67 PANE ROAD REDEVELOPMENT

67 PANE ROAD
NEWINGTON, CONNECTICUT

FEBRUARY 16, 2024

REVISED: MARCH 21, 2024

ZONING TABLE

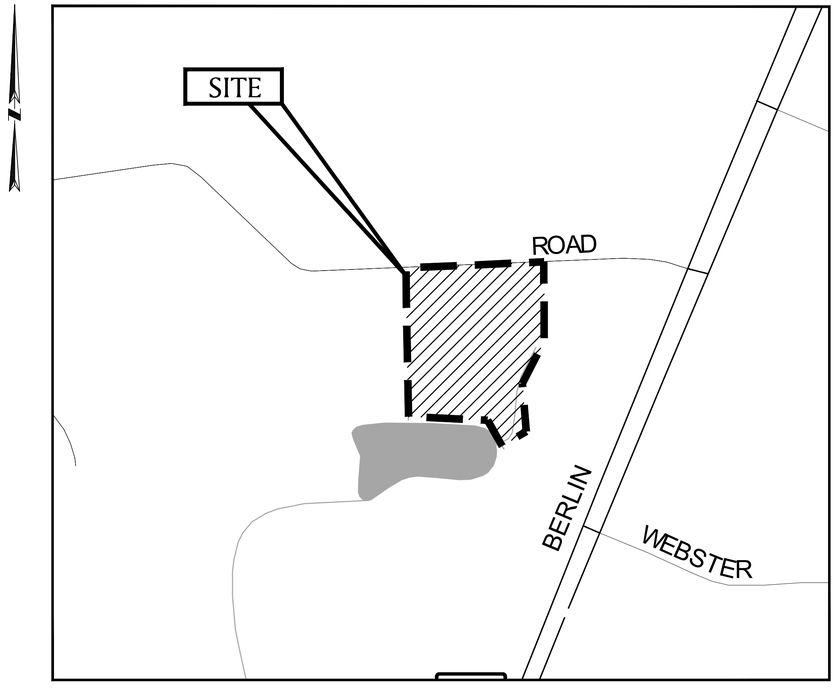
ZONE PD	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	70 FT	312 FT
MINIMUM LOT AREA	1 AC	3.23 AC
MINIMUM FRONT SETBACK (FT)	35 FT	35 FT
MINIMUM SIDE SETBACK MINIMUM REAR SETBACK	10 FT 15 FT	76 FT 302 FT
MAXIMUM BUILDING HEIGHT	1 STORY	1 STORY
PARKING: NUMBER OF SPACES: HANDICAPPED SPACES	1 SPACE PER EMPLOYEE OR 3 SPACES/1000 S.F. 1 PER 25 SPACES = 1	10 SPACES +5 SPACES FOR CUSTOMERS' 1 VAN SPACE
SITE SIGN	SHALL NOT EXCEED 1 S.F FOR EACH LINEAR FOOT OF BUILDING FRONTAGE	150 S.F. BUILDING MOUNT
SCREENING	MINIMUM 4' HIGH SCREENING SHALL BE PROVIDED FOR 3 OR MORE PARKING SPACES	SCREENING PROVIDED BY VEGETATION ON EAST AND WEST SIDE YARD
PARKING DISTANCE FROM PROPERTY LINE	MINIMUM 5 FEET	6.8 FT
PARKING SPACE SIZE:	9'x18' HANDICAPPED SPACES: 8'x18' WITH 8' WIDE ACCESS AISLE	9'x18' HANDICAPPED SPACES: 8'x18' WITH 8' WIDE ACCESS AISLE FOR VAN ACCESSIBLE
LANDSCAPE AREA	10% TOTAL LOT AREA	12.5% (16,341 SF)

TOTAL IMPERVIOUS AREA		
EXISTING	PROPOSED	DIFFERENCE
92,004 SF	71,812 SF	-20,192 SF (22% REDUCTION)

NOTES:

1. PARKING CALCULATION:
   - MAX. 10 EMPLOYEES AT LARGEST SHIFT = 10 SPACES REQUIRED
   - MAX. 5 RETAIL CONSUMERS AT ANY ONE TIME = 5 SPACES REQUIRED

   THEREFORE: 15 TOTAL SPACES REQUIRED
2. A REVIEW OF THE NATURAL DIVERSITY DATA BASE (NDDB) AREAS INDICATES THAT THERE ARE NO STATE AND FEDERAL SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT LIMITS. MAP DATE: JUNE, 2023.



SITE MAP

100 0 200 400 600 feet

SCALE: 1" = 200±

INDEX OF DRAWINGS

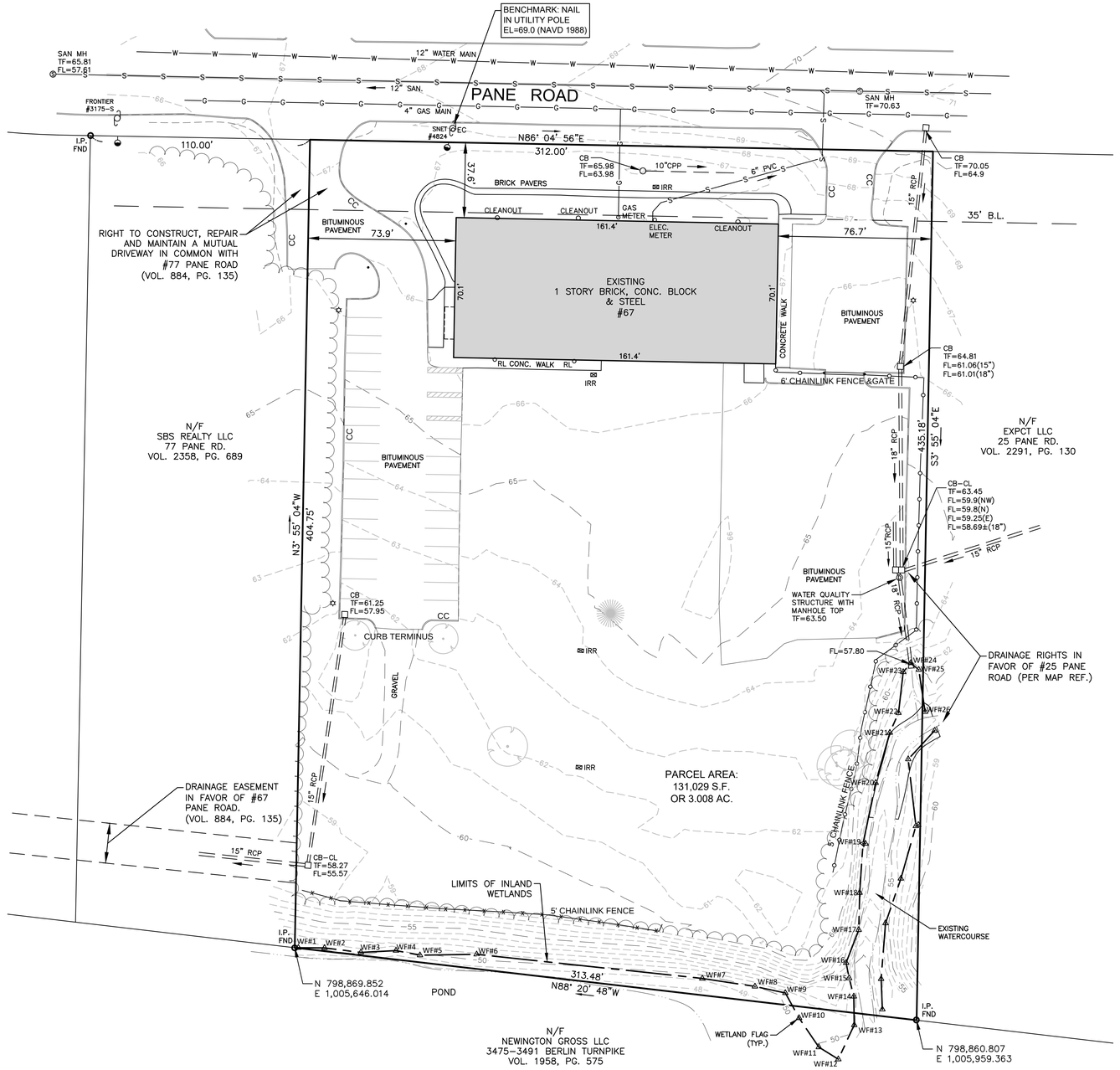
PREPARED FOR:

STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

PERMIT SUBMISSION

PREPARED BY:

BSC GROUP
665 Winding Brook Drive
Glastonbury, Connecticut
06033
860 652 8227



VICINITY MAP
N.T.S.

LEGEND:

GUY WIRE	
CLEANOUT	CLEANOUT
ELECTRIC CONDUIT	EC
UTILITY POLE	
LIGHT POLE	
WATER GATE	WG
HYDRANT	
WATER MANHOLE	
GAS GATE	GG
IRRIGATION HANDHOLE	IRR
ELECTRIC MANHOLE	E
YARD DRAIN	YD
CATCH BASIN	CB
DRAINAGE MANHOLE	D
SEWER MANHOLE	S
TELEPHONE MANHOLE	T
SIGN	
GATE	
ELECTRIC LINE	E—E—E—E
GAS LINE	G—G—G—G
TELEPHONE LINE	T—T—T—T
STORM PIPE	
SANITARY SEWER PIPE	S—S—S—S
WATER LINE	W—W—W—W
CHAIN LINK FENCE	
TREE LINE	

MAP REFERENCE:
"SUBDIVISION PANE ROAD COMMERCE PARK, PANE ROAD, NEWINGTON, CT, DEVELOPED BY 67 PANE ROAD ASSOC., INC. SCALE: 1"= 40', DATE: 9/11/92" BY THE BONGIOVANNI GROUP, INC.

NOTES:

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

SOIL SCIENTIST CERTIFICATION

THE WETLANDS IDNETIFIED ON THIS PLAN WERE FIELD LOCATED AND FLAGGED ON NOVEMBER 3, 2022 BY SCOTT D. STEVENS, PROFESSIONAL SOIL SCIENTIST

Signed: Scott D. Stevens

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

By Paul W Hughes

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

GRAPHIC SCALE
0 15 30 60
1"= 30'

No.	Date	Description
		Revisions
1	9/07/23	UPDATED

PAUL W. HUMPHREYS — NO. 12322 — LICENSED LAND SURVEYOR

C. J. M.

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

PROPERTY SURVEY

PROPERTY OF
PANE ROAD 67, LLC
67 PANE ROAD
NEWINGTON, CONNECTICUT

Compiled	E.T.J.
P.C. Check	J.T.
Designed	
Drawn	E.T.J.
Checked	P.W.H.
Scale	1"= 30'
Date	12/22/22
Sheet	1
Of	1
Job No.	
File No.	M4388

R:\CJM\NEWINGTON\67 Pane Road\Drawings\Survey-2022.dwg

EROSION & SEDIMENTATION CONTROL NOTES:

1. DO NOT PROCEED WITH THE WORK UNTIL ALL E&S CONTROL MEASURES ARE IN-PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
4. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
5. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
6. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
7. ALL TEMPORARY SLOPES IN EXCESS OF 15% SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
8. NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
11. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
12. SWEEP ADJACENT ROADWAYS AND PARKING LOTS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER. SHOULD THE CONSTRUCTION ENTRANCE FAIL TO PREVENT THE TRACKING OF SOILS OR SEDIMENT OFF OF THE PROJECT SITE, A WASHING RACK SHALL BE INSTALLED ALONG WITH APPROPRIATE MEASURES TO COLLECT RESULTING WASTEWATER.
13. DRAINAGE STRUCTURE FILTER INSERTS SHALL BE INSTALLED AND CLEANED/CHANGED PER THE MANUFACTURER'S RECOMMENDATIONS. UNITS SHALL BE INSTALLED COMPLETELY AROUND INLETS OF EXISTING AND PROPOSED DRAINAGE STRUCTURES SUCH THAT NO RUNOFF IS ALLOWED TO ENTER DRAINAGE SYSTEMS WITHOUT FILTERING THROUGH THE DEVICE.

SUGGESTED CONSTRUCTION SEQUENCE:

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

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

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TARP TEMPORARY STOCKPILES	ENSURE TARP IS SECURED OVER STOCKPILE AT THE END OF EACH DAY	DAILY
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY

SITE PREPARATION NOTES:

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

LAYOUT AND MATERIALS PLAN

1. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER. ENSURE COMPLIANCE WITH CONNECTICUT BUILDING CODE FOR ALL NEW CONSTRUCTION.
6. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF PROPOSED IMPROVEMENTS, DIMENSIONS, AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
7. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. BLEND RESTORED AREAS INTO ADJACENT UNDISTURBED AREAS.
8. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
9. VERIFY ALL GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
11. THE CROSS-SLOPE OF ANY SIDEWALK, WALKWAY, OR OTHER PEDESTRIAN SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%).
12. ACCESSIBLE ROUTES SHALL COMPLY WITH CONNECTICUT BUILDING CODE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
13. RAMPS SHALL COMPLY WITH CT BUILDING CODE, REF. IBC SECTION 1010 AND ICC/ANSI A117.1 2009 CHAPTER 4, SECTION 405 AND 406. GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
14. DETECTABLE WARNINGS SHALL BE A MINIMUM OF 24-INCHES IN DEPTH. AT CURB RAMPS, DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND BE INSTALLED 6-INCHES FROM THE CURB LINE AT THE RAMP BASE.
15. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
16. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 2H:1V AND RESTORE WITH SIX (6) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
17. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.

GRADING & DRAINAGE NOTES:

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2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
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6. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF PROPOSED IMPROVEMENTS, DIMENSIONS, AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
7. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. BLEND RESTORED AREAS INTO ADJACENT UNDISTURBED AREAS.
8. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
9. VERIFY ALL GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
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13. RAMPS SHALL COMPLY WITH CT BUILDING CODE, REF. IBC SECTION 1010 AND ICC/ANSI A117.1 2009 CHAPTER 4, SECTION 405 AND 406. GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
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15. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
16. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 2H:1V AND RESTORE WITH SIX (6) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
17. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.

