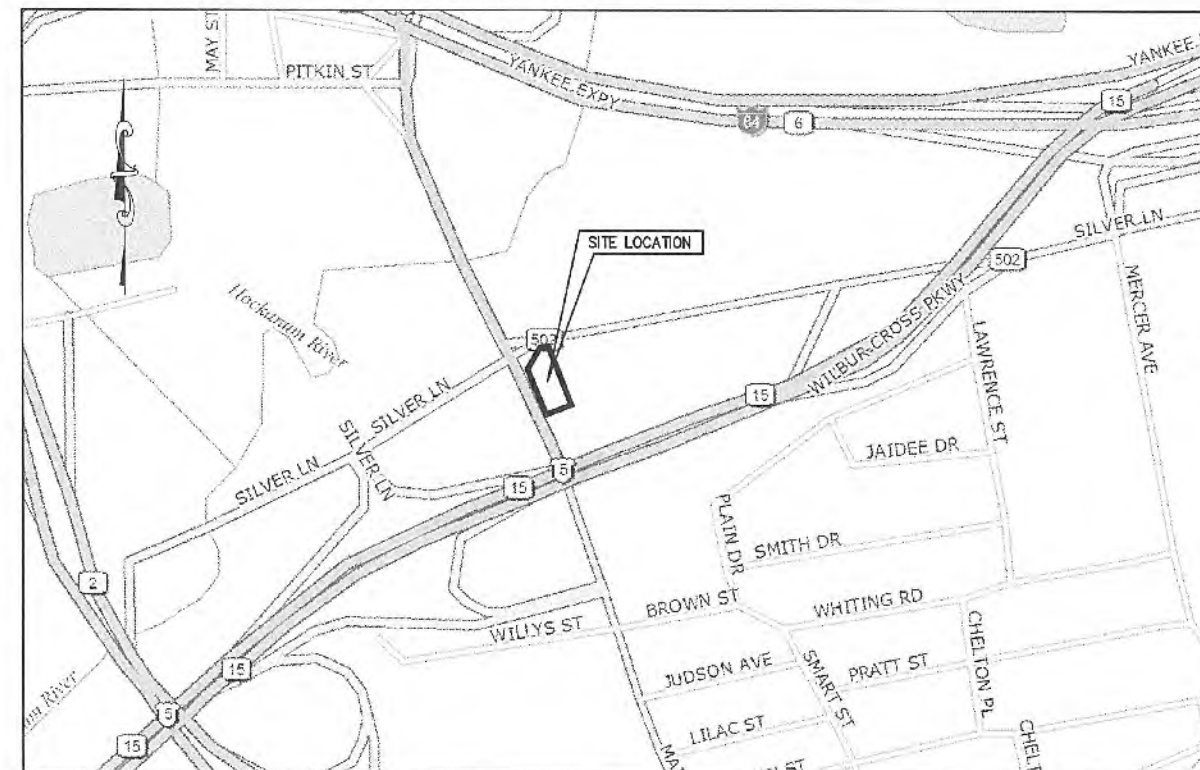


# SITE PLAN MODIFICATION PROPOSED CONVENIENCE/FUEL STATION 524-530 MAIN STREET MAP 12 / LOT 99 EAST HARTFORD, CONNECTICUT



