

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**

DATE: 7/10/17

Official Receipt Date:

7/10/17

1. APPLICATION TYPE (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- | | |
|--|--|
| <input checked="" type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD - MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD - MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 530 MAIN STREET ZONE: B-2

ASSESSORS MAP AND LOT: MAP 12 LOT 99 PARCEL SIZE (ACRES OR SQ. FT.): _____

PROJECT NAME: RETAIL STORE

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

EXISTING STRUCTURES to be REMOVED -
NEW 1,750 S.F. RETAIL STORE to be CONSTRUCTED.
SEE ATTACHED PLANS

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: DAVE REALTY LLC

OWNER ADDRESS: 17 CLAMP GEAR LN THORNTON CT 06064

OWNER PHONE: 203-650-6689 OWNER EMAIL: _____

OWNER SIGNATURE: [Signature] PRINT NAME: RAJESH TALA

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION ☒ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: ROBERT MANGINO - ARCHITECT

APPLICANT ADDRESS: 131 TALCOTT RD. GUILFORD CT. 06437

APPLICANT PHONE: 203-988-1068 APPLICANT EMAIL: manginorobert@yahoo.com

APPLICANT SIGNATURE: [Signature] PRINT NAME: ROBERT MANGINO

5. DESIGN PROFESSIONAL INFORMATION ☒ CHECK IF PRIMARY CONTACT

FIRM: ROBERT MANGINO - PHONE: 203-988-1068

CONTACT PERSON: ARCHITECT EMAIL: manginorobert@yahoo.com

SAMIR



NAFIS & YOUNG

Civil/Environmental Engineering & Surveying

*Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CHMM*

August 1, 2017

Drainage Narrative
Site Plan Modifications
524-530 Main Street
East Hartford, Connecticut

The above referenced parcel is currently being utilized as a gas station. The proposed Site Plan Modification is to include the addition of a 1,750 s.f. convenience store and some parking area modifications. The majority of the site and parking area will generally remain intact with a few exceptions. The biggest modification to the parking area will be the removal of one of the two curb cuts along Main Street. The pavement in that area will be removed and replaced with landscaping. The net effect of the proposed modifications will reduce the impervious surface by approximately 2.5%. This coupled with the fact the site grading will remain unchanged will reduce the amount of stormwater runoff generated by this site. Even though this meets the requirements of the "Technical Standards for Drainage & Water Quality", this proposal also includes the installation of 56 feet of infiltrators. The infiltrators will be installed underground to store and infiltrate an additional 146 c.f. of stormwater via roof leaders from the proposed convenience store.

If you have any questions, please feel free to contact me.

Respectfully submitted,

David L. Nafis, P.E., L.S.
Nafis & Young Engineers



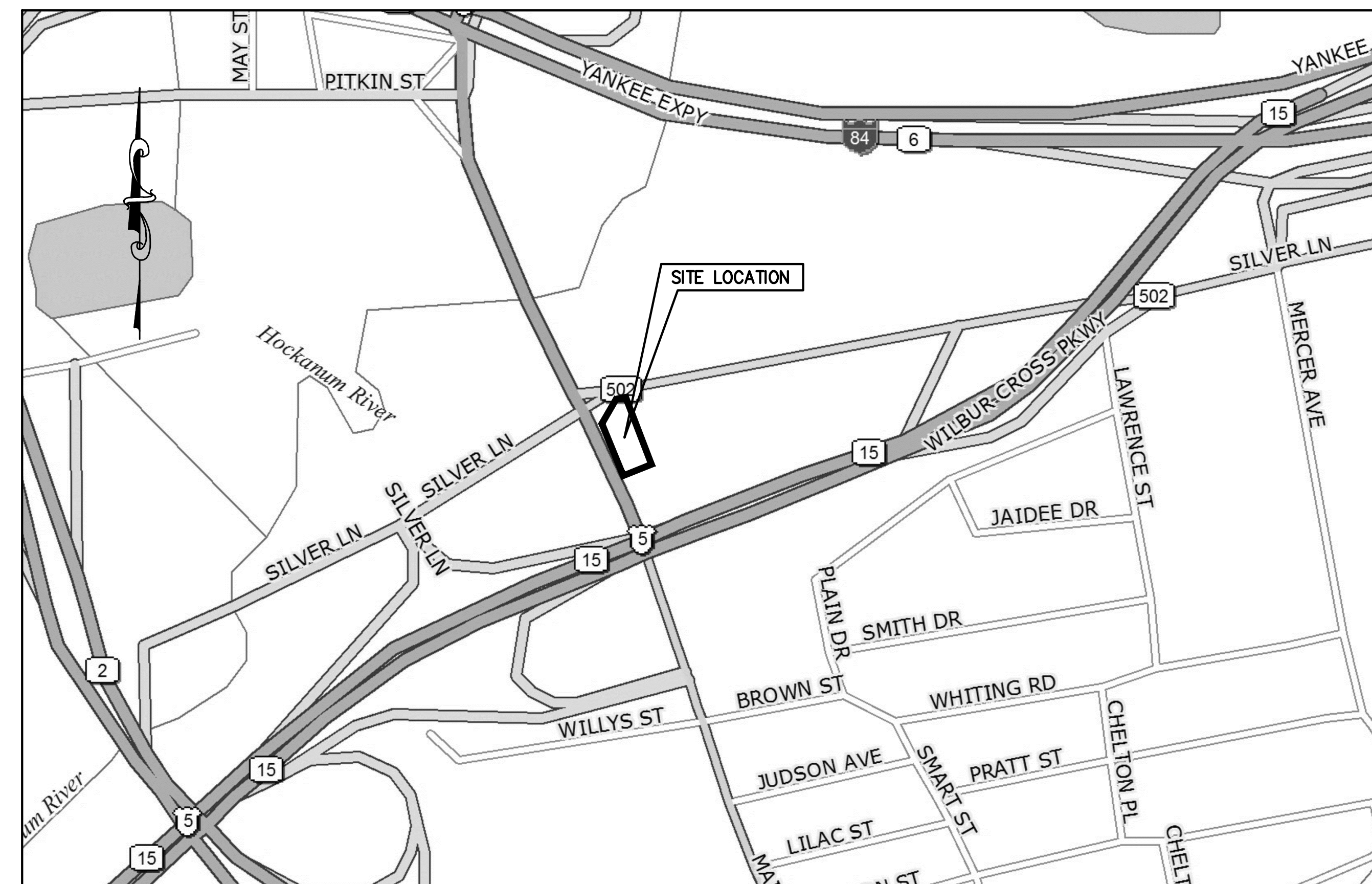
SITE PLAN MODIFICATION

PROPOSED CONVENIENCE/FUEL STATION

524-530 MAIN STREET

MAP 12 / LOT 99

EAST HARTFORD, CONNECTICUT



LOCATION MAP

SCALE: 1"=400'

SHEET NO.	I N D E X
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN, UTILITIES PLAN
3A	IMPERVIOUS REDUCTION
4	GRADING, DRAINAGE, EROSION CONTROL
5	LANDSCAPING PLAN
6	EROSION CONTROL NARRATIVE
7	DETAILS



**NAFIS & YOUNG
ENGINEERS, INC.**

1355 Middletown Avenue
Northford, Connecticut 06472

Phone: (203) 484-2793

Fax: (203) 484-7343

Email: nyeng@nafisandyoung.com

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

DAVID L. NAFIS, P.E. & L.S. #22924

DATE: 7-25-2017



REFERENCES

1. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST HARTFORD - SILVER LAKE FROM MAIN STREET EASTERLY TO FORBES STREET, ROUTE NO. 317, SHEET 1 OF 5, DATED FEB 28, 1929, REVISED AUGUST 1967, REVISED AUGUST 1978, SCALE 1" = 40'.
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST HARTFORD - MAIN STREET FROM HIGH STREET NORTHERLY TO PITKIN STREET, ROUTE NO. 2, SHEET 3 OF 4, DATED MAR 22, 1950, SCALE 1" = 40'.
3. "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, TOWN OF EAST HARTFORD - WILBUR CROSS HIGHWAY - FROM THE HARTFORD TOWN LINE EASTERLY TO SILVER LAKE, SHEET 3 OF 4, DATED FEBRUARY 1, 1979, SCALE 1" = 80'.

1. This survey and map have 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. It is a PROPERTY SURVEY and DATA ACCUMULATION PLAN based on a DEPENDENT RESURVEY conforming to Horizontal Accuracy Class "A-2" and is intended to be used for a boundary Map.

2. Property is located in the B2 zone.

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

DAVID L. NAFIS, L.S. #22924

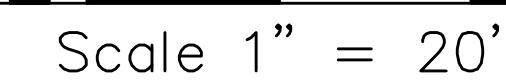


Diagram illustrating symbols for various features:

- PROPERTY LINE
- STREET LINE
- LIGHT POLE
- OVERHEAD WIRES

524-530 MAIN STREET
M 12 / L 99
EAST HARTFORD, CONNECTICUT

PREPARED FOR:
BOB MANGINO

PROPERTY OWNER:
DART REALTY, LLC

PROPERTY SURVEY / EXISTING CONDITIONS



DATE: MARCH 22, 2017

<i>JOB NO.</i>	<i>2017-025</i>
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SHEET NO. *2*

Aug 28, 2017 2:45pm
C:\EAST HARTFORD\MAIN ST\524-530 MAIN ST\17-025\CURRENT\03 SITE PLAN_524-530 MAIN EDITION_17-025.dwg

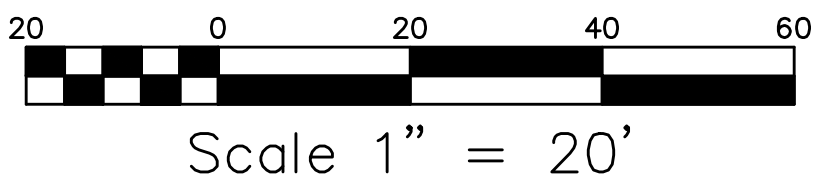
LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGENTS TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, REPAIRS AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

Utility Notes:

1. Sewer connection to be verified and connected as required.
2. Test and connect current underground electrical for proposed building.

