



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

PRELIMINARY LAYOUT

3/30/2019
Date

The undersigned hereby applies to the Town Planning and Zoning Commission for preliminary layout approval of the following subdivision.

Map Title: SUBDIVISION PLAN OF 1238 SILVER LANE

This proposal involves: Subdivision ☒ Resubdivision ☐

Address or location of subject parcel: 1238 SILVER LANE

Assessor's Map # & Lot # S7-166A

Total area of proposed subdivision: 65,098 SF

by section: _____

Total Number of Lots: 3

by section: _____

Zone of subject parcel: R-2

APPLICANT/SUBDIVIDER (if more than one, list on a separate sheet)

Name: ANTONIO MARQUES SIGNATURE: [Signature]
Print or Type

Address:
Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]

☒ Owner ☐ Optionee ☐ Buyer ☐ Agent - Check one

OWNER (S) OF RECORD (If other than applicant) If more than one, list on a separate sheet)

Name: GOLDEN REALTY CO.

Address: 164 NEWINGTON RD W. HARTFORD CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]

(If agent signs, a letter of authorization from the Owner (s) must accompany this application.)

(Please circle Yes & No Questions)

Environmental Data:

Yes

☒ No

Are there areas of FEMA Flood Hazard Zone within the Boundaries of the proposed subdivision?

Yes

☒ No

Will any activity take place in these areas?

Yes

☒ No

Are there areas of designated Inland Wetlands within the Boundaries of the proposed subdivision?

Yes

☒ No

Will any activity take place in these areas?

☒ Yes

No

Water Supply

Is public water available within or at periphery of proposed Subdivision?

If not, how far distant is public water available, measured along a public right-of-way?

Yes

☒ No

Is the public water system to be extended to serve proposed Subdivision?

☒ Yes

No

Sanitary Sewage Disposal:

Is public sewage system available within or at periphery of proposed subdivision?

If not, how far distant is public sewage system available, measured along a public right-of-way?

☒ Yes

No

Will the required sewage system within the subdivision be capped or connected to the public sewer system?

Yes

☒ No

Has the Zoning Board of Appeals granted any variance or permit concerning this property? If so, full information must be attached.

Yes

☒ No

Is any waiver from the "Subdivision Regulations" requested?

If so, provide an attachment which identifies Section, Sub section and the reason for such request. (Failure to identify request for waivers herewith may be grounds for denial.)

Subdivision Name: SUBDIVISION PLAN OF 1238 SILVER LANE

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for preliminary layouts, and in particular with the detailed provisions of the following sections and subsections:

1. Section 1.2 Professional Responsibility in Subdivision Work
2. Section 4.5 Key Map and 4.6 Preliminary Layout Requirements
3. Article VIII Required Improvements and Design Standards

Registered Professional
Engineer

License No. 12048

Licensed Land Surveyor

Edward Hunt

License No. 12048

PRELIMINARY SUBDIVISION LAYOUT CHECKLIST

Applicant: TONY MARQUES

Phone: 860 883 7637

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows: Have you included the following with your application?

(Please mark **X** if item is complete)

- 1) **20** copies of the completed application, which includes the following:

a) Applicant's Signature on Page 1

✓

b) Owner's Signature on Page 1

✓

c) If representative of the Corporation signs, a corporate Resolution.

✓

- 2) Application fee - \$90.00 per lot, \$200.00 minimum

(Includes \$60.00 State Fee, per PA 92-235)


✓

- 3) **20** copies of a key map showing the proposed street system, lot arrangement zoning of the subdivision and the land located within 600 feet of its boundaries. ✓

es. 1

- 4) **20** copies of an accurate, certified site plan showing existing site conditions within 200 feet as required Section 4.61).

- 5) **20** sets of a preliminary storm water drainage system plan



- 6) **20** copies of approval letters from Zoning Board of Appeals or Inland Wetlands agency if required.