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

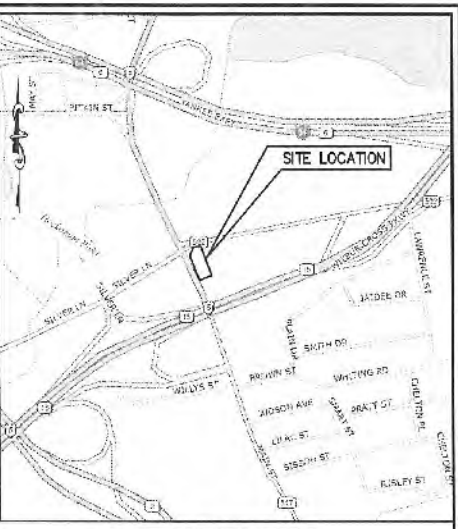
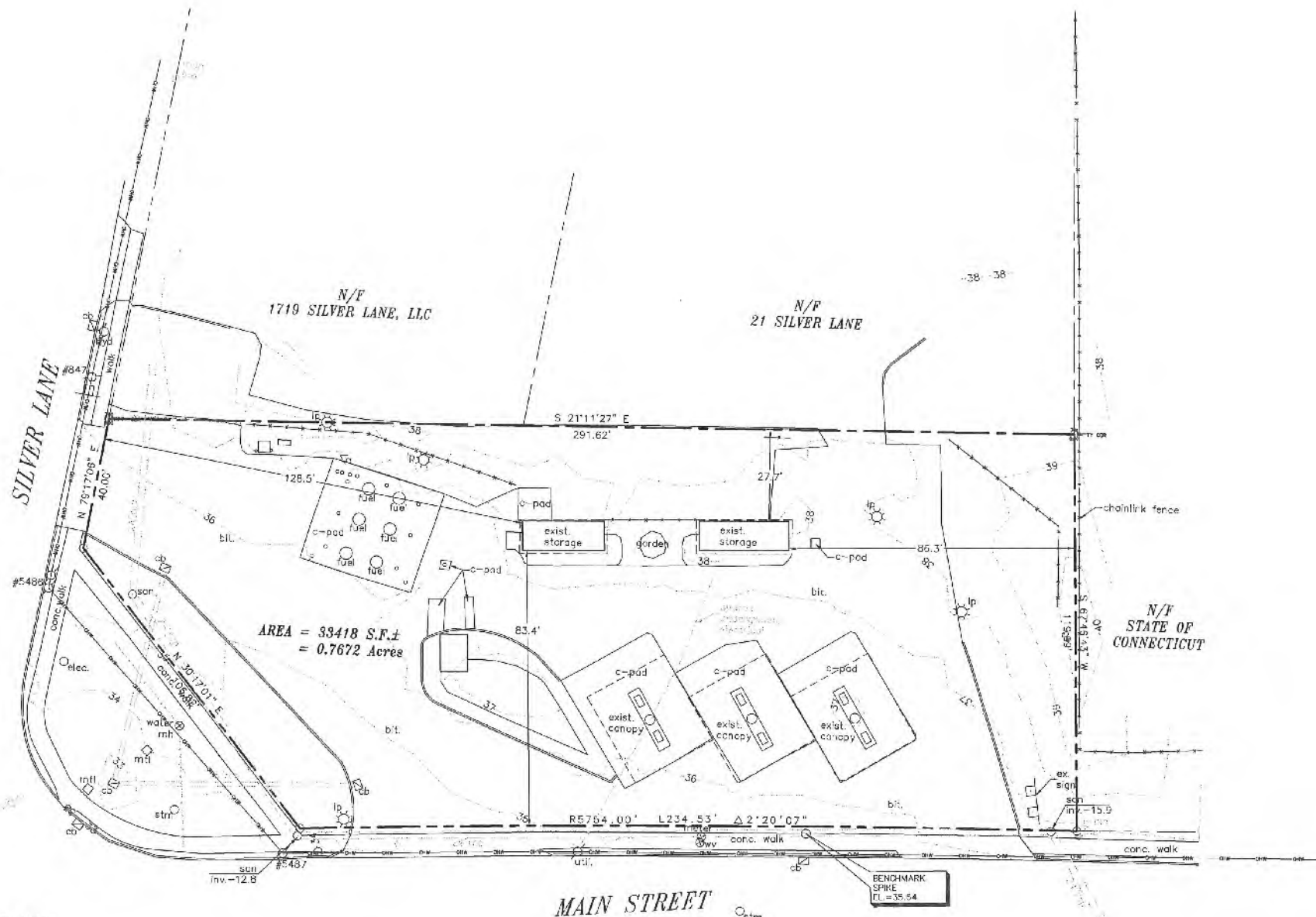
Fax: (203) 484-7343

Email: [nyeng@nafisandyoung.com](mailto:nyeng@nafisandyoung.com)

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

JAV:J L. NAFIS, P.E. & L.S. #22924

DATE: 7-25-2017  
REV: 8-4-2017  
REV: 9-5-2017  
REV: 1-29-2019



LOCATION MAP  
SCALE: 1" = 40'

LEGEND:

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

REFERENCES:

1. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST HARTFORD - MAIN STREET FROM HIGH STREET NORTHERLY TO FIFTH STREET, ROUTE NO. 317, SHEET 1 OF 5" DATED FEB 26, 1929, REVISED AUGUST 1987, 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 FIFTH 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 LANE, SHEET 3 OF 4" DATED FEBRUARY 1, 1975, SCALE 1" = 80'.

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED IS UNKNOWN AND SHOWN BY FIELD TREATMENT BY CONTRACTOR PRIOR TO CONSTRUCTION.

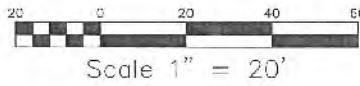
ANY USE OR ABUSE OF ORIGINAL OR ALTERED CAD DATA MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE WRITTEN AND EXPLICIT APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAPIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY. NAPIS & YOUNG ENGINEERS, INC. AND BOLD MAPS & YOUNG ENGINEERS, INC. DISCLAIM FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR ABUSE OF THESE MATERIALS.

SURVEY NOTES:

1. This survey and map have been prepared in accordance with Sections 20-300a-1 thru 20-300a-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. NATIS, L.S. #22924



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

PREPARED FOR:  
SCE MANGING

PROPERTY OWNER:  
DART REALTY, LLC

PROPERTY SURVEY /  
EXISTING CONDITIONS

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

DATE: MARCH 22, 2017

JOB NO. 2017-025

SHEET NO. 2

NO. 2017-025-025  
524-530 MAIN STREET, EAST HARTFORD, CT 06105  
NO. 2017-025-025  
524-530 MAIN STREET, EAST HARTFORD, CT 06105

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

ANY USE OR BASIS OF ORIGINAL OR ALTERED CAD BEING MAINTAINED 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 AGED TO DESIGN, PREPARED, AND BUILD NAFIS & YOUNG ENGINEERS, INC. WAIVES FROM ALL CLAIMS, DAMAGES, LOSSES, REVENUES 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

Scale 1" = 20'