PARKING REQUIREMENTS: 7 SPACES (1/250 S.F. RETAIL)
PARKING PROVIDED: 7 SPACES



LOCATION MAP

SCALE: 1"=800'

BULK STANDARDS B-2 ZONE			
	REGULATION	EXISTING	PROPOSED
MIN LOT AREA (in square feet)	7,500 S.F.	33418 S.F.	33418 S.F.
MIN LOT WIDTH	75'	119.99'	119.99'
MIN FRONTAGE	50'	146.82'	146.82'
MAX HEIGHT BLDG	100'	10'	23'
MIN SETBACK FRONT	50'	128.5'	134.6'
MIN SETBACK REAR	25'	86.3'	88.4'
MIN SETBACK SIDE	15'	27.7'	16.7'
MAX LOT COVERAGE%	75%	66.7%	64.2%

LEGEND:

- PROPERTY LINE
- STREET LINE
- LIGHT POLE
- OVERHEAD WIRES
- LOT SETBACK
- NEW LIGHT POLE
- CONCRETE CURBING
- VINYL PRIVACY FENCE

524-530 MAIN STREET
M 12 / L 99
EAST HARTFORD, CONNECTICUT

PREPARED FOR: BOB MANGINO
PROPERTY OWNER: DART REALTY, LLC

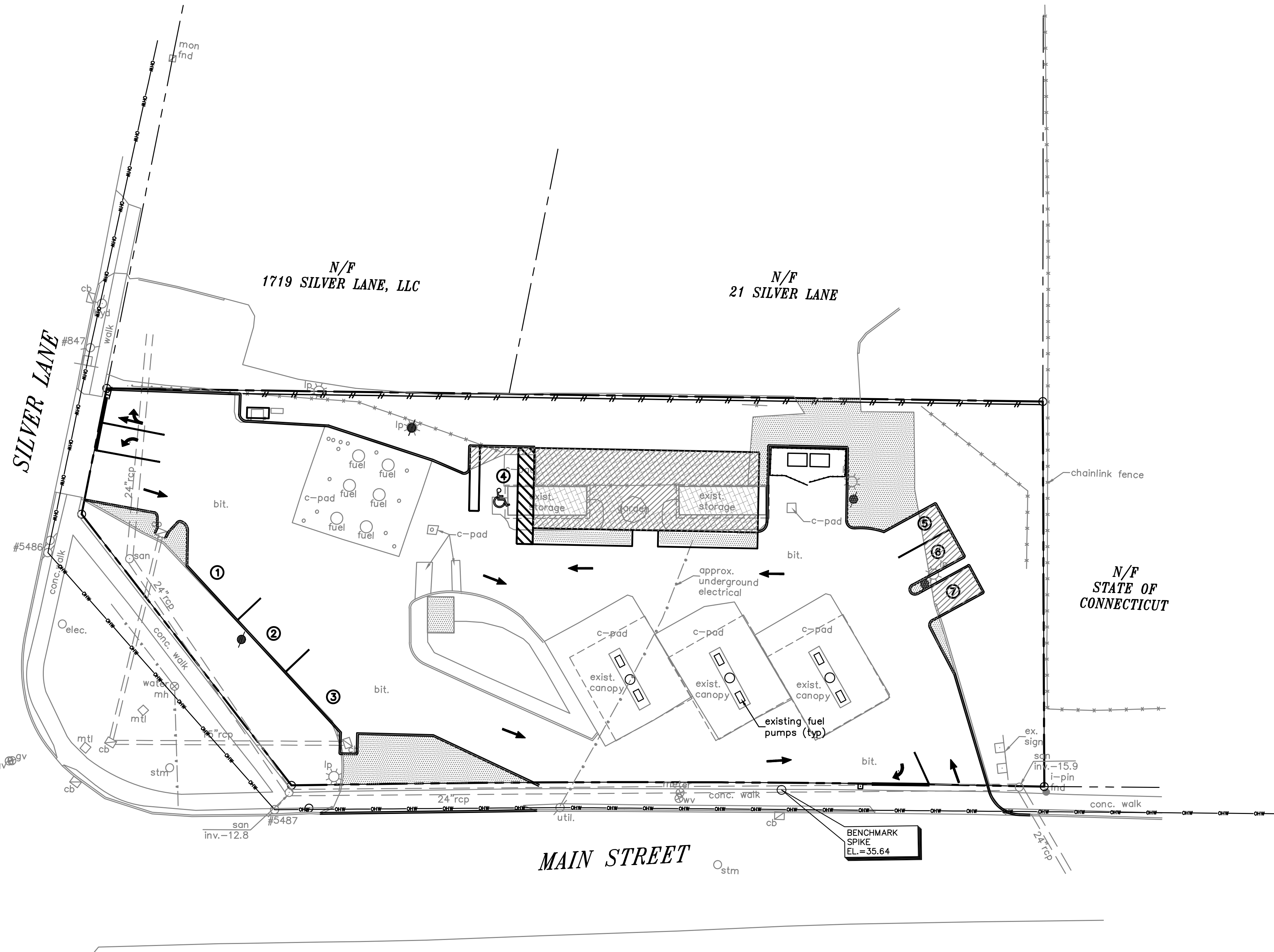
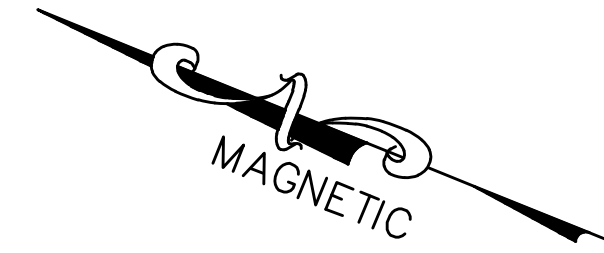
SITE PLAN /
UTILITIES PLAN



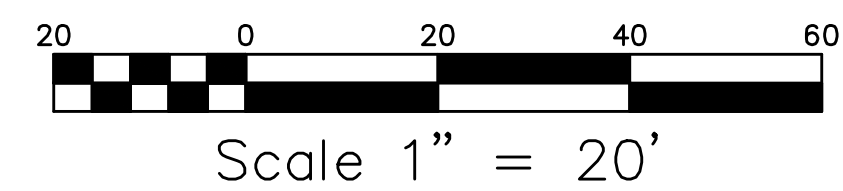
**NAFIS & YOUNG
ENGINEERS, INC.**
1355 Middletown Avenue
Northford, Connecticut 06472
Phone: (203) 484-2793
Fax: (203) 484-7343
Email: nyeng@nafisandyoung.com