- 7) Supplementary information included
Please specify:

- 8) **One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.**

Figure 1. Study design. The study was a 2-year, 2-center, randomized, controlled trial. The study was conducted in two centers: the University of Michigan and the University of California, San Francisco. The study was conducted in two phases: a 1-year pilot phase and a 1-year main phase. The pilot phase was conducted in 2005 and the main phase was conducted in 2006. The study was conducted in two groups: the control group and the intervention group. The control group received standard care and the intervention group received the intervention. The study was conducted in two arms: the control arm and the intervention arm. The study was conducted in two arms: the control arm and the intervention arm. The study was conducted in two arms: the control arm and the intervention arm.

NOTE: Contact Application Administrator at 291-7300 for further assistance.





EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

FINAL LAYOUT

4/3/2019
Date

The undersigned hereby applies to the Town Planning and Zoning Commission for final layout approval of the following subdivision.

Map Title: SUBDIVISION OF 1238 SILVER LANE

Address of location of subject parcel: 1238 Silver Ln. East Hartford

Assessors Map, Lot # 57-166A

Total area of proposed subdivision: 65,098 SF.

by Section: _____

Total Number of Lots: 3

by section: _____

Zone of subject parcel: R-2

Names of proposed streets: _____

APPLICANT/SUBDIVIDER (If more than one, list on a separate sheet)

Name: ANTONIO MARQUES Signature: [Signature]
Print or Type

Address: 164 NEWINGTON RD. W. HARTFORD, CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

OWNER (S) OF RECORD (If other than applicant) (If more than one, list on a separate sheet)

Name: GOLDEN REALTY CO.

Address: 164 NEWINGTON RD W. HARTFORD CT 06110

Telephone: (Work) 860-233-5113 (Home) 860-883-7637

Signature: [Signature]

(If agent signs, a letter of authorization from the owners) must accompany this application.)

Approved N/A

Application for Development in a Flood
Hazard Zone. (Attached)

Approved N/A

Application to conduct a regulated
activity in an Inland Wetlands
(Attached approval letter)

Identify any waiver from Subdivision Regulations granted at preliminary layout submission

Attach copy of Town Planning and Zoning Commission approval of preliminary layout
application.

FORM - F3
PAGE #2

Acknowledgement of Requirements - Final layout

Date: _____

Subdivision Name: SUBDIVISION OF 1238 SILVER LANE

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for final plats, and in-particular with the detailed provisions of the following subsections:

1. Section 5.0 concerning the elements of a complete submission.
2. Section 5.2 concerning final layout requirements.

Registered Professional Engineer

License No. _____

Ronald Hunt
Licensed Land surveyor

License No. 12048

BOARD OF EDUCATION-LETTER OF ACKNOWLEDGEMENT

Chairman
Town Planning & Zoning Commission
East Hartford, Connecticut

Re:

Subdivision Name:

Dear Sir:

The subdivider of the above named subdivision has advised our Board that it contains a total of _____ residential building lots. For your information the following situation exists:
School facilities are (or are not) available for the prospective new pupils from this subdivision.

The Board is (or is not) taking action to acquire a new school site in this subdivision or its vicinity.

Yours truly,

Chairman, East Hartford
Board of Education

By _____

Position

FORM - F3
PAGE #4

LETTER OF FINAL LAYOUT APPROVAL

Subdivision Name: _____

Date: _____

Chairman
Town Planning and Zoning Commission
East Hartford, Connecticut

Dear Sir:

As a subdivider, I hereby request Planning and Zoning Commission approval of the subdivision final plat designated above. The information on the original application is still correct unless amended by a revised application attached hereto.

