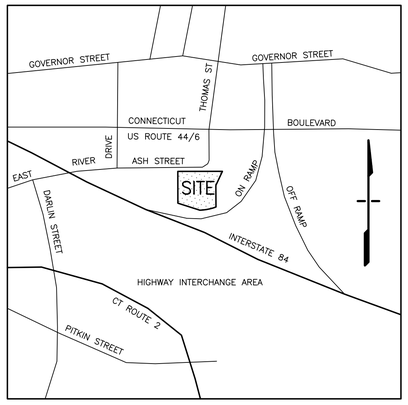
KIA OF EAST HARTFORD

SITE MODIFICATION PLANS

99 ASH STREET, EAST HARTFORD, CONNECTICUT

MAP 5, LOT 13



KEY MAP

NOT TO SCALE

LIST OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PROPERTY/BOUNDARY SURVEY
4	SITE LAYOUT PLAN
5	GRADING AND UTILITIES WITH EROSION CONTROL PLAN
6	VEHICLE TURNING DIAGRAMS
7	SITE DETAILS
8	ARCHITECTURAL FIRST FLOOR PLAN (A1)
9	ARCHITECTURAL SECOND FLOOR PLAN (A2)
10	ARCHITECTURAL EXTERIOR ELEVATIONS (A3)

APPLICANT

ASH STREET HOLDINGS LLC
687 ASH SWAMP ROAD
GLASTONBURY, CT 06033

OWNER

ASH REALTY ASSOCIATES, LLC
1659 CODY AVENUE
RIDGEWOOD, NY 11385

ARCHITECT

DESIGN TWO ARCHITECTURE
188 LOVERS LANE
GUILFORD, CT 06437
(203) 458-3956

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

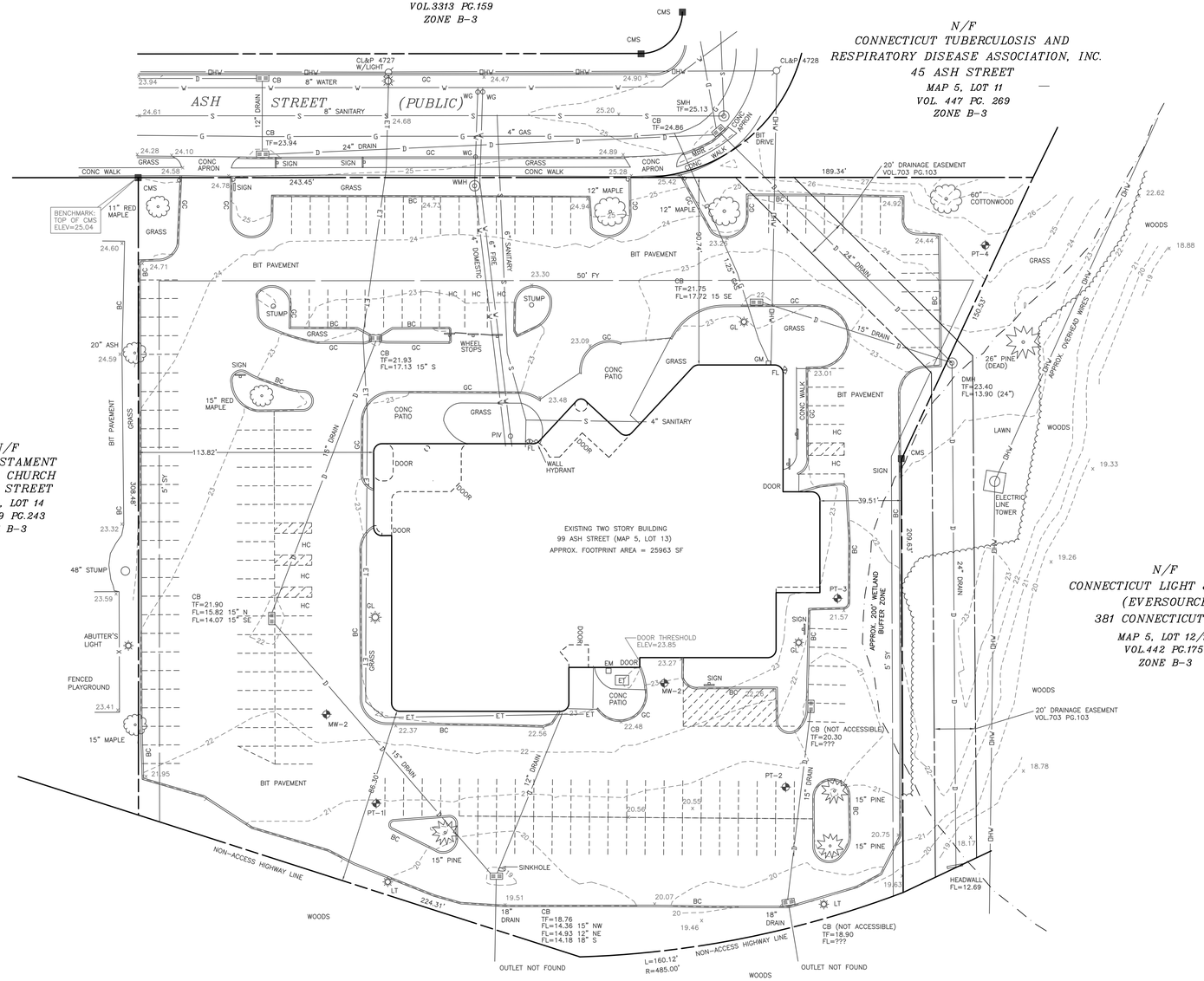
_____ CHAIRMAN

ENGINEERS/SURVEYORS

Meehan & Goodin Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806
internet: www.meehangoodin.com

Date: November 2, 2017

REVISED 11-20-2017 - CONDITIONS OF APPROVAL



ZONING TABLE

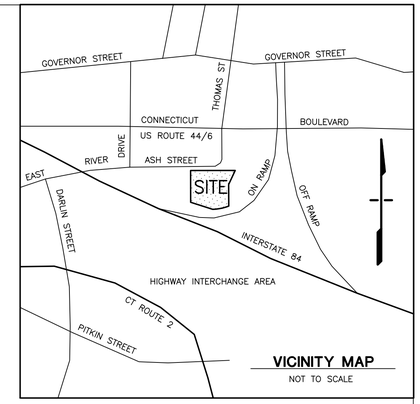
ZONE: B-3	REQUIRED	EXISTING
LOT AREA	40000 SF (1)	134590 SF
MIN. FRONTAGE	200 FT (1)	243.45 FT
MIN. FRONT YARD	50 FT (2)	90.74 FT
MIN. SIDE YARD	5 FT	39.51 FT
OTHER SIDE YARD	10 FT	113.82 FT
MIN. REAR YARD	N/A	86.30 FT
MAX. BLDG. HEIGHT	50 FT	27± FT
MAX. BLDG. COVERAGE	75%	19.3%
MAX. IMPV. COVERAGE	85%	82.0%

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS
(1) NEW AUTOMOBILE SALES – SECTION 403.1.13
(2) FRONT YARD PER SECTION 212 (50 FT MAXIMUM)

PARKING TABLE

EXISTING PARKING:

REGULAR SPACES	151 SPACES
HANDICAPPED SPACES	8 SPACES
TOTAL EXISTING PARKING	159 SPACES



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

CALL BEFORE YOU DIG – DIAL 811 (1-800-922-4455): EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. MEEHAN & GOODIN MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

THIS PARCEL IS NOT WITHIN A NATURAL DIVERSITY DATA BASE AREA AS SHOWN ON THE DEEP NDDB MAP FOR EAST HARTFORD, CT, JUNE, 2017.

THERE ARE NO AQUIFER PROTECTION AREA ACCORDING TO THE INFORMATION ON THE DEEP AQUIFER PROTECTION AREAS MAP WEBSITE AS OF OCTOBER 2017.

THE ENTIRE PARCEL IS LISTED AS SOIL TYPE "307 URBAN LAND" ON THE NATIONAL COOPERATIVE SOIL SURVEY MAPPING FOR CONNECTICUT.

WETLAND BUFFER SHOWN BASED ON TOWN OF EAST HARTFORD INLAND WETLANDS AND WATERCOURSES MAP SHEET 15 OF 34, DATED 4-29-05.

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE NO.1.
3. VERTICAL INFORMATION BASED ON N.G.V.D.88 DATUM

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "SOUTH MEADOWS URBAN RENEWAL AREA TOWN OF EAST HARTFORD, CONNECTICUT SUBDIVISION PLAT SCALE: 1"=100' DATE: NOV.6, 1964 REVISED THRU 4-73 SHEET 1 OF 2" BY JAMES P. PURCELL ASSOCIATES
2. "PROPERTY/ BOUNDARY SURVEY FOR ASH REALTY ASSOCIATES LLC PROPERTY KNOWN AS ASSESSOR'S LOT #13 SUBDIVISION TRACT #9B-1 & 9B-2 99 ASH STREET EAST HARTFORD, CONNECTICUT SCALE 1"=40' DATE FEBRUARY 15, 2008 REV. FEB.26, 2008 SHEET 1 OF 1" BY MBA ENGINEERING, INC.
3. "SITE PLAN NORTH CENTRAL CONN./H.M.O. SCALE: 1"=20' DATE: 3-31-79 PROJECT NO. 77-690 SHEET P-1" BY THE DEWOLFF PARTNERSHIP ARCHITECTS

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, AND THE VERTICAL ACCURACY CONFORMS TO T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

> THE PREMISES DEPICTED HEREON IS LOCATED WITHIN "ZONE X" (AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 09003C0369G, EFFECTIVE DATE SEPTEMBER 16, 2011;

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

RICHARD MEEHAN, L.L.S. 12330

0' 30' 60' 90'
SCALE: 1" = 30'

