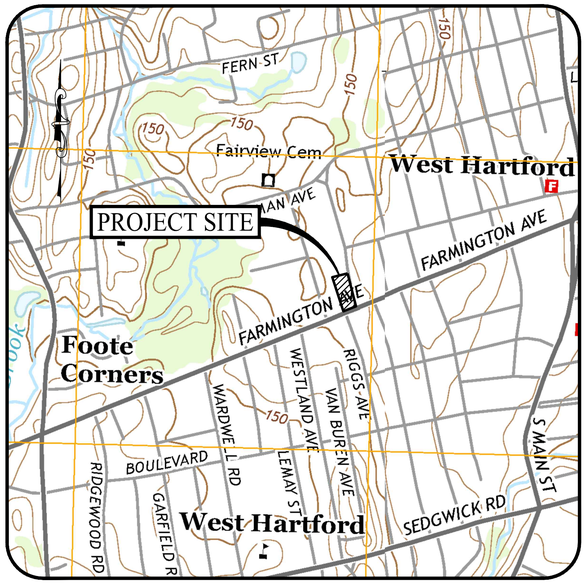


USGS MAP

SCALE: 1" = 800'

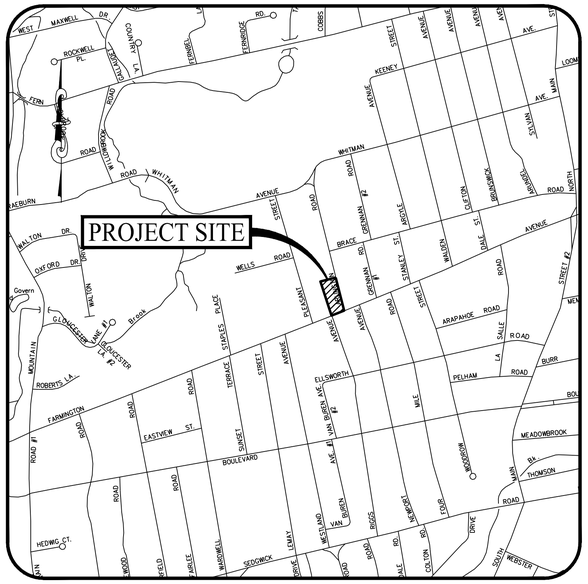
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

PREPARED FOR:

TECCA VENTURES, LLC

3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT



LOCATION MAP

SCALE: 1" = 800'

PROPERTY INFORMATION

ADDRESS: 3 ARLINGTON ROAD, WEST HARTFORD, CT, 06107
MAP-BLOCK-LOT: 0131-1-3-0001
BOOK/PAGE: 1167/193

OWNER

MARY PICKERING
1064 FARMINGTON AVENUE
WEST HARTFORD, CONNECTICUT 06107

APPLICANT

RON WEBBER
TECCA VENTURES, LLC
41 CROSSROADS PLAZA, SUITE 164
WEST HARTFORD, CONNECTICUT 06117
(860) 231-0037

SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
LICENSE NO. 23556
ACCURATE LAND SURVEYING
39 NEW HAVEN ROAD
SEYMOUR, CONNECTICUT 06483
(203) 881-8145

ARCHITECT

THOMAS P. ARCARI, AIA
QUISENBERRY ARCARI ARCHITECT, LLC.
318 MAIN STREET
FARMINGTON, CONNECTICUT 06032
(860) 677-4594

LANDSCAPE ARCHITECT

DIAN BARNES
DIAN BARNES LANDSCAPE DESIGN, LLC
3 GILLETTE WAY
FARMINGTON, CONNECTICUT 06032
(860) 916-3396

DRAWING LIST

CIVIL PLAN SET

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	05/13/16	N/A
1.11	ZONING LOCATION SURVEY	01/08/16	05/13/16
2.11	SITE LAYOUT PLAN	05/13/16	N/A
2.21	GRADING & DRAINAGE PLAN	05/13/16	N/A
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN	05/13/16	N/A
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	05/13/16	N/A
2.51	UTILITY PLAN	05/13/16	N/A
L1	LANDSCAPE PLAN	05/17/16	N/A
2.71	LIGHTING PLAN	05/13/16	N/A
2.81	SECTION PLAN I	05/13/16	N/A
2.82	SECTION PLAN II	05/13/16	N/A
3.01	DETAILS	05/13/16	N/A
3.02	DETAILS	05/13/16	N/A
3.03	DETAILS	05/13/16	N/A
3.04	DETAILS	05/13/16	N/A

ARCHITECTURAL PLAN SET

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
A1.1	BASEMENT FLOOR PLAN	05/13/16	N/A
A1.2	FIRST FLOOR PLAN	01/08/16	N/A
A1.3	SECOND FLOOR PLAN	05/13/16	N/A
A1.4	THIRD FLOOR PLAN	05/13/16	N/A
A1.5	ROOF PLAN	05/13/16	N/A
A3.1	EXTERIOR ELEVATIONS	05/13/16	N/A
A3.2	EXTERIOR ELEVATIONS	05/13/16	N/A

PREPARED BY:

SOLLI ENGINEERING

501 MAIN STREET
MONROE, CONNECTICUT 06468

QUISENBERRY ARCARI ARCHITECTS, LLC

318 MAIN STREET
FARMINGTON, CT 06032

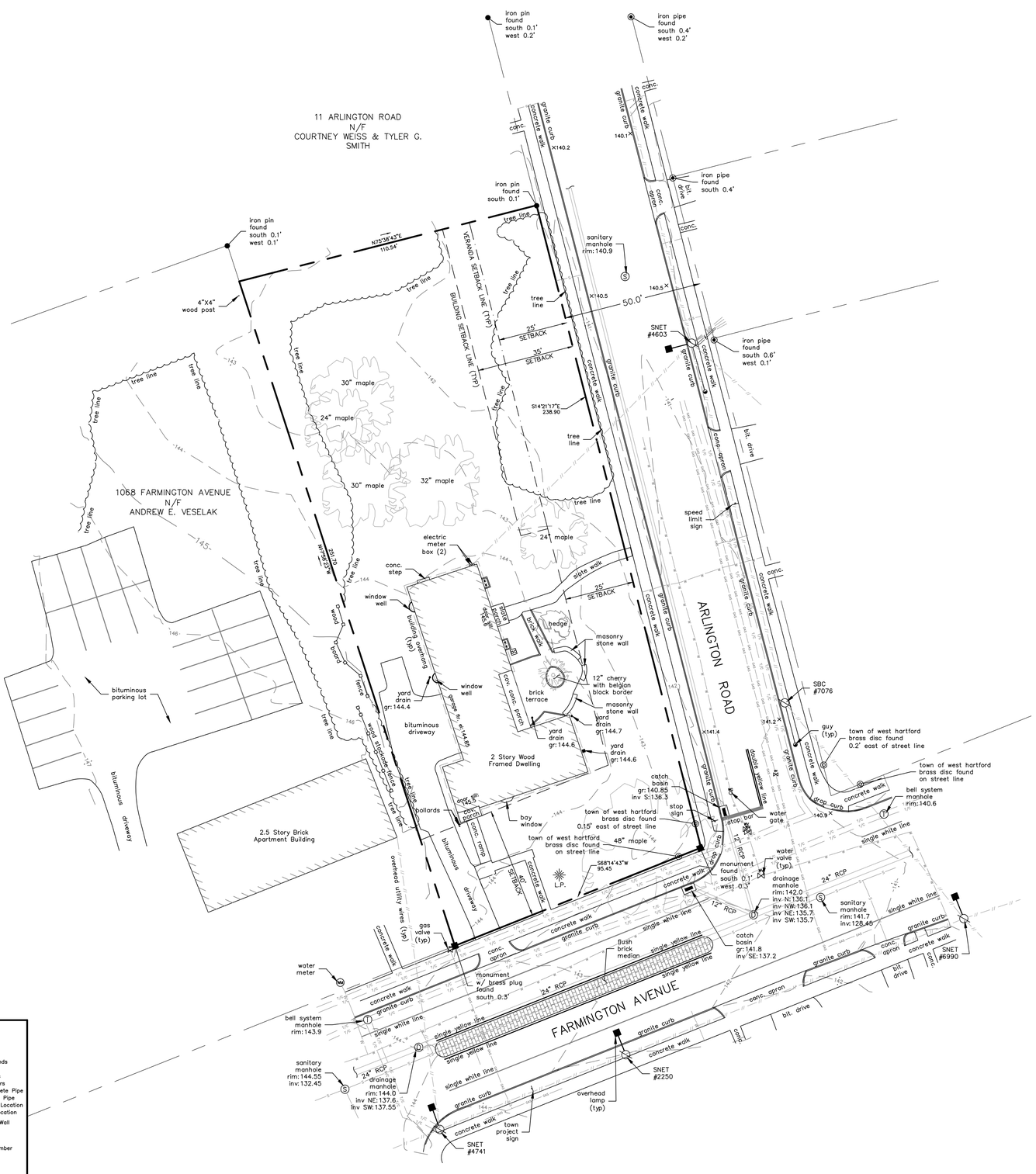
DIAN BARNES LANDSCAPE DESIGN

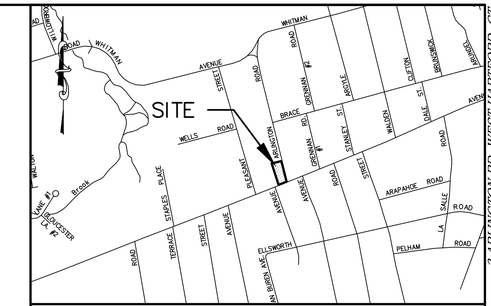
Rev. #:	Date	Description

Project:
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: COVER SHEET

Sheet #: 0.00





LOCATION MAP

SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
2. THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS T-2 STANDARDS AND REFERS TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A ZONING LOCATION SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
6. PROPERTY IS ALSO KNOWN AS TOWN OF WEST HARTFORD TAX LOT 3 ON ASSESSORS MAP E9 BLOCK 131.
7. TOTAL AREA = 25,190 SQ.FT. OR 0.578 ACRES
8. PROPERTY LIES IN ZONING DISTRICT "RM-3".
9. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
10. THE LOCATION OF UNDERGROUND UTILITIES, OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
11. MAP REFERENCE:
    - 11.1. PLAN ENTITLED "SUPPLEMENTARY MAP, SECTION 2 WESTLAWN, WEST HARTFORD, CONN., PROPERTY OF JOHN J. LINSKEY, NAUGATUCK, CONN.", SCALE: 1" = 100'. DATED: JULY 1925. BY F. B. CHAMBERLIN ENGINEER. ON FILE IN THE TOWN OF WEST HARTFORD CLERK'S OFFICE AS MAP 155.d
    - 11.2. EXISTING DRAINAGE AND SEWER LOCATION TAKEN FROM A PLAN ENTITLED "FARMINGTON AVE RECONSTRUCTION AS-BUILT" PROJECT NO. 155-149, SHEET NO. 33-34, 90. DATED: 2001. AS FILED IN THE TOWN OF WEST HARTFORD ENGINEERING DEPARTMENT.

ZONING TABLE

ZONING DISTRICT "RM-3"	REQUIRED
BULK STATISTICS	
MIN. LOT AREA	0.069 ACRES (3,000 S.F.)
MIN. BUILDING SETBACK (FARMINGTON AVE.)	40'
MIN. BUILDING SETBACK (ALONG ARLINGTON FROM FARMINGTON 125')	25'
MIN. BUILDING SETBACK (ARLINGTON RD.)	35'
MIN. BUILDING SETBACK (SIDE)	TYPE A SCREENING (5.0') HEIGHT OF BUILDING
MIN. BUILDING SETBACK (REAR)	TYPE A SCREENING (5.0') HEIGHT OF BUILDING
MIN. VERANDA SETBACK (FARMINGTON AVE.)	40'
MIN. VERANDA SETBACK (ARLINGTON RD.)	25'
MAX. HEIGHT	30'/2.5 STORIES
MAX. BUILDING COVERAGE	20% = 5,038 S.F.

No.	Date	REVISION DESCRIPTION
1.	5/13/2016	REVISED PLAN SIZE AND SCALE

SCALE: 1"=20'

0 10 20 40 60

ACCURATE LAND SURVEYING, LLC
39 NEW HAVEN ROAD
SEYMOUR, CT 06483
TEL: 203.881.8145
501 MAIN STREET
MONROE, CT 06468
TEL: 203.880.5455

ZONING LOCATION SURVEY

OF

3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

PREPARED FOR
TECCA VENTURES, LLC
41 CROSSROADS PLAZA, SUITE 164
WEST HARTFORD, CT 06117

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

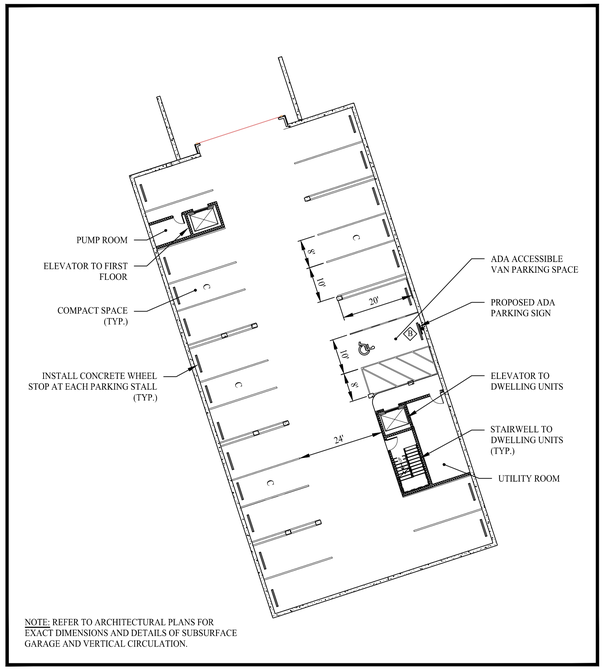
BRYAN P. NESTERIAK, PE, LS 23556

Date	1/8/2016
Scale	1"=20'
Job No.	664
Drawing No.	1 of 1

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC.

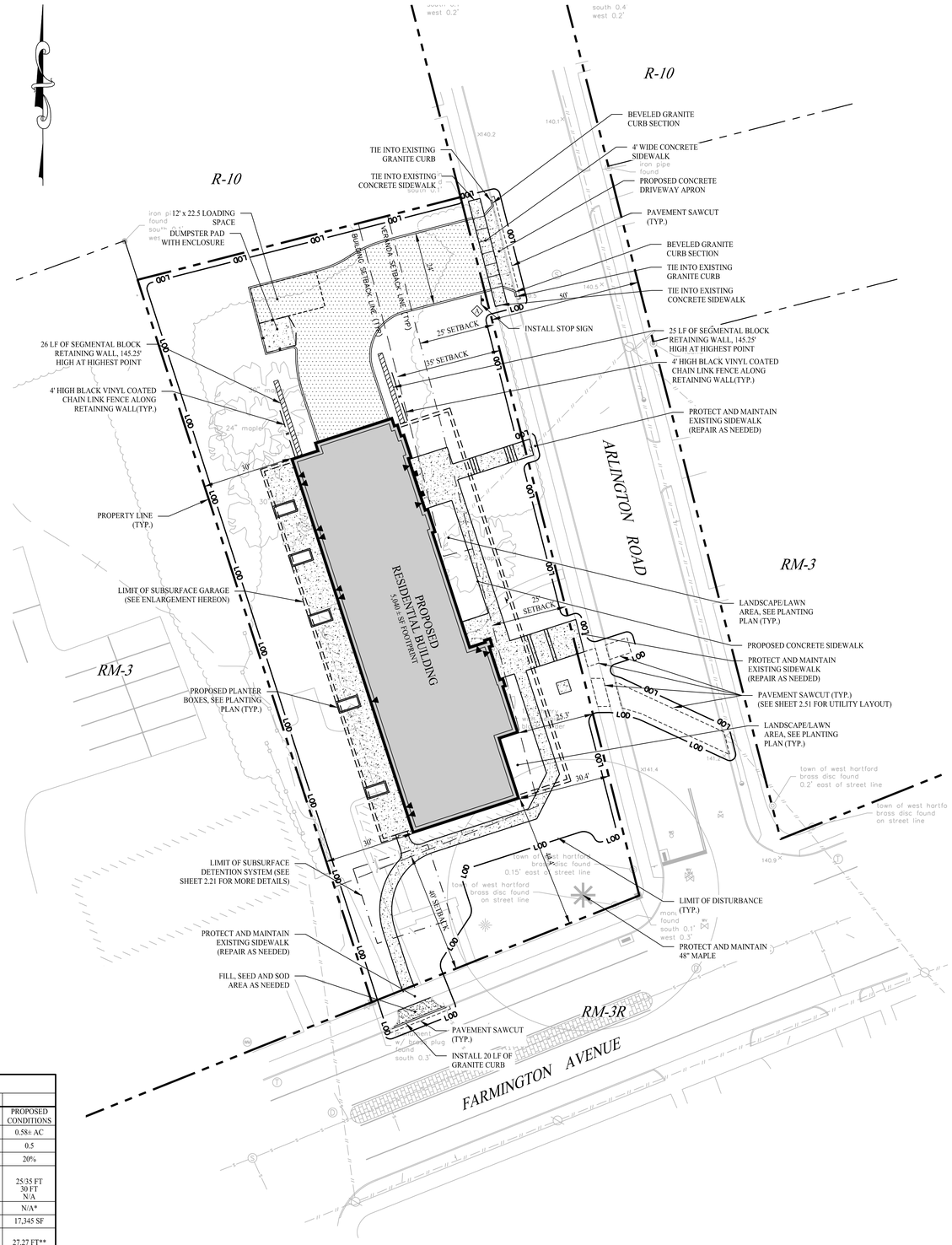
LEGEND

- C.H.D. — Conn. Hwy. Dept. Monument
- Mon. — Monument
- Iron Pin to be Set
- Conc. Monument to be Set
- I. Pipe — Iron Pipe
- I.P. — Iron Pin
- D.H. — Drill Hole
- Pile of Stones
- Fence Post
- F.P. — Found
- Fnd.
- n/f — Now or Formerly
- Property Line
- Property Line (adjoining)
- Building Setback Line
- Easement Line
- ℄ — Centerline
- Ledge or Boulders
- Earth or gravel fill
- x200.0 — Existing Spot Elevation
- x123.4 — Proposed Spot Elevation
- INV: — Invert Elevation of Pipe
- W.G. — Water gate valve
- G.G. — Gas gate valve
- W — Water main (existing)
- W — Water main (proposed)
- Hydrant
- WS — Water service lateral
- G — Gas Main (existing)
- G — Gas main (proposed)
- SS — Sanitary sewer lateral
- S — Sanitary Sewer Main (existing)
- S — Sanitary Sewer Main (proposed)
- Stone Wall
- Barbed Wire Fence
- Fence
- Utility Pole
- Existing Manhole
- Proposed Manhole
- Existing Catch Basin/Pipe
- Proposed Storm Pipe
- Proposed Catch Basin
- Building (existing)
- Evergreen Tree
- Deciduous Tree
- Swamp or Wetlands
- Watercourse
- 123 — Existing Contours
- 123 — Proposed Contours
- R.C.P. — Reinforced Concrete Pipe
- C.M.P. — Corrugated Metal Pipe
- PT A — Percolation Test Location
- TP 100 — Deep Test Pit Location
- Stone Retaining Wall
- Retaining Wall
- Wetland Limit
- WL100 — Wetland Flag Number
- Wetland Setback
- Benchmark
- Silt Fence
- Well (existing)
- Well (proposed)
- Anti-Mud Tracking Pad