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

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

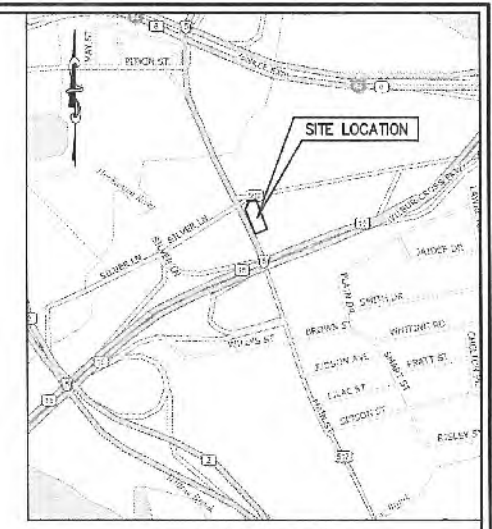
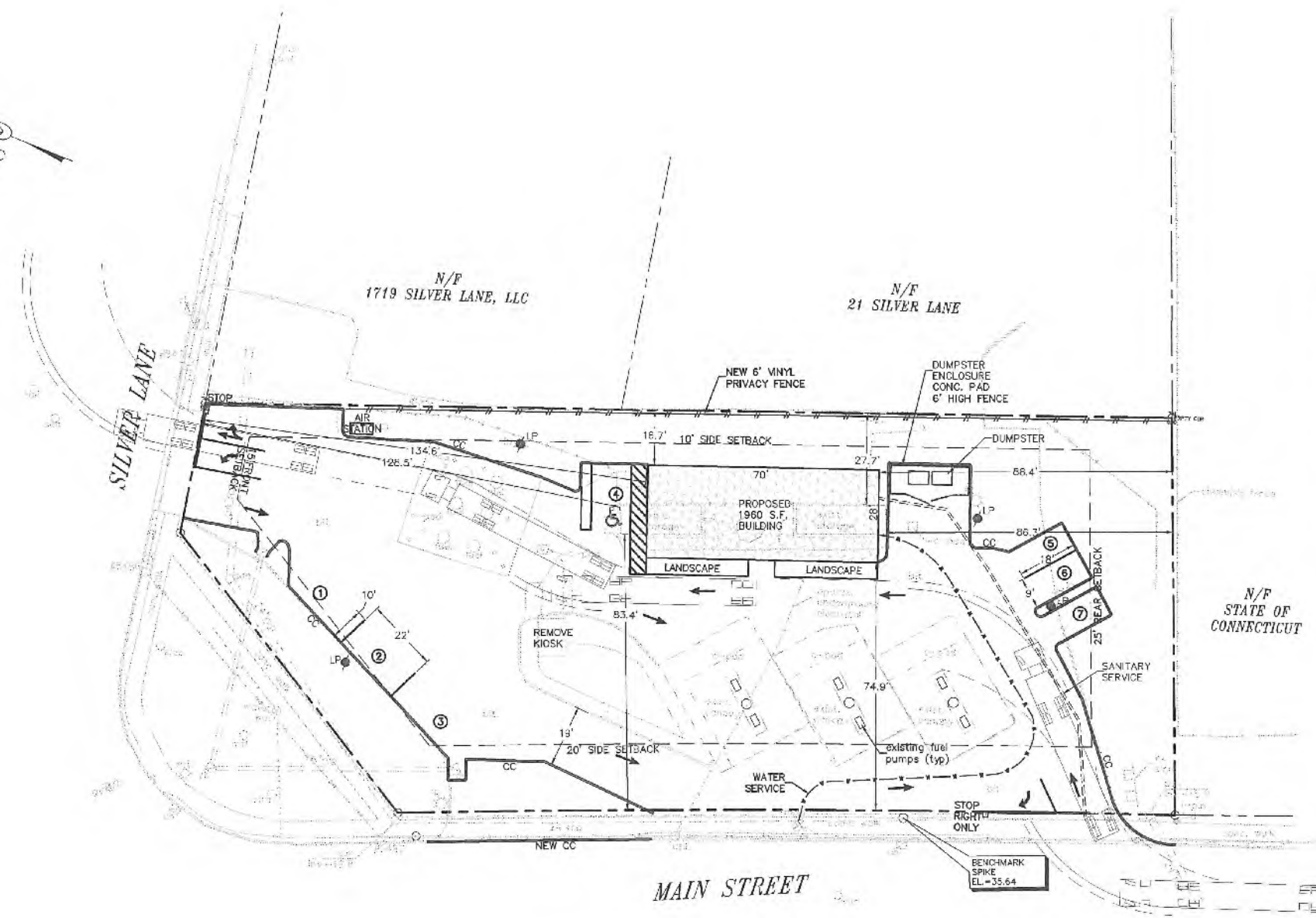
#### SITE PLAN / UTILITIES PLAN