LEGEND

PROPERTY LINE		TF	TOP OF FRAME
EASEMENT LINE		FL	FLOW LINE
S	SANITARY SEWER		UTILITY POLE
OHW	OVERHEAD WIRES	EM/GM	ELECTRIC METER/GAS METER
D	STORM DRAINAGE	WG	WATER GATE
W	WATER SERVICE	PIV	POST INDICATOR VALVE
G	GAS SERVICE	ET	ELECTRIC TRANSFORMER
ET	ELECTRIC/TELEPHONE	FY/SY/RY	FRONT/SIDE/REAR YARDS
56	EXISTING CONTOUR	PT-1	PERMEABILITY TEST LOCATION
x 56.25	EXISTING SPOT GRADE	MW-1	TEMPORARY MONITORING WELL LOCATION
BC/GC	BIT CURB/GRANITE CURB	MBR	METAL BEAM GUIDERAIL
CB	CATCHBASIN		EDGE OF WOODS
DMH	DRAINAGE MANHOLE	IP	IRON PIN
SMH	SANITARY MANHOLE	CMS	CONCRETE MERESTONE
WMH	WATER MANHOLE	HC	HANDICAPPED PARKING SPACE
LT	LIGHT POLE		
GL	GROUND LIGHT		
FL	FLOOD LIGHT		

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

_____ CHAIRMAN

REVISION	DATE
CONDITIONS OF APPROVAL	11-20-2017

SEAL & SIGNATURE:

NOTE:
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Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

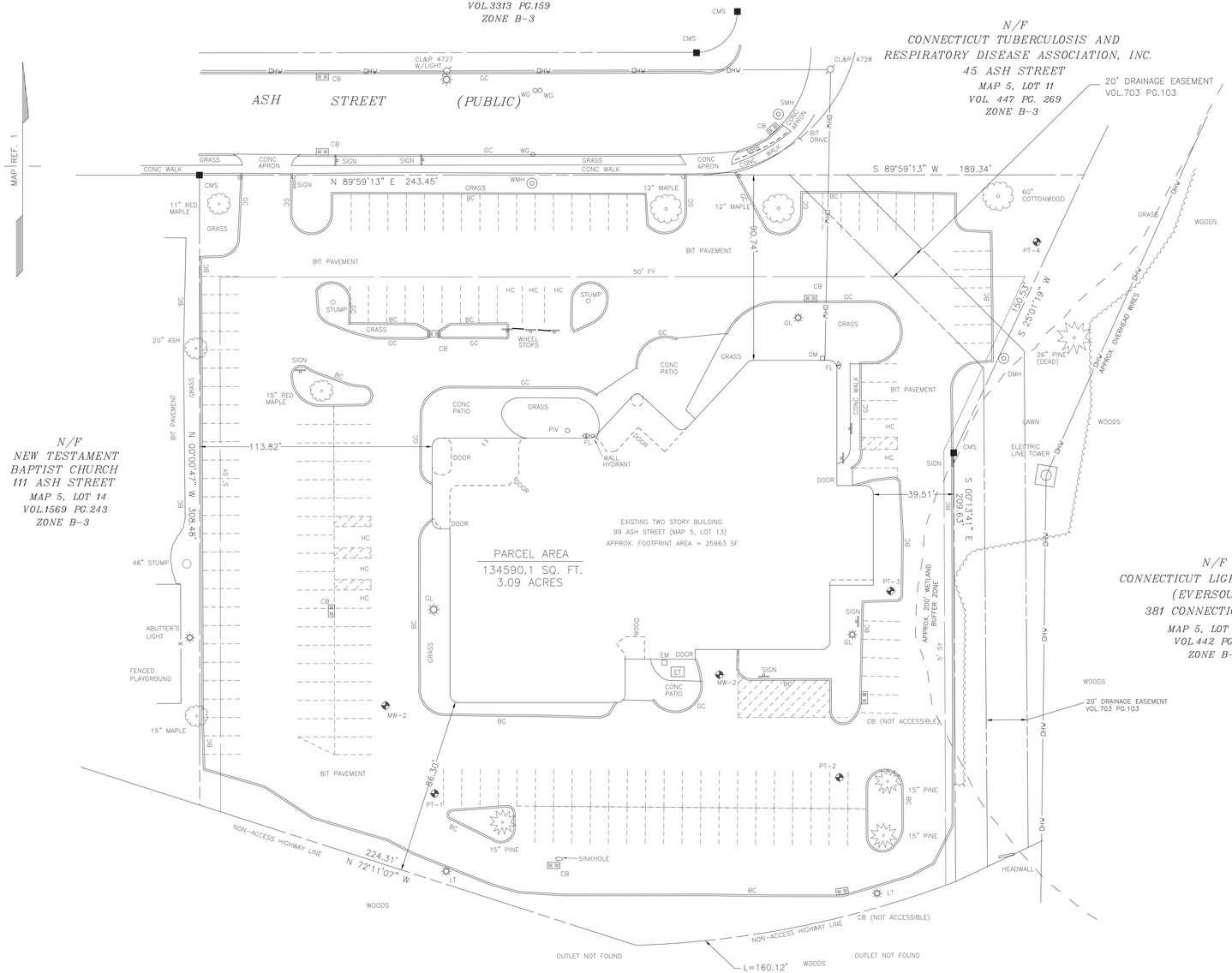
PLAN PREPARED FOR

KIA OF EAST HARTFORD

99 ASH STREET EAST HARTFORD, CONN.

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'	DESIGN: OT	PROJECT: 17113	ACAD: 17113-ECP.DWG
DATE: 11-2-2017	DRAFT: ERJ	Q://SC13/WORK	SHEET NO. 2 OF 10



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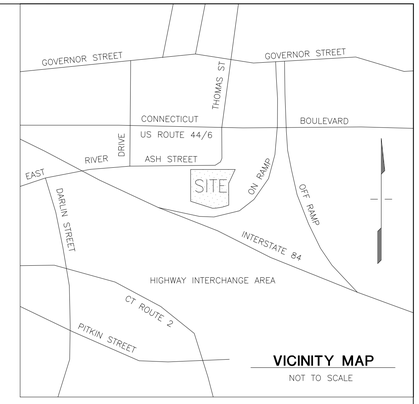

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RICHARD MEEHAN, L.L.S. 12330

LEGEND

———	PROPERTY LINE	⌀	UTILITY POLE
— — —	EASEMENT LINE	EM/GM	ELECTRIC METER/GAS METER
BC/GC	BIT CURB/GRANITE CURB	WG	WATER GATE
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DMH	DRAINAGE MANHOLE	ET	ELECTRIC TRANSFORMER
SMH	SANITARY MANHOLE	FY/SY/RY	FRONT/SIDE/REAR YARDS
WMH	WATER MANHOLE	PT-1	PERMEABILITY TEST LOCATION
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GL	GROUND LIGHT	MBR	METAL BEAM GUIDERAIL
FL	FLOOD LIGHT	~~~~	EDGE OF WOODS
HC	HANDICAPPED PARKING SPACE	IP	IRON PIN
		CMS	CONCRETE MERESTONE

0' 30' 60' 90'
SCALE: 1" = 30'

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL
APPROVAL DATE:_____
EXPIRATION DATE:_____
_____ CHAIRMAN

REVISION	DATE

SEAL & SIGNATURE:

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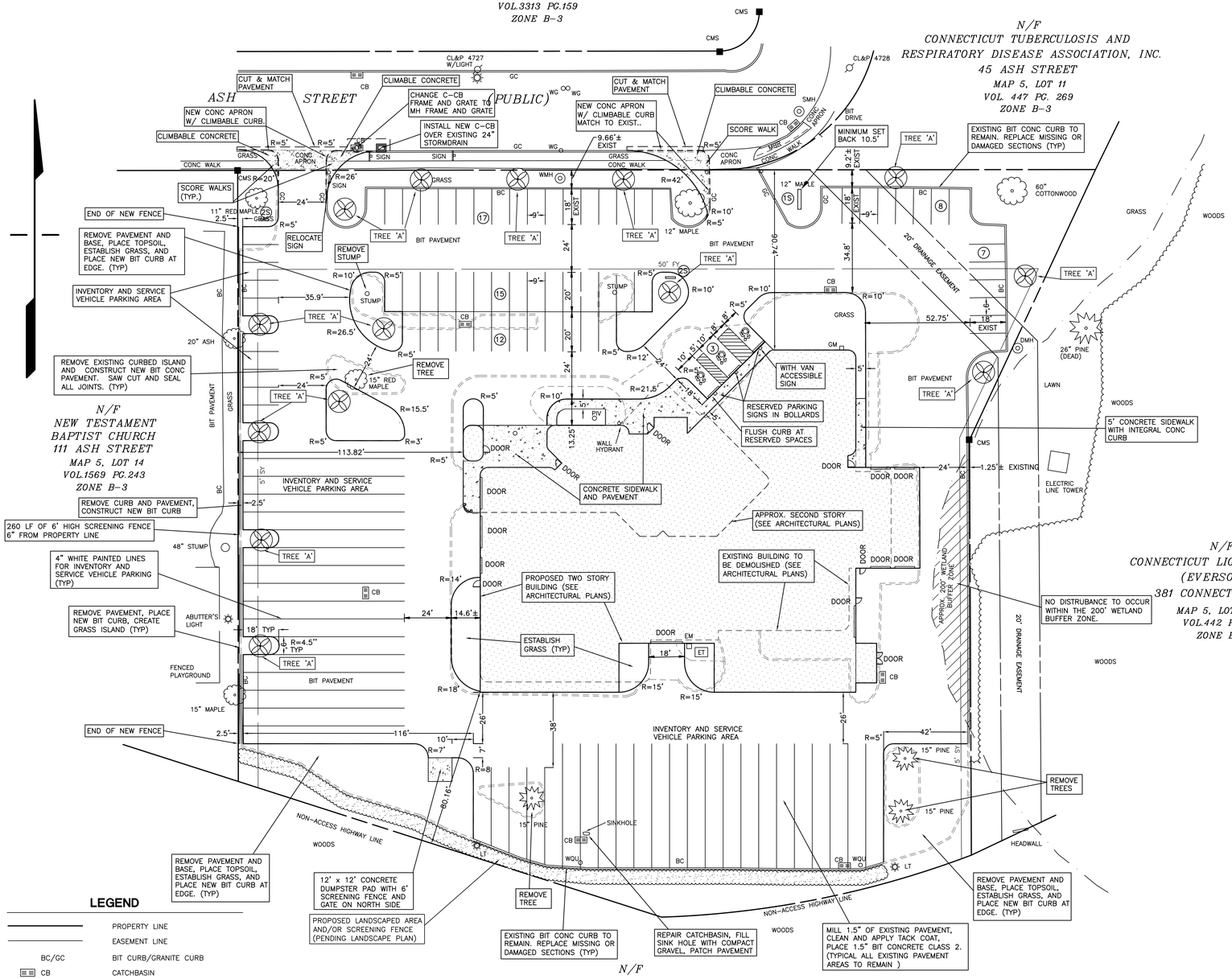
Meehan & Goodin
Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR
KIA OF EAST HARTFORD
99 ASH STREET EAST HARTFORD, CONN.

PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 30'	DESIGN: RM	PROJECT: 17113	ACAD: 17113-PBS.DWG
DATE: 11-2-2017	DRAFT: SLH	Q://SC13/WORK	SHEET NO. 3 OF 10



LEGEND

	PROPERTY LINE
	EASEMENT LINE
BC/GC	BIT CURB/GRANITE CURB
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ET	ELECTRIC TRANSFORMER
FY/SY/RY	FRONT/SIDE/REAR YARDS
MBR	METAL BEAM GUIDERAIL
	EDGE OF WOODS
IP	IRON PIN
CMS	CONCRETE MERESTONE
HC	RESERVED PARKING SPACE
(14)	NUMBER OF SPACES IN THE ROW
WQU	WATER QUALITY UNIT
(1S)	SEE EG--4,5
(2S)	SEE-EG 6,7

ZONING TABLE

ZONE: B-3	REQUIRED	PROPOSED
LOT AREA	40000 SF (1)	134590 SF
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MAX. IMPV. COVERAGE	85%	81.3%

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS

(1) NEW AUTOMOBILE SALES - SECTION 403.1.13

(2) FRONT YARD PER SECTION 212 (50 FT MAXIMUM)

PARKING CALCULATIONS

REQUIRED PARKING:

167 INVENTORY CARS @ 1 SPACE/5 ..... 34 SPACES

PROPOSED PARKING (CUSTOMER/DISPLAY):

REGULAR SPACES ..... 59 SPACES

RESERVED SPACES ..... 3 SPACES

TOTAL PROPOSED PARKING ..... 6 — 2 SPACES

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG - DIAL 811 (1-800-922-4455): EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. MEEHAN & GOODIN MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

WETLAND BUFFER SHOWN BASED ON TOWN OF EAST HARTFORD INLAND WETLANDS AND WATERCOURSES MAP SHEET 15 OF 34, DATED 4-29-05.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ANY IMPROVEMENTS SHOWN ON THIS PLAN OR REQUIRED RELATING TO PROPOSED WORK WITHIN THE TOWN OF EAST HARTFORD STREET LINES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS FOR WORK WITHIN THEIR STREET LINES.

ANY WORK WITHIN THE STATE OF CONNECTICUT PARCEL (INTERSTATE 84) RIGHT-OF-WAY) WILL REQUIRE REVIEW BY AND A PERMIT FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THIS PERMIT PRIOR TO CONSTRUCTION. ALL WORK WITHIN THE STATE HIGHWAY LINES SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 816.

REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, LAYOUT AND GRADES OF VARIOUS ITEMS.

ALL NEW TRANSITIONS FROM PAVEMENT AREAS TO FINISHED FLOORS WITHIN THE BUILDING SHALL BE FLUSH AT THE DOORS UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE ARCHITECTURAL DRAWINGS.

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 AM - 4:30 PM AT 860-291-7380.

LANDSCAPING DATA

OWNER MAY SUBSTITUTE EQUIVALENT PLANTS (SIZE AND STYLE)

SYMBOL	LABEL	COMMON NAME	LATIN NAME	SIZE	QTY.
⊗	A	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	3" CAL	15

0' 30' 60' 90'

SCALE: 1" = 30'

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

_____ CHAIRMAN

REVISION	DATE
CONDITIONS OF APPROVAL	11-20-2017
DIRECTIONAL SIGN ADDED	6-11-2018

SEAL & SIGNATURE:

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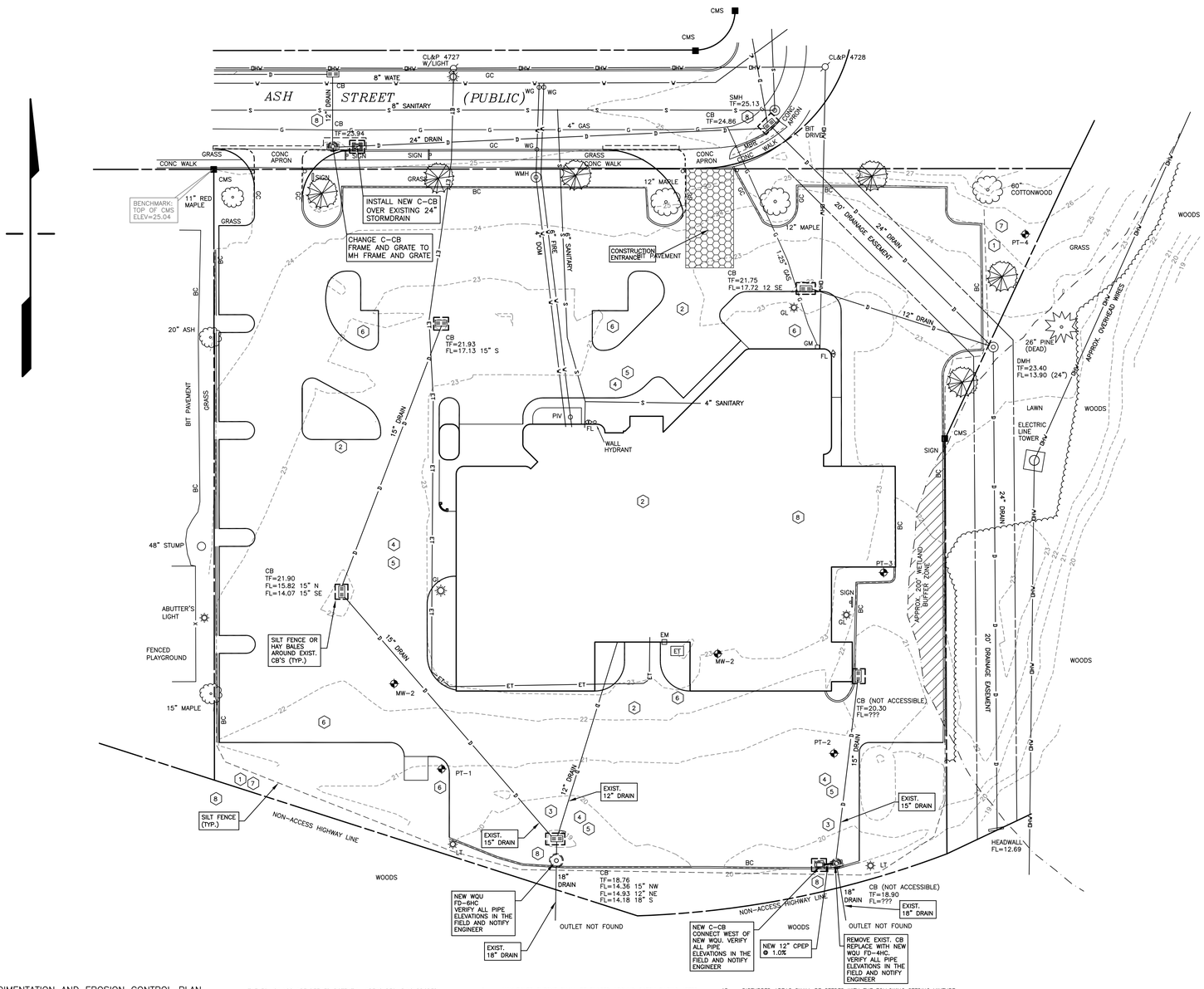
PLAN PREPARED FOR

KIA OF EAST HARTFORD

99 ASH STREET EAST HARTFORD, CONN.

SITE LAYOUT PLAN

SCALE: 1" = 30'	DESIGN: OT	PROJECT: 17113	ACAD: 17113-SLP.DWG
DATE: 11-2-2017	DRAFT: ERJ	Q://SC13/WORK	SHEET NO. 4 OF 10



SEDIMENTATION AND EROSION CONTROL PLAN

A. INTENT: IT IS THE INTENT OF THIS SEDIMENTATION AND EROSION CONTROL PLAN TO PROVIDE THE SITE CONTRACTOR THE MEANS TO CONTROL EROSION AND SEDIMENTS INTO EXISTING WATERCOURSES AND DRAINAGE SYSTEMS, AND ON TO SURROUNDING PROPERTIES AND ROADWAYS. THE CONTRACTOR SHALL USE THIS PLAN, ALONG WITH THE GUIDELINES PROVIDED, TO CONTAIN SEDIMENTS WITHIN SPECIFICALLY NOTED AREAS AS LISTED ON THIS PLAN.

B. DESIGN CRITERIA: THE DESIGN CRITERIA USED TO PREPARE THIS PLAN WAS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AS AMENDED. WHILE TAKING INTO CONSIDERATION THE EXISTING NATURE AND TOPOGRAPHY OF THE SITE, AS WELL AS THE SPECIFICS OF THE PROPOSED PROJECT.

C. STARTING DATE OF CONSTRUCTION: DEC., 2017

D. COMPLETION DATE OF CONSTRUCTION: MAR., 2018

(PLEASE NOTE THE ABOVE NOTED DATES SHOULD BE ASSUMED AS TENTATIVE, AND ARE SUBJECT TO CHANGE DUE TO CONDITIONS BEYOND THE CONTROL OF THE DEVELOPER.)