Further, the following documents, checked below, in proper form for recording, are handed to you herewith:

Deeds of Dedication for Public Use.....
Drainage easement agreements.....
Water easement agreements
Other easement agreements
Deed restrictions agreements

Subdivider's Signature

By _____

FORM-F3
PAGE #5

(Used by Corporation Only)

FINAL LAYOUT COMPLIANCE REPORT

Subdivision Name: _____

Date: _____

Chairman
Town Planning and Zoning Commission
East Hartford, Connecticut

Dear Sir:

This is to advise you that a technical review of the above designated final plan indicates that the subdivider has completed all the corrections required by the Planning and Zoning Commission approval dated _____

Director of Planning

FORM - F3
PAGE #6

FINAL SUBDIVISION APPLICATION CHECKLIST

Applicant: _____

Phone: _____

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows:
Have you included the following with your application?

(Please mark X if item is complete)

- 1) **20 copies of the completed application, which includes the following:** _____
 - a) Applicant's Signature on Page 1. _____
 - b) Owner's Signature on Page. _____
 - c) If representative of the corporation signs, a corporative resolution. _____
- 2) **\$160.00 Application fee** (Includes a \$60.00 additional State fee, PA 92-235). _____
- 3) **20 copies of key map showing the proposed street system, lot arrangement.** _____
- 4) **20 copies of FORMF-3; letter from Chairman of the Board of Education and Zoning of the Subdivision and the land located within 600ft of its boundaries.** _____
- 5) **20 copies of the Public Improvement and utilities Plan and Profile drawings.** _____
- 6) **20 sets of a Conservation Plan.** _____
- 7) **20 Copies of the Preliminary Subdivision Layout Approval letter.** _____
- 8) **Supplementary Information Included:** _____
Please Specify: _____
- 9) **One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.** _____

~~Note: Contact Applications Administrator at 291-7300 for further assistance.~~

RESOLUTION OF GOLDEN REALTY, CO.

At a Special Meeting of the Members of GOLDEN REALTY, CO. held at West Hartford, Connecticut, on this the 2nd day of April 2019, the following took place:

1. WHEREAS, GOLDEN REALTY, CO. is a duly organized Corporation under the laws of the State of Connecticut.

2. WHEREAS, the Company has two (2) Officers, Antonio S. Marques, President and Treasurer, and Maria L. Marques, Secretary.

3. WHEREAS, the Company owns a certain piece or parcel of land in the Town of East Hartford, County of Hartford and State of Connecticut known as 1238 Silver Lane by virtue of a warranty deed recorded October 31, 2018 in Volume 3791 at Page 328 of the East Hartford Land Records.

4. Now Therefore Be it RESOLVED that the Company wishes to subdivide the approximately 65,098 square foot property at 1238 Silver Lane, East Hartford, Connecticut into 3 lots. Antonio S. Marques and or Maria L. Marques as Officers are hereby authorized to sign any and all customary and necessary documents to effectuate the subdivision;

NOW THEREFORE, there being no further business to come before the Corporation, the Meeting was adjourned.

Dated at West Hartford, Connecticut on this the 2nd day of April, 2019.

GOLDEN REALTY CO.

By: 

Antonio S. Marques, President/Treasurer

GOLDEN REALTY CO.

By: 

Maria L. Marques, Secretary

BOARD OF EDUCATION LETTER OF ACKNOWLEDGEMENT

Chairman
Town Planning & Zoning Commission
East Hartford, Connecticut

Re: 1238 Silver Lane - 3 Lot Subdivision

Subdivision Name: 1238 Silver Lane

Dear Sir:

The subdivider of the above named subdivision has advised our Board that it contains a total of 3 residential building lots. For your information the following situation exists:
School facilities are (or are not) available for the prospective new pupils from this subdivision.

The Board is (or is not) taking action to acquire a new school site in this subdivision or its vicinity.

Yours truly,



Chairman, East Hartford
Board of Education

By _____

Position

FORM - F3
PAGE #4

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Dated at West Hartford, Connecticut on this the 2nd day of April, 2019.

GOLDEN REALTY CO.

By: 

Antonio S. Marques, President/Treasurer

GOLDEN REALTY CO.

