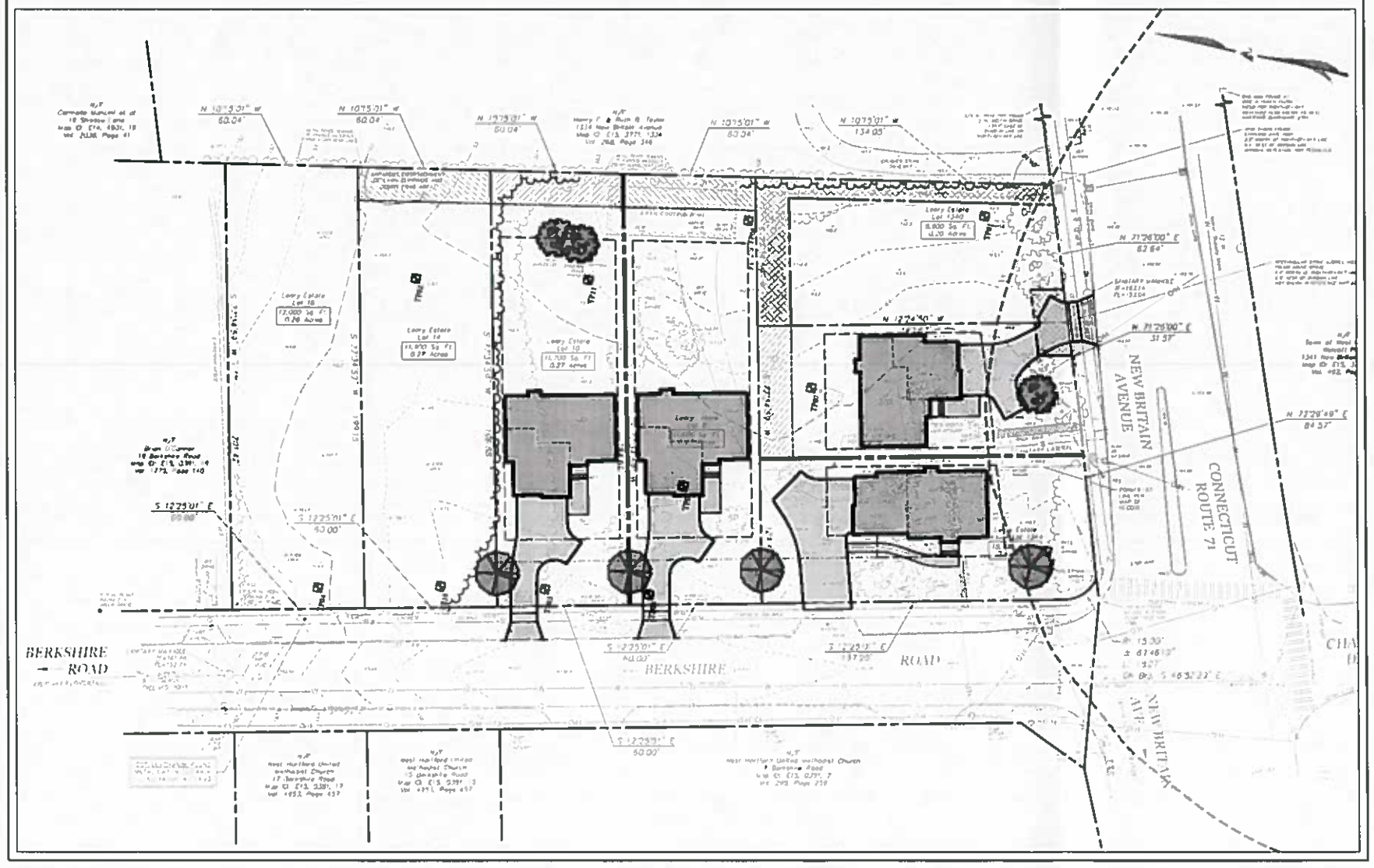
BERKSHIRE ROAD SUBDIVISION & WETLAND REGULATED ACTIVITY

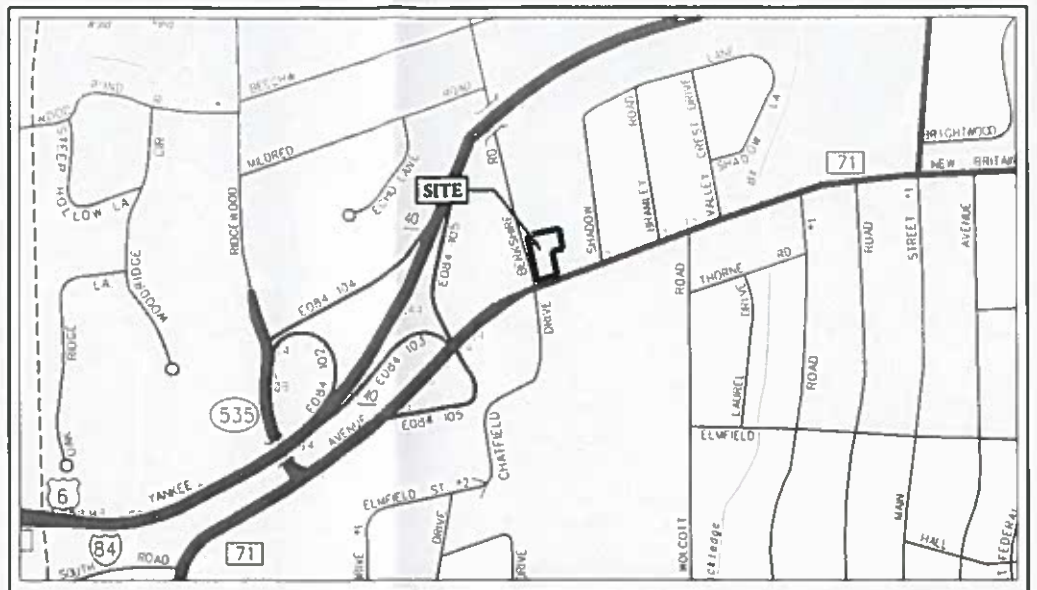
1344 NEW BRITAIN AVENUE, WEST HARTFORD, CT

