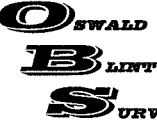



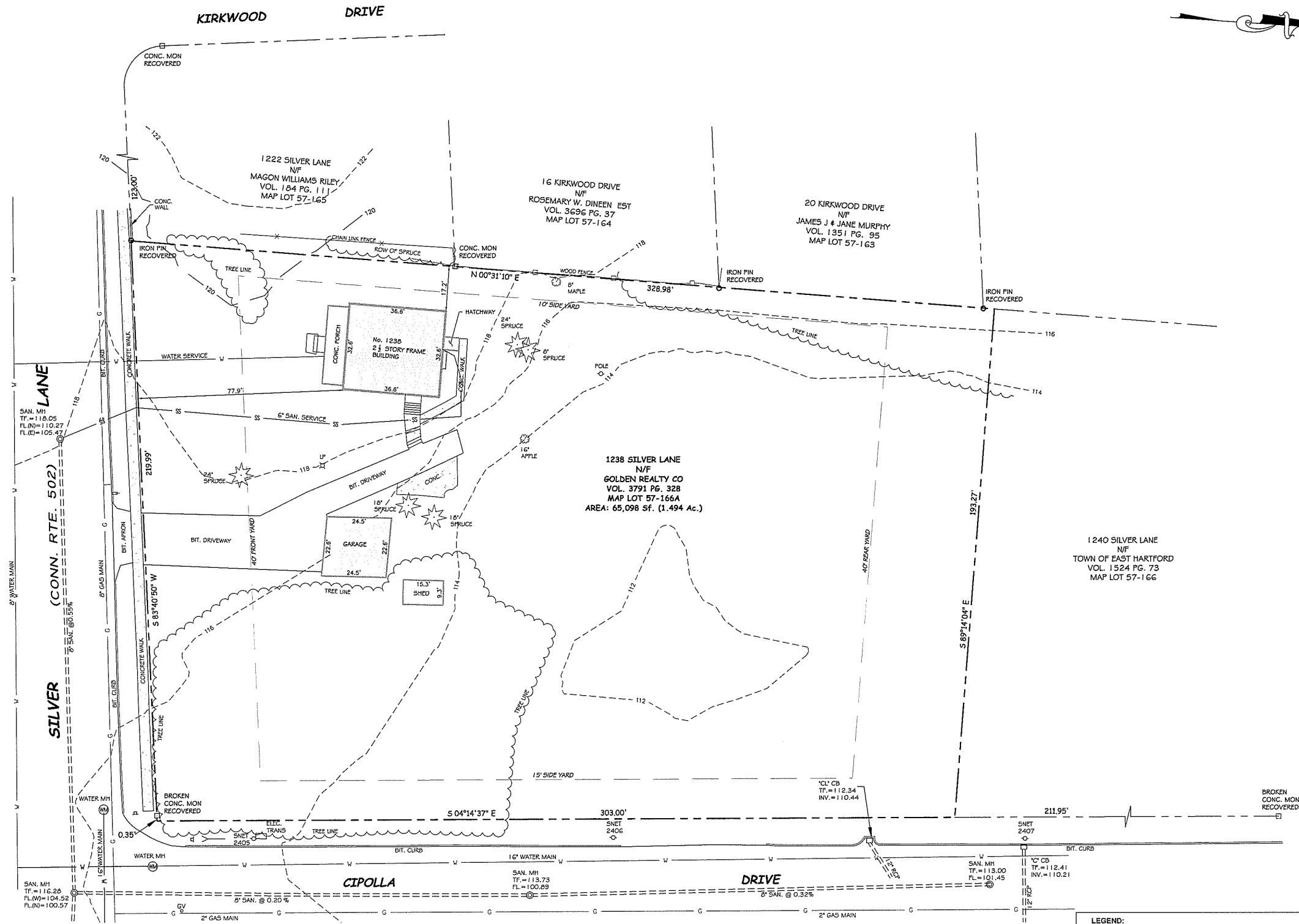
LOCATION MAP
SCALE: 1"=1000'

***PRELIMINARY AND FINAL SUBDIVISION
OF 1238 SILVER LANE
EAST HARTFORD, CONNECTICUT
PREPARED FOR ANTONIO MARQUES***

LIST OF DRAWINGS

SHEET No.	TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS MAP
3	SUBDIVISION MAP
4	200' BUFFER MAP
5	DETAILS

DATE: AS NOTED	SUBDIVISION MAP OF 1238 SILVER LANE CREATION OF A THREE (3) LOT SUBDIVISION ZONING DISTRICT: R-2 ASSESSOR'S MAP-LOT: 57-166A TOTAL AREA OF LAND = 65,098 S.F. (1.49 Ac.)	 OSWALD BLINT SURVEYING	 88 FARMSTEAD LANE WINDSOR, CT 06095 860.833.6850 Oswaldblintsurveying.com
SCALE: AS NOTED			
SHEET: 1 OF 5			
DRAWN BY: K.R.			