DATE: JUNE 7, 2017
REV: AUGUST 4, 2017

JOB NO. 2017-025 SHEET NO. 3




EXISTING 22,296.5 S.F. IMPERVIOUS
PROPOSED 21,457 S.F. IMPERVIOUS



LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

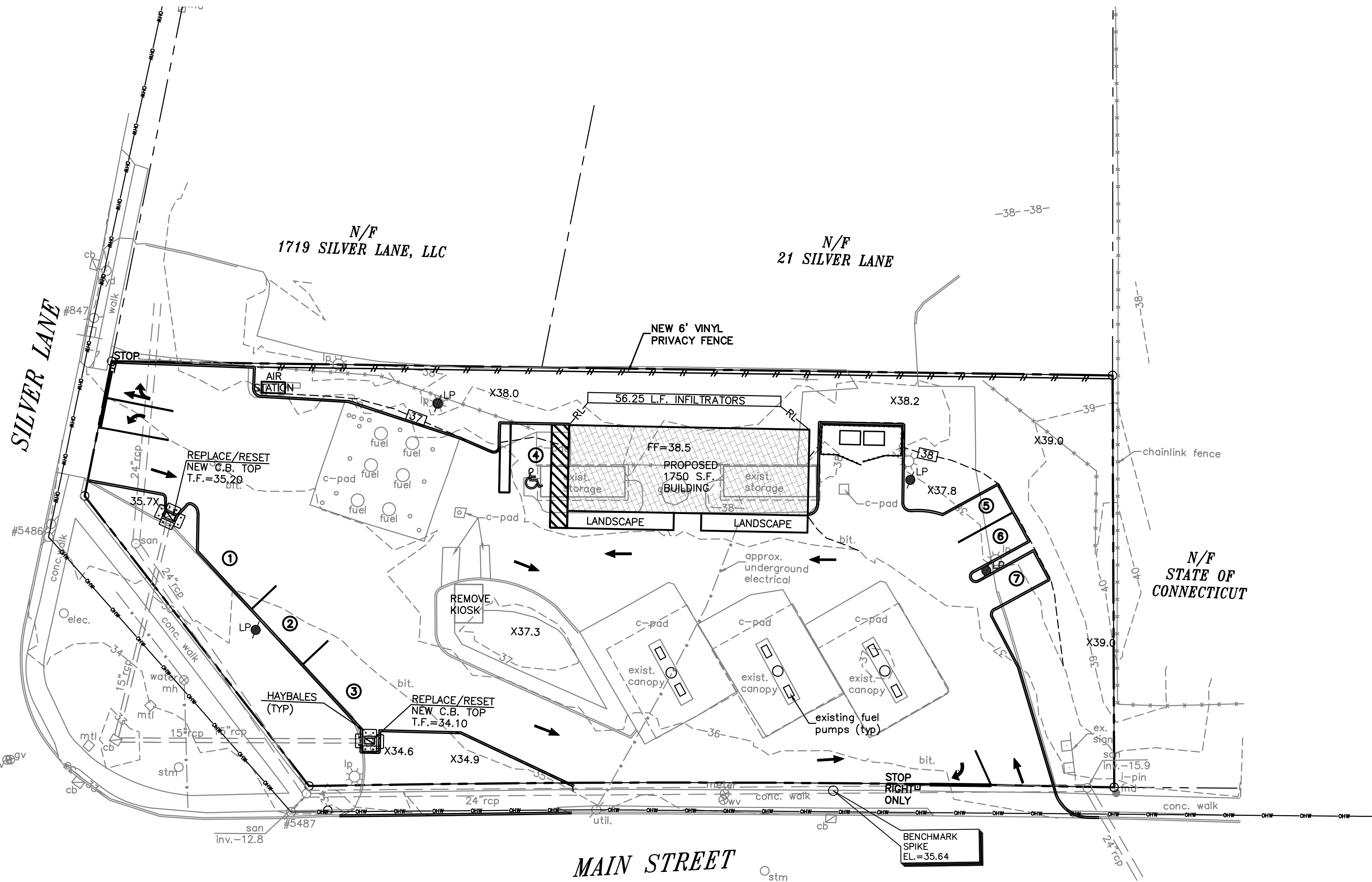
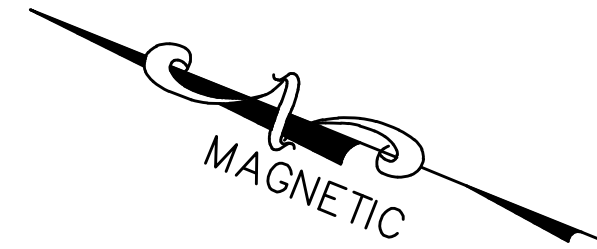
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524-530 MAIN STREET M 12 / L 99 EAST HARTFORD, CONNECTICUT	
PREPARED FOR: BOB MANGINO	PROPERTY OWNER: DART REALTY, LLC
EXISTING / PROPOSED IMPERVIOUS REDUCTION	
 <div>NAFIS & YOUNG ENGINEERS, INC. 1355 Middletown Avenue Northford, Connecticut 06472 Phone: (203) 484-2793 Fax: (203) 484-7343 Email: nyeng@nafisandyoung.com</div>	
DATE: JULY 31, 2017 REV: AUGUST 4, 2017	
JOB NO. 2017-025	SHEET NO. 3A

Aug 04, 2017 11:52am
C:\EAST HARTFORD\MAIN ST 524-530 MAIN ST 17-025\CURRENT\04 GRADING 2017-025.dwg
2017-025

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

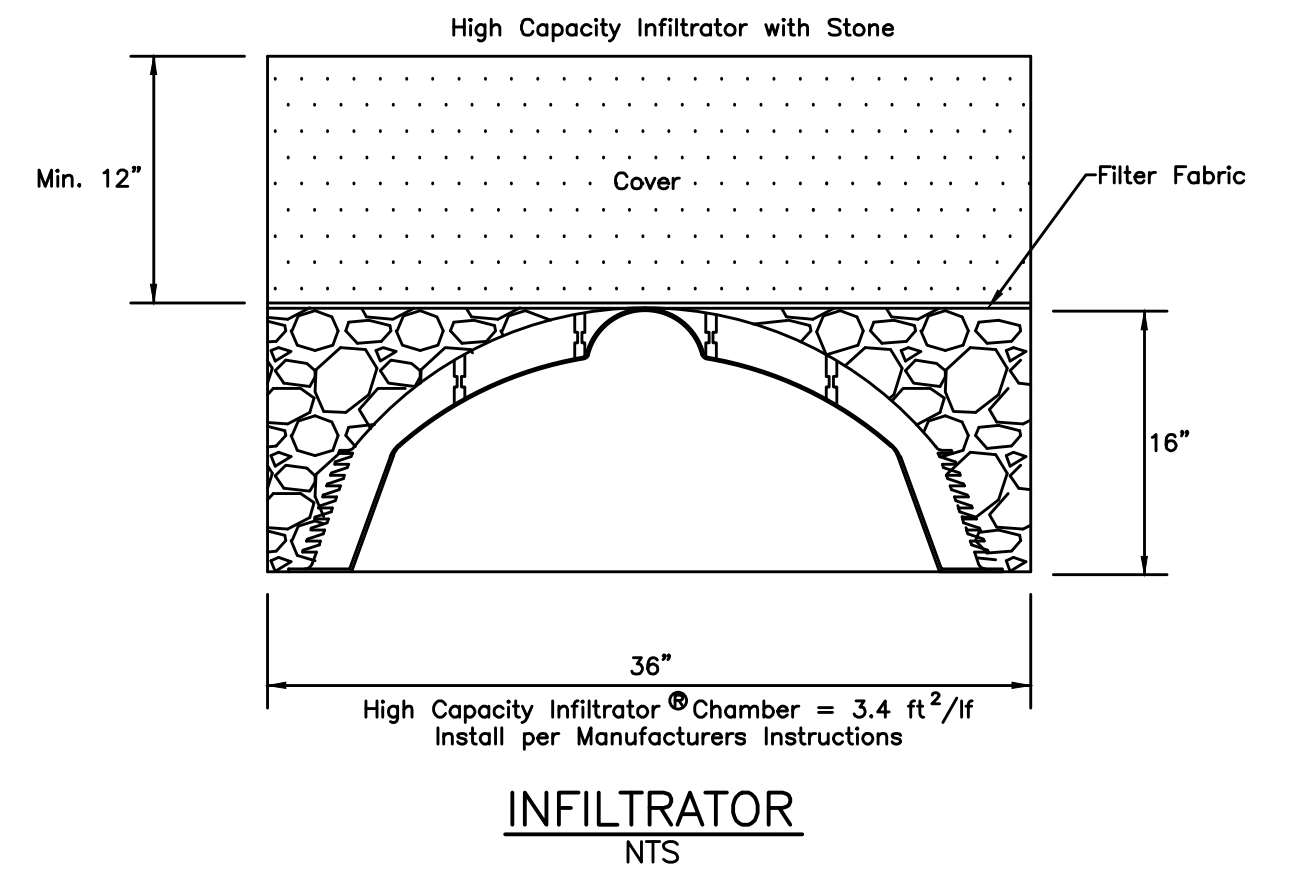
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RETENTION/INFILTRATION

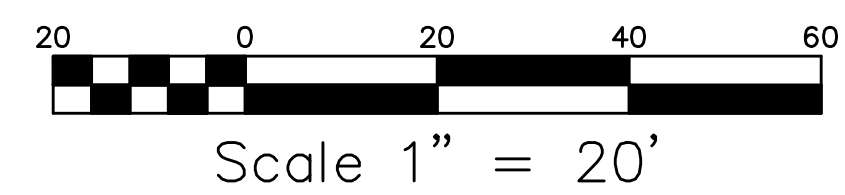
1,750 S.F. ROOF LEADERS x 1" = 146 C.F. REQUIRED STORAGE
16" x 6.25' INFILTRATORS AT 16.3 C.F.
145 C.F./16.3 C.F. = 9 UNITS
9 UNITS = 56.25 L.F.
56.25 L.F. PROPOSED

THIS IS HOW WE CALCULATE THE FIRST INCH OF RAINFALL.



LEGEND:

- PROPERTY LINE
- STREET LINE
- LIGHT POLE
- OVERHEAD WIRES
- NEW LIGHT POLE
- VINYL PRIVACY FENCE
- ROOF LEADER
- PROPOSED CONTOUR



524-530 MAIN STREET
M 12 / L 99
EAST HARTFORD, CONNECTICUT

PREPARED FOR: BOB MANGINO
PROPERTY OWNER: DART REALTY, LLC

GRADING / DRAINAGE /
EROSION CONTROL PLAN

**NAFIS & YOUNG ENGINEERS, INC.**
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Email: nyeng@nafisandyoung.com

DATE: JUNE 7, 2017

JOB NO. 2017-025 SHEET NO. 4

LANDSCAPING TABLE

SYMBOL	QUANTITY	TYPE	SIZE
①	2	FLOWERING CRABAPPLE	3" CALIPER
②	3	RED OAK	3" CALIPER
3⊗	15	SHRUBS/CAMELLIA, AZALEA OR RHODODENDRON	1 1/2' - 2' DIA.
4⊗	8	BLUE RUG JUNIPER OR SPREADING YEWS	2 GAL. MIN.
★	8	EVERGREENS (SCREENING) WHITE PINES OR DOUGLAS FIR	2 GAL. MIN.

