KEY MAP
1"=200'

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- 01/11/2022 - Remove / reconfigure north drive entrance.

Site Development Plan for Proposed Car Wash

16 Fenn Road
Newington, CT

C.1	Cover Sheet	N.T.S.
EC.1	Existing Conditions Map	1"=30'
SD.1	Site Development Plan	1"=30'
GDU.1	Grading, Drainage & Utility Plan	1"=30'
LS.1	Landscaping Plan	1"=30'
LP.1	Lighting Plan	1"=30'
SS.1	Snow Storage Plan	1"=30'
SES.1	Sedimentation & Erosion Control Details	N.T.S.
TT.1	Vehicle Turning Template Diagrams	1"=30'
D.1	Standard Detail Sheet	N.T.S.
D.2	Standard Detail Sheet	N.T.S.
D.3	Standard Detail Sheet	N.T.S.
D.4	Standard Detail Sheet	N.T.S.
ELEV.1	Proposed Building / Site Elevations	N.T.S.
ED.1	Existing Drainage Area Map	1"=30'
CB.1	Catch Basin Drainage Area Plan	1"=30'
COA.1	Certificates of Action	N.T.S.
COA.2	Certificates of Action	N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

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CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 BERKLEY STREET • P.O. BOX 1231 • NEW BRITAIN, CONNECTICUT 06176
PHONE: (860) 344-1148 • FAX: (860) 229-0801 • (860) 524-1157
FAX: (860) 344-1819 • WEB: WWW.ARTHURHOWLAND.COM

Cover Sheet

for

APPLICANT:
Wash Development, LLC

DEVELOPMENT:
Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:
March 17, 2021

SCALE:
N.T.S.

HORIZ. SAY ORIGINAL

SHEET:
C.1

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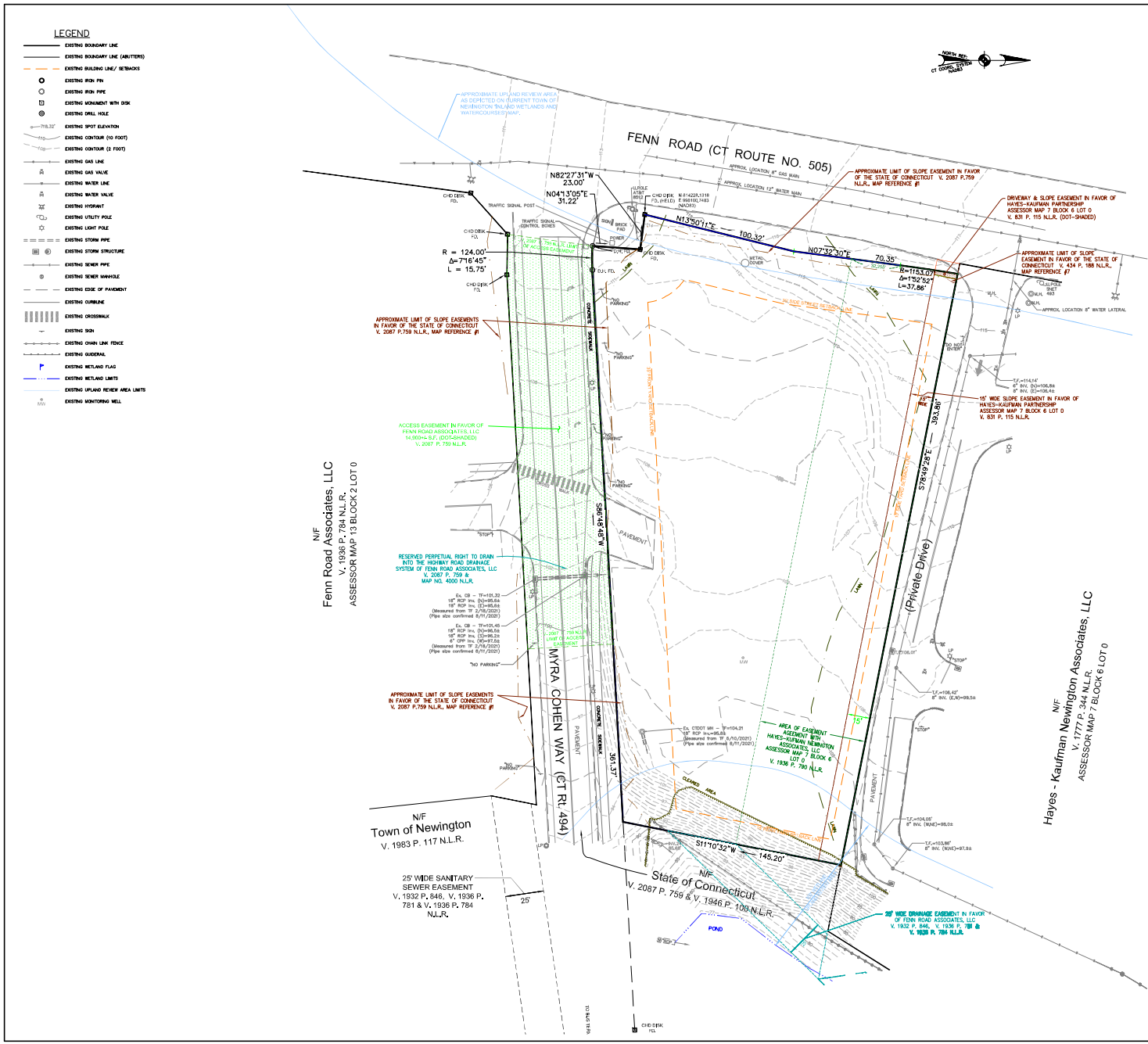

MAP REFERENCES:

1) "RIGHT OF WAY SURVEY, TOWN OF NEWINGTON, MAP SHOWING LAND ACQUIRED FROM FENN ROAD ASSOCIATES, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE 1" = 40', JANUARY 2010, REVISED (TO) 12-20-11," MAP ON FILE NO. 4000 NEWINGTON LAND RECORDS.

2) "RG-SUBDIVISION MAP (B) TOPOGRAPHIC MAP, SHEMETH RG-SUBDIVISION, 100 FENN ROAD / 712 CEDAR STREET, PREPARED FOR TODD SHEMETH, NEWINGTON, CONNECTICUT, SCALE 1" = 40', DATE: 03/18/02, REVISED (TO) 09/07/02, SHEETS 1 & 2 OF 2," MAPS ON FILE NOS. 3497-1 & 3497-2 NEWINGTON LAND RECORDS.

3) "COMPILATION PLAN, TOWN OF NEWINGTON, MAP SHOWING LAND ACQUIRED FROM JEANNETTE R. KOCZERA BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE 1" = 40', AUGUST 2006, REVISED (TO) 05-18-07, SHEETS 1 & 2 OF 2," MAPS ON FILE NOS. 3696 & 3697 NEWINGTON LAND RECORDS.

4) "RIGHT OF WAY SURVEY, TOWN OF NEWINGTON, MAP SHOWING LAND RELEASED TO FENN ROAD ASSOCIATES, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW BRITAIN - HARTFORD BUSWAY, SCALE 1" = 40', FEBRUARY 2010, REVISED (TO) 12-25-11," MAP ON FILE NO. 3990 NEWINGTON LAND RECORDS.

5) "AS-BUILT ALTA/ASCM LAND TITLE SURVEY PROPERTY/BOUNDARY OF HAYES - KAUFMAN PARTNERSHIP, 22 & 44 FENN ROAD, NEWINGTON, CONNECTICUT, SCALE 1" = 40', APRIL 07, 2003, REVISED: MAY 03, 2003," MAP ON FILE NO. 3530 NEWINGTON LAND RECORDS.

6) "RIGHT OF WAY SURVEY, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF BRITAIN AND NEWINGTON, TWO JWA MEMORIAL EXPRESSWAY FROM CEDAR STREET NORTHERLY TO THE NEW BRITAIN TOWN LINE, SCALE 1" = 50', APPROVED DATE: 10-64, NUMBER 65-72, 4 SHEETS."

7) "TOWN OF NEWINGTON MAP SHOWING LAND ACQUIRED FROM JEANETTE E. KOCZERA BY THE STATE OF CONNECTICUT, CENTRAL CONNECTICUT EXPRESSWAY, SCALE 1" = 40', SEPT. 1980, ARCHIVES FILE NO. 07406."

8) "PROPOSED COMMERCIAL DEVELOPMENT, CONCEPTUAL EASEMENT GRADING PLAN, FENN ROAD AND CEDAR STREET, NEWINGTON, CONNECTICUT, SCALE 1" = 40', DATE: JULY 2, 2012, REVISED (TO) 7/12/13," PREPARED BY VANASSE HANGEN BRUSTLIN, INC. PLAN ON FILE NO. 4037 NEWINGTON LAND RECORDS.

9) "SCHEDULE B - DESCRIPTION OF THE EASEMENT AREA" IN AN EASEMENT AGREEMENT, V. 1936 P. 780 NEWINGTON LAND RECORDS.

10) EXISTING MDC SEWER INVERT INFORMATION WITHIN THE PRIVATE DRIVE LOCATED BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT SHOPPING CENTER TO THE NORTH DERIVED FROM MAP ENTITLED "GRADING AND UTILITY PLAN - FENN ROAD PLAZA - FENN ROAD, NEWINGTON, CONNECTICUT, SCALE 1" = 40', FEBRUARY 12, 1990" PREPARED BY R.P. DIMMOCK ASSOCIATES CONSULTING ENGINEERS, P.O. BOX 240, MARLBOROUGH, CONNECTICUT.

11) EXISTING 12" WATER MAIN, VALVE & HYDRANT LOCATIONS WITHIN FENN ROAD HAVE BEEN APPROXIMATED FROM MAP #449 RECEIVED FROM THE UTILITY DIVISION OF THE CITY OF NEW BRITAIN DEPARTMENT OF PUBLIC WORKS ON MAY 19, 2021.

12) EXISTING 8" GAS MAIN LOCATION WITHIN FENN ROAD HAS BEEN APPROXIMATED FROM 11"x17" PLAN RECEIVED FROM CONNECTICUT NATURAL GAS ON MAY 19, 2021.

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- 05/14/2021 - Existing sanitary sewer inverts added.
- 05/19/2021 - Approx. location 12" water main & 8" gas main added.
- 06/17/2021 - Existing MH invert elevation added.
- 09/08/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final town review.

SUBJECT PROPERTY DEED REFERENCES INCLUDE: V. 2087 P. 757 & V. 1936 P. 784 NEWINGTON LAND RECORDS.

PROPERTY SUBJECT TO POSSIBLE "ASSIGNMENT OF RIGHTS" V. 2137 P. 243 AND TO AN "EASEMENT AGREEMENT" WITH THE TOWN OF NEWINGTON V. 2137 P. 244 NEWINGTON LAND RECORDS.

PROPERTY IS SUBJECT TO POSSIBLE RIGHTS, AGREEMENTS, PERMITS, COVENANTS AND RESTRICTIONS ON MAP NO. 3700 N.L.R. IN NOTE FORM AND TO A "CONNECTION CHARGE AGREEMENT" WITH THE METROPOLITAN DISTRICT REGARDING A SANITARY SEWER CONNECTION V. 2203 P. 208 N.L.R.

PROPERTY IS LOCATED WITHIN THE "PD" PLANNED DEVELOPMENT ZONE DISTRICT.