PREPARED FOR

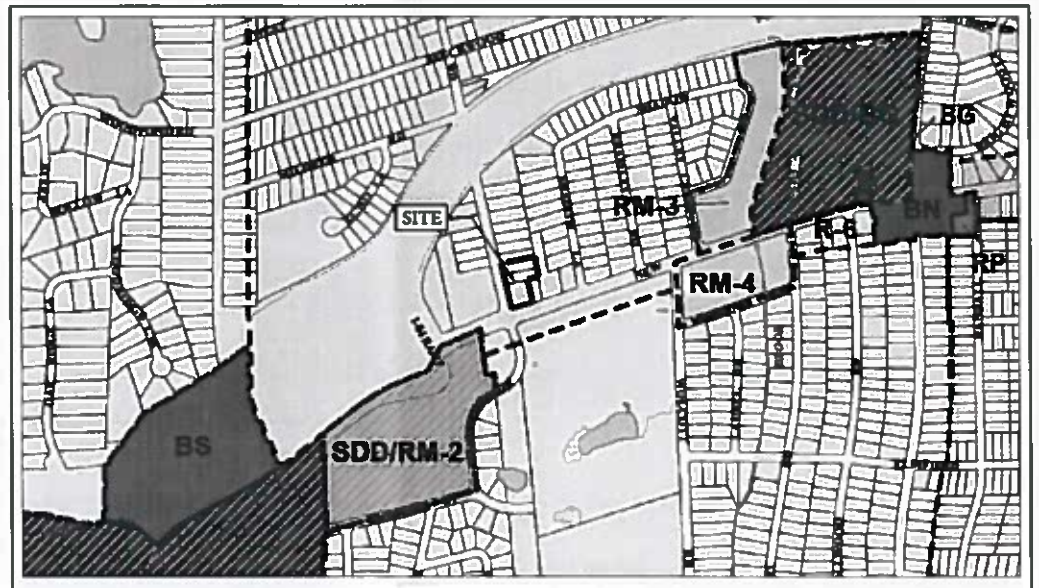
APPLICANT
NB ASSET MANAGEMENT, LLC
63 HUNTINGTON STREET, SUITE BB
HARTFORD, CT 06105

OWNER
ELEANORE M. LEARY ESTATE, C/O JOHN LEARY III
8700 YARDLEY DRIVE
ALEXANDRIA, VA 22308





SITE LOCATION MAP
SCALE: 1" = 500'



ZONING MAP
SCALE: 1" = 500'

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
BOUNDARY & TOPOGRAPHIC SURVEY	2
SUBDIVISION PLAN	3
LOT LAYOUT PLAN / EROSION & SEDIMENTATION CONTROL PLAN	4