LANDSCAPING NOTES:

1. ALL LANDSCAPED AREAS TO HAVE 4" TOPSOIL TOPPED WITHIN 3" PINEBARK OR CEDAR MULCH.
2. ALL GRASS AREAS TO HAVE 4" TOPSOIL AND SEEDED AS SPECIFIED.

LEGEND:

	PROPERTY LINE
	STREET LINE
	LIGHT POLE
	OVERHEAD WIRES
	LOT SETBACK
	NEW LIGHT POLE

524-530 MAIN STREET
M 12 / L 99
EAST HARTFORD, CONNECTICUT

PREPARED FOR: BOB MANGINO
PROPERTY OWNER: DART REALTY, LLC

LANDSCAPING PLAN

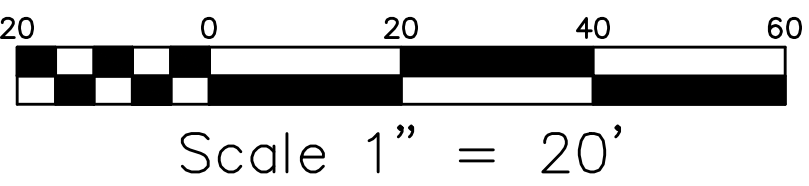


**NAFIS & YOUNG
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DATE: JUNE 7, 2017

JOB NO. 2017-025

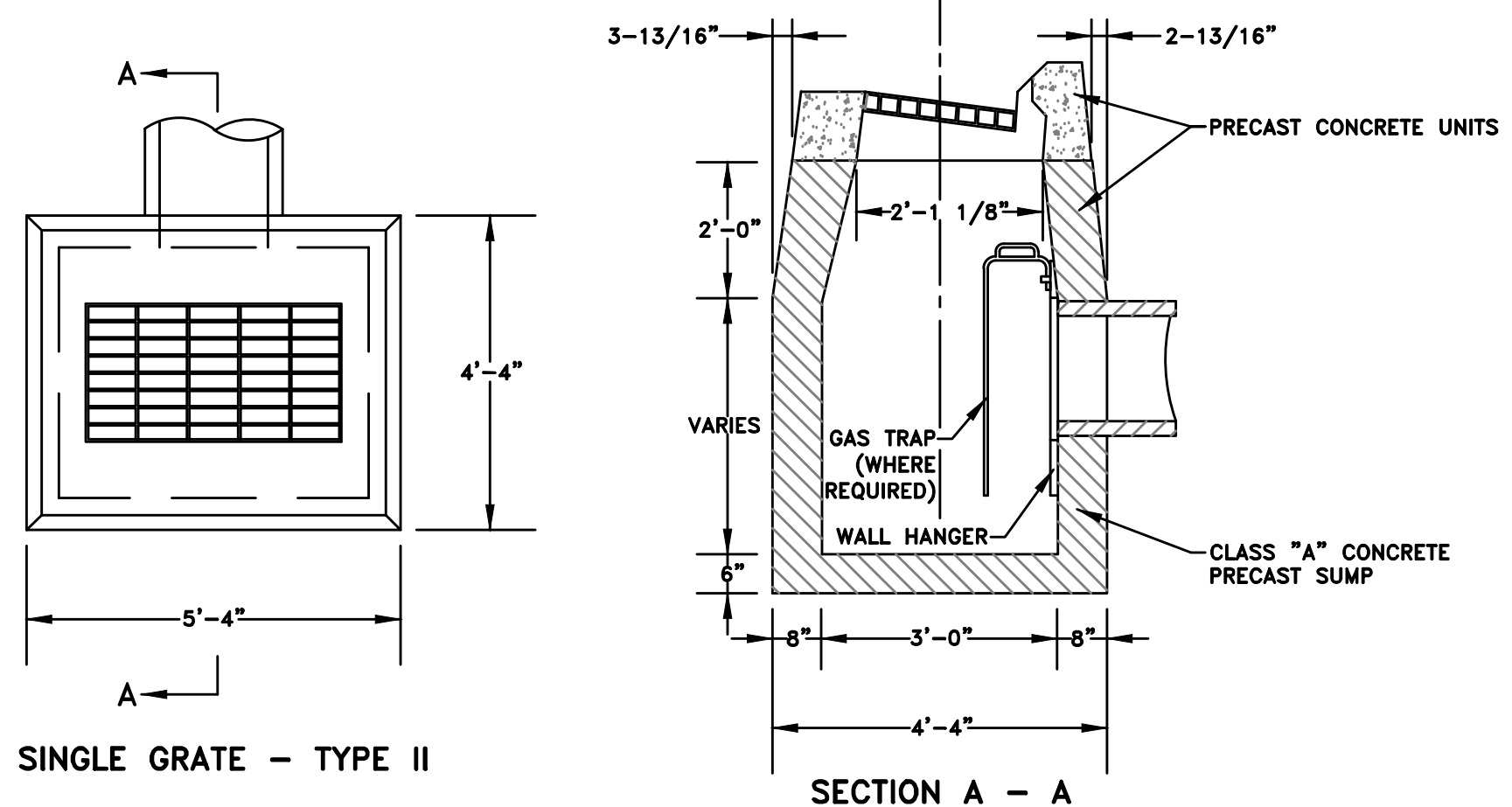
SHEET NO. 5



LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

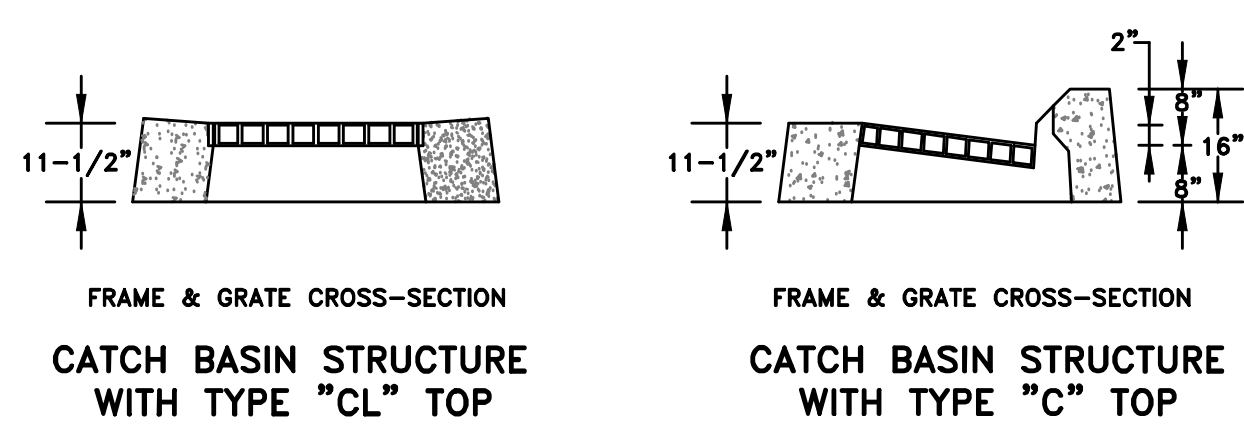
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Aug 02, 2017 - 3:45pm
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SINGLE GRATE - TYPE II