E. AGENT RESPONSIBLE FOR IMPLEMENTATION OF PLAN:
OWNER

F. DISCUSSION OF SITE AND DEVELOPMENT:
THE SITE IS LOCATED AT 99 ASH STREET IN THE TOWN OF EAST HARTFORD, CONNECTICUT.

THE DEVELOPMENT, AS PROPOSED, INVOLVES THE CONSTRUCTION OF A BUILDING AND PARKING.

THE SITE PRESENTLY DRAINS TO THE SOUTH.
THE PROPOSED DRAINAGE SYSTEM WILL INTO THE EXISTING DRAINAGE SYSTEM.

THE FOLLOWINGS ARE DEEMED POTENTIAL AREAS REQUIRING PROPER SEDIMENTATION AND EROSION CONTROL MEASURES.

a. LOWER SLOPE OF EXCAVATION AREAS
b. BOTTOM OF SLOPE WITH EXCAVATION AREAS
c. STORM SEWERS, INCLUDING EXISTING AND PROPOSED CATCH BASINS.
d. DUST AND MUD CONTROL ON SURROUNDING STREETS AND PROPERTIES.

THIS PLAN DEALS WITH THESE POTENTIAL SOURCES OF SEDIMENTS BY PROPOSING SILTATION FENCES AND CHECKS, AND REQUIRING PROMPT STABILIZATION OF EXPOSED SLOPES.

20. ORGANIC MULCH ANCHORING WITH STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WIND BLOWING. THE FOLLOWING METHODS AND/OR PROCEDURES SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE STATE OF CONNECTICUT SEDIMENTATION AND EROSION CONTROL GUIDELINES.....
A) MULCH ANCHORING TOOL
B) TRACKING
C) LIQUID MULCH BINDERS
D) MULCH NETTING
E) PEG AND TWINE
F) CHEMICAL MULCHES
G) MATS

G. SEDIMENTATION & EROSION CONTROL NOTES:

1. ALL EMBANKMENT SLOPES, DISTURBED OR RE-GRADED DURING CONSTRUCTION SHALL BE SODDED OR SEEDED AND MULCHED (AS REQUIRED), AS SOON AS PRACTICAL AFTER COMPLETION OF SLOPES.

2. SYNTHETIC FILTER FABRIC BARRIERS OR HAY BALES SHALL BE PLACED AS SHOWN ON THIS PLAN TO CONTROL SEDIMENTATION AND EROSION. REFER TO DETAIL FOR PROPER INSTALLATION REQUIREMENTS.

3. ALL PERIMETER SYNTHETIC FILTER CHECKS OR BARRIERS SHALL BE PLACED PRIOR TO STARTING OF ANY SITE CONSTRUCTION.

4. PRIOR TO CONSTRUCTION, ALL AREAS TO BE DISTURBED IN A PARTICULAR LOCATION SHALL BE STRIPPED OF TOPSOIL AND STOCKPILED IN AN APPROPRIATE LOCATION. HAY BALES OR SYNTHETIC FILTER BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF THE PILE. TOPSOIL SHALL BE IMMEDIATELY SEEDED WITH A TEMPORARY COVER OF ANNUAL RYE GRASS.

5. HAY BALES OR SYNTHETIC FILTER BARRIERS SHALL BE PLACED AT ENDS OF ALL SWALES, EITHER PERMANENT OR TEMPORARY, IMMEDIATELY AFTER SWALE HAS

6. HAY BALES CHECKS SHALL BE PLACED AROUND CATCH BASINS AFTER COMPLETION TO PREVENT SILTATION OF SUMPS. REFER TO DETAIL FOR PROPER INSTALLATION REQUIREMENTS.

7. AREAS SHALL BE SODDED OR SEEDED IMMEDIATELY AFTER FINAL GRADING BETWEEN APRIL 1 AND JUNE 15, AND BETWEEN AUGUST 15 AND SEPTEMBER 30.

8. WHEN GRADING IS NOT COMPLETED BY SEPTEMBER 30, OR AREAS TO BE EXPOSED FOR EXTENDED PERIODS OF TIME, A TEMPORARY COVER OF ANNUAL RYE GRASS SEEDED AT THE RATE OF 1.5 POUNDS PER 1000 SQUARE FEET SHALL BE ESTABLISHED OR HAY SPREAD.

9. THE TOWN ENGINEER, OR HIS AGENT, SHALL BE NOTIFIED BEFORE CONSTRUCTION BEGINS AND UPON COMPLETION.

10. ALL CONTROL MEASURES SHALL BE INSPECTED WEEKLY FOR EXCESSIVE ACCUMULATIONS OF SILT. THESE INSPECTIONS SHALL BE INCREASED TO DAILY DURING PERIODS OF RAIN OR WHEN EXCESSIVE EROSION WITHIN A PARTICULAR PORTION OF SITE IS OCCURRING WITH REGULARITY.

11. CONTROL MEASURES SHALL BE CLEANED OF SILT WHEN DEPTH ACCUMULATIONS REACH 1/2 THE OVERALL HEIGHT.

12. ALL CONTROL MEASURES ARE TO BE REMOVED FROM SITE IMMEDIATELY AFTER WORK HAS BEEN COMPLETED AND GROUND COVER HAS BEEN ESTABLISHED. PERIODIC REVIEW OF THE SITE MAY BE REQUIRED TO INSPECT THE SITE TO INSURE THAT GRADED EMBANKMENTS MAINTAIN VEGETATION AS ESTABLISHED. IN THE EVENT THAT GROUND COVER HAS NOT BEEN FULLY ESTABLISHED IN A PARTICULAR AREA, ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO REESTABLISH THE GROUND COVER.

13. EXISTING STORM SEWERS, WATERCOURSES, AND CATCH BASINS SHALL BE CLEANED OF ANY ACCUMULATION OF SILT DUE TO CONSTRUCTION.

14. CONTRACTOR TO KEEP ROADWAY FREE AND CLEAR OF ANY ACCUMULATED MUD OR SILT DURING CONSTRUCTION. MEASURES TO BE USED MAY INCLUDE EITHER SWEEPING, APPLICATION OF WATER SPRAYS OR MULCHING TECHNIQUES.

15. DISTURBED AREAS SHALL BE SEEDED WITH THE FOLLOWING SEEDING MIXTURE: KENTUCKY BLUEGRASS 45%, CREEPING RED FESCUE, 45% AND PERENNIAL RYE GRASS 10%. SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 S.F. PLANTING SEASONS ARE FROM APRIL 1 TO JUNE 1 AND FROM AUGUST 15 TO SEPTEMBER 15.

16. MULCHING SHALL BE REQUIRED IN ADDITION TO SEEDING AFTER SEPTEMBER 30th.

17. SEED BED PREPARATION:
A) APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OF 7.5 LBS/1000 S.F. OR 10-10-10 OR EQUIVALENT.
B) APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 2 TONS/ACRE OR 135 LBS/1000 S.F. AS PER EXISTING SOIL CONDITIONS, FOR SOIL CONDITIONS TEXTURES (CLAY, CLAY LOAM AND HIGH ORGANIC SOIL).

18. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. MULCHING WILL BE USED ON SLOPES GREATER THAN 3 PERCENT AND CONCENTRATED FLOW AREAS SUCH AS DIVERSIONS AND OUTLET WATERWAY CHANNELS.

19. ORGANIC MULCH MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED. THE USE OF STRAW OR HAY AT THE RATE OF 1.5-2 TONS/ACRE OR 70-90 LBS/1000 S.F. AND BE FREE OF WEEDS AND COURSE MATTER, AND MUST BE ANCHORED AND SPREAD WITH A MULCH BLOWER OR BY HAND.

20. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR FILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH SHOULD BE APPLIED. NET SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL NET AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE(S). INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSED AREAS ARE FIRMLY ESTABLISHED TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS.

21. WHERE SLOPES HAVE ERODED, AND SUBSEQUENT REPAIR MEASURES HAVE FAILED TO PROVIDE A STABILIZED EMBANKMENT, USE OF EROSION CONTROL BLANKETS SHALL BE REQUIRED. BLANKETS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

22. INSTALLATION OF ALL CONTROL MEASURES TO BE DONE IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED. ADDITIONAL CONTROL MEASURES MAY HAVE TO BE ADDED TO THE SITE CONSTRUCTION AREAS WHERE SURFACE EROSION OR SEDIMENT CONTROL IS A PROBLEM. THE ABOVE REFERENCE MANUAL SHALL BE USED AS THE BASIS FOR THESE ADDITIONAL CONTROL MEASURES.

H. SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. BUILDING AND PARKING CONSTRUCTION TO BEGIN.
3. INSTALL STORM SYSTEM AND OTHER UTILITIES. PROTECT INSTALLED CB WITH SILT FENCE AND HAY BALES.
4. INSTALL FINAL GRADING, CURBING AND PAVEMENT. SILTATION CHECKS TO BE REINSTALLED AFTER PAVEMENT IS INSTALLED.
5. FINAL GRADING OF SLOPES TO BE COMPLETED, INCLUDING PLACING AND FINAL GRADING OF TOPSOIL AND SEEDING.
6. INSTALL FINAL LANDSCAPING AND LAWN AREAS AS REQUIRED BY OWNER.
7. SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

WATER POLLUTION CONTROL PLAN

A. SITE DESCRIPTION

1. NATURE OF THE CONSTRUCTION ACTIVITY

THE SITE IS BEING REDEVELOPED INTO A BUILDING AND PARKING.