SUBSURFACE GARAGE LAYOUT PLAN

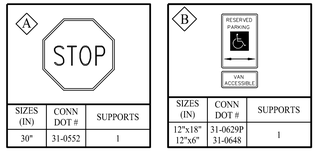
SCALE: 1" = 20'



SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF WEST HARTFORD STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE DRAWINGS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE.
3. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SOIL EROSION & SEDIMENT CONTROL PLANS.
4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING AND EXTERIOR STAIRWAYS.
5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
6. 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 OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
7. 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.
8. 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 AND YELLOW. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
9. 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 CIVIL ENGINEER.
10. THE ARCHITECT AND ENGINEER ARE 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.
11. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
12. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING ENTITLED "ZONING LOCATION SURVEY OF 3 ARLINGTON ROAD, WEST HARTFORD, CONNECTICUT", PREPARED FOR TECCA VENTURES, LLC, SCALE 1" = 30', DATED 01/08/2016, REVISED 05/13/16, BY ACCURATE LAND SURVEYING, LLC.
13. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER 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 "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
14. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CONNECTICUT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
15. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. A DEMOLITION PERMIT MAY BE REQUIRED FOR THE EXISTING BUILDINGS.
18. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER
19. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
20. THERE ARE NO WETLANDS LOCATED ON THE SITE.

SIGN LEGEND



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

SIZES (IN)	CONN DOT #	SUPPORTS
12"x18" 12"x6"	31-0629P 31-0648	1

PARKING SUMMARY

PROPOSED DEVELOPMENT	BLDG. AREA	TOWN/CITY REQ.	REQUIRED	PROVIDED
PROPOSED MULTIFAMILY RESIDENCE	12,630 SF (8 UNIT)	1.5 SPACES / UNIT	12 SPACES	21
TOTAL				21

ZONING COMPLIANCE TABLE

ZONE: MULTI-FAMILY RESIDENCE DISTRICT (RM-3)			
ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA PER DWELLING UNIT (SF)	3,000 SF/UNIT (8 UNITS = 24,000SF OR 0.55 AC)	0.58± AC	0.58± AC
MAXIMUM FLOOR AREA RATIO	0.5	0.2	0.5
MAXIMUM LOT COVERAGE OF ALL BUILDINGS	20%	10%	20%
YARDS FRONT YARD (BUILDINGS & PARKING AREAS) MAIN BUILDING (FT) ACCESSORY BUILDING (FT)	 BUILDING LINE + TYPE A SCREENING SIDE & REAR YARDS = BUILDING HEIGHT + TYPE A SCREENING 2 FT	 40 FT 15 FT N/A	 25/35 FT 30 FT N/A
PARKING AREA	TYPE A SCREENING	2 FT	N/A*
USABLE OPEN SPACE FOR DWELLING UNIT (SF)	400 SF (8 UNITS = 3,200 SF)	3,200 SF	17,345 SF
MAXIMUM HEIGHT MAIN BUILDING (STORIES/FT) ACCESSORY BUILDING (STORIES FT)	 2.5 STORIES/30 FT 1.5 STORIES/15 FT	 2 STORIES N/A	 27.27 FT** N/A
MAXIMUM HORIZONTAL DIMENSIONS PER BUILDING (FT)	250 FT	86 FT	134 FT
MAXIMUM NUMBER OF DWELLING UNITES PER STRUCTURE	12 UNITS	1 UNITS	8 UNITS

* PARKING AREA IS PROVIDED WITHIN A SUBSURFACE PARKING GARAGE.
** AVERAGE ROOFLINE BUILDING HEIGHT

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- ZONE LINE
- BUILDING SETBACK
- LIMIT OF TREE CLEARING
- EDGE OF PAVEMENT
- BITUMINOUS CONCRETE CURB
- SIDEWALK
- BUILDING LIMITS
- LOD — LIMIT OF DISTURBANCE
- SAWCUT PAVEMENT LINE
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- LANDSCAPED/LAWN AREA (SEE PLANTING PLAN)
- LIMIT OF SUBSURFACE GARAGE
- LIMIT OF SUBSURFACE DETENTION SYSTEM
- ACCESS/EGRESS DOOR

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

Drawn By:	RAS
Checked By:	CJB
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	1" = 20'

Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

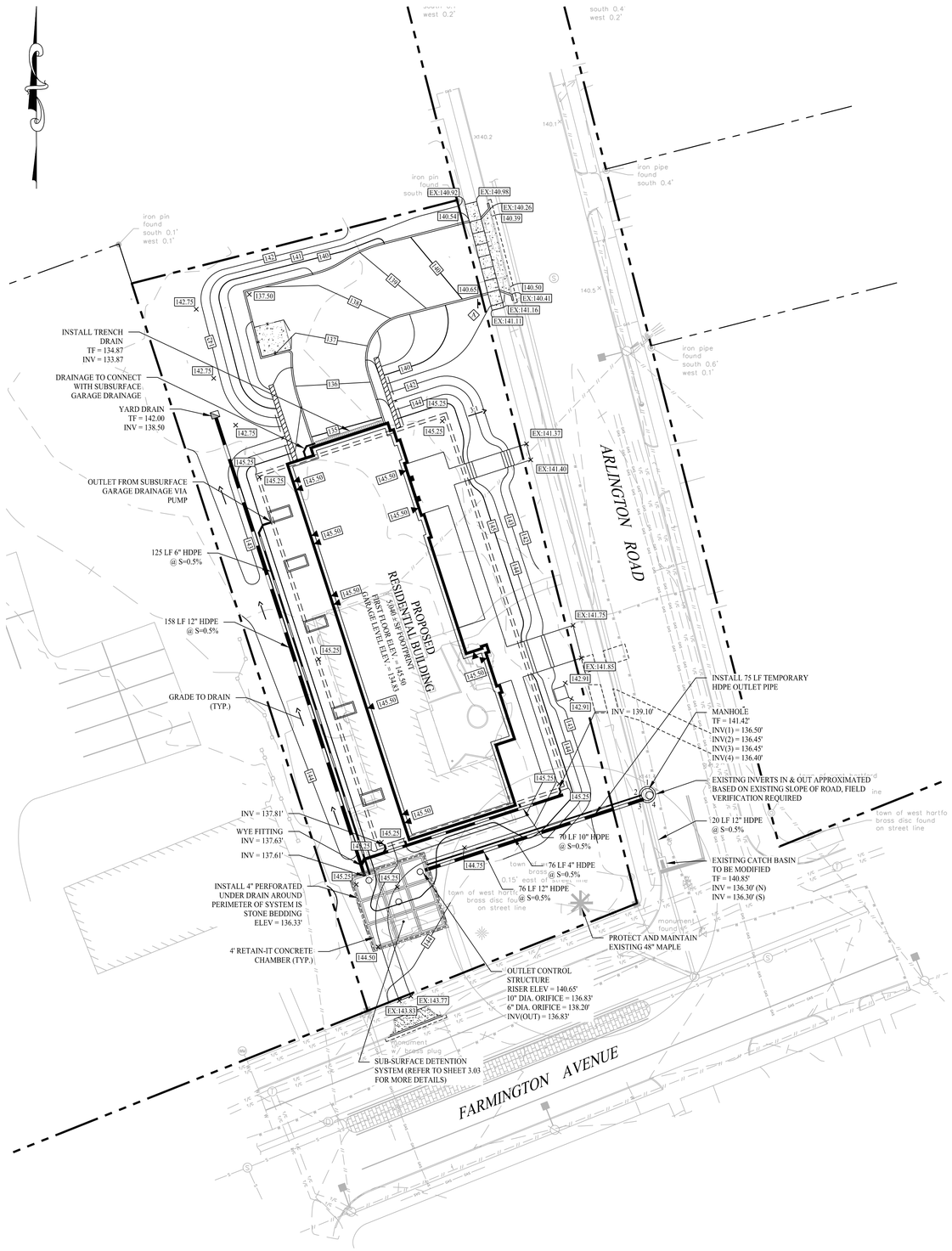
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: SITE LAYOUT PLAN

Sheet #: 2.11

LEGEND

- LIMIT OF BUILDING
- LIMIT OF SUBSURFACE GARAGE
- 520 — MAJOR CONTOURS
- 522 — MINOR CONTOURS
- × 568.85 — SPOT ELEVATION
- DRAINAGE PIPE
- UNDERGROUND DETENTION
- OUTLET CONTROL STRUCTURE (OCS)
- STORM SEWER MANHOLE
- CATCH BASIN



SITE MAINTENANCE PLAN

INTRODUCTION
THE PROPERTY OWNER IS COMMITTED TO MAINTAINING ITS PROPERTY AT 3 ARLINGTON ROAD IN ACCORDANCE WITH THIS SITE MAINTENANCE PLAN, AS FOLLOWS, TO MAINTAIN THE AESTHETIC QUALITY AND CLEANLINESS OF THE SITE.

PARKING LOT SWEEPING
ALL PARKING AREAS AND SIDEWALKS WILL BE SWEPT PERIODICALLY AS NEEDED. ALL GRASS AREAS WILL BE CLEANED OF LITTER ON AN AS NEEDED BASIS. A SPRING CLEANUP OF SAND AND STONES LEFT AT THE END OF THE WINTER SEASON WILL BE CONDUCTED IN APRIL OF EACH YEAR. MOTORIZED SWEEPING SHALL NOT BE USED BEFORE 8 AM ON WEEKDAYS OR BEFORE 9 AM ON SATURDAYS.

PARKING LOT AND SIDEWALK REPAIR & MAINTENANCE
REPAIRS OF ALL POTHOLES, CATCH BASINS AND SIDEWALKS WILL BE SCHEDULED FOR MAY/JUNE OF EACH YEAR, IF NEEDED. ADDITIONALLY, PARKING LOT STRIPING WILL BE ASSESSED ANNUALLY TO DETERMINE THE NEED FOR STRIPING TOUCH UPS.

SNOW REMOVAL
SNOW SHALL BE REMOVED FROM ALL PAVED AREAS AT DEPTHS GREATER THAN 4 INCHES. ALL SNOW OR ICE DEPOSITS SHALL BE REMOVED FROM ALL PEDESTRIAN WALKWAYS TO ALLOW FOR SAFE PEDESTRIAN PASSAGE AT ALL TIMES. ACCUMULATED SNOW SHALL BE REMOVED FROM THE SITE OR STORED ON SITE IN A DESIGNATED SNOW STORAGE AREA WHERE SUCH STORAGE WILL NOT ENCROACH INTO OR DAMAGE REQUIRED LANDSCAPED AREAS OR PARKING SPACES.

STORMWATER MAINTENANCE
ALL CATCH BASINS ARE TO BE CHECKED AND CLEANED OF TRASH, EXCESSIVE SEDIMENT AND OTHER DEBRIS, BIANNUALLY IN MAY AND NOVEMBER, WITH ADDITIONAL INSPECTIONS AND CLEANING AS NEEDED. ALL PAVED AREAS ARE TO BE CHECKED FOR PERIMETER EROSION, TRASH, SPILLAGE, AND PAVEMENT CONDITIONS DURING THESE INSPECTIONS. THE UNDERGROUND DETENTION SYSTEM IS TO BE INSPECTED BI-ANNUALLY DURING THOSE MONTHS AND CLEANED OF EXCESSIVE SEDIMENT AND DEBRIS.

THE HYDRODYNAMIC SEPARATOR IS TO BE INSPECTED BIANNUALLY AND CLEANED WHEN THE LEVEL OF SEDIMENT HAS REACHED 75% OF CAPACITY IN THE ISOLATED SUMP OR WHEN AN APPRECIABLE LEVEL OF HYDROCARBONS AND TRASH HAS ACCUMULATED. CLEANING OF THE SYSTEM SHOULD BE DONE WITH A VACUUM TRUCK DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM.

GRADING & DRAINAGE NOTES

1. SEE SITE PLAN, FOR ADDITIONAL GENERAL NOTES.
2. THIS DRAWING IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE CONNECTICUT DOT AND THE TOWN OF WEST HARTFORD REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, EXCEPT CONNECTICUT DOT ENCROACHMENT PERMIT BOND.
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. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF SOFT SUBGRADE MATERIAL AS ORDERED BY THE ENGINEER.
8. 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.
9. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL DISTURBANCE INCURRED TO TOWN, COUNTY, STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF WEST HARTFORD AND STATE OF CONNECTICUT.
11. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
12. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND 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 & 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 "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

Drawn By:	RAS
Checked By:	CJB
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	1" = 20'

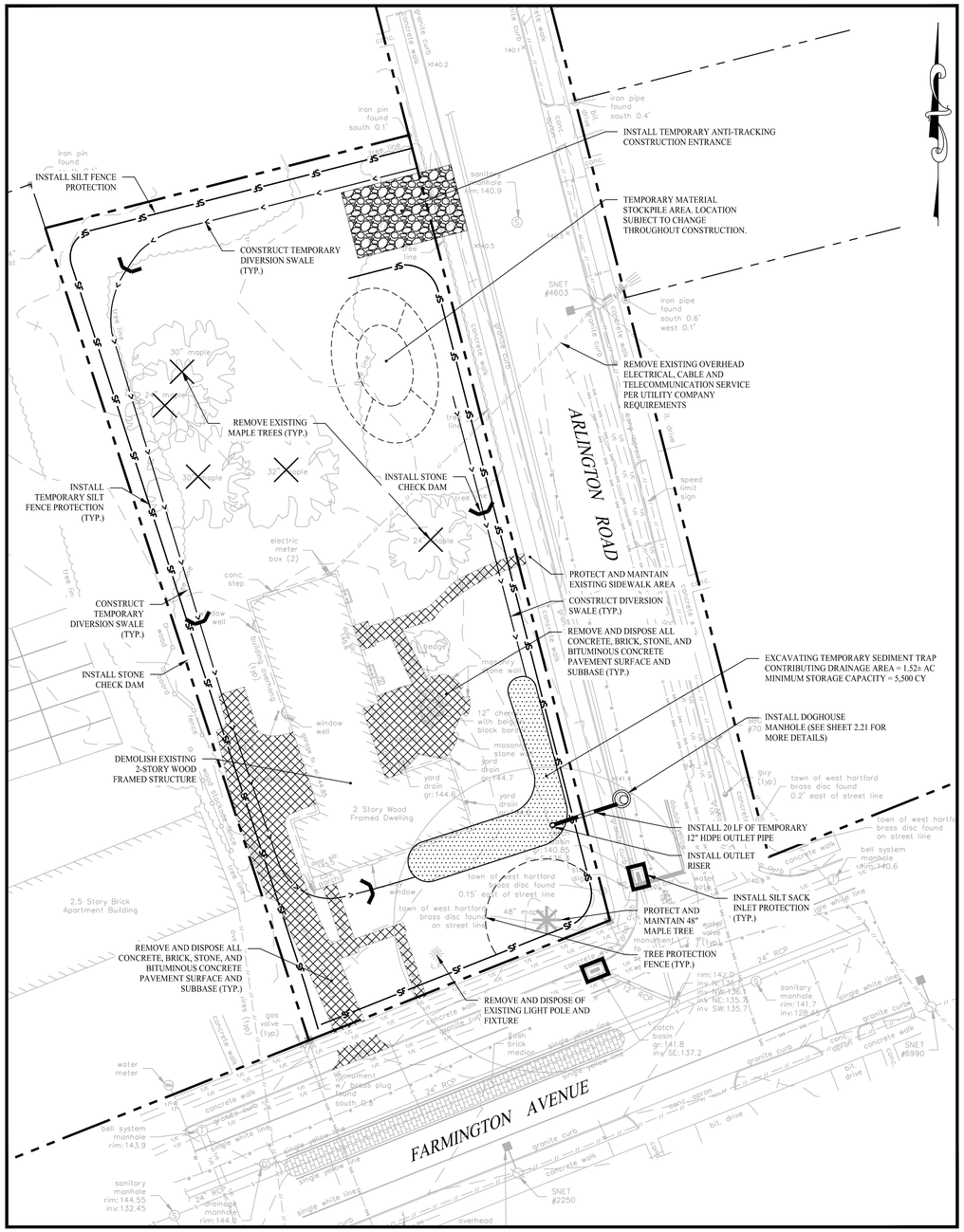
Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