ELEVATION DATUM IS NAVD88.

FIELD LOCATIONS ARE DATED TO 12/08/2020.

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, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
TYPE OF SURVEY:
PROPERTY SURVEY
TOPOGRAPHIC MAP

BOUNDARY DETERMINATION CATEGORY:
FIRST SURVEY

CLASSES OF ACCURACY:
A-2 HORIZONTAL
T-2 VERTICAL

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

JIM DAUGARD, CT L.S. CT #70350

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
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SOIL SCIENTISTS • LAND PLANNERS
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PHONE: (860) 344-1149 • FAX: (860) 826-4502 • (860) 524-1107
WEB: WWW.ARTHOWLAND.COM

Existing Conditions Map

Record Owner:

Fenn Road Associates, LLC

Area = 75,409 S.F. / 1.7312 Acres

16 Fenn Road (CT Route 505)
Assessor Map 13 Block 2 Lot 1

Town of Newington
County of Hartford
State of Connecticut

DATE:
March 17, 2021

SCALE:
1" = 30'

INCHES ON ORIGINAL

SHEET:
EC.1

F:\p2733\dwg\2733 Hallway, EC.1, 6/1/2023 9:02:16 PM, jbaldwin, Nitro: on Bluebeb Report

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ABUTTERS)
- EXISTING BUILDING LINE/ SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT WITH DISK
- EXISTING DRILL HOLE
- 718.32' EXISTING SPOT ELEVATION
- 105.7 X PROPOSED SPOT ELEVATION
- EXISTING CONTOUR (10 FOOT)
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- EXISTING GAS VALVE
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- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING STORM STRUCTURE
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- EXISTING SEWER PIPE
- PROPOSED SEWER PIPE
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- PROPOSED SEWER MANHOLE
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- PROPOSED EDGE OF PAVEMENT / FACE OF CURB
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- PROPOSED CURBLINE (BACK)
- EXISTING CROSSWALK
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- PROPOSED PAINTED ISLAND
- PROPOSED PARKING SPACE NUMBER
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- EXISTING WETLAND LIMITS
- EXISTING UPLAND REVIEW AREA LIMITS
- MW EXISTING MONITORING WELL

ZONING TABLE

ZONE: PD (Planned Development Zone) / TOD (Transit-Oriented Development Overlay District)			
ITEM	Permitted / Required	Existing	Proposed (Lot "A")
HEIGHT, AREA & YARD REQUIREMENTS			
Minimum Lot Area (AC)	1 (43,560 s.f.)	1.13 (73,418 s.f.)	1.08 (46,877 s.f.)
Minimum Lot Frontage (L)	70	239.75 / 403.12 (1)	239.75 / 198.26 (1)
Minimum Front Yard (L)	35 (2)	N/A	36.01
Minimum Side Yard (L)	10 (2)	N/A	55.19
Minimum Rear Yard (L)	15	N/A	20.21
Maximum Building Height (L)	3 Stories / 35' (3)	N/A	2½
PARKING REQUIREMENTS			
Car Washing Establishments	As Determined by the Commission (4)	0	3 Parking Spaces 22 Vacuum Stations 4½ Vehicle Stacking Area
SIGN REQUIREMENTS			
Non-Residential Wall-Mounted Business	1 s.f. (max.) per linear foot of building frontage on the intersecting public streets (5)	0	155 s.f.
Free-Standing Business	150 s.f. max. per side (300 s.f. max. total for 2-sided signs) (5)	0	300 s.f. - (Double Sided)
GREEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS			
Minimum Landscaped Area (% total lot area)	10 (6)	–	6.8

(1) = Fenn Street Frontage (Myra Cohen Way Frontage)
(2) = On corner lots, the front yard requirements shall be enforced on one side, and yard requirements of Section 6.4.1 shall apply (30 in PD Zone).
(3) = Per Section 6.4.2(c) in Business, Industrial, and Planned Development and Commercial Development Zones, height requirements may be exceeded for special structures requiring special design because of their particular use in business or industry, such as chimneys, stacks or elevators when approved by the Commission.
(4) = Car wash facilities are not allowed under Section 6.1.
(5) = Maximum wall-mounted & free standing signage area shall not exceed the square footage permitted in Section 6.2.3.
(6) = Per Section 6.10.1 Land in the front, side and rear setback (yard) areas shall not be counted toward the minimum landscaped area.

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PHONE: (860) 666-2482 - FAX: (860) 666-5790
FACE (860) 666-4119 - WEB: WWW.CAHOWLAND.COM

Site Development Plan

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

1" = 30'

INCHES SAY ORIGINAL

SHEET:

SD.1

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- EXISTING BUILDING LINE/ SETBACKS
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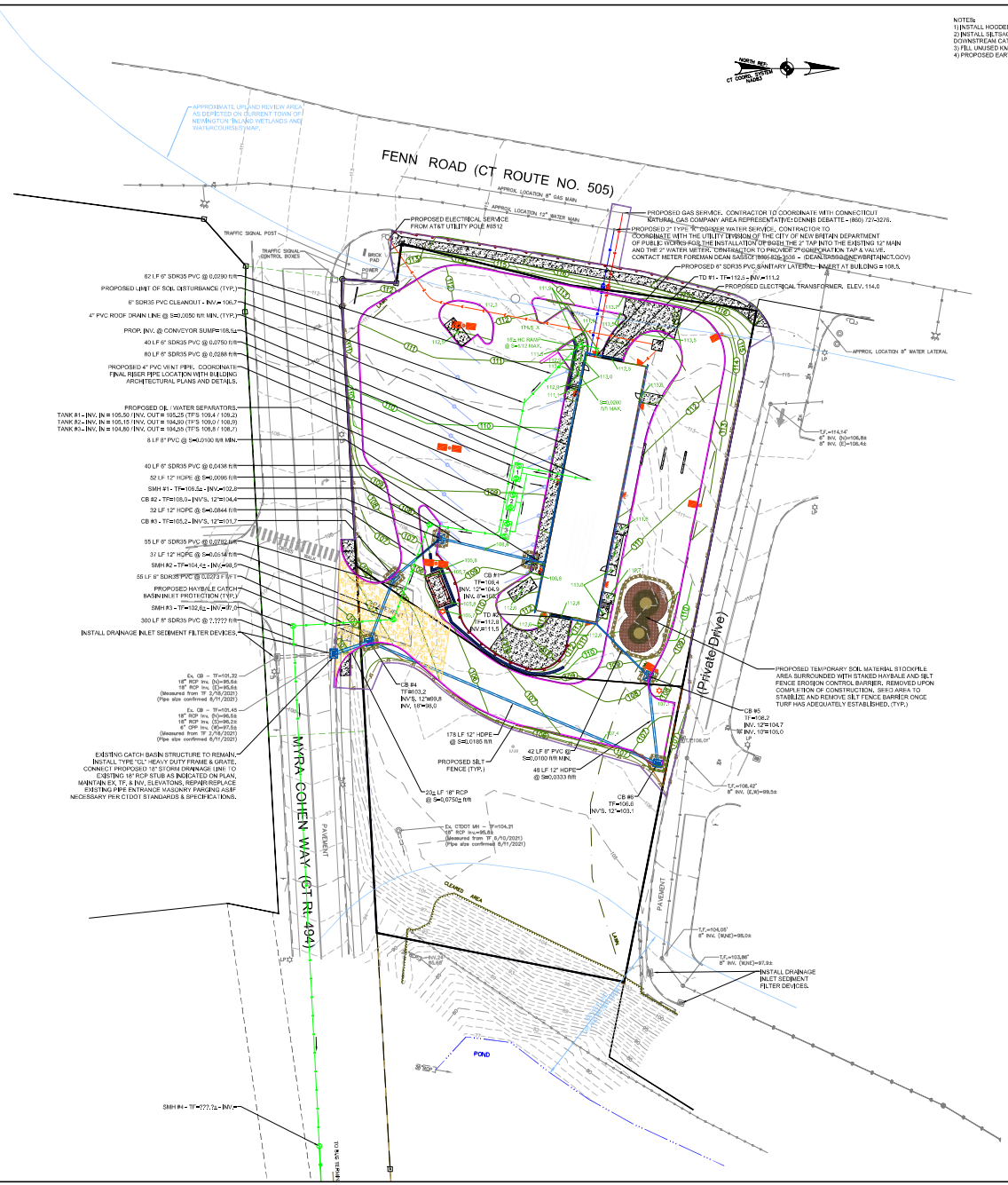
- MW EXISTING MONITORING WELL

NOTES:
1) INSTALL HOODED OUTLETS ON ALL CATCH BASIN OUTLET PIPES.
2) INSTALL SILTSACK TYPE DRAINAGE INLET SEDIMENTATION AND EROSION CONTROL DEVICES ON EXISTING DOWNSTREAM CATCH BASINS.
3) FILL UNUSED KNOCK-OUTS WITH BLOCK, BRICK AND MORTAR TO MAINTAIN WALL INTEGRITY.
4) PROPOSED EARTHWORK VOLUMES:

CUT = 612 CUBIC YARDS
FILL = 2,003 CUBIC YARDS
NET FILL = 1,388 CUBIC YARDS



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- 06/10/2021 - Existing MH invert elevation added.
- 07/26/2021 - Provide proposed storm sewer discharge.
- 01/12/2021 Ex. MCG storm drain line sizes confirmed.
- 09/09/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
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Grading, Drainage & Utility Plan

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

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SCALE:

1" = 30'

HOLES SAY ORIGINAL

SHEET:

GDU.1

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- EXISTING UPLAND REVIEW AREA LIMITS
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Planting Schedule				
Key	Quantity	Botanical Name	Common Name	Size
1	6	Acer palmatum dissectum 'Ever Red'	Weeping Japanese Maple	2" cal. (min)
2	7	Larix decidua 'Pendula'	Weeping Larch	2" cal. (min)
3	12	Picea Pungens	Blue Spruce	4' - 5' ht.
4	23	Picea abies nidiformis	Dwarf Nest Spruce	18" min. ht.
5	22	Ilex verticulata	Winterberry Holly	2 gal.
6	32	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	2 gal.
7	76	Schizachyrium scoparium	Little Bluestem Grass	1 gal.
8	65	Hemerocalis 'Purple De Oro', 'Stella De Oro', 'Happy Returns'	Dwarf Daylily Mix	1 gal.

1 - Weeping Japanese Maple

2 - Weeping Larch

3 - Blue Spruce

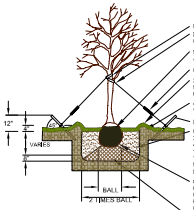
4 - Birds Nest Spruce

5 - Winterberry Holly

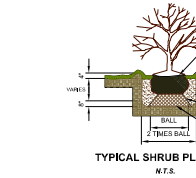
6 - Nikko Blue Hydrangea

7 - Little Bluestem Grass

8 - Dwarf Daylily Mix



TYPICAL TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

(CHAIRMAN) (DATE)

PURSUANT TO SECTION 8-3(I) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY:_____
(DATE OF APPROVAL + 5 YEARS)

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REVISIONS:
- 04/09/2021 - Revised per 03/26/2021 Town comments.
- 05/14/2021 - Revised per 05/12/2021 Town comments.
- 08/01/2021 - Revised Myra Cohen Way driveway radii.
- 08/03/2021 - Revised Myra Cohen Way driveway radius.
- 08/08/2021 - Revised per 08/06/2021 comment review meeting.
- 09/09/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
- 01/11/2022 - Remove / reconfigure north drive entrance.