2. SEQUENCE OF MAJOR SOIL DISTURBANCE ACTIVITIES

ACTIVITY CONSTRUCTION SCHEDULE 2017-2018

ACTIVITY	DEC.	JAN.	FEB.	MAR.	APR.	MAY
INSTALL INITIAL EROSION CONTROL MEASURES	X	X				
CLEARING AND GRUBBING	X	X				
EXCAVATE AND INSTALL NEW BUILDING AND PARKING	X	X	X	X		
INSTALL STORM SYSTEM		X	X	X	X	
SITE GRADING			X	X	X	
SITE PAVING				X	X	X
TOPSOIL AND FINAL GRADING				X	X	X
STABILIZE EMBANKMENTS				X	X	X
LANDSCAPING					X	X
CLEAN UP					X	X

3. SITE AREA

THE AREA OF THE CONSTRUCTION IS APPROXIMATELY 2.75 ACRES. THE SITE WILL BE DISTURBED AS THE PARKING IS DEVELOPED.

4. RUNOFF COEFFICIENT
THE AVERAGE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION IS APPROX. 0.60.

5. SITE MAP

THE SITE PLAN INCLUDED HEREIN PROVIDES ALL INFORMATION ON SLOPES AND GRADING REQUIRED.

6. RECEIVING WATERS

THE RUNOFF FROM THE SITE WILL BE DISCHARGED TO THE EXISTING STORM SYSTEM.

B. CONTROLS

1. EROSION AND SEDIMENT CONTROLS ARE SHOWN ON THIS PLAN.
2. STRUCTURAL PRACTICES
THE PROPOSED STORM SYSTEM IS DESIGNED AS A MAIN SYSTEM OF MANHOLE TO MANHOLE WITH THE CATCH BASINS GOING TO MANHOLES ONLY. THE CATCH BASINS ARE EQUIPPED WITH TRAPS TO ALLOW THE HEAVY SOILS AND SILT TO FALL OUT, FLOATABLES TO BE TRAPPED AND OILS TO REMAIN IN THE CATCH BASINS.
3. MAINTENANCE PROGRAM DURING CONSTRUCTION
ALL CATCH BASINS SHALL BE CLEANED AND CLEARED OF DEBRIS, SAND OR SILT ON A BIWEEKLY BASIS. DEBRIS SHALL BE REMOVED FROM THE SITE ALONG WITH OTHER CONSTRUCTION DEBRIS. SILT AND SAND MAY BE SPREAD IN FLAT OR LEVEL AREAS LATER TO BE TOP SOILED OR GRADED.
SILT FENCE OR HAY BALE PROTECTION SHALL BE REPAIRED AS NEEDED AND NOTED ABOVE. ACCUMULATED SILT SHALL BE REMOVED OR SPREAD PER THE EROSION CONTROL PLAN ELSEWHERE ON THIS SHEET.
4. DEWATERING WASTE WATERS

ANY DEWATERING ON SITE SHALL BE TO A CONTROLLED FLAT AREA OR AN EXCAVATED SUMP AREA ENCIRCLED WITH HAY BALES OR SILTFENCE. NO WATER SHALL BE ALLOWED TO ENTER THE STORM SYSTEM WITHOUT BEING DETAINED TO LET SILT DROP OUT.

5. POST CONSTRUCTION STORM WATER MANAGEMENT

A. CATCH BASIN SUMPS WILL BE CLEANED ON A SIX MONTH BASIS. REMOVED MATERIAL WILL BE TAKEN OFF SITE. OILS WILL BE SKIMMED OFF THE WATER SURFACE ON A SIX MONTH BASIS OR AS A PROBLEM MAY DICTATE. PROPER REMOVAL OF OILS WILL BE CONDUCTED AS REQUIRED.

6. OTHER CONTROLS
ALL CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE. NO DEBRIS WILL BE ALLOWED TO ENTER THE STORM SYSTEM. THE CONTRACTORS WILL REMOVE ANY DEBRIS ACCIDENTALLY OR OTHERWISE DEPOSITED IN THE STORM STRUCTURES.
WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES SHALL BE CHECKED FOR DAMAGE DISREPAIR OR REPLACEMENT BY AN INSPECTOR AT A MINIMUM INTERVAL OF ONCE A WEEK UNTIL THE SITE IS STABILIZED. AFTER THE SITE IS STABILIZED, INSPECTIONS SHALL BE CONDUCTED ONCE A MONTH FOR THREE MONTHS.

C. CONTRACTORS

ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON THIS PROJECT WHICH MAY REASONABLY BE EXPECTED TO CAUSE OR HAVE THE POTENTIAL TO CAUSE POLLUTION OF THE WATERS OF THE STATE, SHALL SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF THE LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. I UNDERSTAND THAT AS A CONTRACTOR OR SUBCONTRACTOR AT THE SITE, I AM COVERED BY THIS GENERAL PERMIT, AND MUST COMPLY WITH THE GENERAL CONDITIONS OF THIS PERMIT, INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF THE STORMWATER POLLUTION CONTROL PLAN PREPARED FOR THIS SITE."

GENERAL UTILITY NOTES

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAST HARTFORD, PUBLIC WORKS DEPARTMENT, ENGINEERING DEPARTMENT AND THE PUBLIC IMPROVEMENT STANDARDS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. SANITARY AND STORM SERVICE SHALL MEET THE REQUIREMENTS OF THE TOWN OF EAST HARTFORD.

4. ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY.

5. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT.

6. ACCESS TO THE SITE SHALL DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.

7. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.

NOTE:

CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT THAT ACCUMULATES IN THE DOWNSTREAM OFF-SITE DRAINAGE SYSTEMS AS A RESULT OF THE PROJECT. SEE SEDIMENT AND EROSION CONTROL PLAN NOTES SECTION H, SEQUENCE #8.

0' 30' 60' 90'
SCALE: 1" = 30'

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

_____ CHAIRMAN

REVISION	DATE
CONDITIONS OF APPROVAL	11-20-2017

SEAL & SIGNATURE:

NOTE:
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Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

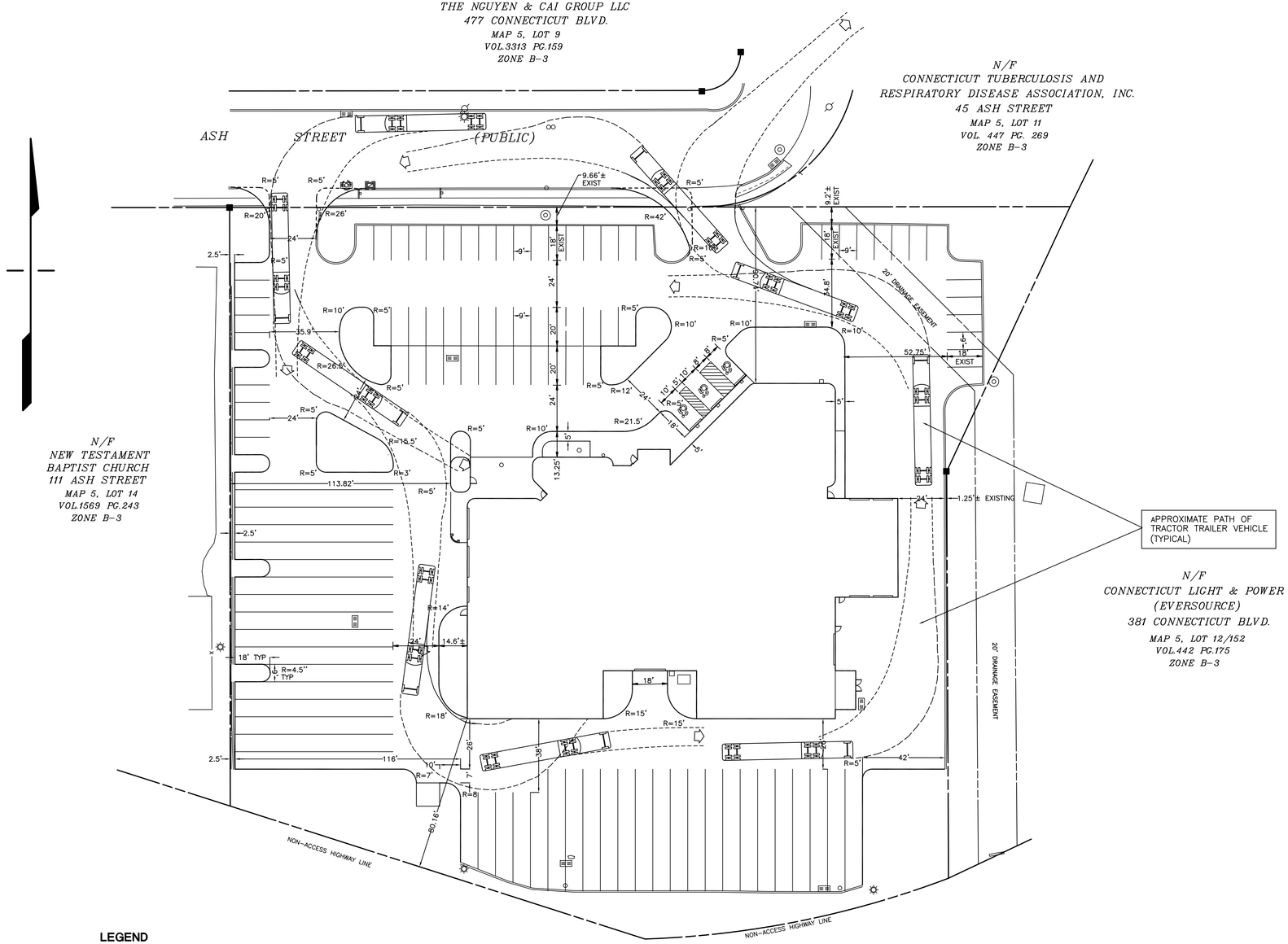
PLAN PREPARED FOR

KIA OF EAST HARTFORD

99 ASH STREET EAST HARTFORD, CONN.

GRADING AND UTILITIES WITH EROSION CONTROL PLAN

SCALE: 1" = 30'	DESIGN: OT	PROJECT: 17113	17113-G-U-EC.DWG
DATE: 10-24-2017	DRAFT: DT	Q://SC13/WORK	SHEET NO. 5 OF 10



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG – DIAL 811 (1-800-922-4455): EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. MEEHAN & GOODIN MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