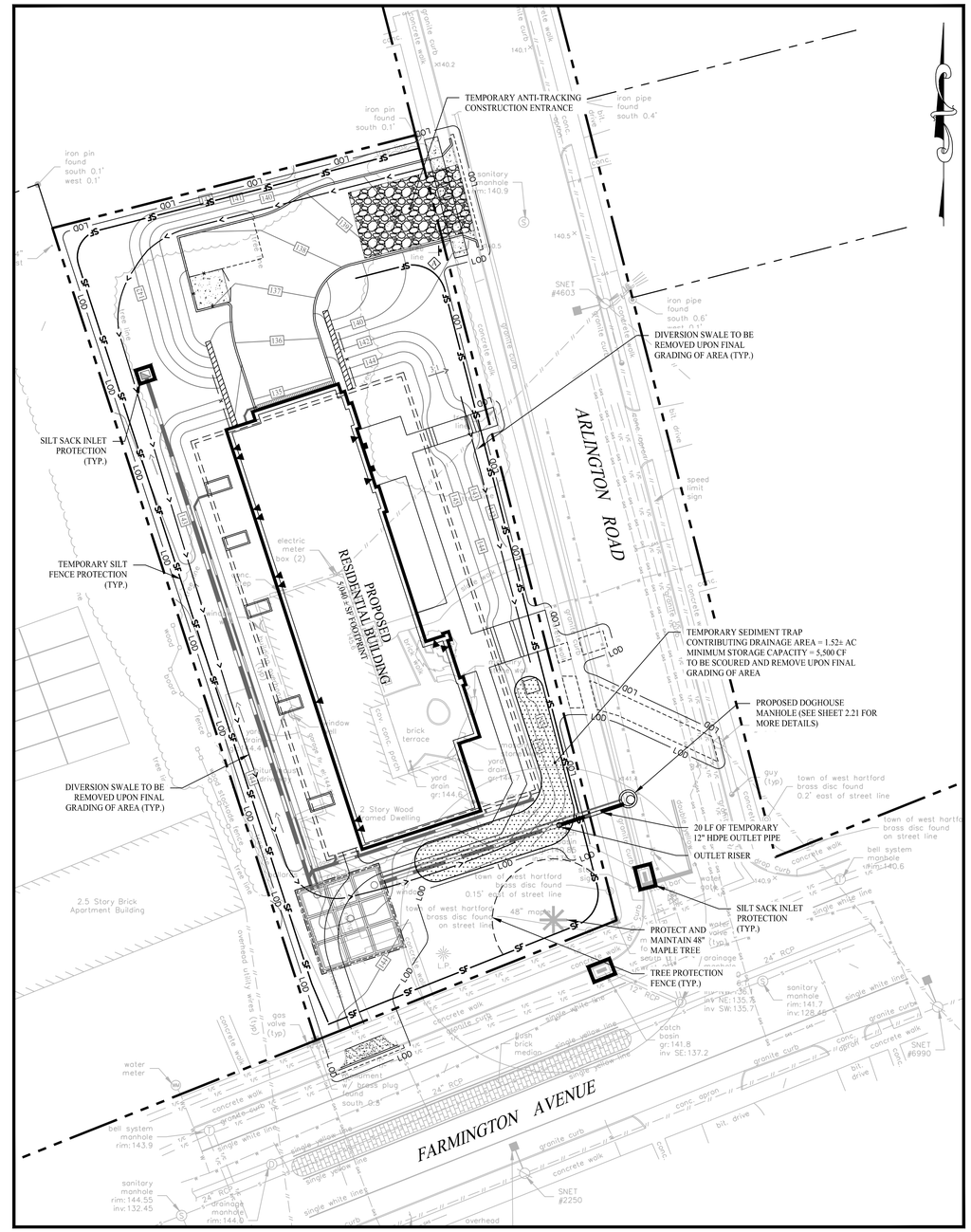
Sheet Title: GRADING, DRAINAGE & UTILITY PLAN

Sheet #: 2.21



PHASE 1 SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'



PHASE 2 SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

LEGEND

- SILT FENCE
- TEMPORARY DIVERSION SWALE
- BUILDING LIMITS
- STOCKPILE AREA
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT TRAP
- IMPERVIOUS SURFACE DEMOLITION
- STONE CHECK DAM

GENERAL NOTES

1. PROPOSED SOIL EROSION & SEDIMENT CONTROL MEASURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. EXISTING SITE CONDITIONS TAKEN FROM A SURVEY PLAN ENTITLED "ZONING LOCATION SURVEY OF "3 ARLINGTON ROAD, WEST HARTFORD, CONNECTICUT," DATE: 01/08/16, REVISED: 05/13/16, SCALE: 1" = 30', PREPARED BY ACCURATE LAND SURVEYING, LLC.
3. SEE SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

SEDIMENT TRAP CALCULATIONS

NOTE:
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP:
CONTRIBUTING DRAINAGE AREA = 1.52± ACRES
1.52± AC x 134 CY/AC = 203.68 CY
203.68 CY x 27 CF/CY = 5,499.36 CF
SEDIMENT TRAP #1 STORAGE CAPACITY = 5,500 CF

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

SOLLI ENGINEERING
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Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN

Sheet #: 2.31

SOIL EROSION AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NARRATIVE

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

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FALL OF 2016 WITH COMPLETION ANTICIPATED BY SPRING OF 2018. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

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 TOWN OF WEST HARTFORD SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE

1. CONTACT THE TOWN OF WEST HARTFORD ZONING OFFICIAL AND BUILDING INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. WRAP FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLET. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL OTHER EROSION CONTROL MEASURES INDICATED ON THESE PLANS.
3. COMMENCE INSTALLATION OF DRAINAGE SYSTEM.
4. INSTALL NEW OUTFALLS AND PROTECTION.
5. INSTALL EROSION CONTROL MEASURES.
6. TRANSFER RESPONSIBILITY FOR SOIL EROSION AND SEDIMENT CONTROL AT CLOSING.
7. TO DEVELOP THE AREA FOLLOW THESE GENERAL CONSTRUCTION NOTES.

7.1. COMMENCE EARTHWORK. INSTALL ADDITIONAL EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION.
7.2. CONSTRUCTION STAKING OF ALL PAVEMENT AREAS AND UTILITIES.
7.3. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
7.4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
7.5. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
7.6. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES AND OTHER EROSION CONTROL DEVICES. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.10 INCH OR GREATER). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.10 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
7.7. INSTALL UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
7.8. CONSTRUCT PAVEMENT STRUCTURE AND COMPLETE PAVING.
7.9. CONDUCT FINE GRADING.
7.10. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS, IF REQUIRED.
7.11. LANDSCAPE NON-PAVED AREAS AND PERIMETER AREAS, IF REQUIRED.
7.12. CLEAN STORM DRAINAGE PIPE AND STRUCTURES OF DEBRIS AND SEDIMENT.
7.13. UPON DIRECTION OF THE TOWN OF WEST HARTFORD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING CLEARING AND GRUBBING.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS:
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING AND DRAINAGE PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE, IF REQUIRED.
2. ALL STOCKPILED TOPSOIL THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

PLACEMENT OF DRAINAGE STRUCTURES AND UTILITIES OPERATIONS:
1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF MUD PUMP DISCHARGES AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 3:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, 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 A TOWN OF WEST HARTFORD AGENT.

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 INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES:
A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

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.

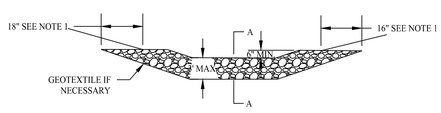
II. HAY BALES:
A. ALL HAY BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

EROSION AND SEDIMENT CONTROL PLAN

1. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, 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 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, 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 OR AS DIRECTED BY THE ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
7. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. THE OWNER IS ASSIGNED THE RESPONSIBILITY 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.

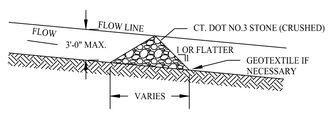
SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN 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 CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION 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 AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF WEST HARTFORD TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF WEST HARTFORD FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
   C) RECOMMENDATIONS TO MAKE REPAIRS WHEN NECESSARY.
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF WEST HARTFORD, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF WEST HARTFORD INLAND WETLANDS COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, TOWN OF WEST HARTFORD, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF WEST HARTFORD INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
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, HAY BALES, 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. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A 430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH CT DEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
10. 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.
11. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
12. 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 THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
13. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
14. 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 DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
15. 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 INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
16. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
17. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNSTURBED VEGETATED AREAS.
18. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
19. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
20. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
21. 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. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

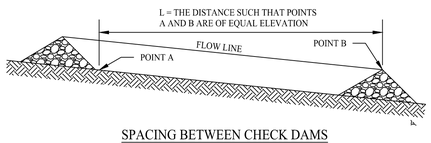


VIEW LOOKING UPSTREAM

NOTES
1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE DAM.
2. THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR-24 HOUR PEAK FLOW.



SECTION A-A



SPACING BETWEEN CHECK DAMS

STONE CHECK DAM DETAIL

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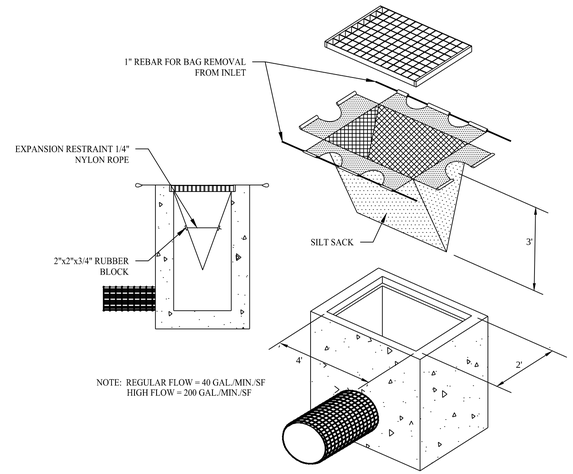
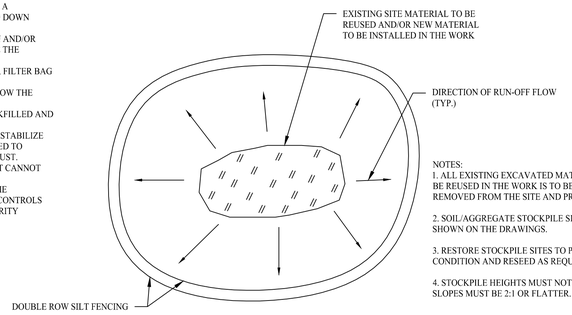


SILT SACK INLET PROTECTION DETAIL

SCALE: NTS



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

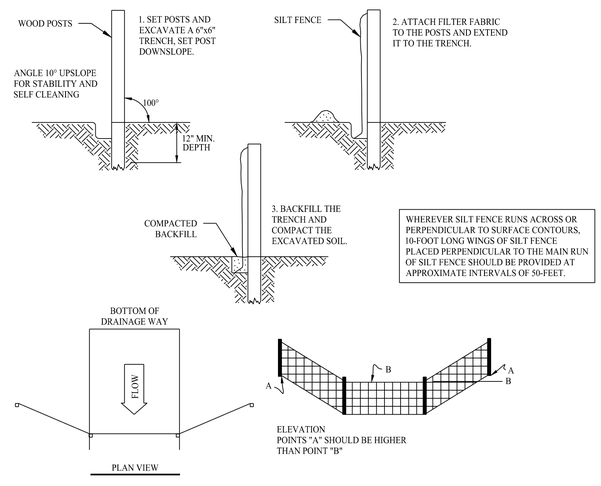
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 5'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

STOCKPILE DETAIL

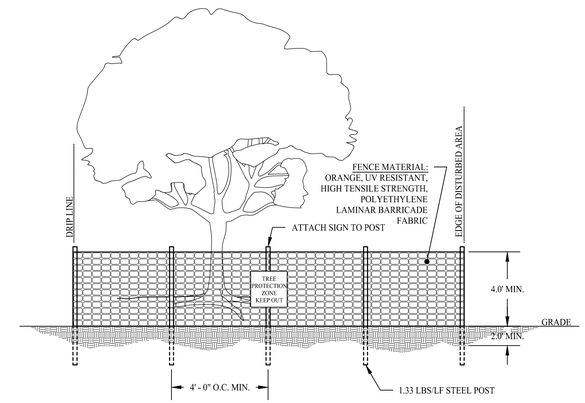
SCALE: NTS



WHEREVER SILT FENCE RUNS ACROSS OR PERPENDICULAR TO SURFACE CONTOURS, 10-FOOT LONG WINGS OF SILT FENCE PLACED PERPENDICULAR TO THE MAIN RUN OF SILT FENCE SHOULD BE PROVIDED AT APPROXIMATE INTERVALS OF 50-FEET.

SILT FENCE BARRIER DETAIL

SCALE: NTS



NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.

2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH : "TREE PROTECTION ZONE, KEEP OUT".

4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.

5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

TREE PROTECTION DETAIL

SCALE: NTS

Rev. #:	Date	Description

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Drawn By:	RAS
Checked By:	CJB
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	NTS

Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

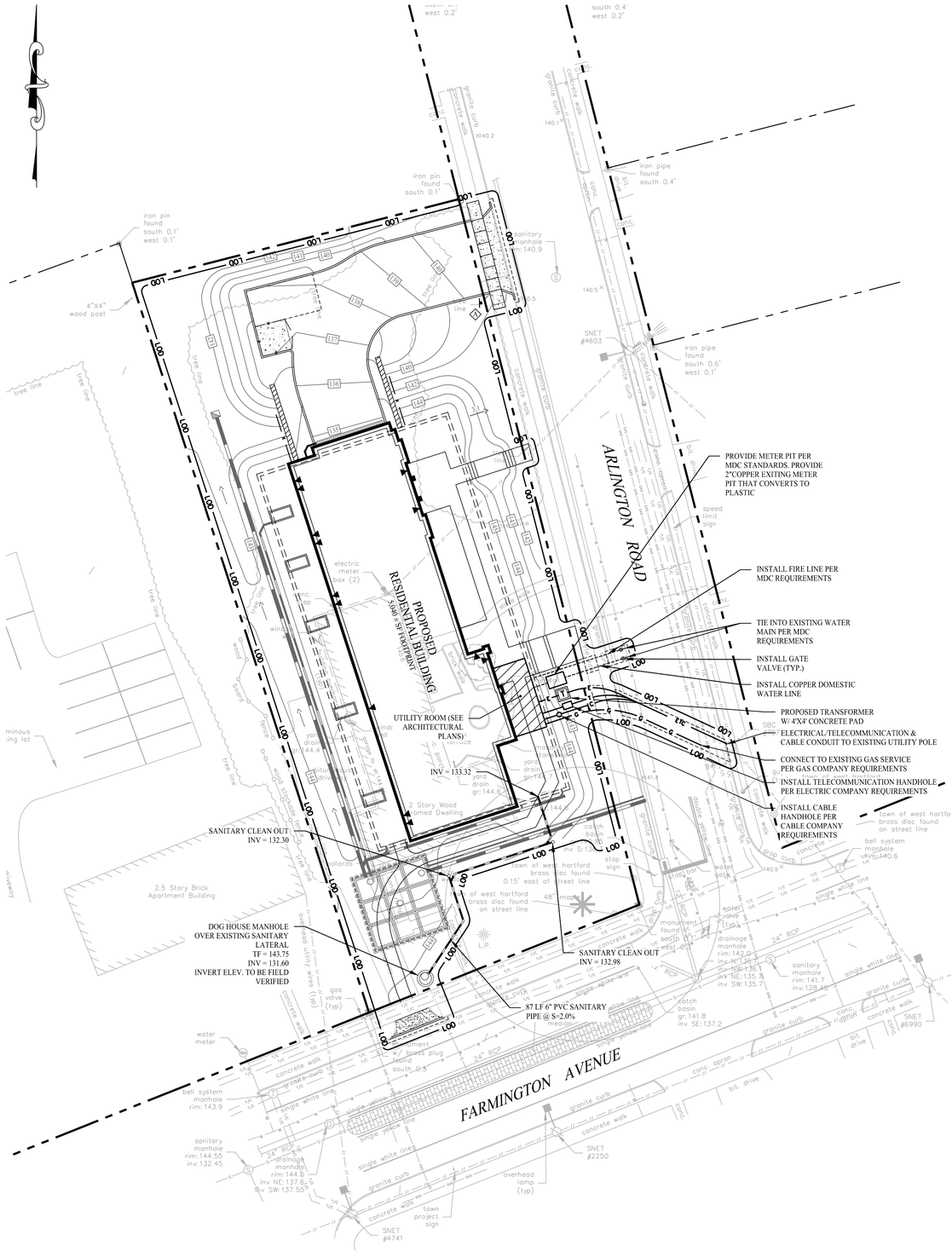
Sheet #: 2.41

UTILITY LEGEND

G — G	GAS LINE
ETC	UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINES
T — T — T	UNDERGROUND TELEPHONE LINES
	SANITARY SEWER PIPE
	WATER VALVE
	MANHOLE
	ELECTRIC HANDHOLE
	CABLE HANDHOLE
	METER PIT
	SANITARY CLEANOUT
	PROPOSED TRANSFORMER

TRENCH EXCAVATION NOTES

1. EXCAVATIONS SHALL BE MADE IN SUCH MANNER AND TO SUCH WIDTH AS REQUIRED TO GIVE SUITABLE ROOM FOR LAYING AND JOINTING THE PIPING OR FOR CONSTRUCTION OF STRUCTURES; ALL SHEETING, BRACING, AND SUPPORTS SHALL BE FURNISHED AND PLACED; ALL COFFERDAMMING, PUMPING, AND DRAINING SHALL BE DONE; AND THE BOTTOMS OF THE EXCAVATIONS SHALL BE RENDERED FIRM AND DRY AND ACCEPTABLE IN ALL RESPECTS.
2. THE TRENCH FOR THE PIPE SHALL BE AT LEAST 18-INCHES BEYOND THE OUTSIDE OF THE BARREL OF THE PIPE ON EACH SIDE, THE TOP OF THE BARREL OF THE PIPE SHALL BE AS SHOWN ON THE APPROVED DRAWINGS AND THE BOTTOM OF THE TRENCH SHALL BE AT THE BOTTOM OF THE PIPE.
3. HOUSE CONNECTIONS, SHALL BE LAID ON AN EVEN-TAMPED FOUNDATION OF COURSE SAND, OR 3/4-INCH CRUSHED STONE EXCEPT THAT WHEN CLAY, WET, SOFT OR SILTY SOIL CONDITIONS PREVAIL, 3/4-INCH CRUSHED STONE SHALL BE USED FOR FOUNDATION OF ALL PIPE. THE BACKFILL SHALL BE THOROUGHLY COMPACTED BY TAMPING OR OTHER APPROVED METHODS UP TO THE SPRING LINE OF THE PIPE (SEE ALSO PART 2, SECTION 4, BACKFILL OPERATIONS).
4. AFTER THE SUBGRADE HAS BEEN PREPARED AND THE PIPE LAID, THE FILL MATERIAL SHALL BE PLACED AND BUILT UP IN SUCCESSIVE LAYERS.
5. IN GENERAL, AND UNLESS OTHER MATERIAL IS INDICATED ON THE DRAWINGS, BANK GRAVEL SHALL BE SUITABLE MATERIAL FOR BACKFILLING TRENCHES. BANK GRAVEL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE M.02.01-2, CONN DOT FORM 814.
6. LAYERS OF FILL SHALL NOT EXCEED 6-INCHES IN THICKNESS (LOOSE). THINNER LAYERS SHALL BE USED IF NECESSARY TO ACHIEVE THE REQUIRED COMPACTION. IN EMBANKMENTS THE FILL LAYERS SHALL BE SLIGHTLY CROWNED OR SLOPED TO THE EDGE(S) TO FACILITATE DRAINAGE.



