAS AND DRIVEWAYS
17. FINAL GRADING OF SLOPE AREAS.
18. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 11 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
19. CONSTRUCT STORM WATER QUALITY BASIN AND FINAL OUTLET.
20. LANDSCAPE ISLANDS AND PERIMETER AREAS. INSTALL SIGNING AND PAVEMENT MARKINGS.
21. UPON DIRECTION OF THE TOWN OF WEST HARTFORD AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

SEQUENCE OF OPERATIONS
OPERATION I – CLEARING AND GRUBBING

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAPS AND ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH OPERATION II UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING OPERATION I, SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL STRUCTURES.

OPERATION II – ROUGH GRADING

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE SITE PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

OPERATION III – FILLING

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL STRUCTURES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN CONTRACT SPECIFICATIONS.
3. AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE BASINS.

OPERATION IV – PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION.

1. STAKED SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES.

OPERATION V – FINAL GRADING AND PAVING

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS DISCUSSED IN OPERATION IV.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES HAVE BEEN INSTALLED.
4. CONSTRUCT PAVEMENT, PLACE TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING.
5. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OR GOVERNING WETLAND AGENCY.

SEQUENCE FOR INSTALLATION OF SOIL EROSION & SEDIMENTATION CONTROL MEASURES

PHASE 1
1. ERECT SILTATION FENCES, SEDIMENT TRAPS, DIVERSION DITCHES, AND ANTI-TRACKING PAD.
2. STRIP TOPSOIL AND STOCKPILE.
3. PERFORM CLEARING AND GRUBBING ACTIVITIES, AND DEMOLITION.
4. STABILIZE STOCK PILE.

PHASE 2
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. ROUGH GRADING.

PHASE 3
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. PERFORM FILLING ACTIVITIES.

PHASE 4
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. CONSTRUCT DRAINAGE STRUCTURES. CONSTRUCT DIVERSION BERMS, RIP RAPPED LINED DITCHES AND SEDIMENTATION BASINS.

PHASE 5
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. PERFORM FINAL GRADING AND PAVING.

PHASE 6
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. RESPREAD TOPSOIL.
3. LIME, FERTILIZE, AND SEED.
4. MULCH.
5. FINAL COVER.

PHASE 7
1. MAINTAIN SILTATION FENCES UNTIL COVER IS COMPLETELY STABILIZED.
2. PERFORM FINAL INSPECTION.
3. REMOVE SILTATION FENCES, CLEAN, AND RESTORE ALL AREAS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SEDIMENT TRAPS/BASINS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY DEEP, LOCAL AUTHORITIES OR ENGINEER.
B. ALL PONDS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM PONDS WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS.

EROSION AND SEDIMENT CONTROL PLAN
1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CATCH BASINS WILL BE PROTECTED WITH SILT SACKS OR SHAY BALES THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. 47 PRATT STREET, LLC IS THE PERMITEE RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE WEST HARTFORD WETLANDS ENFORCEMENT OFFICER OR GOVERNING AUTHORITY OF THE TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

EROSION AND SEDIMENT CONTROL PLAN SEDIMENT AND EROSION CONTROL NOTES

1. THE DRAWING IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER PLANS FOR APPROPRIATE INFORMATION.
2. 47 PRATT STREET, LLC IS THE PERMITEE RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF WEST HARTFORD. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
4. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, TOWN OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
5. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM, OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
6. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
7. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE FOR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 2 MONTHS.
11. SEDIMENTATION BASINS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
12. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A, 430B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
13. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
14. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
15. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY SITE ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT.
17. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL.
18. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM SEWERS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
19. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION PIPE SYSTEM OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED AND BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
20. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDES WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
21. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON SITE IN NON-WETLANDS AREAS..
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY.
23. THE PARTY RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL MEASURES IS:
    47 PRATT STREET, LLC
    55 AIRPORT ROAD
    HARTFORD, CT 06114
    PHONE: 860-296-8025.
24. IF WIND EROSION OCCURS, THEN GROUND SHALL BE COVERED WITH CALCIUM CHLORIDE OR WATER TRACK APPLICATIONS AS REQUIRED TO CORRECT THE PROBLEM.

SCALE: N.T.S | CHECKED BY: J.P.
DATE: APRIL 13, 2018 | DRAWN BY: J.P.C.
JOB No.: 2815 | ACAD FILE: 2815-ES-NOTES
SHEET: 8 OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TWON COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
JUNE 30, 2020 REV. BLDG. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF WEST HARTFORD, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

3. REFER TO OTHER PLANS, DETAILS AND NOTES FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFORMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL NOTES ON SHEET 8.

6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS.

7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OR PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

11. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

12. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

13. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.

15. PAVEMENT MARKING KEY:

4" SYDL	4' SOLID YELLOW DOUBLE LINE
4" SYL	4' SOLID YELLOW LINE
4" SWL	4" SOLID WHITE LINE
12" SWSB	12" SOLID WHITE STOP BAR
4" BWL	4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

16. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4' SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

17. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.

18. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

19. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

20. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS..

21. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

22. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPELLED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1(800)922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

23. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIGN PAVEMENT MARKINGS ARE INDICATED.

24. CT DOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK.

25. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE.

26. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

28. THESE PLANS ARE FOR PERMITTING.

29. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

30. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.IR.M. PANEL NUMBER 518 OF 675, MAP #09003C0518F, EFFECTIVE DATE SEPT. 08, 2008

31. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CT DOT SPECIFICATIONS.

32. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN FIRE MARSHAL.

38. THE APPLICANT WILL PROVIDE AND MAINTAIN ADEQUATE SIGHT DISTANCES AT ALL DRIVEWAY INTERSECTIONS. CURRENT STATE OF CONNECTICUT HIGHWAY DESIGN STANDARDS WILL APPLY TO REQUIRED SIGHT DISTANCES.

39. THE APPLICANT WILL REGISTER BUILDING ALARMS PER TOWN ORDINANCE.

40. THE APPLICANT WILL CONTROL DUST AND DEBRIS ON THE SURROUNDING ROADWAYS DURING CONSTRUCTION. PROPER SAFETY PRECAUTIONS AND EQUIPMENT ARE TO BE UTILIZED WHEN WORKING ON PUBLIC ROADWAYS AND ARE THE APPLICANT'S RESPONSIBILITY TO PROVIDE.

41. THE APPLICANT WILL OBTAIN A CONNECTICUT DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT FOR ANY WORK DONE IN THE STATE RIGHT OF WAY.

42. THE APPLICANT MUST COMPLY WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION STIPULATIONS/REGULATIONS WHEN APPLICABLE.

43. ALL DISTURBED PAVEMENT MARKINGS MUST BE REPLACED WITH POXY PAINT.

GRADING AND DRAINAGE NOTES

GRADING GENERAL NOTES:

1. SEE THIS PLAN SHEET FOR ADDITIONAL SITE PLAN AND GENERAL NOTES.

2. THE GRADING AND DRAINAGE PLAN IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE MEP DRAWINGS FOR BUILDING CONNECTION LOCATIONS AND DETAILS.

3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.

4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITIES REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.

7. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE DESIGN OR TOWN ENGINEER AFTER SUBGRADE IS ROUGH GRADED, AS APPROVED BY THE WEST HARTFORD TOWN STAFF.

9. VERTICAL DATUM IS NVGD 1988.

10. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF WEST HARTFORD AGENT PRIOR TO THE START OF WORK ON THE SITE.

11. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION SERVICE WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

12. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK STORM DRAINAGE AND UTILITY WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE STATED IN THE PROJECT MANUAL SPECIFICATIONS. ALL FILL MATERIALS UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 12" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 3 +/- PERCENT OF OPTIMUM MOISTURE CONTENT.

13. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF WEST HARTFORD AUTHORITY AND STATE OF CONNECTICUT.

14. ALL CONSTRUCTION SHALL COMPLY WITH THE LOCAL MUNICIPALITY'S STANDARDS AND STATE OF CONNECTICUT'S DOT SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.

PRODUCT NOTES:

1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.

2. POLY VINYL CHLORIDE PIPE (PVCP) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

3. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.

4. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

5. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF ASSHTO M294, TYPE PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTOS. M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.

6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.

2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

5. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY Y OR RESPONSIBILITY.

6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-(800)-922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

8. IF PLANS AND OR SPECIFICATIONS AR IN CONFLICT, THE MOST EFFECTIVE SHALL APPLY AS DETERMINED BY A LICENSED PROFESSIONAL AND APPROVED BY TOWN STAFF.

9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.

10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

11. CONTRACTOR'S TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

12. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

13. A PERMIT FROM THE STATE OF CONNECTICUT DOT IS REQUIRED TO OUTLET INTO THEIR STORM DRAINAGE FACILITY

UTILITIES NOTES

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.

2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

3. THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND TOWN STAFF REVIEW.

6. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND TOWN STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER, TOWN OF WEST HARTFORD PUBLIC WORKS DEPARTMENT AND THE MDC.

7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, REALLOCATIONS, INSPECTIONS, AND DEMOLITION.

8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED THE SITE CONTRACTOR SHALL INSTALL TEMPORARY OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

10. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED.

11. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.

12. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 12" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.

13. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS FOR UTILITY CONNECTIONS.

14. UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE MEP DRAWINGS AND CONSTRUCTION MANAGER.

15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.

16. A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASEMENT.

17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.

18. MANHOLE RIMS SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.

19. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.

20. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAL/ELECTRICAL CONTRACTOR.

21. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER.

22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 1-(800)-922-4455 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AN OVERHEAD UTILITY LOCATIONS.

23. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY COMPANIES AND THE TOWN OR WEST HARTFORD FOR WORK TO BE PERFORMED BY UTILITY COMPANIES OR BY THE TOWN OF WEST HARTFORD. THE CONTRACTOR SHALL PAY ALL UTILITY FEES AND REPAIR PAVEMENTS AS NECESSARY.

24. ELECTRIC, AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE CL&P #3719 FOR BUILDING #1 AND CL&P #3721 FOR BUILDINGS #2 & #3. THE CONTRACTOR SHALL INSTALL AND BACKFILL TWO 4" PVC CONDUITS FOR TELEPHONE & CATV SERVICE, FOUR 4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY ER BUILDING. THE PCV CONDUITS SHALL BE PER ELECTRICAL PLANS (SCHEDULE 80N UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 1" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC COMPANY, AND PHONE COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.

25. ALL WATER LINES TO HAVE A MINIMUM COVER OF 54-INCHES. ALL LINES SHALL BE BEDDED IN 6" SAND AND BACKFILLED WITH 12" SAND.

26. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH, APPLICABLE TOWN OF WEST HARTFORD SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS.

27. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.

28. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY CONNECTIONS TO EXISTING ABUTTING HOUSES WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY PROVIDER AND GOVERNING AUTHORITIES.

29. ANY EXISTING POTABLE WATER WELLS AND SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OR ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.

30. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE SITE ENGINEER AND ALLOWED BY THE TOWN ENGINEER OR BY GOVERNING AUTHORITY.

POST CONSTRUCTION STORM WATER POLLUTION PLAN

RESPONSIBLE PARTIES AND STORMWATER MANAGEMENT SYSTEM OWNER: 47 PRATT STREET, LLC
55 AIRPORT ROAD
HARTFORD, CT 06114
PHONE: 860-296-8025.

THE FOLLOWING PROCEDURES WILL BE IMPLEMENTED CONTINUALLY BY THE OWNER:

1. PAVEMENT SWEEPING: PARKING LOTS AND DRIVES SHALL BE SWEPT A MINIMUM OF TWICE A YEAR (SPRING AND Fall

2. CATCH BASIN SUMPS: CATCH BASIN SUMPS SHALL BE INSPECTED ON A REGULAR BASIS (AT LEAST TWICE PER YEAR) AND SEDIMENT WILL BE REMOVED AS NECESSARY (A MINIMUM OF ONCE A YEAR TO ENSURE FUNCTIONING OF THE SYSTEM, UTILIZING A VACUUM TRUCK)

3. THE COLLECTION SYSTEM PIPES SHALL BE AT SIX-MONTH INTERVALS. REGULAR MAINTENANCE INCLUDES THE FOLLOWING ITEMS:
   - INSPECTION OF THE OUTLET TO ENSURE THEY ARE NOT BLOCKED.
   - CHECKING THE OUTLETS FROM THE DRAINAGE SYSTEM IS CLEAR AND NOT ERODING.
   - REMOVING PAPER AND DEBRIS FROM INSIDE THE BASIN.

4. THE SEDIMENT FOREBAY SHALL BE INSPECTED A MINIMUM OF EVERY SIX MONTHS IN THE MONTHS OF APRIL AND OCTOBER. IF TRASH, DEBRIS, SEDIMENT DEPOSITS, ECT. SHALL BE NOTED AND ANY DEPOSITS FOUND TO BE 4 INCHES OR MORE, AS MEASURED FROM THE BOTTOM OF THE FOREBAY SHALL BE CLEANED AND REMOVED. ANY DEBRIS OR TRASH, ECT. SHALL BE REMOVED DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. BARE AREAS SHALL BE SEEDED.

5. STORMWATER QUALITY BASINS SAHLL BE MAINTAINED AS SPECIFIED IN "LONG TEM MAINTENCE NOTES" ON SHEETS 15, 16 & 17 OF THESE PLANS.

6. LANDSCAPING: LANDSCAPED AREAS WILL BE MAINTAINED. NORMAL LANDSCAPING MAINTENANCE WILL CONSIST OF PRUNING, MULCHING, PLANTING MOWING LAWNS, RAKING LEAVES, ECT.. USE OF FERTILIZERS AND PESTICIDE WILL BE CONTROLLED AND LIMITED TO MINIMAL AMOUNTS NECESSARY FOR HEALTHY LANDSCAPE MAINTENANCE. THE LAWN AREAS, ONCE ESTABLISHED, WILL BE MAINTAINED AT A TYPICAL HEIGHT OF 3 1/2". THIS WILL ALLOW THE THE GRASS TO BE MAINTAINED WITH A MINIMAL IMPACT FROM WEEDS AND/OR PEST. THE NORTHERLY) SLOPE AREAS WILL BE MAINTAINED AS A MEADOW OR ALLOWED TO REVERT BACK TO WOODLANDS. PESTICIDE WILL ONLY BE USED AS A CONTROL METHOD WHEN A PROBLEM HAS BEEN IDENTIFIED AND OTHER NATURAL CONTROL METHODS ARE NOT SUCCESSFUL. ALL PESTICIDE APPLICATION SHALL BE BY LICENSED APPLICATORS, WHERE NECESSARY. TOPSOIL, BRUSH, LEAVES, CHIPPINGS, MULCH, EQUIPMENT, AND OTHER MATERIALS SHALL BE STORED OFF SITE.

7. MAINTAIN EXISTING NATIVE VEGETATION: EXISTING VEGETATION ALONG THE EASTERLY EDGE OF THE DEVELOPMENT, ADJACENT TO THE WETLANDS SHALL REMAIN IN ITS NATIVE CONDITIONS NO CLEARING, GRADING, STOCKPILING, STORAGE, OR DEVELOPMENT WILL OCCUR IN THESE AREAS WITHOUT PRIOR APPROVAL FROM THE APPROPRIATE AGENCIES.

8. TRASH COLLECTION: ALL TRASH WILL BE CONTAINED IN DUMPSTERS. ALL DUMPSTERS WILL BE EQUIPPED WITH COVERS. ALL TRASH WILL BE COLLECTED ON A REGULAR BASIS AND DISPOSED OF LEGALLY OFF-SITE.

9. OUTDOOR STORAGE: THERE WILL BE NO OUTDOOR OF HAZARDOUS CHEMICALS, FERTILIZER, PESTICIDES, OR HERBICIDE'S ANYWHERE AT THE FACILITY.

10. THE OWNER SHALL BE KEEP AN ON-SITE LOG OF STORMWATER MAINTENANCE MEASURES PERFORMED AND DATES THEY WERE IMPLEMENTED. THIS LOG BOOK SHALL BE AVAILABLE FOR THE TOWN OF WEST HARTFORD INSPECTION.

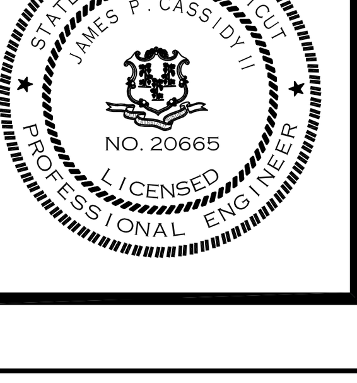
11. ORGANIC FERTILIZERS ARE ONLY ALLOWED TO BE USED IN LANDSCAPED AND LAWN WITHIN 100' UPLAND REVIEW AREAS FROM WETLANDS.

SCALE: N.T.S | CHECKED BY: J.P.
DATE: APRIL 13, 2018 | DRAWN BY: J.P.C.
JOB No.: 2815 | ACAD FILE: 2815-GEN-NOTES
SHEET: 9 OF: 17

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 02, 2018 PER TWON COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
JUNE 30, 2020 REV. BLDG.. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
35 COLD SPRING ROAD,
SOUTHWAY EXECUTIVE PARK , UNIT #511
ROCKY HILL, CONNECTICUT

GENERAL NOTES
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT



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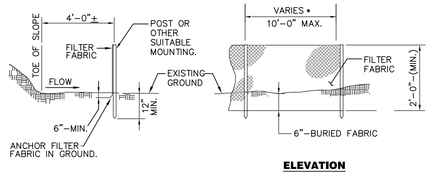


SECTION **ELEVATION**

NOTE:
* POST SPACING AND EMBEDMENT VARIES BASED ON THE MANUFACTURERS REQUIREMENTS.

SILT FENCE
NO SCALE

MAINTENANCE OF SILT FENCE

INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS. WHEN USED FOR DEWATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR, IF ROOM ALLOWS, INSTALL A SECONDARY SEDIMENT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE EXISTING FENCE.

REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE"

(A) THE FENCE HAS BEEN OVER TOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,

(B) THE FENCE HAS BEEN MOVED OUT OF POSITION (KNOCKED OVER), OR

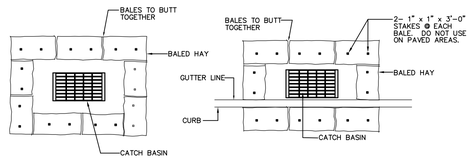
(C) THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATION FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (e.g. TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS, STONE BARRIERS) ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE FENCE.

MAINTAIN THE FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.

AFTER THE CONTRIBUTING AREA IS STABILIZED DETERMINE IF SEDIMENT CONTAINED BY THE SILT FENCE REQUIRES REMOVAL OR REGRADING AND STABILIZATION. IF THE DEPTH IS GREATER THAN OR EQUAL TO 6 INCHES, REGRADING OR REMOVAL OF THE ACCUMULATED SEDIMENT IS REQUIRED. NO REMOVAL OR REGRADING IS REQUIRED IF SEDIMENT DEPTH IS LESS THAN 6 INCHES.

REMOVE THE FENCE BY PULLING UP THE SUPPORT POSTS AND CUTTING THE GEOTEXTILE AT GROUND LEVEL. REGRADE OR REMOVE SEDIMENT AS NEEDED, AND STABILIZE DISTURBED SOILS.



CATCH BASIN WITHOUT CURB **CATCH BASIM WITH CURB**

SEDIMENTATION CONTROL BALES
NO SCALE

MAINTENANCE OF HAY BALE CHECK DAM

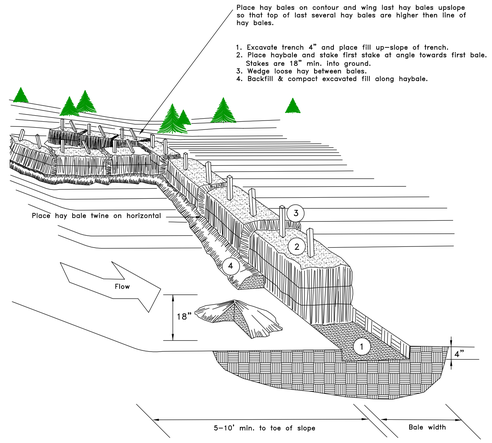
INSPECT THE HAY BALE CHECK DAM AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. FOR DE WATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE THE BARRIER BECAUSE:

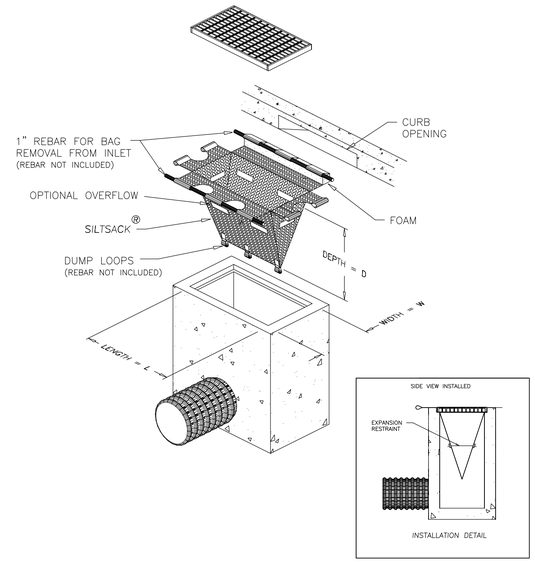
A) THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT, OR BYPASSED BY RUNOFF WATER
B) THE BARRIER HAS BEEN MOVED OUT OF POSITION.
C) THE HAY BALES HAVE DETERIORATED.

WHEN REPETITIVE FAILURE OCCUR AT THE SAME LOCATION REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE HAY BALE BARRIER.

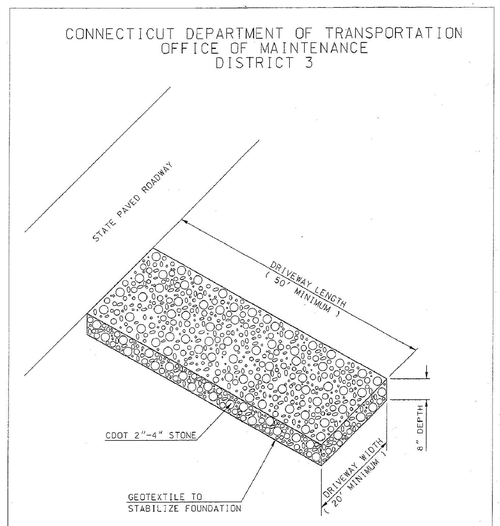
MAINTAIN HAY BALE BARRIER UNTIL CONTRIBUTING AREA IS STABILIZED. AFTER UPSLOPE AREAS HAVE BEEN STABILIZED PULL THE STAKES OUT OF THE HAYBALES. UNLESS OTHERWISE REQUIRED NO REMOVAL OF OR REGRADING OF ACCUMULATED SEDIMENT IS NECESSARY. THE HAY BALES MAY THEN BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER.



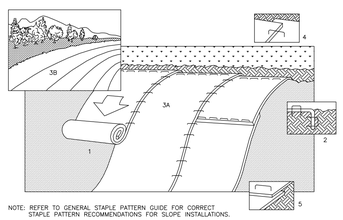
TOE OF SLOPE HAY BALE BARRIER
NO SCALE



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR
NO SCALE



SLOPE INSTALLATION

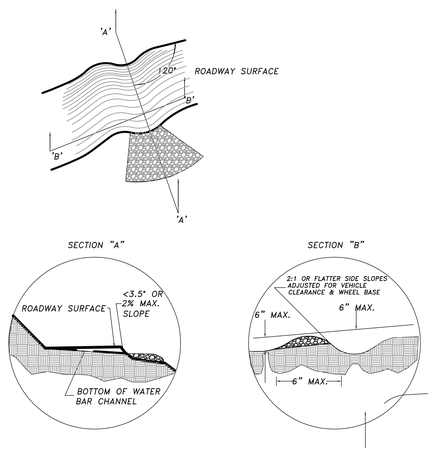


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

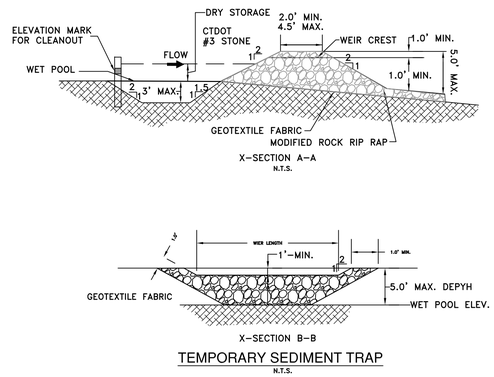
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040

NORTH AMERICAN GREEN



WATER BAR DETAIL
(N.T.S.)



TEMPORARY SEDIMENT TRAP
N.T.S.

SCALE: N.T.S. | CHECKED BY: J.P.
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JOB No.: 2815 | ACAD FILE: 2815-DET

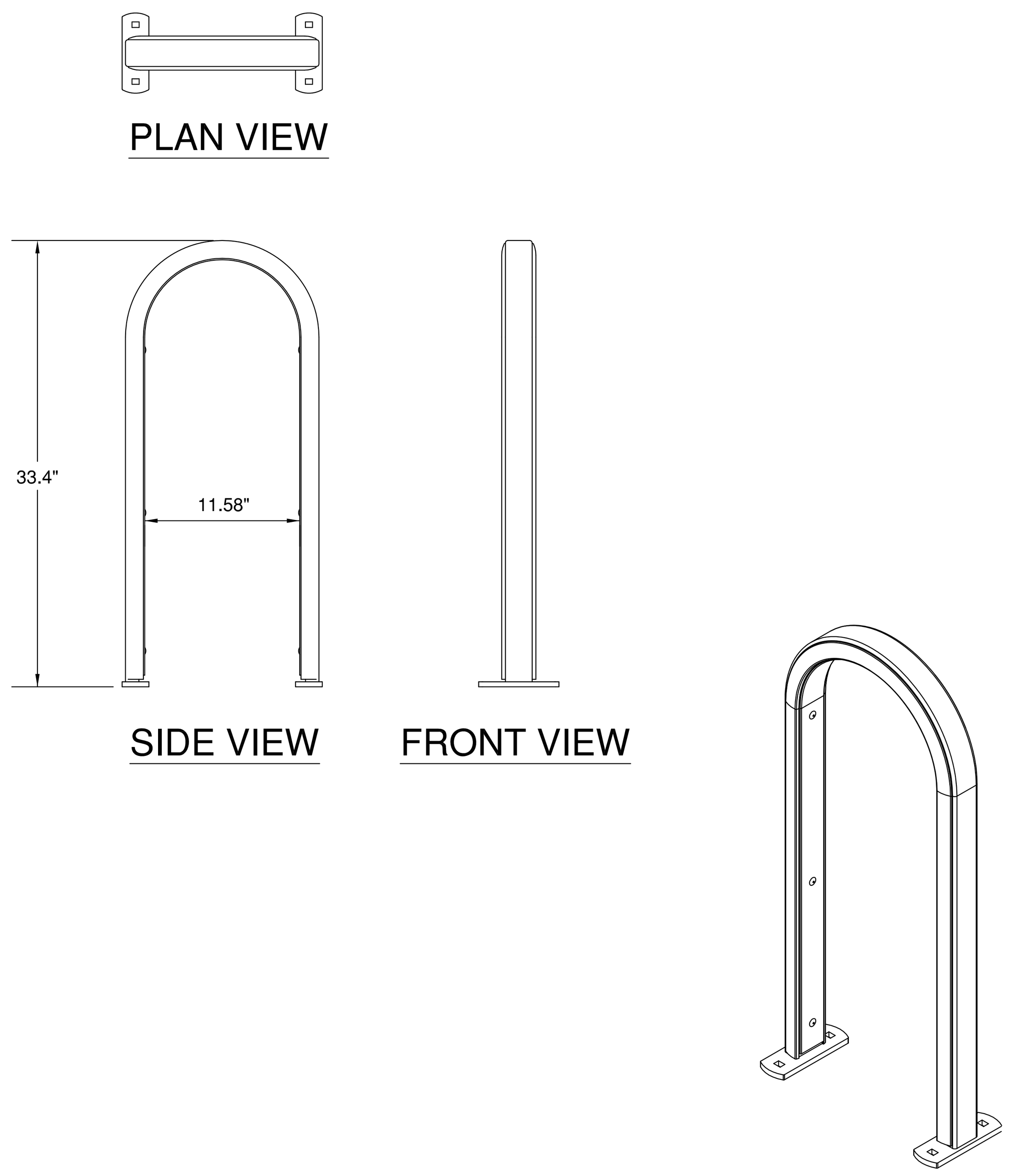
SHEET: 10 OF: 17

REVISIONS:
JUNE 01, 2018 REVISED PER TOWN COMMENTS
JUNE 01, 2018 PER TOWN COMMENTS DATED JUNE 01, 2018
JUNE 29, 2020 REVISED PER TOWN COMMENTS DATED JUNE 29, 2020
JUNE 30, 2020 REV. BLDG. #1 & #2 LOCATION & FOOTPRINT AND BLDG. #7 FOOTPRINT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

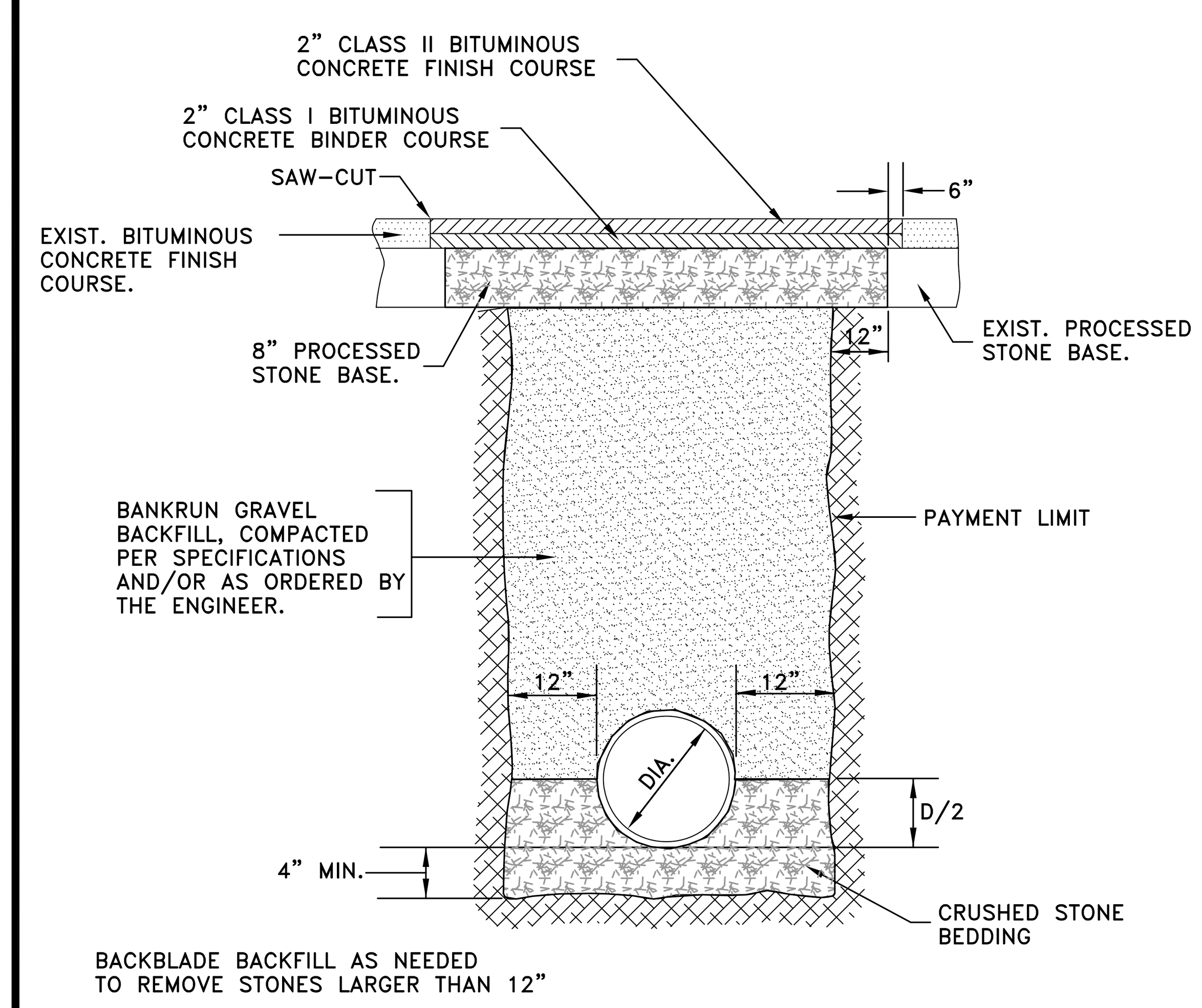
SITE DETAILS
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER



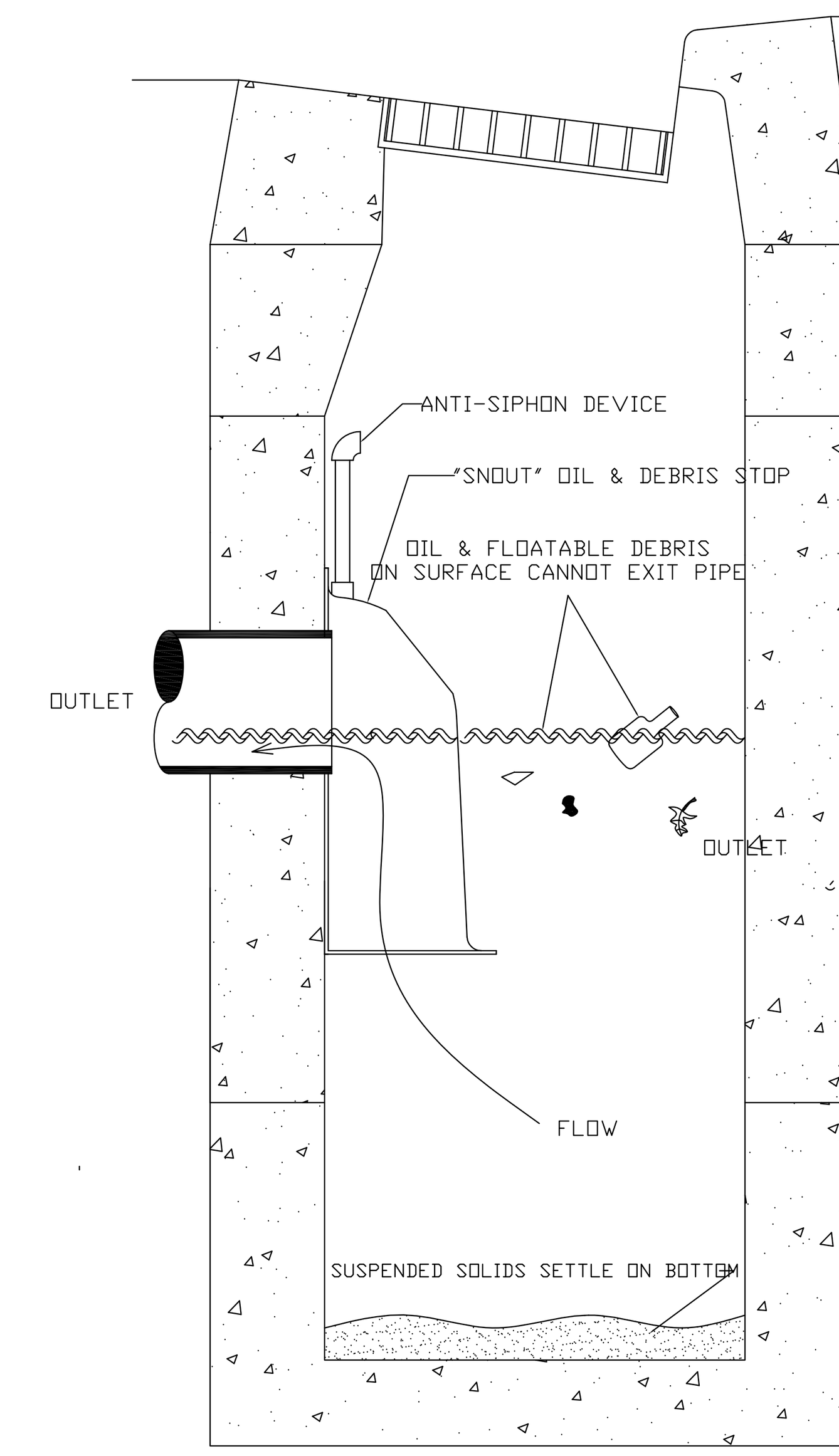
"SPORTWORKS - Westport No Scratch"
INVERTED "U" SURFACE MOUNT BIKE RACK

NOT TO SCALE



TYPICAL STORM TRENCH
CROSS SECTION

N.T.S.

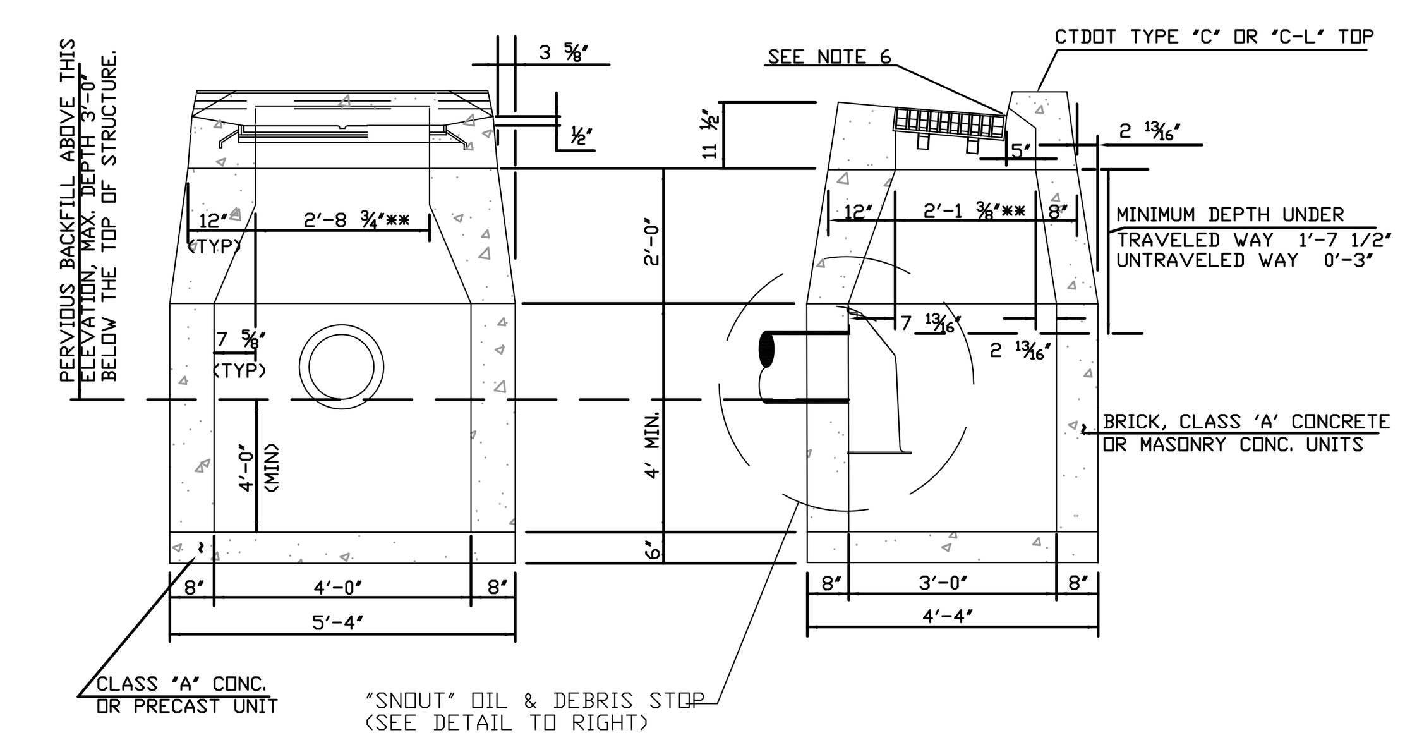


SNOUT CATCH BASIN
INSTALLATION
(TYPICAL)

POST CONSTRUCTION STORM WATER POLLUTION MAINTENANCE

RESPONSIBLE PARTIES AND STORMWATER MANAGEMENT SYSTEM OWNER: 47 PRATT STREET, LLC
55 AIRPORT ROAD
HARTFORD, CT 06114
PHONE: 860-296-8025

CATCH BASINS: CATCH BASINS SHALL BE INSPECTED ON A REGULAR BASIS (AT LEAST TWICE PER YEAR) AND ANY SEDIMENT, OILS & FLOATABLES WILL BE REMOVED AS NECESSARY (A MINIMUM OF ONCE A YEAR TO ENSURE FUNCTIONING OF THE SYSTEM, UTILIZING A VACUUM TRUCK)



NOTES:

1) WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS SHALL REMAIN THE SAME.

2) PROVIDE DRAINAGE OPENING IN EACH WALL AT LOWEST INVERT ELEVATION.

3) WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL SHALL BE 3". NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED BY **.

4) PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED, AS DESCRIBED IN THE STANDARD SPECIFICATIONS.

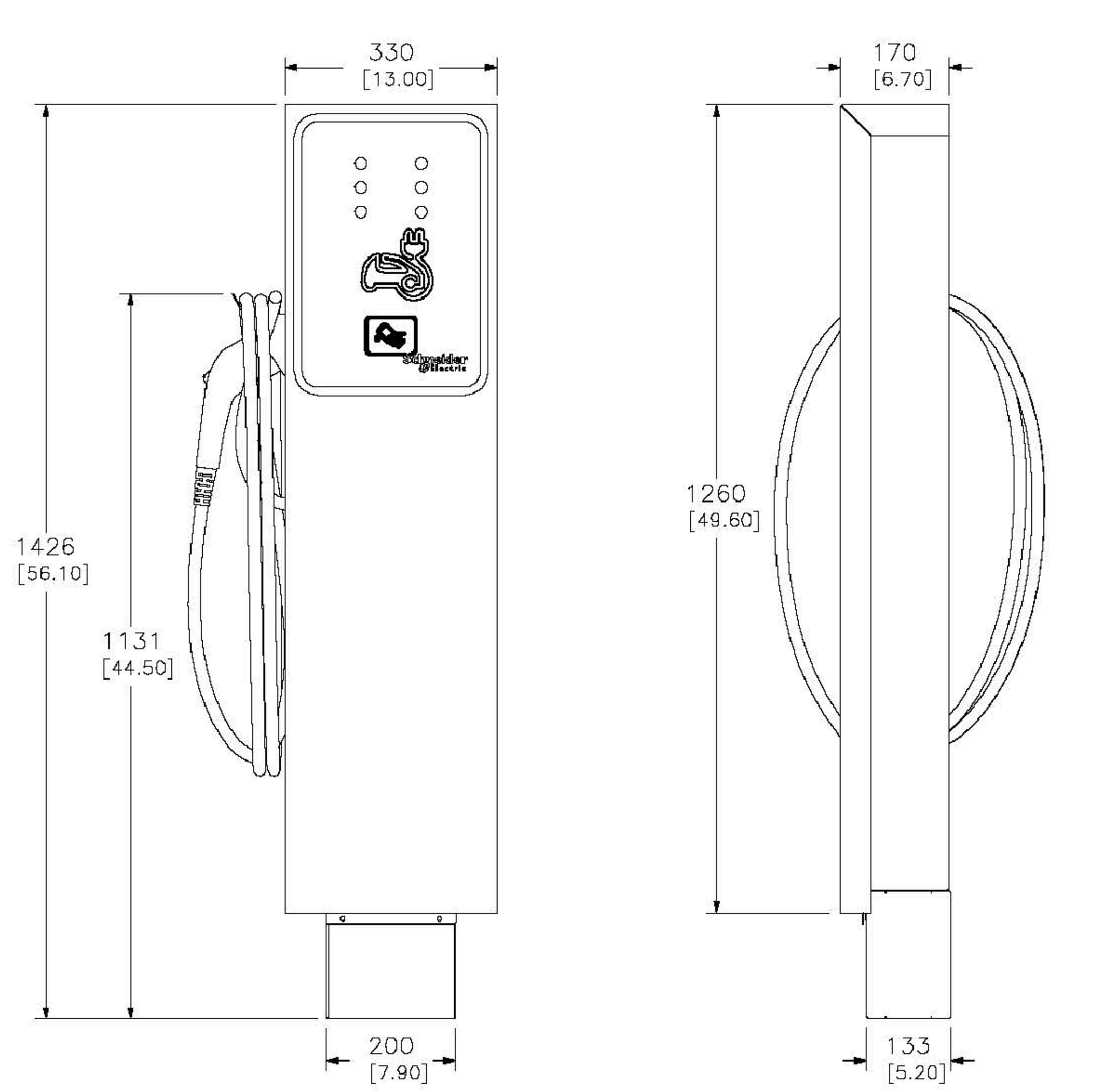
5) WHERE PRECAST CONCRETE UNIT IS USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

6) TOP OF FRAME ELEVATION SHALL BE DEPRESSED 1" BELOW NORMAL GUTTER GRADE.

7) PROVIDE 6"(MIN.) GRANULAR FILL UNDER STRUCTURE TO REPLACE UNSUITABLE MATERIAL.

TYPICAL CATCH BASIN

NOT TO SCALE



POWER SPECIFICATIONS (EACH CHARGING UNIT)	
	208-240VAC, 30A, SINGLE PHASE, 60HZ
INPUT POWER CONNECTION	LINE 1, LINE 2, AND GROUND
FEEDER CIRCUIT BREAKER	2-POLE, 40A, NON-GFCI TYPE
OUTPUT POWER	208-240VAC
PHYSICAL SPECIFICATIONS	
ENCLOUSRE TYPE	TYPE 3R
ENCLOSURE MOUNTING	PEDESTAL
CABLE TYPE	SAE J1772
CABLE LENGTH	18 FT (5.5M)
CABLE MANAGEMENT	NON-RETRACTABLE, INTEGRAL WITH THE ENCLOSURE
UNIT OPTIONS	SINGLE UNIT (PEDESTAL-MOUNT)
USER INTERFACE	
POWER AVAILABLE	STATUS INDICATOR
CHARGING	BLINKING BLUE INDICATOR
SYSTEM DETECTED FAULT	RED STATUS INDICATOR
AUTHENTICATION	
TYPE	NON-NETWORKED RFID AUTHENTICATION CARD
PROGRAMMING	RADIO FREQUENCY REMOTE CONTROL
PROTECTION	
GROUND FAULT PROTECTION	INTEGRAL, CCID 20mA, AUTO RESET
GROUND FAULT PROTECTION SYSTEM TEST	AUTOMATIC AT THE BEGINNING OF EACH CHARGE CYCLE
ENVIRONMENTAL	
OPERATING TEMPERATURE	-22°F TO 131°F (-30°C TO 55°C)
ELECTRO-STATIC DISCHARGE	15 KV OPEN AIR, 8 KV CONTACT
SURGE	6 KV
RADIATED IMMUNITY	20 V/M
CONDUCTED IMMUNITY	20 V
ELECTRICAL FAST TRANSIENT/BURST (EFTB)	2 KV
EMISSIONS	FCC CLASS B
STANDARDS COMPLIANCE	
NEC ARTICLE 625	
SAE J1772	
UL2594, UL2231-1 & UL2231-2, UL991, UL1998 AND UL2251	

DUAL DIMENSIONS: MILLIMETERS / INCHES

CATALOG NUMBER	OUTPUT VOLTAGE SYSTEM	OUTPUT CURRENT	MOUNTING TYPE	CHARGING UNIT	APPLICATION	FEATURES
EV230PDRR	208-240VAC	30A	PEDESTAL	SINGLE	OUTDOOR	RFID (NON-NETWORKED)

EVLINK SINGLE PEDESTAL
30A OUTDOOR CHARGING STATION

Schneider Electric

DWG# NO. EV230PSRR

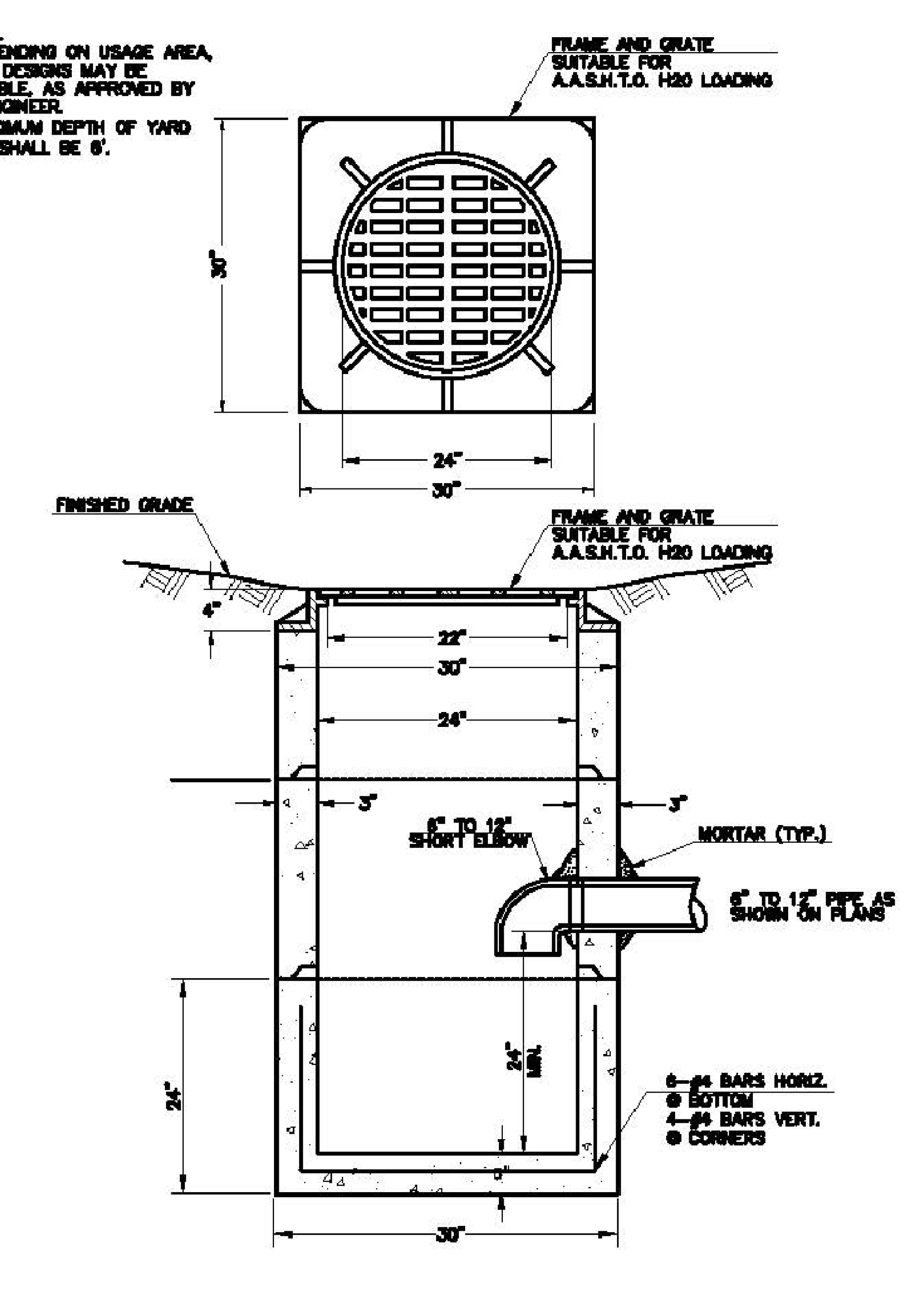
SEPTEMBER 2012

REF DWG# EV230PSRR

PROPOSED EV (ELECTRIC VEHICLE) CHARGING STATION SPECIFICATION

PROPOSED EV (ELECTRIC VEHICLE) CHARGING STATION
(SIMILAR TO BE INSTALLED)

NOTES:
1) DEPENDING ON USAGE AREA, OTHER DESIGNS MAY BE AVAILABLE, AS APPROVED BY THE ENGINEER.
2) MAXIMUM DEPTH OF YARD DRAIN SHALL BE 6'.



1 **YARD DRAIN**

N.T.S.

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630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

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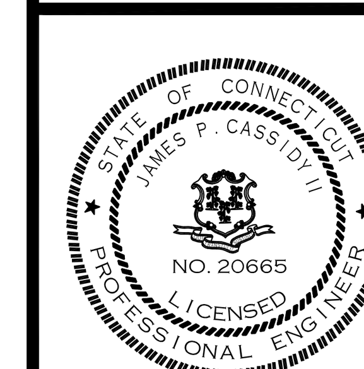

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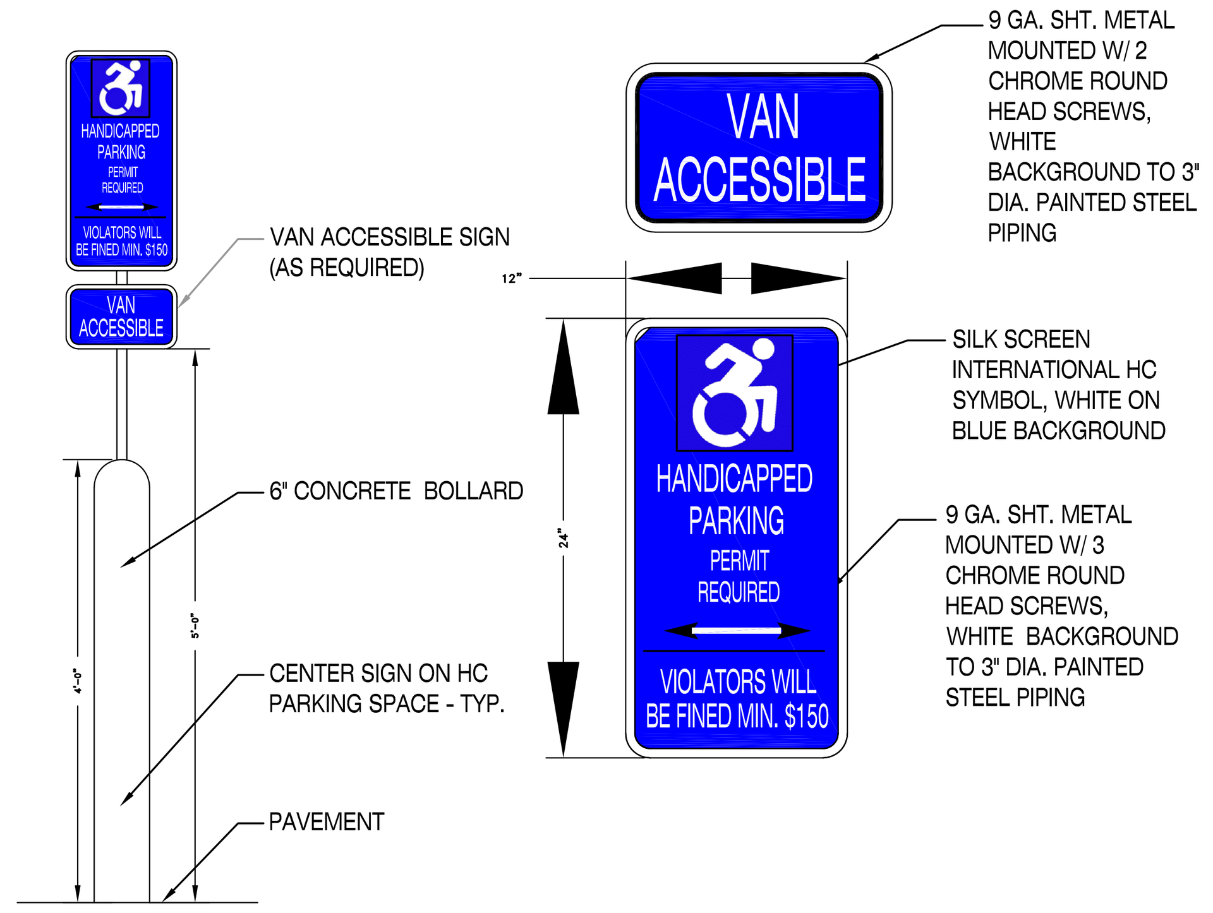
NEW ACCESSIBLE PARKING SPACE SYMBOL ADOPTED JUNE 2016.

PAINTED H.C. PARKING SYMBOL

NO SCALE



(B) HANDICAPPED PARKING SIGN DETAIL

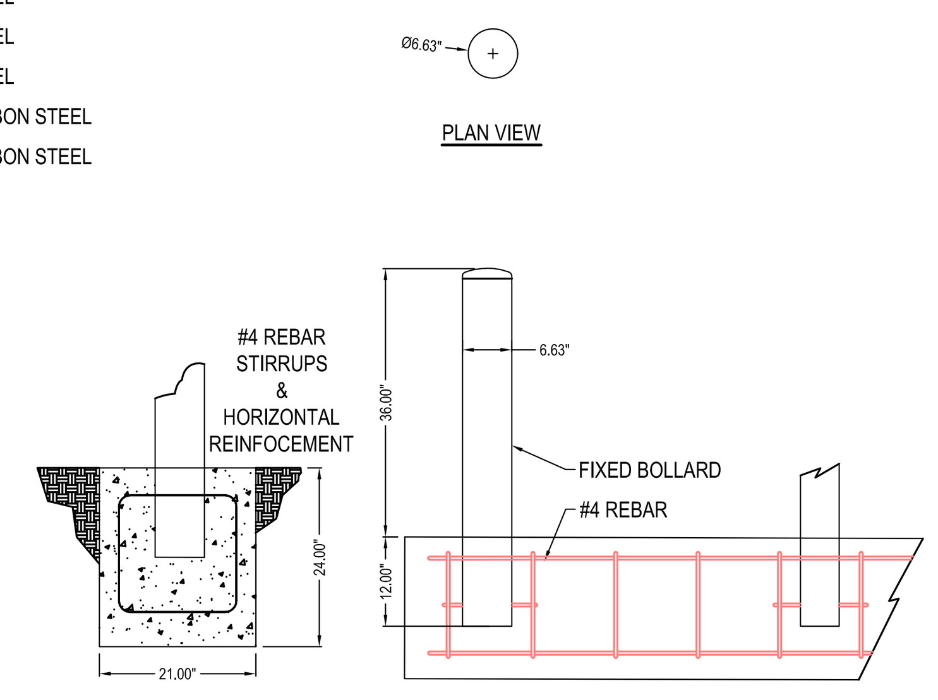
SCALE: N.T.S.

N.T.S.

1-800-BOLLARDS
The Bollard Experts

1-800-BOLLARDS
25691 ATLANTIC OCEAN DRIVE, SUITE B-5
LAKE FOREST, CA 92630
TOLL FREE: 1-800-BOLLARDS
PHONE: (800) 265-5273
www.1800bollards.com

- [x] SELECT DESIRED MATERIAL: (6" NOMINAL SIZE)
  - [ ] FSS06000 SCH 10 STAINLESS STEEL
  - [ ] FSS06040 SCH 40 STAINLESS STEEL
  - [ ] FSS06080 SCH 80 STAINLESS STEEL
  - [x] FCS06040 SCH 40 ASTM A-53 CARBON STEEL
  - [ ] FCS06080 SCH 80 ASTM A-53 CARBON STEEL
- [ ] SELECT DESIRED STAINLESS STEEL BOLLARD FINISH:
  - [ ] POLISHED #4 FINISH
  - [ ] AS SPECIFIED ________
- [x] SELECT DESIRED CARBON STEEL BOLLARD FINISH:
  - [x] POWDERCOAT RAL # 9005
  - [ ] AS SPECIFIED ________
- [ ] SELECT DESIRED STAINLESS STEEL BOLLARD MATERIAL:
  - [ ] TYPE 304
  - [ ] TYPE 316
- [x] SELECT DESIRED BOLLARD CAP STYLE:
  - [x] DOME (SHOWN)
  - [ ] STANDARD FLAT
  - [ ] REVEAL
  - [ ] SLOPED

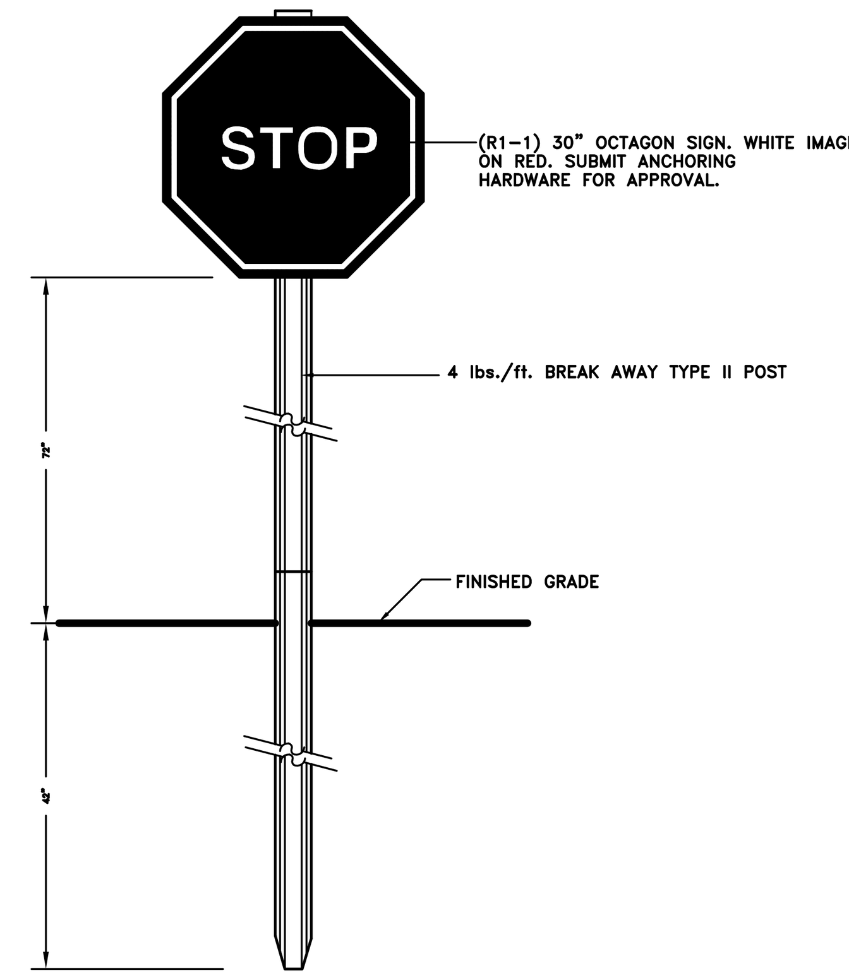


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5046-018.