UTILITY NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
3. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
4. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
8. ALL LIGHTING ELECTRICAL SUPPLIES SHALL BE INSTALLED IN MINIMUM 1-INCH PVC CONDUIT PER APPLICABLE SPECIFICATIONS. PLASTIC MARKING TAPE SHALL BE USED ON ALL CONDUIT RUNS.
9. THE SCOPE OF ELECTRICAL FACILITIES SHOWN HEREON IS DIAGRAMMATIC. NOT ALL COMPONENTS OF EXISTING FACILITIES OR THE NEW CIRCUIT ARE SHOWN. CONTRACTOR SHALL ASSESS AND DOCUMENT EXISTING ELECTRICAL SERVICE AS TO CAPACITY AND OTHER PERTINENT PARAMETERS AS REQUIRED TO ACCOMMODATE THE NEW ELECTRICAL FACILITIES SHOWN HEREON. PROVIDE ALL REQUIRED BREAKERS, CONDUCTORS, GROUNDING, AND OTHER ANCILLARY COMPONENTS TO PROVIDE A NEW, COMPLETE CODE-COMPLIANT CIRCUIT.
10. CONDUIT: RIGID PVC ELECTRICAL CONDUIT, NEMA TC 2 AND UL -651; FITTINGS AND CONDUIT BODIES: PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT: ASTM F656/ASTM D2564; PULL ROPE: 3/8-INCH DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE.
11. TRACER WIRE REQUIRED FOR TELECOMMUNICATIONS AND ELECTRIC ONLY. PROVIDE APPROPRIATE WIRE ACCESS POINTS.
12. FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
13. SEAL ALL CONDUIT ENDS WITH BLANK DUCT PLUGS. SECURE PULL ROPE TO DUCT PLUG.

ALL WORK ASSOCIATED WITH DOMESTIC WATER SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT WATER COMPANY.

14. ALTHOUGH NOT SHOWN ON THE DRAWINGS, PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE, FUNCTIONAL WATER SUPPLY SYSTEM.
16. ALL WORK ASSOCIATED WITH ELECTRICAL SERVICE SHALL CONFORM TO THE STANDARDS OF EVERSOURCE. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS INDICATED HEREON AND EVERSOURCE STANDARDS, EVERSOURCE STANDARDS SHALL PREVAIL.
17. ALL WORK ASSOCIATED WITH TELECOMMUNICATIONS SHALL CONFORM TO THE STANDARDS OF FRONTIER COMMUNICATIONS.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SILT FENCE
- HAY BALES
- CONSTRUCTION ENTRANCE
- CATCH BASIN FILTER INSERT
- AREA DRAIN FILTER INSERT
- CONCRETE WASHOUT AREA
- TEMPORARY EROSION CONTROL BLANKET
- SEDIMENT TRAP OVERFLOW
- TEMPORARY DIVERSION SWALE
- DEMOLITION SAWCUT
- CHAIN LINK CONSTRUCTION FENCE
- LIMIT OF CLEARING
- R&D - REMOVE AND DISPOSE
- PROTECT SITE FEATURE TO REMAIN
- R&D SITE FEATURE
- R&D PAVEMENT
- R&D LINEAR SITE FEATURE
- PROPERTY SETBACK
- PROPOSED CURBING
- BIT - BITUMINOUS CONCRETE
- CONC - CONCRETE
- BCLC - BITUMINOUS CONCRETE LIP CURB
- MCC - MONOLITHIC CONCRETE CURB
- CC - CONCRETE CURB
- VGC - VERTICAL GRANITE CURB
- EOP - EDGE OF PAVEMENT
- R - CURVE RADIUS
- L - CURB LENGTH
- PRC - POINT OF REVERSE CURVATURE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- IRR - IRRIGATION BOX

- 100 - TOPOGRAPHY: MAJOR INTERVAL
- 99 - TOPOGRAPHY: MINOR INTERVAL
- ×100.00 - TOPOGRAPHY: SPOT ELEVATION
- D D - STORM DRAINAGE PIPE
- DRAINAGE MANHOLE (DMH)
- TYPE "C" CATCH BASIN (CB)
- TYPE "C-L" CATCH BASIN (CBL)
- TYPE "C" DOUBLE GRATE - TYPE I (DB1)
- TYPE "C" DOUBLE GRATE - TYPE II (DB2)
- TYPE "C-L" DOUBLE GRATE - TYPE I (DBL1)
- TYPE "C-L" DOUBLE GRATE - TYPE II (DBL2)
- CONVERT CB TO DMH
- YARD DRAIN (YD)
- CULVERT END (CE)
- UNDERDRAIN
- COLLECTOR DRAIN AND STONE
- ROOF LEADER
- OUTLET PROTECTION
- DRAINAGE SLOPE DIRECTION
- PROPOSED SIGN
- PAVEMENT MARKING
- SIGN DESIGNATION (SEE TABLE)
- PROPOSED PARKING SPACES
- PAINTED CHEVRON
- ACCESSIBLE PARKING SPACE
- FP FP - FIRE PROTECTION PIPE
- W W - DOMESTIC WATER PIPE
- G G - NATURAL GAS PIPE
- T T - TELECOM CONDUIT
- UGE UGE - UNDERGROUND ELECTRIC CONDUIT
- S S - SANITARY SEWER PIPE
- FIRE HYDRANT
- (E) - ELECTRIC HANDHOLE
- LIGHT POLE
- NATURAL GAS GATE
- (S) - SANITARY MANHOLE (SMH)
- (T) - TELECOM MANHOLE
- WATER GATE
- TP-X - TEST PIT LOCATION
- (W) - WATER SUPPLY WELL
- LINEAR LIMIT OF BASE/ALT. BID

PERMIT SUBMISSION

LEGEND & NOTES - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

NOTES & LEGEND

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: NO SCALE

FILE: 010046100-LN.DWG

DWG. NO: N-1.0

JOB. NO: 0100461.00

PERMIT SUBMISSION

SITE PREPERATION & DEMOLITION PLAN - FEBRUARY 14, 2024

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

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

SITE PREPERATION & DEMOLITION PLAN

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES

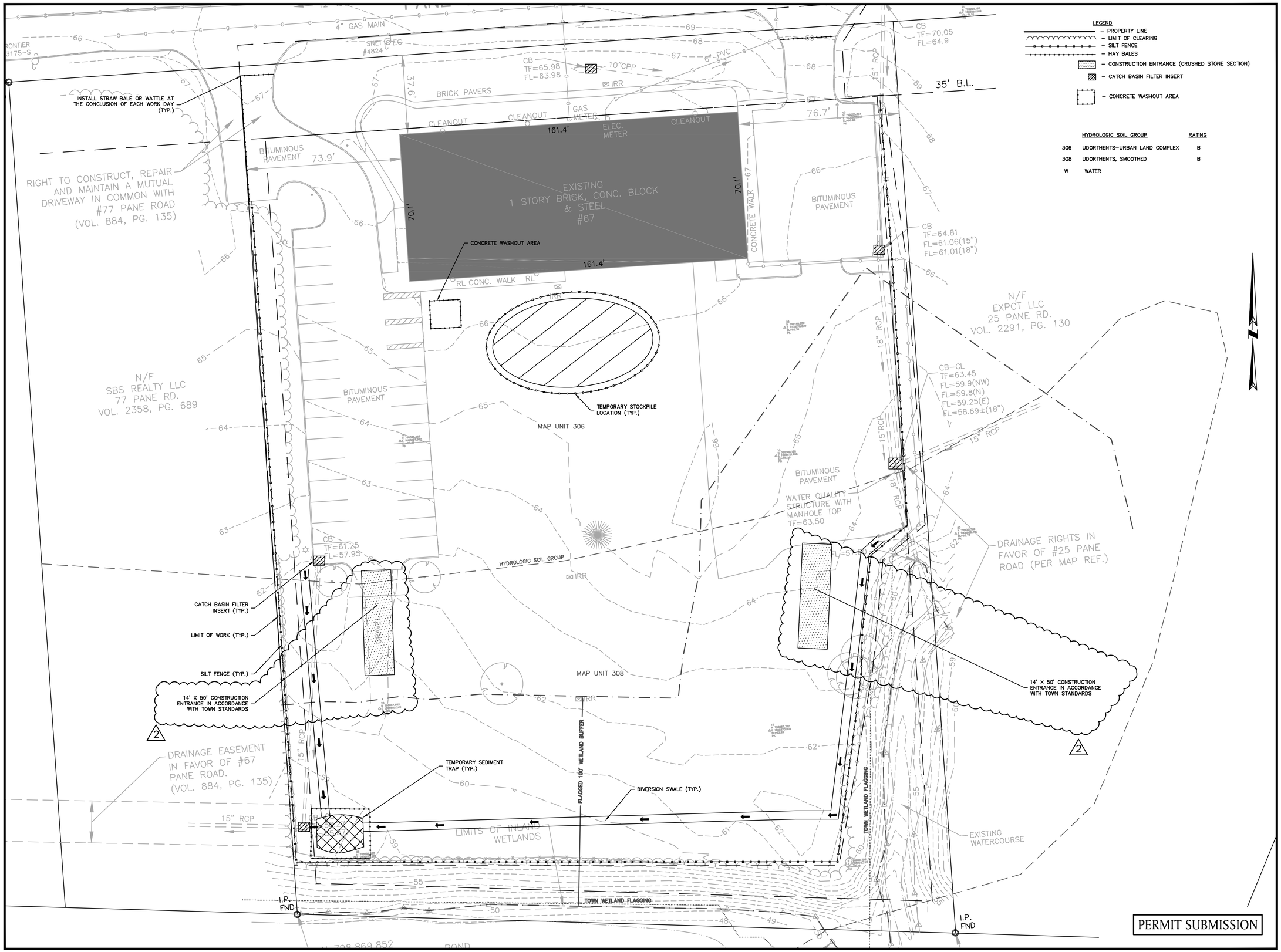
PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'
0 10 20 40 FEET

FILE: 010046100-PREP.DWG
DWG. NO:
JOB. NO: 0100461.00

C-1.0



EROSION & SEDIMENTATION CONTROL PLAN - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED
PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

EROSION & SEDIMENTATION CONTROL PAN

FEBRUARY 14, 2024

REVISIONS:

1	03/01/24	ELECTRICAL & SITE UPDATES
2	03/21/24	STAFF COMMENTS

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'
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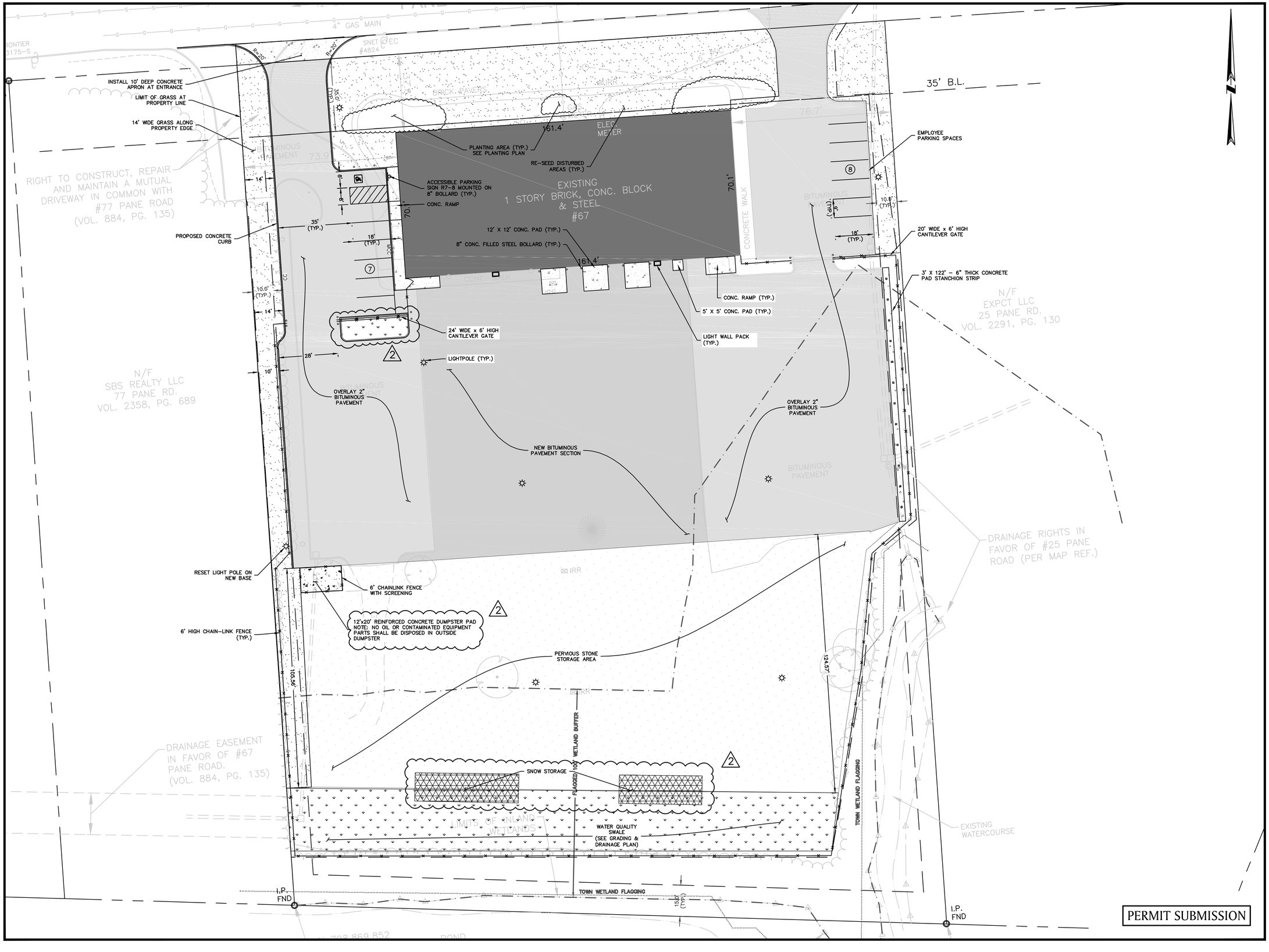