WATER SERVICE NOTES

1. WATER SERVICE CONNECTIONS MUST BE INSTALLED BY A LICENSED PLUMBING CONTRACTORWHO IS RESPONSIBLE FOR FURNISHING ALL MATERIALS INCLUDING BUT NOT LIMITED TO TAPPING SLEEVES, TAPPING GATES, CORPORATIONS, SHUT-OFFS, METER CONNECTIONS AND ALL PIPING AS APPROVED BY THE DISTRICT. THE DISTRICT WILL PERFORM THE NECESSARY TAPS IN A PREPARED OSHA APPROVED TRENCH. ALL WATER SERVICE LOCATIONS WILL BE INSPECTED AND DOCUMENTED ON RECORD DRAWINGS BY DISTRICT FORCES .
2. SEPARATE FIRE AND DOMESTIC SERVICES ARE REQUIRED EXCEPT BY SPECIAL APPROVAL.
3. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, TITLE 29 CODE OF FEDERAL REGULATIONS CHAPTER XVII PARTS 1910 – "GENERAL INDUSTRY STANDARDS" AND PARTS 1926 – "CONSTRUCTION INDUSTRY STANDARDS".
4. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR THE SAFETY, EFFICIENCY AND ADEQUACY OF ITS PLANT, APPLIANCES AND METHODS, AND FOR ANY DAMAGE OR INJURY WHICH MAY RESULT FROM THEIR FAILURE OR THE IMPROPER CONSTRUCTION, MAINTENANCE OR OPERATION.
5. THE CONTRACTOR SHALL PROPERLY DESIGN AND FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS NECESSARY TO COMPLETELY CONSTRUCT THE EXCAVATION SUPPORT SYSTEM, PERMANENT OR TEMPORARY, INCLUDING SHEET PILING, TRENCH SHIELDS (TRENCH BOXES), TIMBER TRENCH SHORING, PNEUMATIC/HYDRAULIC SHORING, STEEL SHEETING OR SHEETING USING OTHER MATERIALS, SLOPING AND BENCHING. ALL OF THE PROPER MATERIALS AND ALL EQUIPMENT NECESSARY TO PROTECT EMPLOYEES IN EXCAVATIONS AGAINST CAVE-INS SHALL BE FURNISHED AND INSTALLED. ALSO, ALL EMPLOYEES AND THE GENERAL PUBLIC SHALL BE PROTECTED FROM HAZARDS RELATED TO THE CONSTRUCTION. ADEQUATE SUPPORT SYSTEMS SHALL ALSO PROTECT PEOPLE FROM EQUIPMENT WHICH MIGHT FALL OR ROLL INTO AN EXCAVATION, UTILITIES WITHIN OR ADJACENT TO THE EXCAVATION OR WHICH IS IMPACTED BY OPERATIONS UNDER THE CONSTRUCTION.
6. THE LICENSED CONTRACTOR SHALL FULLY COMPLY WITH THE STATE OF CONNECTICUT PUBLIC ACT NO. 77-350 IN REGARDS TO THE PROPER NOTIFICATION TO BE GIVEN THE CALL-BEFORE-YOU-DIG CENTRAL CLEARINGHOUSE 1-800-922-4455 PRIOR TO ANY EXCAVATION, DISCHARGING EXPLOSIVES OR DEMOLITION AND TO ALL OTHER ACTIONS CONCERNING WORK NEAR UNDERGROUND UTILITY FACILITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE TRENCH EXCAVATION AND RESTORATION AND SHALL PROVIDE A SAFE AND ADEQUATE TRENCH FOR THE TAPPING OF THE WATER MAIN BY DISTRICT FORCES.
8. THE DISTRICT REQUIRES A MINIMUM DEPTH OF 4.5 FEET OF COVER OVER MOST WATER SERVICE PIPES AND SHALL BE LAID ON A SAND BED WITH 1-FOOT OF SAND FILL OVER THE PIPE.
9. SUBSEQUENT TO APPROVAL OF THE WATER SERVICE APPLICATION, THE APPLICANT SHOULD CONTACT THE OPERATIONS DEPARTMENT OF THE METROPOLITAN DISTRICT AT 278-7850, EXTENSION 3614 OR 3615 TO SCHEDULE A WATER MAIN TAP.
10. ALL SERVICE PIPES INSTALLED SHALL BE VISIBLE FOR THE ENTIRE LENGTH OF THE TRENCH AND SHALL BE INSPECTED FOR TYPE OF PIPE AND FOR WATER TIGHTNESS IN THE PRESENCE OF THE DISTRICT INSPECTOR.
11. WATER SERVICES BEFORE THE METER OF 1", 1½" AND 2" SIZE SHALL BE OF TYPE K COPPER TUBING. NO OTHER MATERIAL IS ALLOWED.
12. PIPE SHALL NOT BE LAID IN A TRENCH WITH OTHER PIPES OR CONDUITS UNLESS SEPARATED FROM THE OTHER PIPES OR CONDUITS BY AT LEAST 2 FEET AND LAID ON UNDISTURBED EARTH. SERVICE PIPES SHALL BE LAID AT LEAST 10 FEET AWAY FROM ANY SEPTIC TANK LEACHING FIELD. THE INSPECTOR, WHERE POSSIBLE, SHOULD SEE THAT THE SERVICE WILL NOT BE UNDER ENTRANCE WALKS, DRIVEWAYS, TREES, LARGE BOULDERS OR OTHER OBSTRUCTIONS AND IN THE CASE OF RENEWAL OF OLD SERVICES SHOULD RECOMMEND RENEWING, IN A NEW LOCATION IN ORDER TO AVOID ANY OF THESE OBSTRUCTIONS.
13. AS SOON AS PRACTICABLE AFTER THE PIPES HAVE BEEN LAID, WARNING TAPE SHALL BEPLACED APPROXIMATELY 2 FEET ABOVE THE PIPE. THE TRENCHES SHALL BE REFILLED IN 6-INCH LAYERS AT LEAST TO A LEVEL 12-INCHES ABOVE THE TOP OF THE PIPE WITH BANK GRAVEL, COMPACTED IN ACCORD WITH THE REQUIREMENTS BELOW, EACH LAYER TO BE LEVELED AND THOROUGHLY COMPACTED TO THE SATISFACTION OF THE DISTRICT BEFORE THE NEXT LAYER IS DEPOSITED. THE WHOLE WORK OF BACKFILLING SHALL BE DONE IN A MANNER WHICH WILL PREVENT SUBSEQUENT SETTLEMENT AND INJURY TO THE PIPE.
14. THE CONTRACTOR IN COOPERATION WITH DISTRICT FORCES SHALL STERILIZE THE NEW WATERSERVICE PIPELINES AND SECTIONS THEREOF BY USING A MODIFICATION OF THE TABLET METHOD AS DESCRIBED IN SEC 5.1 OF THE LATEST EDITION OF ANSI/AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE APPROPRIATE NUMBER OF FIVE (5) GRAM CALCIUM HYPOCHLORITE TABLETS AS SHOWN IN TABLE 1 SHALL BE CEMENTED IN EACH LENGTH OF PIPE BY THE CONTRACTOR. TABLETS ARE TO BE ATTACHED BY AN ADHESIVE SUCH AS PERMATEX NO 2C TO THE TOP OF EACH PIPE. SUBSEQUENT TO THE COMPLETION OF THE WATER SERVICE LINES, THEY SHALL BE FILLED WITH WATER AS PART OF THE TABLET METHOD OF STERILIZATION. THE WATER SHALL REMAIN IN THE PIPELINES A MINIMUM OF 24 HOURS BEFORE FLUSHING.
15. AFTER FINAL FLUSHING AND BEFORE PLACING THE WATER SERVICE PIPELINES IN SERVICE,DISTRICT FORCES WILL MAKE THE APPROPRIATE BACTERIOLOGICAL TESTS. IF THE WATER SERVICE FAILS THESE TESTS, THE DISTRICT WILL REQUIRE ADDITIONAL STERILIZATION FLUSHING AND TESTING. ALL EXPENSE FOR THIS ADDITIONAL WORK WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE DISTRICT TO FLUSH THE SYSTEM SUBSEQUENT TO STERILIZATION. THE DISTRICT WILL BE RESPONSIBLE FOR OPERATING THE GATE VALVES IN THE STREET IF NECESSARY, AND TO SUPPLY MATERIALS FOR NEUTRALIZING THE CHLORINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING EQUIPMENT NECESSARY TO PERFORM THE FLUSHING OPERATION AND DETERMINING WHERE THE WATER WILL DRAIN DURING THE FLUSHING OPERATION SO AS NOT TO FLOOD AREAS OR CAUSE DAMAGE TO PROPERTY.

UTILITIES NOTES

1. SEE SITE PLAN, FOR ADDITIONAL GENERAL NOTES.
2. THIS DRAWING IS INTENDED TO DESCRIBE PROPOSED UTILITIES. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWN OF WEST HARTFORD REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, EXCEPT CONNECTICUT DOT ENCROACHMENT PERMIT BOND.
4. 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.
5. ALL DISTURBANCE INCURRED TO TOWN, COUNTY, 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.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS MANUAL, AND CT-DOT SPECIFICATIONS AS APPLICABLE FOR THE LOCATION OF THE WORK. 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.
7. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

SANITARY CONNECTION NOTES

1. APPROVED PVC (POLYVINYLCHLORIDE) PLASTIC PIPE IN LENGTHS NO GREATER THAN 13 FEET FOR 6-INCH PIPE, AS SPECIFIED IN THE DISTRICT'S APPROVED MATERIALS FOR SANITARY SEWER INSTALLATIONS. PLASTIC PIPE SHALL HAVE JOINTS OF THE BELL AND SPIGOT TYPE WITH COMPRESSED RUBBER RING GASKETS AND SHALL BE CLEARLY STAMPED WITH THE MANUFACTURERS NAME.
2. CONNECTION OF THE SEWER PIPE WITH THE CAST IRON SOIL PIPE OR PVC PLASTIC SCHEDULE 40 PLUMBING PIPE AT THE NORMAL POINT JUST OUTSIDE THE BUILDING FOUNDATION SHALL BE MADE WITH AN APPROVED "O" RING GASKET OR "FERNCO" FITTING. THE DISTRICT MAY LIMIT THE SIZE AND RATE OF GRADE OF PIPE, OR LIMIT THE DISCHARGE IN SOME OTHER MANNER, IF THE PROPOSED AMOUNT OF SAID DISCHARGE FROM THE INDIVIDUAL HOUSE CONNECTION OR LOT DRAIN MAY CAUSE OVERLOADING OF ANY PART OF THE PUBLIC SEWER DRAINAGE SYSTEM PER SECTION S2E AND S2F OF THE DISTRICT SEWER ORDINANCES.

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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Drawn By:	RAS
Checked By:	CJB
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	1" = 20'

Kevin Solli, P.E.
CT 25759

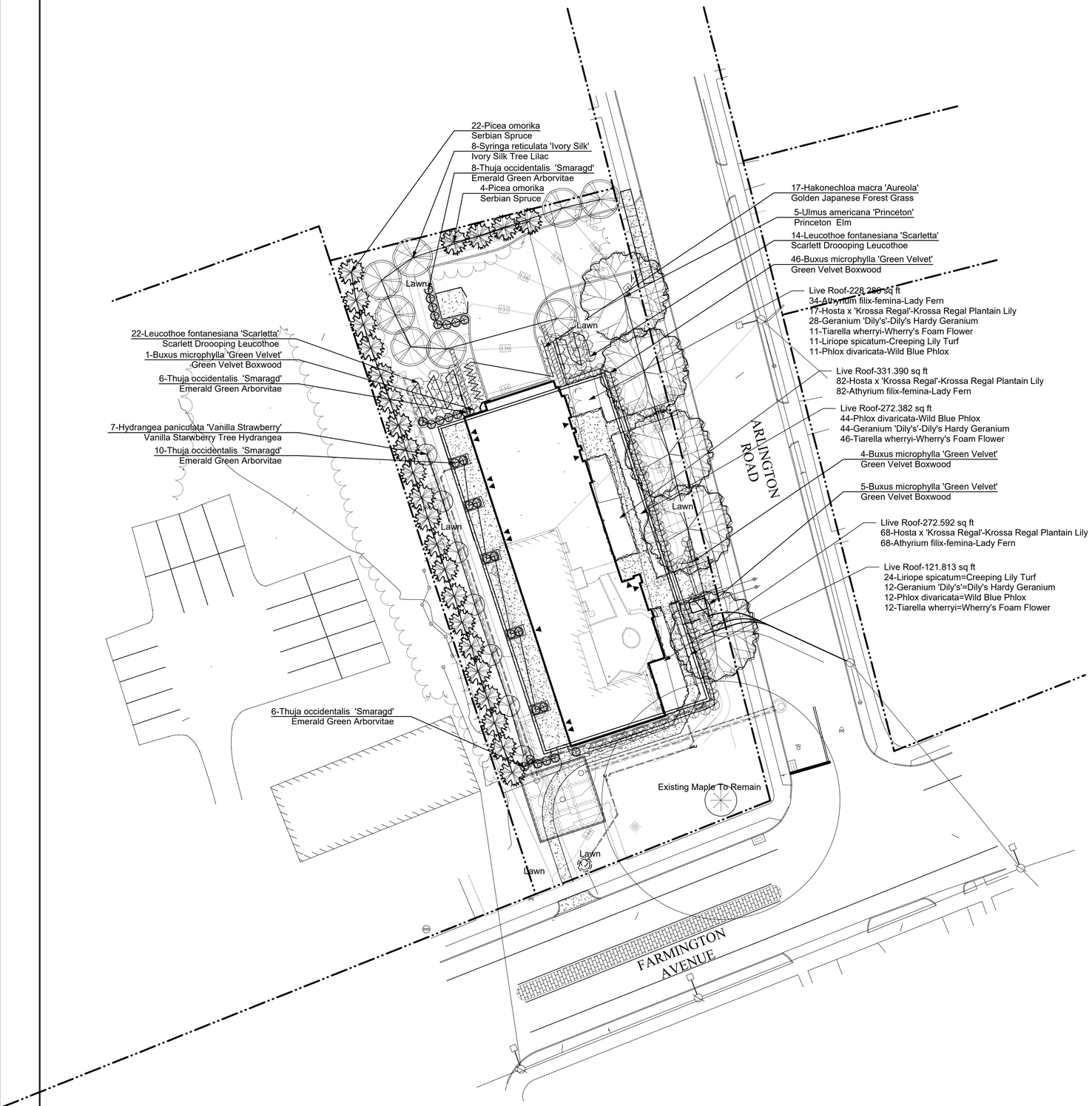
Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: SITE UTILITY PLAN

Sheet #: 2.51



PLANT LIST				
ID	QTY	Botanical Name	Common Name	Scheduled Size
AF_LR	184	Athyrium filix-femina	Lady Fern	Live roof panel
BMGV_3	56	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	3 gal.
GD_LR	84	Geranium 'Dily's'	Dily's Hardy Geranium	Live roof panel
HKR_LR	167	Hosta x 'Krossa Regal'	Krossa Regal Plantain Lily	Live roof panel
HMA_1	17	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 gal.
HPVS_10	7	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Starwberry Tree Hydrangea	10 gal, tree form
LFS_2	36	Leucothoe fontanesiana 'Scarletta'	Scarlett Droooping Leucothoe	2 gal.
LS_LR	35	Liriope spicatum	Creeping Lily Turf	Live roof panel
PD_LR	67	Phlox divaricata	Wild Blue Phlox	Live roof panel
PO_5	26	Picea omorika	Serbian Spruce	5-6' ht. B&B
SRIS_1.75	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.75-2" cal. tree form B
TOS_4	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4-5' ht. B&B
TW_LR	69	Tiarella wherryi	Wherry's Foam Flower	Live roof panel
UAP_2.5	5	Ulmus americana 'Princeton'	Princeton Elm	2.5-3" cal., B&B

Installation Notes:

1. Landscape Architect and Town Staff shall approve any substitutions in plant material.
2. Plant material shall conform to the current American Nursery and Landscape Association Standards for Nursery Stock.
3. Planting shall conform to the current ANSI A300 Standards.
4. Mulch beds shall be cut in around all plants. Double shredded natural pine bark mulch shall be used.

Maintenance Notes:

All Trees, shrubs, perennials, ornamental grasses and lawns shall be maintained by the owner to provide for successful growth in accordance with the design intent of the approved plans. Yearly inspections of plant material survival and compliance with design intent will be conducted in mid-May of each year with replacememnts or adjustments made by the end of June. Beds shall remain edged and mulched with natural materials to conserve water and provide weed control. Mulch shall be kept clear from the trunks of trees, bases of shrubs, and crowns of perennials. Lawns shall be regularly mown and provided with adequate water and fertilizer to remain well established areas of grass. Inspections for pest problems shall take place annually or as needed. An integrated pest managment program for lawn and plantings shall be provided by a licensed CT IPM contractor to ensure proper use of fertilizers and chemicals in a restrained manner and only as needed. Proper watering to ensure thriving lawns and plantings shall be provided. Pruning of trees and shrubs, for both shape and health, by a licensed CT arborist, shall occur at least annually. Perennials and ornamental grasses shall be cut back, divided and/or thinned as needed.