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

DATE: JUNE 7, 2017  
REV: AUGUST 4, 2017  
REV: JANUARY 28, 2019

JOB NO. 2017-025 SHEET NO. 3

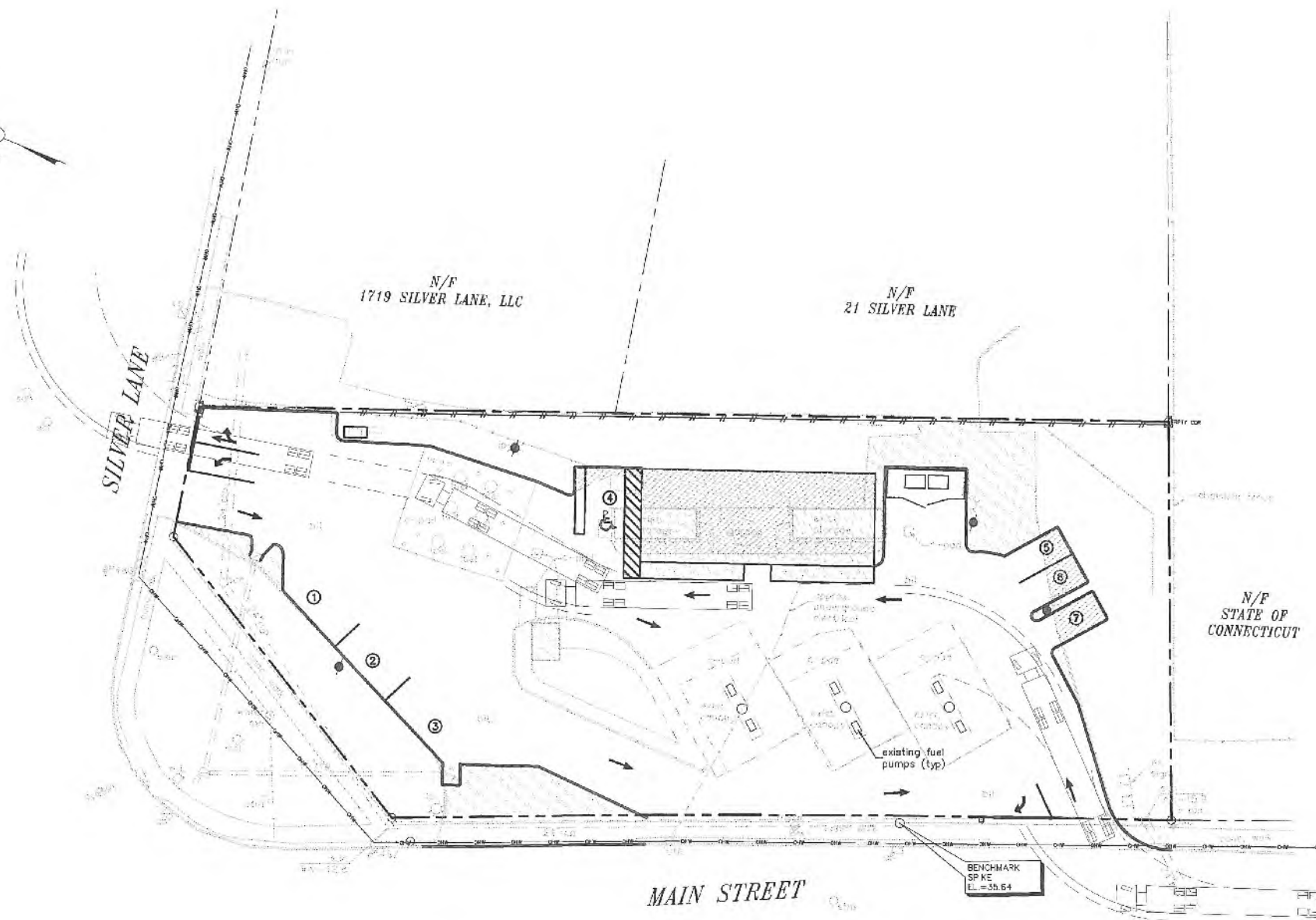


LOCATION MAP  
SCALE: 1"=800'

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%	63.9%

#### LEGEND:

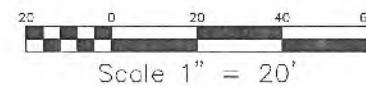
- PROPERTY LINE
- STREET LINE
- LIGHT POLE
- OVERHEAD WIRES
- LOT SETBACK
- NEW LIGHT POLE
- CONCRETE CURBING
- VINYL PRIVACY FENCE




EXISTING 22,296.5 S.F. IMPERVIOUS  
PROPOSED 21,363 S.F. IMPERVIOUS

LOCATION AND PLACEMENT OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DRAWINGS OR 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. NAFIS & YOUNG ENGINEERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.



<b>524-530 MAIN STREET M 12 / L 99 EAST HARTFORD, CONNECTICUT</b>	
PREPARED FOR: BOB MANGINO	PROPERTY OWNER: DART REALTY, LLC
<b>EXISTING / PROPOSED IMPERVIOUS REDUCTION</b>	
 <b>NAFIS &amp; YOUNG ENGINEERS, INC.</b> 1355 Middletown Avenue Northford, Connecticut 06472 Phone: (203) 484-2753 Fax: (203) 484-7343 Email: nyeng@nafisandyoung.com	
DATE: JULY 31, 2017 REV: AUGUST 4, 2017 REV: SEPTEMBER 5, 2017 REV: JANUARY 29, 2018	
JOB NO. 2017-035	SHEET NO. 3A



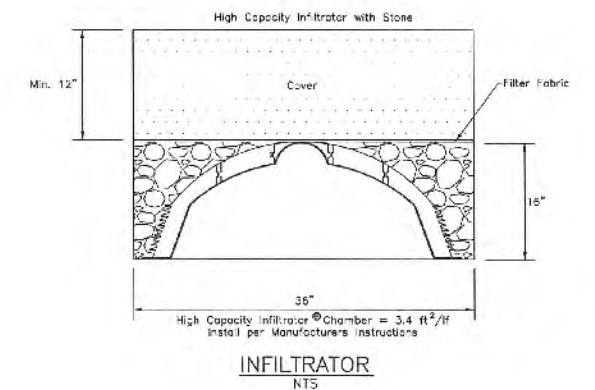
# RETENTION/INFILTRATION

1,750 S.F. ROOF LEADERS x 1"  
= 163 C.F. REQUIRED STORAGE  
16" x 5.25' INFILTRATORS AT 16.3 C.F.  
163 C.F./16.3 C.F. = 10 UNITS

10 UNITS = 62.5 L.F.

62.5 L.F. PROPOSED

THIS IS HOW WE CALCULATE  
THE FIRST INCH OF RAINFALL.