By: 

Maria L. Marques, Secretary



164 NEWINGTON ROAD • WEST HARTFORD, CONNECTICUT 06110
PHONE: (860) 523-1515 FAX : (860) 232-5129
<http://www.goldenrealty.com/>

WAIVERS

RE: 1238 SILVER LANE
EAST HARTFORD, CT 06118

To whom it may concern:

The applicant hereby respectfully requests the following waivers:

4. 6D, 2 thru 10:

Contours up to 200 feet beyond subdivision. There are streets abutting the Southernly and Easterly sides of the subject property. The properties on the Westerly side are developed residential parcels and to the North is a down-owned open space.

Right of ways, easements, drainage, structures, utilities, water courses, parks, open spaces, buildings, structures and valuable resources located within 200 feet of the site.

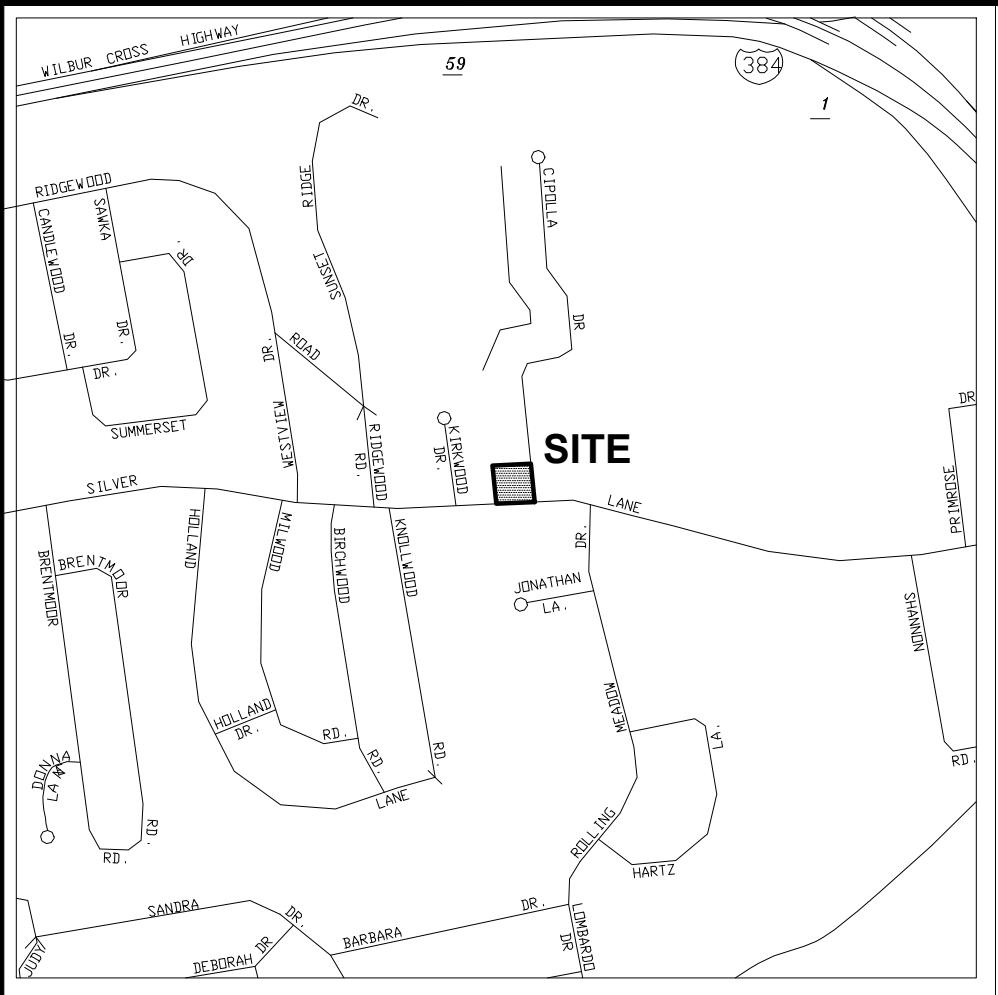
These elements already are depleted on the existing conditions map.

