



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

PRELIMINARY LAYOUT

10/2/2019
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



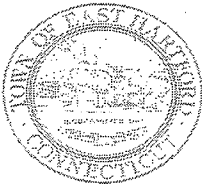
Registered Professional
Engineer

19894

License No. ~~12048~~

Licensed Land Surveyor


License No. ~~12048~~



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

FINAL LAYOUT

10/2/2019
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 HART.

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)

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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

attached

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

FORM - F3
PAGE #2


Acknowledgement of Requirements - Final layout

Date: 10/2/2019

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. 14894


Licensed Land surveyor

License No. 12048



1238 Silver Lane – Drainage Design Narrative.

The project designed here is a determination to subdivide a parcel of land and turn it into two building lots as shown of the proposed plans.

There are no known wetlands, watercourses, floodplains on the site. There is an existing building, a two story single family house adjacent to the proposed subdivision. This property is not included in this study.

The existing area is a combination of woods and maintained lawns, with a gentle slope of about 3% from the back to front of the wood area labeled 1E, and 1% from back to front of the lawn area labeled 2E. It appears the current drainage takes water from the back to the front and empties on Cipolla Drive.

The existing areas as described are a woody area and is considered to have a runoff coefficient of 0.4, the other area is a maintained lawn area with a runoff coefficient of 0.15. It is anticipated that the area once developed, will change some of the areas to a coefficient of .98.

The site soil as defined by the USDA soil survey is urban with Udorthents wet substrate at levels below 6'. The material varies from loam at the top to very gravely sandy loam at the bottom. According to NOAA studies (attached), the infiltration rate for sandy loam is about 1.18in/hr, or 0.0016fps. An infiltration test was ordered by the Town, and the results came out to 2"/hr, and is used for the calculations

There are no known sources of pollutants or sediment loading for the site, no known critical areas, buffers, setbacks established by the town or federal regulatory authorities.

The flow calculations for pre and post development are included with this narrative. The existing land is divided into two areas, 1E and area 2E. Area 1E is classified as woods in fair condition with type A soil. A CN of 36 is assigned to this area. Area 2E is classified as pasture grassland in a fair condition and type A soil. A CN of 49 is assigned to this area.

The post development areas are divided essentially into three areas. Part of the wooded area left intact 1P1, with same classification as 1E. Areas 1P2 and 2P1 which encompasses lot 1 and lot 2 respectively is classified as open space (lawns) in good condition same type soil A. The CN for this area is 39. The final areas are 1P2 and 2P2. These are the roof and driveway areas of the two lots respectively. These areas are looked at separately because they serve individual rain gardens in each lot. The CN value for this area is 98.

See attached Table for the comparison of volumes of water reaching Cipolla Street. after installation of the rain gardens.

The storm water treatment selected for this site is to avoid any runoff that will impact the neighboring properties and Cipolla Drive. The new excess water discharged will be stored on site in rain gardens. This not only removes most of the current source of water to the adjacent properties and street, it also provides a nice meadow for flowers and hopefully bird visits.



Inga Consulting Engineers



COMPUTATION SHEET
INGA CONSULTING ENGINEERS

Made by T.I.

Date 9/25/2019

Subject 2 LOT SUBDIVISION PRE/POST FLOWS
1238 Silver Lane, East Hartford CT

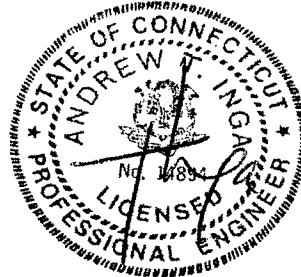
Checked by

Date

SYSTEM -REACH TO CIPOLLA DRIVE

	R/GARDEN 1 STORAGE (cf)	R/GARDEN 2 STORAGE (cf)	Flow cfs	Net Flow-cfs
Pre-2yr			0.01	
Post 2 yr	336	336	0	-0.01
Pre-5yr			0.08	
Post 5 yr	463	463	0.01	-0.07
Pre-10yr			0.18	
Post 10 yr	590	590	0.02	-0.16
Pre-25yr			0.4	
Post 25 yr	609	609	0.3	-0.1
Pre-50yr			1.18	
Post 50 yr	609	609	0.69	-0.49
Pre-100yr			1.18	
Post 100 yr	609	609	0.73	-0.45

Each Rain Garden Capacity = 609 cf





COMPUTATION SHEET
INGA CONSULTING ENGINEERS

Made by T.I.
Date 11/5/2019

Subject WQV Calculations for Rain Garden
1238 Silver Lane East Hartford CT

checked by

Date

PROJECT DATA

Location : East Hartford, Hartford County

Total Drainage Area (A) 1.025 Acres

Existing Area(ac) 1.025
Proposed Area(ac) 1.025

Impervious (ac) 0.14
Pervious (ac) 0.88
% Pervious 14.0% < 30% Per CT Storm water Manual

Impervious Ratio (I) = 0.14

Site Soil Type B

Discharge to Rain Garden

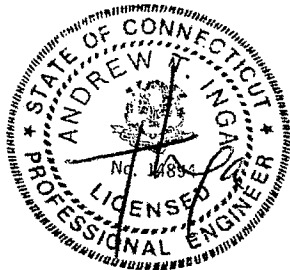
WATER QUALITY VOLUME (WQV)

$R = 0.05 + 0.009(I)$ 0.051 Runoff Coefficient
 $WQV = (1")(R)(A)/12 =$ 0.00438 ac-ft OR 190.7 cf

Rain Garden Volume

Garden 1 = 609 cf
Garden 2 = 609 cf
TOTAL 1218 cf

Available/Required = 6.39 times





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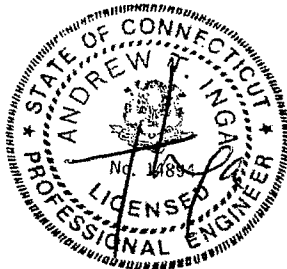
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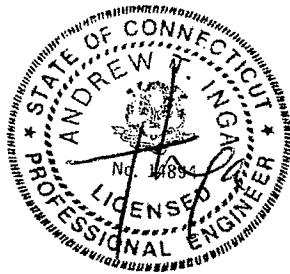
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164 NEWINGTON ROAD • WEST HARTFORD, CONNECTICUT 06110
PHONE: (860) 523-1515 FAX : (860) 232-5129
<http://www.goldenrealty.com/>

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", is written over the typed name and company name.

Antonio S. Marques
Golden Realty, Co.

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.

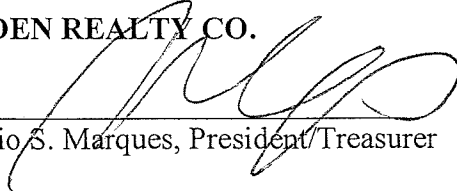
3. WHEREAS, the Company owns a certain piece or parcel of land in the Town of East Hartford, County of Hartford and State of Connecticut known as 1238 Silver Lane by virtue of a warranty deed recorded October 31, 2018 in Volume 3791 at Page 328 of the East Hartford Land Records.

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

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