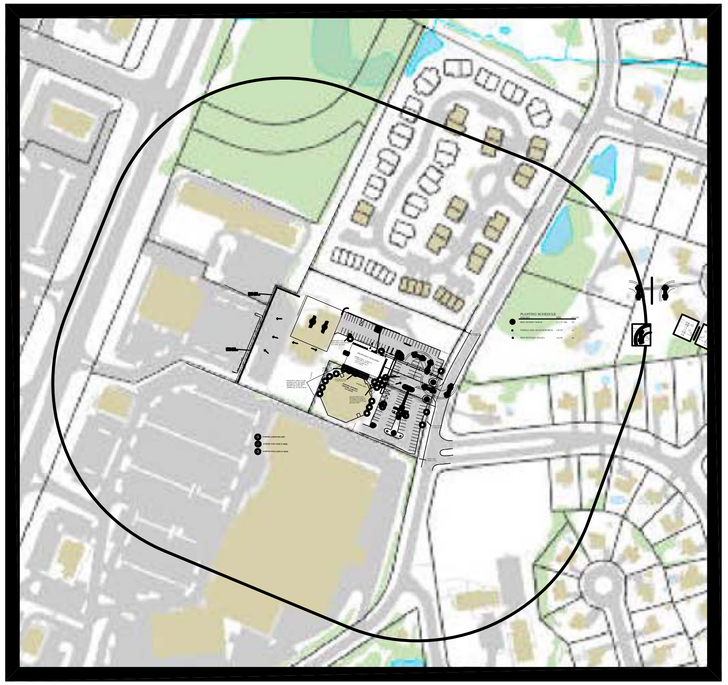


SITE LOCATION MAP
SCALE 1"= 200'

SCOTTISH RITE™

32

FREEMASONS™

Valley of Hartford

NOTE:
NATURAL DIVERSITY DATA BASE MAPS WERE REVIEWED AND NO AREAS EXIST IN THE PROXIMITY.

SIGNATURE BLOCK

Approved by the Town Plan and Zoning Commission under

Petition #_____ at meeting of _____

Date *Chairman*

FILE NUMBER	SHEET NUMBER
223186	COVER

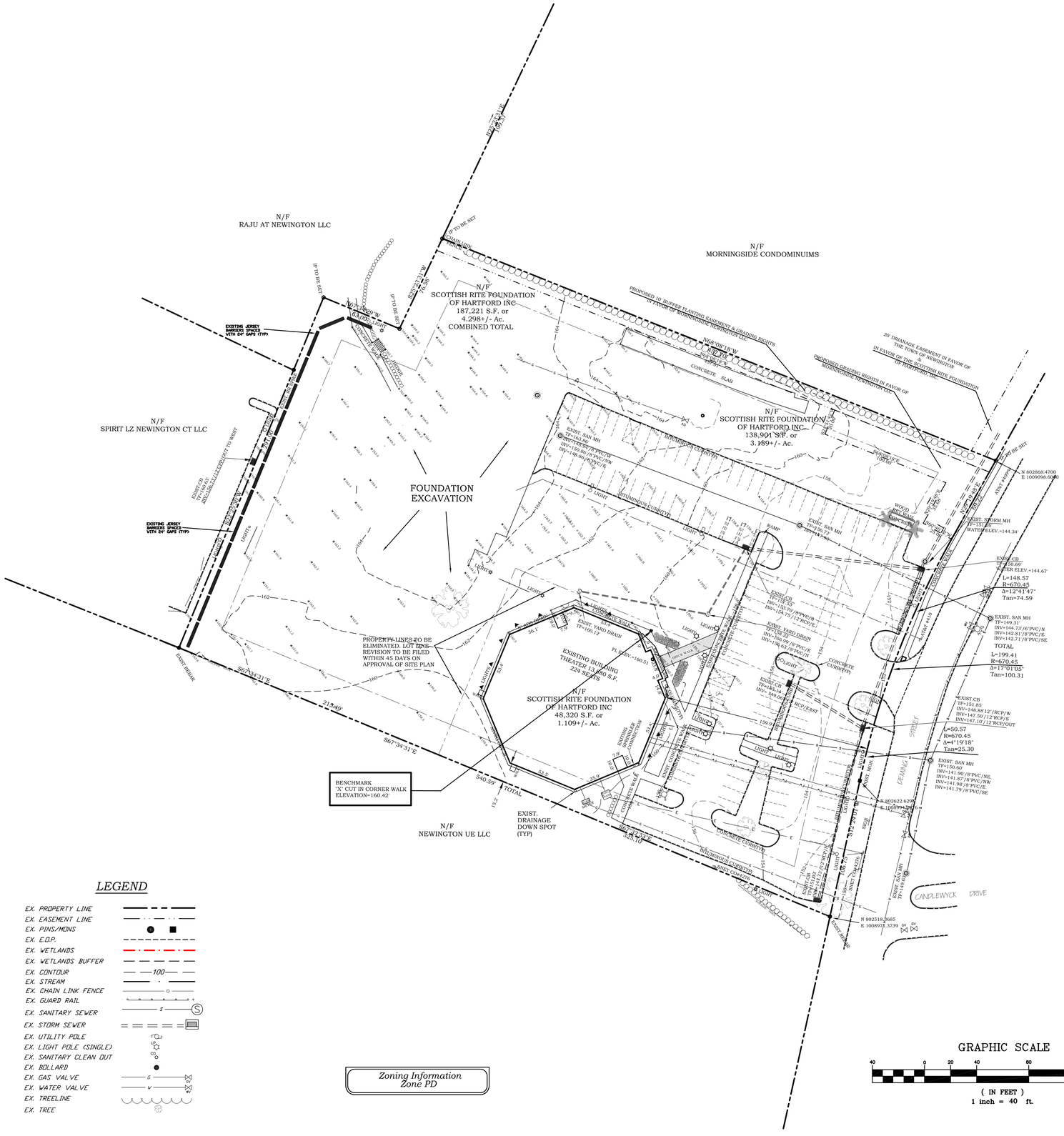
REVISIONS:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

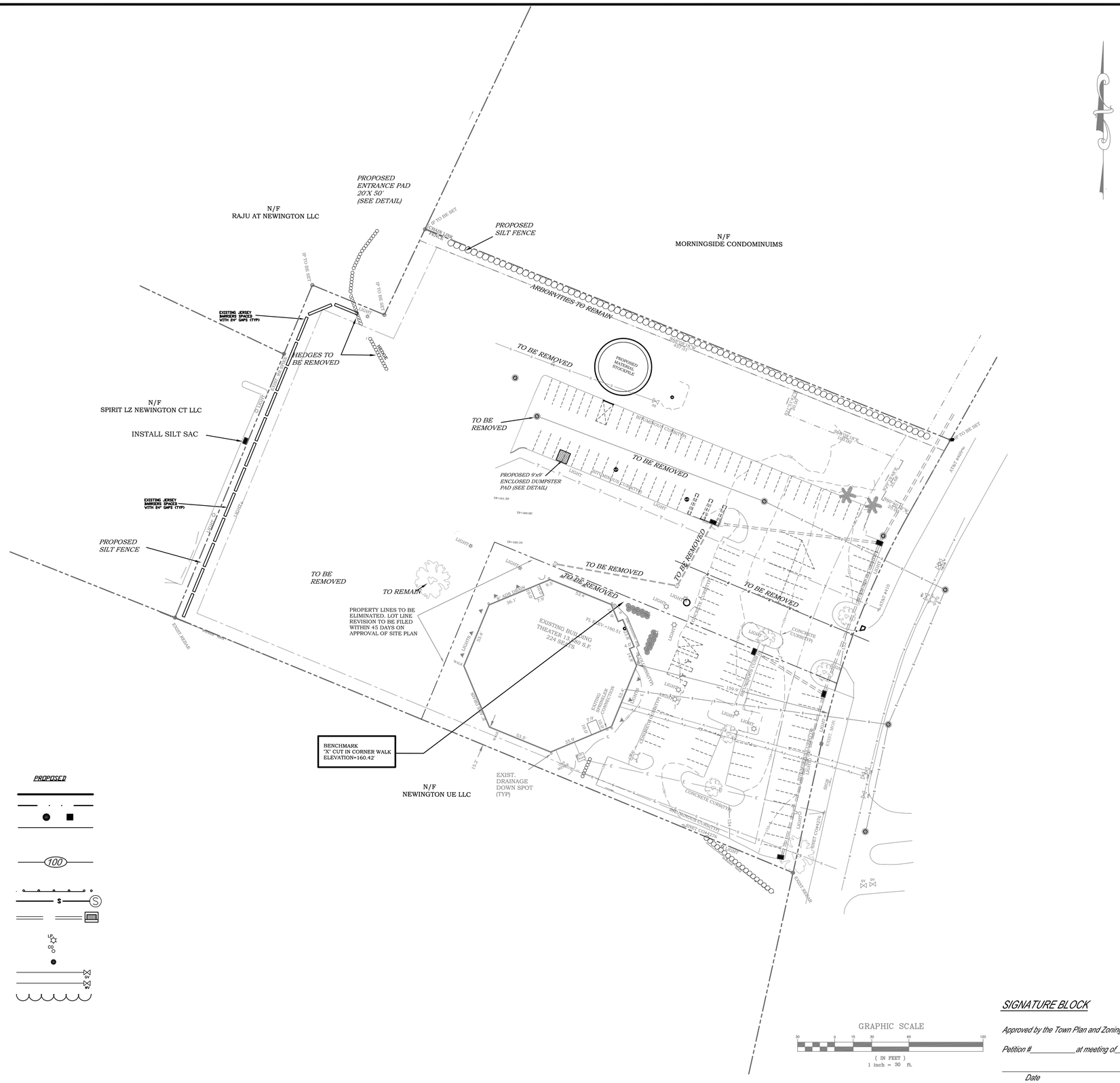
JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-6066