RECEIVED
JUL 29 2016
PLANNING & ZONING DIVISION

SCALE: 1" = 30'
30 0 30 60 90

PROJECT NUMBER:
00016 - 00001

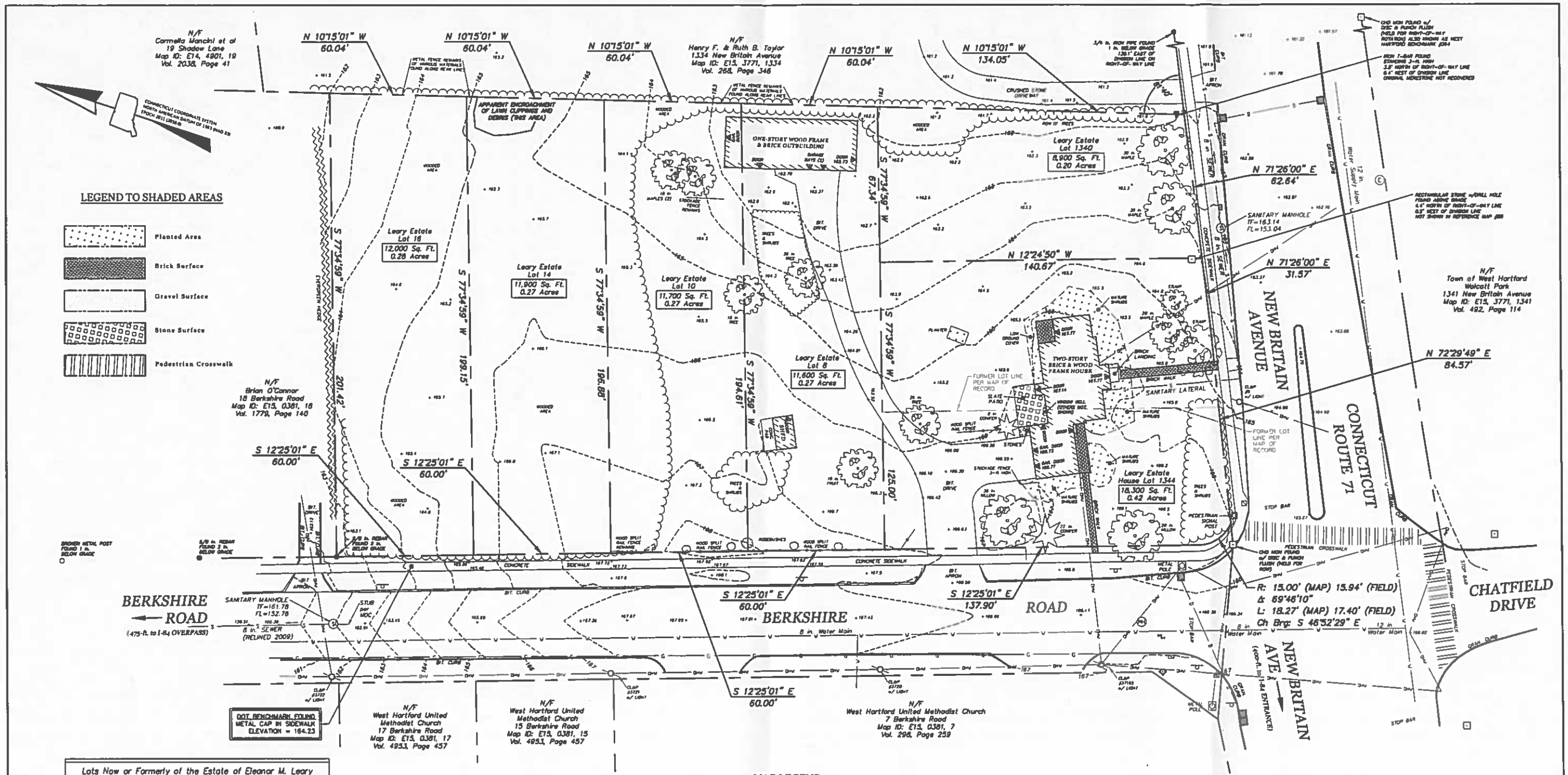
YRC
YANTIC RIVER

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriverc@gmail.com
Web: www.yanticriverconsultants.com

August 1, 2016
IWWA Item #7
TPZ Item #8

REVISION SUMMARY	
DATE	DESCRIPTION
7/18/16	PER PLANNING AND PLANNING COMMENTS
7/28/16	PER ENGINEERING AND PLANNING COMMENTS

SHEET 1 OF 4
DATE 6/17/16
REVISED 7/28/16



Lots Now or Formerly of the Estate of Eleanor M. Leary		
Street Address	Tax Assessor's Identifier	Current Deed
1340 New Britain Avenue	Map ID: E15, 3771, 1340	Vol. 4812, Page 426
1344 New Britain Avenue	Map ID: E15, 3771, 1344	Vol. 4812, Page 426
8 Berkshire Road	Map ID: E15, 0381, 8	Vol. 4812, Page 426
10 Berkshire Road	Map ID: E15, 0381, 10	Vol. 4812, Page 426
14 Berkshire Road	Map ID: E15, 0381, 14	Vol. 4812, Page 426
16 Berkshire Road	Map ID: E15, 0381, 16	Vol. 4812, Page 426

MAP LEGEND

- Monument
- Iron Marker
- T-Bar
- Spot Elevation
- Catch Basin
- Electric Manhole
- Sanitary Manhole
- Water Valve
- Fire Hydrant
- Utility Pole
- Guy Wire
- Sign
- Gas Gate
- Hand Hole
- Mailbox
- Deciduous Tree
- Conifer
- Property Line
- Former Lot Line
- Edge of Pavement
- Major Contour
- Minor Contour
- Treeline
- Brushline
- Wood Rail Fence
- Wood Stockade Fence
- Water Line
- Drainage Line
- Sanitary Sewer Line
- Gas Line
- Electric Line
- Communication Line
- Overhead Wires

SURVEYOR'S NOTES

1. This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 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. It is a Boundary Survey and a Topographic Survey, intended to depict the position of boundaries with respect to the relief of the ground surface and the location of natural and artificial objects thereon.

   BOUNDARY DETERMINATION CATEGORY: Dependent Resurvey
   BOUNDARY ACCURACY CLASS: A-2
   TOPOGRAPHIC ACCURACY CLASS: T-2

2. Reference has been made to the following maps and plans:

   A. "Connecticut State Highway Department Right of Way Map, Town of West Hartford, New Britain Ave., From Corbin Corner East to South Main Street", dated October 31, 1968, scale: 1" = 40', sheet 2A, number 155-07, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys

   B. "Connecticut State Highway Department Right of Way Map, Town of West Hartford, New Britain Ave., From Corbin Corner East to South Main Street", dated November 25, 1957, scale: 1" = 40', sheet 2 of 2, number 155-07, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys

   C. "West Hartford Manor, West Hartford, Connecticut, Property of The Delaney and Ryan Land Co.", dated Oct. 1920, scale: 1" = 200', on file in the Town of West Hartford

3. A field survey was performed on the ground by Franklin Surveys in May of 2016. The topographic contour interval depicted hereon is 1 foot.

4. The bearings depicted hereon are referenced to the Connecticut Coordinate System North American Datum of 1983 (NAD 83). The vertical datum depicted hereon is referenced to National Geodetic Vertical Datum of 1929 (NGVD 29) as determined from Town of West Hartford Benchmark #364 (CHD having Elevation 159.560) and verified utilizing Connecticut Department of Transportation Disc F-7 (local project control station).

   Note: The local conversion from NGVD 29 to North American Vertical Datum of 1988 (NAVD 88) is +0.80'. For example, a point having a NGVD 29 elevation of 164.25 would have a NAVD 88 elevation of 165.34.

5. The surveyed area is not located within a flood hazard area, as scaled from and defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Hartford County, Connecticut, Panel 482 of 675, Map #09003C0482F, effective September 26, 2008.