For 5.5, relating to public improvements; No new public improvements are proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio S. Marques".

Antonio S. Marques
Golden Realty, Co.

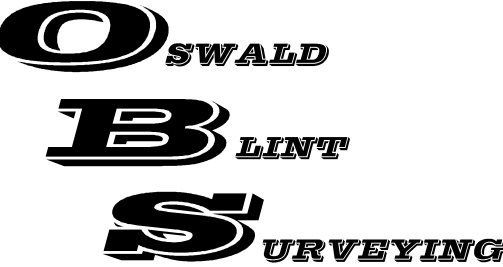



LOCATION MAP
SCALE: 1"=1000'

***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: <i>AS NOTED</i>	<i>SUBDIVISION MAP</i> 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.)		 88 FARMSTEAD LANE WINDSOR, CT 06095 860.833.6850 Oswaldblintsurveying.com
SCALE: <i>AS NOTED</i>			
SHEET: <i>1 OF 5</i>			
DRAWN BY: <i>K.R.</i>			

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.

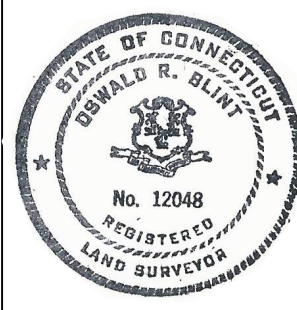
MAP REFERENCES:

- A. "MAP OF PROPERTY TO BE CONVEYED FROM MERWIN J. YANNER TO THE TOWN OF E. HARTFORD 1238 SILVER LANE EAST HARTFORD, CONNECTICUT BARAKOS-LANDINO, INC. ENGINEERS/PLANNERS/SURVEYORS 215 SHEKIAN AVENUE HARTFORD, CONNECTICUT 06181 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

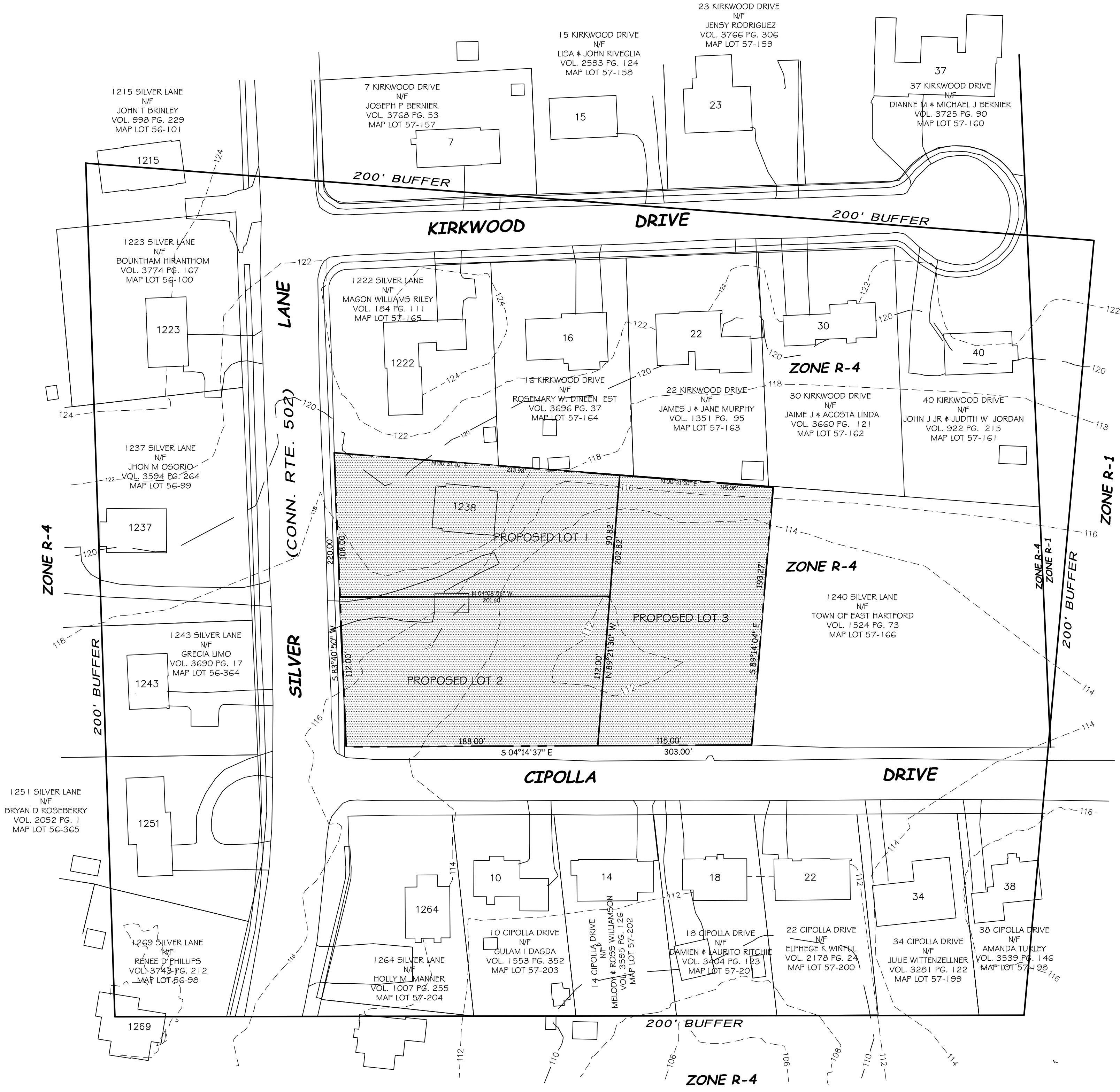
Oswald Blint
OSWALD BLINT L.S.