FIXED BOLLARDS

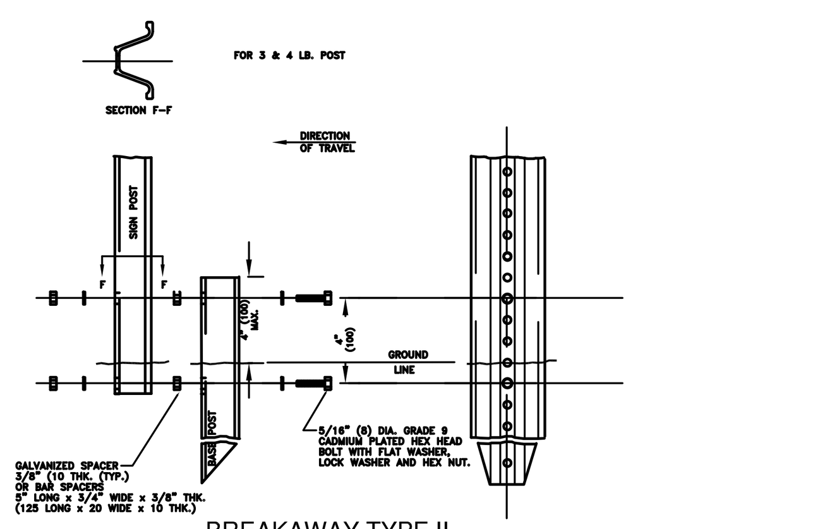
6" FIXED BOLLARD - CUTSHEET SIZE A - R1

2815-DET — REVISION DATE 01/07/2020



STOP SIGNAGE DETAIL

N.T.S.



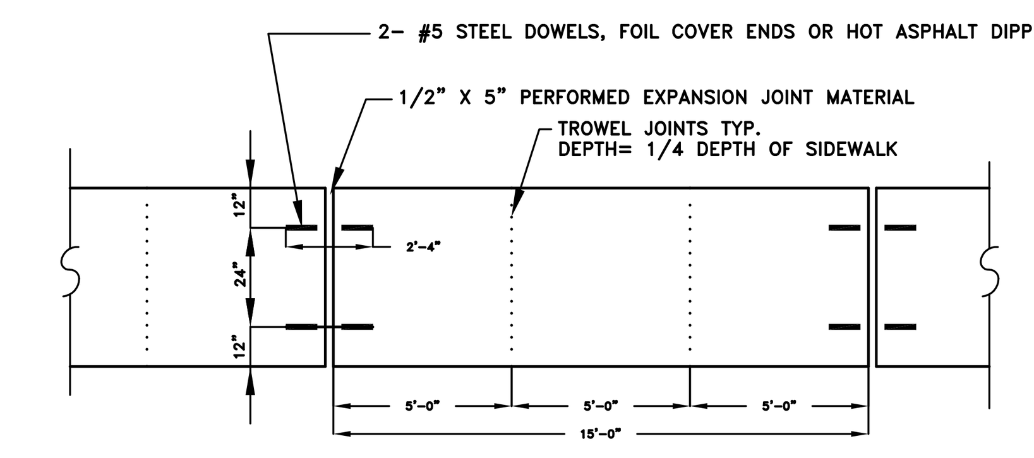
BREAKAWAY TYPE II POST INSTALLATION DETAIL

N.T.S.

GENERAL NOTES:

1. STEEL FOR DELINEATOR POST SHALL BE ASTM A36/A36(m) STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 60 AND TO CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 lbs> (45 kg>) OR GREATER PER LINEAR YARD (METER).
2. AFTER FABRICATION, ALL STEEL POSTS, TRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123/A123(M).
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153/A153 (m).
5. ALL SIGN POST SHALL HAVE BREAKAWAY FEATURES TO MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS" THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph (97 km/h) WIND LOADING. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURING RECOMMENDATIONS.

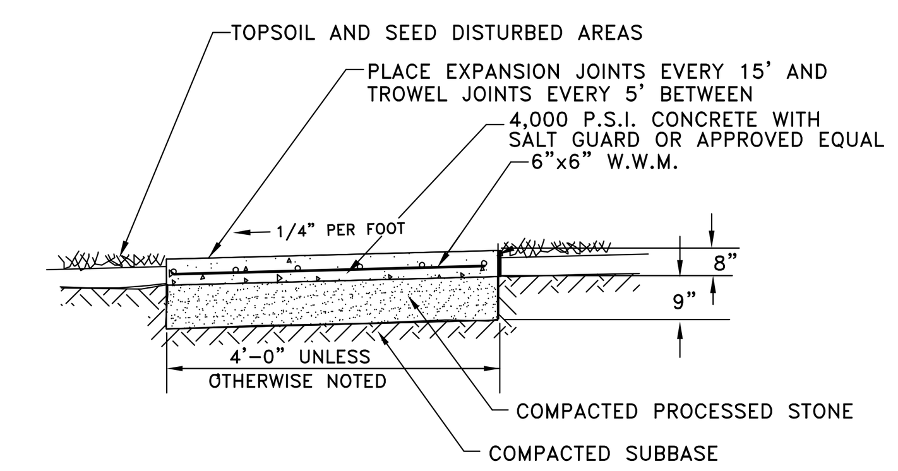
6.TYPE A POST – 3 lbs./ft (4.5 kg/m) TYPE B POST – 4 lbs./ft. (6 kg./m.)



PLAN VIEW OF SIDEWALK

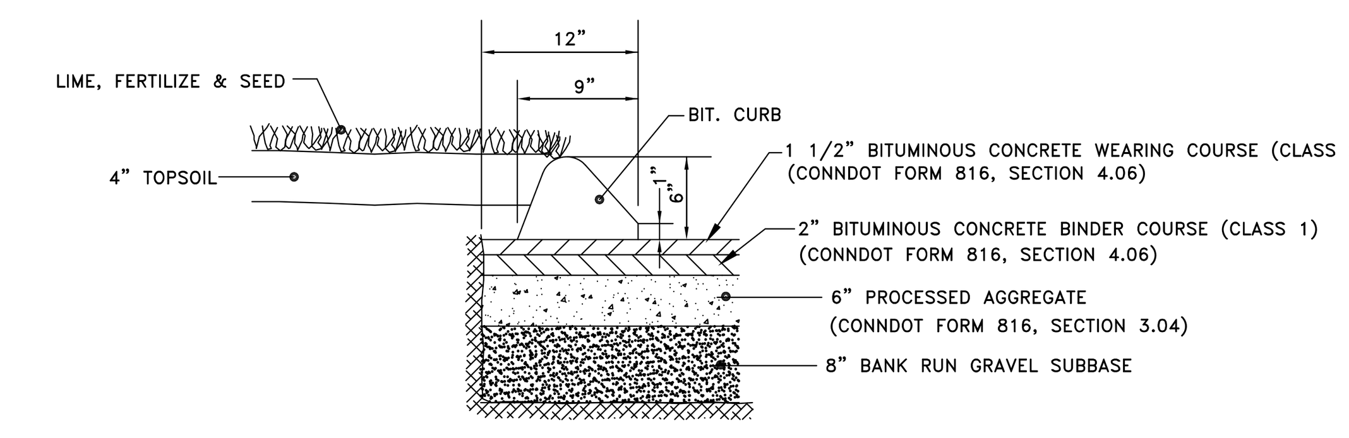
N.T.S.

N.T.S.



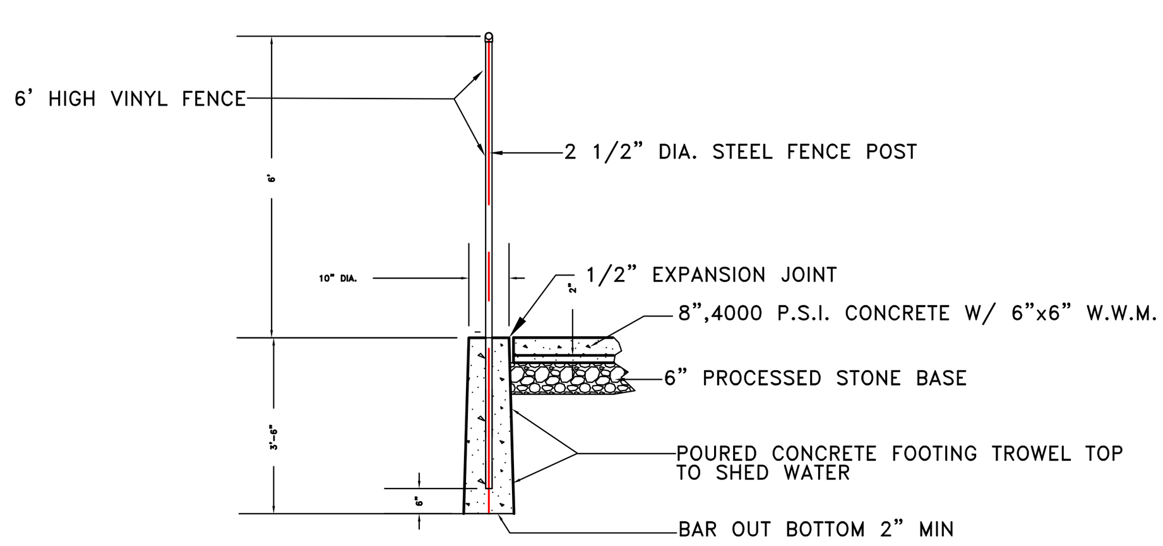
TYPICAL CONC. SIDEWALK DETAIL @ DRIVEWAY

N.T.S.



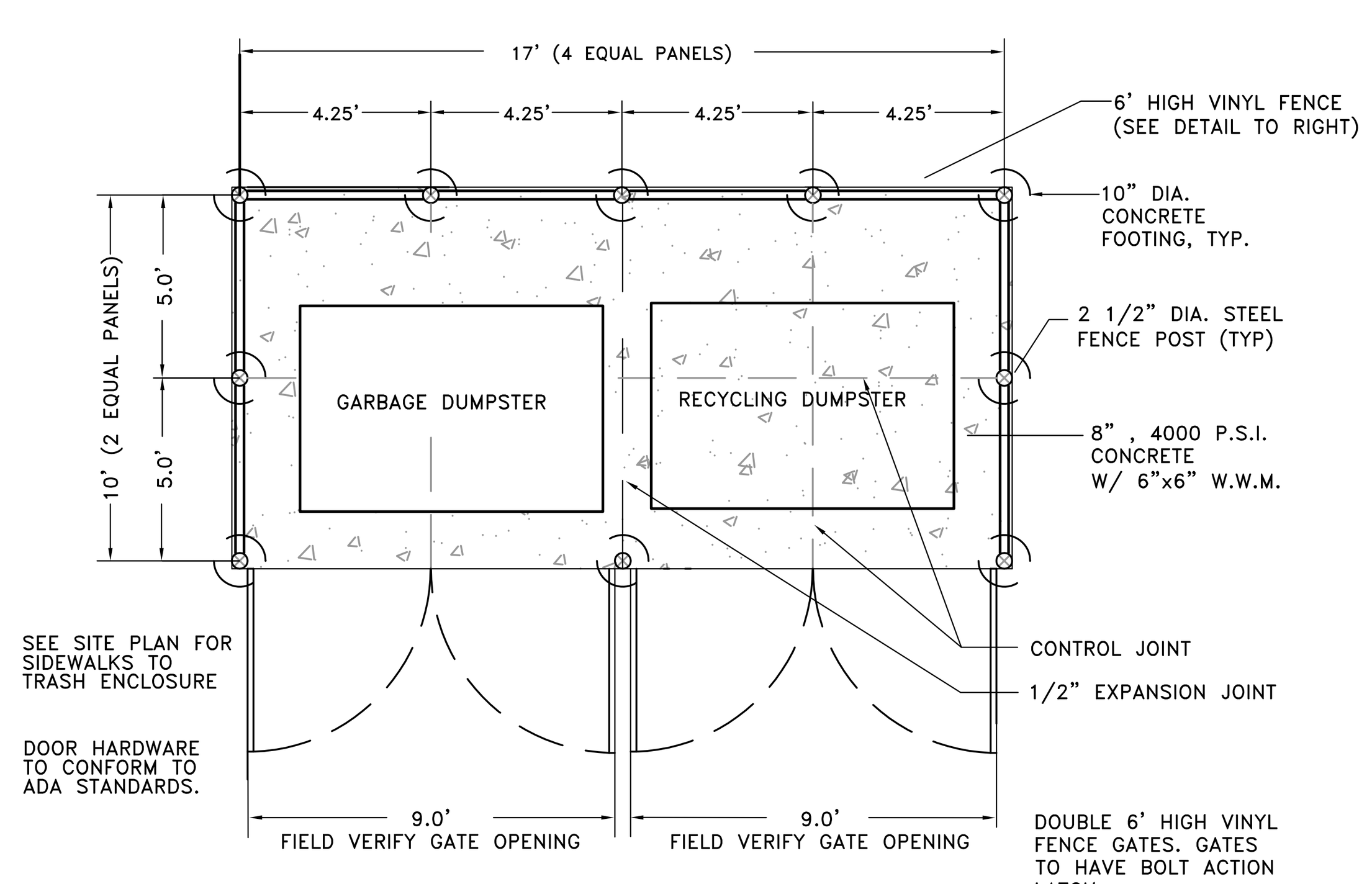
BITUMINOUS CONCRETE PAVEMENT PARKING AREA SPACES (STANDARD DUTY)

N.T.S.



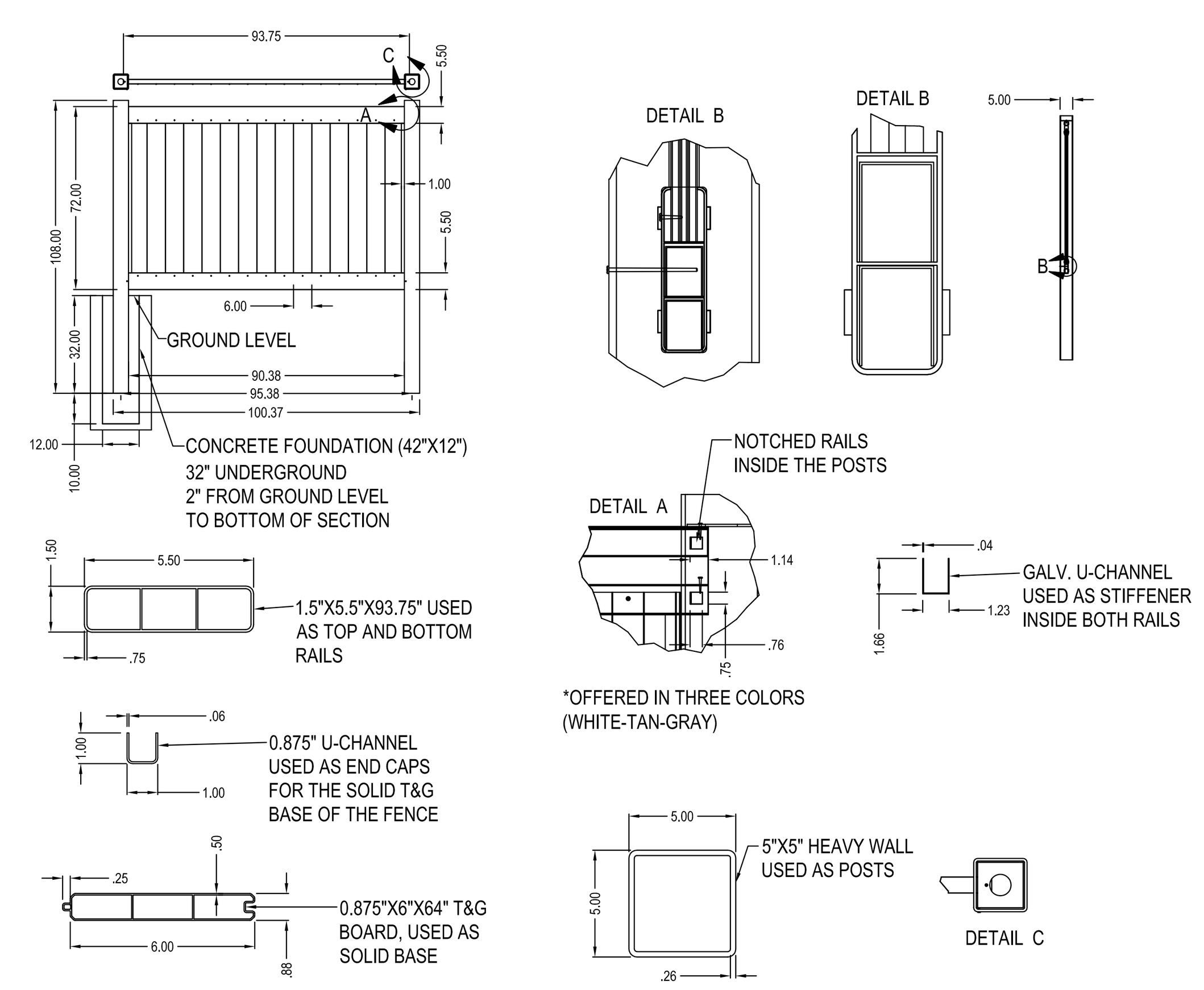
SECTION (TYP)

N.T.S.



TRASH ENCLOSURE PLAN WITH VINYL FENCE

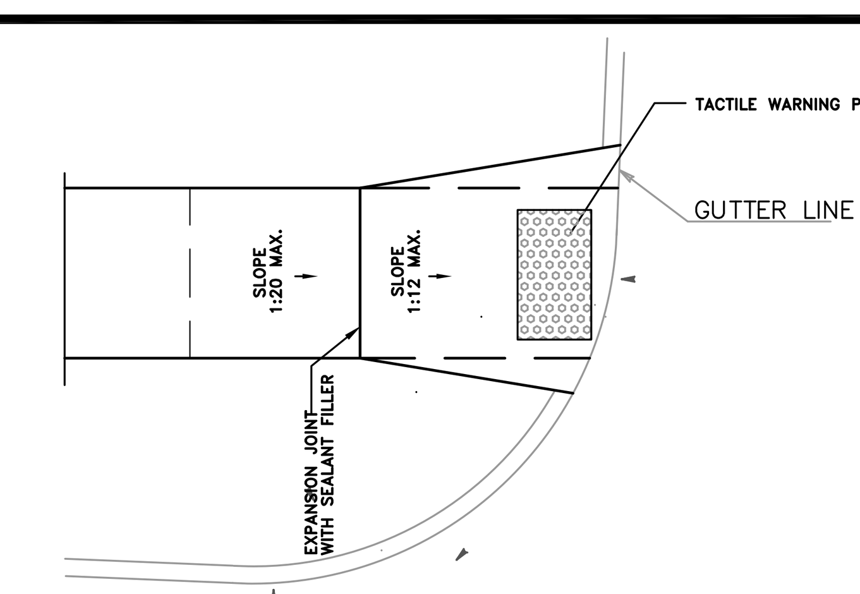
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

6' HIGH VINYL FENCE DETAIL

V300-6 VINYL 6FT. HIGH TONGUE & GROOVE SOLID PANEL



DIAGONAL SIDEWALK RAMP DETAIL

N.T.S.

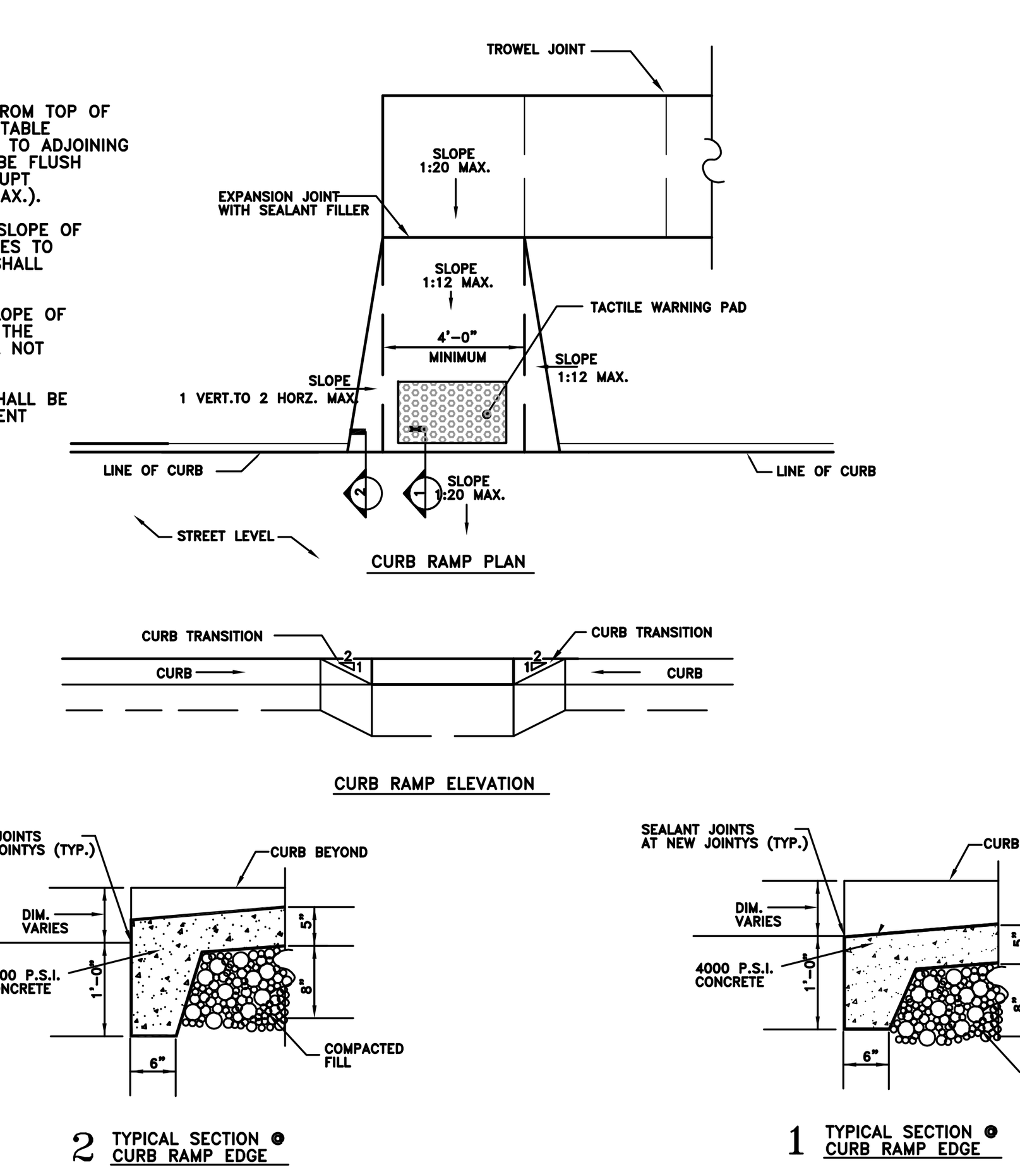
NOTES:

1). TRANSITIONS FROM TOP OF CURB RAMP DETECTABLE WARNING SURFACE TO ADJOINING SURFACES SHALL BE FLUSH AND FREE OF ABRUPT CHANGES (1/4" MAX.).

2) THE MAXIMUM SLOPE OF ADJOINING SURFACES TO THE CURB RAMP SHALL BE 1:20.

3). THE CROSS SLOPE OF ALL PORTIONS OF THE CURB RAMP SHALL NOT EXCEED 1:50.

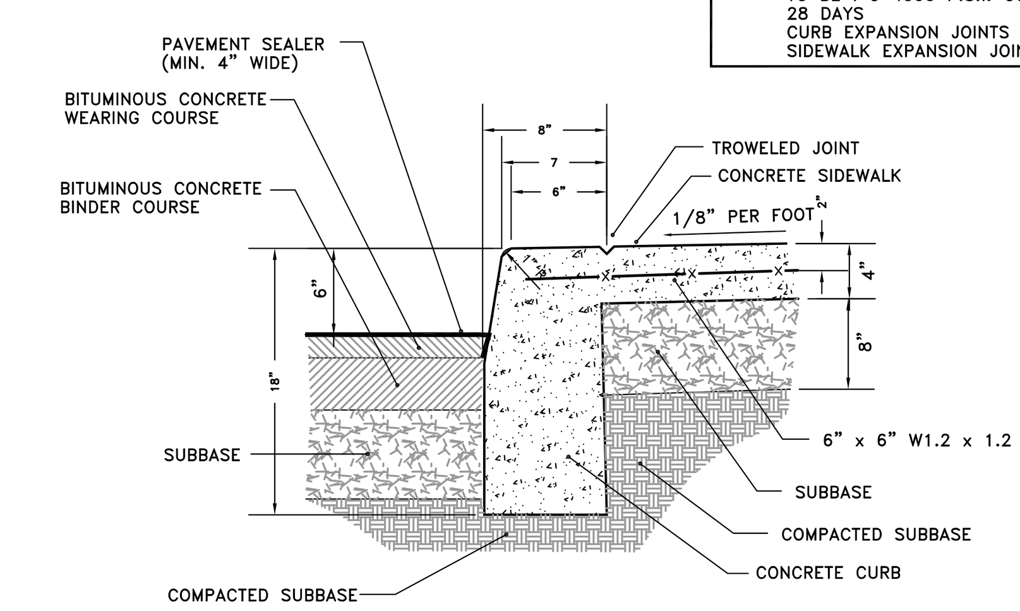
4). CURB RAMP SHALL BE LOCATED TO PREVENT OBSTRUCTION BY PARKED VEHICLES.



CUT-IN CURB RAMP TYPICAL LAYOUT TO MEET ADA REQUIREMENTS

N.T.S.

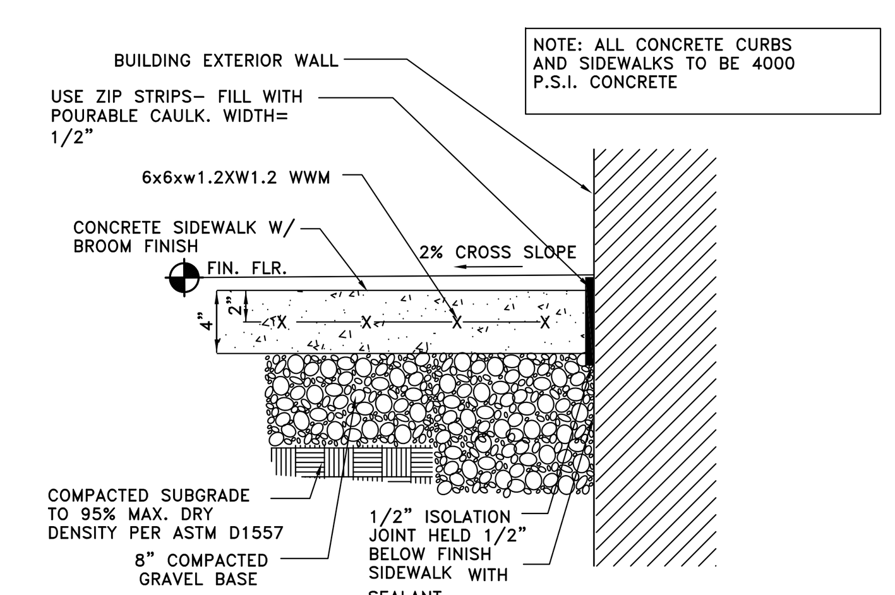
NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE F'C 4000 P.S.I. CONCRETE AT 28 DAYS
CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINTS SPACING.



CONCRETE CURB DETAIL WITH MONOLITHIC SIDEWALK ONSITE

N.T.S.

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE



SIDEWALK DETAIL

N.T.S.

SCALE: N.T.S	CHECKED BY: J.P.
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JOB No.: 2815	ACAD FILE: 2815-DET
SHEET: 12 OF: 17	

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HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT · JAMES P. CASSIDY II · NO. 20665 · LICENSED PROFESSIONAL ENGINEER

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STANDARD DETAILS MANUAL

MDC

THE METROPOLITAN DISTRICT

555 MAIN STREET
P.O. BOX 800
HARTFORD, CONNECTICUT

JANUARY 2015

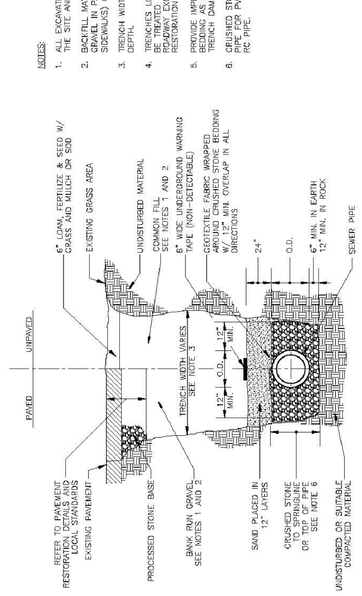
ALL DETAILS WERE TAKEN DIRECTLY FROM THE MDC STANDARD DETAILS MANUAL. FOR CLARIFICATION OF DETAILS OR ADDITIONAL DETAILS SEE THE COMPLETE MANUAL WHICH IS HEREBY INCORPORATED BY REFERENCE.

MDC

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS

NOTES:

1. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVED BANK RUN GRAVEL IN PAVED AREAS (INCLUDING DRIVEWAYS AND SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE SIZE AND DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHOULDER SHALL BE BACKFILLED THE SAME AS PROVIDED IN PAVED ROADWAY EXCEPT FOR PAVEMENT AND SURFACE RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) IN STONE BEDDING AS DIRECTED BY THE ENGINEER. SEE PIPE BEDDING DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.