MAP NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
2. THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY"
3. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN PROPERTY SURVEY.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY.
THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). COORDINATES WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON OCTOBER 15, 2018.
6. THE SUBJECT PARCEL IS LOCATED IN THE R-2 ZONE.
7. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO OSWALD BLINT SURVEYING. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.

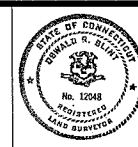
MAP REFERENCES:

- A. "MAP OF PROPERTY TO BE CONVEYED FROM HERWIN J. YANNER TO THE TOWN OF E. HARTFORD 1238 SILVER LANE EAST HARTFORD, CONNECTICUT BARAKOS-LANDINO, INC. ENGINEERS/PLANNERS/SURVEYORS 215 SHEMAN AVENUE HARTFORD, CONNECTICUT 06118 SCALE 1"=40' DATE OCTOBER 24, 1990 REVISED FEBRUARY 15, 1991 PROJECT NO. 90056 SHEET 1 OF 2".
- B. "MAP OF KIRKWOOD ESTATES, SILVER LANE, EAST HARTFORD, CONNECTICUT SCALE 1"=40' MAY 19, 1967 HAYDEN L. GRISWOLD CE REVISED APRIL 16, 1968 REVISED APRIL 30, 1968".



DATE: OCTOBER 26, 2018
RSVD: JUNE 10, 2019
SCALE:
1"=20'
SHEET:
2 OF 5
DRAWN BY:
K.R.

EXISTING CONDITION MAP
OF
1238 SILVER LANE
EAST HARTFORD, CONNECTICUT
PREPARED FOR
ANTONIO MARQUES



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

Oswald Blint

OSWALD BLINT L.S.

LEGEND:		
○ IRON PIN (FOUND)	☆ LIGHT POLE	===== UNDERGROUND PIPING (SAN., STM.)
□ MONUMENT (FOUND)	○ METALWOOD POST	— E — U/G ELEC. LINE
△ SIGN	— GUY ANCHOR	— W — WATER LINE
○ MANHOLE	— WATER GATE	— O/H — OVERHEAD UTILITIES
□ "C" CATCH BASIN	○ GAS VALVE	— T — U/G TELE. LINE
□ "C-L" CATCH BASIN	○ GAS METER	— * — CHAIN LINK FENCE
—○— UTILITY POLE	○ DECIDUOUS TREES	— * — TREE LINE/HEDGE
□ MAIL BOX	☆ EVERGREEN TREES	

OSWALD BLINT SURVEYING

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Oswaldblintsurveying.com

SEDIMENT AND EROSION CONTROL CONSTRUCTION SEQUENCING:

COMMON SEQUENCING FOR ALL PHASES: (ESTIMATE 1 WEEK)

- 1) ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE TOWN OF EAST HARTFORD INLANDS WETLANDS AGENT AND CALL-BEFORE-YOU-DIG (1-800-922-4455) SHALL BE NOTIFIED.
- 2) SITE CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION SCHEDULE FOR ANTICIPATED DATES OF COMPLETION. THE SCHEDULE SHALL NOTE MEASURES THAT ARE SEASONALLY AFFECTED (FROZEN GROUND, PLANTING, ETC.) AND SHALL PROPOSE ADDITIONAL MEASURES THAT MAY BE REQUIRED TO PROVIDE EROSION PROTECTION IN THAT SCHEDULE.
- 3) SILT FENCE REQUIRED FOR EACH PHASE SHALL BE INSTALLED PER OWNER'S ENGINEER RECOMMENDATION. WHEN SILT FENCE HAS BEEN INSPECTED BY OWNER'S LICENSED ENGINEER, AND APPROVED BY THE INLAND WETLANDS AGENT, CLEARING AND GRUBBING MAY PROCEED IN AREAS WHERE RESERVE TOPSOIL STORAGE IS TO OCCUR. PHASE 1: (ESTIMATE 4 WEEKS DURATION) WILL INCLUDE ROUGH GRADING OF DRIVEWAYS, INSTALLING DRAINAGE, BUILDING OF HOUSE FOUNDATION RETAINING WALL AND LATERAL HOOKUPS. 1) AFTER COMPLETION OF STEPS 1-3 COMMON SEQUENCING, CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AT THE LOCATION OF THE PROPOSED DRIVEWAY. 2) STUMPS ARE NOT TO BE BURIED ON SITE AND ARE TO BE TEMPORARILY STORED IN THE AREAS DESIGNATED FOR TOPSOIL RESERVE UNTIL THEY ARE REMOVED FROM THE SITE. 3) ALL SOIL EROSION CONTROL MEASURES TO BE USED ON THE PROJECT ARE AS INDICATED ON THIS SHEET. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE PROVISION OF THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" 2002 EDITION.
- 4) AFTER THE INSTALLATION OF THE FIRST SEWER LINE, THE RETAINING WALLS AND HOUSE FOUNDATION AND BASEMENT WALLS WILL BE BUILT. WATER AND GAS MAINS WILL BE EXTENDED TO THE HOUSE AT THIS TIME.
- 5) THE LAST SEWER LINE SHALL BE EXTENDED FROM THE Y TO THE HOUSE AND THE FINAL GRADING COMPLETED AROUND THE RETAINING WALLS AND THE HOUSE.
- 6) AS SOON AS WEATHER PERMITS AFTER COMPLETION OF FINE GRADING, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH PLACEMENT OF LOAM AND A SUITABLE GRASS SEED MIXTURE (LOFTS ECOLOGY MIX FOR LAWNS AND LOFTS NATIVE GRASSES MIX FOR THE REMAINDER OF THE SITE) AND COVERED WITH A MAT OF LOOSE HAY PRIOR TO THE COMPLETION OF THE PROJECT, EXCEPT FOR STEEP AREAS WHERE COCO FIBER MATTING OR JUTE MATTING IS SPECIFIED. GRADES COMPLETED OUTSIDE THE GROWING SEASON SHALL BE STABILIZED AS INDICATED IN EROSION NOTES.
- 7) FOLLOWING SUCCESSFUL STABILIZATION OF DISTURBED AREAS ALL SILT FENCING SHALL BE REMOVED. PRIOR TO THAT REMOVAL, ALL ACCUMULATED TRAPPED SEDIMENTS MUST BE REMOVED TO A SUITABLE UPLAND SITE.