SITE PLAN - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

SITE PLAN

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES
2	03/21/24	STAFF COMMENTS

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'
0 10 20 40 FEET

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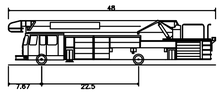
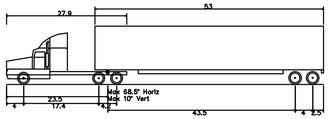
JOB. NO: 0100461.00



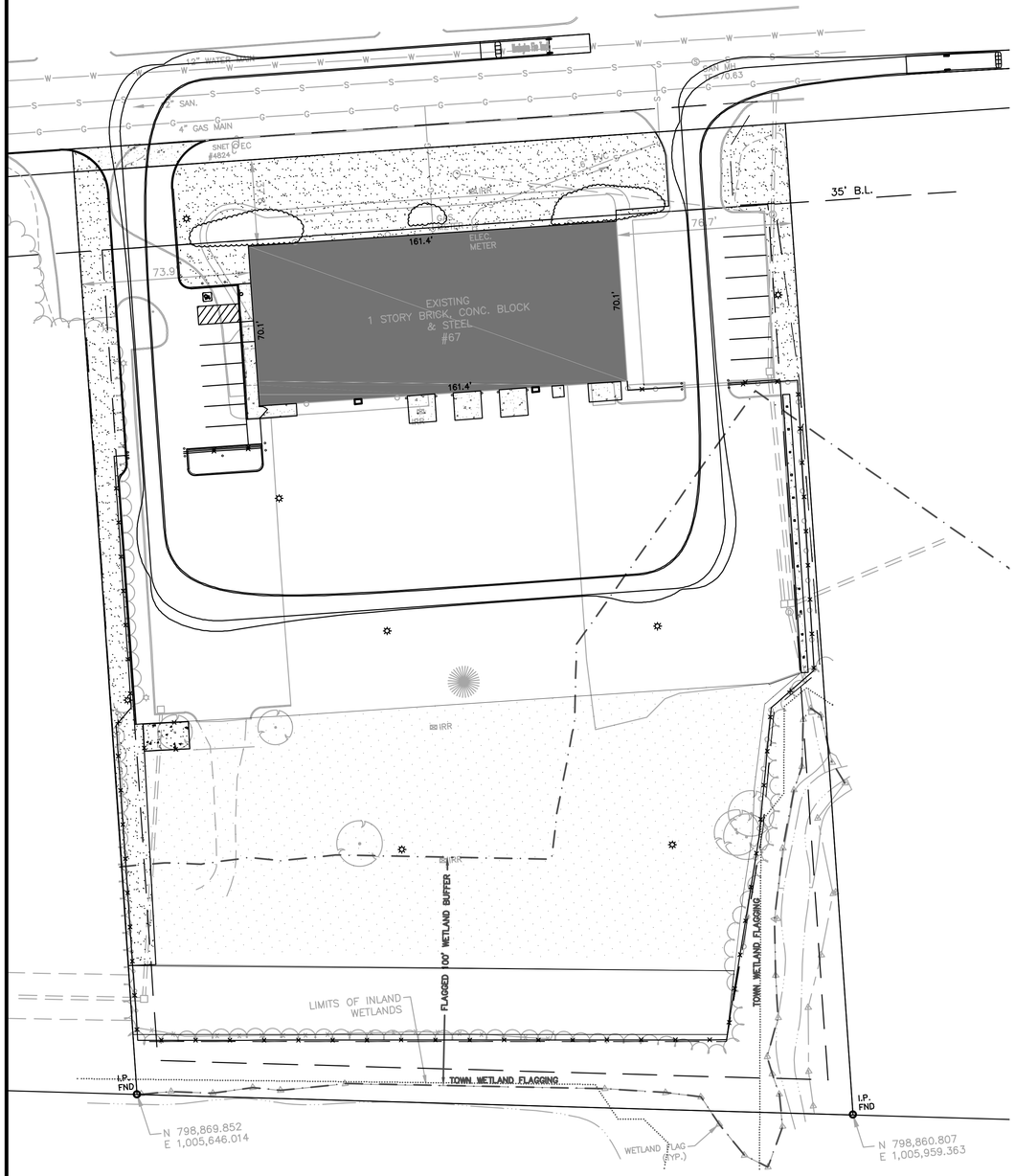
Newington Fire Truck

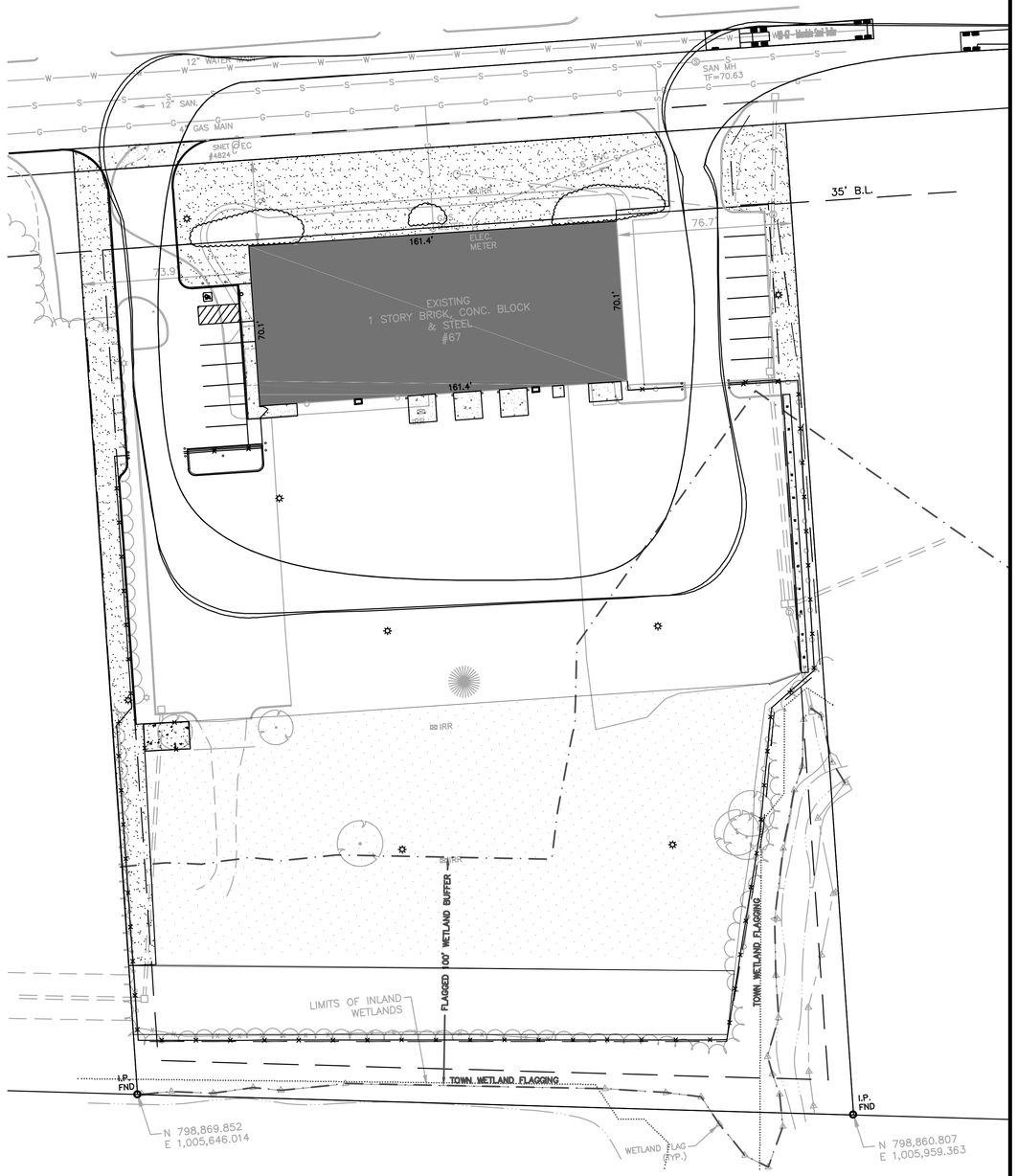
Overall Length	48.000ft
Overall Width	8.000ft
Overall Body Height	10.241ft
Min Body Ground Clearance	0.671ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.080ft



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°





PERMIT SUBMISSION

VEHICLE TURNING - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED
PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

TURNING MOVEMENT PLAN

FEBRUARY 14, 2024

REVISIONS:

1	03/01/24	ELECTRICAL & SITE UPDATES

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 30'
0 15 30 60 FEET

FILE: 010046100-TURNING.DWG
DWG. NO: C-4.0
JOB. NO: 0100461.00

Guidelines for the Use of Hydrodynamic Separators on CTDOT Projects — **Attachment B**

TABLE 2 - PERFORMANCE MATRIX FOR CTDOT QUALIFIED HYDRODYNAMIC SEPARATORS

Max WQF (cfs)	Product Model											
	Barracuda	*Cascade*	*CDS*	*Concentrator*	*Downstream Defender*	*DVS*	*First Defense*	*HydroDome*	*HydroStorm*	*SciClone*	*SciCloneX*	*Xcelerator*
0.1	Barracuda S3(3)	CS-3(3)	CDS-3(3)	AS-2(2.5)	4ft(4)	DVS-36(3)	3ft(3)	HD3(3)	HS3(3)	SC-3(3)	SCX-3(3)	XC-2(2.5)
0.2	Barracuda S3(3)	CS-3(3)	CDS-3(3)	AS-2(2.5)	4ft(4)	DVS-36(3)	3ft(3)	HD3(3)	HS3(3)	SC-3(3)	SCX-3(3)	XC-2(2.5)
0.3	Barracuda S3(3)	CS-3(3)	CDS-3(3)	AS-2(2.5)	4ft(4)	DVS-36(3)	3ft(3)	HD3(3)	HS3(3)	SC-3(3)	SCX-3(3)	XC-2(2.5)
0.4	Barracuda S3(3)	CS-3(3)	CDS-3(3)	AS-3(3.5)	4ft(4)	DVS-36(3)	3ft(3)	HD3(3)	HS3(3)	SC-4(4)	SCX-3(3)	XC-2(2.5)
0.5	Barracuda S3(3)	CS-3(3)	CDS-3(3)	AS-3(3.5)	4ft(4)	DVS-36(3)	3ft(3)	HD3(3)	HS3(3)	SC-4(4)	SCX-3(3)	XC-2(2.5)

NOTES:

1. SEE APPENDIX D, WATER QUALITY FLOW COMPUTATIONS, IN THE STORMWATER MANAGEMENT REPORT FOR HYDRODOME SIZING CALCULATIONS.
2. SEE DETAIL SHEETS FOR HYDRODOME INFORMATION.

2

INSPECTION AND MAINTENANCE SCHEDULE:

1. CATCH BASIN SUMPS, EXISTING WATER QUALITY STRUCTURE, HYDRODOME SEPARATORS AND THE MAIN OUTLET STRUCTURE TO BE INSPECTION SEMI-ANNUALLY. SEDIMENT FROM SUMPS SHOULD BE REMOVED WHEN SEDIMENT REACHES 75% THE HEIGHT OF THE INVERT SUMP.

EX: 69.84
EX: 67.09
MEET EX. GRADE
12" SAN.
SNET O/E C #4824
FRONTIER #3175-S
I.P. FND
RIGHT TO CONSTRUCT, REPAIR AND MAINTAIN A MUTUAL DRIVEWAY IN COMMON WITH #77 PANE ROAD (VOL. 884, PG. 135)
CB TF=65.98 FL=63.98
6" PVC
10" CPP
8" IRR
CLEANOUT
GAS METER
ELEC. METER
161.4'
73.9'
76.7'
70.1'
EXISTING 1 STORY BRICK, CONC. BLOCK & STEEL #67
66.25
66.52
66.45
66.18
66.38
66.12
INV.=±64.0
CB TF=64.81 FL=61.06(15") FL=61.01(18")
MAINTAIN EX. CATCH BASINS AND WATER QUALITY STRUCTURE. INSTALL OUTLET HOOD IN BASIN
182'-6" HDPE ROOF LEADER @ 1.00%
CORE LEADER INTO EXISTING BASIN INV.=62.18
18" RCP
15" RCP
CB-CL TF=63.45 FL=59.9(NW) FL=59.8(N) FL=59.25(E) FL=58.69±(18")
WATER QUALITY STRUCTURE WITH MANHOLE TOP TF=63.50
63.99
FL=57.80
DRAINAGE RIGHTS IN FAVOR OF #25 PANE ROAD (PER MAP REF.)
MAINTAIN EX. CATCH BASIN INSTALL HYDRODOME STORMWATER QUALITY TREATMENT DEVICE IN OUTFALL. SEE NOTE
CB TF=61.25 FL=57.95
62.76
61.97
DIVERSION SWALE ALONG WEST EDGE
DIVERSION SWALE ALONG EAST EDGE
MAINTAIN EX. CATCH BASIN AS OUTLET STRUCTURE FOR WATER QUALITY SWALE TF = 58.27 I(6")=55.57
PLANTED WATER QUALITY SWALE
60'-4"ø PERFORATED HDPE @ 0.0%
STONE CHECK DAM
LIMIT OF PERVIOUS STONE STORAGE AREA
4' VEGETATED FILTER STRIP
58.61
60.31
61.27
56.52
56.50
57.38
58.27
60.78
56.93
56.00
LIMITS OF INLAND WETLANDS
DRAINAGE EASEMENT IN FAVOR OF #67 PANE ROAD. (VOL. 884, PG. 135)
15" RCP
CB-CL TF=58.27 FL=55.57
I.P. FND
I.P. FND