6. Underground utility, structure, and facility locations depicted and noted hereon have been compiled, in part from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Franklin Surveys. The size, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455

FRANKLIN SURVEYS
115 Popple Bridge Rd
Griswold CT 06351
(860) 741-6183
www.franklinsurveys.com

SCALE
1" = 20'
0 10 20 40
FEET

PATH: YP 11801 Drawings\FS_BRS_v-dwg

PREPARED FOR:
YANTIC RIVER CONSULTING LLC
181 NORWICH AVENUE
LEBANON, CT 06249

BOUNDARY & TOPOGRAPHIC SURVEY
OF
THE ESTATE OF
ELEANOR M. LEARY
AT BERKSHIRE ROAD
AND NEW BRITAIN AVENUE
WEST HARTFORD,
CONNECTICUT

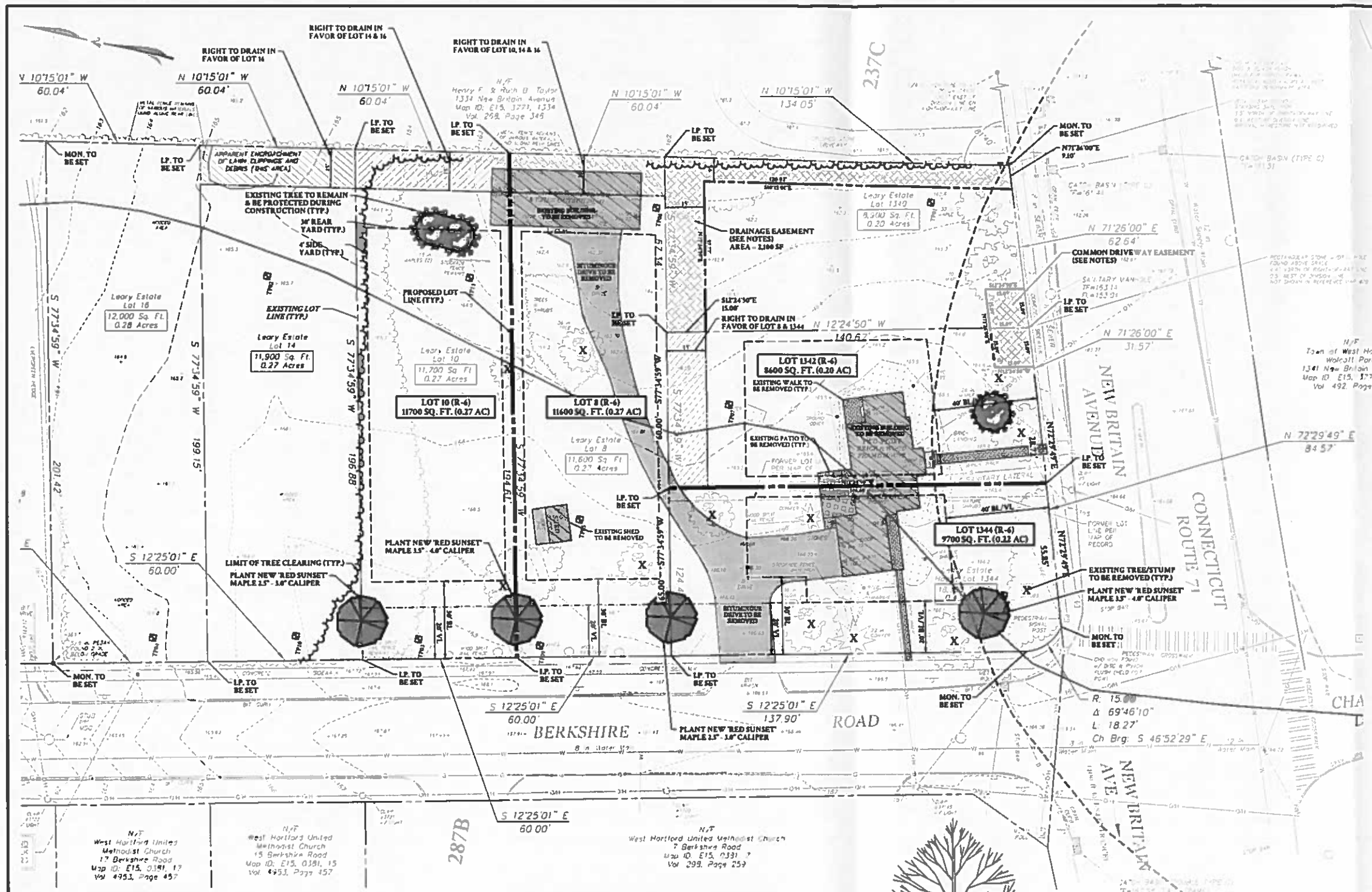
MAY 15, 2016

SHEET No. 2 OF 4

To my knowledge and belief, this map is substantially correct as noted hereon. Reproductions of this map are not valid without the live seal and signature of the undersigned professional.

STATE OF CONNECTICUT
KEVIN D. FRANKLIN
No. 70381
LICENSED
LAND SURVEYOR

Kevin D. Franklin, PLS License No. 70381



ZONING TABLE

ZONE: ONE-FAMILY RESIDENCE DISTRICT (R-6)

	REQUIRED	EXISTING	LOT 1342	LOT 1344	LOT 8	LOT 10
USE:		1-FAM.	1-FAM.	1-FAM.	1-FAM.	1-FAM.
LOT AREA:	6,000 SF (MIN.)	41,600 SF (0.96 AC)	8,600 SF	9,700 SF	11,600 SF	11,700 SF
AVG. LOT WIDTH:	50 FT (MIN.)	125 FT	60 FT	65 FT	60 FT	60 FT
LOT DEPTH:	100 FT (MIN.)	206.6 FT	143.9 FT	149.5 FT	193.5 FT	195.7 FT
FRONT YARD:	BLDG LINE					
	N.B. AVE. (1)	40 FT	40 FT	40 FT	N/A	N/A
	BERK. RD. (2)	20/30 FT	N/A	20/30 FT	30 FT	30 FT
SIDE YARD:	4 FT	24.0 FT	4 FT	4 FT	4 FT	4 FT
REAR YARD:	30 FT	184.0 FT	30 FT	30 FT	30 FT	30 FT
BLDG HEIGHT:	30 FT (MAX.)	N/A	30 FT	30 FT	30 FT	30 FT
BLDG HEIGHT:	2½ STORIES	N/A	2½	2½	2½	2½
BLDG COV. (3):	30%	7%	23%	22%	17%	17%
PARKING SPACES:	2.0 PER LOT	2	2	2	2	2