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 PERSON STREET, NEW BRITAIN, CT 06051
PHONE: (860) 344-1148 FAX: (860) 344-1150
FACE: (860) 384-4191 WEB: WWW.CARAHOWLAND.COM

Landscaping Plan

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:
March 17, 2021

SCALE:
1" = 30'

HORIZ. SCALE
FOR ORIGINAL

SHEET:
LS.1

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LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ABUTTERS)
- EXISTING BUILDING LINE/ SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT WITH DISK
- EXISTING DRILL HOLE
- 718.32' EXISTING SPOT ELEVATION
- 105.7 X PROPOSED SPOT ELEVATION
- EXISTING CONTOUR (10 FOOT)
- 110 PROPOSED CONTOUR (10 FOOT)
- EXISTING CONTOUR (2 FOOT)
- 108 PROPOSED CONTOUR (2 FOOT)
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- EXISTING SEWER PIPE
- PROPOSED SEWER PIPE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT / FACE OF CURB
- EXISTING CURBLINE
- PROPOSED CURBLINE (BACK)
- EXISTING CROSSWALK
- PROPOSED CROSSWALK
- PROPOSED PAINTED ISLAND
- PROPOSED PARKING SPACE NUMBER
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STAKED HAY BALES
- SF PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- EXISTING CHAIN LINK FENCE
- EXISTING GUIDERAIL
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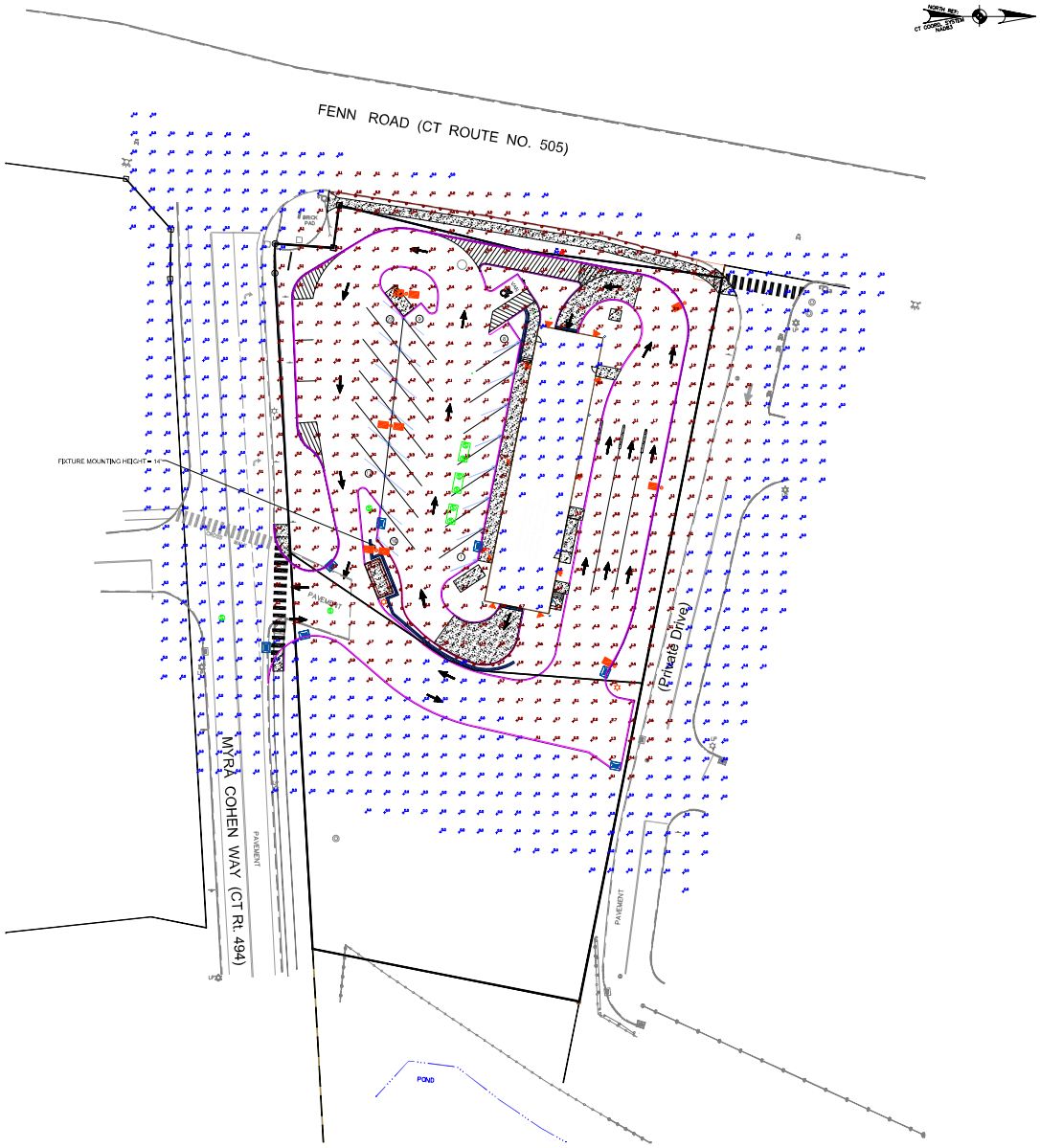

LUMINAIRE SCHEDULE				
SYMBOL	LUMINAIRE	MOUNTING TYPE	MOUNTING HEIGHT	QUANTITY
	WAL-PAK HID WALL FIXTURE WITH FULL-CUTOFF CLEAR GLASS LENS	BUILDING	15'	10
	VISION SITE MEDIUM LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL (SINGLE HEAD)	POLE	15'	3
	VISION SITE MEDIUM LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL (DOUBLE HEAD)	POLE	15'	3

FIXTURE MOUNTING HEIGHTS AS INDICATED IN SCHEDULE UNLESS OTHERWISE NOTED ON PLAN.
REFER TO SHEET D.4 FOR LIGHT FIXTURE, POLE, FOUNDATION & MOUNTING DETAILS.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

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(CHAIRMAN) (DATE)

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SOIL SCIENTISTS • LAND PLANNERS
142 PERSON STREET • NEW LONDON, CONNECTICUT 06320
PHONE: (860) 442-7543 • (800) 882-6202 • (860) 574-1107
FAX: (860) 443-4419 • WEB: WWW.ARTHUHOWLAND.COM

Lighting Plan

for

APPLICANT:
Wash Development, LLC

DEVELOPMENT:
Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:
March 17, 2021

SCALE:
1" = 30'

INCHES SAY ORIGINAL

SHEET:
LP.1

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APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

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REVISIONS:
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- 06/03/2021 - Revised Myra Cohen Way driveway and...
- 06/03/2021 - Revised Myra Cohen Way driveway width.
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ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 BERSON STREET - SUITE 1 - P.O. BOX 1000 - NEWINGTON, CT 06111
PHONE: (860) 594-0540 - FAX: (860) 594-0541 - EMAIL: AHH@AHH-INC.COM
FACE (860) 594-4119 - WEB: WWW.ARTHURHOWLANDLLC.COM

Snow Storage Plan

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE: **May 17, 2021**

SCALE: **1" = 30'**

(NOTES ON ORIGINAL)

SHEET: **SS.1**

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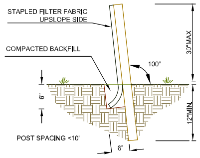
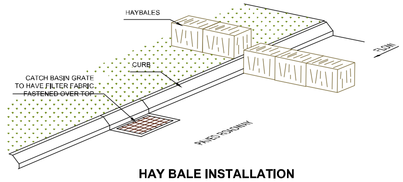


PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER

N.T.S.



HAY BALE INSTALLATION AT CATCH BASINS IN PAVEMENT

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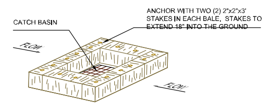

HAY BALE INSTALLATION AT CATCH BASINS

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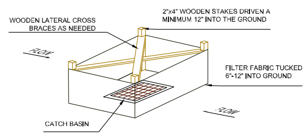

SILT FENCE INSTALLATION AT CATCH BASINS

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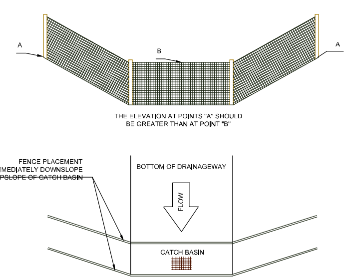
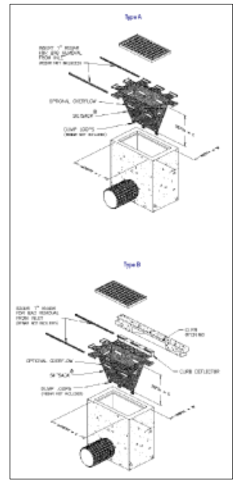


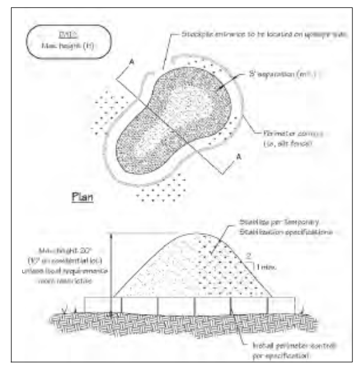
TYPICAL PLACEMENT OF FILTER FABRIC OR HAYBALES IN DRAINAGEWAY ON SLOPING ROADS OR DRAINAGEWAY

N.T.S.



"SILTSACK" INLET PROTECTION

N.T.S.



SOIL MATERIAL STOCKPILE

N.T.S.

1. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland
or waterbody. Redirect any concentrated flow around the stockpile using an approved erosion and sediment control measure.
2. Secure the perimeter of the stockpile with an approved erosion and sediment control perimeter device.
3. If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary vegetation dies or erosion results.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

1.1 THIS PROJECT INVOLVES THE CONSTRUCTION OF AN AUTOMATED CAR WASH FACILITY. OTHER IMPROVEMENTS ALSO INCLUDED AS PART OF THIS PROJECT INCLUDE THE CONSTRUCTION OF THE ASSOCIATED PARKING AREAS, VACUUM STATIONS, DRIVE AISLES, LANDSCAPING AND OTHER SITE AMENITIES.

1.2 THE AREA OF THE PROJECT SITE IS APPROXIMATELY 1.73 ACRES, OF WHICH ABOUT 1.2 ACRES ARE EXPECTED TO BE DISTURBED.

1.3 SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE AND/OR HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.

1.4 THE CONSTRUCTION OF THE PROPOSED CAR WASH FACILITY, AND RELATED APPURTENANCES ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

1.5 ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.

