AGENDA

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, OCTOBER 6, 2020 – 7:00PM
REGULAR MEETING
PLEASE JOIN THE MEETING VIRTUALLY WITH THE FOLLOWING LINK

LOGIN INFORMATION TO JOIN THE MEETING:

Join OfficeSuite Meeting
https://meeting.windstream.com/j/1122762905

Meeting ID: 112 276 2905

One tap mobile
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Dial by your location
+1 646 741 5293 US (New York)
+1 646 741 5292 US (New York)
+1 973 854 6173 US

Meeting ID: 112 276 2905

MEETING MAY ALSO BE SEEN VIA YOUTUBE AT:
https://youtu.be/ubFYkmtwwPw

APPLICATION MATERIALS MAY BE FOUND AT:
http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Correspondence**
5. **Agents Correspondence** (Site Visit Updates – if any)
6. **Approval of Minutes:** September 16, 2020
7. **Old Business**
8. **New Business**
9. **Enforcement Report(s)**
10. **Report of Development Services/Planning Staff**
11. **New Applications to be Received**
    a. **IW# 617 –** 25 Hazard Avenue – Application for a permit to construct a new 10,197 square foot AAA building with associated site improvements on the property known as 25 Hazard Avenue as referenced on the site plans dated July 6, 2020 and revised through August 28, 2020. Paramount Commons at Enfield, LLC; Owner; AAA Club Alliance, INC. Applicant; Ken Chapman, Applicant Representative; Map 045 / Lot 0008; BR Zone. (DoR: 10/06/2020).

b. **IW# 618 -** 16 Crescent Beach Drive – Application for a permit to demolish an existing +/- 1,000 square foot home and construct a new single family home as referenced on the Site Plans provided by the applicant on the property known as 16 Crescent Beach Drive; Jeffery and Angela Foss, Owner and Applicant; Map 097 / Lot 0023; R-33 Zone. (DoR: 10/06/2020).

12. **Agent Approvals**
    a. **AAA# 125** – 10 Duff Drive - Application for a permit to construct a 12' x 22' single story single bay addition as referenced on the plot plan provided by the applicant dated September 4, 2020; Brian Embacher, Owner; Map 068/Lot 0009; R-33 Zone. (DoR: 10/06/2020).
    b. **IW# 613-** 50 Hazard Avenue aka 10 Hazard Avenue - Modification of IW# 613 for the construction of a single story +/-6,725 square-foot building expansion with associated improvements located on the property known as 50 Hazard Avenue aka 10 Hazard Avenue; Equity One (Northeast Portfolio) LLC c/o Michael Lai, Owner, Applicant; David Gagnon, Applicant Representative; Map 56 / Lot 0022; BR Zone. (DoR: 10/06/2020).

13. **Adjournment**

Note: Next Regular Meeting will be virtually on **Tuesday, October 20, 2020** at 7:00 p.m.

Instructions to join that meeting will be posted on the agenda and on the IWWA webpage at http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency.

By: Donna Corbin-Sobinski, Chairman - Files are available for review on the Town of Enfield Inland Wetlands and Watercourses Agency Website.

DoR – Date of Receipt
CDD- Commission Decision Date

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
WEDNESDAY, SEPTEMBER 16, 2020 – 7:00PM
SPECIAL MEETING
DRAFT MINUTES FOR COMMISSION CONSIDERATION
Virtual Meeting

Call to Order
Chairman Donna Corbin-Sobinski called the meeting to order at 7:00 P.M.

Roll Call
Commissioner Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley and Alternate Commissioners Marie Pyznar and Robert Hendrickson. Absent were Commissioners Carrie Howe, Marcie Taliceo, and Robert Chagnon.

Also present were Savannah-Nicole Villalba, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioners Pyznar and Hendrickson for the absent Commissioners.

Approval of Minutes: September 1, 2020

Motion: Commissioner Higley made a motion, seconded by Commissioner Zorda, to approve the minutes for the September 1, 2020 Regular Meeting.

The motion passed with a 5-0-0 roll call vote.

Votes: 5-0-0

New Business

a. **IW# 615** – 188 Moody Road - Application for a permit to clear +/- 2.2 acres of trees in the Upland Review Area (URA) on the property known as 188 Moody Road as referenced on the Tree Clearing Plan prepared for Troiano Realty Corporation, 188 Moody Road, Dated 09/08/2020; Troiano Realty Corporation, Owner; Map 100/Lot 0012; I-1 Zone. (DoR: 09/01/2020).

Roger Kellman of F.A. Hesketh was present before the Commission on behalf of Troiano Realty.

Ms. Villalba stated that the draft resolution contains the updated date for the site plan they had received from the applicant. She stated that the plan is to clear 2.2 acres in the upland review area. Ms. Villalba went on to state that the new site plan is flagged 50 feet from the wetlands and 25 feet from the property boundary where there are no wetlands for 50 feet.

Ms. Villalba went over the five site-specific conditions in the draft resolution. Mr. Kellman stated that they have no issues with the conditions and had made all changes suggested by Staff.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 615 with conditions.

The motion passed with a 5-0-0 roll call vote.

Site Specific Conditions:

1. The applicant agrees to cut trees flush to the ground with no removal of tree stumps;
2. The applicant agrees to remove all cut tree material from the site;
3. The applicant agrees to seed all disturbed areas with seed type C as referenced on the site plan dated 09/08/2020;
4. The applicant agrees to ensure erosion and dust control measures are practiced; and
5. The applicant will come back before the commission if any future excavating or grading is necessary for prospective projects.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;

10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS
1/1 – "Tree Clearing Plan' prepared for Troiano Realty Corporation, 188 Moody Road Enfield, Connecticut. Prepared by F.A Hesketh & Associates, INC., 3 Creamery Brook, East Granby, Ct 06026, 860-653-8000, dated 07-24-2020 and revised on 09-08-2020.

DATED this day 10th day of September 2020.

Votes: 5-0-0

Chairman Corbin-Sobinski stated for the record that the Commission had reviewed this application in a past meeting.

Ms. Villalba stated that the YouTube recordings of the Commission meetings are always updated on the IWWA website.

b. **IW# 616 –** 176 South Road – Application for a permit to conduct the following regulated activities: clear trees and vegetation around the perimeter of the parcel, clear the drainage ditch, cleaning out the drainage structures and piping on site, regrade the area between South Road and the front parking lot by filling with loam and seed, and add landscape material in the front area on the property known as 176 South Road. Cliff Chapman, Owner; J.R. Russo & Associates, Applicant Representative; Map 055 / Lot 0088; I-P Zone.

Timothy Coon of J.R. Russo & Associates addressed the Commission, stating that the site plan had been presented to the Commission at the last meeting. He stated that at the request of the Commission they re-submitted the site plan to show the limits of the clearing, which coincide with the property lines.

Mr. Coon stated that there are two twin culverts on the property that come under South Road where the ditch originates. He stated that the brush and secondary growth had been cleared out and the applicant plans to loam and seed that area.

Mr. Coon stated that stated that there are two catch basins onsite that the applicant intends to clean. He stated that he would also like to clean out the bottom of the drainage ditch as the pipes that come across South Road are half-filled with sediment. Mr. Coon explained that the drainage ditch is within the maintenance easement for the town, but the applicant is willing to take care of it while he is out doing the work.

Mr. Coon stated that the front depression had not ever historically been used as a detention or retention basin and was not designed to act as a stormwater feature.

Commissioner Zorda asked how the portion of the property to the rear of the building will be affected if the drainage ditch is cleared out. Mr. Coon stated that the sediment has built up around the property but they can only go as far as the property line. He stated that it will certainly improve the flow characteristics to that point, and it is a step in the process to improve the situation.

Commissioner Howe joined the meeting.

Ms. Villalba stated that the clearing of the drainage ditch is on the original application. Mr. Coon stated that he wanted to make sure that the clearing includes the removal of the sediment. Ms. Villalba stated that the updated resolution in the Staff Report includes the clearing of the drainage structures and the piping onsite.

Ms. Villalba stated that the ditch is on the property and the applicant is not going into the culvert. She went on to state that DPW has been made aware of the condition of the culvert.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to approve IW# 616.

Chairman clarified that Commissioner Howe is seated.

The motion passed with a 6-0-0 vote.

Site Specific Conditions:

1. All areas disturbed along the site perimeter and within the drainage ditch will be seeded with a wetlands seed mixture;
2. Best Management Practices will be followed when cleaning out the piping and culverts located on the property; and
3. Any additional clearing outside of the site plan dated 09/08/2020 will require additional approval from the Inland Wetlands and Watercourses Agency.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;

4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the

Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.

17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "176 South Road" – Prepared by the Applicant's Representative. Dated 09/08/2020.

DATED this day 10th day of September 2020.

Votes: 6-0-0

Report of Development Services/Planning Staff

Ms. Villalba stated that Staff has yet to receive legal opinion but she will send a reminder email and keep the Commission posted.

Agent Approvals

a. **XIW# 20-08** – 20 Stardust Drive - Application for a permit to repair the culvert located in front of 20 Stardust Drive in the Town right-of-way. Town of Enfield, Owner; Map 088/Lot 0021; R-44 Zone. (DoR: 09/01/2020). **Agent Approved on 09/02/2020.**

Ms. Villalba stated that the petition period for this will end on Friday.

Adjournment

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to adjourn.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Prepared by: Elizabeth Bouley, Recording Secretary

Respectfully Submitted,

_____

Virginia Higley, Secretary

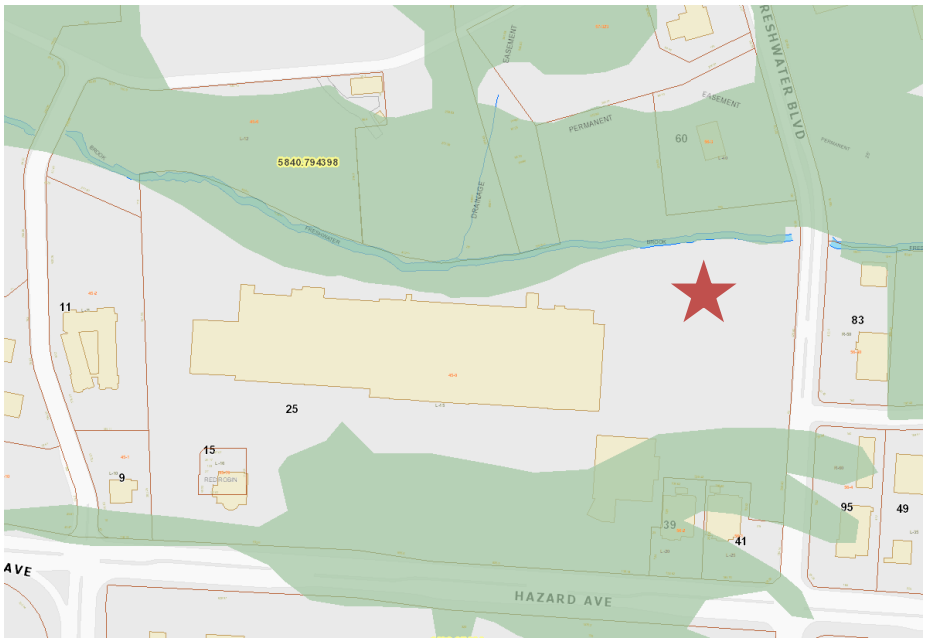
TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY
IW# 617 – 25 Hazard Avenue, Enfield, CT, 06082 – Map 045/Lot 0008 –
Construction of a New AAA Facility
STAFF REPORT
September 28, 2020

BACKGROUND

This is an application for an Inland Wetlands and Watercourses Permit to construct a new 10,197 square foot AAA building with associated site improvements at 25 Hazard Avenue.

The Site Engineering, Drainage Report, and Flood Hazard Analysis states that through an increase in landscaping, there will be a reduction of 30,800 square feet of impervious coverage to the total shopping center.



Per Section 2 - Definitions, proposed activities within 200-feet of the Freshwater Brook that meet the definition of a regulated activity are within the purview of the Town of Enfield Inland Wetlands and Watercourses Agency. **Please refer to page GR-1 to see the 200' boundary.**

<u>Please refer to the site plan, the drainage report, and the application.</u>

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

STAFF COMMENTS

- ***Department of Planning and Zoning:*** The only applicable departmental comments for the Inland Wetlands and Watercourses Agency are the Engineering Department's first and second comments (#1 and #2). The additional departmental comments below are more applicable to the Planning and Zoning Commission application.

  With that being said, the reduction of the impervious area for the site and the +/- 29% reduction in peak flow from the project area (p. 2 of the Site Engineering Report) are positive factors for the watercourse.

- ***Engineering Department:*** Engineering reviewed the plans with the latest revision on August 28, 2020 along with the Drainage Report and Flood Analysis dated September 9, 2020. Their comments are as follows:
  1. A flood compensation plan has been provided with the volume figures. Proposed flood compensation below the existing flood elevation was discussed with the previous engineer who submitted a design for this site. That engineer did provide documentation showing that FEMA does count earth volumes excavated below the flood election towards flood compensation. With that information, the previous engineering concerns regarding the flood compensation have been addressed.
  2. The plans do propose a reduction in impervious area for the site and the drainage calculations indicate the proposed site drainage is adequate.
  3. There are two items that John Cabibbo, Assistant Town Engineer, did not see addressed in the materials provided:
     1. During the Administrative Review Team meeting the Town asked for a site plan showing the truck turning movements as they pertain to the proposed change in the drive aisle approaching the old Bob's building. *The purpose is to ensure the existing configuration was not specifically to accommodate turning radius for large trucks.*
     2. The Fire Department requested that the Applicant not propose any parking along the old Bob's building as that is currently fire lane access. *Changing the plans to remove the proposed parking along the building could have an impact on the impervious area figures.*

- ***Building Department:***
  1. How does catch basin #10 (outfall #8) in the capture area tie into the new retention basin?
  2. Will the referenced new private sewage pumping station have a backup power source (or be set up for a portable generator hook-up) in case of power outages?

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- ***Water and Pollution Control Division:***
    1. You should show on Sheet SD-2 Trench Detail, 6" of stone above and below the pipe then filter fabric, backfill 2' then sanitary sewer tape.
    2. The existing manhole, you are connecting to with the force main needs to be cleaned and a functional invert installed.
    3. The sanitary sewer fees are a separate fee that can be filed with the Water and Pollution Control Division.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 617 – 25 Hazard Avenue – Application for a permit to construct a new 10,197 square foot AAA building with associated site improvements on the property known as 25 Hazard Avenue as referenced on the site plans dated July 6, 2020 and revised through August 28, 2020. Paramount Commons at Enfield, LLC; Owner; AAA Club Alliance, INC. Applicant; Ken Chapman, Applicant Representative; Map 045 / Lot 0008; BR Zone. (DoR: 10/06/2020).

Site Specific Conditions:

1. Any cut from the excavation of the pavement and creation of the flood compensation area will be properly removed from the site; and
2. The disturbed areas will be seeded with Seed Type B as referenced on page LS-1 and LS-2 of the site plans dated July 6, 2020 and revised through August 28, 2020; and
3. All conditions of approval and concerns will be forwarded to the Planning and Zoning Commission for their review.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted

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activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.

5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real

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estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;

16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
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21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/16 – "Proposed AAA Building at Enfield Commons 25 Hazard Avenue Enfield Connecticut" prepared for AAA Club Alliance, LLC. 1 River Place, Wilmington, DE, 19801. Prepared by F.A. Hesketh and Associates, INC., 3 Creamery Brook, East Granby, CT, 06026, (860) 653-8000, dated July 6, 2020 and revised through August 28, 2020.

2/16 – MA-1 -- "Master Plan," – Scale 1'' = 80'; Dated 07/06/2020 and Revised 08/28/2020.

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3/16 – LA-1 -- "Layout Plan," – Scale 1'' = 20'; Dated 07/06/2020 and Revised 08/28/2020.
4/16 – LS-1-- "Landscape Plan," – Scale 1'' = 20'; Dated 07/06/2020 and Revised 08/28/2020.

5/16 – LS-2 – "Landscape Schedule, Details and Notes," – No Scale; Dated 07/06/2020 and Revised 08/28/2020.

6/16 –GR-1 -- "Grading Plan," – Scale 1'' = 20'; Dated 07/06/2020 and Revised 08/28/2020.

7/16 – EC-1 -- "Soil Erosion & Sedimentation Control Plan," – Scale 1'' = 20'; Dated 07/06/2020 and Revised 08/28/2020.

8/16 -- UT-1 – "Utility and Drainage Plan," – Scale 1'' = 20'; Dated 07/06/2020 and Revised 08/28/2020.

9/16 – E100 -- "Site Plan – Electrical," – Scale 1'' = 20'; No Date.

10/16 – SD-1 -- "Details," – No Scale; Dated 07/06/2020 and Revised 08/28/2020.

11/16 – SD-2 -- "Details," – No Scale; Dated 07/06/2020.

12/16 – SD-3 -- "Details," – No Scale; Dated 07/06/2020.

13/16 – NT-1 -- "Notes," – No Scale, Dated 07/06/2020.

14/16 – PS-1 -- "Property Survey," – Scale 1'' = 60'; Dated 10/14/04 with latest revision on 08/28/2020.

15/16 – SFP-9 --"Schematic Floor Plan," – No Scale; Dated 07/10/2020.

16/16 – SEL-3 -- "Schematic Building Elevations," – No Scale; Dated 07/10/2020.

DATED this 28th day of September 2020.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

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ENFIELD PLANNING DEPT
2020 SEP 15 PM 2:02

TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: ☑ Permit ☐ Extension ☐ Agent Approval ☐ Other _____
☒ Modification (Existing Permit/ Application #'s): IW # 596

new permit, not modification SV

Staff Use Only			
IW #:	IW#617	**View Permit #:**	TPL-20-120
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 25 HAZARD AVENUE **Map #:** 45 **Lot #:** 0008
Zone(s): BR **Size of Parcel:** 30.99 AC* **Account #:** 00100001001S
Current Use: SHOPPING CENTER
Project Name: AAA BUILDING
Summary Description: CONSTRUCTION OF NEW 10,197 S.F. AAA BUILDING AND ASSOCIATED SITE IMPROVEMENTS TO ACCOMODATE THE NEW BUILDING.

Applicant's Name: AAA CLUB ALLIANCE, INC.
Applicant's Address: 1 RIVER PLACE WILMINGTON, DE 19901
Contact #: 704-561-5238 **Email:** KChapman@mpure.com
Applicant's Representative: KEN CHAPMAN
Representative Address: 2400 S. BLVD SUITE 300 CHARLOTTE, NC 28203
Contact #: 704-561-5238 **Email:** KChapman@mpure.com
Does Applicant own the Property? ☐ Yes (Attach Copy of DEED)
☒ No (Provide Information Below)

*NOTE: TOTAL SHOPPING CENTER IS 33.02 AC. WITH OUTPARCELS.