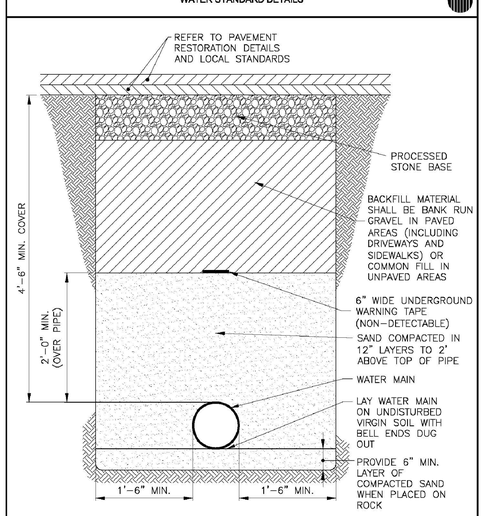


SEWER TRENCH DETAIL S-1
NTS

PAGE 1

MDC

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



WATER MAIN TRENCH DETAIL W-1
NTS

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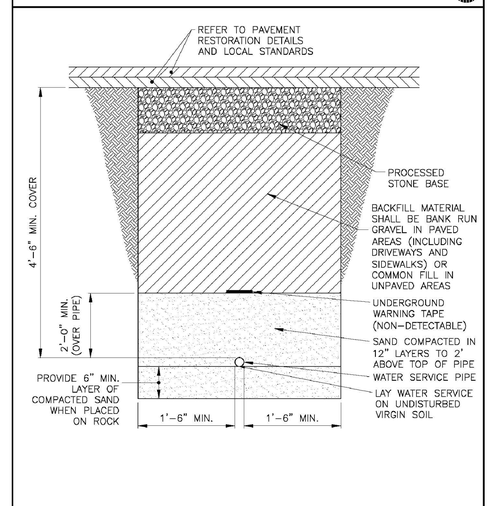
MDC

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



WATER SERVICE TRENCH DETAIL W-2
NTS

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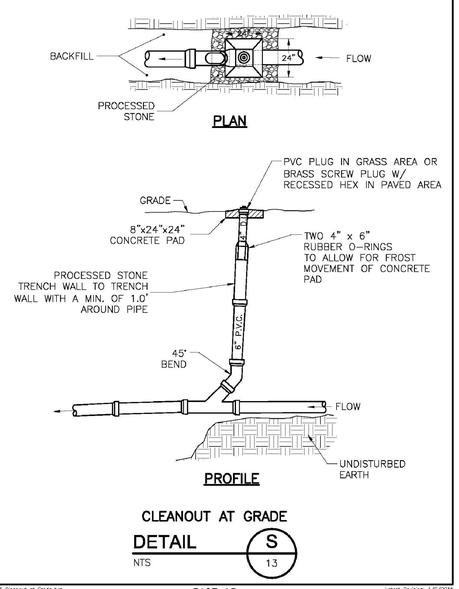
MDC

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS

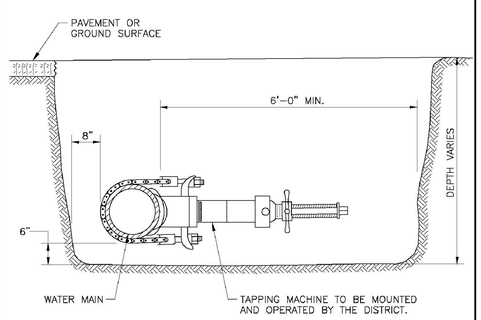


CLEANOUT AT GRADE DETAIL S-13
NTS

PAGE 13

MDC

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

1. CONTRACTOR TO EXCAVATE AND PREPARE TRENCH AND COORDINATE WITH OWNER. THE TRENCH IS TO BE PROPERLY DEWATERED, SUPPORTED AND SHALL COMPLY WITH OSHA REQUIREMENTS FOR TRENCH EXCAVATION.

TRENCH REQUIREMENTS FOR 1-INCH TO 2-INCH SERVICE TAPS DETAIL W-5
NTS

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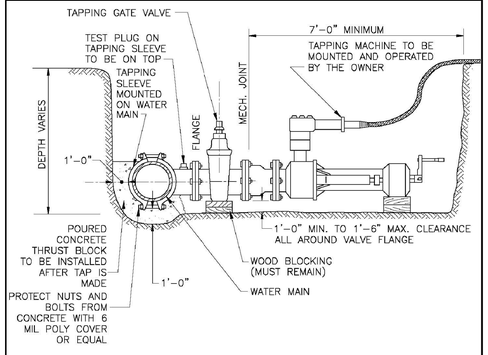
MDC

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

1. TAPPING SLEEVE & TAPPING GATE VALVE TO BE INSTALLED ON WATER MAIN BY THE CONTRACTOR. THE DISTRICT WILL TEST INSTALLATION PRIOR TO MAKING TAP. NO TAP WILL BE MADE IF THERE IS NO TEST PLUG.
2. TAPPING GATE VALVE TO HAVE HAND OF OPERATION AS DIRECTED BY THE DISTRICT. IF VALVE HAND OF OPERATION IS NOT CORRECT, NO TAP WILL BE MADE.
3. TRENCH TO BE DEWATERED AND IN COMPLIANCE WITH OSHA REQUIREMENTS FOR TRENCH EXCAVATION.

TRENCH REQUIREMENTS FOR 4-INCH TO 12-INCH TAP ON WATER MAIN DETAIL W-6
NTS

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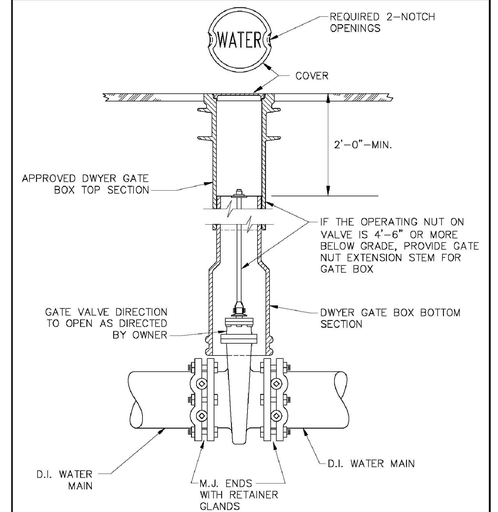
MDC

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



STANDARD GATE VALVE 12-INCH AND SMALLER DETAIL W-10
NTS

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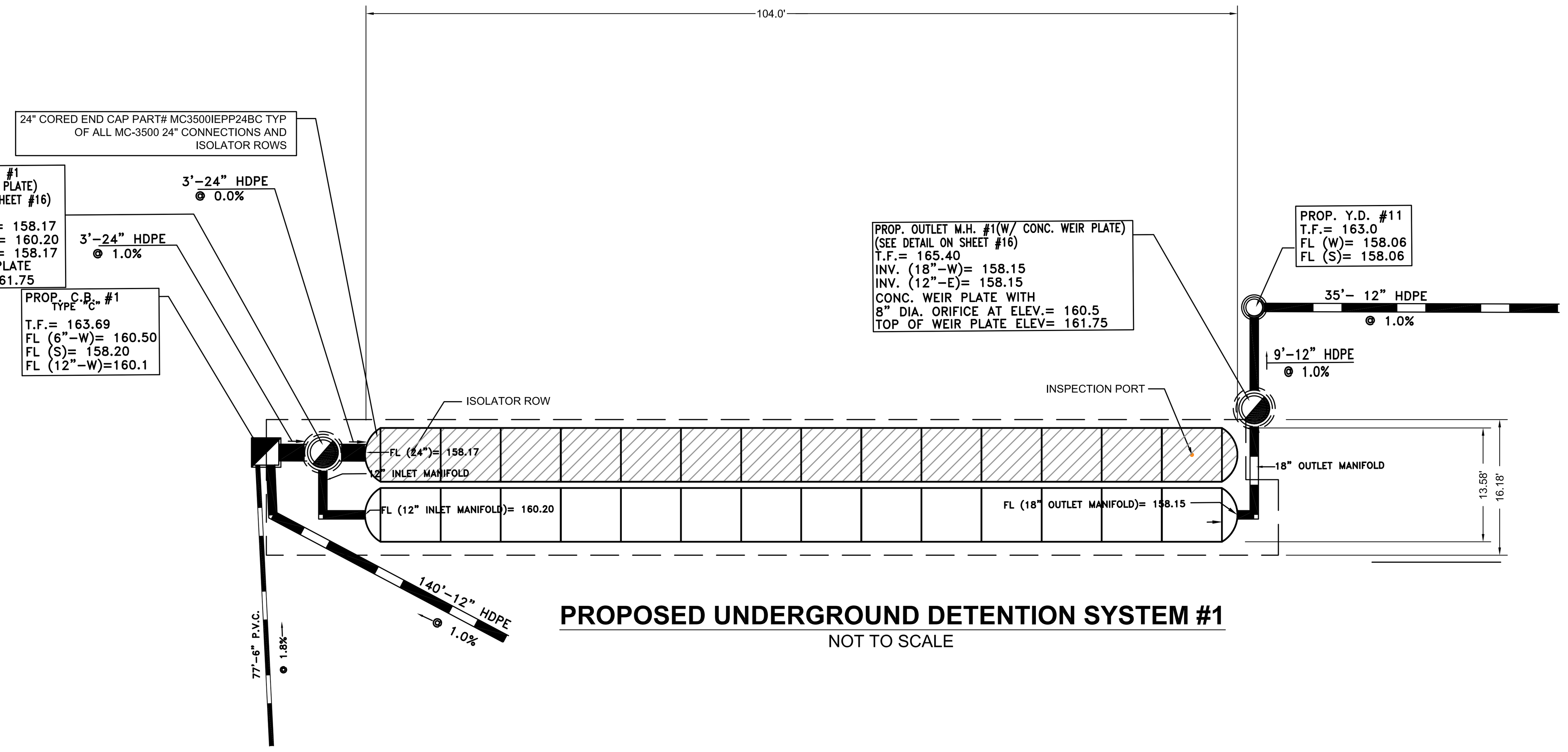
SITE DETAILS
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER

CONCEPTUAL LAYOUT
(28) STORMTECH MC-3500 CHAMBERS
(4) STORMTECH MC-3500 END CAPS
INSTALLED WITH 12 " COVER STONE, 9 " BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 6251 CF
AREA OF SYSTEM: 1925 FT²
PERIMETER OF SYSTEM: 274 FT

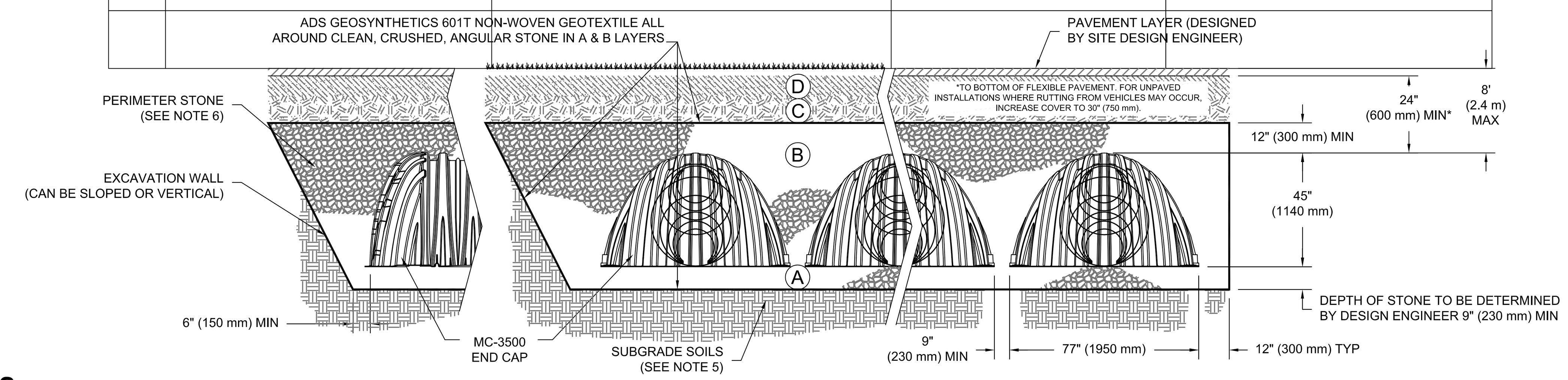


PROPOSED UNDERGROUND DETENTION SYSTEM #1
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.		**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43¹ 3, 4
D	A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43¹ 3, 4 NO COMPACTION REQUIRED.
PLATE COMPACT OR ROLL TO ACHIEVE ...	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.		

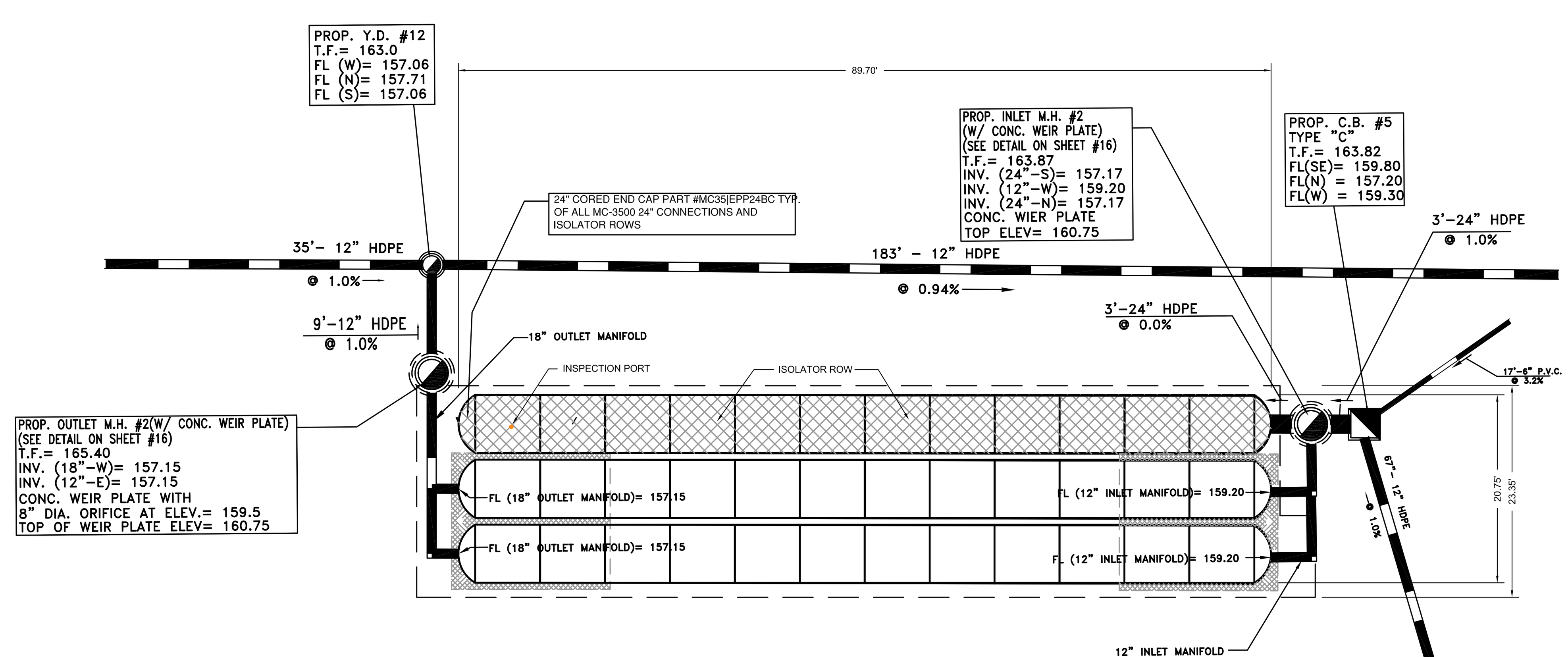
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



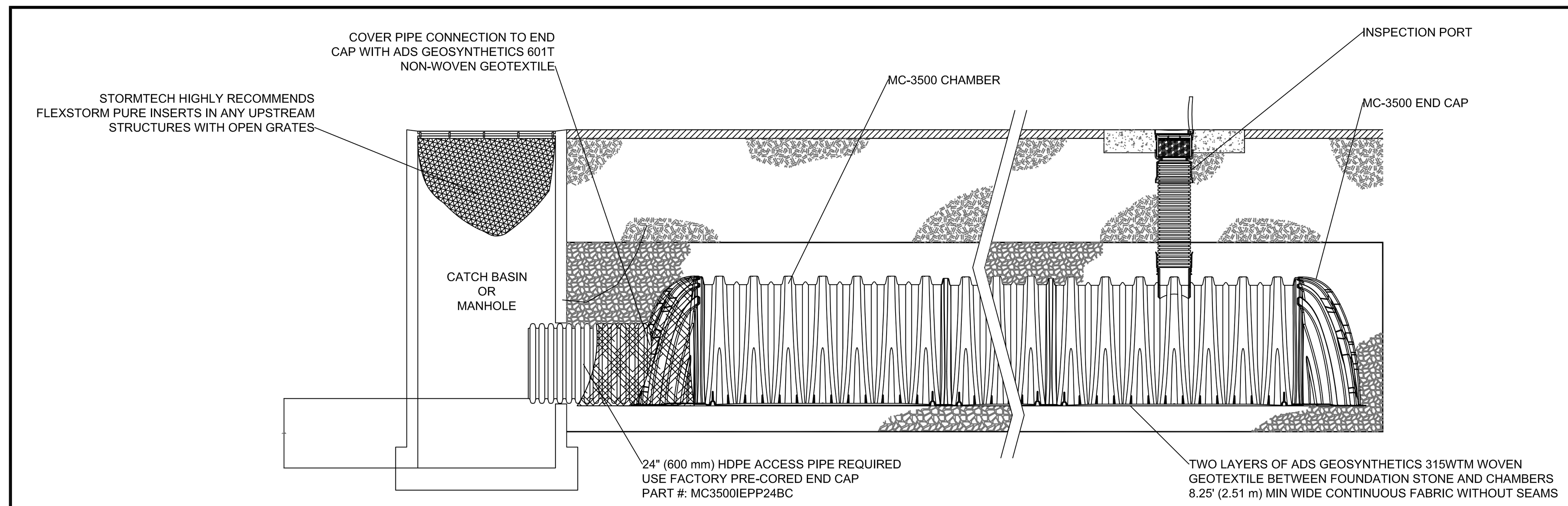
NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.^J
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.^J
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.^J
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

CONCEPTUAL LAYOUT
(36) STORMTECH MC-3500 CHAMBERS
(6) STORMTECH MC-3500 END CAPS
INSTALLED WITH 12 " COVER STONE, 9 " BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 7401 CF
AREA OF SYSTEM: 2260 FT²
PERIMETER OF SYSTEM: 245 FT



PROPOSED UNDERGROUND DETENTION SYSTEM #2
NOT TO SCALE



MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER.
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE^Ji) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY^Jii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

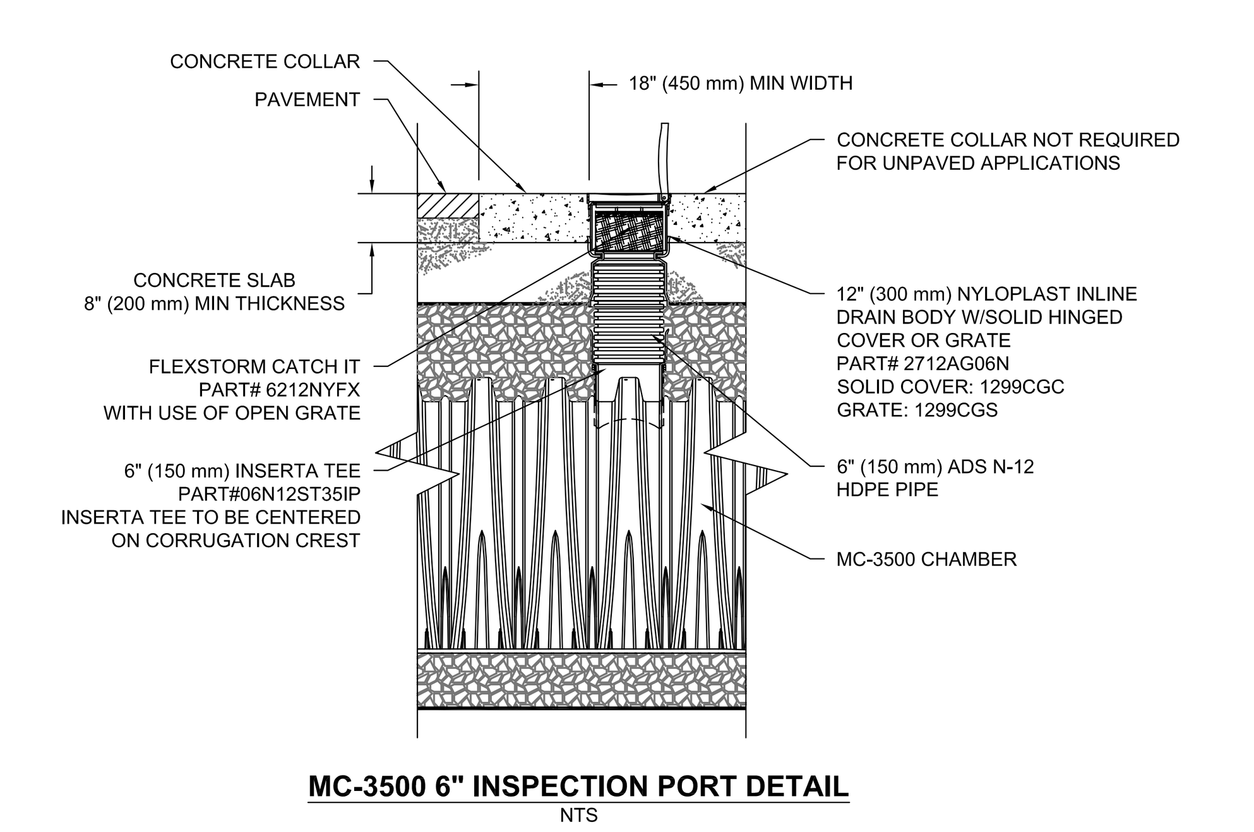
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.^J
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 6" INSPECTION PORT DETAIL
NTS

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UNDERGROUND DETENTION SYSTEM DETAILS
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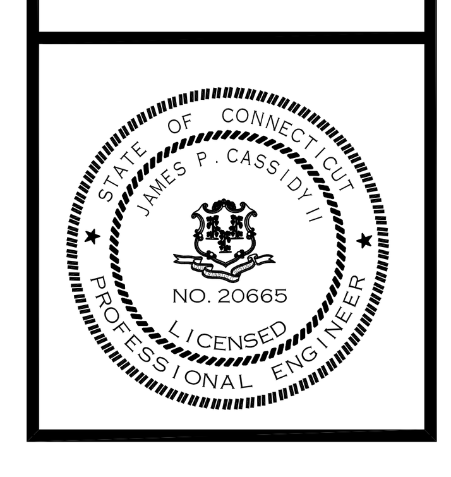

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MC-3500 TECHNICAL SPECIFICATION

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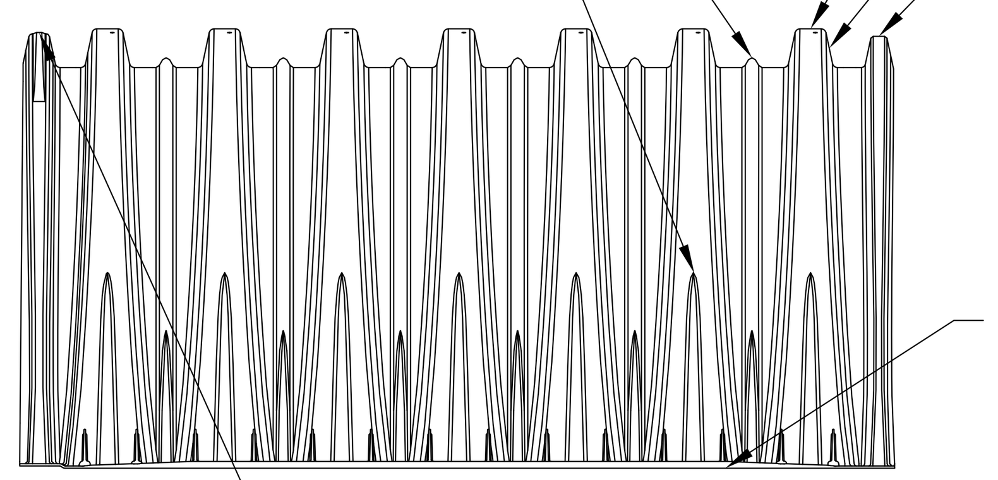
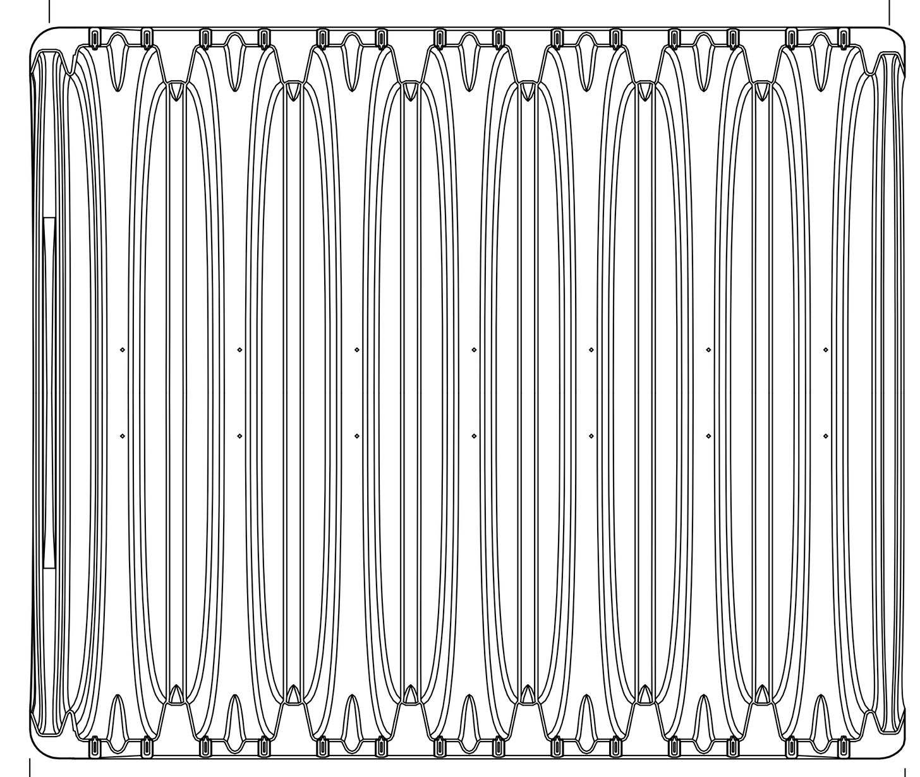
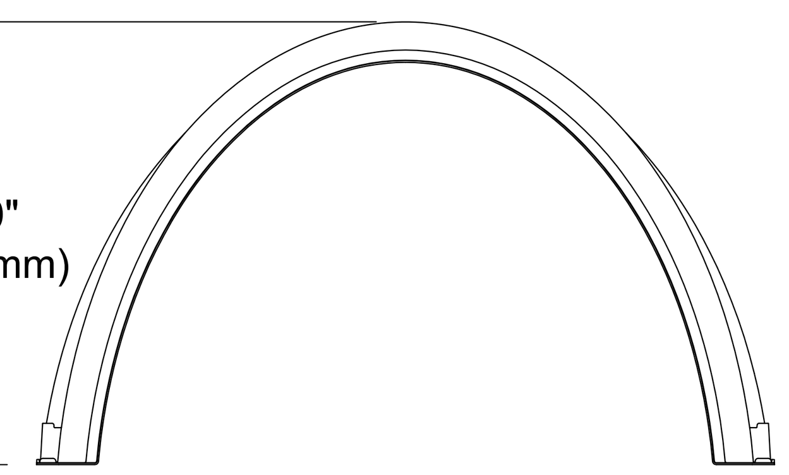
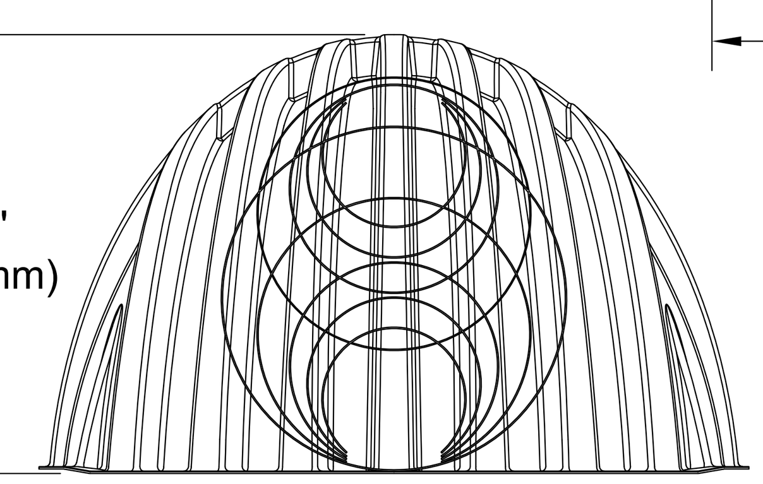
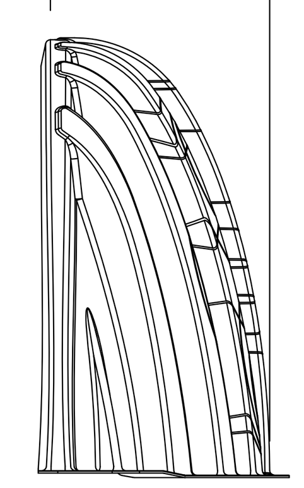










NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"	(1956 mm X 1143 mm X 571 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m³)
WEIGHT	50.0 lbs.	(22.7 kg)

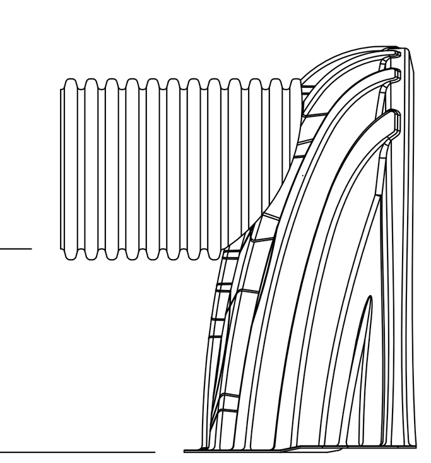
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

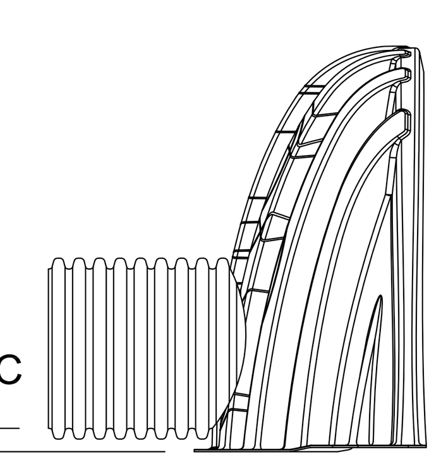
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP30BC	30" (750 mm)	---	

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.





THE ISOLATOR® ROW

INTRODUCTION
An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.