1.6.1 SOIL EROSION AND SEDIMENT CONTROL MEASURES

a. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.

b. EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN, SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDED AREAS HAVE ESTABLISHED GROWTH.

c. ANY MATERIAL STORAGE PILES OUTSIDE THE IMMEDIATE CONSTRUCTION AREA SHALL HAVE A SILT FENCE OR APPROVED EQUAL SURROUNDING THEM TO CONFINE THE MATERIAL AND POSSIBLE EROSION.

d. THE DISTURBANCE OF LAND SHALL BE AS MINIMAL AS PRACTICABLE. RESTABILIZATION OF ALL AREAS SHALL OCCUR AS SOON AS POSSIBLE. IF DISTURBED AREAS ARE EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE TEMPORARILY SEEDED PER SECTION 5-3 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED. IN THE EVENT THAT CONSTRUCTION OCCURS DURING TIMES WHEN SEEDING CAN NOT BE CARRIED OUT, ERODIBLE AREAS SHALL BE MULCHED WITH HAY OR HAVE NETTING INSTALLED AND MAINTAINED TO PREVENT EROSION.

e. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED.

f. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.

g. IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2' (HORIZONTAL) TO 1' (VERTICAL) MAXIMUM. ALL 2'(H)/1'(V) SLOPES SHALL BE STABILIZED WITH BIODEGRADABLE MATTING OR APPROVED EQUAL.

h. IN ORDER TO CONTROL SEDIMENT, TEMPORARY BARRIERS, UTILIZING STAKED HAY BALES OR SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. ANY TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

i. ANY REQUIRED CULVERTS OR DRAINAGE FACILITIES SHALL BE OF PROPER CONSTRUCTION SO AS TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.

j. ADDITIONAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND A REPRESENTATIVE FROM THE TOWN SHALL BE PRESENT.

1.6.2 CONSTRUCTION NOTES AND SEQUENCE FOR CONSTRUCTION OF PROPOSED CAR WASH FACILITY AND ASSOCIATED SITE AMENITIES

1. PRIOR TO APPLYING FOR A BUILDING PERMIT OR COMMENCING WORK:

a) PROVIDE A COPY OF THE STATE ENCROACHMENT PERMIT FOR THE PROPOSED WORK WITHIN THE STATE RIGHT-OF-WAYS (FENN ROAD & MYRA COHEN WAY) TO THE TOWN OF NEWINGTON.

b) PROVIDE SCALE DRAWINGS AND COMPUTATIONS FOR THE RETAINING WALL TO THE TOWN ENGINEER FOR REVIEW AND COMMENT, DESIGNED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER, SHOWING EXTENTS OF REINFORCEMENT AND ANY PENETRATIONS (I.e. STORM PIPES, LIGHT POLE FOUNDATIONS, ELECTRICAL CONDUITS, GUARD RAIL POSTS, ETC.) THAT DAMAGE THE REINFORCEMENT.

c) PROVIDE CERTIFICATION FROM A CONNECTICUT LICENSED PROFESSIONAL LAND SURVEYOR CONFIRMING THAT THE INSTALLED LOCATIONS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE AS SHOWN ON THE APPROVED DESIGN PLANS.

2. OBTAIN ALL NECESSARY PERMITS.

3. FLAG THE LIMITS OF CONSTRUCTION, DRIVEWAY BASELINE, AND TREE PROTECTION AREAS.

4. HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).

5. INSTALL THE CONSTRUCTION ENTRANCE (1 DAY).

6. INSTALL EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK).

7. STRIP ALL TOPSOIL WITHIN THE SLOPE LIMITS, STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS (1 WEEK).

8. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREAS, DRIVEWAY, DRIVE AISLES, PARKING SPACES AND VACUUM STATIONS. BENCH THE BUILDING AREA TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES (1 WEEK).

9. BEGIN CONSTRUCTION OF THE BUILDING. WITHIN TWO WEEKS OF ROOF COMPLETION, GUTTERS SHALL BE INSTALLED SO THAT THE RUNOFF CAN BE APPROPRIATELY HANDLED PER THE PLAN. (6 MONTHS).

10. CONSTRUCT DRAINAGE PER PLANS. INSTALL ALL UNDERGROUND UTILITIES TO WITHIN 5 FEET OF THE BUILDING AT THIS TIME (1 WEEK). COORDINATE WITH SURVEYOR TO COLLECT AS-BUILT LOCATION & ELEVATION DATA FOR ALL STRUCTURES, PIPES, CONDUITS, UTILITIES, ETC. PRIOR TO BACKFILL & COMPACTION ACTIVITIES. UPON COMPLETION OF STORM DRAINAGE SYSTEM INSTALLATION AND PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT SHALL PROVIDE THE TOWN ENGINEER AN AS-BUILT PLAN OF THE STORM DRAINAGE SYSTEM AND CERTIFICATION THAT THE SYSTEM WAS INSTALLED AND FUNCTIONS PER THE APPROVED DESIGN PLANS.

11. PREPARE SUB-BASE, SLOPES, DRIVEWAY, AND ANY OTHER DISTURBANCE FOR FINAL GRADING (1 WEEK).

12. INSTALL PROCESSED AGGREGATE IN ARE TO BE PAVED (1 WEEK).

13. PLACE TOPSOIL WHERE REQUIRED. COMPLETE ANY PROPOSED LANDSCAPE PLANTINGS (1 WEEK).

14. FINE GRADE, RAKE, SEED, AND MULCH ALL LANDSCAPE AREAS (1 WEEK).

15. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND APPLY STABILIZATION MEASURES (I.E. TOPSOIL, SEEDING, SODDING, MULCHING, ETC.) TO DISTURBED AREAS. FOLLOW SECTION 5-3 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1 WEEK).

16. INSPECT AND CLEAN DRAINAGE AS NEEDED (1 DAY).

17. CLEAN UP ANY TRAPPED SEDIMENT AND PLACE IN AN AREA THAT WILL ALLOW IT TO BLEND INTO THE LANDSCAPE. REMOVE SES CONTROLS AT PROPER TIMES. (ONLY AFTER ALL CONSTRUCTION AREAS ARE STABILIZED.) (1 DAY)

18. AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).

19. REMOVE CONSTRUCTION ENTRANCE (1 DAY)

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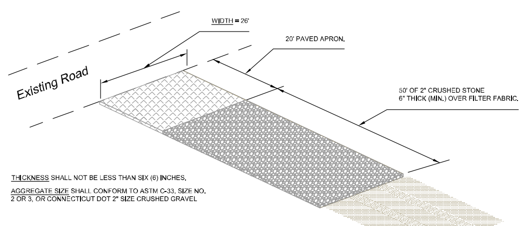


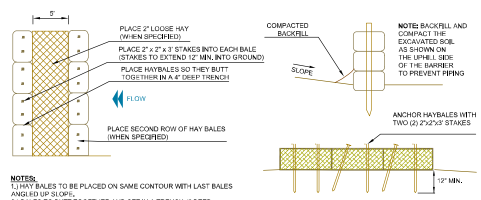
THICKNESS SHALL NOT BE LESS THAN SIX (6) INCHES.

AGGREGATE SIZE SHALL CONFORM TO ASTM C-33, SIZE NO. 2 OR 3, *OR* CONNECTICUT DOT 2" SIZE CRUSHED GRAVEL

NOTE: SUBSURFACE DRAINAGE SHOULD BE INSTALLED AT ALL POORLY DRAINED LOCATIONS BEFORE INSTALLING THE STABILIZED ANTI-TRACKING PAD.

CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

N.T.S.



NOTES:
1.) HAY BALES TO BE PLACED ON SAME CONTOUR WITH LAST BALES ANGLED UP SLOPE.
2.) BALES TO BUTT TOGETHER AND SET IN A TRENCH 4" DEEP.
3.) SILT FENCE MAY BE SUBSTITUTED FOR HAY BALES AND ANCHORED IN ACCORDANCE WITH SILT FENCE BARRIER DETAIL.

STAKED HAYBALES

N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.________________

AT THE MEETING OF:________________

CHAIRMAN:________________

DATE:________________

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # ______ AT MEETING ON ________

____
(CHAIRMAN) (DATE)

PURSUANT TO SECTION 8-3(i) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY: ________
(DATE OF APPROVAL + 5 YEARS)

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- 05/14/2021 - Revised per 05/12/2021 Town comments.
- 09/09/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
-
-
-
-

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 354-9346 · (860) 489-6626 · (860) 824-1107
FAX: (860) 350-4419 · WEB: WWW.AHHOWLAND.COM

Sedimentation & Erosion Control Details

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE: **March 17, 2021**

SCALE: **N.T.S.**

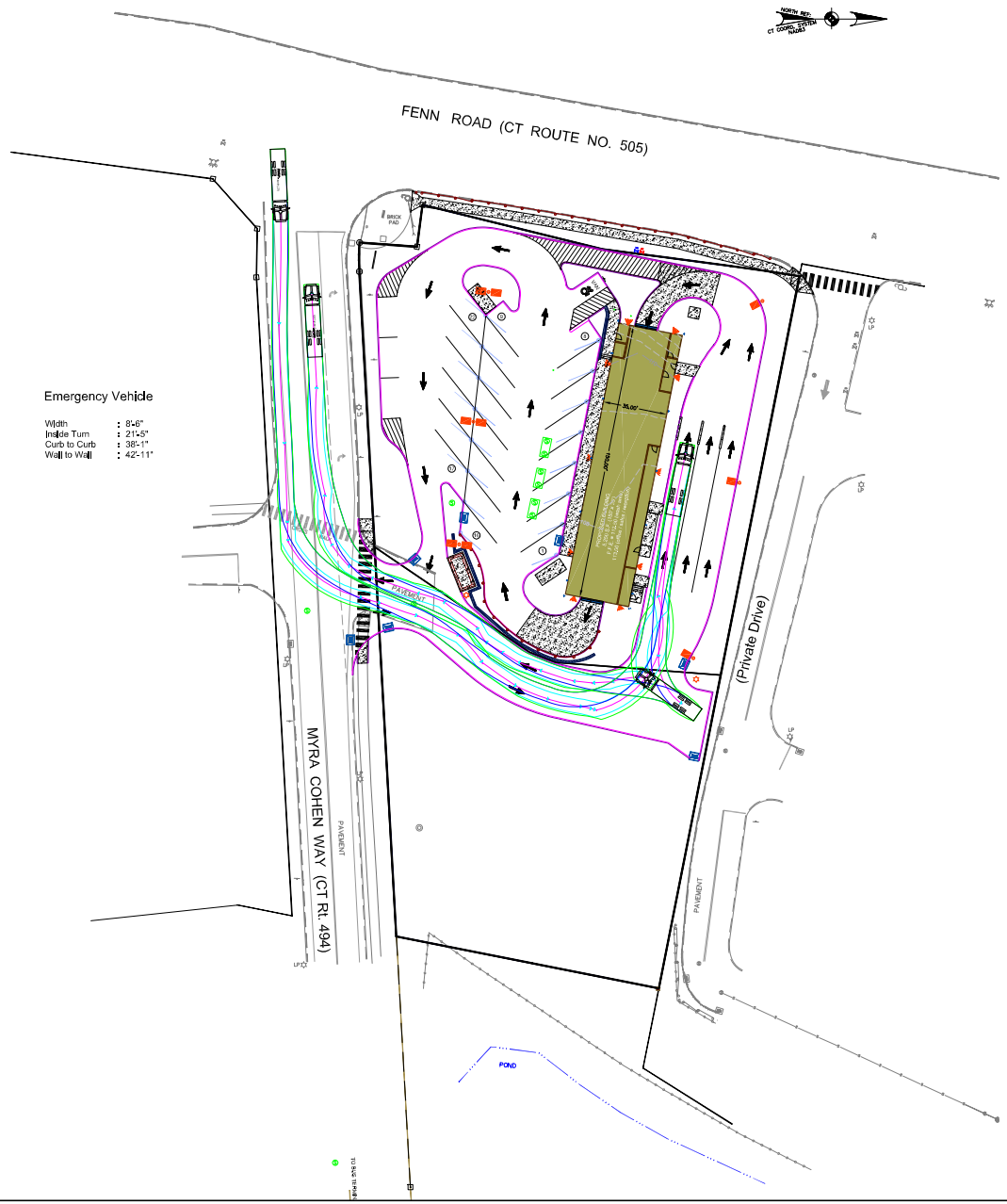
0 1 2
INCHES ON ORIGINAL

SHEET:

SES.1

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY LINE (ABUTTERS)
- EXISTING BUILDING LINE/ SETBACKS
- EXISTING IRON PIN
- EXISTING IRON PIPE
- EXISTING MONUMENT WITH DISK
- EXISTING DRILL HOLE
- 718.32' EXISTING SPOT ELEVATION
- 105.7 X PROPOSED SPOT ELEVATION
- 110 EXISTING CONTOUR (10 FOOT)
- 110 PROPOSED CONTOUR (10 FOOT)
- 108 EXISTING CONTOUR (2 FOOT)
- 108 PROPOSED CONTOUR (2 FOOT)
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- EXISTING SEWER PIPE
- PROPOSED SEWER PIPE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT / FACE OF CURB
- EXISTING CURBLINE
- PROPOSED CURBLINE (BACK)
- EXISTING CROSSWALK
- PROPOSED CROSSWALK
- PROPOSED PAINTED ISLAND
- PROPOSED PARKING SPACE NUMBER
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STAKED HAY BALES
- SF PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- EXISTING CHAIN LINK FENCE
- EXISTING GUIDERAIL
- PROPOSED GUIDERAIL
- EXISTING WETLAND FLAG
- EXISTING WETLAND LIMITS
- EXISTING UPLAND REVIEW AREA LIMITS
- MW EXISTING MONITORING WELL



Emergency Vehicle

Width	: 8'-6"
Inside Turn	: 21'-5"
Curb to Curb	: 38'-1"
Wall to Wall	: 42'-11"

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

(CHAIRMAN) (DATE)

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REVISIONS:
- 04/08/2021 - Revised per 03/26/2021 Town comments.
- 05/31/2021 - Revised per 05/21/2021 Town comments.
- 08/01/2021 - Revised Myra Cohen Way driveway radii.
- 08/03/2021 - Revised Myra Cohen Way driveway radius.
- 08/08/2021 - Revised per 06/08/2021 comment review meeting.
- 09/08/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
- 01/11/2022 - Remove / reconfigure north drive entrance.

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
147 PERSON STREET • NEWINGTON, CONNECTICUT 06111
PHONE: (860) 344-1148 • FAX: (860) 666-0963 • (860) 953-7107
FACE (860) 666-4119 • WEB: WWW.AHHOWLANDLLC.COM

Vehicle Turning Template Diagrams

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

1" = 30'

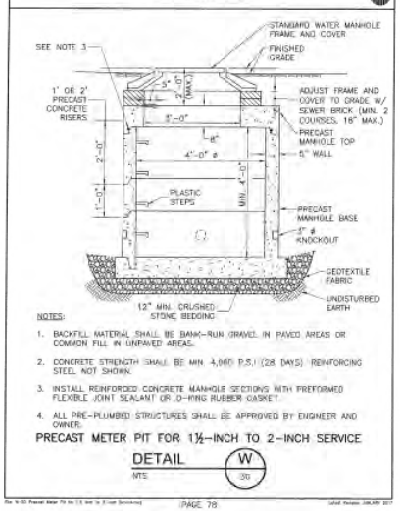
MODES SAY ORIGINAL

SHEET:

TT.1

Fy2733dwg\2733 vehicle.dwg, TT.1, 01/11/2022 9:06:51 PM, jpakosky, Nitrocad ex Expanded Project

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

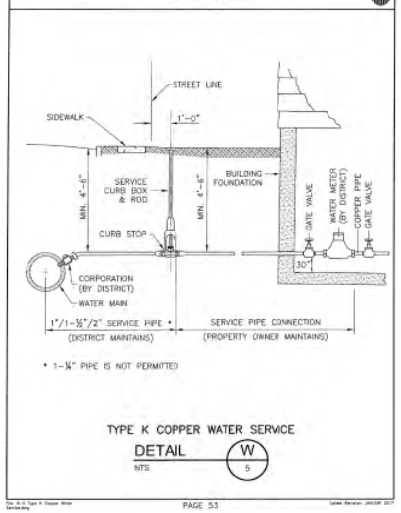
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS.
2. CONCRETE STRENGTH SHALL BE MIN 4,000 P.S.I (28 DAYS) REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET.
4. ALL PRE-PLUMBED STRUCTURES SHALL BE APPROVED BY ENGINEER AND OWNER.

PRECAST METER PIT FOR 1½-INCH TO 2-INCH SERVICE

DETAIL W/30 — NTS

PAGE 78

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



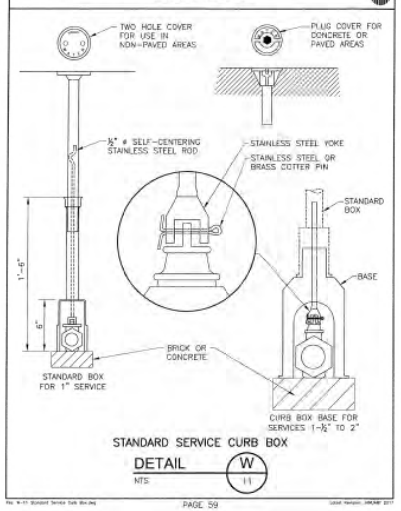
* 1-¾" PIPE IS NOT PERMITTED

TYPE K COPPER WATER SERVICE

DETAIL W/5 — NTS

PAGE 53

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS

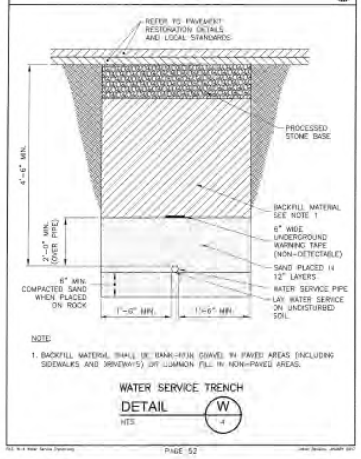


STANDARD SERVICE CURB BOX

DETAIL W/11 — NTS

PAGE 59

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

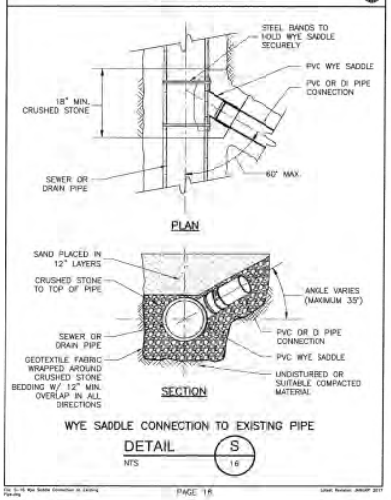
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER SERVICE TRENCH

DETAIL W/4 — NTS

PAGE 52

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS

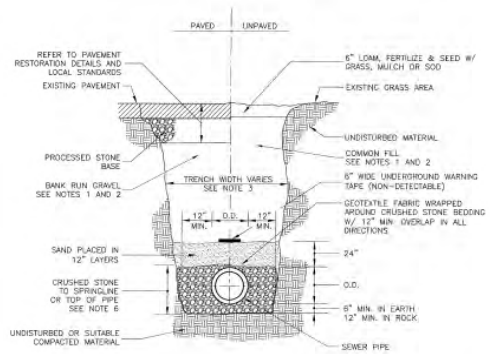


WYE SADDLE CONNECTION TO EXISTING PIPE

DETAIL S/16 — NTS

PAGE 18

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS



NOTES:

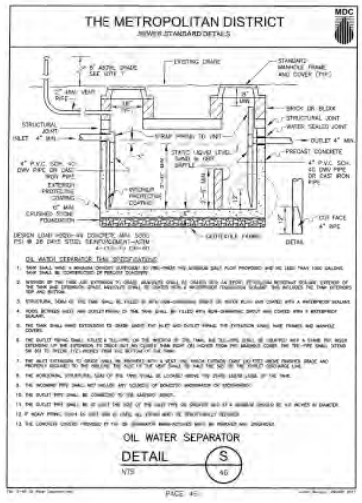
1. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED.
2. BACKFILL MATERIAL SHALL BE APPROVED BANK RUN GRAVEL IN PAVED AREAS (INCLUDING DRIVEWAYS AND SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE SIZE AND DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHOULDER 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/2 — NTS

PAGE 2

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS



OIL WATER SEPARATOR

DETAIL S/40 — NTS

PAGE 40

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

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PHONE: (860) 344-1140 • FAX: (860) 666-0376
FACE: (860) 394-4119 • WEB: WWW.CARHOWLAND.COM

Standard MDC Water & Sewer Detail Sheets

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

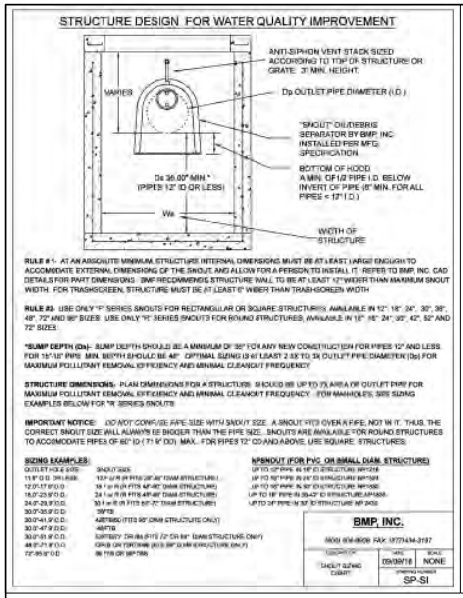
N.T.S.