## LEGEND:

- PROPERTY LINE
- STREET LINE
- LIGHT POLE
- OVERHEAD WIRES
- LP 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.**  
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  
REV: SEPTEMBER 5, 2017  
REV: JANUARY 29, 2018

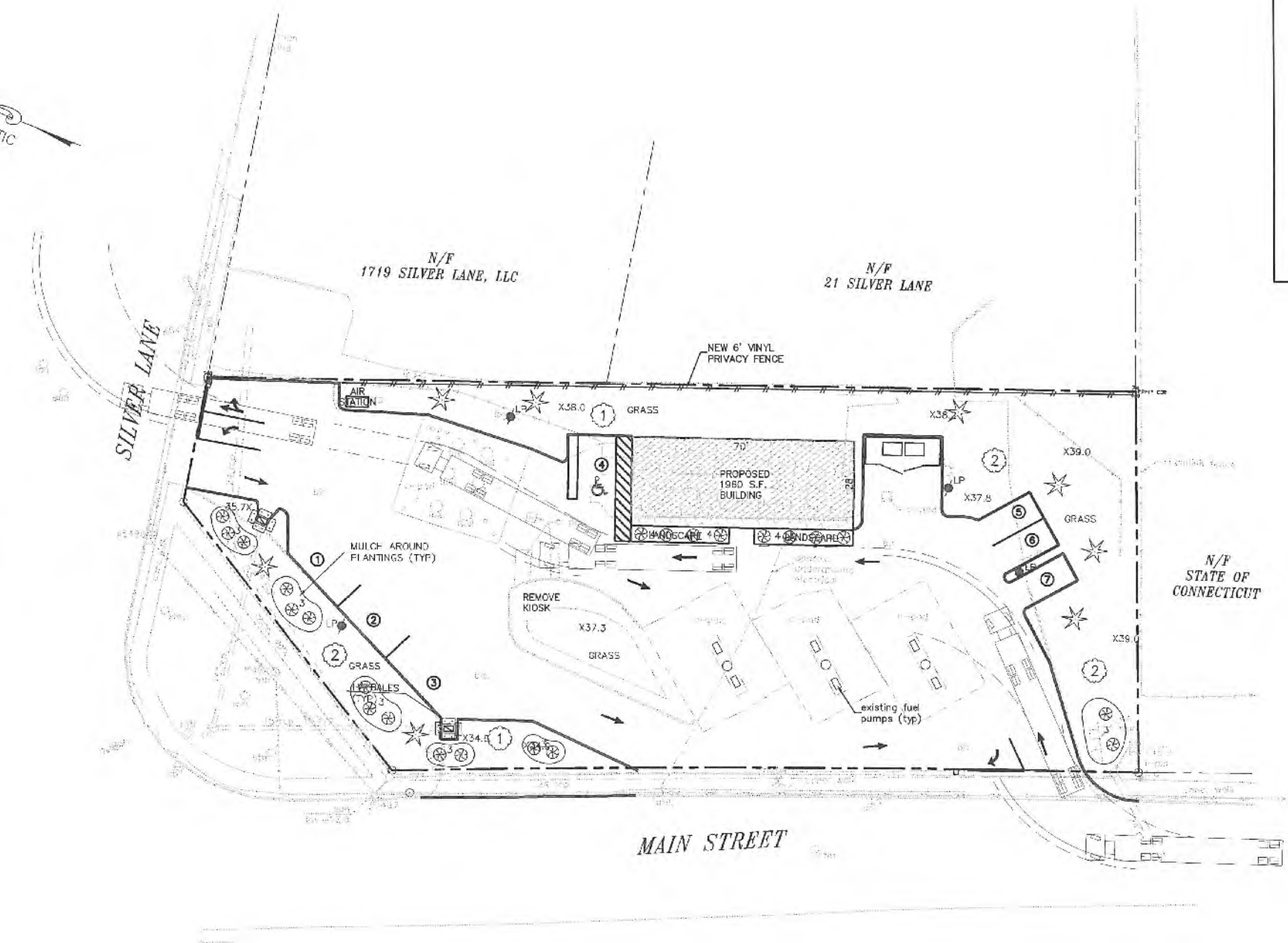
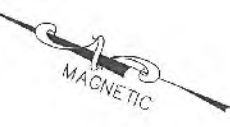
JOB NO. 2017-035

SHEET NO. 4

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN OTHERWISE NOTED IS UNVERIFIED AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD OR PLOTTER 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 AGREEING TO DEFEND, INDEMNIFY, AND HOLD NAFIS & YOUNG ENGINEERS, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

Scale 1" = 20'



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 YEW	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