TOWN OF ENFIELD

Owner's Name: PARAMONT REALTY SERVICES INC. *
Owner's Contact #: ERIC KELLY
Owner's Address: 1195 ROUTE 70 LAKEWOOD, NJ 08701
Owner's Email: ekelly@paramountrealty.com

Project Information:

* A.K.A. PARAMONT COMMONS AT ENFIELD, LLC

Septic: ☐ Yes ☒ No

Public Sewer: ☒ Yes ☐ No

Well Water: ☐ Yes ☒ No

Public Water: ☒ Yes ☐ No

Outdoor Storage: ☐ Yes ☒ No

Design District: ☐ Yes ☒ No

Do wetlands and watercourses affect this application? ☒ Yes ☐ No

Is the property within a Level A or Level B Aquifer Protection Area? ☐ Yes ☒ No

Does this application include any regulated activity in a floodplain ☒ Yes ☐ No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? 30.99 AC

What is the length of the property frontage? (List by Street) 1454.34' - HAZARD AVE.
869.99' - FRESHWATER BLVD

Name the abutting street(s): FRESHWATER BLVD & HAZARD AVENUE

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North
East SHOPPING CENTERS
South
West

TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? ☐ Yes ☒ No

Name Municipalities: _____

Area of wetlands located on the property: 40,000 ± * Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property: ☒ Yes ☐ No

Name and type of watercourses: FRESHWATER BROOK BORDERS THE NORTH PROPERTY LINE

Are proposed activities located within the 100-Year floodplain? ☒ Yes ☐ No

Are proposed activities located within a floodway? ☐ Yes ☒ No

Are there slopes with grades in excess of 15% located on the property? ☐ Yes ☒ No

Is any portion of the project located within a public water supply aquifer or watershed area? ☐ Yes ☒ No

Phase I: Land Records reviewed for environmental hazards? ☒ Yes ☐ No

Phase II: Environmental Hazards Identified? ☐ Yes ☒ No

If yes, please list the environmental conditions found: _____

* WETLANDS ARE ABUTTING FRESHWATER BROOK NORTH OF PAVEMENT LIMITS.

TOWN OF ENFIELD

Phase 3: Is there a remediation plan? ☐ Yes ☐ No

If yes, please describe the remediation plan: _____

N/A

Are there environmental restrictions on the property? ☐ Yes ☐ No

If yes, please list environmental restrictions: _____

NONE

☒ **COMPLETE & SUBMIT:**

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

☒ **COMPLETE & SUBMIT:**

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM

TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

☒ **I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.**

Applicant Signature: _____ **Date:** 9/10/20

DAVID S. ZIAKS, P.E.

Print Name: AGENT FOR APPLICANT

Owner's Signature: _____ **Date:** 9-10-20

Print Name: Maurice Zekaria

Subscribed and sworn to before me 10 **day of** September, **20** 20.

_____ _____

Notary Public **My Commission Expires:**

LISA MARIE VASSALLO
Commission # 2316604
Notary Public, State of New Jersey
My Commission Expires
July 17, 2024

For Office Use	
Application #:	**Date Submitted:**
DEP Form Submitted Date:	

Proposed
AAA Building
at Enfield Commons

25 Hazard Avenue

Enfield, Connecticut

Inland Wetlands & Watercourses, Special Use and Site Plan Applications

July 6, 2020

Revised thru August 28, 2020

PH#

File IW #

DEVELOPMENT TEAM

Property Owner	Paramount Commons at Enfield, LLC 1195 Route 70 Suite 2000 Lakewood, NJ 08701
Applicant/Developer	AAA Club Alliance, LLC 1 River Place Wilmington, DE 19801
Legal Counsel	Daniel J. Ivler, Esquire
Civil Engineer	F. A. Hesketh & Associates, Inc.
Landscape Architect	F. A. Hesketh & Associates, Inc.
Architect / MEP	Progressive AE
Surveyor	F. A. Hesketh & Associates, Inc.

LIST OF DRAWINGS

	Title Sheet
MA-1	Master Layout Plan
LA-1	Layout Plan
LS-1 and LS-2	Landscape Plan
GR-1	Grading and Soil Erosion & Sediment Control Plan
UT-1	Utility and Drainage Plan
E100	Site Plan - Electrical
SD-1 thru SD-3	Site Details
NT-1	Notes
PS-1	Property Survey
SFP-9	Schematic Floor Plan
SEL-3	Schematic Building Elevations

David S. Ziaks P.E. #13336

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 · Fax (860) 844-8600
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects

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ZONING DATA TABULATION

Zone: BR (Business Regional Shopping District)

Existing Uses: Retail, Restaurant, Fast Food Restaurant

Proposed New Uses: Business, Motor Vehicle Repair Garage (Special Permit), Restaurant with Drive-Thru (Special Permit)

Zoning Requirement	Section	Required	Existing	Proposed	Variance
Minimum Lot Area	5.10	5 Acres	33.02 Acres	33.02 Acres	No
Minimum Lot Width	5.10	N/A	287.26 Feet	287.26 Feet	No
Minimim Lot Frontage	5.10	250 Feet	1,268 Feet	1,268 Feet	No
Minimum Front Setback	5.10	35 Feet	75 Feet	75 Feet	No
Minimum Side Setback	5.10	30 Feet	115.42 Feet	115.42 Feet	No
Minimum Rear Setback	5.10	30 Feet	95.56 Feet	95.56 Feet	No
Maximum Building Height	5.10	72 Feet	<25 Feet / 1 Story	<25 Feet / 1 Story	No
Maximum Building Coverage	5.10	45 Percent	21.6 Percent	22.3 Percent	No
Max. Impervious Coverage	5.10	65 Percent	71.9 Percent	69.9 Percent	Existing Non-Conformity (1)
Minimum Gross Landscape	10.10.7.B.i	15 Percent	- - - - -	- - - - -	Existing Non-Conformity (2)
Minimum Parking Spaces	10.10.2	1,334 Spaces	-------	1,348 Spaces	No

Footnote:

1. The Shopping Center is an existing Non-Conformity with regards to Maximum Impervious Coverage in Section 5.10. There will be a decrease in Impervious Coverage of 2 Percent with this Application.
2. The Shopping Center is an existing Non-Conforming Use with regards to Section 10.10.7. There is an increase of approximately 30,800 s.f. of Gross Parking Landscape Area with this Application.

PARKING TABULATION

	Use	Parking Requirement	Building Area	Gross Floor Area	Required Parking
Enfield Commons (1)	Shopping Center	4 spaces per 1,000 s.f.	236,313	218,191	873
Ocean State (1)	Shopping Center	4 spaces per 1,000 s.f.	22,775	22,775	92
Moe's (3)	Fast Food Restaurant	1 space per 75 s.f.	2,769	2,769	37
Olive Garden (2)	Restaurant	1 space per 1,000 s.f.	9,230	6,211	94
Red Robin (1)	Restaurant	1 space per 1,000 s.f.	6,348	4,582	69
Aspen Dental (1)	Shopping Center	4 spaces per 1,000 s.f.	3,200	3,046	13
Chick-Fil-A (4)	Fast Food Restaurant	1 space per 3 seats	4,891	131 seats	44
Storage	Shopping Center	4 spaces per 1,000 s.f.	75	0	0
AAA Office	Business Services	1 space per 250 s.f.	4,900	4,900	18
AAA Service	Automotive	6 spaces per Service Bay	6,100	8 Bays	48
New Multi-Tenant Building	Restaurant	1 space per 1,000 s.f.	6,986	4,541 (5)	46
	Total Required				1,334

Footnotes to

1. G.F.A. or "Gross Usable Floor Area" determined through measurements taken during building walk-through on 1/17/2014. Figures include only areas accessible to the public. Total G.F.A. may be lower than indicated in chart.
2. G.F.A. or "Gross Usable Floor Area" determined through measurements taken during building walk-through on 4/21/2015. Figures include only areas accessible to the public. Total G.F.A. may be lower that included in chart.
3. Parking required for Moe's, as a Fast Food Restaurant, has been calculated at a rate of 1 space for every 75 s.f. of Gross Leasable Floor Area per the Town of Enfield Zoning Regulations.
4. Parking required for Chick-Fil-A, as a Fast Food Restaurant, has been calculated at a rate of 1 space for every 3 patron seats per the Town of Enfield Zoning Regulations.
5. Assume 65% Gross Usable Floor Area for New Multi-Tenant Building.

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects www.fahesketh.com - mail@fahesketh.com

Revisions:

No.	Date	Description
1	08-28-2020	Staff comments

MASTER PLAN
PREPARED FOR
ENFIELD COMMONS
HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 07-06-2020 | Drawn by: KLL | Job no: 19001
Scale: 1" = 80' | Checked by: DSZ | Sheet no: 1 OF 1

MA-1

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SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
A	RESERVED PARKING PERMIT REQUIRED	New Reserved Sign (CT Building Code)	2
B	VAN ACCESSIBLE	31-0648	2
C	STOP	31-0552	3
D	ELECTRIC VEHICLE CHARGING STATION	Custom (12" x 18")	2
E		41-4810	1

PAVEMENT MARKING LEGEND

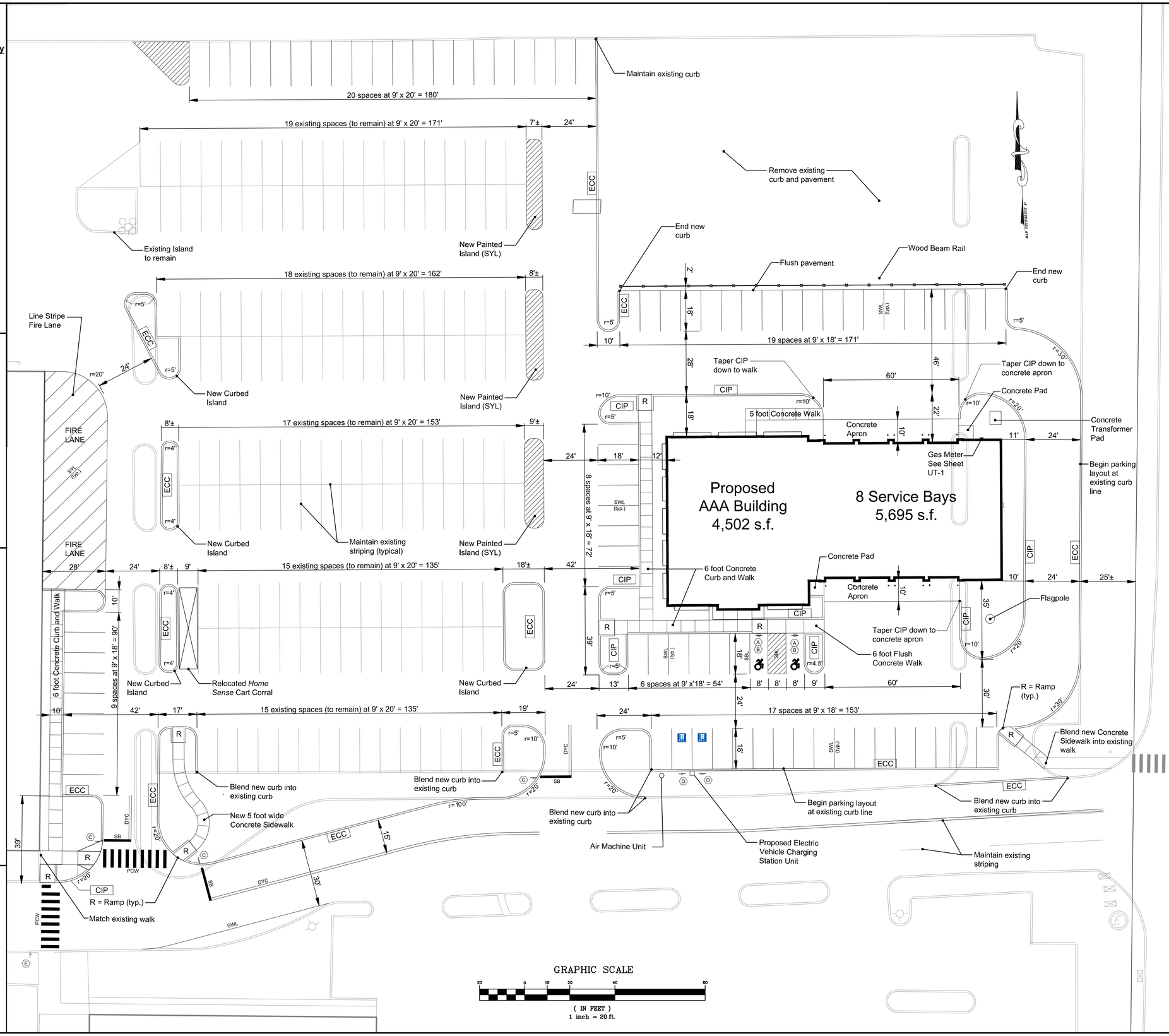
Symbol	Type
SWL	Painted Single White Line
SBL	Painted Single Blue Line
SYL	Painted Single Yellow Line
DYC	Double Yellow Centerlione
PCW	Painted Crosswalk Walk (White)
SB	Painted Stop Bar (White)

SIGNAGE AND PAVEMENT MARKING NOTES

1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
7. All on-site traffic paint shall conform to CT DOT Form 817, Article M.07
8. All pavement markings and signs shall conform to *"Manual On Uniform Traffic Control Devices"*, *"Standard Alphabets For Highway Signs And Pavement Markings"*, CT DOT 817, State Building Code and ADA Requirements and as shown on the details
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Catalog of Signs", Last Revised 7/3/19. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by the Enfield Fire Department Officials.

CURB TYPE LEGEND

Symbol	Type
CIP	Cast-In-Place Concrete Curb
ECC	Extruded Concrete Curb



F. A. Hesketh & Associates, Inc.
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Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
Phone (860) 653-8000
Fax (860) 844-8600
e-mail hesketh@snet.net

Revisions:

No.	Date	Description
1	08-28-2020	Staff comments

LAYOUT PLAN
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020 | drawn by: KLL | job no: 19001
scale: 1" = 20' | checked by: DSZ | sheet no: 1 OF 1

LA-1

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Remove pavement and base material. See Grading Plan for final elevations. Install 4 inches of topsoil and seed with Seed Type 'B'.

Existing streetscape plantings to remain.

FRESHWATER BOULEVARD

Proposed islands to have continuous bark mulch over weed control fabric (typ. of 3)

Proposed island to have continuous bark mulch over weed control fabric.

All foundation plantings to be planted in continuous washed stone mulch over weed control fabric

Continuous bark mulch over weed control fabric

Continuous bark mulch over weed control fabric

Install 2 inched shredded bark mulch over weed control fabric in island expansion area

Install proposed trees in gaps of existing shrubs

Plant	Qty
PVS	2
CVW	2
PVS	2
CVW	1
PVS	1
CVW	2
PVS	2
CVW	1
GTS	1
MPF	2
JCC	15
GTS	1
HHR	60
MPF	2
TOS	2
HHR	50
JCC	2
JHP	13
JCC	2
RR	6
JHP	6
JCC	1
JCC	2
HMN	4
JCC	4
HMN	2
CA	3
JCC	3
CA	10
JCC	3
CA	10
TOS	2
JCC	2
JCC	2
CA	4
JCC	1
TOS	2
JHP	13
POC	8
RR	13
JHP	3
MPF	2
MPF	2
JCC	7
JCC	7
JCC	7
GTS	1
HHR	50
CA	6
HHR	60
GTS	1
JHP	8
JHP	6
JHP	10
JCC	13
JHP	4
ARR	4
ARR	4

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

F. A. Hesketh & Associates, Inc.
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Phone (860) 653-8000
Fax (860) 844-8600
e-mail hesketh@snet.net

No.	Date	Description
1	08-28-2020	Staff comments

Revisions:

LANDSCAPE PLAN
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020 | drawn by: KLL | job no: 19001
scale: 1" = 20' | checked by: DSZ | sheet no: 1 OF 2

LS-1

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LANDSCAPE SCHEDULE

Deciduous Canopy Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
AFA	*Acer x freemanii* 'Autumn Blaze'	Autumn Blaze Maple	8	2 ½ to 3 inch caliper	Balled and Burlapped	50 Feet
GTS	*Gleditsia triacanthos* 'Shademaster'	Shademaster Honeylocust	4	2 ½ to 3 inch caliper	Balled and Burlapped	40 Feet

Deciduous Ornamental Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
CVW	*Crataegus viridis* 'Winter King'	Winter King Hawthorn	6	1 ¾ to 2 inch caliper	Balled and Burlapped	25 Feet
MPF	*Malus x* 'Prairiefire'	Prairifire Crabapple	8	1 ¾ to 2 inch caliper	Balled and Burlapped	20 Feet
PVS	*Prunus virginiana* 'Shubert'	Shubert Red Chokecherry	7	1 ¾ to 2 inch caliper	Balled and Burlapped	20 Feet

Evergreen Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
TOS	*Thuja occidentalis* 'Smaragd'	Emerald Green Arborvitae	6	6 to 7 foot height	Balled and Burlapped	15 Feet

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
HMN	*Hydrangea macrophylla* 'Nikko Blue'	Nikko Blue Hydrangea	6	24 to 30 inch height	#3 Container	5 to 6 Feet
POC	*Physocarpus opulifolius 'Coppertina'*	Coppertina Ninebark	8	24 to 30 inch height	#3 Container	6 to 8 Feet
RR	*Rosa x* 'Double Knockout'	Double Red Knockout Rose	19	24 to 30 inch height	#3 Container	4 Feet

Evergreen Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
JCC	*Juniperus x pfitzeriana* 'Kallay's Compact"	Compact Pfitzer Juniper	82	24 to 30 inch spread	#3 Container	4 Feet
JHP	*Juniperus horiz.* 'Plumosa Compacta'	Andorra Juniper	63	24 to 30 inch spread	#3 Container	2 Feet

Grasses and Groundcovers

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
CA	*Calamagrostis acutifolia* 'Karl Foerster"	Karl Foerster Reed Grass	31	18 to 24 inch height	#1 Container	5 to 6 Feet
HHR	*Hemerocallis x* 'Happy Returns'	Happy Returns Daylily	220	12 to 15 inch height	#1 Container	2 Feet

SEED TYPES

Seed Type A

Sun & Shade Mixture

By: Jonathan Green or approved equal

Seed rate: 25 pounds per 9,375 square feet

20% Darkstar II Perennial Ryegrass
20% Carmen Chewings Fescue
15% Deepblue Kentucky Bluegrass
15% Eugene Creeping Red Fescue
15% Yorkshire Dales Perennial Ryegrass
15% Salisbury Chewings Fescue

SEED TYPE "B"

New England Conservation/Wildlife Mix
by New England Wetland Plants, Inc.
www.newp.com
413-548-8000

Application Rate: 25 lbs per 1,750 square feet

Virginia Wild Rye *(Elymus virginicus)*, Little Bluestem *(Schizachyrium scoparium)*, Big Bluestem *(Andropogon gerardii)*, Creeping Red Fescue *(Festuca rubra)*, Switch Grass *(panicum virgatum)*, Partridge Pea *(Chamaecrista fasculata)*, Deer Tongue *(Panicum clandestinum)*, Indian Grass *(Sorghastrum nutans)*, Ox Eye Sunflower *(Heliopsis helianthoides)*, Common Milkweed *(Asclepias syriaca)*, Spotted Joe Pye Weed *(Eupatorium maculatum)*, Grass Leaved Goldenrod *(Euthami graminifolia)*, Blue Vervain *(Verbena hastata)*, New England Aster *(Aster novae-angliae)*, Goldenrod *(Solidago juncea)*

LANDSCAPE NOTES

1. All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.

2. Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004).

3. All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.

4. Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.

5. All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.

6. Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.

7. Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.

8. If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.

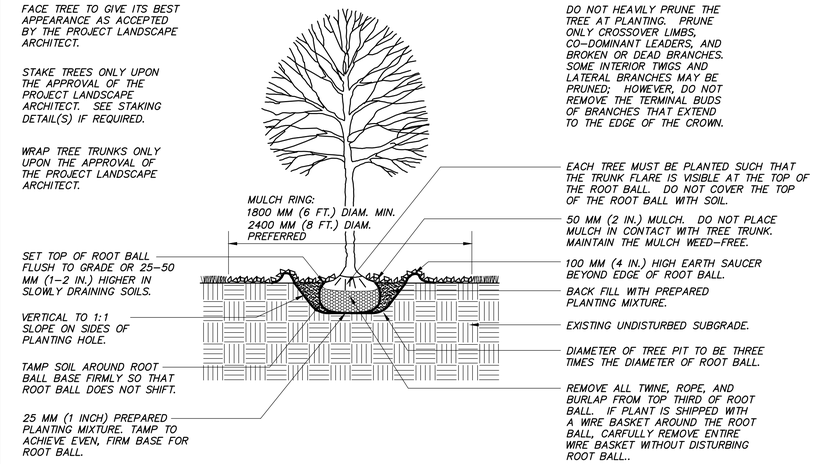
9. If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.

10. Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:

a. Watering
b. Weed removal
c. Apply lime or sulphur to adjust soil pH to specific plant requirements
d. Restore or reshape earth saucers
e. Pruning
f. Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
g. Replace mulch to maintain proper depth

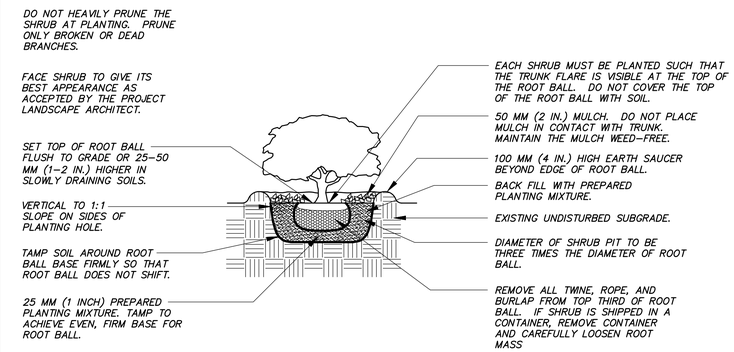
11. All planted and lawn areas within development area (building and parking areas) to receive an automatic, mechanical irrigation system.

12. A minimum of 4 inches of topsoil shall be placed on all areas of disturbance to be reseeded.



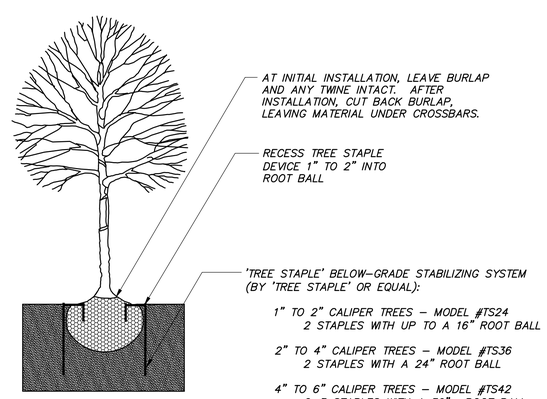
B&B TREE PLANTING DETAIL

N.T.S.



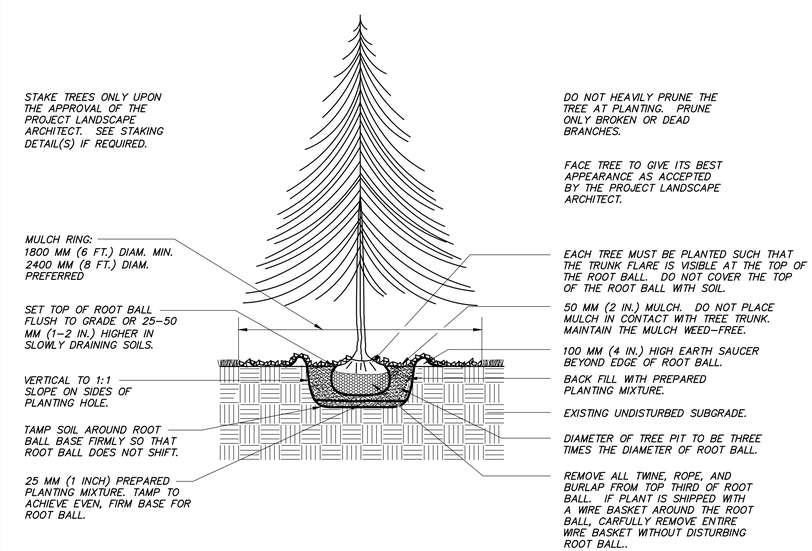
SHRUB PLANTING DETAIL

N.T.S.



TREE STAKING DETAIL

N.T.S.



EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
Phone (860) 653-8000
Fax (860) 844-8600
e-mail hesketh@snet.net

Revisions:

No.	Date	Description
1	08-28-2020	Staff comments

LANDSCAPE SCHEDULE, DETAILS AND NOTES

PREPARED FOR

AAA CLUB ALLIANCE, INC.

ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020	drawn by: KLL	job no: 19001	
scale: NO SCALE	checked by: DSZ	sheet no: 2 OF 2	

LS-2

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LEGEND – EXISTING

N/F	= NOW OR FORMERLY
E.L.R.	= ENFIELD LAND RECORD
VOL.	= VOLUME
PG.	= PAGE
CP	= CONTROL POINT
ELEV.	= ELEVATION
SQ.FT.	= SQUARE FEET
	= LIGHT STANDARD
	= SANITARY MANHOLE
	= CATCH BASIN
	= WATERGATE
	= GAS GATE
	= SIGN
— G — G —	= GAS LINE
— W — W —	= WATER LINE
	= TRANSFORMER
	= WATERGATE
GM	= GAS METER
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
F/F	= FINISHED FLOOR
— E — E —	= ELECTRIC LINE
	= SANITARY LINE
	= LOOP DETECTOR
	= # OF PARKING SPACES
	= DIRECTION OF FLOW

LEGEND – PROPOSED

	= CATCH BASIN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= FLARED END SECTION
	= STORM DRAIN CULVERT
100.00	= SPOT GRADE
194	= CONTOUR
	= PROPOSED DRAINAGE DIVIDE

GENERAL GRADING/DRAINAGE NOTES

1. ADJUST FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. SAW CUT AND MILL EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. SEAL JOINTS WITH HOT ASPHALT MATERIAL, AC-20 OR APPROVED EQUAL.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS AND DRIVEWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

FRESHWATER BOULEVARD

200' FROM BROOK

200' REGULATED AREA LINE

CB TYPE 'C-L'
T.F.=107.50

CB TYPE 'C-L'
T.F.=107.50

F.E.S.
F.L.=108.00

F.E.S.
F.L.=108.00

STORM MH.
T.F.=114.16

TRANS. PAD
ELEV.=115.00

PROPOSED BUILDING F.F. = 115.00

NOTE: 2% MAX. SLOPE AT ADA SPACES

CB TYPE 'C'
T.F.=112.20

MATCH DOOR SILLS

SAWCUT LIMIT (TYP.)

SANITARY PUMP STATION
TF=113.30

1000 GAL. OIL SEPARATOR
T.F.=114.23

CB TYPE 'C'
T.F.=112.60

CB (STC 450i)
T.F.=111.80

100 YEAR FLOOD ELEVATION = 114.0 (NGVD 83)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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No.	Date	Description
1	08-28-2020	Submittal

Revisions:

GRADING PLAN
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020 | drawn by: RJK | job no: 19001
Scale: 1" = 20' | checked by: DSZ | sheet no: 1 OF 1

GR-1

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LEGEND – EXISTING

N/F	= NOW OR FORMERLY
E.L.R.	= ENFIELD LAND RECORD
VOL.	= VOLUME
PG.	= PAGE
CP	= CONTROL POINT
ELEV.	= ELEVATION
SQ.FT.	= SQUARE FEET
	= LIGHT STANDARD
	= SANITARY MANHOLE
	= CATCH BASIN
	= WATERGATE
	= GAS GATE
	= SIGN
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	= SANITARY LINE
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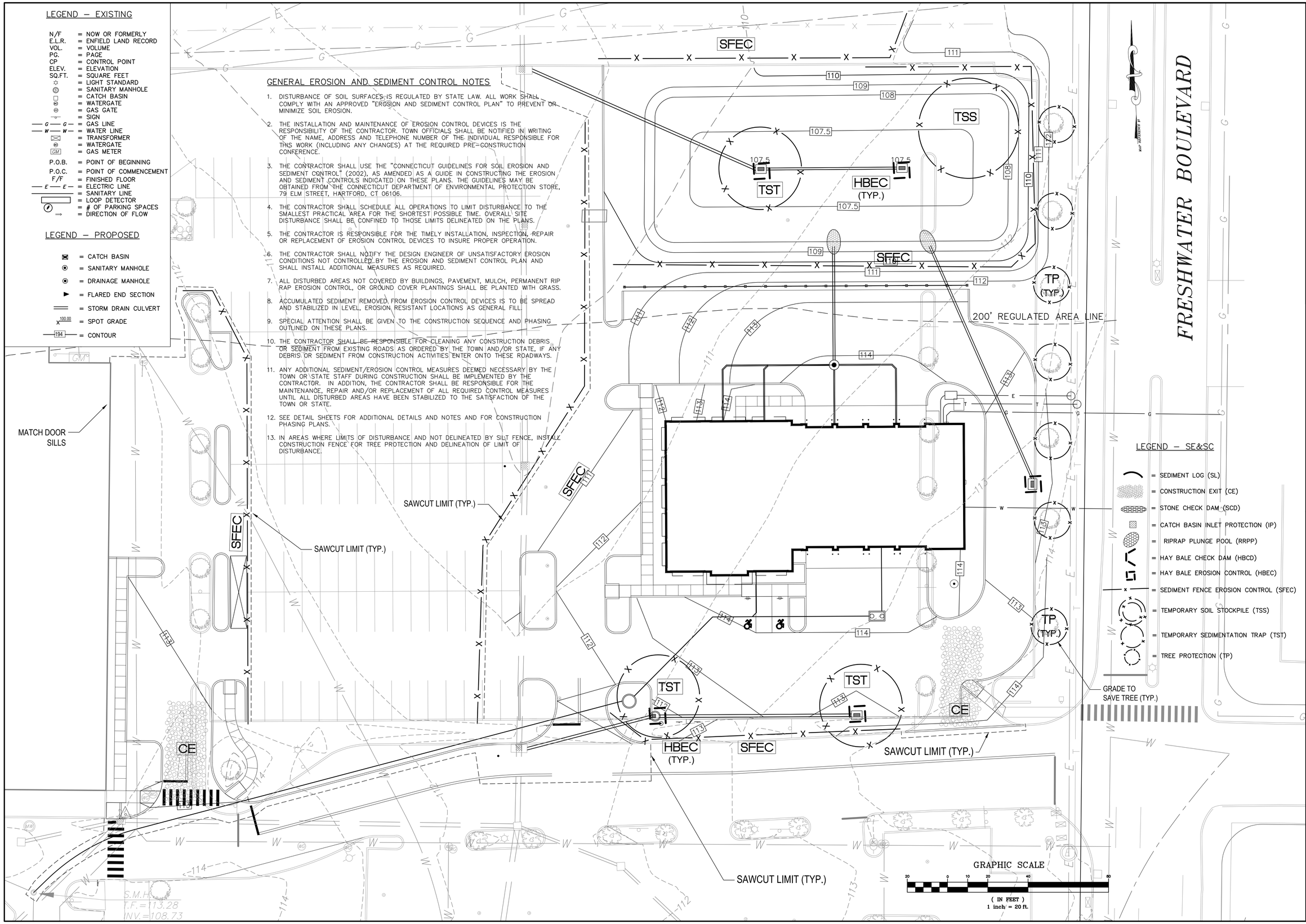
	= # OF PARKING SPACES
	= DIRECTION OF FLOW

LEGEND – PROPOSED

	= CATCH BASIN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= FLARED END SECTION
	= STORM DRAIN CULVERT
x 100.00	= SPOT GRADE
194	= CONTOUR

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.
4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH GRASS.
8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE. IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
12. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS AND NOTES AND FOR CONSTRUCTION PHASING PLANS.
13. IN AREAS WHERE LIMITS OF DISTURBANCE AND NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.



LEGEND – SE&SC

- = SEDIMENT LOG (SL)
- = CONSTRUCTION EXIT (CE)
- = STONE CHECK DAM (SCD)
- = CATCH BASIN INLET PROTECTION (IP)
- = RIPRAP PLUNGE POOL (RRPP)
- = HAY BALE CHECK DAM (HBCD)
- = HAY BALE EROSION CONTROL (HBEC)
- = SEDIMENT FENCE EROSION CONTROL (SFEC)
- = TEMPORARY SOIL STOCKPILE (TSS)
- = TEMPORARY SEDIMENTATION TRAP (TST)
- = TREE PROTECTION (TP)

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Revisions:

No.	Date	Description
1	08-28-2020	Submittal

SOIL EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR

AAA CLUB ALLIANCE, INC.

ENFIELD COMMONS
25 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020	drawn by: RJK	job no: 19001	
Scale: 1" = 20'	checked by: DSZ	sheet no: 1 OF 1	

EC-1

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LEGEND

N/F	= NOW OR FORMERLY	F/F	= FINISHED FLOOR
E.L.R.	= ENFIELD LAND RECORD	E — E	= ELECTRIC LINE
VOL.	= VOLUME		= SANITARY LINE
PG.	= PAGE		= LOOP DETECTOR
CP	= CONTROL POINT		= # OF PARKING SPACES
ELEV.	= ELEVATION		= DIRECTION OF FLOW
SQ.FT.	= SQUARE FEET		
	= LIGHT STANDARD		
	= SANITARY MANHOLE		
	= CATCH BASIN		
	= WATERGATE		
	= GAS GATE		
	= SIGN		
G — G	= GAS LINE		
W — W	= WATER LINE		
	= TRANSFORMER		
	= WATERGATE		
GM	= GAS METER		
P.O.B.	= POINT OF BEGINNING		
P.O.C.	= POINT OF COMMENCEMENT		

RECONSTRUCT C.B.
NEW 'C-DBL' TOP
F.L.=104.38-12"

124'-12" CPE(S) S=0.0050

66'-12" CPE(S) S=0.0050

C.B. 'C-L'
DOUBLE TYPE II
TF.=108.18
INV.=103.73-30" RCP

C.B. 'C-L'
TF.=108.76
INV.=104.26-30" RCP

200' FROM BROOK

CB TYPE 'C-L'
T.F.=107.50
F.L.=105.00

MOD. RIP RAP
PLUNGE POOL

MOD. RIP RAP
PLUNGE POOL

CB TYPE 'C-L'
T.F.=107.50
F.L.=105.33

R.C.F.E.S.
F.L.=108.00

R.C.F.E.S.
F.L.=108.00

SITE LIGHT TO REMAIN

STORM MH.
T.F.=114.16
F.L.=108.56-12"
F.L.=108.89-8" W
F.L.=109.06-6" E

56'-12" CPE
S=0.010

126'-12" CPE(S)
S=0.0050

200' REGULATED AREA LINE

8" PVC 8" PVC 6" PVC

6" PVC 6" PVC 6" PVC 6" PVC

ALL ROOF DRAINS
MIN. SLOPE = 0.020

ELEC. TRANS. PAD
PER EVERSOURCE

GAS METER

6" PVC
ROOF DRAINS
F.L.=110.64±
(TYP. OF 4)

BLDG. F.F.=115.00

INV=110.00±

INV=109.50±

6" PVC

6" PVC
FLR. DRAINS

1000 GAL. OIL
SEPARATOR
T.F.=114.23
INV.=109.50

CB TYPE 'C'
W/ TRAP HOOD
T.F.=112.20
F.L.=108.63

ELEC. CONDUIT
PER EVERSOURCE

ELEC. M.H. PER
EVERSOURCE

JACK GAS LINE
UNDER ROADWAY

TELE. M.H. PER
FRONTIER

TELE. CONDUIT
PER FRONTIER

TAP AND CURB BOX PER
C.W.C.,
TRENCH REPAIR PER
TOWN STANDARD

1 ¼" WATER

FRESHWATER BOULEVARD

PROPOSED
EASEMENT TO THE TOWN
OF ENFIELD FOR
ROADWAY PURPOSES
(NO RECORDED
EASEMENT FOUND)
(ROAD WIDENING REQUIRED TO MEET
CONDITIONS OF APPROVAL COMPLETED)
(SEE NOTE 12)

C.B. 'C-L'
TF.=109.51
INV.=104.86-30" RCP
INV.=105.43-30" RCP

SEE SHEET NT-1 FOR
DRAINAGE AND UTILITY NOTES

RECONSTRUCT C.B.
NEW TYPE 'C-DBL' TOP
T.F.=111.00
F.L.=107.00-15"

SANITARY PUMP STATION
(WATER TIGHT COVER)
T.F.=113.30
INV.=108.17-6" PVC
INV.=108.00-2" F.M.

133'-6" PVC
S=.020

C.B. 'C-L'
DOUBLE TYPE II
T.F.=110.73
F.L.=105.28-30"

SITE LIGHT TO REMAIN

C.B. 'C-L'
T.F.=112.83
F.L.=108.58-18" RCP W
F.L.=109.65-4" PVC NW
F.L.=FULL-30" RCP SW
F.L.=FULL 30"± RCP E

RECONSTRUCT C.B.
NEW TYPE 'C' TOP
T.F.=112.50

66'-15" CPE(S)
S=0.0050

96'-12" CPE
S=0.0050

C.B. STC 450i
T.F.=111.80
F.L.=107.33-OUT
F.L.=107.58-IN

CB TYPE 'C'
W/TRAP HOOD
T.F.=112.60
F.L.=108.06

310'-2" PVC FORCE MAIN (SCH. 80)- MAINTAIN 48" COVER MIN.