PERMIT SUBMISSION

SITE PLAN - FEBRUARY 14, 2024

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

FRANCIS J. VACCA, PE — No. 29098

67 PANE ROAD
IN
NEWINGTON CONNECTICUT

GRADING & DRAINAGE PLAN

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES
2	03/21/24	STAFF COMMENTS

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 30'
0 15 30 60 FEET

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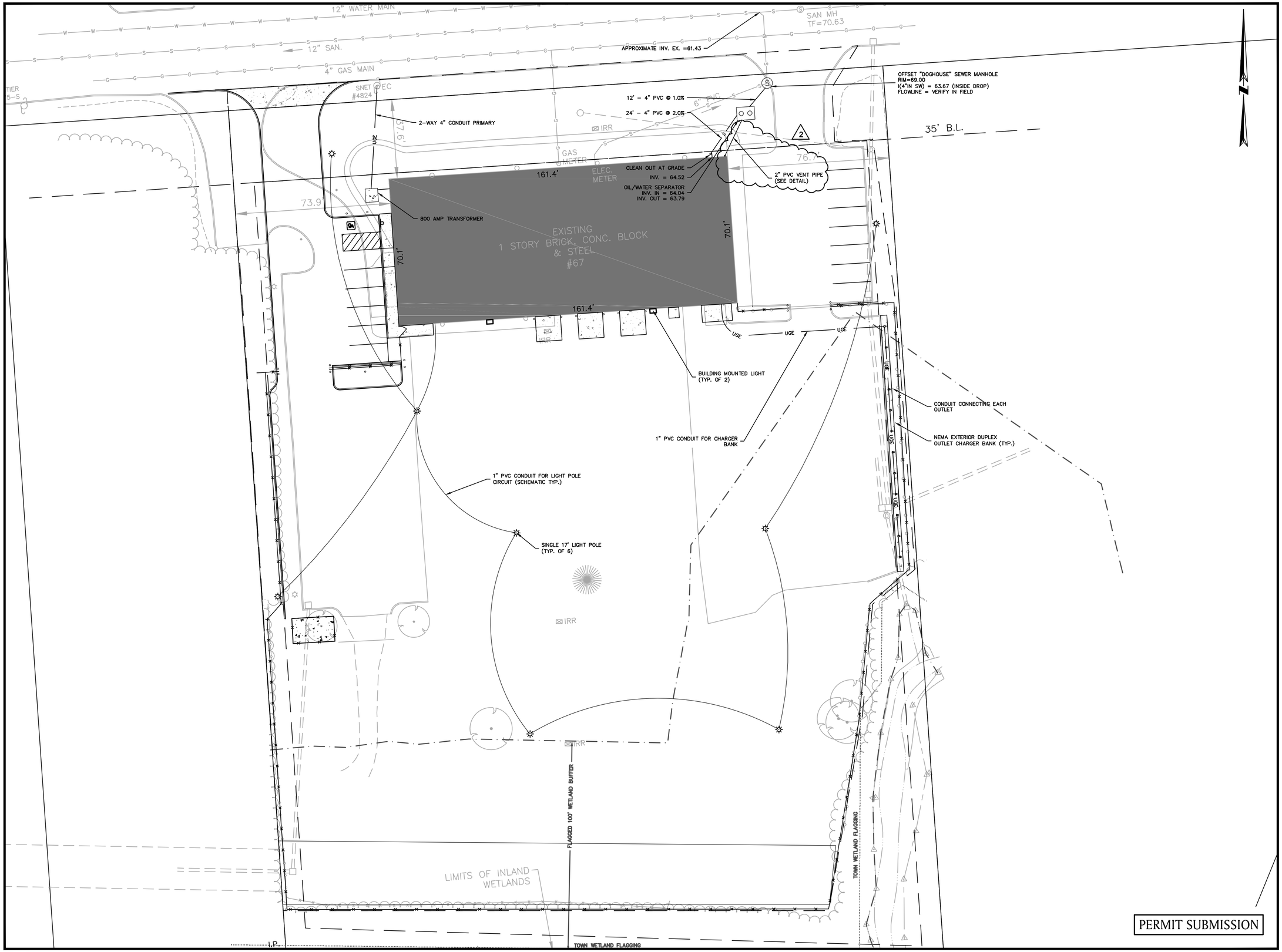
DWG. NO:
JOB. NO: 0100461.00

C-5.0



PERMIT SUBMISSION

UTILITY PLAN - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

UTILITY PLAN

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES
2	03/21/24	STAFF COMMENTS

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

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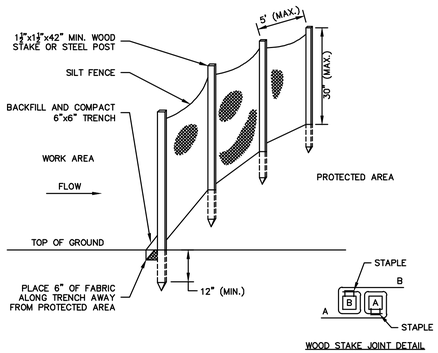
DWG. NO: C-6.0

JOB. NO: 0100461.00

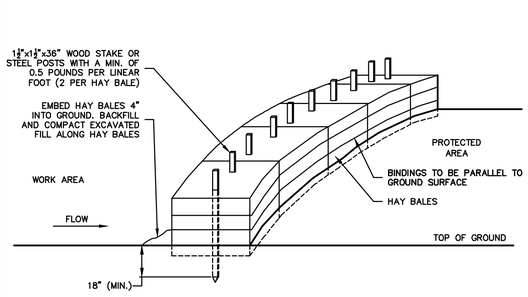


GENERAL NOTES

1. FOR SLOPE & SWALE INSTALLATIONS, EXTEND FENCE OP SLOPE SUCH THAT BOTTOM ENDS OF FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF FENCE.
2. FOR FENCE INSTALLED ON LEVEL TERRAIN INSTALL WING SECTIONS PERPENDICULAR TO MAIN BARRIER AT 50'–100' INTERVALS.

SILT FENCE BARRIER

SCALE: NONE
EC–107

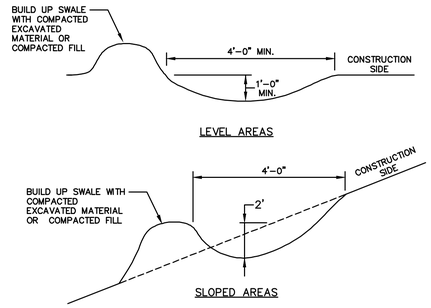


GENERAL NOTES

1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER

SCALE: NONE
EC–106–CT

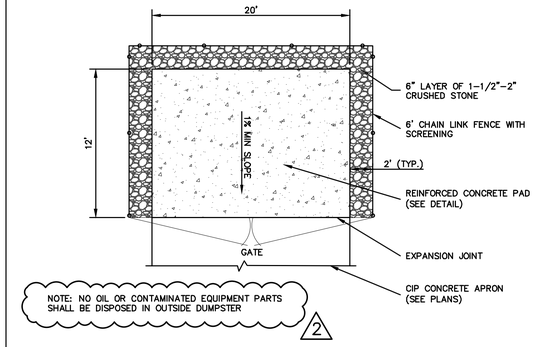


NOTE:
TEMPORARY DIVERSION SWALES ARE INSTALLED AS REQUIRED BY THE CONTRACTOR TO FIT SITE CONDITIONS. THERE IS NO ONE DETAIL THAT FITS ALL CONDITIONS. THE TWO DETAILS SHOWN ABOVE ARE THE MINIMUM THAT CAN BE USED TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN.

DIVERSION SWALE

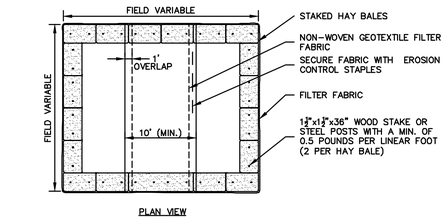
SCALE: NONE

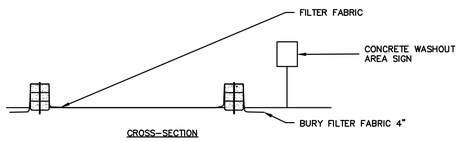
06/08



DUMPSTER PAD

SCALE: NONE
PVT–106–CT



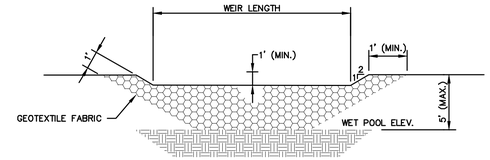


NOTES:

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

TEMPORARY CONCRETE WASHOUT AREA

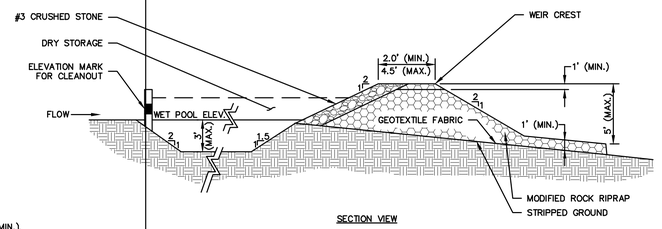
SCALE: NONE



OUTLET SECTION

TEMPORARY SEDIMENT TRAP

SCALE: NONE
EC–109–CT



SECTION VIEW

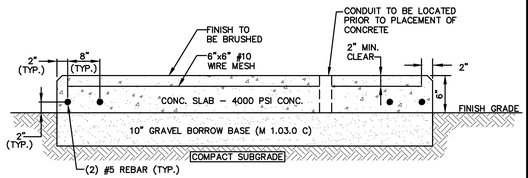
GENERAL NOTES

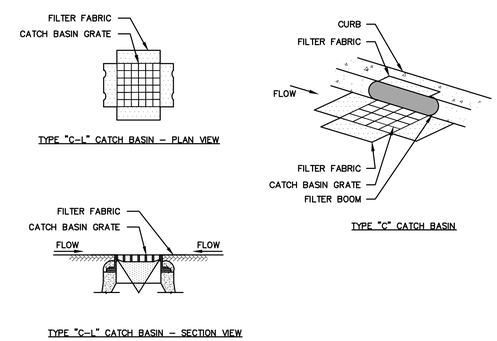
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
2. NON–OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.

TRANSFORMER PAD

SCALE: NONE
\DETAILS\LD\PAVEMENTS\PAD (TRANSFORMER).dwg

06/08



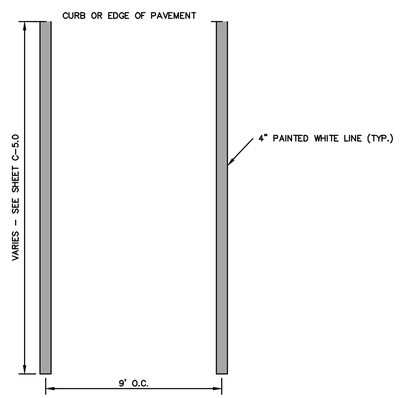


GENERAL NOTES

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

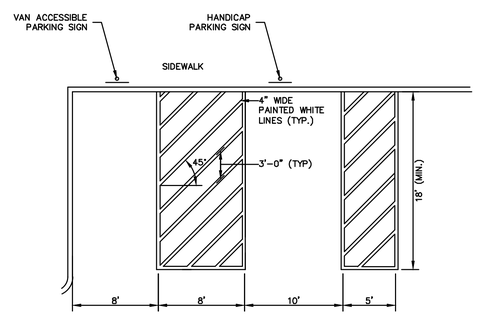
CATCH BASIN FILTER INSERT

SCALE: NONE



STANDARD PAINTED PARKING MARKINGS

SCALE: NONE
HC–110–CT

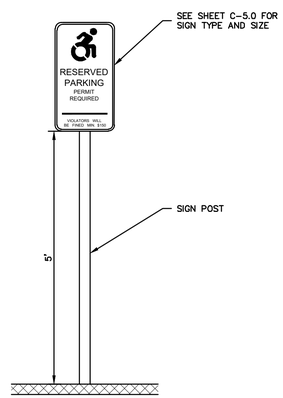


NOTES:

1. GRADING WITHIN HANDICAP SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS
2. DETAIL PROVIDED FOR STRIPIING ORIENTATION. PLEASE SEE SHEET C–5.0 FOR SPACE LAYOUT

ACCESSIBLE PARKING SPACES

SCALE: NONE
HC–111–CT



ACCESSIBLE PARKING SIGN

SCALE: NONE

PERMIT SUBMISSION

DETAIL SHEET - FEBRUARY 14, 2024

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

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

DETAILS

FEBRUARY 14, 2024

REVISIONS:

1	03/07/24	ELECTRICAL & SITE UPDATES
2	03/21/24	STAFF COMMENTS

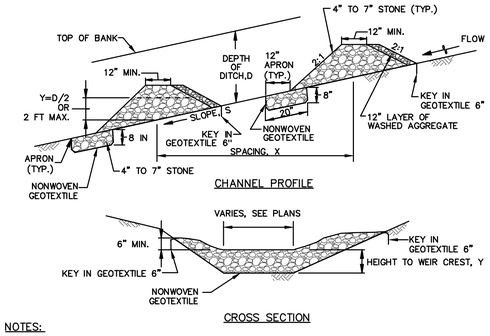
PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: NO SCALE

FILE: 010046100–DET.DWG
DWG. NO:
JOB. NO: 0100461.00

C-7.0



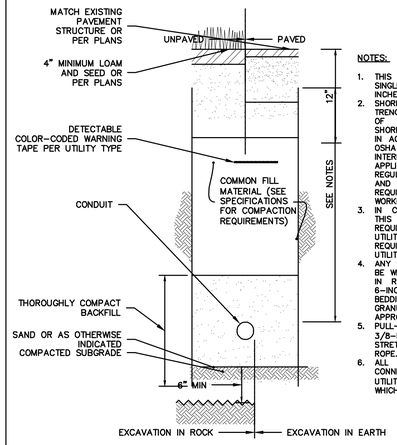
NOTES:

1. PREPARE SWALES IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS OR AS SPECIFIED ON PLAN.
2. PLACE NONWOVEN GEOTEXTILE UNDER THE BOTTOM AND SIDES OF THE DAM PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE CHECK DAM WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 12 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (¾ TO 1½ INCH).
3. SET THE HEIGHT FOR THE WEIR CREST EQUAL TO ONE-HALF THE DEPTH OF THE CHANNEL OR DITCH. TO AVOID SCOUR THE MAXIMUM HEIGHT OF THE WEIR CREST MUST NOT EXCEED 2.0 FEET.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF OF THE HEIGHT OF THE WEIR CREST. MAINTAIN LINE, GRADE, AND CROSS SECTION.