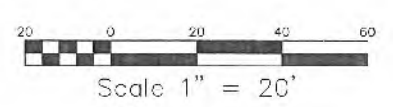
LANDSCAPING PLAN

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

DATE: JUN 7, 2017  
REV: AUGUST 4, 2017  
REV: JANUARY 29, 2019

JOB NO. 2017-025

SHEET NO. 5

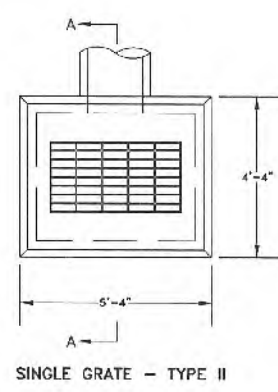


LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN OTHERWISE NOTED AS UNKNOWN AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

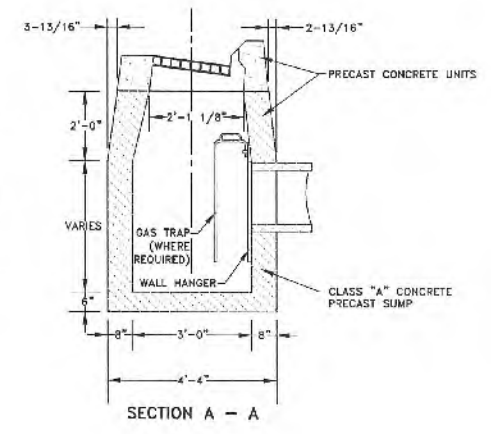
ANY USE OR REUSE OF MATERIAL OR ALTERED CARD BEING MATERIALS BY THE CLIENT, CONTRACTOR OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF NAFIS & YOUNG ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF CLIENT, CONTRACTOR, OR OTHER PARTY AGREE TO DEFEND, INDEMNIFY,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