1.) BUILDING LINE ALONG THE NORTH SIDE OF NEW BRITAIN AVENUE IS 40'
2.) BUILDING LINE ALONG THE EAST SIDE OF BERKSHIRE ROAD VARIES AS FOLLOWS:
A) 30' B.L. FROM NEW BRITAIN AVENUE NORTHERLY FOR 100 FEET
B) 30' B.L. FROM 100 FEET NORTH OF NEW BRITAIN AVENUE TO MILDRED ROAD
3.) BUILDING COVERAGE BASED ON HOUSE FOOTPRINT AREA OF 2,000 SQUARE FEET

NRCS SOIL TYPES

MAP UNIT	NAME
237C	MANCHESTER-URBAN LAND COMPLEX 3 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP A)
287B	WETHERSFIELD-URBAN LAND COMPLEX 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP C)

TEST PIT SUMMARY

TEST PIT:	01	TEST PIT:	03
DATE:	3/25/16	DATE:	3/25/16
BY:	BJH	BY:	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
0 - 8	Topsoil	0 - 6	Topsoil
8 - 36	Red Fine Silty Sandy Loam	6 - 32	Red Fine Silty Sandy Loam
36 - 90	Red Coarse Sand & Gravel	32 - 60	Red Compact Silty Sand & Gravel
-		60 - 84	Red Weathered Ledge
WATER	None	WATER	None
LEDGE	None	LEDGE	60"

TEST PIT:	05	TEST PIT:	06
DATE:	3/25/16	DATE:	6/15/16
BY:	BJH	BY:	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
0 - 8	Topsoil	0 - 6	Topsoil
8 - 40	Red Fine Silty Sandy Loam	6 - 34	Red Fine Silty Sandy Loam
40 - 60	Compact Silty Sand & Gravel	34 - 66	Red Sand & Gravel
60 - 84	Red Coarse Sand & Gravel		
WATER	None	WATER	None
LEDGE	None	LEDGE	66" Weathered

TEST PIT:	07	TEST PIT:	08
DATE:	6/15/16	DATE:	6/15/16
BY:	BJH	BY:	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
0 - 8	Topsoil	0 - 8	Topsoil
8 - 40	Red Fine Silty Sandy Loam	8 - 36	Red Fine Silty Sandy Loam
40 - 80	Red Coarse Sand & Gravel	36 - 60	Red Coarse Sand & Gravel
		60 - 78	Compact Silty Sand & Gravel
WATER	None	WATER	None
LEDGE	None	LEDGE	None

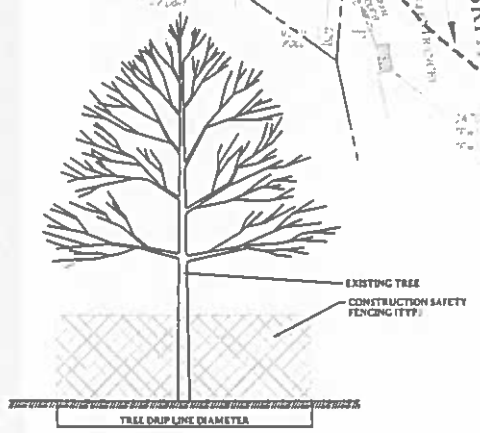
TEST PIT:	09	TEST PIT:	11
DATE:	6/15/16	DATE:	6/15/16
BY:	BJH	BY:	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
0 - 12	Topsoil	0 - 8	Topsoil
12 - 32	Red Fine Silty Sandy Loam	8 - 28	Red Fine Sandy Loam
32 - 56	Compact Silty Sand & Gravel	28 - 72	Red Brown Sand & Gravel
56 - 80	Red Sand & Gravel w/ Silt	72 - 80	Compact Silty Sand & Gravel
WATER	None	WATER	None
LEDGE	None	LEDGE	None

DRAINAGE EASEMENT NOTES

1. THE DRAINAGE EASEMENT OVER LOT 1340 SHALL BE IN FAVOR OF LOTS 8, 10, 14, 16, 1342 AND 1344 FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF A DRAINAGE SYSTEM CONSISTING OF A CATCH BASIN, INFILTRATION SYSTEM AND PIPING CONNECTING TO THE EXISTING CATCH BASIN IN NEW BRITAIN AVENUE (CT ROUTE 71) AS SHOWN ON THE PLANS.
2. THE DRAINAGE SYSTEM SHALL BE INSTALLED AND APPROVED BY THE TOWN OF WEST HARTFORD AND STATE OF CONNECTICUT PRIOR TO THE CONSTRUCTION OF SINGLE-FAMILY HOMES ON ANY LOT.
3. EACH LOT SHALL SHARE EQUALLY IN THE COST TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEM, INCLUDING THE FOLLOWING:
   A. SURFACE RUNOFF TO THE PROPOSED CATCH BASIN SHALL BE KEPT FREE OF OBSTRUCTIONS AND SHALL NOT BE FILLED SO AS TO MAINTAIN FREE FLOW CONDITIONS. THE GRATE SHALL BE CLEANED REGULARLY TO ENSURE FLOW DOES NOT BACK-UP ONTO THE SUBJECT LOTS OR ABUTTING PROPERTIES.
   B. THE DRAINAGE PIPING SHALL BE KEPT CLEAR ALLOWING FOR UNOBSTRUCTED FLOW TO THE CATCH BASIN IN NEW BRITAIN AVENUE (CT ROUTE 71).
   C. THE CATCH BASIN AND INFILTRATION SYSTEM SHALL BE INSPECTED IN AS PART OF THE FALL AND SPRING CLEANUP EVERY YEAR. DEBRIS SUCH AS SEDIMENT, LEAF LITTER AND DEBRIS SHALL BE REMOVED AND DISPOSED OF IN AN ACCEPTABLE MANOR.
   D. DETERIORATED OR FAILED PORTIONS OF THE DRAINAGE SYSTEM SHALL BE PROMPTLY REPAIRED OR REPLACED.