FORCE MAIN UNDER WATER

FORCE MAIN UNDER WATER

C.B. 'C-L'
T.F.=110.87 15" RCP
INV.=106.26 24" RCP
INV.=106.47 30" RCP
INV.=105.27 30" RCP
INV.=105.42

HAZARDVILLE WATER COMPANY EASEMENT
E.L.R. VOL.859 PG.56

TRAFFIC CONTROL EASEMENT
IN FAVOR OF THE TOWN OF
ENFIELD E.L.R. VOL.6.32 PG.78

CORE DRILL SAN. M.H.
T.F.=113.28
INV.=108.73-8"
INV.=109.00-2"
RECONSTRUCT BENCH

C.B. 'C-L'
T.F.=113.28
INV.=108.73

ALL CPE STORM PIPES TO BE
N-12 WATER TIGHT (WTIB)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No.	Date	Description
1	08-28-2020	Submittal

Revisions:

UTILITY AND DRAINAGE PLAN
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-06-2020 | drawn by: RJK | checked by: DSZ | job no: 19001 | Sheet no: 1 OF 1

scale: 1" = 20'

UT-1

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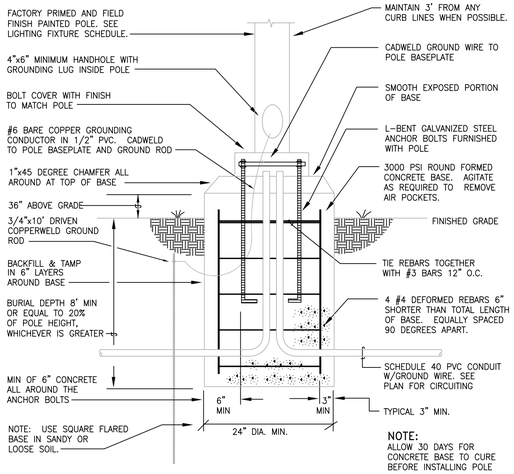
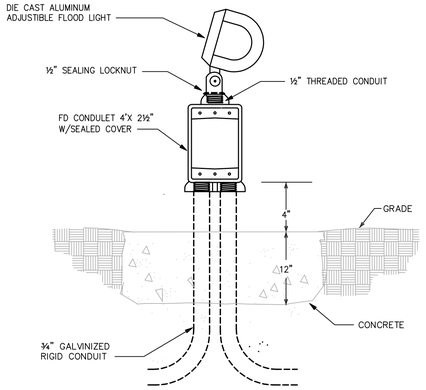


2 POLE BASE DETAIL

DIAGRAMMATIC



3 TYPE "OF" FLAG POLE LIGHT FOOTING DETAIL

NOT TO SCALE

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL & TYPE	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	LAMP TYPE & QUANTITY	VOLTS/ BALLAST	MOUNTING	INPUT WATTS
S1	LITHONIA LIGHTING #DSX1-LED-P1-40K-T1S-MVOLT-RPA-PIRH	FULL CUTOFF POLE MOUNTED LED FIXTURE. TYPE I SHORT DISTRIBUTION. ROUND STRAIGHT STEEL POLE WITH HANDHOLE, CLOSED TOP, BOLT COVER, L-BENT GALVANIZED ANCHOR BOLTS, PAINT FINISH TO MATCH LUMINAIRE,	30 LED'S 6,956 LUMENS BUG: B2-U0-G2 4000K	UNIVERSAL	POLE 25'-0" A.F.G.	54W 129 LUMENS/W
S2	LITHONIA LIGHTING #DSX1-LED-P1-40K-TFTM-MVOLT-RPA-PIRH	FULL CUTOFF POLE MOUNTED LED FIXTURE. FORWARD THROW MEDIUM DISTRIBUTION. FIXTURES CALCULATED WITH HOUSE SHIELD ACCESSORY. ROUND STRAIGHT STEEL POLE WITH HANDHOLE, CLOSED TOP, BOLT COVER, L-BENT GALVANIZED ANCHOR BOLTS, PAINT FINISH TO MATCH LUMINAIRE,	30 LED'S 6,963 LUMENS BUG: B1-U0-G2 4000K	UNIVERSAL	POLE 25'-0" A.F.G.	54W 129 LUMENS/W
OA	LITHONIA LIGHTING #DSXW2-LED-30C-700-40K-T2M-MVOLT	EXTERIOR LED WALL FIXTURE. TYPE II MEDIUM DISTRIBUTION. CONFIRM FINAL MOUNTING HEIGHT WITH ARCHITECT.	30 LED'S 7,949 LUMENS BUG: B2-U0-G2 4000K	UNIVERSAL	SURFACE WALL 16'-0" A.F.G.	71W 112 LUMENS/W

WILLIAM L. TEETER, PE
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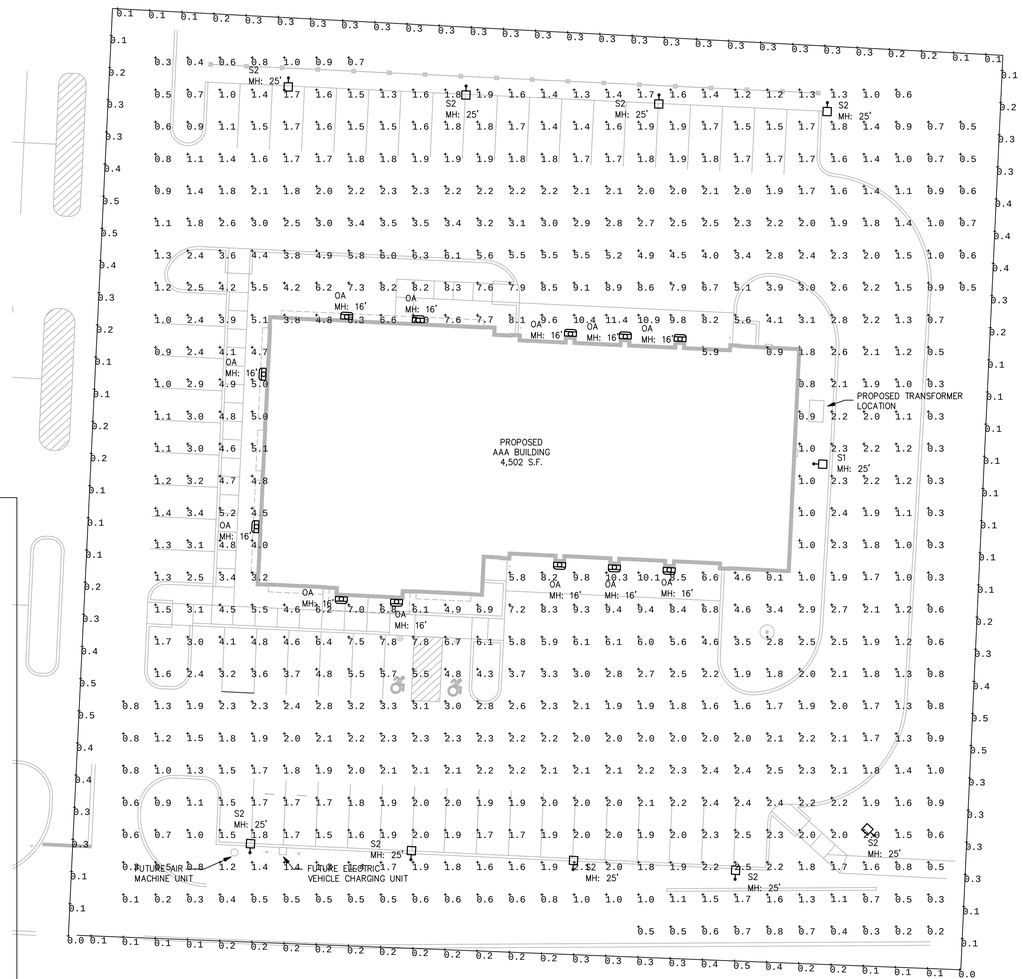


1 SITE PLAN – ELECTRICAL

SCALE: 1" = 20'-0"

SITE PLAN ABBREVIATION NOTES:
MH = POLE MOUNTING HEIGHT.

BUG = BACKLIGHT, UPLIGHT, & GLARE RATING AS PER THE LIGHTING INDUSTRIES CLASSIFICATION SYSTEM.

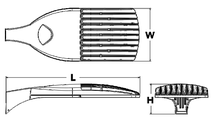
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	FC	0.24	0.5	0.0	N.A.	N.A.
Site	Illuminance	FC	2.63	11.4	0.1	26.30	114.00

D-Series Size 1
LED Area Luminaire

d^series

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.3 kg)



Catalog Number
Notes
Type S1 & S2

Hit the Tab key or mouse over the page to view all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[2]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[1]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium FTTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[5,6] LCCO Left corner cutoff[5,6] RCCO Right corner cutoff[5,6]	MVOLT[7,8,9] 120[7] 208[7,8] 240[7,8] 277[7] 347[7,8,9] 480[7,8,9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMAR DDBXD U Mast arm mounting bracket adaptor (specify finish)[3]

Control options			Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PER NEMA twist-lock receptacle only (controls ordered separately)[11,12] PER5 Five-wire receptacle only (controls ordered separately)[11,12] PER7 Seven-wire receptacle only (controls ordered separately)[11,12] DMAG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching[13,14] PIR 180-feet, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 50 fc[14,16] PIRH 180-feet, motion/ambient sensor, 15-30' mount' ng height, ambient sensor enabled at 50 fc[14,16] PIRHN Network, 180-feet motion/ambient sensor[10] PIR1FC3V 180-feet, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,16] PIRH1FC3V 180-feet, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,16] BL30 180-feet switched dimming, 30%[14,16] BL50 180-feet switched dimming, 50%[14,16] PIMT3D3 Part night, dim till dawn[14,15] PIMT5D3 Part night, dim 5 hrs[14,15] PIMT6D3 Part night, dim 6 hrs[14,15] PIMT7D3 Part night, dim 7 hrs[14,15] FAO Field adjustable output[18]	**Shipped installed** HS House-side shield[19] SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] HS House-side shield[19] SPD Separate surge protection[20] **Shipped separately**[21] BSW Bird-deterrent spikes VG Vandal guard **Shipped separately**[21] BS Bird spikes[19] ECS External glare shield[22]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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D-Series Size 2
LED Wall Luminaire

d^series

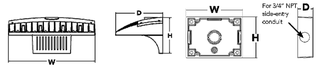
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)
Depth:	10" (25.4 cm)
Height:	7-5/8" (19.4 cm)
Weight:	21 lbs (9.5 kg)

Back Box (BBW)

Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)
Height:	4" (10.2 cm)
BBW Weight:	1 lbs (0.3 kg)



Catalog Number DSXW2-LED-30C-700-40K-T2M-MVOLT
Notes
Type OA

Hit the Tab key or mouse over the page to view all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[1]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium FTTM Forward Throw Medium	MVOLT[7,8] 120[7] 208[7,8] 240[7,8] 277[7] 347[7,8,9] 480[7,8,9]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[2] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separately)[11] PER5 Five-wire receptacle only (control ordered separately)[11,12] PER7 Seven-wain receptacle only (control ordered separately)[11,12] DMAG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, 8-15' mtg ht[14,16,17] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[14,16,17] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,16,17] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,16,17]

Other Options		Finish (required)		
Shipped installed SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] HS House-side shield[3] SPD Separate surge protection[18] **Shipped separately**[19] BSW Bird-deterrent spikes VG Vandal guard		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone		

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progressive|ae
330 South Tyron St. Suite 500 | Charlotte, NC 28202 | 704.731.8080 | www.progressiveae.com

AAA CLUB ALLIANCE
CAR CARE CENTER

25 HAZARD AVE.
ENFIELD, CT 06082

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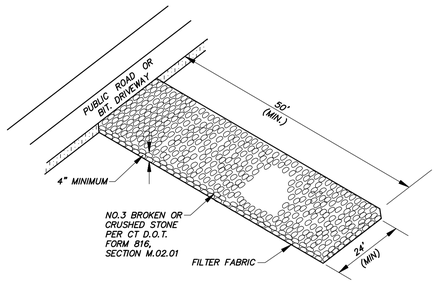
ISSUANCE
ISSUED FOR CONSTRUCTION
2018/12/07

REVISIONS
NO. DATE DESCRIPTION

FILE NUMBER	18191
PROJECT MANAGER	CAD
PROFESSIONAL	CAD
DRAWN BY	CLE
CHECKED BY	WLT

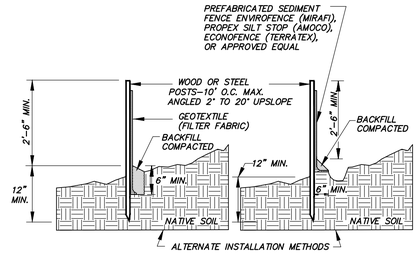
SITE PLAN - ELECTRICAL

E100



CONSTRUCTION EXIT (CE)

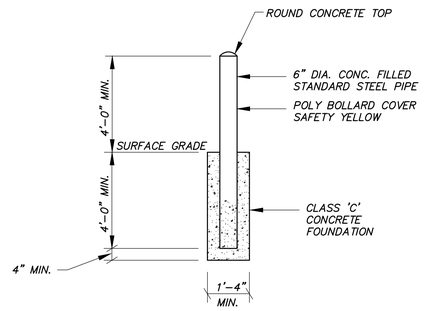
N.T.S.



NOTE:
1. WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
2. JOINTS, WHEN REQUIRED, SHALL BE SPLICED & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

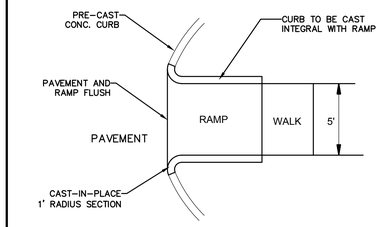
SEDIMENT FENCE EROSION CONTROL (SFEC)

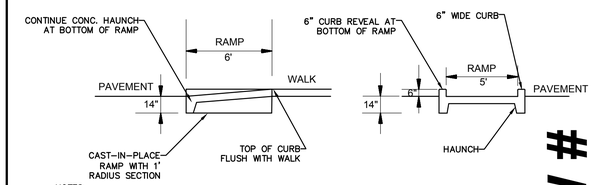
N.T.S.



BOLLARD DETAIL

N.T.S.

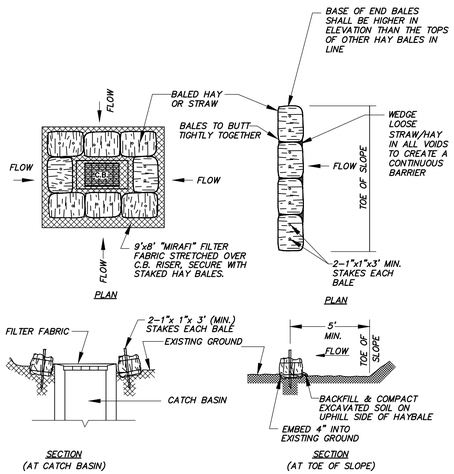




NOTES:
1. CT DOT FORM 818, CLASS 'C' CONCRETE.
2. RAMP CONSTRUCTION TO MATCH SIDEWALK CONSTRUCTION DETAIL.
3. ALL ACCESSIBLE RAMPS TO RECEIVE BROOM FINISH 90° TO THE SLOPE OF THE RAMP.
4. IF CURRENT BUILDING CODE REQUIRES ALTERNATE DESIGN, CONSTRUCT RAMP TO MEET CURRENT CODE REQUIREMENTS.
5. MAXIMUM CROSS SLOPE = 2% MAX..

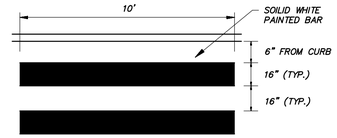
ACCESSIBLE RAMP

N.T.S.



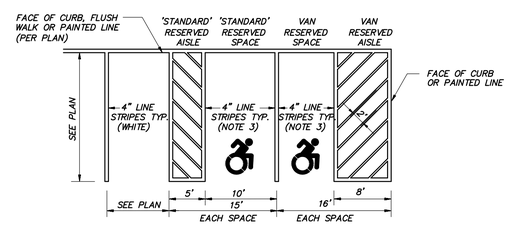
HAYBALE EROSION CONTROL (HBEC)

N.T.S.



PAINTED PEDESTRIAN CROSSWALK

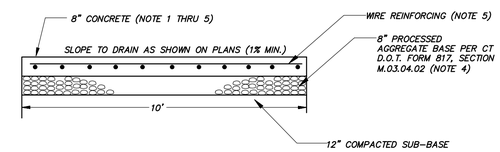
N.T.S.



NOTES:
1. AISLE CONFIGURATION PER PLAN.
2. SIGN/BOLLARD LOCATION PER PLAN.
3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH ENFIELD BUILDING INSPECTOR BEFORE INSTALLATION
4. ADJACENT 'STANDARD' RESERVED PARKING SPACES MAY SHARE COMMON AISLE. ADJACENT 'VAN' RESERVED PARKING SPACES MAY SHARE A COMMON AISLE.

RESERVED PARKING SPACE LAYOUT

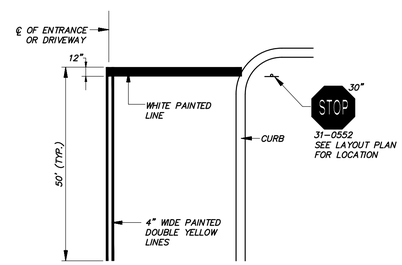
N.T.S.



NOTES:
1. CONCRETE SHALL BE 4000 PSI, MAX. WATER/CEMENT RATIO .45, AIR ENTRAINED 4½% – 7½% DESIGN MIX TO BE SUBMITTED
2. BROOM FINISH.
3. CONTRACTION (CONTROL) JOINTS: EARLY ENTRY SAW CUT, ⅛" WIDE, MIN 1" DEEP, MAX. 15' APART, ELASTOMERIC SEALANT.
4. COARSE AGGREGATE FOR AGGREGATE BASE MATERIAL MAY INCLUDE RECLAIMED MISC. AGGREGATE PER CTDOT FORM 817, SECTION M.05.01.02.
5. 6"X6", 10/10 WELDED WIRE FABRIC

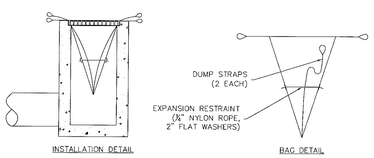
CONC. APRON

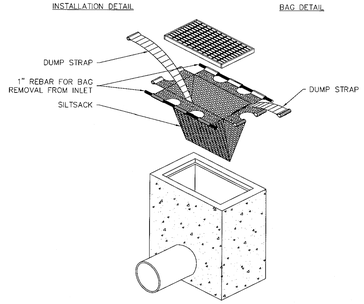
N.T.S.



TYPICAL PAVEMENT MARKINGS AT STOP BAR

N.T.S.

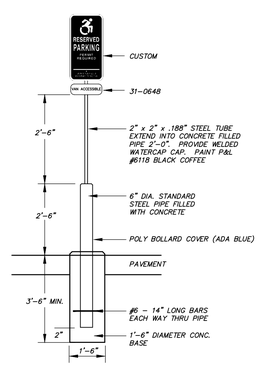




1. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

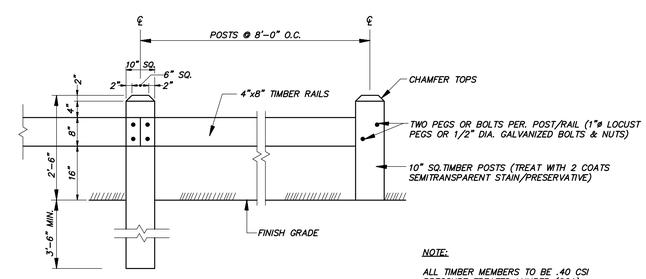
INLET PROTECTION (IP) [SILT SACK INSERT]

N.T.S.



ACCESSIBLE SPACE SIGN POST/BASE

N.T.S.



NOTE:
ALL TIMBER MEMBERS TO BE .40 CSI PRESSURE TREATED LUMBER (CCA)

WOOD BEAM GUIDE RAIL

N.T.S.

PH#

File IW #

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600 · www.fahesketh.com · mail@fahesketh.com
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects

Revisions:

No.	Date	Description
1	08-28-2020	Town comments

DETAILS
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 07-06-2020	Drawn by: RJK	Job no: 19001
Scale: NTS	Checked by: DSZ	Sheet no: 1 OF 3

SD-1

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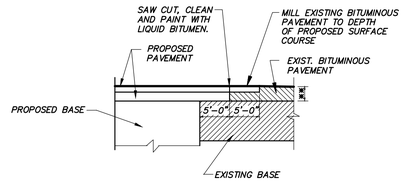
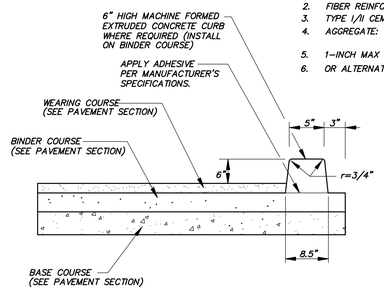


NOTES:
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS I AND CLASS 2) OVER EXISTING SUBBASE.
2. ** MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS CONCRETE OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

PAVEMENT MATCH TREATMENT

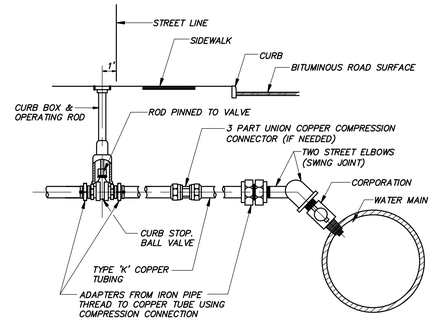
N.T.S.

CONCRETE MATERIAL:
1. 3,500 PSI @28 DAYS
2. FIBER REINFORCED – 1.5 LBS/CU. YD.
3. TYPE I/II CEMENT – 564 POUNDS/CU. YD.
4. AGGREGATE: 75% WASHED SAND, 25% 3/8" AGGREGATE
5. 1-INCH MAX SLUMP.
6. OR ALTERNATE MIX APPROVED BY ENGINEER.



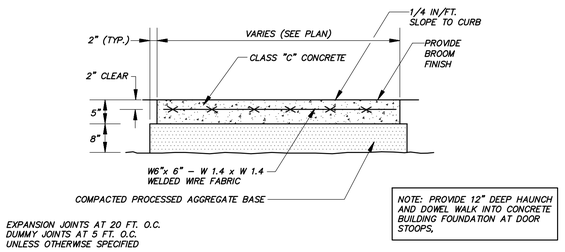
EXTRUDED CONCRETE CURBING

N.T.S.



