PARCEL: WEST HARTFORD NO.2, LLC
VARIANCE GRANTED BY
WEST HARTFORD ZONING
BOARD OF APPEALS ON
OCTOBER 17, 2007
(COMMERCIAL/RETIAL CONSTRUCTION/
VARIANCE TO SECTIONS 177–8 SPECIAL FLOOD
HAZARD AREA)

REFERENCE MADE TO MAP TITLED:
"RECORD DRAWING 977 & 983 NEW BRITAIN AVENUE
PREPARED FOR WEST HARTFORD NO. 1, LLC &
WEST HARTFORD NO. 2, LLC WEST HARTFORD, CONN."
BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN.
DATE: 7–25–08 REV. 12–11–14 SCALE 1"=40' MAP NO.
206–04–1AB

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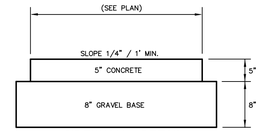
West Hartford No. 2, LLC
977 New Britain Ave. Parcel Description

Beginning at a point which is located in the southerly street line of the New Britain Avenue which point marks the northeasterly corner of the land herein conveyed and the northwesterly corner of land now or formerly of West Hartford No. 1, LLC, thence running S14° 59' 55"E along said land now or formerly of West Hartford No. 1, LLC a distance of 205.73 feet to a point which marks the southeasterly corner of the land herein conveyed; thence turning and running S83° 28' 46"W along said land now or formerly of West Hartford No. 1, LLC a distance of 169.73 feet, thence turning and running N66° 45' 56"W along said land now or formerly of West Hartford No. 1, LLC a distance of 56.86 feet to a point in the easterly street line of Shield Street Extension; thence turning and running northerly along said Shield Street Extension on a curve to the left having a radius of 830.00 feet a distance of 75.24 feet to an existing monument; thence running N07° 17' 52"W along said Shield Street Extension a distance of 38.14 feet to an existing monument; thence running northeasterly at the intersection of Shield Street Extension and New Britain Avenue along a curve to the right having a radius of 38.94 feet and a distance of 55.93 feet to a point; thence running N75° 00' 05"E along New Britain Avenue a distance of 150.00 feet to the point or place of beginning. Said parcel contains 37,638 S.F. or 0.87 Ac.

NAD 83

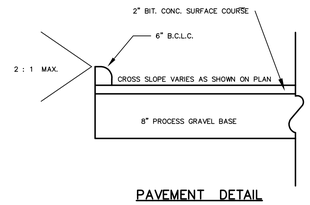
BEARING AND COORDINATES REFER TO CT STATE PLANE COORDINATE SYSTEM NAD 83

VERTICAL DATUM REPRESENTS NGVD 1929.



SIDEWALK DETAIL

NOT TO SCALE



PAVEMENT DETAIL

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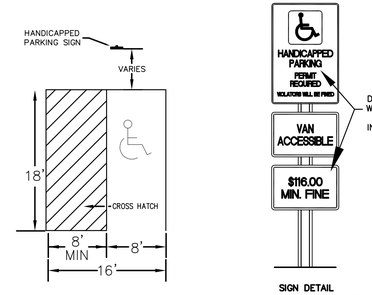
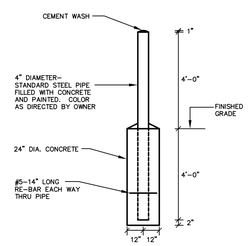


HANDICAPPED VAN PARKING SPACE DETAIL

NOT TO SCALE

SIGN DETAIL
VAN ACCESSIBLE SPACE

NOT TO SCALE



BOLLARD DETAIL

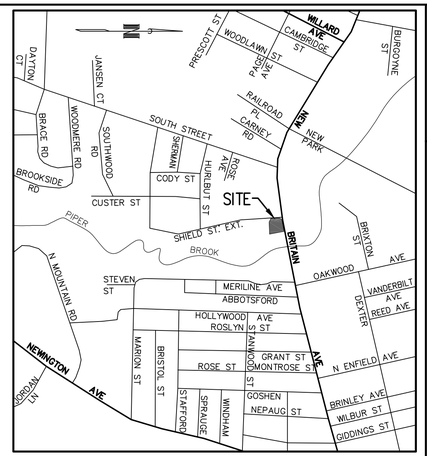
NOT TO SCALE

EXISTING GRASSTRAC AREA

LEGEND

EXISTING MONUMENT	■
EXISTING IRON PIN	●
EXISTING CONTOUR	47
EXISTING SPOT ELEVATION	192x08
PROP. BCLC	
EXISTING CONC. CURB	
EXISTING GRANITE CURB	Granite Curb
EXISTING WATER GATE	w.g.
EXISTING UTILITY POLE	
EXISTING LIGHT POLE	
EXISTING FIRE HYDRANT	
EXISTING GUARDRAIL	
EXISTING SANITARY LATERAL	SL
BOLLARD	●
PROP. HAY BALE SILT FENCE	

FIRM 100 YEAR FLOOD ELEVATION:
= 49 (NGVD 1929)



LOCATION MAP

SCALE: 1"=1000'

ZONING TABLE

ZONE: GENERAL BUSINESS DISTRICT (BG)

PARCEL:
"NO. 2,."
#977 NEW BRITAIN AVE.

EXISTING AREA:	37,638 S.F.
PROP. BUILDING COVERAGE:	7,453 S.F. (19.8%)
FLOOR AREA RATIO:	0.20 (BG MAX: 1.25)

PARKING CALCULATIONS

PROP. BUILDING COVERAGE:	7,453 S.F.
PARKING REQUIREMENTS:	3,335 S.F./1 SPACE/150 S.F =23 SPACES
PARKING PROVIDED:	37 SPACES (INCL. 2 H.C. SPACES)

INCREMENTAL FILL CALCULATIONS

PROPOSED FILL: 798 C. Y.
PRIOR CUT: 877 C.Y. (IN AREA OF EXISTING GRASS TRAC)
PROPOSED CUT: 278 C. Y.
TOTAL CUT: 1155 C. Y.
EXCESS STORAGE VOLUME: 375 C. Y.

DRAFT

SITE DEVELOPMENT

SITE PLANS FOR BUILDING PERMIT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED BUILDING LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE PAVEMENT AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE A DUMPSTER DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE BUILDING LOT SHALL BE LOAMED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING – THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE – THE BUILDER\OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLAN FOR EROSION CONTROL REQUIREMENTS.

CONTOURS TAKEN FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.
VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES – CALL BEFORE YOU DIG 1–800–922–4455 TWO WORKING DAYS BEFORE YOU DIG.

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. ANY DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REV. 11–21–17 LOADING DOCK ADDED
REV. 11–15–17 NEW BUILDING FOOTPRINT ADDED
REV. 10–30–17 DUMPSTER PAD ADDED
REV. 6–21–17 PARCEL DESCRIPTION
REV. 10–26–16 REVISED PARKING
REV. 10–14–16 REVISED GRADING

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING, SECTIONS 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: BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDANT RESURVEY
CLASS OF ACCURACY: A–2

JOHN L. HEAGLE L.S. # 9396

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)–659–0587

SITE PLAN
977 NEW BRITAIN AVENUE
PREPARED FOR
WEST HARTFORD NO. 2, LLC.
WEST HARTFORD, CONN.

CK. BY:	JLH
DRW. BY:	ZTA
DATE:	11–15–17
SCALE:	1"=20'
SHEET	1 OF 2
MAP NO.	14–16–1SD