SCALE: NA
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
PREPARED FOR
#207 DEMING STREET
NEWINGTON, CONNECTICUT

JONES ENGINEERING LLC


N/F
RAJU AT NEWINGTON LLC
N/F
MORNINGSIDE CONDOMINUIMS
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC
187,221 S.F. or
4.298+/- Ac.
COMBINED TOTAL
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC
138,901 S.F. or
3.189+/- Ac.
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC
48,320 S.F. or
1.109+/- Ac.
N/F
SPIRIT LZ NEWINGTON CT LLC
N/F
NEWINGTON UE LLC
FOUNDATION
EXCAVATION
EXISTING BUILDING
THEATER 15,960 S.F.
224 SEATS
PROPERTY LINES TO BE
ELIMINATED. LOT LINE
REVISION TO BE FILED
WITHIN 45 DAYS ON
APPROVAL OF SITE PLAN
BENCHMARK
"X" CUT IN CORNER WALK
ELEVATION=160.42
EXISTING JERSEY
BARRIERS SPACED
WITH 24" GAPS (TYP)
PROPOSED 10' BUFFER PLANTING EASEMENT & GRADING RIGHTS
IN FAVOR OF MORNINGSIDE NEWINGTON LLC
PROPOSED GRADING RIGHTS IN FAVOR OF
MORNINGSIDE NEWINGTON LLC
20' DRAINAGE EASEMENT IN FAVOR OF
THE TOWN OF NEWINGTON
& IN FAVOR OF THE SCOTTISH RITE FOUNDATION
OF HARTFORD, INC
EXISTING
TRANSFORMER
TO BE REMOVED
EXISTING
TRANSFORMER
TO REMAIN



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE		
SANITARY CLEAN OUT		
BOLLARD		
GAS VALVE		
WATER VALVE		
TREELINE		
TREE		

DEMO NOTES:

1. Notify the municipalities Planning and Engineering Departments of ensuring demo activity.
2. Install orange construction fence around site as shown on plan
2. Establish erosion and sedimentation control measures, as shown in the plan prior to initiating any demo activity.
4. Call Before You Dig 1 800 922 4455.
5. Clear and grub site, trees and stumps shall be disposed of in an approved manner. Develop Construction Entrance.
6. Strip and stockpile topsoil; anchor with straw mulch and silffence. If stockpiles are to be left in place for more than 45 days, they should be seeded with annual ryegrass at a rate of 40 lbs/acre.
7. Start mass demo work, buildings, concrete, pavement, lights, etc. unless otherwise noted.
8. Finish grade site, spread topsoil and seed all areas disturbed by construction. Stabilize all slopes.

Suggested Seed Mixture	Lbs/Acre	Lbs/1,000 s.f.
Kentucky Blue Grass	20	0.45
Creeping Red Fescue	20	0.45
Perennial Ryegrass	5	0.10

9. Remove sediment and dispose of offsite in an environmentally acceptable manner.
10. After disturbed areas have had vegetation re-established on them, siltation barriers shall be removed.

DISPOSE OF ALL DEMO MATERIAL IN AN ENVIRONMENTALLY SAVE MANNOR

SIGNATURE BLOCK

Approved by the Town Plan and Zoning Commission under

Petition #_____ at meeting of _____

_____ Date _____ Chairman

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

811 Know what's below. Call before you dig.

ENGINEER'S SEAL

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.
Frank J. Cahill
FRANK J. CAHILL
CT. PEL #22898

REVISIONS:
DATE: 12/27/2024
DATE: 04/10/2025
DATE:
DATE:
DATE:
DATE:
DATE:

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-6066

SCALE: 1"=40'
DATE: 1/13/2024
DRAWN BY: RBB
CHECKED BY: JEJ

SITE PLAN REVISION

PROPOSED DEMO PLAN

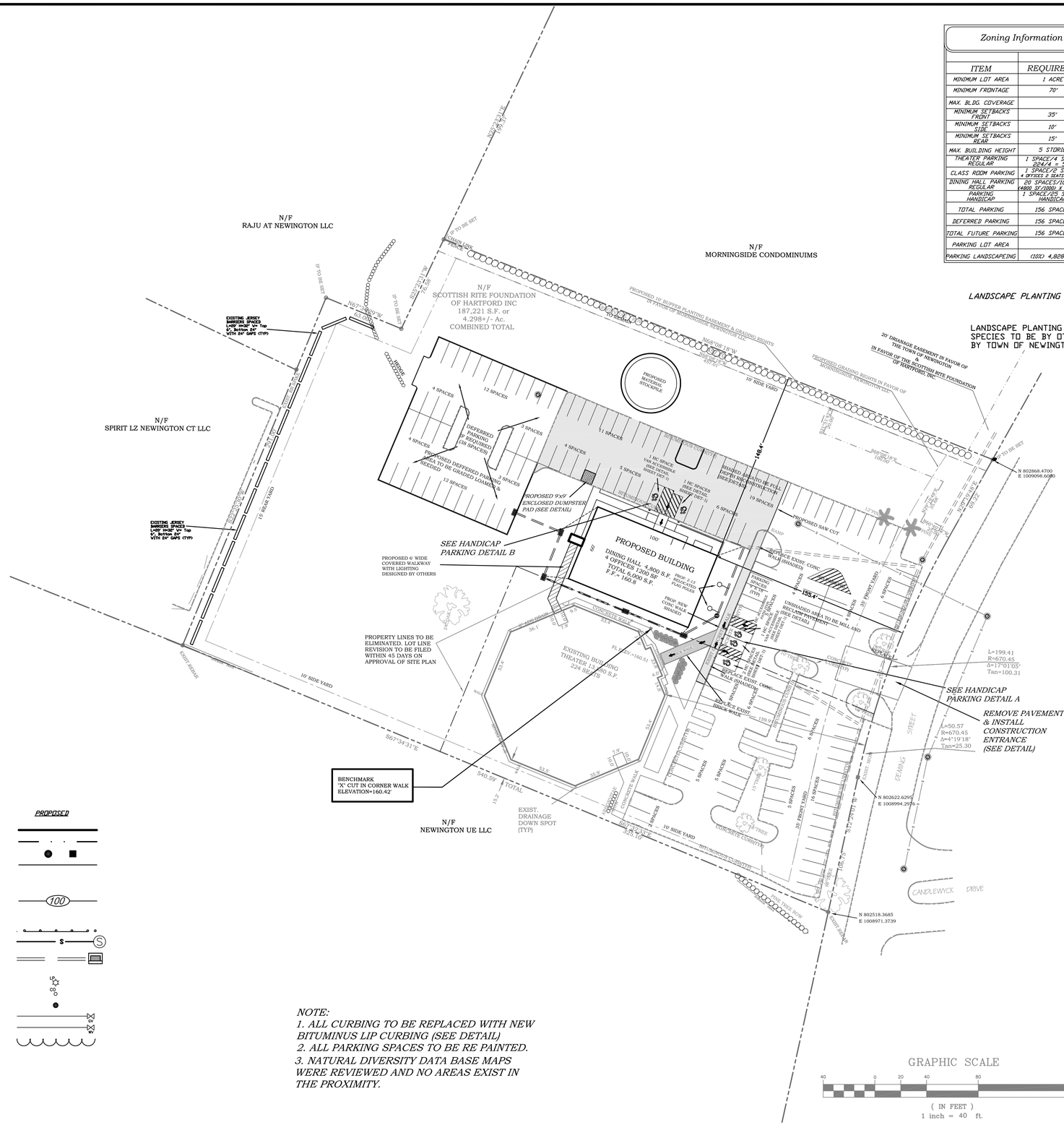
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

2

FILE NUMBER	SHEET NUMBER
223186	DEMO 1

JONES ENGINEERING LLC

P:\223\PRJ\SCOTTISH-223186-NEWINGT-MU\dwg\Site Plan.042425.dwg, DEMO 40, 4/24/2025 11:15:08 AM



Zoning Information - Zone PD		
ITEM	REQUIRED	PROVIDED/ (PROPOSED)
MINIMUM LOT AREA	1 ACRE	4.298 ACRES PROP
MINIMUM FRONTAGE	70'	175.97' PROP
MAX. BLDG. COVERAGE		10.6%
MINIMUM SETBACKS FRONT	35'	155.4' PROP
MINIMUM SETBACKS SIDE	10'	15.2' EXIST
MINIMUM SETBACKS REAR	15'	230.7' EXIST
MAX. BUILDING HEIGHT	5 STORIES	5 STORY
THEATER PARKING REGULAR	1 SPACE/4 SEATS 224/4 = 56	117 SPACES
CLASS ROOM PARKING	1 SPACE/2 SEATS 4 OFFICES & SEATS EA. = 4	
DINING HALL PARKING REGULAR	20 SPACES/1000 SF (4800 SF/1000 X 20 = 96	
PARKING HANDICAP	1 SPACE/25 SPACES HANDICAP	5 SPACES
TOTAL PARKING	156 SPACES	118 SPACES
DEFERRED PARKING	156 SPACES	38 SPACES
TOTAL FUTURE PARKING	156 SPACES	156 SPACES
PARKING LOT AREA		48,278 SF
PARKING LANDSCAPEING	(10%) 4,828 SF	5,030 SF

LANDSCAPE PLANTING BEDS

LANDSCAPE PLANTING BEDS, LAYOUT AND SPECIES TO BE BY OTHERS AND APPROVED BY TOWN OF NEWINGTON PLANNER.