STONE CHECK DAM

SCALE: NONE

08/13

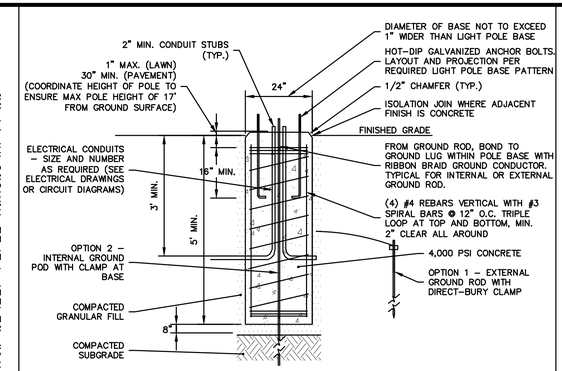


NOTES:

1. THIS DETAIL IS APPLICABLE FOR SINGLE CONDUIT UP TO FOUR INCHES IN DIAMETER.
2. SHORING AND BRACING OF TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS AND INTERPRETATIONS, TO ALL OTHER APPLICABLE CODES, RULES, AND REGULATIONS, OF FEDERAL STATE AND LOCAL AUTHORITIES, AND AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS AT ALL TIMES.
3. IN CASE OF CONFLICT BETWEEN THIS DETAIL AND INSTALLATION REQUIREMENTS OF THE LOCAL UTILITY OWNER, INSTALLATION REQUIREMENTS OF THE LOCAL UTILITY OWNER WILL PREVAIL.
4. ANY DISTURBED SUBGRADE SHALL BE WELL COMPACTED. EXCAVATION IN ROCK SHALL BE A MINIMUM 6-INCHES BELOW BOTTOM OF BEDDING AND BACKFILLED WITH GRANULAR FILL OR OTHER APPROVED MATERIAL.
5. PULL-LINE IN ALL CONDUIT: 3/8-INCH DOUBLE-BRAIDED LOW STRETCH POLYESTER COMPOSITE ROPE.
6. ALL CONDUIT DEPTHS PER CONNECTICUT BUILDING CODE OR UTILITY OWNER'S REQUIREMENTS, WHICHEVER IS MORE STRINGENT.

CONDUIT SERVICE TRENCH

SCALE: NONE

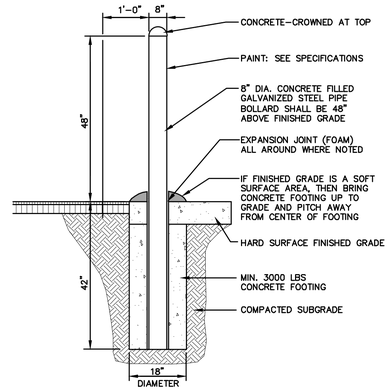


NOTES:

1. REINFORCING BARS SHALL BE DEFORMED BAR, ASTM A615 GRADE 60.
2. CONDUIT LOCATIONS SHOWN ARE CONCEPTUAL. REFER TO ELECTRICAL DRAWINGS OR CIRCUIT DIAGRAMS FOR THE NUMBER, SIZES, AND ORIENTATION REQUIRED.
3. ALL GROUND RODS SHALL BE COPPER-COATED. DIAMETER AND LENGTH PER APPLICABLE CODES. GROUNDING WIRE SHALL BE No. 4 AWG STRANDED COPPER WIRE UNLESS OTHERWISE SPECIFIED.
4. ANCHOR BOLTS SHOWN ARE CONCEPTUAL. ANCHOR BOLT SPECIFICATIONS SHALL MEET THE POLE MANUFACTURER'S REQUIREMENTS FOR SIZE, LENGTH, AND GRADE, BASED ON POLE TYPE, HEIGHT, AND FIXTURE(S).

LIGHT POLE BASE

SCALE: NONE

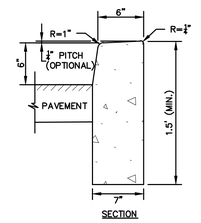


CONCRETE FILLED STEEL BOLLARD

SCALE: NONE

\DETAILS\LD\FENCING & SIGNS\BOLLARD (TYP).DWG

06/08



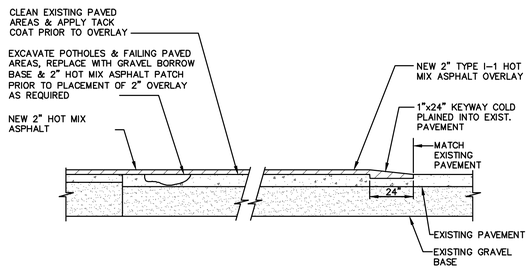
GENERAL NOTE

CURB LENGTHS SHALL CORRESPOND TO THE CONCRETE SIDEWALK TILE LENGTH, IF APPLICABLE. ½" EXPANSION JOINTS SHALL SEPARATE CURB SECTIONS.

6" CONCRETE CURBING

SCALE: NONE

CRB-105-CT

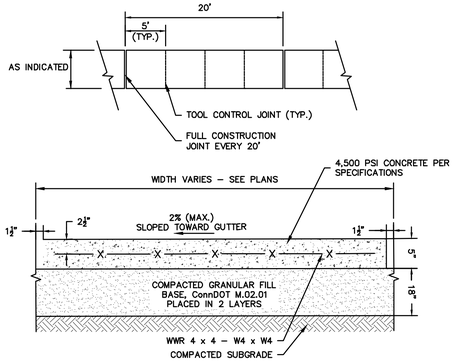


PAVEMENT OVERLAY

SCALE: NONE

\DETAILS\LD\PAVEMENTS\PAVEMENT (OVERLAY).DWG

06/08

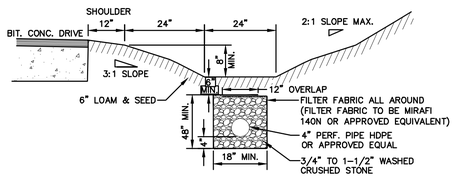


NOTES:

1. TOOLED CONTROL JOINTS SHALL BE 1/4 SLAB THICKNESS. TOOL JOINTS EARLY IN THE FINISHING PROCESS AND RE-RUN TO ENSURE GROOVE BOND HAS NOT OCCURRED.
2. FULL-DEPTH JOINTS SHALL INCORPORATE FULL-DEPTH JOINT FILLER PER SPECIFICATIONS AND DETAILS.
3. SIDEWALK SHALL HAVE LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.

CONCRETE SIDEWALK

SCALE: NONE

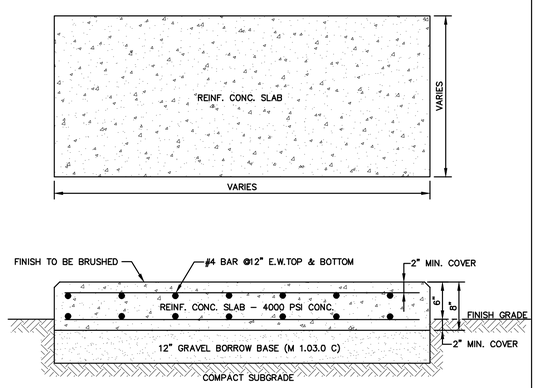


SWALE UNDERDRAIN

SCALE: NONE

DETAILS\LD\STORM DRAINAGE\SWALE UNDERDRAIN.dwg

06/08

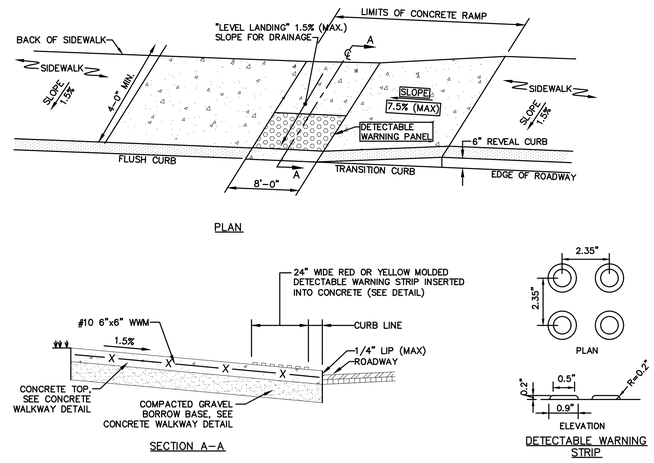


REINFORCED CONCRETE PAD

SCALE: NONE

\DETAILS\LD\PAVEMENTS\PAD (REIN CONC).dwg

06/08



NOTES:

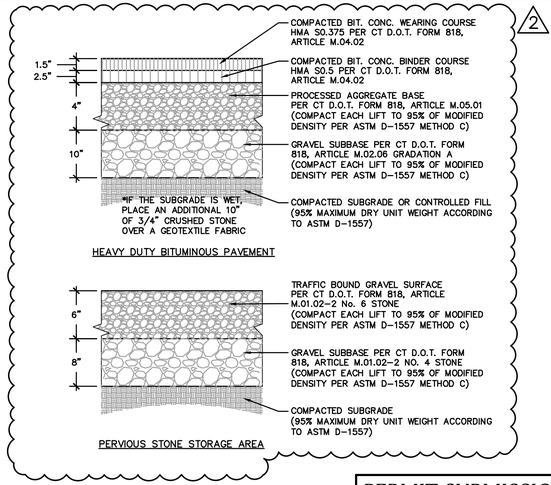
1. SLOPE TOLERANCE FOR RAMP AND SIDEWALK CONSTRUCTION = ± 0.50%
2. THE MAX. ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAX. ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.

ACCESSIBLE CURB RAMP TYPE 'F' – NARROW SIDEWALK

SCALE: NONE

\DETAILS\LD\HANDICAPPED\HC RAMP [Type F-4FT6IN].DWG

06/08



TYPICAL PAVEMENT SECTIONS

SCALE: NONE

PVT-101-CT

PERMIT SUBMISSION

DETAIL SHEET - FEBRUARY 14, 2024

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON CONNECTICUT

DETAILS

FEBRUARY 14, 2024

REVISIONS:

2	03/21/24	STAFF COMMENTS

PREPARED FOR:

STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

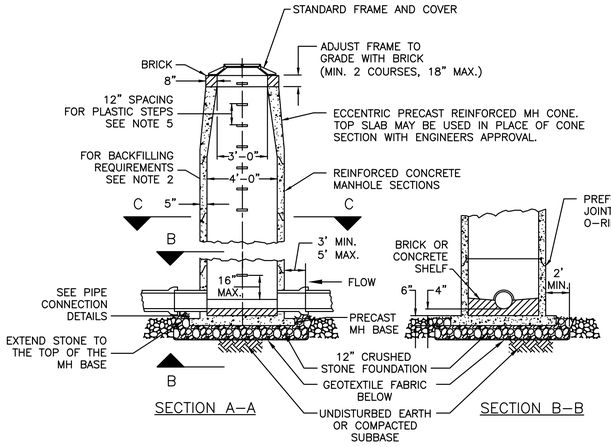
SCALE: NO SCALE

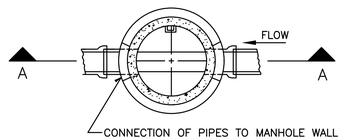
FILE: 010046100-DET.DWG

DWG. NO: C-7.1

JOB. NO: 0100461.00

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS





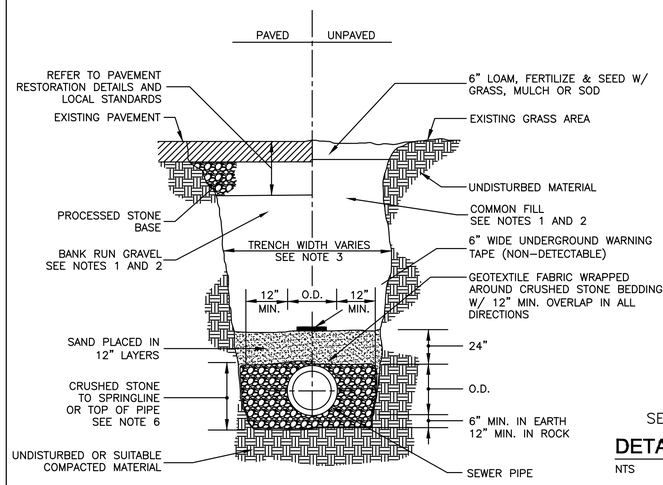
NOTES:

1. MAXIMUM PIPE SIZE TO BE INSTALLED IN 48" MANHOLE BASE SHALL BE 18".
2. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND COMPACTION REQUIREMENTS AROUND SEWER MANHOLES.
3. INVERT THROUGH THE MANHOLE SHALL HAVE A UNIFORM GRADE OF MINIMUM 0.10 FEET BETWEEN THE INVERTS OF THE INLET AND OUTLET PIPES. INVERTS SHALL BE FIELD FORMED AND NOT FORMED IN SHOP/YARD.
4. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN THE INVERT OF THE TRIBUTARY INLET AND THE MANHOLE INVERT SHALL BE 18 INCHES. ELEVATION DIFFERENCES GREATER THAN 18 INCHES WILL REQUIRE A DROP CONNECTION.
5. DISTANCE FROM TOP OF MANHOLE COVER TO FIRST PLASTIC STEP SHALL BE BETWEEN 12" AND 16".