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 | WS WATER GATE | — O/H — OVERHEAD UTILITIES |
| □ "C" CATCH BASIN | GV GAS VALVE | — T — U/G TELE. LINE |
| □ "C-L" CATCH BASIN | GM GAS METER | — * — CHAIN LINK FENCE |
| ○ UTILITY POLE | ○ DECIDUOUS TREES | — * — TREE LINE/HEDGE |
| ⌋ MAIL BOX | ☆ EVERGREEN TREES | |

OSWALD
BLINT
SURVEYING

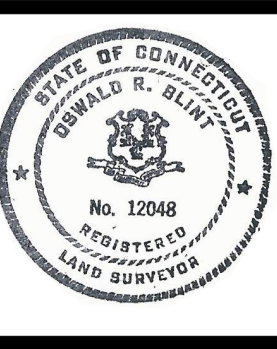
88 FARMSTEAD LANE
WINDSOR, CT 06095
860.833.6850
Oswaldblintsurveying.com



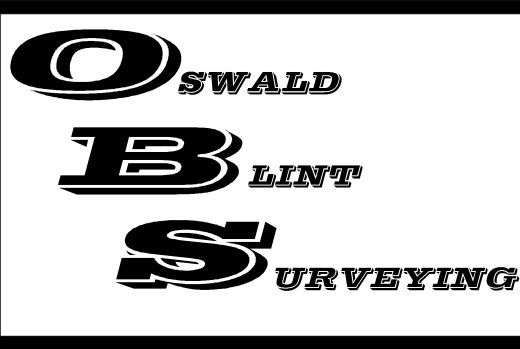
LEGEND:		
○ IRON PIN (FOUND)	☆ LIGHT POLE	== UNDERGROUND PIPING (SAN., STM.)
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○ UTILITY POLE	○ DECIDUOUS TREES	— * — TREE LINE/HEDGE
☆ MAIL BOX	☆ EVERGREEN TREES	

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 Blint
OSWALD BLINT L.S.