N

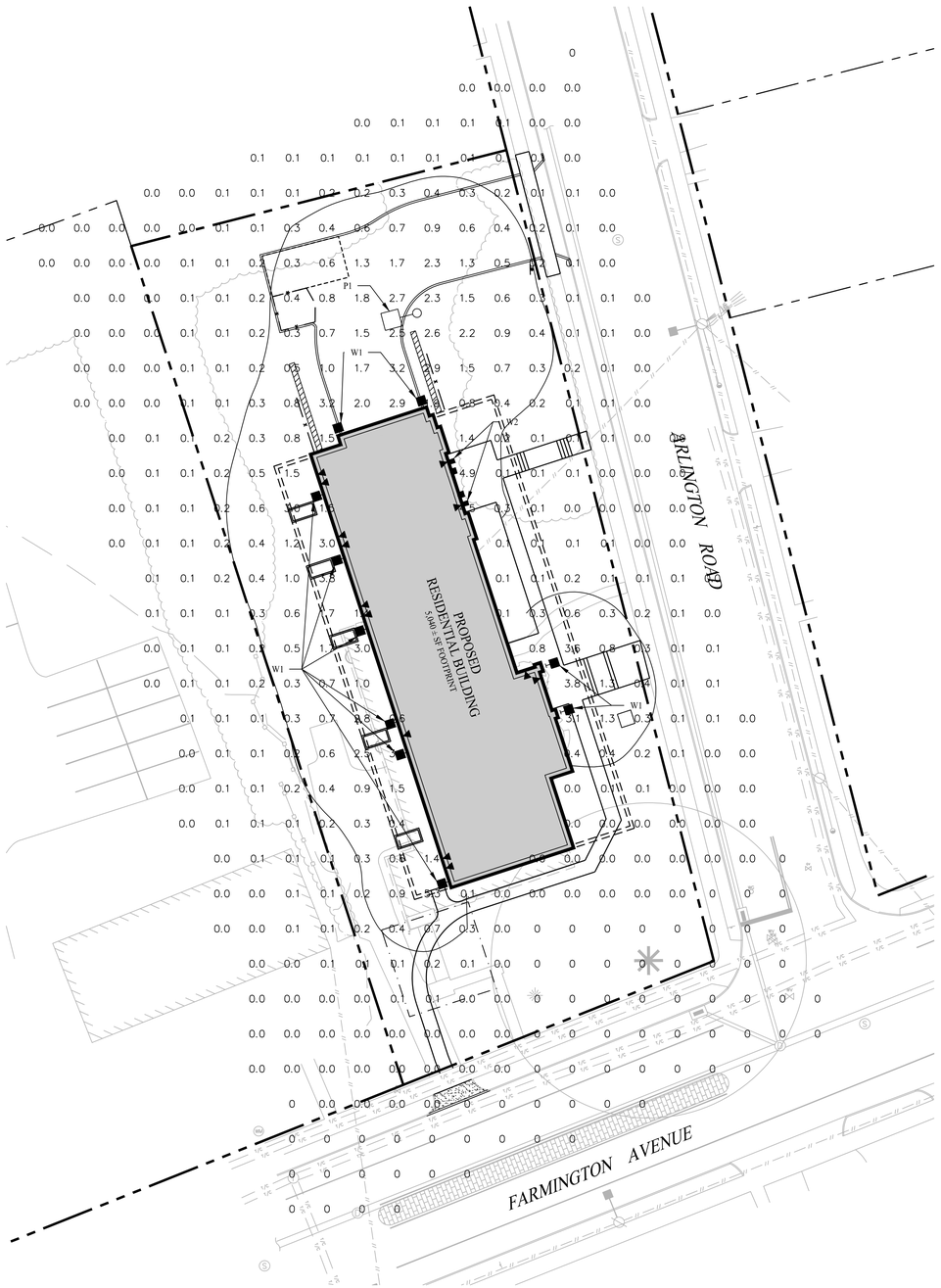
0 20 40 60 80 100 FT

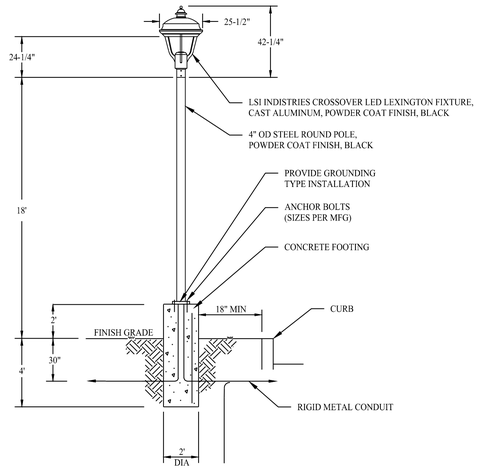
Scale: 1"=20'

DIAN BARNES
LANDSCAPE DESIGN
Dian Barnes Landscape Design, LLC
Farmington, CT

www.dbLandDesign.com
dbarnes@dbLandDesign.com
860-916-3396

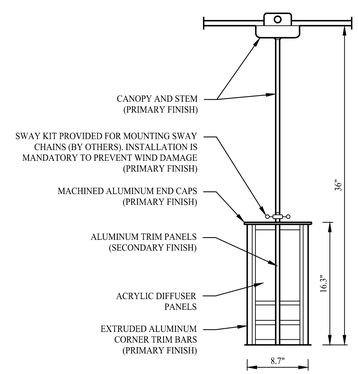
Title		
Landscape Plan		
Drawing Number	Drawn By	Date
L1	DLB	5.17.16
CAD File Name		
3 Arlington Road, West Hartford, CT		





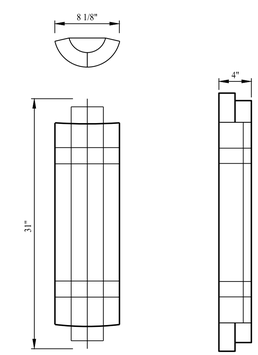
LIGHT POLE AND BASE

LSI INDUSTRIES CROSSOVER LED LEXINGTON CAST ALUMINUM FIXTURE WITH STEEL POLE, BLACK
SCALE: NTS



PENDANT LIGHT FIXTURE

MANNING LIGHTING WET GREENE MODEL PE-250, POWDER COATED ALUMINUM, DEEP BRONZE
SCALE: NTS



BUILDING MOUNTED LIGHT FIXTURE

SCOTT ARCHITECTURAL LIGHTING, MODEL S9350, POWDER COATED ALUMINUN, OXIDIZED BRONZE
SCALE: NTS

LIGHTING NOTES

1. EXISTING SITE CONDITIONS INFORMATION TAKEN FROM A MAP ENTITLED "ZONING LOCATION SURVEY OF 3 ARLINGTON ROAD, WEST HARTFORD, CONNECTICUT", PREPARED FOR TECCA VENTURES, LLC, DATE: 01/08/16, SCALE: 1"=30', BY ACCURATE LAND SURVEYING, LLC.
2. THE THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 0.58 ACRES, LOCATED IN THE RM-3 DISTRICT OF WEST HARTFORD, CONNECTICUT.
3. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
4. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

LEGEND

0.1 0.1 0.1 / 0.1 0.1 0.0 / 0.1 0.0 0.0	PROPOSED FOOTCANDLES
	PROPOSED WALL MOUNTED FIXTURE
	PROPOSED POLE MOUNTED FIXTURE
	PROPOSED PENDANT FIXTURE
	FOOTCANDLE - 0.25

LIGHTING SCHEDULE

QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	BULB TYPE	LUMENS
10	W1		WALL MOUNTED FIXTURE	SCOTT ARCHITECTURAL LIGHTING, MODEL S9350, POWDER COATED ALUMINUM, OXIDIZED BRONZE	16W 3K LED, 5' MOUNTING	2,000
2	W2		PENDANT FIXTURE	MANNING LIGHTING WET GREENE, MODEL PE-250, POWDER COATED ALUMINUM, DEEP BRONZE	100W A19, 9' MOUNTING	1,710
1	P1		POLE MOUNTED FIXTURE	LSI LEXINGTON LED MODEL XLXM3, CAST ALUMINUM, BLACK	70W 4K LED, TYPE 5, 18' MOUNTING	5,150

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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Checked By:	KMS
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	1" = 20'

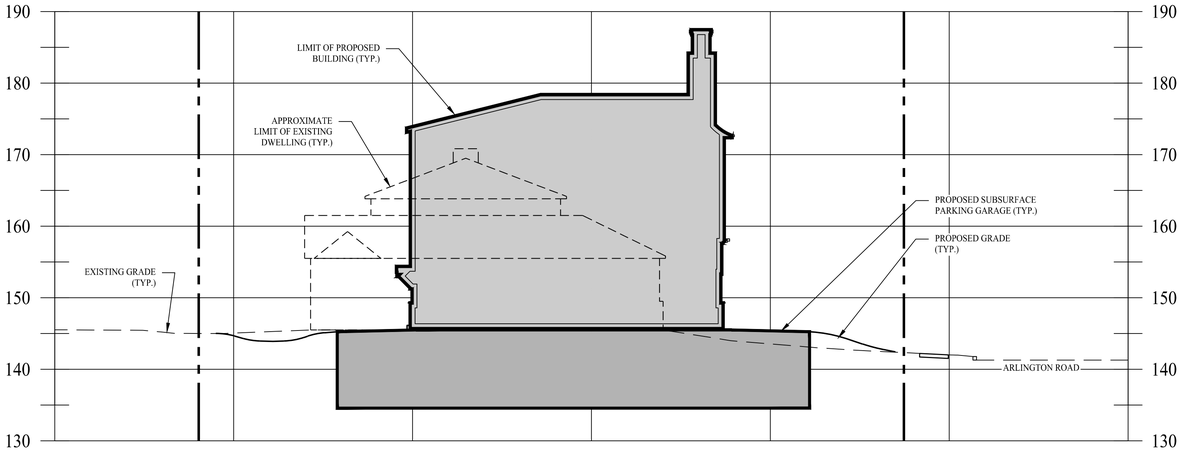
Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

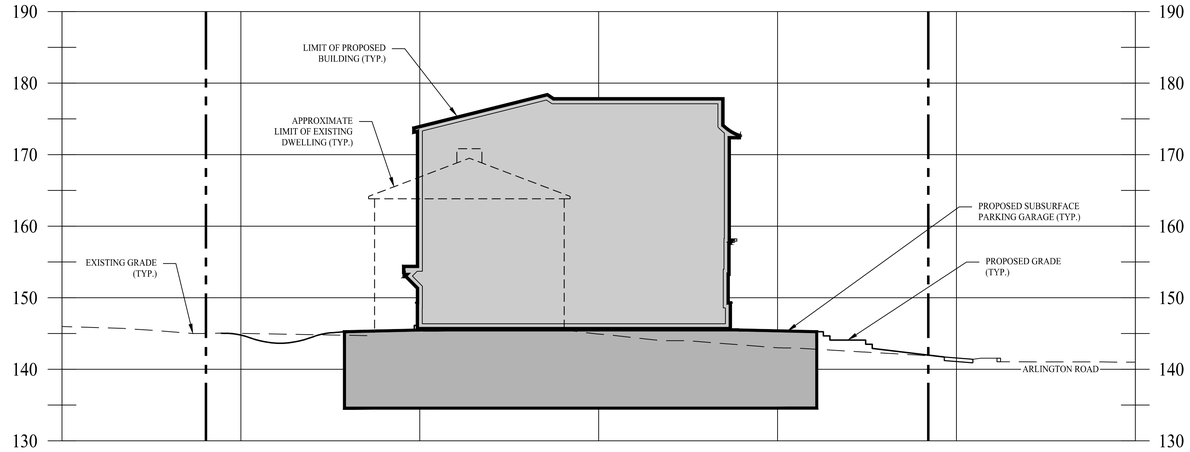
Sheet Title: LIGHTING PLAN

Sheet #: 2.71



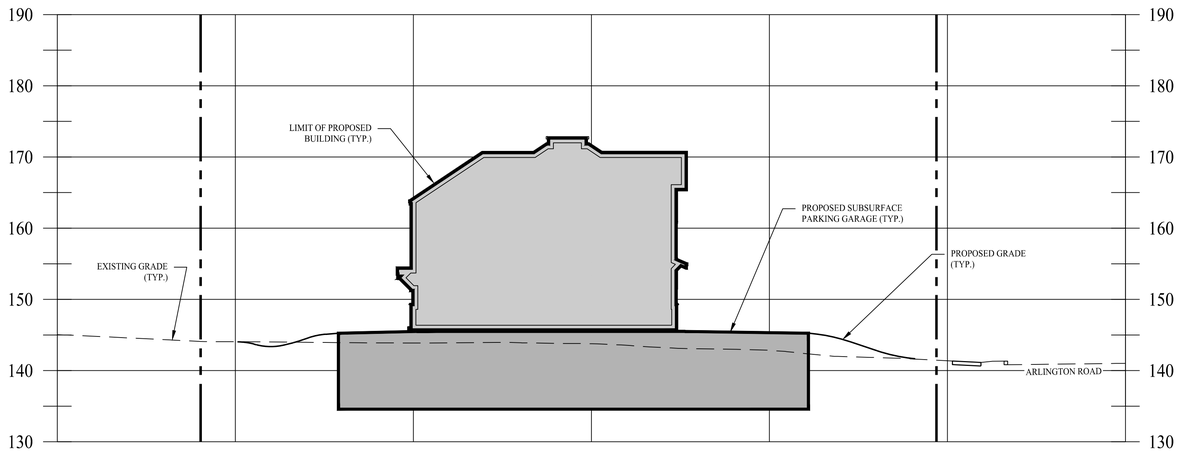
SECTION A-A

SCALE: 1" = 10'



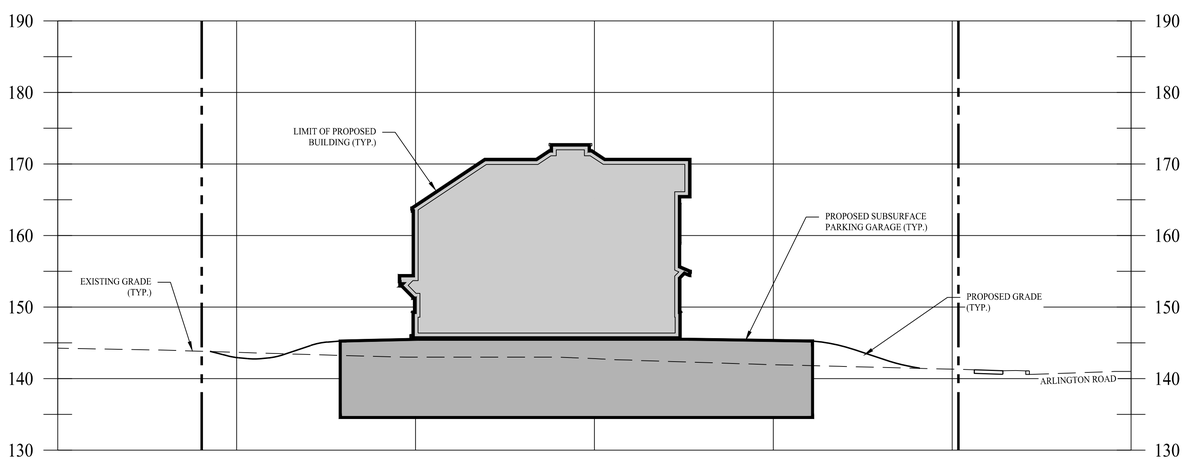
SECTION B-B

SCALE: 1" = 10'



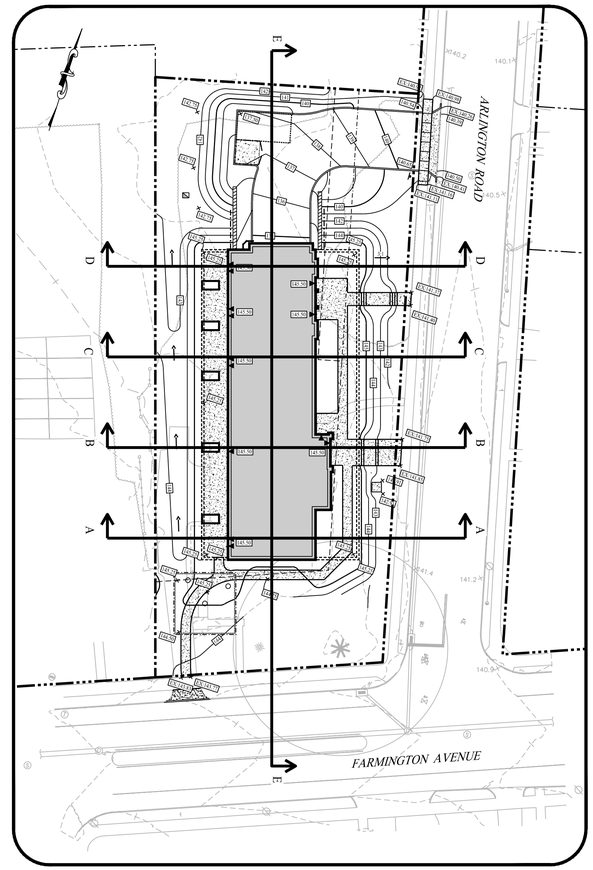
SECTION C-C

SCALE: 1" = 10'



SECTION D-D

SCALE: 1" = 10'



SECTION PLAN VIEW

SCALE: 1" = 30'

NOTE:
1. PROPOSED BUILDING DEPICTING ELEVATION FROM FARMINGTON AVENUE. ACTUAL BUILDING WIDTH IS REDUCED AS YOUR TRAVEL TOWARDS THE REAR OF THE PROPERTY.