THE ISOLATOR ROW
The Isolator Row is a row of StormTech chambers, either SC-160LP, SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC- 310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the SC-160LP, DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

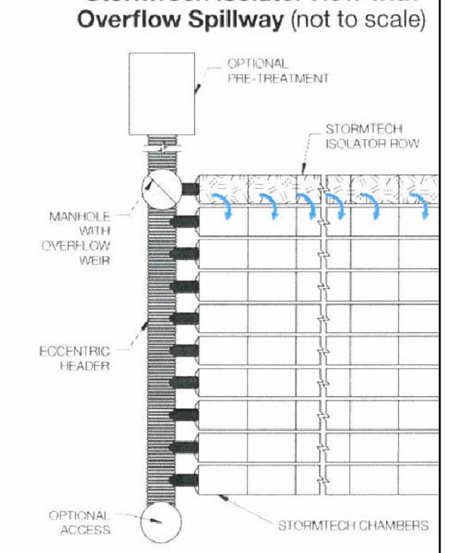
The Isolator Row is typically designed to capture the "first flush" and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flowrates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

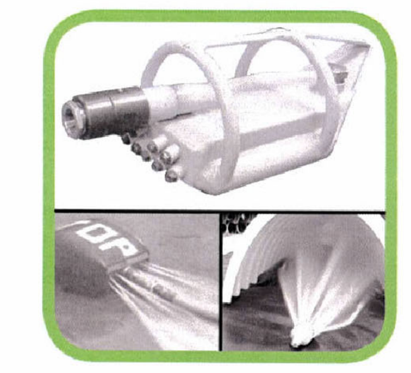
Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

StormTech Isolator Row with Overflow Spillway (not to scale)



THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

2



ISOLATOR ROW INSPECTION/MAINTENANCE

INSPECTION
The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

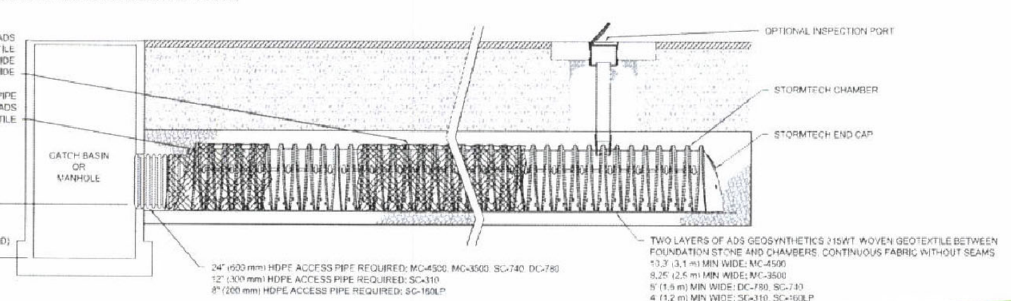
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

MAINTENANCE
The Isolator Row was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

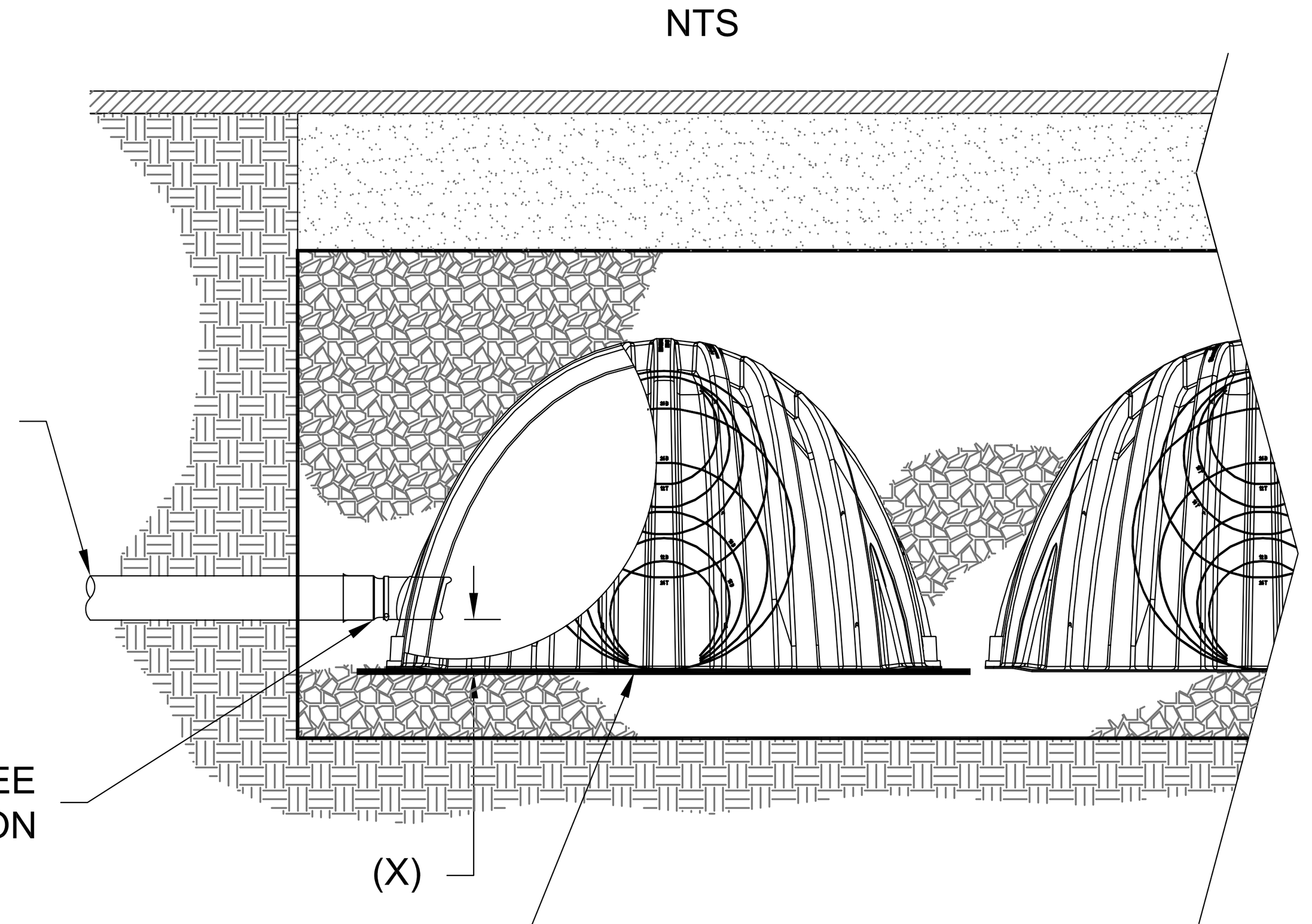
StormTech Isolator Row (not to scale)

Note: Non-woven fabric is only required over the inlet pipe connection into the end cap for SC-160LP, DC-780, MC-3500 and MC-4500 chamber models and is not required over the entire Isolator Row.

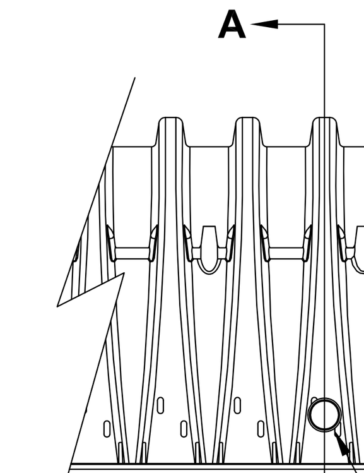


INSERTA TEE DETAIL

NTS



SECTION A-A



SIDE VIEW

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS.
CONTACT STORMTECH FOR MORE INFORMATION.

SCALE: N.T.S.	CHECKED BY: J.P.
DATE: APRIL 13, 2018	DRAWN BY: J.P.C.
JOB No.: 2815	ACAD FILE: 2815-DET
SHEET: 15 OF: 17	

REVISIONS:
MAY 26, 2018 REVISED PER TOWN COMMENTS
JUNE 01, 2018 PER TOWN COMMENTS DATED JUNE 01, 2018
JUNE 15, 2018 PER TOWN COMMENTS DATED JUNE 12, 2018
JUNE 30, 2020 REV. BLDG. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

HALLISEY, PEARSON & CASSIDY
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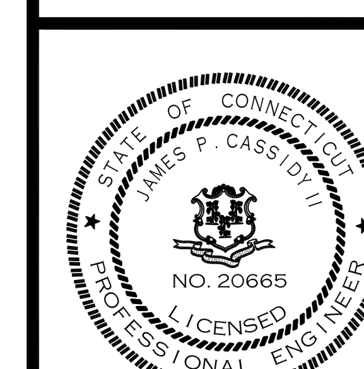
PHONE: (860)-529-6812, FAX: (860)-721-7709

UNDERGROUND DETENTION SYSTEM DETAILS
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT



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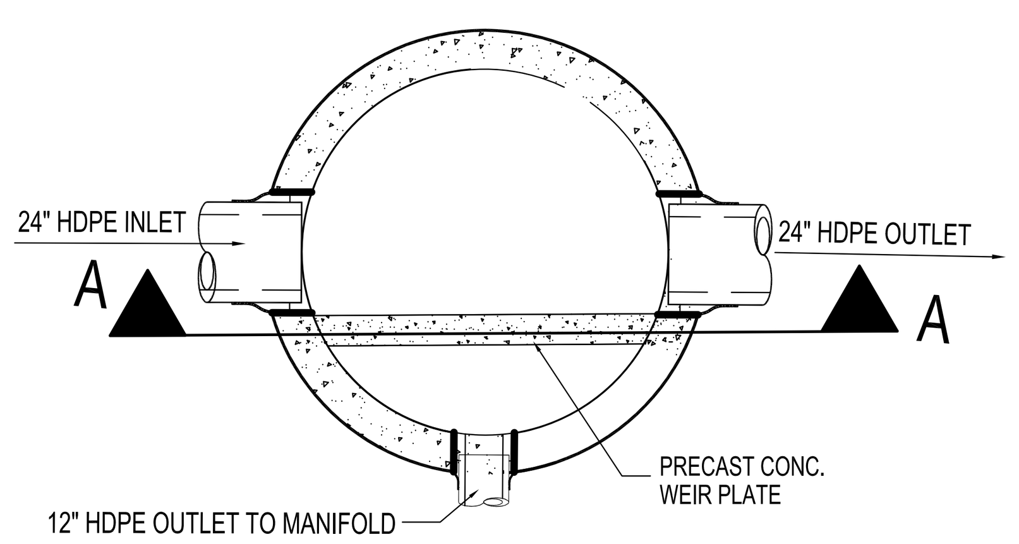
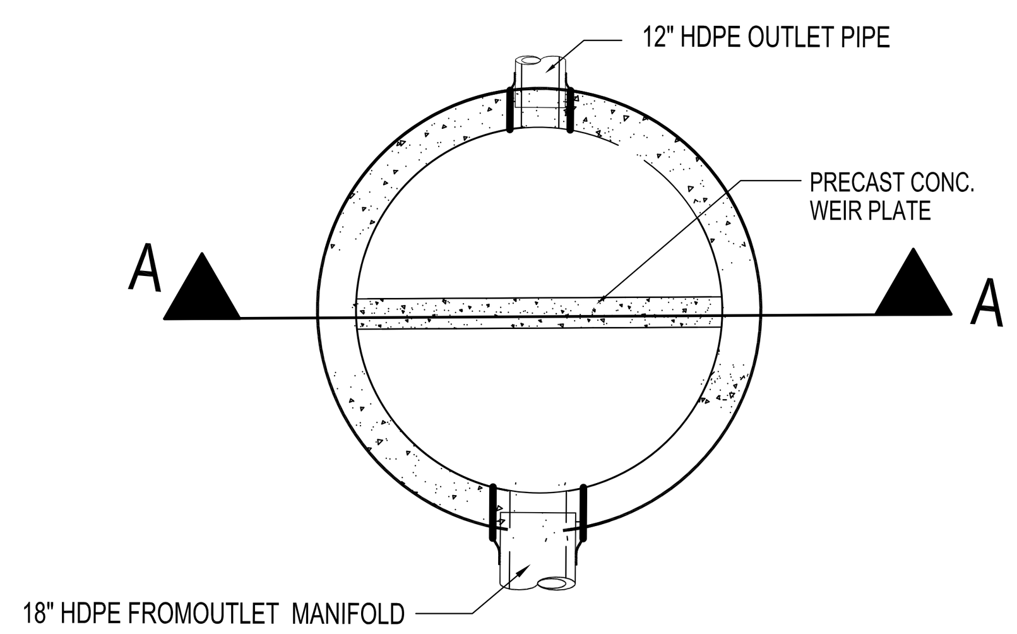


PLAN OF

PROPOSED INLET MANHOLE #1
PRECAST STORM MANHOLE WITH
PRECAST WEIR PLATE INSIDE

N.T.S.



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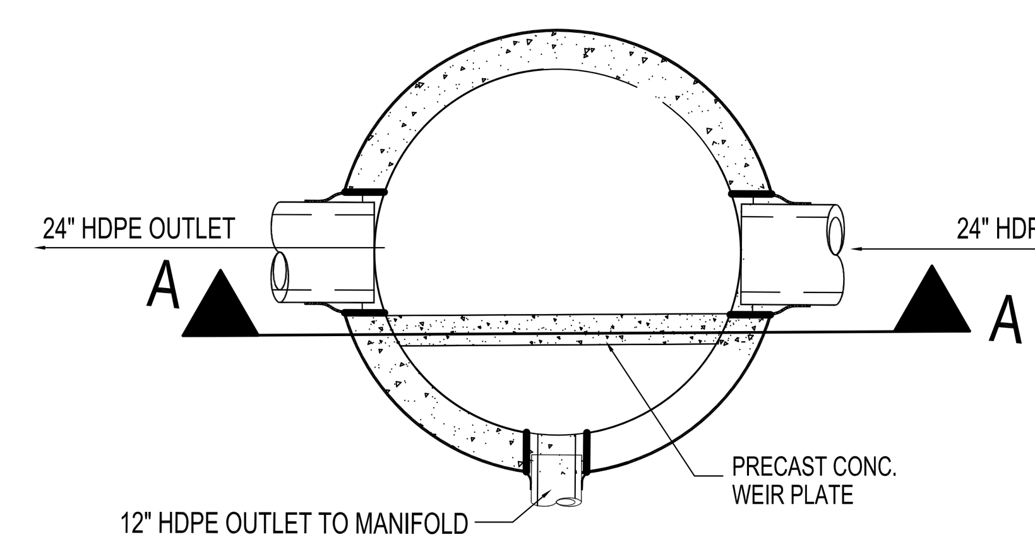
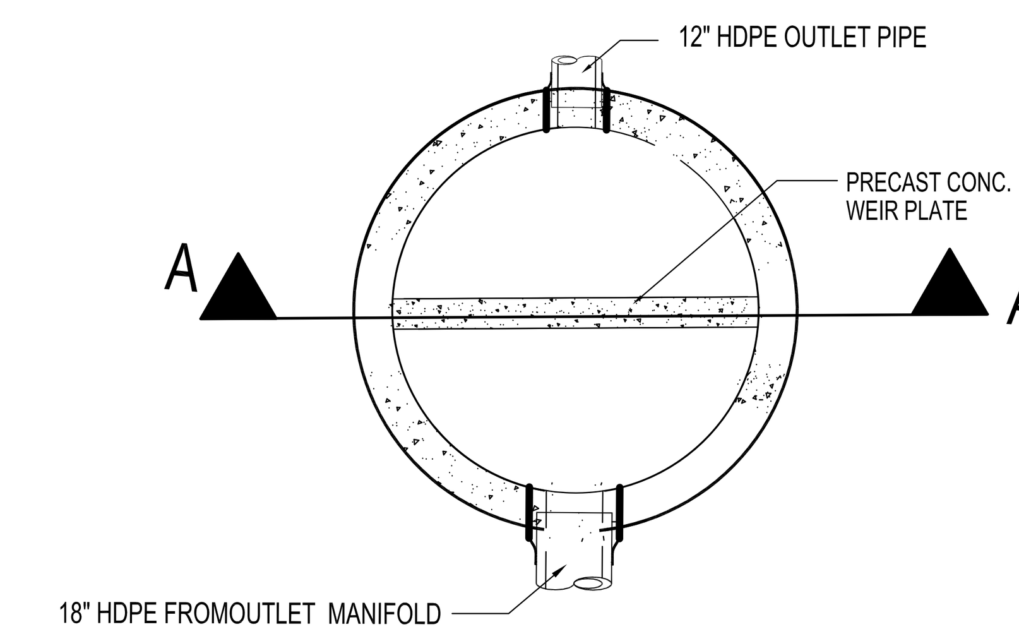


PLAN OF

PROPOSED INLET MANHOLE #2
PRECAST STORM MANHOLE WITH
PRECAST WEIR PLATE INSIDE

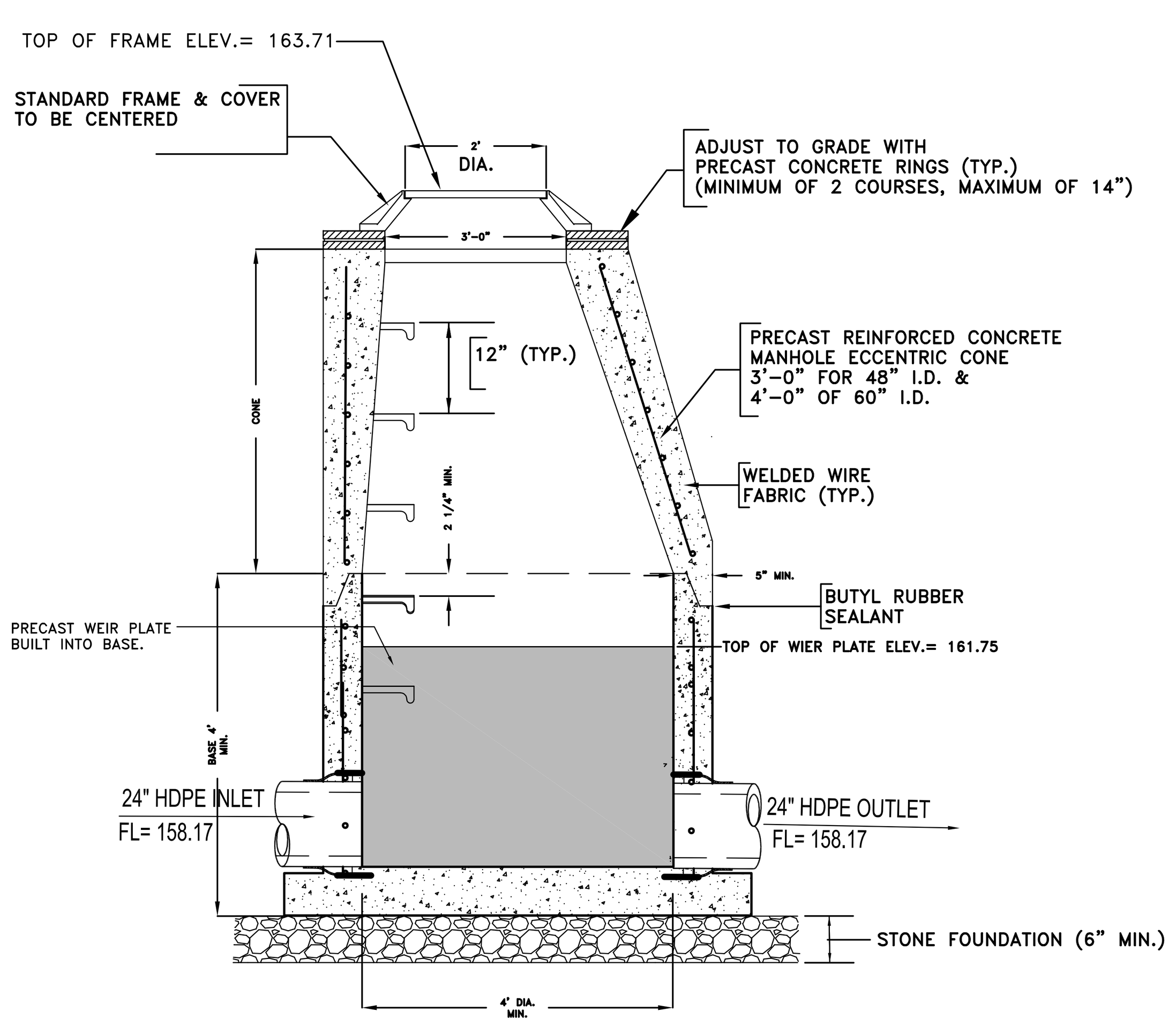
N.T.S.



PLAN OF

PROPOSED INLET MANHOLE #2
PRECAST STORM MANHOLE WITH
PRECAST WEIR PLATE INSIDE

N.T.S.



SECTION A–A

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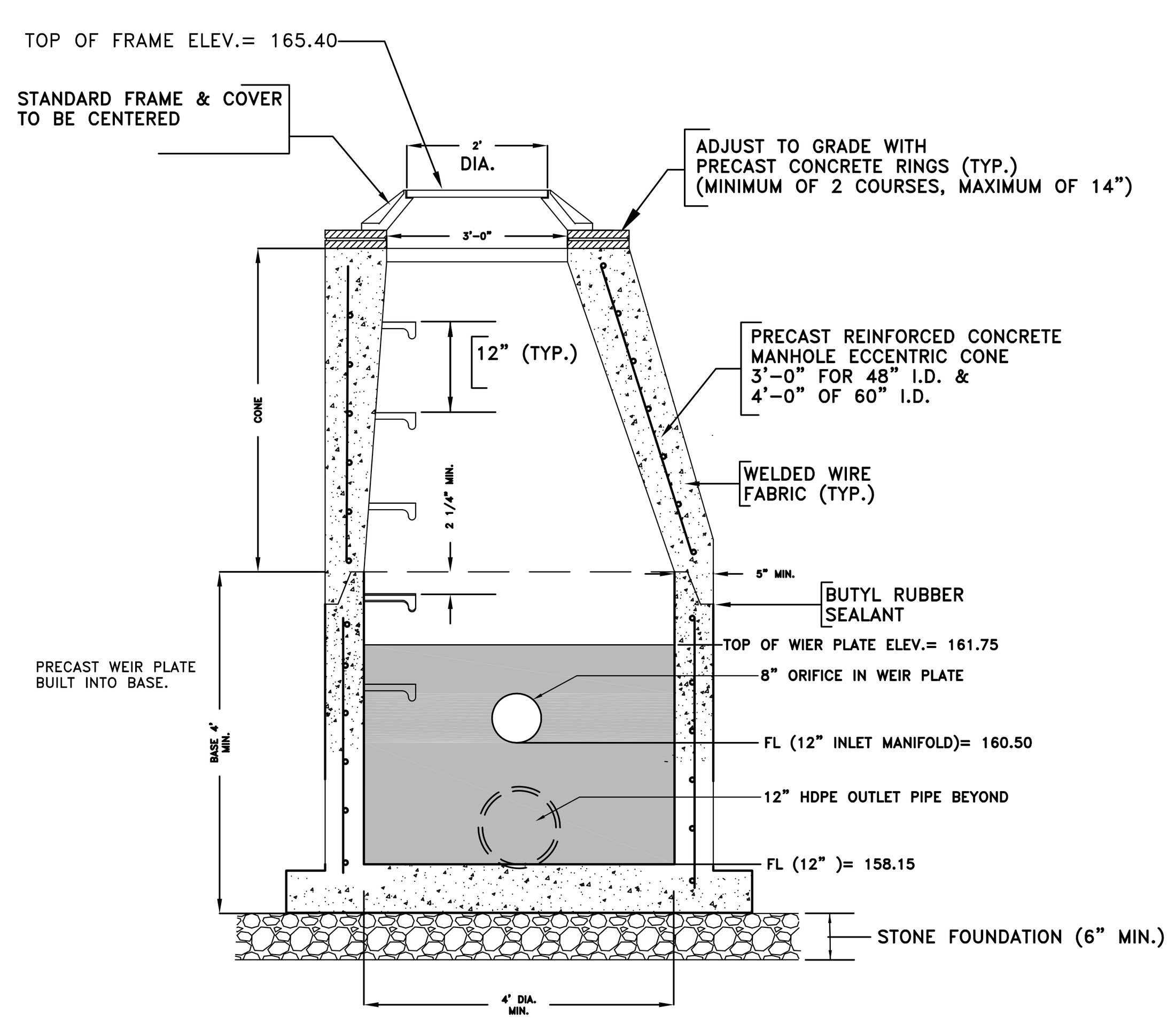

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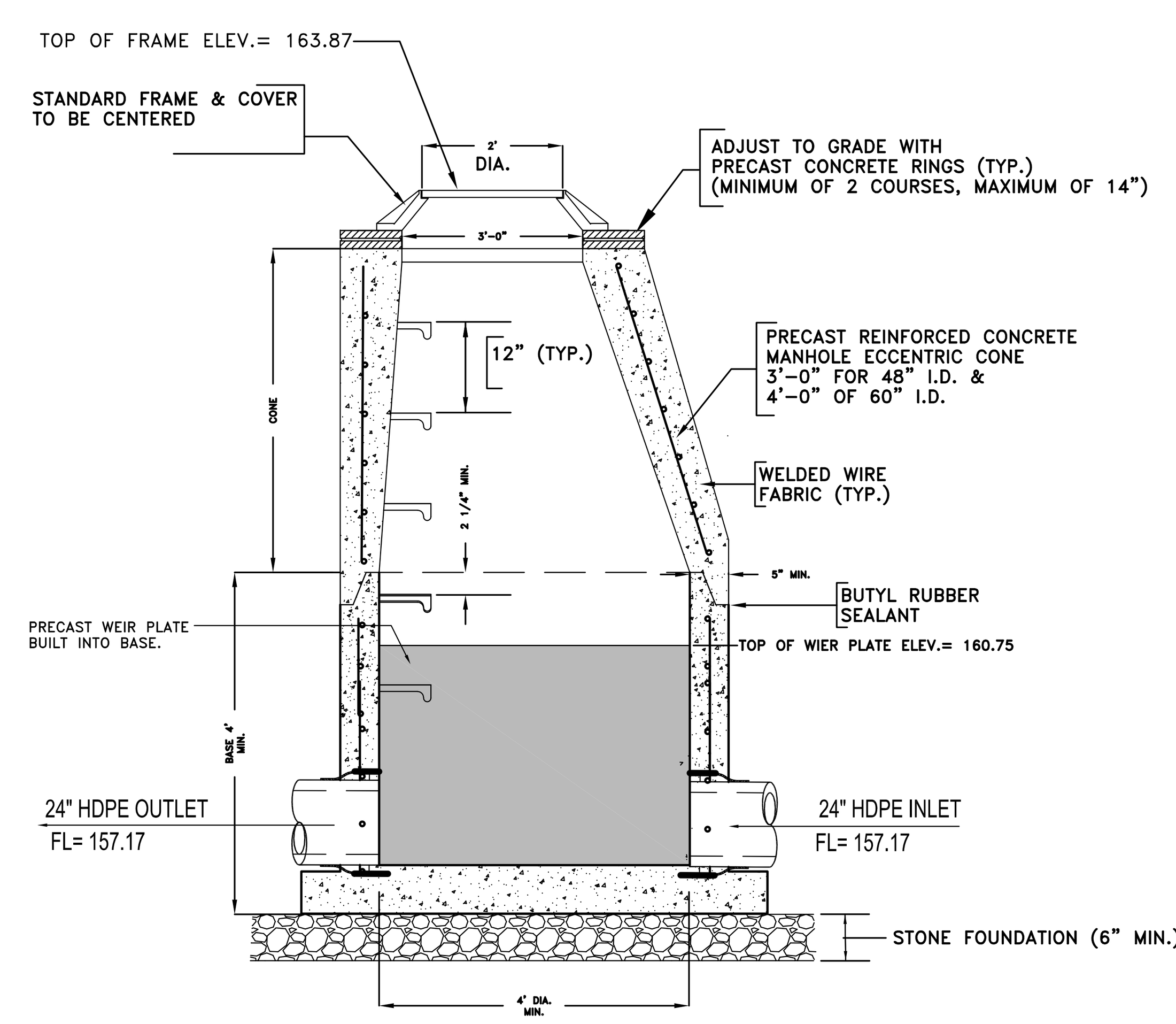

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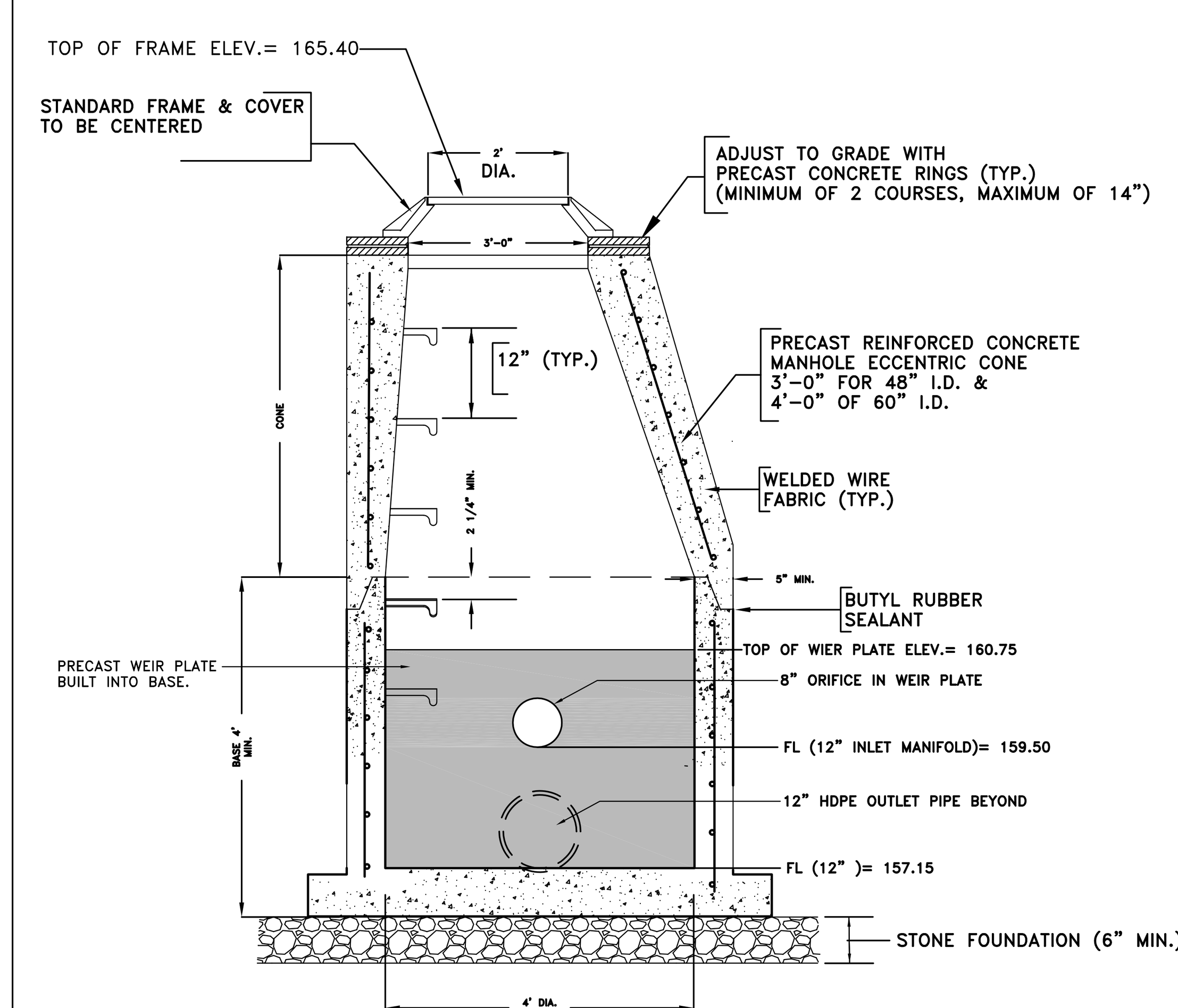

SECTION A–A

PROPOSED OUTLET MANHOLE #2
PRECAST STORM MANHOLE WITH
PRECAST WEIR PLATE INSIDE

N.T.S.