NOTES:

1. THE SUBJECT PARCEL IS 1.49 ACRES AND DESCRIBED IN VOLUME 3791/PAGE 328 OF THE EAST HARTFORD LAND RECORDS.
2. STREET EXCAVATION PERMITS ARE REQUIRED FOR ALL WORK DONE WITHIN THE TOWN RIGHT OF WAY.
3. TWO STREET TREES PER LOT MUST BE PLANTED PER SUBDIVISION REGULATION 8.7 REQUIRING 3" MIN. AND ALL PROPOSED TREES MUST BE APPROVED BY THE TOWN OF EAST HARTFORD'S TREE WARDEN PRIOR TO PLANTING.
4. PROVIDE 6" TOPSOIL MINIMUM FOR ALL DISTURBED AREAS.
5. ALL SEWER AND WATER APPURTENANCES TO MEET MDC STANDARDS AND SPECIFICATIONS.
6. EROSION AND SEDIMENT CONTROLS MUST COMPLY WITH LATEST SEDIMENT & EROSION CONTROL MANUAL PUBLISHED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
7. NO TREE STUMPS OR DEBRIS ARE TO BE BURIED ON SITE ALL EXISTING DEBRIS ON THE SITE IS TO BE REMOVED.
8. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAST HARTFORD STANDARDS AND SPECIFICATIONS.
9. WATER SERVICES SHALL BE 1", TYPE "K" COPPER.
10. ALL SANITARY SEWER LATERALS SHALL BE 6" PVC, SDR 35, ASTM D-3034 WITH A MINIMUM 2% SLOPE.
11. WATER LINES SHALL HAVE A MINIMUM TEN FEET HORIZONTAL SEPARATION AND AN 18" VERTICAL SEPARATION FROM ANY SANITARY SEWER LINE.
12. A BACKWATER VALVE MUST BE INSTALLED ON ALL PLUMBING FIXTURES THAT ARE BELOW THE TOP OF THE NEAREST UPSTREAM SANITARY SEWER MANHOLE.
13. UPON COMPLETION OF THE SANITARY SEWER AND WATER INSTALLATION, AN AS-BUILT PLAN MUST BE SUBMITTED TO THE TOWN OF EAST HARTFORD BUILDING DEPARTMENT AND CERTIFIED BY A LICENSED LAND SURVEYOR IN THE STATE OF CONNECTICUT.
14. THE CONTRACTOR MUST VERIFY THE LOCATION, SERVICEABILITY AND SIZE OF THE EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
15. PROPOSED HOUSES DEPICTED ARE SCHEMATIC ONLY. A PLOT PLAN SHOWING ACTUAL PROPOSED HOUSE, ALONG WITH WATER AND SEWER SERVICES, PROPOSED GRADING AND EROSION CONTROL MEASURES SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECEIVING A BUILDING PERMIT.
16. THE SUBJECT PROPERTY IS LOCATED IN THE FEMA ZONE X DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" AS DEPICTED ON THE 2006 INSURANCE RATE MAP TOWN OF EAST HARTFORD, CONNECTICUT, HARTFORD COUNTY, PANEL 389 OF 675, COMMUNITY PANEL NUMBER 09003C0389F, EFFECTIVE DATE SEPTEMBER 25, 2008.
17. PROPERTY IS IN THE PITKIN SCHOOL DISTRICT.
18. (PROPERTY OWNER) GOLDEN REALTY CO. (ADDRESS) 32 164 NEWINGTON ROAD WEST HARTFORD, CONNECTICUT 06110 (TELEPHONE NO.) (860) 883-7637
19. (APPLICANTS NAME) ANTONIO MARQUES (TELEPHONE NO.) (860) 883-7637
20. (APPLICANTS ADDRESS) 164 NEWINGTON ROAD WEST HARTFORD, CONNECTICUT 06110
- 21: SITE SOIL TYPE IS ENFIELD AND MANCHESTER.