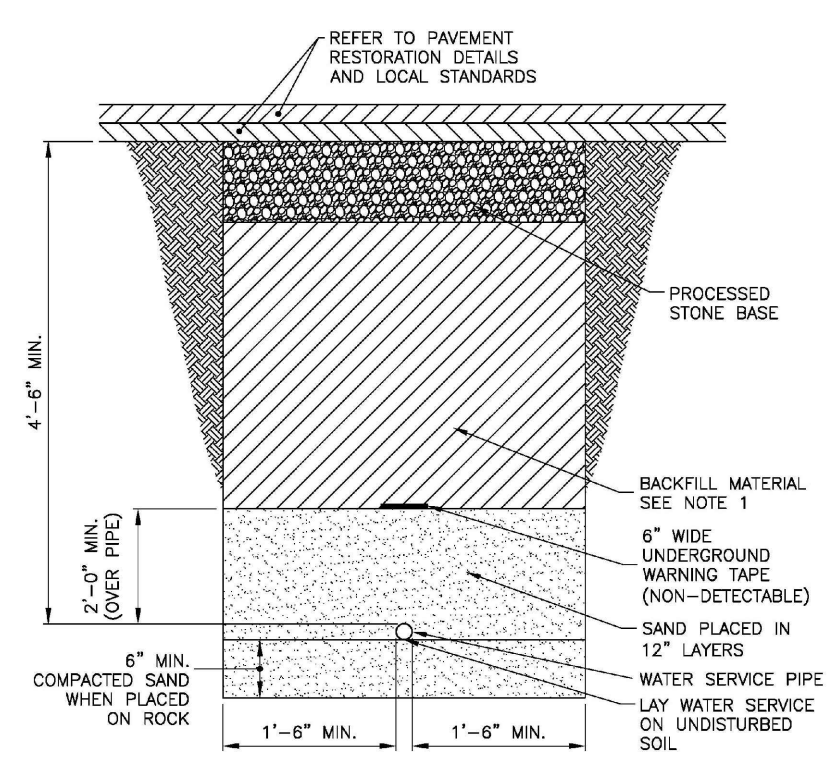
SECTION A - A



FRAME & GRATE CROSS-SECTION
CATCH BASIN STRUCTURE
WITH TYPE "CL" TOP

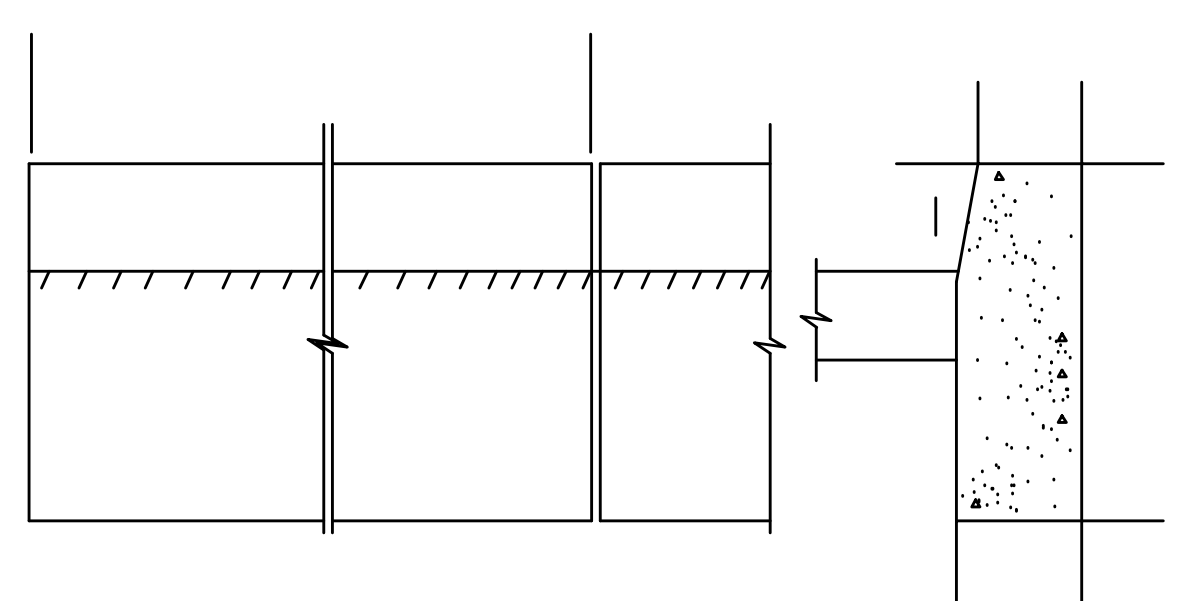
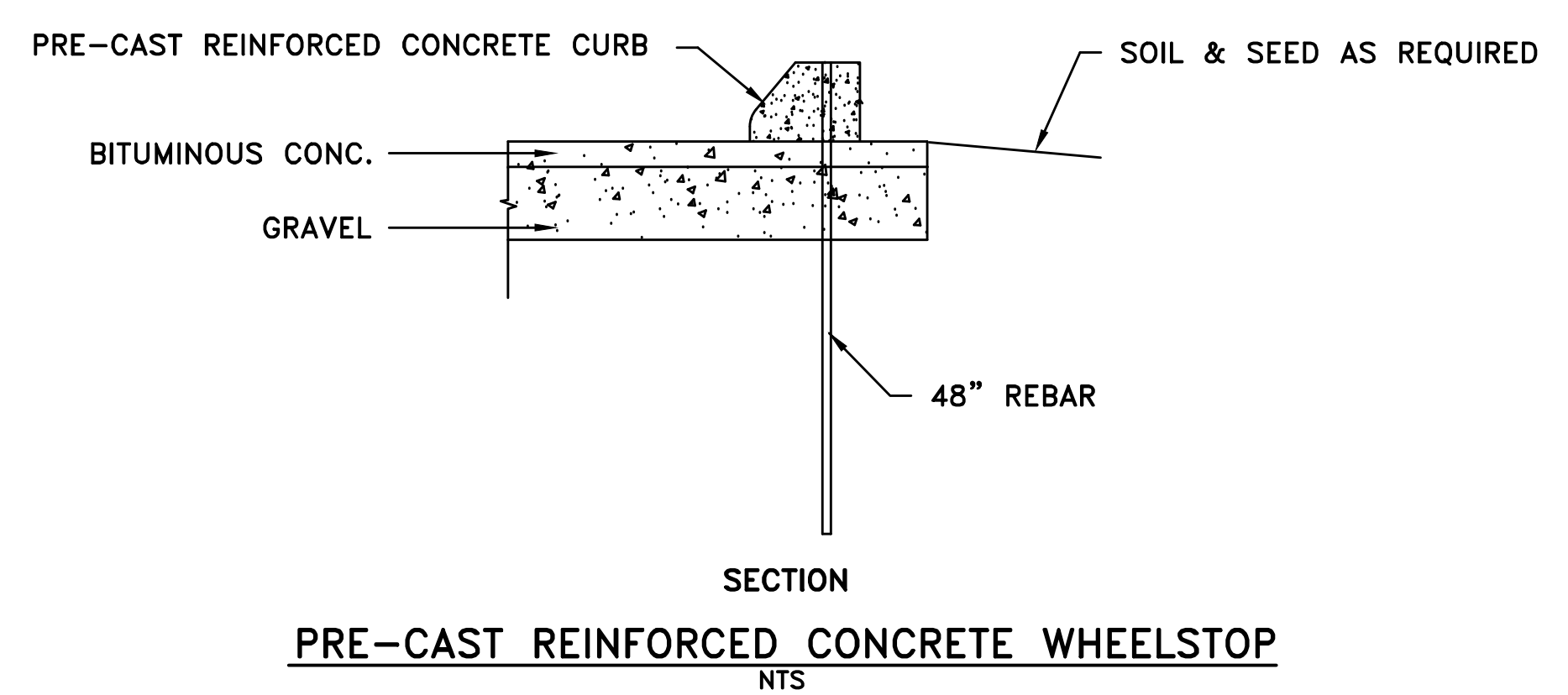
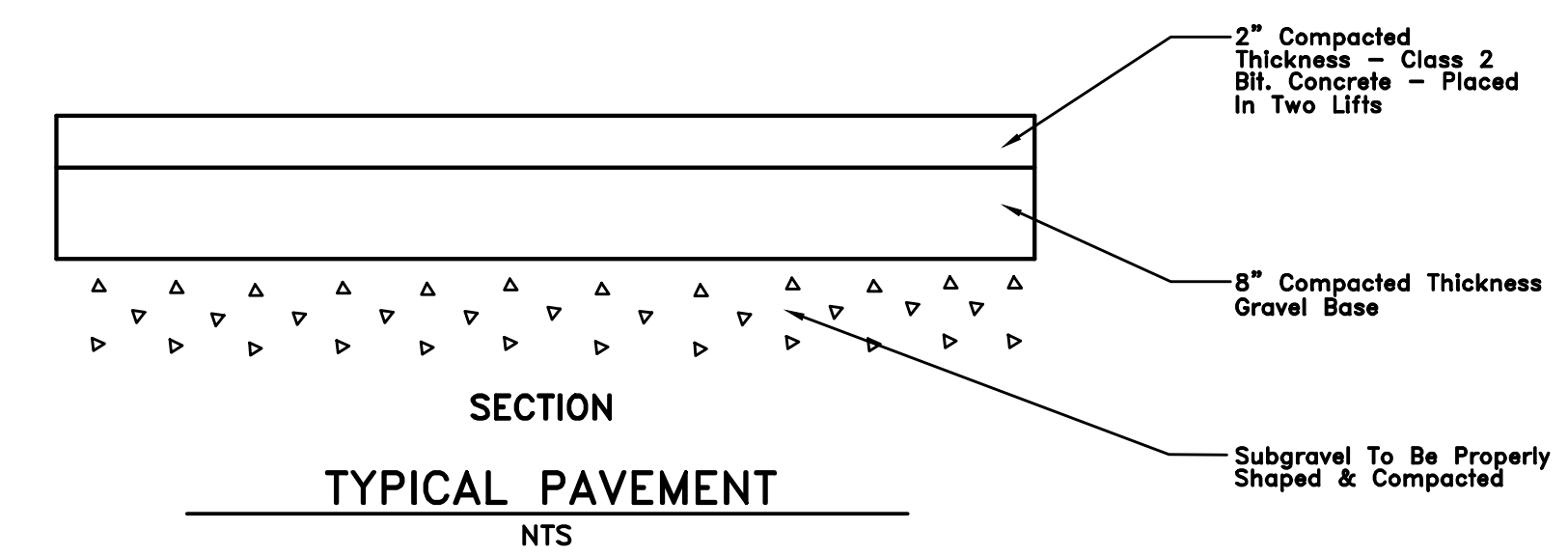
FRAME & GRATE CROSS-SECTION
CATCH BASIN STRUCTURE
WITH TYPE "C" TOP