THIS DRAWING IS INTENDED TO PRESENT THE VEHICLE TURNING DIAGRAMS AND IS NOT TO BE USED FOR CONSTRUCTION. REFER TO THE OTHER SITE PLANS FOR CONSTRUCTION.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
BC/GC	BIT CURB/GRANITE CURB
CB	CATCHBASIN
DMH	DRAINAGE MANHOLE
SMH	SANITARY MANHOLE
WMH	WATER MANHOLE
LT	LIGHT POLE
GL	GROUND LIGHT
FL	FLOOD LIGHT
	UTILITY POLE
EM/GM	ELECTRIC METER/GAS METER
WG	WATER GATE
PIV	POST INDICATOR VALVE
ET	ELECTRIC TRANSFORMER
FY/SY/RY	FRONT/SIDE/REAR YARDS
MBR	METAL BEAM GUIDERAIL
	EDGE OF WOODS
IP	IRON PIN
CMS	CONCRETE MERESTONE
HC	RESERVED PARKING SPACE
(14)	NUMBER OF SPACES IN THE ROW

0′ 30′ 60′ 90′

SCALE: 1" = 30'

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

_____ CHAIRMAN

REVISION	DATE
CONDITIONS OF APPROVAL	11-20-2017

SEAL & SIGNATURE:

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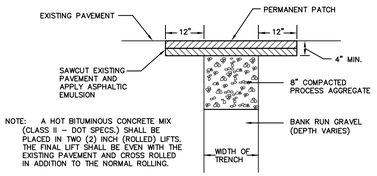
PLAN PREPARED FOR

KIA OF EAST HARTFORD

99 ASH STREET EAST HARTFORD, CONN.

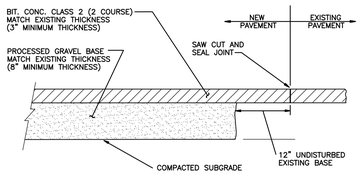
VEHICLE TURNING DIAGRAMS

SCALE: 1" = 30'	DESIGN: OT	PROJECT: 17113	ACAD: 17113-SLP.DWG
DATE: 11-2-2017	DRAFT: ERJ	Q://SC13/WORK	SHEET NO. 6 OF 10



PERMANENT PATCH TRATMENT

NOT TO SCALE



PARKING LOT PAVEMENT SECTION

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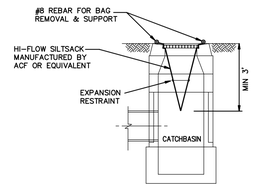


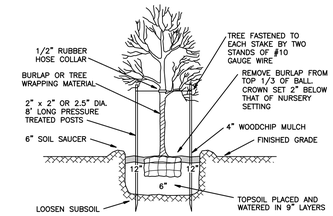
SILTSACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 0.5–1.0 FEET OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS OR AFTER EVERY MAJOR RAINFALL.

TYPE 'A' SILTSACK FOR TYPE C–L CATCHBASINS (FLAT TOP)

TYPE 'B' SILTSACK FOR TYPE C CATCHBASINS (CURB INLET)

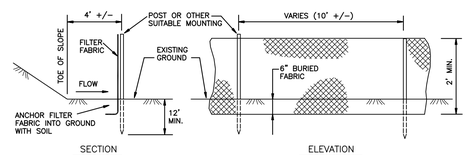
SILTSACK EROSION CONTROL AT CATCHBASIN

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

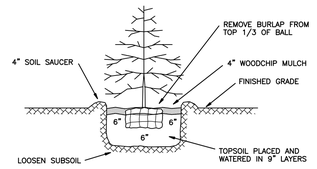


NOTE: POST SPACING AND EMBEDMENT VARIES BASED ON THE FABRIC MANUFACTURER'S REQUIREMENTS.

NOTE: SILT FENCE SHALL BE GEOTEX 2130 SILT FENCE FABRIC ON SUITABLE POSTS OR EQUIVALENT SILT FENCE SYSTEM

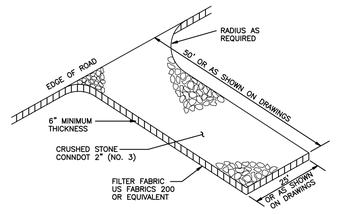
SILT FENCE

NOT TO SCALE



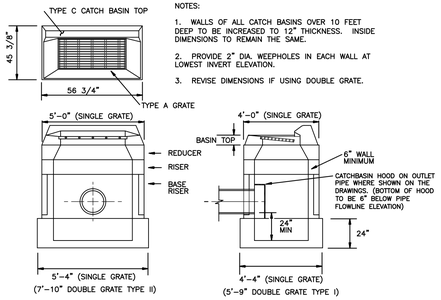
SHRUB PLANTING

NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

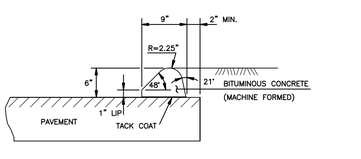


NOTES:

1. WALLS OF ALL CATCH BASINS OVER 10 FEET DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.
2. PROVIDE 2" DIA. WEEPHOLES IN EACH WALL AT LOWEST INVERT ELEVATION.
3. REVISE DIMENSIONS IF USING DOUBLE GRATE.

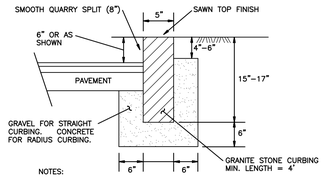
TYPE 'C' CATCH BASIN

NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING

NOT TO SCALE



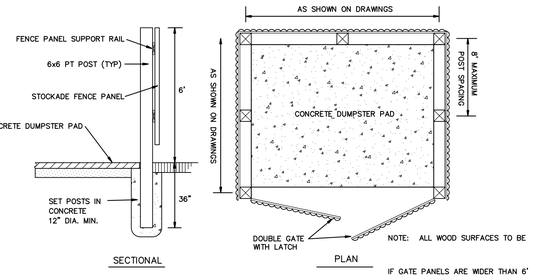
NOTES:

GRANITE CURB WITH A RADIUS OF LESS THAN 100' SHALL BE BUILT USING CURVED GRANITE CURB.

SET CURBING WITH 1/2" MORTARED JOINTS.

GRANITE CURBING

NOT TO SCALE

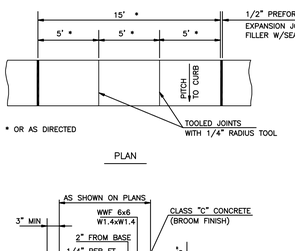


NOTE: ALL WOOD SURFACES TO BE PAINTED WITH TWO COATS OF DARK BROWN STAIN

IF GATE PANELS ARE WIDER THAN 6' NOTE: PROVIDE 6" DIAMETER STEEL POSTS

STOCKADE SCREENING FENCE FOR DUMPSTER PAD

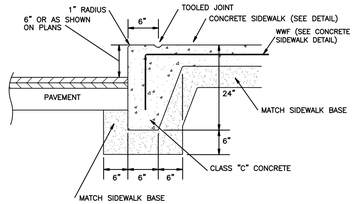
NOT TO SCALE



NOTE: PROVIDE AN EXPANSION JOINT BETWEEN CONCRETE SIDEWALKS AND BUILDINGS, WALLS OR OTHER FIXED FEATURES. 1/2 PREFORMED EXPANSION JOINT FILLER WITH JOINT SEALANT.

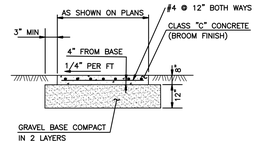
CONCRETE SIDEWALK

NOT TO SCALE



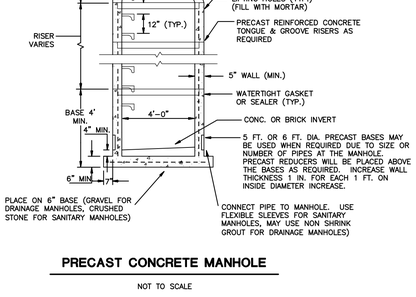
INTEGRAL CONCRETE CURBING AT SIDEWALK

NOT TO SCALE



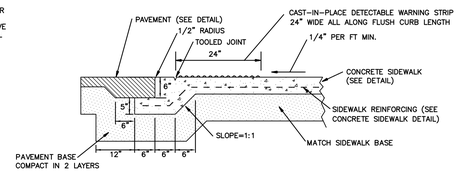
CONCRETE PAD

NOT TO SCALE



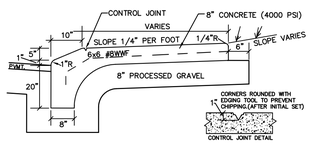
PRECAST CONCRETE MANHOLE

NOT TO SCALE



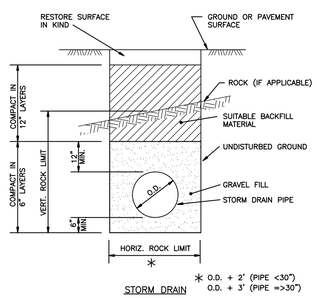
FLUSH CONCRETE CURBING AT SIDEWALK

NOT TO SCALE



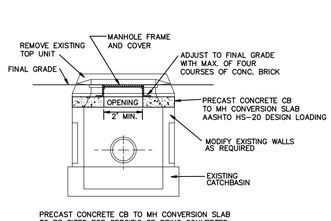
CLIMBABLE CURB W/ CONCRETE

NOT TO SCALE



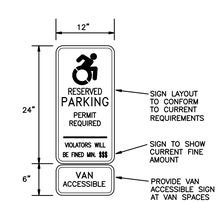
TYPICAL TRENCH DETAIL

NOT TO SCALE



CONVERT CATCHBASIN TO MANHOLE

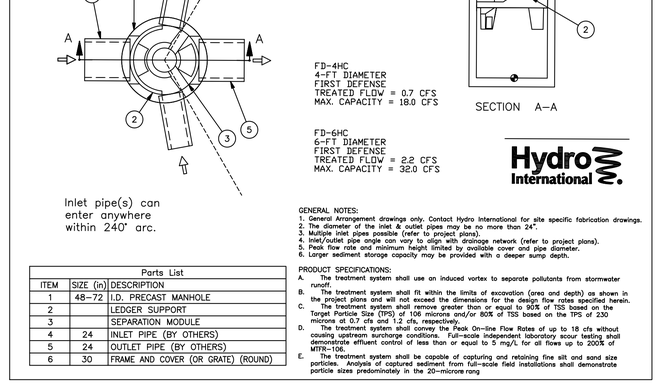
NOT TO SCALE



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

RESERVED PARKING SIGN

NOT TO SCALE



Parts List		
ITEM	SIZE (in)	DESCRIPTION
1	48–72	I.D. PRECAST MANHOLE
2		LEDGER SUPPORT
3		SEPARATION MODULE
4	24	INLET PIPE (BY OTHERS)
5	24	OUTLET PIPE (BY OTHERS)
6	30	FRAME AND COVER (OR GRATE) (ROUND)