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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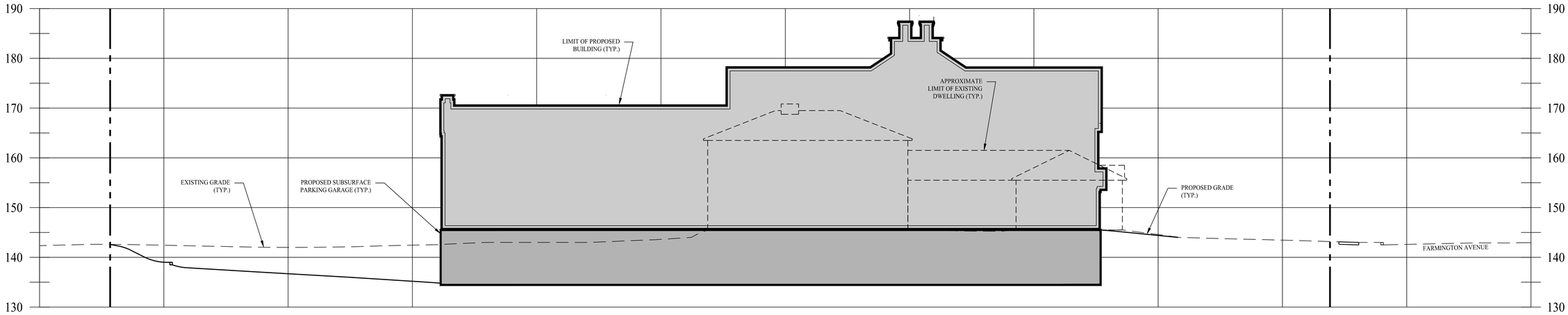
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

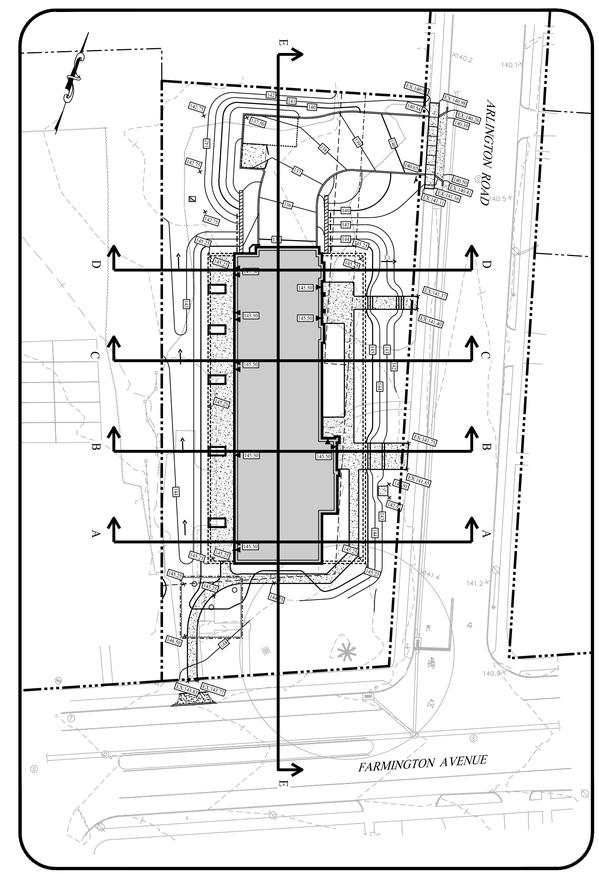
Sheet Title: CROSS SECTIONS

Sheet #: 2.81



SECTION E-E

SCALE: 1" = 10'



SECTION PLAN VIEW

SCALE: 1" = 30'

NOTE:
1. PROPOSED BUILDING DEPICTING ELEVATION FROM FARMINGTON AVENUE. ACTUAL BUILDING WIDTH IS REDUCED AS YOUR TRAVEL TOWARDS THE REAR OF THE PROPERTY.

Rev. #:	Date	Description

Graphic Scale: 20 0 20 40

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

Drawn By:	RAS
Checked By:	CJB
Approved By:	KMS
Project #:	1510201
Plan Date:	05/13/16
Scale:	1" = 20'

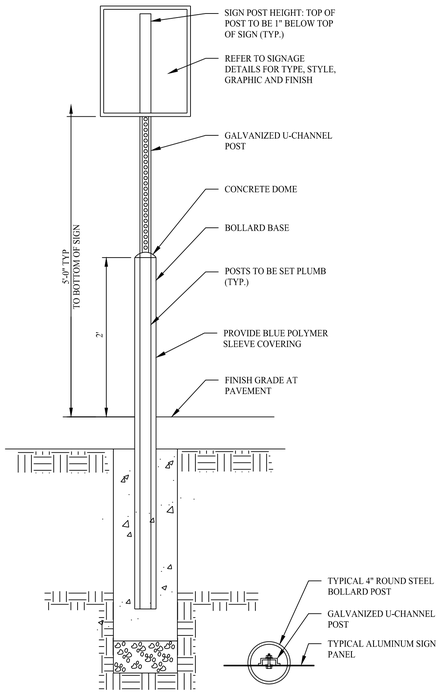
Kevin Solli, P.E.
CT 25759

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

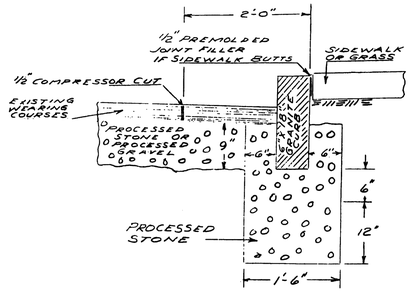
Sheet Title: CROSS SECTIONS

Sheet #: 2.82



SIGN MOUNTING FOR ACCESSIBLE SIGN

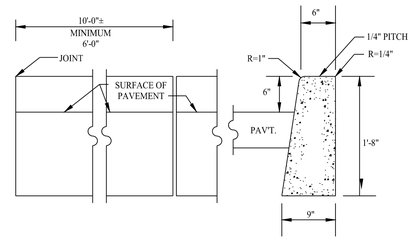
SCALE: NTS



TYPICAL STRAIGHT GRANITE CURB CROSS SECTION

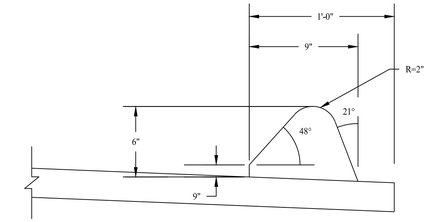
SCALE: NTS

DETAIL PROVIDED BY TOWN OF WEST HARTFORD



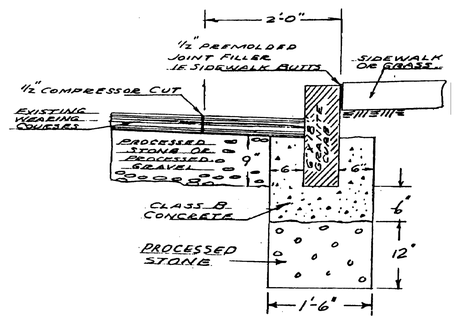
CONCRETE CURBING

SCALE: NTS



BITUMINOUS CONCRETE LIP CURBING DETAIL

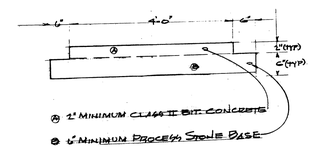
SCALE: NTS



TYPICAL RADIUS GRANITE CURB INSTALLATION DETAIL

SCALE: NTS

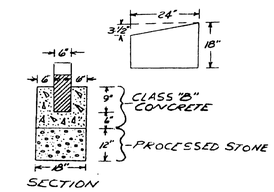
DETAIL PROVIDED BY TOWN OF WEST HARTFORD



BITUMINOUS SIDEWALK DETAIL

SCALE: NTS

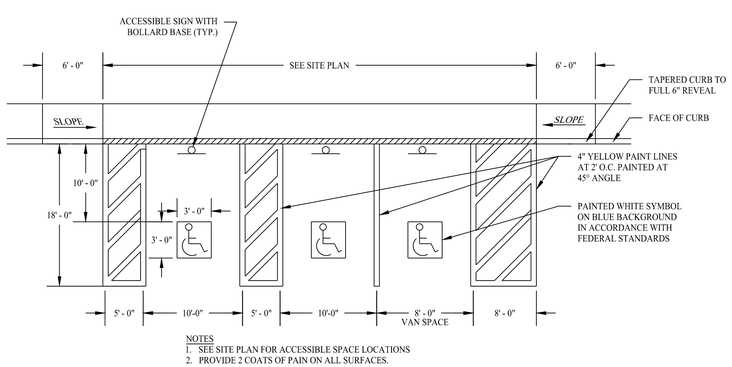
DETAIL PROVIDED BY TOWN OF WEST HARTFORD



BEVELED GRANITE CURB SECTION DETAIL

SCALE: NTS

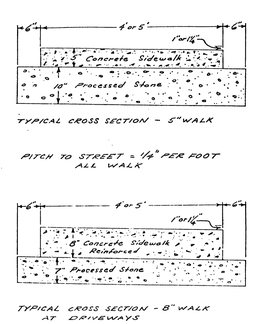
DETAIL PROVIDED BY TOWN OF WEST HARTFORD



NOTES
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS
2. PROVIDE 2 COATS OF PAIN ON ALL SURFACES.

ACCESSIBLE PARKING SPACE DETAIL

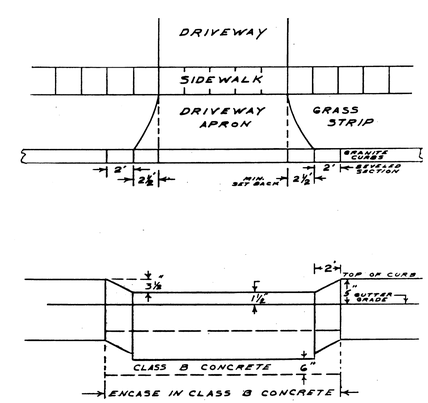
SCALE: NTS



SIDEWALK CROSS SECTION DETAIL

SCALE: NTS

DETAIL PROVIDED BY TOWN OF WEST HARTFORD



DRIVEWAY DRAWING DETAIL

SCALE: NTS

DETAIL PROVIDED BY TOWN OF WEST HARTFORD

Rev. #:	Date	Description

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

Drawn By:	KLO	Kevin Solli, P.E. CT 25759
Checked By:	CJB	
Approved By:	KMS	
Project #:	1510201	
Plan Date:	05/13/16	
Scale:	NTS	

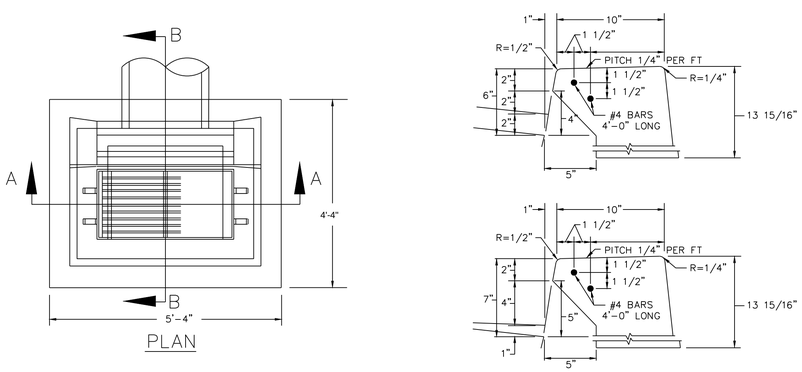
Project:

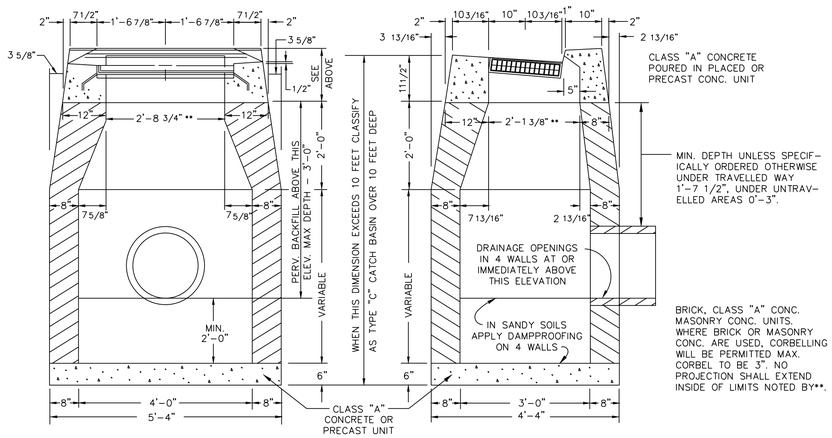
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: DETAIL PLAN

Sheet #: 3.01

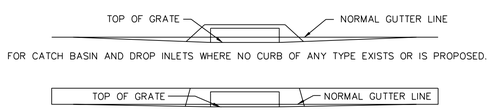
DETAIL OF CURB INLET PLAIN CURB TYPE





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

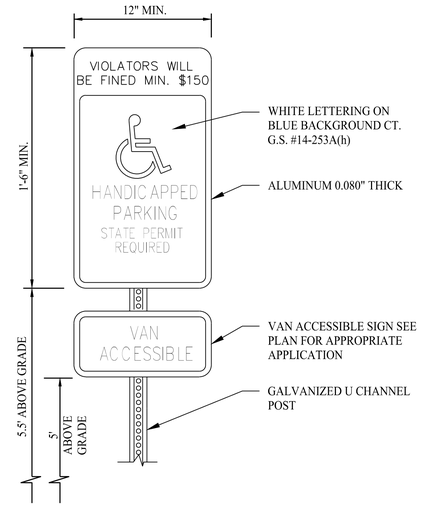
SECTION A–A SECTION B–B



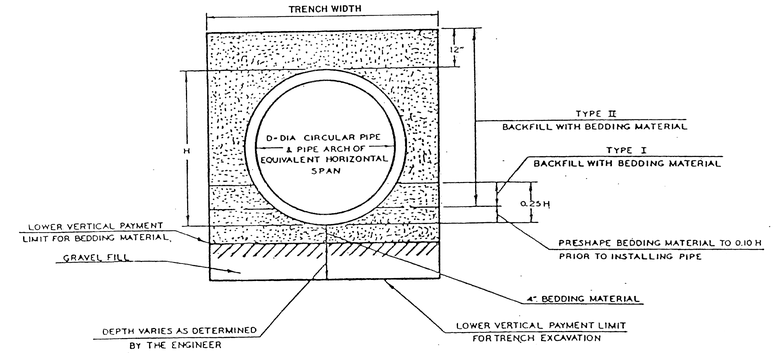
FOR CATCH BASIN AND DROP INLETS WHERE NO CURB OF ANY TYPE EXISTS OR IS PROPOSED.

TYPE "C" CATCH BASIN DETAIL

SCALE: NTS



ACCESSIBLE PARKING SIGN



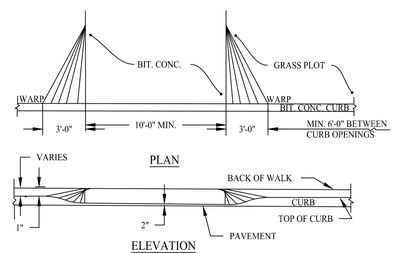
D	TRENCH WIDTH
LESS THAN 30"	D + 2'
30" OR GREATER	D + 3'

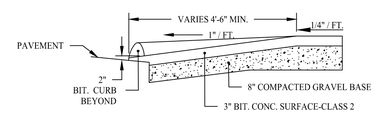
NOTES. 1. USE TYPE I INSTALLATION FOR "D" LESS THAN 48"
2. USE TYPE II INSTALLATION FOR "D" OF 48" OR LARGER.

PIPE TRENCH DETAIL

SCALE: NTS

DETAIL PER TOWN OF MONROE DPW STANDARD DRAWINGS

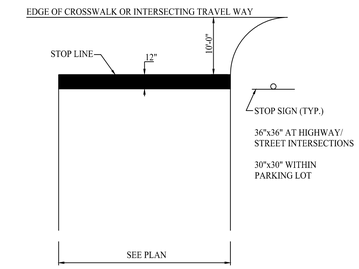




SECTION B-B

DRIVEWAY APRON DETAIL

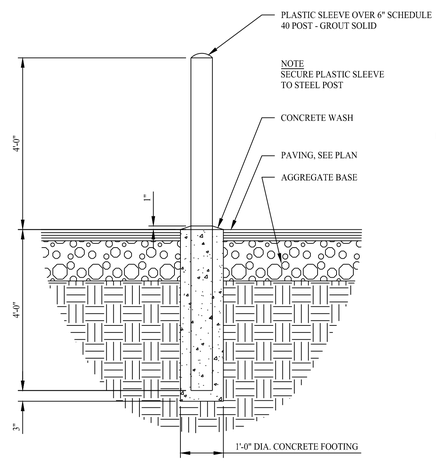
SCALE: NTS



NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

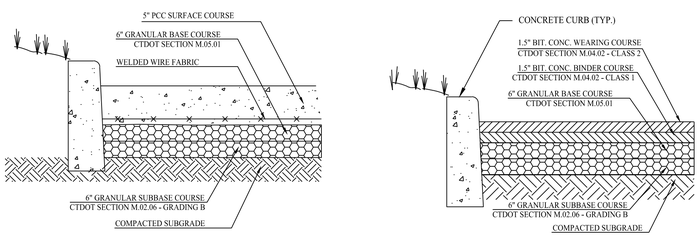
STOP SIGNAGE AND MARKING

SCALE: NTS



CONCRETE BOLLARD DETAIL

SCALE: NTS

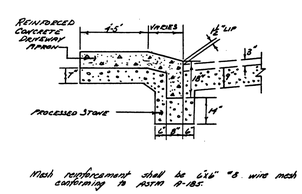


STANDARD DUTY CONCRETE PAVING

STANDARD DUTY ASPHALT PAVING

PAVING DETAILS

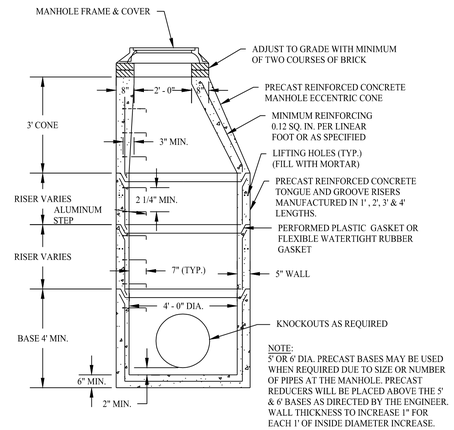
SCALE: NTS



DRIVEWAY ENTRANCE CROSS SECTION DETAIL

SCALE: NTS

DETAIL PROVIDED BY TOWN OF WEST HARTFORD



NOTE:
5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST STORM MANHOLE DETAIL