Know what's **below.**
Call before you dig.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE		
SANITARY CLEAN OUT		
BOLLARD		
GAS VALVE		
WATER VALVE		
TREELINE		
TREE		

NOTE:
1. ALL CURBING TO BE REPLACED WITH NEW BITUMINUS LIP CURBING (SEE DETAIL)
2. ALL PARKING SPACES TO BE RE PAINTED.
3. NATURAL DIVERSITY DATA BASE MAPS WERE REVIEWED AND NO AREAS EXIST IN THE PROXIMITY.

Standard Site Plan Notes:

1. Parcel Owner: SCOTTISH RITE FOUNDATION OF HARTFORD, INC. Parcel Address: #207 DEMING ROAD
2. Contour Interval= 2'
3. Elevations Based on NAVD88 Datum.
4. Topography is from Field Topo.
5. The Indicated Existing Utilities are Based upon Limited Information. The Locations are Approximate and Not Guaranteed. All Utilities May Not Be Shown. Prior to Any Excavation, the Contractor shall Notify "CALL BEFORE YOU DIG" @ 1.800.922.4455.
6. Contractor Required to Field Verify All Dimensions, Elevation, Quantities and Details Prior To Any Construction.
7. Lot Area = 48,320 s.f. + 138,901 s.f. = 187,221 s.f. or 4.298+/- acres.
8. Property is Located in Zone (PD)
9. All Construction Shall Conform to CONN. DOT 818.
10. Groundwater Zone is N/A
12. Property to be Served By Public Water and Sanitary Sewer.
13. Flood Lamps to be Shielded So As Not to Allow Illumination to Emit Beyond the Property.
14. Lot Coverage = 10.6 %
15. Present Land Use: Theater
16. Proposed Land Use: Theater,Learning Center & Dining hall
17. Planning and Engineering Departments to be Notified @ 860 665-8575 and 860-665-8570, Twenty Four Hours in Advance of Any Construction Activity.
18. Any Regulated Activity in a Designated Inland Wetland or Inland Wetland Review Area Not A Part of This Plan Shall Require A Separate Inland Wetland Permit.
19. All Roof Drains to be Connected To Catch Basins.
20. Underground Fuel Tanks Shall Be Prohibited.
21. All Work In Connection With This Plan Shall Be Completed Within Five (5) Years of the Date of Approval, or the Approval Is No Longer Valid.
22. No Certificate of Occupancy Shall Be Issued Until All Site Work is Completed, Or When Specifically Approved By the Planning and Zoning Commission. A Temporary C.O. May be Issued Upon the Posting Of A Bond.
23. The Applicant Shall be Responsible for Obtaining The Necessary State and Federal Environmental Permits.
27. Total Proposed Building Square Footage is 6,000 S.F.
28. Water Service Sizing to Be Determined By the Local Utility Provider upon Receipt of All Pertinent Water Fixture Data.

ADDITIONAL Site Plan Notes:

1. LIGHTING PLAN TO BE PREPARED BY LIGHTING SUPPLIER.
2. PLANTING PLAN TO BE PREPARED BY LANDSCAPE ARCHITECH.

SIGNITURE BLOCK

Approved by the Town Plan and Zonigg Commission under

Petition #_____at meeting of_____

_____

Date Chairman

SITE PLAN REVISION

3

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

FILE NUMBER	SHEET NUMBER
223186	SP 1

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

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

JAMES E. JONES CT. L.S. REG. NO. 12329 DATE

ENGINEER'S SEAL

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

FRANK J. CAHILL
CT. PEL #22898

REVISIONS:
DATE: 12/27/2024
DATE: 04/10/2025
DATE: 05/06/2025
DATE:
DATE:
DATE:
DATE:

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-6066

SCALE: 1"=40'
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

LAYOUT PLAN
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

JONES ENGINEERING LLC

P:\223\PRJ\SCOTISH-223186-NEWINGT-MU\dwg\Site Plan.050525.dwg, SITE PLAN 40, 5/6/2025 1:45:39 PM

SITE LOCATION MAP
SCALE: 1"=500'

Construction Sequence:

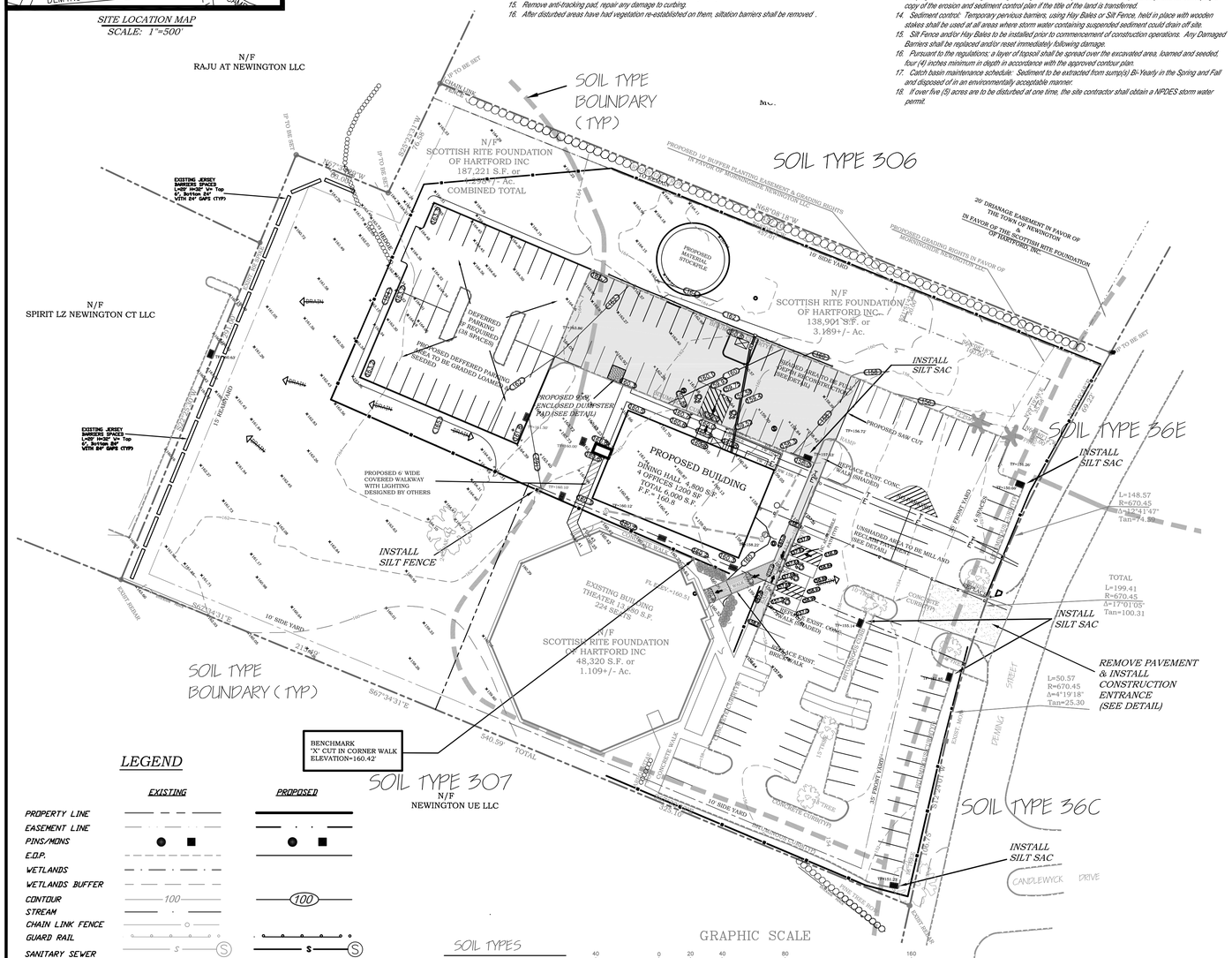
1. Pursuant to the Erosion and Sedimentation Control Plan, notify the municipalities Planning and Engineering Departments of ensuing construction activity.
2. Establish erosion and sedimentation control measures, as shown in the plan prior to initiating any construction activity.
3. Call Before You Dig 1 800 922 4455.
4. Clear and grub site, trees and stumps shall be disposed of in an approved manner. Develop Construction Entrance.
5. Strip and stockpile topsoil, anchor with straw mulch and silfence. If stockpiles are to be left in place for more than 45 days, they should be seeded with annual ryegrass at a rate of 40 lbs/acre.
6. Start mass excavation.
7. Start building excavation and place foundation, slab and building.
8. Construct site utilities, protect catch basins with staked hay bales or silt sacks. Trap any sediment that accumulates during construction.
9. Continue with site grading, place and grade banks, provide slope stabilization at 3:1 banks.
10. Scarify existing pavement & replace with new pavement .
11. Construct concrete walks and place bituminous concrete.
12. Finish grade site, spread topsoil and seed all areas disturbed by construction. Stabilize all slopes.