1" SERVICE TAP OFF HORIZ. CENTER LINE & ALL 1 1/2" AND 2" TAPS

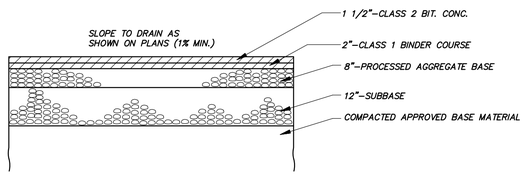
N.T.S.



NOTE: PROVIDE 12" DEEP HAUNCH AND DOWEL WALK INTO CONCRETE BUILDING FOUNDATION AT DOOR STOOPS.

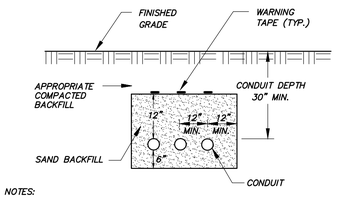
CONCRETE SIDEWALK

N.T.S.



PAVEMENT SECTION

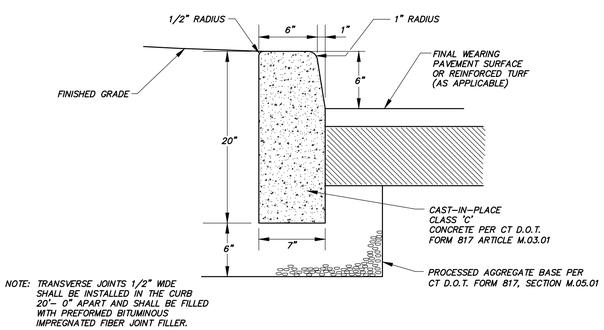
N.T.S.



NOTES:
1. CONDUIT – TYPE DB PVC SCH. 40
2. SAND FILL PER DOT OR UTILITY CO. SPECIFICATIONS
3. SHOWN FOR ILLUSTRATIVE PURPOSED ONLY, FOLLOW CUSTODIAL UTILITY COMPANY SPECIFICATIONS.

ELECTRIC/TELEPHONE/CATV TRENCH

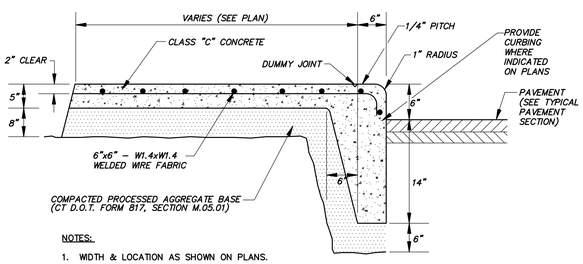
N.T.S.



NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'- 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER.

CONCRETE CURBING

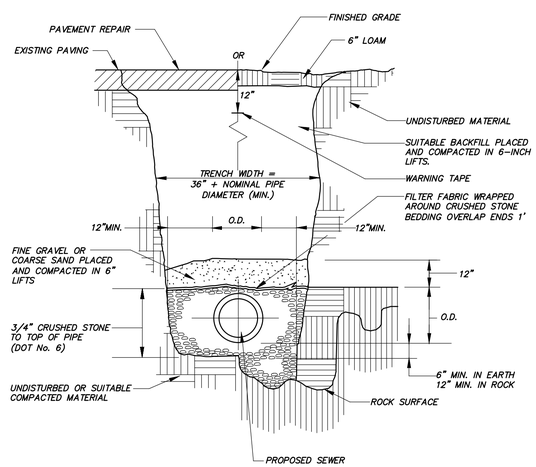
N.T.S.



NOTES:
1. WIDTH & LOCATION AS SHOWN ON PLANS.
2. PREMOLDED EXPANSION JOINTS AT 20 FT. O.C.
3. DUMMY JOINTS AT 5 FT. O.C.

CONCRETE CURB AND WALK

N.T.S.



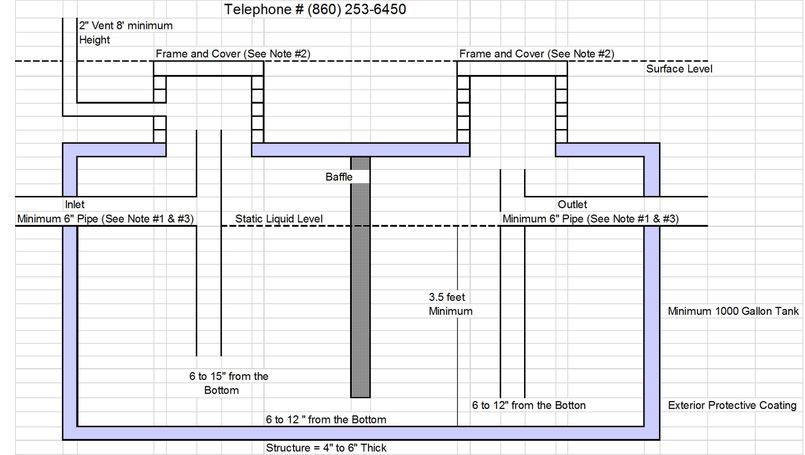
GRAVITY SEWER TRENCH

N.T.S.

New Construction Requirement

EXTERNAL FOG TREATMENT UNIT

Town of Enfield
Department of Public Works, Water Pollution Control Divisiion
820 Enfield Street, Enfield, Ct. 06082
Telephone # (860) 253-6450



NOTE:
1) All pipe joints water tight.
2) Frame and Cover shall be installed according to Town of Enfield Subdivision Regulations.revised to 02-12-02.
3) All internal pipe shall be schedule 80 and be glued.

(IV)

File IW # PH#

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects www.fahesketh.com - mail@fahesketh.com

No.	Date	Description

Revisions:

DETAILS
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 07-06-2020 | Drawn by: RJK | Job no: 19001
Scale: NTS | Checked by: DSZ | Sheet no: 2 OF 3

SD-2

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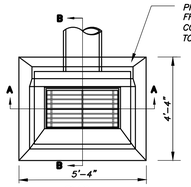
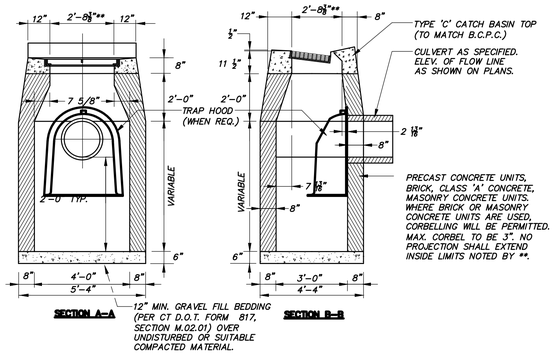


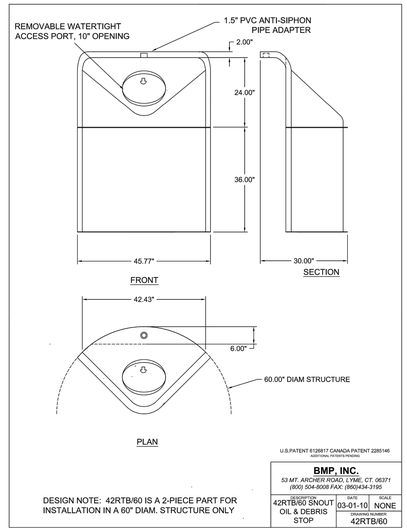
NOTES:

1. ALL MATERIALS SHALL CONFORM TO CT D.O.T. FORM 817, SECTION M.08.02
2. PRECAST CONCRETE TOP TO MATCH PROPOSED BITUMINOUS CONCRETE MOUNTABLE CURB.



TYPE 'C' CATCH BASIN

N.T.S.

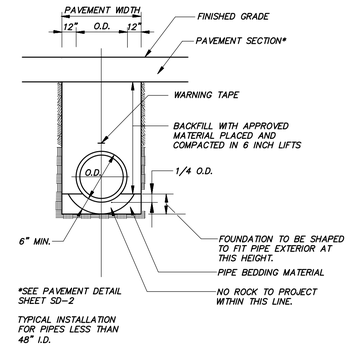


DESIGN NOTE: 42RTB/60 IS A 2-PIECE PART FOR INSTALLATION IN A 60" DIAM. STRUCTURE ONLY

ALL NEW C.B'S TO HAVE TRAP HOODS

TRAP HOOD DETAIL

N.T.S.



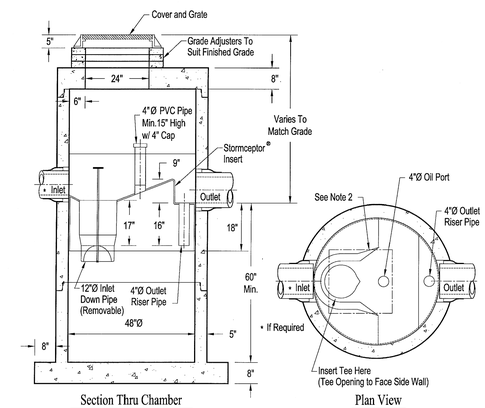
STORM SEWER TRENCH

N.T.S.

Rinker MATERIALS™

Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



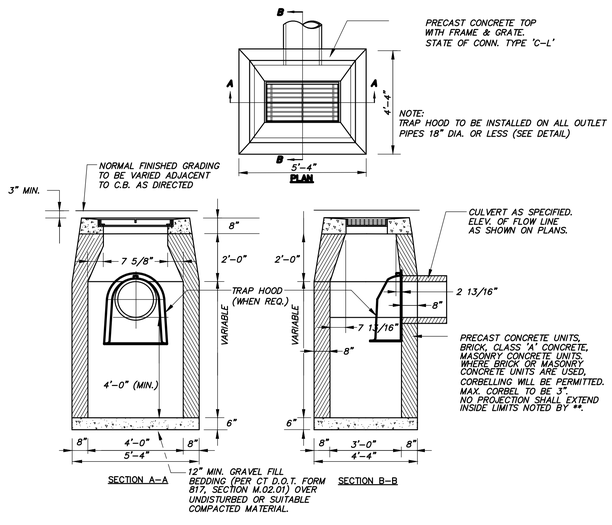
Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

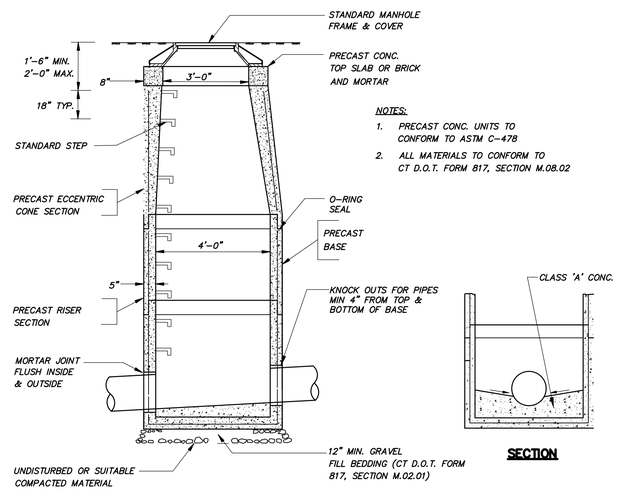
STC 45i

N.T.S.



TYPE 'C-L' CATCH BASIN

N.T.S.

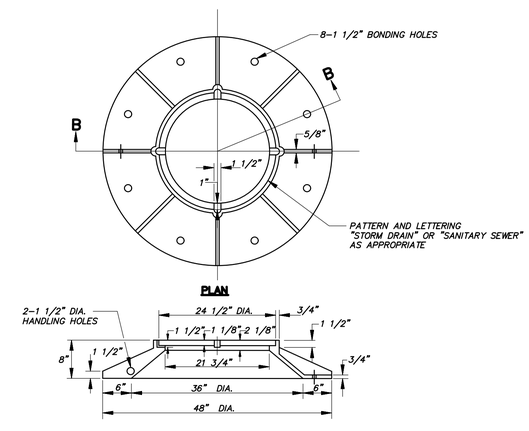


NOTES:

1. PRECAST CONC. UNITS TO CONFORM TO ASTM C-478
2. ALL MATERIALS TO CONFORM TO CT D.O.T. FORM 817, SECTION M.08.02

STORM SEWER MANHOLE

N.T.S.



STANDARD FRAME & COVER

N.T.S.

File IW # PH#

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

No.	Date	Description

Revisions:

DETAILS
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 07-06-2020 | Drawn by: RJK | Job no: 19001
Scale: NTS | Checked by: DSZ | Sheet no: 3 OF 3

SD-3

Q:\2019\19001 - Enfield Commons\AAA VE Redesign\Submission\AAAsd102.dwg, SD-3, Jul 06, 2020 - 9:05:51 PM

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 10,197 S.F. BUILDING FOR AAA CLUB ALLIANCE, INC. INCLUDING EIGHT SERVICE BAYS. IT WOULD BE CONSTRUCTED WITHIN AN EXISTING PARKING LOT. ACCESS TO THE NEW BUILDING WILL BE VIA THE EXISTING DRIVEWAY OFF OF FRESHWATER BLVD.

THE SITE WILL BE SERVED WITH PUBLIC UTILITIES FROM FRESHWATER BOULEVARD AND EXISTING MALL FACILITIES. SANITARY SEWAGE WILL BE PUMPED TO AN EXISTING MALL SANITARY MANHOLE. AN OIL/ WATER SEPARATOR WILL BE PROVIDED FOR THE SERVICE AREA. SOME STORM WATER WILL BE COLLECTED WITH CONVENTIONAL STORM DRAINS AND CATCH BASINS AND FLOW TO THE EXISTING MALL STORM SYSTEM. THAT SYSTEM WILL INCLUDE A WATER QUALITY UNIT PRIOR TO CONNECTION TO THE EXISTING SYSTEM. ANOTHER PORTION OF THE SITE PLUS ALL ROOF DRAINAGE WILL FLOW TO A NEW OPEN SPACE AREA. THAT AREA WILL THEN FLOW TO THE EXISTING MALL STORM SYSTEM,

THE NEW OPEN SPACE AREA WILL ALSO SERVE TO COMPENSATE FOR FILL WITHIN THE 100 YEAR FLOOD HAZARD AREA.

THE PROJECT WILL BE LANDSCAPED WITH TREES AND SHRUBS IN THE PARKING LOT ISLANDS WITH ADDITIONAL FOUNDATIONS PLANTINGS AROUND THE NEW BUILDINGS AND WALKS.

UTILITY NOTES:

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
4. REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
5. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ENFIELD, CONN. D.O.T. FORM 817, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
6. ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
7. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
9. CONNECT ALL ROOF LEADERS AND FOOTING DRAINS INTO NEW STORM DRAINAGE SYSTEM.
10. WATER SERVICE AND FIRE SERVICE INSTALLATION IS TO BE COORDINATED WITH THE CONNECTICUT WATER COMPANY STAFF AND ENFIELD FIRE DEPARTMENT OFFICIALS PRIOR TO THE START OF WORK BY THE CONTRACTOR.
11. BEFORE THE WATER MAIN OR WATER SERVICE LINES ARE IS PLACED INTO SERVICE, THEY SHALL BE INSPECTED, FLUSHED, SANITAIZED, AND TESTED AND FOUND TO BE IN COMPLIANCE WITH CONNECTICUT WATER COMPANY STANDARDS AND SPECIICATIONS.
12. ALL WORK ON THE SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE TOWN OF ENFIELD WATER POLLUTION CONTROL AUTHORITY.
13. BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH THE TOWN REGULATIONS.
14. ALL WORK RELATED TO GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE SHALL BE IN ACCORDANCE WITH THE CUSTODIAL UTILITY COMPANY STANDARDS AND SPECIFICATIONS.
15. WHEN TRENCHING IS REQUIRED IN TOWN R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF ENFIELD STANDARDS AND SPECIFICATIONS.
16. COORDINATE PLACEMENT OF TRANSFORMER AND ROUTING OF UTILITY SERVICE WITH EVERSOURCE OFFICIALS.
17. RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
18. WATER MAIN, WATER SERVICE PIPING, FITTINGS, VALVES, HYDRANTS, CORPORATIONS, ETC. SHALL CONFORM TO CONNECTICUT WATER COMPANY STANDARDS AND SPECIFICATIONS.
19. ALL WATER AND FIRE MAIN AND SERVICE PIPING SHALL BE ANSI/AWWA C151/A21.51 C.L.D.I.P. CLASS 52, UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4 1/2 FEET.
20. ALL WATER AND FIRE SERVICE FITTINGS AND VALVES SHALL BE MECHANICAL JOINT AND SHALL BE RESTRAINED USING JOINT RETAINER GLANDS, AND CONCRETE THRUST BLOCKS, UNLESS OTHERWISE SPECIFIED. ALL VALVES SHALL OPEN LEFT.
21. PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
22. DIP = CLASS 52 DUCTILE IRON PIPE.
23. ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES SHALL CONFORM TO TOWN OF ENFIELD WATER POLLUTION CONTROL AUTHORITY STANDARDS AND SPECIFICATIONS.
24. EXTERNAL GREASE TRAP TO MEET TOWN OF ENFIELD PUBLIC WORKS SPECIFICATIONS AND CT PUBLIC HEALTH CODE REQUIREMENTS.
25. THE SEWER SYSTEM SHALL CONFORM TO TOWN OF ENFIELD, SUBDIVISION REGULATIONS, REVISED AS OF FEBRUARY 12, 2002, AND ON THE TOWN OF ENFIELD PUBLIC WORKS DEPARTMENT DRAWINGS TITLED TYPICAL DETAILS I, II AND III.
26. WPC SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR ALL INSPECTIONS REQUIRED FOR INSTALLATION OF SEWER SYSTEMS. CALL 860-253-6450, IF NO ANSWER, LEAVE A MESSAGE.

CONSTRUCTION SEQUENCE:

IN GENERAL, THE OVERALL PROJECT WILL FOLLOW THE SEQUENCE BELOW:

1. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION TO HAVE EXISTING UTILITIES MARKED.
2. ATTEND PRECONSTRUCTION MEETING WITH THE TOWN OF ENFIELD OFFICIALS.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
4. MILL AND RECLAIM EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMIT.
6. EXCAVATE OPEN SPACE/COMPENSATION AREA.
7. ROUGH GRADE SITE.
8. INSTALL BUILDING FOUNDATIONS.
9. INSTALL UNDERGROUND UTILITIES, LIGHT STANDARDS, AND MAKE UTILITY CONNECTIONS.
10. PREPARE SUBGRADE, INSTALL PAVEMENT BINDER COURSE AND CURBING.
11. INSTALL PAVEMENT WEARING SURFACE.
12. INSTALL SITE AMENITIES. APPLY PAVEMENT MARKINGS AND SIGNS.
13. PLACE TOPSOIL AND LANDSCAPE MATERIALS.
14. REMOVE EROSION CONTROLS AFTER DISTURBED AREAS ARE LANDSCAPED AND MULCHED OR NEW LAWN AREAS STABILIZE. COMPLETE FINAL CLEANING OF STORM SEWER SYSTEM.
15. THE APPROXIMATE DATE FOR START OF CONSTRUCTION IS FALL 2020. THE ESTIMATED COMPLETION DATE IS LATE SUMMER 2021.

EROSION CONTROL DEVICES:

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002" (SEE GENERAL EROSION AND SEDIMENT CONTROL NOTE 3) WHEN CONSTRUCTING EROSION CONTROL DEVICES SHOWN ON THESE PLANS.

CE - CONSTRUCTION EXIT IS A CRUSHED STONE PAD ON GEOTEXTILE PROVIDING A CLEANING SURFACE AT POINTS WHERE VEHICLES LEAVE A DISTURBED AREA AND REDUCE TRACKING OF DIRT ONTO PAVED AREAS. THE STONE MUST BE REMOVED AND REPLACED WHEN IT BECOMES FILLED WITH SEDIMENT.