SCALE: NTS

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Project #:	1510201
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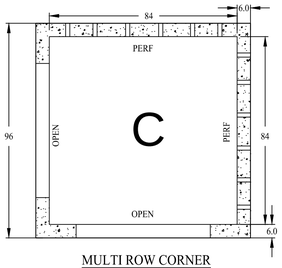
Kevin Solli, P.E.
CT 25759

Project:

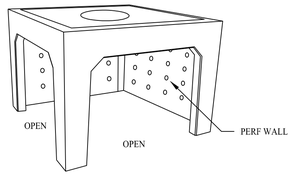
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: DETAIL PLAN

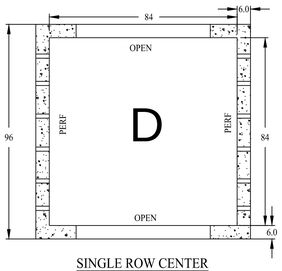
Sheet #: 3.02



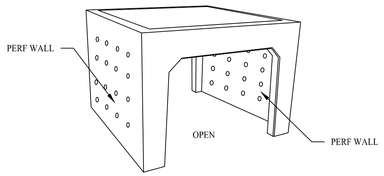
MULTI ROW CORNER



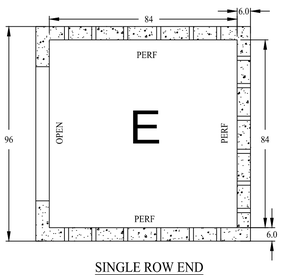
MULTI ROW CORNER



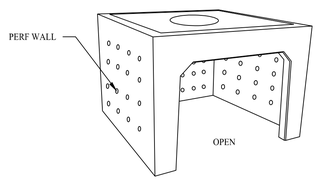
SINGLE ROW CENTER



SINGLE ROW CENTER



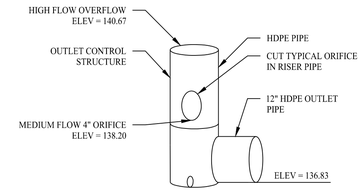
SINGLE ROW END

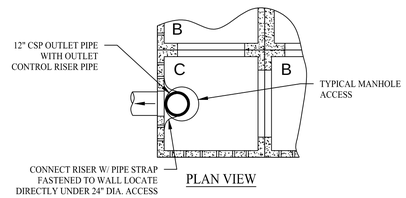


SINGLE ROW END

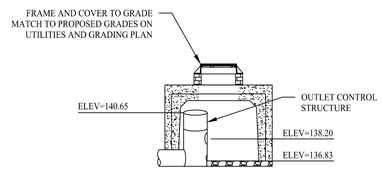
CHAMBER LAYOUT

SCALE: NTS





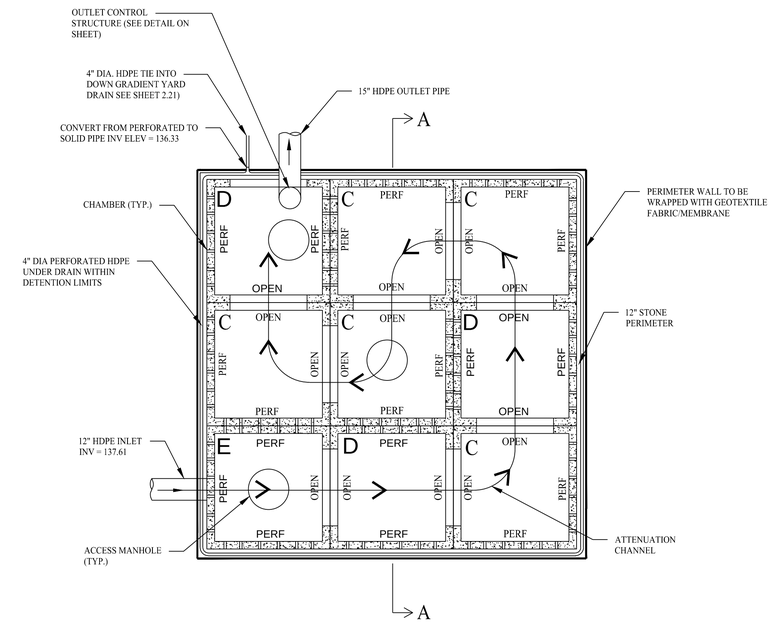
PLAN VIEW



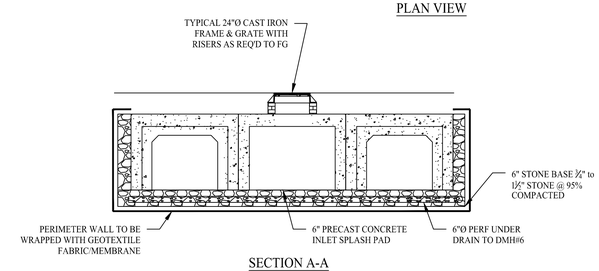
ELEVATION

OUTLET CONTROL RISER DETAIL

SCALE: NTS



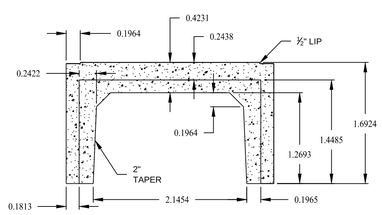
PLAN VIEW



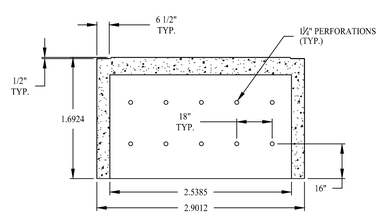
SECTION A-A

DETENTION SYSTEM LAYOUT

SCALE: NTS



OPEN



PERFORATED WALL

TYPICAL CHAMBER DIMENSIONS

SCALE: NTS

Rev. #:	Date	Description

SOLLI ENGINEERING

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Project #:	1510201
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Kevin Solli, P.E.
CT 25759

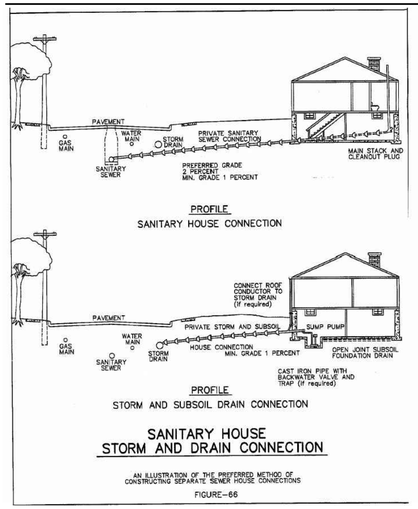
Project:

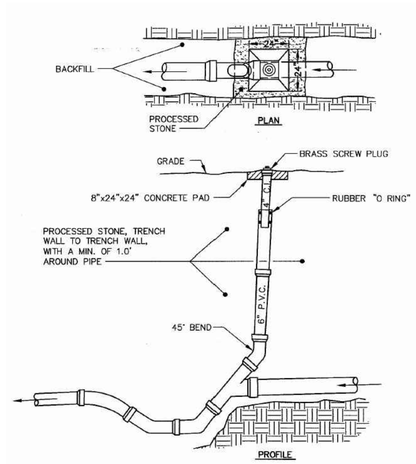
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title: DETAIL PLAN

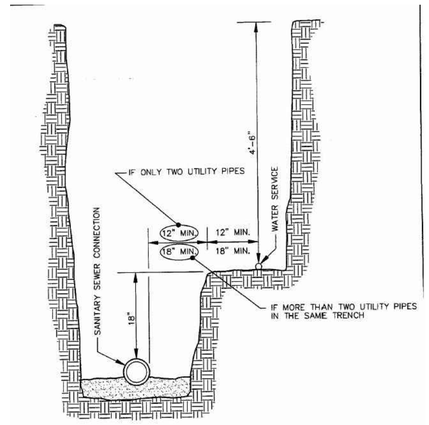
Sheet #: 3.03

SEWER CONNECTION DETAILS



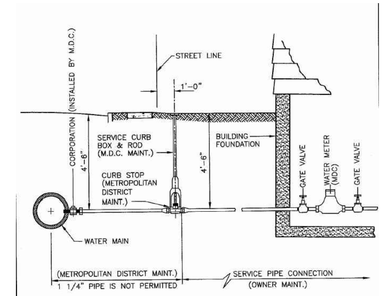


DETAIL OF CLEAN-OUT TO GRADE

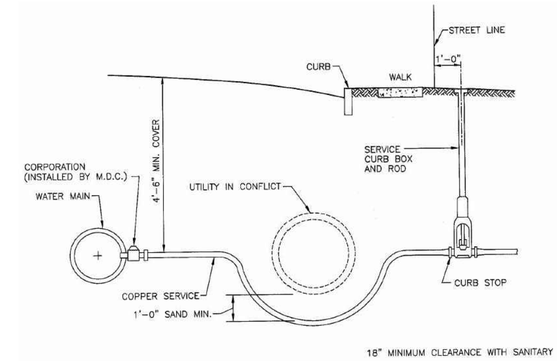


SANITARY SEWER HOUSE CONNECTION AND WATER SERVICE IN TRENCH

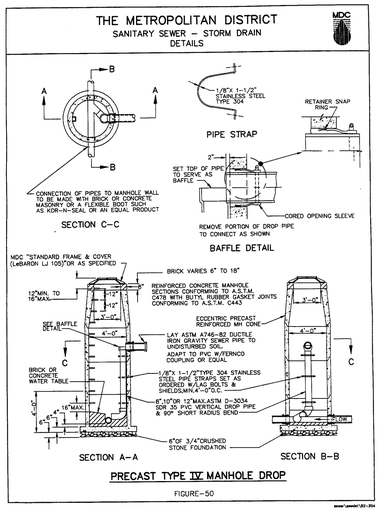
WATER CONNECTION DETAILS

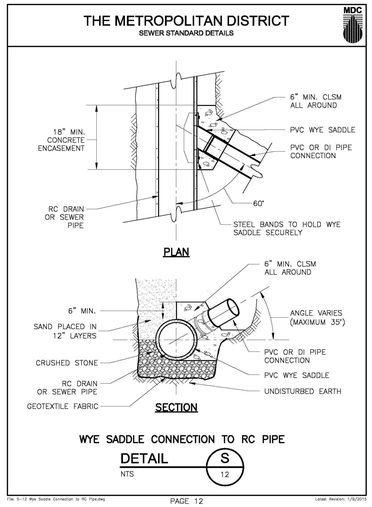


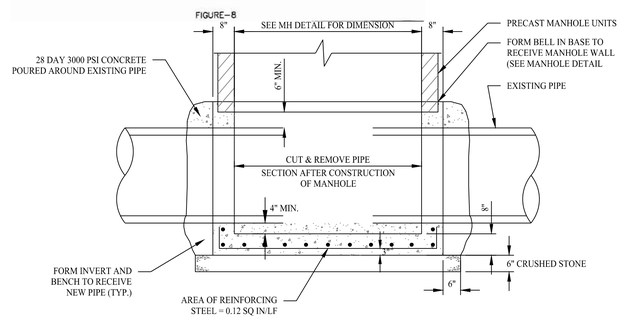
TYPICAL COPPER WATER SERVICE



TYPICAL DETAIL COPPER SERVICE OFFSET

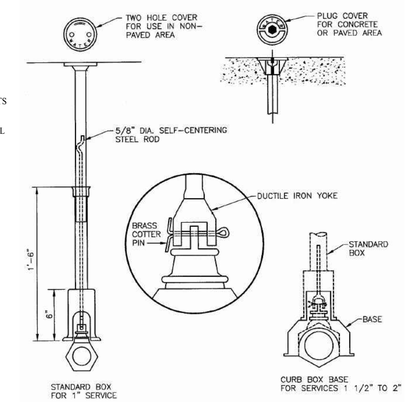




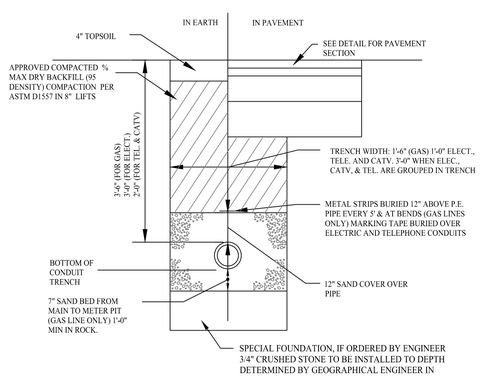


NEW MANHOLE OVER EXISTING PIPE

SCALE: NTS

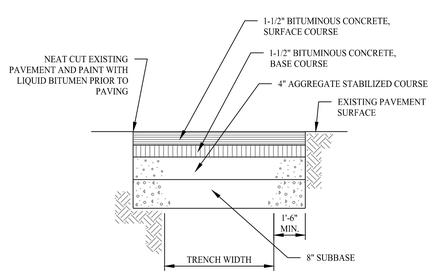


STANDARD SERVICE CURB BOX



TYPICAL ELECTRICAL/TELEPHONE/CABLE AND GAS TRENCH

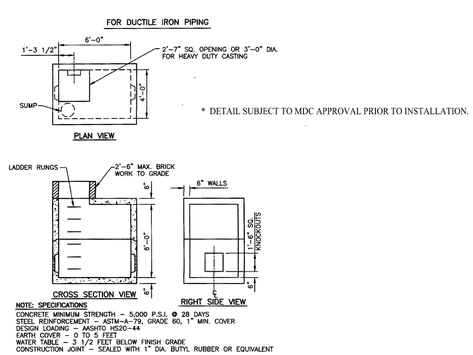
SCALE: NTS



NOTES
1. ALL BITUMINOUS CONCRETE, AGGREGATE STABILIZED COURSE, SUBBASE AND LIQUID BITUMEN SHALL CONFORM TO THE MATERIALS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS AS PER STATE SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN 15' WIDE TRAVEL WAY ROAD CROSSINGS AT ALL TIMES DURING CONSTRUCTION. THE USE OF STEEL PLATES IS PERMITTED.

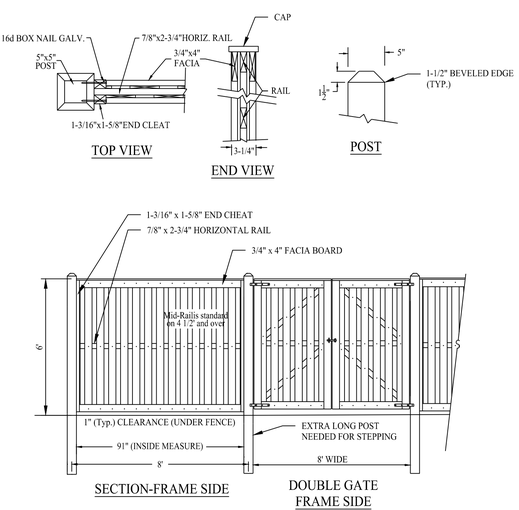
PAVEMENT REPAIR OVER TRENCH

SCALE: NTS



* DETAIL SUBJECT TO MDC APPROVAL PRIOR TO INSTALLATION.

PRECAST METER PIT 6'x4'x6' FOR 2" THROUGH 4" METERS



DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

SCALE: NTS

Rev. #:	Date	Description

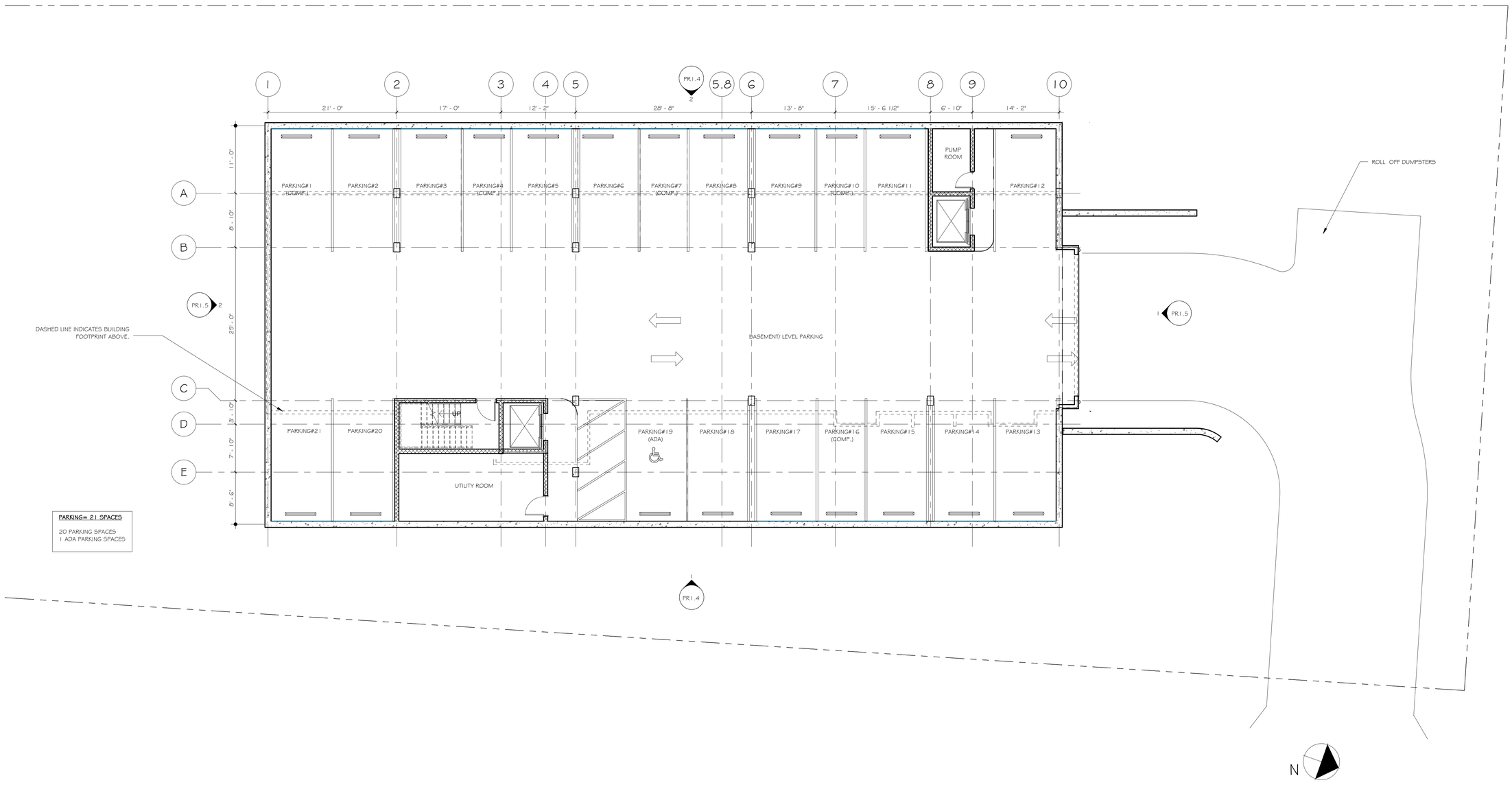
SOLLI ENGINEERING
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 | F: (203) 880-9695