Suggested Seed Mixture	Lbs/Acre	Lbs/1,000 s.f.
Kentucky Blue Grass	20	0.45
Creeping Red Fescue	20	0.45
Perennial Ryegrass	5	0.10

13. Paint parking stalls
14. Remove sediment and dispose of offsite in an environmentally acceptable manner.
15. Remove anti-tracking pad, repair any damage to curbing.
16. After disturbed areas have had vegetation re-established on them, siltation barriers shall be removed .

Erosion & Sedimentation Notes:

1. Land disturbance shall be kept to a minimum. Re-stabilization shall be scheduled as soon as practicable. For those areas which are left exposed for more than 30 days, temporary seeding for stabilization shall be utilized. Annual Ryegrass (or an approved equal) may be utilized.
2. Slopes shall be restricted to 2' horizontal:1' vertical (maximum) or flatter through grading and/or retaining walls.
3. Disturbed areas, except paved areas, shall be loamed (4" min. depth) and seeded or mulched.
4. All erosion and sedimentation control measures shall be constructed in accordance with the standards and specification of the erosion and sedimentation control handbook as amended to date.
5. The application and specific details of the erosion and sedimentation control shall follow the CT council on soil and water conservation manual entitled "Guidelines For Soil Erosion and Sediment Control", dated March 2024 as amended to date.
6. All control measures shall be maintained in effective condition throughout the construction period.
7. Additional control measures shall be installed during the construction period if deemed necessary by the Town Planner and/or the Town Engineer.
8. Sedimentation barriers to be "Fibretex" 150 Grade, Staked Haybales, or Approved Equal.
9. Sedimentation barrier to be installed as shown on this plan prior to any construction.
10. Contractor is responsible for correcting any unforeseen field conditions.
11. All construction shall conform to the standards of the municipality.
12. Bruce Work (860-986-1900) or its duly authorized agent is responsible for notifying the Town Planning and Engineering Departments at least Twenty Four (24) hours in advance of the start of any construction activity.
13. Bruce Work (860-986-1900) or its duly authorized agent is assigned the responsibility for implementing this erosion and sedimentation 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, notifying the Town Planning and Engineering Offices of any transfer of this responsibility, and for conveying a copy of the erosion and sediment control plan if the title of the land is transferred.
14. Sediment control: Temporary pervious barriers, using Hay Bales or Silt Fence, held in place with wooden stakes shall be used at all areas where storm water containing suspended sediment could drain off site.
15. Silt Fence and/or Hay Bales to be installed prior to commencement of construction operations. Any Damaged Barriers shall be replaced and/or reset immediately following damage.
16. Pursuant to the regulations, a layer of topsoil shall be spread over the excavated area, loamed and seeded, four (4) inches minimum in depth in accordance with the approved contour plan.
17. Catch basin maintenance schedule: Sediment to be extracted from sump(s) Bi-Yearly in the Spring and Fall and disposed of in an environmentally acceptable manner.
18. If over five (5) acres are to be disturbed at one time, the site contractor shall obtain a NPDES storm water permit.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE		
SANITARY CLEAN OUT		
BOLLARD		
GAS VALVE		
WATER VALVE		
TREELINE		
TREE		

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SOIL TYPES

306 URBAN LAND COMPLEX

307 URBAN LAND

37C MANCHESTER GRAVELLY SANDY LOAM, 3 to 5 % SLOPES

37E MANCHESTER GRAVELLY SANDY LOAM, 15 to 45 % SLOPES

NOTE:
1. ALL CURBING TO BE REPLACED WITH NEW BITUMINUS LIP CURBING (SEE DETAIL)
2. ALL PARKING SPACES TO BE RE PAINTED.

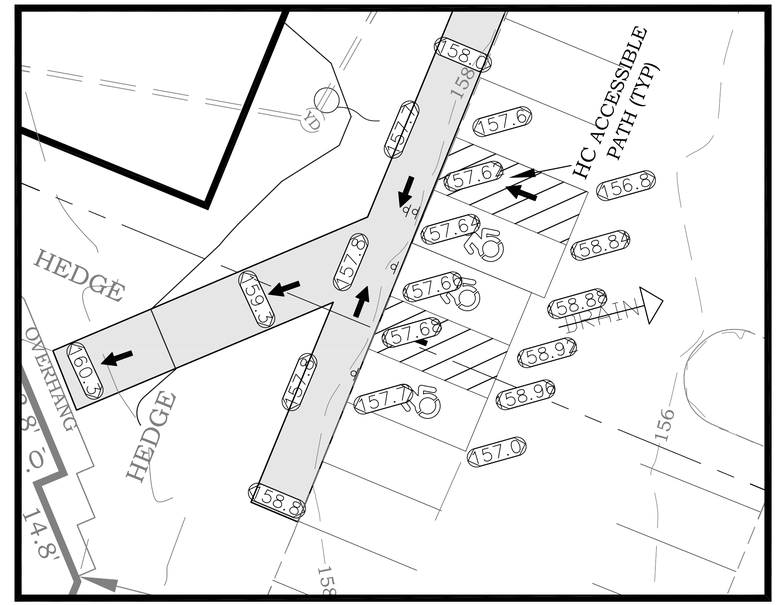
SIGNATURE BLOCK

Approved by the Town Plan and Zoning Commission under

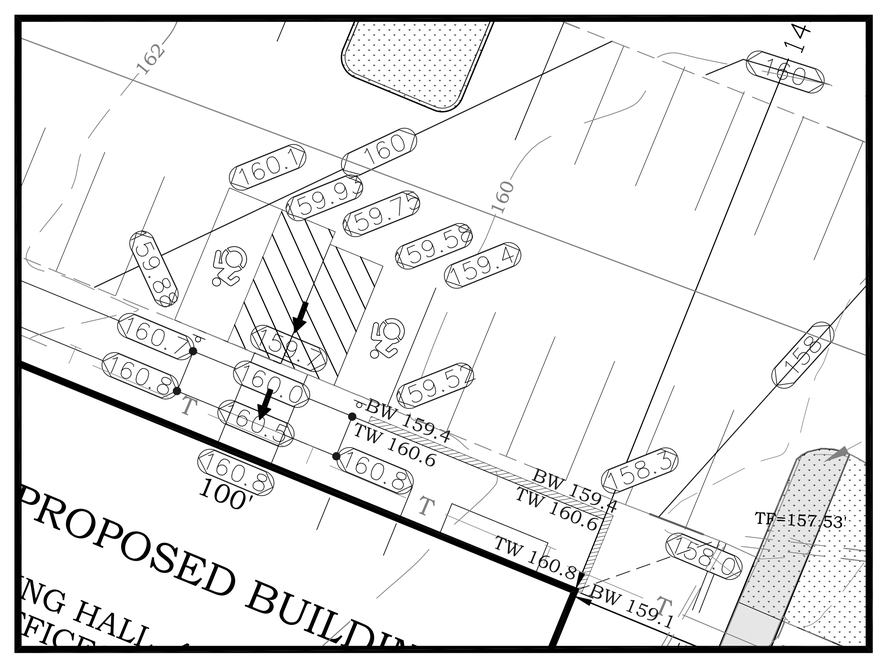
Petition #_____at meeting of_____

Date Chairman

SITE IMPERVIOUS AREA TABULATION
PREVIOUS - TOTAL = 104,712 S.F. - DEFERED = 19,350 S.F.
PROPOSED - TOTAL = 81,795 S.F. - DEFERED = 13,900 S.F.



HANDICAP PARKING DETAIL A
SCALE 1"= 10'



HANDICAP PARKING DETAIL B
SCALE 1"= 10'

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

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JAMES E. JONES CT. L.S. REG. NO. 12329 DATE

ENGINEER'S SEAL

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FRANK J. CAHILL
CT. PEL #22898

Know what's below. Call before you dig.