SURVEY NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
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- B. "MAP OF KIRKWOOD ESTATES, SILVER LANE, EAST HARTFORD, CONNECTICUT SCALE 1"=40' MAY 19, 1967 HAYDEN L. GRISWOLD CE REVISED APRIL 16, 1968 REVISED APRIL 30, 1968."

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE
OF APPROVAL

APPROVAL DATE _____
EXPIRATION DATE _____
CHAIRMAN

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
FINAL SUBDIVISION APPROVAL

APPROVAL DATE _____
WORK MUST COMMENCE BY _____
EXPIRATION DATE _____
CHAIRMAN

DATE: JANUARY 7, 2019
RSVD: JUNE 10, 2019
SCALE: 1"=20'
SHEET: 3 OF 5
DRAWN BY: K.R.

SUBDIVISION MAP
OF
1238 SILVER LANE
EAST HARTFORD, CONNECTICUT
PREPARED FOR
ANTONIO MARQUES

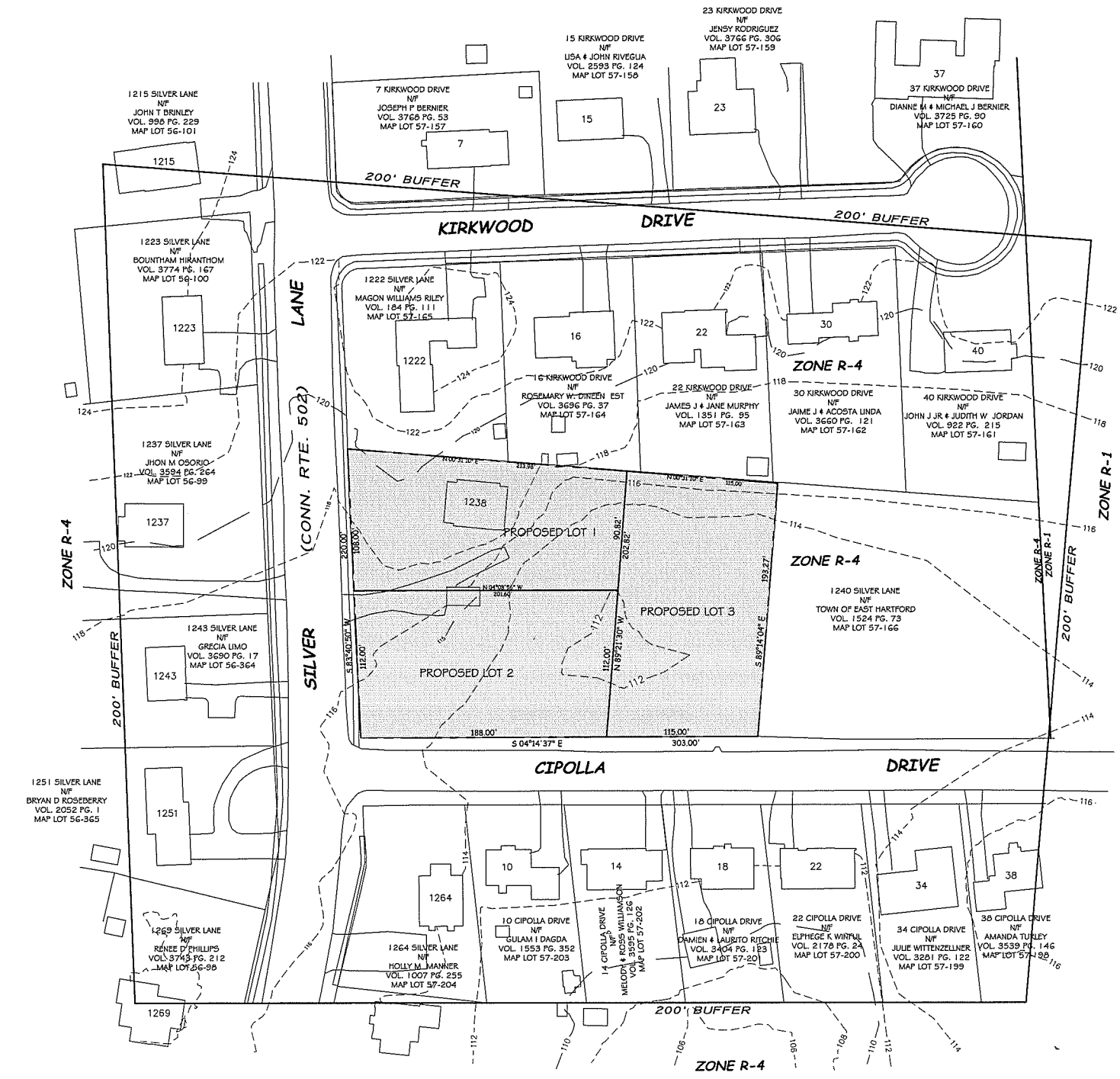


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Antonio Marques
OSWALD BLINT L.S.