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific fabrication drawings.
2. The diameter of the inlet & outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plans).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PRODUCT SPECIFICATIONS:

A. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
B. The treatment system shall fit within the limits of excavation (area and depth) as shown in the project plans and will not exceed the dimensions for the design flow rates specified herein.
C. The treatment system shall remove greater than or equal to 90% of TSS based on the Target Particle Size (TPS) of 106 microns and/or 80% of TSS based on the TPS of 230 microns at 0.7 cfs and 1.2 cfs, respectively.
D. The treatment system shall convey the Peak On-line Flow Rates of up to 18 cfs without causing upstream surcharge conditions. Full-scale independent laboratory scour testing shall demonstrate effluent control of less than or equal to 5 mg/L for all flows up to 200% of MTFR-106.
E. The treatment system shall be capable of capturing and retaining fine silt and sand size particles. Analysis of captured sediment from full-scale field installations shall demonstrate particle sizes predominately in the 20–microns rang

6 FT DIA. WATER QUALITY UNIT

NOT TO SCALE

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

APPROVAL DATE:_____

EXPIRATION DATE:_____

_____ CHAIRMAN

REVISION	DATE
CONDITIONS OF APPROVAL	11–20–2017

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643–2520 FAX (860) 649–8806

PLAN PREPARED FOR

KIA OF EAST HARTFORD

99 ASH STREET EAST HARTFORD, CONN.

SITE DETAILS

SCALE: AS NOTED	DESIGN: OT	PROJECT: 17113	17113–DETAIL.DWG
DATE: 10–24–2017	DRAFT: ERJ	Q://SC13/WORK	SHEET NO. 7 OF 10

RE-USE GRANITE CURB.

RELOCATE SIGN

CHANGE C-CB FRAME AND GRATE TO CL-CB FRAME AND GRATE

GRANITE CURB

EXISTING BIT CONC CURB TO REMAIN. REPLACE MISSING OR DAMAGED SECTIONS (TYP)

END OF NEW FENCE

REMOVE PAVEMENT AND BASE, PLACE TOPSOIL, ESTABLISH GRASS, AND PLACE NEW BIT CURB AT EDGE. (TYP)

INVENTORY AND SERVICE VEHICLE PARKING AREA

REMOVE EXISTING CURBED ISLAND AND CONSTRUCT NEW BIT CONC PAVEMENT. SAW CUT AND SEAL ALL JOINTS. (TYP)

N/F
NEW TESTAMENT
BAPTIST CHURCH
111 ASH STREET
MAP 5, LOT 14
VOL.1569 PG.243
ZONE B-3

REMOVE CURB AND PAVEMENT, CONSTRUCT NEW BIT CURB

LF OF 6' HIGH SCREENING FENCE ROM PROPERTY LINE

4" WHITE PAINTED LINES FOR INVENTORY AND SERVICE VEHICLE PARKING (TYP)

REMOVE PAVEMENT, PLACE NEW BIT CURB, CREATE GRASS ISLAND (TYP)

END OF NEW FENCE

REMOVE PAVEMENT AND BASE, PLACE TOPSOIL, ESTABLISH GRASS, AND PLACE NEW BIT CURB AT EDGE. (TYP)

12' x 12' CONCRETE DUMPSTER PAD WITH 6' SCREENING FENCE AND GATE ON NORTH SIDE

PROPOSED LANDSCAPED AREA

REMOVE TREE

PROPOSED TWO STORY BUILDING (SEE ARCHITECTURAL PLANS)

ESTABLISH GRASS (TYP)

CONCRETE SIDEWALK AND PAVEMENT

WITH VAN ACCESSIBLE SIGN

RESERVED PARKING SIGNS IN BOLLARDS

FLUSH CURB AT RESERVED SPACES

APPROX. SECOND STORY (SEE ARCHITECTURAL PLANS)

EXISTING BUILDING TO BE DEMOLISHED (SEE ARCHITECTURAL PLANS)

5' CONCRETE SIDEWALK WITH INTEGRAL CONC CURB

NO DISTRUBANCE TO OCCUR WITHIN THE 200' WETLAND BUFFER ZONE.

REMOVE TREES

REMOVE PAVEMENT AND BASE, PLACE TOPSOIL, ESTABLISH GRASS, AND PLACE NEW BIT CURB AT EDGE. (TYP)

N/F
CONNECTICUT LIGH
(EVERSOU
381 CONNECTIC
MAP 5, LOT
VOL.442 PG.
ZONE B-

LEGEND

Scale: 1 inch= 20 Ft.

The Lighting Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been verified by RAB. The Lighting Design is intended for use only by persons trained in lighting applications. RAB recommends that design parameters and other information be field-verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption of lighting systems designed and/or installed by others. The Lighting Design is not to be used as a bid document nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

PROJECT #: 64519

CASE #: 00141051

Scale: as noted

Date: 11/20/2017

Filename:

Drawn By: MSkow

Job Name:
Kia Dealership
East Hartford, CT

Lighting Layout
Version A

Prepared For:
Holbrook Associated
P.O. Box 401
Rockland, MA 02370

Filename:

RAB LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

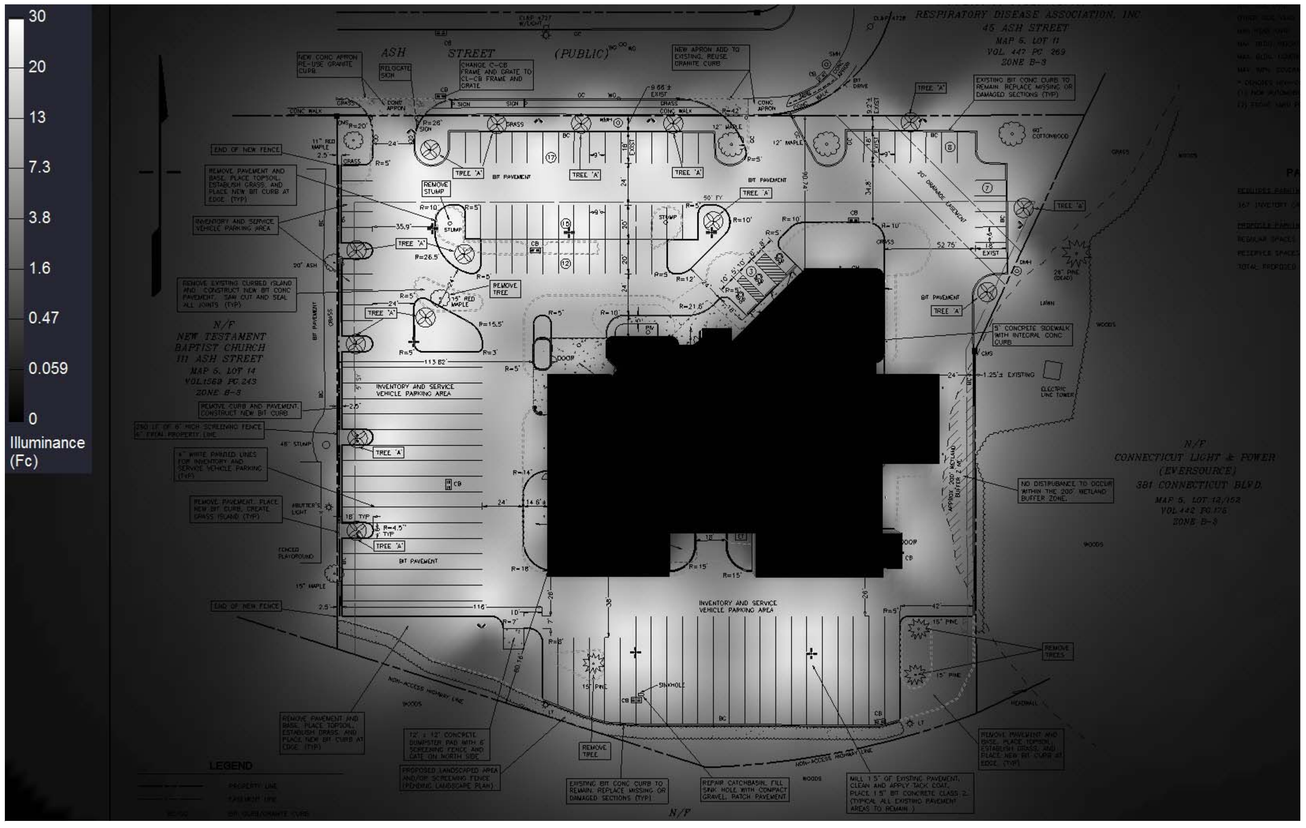
Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
FRONT ROW	Illuminance	Fc	15.21	37.4	4.1	3.71	9.12	READINGS TAKEN AT 4' 0" AFG	10	10	Horizontal
SALES	Illuminance	Fc	11.82	39.5	0.0	N.A.	N.A.	READINGS TAKEN AT 4' 0" AFG	10	10	Horizontal

Luminaire Schedule												
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**
	1	A	ALED4T260 D10	SINGLE	27428	27428	1.000	TYPE IV POLE MOUNTED	262.5	262.5	262.5	B1-U0-G5
	8	A2	ALED4T260 D10 X2@90	2 @ 90 DEGREES	27428	54856	1.000	TYPE IV POLE MOUNTED	262.5	525	4200	B1-U0-G5
	6	A4	ALED4T260 D10 X4@90	4 @ 90 DEGREES	27428	109712	1.000	TYPE IV POLE MOUNTED	262.5	1050	6300	B1-U0-G5
	12	B	FXLED105T	SINGLE	13737	13737	1.000	TRUNNION	106	106	1272	N.A.