88 FARMSTEAD LANE
WINDSOR, CT 06095
860.833.6850
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 OWNERS ENGINEER RECOMMENDATION. WHEN SILT FENCE HAS BEEN INSPECTED BY OWNERS 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 PROVISIONS 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 FIRM FLOOD 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.
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. 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 BLUNT 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 MERWIN 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 06518 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"

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

APPROVAL DATE _____
EXPIRATION DATE _____

CHAIRMAN

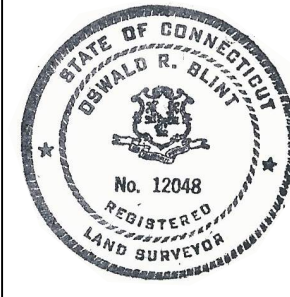
TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
FINAL SUBDIVISION APPROVAL

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

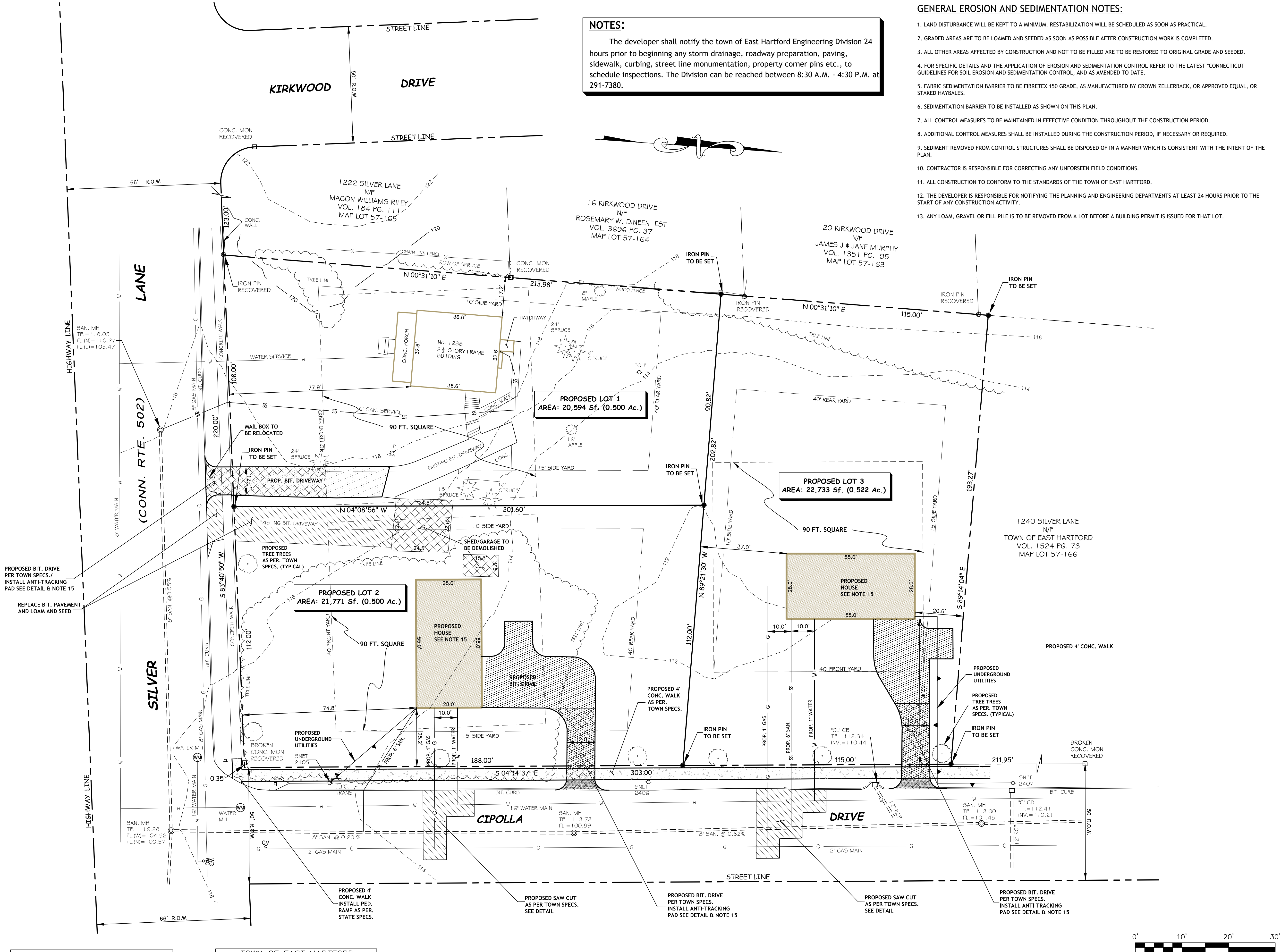


TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Oswald Blunt
OSWALD BLUNT L.S.

OSWALD
BLUNT
SURVEYING

88 FARMSTEAD LANE
WINDSOR, CT 06095
860.833.6850
Oswaldbluntsurveying.com



NOTES:

The developer shall notify the town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving, sidewalk, curbing, street line monumentation, property corner pins etc., to schedule inspections. The Division can be reached between 8:30 A.M. - 4:30 P.M. at 291-7380.

GENERAL EROSION AND SEDIMENTATION NOTES:

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. GRADED AREAS ARE TO BE LOAMED AND SEEDED AS SOON AS POSSIBLE AFTER CONSTRUCTION WORK IS COMPLETED.
3. ALL OTHER AREAS AFFECTED BY CONSTRUCTION AND NOT TO BE FILLED ARE TO BE RESTORED TO ORIGINAL GRADE AND SEEDED.
4. FOR SPECIFIC DETAILS AND THE APPLICATION OF EROSION AND SEDIMENTATION CONTROL REFER TO THE LATEST "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND AS AMENDED TO DATE.