ECB - EROSION CONTROL BLANKET - A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE PHOTODEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX.

GRSW - GRASSED SWALE: A SHAPED SHALLOW EARTH DRAINAGE WAY USED TO CONVEY EXCESS SURFACE RUNOFF. GRASS VEGETATION SHOULD BE WELL ESTABLISHED BEFORE USE. STABILIZATION WITH NETTING OR MULCH MAY BE REQUIRED.

HBCD - HAYBALE CHECK DAMS SHALL BE STAKED IN A SINGLE ROW ORIENTED PERPENDICULAR TO THE FLOW ALONG THE BOTTOM AND SIDES OF DRAINAGE CHANNELS AND DITCHES. DAMS SHALL BE INSTALLED AT 100' INTERVALS UNLESS OTHERWISE SHOWN ON THE PLANS. THE HAYBALES MUST BE REPLACED WHENEVER THEY BECOME DETERIORATED.

HBEC - HAYBALE EROSION CHECKS SHALL BE STAKED A MINIMUM OF FIVE (5) FEET FROM THE BASE OF DISTURBED SLOPES EXCEEDING EIGHT (8) FEET IN HEIGHT, OR AT LOCATIONS SHOWN ON THE PLANS. LINE OF HAYBALES MUST BE INSTALLED FOLLOWING ELEVATION CONTOURS. PLACE HAYBALES BEFORE STARTING A FILL SLOPE AND AFTER DIGGING A CUT SLOPE. HEEL HAYBALES 4" INTO THE SOIL. STAKE HAYBALES AROUND THE PERIMETER OF ALL CATCH BASINS AND INSTALL FILTER FABRIC WRAP ON CATCH BASIN INLET GRATES. REMOVE ALL SEDIMENT WHEN DEPOSITS REACH ½ BALE HEIGHT. HAYBALES MUST BE REPLACED PERIODICALLY.

IP - INLET PROTECTION: A SEDIMENT CONTROL DEVICE USED DURING CONSTRUCTION THAT MOUNTS UNDER THE GRATE OF A CATCH BASIN, RESIDING INSIDE THE STRUCTURE. IT IS MADE OF PERMEABLE GEOTEXTILE THAT ALLOWS WATER TO PASS, BUT TRAPS SILT AND SEDIMENT. (SILT SACK OR APPROVED EQUAL.) THE SILT SACK MUST BE REMOVED WHEN SILT/SEDIMENT REACHES ONE HALF THE HEIGHT OF THE DEVICE. REMOVE SEDIMENTS AND DEPOSIT ON STABLE AREA OF SITE AND RINSE DEVISE FOR REUSE. REPLACE WHEN DAMAGED.

RRLS - RIP RAP LEVEL SPREADER: A RIPRAP LINED APRON INSTALLED AT A ZERO PERCENT GRADE TO ABSORB THE INITIAL IMPACT OF STORMWATER DISCHARGE FROM THE STORM DRAINAGE SYSTEM AND FURTHER REDUCE FLOW VELOCITIES TO PREVENT EROSION DOWNSTREAM.

RRPP - RIPRAP PLUNGE POOL: A RIPRAP DISSIPATION DEVICE INSTALLED AT THE ENDS OF DRAINAGE CULVERTS CREATING A POOL WITH BOTTOM BELOW THE CULVERT. WATER IN THE POOL REDUCES VELOCITY AND THE POOL COLLECTS HEAVY SEDIMENT. RIPRAP PLUNGE POOLS REQUIRE PERIODIC REMOVAL OF ACCUMULATED DEPOSITS. RRPP IS DESIGNED PER THE "CONNECTICUT DEPARTMENT OF TRANSPORTATION, DRAINAGE MANUAL - 2000"

SFEC - SEDIMENT FENCE EROSION CHECK IS A SYNTHETIC TEXTILE BARRIER DESIGNED TO FILTER SEDIMENT FROM SURFACE WATER. PLACEMENT SHALL BE SIMILAR TO HBEC AND INSTALLATION REQUIRES ANCHORING THE FENCE BOTTOM TO PREVENT BYPASS. ALL SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH ONE (1) FOOT IN DEPTH. ADDITIONAL SUPPORT (SUCH AS SNOW FENCE OR WIRE FENCE) ON THE DOWNHILL FACE MAY BE REQUIRED TO STRENGTHEN SEDIMENT FENCE IN HIGH FLOW LOCATIONS.

SL - SEDIMENT LOGS: A SEDIMENT CONTROL DEVICE CONSISTING OF AN OUTSIDE, OPEN WEAVE CONTAINMENT FABRIC FILLED WITH FIBERS. IT IS DESIGNED TO PROVIDE A FLEXIBLE, LIGHTWEIGHT, POROUS, SEDIMENT CONTROL DEVICE WITH THE ABILITY TO CONFORM TO THE TERRAIN UPON WHICH IT IS INSTALLED. IT IS DESIGNED TO DISSIPATE VELOCITY OF FLOW AND FILTER AND TRAP SEDIMENTS UPGRADIENT AND WITHIN THE DEVICE.

GENERAL NOTES:

1. EXISTING REFERENCE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PROPERTY SURVEY, PREPARED FOR PARAMOUNT COMMONS OF ENFIELD, LLC, ENFIELD COMMONS, ENFIELD, CONNECTICUT" BY F. A. HESKETH AND ASSOCIATES, INC., SHEET 1 AND 2, DATED 08-30-1990 REVISED 03-27-2009.
2. N.G.V.D. (1983) VERTICAL DATUM SHOWN CONVERTED FROM N.A.V.D. 1929. SEE REFERENCED SURVEY FOR HORIZONTAL CONTROL POINTS AND BENCHMARKS.
3. ALL WORK AND MATERIALS TO CONFORM TO THE PROJECT SPECIFICATIONS, CT DOT FORM 817, TOWN OF ENFIELD STANDARD DETAILS AND CUSTODIAL UTILITY COMPANY DETAILS AND SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
4. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE.
5. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA BY F. A. HESKETH AND ASSOC., INC. ALL EXISTING UTILITIES MAY NOT BE SHOWN, AND THE LOCATIONS SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
6. ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH THE CUSTODIAL UTILITY COMPANY STANDARDS AND WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS AND/OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
7. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
8. A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO START OF ANY CONSTRUCTION INCLUDING REMOVAL OF TREES OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH STATE, TOWN AND OWNER REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE THIS MEETING.
9. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF ALL FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, AND THE EROSION AND SEDIMENTATION CONTROL NOTES.
11. TREES SHALL BE FLAGGED AND APPROVED BY THE SITE ENGINEER PRIOR TO REMOVAL.
12. NO STUMPS ARE TO BE BURIED ON SITE.
13. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
14. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
15. ALL SANITARY SEWER WORK SHALL BE COORDINATED WITH THE ENFIELD WATER POLLUTION CONTROL (WPC). WPC TEL. NUMBER: 860-253-6450.
16. ELECTRIC, WATER, GAS, TELEPHONE AND SANITARY SEWER CUSTODIAL UTILITY COMPANY IS THE CONNECTICUT LIGHT & POWER, THE CONNECTICUT WATER COMPANY, HAZARDVILLE WATER COMPANY, YANKEE GAS, SOUTHERN NEW ENGLAND TELEPHONE COMPANY AND ENFIELD WATER POLLUTION CONTROL, RESPECTIVELY.
17. NO VEHICLES OR FLUID FILLED MATERIALS (INCLUDING SANI-CANS, HYDRAULIC EQUIPMENT, ETC.) SHOULD BE STORED WITHIN 50 FEET OF WETLANDS OR WATERCOURSES.

DRAINAGE SYSTEM NOTES:

1. CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT FORM 817, M.08.01-18, TYPE S.
2. PVC STORM DRAIN PIPE SHALL CONFORM TO CT DOT FORM 817, M.08.01-20 & 21.
3. RCP SHALL CONFORM TO CT DOT FORM 817, M.08.01-7 (CLASS V WHERE SPECIFIED).
4. RCFES SHALL CONFORM TO CT DOT FORM 817, M.08.01-11 COMPATIBLE WITH SPECIFIED PIPE.
5. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CT DOT ENGINEERING STANDARDS AND CT DOT FORM 817 M.08.02 AS APPLICABLE.
6. FLOW LINE AND INVERT ELEVATIONS OF ALL STORM DRAIN ROOF LEADERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
7. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD DESIGN PLANS, AND READILY AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION OF UTILITIES. CONDUCT TEST PITS AT ALL UTILITY CROSSINGS AND POINT OF CONNECTIONS WITH EXISTING UTILITIES. NOTIFY DESIGN ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE.
8. ALL MATERIALS AND INSTALLATION PER TOWN OF ENFIELD, CT DOT FORM 817 OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
9. CONNECT ALL ROOF LEADERS AND FOOTING DRAINS INTO NEW STORM DRAINAGE SYSTEM.
10. WORK WITHIN THE TOWN ROAD RIGHT OF WAY WILL REQUIRE A PERMIT FROM THE ENFIELD DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN SAID PERMIT PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. ALL WORK WITHIN THE TOWN HIGHWAY RIGHT OF WAY SHALL CONFORM TO CONDITIONS OF THE TOWN OF ENFIELD DPW PERMIT.

STANDARD TOWN OF ENFIELD NOTES:

1. THE DEVELOPER OF A SUBDIVISION SHALL NOTIFY THE TOWN ENGINEER'S OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF SUBBASE GRAVEL, PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES AND PIPES, SANITARY SEWERS AND MANHOLES. TELEPHONE 8 A.M. - 4 P.M. AT 253-6363. PRIVATE SITES WILL BE INSPECTED FOR SANITARY SEWERS AND ANY IMPROVEMENT TO BE TURNED OVER TO THE TOWN.
2. ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ENFIELD SPECIFICATIONS AS OUTLINED IN THE SUBDIVISION REGULATIONS.
3. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE SOIL CONSERVATION SERVICE 2002.
4. ALL EXCAVATIONS WITHIN TOWN RIGHT-OF-WAY REQUIRES A STREET EXCAVATION PERMIT ISSUED BY THE ENGINEERING DEPARTMENT.
5. NO SITE IMPROVEMENTS SUCH AS DRAINAGE, SANITARY SEWERS, SIDEWALKS, EXCAVATIONS, FILLING, PAVEMENT OPERATIONS, ETC., SHALL COMMENCE UNTIL THE SITE ENGINEERING BOND, AS REQUIRED BY THE ENFIELD PLANNING AND ZONING COMMISSION, IS POSTED WITH THE TOWN OF ENFIELD.
6. NO STUMPS TO BE BURIED ON SITE.
7. PRE-CONSTRUCTION CONFERENCE FOR CONSTRUCTION OF A SUBDIVISION ONLY, SHALL INCLUDE THE TOWN ENGINEER OR HIS AGENT. NOTIFICATION OF CONFERENCE SHALL BE 48 HOURS IN ADVANCE.
8. THE DEVELOPER SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO INSPECT THE SITE DURING CONSTRUCTION. TO INSURE THE WORK IS CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE ENGINEER WILL BE REQUIRED TO CERTIFY ON AN AS-BUILT PLAN THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL MATERIALS WERE PLACED IN ACCORDANCE WITH THE SITE PLANS AND SPECIFICATIONS, PRIOR TO RELEASE OF ANY BONDS.

LONG TERM STORMWATER SYSTEM AND OVERALL SITE MAINTENANCE PLAN

IT IS IMPORTANT THAT A LONG TERM MAINTENANCE PLAN BE IMPLEMENTED AND EXECUTED THROUGHOUT THE LIFE OF THE FACILITY.

STORMWATER SYSTEM

1. MAINTENANCE OF THE ON-SITE STORM WATER SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS INCLUDES ALL CATCH BASINS, YARD DRAINS, PIPING, MANHOLES, OUTLET STRUCTURE, ROOF LEADERS AND THE DRAINAGE PIPES.
2. THE FOLLOWING SCHEDULE OF MAINTENANCE SHALL BE FOLLOWED:

   A. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE INCORPORATED INTO THE ROUTINE SITE AND FACILITY MAINTENANCE PLAN TO MINIMIZE DEPOSITION OF SEDIMENT, LITER AND CONTAMINANTS INTO THE STORM DRAINAGE SYSTEM.

   B. PAVED PARKING AND LOADING AREAS AND WALKS SHALL BE SWEPT OF DEBRIS, SAND, AND LITTER AT LEAST TWICE ANNUALLY, IN PARTICULAR, LATE SPRING AFTER WINTER SANDING OPERATIONS, AND IN LATE FALL AFTER LEAF LITTER CLEANUP.

   C. CATCH BASINS AND THE OUTLET STRUCTURE SHALL BE INSPECTED SEMIANNUALLY, FOLLOWING SPRING AND FALL SITE CLEANUP. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AND DISPOSED OF TO APPROVED OFF-SITE LOCATIONS.
3. MAINTENANCE RECORDS DOCUMENTING SYSTEM INSPECTIONS AND CLEANING OPERATIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE TOWN AS REQUESTED.

SITE MAINTENANCE

1. ONGOING GENERAL MAINTENANCE OF THE SITE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS INCLUDES LITTER CONTROL, FERTILIZER AND PESTICIDE MANAGEMENT, SNOWPLOWING, SANDING/SALTING AND SNOWPILE STOCKPILING. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE INCORPORATED INTO THE ROUTINE SITE AND FACILITY MAINTENANCE PLAN TO MINIMIZE DEPOSITION OF SEDIMENT, LITER AND OTHER POTENTIAL CONTAMINANTS.
2. WITH REGARD TO LAWN AND LANDSCAPE MANAGEMENT, IT IS IMPERATIVE THAT THE PROPOSED LANDSCAPING BE MAINTAINED FOLLOWING CURRENT HORTICULTURAL PRACTICES TO INSURE THE HEALTH OF THE LAWN AND PLANTINGS AND MINIMIZE THE NEED TO USE FERTILIZERS AND PESTICIDES. THE APPLICATION OF FERTILIZERS AND PESTICIDES SHALL BE COMPLETED FOLLOWING AN INTEGRATED PEST MANAGEMENT PLAN PREPARED AND APPLIED BY A LICENSED PROFESSIONAL IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL APPLICABLE GOVERNMENTAL LAWS AND REGULATIONS.
3. SNOW FROM THE PARKING AND SIDEWALK AREAS SHALL BE STOCKPILED AT LOCATIONS AS DEPICTED ON THE PLANS AROUND THE SITE TO AVOID THE CREATION OF LARGE SNOWPILE AREAS.
4. THE APPLICATION RATE OF SAND AND ICE MELT MATERIALS SHALL BE MINIMIZED TO THE SMALLEST AMOUNT NECESSARY TO MAINTAIN SAFE TRAVEL AND PEDESTRIAN CONDITIONS.

   APPLICATION OF ICE MELT MATERIALS SHALL BE LIMITED TO PEDESTRIAN ACCESS ROUTES AND BUILDING ENTRANCES, AND GENERALLY PROHIBITED FROM PAVED PARKING AND DRIVEWAY AREAS, UNLESS ABSOLUTELY NECESSARY DUE TO EXCESSIVE ICE BUILDUP.

   ALTERNATIVES TO STANDARD NACL ROAD SALT SHALL BE EVALUATED AND UTILIZED ON AN ANNUAL BASIS. AT THIS TIME, CALCIUM CHLORIDE AND/OR MAGNESIUM CHLORIDE ARE PREFERRED ALTERNATIVES.

File IW # PH#

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No.	Date	Description

Revisions:

NOTES
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 07-06-2020	Drawn by: RJK	Job no: 19001	Sheet no: 1 OF 1
Scale: NTS	Checked by: DSZ		

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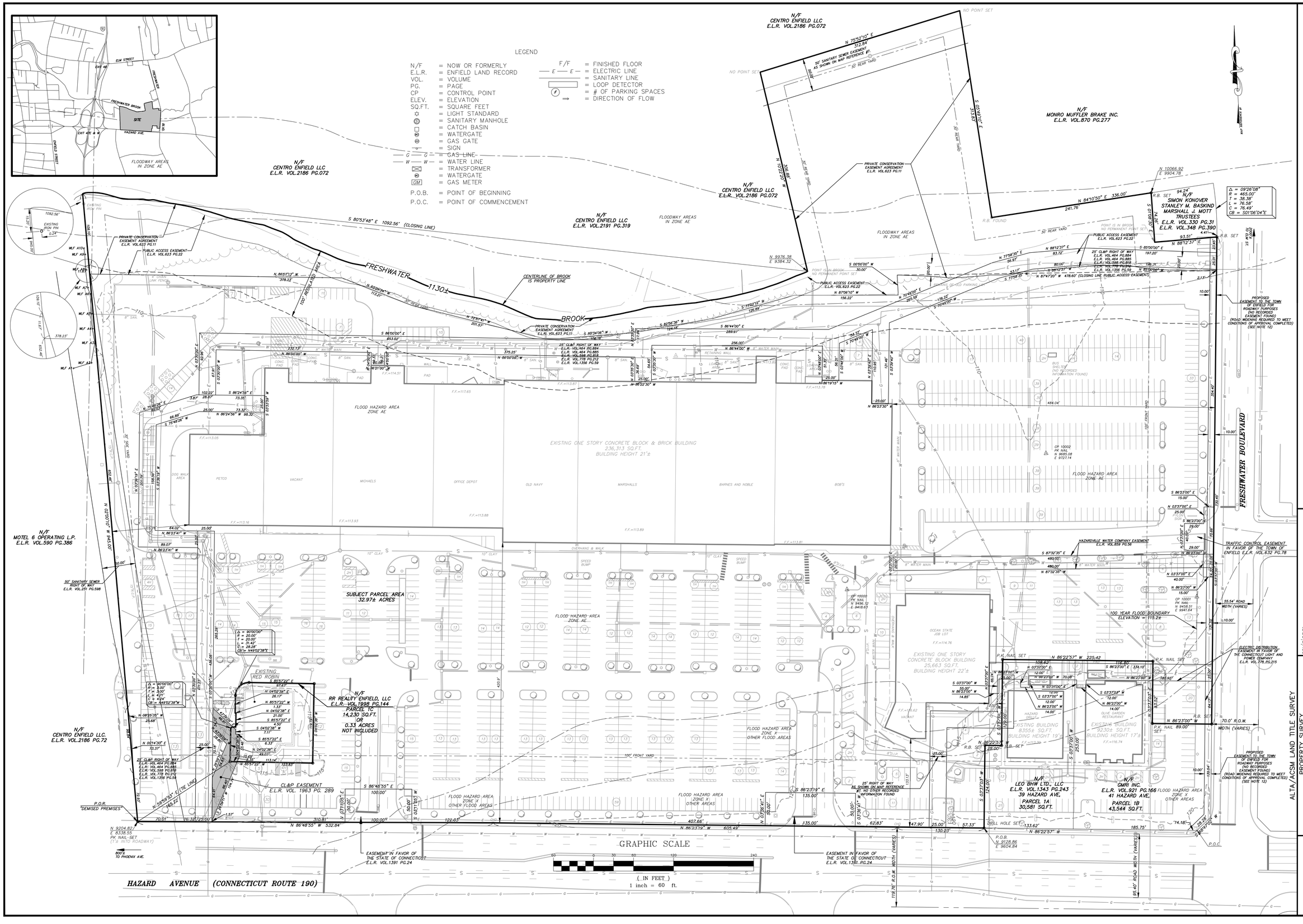

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revisions:

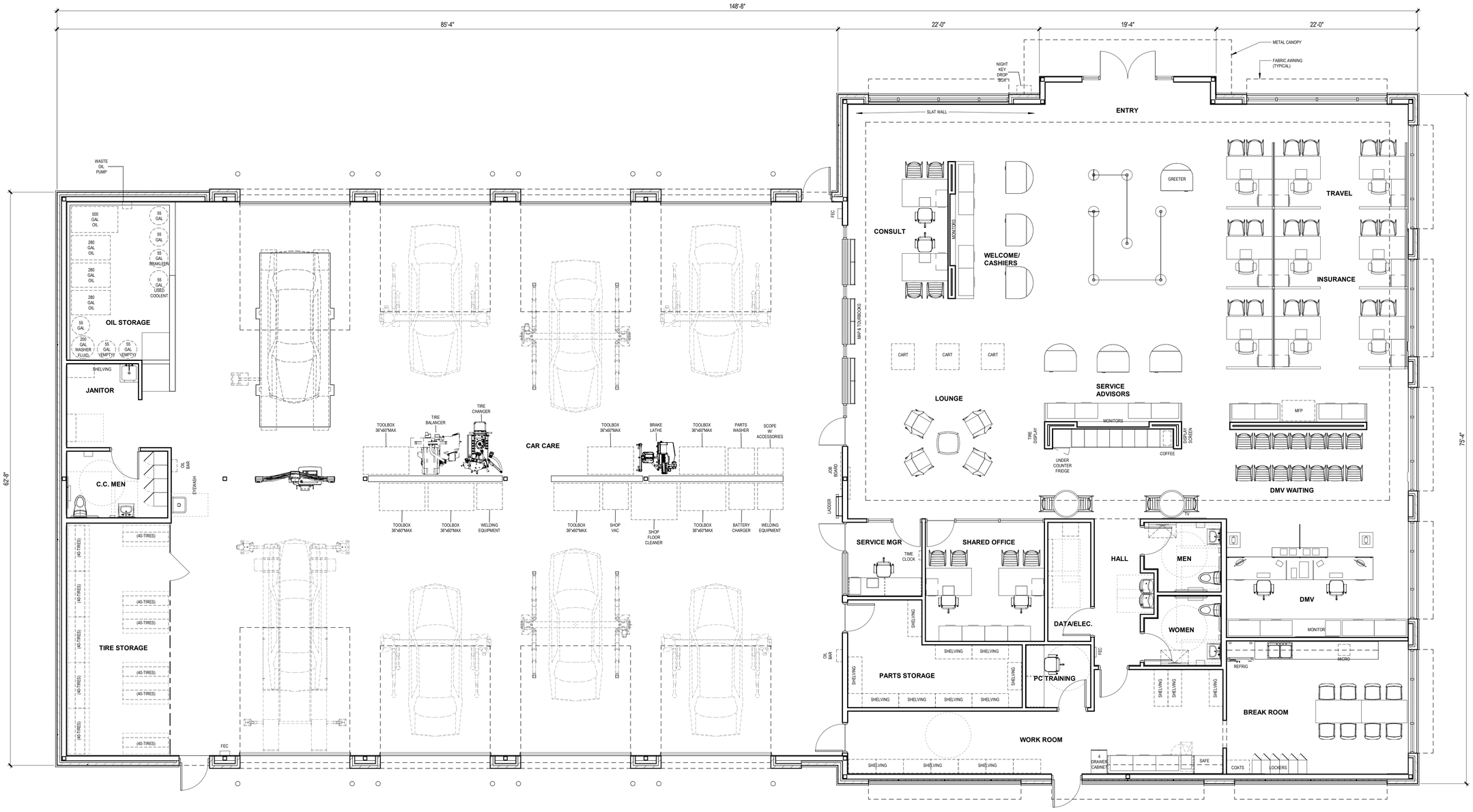
no.	date	description
1	10-14-04	UPDATE ALTA/TITLE
2	11-09-04	CLIENT COMMENTS
3	04-21-05	UPDATE/ALTA
4	04-27-05	CLIENT COMMENTS
5	03-27-09	UPDATE ALTA/TITLE
6	08-28-20	TOWN APPLICATIONS

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
PROPERTY SURVEY
PARAMOUNT COMMONS AT ENFIELD LLC
ENFIELD COMMONS
HAZARD AVENUE & FRESHWATER BOULEVARD
ENFIELD, CONNECTICUT

date: 08-30-90 | drawn by: CAD | job no: 02134.B
scale: 1" = 60' | checked by: TSH | sheet no: 1 OF 2

PS-1

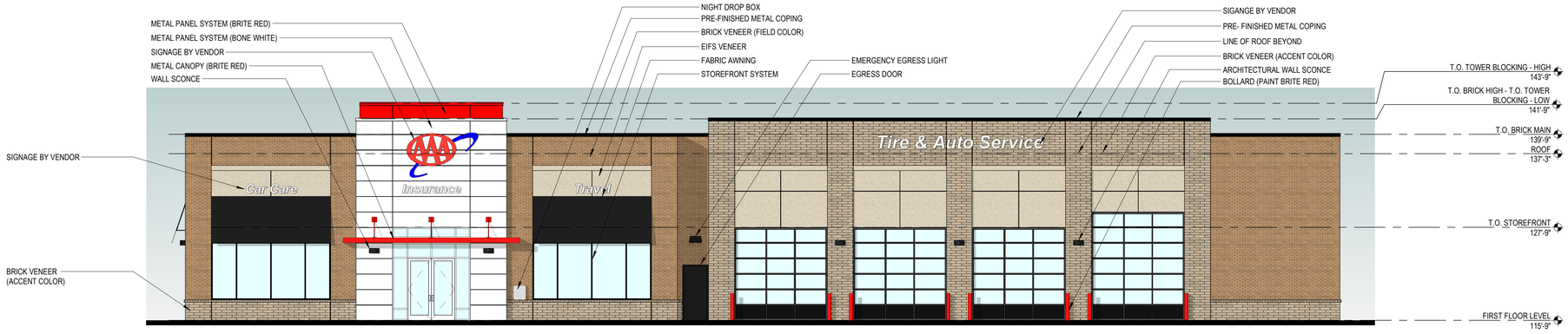
Y:\ENFIELD COMMONS\2002\AAA SUB.dwg, Layout1, Sep. 10, 2020 - 12:18:58 PM



AAA CAR CARE CENTER	
OFFICE/RETAIL	4,542 SF
CAR CARE	5,146 SF
TOTAL	**9,688 SF**

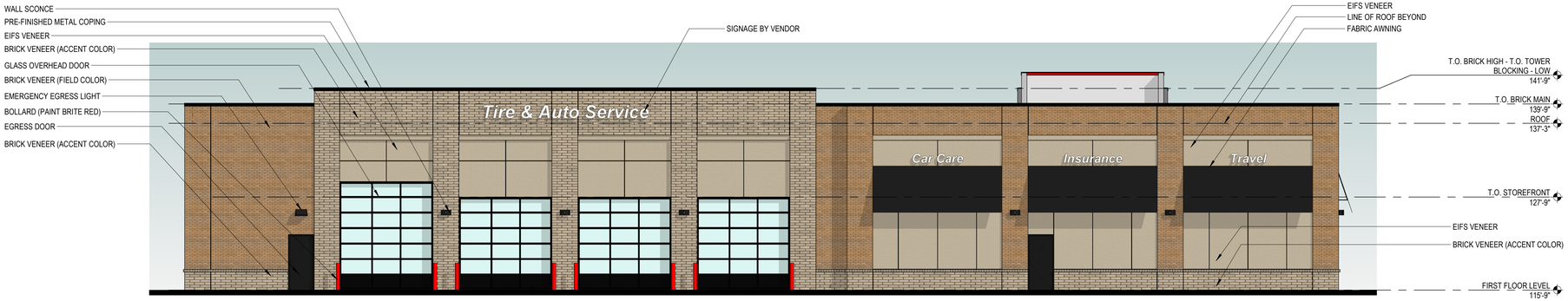
SCHEMATIC FLOOR PLAN

\\ADC3\Projects\78590082 AAA-CA_Enfield\CTG_Active\11_Revit\78590082-Enfield CT_CENTRAL_2019.rvt



SOUTH ELEVATION

1/8" = 1'-0"

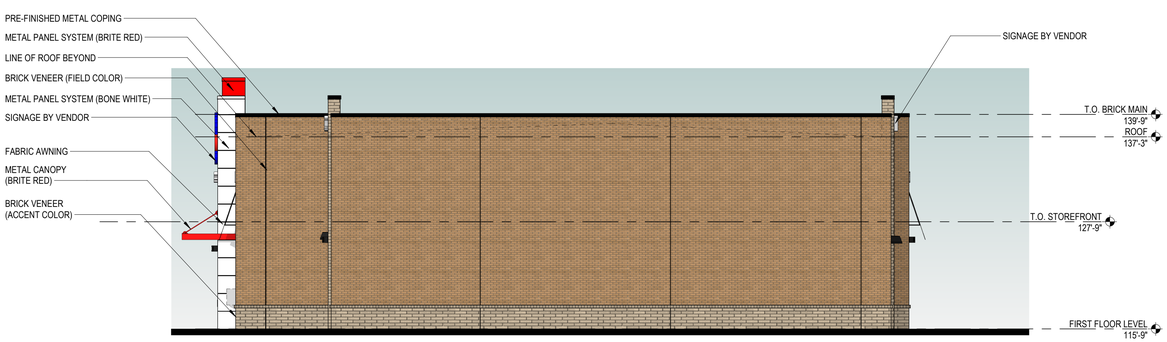


NORTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

EIFS VENEER - DRYVIT
113 AMARILLO WHITE, TEXTURE - SANDPEBBLE NT

2 1/4" X 3 5/8" X 7 5/8" BRICK VENEER
FIELD COLOR - TAYLOR BRICK - 372 TP AUTUMN BLEND - WIRECUT
MORTAR COLOR - FLAMINGO BRIXMENT - C-247A CHAMOIS

3 5/8" X 3 5/8" X 15 5/8" BRICK VENEER
ACCENT COLOR - TAYLOR BRICK - 319 GRAY - WIRECUT
MORTAR COLOR - FLAMINGO BRIXMENT - C-247A CHAMOIS (INCLUDING ROWLOCK)

OMEGA LITE METALS PANELS, "BONE WHITE"

OMEGA LITE METAL PANELS, "BRITE RED"

PRE-FINISHED METAL COPING
- @ RED MTL. PANELS, COPING TO BE FIRESTONE UNA-CLAD "REGAL RED SR"
- @ WHITE MTL. PANELS, COPING TO BE FIRESTONE UNA-CLAD "BONE WHITE SR"
- @ BRICK, COPING COLOR TO BE FIRESTONE UNA-CLAD "MATTE BLACK SR"

FABRIC AWNINGS TO BE FIRESIST, BLACK 82008-0000
- FLAMESPREAD RATING TO BE IN ACCORDANCE WITH NFPA 701
- AWNING FRAME COLOR: BLACK

EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED TO STOREFRONT

CANOPY COLOR TO MATCH OMEGA LITE METAL PANELS "BRITE RED" (SUBMIT SAMPLE)

EXT. ALUM STOREFRONT TO BE FACTORY PRE-FINISHED
-@ BRICK, MATTE BLACK
-@ WHITE MTL. PANELS, BONE WHITE

OVERHEAD DOORS, DUMPSTER GATES: BLACK

BOLLARDS: AAA RED - PMS 485

SCHEMATIC BUILDING ELEVATIONS

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ENFIELD PLANNING DEPT.
2020 SEP 15 PM 2:05

SITE ENGINEERING
DRAINAGE REPORT
FLOOD HAZARD ANALYSIS

AAA FACILITY - 25 HAZARD AVENUE
ENFIELD COMMONS
ENFIELD, CT

Prepared for:

AAA Club Alliance, LLC
Wilmington, DE
Applicant

Prepared by:

F. A. Hesketh
& Associates, Inc.

3 Creamery Brook
East Granby, CT 06026

860-653-8000

Revised thru Sept. 9, 2020

FAHA Project #19001

STATE OF CONNECTICUT
DAVID S. ZIAKS
No. 13336
LICENSED
PROFESSIONAL ENGINEER

SITE ENGINEERING
DRAINAGE REPORT
FLOOD HAZARD ANALYSIS

Prepared For

AAA Facility
25 HAZARD AVENUE
ENFIELD COMMONS
ENFIELD, CT
Revised thru Sept. 9, 2020

A. INTRODUCTION

The project is part of Enfield Commons Shopping Center and falls in the BR Zone. Enfield Commons is a regional shopping center comprised of several lots totaling 33.02 acres approved under a unified site plan. This project is located on the parcel with the address 25 Hazard Avenue and totals 30.99 acres. The applicant, AAA, is proposing to construct a stand alone service facility of just under 11,000 s.f.. The revised site with be blended into the surrounding shopping center layout and access. Through an increase in landscaping, there will be a reduction of 30,800 s.f. of impervious coverage for the total shopping center.

B. WATER SUPPLY

The new building will be connected with minor modifications to the existing public water supply in Freshwater Boulevard.

C. SANITARY SEWAGE DISPOSAL

The new building addition will be connected with minor modifications to the existing sanitary sewer serving the shopping center. Two new 6" sanitary laterals will be installed with one new grease trap handling waste discharged from the auto center side. The new sewer laterals will drain to a small private pumping station with force main that will be installed and connected to the on-site sewer system as shown on Sheet UT-1.

D. GAS, ELECTRIC, TELEPHONE/COMMUNICATION SERVICES

The new building will be serviced through modifications and extensions from the existing public systems installed along Freshwater Boulevard.

E. LIGHTING

New building and site lighting will be provided by LED lights and will be dark sky compliant.

F. DRAINAGE SYSTEM

Runoff from the project site will be collected by new catch basins connected to the existing drainage system. A large basin will be constructed which serves as a flood volume compensation basin and water quality basin for site runoff. There are no new discharge points to Freshwater Brook. With the addition of the new excavated basin and site landscaping, there will be a 29% +/- reduction in peak flow from the project area. The storm sewer system has been analyzed for the 25-year storm and the results are attached. In general, the existing storm sewer system has sufficient capacity to handle the design storm.

Maintenance of the On-Site Storm Water System:

1. Maintenance of the on-site storm water system is the responsibility of the property owner. This includes all catch basins, system piping, manholes and roof leaders and underground flood compensation piping.

2. The following schedule of maintenance shall be followed:

   In general, good housekeeping practices shall be incorporated into the routine site and facility maintenance plan to minimize deposition of sediment, litter and contaminants into the storm drainage system.

   Paved parking and loading areas and walks shall be swept of debris, sand, and litter at least twice annually, in particular, late spring after winter sanding operations, and in late fall after leaf litter cleanup.

   Catch basins and storm drains shall be inspected annually, following spring site cleanup. Accumulated sediment and debris shall be removed and disposed of to approved off-site locations.

3. Maintenance records documenting system inspection and cleaning operations shall be maintained by the property owner and shall be made available for inspection by the Town as requested.

4. The owner is responsible for managing the on-site storm water system to prevent mosquito breeding between April 1 and September 30.

G. SOIL EROSION CONTROL PLAN

A soil and erosion control plan has been prepared in accordance with town and CT DEEP requirements. Prior to the start of site construction, the project limits will be

carefully staked out in the field and reviewed with town staff. Soil erosion and sedimentation control measures will be installed prior to construction and maintained throughout the work.

H. OSTA PERMIT

The project site is included with additional parcels under a prior OSTA approval.

I. FLOOD HAZARD ANALYSIS

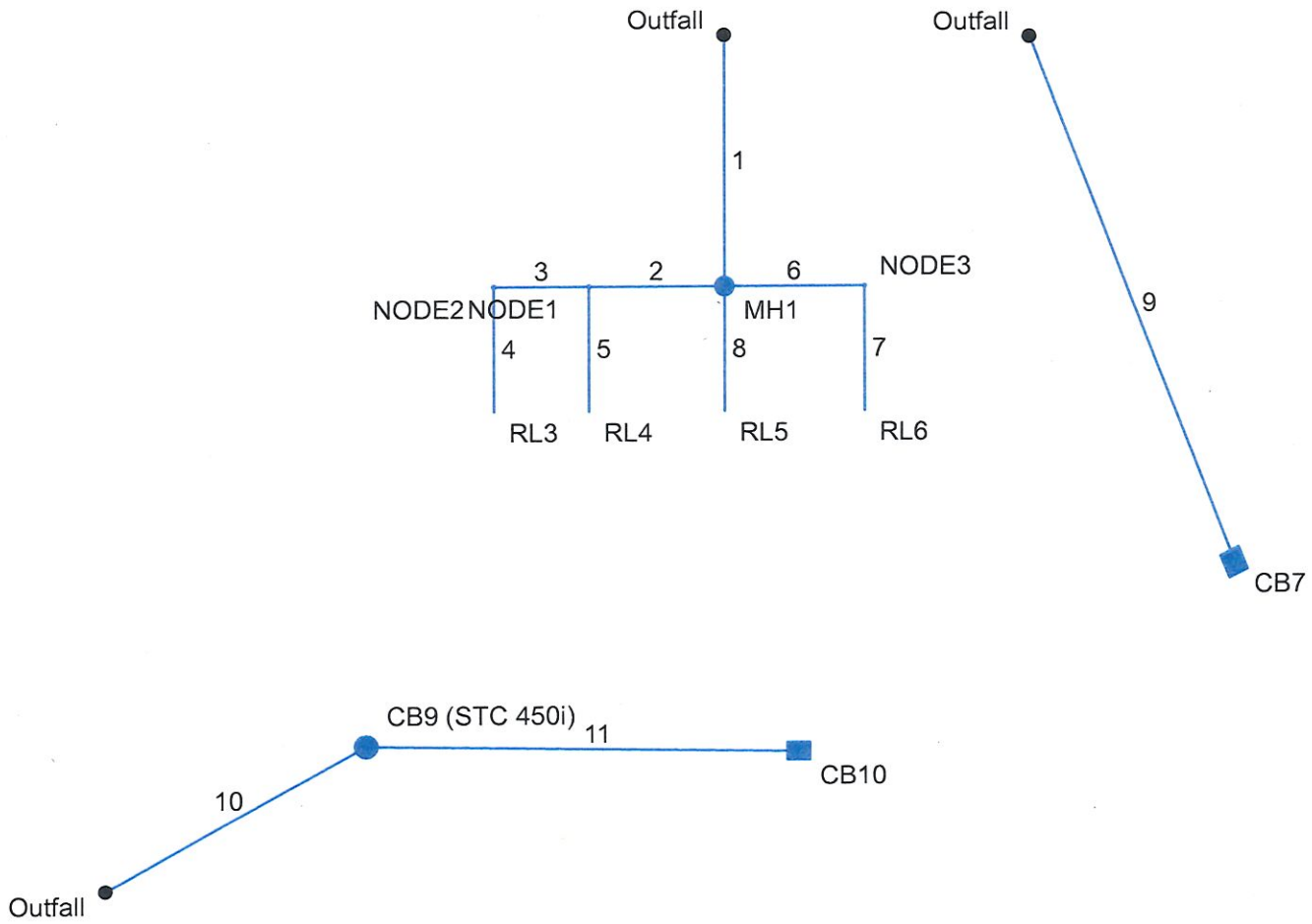
The 100-year BFE is 114.00 (NAVD 88) based on the current FEMA mapping. The lowest floor elevation for the new building will be 115.00. With the site grading changes required for AAA, there would be a loss of 100-year flood storage volume of 52,929 c.f. which is more than compensated for in the excavated basin and site regrading around the proposed building, so there will be no impact to the floodplain storage capacity associated with Freshwater Brook. The site design calls for approximately 57,815 c.f. of compensatory storage as shown on Sheet GR-1.