UNDERGROUND DETENTION SYSTEM DETAILS

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

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JOB No.: 2815	ACAD FILE: 2815-DET
SHEET: 16 OF: 17	

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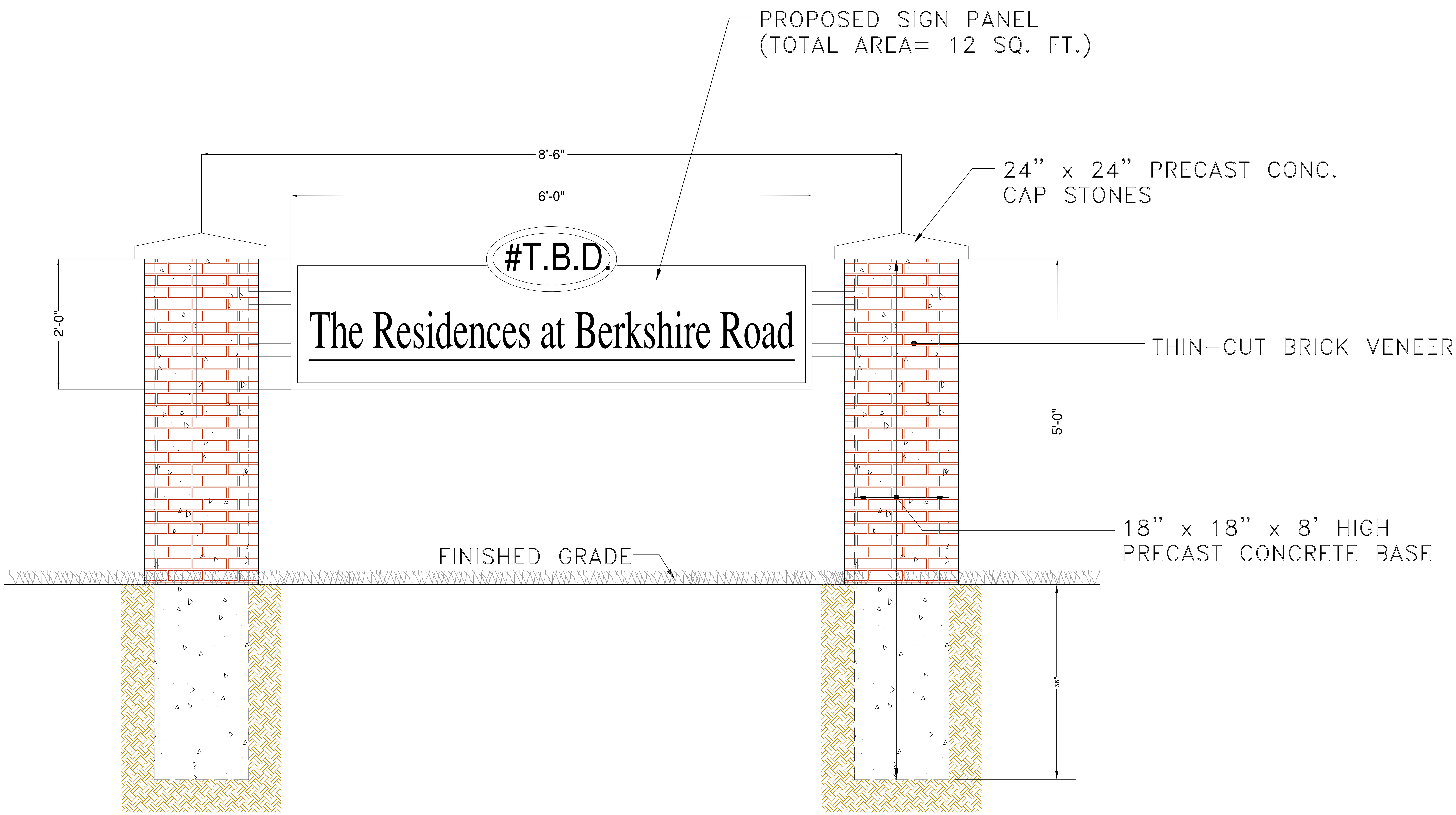

FREESTANDING SIGN DETAIL

NOT TO SCALE

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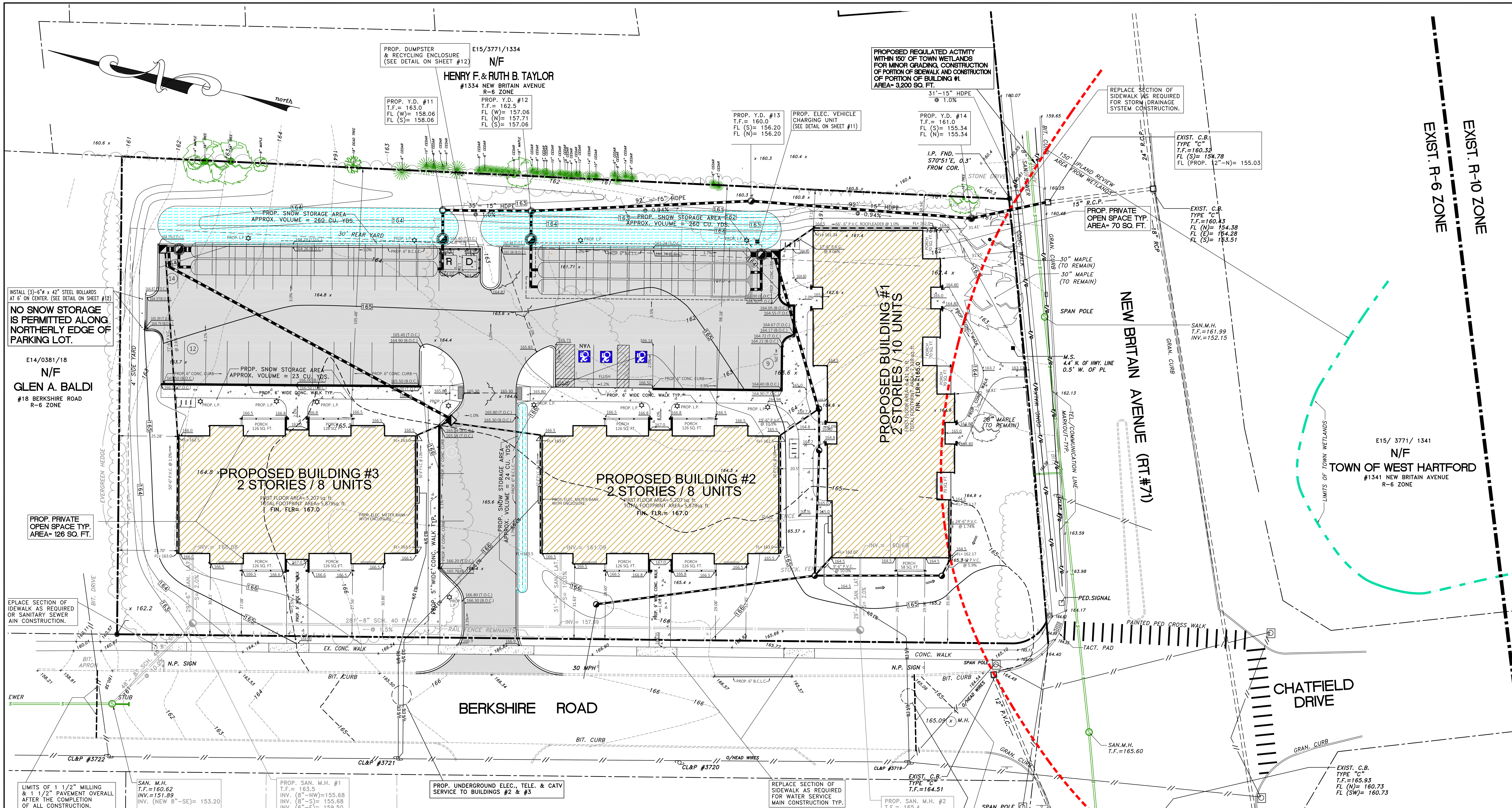
SITE SIGN DETAILS

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



Snow Removal Plan

There are many variables to take into consideration when developing a snow removal plan. These factors include; the amount of snow or ice, the time of the snow or ice, outdoor temperatures, wind conditions, traffic conditions, equipment operation, staffing, and final result desired.

The following list outlines the priorities for snow and ice removal.

1. Parking lots
2. Main entrance sidewalks
3. Perimeter and secondary entrance sidewalks

Below is a general list of winter weather conditions listing from lightest to worst.

1. Light glazing of ice or snow (less than 1 inch)
2. Light Slush (less than 1 inch)
3. Light Snow (1 - 2 inches)
4. Slush (more than 1 inch)
5. Medium Snow (3 - 4 inches)
6. Heavy Snow (more than 4 inches)
7. Blizzard

Within each of the above categories there are different factors that affect the response necessary for the removal of the unsafe condition. Below is a general list of those conditions to be aware of:

1. Time of the arrival of the weather condition (minimal warning, during rush hour, during the middle of the day, middle of the night, etc.).
2. Wind
3. Temperature
4. Amount of available equipment
5. Amount of available labor

To handle the snow and ice removal necessary for your facility to operate, the property manger is the point person who has the following responsibilities and the authority to develop and implement plans specific to the conditions that needs to be dealt with.

1. Must study the weather conditions on a daily basis (utilizing a weather service, the internet, news and personal observation).
2. Must know the availability of staff or snow removal contractor on a 24 hour 7 day a week basis during the winter season.

Snow Removal Plan Process

Since there is no definitive plan that will work for all occasions, snow removal plans should be thought of as a process. This process is always influx depending on the whether conditions, equipment availability, staffing and timing. There is no simple solution, but there is a process.

1. In October set up a meeting with the snow removal contrator that will be hired for snow. The topics of the meeting should cover; hours of availability, type of equipment qualified to operate, ways to reach team members to call into work (this can include home numbers, cell numbers, pagers etc). From the meeting develop a schedule of availability along with assignments (plow truck operators, tractor operators, salt truck operators, etc).
2. Now it is time to monitor the weather and develop daily plans. As mentioned earlier the plan is going to vary depending on the weather situation, staffing and equipment. So the point person needs to remain flexible during all times of the day to assign the staff necessary to handle the needs of your facility. When possible the point person should line up the team for snow removal prior to the end of their work shift, this allows them to adjust their schedules at home to get some extra sleep in order to prepare for the weather conditions ahead.

Developing the Plan

The plans that are initiated at the beginning of the season should always be more cautious. This is because the people on the team may be new to a certain building or zone, they haven't done it in about a year and could have forgotten the nuances with individual sites, equipment failures are common at the beginning of the season, or any other issue with a new situation. As the season progresses the time allotments can be tightened up and staffing can be minimized. After each time the snow team goes out, fill out a report on the event, what went right and what went wrong, the time amount of snow or if it was ice, how long and who was involved in the process. At the end of the season put the information from the report into a single spreadsheet for reference in the future.

First Snowfall of 1" or Less

At the beginning of the season on the first snow fall of 1 inch or more send out the full crew, for this snow the allotment of time should be what it would normally take for a 2 - 3 inch snow fall. This allows for a safe learning curve.

For example, on a 2-3 inch snow fall it takes approximately 1 ¼ to 1 ½ hours to clear a lot. So if the crew consists of 6 team members and we have 12 sites, the Team should start the process 3 hours prior to the desired completion time. On a typical work day that time is 6:30 AM.

Salting Only

Any snow that is less than 1 ½ inches is to be salted. If there are only 1 hour, prior to the desired completion time, send out 2 trucks. If there is ample time, then the point person can make the decision to send out a single truck.

Rest of the Season

Based on the information from the first snow fall of 1" or less a decision can be made by the point person on the amount of labor necessary for subsequent snowfalls. Some base time lines to set for snowfall clean up are:

Estimated Volume of Required for Snow Storage:

Area of paved parking lots = 17,838 sq. ft. x 8" of snow per event x 6 events/ 27= 2,656 cu. yds.

Estimated reduction in volume due the compactions and snow melt = $\frac{1}{5}$

Estiamted volume of snow storage area= 2,656 cu. yds./ 5= 531.2 cu. yds.

Estmated volme of snow storage in areas shown on plans= 544 cy. yds.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- x 134.4 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- EXISTING WATER MAIN
- M.H. PIPE (SIZE, TYPE) — EXISTING SANITARY SEWER
- C.B. PIPE (SIZE, TYPE) — PROPOSED STORM DRAINAGE SYSTEM
- PROPOSED WATER MAIN
- M.H. PIPE (SIZE, TYPE) — PROPOSED SANITARY SEWER
- PROPOSED PROPERTY LINE
- LIMITS OF FLAGGED TOWN WETLANDS
- LIMITS OF 150' UPLANDS REVIEW AREA
- 150 — PROPOSED CONTOUR
- 156.0 — PROPOSED SPOT GRADE
- PROPOSED BIT. CURB
- AREA OF BITUMINOUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA

SCALE: 1"= 20'	CHECKED BY: J.P.
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SHEET: SM – 1 OF: 1	

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SNOW MANAGEMENT PLAN

PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY II — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

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PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AB	1	ABIES BALSAMEA	BALSAM FIR	B&B	10'-12' HT	FULL, EXTRA HEAVY
BN	2	BETULA NIGRA	RIVER BIRCH	B&B	2"-2 1/2" CAL	MULTI-STEM (75% LARGE TREES @ 2 1/2" CAL)
JC	5	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	BLUE POINT MOUNTBATTEN	B&B	10" HT	FULL, EXTRA HEAVY
PP	5	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	10'-12' HT	FULL, EXTRA HEAVY
QR	5	QUERCUS RUBRA	RED OAK	B&B	2"-2 1/2" CAL	FULL, EXTRA HEAVY (75% LARGE TREES @ 2 1/2" CAL)
TO	9	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B&B	8'-10' HT	FULL, EXTRA HEAVY
TA	2	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	B&B	4"-4 1/2" CAL	FULL, EXTRA HEAVY (25% LARGE TREES @ 4 1/2" CAL)
UNDERSTORY TREES						
CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
PC	5	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
PS	3	PRUNUS SERRULATA 'AMANGAWA'	AMANOGAWA JAPANESE FLOWERING CHERRY	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
SP	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS						
AD	64	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	24"-36" HT	FULL, EXTRA HEAVY
CA	10	CLETHRA ALNIFOLIA	SUMMERSWEET	CONT	24"-36" HT	FULL, EXTRA HEAVY
CSF	20	CORNUS SERICA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	CONT	24"-36" HT	FULL, EXTRA HEAVY
MS	17	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT	24"-36" HT	FULL, EXTRA HEAVY
ICC	130	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-36" HT	FULL, EXTRA HEAVY
PF	47	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	24"-36" HT	FULL, EXTRA HEAVY
PJ	22	PIERIS JAPONICA	JAPANESE ANDROMEDA	CONT	24"-36" HT	FULL, EXTRA HEAVY
PJM	58	RHODODENDRON PJM	PJM RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY
RR	35	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY
SB	23	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER JAPANESE SPIREA	CONT	24"-36" HT	FULL, EXTRA HEAVY
GROUNDCOVER						
JH	29	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	#2 CONT	FULL

GRASS SEED MIX

PENNINGTON SMART SEED SUN AND SHAD
APPLICATION RATE: 6 LB/1,000 S.F.

SCREENING §177-43 SCREENING AND LANDSCAPING

	REQUIRED	PROVIDED
TYPE A	THE DESIRED EFFECT IS PARTIAL VISUAL SCREENING. THE WIDTH OF THE SCREENING STRIP MAY BE VARIED; HOWEVER, IT SHALL BE AT LEAST FIVE FEET. PLANT MATERIAL SHALL CONSIST OF LARGE TREES SPACED ABOUT 50 FEET ON CENTERS OR FLOWERING TREES SPACED ABOUT 25 FEET ON CENTERS, OR A MIXTURE OF BOTH. WHERE A CONTINUOUS LANDSCAPED SCREENING STRIP IS IMPRACTICAL, THE TREES MAY BE LOCATED IN ISLANDS AT LEAST 20 SQUARE FEET IN AREA.	COMBINATION OF OVERSTORY AND FLOWERING TREES >10'
TYPE C	THE DESIRED EFFECT IS COMPLETE VISUAL SCREENING OF PARKING AND LOADING AREAS. THE SCREENING MATERIAL SHALL CONSIST OF A HEDGE, SCREENING FENCE OR SCREENING WALL, OR A COMBINATION THEREOF. THE SCREENING STRIP SHALL BE AT LEAST FIVE FEET WIDE FOR SAID FENCE OR WALL AND AT LEAST 10 FEET FOR A HEDGE.	EVERGREEN TREE AND FENCE > 10'

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   3 PARTS SCREED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

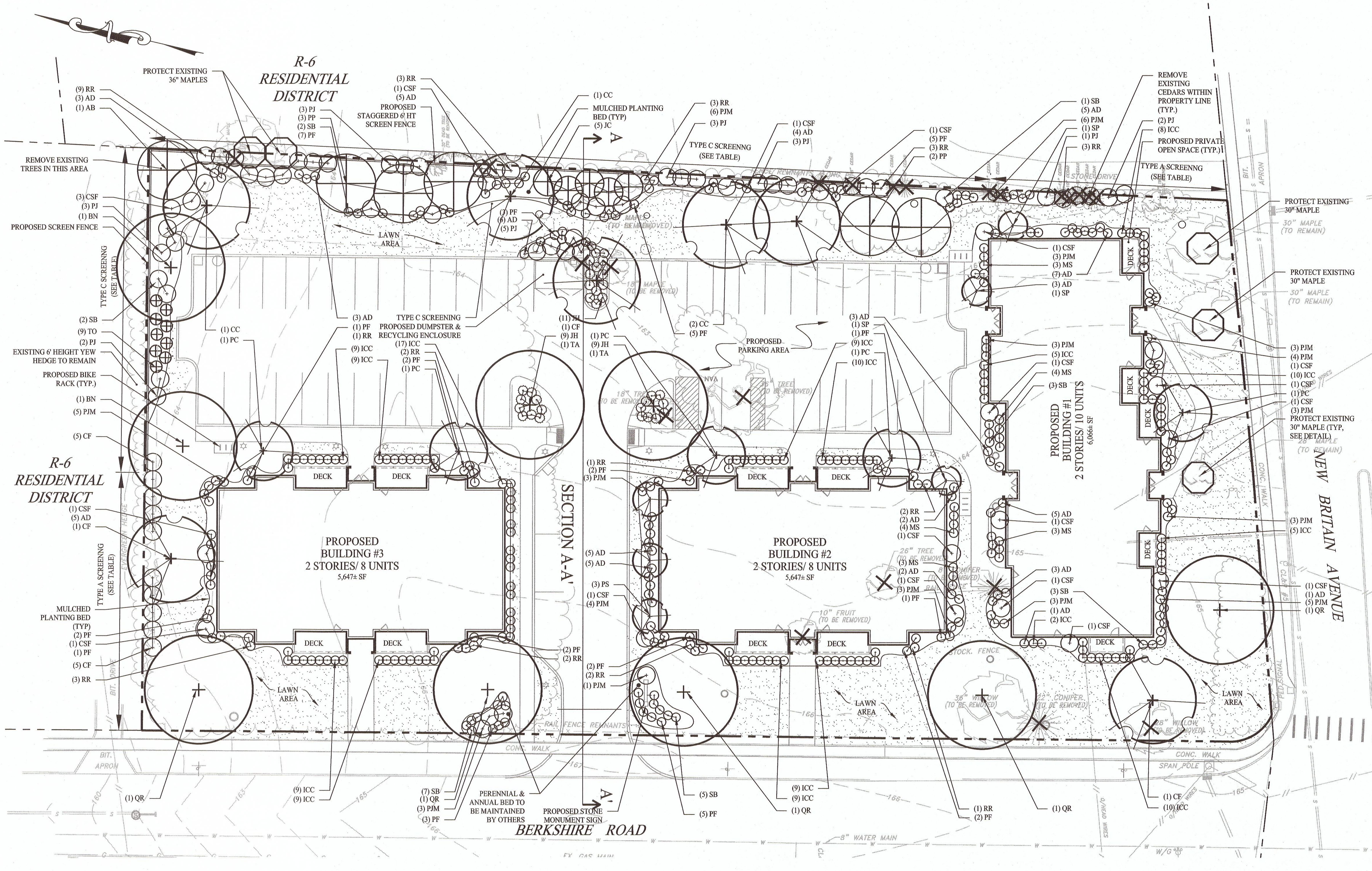
   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

GENERAL NOTES

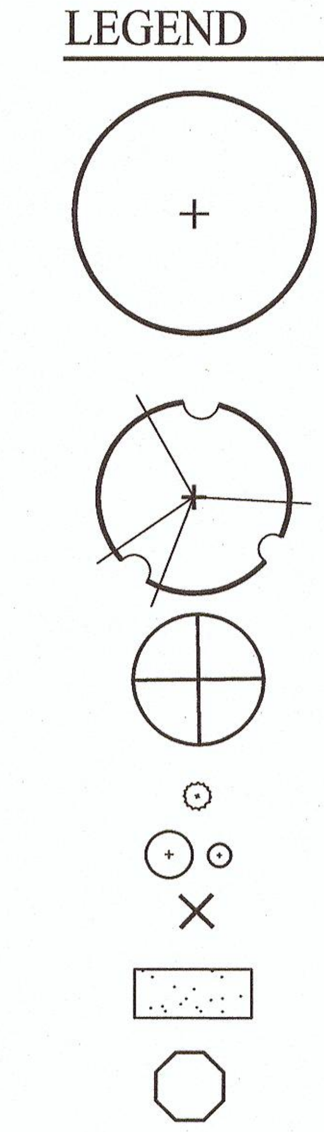
1. EXISTING SITE CONDITIONS TAKEN FROM A SURVEY PLAN ENTITLED "PRELIMINARY SITE DEVELOPMENT PLAN - OPTION 6" DATE: 11/6/2017; REVISED: 02/16/18; SCALE: 1" = 20'; BY HALLISEY, PEARSON & CASSIDY.

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.
22. SEE SHEETS LP-1.1 FOR CROSS SECTIONS BETWEEN EASTERN RESIDENTIAL PROPERTIES AND THE PROPOSED SITE IMPROVEMENTS.



LEGEND



Rev. #:	Date	Description
2	07/03/20	REV. BLDG. #2 & #3 LOCATION AND FOOTPRINT
1	05/25/18	DRAC COMMENTS

Graphic Scale: 20 0 20 40

SOLLI ENGINEERING
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	MFB
Checked By:	DRR
Approved By:	KMS
Project #:	1802101
Plan Date:	04/13/18
Scale:	1" = 20'

STATE OF CONNECTICUT · MARY F. BLACKBURN · LICENSED LANDSCAPE ARCHITECT · NO. 1499
Mary Blackburn, P.L.A.
CT 1499

Project:

1340, 1344 NEW BRITAIN AVE
8-16 BERKSHIRE RD
WEST HARTFORD, CONNECTICUT

Sheet Title: LANDSCAPE PLAN

Sheet #: LP-1.0

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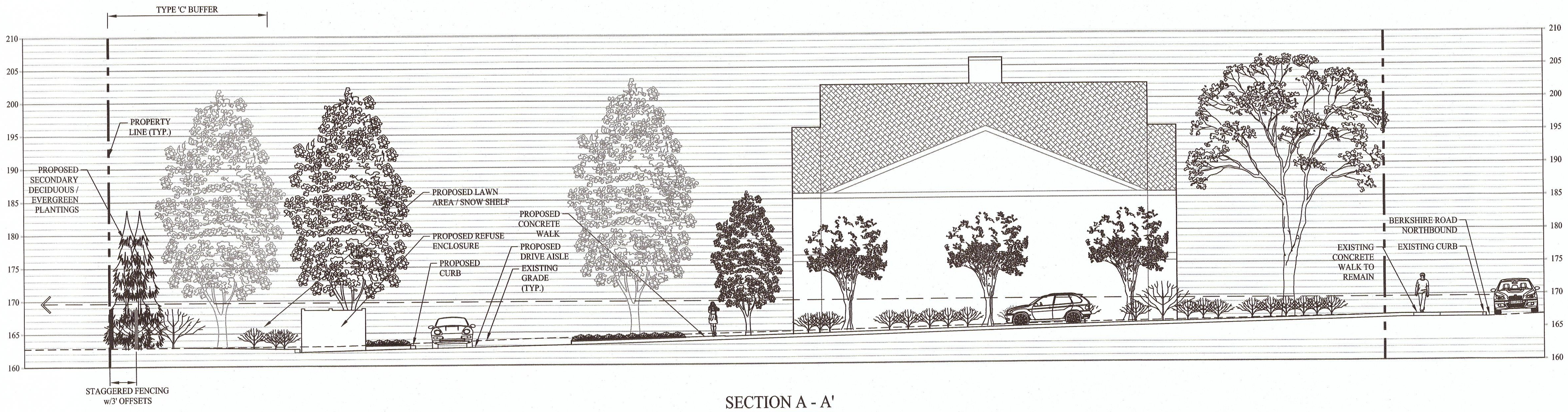
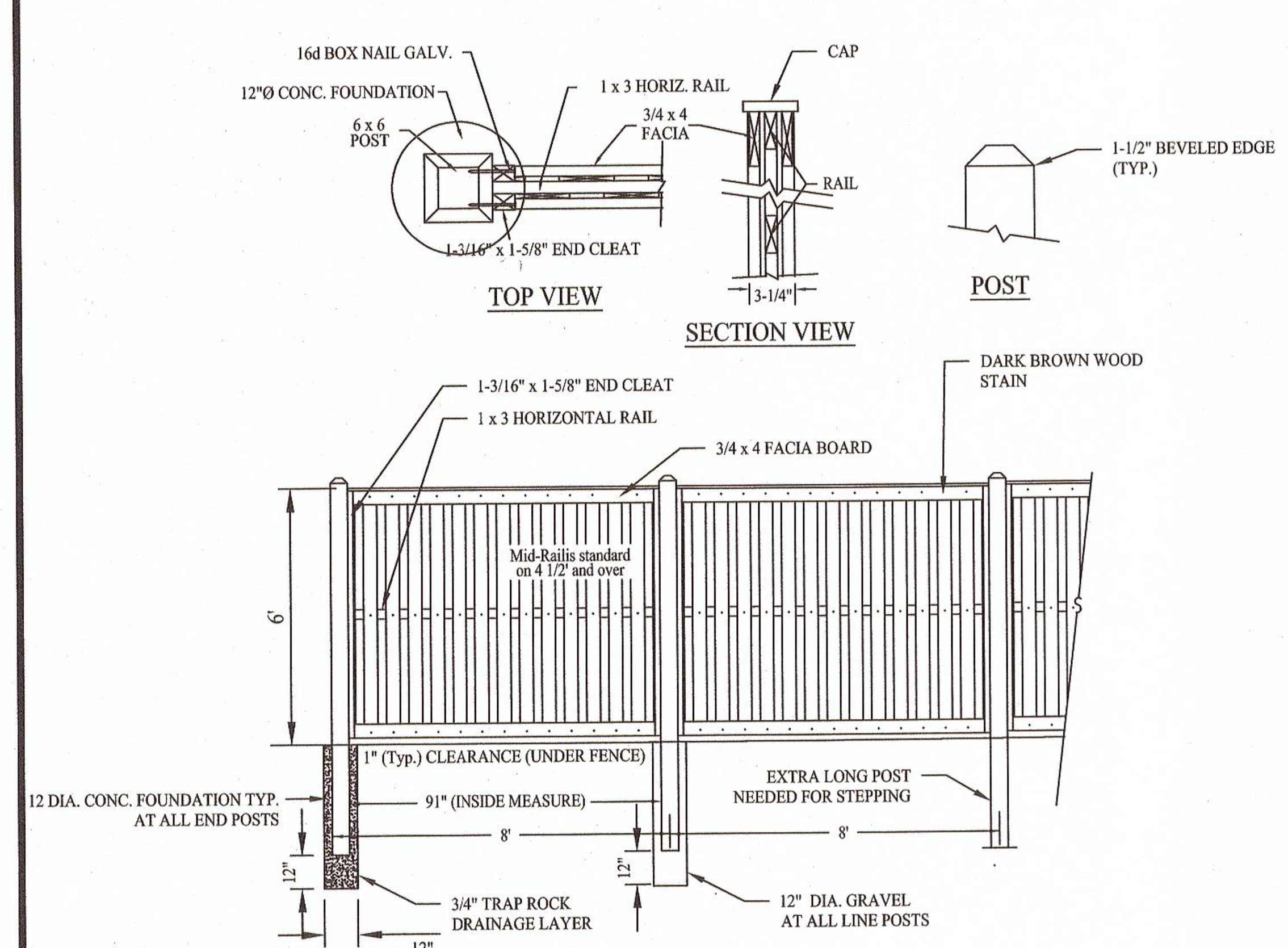


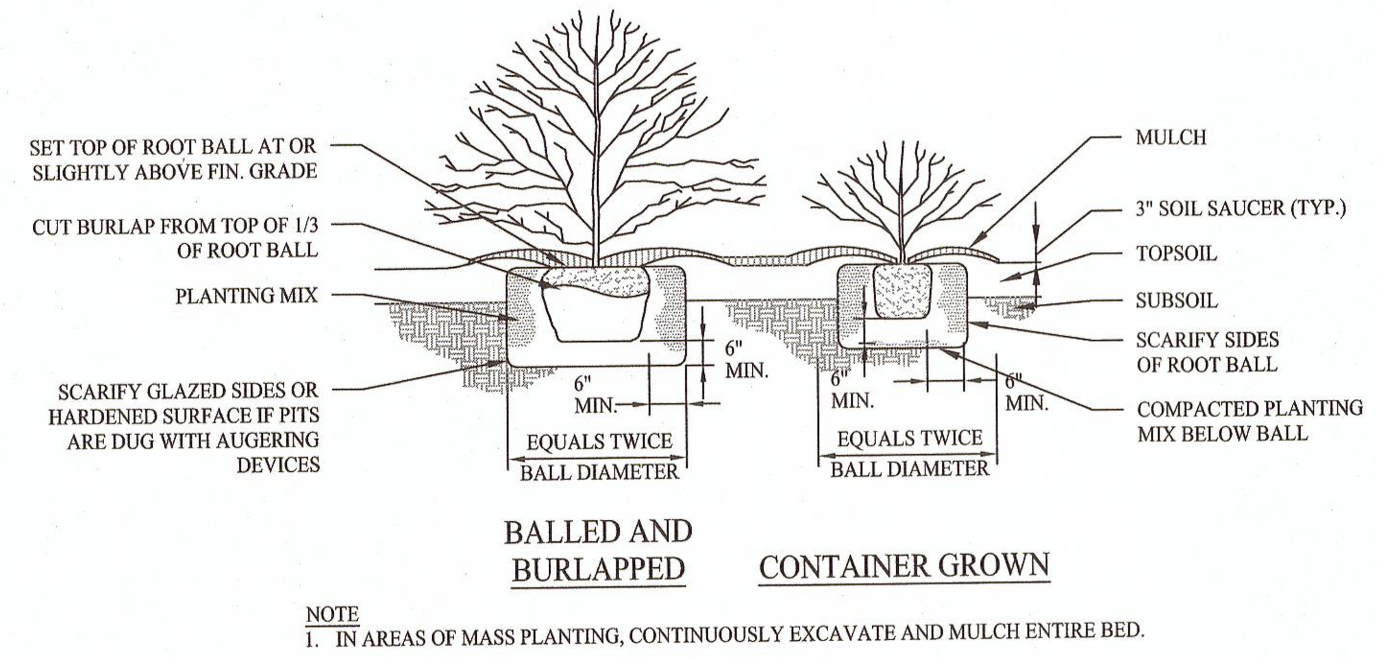
SECTION A - A'

SCALE: 1"=10'