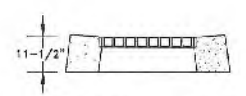




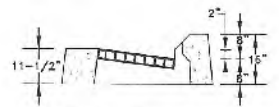
SINGLE GRATE - TYPE II



SECTION A - A

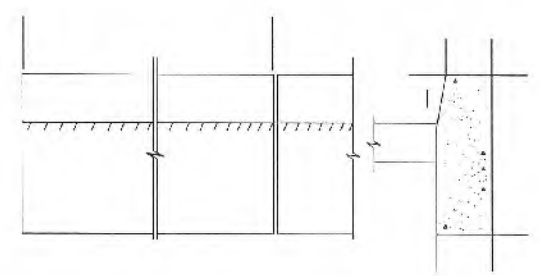


FRAME & GRATE CROSS-SECTION  
CATCH BASIN STRUCTURE  
WITH TYPE "CL" TOP

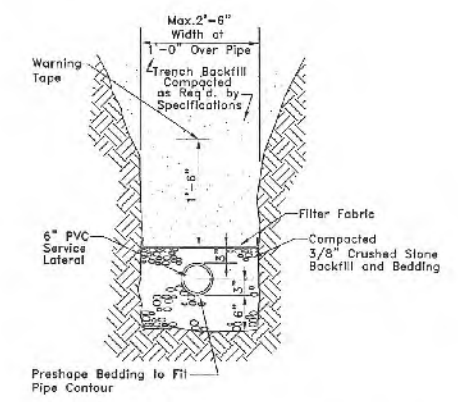


FRAME & GRATE CROSS-SECTION  
CATCH BASIN STRUCTURE  
WITH TYPE "C" TOP

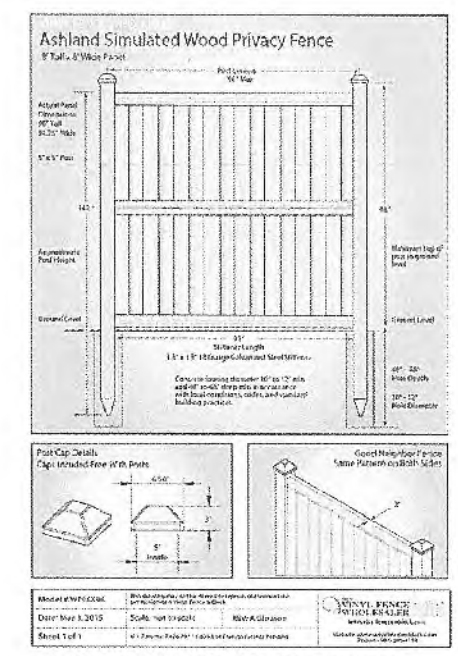
CATCH BASIN STRUCTURE  
NTS



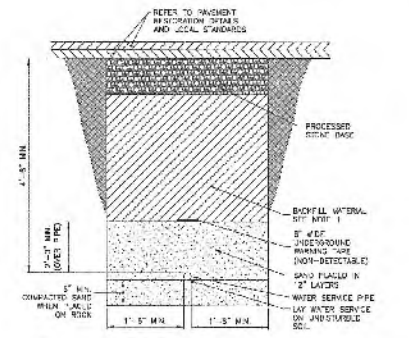
CONCRETE CURB  
NTS



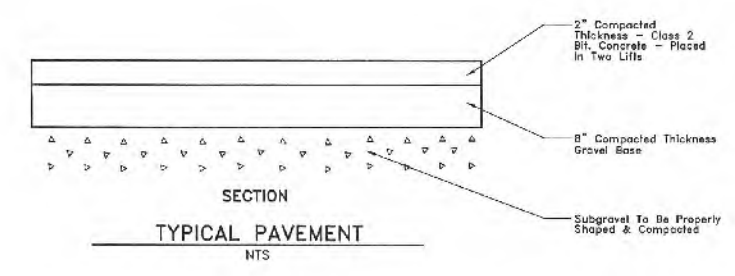
SANITARY SERVICE TRENCH DETAIL  
NTS



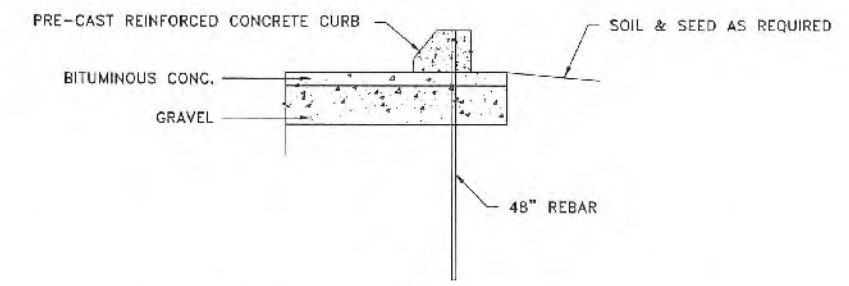
VINYL PRIVACY FENCE DETAIL  
NTS



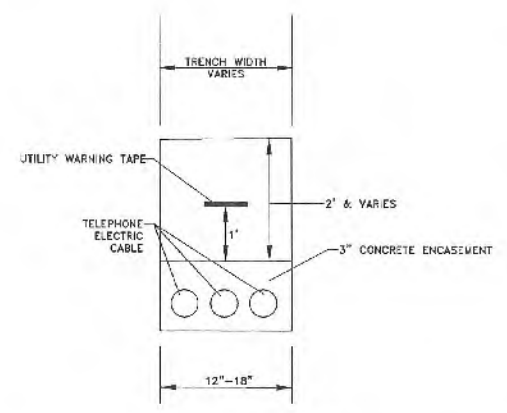
WATER SERVICE TRENCH DETAIL  
NTS



TYPICAL PAVEMENT  
NTS



PRE-CAST REINFORCED CONCRETE WHEELSTOP  
NTS



TYPICAL UTILITY TRENCH  
NTS

LOCATION AND ELEVATION OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED AS SHOWN AND SHOWN AS FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ANY USE OR REUSE OF ORIGINAL OR ALTERED DATA 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 USER. NAFIS & YOUNG ENGINEERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, OR TO THE ENVIRONMENT, ARISING FROM ANY USE, REUSE, OR ALTERATION OF THE INFORMATION OR MATERIALS PROVIDED HEREIN.

524-530 MAIN STREET  
EAST HARTFORD, CONNECTICUT

DETAILS

PREPARED FOR:  
BOB MANGINO

JULY 26, 2017  
AUGUST 4, 2017  
SEPTEMBER 5, 2017

JOB NO. 17-025

SHEET NO. 7

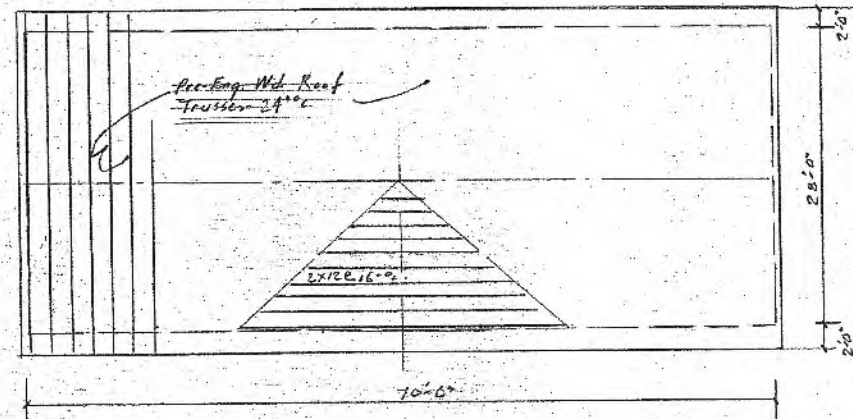
NAFIS & YOUNG  
ENGINEERS, INC.

1355 Middletown Avenue  
Northford, Connecticut 06412  
Phone: (203) 494-2793  
Fax: (203) 494-7343  
Email: njeng@nafisandyoung.com