**OSWALD
BLINT
SURVEYING**

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WINDSOR, CT 06095
860.833.6850
Oswaldblintsurveying.com



LEGEND:		
○ IRON PIN (FOUND)	☆ LIGHT POLE	== == == UNDERGROUND PIPING (SAN., STM.)
□ MONUMENT (FOUND)	⋈ METALWOOD POST	— E — U/G ELEC. LINE
△ SIGN	⋈ GUY ANCHOR	— W — WATER LINE
○ MANHOLE	⋈ WATER GATE	— O/H — OVERHEAD UTILITIES
□ "C" CATCH BASIN	⋈ GAS VALVE	— T — U/G TELE. LINE
□ "C-L" CATCH BASIN	⋈ GAS METER	— * * * CHAIN LINK FENCE
—○— UTILITY POLE	○ DECIDUOUS TREES	— * * * TREE LINE/HEDGE
⋈ MAIL BOX	☆ EVERGREEN TREES	



DATE: JANUARY 10, 2019
SCALE: 1"=50'
SHEET: 4 OF 5
DRAWN BY: K.R.

**PLAN SHOWING
PROPOSED DIVISION
AND
LANDS WITHIN 200 FEET
1238 SILVER LANE
EAST HARTFORD, CONNECTICUT**

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

OSWALD BLUNT L.S.

**OSWALD
BLUNT
SURVEYING**

88 FARMSTEAD LANE
WINDSOR, CT 06095
860.833.6850
Oswaldbluntsurveying.com

Existing pavement

Sawcut existing pavement

Temporary pavement (Min. 2" depth)

10" Compacted subbase

Compacted bank-run gravel (depth varies)

Limits of trench excavation

D

Sand or stone as required

$D + 2'$

1. Pavement - temporary hot mix bituminous concrete pavement shall be placed with a minimum thickness of two (2) inches within twenty four (24) hours of the excavation. No excavation will be allowed on Friday unless it is to be paved by the end of the work day. No cold patch will be allowed for any temporary repair.

3. No permits will be issued during the period that the bituminous batch plants are closed except for emergency repairs.

A - 2

The diagram illustrates a trench repair method. It shows a cross-section of a trench with a 'Permanent Patch' on top. The patch is 12" wide. To the left of the patch, the 'Existing pavement' is shown. A 'Sawcut existing pavement and apply asphaltic emulsion' is indicated by an arrow pointing to the edge of the patch. The patch is 12" wide and 4" high. The trench is 8" deep, labeled as '8" Compacted process aggregate'. The trench is filled with 'Bank-run gravel (depth varies)'. The 'Utility line: water, gas, electric, sanitary, or storm sewer' is shown at the bottom of the trench. The 'Width of trench' is indicated by a dimension line at the bottom.

Existing pavement

12"

Permanent Patch

12"

4" Min.*

Sawcut existing pavement and apply asphaltic emulsion

8" Compacted process aggregate

Bank-run gravel (depth varies)

Utility line:
water, gas, electric,
sanitary, or storm
sewer

Width of trench

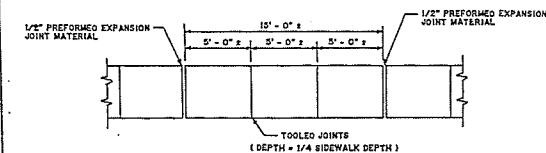
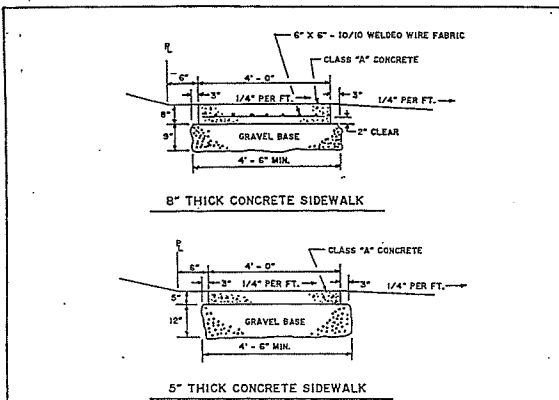
the temporary patch shall be removed, the existing pavement cut back a minimum of twelve (12) inches or as directed from the trench to make a neat clean square joint which will overlap the original subgrade.

1. The emulsion shall be applied to the clean, dry edges of the existing pavement prior to the placing of the first course of bituminous concrete.

2. After the first course of bituminous concrete has been placed and compacted, another application of emulsion shall be applied to the edges of the patch and the existing pavement. This step shall be repeated for each lift required to bring the patch up to the level of the existing pavement.

A hot bituminous concrete mix (class II - D.O.T. specs.) shall be placed in two (2) inch (rolled) lifts. The final lift shall be even with the existing pavement and cross rolled in addition to the normal rolling.