REVISIONS:
DATE: 12/27/2024
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DATE: 05/06/2025
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JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
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SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-6066

SCALE: 1"=40'
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

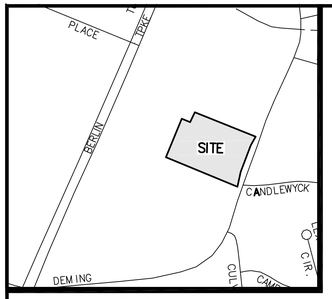
GRADING & EROSION PLAN
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

4 SITE PLAN REVISION

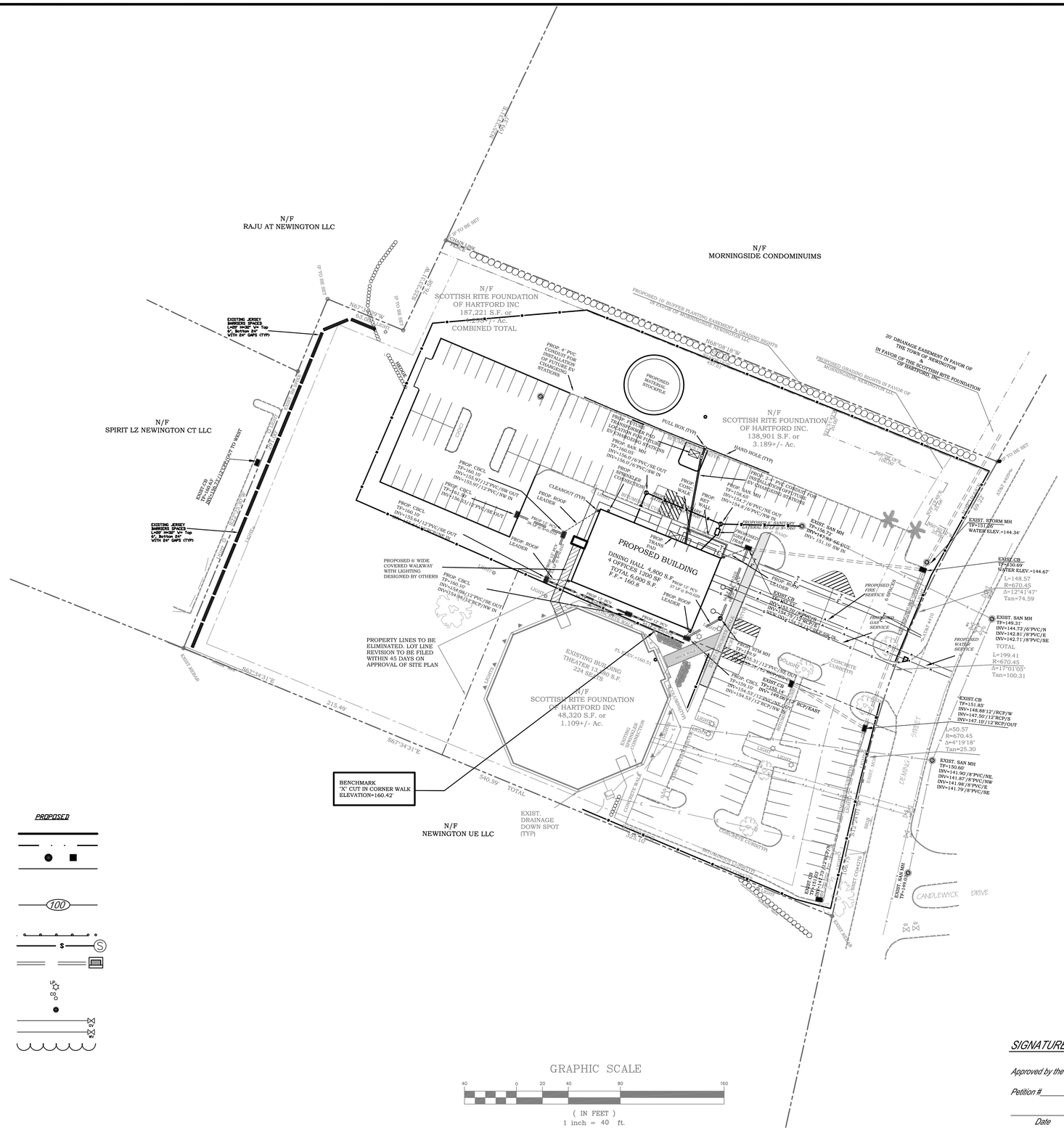
FILE NUMBER	SHEET NUMBER
223186	G&E 1

JONES ENGINEERING LLC

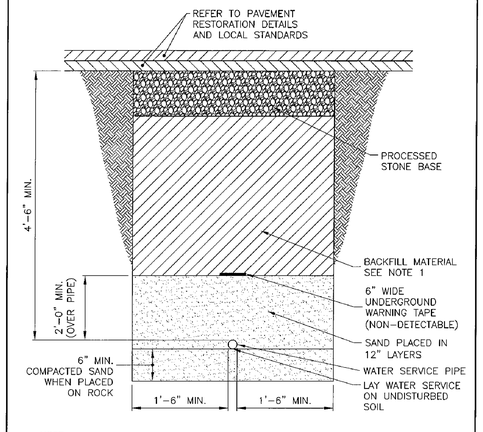
P:\223\PRJ\SCOTISH-223186-NEWINGT-MU\dwg\Site Plan.050525.dwg, G&E PLAN 40, 5/6/2025 1:49:31 PM



SITE LOCATION MAP
SCALE: 1"=500'


N/F
RAJU AT NEWINGTON LLC
N/F
MORNINGSIDE CONDOMINUIMS
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC
187,221 S.F. or
4.298+/- Ac.
COMBINED TOTAL
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC.
138,901 S.F. or
3.189+/- Ac.
N/F
SPIRIT LZ NEWINGTON CT LLC
PROPOSED BUILDING
DINING HALL 4,800 S.F.
4 OFFICES 1,200 S.F.
TOTAL 6,000 S.F.
F.F.=160.8
EXISTING BUILDING
THEATER 13,360 S.F.
221 SEATS
N/F
SCOTTISH RITE FOUNDATION
OF HARTFORD INC
48,320 S.F. or
1.109+/- Ac.
N/F
NEWINGTON UE LLC
PROPOSED 6' WIDE COVERED WALKWAY WITH LIGHTING DESIGNED BY OTHERS
PROPERTY LINES TO BE ELIMINATED. LOT LINE REVISION TO BE FILED WITHIN 45 DAYS ON APPROVAL OF SITE PLAN
BENCHMARK
"X" CUT IN CORNER WALK
ELEVATION=160.42
EXIST. DRAINAGE DOWN SPOT (TYP)
PROPOSED MATERIAL STOCKPILE
20' DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF NEWINGTON IN FAVOR OF THE SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
PROPOSED 12' BUFFER PLANTING EASEMENT & GRADING RIGHTS IN FAVOR OF MORNINGSIDE NEWINGTON LLC
PROPOSED GRADING RIGHTS IN FAVOR OF MORNINGSIDE NEWINGTON LLC
EXISTING JERSEY BARRIERS SPACED LARGE ENOUGH TO TOP 6", BOTTOM 24" WITH 24" GAPS (TYP)
EXIST. CB TP=150.69' WATER ELEV.=144.67'
EXIST. STORM MH TP=151.26' WATER ELEV.=144.34'
EXIST. SAN MH TP=149.31' INV=144.73/6"PVC/N INV=142.81/8"PVC/E INV=142.71/8"PVC/SE
EXIST. SAN MH TP=150.60' INV=141.50/8"PVC/NE INV=141.87/8"PVC/NW INV=141.98/8"PVC/E INV=141.79/8"PVC/SE
CANDLEWYCK DRIVE
DEMING STREET
S67°34'31"E
540.59' TOTAL
215.49'
N67°34'31"W
N67°34'31"W
N67°34'31"W

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER SERVICE TRENCH

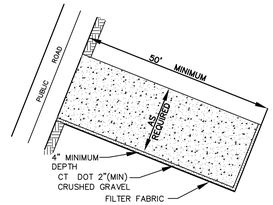
DETAIL W/4

NTS

FILE: W-14 Water Service Trench.dwg

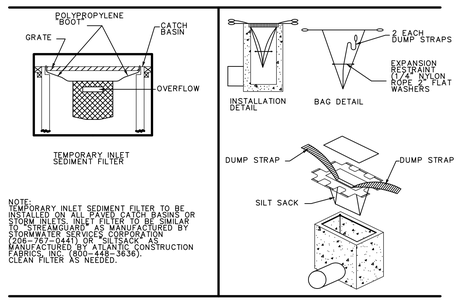
PAGE 52

Latest Revision JANUARY 2017



CONSTRUCTION ENTRANCE DETAIL

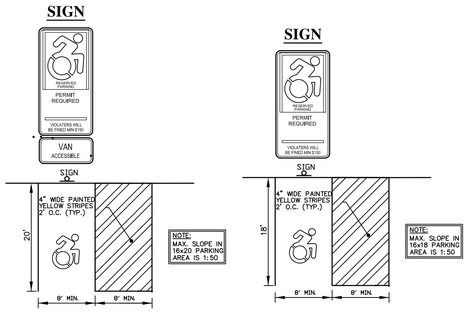
N.T.S.



NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES, CORPORATION (208-762-1464) OR "SILTSACK" AS MANUFACTURED BY ACF ENVIRONMENTAL CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

SILT SACK DETAIL

NO SCALE

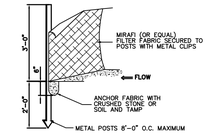


VAN ACCESSIBLE HANDICAPPED PARKING SPACE DETAIL

HANDICAPPED PARKING SPACE DETAIL

PARKING NOTES

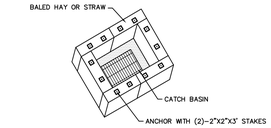
1. ALL PARKING SPACES TO BE RE-STRIPED.
2. ALL HANDICAP SPACES TO BE CODE SPECIFIC DINENSIONS.