CATCH BASIN STRUCTURE
NTS

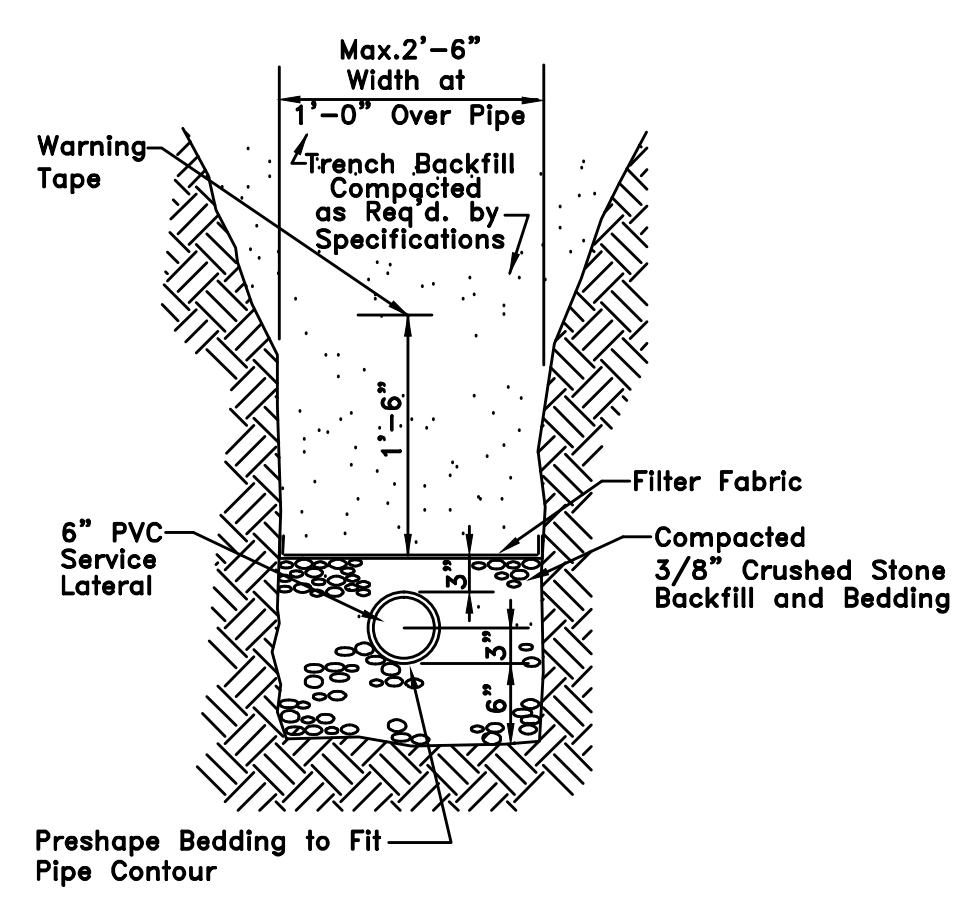


NOTE:
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

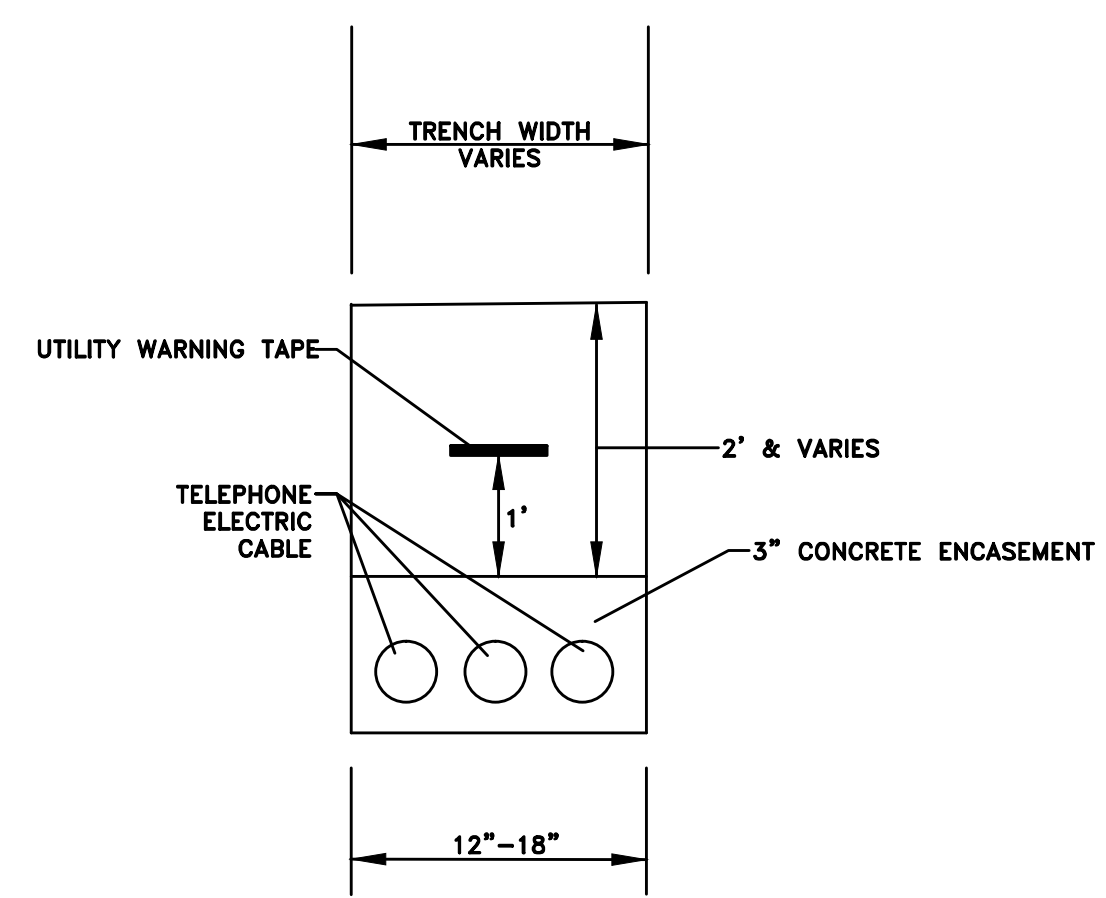
WATER SERVICE TRENCH DETAIL
NTS



CONCRETE CURB
NTS




SANITARY SERVICE TRENCH DETAIL
NTS






TYPICAL UTILITY TRENCH
NTS

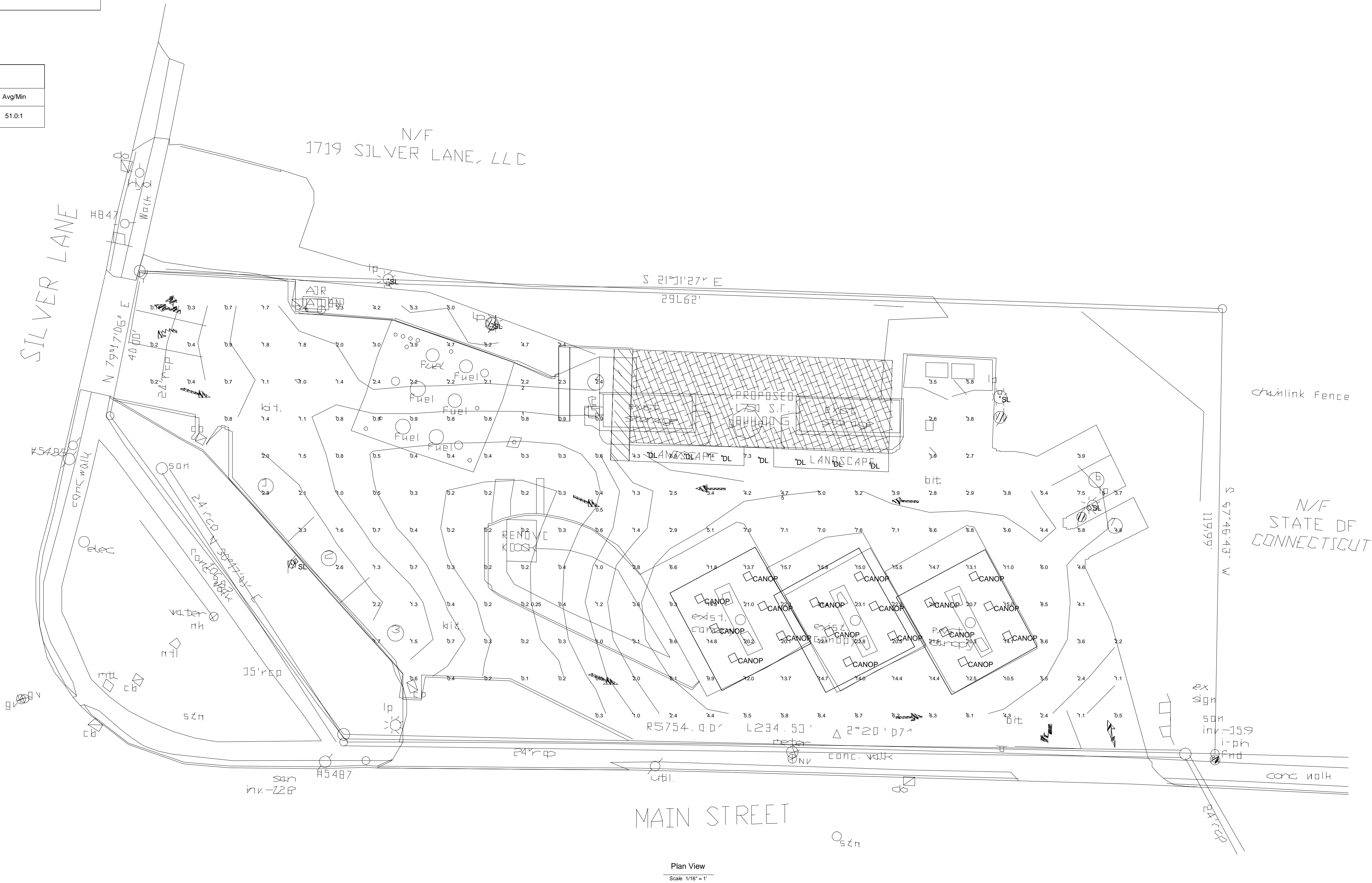
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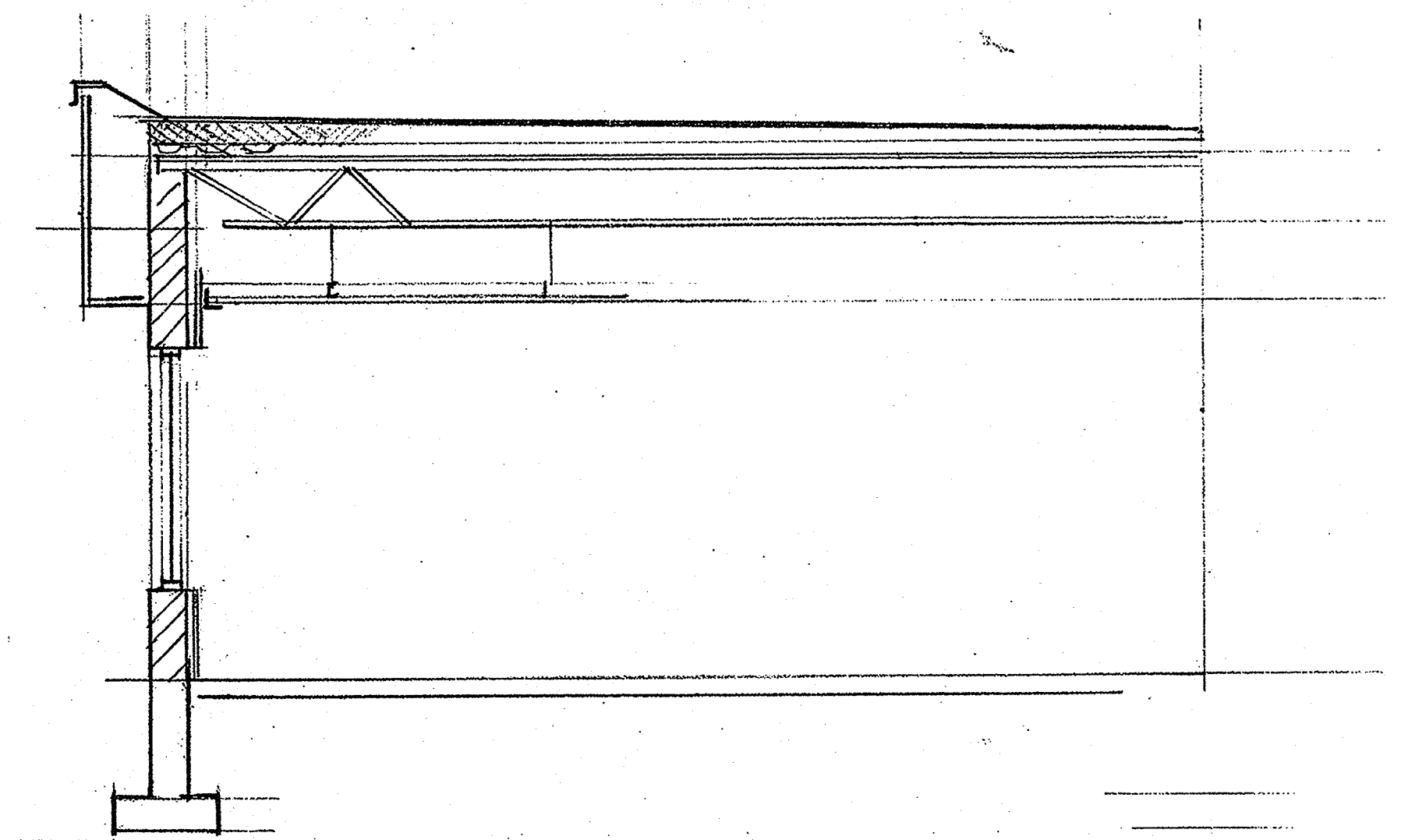