A - 3



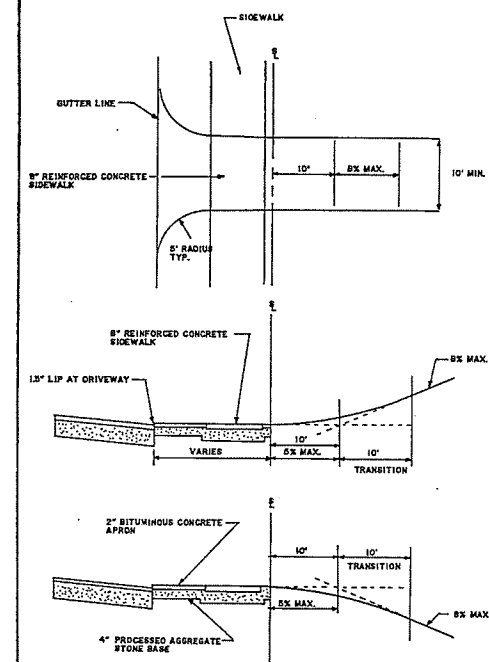
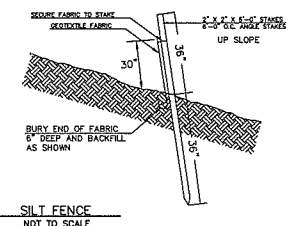
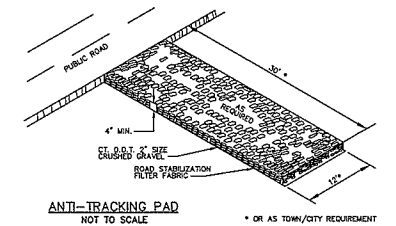
1. FOR SIDEWALK TREATMENT AT INTERSECTIONS SEE STREET
TYPICAL CROSS SECTION DETAILS

TOWN OF EAST HARTFORD

SIDEWALK

				SIDE
NO.	DESCRIPTION	DATE APPROVE	DATE: JUNE 1993	
REVISIONS				

B-7



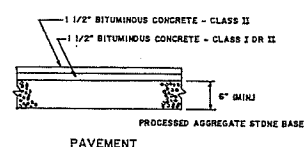
DRIVEWAY

KO.	DESCRIPTION	DATE APPROVE	

REVISIONS

DRIVE
DATE: JUNE 1993

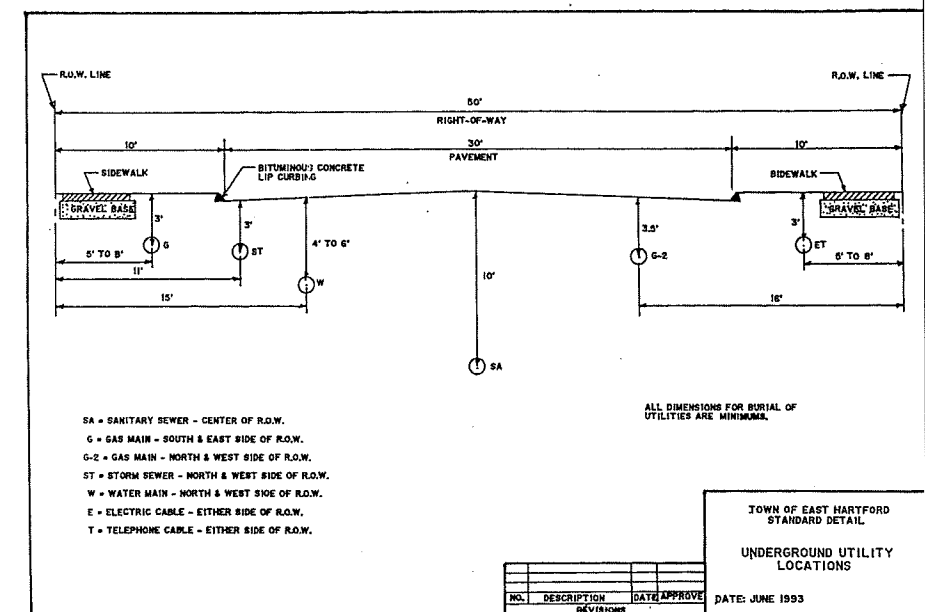
B-



. PAVEMENT

NO.	DESCRIPTIONS	DATE	APPROVE	DATE: JUNE 1993
REVISIONS				

B-9



ALL DIMENSIONS FOR BURIAL OF UTILITIES ARE MINIMUMS.