5. FABRIC SEDIMENTATION BARRIER TO BE FIBRETEX 150 GRADE, AS MANUFACTURED BY CROWN ZELLERBACK, OR APPROVED EQUAL, OR STAKED HAYBALES.
6. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN.
7. ALL CONTROL MEASURES TO BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
8. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
10. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORSEEN FIELD CONDITIONS.
11. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS OF THE TOWN OF EAST HARTFORD.
12. THE DEVELOPER IS RESPONSIBLE FOR NOTIFYING THE PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
13. ANY LOAM, GRAVEL OR FILL PILE IS TO BE REMOVED FROM A LOT BEFORE A BUILDING PERMIT IS ISSUED FOR THAT LOT.

The diagram illustrates a cross-section of a trench excavation. The layers from top to bottom are:

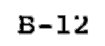
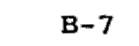
- Existing pavement
- Sawcut existing pavement
- Temporary pavement (Min. 2" depth)
- 10" Compacted subbase
- Compacted bank-run gravel (depth varies)
- Sand or stone as required

The bottom of the trench is labeled "Limits of trench excavation". The width of the trench is indicated as $D + 2'$, where D is the diameter of the circular area at the bottom.

A - 2

The diagram illustrates a cross-section of a trench. At the top, a horizontal line represents the ground surface. Below this, a layer of 'Existing pavement' is shown, with a width of '12"'. To the right of this layer, a 'Permanent Patch' is indicated. Below the pavement, a layer of 'Sawcut existing pavement and apply asphaltic emulsion' is shown, with a width of '12"'. To the right of this layer, a layer of '8" Compacted process aggregate' is shown, with a width of '4" Min.*'. Below the aggregate, a layer of 'Bank- run gravel (depth varies)' is shown. At the bottom, a 'Utility line: water, gas, electric, sanitary, or storm sewer' is shown. The width of the trench is labeled as 'Width of trench'.

A - 3



NO.	DESCRIPTION	DATE	APPROVE
REVISIONS			

DATE: JUNE 1993