Drawn By:	KLO	
Checked By:	CJB	
Approved By:	KMS	
Project #:	1510201	
Plan Date:	05/13/16	Kevin Solli, P.E. CT 25759
Scale:	NTS	

Project:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3 ARLINGTON ROAD
WEST HARTFORD, CONNECTICUT

Sheet Title:	Sheet #:
DETAIL PLAN	3.04



Basement Floor Plan
1/8" = 1'-0"

1

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New Apartment complex for:

KWK, DEVELOPMENT, INC

3 Arlington Road
West Hartford, CT

Sheet Description:

BASEMENT FLOOR PLAN

Issue Dates:

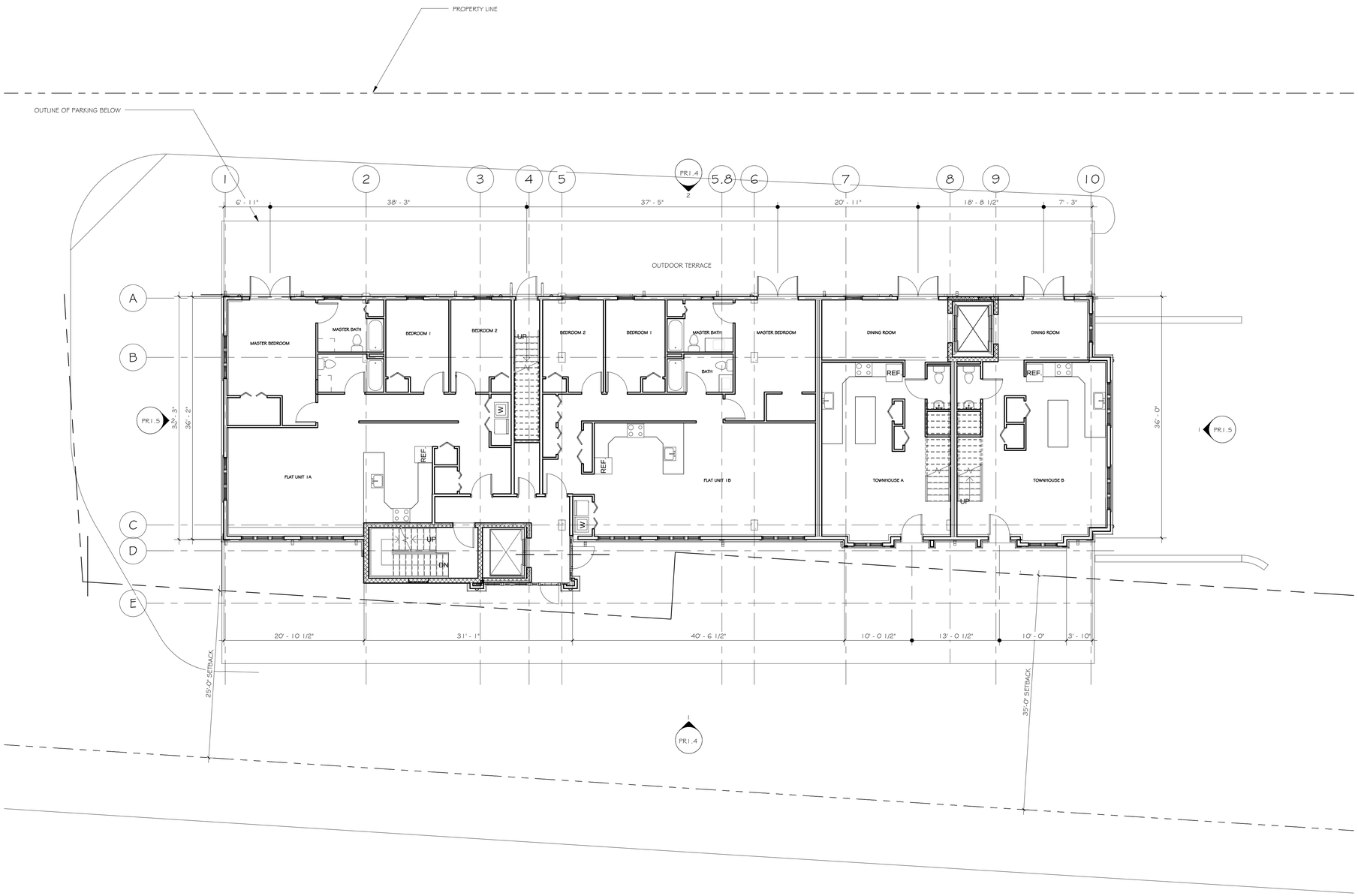
APPLICATION SET
5/13/2016

Revisions:

Project #:	Drawn By:
1631	CRC

Sheet #:

A1.1



First Floor Plan
1/8" = 1'-0"

1

N

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FIRST FLOOR PLAN

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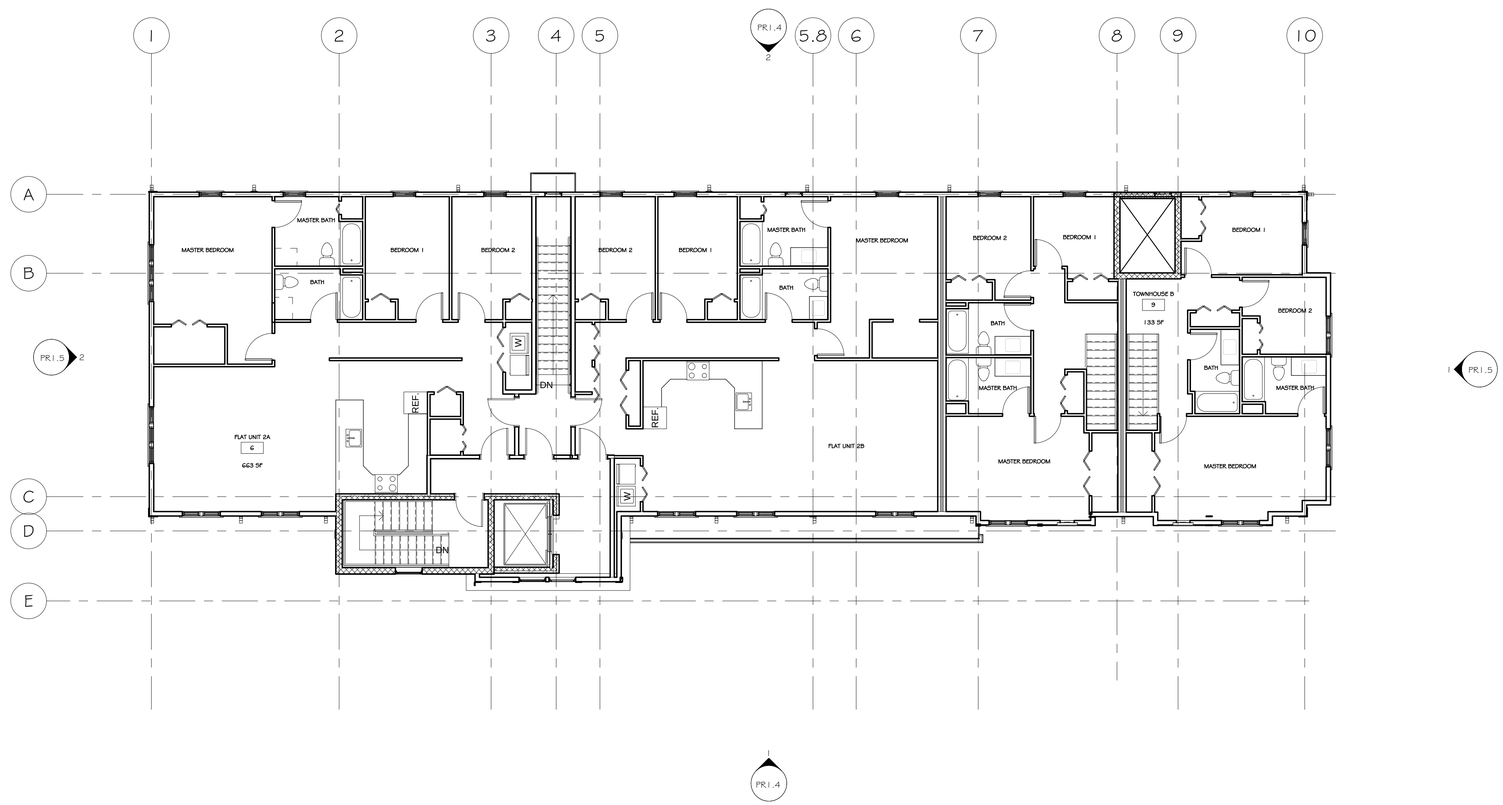
Sheet #:

A1.2



Second Floor Plan

1/8" = 1'-0"

1

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SECOND FLOOR PLAN

Issue Dates:

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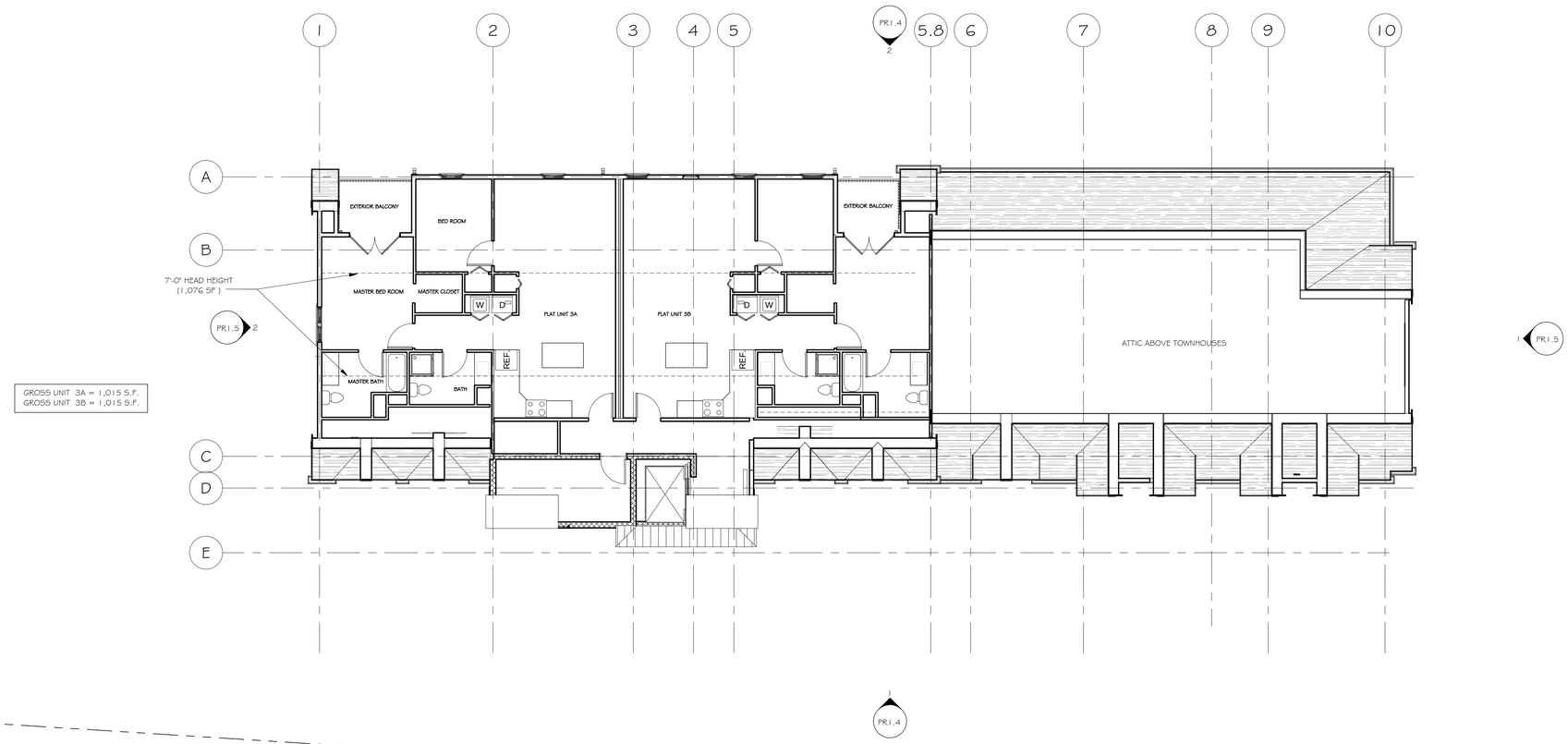
Sheet #:

A1.3

N



Third Floor Plan
1/8" = 1'-0"

1

N

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Sheet Description:

THIRD FLOOR PLAN

Issue Dates:

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5/13/2016

Revisions:

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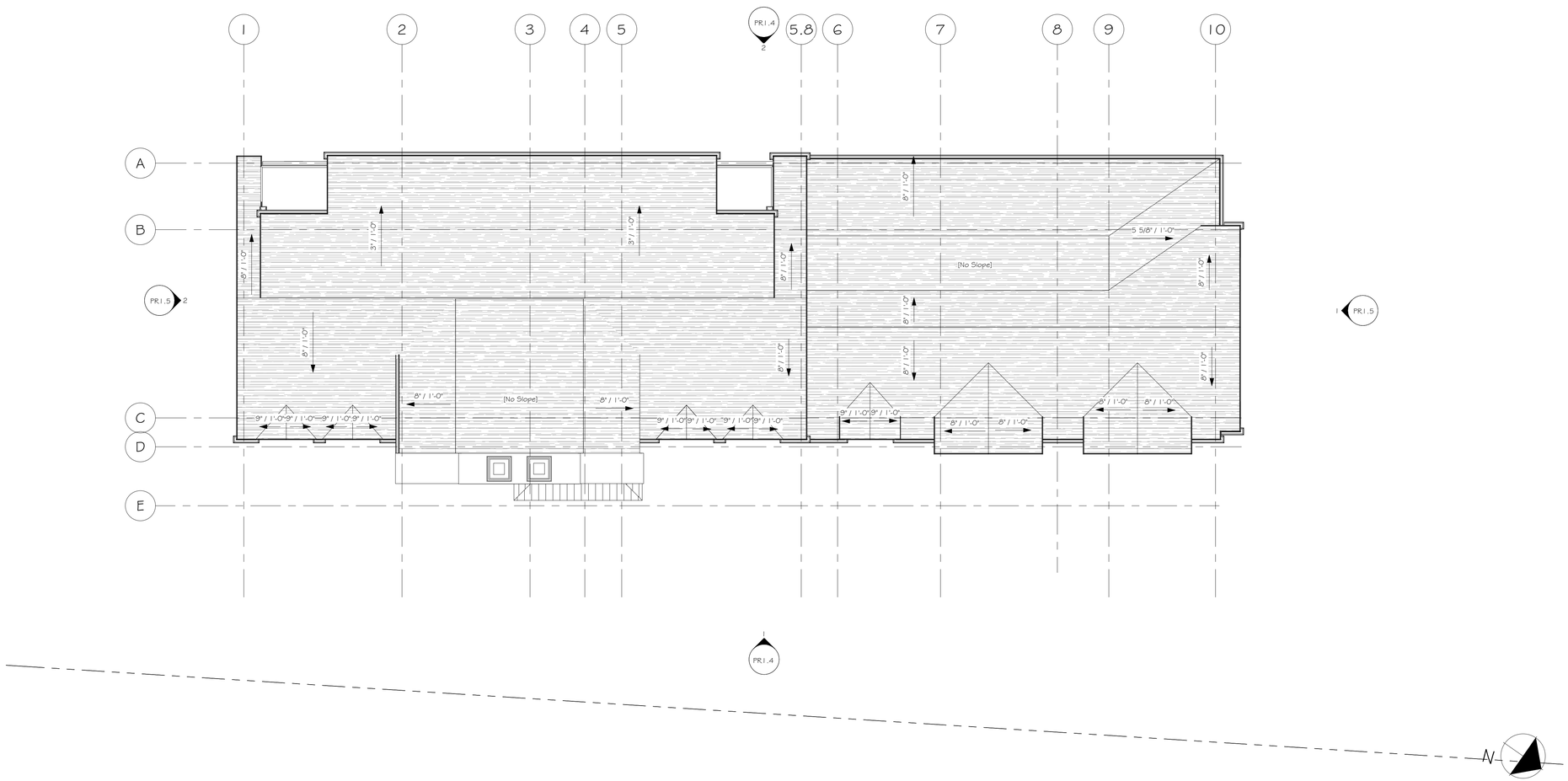
1631	CRC

Sheet #:

A1.4



ROOF PLAN

1/8" = 1'-0"

1

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ROOF PLAN

Issue Dates:

APPLICATION SET
5/13/2016

Revisions:

Project #:	Drawn By:
1631	CRC

Sheet #:

A1.5

EAST ELEVATION
1/8" = 1'-0"

1

WEST ELEVATION
1/8" = 1'-0"

2

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EXTERIOR ELEVATIONS

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A3.1

SOUTH ELEVATION (1)

1/8" = 1'-0"

NORTH ELEVATION (2)

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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A3.2