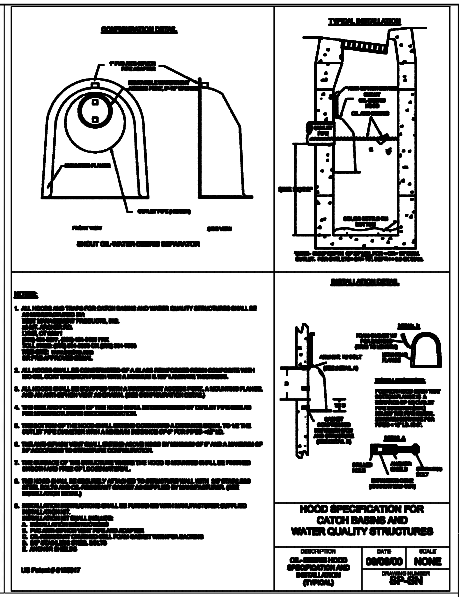
HOLDER SAY ORIGINAL

SHEET:

D.1

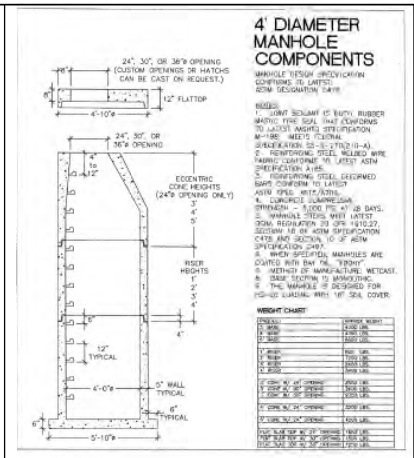
P:\6773\dwg\6773 v1.dwg, D.1, 4/1/2023 9:09:40 PM, jackarow, Nitrous on Bender Report

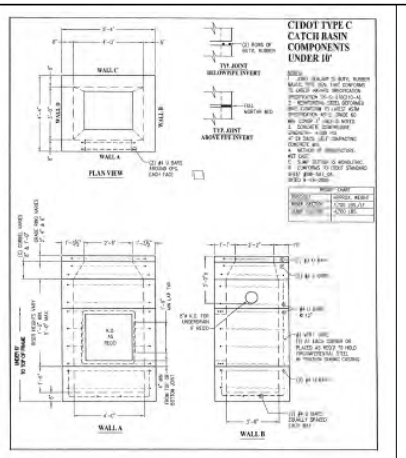


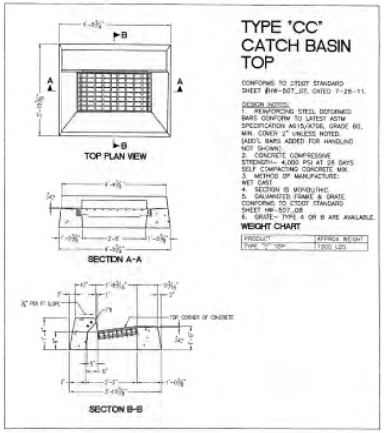


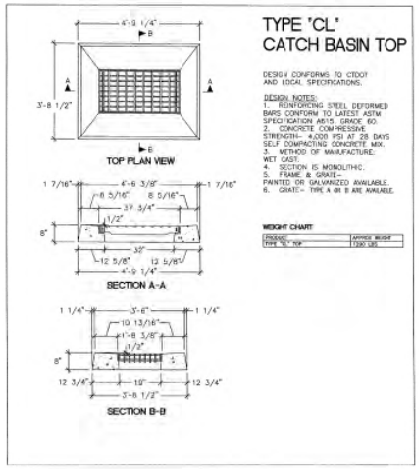
"SNOUT" HOODED OUTLET

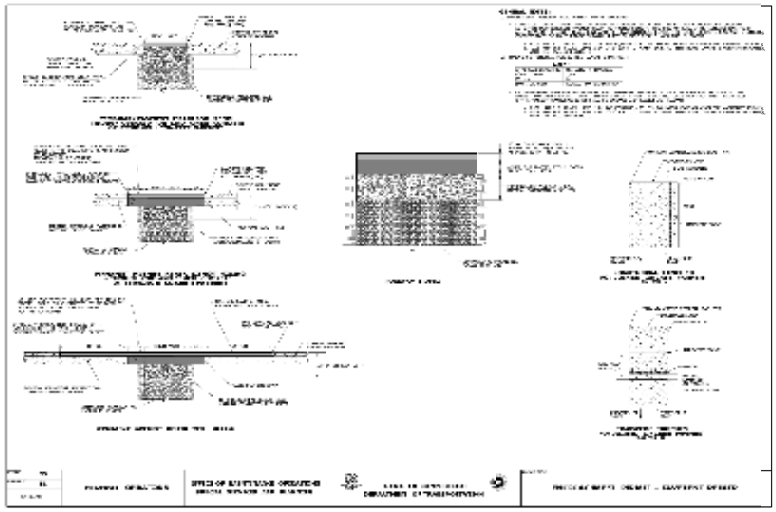
N.T.S.











NOTES:
1) INSTALL HOODED OUTLETS ON ALL CATCH BASIN OUTLET PIPES.
2) INSTALL SILTSACK TYPE DRAINAGE INLET SEDIMENTATION AND EROSION CONTROL DEVICES ON EXISTING DOWNSTREAM CATCH BASINS.
3) FILL UNUSED KNOCK-OUTS WITH BLOCK, BRICK AND MORTAR TO MAINTAIN WALL INTEGRITY.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

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- -
- -
- -

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SOIL SCIENTISTS • LAND PLANNERS
140 PERSON STREET, NEWINGTON, CONNECTICUT 06111
PHONE: (860) 344-0480 FAX: (860) 666-0776
FACE: (860) 394-4139 - WEB: WWW.CARHOWLAND.COM

Standard Detail Sheet

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

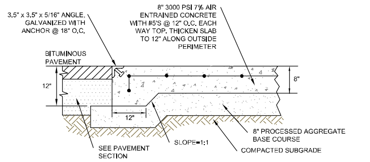
N.T.S.

HORIZ. SCALE
HORIZ. SCALE ORIGINAL

SHEET:

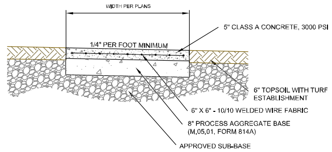
D.2

P:\6773\dwg\6773 v1.dwg, D.2, 6/11/2021 9:52:00 PM, jackarow, Nitrous on Reader Report



DUMPSTER / EQUIPMENT PAD

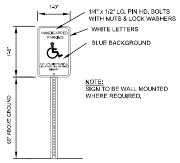
N.T.S.



NOTES:
1.) PREMOLDED EXPANSION JOINTS SHALL BE PROVIDED EVERY 15' (MAX.)
2.) CONTROL JOINTS SHALL BE PROVIDED EVERY 5' (MAX.)

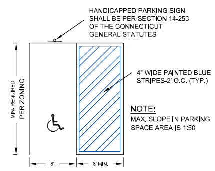
CONCRETE SIDEWALK

N.T.S.



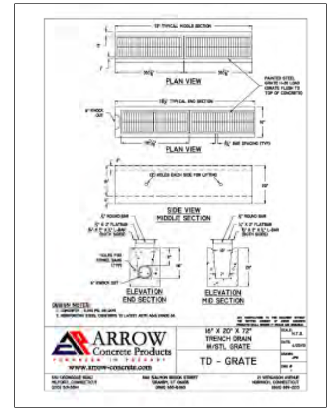
HANDICAP PARKING SIGN

N.T.S.



VAN ACCESSIBLE HANDICAPPED PARKING SPACE

N.T.S.



PROPOSED TRENCH DRAIN DETAIL

N.T.S.

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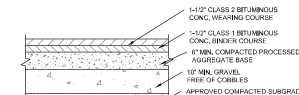
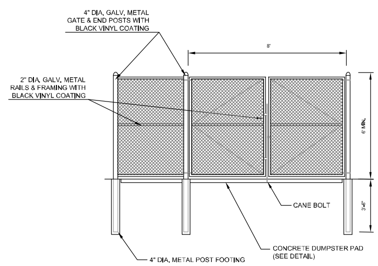
-



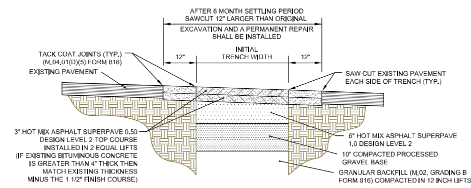
MINIMUM DRIVEWAY & PARKING AREA PAVEMENT CROSS SECTION

N.T.S.



DUMPSTER ENCLOSURE

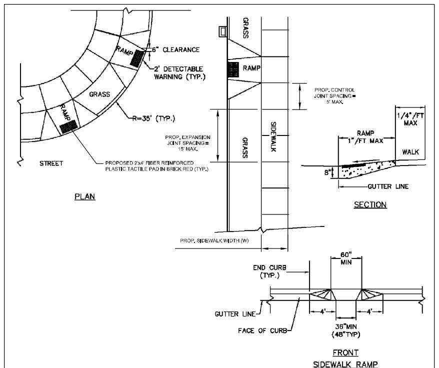
N.T.S.



PERMANENT TRENCH PAVEMENT REPLACEMENT

N.T.S.

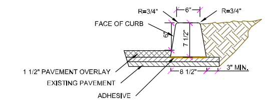
NOTES:
1) PROVIDE SHORING IF REQUIRED PER O.S.H.A. STANDARDS.
2) ALL MATERIALS TO BE PER CT DOT FORM 816 (AS AMENDED)
3) ALL EDGES SHALL BE TACK COATED AND SURFACE JOINTS SEALED.



NOTES:
1. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS FOR 8" CONCRETE SIDEWALK (DRIVEWAY), EXCEPT THAT THE FINAL TEXTURE OF THE CONCRETE SURFACE SHALL BE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
2. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP AND SLOPE OF SIDES TO RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
3. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
4. DRAINAGE DESIGN IN THE VICINITY OF SIDEWALK RAMPS SHALL BE CONSIDERED AN INTEGRAL PART OF THE DESIGN OF THESE RAMPS. NO DRAINAGE STRUCTURES SHALL BE WITHIN THE LIMITS OF THE SIDEWALKS AND CROSSWALKS.
5. WIDTH OF SIDEWALK RAMP SHALL BE MIN. 36".
6. SIDEWALK RAMPS SHALL CONFORM TO ADA REQUIREMENTS.

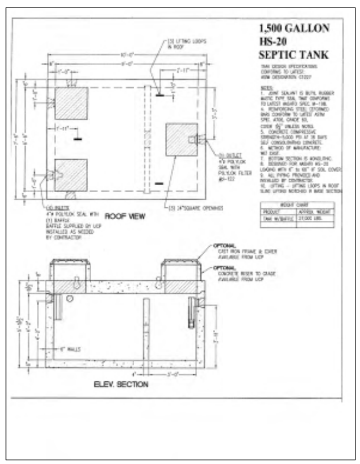
CONCRETE SIDEWALK RAMP WITH TACTILE PAD

N.T.S.



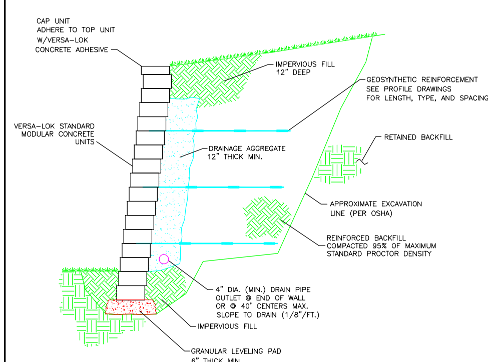
EXTRUDED CONCRETE CURBING

N.T.S.



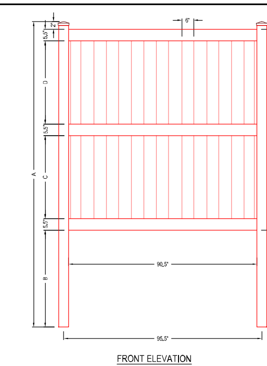
PROPOSED OIL/GRIT SEPARATOR TANK DETAIL

N.T.S.



TYPICAL SECTION—REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT
SCALE: NONE

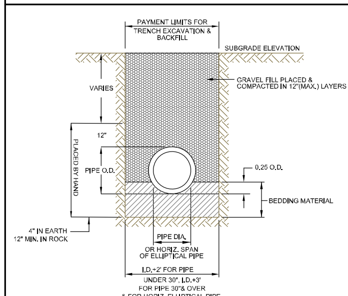


8' FENCE DIMENSIONS				
A	B	C	D	E
144.00"	46.00"	39.75"	39.75"	96.00"

PROPOSED 8' VINYL PRIVACY FENCE

(FENCE PANELS & POSTS TO BE WHITE)

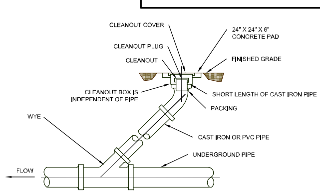
N.T.S.