BOARD ON BOARD SCREEN FENCE

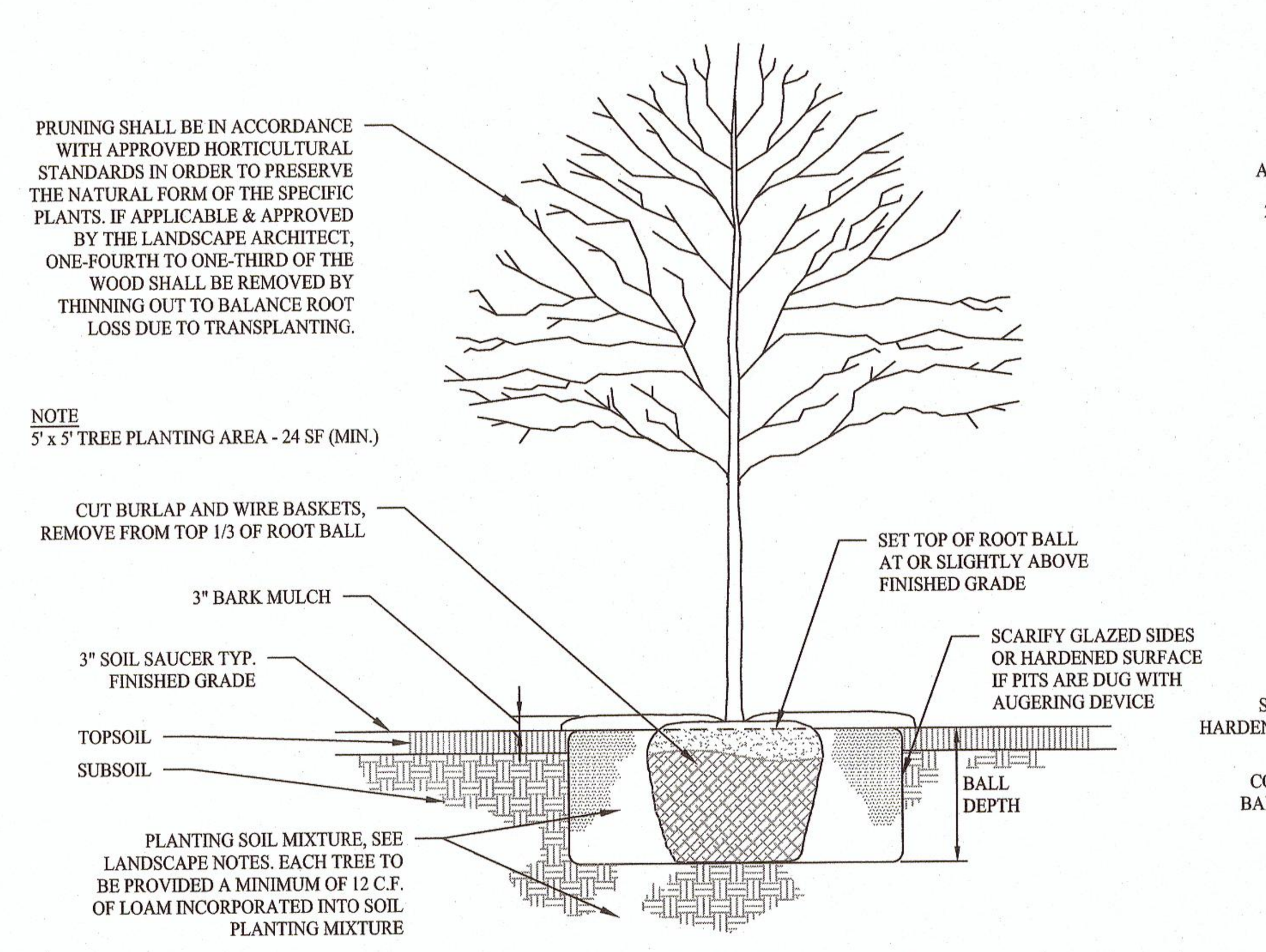
SCALE: NTS



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

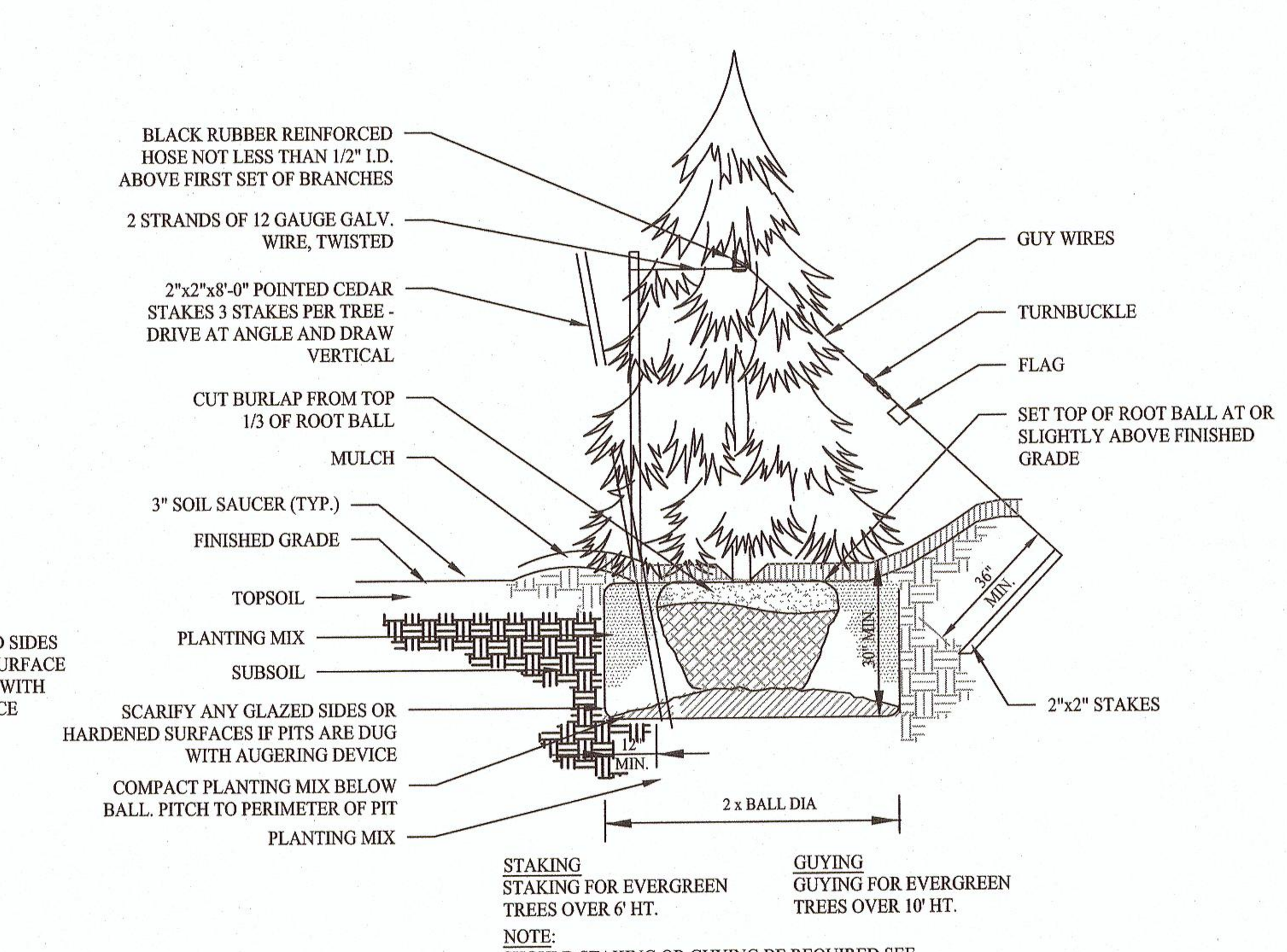
SHRUB / GROUNDCOVER PLANTING

SCALE: NTS



TREE PLANTING

SCALE: NTS



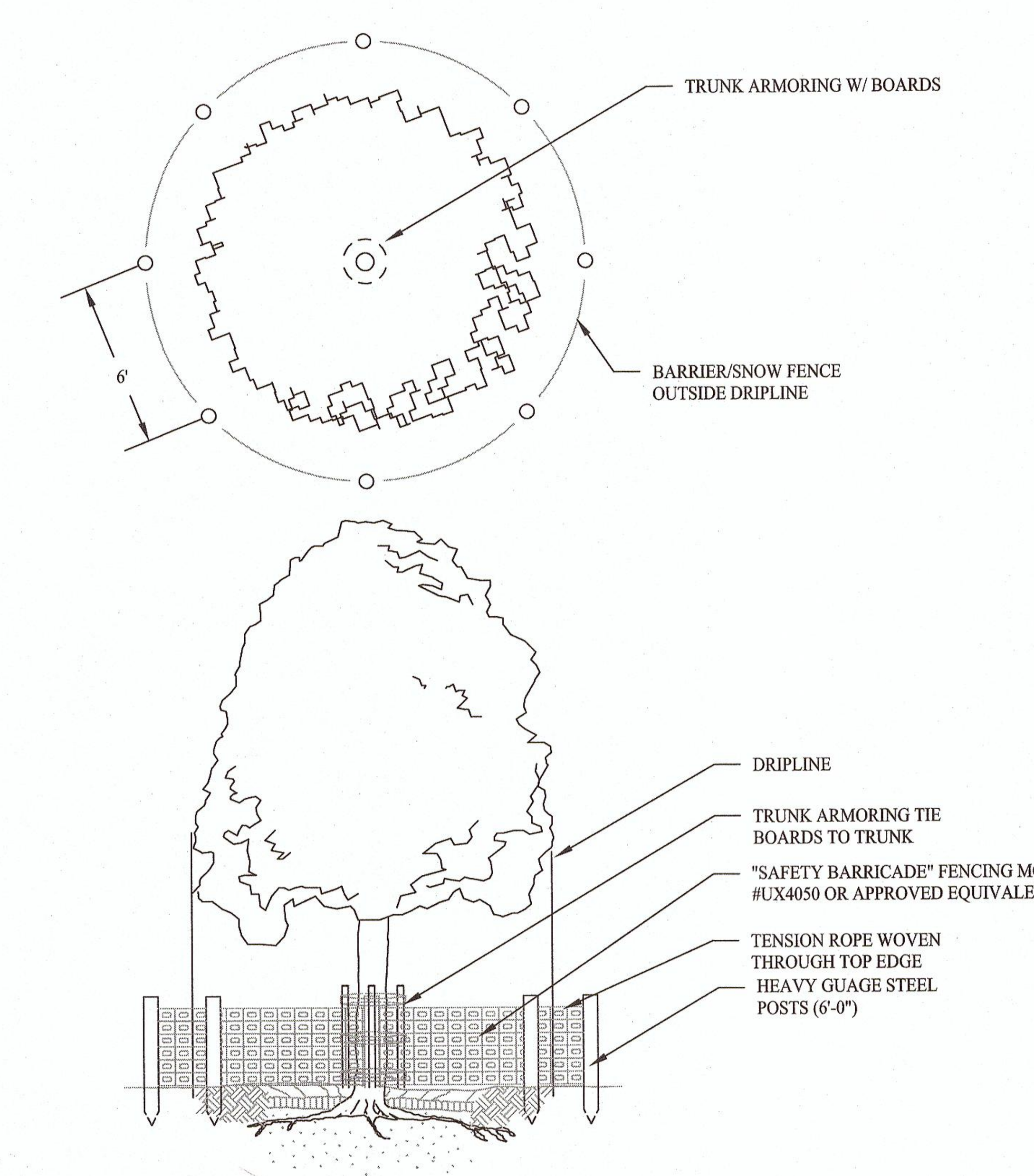
STAKING
STAKING FOR EVERGREEN TREES OVER 6' HT.

GUYING
GUYING FOR EVERGREEN TREES OVER 10' HT.

NOTE:
SHOULD STAKING OR GUYING BE REQUIRED SEE DECIDUOUS TREE PLANTING DETAIL FOR METHODS.

EVERGREEN TREE PLANTING

SCALE: NTS



TREE PROTECTION DETAIL

SCALE: NTS

Rev. #:	Date	Description
2	7/03/20	REV. BLDG. #2 & #3 LOCATION & FOOTPRINT
1	5/25/18	DRAC COMMENTS

Graphic Scale: 10 0 10 20

SOLLI ENGINEERING

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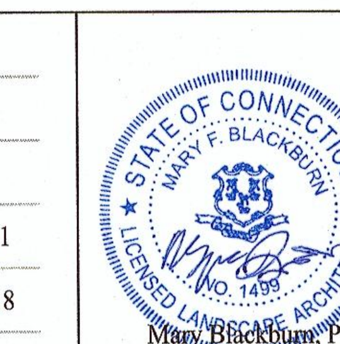
Drawn By:	MFB
Checked By:	DRR
Approved By:	KMS
Project #:	1802101
Plan Date:	04/13/18
Scale:	1" = 10'



Mary Blackburn, P.L.A.
CT 1499

Project:

1340, 1344 NEW BRITAIN AVE
8-16 BERKSHIRE RD
WEST HARTFORD, CONNECTICUT

Sheet Title: LANDSCAPE SECTION & DETAILS

Sheet #: LP-1.1

Jul 01, 2020 – 4:39pm andrew
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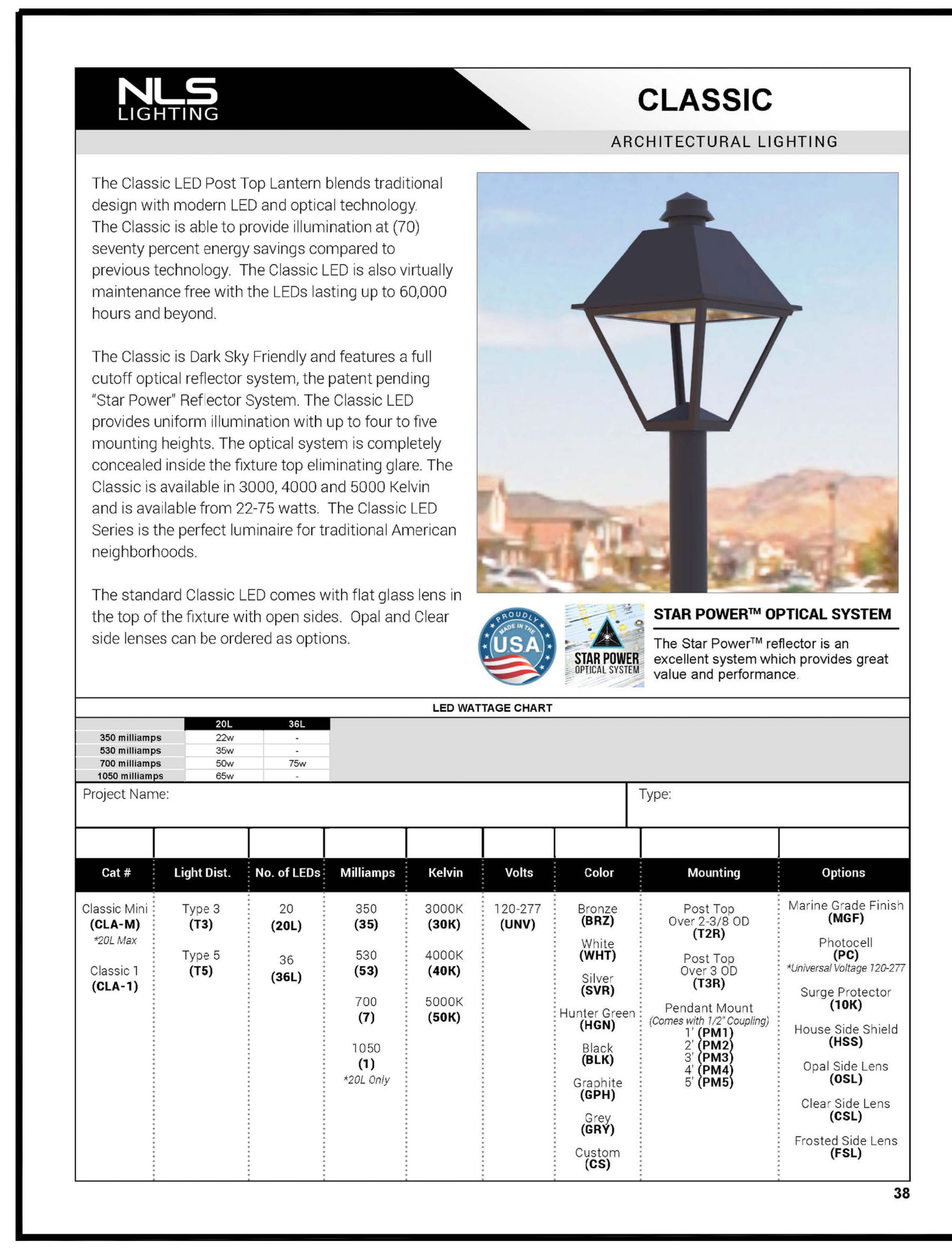
Filename: 1344 New Britain Ave Site - West Hartford - REV 2.AGI

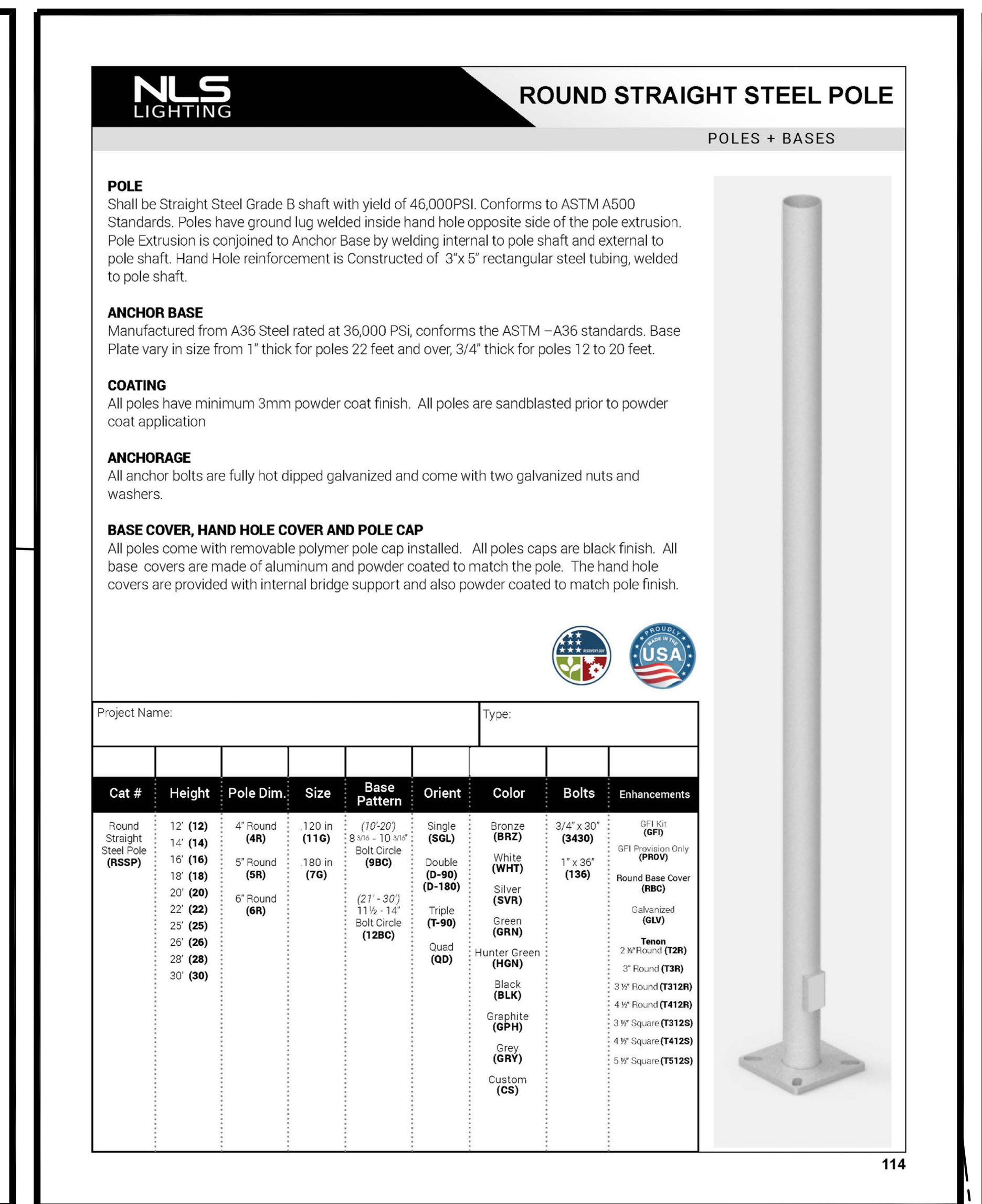
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
⊠	6	LP-3	SINGLE	2761	34.7011	0.850	NLS Lighting CLA-1-T3-20L-53-30K-UNV-BLK-T2R-PC - RSSP-10-4R-11G-9BC-BLK-3430-T2R 10FT POLE
⊠	5	LP-3H	SINGLE	2787	35	0.850	NLS Lighting CLA-1-T3-20L-53-30K-UNV-BLK-T2R-PC HSS - RSSP-10-4R-11G-9BC-BLK-3430-T2R 10FT POLE
⊠	2	LP-5	SINGLE	2856	34.65	0.850	NLS Lighting CLA-1-T5-20L-53-30K-UNV-BLK-T2R-PC - RSSP-10-4R-11G-9BC-BLK-3430-T2R 10FT POLE

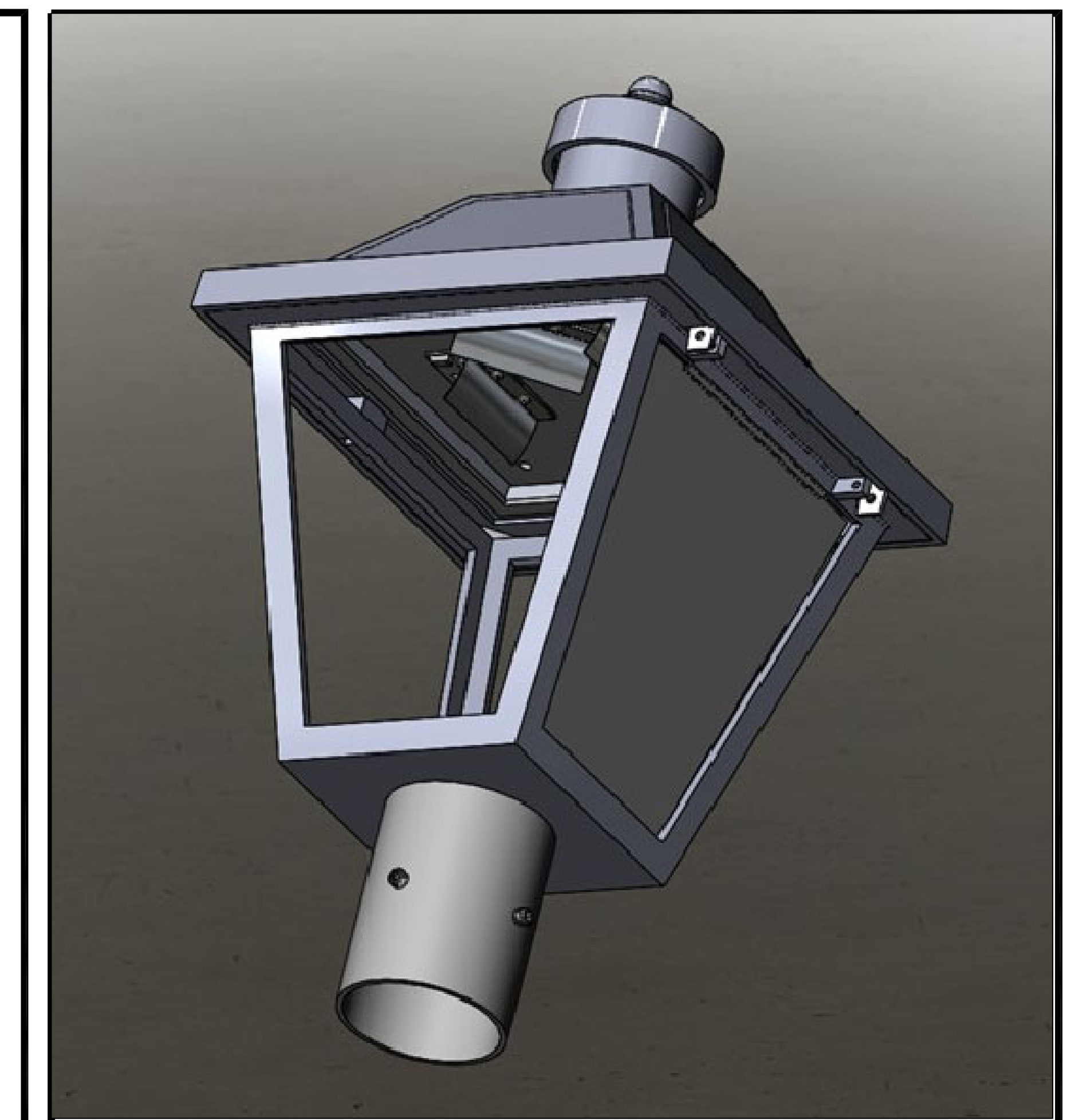
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.35	4.2	0.0	N.A.	N.A.
ENTRY DRIVEWAY	Illuminance	Fc	0.71	4.2	0.1	7.10	42.00
LIGHT TRESPASS EAST	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
LIGHT TRESPASS NORTH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	0.87	4.2	0.1	8.70	42.00

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

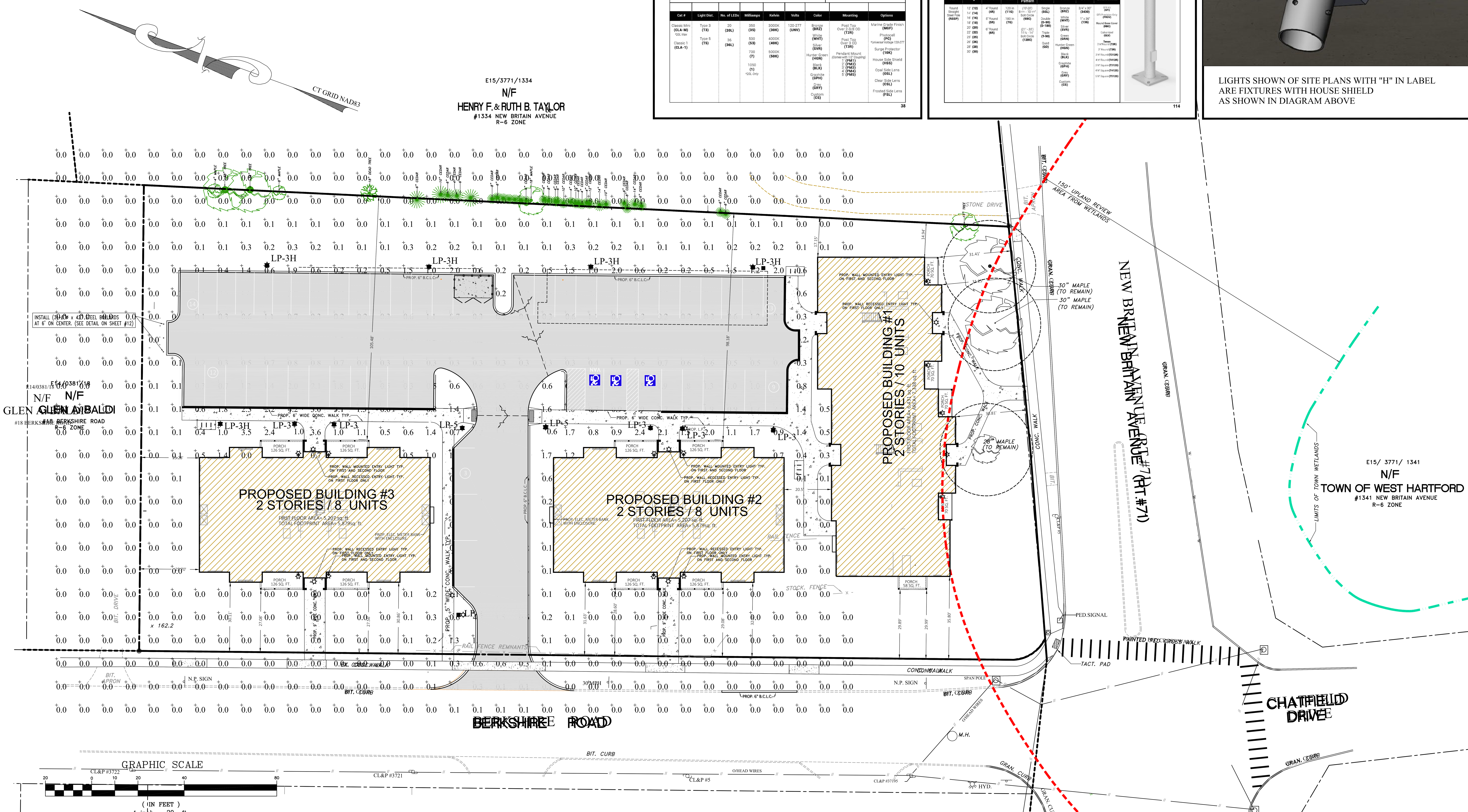
website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com







LIGHTS SHOWN OF SITE PLANS WITH "H" IN LABEL
ARE FIXTURES WITH HOUSE SHIELD
AS SHOWN IN DIAGRAM ABOVE



SCALE: 1"= 20'
CHECKED BY: J.P.
DATE: APRIL 13, 2018
DRAWN BY: J.P.C.
JOB No.: 2815
ACAD FILE: 2815-SITE-LIGHT
SHEET: PH-1 OF: 1
REVISIONS:
JUNE 02, 2018 PER TWON COMMENTS DATED JUNE 01, 2018
JUNE 30, 2020 REV. BLDG. #2 & #3 LOCATION & FOOTPRINT ANS BLDG. #1 FOOTPRINT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE LIGHTING PLAN
PREPARED FOR
47 PRATT STREET, LLC
PROPERTY LOCATED AT
#1340,1344 NEW BRITAIN AVENUE #8-16 BERKSHIRE ROAD
WEST HARTFORD, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY II NO. 20665 LICENSED PROFESSIONAL ENGINEER