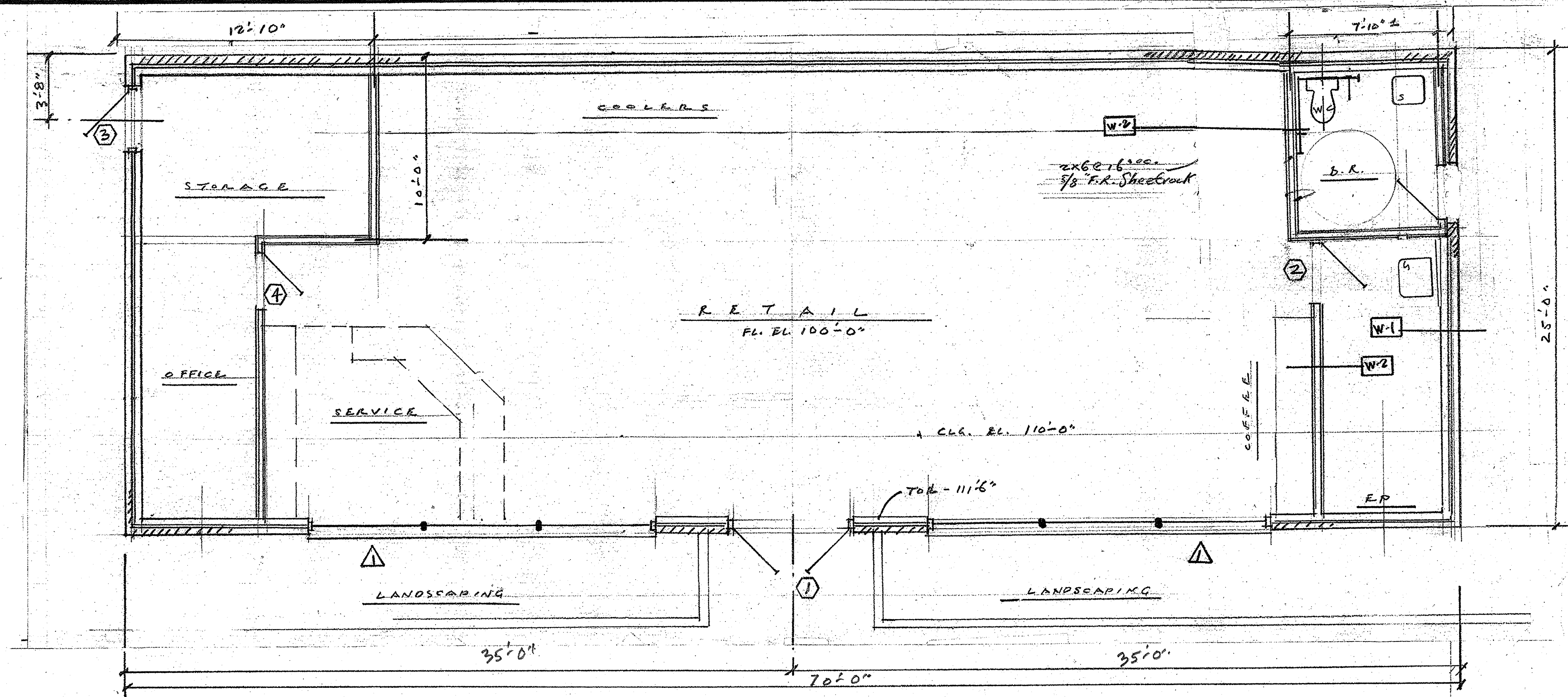
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524-530 MAIN STREET EAST HARTFORD, CONNECTICUT			NAFIS & YOUNG ENGINEERS, INC. 1355 Middletown Avenue Northford, Connecticut 06472 Phone: (203) 484-2793 Fax: (203) 484-7343 Email: nyeng@nafisandyoung.com
DETAILS			
PREPARED FOR: BOB MANGINO	JULY 25, 2017	JOB NO. 17-025	SHEET NO. 7