NOTE:
1. ALL PIPE SHALL BE HDPE WITH WATERTIGHT CONNECTIONS UNLESS OTHERWISE SPECIFIED.

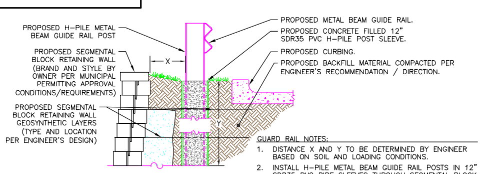
STORM SEWER TRENCH

N.T.S.



EXTERIOR CLEANOUT

N.T.S.



GUARD RAIL NOTES:
1. DISTANCE X AND Y TO BE DETERMINED BY ENGINEER BASED ON SOIL AND LOADING CONDITIONS.
2. INSTALL H-PILE METAL BEAM GUIDE RAIL POSTS IN 12" SDR35 PVC PIPE SLEEVES THROUGH SEGMENTAL BLOCK RETAINING WALL GEOSYNTHETIC LAYERS AND FILLED WITH CONCRETE PER WALL & GUIDE RAIL MANUFACTURER'S AND ENGINEER'S RECOMMENDATIONS AND/OR DIRECTIONS.

METAL BEAM GUIDE RAIL INSTALLATION BEHIND SEGMENTAL BLOCK RETAINING WALL

N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.________________

AT THE MEETING OF:____________

CHAIRMAN:__________________

DATE:______________________

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _______ AT MEETING ON _________

(CHAIRMAN) (DATE)

PURSUANT TO SECTION 8-3(i) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY:__________
(DATE OF APPROVAL + 5 YEARS)

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ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 354-9346 · (860) 489-6626 · (860) 824-1107
FAX: (860) 350-4419 · WEB: WWW.AHHOWLAND.COM

Standard Detail Sheet

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

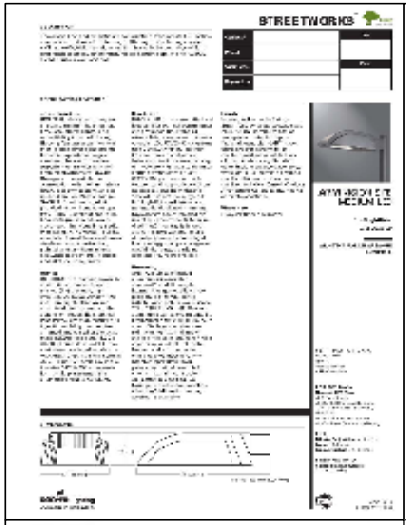
DATE:
March 17, 2021

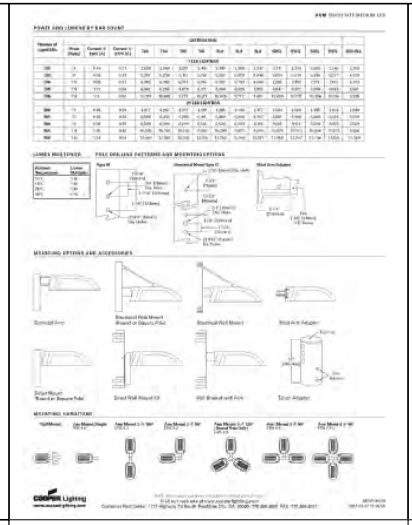
SCALE:
N.T.S.

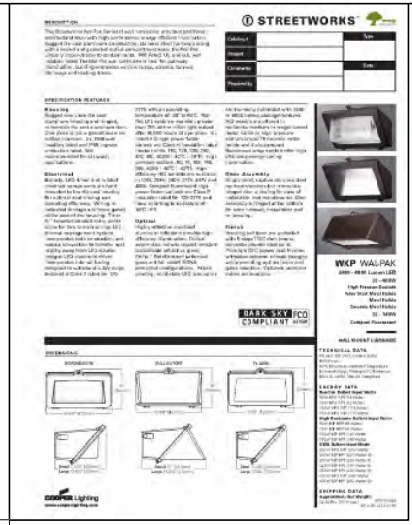
0 1 2
INCHES ON ORIGINAL

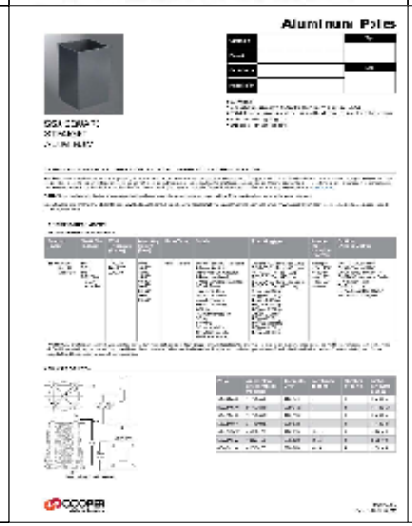
SHEET:
D.3

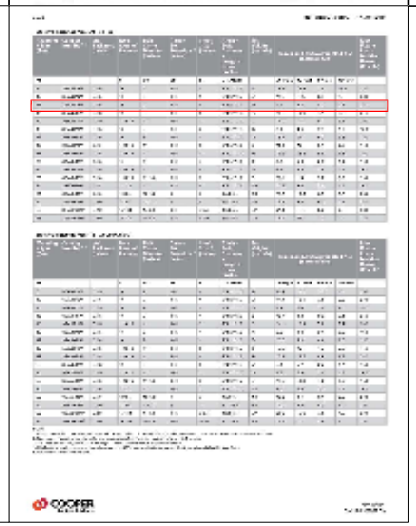
P:\6723\dwg\6723 v18.dwg, D.3, 1/11/2022 5:59:55 PM, Joskandy, Printed on Recycled Paper!

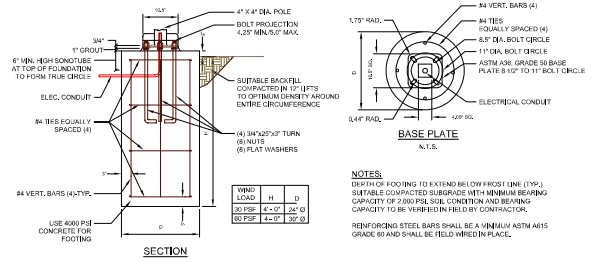












WIND LOAD	H	D
30 PSF	4' - 0"	24" Ø
60 PSF	4 - 0"	30" Ø

NOTES:
DEPTH OF FOOTING TO EXTEND BELOW FROST LINE (TYP.)
SUITABLE COMPACTED SUBGRADE WITH MINIMUM BEARING CAPACITY OF 2,000 PSI, SOIL CONDITION AND BEARING CAPACITY TO BE VERIFIED IN FIELD BY CONTRACTOR.

REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615 GRADE 60 AND SHALL BE FIELD WIRED IN PLACE.

CONCRETE FOOTING-LIGHT POLE

N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

_____ (CHAIRMAN) _____ (DATE)

PURSUANT TO SECTION 8-3(I) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY: _____ (DATE OF APPROVAL + 5 YEARS)

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1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
- 04/09/2021 - Revised per 03/30/2021 Town comments.
- 03/03/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
-
-
-
-

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 PERSON STREET • P.O. BOX 370 • NEWINGTON, CT 06111
TEL: (860) 666-8775 • FAX: (860) 666-8776
TEL: (860) 354-5145 • FAX: (860) 354-5107
FAX: (860) 354-4119 • WEB: WWW.CARHOWLAND.COM

Site Lighting Detail Sheet

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

N.T.S.

MODES SAY ORIGINAL

SHEET:

D.4

P:\6773\dwg\6773 v1.dwg, D.4, 4/1/2023 8:03:03 PM, jpakansky, Nitrous on Expanded Paper1

North Elevation

South Elevation

East Elevation

West Elevation

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

_____ (CHAIRMAN) _____ (DATE)

PURSUANT TO SECTION 8-3(l) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY: _____ (DATE OF APPROVAL + 5 YEARS)

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REVISIONS:
- 04/08/2021 - Added per 03/26/2021 Town comments.
- 05/05/2021 - Added per 03/26/2021 Town comments.
- 09/08/2021 - Submitted for final Town review.
- 09/21/2021 - Revised per final Town review.
-
-
-
-

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 PERSHING DRIVE • SUITE 1 • MIDDLETOWN, CONNECTICUT 06776
PHONE: (860) 344-1149 • FAX: (860) 344-1150
PHONE: (860) 635-0450 • FAX: (860) 635-0451
WEB: WWW.ARTHUROHOWLAND.COM

Proposed Building / Site Elevations

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

N.T.S.

INCHES ON ORIGINAL

SHEET:

ELEV.1

P:\2703\dwg\2703 site.dwg, ELEV.1, 01/12/2022 08:58:28 PM, jpakanay, Nitrous on Expanded Paper1

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

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REVISIONS:
- 09/08/2021 - Submitted for final Town review.
- 09/21/2021 - Resubmitted per final Town review.
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-
-

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 PROSPECT STREET • P.O. BOX 1232 • ANSONIA, CONNECTICUT 06776
PHONE: (800) 334-1548 - (800) 4BONSOIL - (800) 334-1107
FAX: (800) 334-4119 - WEB: WWW.AHOWLANDLLC.COM

Existing Drainage Area Map

for

APPLICANT:

Wash Development, LLC

DEVELOPMENT:

Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:

March 17, 2021

SCALE:

1" = 30'

INCHES SAY ORIGINAL

SHEET:

ED.1

R:\8733\dwg\8733-v1.dwg, Existing Drainage Area Map, 1/11/2022 6:06:05 PM, Jackanicz, Nitrosto on Epsonlnc Project

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

(CHAIRMAN) (DATE)

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- 09/08/2021 - Submitted for final Town review.
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-

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
140 BROAD STREET, SUITE 1, NEW BRITAIN, CONNECTICUT 06776
PHONE: (860) 344-1148 - FAX: (860) 229-0067
PAGE: (860) 384-4119 - WEB: WWW.CARHOWLAND.COM

Catch Basin Drainage Area Plan

for

APPLICANT:
Wash Development, LLC

DEVELOPMENT:
Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE:
March 17, 2021

SCALE:
1" = 30'

INCHES SAY ORIGINAL

SHEET:
CB.1

Fig273(plot)(272 v15.dwg, CB Drainage Area Plan, 3/11/2022 6:24:19 PM, jpaksarian, Nitrocad on Expanded Paper)

TOWN OF NEWINGTON

Town Plan and Zoning Commission

CERTIFICATE OF ACTION
SPECIAL PERMIT

[illegible]

Yours truly,

Town Planner

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Keith Chapman
Town Manager

Renata Bertotti
Town Planner

Certified Mail No: 9314 8699 0430 0083 3466 79 June 10, 2021

CERFICATE OF ACTION
SITE PLAN APPROVAL

Mark S. Shipman
Shipman, Shaiken & Schwefel, LLC
433 South Main Street, Suite 319
West Harford, CT 06110

Dear Attorney Shipman:

Re: **Petition #16-21:** Site Plan Approval at 16 Fenn Road, Applicant: Vincent Porzio & Dominick D'Agostino, Owner: Fenn Road Associates, LLC, Contact: Mark S. Shipman.