TYPE II PRECAST CONCRETE MANHOLE

DETAIL S — NTS 18

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS



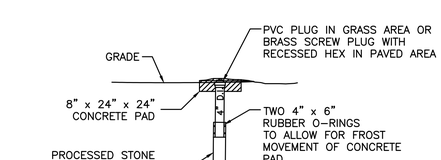
NOTES:

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

SEWER TRENCH

DETAIL S — NTS 2

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS

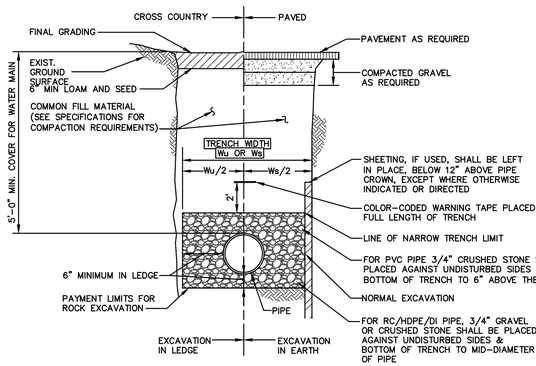


PLAN

PROFILE

CLEANOUT AT GRADE

DETAIL S — NTS 17



TYPICAL PIPE TRENCH SECTION

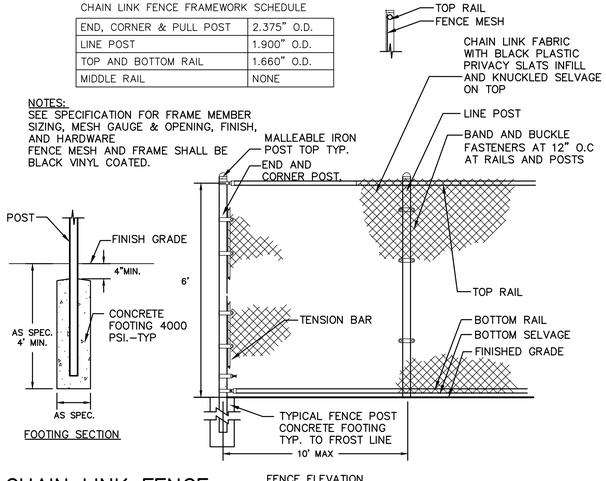
SCALE: NONE
\DETAILS\LD\SANITARY SEWER\PIPE TRENCH.DWG 06/08

TRENCH WIDTH, Ws OR Wu		
D DIAMETER OF PIPE	Wu UNSHEETED	Ws SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-0"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

TRENCH WIDTH DATA

CHAIN LINK FENCE FRAMEWORK SCHEDULE	
END, CORNER & PULL POST	2.375" O.D.
LINE POST	1.900" O.D.
TOP AND BOTTOM RAIL	1.660" O.D.
MIDDLE RAIL	NONE

NOTES:
SEE SPECIFICATION FOR FRAME MEMBER SIZING, MESH GAUGE & OPENING, FINISH, AND HARDWARE
FENCE MESH AND FRAME SHALL BE BLACK VINYL COATED.

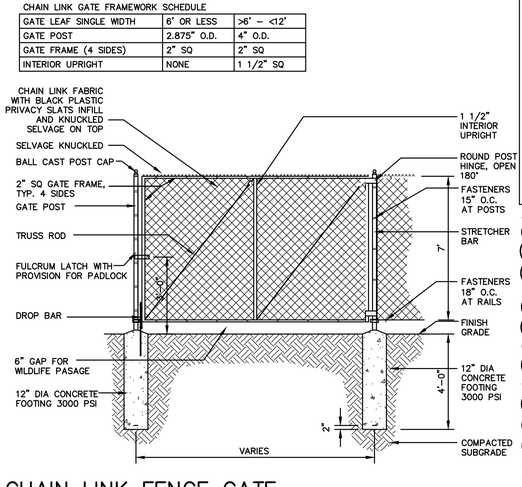


FOOTING SECTION

FENCE ELEVATION

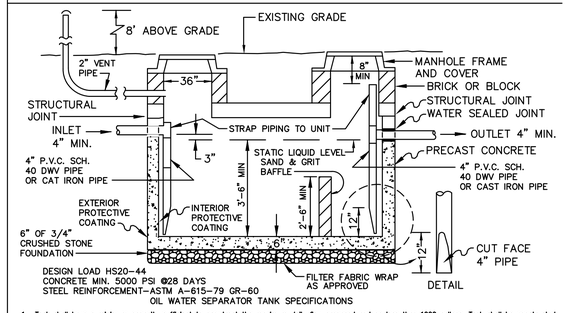
CHAIN LINK FENCE
SCALE: NONE

CHAIN LINK GATE FRAMEWORK SCHEDULE		
GATE LEAF SINGLE WIDTH	6' OR LESS	>6' - <12'
GATE POST	2.875" O.D.	4" O.D.
GATE FRAME (4 SIDES)	2" SQ	2" SQ
INTERIOR UPRIGHT	NONE	1 1/2" SQ



CHAIN LINK FENCE GATE
SCALE: NONE

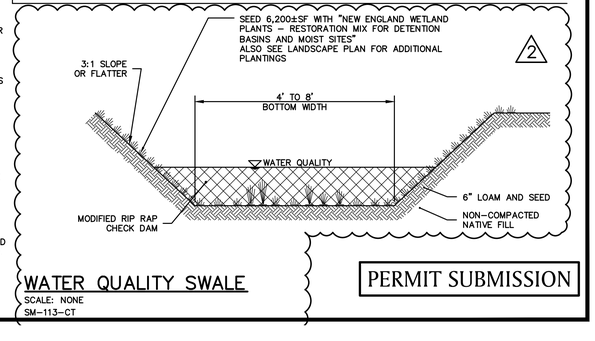
THE METROPOLITAN DISTRICT
SANITARY SEWER - STORM DRAIN DETAILS



OIL WATER SEPARATOR TANK SPECIFICATIONS

1. Tank shall have a minimum capacity sufficient to pre-treat the maximum daily flow proposed and no less than 1000 gallons. Tank shall be constructed of precast concrete.
2. Interior of the tank and extension to grade manholes shall be coated with an epoxy petroleum resistant sealant. Exterior of the tank and extension grade manholes shall be coated with a waterproof foundation sealant. This includes the tank exteriors top and bottom.
3. Structural seam of the tank shall be filled in with non-shrinking cement or water plug and coated with a waterproof sealant.
4. Voids between inlet and outlet piping of the tank shall be grouted with non-shrinking cement and coated with a waterproof sealant.
5. The tank shall have extensions to grade above the inlet and outlet piping. The extension shall have frames and manhole covers. The manholes, extensions and accesses to the tank shall be at least 24 inches in diameter.
6. The outlet piping shall utilize a tee-pipe on the interior of the tank. The tee-pipe shall be equipped with a stand pipe riser extending up the extension to grade but no closer than eight (8) inches from the manhole cover. The tee-pipe shall extend six (6) to twelve (12) inches from the bottom of the tank.
7. The inlet extension to grade shall be provided with a vent line which extends eight (8) feet above finished grade and properly secured to the building. The size of the vent shall be half the size of the outlet discharge line.
8. The horizontal structural seam of the tank shall be located above the static liquid level of the tank.
9. The incoming pipe shall not include any sources of domestic wastewater.
10. The outlet pipe shall be connected to the sanitary sewer.
11. The outlet pipe shall be at least the size of the inlet pipe or greater and at a minimum should be 4.0 inches in diameter.
12. If heavy piping, such as cast iron is used, all piping must be structurally secured.
13. The concrete covers provided by the oil separator manufactures must be removed and discarded.

OIL WATER SEPARATOR
FIGURE-42



WATER QUALITY SWALE
SCALE: NONE
SM-113-CT

PERMIT SUBMISSION

DETAIL SHEET - FEBRUARY 14, 2024

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

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD
IN
NEWINGTON
CONNECTICUT

DETAILS

FEBRUARY 14, 2024

REVISIONS:

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'

FILE: 010046100-DET.DWG
DWG. NO:
JOB. NO: 0100461.00

C-7.2

Introduction

The HydroDome (Figure 1) is a state-of-the-art hydrodynamic separator. HydroDome can be used for water quality and quantity flow control if desired.

Hydrodynamic separators remove solids, debris and lighter than water (oil, trash, floating debris) pollutants from stormwater. Hydrodynamic separators and other water quality measures are mandated by regulatory agencies (Town/City, State, Federal Government) to protect storm water quality from pollution generated by urban development (traffic, people) as part of new development permitting requirements.

As storm water treatment structures fill up with pollutants they become less and less effective in removing new pollution. Therefore, it is important that storm water treatment structures be maintained on a regular basis to ensure that they are operating at optimum performance. The HydroDome is no different in this regard and this manual has been assembled to provide the owner/operator with the necessary information to inspect and coordinate maintenance of their HydroDome.

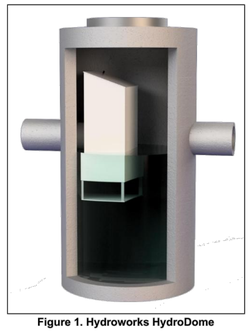


Figure 1. Hydroworks HydroDome

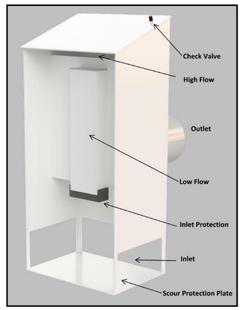


Figure 2 HydroDome Internal Components

Inspection

Procedure

Floatables

A visual inspection can be conducted for floatables by removing the cover/grate and looking down into the separator.

TSS/Sediment

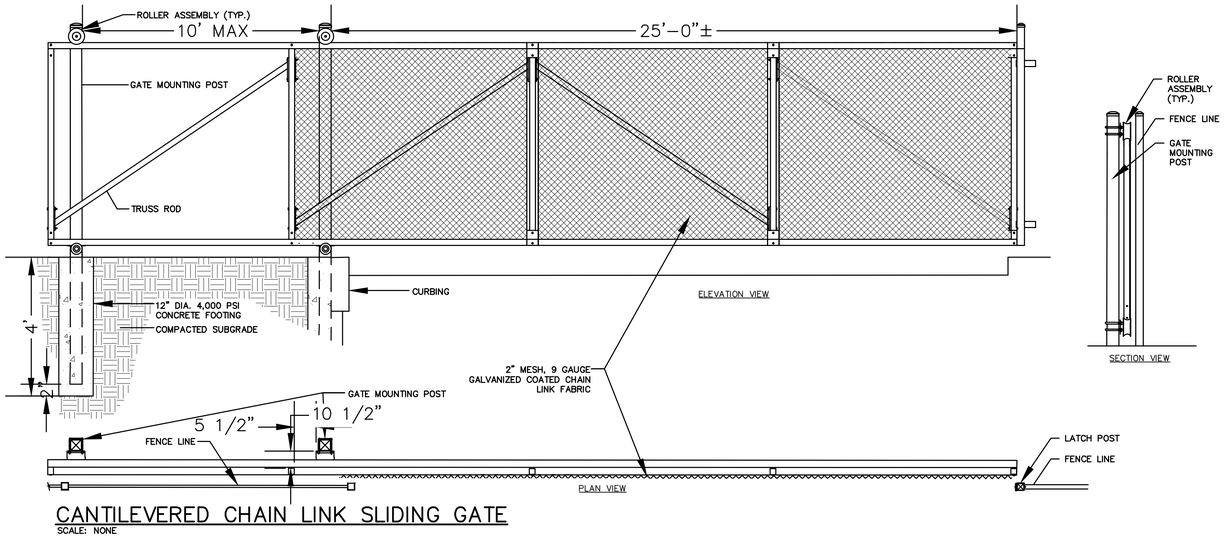
Inspection for TSS build-up can be conducted using a Sludge Judge®, Core Pro®, AccuSludge® or equivalent sampling device that allows the measurement of the depth of TSS/sediment in the unit. These devices typically have a ball valve at the bottom of the tube that allows water and TSS to flow into the tube when lowering the tube into the unit. Once the unit touches the bottom of the device, it is quickly pulled upward such that the water and TSS in the tube forces the ball valve closed allowing the user to see a full core of water/TSS in the unit. Several readings (2 or 3) should be made at different locations of the structure to ensure that an accurate TSS depth measurement is recorded.