UNDERGROUND UTILITY

NO.	DESCRIPTION	DATE	APPROVE	

DATE: JUNE 199

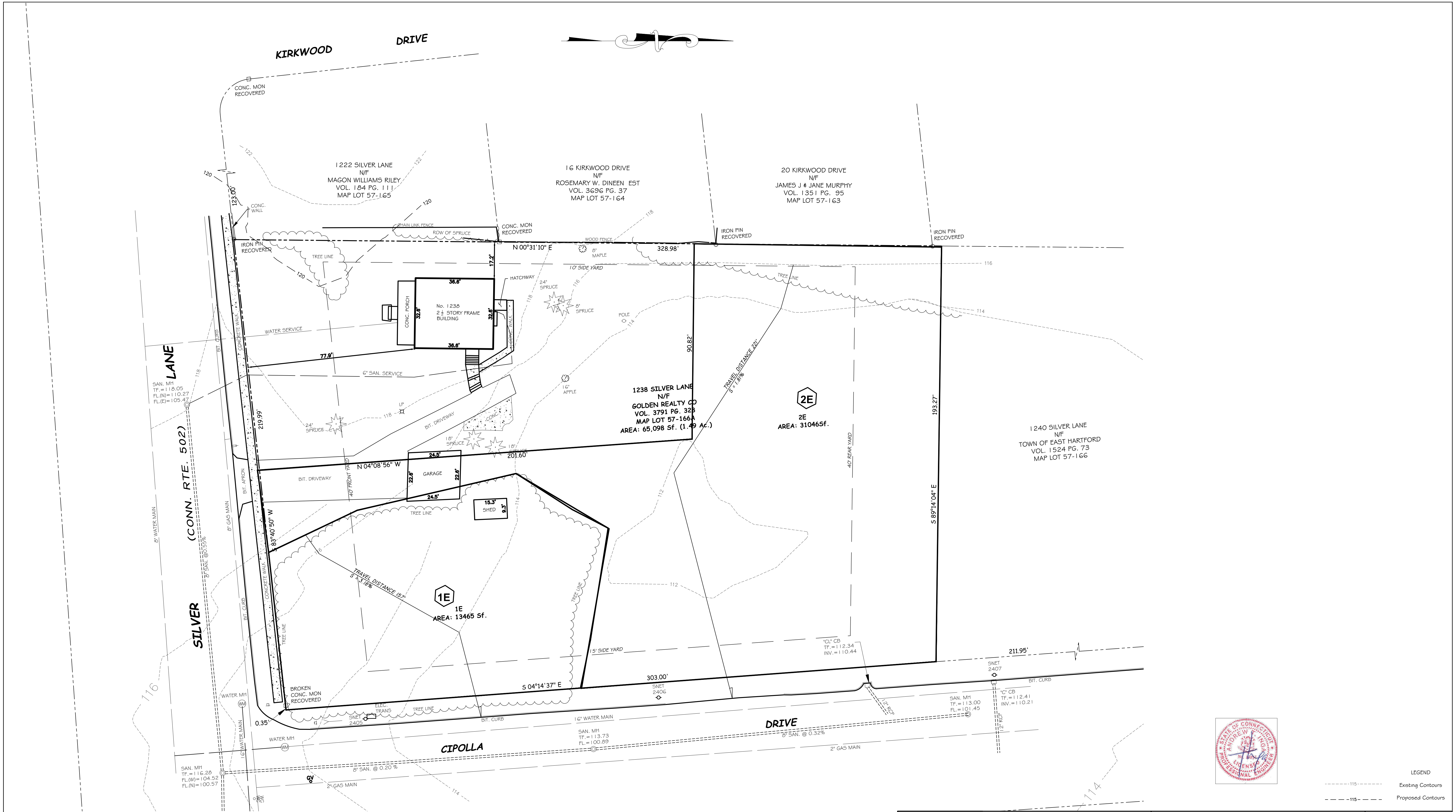
DATE: JUNE 1993

SHEET 5 OF 5

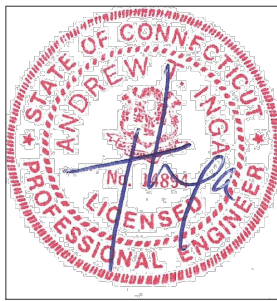
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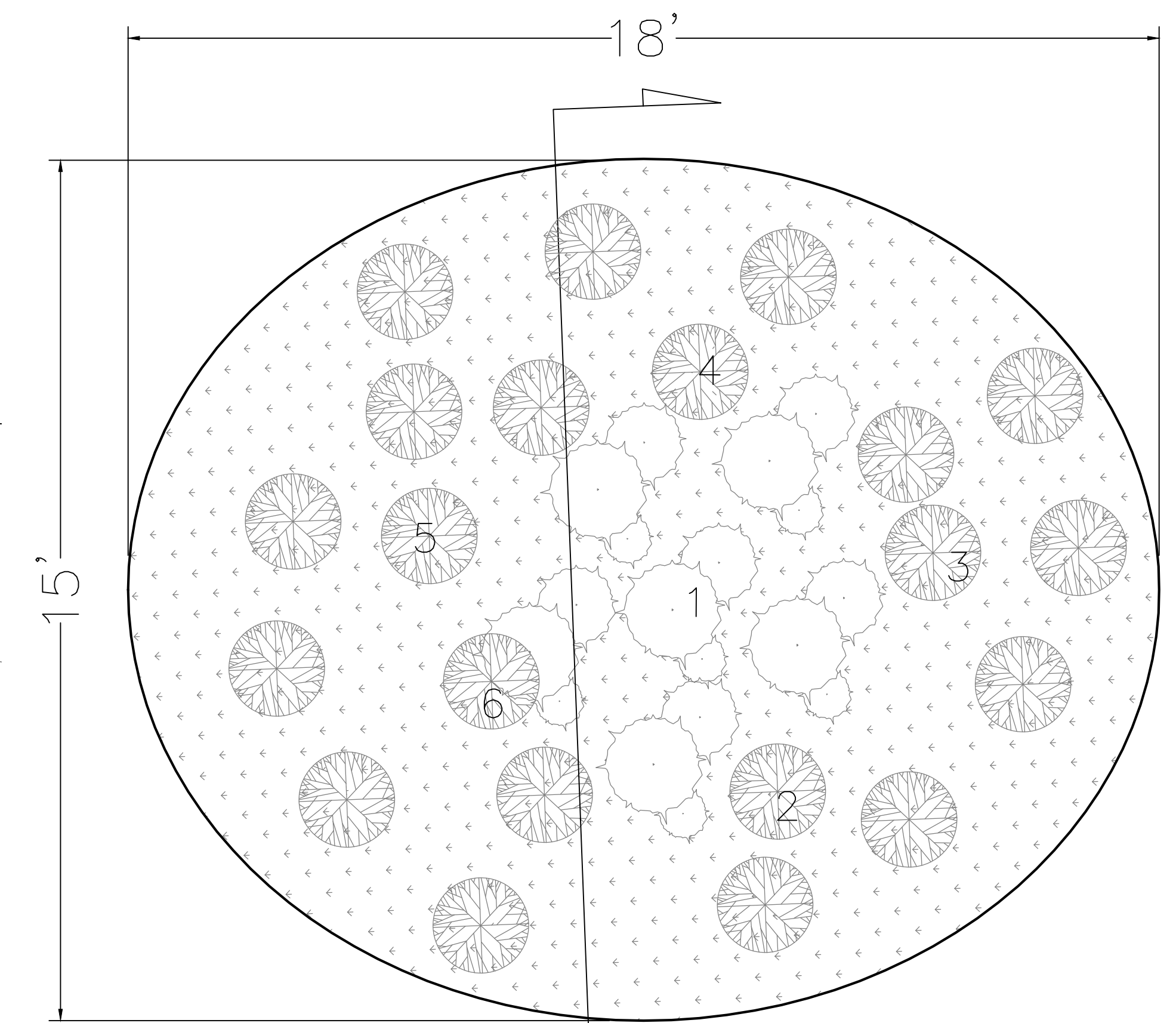


LEGEND:			
○ IRON PIN (FOUND)	☆ LIGHT POLE	----- UNDERGROUND PIPING (SAN., STM.)	
□ MONUMENT (FOUND)	○ METAL WOOD POST	— E — U/G ELEC. LINE	
△ SIGN	┆ GUY ANCHOR	— W — WATER LINE	
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○ UTILITY POLE	○ DECIDUOUS TREES	○ TREE LINE/HEDGE	
♠ MAIL BOX	☆ EVERGREEN TREES		



LEGEND	
-----	Existing Contours
-----	Proposed Contours

ENGINEERS: INGA CONSULTING ENGINEERS 139 WHITNEY STREET HARTFORD, CONNECTICUT	SITE DRAINAGE FOR 1238 SILVER LANE EAST HARTFORD, CONNECTICUT		JOB NO: -