SILT FENCE DETAIL

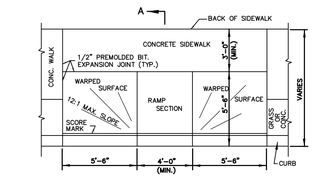
N.T.S.

HAY BALES FOR CATCH BASINS ON EARTH

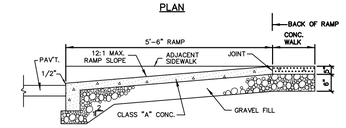


SEDIMENTATION BARRIER INSTALLATION

N.T.S.



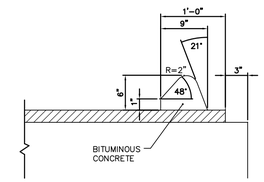
PLAN



SECTION A-A

PEDESTRIAN SIDEWALK RAMP

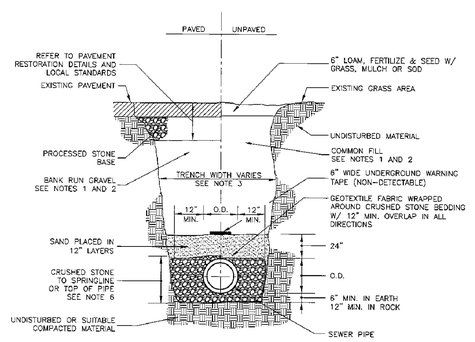
N.T.S.



BITUMINOUS CONCRETE LIP CURBING

N.T.S.

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

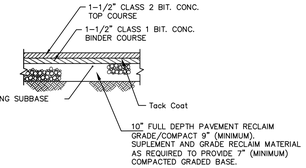
DETAIL S/2

NTS

File S-2 Sewer Trench.dwg

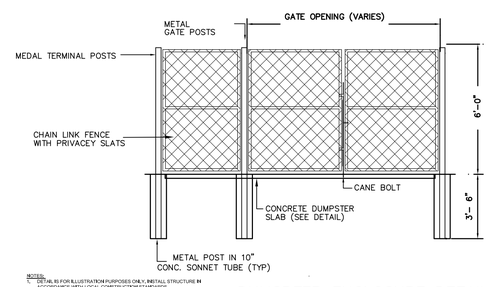
PAGE 2

Latest Revision JANUARY 2017



MILL AND RECLAIM PAVEMENT

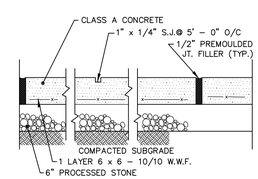
N.T.S.



NOTES:
1. DETAIL IS FOR ILLUSTRATION PURPOSES ONLY, INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
2. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.

DUMSPTER ENCLOSURE DETAIL

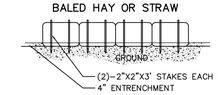
N.T.S.



CONCRETE WALK/DUMPSTER PAD DETAIL

N.T.S.

BALED HAY OR STRAW

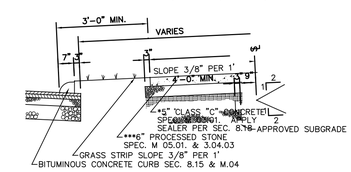


SEDIMENTATION BARRIER INSTALLATION
HAY BALE INSTALLATION
GENERAL INSTALLATION

N.T.S.

*ALL CLASS CONCRETE SHALL CONTAIN 7% ENTRAINED AIR, 4000 P.S.I., MIX. ALL SPECS FROM CT HWY. STD. 814 ADOPTED 1988. CONTRACTION JOINTS EVERY FOUR (4) FEET. EXPANSION JOINTS EVERY TWENTY (20) FEET.

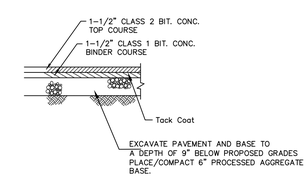
*6" OF CONCRETE THROUGH DRIVEWAY (RESIDENTIAL). 8" OF CONCRETE THROUGH DRIVEWAYS (INDUSTRIAL/BUSINESS).



BROOM FINISH.

***UNLESS OTHERWISE DIRECTED BY ENGINEER.
**IF SEPARATION BETWEEN GUTTER LINE AND FRONT EDGE OF WALK IS LESS THAN 3', TOWN ENGINEER MAY MODIFY TYPICAL SECTION BASED ON FIELD CONDITIONS AND CONCRETE CURB, CONCRETE D.W. RAMPS AND WIDER WALKS MAY BE REQUIRED.
*WIDTH OF WALK SHALL BE WIDENED TO MATCH FIELD CONDITIONS UNLESS MODIFIED BY TOWN ENGINEER BASED ON FIELD CONDITIONS.

TYPICAL SIDEWALK SECTION



FULL DEPTH RECONSTRUCTION SECTION

N.T.S.

SITE PLAN REVISION

6

ENGINEER'S SEAL

NOT VALID UNLESS EMBOSSED SEAL IS APPLIED HEREON.

Frank J. Cahill

FRANK J. CAHILL
CT. REL #22898

REVISIONS:
DATE: 12/27/2024
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-0066

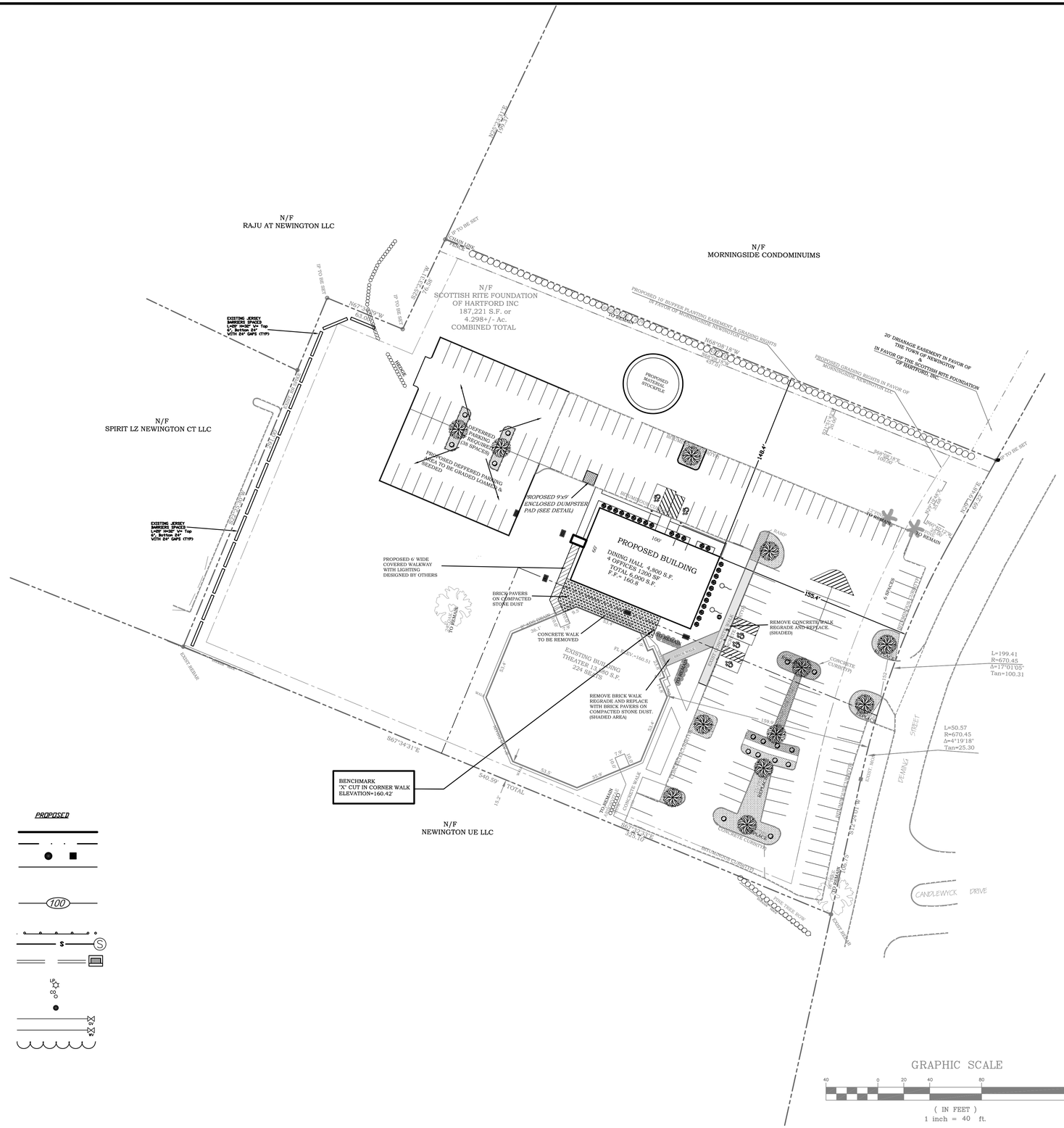
SCALE: NA
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

DETAIL SHEET
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

FILE NUMBER	SHEET NUMBER
219113	DET-1

JONES ENGINEERING LLC

P:\223\PRJ\SCOTISH-223186-NEWINGT-MU\dwg\Site Plan.042425.dwg, DETAIL SHEET, 4/24/2025 11:21:30 AM



Know what's **below.**
Call before you dig.