HYDRODOME HYDRODYNAMIC SEPARATOR FROM HYDROWORKS

SCALE: NONE

CANTILEVERED CHAIN LINK SLIDING GATE

SCALE: NONE



PERMIT SUBMISSION

DETAIL SHEET - FEBRUARY 14, 2024

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED
PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

DETAIL SHEET

FEBRUARY 14, 2024

REVISIONS:

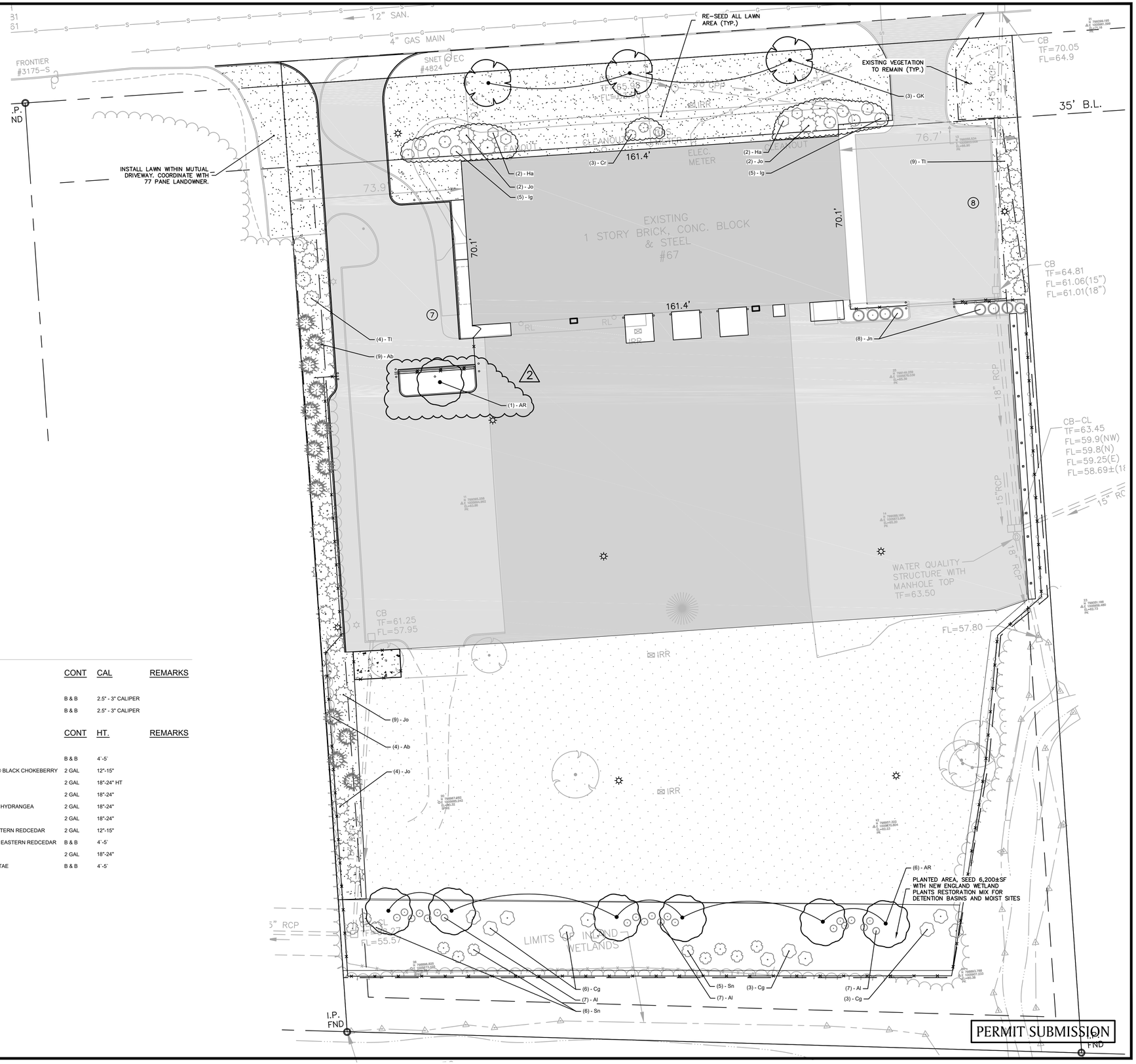
PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'

FILE: 010046100-DET.DWG
DWG. NO:
JOB. NO: 0100461.00

C-7.3



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
TREES					
AR	7	ACER RUBRUM / RED MAPLE	B & B	2.5" - 3" CALIPER	
GK	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5" - 3" CALIPER	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.	REMARKS
SHRUBS					
Ab	13	ABIES CONCOLOR 'BLUE CLOAK' / BLUE CLOAK WHITE FIR	B & B	4'-5'	
Al	21	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	2 GAL	12"-15"	
Cg	12	CORNUS RACEMOSA / GRAY DOGWOOD	2 GAL	18"-24" HT	
Cr	3	CORNUS SERICEA / RED TWIG DOGWOOD	2 GAL	18"-24"	
Ha	4	HYDRANGEA QUERCIFOLIA 'JOANN' / GATSBY PINK® OAKLEAF HYDRANGEA	2 GAL	18"-24"	
Ig	10	ILEX GLABRA / INKBERRY HOLLY	2 GAL	18"-24"	
Jn	8	JUNIPERUS VIRGINIANA 'GREGUARD' / GREY GUARDIAN™ EASTERN REDCEDAR	2 GAL	12"-15"	
Jo	17	JUNIPERUS VIRGINIANA 'ROBUSTA GREEN' / ROBUSTA GREEN EASTERN REDCEDAR	B & B	4'-5'	
Sn	11	SAMBUCUS NIGRA / BLACK ELDERBERRY	2 GAL	18"-24"	
TI	13	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	B & B	4'-5'	

STATE OF CONNECTICUT
RACHEL NICOLE SALCH
LICENSED LANDSCAPE ARCHITECT
No. 1438

RACHEL N. SALCH No. 1438

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

LANDSCAPE PLAN

FEBRUARY 14, 2024

REVISIONS:

1	02/28/24	ELECTRICAL UPDATES
2	03/21/24	STAFF COMMENTS

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

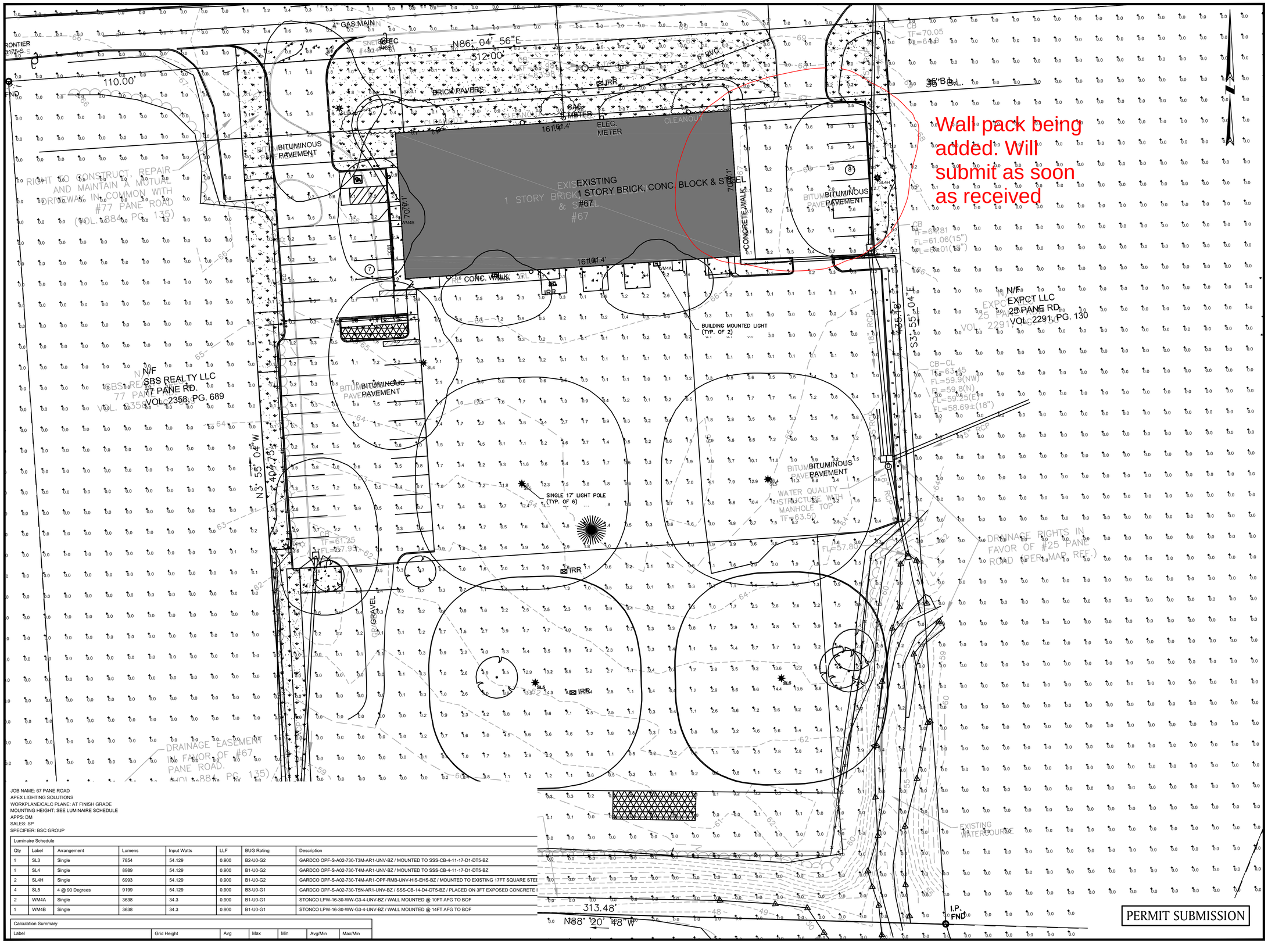
BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 30'
0 15 30 60 FEET

FILE: 010046100-PLANT.DWG
DWG. NO:
JOB. NO: 0100461.00

L-1.0

LANDSCAPE PLAN - FEBRUARY 14, 2024



JOB NAME: 67 PANE ROAD
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: BSC GROUP

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL3	Single	7854	54.129	0.900	B2-U0-G2	GARDCO OPF-S-A02-730-T3M-AR1-UNV-BZ / MOUNTED TO SSS-CB-4-11-17-D1-DT5-BZ
1	SL4	Single	8989	54.129	0.900	B1-U0-G2	GARDCO OPF-S-A02-730-T4M-AR1-UNV-BZ / MOUNTED TO SSS-CB-4-11-17-D1-DT5-BZ
2	SL4H	Single	6993	54.129	0.900	B1-U0-G2	GARDCO OPF-S-A02-730-T4M-AR1-OPF-RMB-UNV-HIS-EHS-BZ / MOUNTED TO EXISTING 17FT SQUARE STEE
4	SL5	4 @ 90 Degrees	9199	54.129	0.900	B3-U0-G1	GARDCO OPF-S-A02-730-T5N-AR1-UNV-BZ / SSS-CB-14-D4-DT5-BZ / PLACED ON 3FT EXPOSED CONCRETE
2	WM4A	Single	3638	34.3	0.900	B1-U0-G1	STONCO LPW-16-30-WW-G3-4-UNV-BZ / WALL MOUNTED @ 10FT AFG TO BOF
1	WM4B	Single	3638	34.3	0.900	B1-U0-G1	STONCO LPW-16-30-WW-G3-4-UNV-BZ / WALL MOUNTED @ 14FT AFG TO BOF

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min

PHOTOMETRICS - FEBRUARY 14, 2024

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

PHOTOMETRICS

FEBRUARY 14, 2024

REVISIONS:

PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

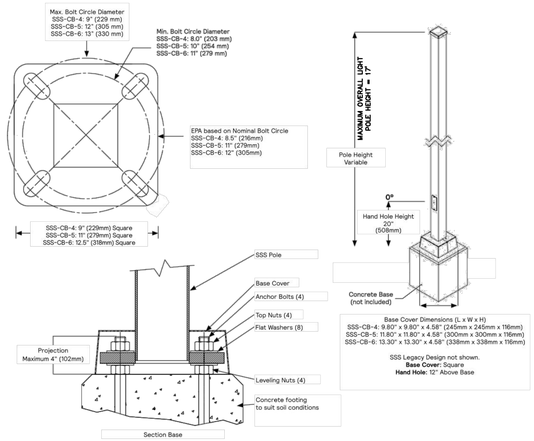
SCALE: 1" = 20'
0 10 20 40 FEET

FILE: 010046100-PHOTO.DWG
DWG. NO:
JOB. NO: 0100461.00

IL-1.0

Poles Straight Square Steel

Dimensions



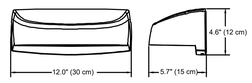
* Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Gardco is not responsible.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

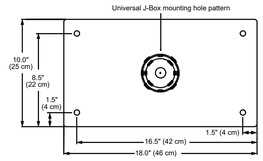
LPW16 LytePro

LED medium wall sconce

Dimensions



Luminaire weight: 6lbs (2.7 kg)

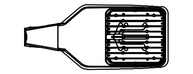


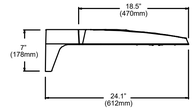
OPF-S OptiForm small

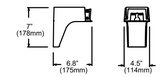
Site & area luminaire

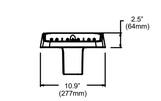
Dimensions

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









PERMIT SUBMISSION

PHOTOMETRIC DETAIL SHEET - FEBRUARY 14, 2024

FRANCIS J. VACCA, PE No. 29098

67 PANE ROAD

IN

NEWINGTON
CONNECTICUT

LIGHTING DETAILS

FEBRUARY 14, 2024

REVISIONS:

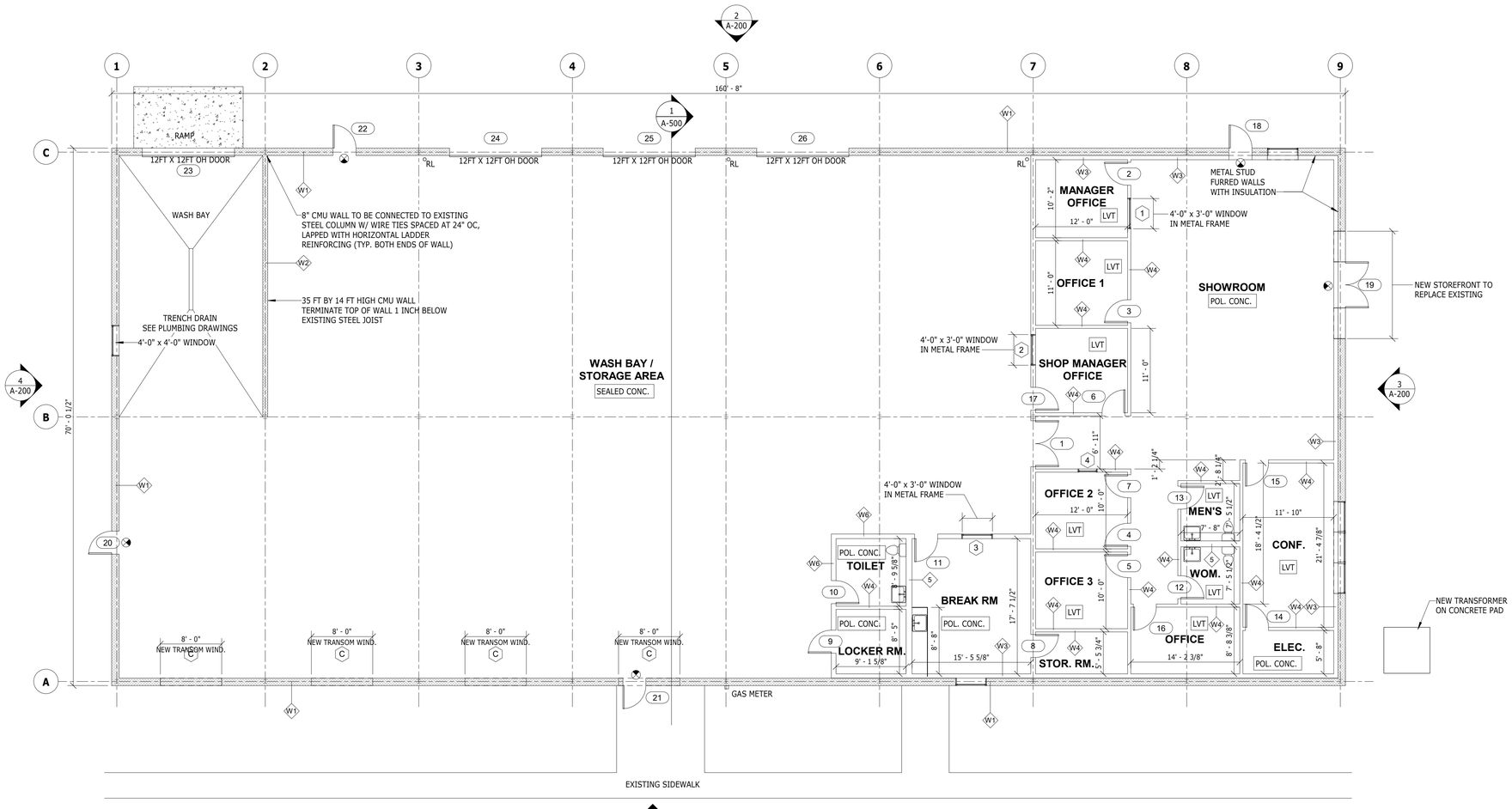
PREPARED FOR:
STAYPOINT PROPERTIES
288 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
655 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

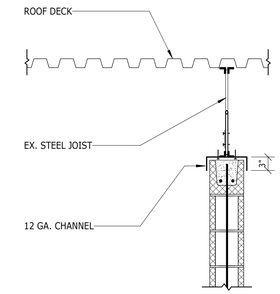
SCALE: 1" = 20'

FILE: 010046100-DET.DWG
DWG. NO:
JOB. NO: 0100461.00

IL-2.0



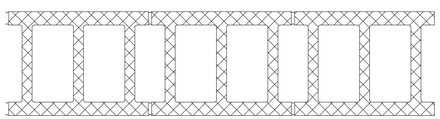
1 A-100 **FLOOR PLAN**
Scale: 1/8" = 1'-0"



2 A-100 **TYP. CMU WALL RESTRAINT UNDER STEEL JOIST**
Scale: 3/4" = 1'-0"

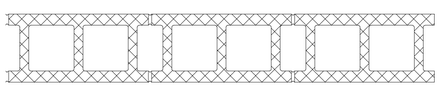
WALL TYPES

W1



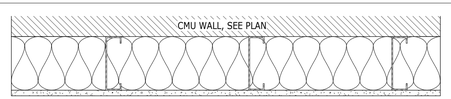
- 12" CMU EXTERIOR WALL - RUNNING BOND
  1. #5 VERTICAL REINFORCING STEEL SPACED AT 24" ON CENTER
  2. GROUT SOLID AT REINFORCED CELLS
  3. FILL OTHER CELLS WITH FOAM INSULATION
  4. PROVIDE 9 GA. HORIZONTAL LADDER TYPE REINFORCING AT BED JOINTS, SPACED AT 24 INCHES ON CENTER. LADDER REINFORCING SHALL BE CONNECTED TO WIRE TIES AT STEEL COLUMNS.
  5. PROVIDE BOND BEAM AT TOP OF WALL W/ (2) #5 REINFORCING
  6. PROVIDE TEMPERATE AND SHRINKAGE WALL CONTROL JOINT SPACED MAXIMUM AT 20 FT ON CENTER (ALIGNED TO STEEL COLUMNS).

W2



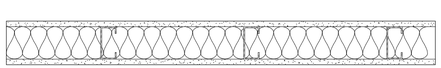
- 16'-0"± HIGH, REINFORCED, 8" CMU WALL AT WASH BAY AREA.
  1. #5 VERTICAL REINFORCING STEEL SPACED AT 24" ON CENTER
  2. GROUT SOLID AT REINFORCED CELLS
  3. PROVIDE 9 GA. HORIZONTAL LADDER TYPE REINFORCING AT BED JOINTS, SPACED AT 24 INCHES ON CENTER
  4. PROVIDE BOND BEAM AT TOP OF WALL W/ (2) #5 REINFORCING
  5. PROVIDE BRACING AT ROOF LEVEL AT MIDPOINT OF WALL SPAN, SEE DETAIL 2/A-100

W3



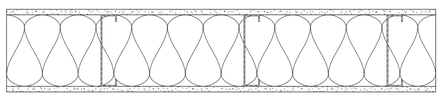
- CMU WALL, SEE PLAN
- 6" METAL STUDS, 20 GAUGE SPACED AT 16" O.C., TO BOTTOM OF DECK
- 5/8" GWB BOTH SIDES

W4



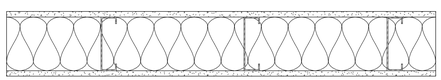
- 3-5/8" METAL STUDS, 22 GAUGE SPACED AT 16" O.C., 12' A.F.F.
- SOUND ATTENUATION BLANKETS
- 5/8" GWB BOTH SIDES

W5



- PLUMBING WALL
- 8" METAL STUDS, 20 GAUGE SPACED AT 16" O.C., 12' A.F.F.
- SOUND ATTENUATION BLANKETS
- 5/8" M.R. GWB ON BOTH SIDES
- NOTE: TILE WAINSCOT 4'-0" A.F.F.
- NOTE: INSTALL P.T. WOOD BLOCKING AS REQUIRED FOR GRAB BARS

W6



- 6" METAL STUDS, 20 GAUGE SPACED AT 16" O.C., TO BOTTOM OF DECK
- SOUND ATTENUATION BLANKETS
- 5/8" GWB BOTH SIDES

NOTE: THIS WALL SEPARATE THE OFFICE AREA AND THE STORAGE AREA.

No.	Date	Issue Notes

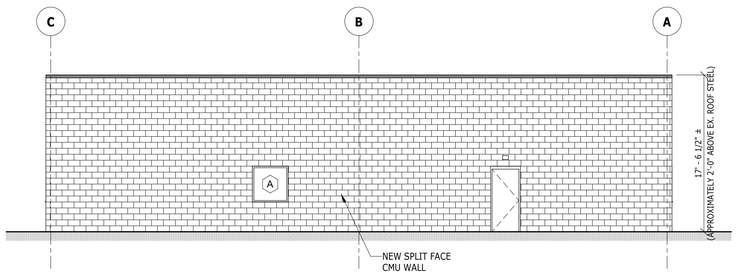
Architect
VINCENT BABAK ARCHITECTURE, LLC
71 WHITFIELD STREET #2D
GUILFORD, CT 06437
860-604-4118

Consultant

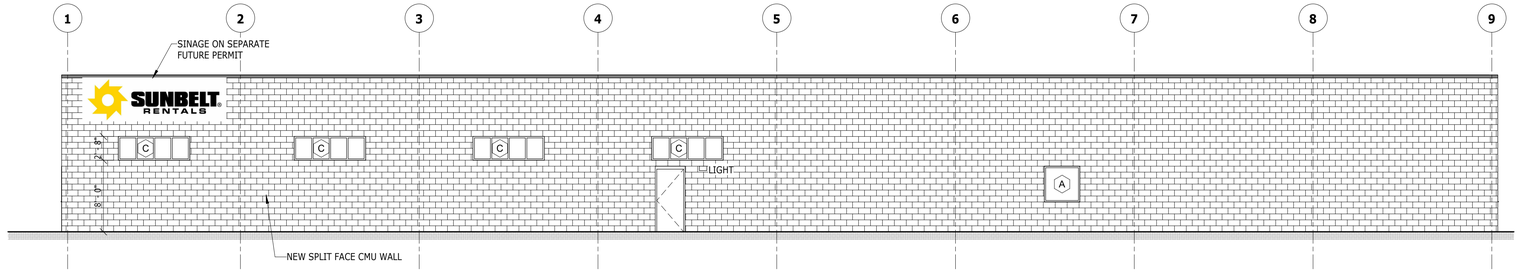
Project Title
SUNBELT RENTALS
67 PANE RD, NEWINGTON, CT

Sheet Title
FLOOR PLAN AND WALL TYPES

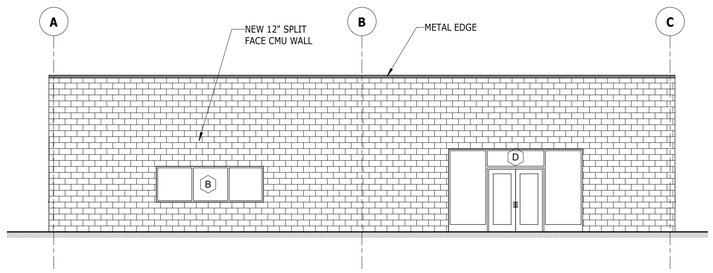
Project Manager: ED	Project ID: Project Number
Drawn By: IES	Scale: As indicated
Reviewed By: ED	Sheet No.: A-100
Date: 02/23/2024	of
CAD File Name: -	



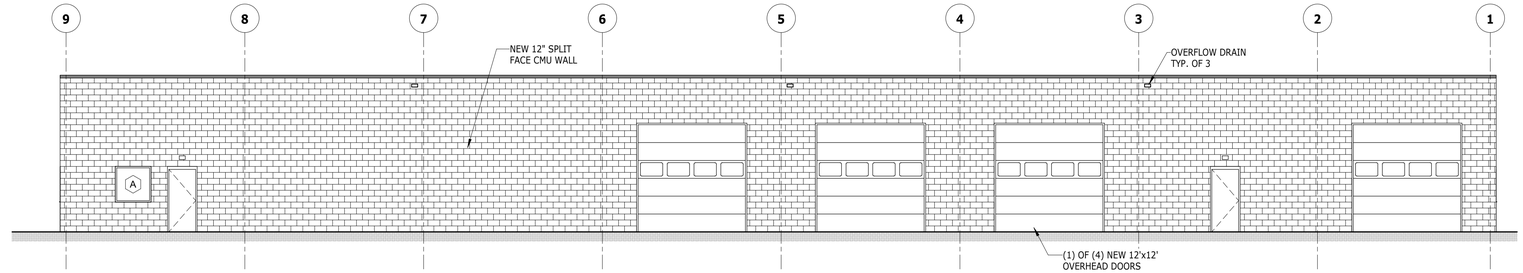
4 A-200 EAST ELEVATION
Scale: 1/8" = 1'-0"



1 A-200 NORTH ELEVATION
Scale: 1/8" = 1'-0"

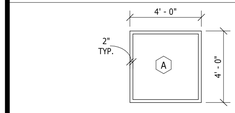
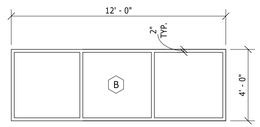
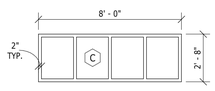
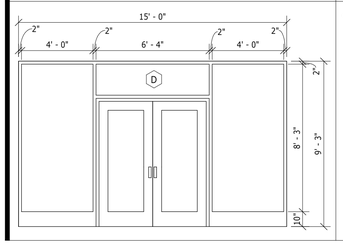


3 A-200 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 A-200 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

WINDOW DETAILS

WINDOW	TYPE	QUANTITY
	• ALUMINUM FIXED W/ LOW "E" INSULATED GLASS. CENTER GLAZED • TOP OF WINDOW AT 7'-4" (TYP.)	(3)
	• ALUMINUM FIXED W/ LOW "E" INSULATED GLASS. CENTER GLAZED • TOP OF WINDOW AT 7'-4" (TYP.)	(1)
	• ALUMINUM FIXED TRANSOM WINDOW W/ LOW "E" INSULATED GLASS. CENTER GLAZED • TOP OF WINDOW AT 10'-8" (TYP.)	(4)
	• ALUMINUM STOREFRONT W/ LOW "E" INSULATED GLASS. CENTER GLAZED	(1)

No.	Date	Issue Notes

Architect
VINCENT BABAK ARCHITECTURE, LLC
71 WHITFIELD STREET #2D
GUILFORD, CT 06437
860-604-4118

Consultant

Project Title
SUNBELT RENTALS
67 PANE RD, NEWINGTON, CT

Sheet Title
BUILDING ELEVATIONS
AND WINDOW
SCHEDULE

Project Manager: ED	Project ID: Project Number
Drawn By: IES	Scale: As indicated
Reviewed By: ED	Sheet No.: A-200
Date: 02/23/2024	of
CAD File Name: -	