	EXISTING DRAINAGE CONDITION		DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE: SEPT. 26, 2019 SCALE = 1:10
SURVEYOR: ASWALD BLINT SURVEYORS 88 FARMSTEAD LANE WINDSOR CT	PREPARED FOR ANTONIO MARQUES		DRAWING NO:
			C1



DRIVEWAY

TURF

BLACK-EYED SUSAN

3" HARDWOOD MULCH

SWAMP AZALEA

CARDINAL FLOWER

EXISTING GRADE

15'

15'

RAIN GARDEN SECTION

514

NOTES FOR RAIN GARDEN

Plants selection:

1. Swamp Azalea
2. Cardinal Flower
3. New York Aster
4. Black-Eyed Susan
5. Iris
6. Joe Pyeweed

ENGINEERS: INGA CONSULTING ENGINEERS 139 WHITNEY STREET	SITE DRAINAGE FOR 1238 SILVER LANE EAST HARTFORD, CONNECTICUT	JOB NO: -
	PROPOSED DRAINAGE CONDITION	DRAWN BY: T.I.
PREPARED FOR ANTONIO MARQUES		DESIGNED BY: T.I.
	CHECKED BY: T.I.	
	DATE: SEPT. 26, 2019	
	SCALE =1:10	
SURVEYOR: ASWALD BLINT SURVEYORS 88 FARMSTEAD LANE WINDSOR CT		DRAWING NO:
		C2