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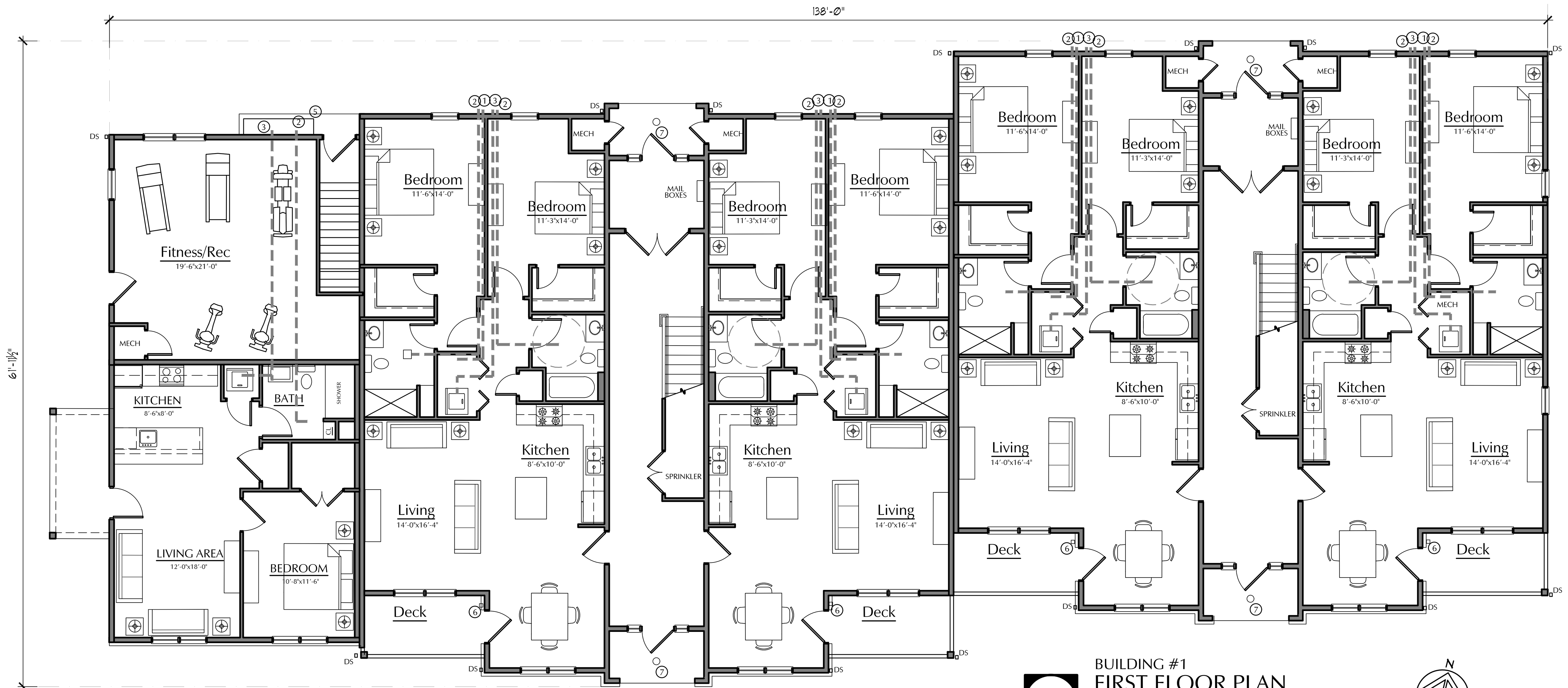
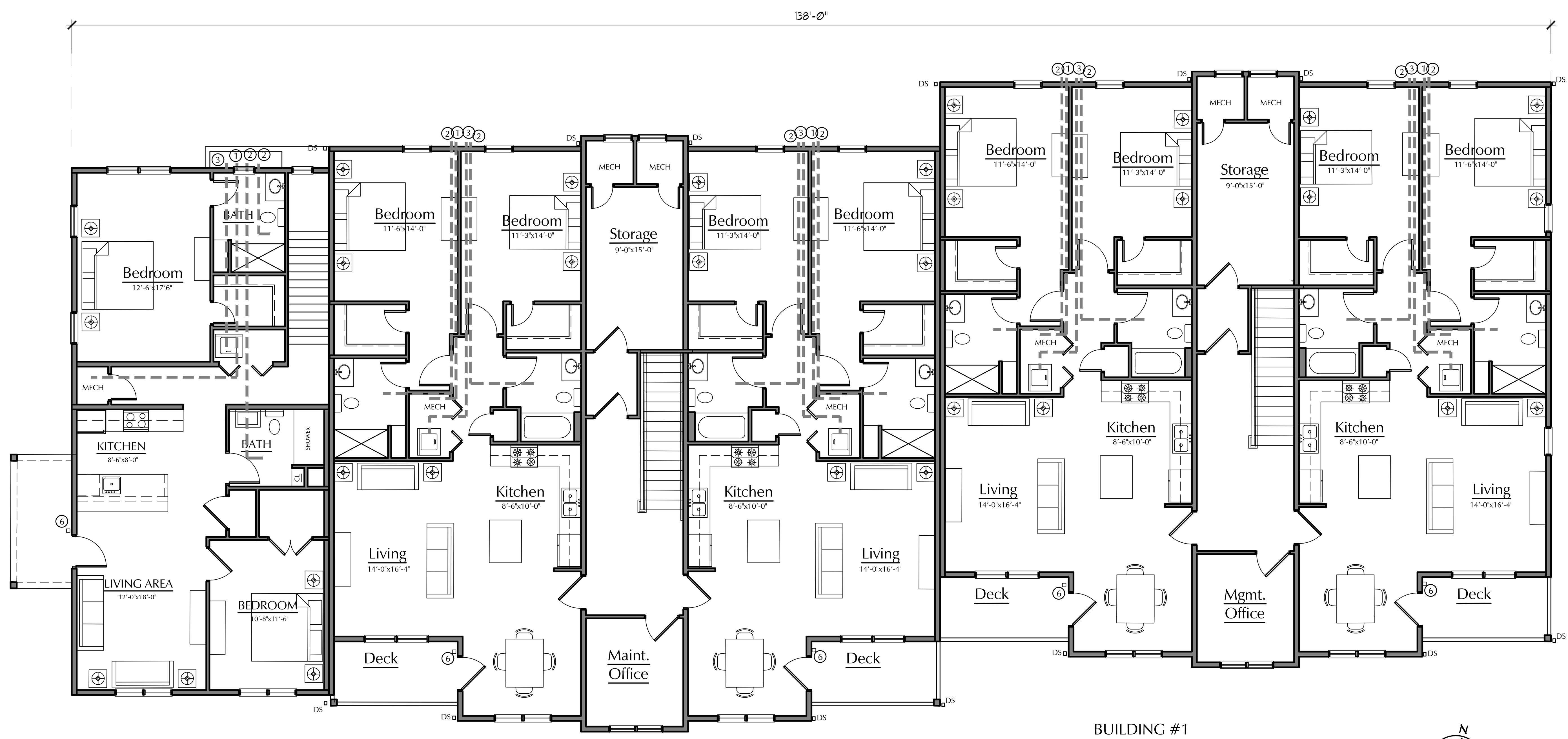


BUILDING #1
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING #1
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

Mechanical Notes:

1. 4" dryer vent with sidewall termination cap
2. Bath exhaust fan vent
3. 2" PVC intake/exhaust with concentric kit sidewall
4. Plumb. Vent
5. Elec. Meter bank
6. Wall sconce light
7. Ceiling recessed can light

Blue Moon Design
Architectural Design LLC
168 Main Street Terryville, CT 06786 tel. (860) 582-2225
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Chrishill@bluemoondesign.biz

Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 1
Plans

Date: 7-3-20
Revisions:

Drawn By: CH

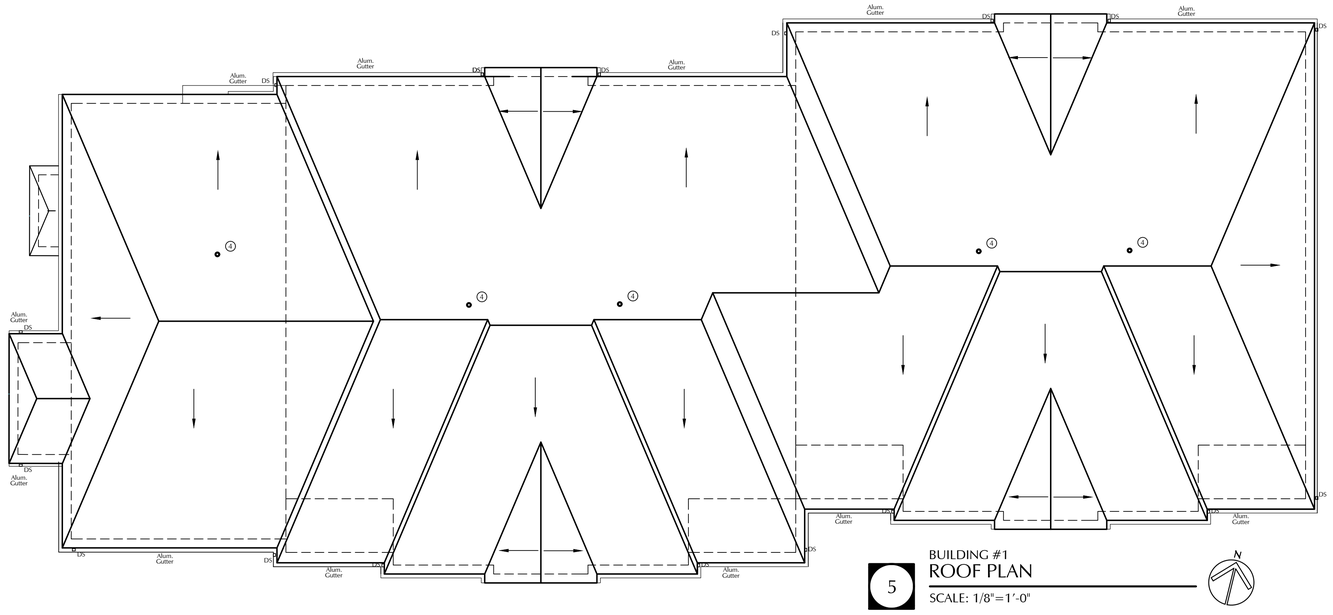
A-1

BUILDING #1
2 WEST ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #1
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #1
3 EAST ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #1
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING #1
5 ROOF PLAN
SCALE: 1/8"=1'-0"

ELEVATION MATERIALS LEGEND

TRIM-1	'Azek' or equal trim Color - white (harbor grey @ gable panels)	RAIL-1	Vinyl guardrail system Color white
TRIM-2	6" vinyl comerboard Color - white	ROOF-1	
SIDING-1	Vinyl shingle siding Color - Flygem harbor grey	SHUTTER-1	Decorative vinyl shutter Color - black
SIDING-2	Vinyl clapboard siding Color - certainteed sterling grey	DOOR-1	Exterior wood door Color - Jeld-wen hemlock
BRICK-1	Brick veneer Color - brown		

Mechanical Notes:

1. 4" dryer vent with sidewall termination cap
2. Bath exhaust fan vent
3. 2" PVC intake/exhaust with concentric kit sidewall
4. Plumb. Vent
5. Elec. Meter bank
6. Wall sconce light
7. Ceiling recessed can light

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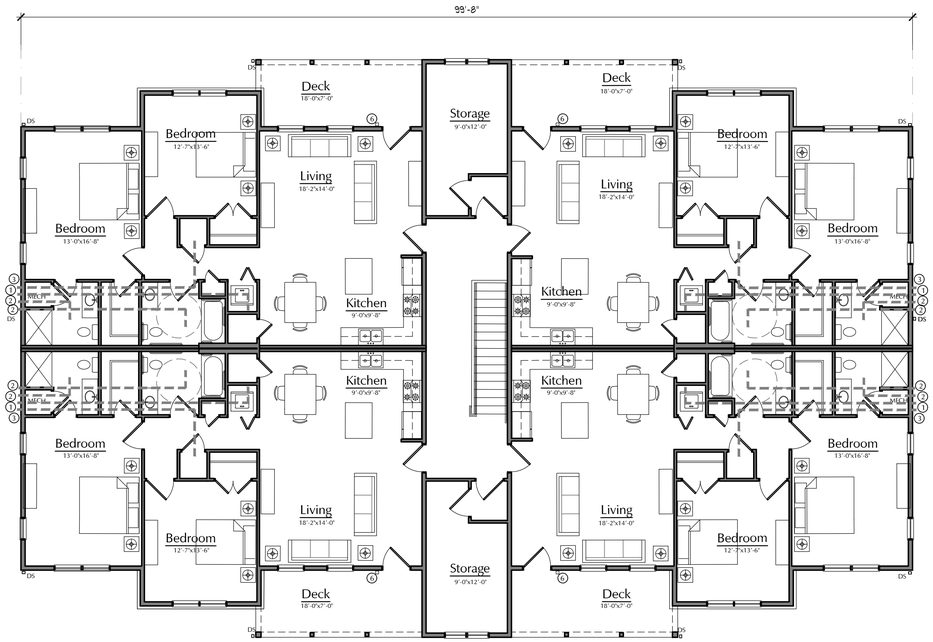
Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 1
Elevations

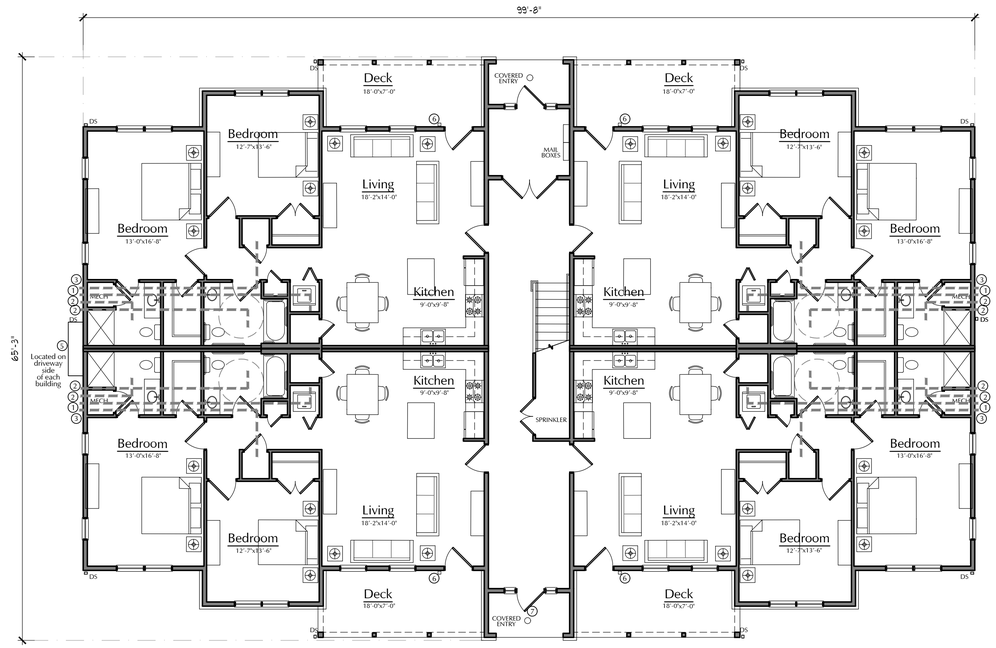
Date: 7-3-20
Revisions:

Drawn By: CH

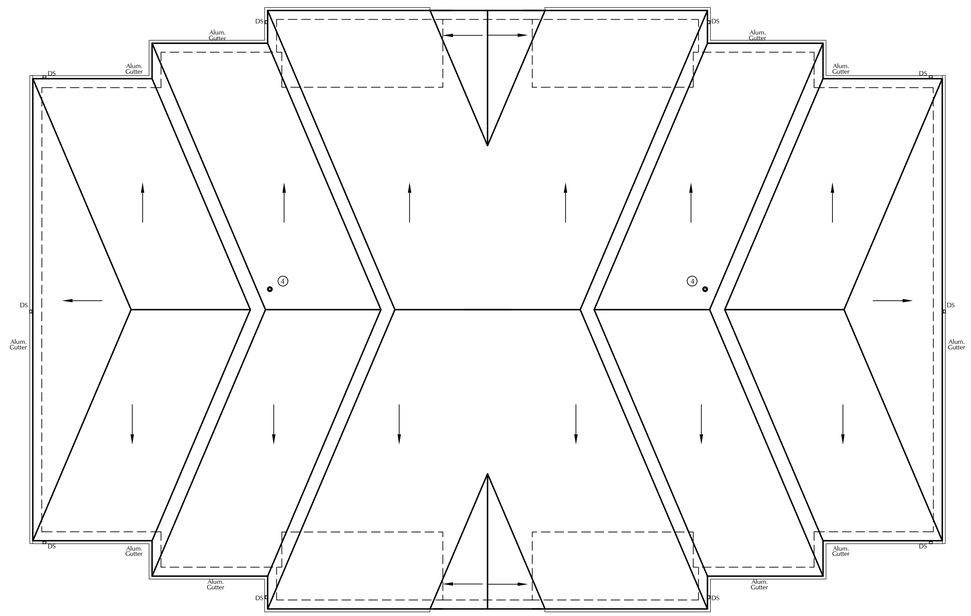
A-2



2 BUILDING #2
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BUILDING #2
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



3 BUILDING #2
ROOF PLAN
SCALE: 1/8"=1'-0"

Mechanical Notes:

1. 4" dryer vent with sidewall termination cap
2. Bath exhaust fan vent
3. 2" PVC intake/exhaust with concentric kit sidewall
4. Plumb. Vent
5. Elec. Meter bank
6. Wall sconce light
7. Ceiling recessed can light

Blue Moon Design
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ChrisMill@bluemoondesign.biz

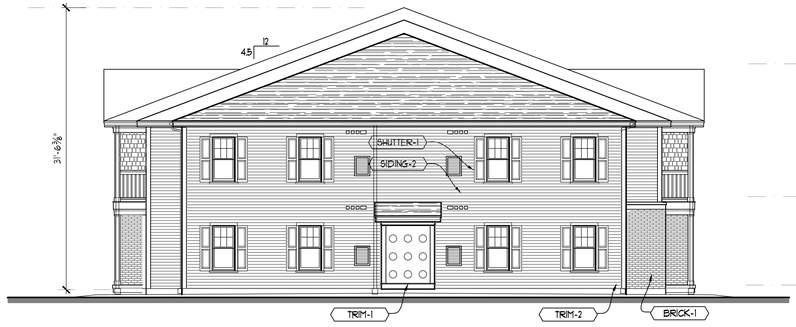
Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 2
Plans

Date: 7-3-20
Revisions:

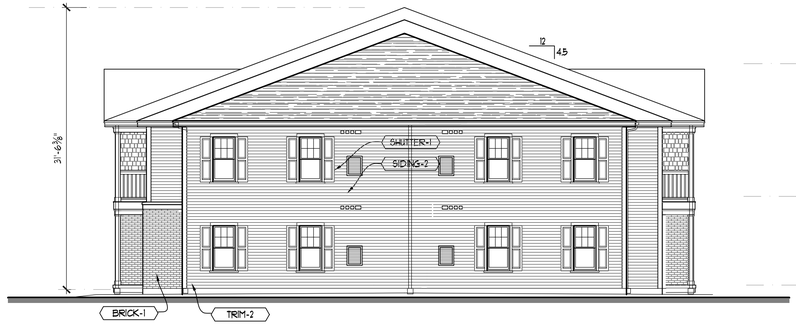
Drawn By: CH

A-3



BUILDING #3
NORTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #2
WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING #2
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #2
EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIALS LEGEND

TRIM-1	'Azek' or equal trim Color - white (harbor grey @ gable panels)	RAIL-1	Vinyl guardrail system Color white
TRIM-2	6" vinyl cornerboard Color - white	ROOF-1	
SIDING-1	Vinyl shingle siding Color - Flygem harbor grey	SHUTTER-1	Decorative vinyl shutter Color - black
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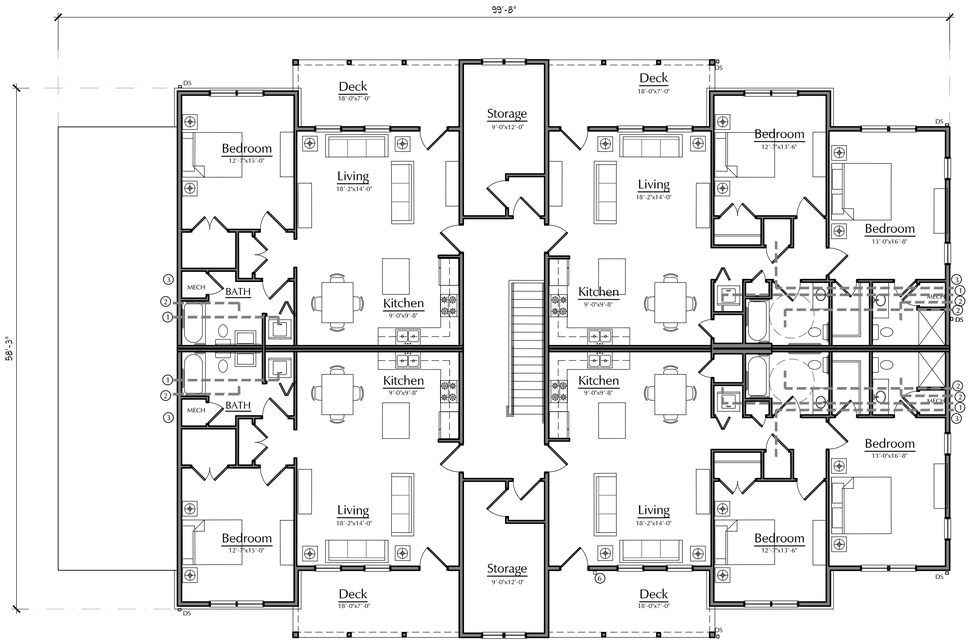
Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 2
Elevations

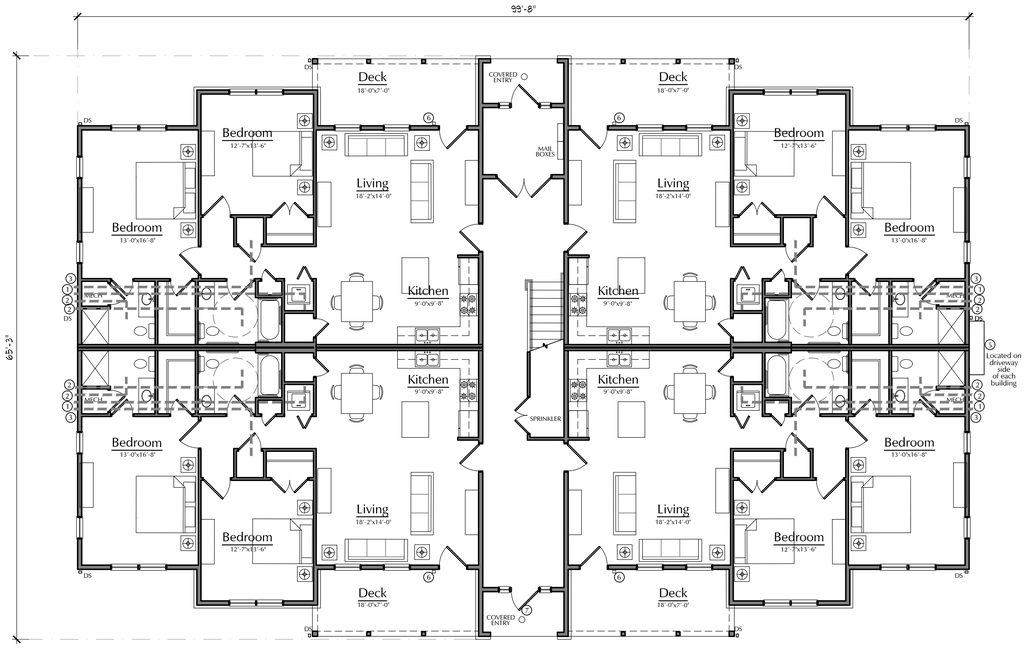
Date: 7-3-20
Revisions:

Drawn By: CH

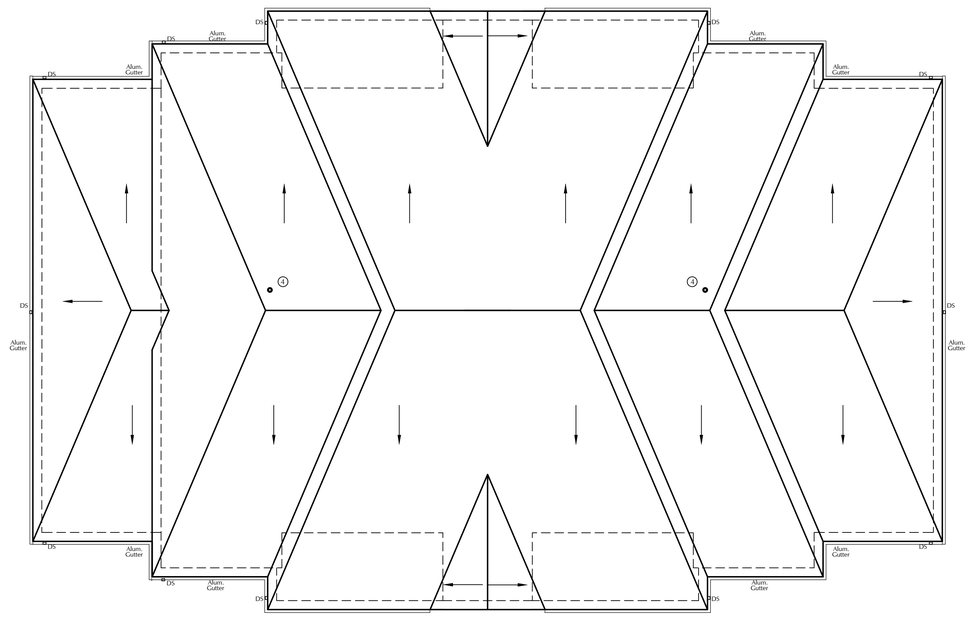
A-4



2 BUILDING #3
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BUILDING #3
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



3 BUILDING #3
ROOF PLAN
SCALE: 1/8"=1'-0"

Mechanical Notes:

1. 4" dryer vent with sidewall termination cap
2. Bath exhaust fan vent
3. 3" PVC intake/exhaust with concentric kit sidewall
4. Plumb. Vent
5. Elec. Meter bank
6. Wall sconce light
7. Ceiling recessed can light

Blue Moon Design
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Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 3
Plans

Date: 7-3-20
Revisions:

Drawn By: CH

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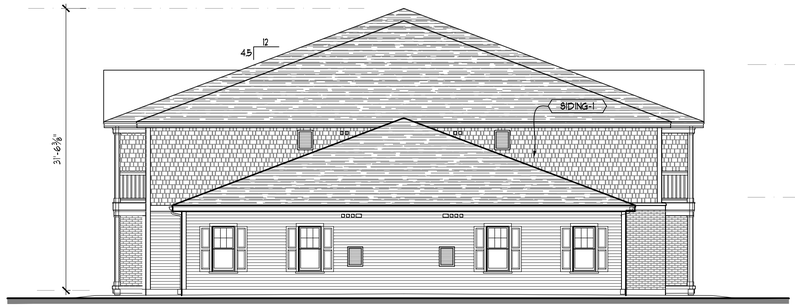
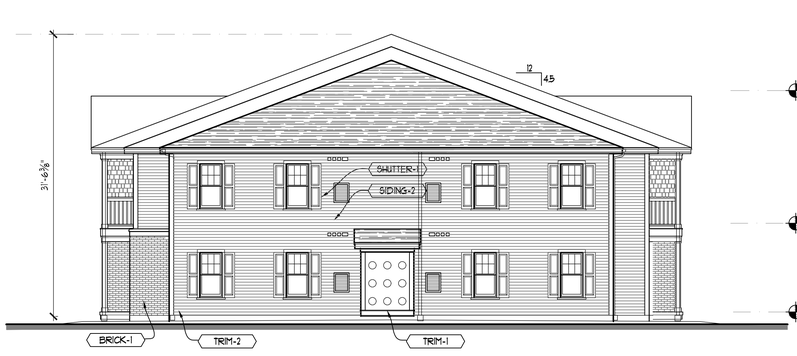


BUILDING #3
NORTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #3
WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING #3
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING #3
EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIALS LEGEND

TRIM-1	'Azek' or equal trim Color - white (harbor grey @ gable panels)	RAIL-1	Vinyl guardrail system Color white
TRIM-2	6" vinyl cornerboard Color - white	ROOF-1	
SIDING-1	Vinyl shingle siding Color - Plygem harbor grey	SHUTTER-1	Decorative vinyl shutter Color - black
SIDING-2	Vinyl clapboard siding Color - certainteed sterling grey	DOOR-1	Exterior wood door Color - Jeld-wen hemlock
BRICK-1	Brick veneer Color - brown		

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Project
The Residences at Berkshire Road
1334 New Britain Ave.
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Sheet Description
Building 3
Elevations

Date: 7-3-20
Revisions:

Drawn By: CH

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2 BUILDING #1
WEST ELEVATION
SCALE: 1/8"=1'-0"

1 BUILDING #1
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

3 BUILDING #1
EAST ELEVATION
SCALE: 1/8"=1'-0"

4 BUILDING #1
NORTH ELEVATION
SCALE: 1/8"=1'-0"

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Project
The Residences at Berkshire Road
1334 New Britain Ave.
West Hartford, CT

Sheet Description
Building 1
Colored Elevations

Date: 7-3-20
Revisions:

Drawn By: CH

A-7

8 BUILDING #3
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

7 BUILDING #3
EAST ELEVATION
SCALE: 1/8"=1'-0"

6 BUILDING #3
NORTH ELEVATION
SCALE: 1/8"=1'-0"

5 BUILDING #3
WEST ELEVATION
SCALE: 1/8"=1'-0"

4 BUILDING #2
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

3 BUILDING #2
EAST ELEVATION
SCALE: 1/8"=1'-0"

2 BUILDING #3
NORTH ELEVATION
SCALE: 1/8"=1'-0"

1 BUILDING #2
WEST ELEVATION
SCALE: 1/8"=1'-0"

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Project
The Residences at Berkshire Road
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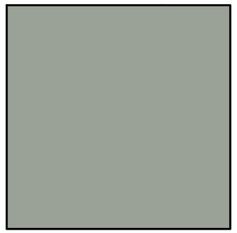
Sheet Description
Building 2&3
Colored Elevations

Date: 7-3-20
Revisions:

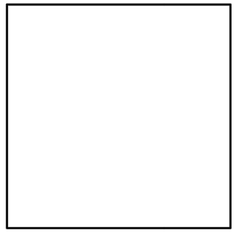
Drawn By: CH

A-8

TRIM-1 'Azek' or equal trim
Color - white
(harbor grey @ gable panels)

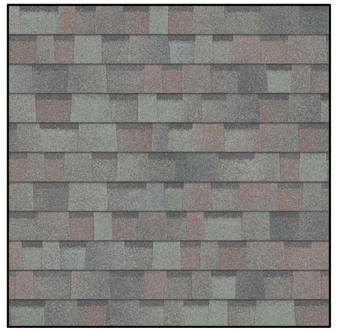


HARBOR GREY



WHITE

TRIM-2 6" vinyl cornerboard
Color - white



ROOF-1 Architectural shingles
Color - owens corning
colonial grey

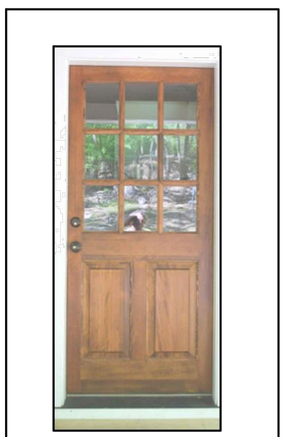
SIDING-1 Vinyl clapboard siding
Color - Plygem Harbor grey

HARBOR GREY

SIDING-1 Vinyl shingle siding
Color - Plygem harbor grey

BRICK-1 Brick veneer
Color - brown

SHUTTER-1 Decorative vinyl shutter
Plygem raised panel
Color - black



DOOR-1 Exterior wood door
Color - Jeld-wen hemlock

RAIL-1 Vinyl guardrail system
RDI Titan Pro Railing System
Color white

Harvey Slimline Double Hung window
with integral 3" casing trim and true sill
Color white

ELEVATION MATERIALS LEGEND

TRIM-1	'Azek' or equal trim Color - white (harbor grey @ gable panels)	RAIL-1	Vinyl guardrail system Color white
TRIM-2	6" vinyl cornerboard Color - white	ROOF-1	Architectural shingles Color - owens corning colonial grey
SIDING-1	Vinyl shingle siding Color - Plygem harbor grey	SHUTTER-1	Decorative vinyl shutter Color - black
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Project
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Sheet Description
Material Board

Date: 7-3-20
Revisions:

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