PLANTING SCHEDULE

SPECIES	SIZE	TOTAL QUANT.	DEFFERED QUANT.
RED SUNSET MAPLE	2 1/2" DIA	12	2
PURPLE GEM RODADENDRUM	15-18"	25	4
RED RUFFLES AZALEA	15-18"	16	16

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE	LP	LP
SANITARY CLEAN OUT	SO	SO
BOLLARD		
GAS VALVE	GV	GV
WATER VALVE	WV	WV
TREELINE		
TREE		

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

SIGNITURE BLOCK

Approved by the Town Plan and Zonigg Commission under

Petition #_____ at meeting of_____

_____

Date Chairman

SITE PLAN REVISION

7

FILE NUMBER	SHEET NUMBER
223186	LS 1

REVISIONS:
DATE: 12/27/2024
DATE: 04/10/2025
DATE: 05/06/2025
DATE:
DATE:
DATE:
DATE:

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 24 PHONE: (860) 621-0700
P.O. BOX 249 FAX: (860) 621-6066
SOUTHINGTON, CT 06489

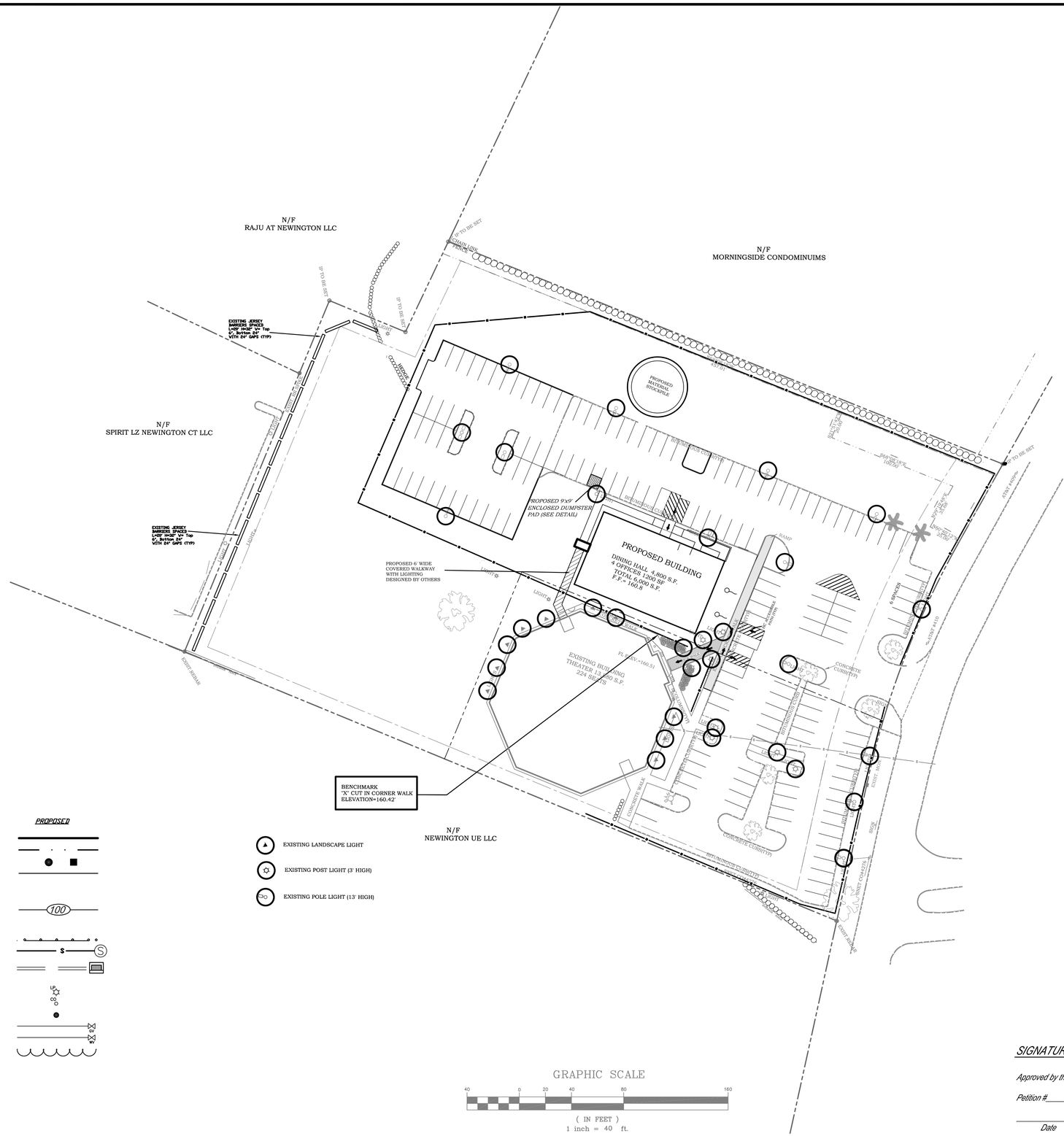
SCALE: 1"=40'
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

LANDSCAPE PLAN
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

JONES ENGINEERING LLC

P:\223\PRJ\SCOTISH-223186-NEWINGT-MU\dwg\Site Plan.050525.dwg, Landscape, 5/6/2025 1:54:00 PM

SITE LOCATION MAP
SCALE: 1"=500'



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE		
SANITARY CLEAN OUT		
BOLLARD		
GAS VALVE		
WATER VALVE		
TREELINE		
TREE		

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SEE MANUFACTURER'S ILLUMINATION PLAN AND DETAILS

Know what's below. Call before you dig.

SIGNATURE BLOCK

Approved by the Town Plan and Zoning Commission under

Petition #_____ at meeting of _____

Date Chairman

8

FILE NUMBER	SHEET NUMBER
223186	LIGHT 1

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

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

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

JAMES E. JONES CT. L.S. REG. NO. 12329 DATE

ENGINEER'S SEAL

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

FRANK J. CAHILL
CT. PEL #22898

REVISIONS:
DATE: 12/27/2024
DATE: 04/10/2025
DATE: 05/06/2025
DATE:
DATE:
DATE:
DATE:

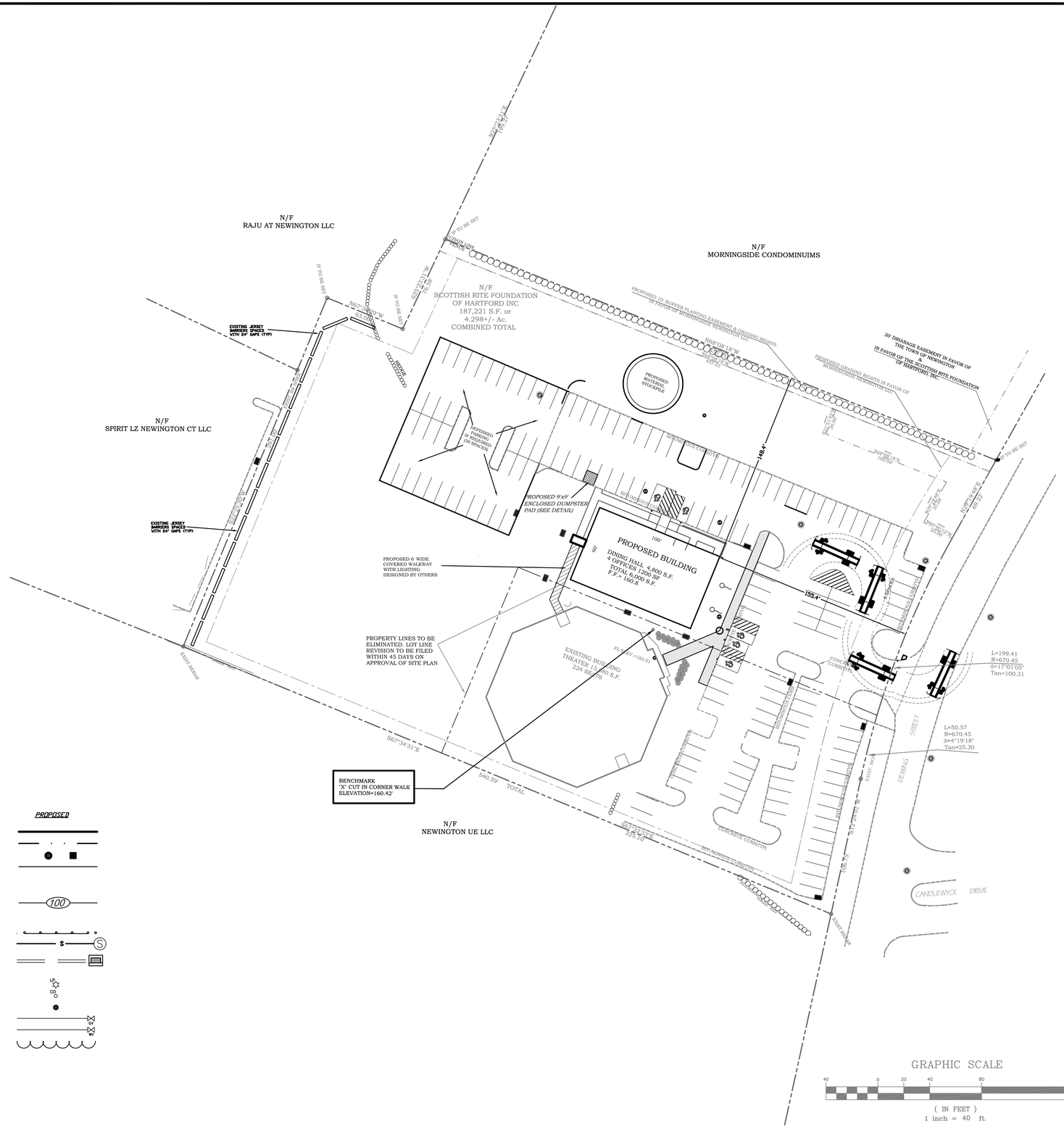
JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489
PHONE: (860) 621-0700
FAX: (860) 621-6066