COMMON DRIVEWAY EASEMENT NOTES

1. THE COMMON DRIVEWAY EASEMENT OVER LOT 1340 SHALL BE IN FAVOR OF LOT 1342 FOR THE PURPOSES OF INSTALLING AND MAINTAINING THE SHARED PORTION OF DRIVEWAY, SIDEWALK AND APRON CONNECTING TO NEW BRITAIN AVENUE (CT ROUTE 71) AS SHOWN ON THE PLANS.
2. THE COMMON DRIVEWAY EASEMENT OVER LOT 1342 SHALL BE IN FAVOR OF LOT 1340 FOR THE PURPOSES OF INSTALLING AND MAINTAINING THE SHARED PORTION OF DRIVEWAY, SIDEWALK AND APRON CONNECTING TO NEW BRITAIN AVENUE (CT ROUTE 71) AS SHOWN ON THE PLANS.
2. THE DRIVEWAY APRON AND SIDEWALK SHALL BE INSTALLED AND APPROVED BY THE TOWN OF WEST HARTFORD AND STATE OF CONNECTICUT.
3. EACH LOT SHALL SHARE EQUALLY IN THE COST TO MAINTAIN OR REPAIR THE DRIVEWAY APRON OR SIDEWALK.
4. MAINTENANCE AND REPAIR OF AREAS OUTSIDE OF THE EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.



TREE PROTECTION

NOT TO SCALE

SCALE: 1" = 20'

20 0 20 40 60

PROJECT NUMBER: 00016 - 00001

YRC YANTIC RIVER CONSULTANTS

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
391 NORWICH AVENUE
LEBANON, CONN 06249
Phone (860) 887-7264
Email yanticriver@gmail.com
Web www.yantic-river-consultants.com