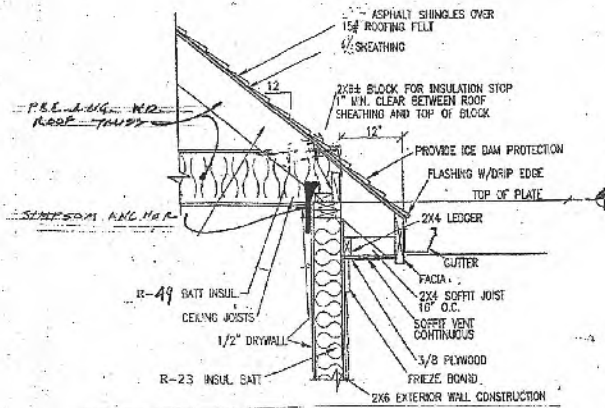








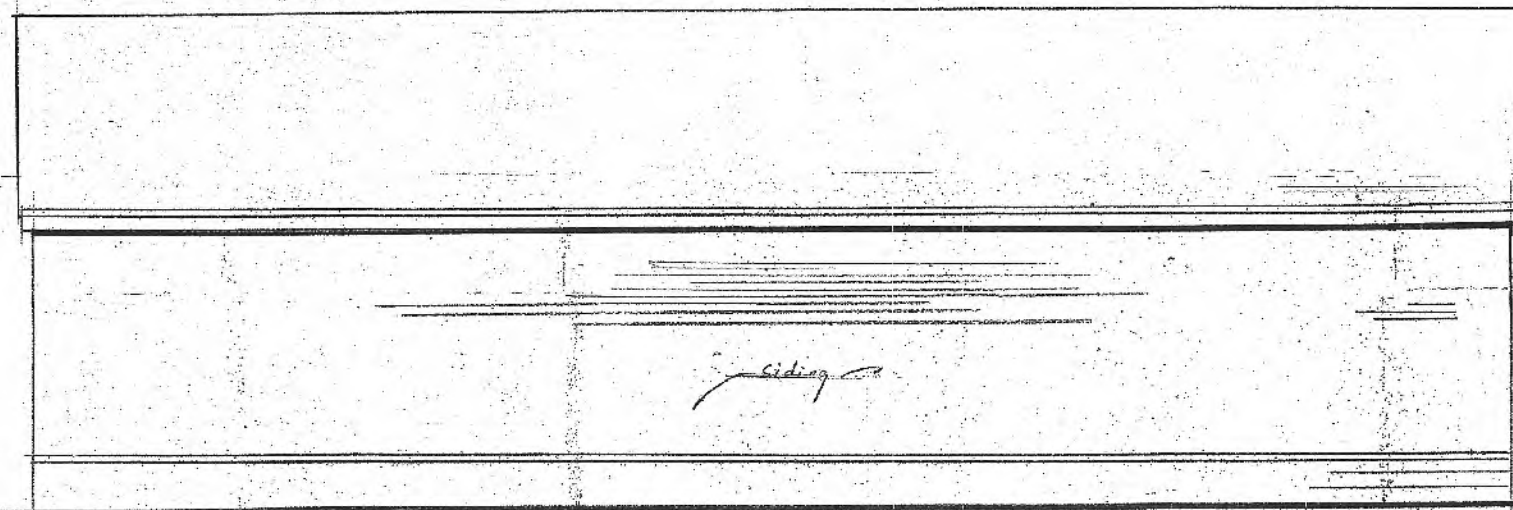
ROOF FRAMING PLAN  
scale: 1/8" = 1'-0"



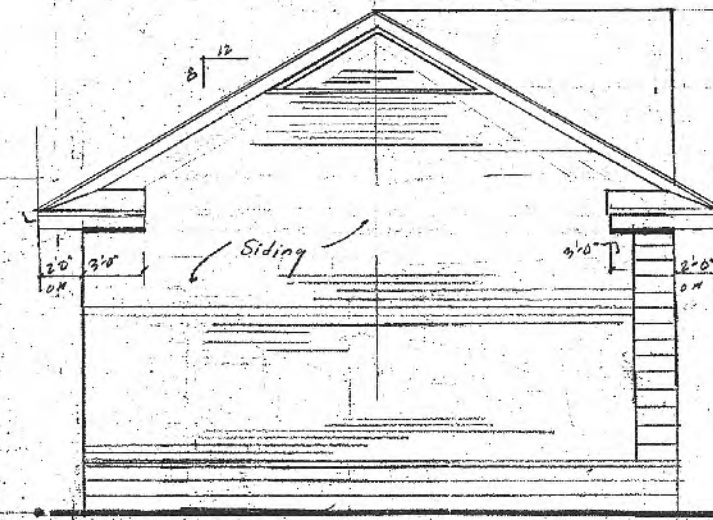
Proposed material for banding on building.



Lewiston Crest



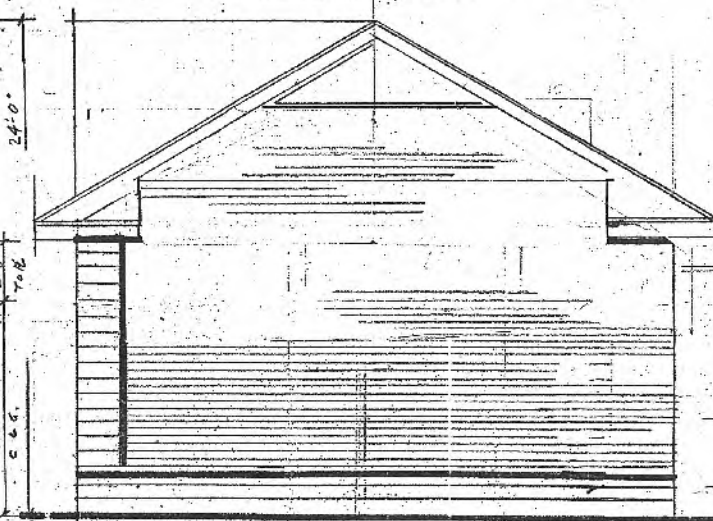
REAR ELEVATION  
scale: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
scale: 1/8" = 1'-0"



FRONT ELEVATION  
scale: 1/8" = 1'-0"



RIGHT SIDE ELEV.  
scale: 1/8" = 1'-0"

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



RETAIL STORE  
530 MAIN STREET  
EAST HARTFORD, CT 06111  
DATE: 10/2/17 1/3/19  
1/15/19

a2