SCALE: 1"=40'
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

LIGHTING PLAN

PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

JONES ENGINEERING LLC



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
PINS/MONS		
E.O.P.		
WETLANDS		
WETLANDS BUFFER		
CONTOUR	100	100
STREAM		
CHAIN LINK FENCE		
GUARD RAIL		
SANITARY SEWER	S	S
STORM SEWER		
UTILITY POLE		
LIGHT POLE		
SANITARY CLEAN OUT		
BOLLARD		
GAS VALVE		
WATER VALVE		
TREELINE		
TREE		

NOTE:
TURNING MOVEMENT FOR:
95' MIDMOUNT AERIAL PLATFORM

SIGNITURE BLOCK

Approved by the Town Plan and Zonigg Commission under

Petition #_____ at meeting of_____

Date *Chairman*

9

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.

FILE NUMBER	SHEET NUMBER
223186	SP 1

Know what's **below.**
Call before you dig.

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

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

JAMES E. JONES CT. L.S. REG. NO. 12329 *DATE*

ENGINEER'S SEAL

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

FRANK J. CAHILL
CT. PEL #22898

REVISIONS:
DATE: 04/10/2025
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

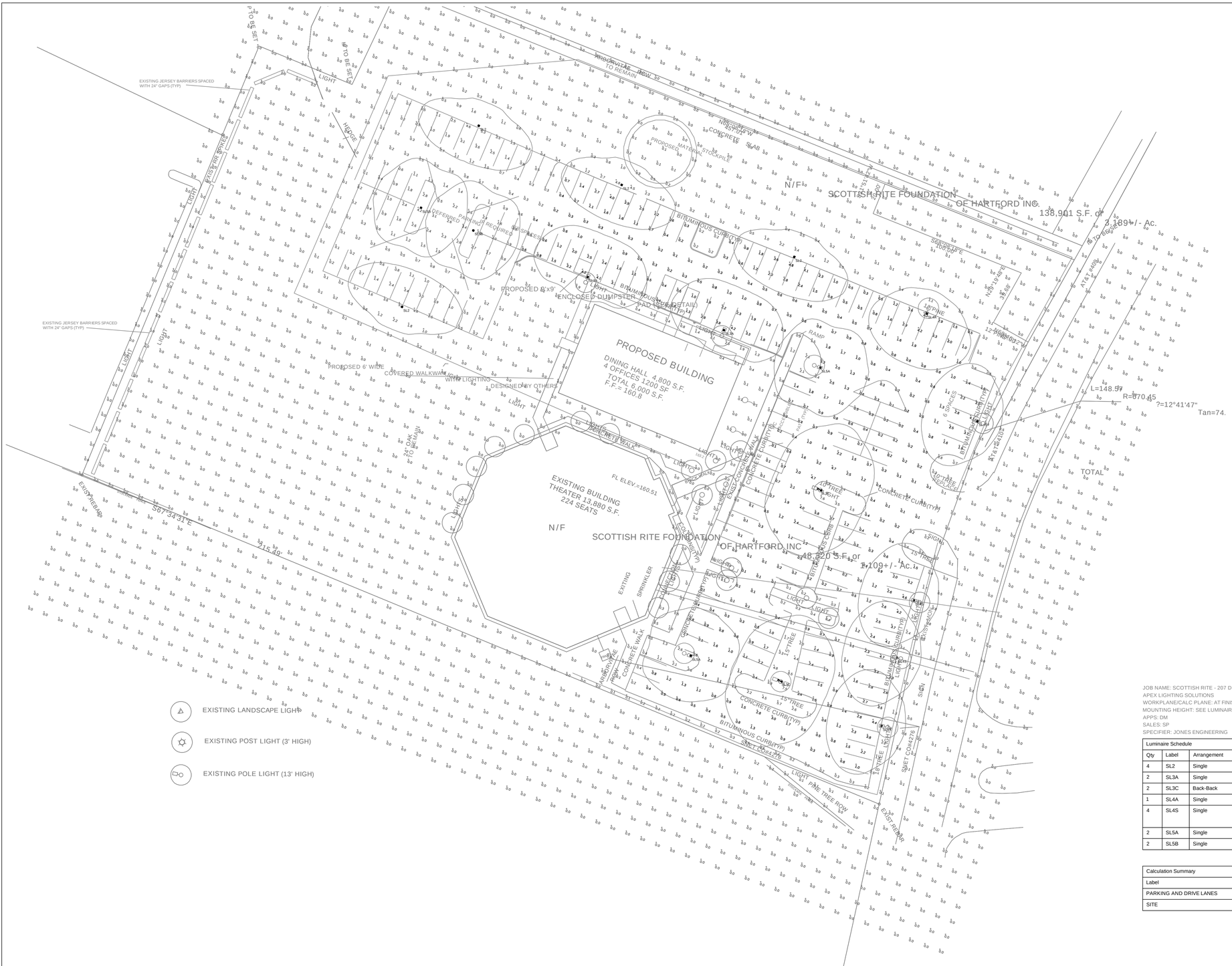
JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING
92 NORTH SUMMIT ST, SUITE 2A *PHONE: (860) 621-0700*
P.O. BOX 249 *FAX: (860) 621-6066*
SOUTHINGTON, CT 06489

SCALE: 1"=40'
DATE: 1/12/2024
DRAWN BY: RBB
CHECKED BY: JEJ

FIRE TRUCK TURNING RADII
PREPARED FOR
SCOTTISH RITE FOUNDATION OF HARTFORD, INC.
#207 DEMING STREET
NEWINGTON, CONNECTICUT

JONES ENGINEERING LLC

P:\223\PRJ\SCOTISH-223186-NEWINGT-MU\dwg\Site Plan.042425.dwg, Fire Truck Turn, 4/24/2025 11:24:06 AM



JOB NAME: SCOTTISH RITE - 207 DEMING ST - NEWINGTON, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: JONES ENGINEERING

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	5725	38.14286	0.900	B2-U0-G2	GARDCO OPF-S-P03-830-T2M-VOLT-FINISH-OPF-RMB / MOUNTED TO 13FT POLE
2	SL3A	Single	5783	38.14286	0.900	B2-U0-G2	GARDCO OPF-S-P03-830-T3M-VOLT-FINISH-OPF-RMB / MOUNTED TO EXISTING 13FT POLE
2	SL3C	Back-Back	5783	38.14286	0.900	B2-U0-G2	GARDCO OPF-S-P03-830-T3M-VOLT-FINISH-OPF-RMB / MOUNTED TO EXISTING 13FT POLE
1	SL4A	Single	5669	38.14286	0.900	B1-U0-G2	GARDCO OPF-S-P03-830-T4M-VOLT-FINISH-OPF-RMB / MOUNTED TO EXISTING 13FT POLE
4	SL4S	Single	5669	38.14286	0.900	B1-U0-G2	GARDCO OPF-S-P03-830-T4M-VOLT-FINISH-OPF-S-EHS-1-OPF-RMB / MOUNTED TO EXISTING 13FT POLE / SHIELD NOT SHOWN IN CALC
2	SL5A	Single	5552	38.14286	0.900	B3-U0-G1	GARDCO OPF-S-P03-830-T5M-VOLT-FINISH-OPF-RMB / MOUNTED TO EXISTING 13FT POLE
2	SL5B	Single	5552	38.14286	0.900	B3-U0-G1	GARDCO OPF-S-P03-830-T5M-VOLT-FINISH-OPF-RMB / MOUNTED TO 13FT POLE

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	0	1.23	5.8	0.0	N.A.	N.A.
SITE	0	0.34	7.6	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:

SCOTTISH RITE
207 DEMING ST
NEWINGTON, CT

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=30'-0"

DATE: 4/28/25

DRAWN BY: DM

SHEET:

SL-2F

FILE NAME: 2025-04-28 SL-2F SCOTTISH RITE - 207 DEMING ST - NEWINGTON, CT - DM.DWG