BERKSHIRE ROAD SUBDIVISION & WETLAND REGULATED ACTIVITY

PREPARED FOR
NB ASSET MANAGEMENT, LLC - APPLICANT
ELEANOR M. LEARY ESTATE - OWNER

SUBDIVISION PLAN

1344 NEW BRITAIN AVE. (MAP E15, BLOCK 1271, LOT 1344) WEST HARTFORD, CT

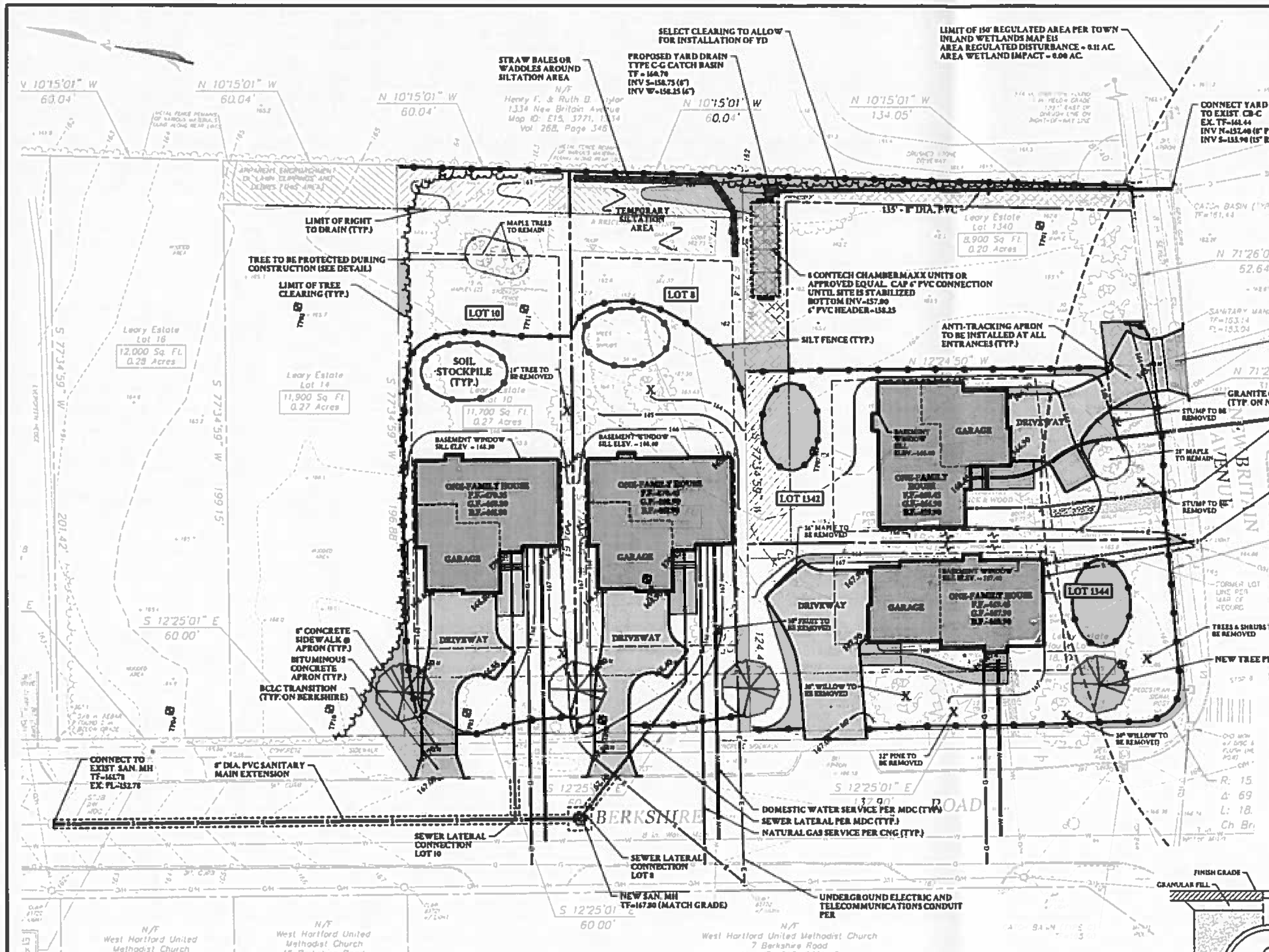
REVISION SUMMARY

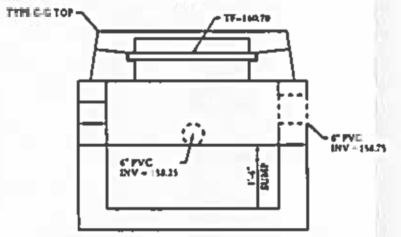
DATE	DESCRIPTION
7-28-16	PER PLANNING & PLANNING COMMENTS
8-26-16	PER PLANNING & PLANNING COMMENTS

SHEET 3 OF 4

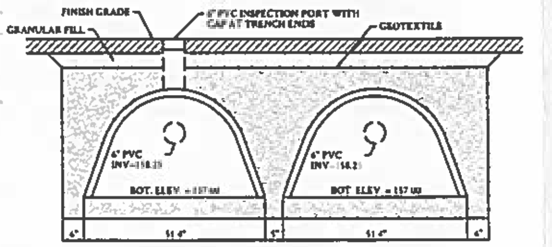
DATE 6/17/16

REVISED 7/28/16





TYPE 'C-G' CATCH BASIN
NOT TO SCALE



INFILTRATION SECTION
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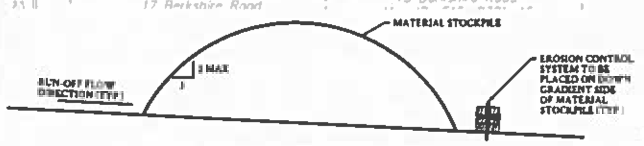
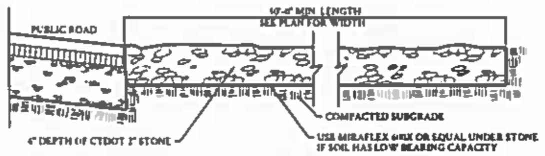
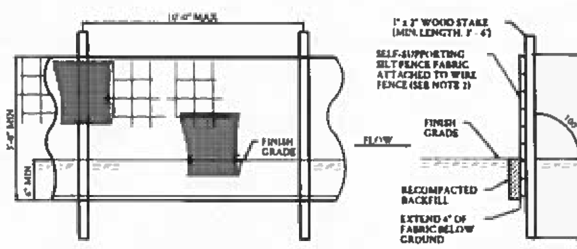


SOIL STOCKPILE DETAIL
NOT TO SCALE

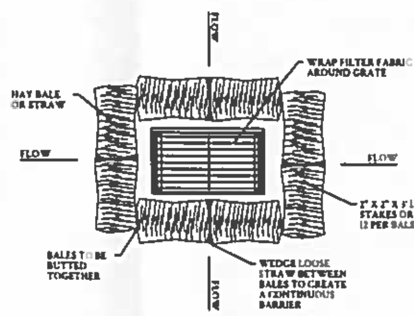


ANTI-TRACKING PAD DETAIL
NOT TO SCALE

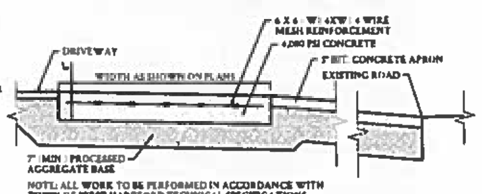


NOTES
1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (1.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE
NOT TO SCALE



HAY BALES AROUND CATCH BASIN
NOT TO SCALE



NOTE: ALL WORK TO BE PERFORMED IN ACCORDANCE WITH TOWN OF WEST HARTFORD TECHNICAL SPECIFICATIONS

CONCRETE SIDEWALK @ APRON
NOT TO SCALE

ZONING TABLE

ZONE: ONE-FAMILY RESIDENCE DISTRICT (R-6)	REQUIRED	EXISTING	LOT 1342	LOT 1344	LOT 8	LOT 10
USE:		1-FAM.	1-FAM.	1-FAM.	1-FAM.	1-FAM.
LOT AREA:	6,000 SF (MIN.)	41,600 SF (0.96 AC)	8,600 SF	9,700 SF	11,600 SF	11,700 SF
AVG. LOT WIDTH:	50 FT (MIN.)	125 FT	60 FT	65 FT	60 FT	60 FT
LOT DEPTH:	100 FT (MIN.)	206.6 FT	143.9 FT	149.5 FT	193.5 FT	195.7 FT
FRONT YARD:	BLDG LINE					
	N.B. AVE. (1)	40 FT	40 FT	40 FT	N/A	N/A
	BERK. RD. (2)	20/30 FT	N/A	20/30 FT	30 FT	30 FT
SIDE YARD:	4 FT	24.0 FT	4 FT	4 FT	4 FT	4 FT
REAR YARD:	30 FT	184.0 FT	30 FT	30 FT	30 FT	30 FT
BLDG HEIGHT:	30 FT (MAX.)	N/A	30 FT	30 FT	30 FT	30 FT
BLDG HEIGHT:	2½ STORIES	N/A	2½	2½	2½	2½
BLDG COV. (3)	30%	7%	23%	21%	17%	17%
PARKING SPACES	2.0 PER LOT	2	2	2	2	2

1) BUILDING LINE ALONG THE NORTH SIDE OF NEW BRITAIN AVENUE IS 40'
2) BUILDING LINE ALONG THE EAST SIDE OF BERKSHIRE ROAD VARIES AS FOLLOWS:
   A) 20' B.L. FROM NEW BRITAIN AVENUE NORTHERLY FOR 100 FEET
   B) 30' B.L. FROM 100 FEET NORTH OF NEW BRITAIN AVENUE TO MILDRED ROAD
3) BUILDING COVERAGE BASED ON HOUSE FOOTPRINT AREA OF 2,000 SQUARE FEET

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE CITY OF NEW HAVEN AND THE STATE OF CONNECTICUT.