This is to inform you that the above-referenced petition was approved at the regular meeting of the Town Plan and Zoning Commission on June 9, 2021. A legal notice to that effect will be published in The Herald on or about June 11, 2021.

This site plan approval expires on (June 9, 2026) in accordance with the Connecticut General Statutes, Section 8-3.

General Conditions:

1. This Site Plan Approval will not become effective until:
   a. A copy of this "Certificate of Action" is affixed to the site plan;
   b. A recording mylar of the approved site plan is signed by the TPZ Chairman, to be retained in the office of the Town Plan and Zoning Commission.
2. An AutoCAD DXF file of the site plan shall be provided to the Town Planner for incorporation into the Town's GIS database at the time of submission of the recording mylars.
3. Upon substantial completion of the project, the applicant shall submit an "as built" Improvement Location Survey showing the horizontal and vertical location of all improvements indicated on the approved site plan. Where subsurface drainage systems are involved, the survey shall be signed and sealed by a professional engineer licensed by the State of Connecticut.

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

4. If the site plan does not already display the name and contact information for the person responsible for the erosion and sediment control measures, the name and contact information shall be provided to the Zoning Enforcement Officer not less than two weeks prior to initial site disturbance.
5. Be advised that if this project involves a total disturbance of ½ or more acres, the applicant is required under the Town of Newington's 2017 MS4 Stormwater Management Plan to submit monthly reports to the Zoning Enforcement Officer regarding the status of the erosion and sedimentation control measures.
6. Be advised that if this project involves a total disturbance of one or more acres, the applicant is required under Section 22a-430b of the Connecticut General Statutes to register with DEEP for a Construction General Permit.

Yours truly,

Renata Bertotti, AICP
Town Planner

Cc: ZEO
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Conservation Commission

Keith Chapman
Town Manager

Renata Bertotti, AICP
Town Planner

CERTIFIED MAIL #: Certified Article Number 9314 8699 0430 0083 3780 43 SENDER'S RECORD

"OFFICIAL NOTIFICATION OF ACTION"

June 11, 2021

Vincent Porzio & Dominick D'Agostino
c/o Mark Shipman
433 South Main St, STE 319
West Hartford, CT 06110

Permit Approved: June 11, 2021
Permit Length: 5 years
Permit Expires: June 11, 2026

Re: **Application No. 2021-12-AA, 16 Fenn Road, Newington, CT 06111**

Dear Applicant:

I have reviewed the above-referenced application and find that it will not have any adverse impact or effect on the abutting wetland or watercourse. Therefore, under the provisions of Section 22A-42a(c)(2) of the Connecticut General Statutes, an Administrative Permit is hereby issued subject to the following conditions. A legal notice to that effect will be published on or about June 14, 2021.

1. Permits are not transferable without the prior written consent of the Agency.
2. FAILURE TO COMPLY WITH ANY CONDIDION REQUIRED BY THIS PERMIT SHALL AUTOMATICALL REVOKE THIS PERMIT AND SUBJECT THE APPLICANT, HEIRS, SUCCESSORS AND ASSIGNS TO THE ENFORCEMENT AUTHORITY OF THE COMMISSION.
3. All conditions listed on this permit must be printed on the approved plan(s) within six (6) months of the report issued by the Commission. The annotated plan(s) must be presented to the Commission for signature by the Chairman within six (6) months of the report issued by the Commission; otherwise this permit is null and void.
4. Applicant will incorporate the "Official Notification of Action" onto original tracings.
5. When the actual field conditions differ from those asserted by the approved plans, the Town Engineer in consultation with the Chairperson may direct that certain modifications or amendments be made to accomplish the intent of this permit.

Phone: (860) 665-8570 Fax: (860) 665-8577
www.newingtonct.gov

6. No regulated activity within the designated wetlands, watercourses, and/or buffer area shall be performed on the site until all soil and erosion control measures are installed in accordance with the plans approved by the Town Engineer.
7. The agency has relied in whole or in part on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
8. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Newington, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state and municipal laws or regulations pertinent to the subject land or activity.
9. In conducting the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
10. This permit is valid for **wetlands only;** additional approvals/permits may be required from other Town departments, State or Federal agencies. It is the responsibility of the applicant to verify what other approvals/permits may be required for this project.

Please be advised that this permit is effective immediately, but the statutory appeals period does not expire until an additional fifteen days after a legal notice to that effect has been published.

Sincerely,

Erik S. Hinckley
Inland Wetland Agent

Note: This letter is to serve as your "Official Notification of Action" to conduct the proposed activities.

ESH/rjg

cc: Renata Bertotti, Town Planner
Douglas Jourdan, Chief Building Official

Phone: (860) 665-8570 Fax: (860) 665-8577
www.newingtonct.gov

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Keith Chapman
Town Manager

Renata Bertotti
Town Planner

Certified Mail No: 9314 8699 0430 0083 3466 79 June 10, 2021

CERFICATE OF ACTION
SITE PLAN APPROVAL

Mark S. Shipman
Shipman, Shaiken & Schwefel, LLC
433 South Main Street, Suite 319
West Harford, CT 06110

Dear Attorney Shipman:

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www.newingtonct.gov

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.____________

AT THE MEETING OF:____________

CHAIRMAN:____________

DATE:____________

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # ______ AT MEETING ON ______

(CHAIRMAN) (DATE)

PURSUANT TO SECTION 8-3(i) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS APPROVED SITE PLAN SHALL BE COMPLETED BY: ______ (DATE OF APPROVAL + 5 YEARS)

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
- 09/09/2021 - Added for permitting.
- 09/21/2021 - Revised per final Town review.

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776
PHONE: (860) 354-9346 · (860) 489-6626 · (860) 824-1107
FAX: (860) 350-4419 · WEB: WWW.AHHOWLAND.COM

Certificates of Action

for

APPLICANT:
Wash Development, LLC

DEVELOPMENT:
Personal Touch Car Wash
16 Fenn Road

Town of Newington
County of Hartford
State of Connecticut

DATE: **September 9, 2021**

SCALE: **N.T.S.**

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INCHES ON ORIGINAL

SHEET: **COA.1**

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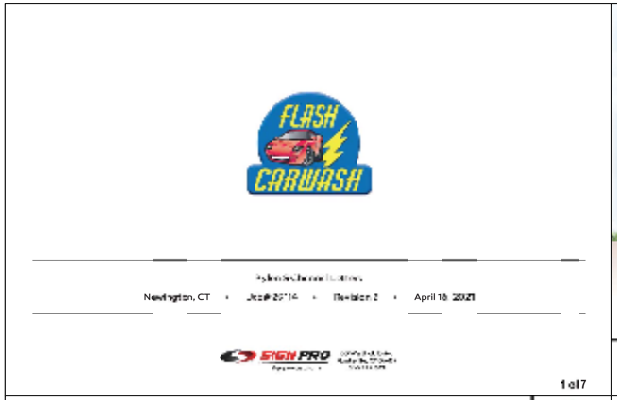

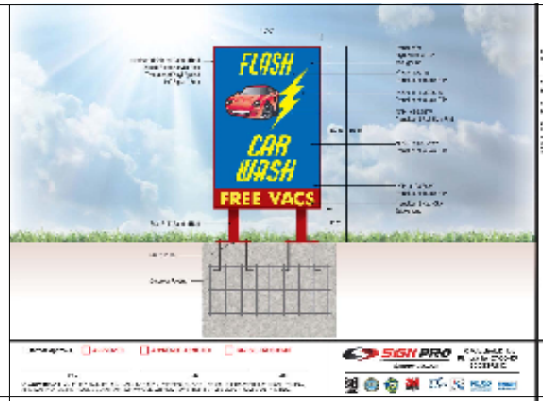

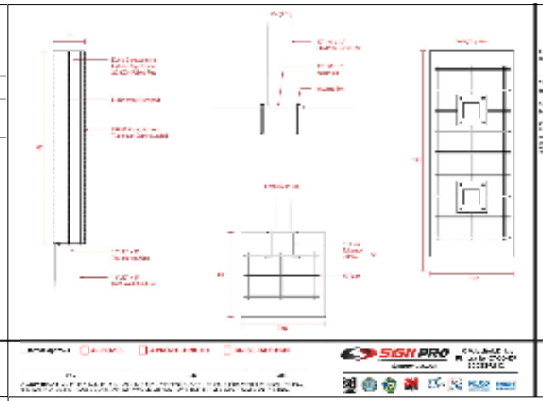

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REVISIONS:
- 09/21/2021 - Added per final Town review.
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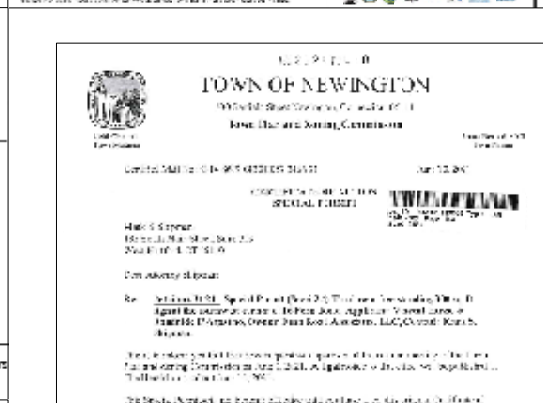
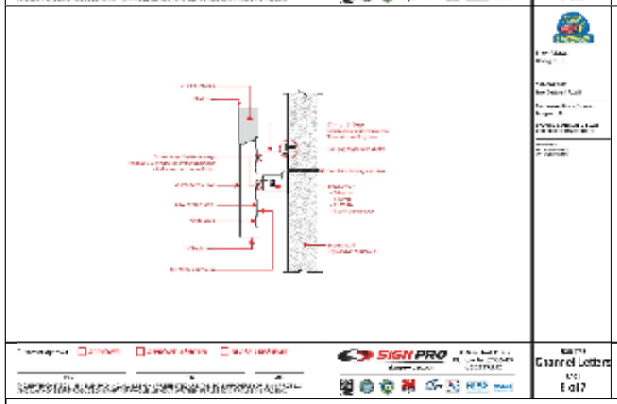
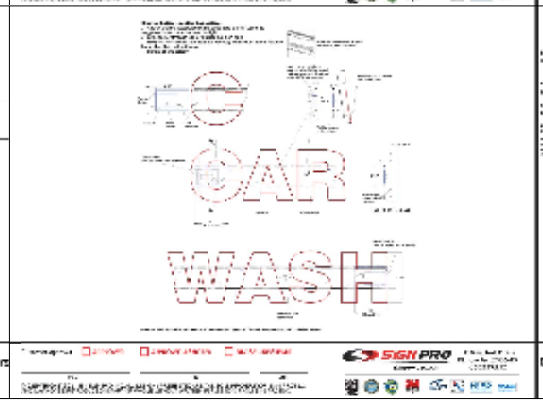

TOWN OF NEWINGTON

SPECIAL PERMIT





APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO._____

AT THE MEETING OF:_____

CHAIRMAN:_____

DATE:_____

APPROVED BY THE TOWN OF NEWINGTON PLANNING AND ZONING COMMISSION UNDER PETITION # _____ AT MEETING ON _____

_____ (CHAIRMAN) _____ (DATE)

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Town of Newington
County of Hartford
State of Connecticut

DATE:

September 9, 2021

SCALE:

N.T.S.

HORIZ. SAY ORIGINAL

SHEET:

COA.2

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