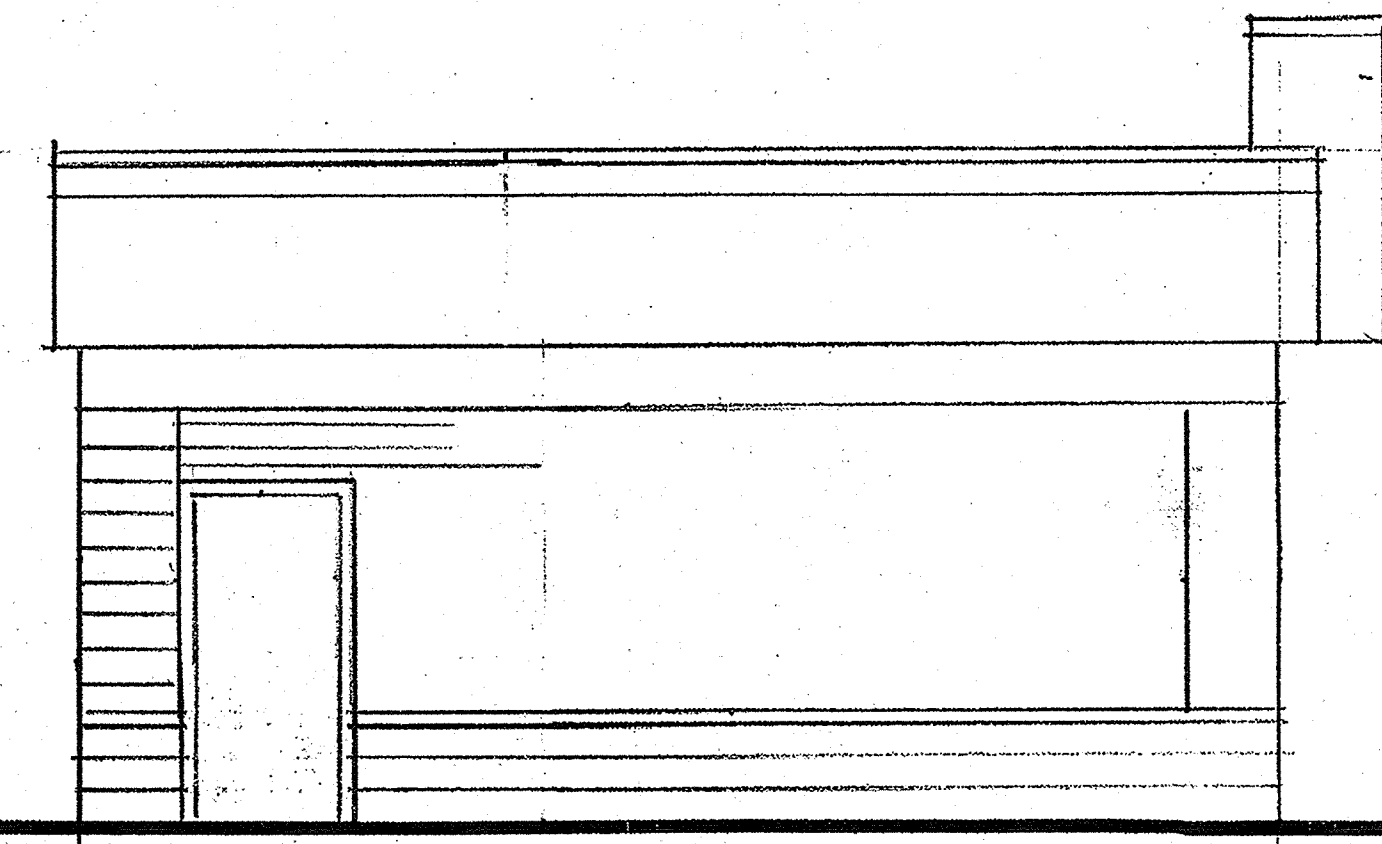
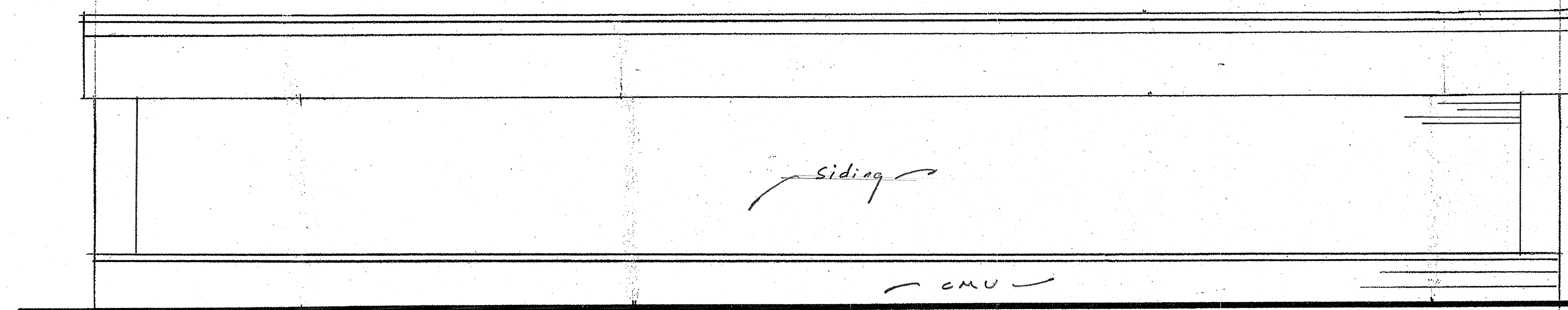
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SL	5	AVA-3-150PSMH	AVALUME	CLEAR HORIZONTAL 150PSMH RATED FOR 12500 LUMENS	AVA-3-150P.IES	12500	0.75	185
	CANOP	18	TLED-C-48-VS-P	12" SQ. X 2-1/2" H. LED PERFORMANCE CANOPY LEDS WITH BUBBLE OPTICS		TLED-C-48-VS-P.IES	Absolute	0.90	54.96
	DL	7	P4RD10NZ10UVB-P4RD835VB-P4RDCL	LYTEPROFILE 4" LED DOWNLIGHT CLEAR FINISH	LED 1048 ABSOLUTE LUMENS 80-CRI 3500K	P4RD10NZ10UVB-P4RD835VB-P4RDCL.IES	Absolute	0.90	11.1

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	5.1 fc	23.1 fc	0.1 fc	231.0:1	51.0:1





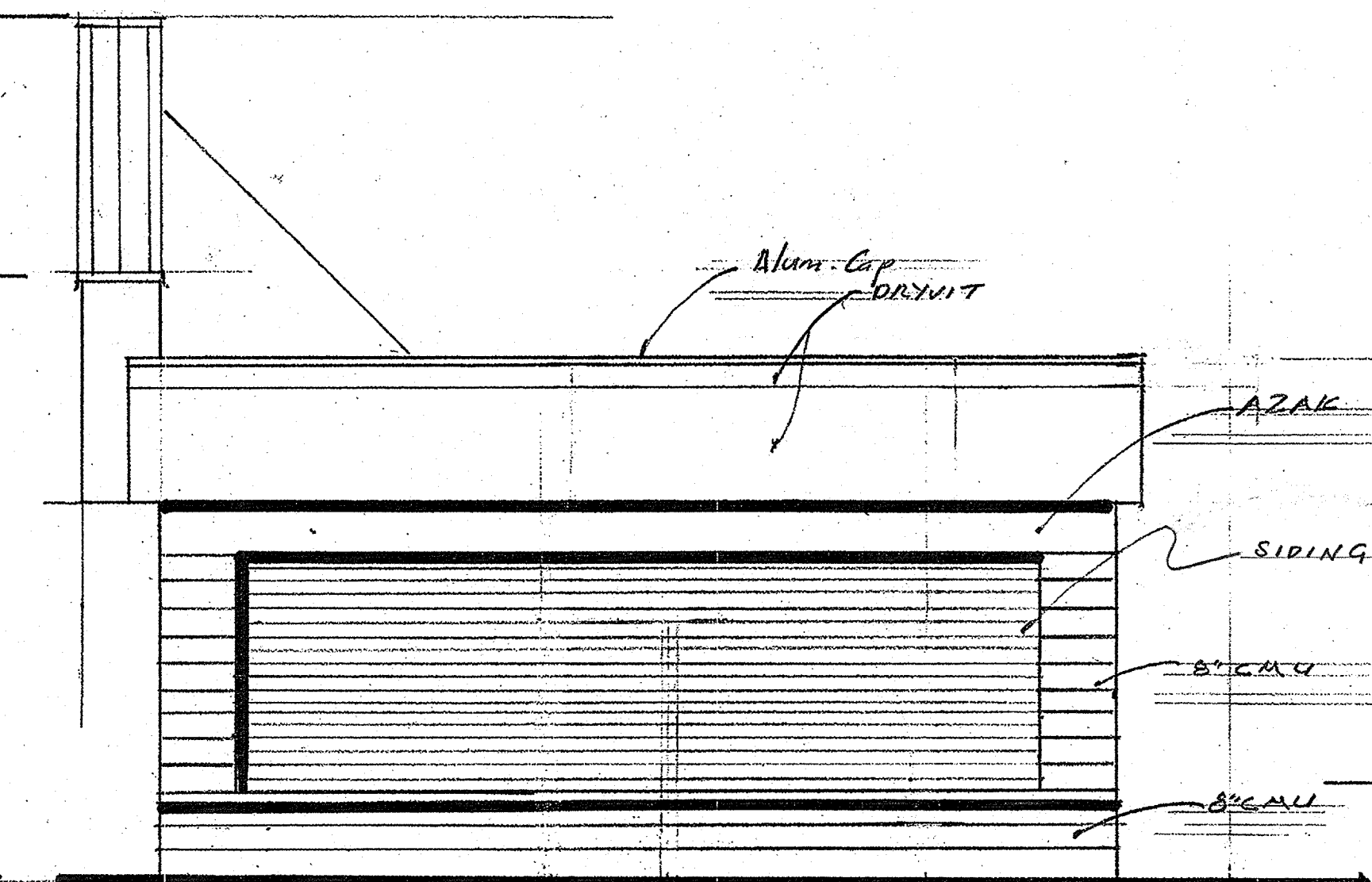
SECTION
scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION
scale: 1/4" = 1'-0"



FRONT ELEVATION
scale: 1/4" = 1'-0"



RIGHT SIDE ELEV.
scale: 1/4" = 1'-0"

ROBERT MANGINO, ARCHITECT
P.O. BOX 257
131 TALCOTT ROAD
GUILFORD, CONNECTICUT 06437
ph-203 453 8358
fax-203 903 5217
c-203 988 1068
mangino@robertmangino.com

	RETAIL STORE 530 MAIN STREET EAST HARTFORD, CONN.		
	DATE: 8/15/16 1/17/17 11/16 6/17		