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A4	69.75	289.25	20	0	0
1	A4	67.75	291.25	20	90	0
1	A4	65.75	289.25	20	180	0
1	A4	67.75	287.25	20	270	0
2	A4	146	287	20	0	0
2	A4	144	289	20	90	0
2	A4	142	287	20	180	0
2	A4	144	285	20	270	0
3	A	241	335.75	20	0	0
4	A2	191.164	349.336	20	315	0
4	A2	188.336	349.336	20	225	0
5	A2	128.414	349.086	20	315	0
5	A2	125.586	349.086	20	225	0
6	A2	57.164	343.336	20	315	0
6	A2	54.336	343.336	20	225	0
7	A4	59.25	226	20	0	0
7	A4	57.25	228	20	90	0
7	A4	55.25	226	20	180	0
7	A4	57.25	224	20	270	0
8	A2	25.914	173.664	20	45	0
8	A2	25.914	170.836	20	315	0
9	A2	26.414	120.164	20	45	0
9	A2	26.414	117.336	20	315	0
10	A2	93.586	67.664	20	135	0
10	A2	96.414	67.664	20	45	0
11	A4	279.25	54	20	90	0
11	A4	277.25	52	20	180	0
11	A4	279.25	50	20	270	0
11	A4	281.25	52	20	360	0
12	A4	181	54.75	20	90	0
12	A4	179	52.75	20	180	0
12	A4	181	50.75	20	270	0
12	A4	183	52.75	20	360	0
13	A2	342.664	349.336	20	315	0
13	A2	339.836	349.336	20	225	0
14	A2	395.586	289.836	20	225	0
14	A2	395.586	292.664	20	135	0
15	A4	225.5	287	20	0	0
15	A4	223.5	289	20	90	0
15	A4	221.5	287	20	180	0
15	A4	223.5	285	20	270	0
16	B	129.9	128.75	20	180	50
17	B	129.9	166.75	20	180	50
18	B	129.9	201.25	20	180	50
19	B	330.6	108.25	20	0	50
20	B	352.6	163.5	20	0	50
21	B	352.6	200.5	20	0	50
22	B	321.35	226.25	20	0	50
23	B	320.35	260	20	0	50
24	B	320.85	139.25	20	0	50
25	B	295.25	268.1	20	90	50
26	B	210.25	225.85	20	90	50
27	B	147.5	209.1	20	90	50

Total Quantity: 53



NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

Scale: as noted
Date:11/20/2017
PROJECT #: 64519
CASE #: 00141051
Filename:
Drawn By: MSkow

Job Name:
Kia Dealership
East Hartford, CT

Lighting Layout
Version A

Prepared For:
Holbrook Associated
P.O. Box 401
Rockland, MA 02370

Filename:

RAB LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • RABWEB.COM

ALED4T260/D10

Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze Weight: 79.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	260W
120V:	2.2A	Color Temp:	5000K
208V:	1.3A	Color Accuracy:	70 CRI
240V:	1.1A	L70 Lifespan:	100000
277V:	1.0A	Lumens:	27428
Input Watts:	263W	Efficacy:	104 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PWDXFUNP

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 1.2

Maximum Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins.

Housing:

Die cast aluminum with airflow fins for cooling.

Lens:

Tempered glass

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

IP Rating:

Ingress Protection rating of IP66 for dust and water

Reflector:

Vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Drivers:

Constant Current, Class 1, 1660mA, 100-277V, 50-60Hz, 120V: 2.2A, 208V: 1.3A, 240V: 1.1A, 277V: 1.0A

Surge Protection:

4kV
For areas prone to surges, upgrade to 10kV surge protection.

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

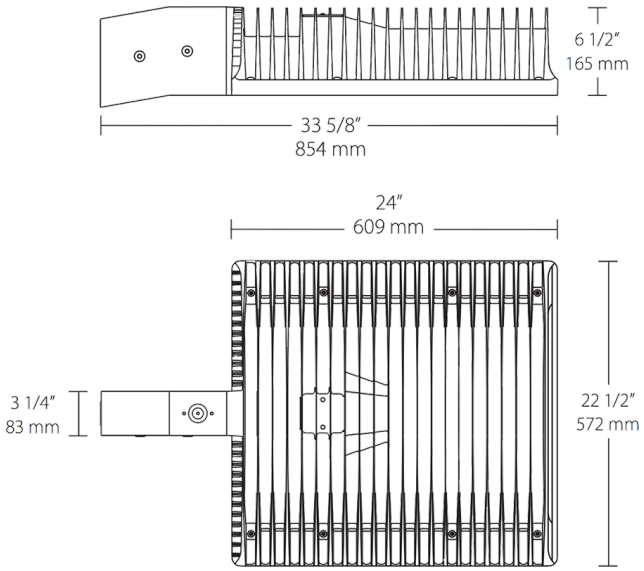
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Driver Options	Sensor Options
ALED							
	4T = Type IV **3T** = Type III **2T** = Type II	**360** = 360W **260** = 260W	**Blank** = Pole **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**/D10** = 120-277V, 0-10V Dimming **/480/D10** = 480V, 0-10V Dimming	**Blank** = No Option **/PCT** = 120-277V Twistlock Photocell **/PCT4** = 480V Twistlock Photocell **/WS4** = Motion Sensor/Photocell (40' H/60' D) **/WS10** = Motion Sensor/Photocell (40' H/100' D) **/LC** = Lightcloud® Controller **/5PR** = 5 Pin Receptacle **/7PR** = 7 Pin Receptacle

FXLED105T

Ultra high output, high efficiency LED floodlight with wide NEMA type 6H x 6V beam spread. Patent Pending airflow technology ensures long LED and driver lifespan. Use for general and security lighting for large areas, building facades, signs and landscapes.

Color: Bronze Weight: 25.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	105W
120V:	0.89A	Color Temp:	5000K
208V:	0.58A	Color Accuracy:	71 CRI
240V:	0.50A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	13604
Input Watts:	106W	Efficacy:	128 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000176L

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multip-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Effective Projected Area:

EPA = 2

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins.

Housing:

Die-cast aluminum housing and door frame

Mounting:

Heavy-duty Trunnion mount with stainless steel hardware

Reflector:

Specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

6.6% at 120V, 10.2% at 277V

Power Factor:

99.4% at 120V, 91.6% at 277V

Optical

NEMA Type:

NEMA Beam Spread of 6H x 6V

Sensor Characteristics

Field & Beam Angles:

Horizontal Beam Angle (50%): 91.8°, Vertical Beam Angle (50%): 73.5° Horizontal Field Angle (10%): 121.0°, Vertical Field Angle (10%): 108.0°

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The design of FXLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

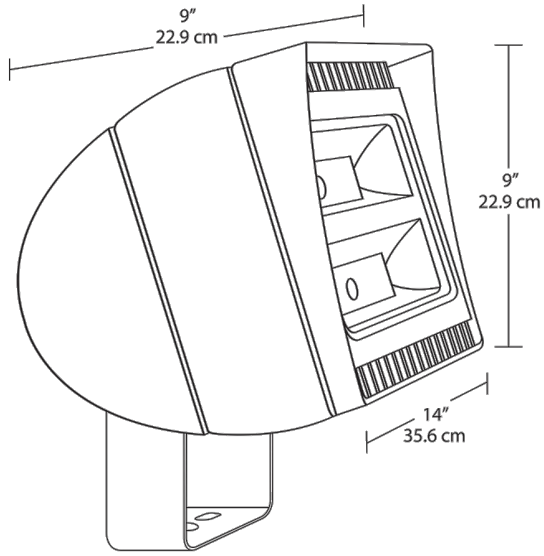
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



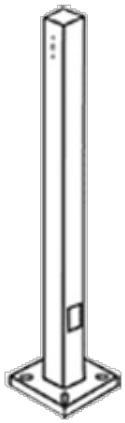
Features

- 66% energy cost savings vs. HID
- NEMA Type - 6H x 6V
- Air-Flow technology heat dissipation
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Wattage	Mounting	Color Temp	Finish	Driver	Photocell Options
FXLED	105	T				
	78 = 78W **105** = 105W **125** = 125W **150** = 150W	**SF** = Slipfitter **T** = Trunnion	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**/480** = 480V **/BL** = Bi-Level (Slipfitter models only) **/D10** = 0-10V Dimming (78W, 125W and 150W only)	**Blank** = No Option **/PCT** = 100-277V Twistlock **/PCT4** = 480V Twistlock

PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
80MPH 5.6 ft_/165 lb
90MPH 3.6 ft_/110 lb
100MPH 2.2 ft_/75 lb
110MPH 1.0 ft_/45 lb
120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

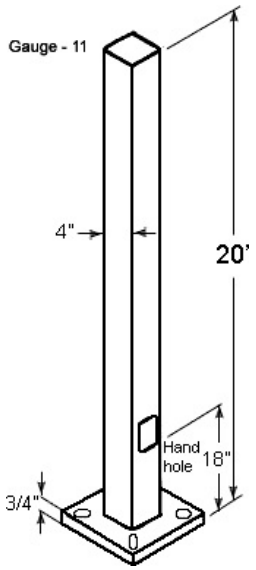
Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application