CONSTRUCTION STAGING & MANAGEMENT:

1. COORDINATE AND COMPLETE A MEETING WITH CITY AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
2. INSTALL EROSION CONTROL MEASURES AND TREE PROTECTION AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED TO ACCOMODATE FIELD CONDITIONS.
3. DEMOLISH BUILDINGS, REMOVE PAVEMENT AND ABANDON UTILITIES.
4. CLEAR AND GRUB AREAS AS REQUIRED.
5. INSTALL TEMPORARY SILTATION AREA WITH STRAW BALES OR WADDLES.
6. INSTALL DRAINAGE SYSTEM INCLUDING CATCH BASIN, INFILTRATION AND PIPING.
7. EXCAVATE / PLACE FILL AND ROUGH GRADE BUILDING SITES.
8. INSTALL UTILITIES FOR BUILDING SITES.
9. CONSTRUCT ACCESS DRIVES, APRONS AND SIDEWALK RECONSTRUCTION
10. CONSTRUCT SINGLE-FAMILY DWELLINGS.
11. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING/LANDSCAPING.
12. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED

EROSION & SEDIMENT CONTROL PLAN:

1. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
2. AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE EACH SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. THE SURROUNDING ROAD SURFACES SHALL BE SWEPT AS REQUIRED.
3. CATCH BASINS WITHIN THE PROJECT AREA WILL BE PROTECTED WITH INLET CONTROL FILTER/SILT SACK AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. AS AN ALTERNATIVE, CATCH BASINS MAY BE PROTECTED WITH STRAW BALES WITH CATCH BASIN GRATES WRAPPED IN FILTER FABRIC. THE CATCH BASIN SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE AREAS DISTURBED DURING ARE STABILIZED.
4. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL ON-SITE STOCKPILES OF SOIL.
5. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
6. A TEMPORARY DEWATERING AND/OR SILTATION BASIN SHALL BE INSTALLED FOR EACH SITE AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND RUNOFF SHALL BE DIRECTED TO THE BASIN.

EROSION & SEDIMENT CONTROL NOTES:

1. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE FALL OF 2016 AND BE COMPLETED IN 2016, WEATHER PERMITTING.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN PRIOR TO CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF WEST HARTFORD REGULATIONS.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN OF WEST HARTFORD
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN OF WEST HARTFORD
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL EROSION AND SEDIMENTATION CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS ORDERED BY THE ENGINEER.
8. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT 816, AT THE COMPLETION OF PROJECT
9. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL OR ROLLED GRAVEL.
10. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
    SPRING: APRIL 15 TO JUNE 15
    FALL: AUGUST 15 TO SEPTEMBER 15
11. GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100LBS PER ACRE OR AS RECOMMENDED.
12. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS PER ACRE.

UTILITY NOTES

1. THIS UTILITIES DEPICTED ON THIS PLAN ARE THE GENERAL TYPE AND LOCATION TO SERVE THE PROPOSED SUBDIVISION FOR LOCAL PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. PENDING LOCAL APPROVAL, CONSTRUCTION PLANS SHALL BE PREPARED AND SUBMITTED TO THE APPROPRIATE PUBLIC UTILITY COMPANY
2. EACH LOT SHALL BE CONNECTED TO A PUBLIC SANITARY SEWER MAIN AND PUBLIC WATER MAIN EITHER IN BERKSHIRE ROAD OR NEW BRITAIN AVENUE AS DEPICTED ON THE PLANS. ALL WORK SUBJECT TO THE REVIEW AND APPROVAL OF THE METROPOLITAN DISTRICT.
3. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTANCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BYT HTE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
4. ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY
5. THE OWNER IS RESPONSIBLE FOR SECURING ALL PERMITS AND LICENSES REQUIRED FOR PERFORMING THE UTILITY INSTALLATIONS.
6. THE OWNER IS RESPONSIBLE FOR ANY AND ALL INSPECTION FEES FOR INSTALLED UTILITIES IN THE PUBLIC RIGHT OF WAY.

DRAINAGE

1. GRADING FOR EACH LOT SHALL GENERALLY MAINTAIN THE EXISTING OVERLAND FLOW DRAINAGE PATTERNS.
2. ROOF LEADERS AND FOOTINGS DRAINS TO BE DISCHARGED TO GRADE.
3. STORM WATER INFILTRATION SYSTEM TO CONSIST OF CONTECH CHAMBERMAXX UNITS OR APPROVED EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

WORK WITHIN CT ROUTE 71

ALL WORK WITHIN THE CONNECTICUT ROUTE 71 RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY APRONS, SIDEWALK RECONSTRUCTION, AND UTILITY CONNECTIONS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO OBTAIN ENCROACHMENT PERMITS PRIOR TO PERFORMING WORK.

SCALE: 1" = 20'

PROJECT NUMBER:
00016 - 00001

YRC
YANTIC RIVER

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264

BERKSHIRE ROAD SUBDIVISION
& WETLAND REGULATED ACTIVITY
PREPARED FOR
NB ASSET MANAGEMENT, LLC - APPLICANT
ELEANOR M. LEARY ESTATE - OWNER
LOT LAYOUT PLAN / E & S PLAN

1344 NEW BRITAIN AVE. (MAP E15, BLOCK 3771, LOT 1344) WEST HARTFORD, CT

REVISION SUMMARY

SHEET 4 OF 4

DATE 6/17/16

REVISED 7/28/16