STORM DRAINAGE ANALYSIS

AAA FACILITY

25 HAZARD AVENUE

Hydraflow Storm Sewers Plan



Project File: 2020-09-09.stm	Number of lines: 11	Date: 09-09-2020

Hydraflow Storm Sewers 2008 v12.01

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	56	0.00	0.24	0.00	0.00	0.22	0.0	5.4	8.6	1.87	3.86	3.62	12	1.00	108.00	108.56	108.68	109.14	109.00	114.16	OUT1 - MH2
2	1	30	0.00	0.12	0.00	0.00	0.11	0.0	5.3	8.8	0.95	1.85	4.16	8	2.00	108.89	109.49	109.27	109.95	114.16	113.20	MH2 - NODE1
3	2	21	0.00	0.06	0.00	0.00	0.05	0.0	5.2	8.8	0.48	1.85	2.10	8	2.00	109.49	109.91	110.13	110.24	113.20	112.40	NODE1 - NODE2
4	3	28	0.06	0.06	0.90	0.05	0.05	5.0	5.0	8.9	0.48	0.86	3.88	6	2.00	110.08	110.64	110.35	110.99	112.40	114.50	NODE2 - RL3
5	2	28	0.06	0.06	0.90	0.05	0.05	5.0	5.0	8.9	0.48	1.14	3.04	6	3.50	109.66	110.64	110.07	110.99	113.20	114.50	NODE1 - RL4
6	1	31	0.00	0.06	0.00	0.00	0.05	0.0	5.2	8.8	0.48	0.86	3.86	6	2.00	109.06	109.68	109.33	110.03	114.16	113.60	MH2 - NODE3
7	6	28	0.06	0.06	0.90	0.05	0.05	5.0	5.0	8.9	0.48	1.12	3.00	6	3.43	109.68	110.64	110.10	110.99	113.60	114.50	NODE3 - RL6
8	1	28	0.06	0.06	0.90	0.05	0.05	5.0	5.0	8.9	0.48	1.44	4.39	6	5.64	109.06	110.64	109.29	110.99	114.16	114.50	MH1 - RL5
9	End	126	0.29	0.29	0.45	0.13	0.13	10.0	10.0	6.5	0.84	2.73	2.98	12	0.50	108.00	108.63	108.39	109.02	109.00	112.20	OUT6 - CB7
10	End	66	0.16	0.38	0.84	0.13	0.31	10.0	10.5	6.3	1.93	4.95	3.58	15	0.50	107.00	107.33	107.57	107.89	111.00	111.80	OUT8 - CB9 (ST
11	10	96	0.22	0.22	0.78	0.17	0.17	10.0	10.0	6.5	1.11	2.73	2.66	12	0.50	107.58	108.06	108.23	108.51	111.80	112.60	CB9 (STC 450i) -

Project File: 2020-09-09.stm

Number of lines: 11

Run Date: 09-09-2020

NOTES: Intensity = 43.72 / (Inlet time + 3.90) ^ 0.73; Return period = 25 Yrs. ; c = cir e = ellip b = box

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns line No.	Junction Type
1	OUT1 - MH2	1.87	12	Cir	56	108.00	108.56	1.000	108.68	109.14	n/a	109.14 j	End	Manhole
2	MH2 - NODE1	0.95	8	Cir	30	108.89	109.49	2.000	109.27	109.95	0.21	109.95	1	Manhole
3	NODE1 - NODE2	0.48	8	Cir	21	109.49	109.91	2.000	110.13	110.24	n/a	110.24 j	2	Manhole
4	NODE2 - RL3	0.48	6	Cir	28	110.08	110.64	2.000	110.35	110.99	n/a	110.99	3	None
5	NODE1 - RL4	0.48	6	Cir	28	109.66	110.64	3.500	110.07	110.99	n/a	110.99 j	2	None
6	MH2 - NODE3	0.48	6	Cir	31	109.06	109.68	2.000	109.33	110.03	n/a	110.03	1	Manhole
7	NODE3 - RL6	0.48	6	Cir	28	109.68	110.64	3.429	110.10	110.99	n/a	110.99 j	6	None
8	MH1 - RL5	0.48	6	Cir	28	109.06	110.64	5.643	109.29	110.99	n/a	110.99	1	None
9	OUT6 - CB7	0.84	12	Cir	126	108.00	108.63	0.500	108.39	109.02	n/a	109.02	End	Combination
10	OUT8 - CB9 (STC 450i)	1.93	15	Cir	66	107.00	107.33	0.500	107.57	107.89	0.17	108.06	End	Combination
11	CB9 (STC 450i) - CB10	1.11	12	Cir	96	107.58	108.06	0.500	108.23	108.51	0.17	108.51	10	Combination

Project File: 2020-09-09.stm | Number of lines: 11 | Run Date: 09-09-2020

NOTES: Return period = 25 Yrs. ; j - Line contains hyd. jump.

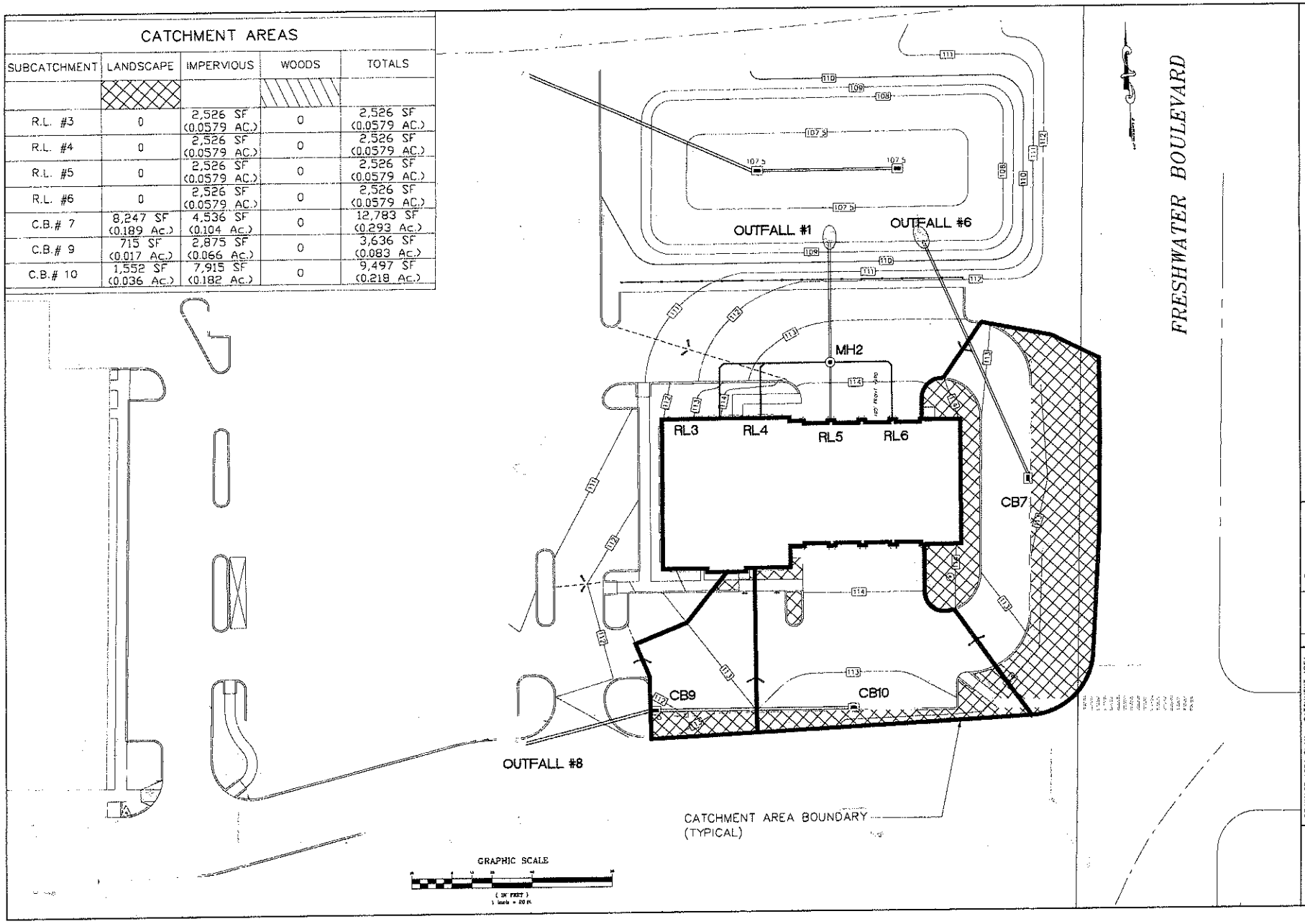
Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line shape	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
1	End	56	90	MH	0.00	0.00	0.00	0.0	108.00	1.00	108.56	12	Cir	0.012	1.00	114.16	OUT1 - MH2
2	1	30	90	MH	0.00	0.00	0.00	0.0	108.89	2.00	109.49	8	Cir	0.012	1.00	113.20	MH2 - NODE1
3	2	21	0	MH	0.00	0.00	0.00	0.0	109.49	2.00	109.91	8	Cir	0.012	1.00	112.40	NODE1 - NODE2
4	3	28	-90	None	0.00	0.06	0.90	5.0	110.08	2.00	110.64	6	Cir	0.012	1.00	114.50	NODE2 - RL3
5	2	28	-90	None	0.00	0.06	0.90	5.0	109.66	3.50	110.64	6	Cir	0.012	1.00	114.50	NODE1 - RL4
6	1	31	-90	MH	0.00	0.00	0.00	0.0	109.06	2.00	109.68	6	Cir	0.012	1.00	113.60	MH2 - NODE3
7	6	28	90	None	0.00	0.06	0.90	5.0	109.68	3.43	110.64	6	Cir	0.012	1.00	114.50	NODE3 - RL6
8	1	28	0	None	0.00	0.06	0.90	5.0	109.06	5.64	110.64	6	Cir	0.012	1.00	114.50	MH1 - RL5
9	End	126	69	Comb	0.00	0.29	0.45	10.0	108.00	0.50	108.63	12	Cir	0.012	1.00	112.20	OUT6 - CB7
10	End	66	-29	Comb	0.00	0.16	0.84	10.0	107.00	0.50	107.33	15	Cir	0.012	0.83	111.80	OUT8 - CB9 (STC 45
11	10	96	30	Comb	0.00	0.22	0.78	10.0	107.58	0.50	108.06	12	Cir	0.012	1.00	112.60	CB9 (STC 450i) - C

Project File: 2020-09-09.stm | Number of lines: 11 | Date: 09-09-2020

CATCHMENT AREAS

SUBCATCHMENT	LANDSCAPE	IMPERVIOUS	WOODS	TOTALS
R.L. #3	0	2,526 SF (0.0579 AC.)	0	2,526 SF (0.0579 AC.)
R.L. #4	0	2,526 SF (0.0579 AC.)	0	2,526 SF (0.0579 AC.)
R.L. #5	0	2,526 SF (0.0579 AC.)	0	2,526 SF (0.0579 AC.)
R.L. #6	0	2,526 SF (0.0579 AC.)	0	2,526 SF (0.0579 AC.)
C.B.# 7	8,247 SF (0.189 Ac.)	4,536 SF (0.104 Ac.)	0	12,783 SF (0.293 Ac.)
C.B.# 9	715 SF (0.017 Ac.)	2,875 SF (0.066 Ac.)	0	3,636 SF (0.083 Ac.)
C.B.# 10	1,552 SF (0.036 Ac.)	7,915 SF (0.182 Ac.)	0	9,497 SF (0.218 Ac.)



F.A. Hesketh & Associates, Inc.
Civil & Site Engineers · Surveyors · Planners · Landscape Architects
9 Cranberry Brook, East Greenwich, CT 06028
Phone (860) 884-6300
Fax (860) 884-6400
e-mail hesketh@aol.com

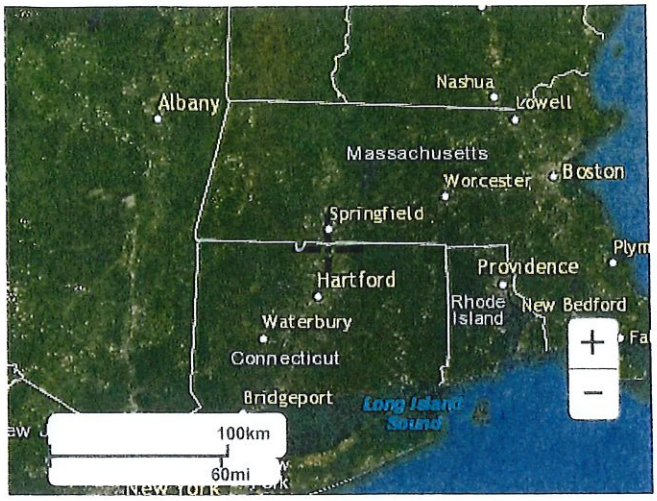
No.	Date	Description

Revisions

DRAINAGE AREA PLAN — CATCHMENT AREA
AAA CLUB ALLIANCE, INC.
FAIRFIELD COUNTRY
25 HAZARD AVENUE
FAIRFIELD, CONNECTICUT

Date: 7-14-2020 | Drawn by: DRF | Job No: 19001
Scale: 1" = 20' | Checked by: DAH | Sheet No: 1 OF 1

DA-3

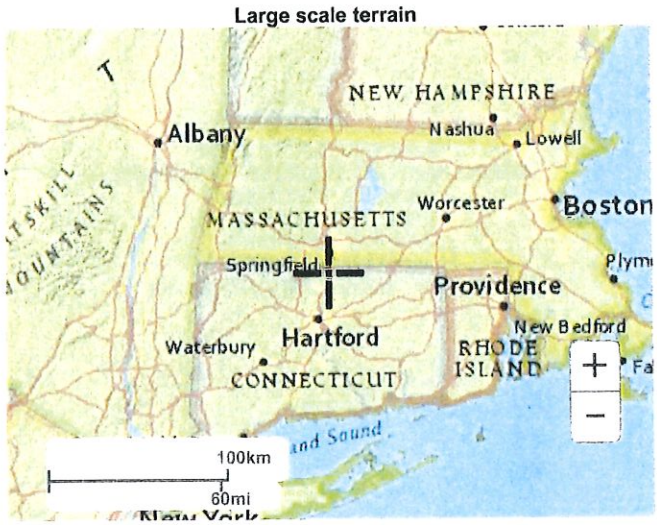


Back to Top

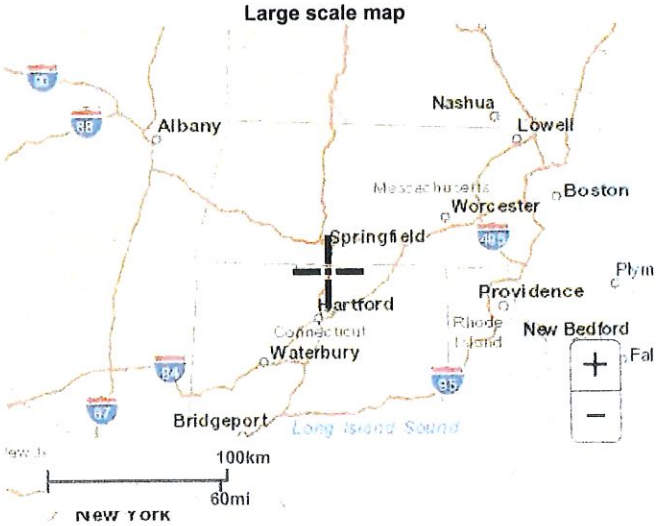
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Large scale terrain



Large scale map



Large scale aerial

NOAA Atlas 14, Volume 10, Version 3
Location name: Enfield, Connecticut, USA*
Latitude: 41.9959°, Longitude: -72.5909°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.09 (3.14-5.30)	4.92 (3.78-6.38)	6.28 (4.80-8.17)	7.40 (5.64-9.70)	8.96 (6.62-12.3)	10.1 (7.34-14.2)	11.4 (8.02-16.5)	12.7 (8.54-19.0)	14.7 (9.49-22.7)	16.3 (10.3-25.7)
10-min	2.90 (2.23-3.76)	3.49 (2.68-4.52)	4.45 (3.40-5.80)	5.25 (4.00-6.88)	6.35 (4.69-8.71)	7.18 (5.21-10.1)	8.05 (5.68-11.7)	9.01 (6.05-13.4)	10.4 (6.73-16.1)	11.5 (7.29-18.2)
15-min	2.27 (1.74-2.94)	2.74 (2.10-3.55)	3.49 (2.67-4.55)	4.12 (3.13-5.40)	4.98 (3.68-6.83)	5.63 (4.08-7.89)	6.31 (4.45-9.19)	7.07 (4.74-10.5)	8.15 (5.28-12.6)	9.03 (5.72-14.3)
30-min	1.53 (1.18-1.98)	1.85 (1.42-2.40)	2.37 (1.81-3.08)	2.80 (2.13-3.66)	3.39 (2.50-4.65)	3.83 (2.78-5.37)	4.30 (3.03-6.26)	4.82 (3.23-7.19)	5.56 (3.60-8.60)	6.16 (3.90-9.73)
60-min	0.962 (0.739-1.25)	1.16 (0.893-1.51)	1.49 (1.14-1.95)	1.77 (1.35-2.32)	2.14 (1.58-2.94)	2.43 (1.76-3.40)	2.72 (1.92-3.96)	3.05 (2.05-4.56)	3.52 (2.28-5.45)	3.90 (2.47-6.16)
2-hr	0.618 (0.478-0.796)	0.742 (0.574-0.958)	0.947 (0.729-1.23)	1.12 (0.855-1.45)	1.35 (1.00-1.85)	1.52 (1.11-2.13)	1.71 (1.22-2.49)	1.93 (1.30-2.86)	2.25 (1.46-3.47)	2.53 (1.60-3.97)
3-hr	0.473 (0.367-0.607)	0.569 (0.441-0.731)	0.726 (0.560-0.936)	0.855 (0.657-1.11)	1.03 (0.774-1.41)	1.17 (0.857-1.63)	1.31 (0.941-1.91)	1.48 (1.00-2.20)	1.75 (1.14-2.68)	1.97 (1.25-3.09)
6-hr	0.297 (0.232-0.379)	0.360 (0.281-0.460)	0.464 (0.360-0.594)	0.549 (0.425-0.709)	0.667 (0.502-0.907)	0.754 (0.558-1.05)	0.849 (0.615-1.24)	0.968 (0.655-1.43)	1.15 (0.752-1.76)	1.32 (0.839-2.05)
12-hr	0.181 (0.142-0.230)	0.223 (0.175-0.283)	0.291 (0.228-0.371)	0.348 (0.271-0.446)	0.426 (0.323-0.577)	0.483 (0.360-0.672)	0.546 (0.399-0.797)	0.627 (0.426-0.918)	0.754 (0.493-1.15)	0.866 (0.554-1.34)
24-hr	0.106 (0.084-0.134)	0.133 (0.105-0.167)	0.176 (0.139-0.223)	0.212 (0.166-0.270)	0.262 (0.200-0.353)	0.298 (0.223-0.413)	0.338 (0.249-0.492)	0.390 (0.266-0.569)	0.474 (0.311-0.716)	0.549 (0.352-0.845)
2-day	0.060 (0.047-0.075)	0.075 (0.060-0.094)	0.101 (0.080-0.127)	0.122 (0.096-0.155)	0.152 (0.116-0.204)	0.173 (0.131-0.239)	0.197 (0.146-0.286)	0.229 (0.156-0.331)	0.281 (0.185-0.422)	0.327 (0.211-0.501)
3-day	0.043 (0.035-0.054)	0.055 (0.044-0.068)	0.074 (0.058-0.092)	0.089 (0.070-0.112)	0.110 (0.085-0.148)	0.126 (0.096-0.174)	0.143 (0.107-0.208)	0.167 (0.114-0.241)	0.205 (0.135-0.307)	0.240 (0.155-0.366)
4-day	0.035 (0.028-0.044)	0.044 (0.035-0.055)	0.059 (0.047-0.074)	0.072 (0.057-0.090)	0.089 (0.069-0.119)	0.101 (0.077-0.139)	0.115 (0.086-0.167)	0.134 (0.092-0.193)	0.165 (0.109-0.246)	0.192 (0.124-0.293)
7-day	0.024 (0.019-0.030)	0.030 (0.024-0.037)	0.040 (0.032-0.049)	0.048 (0.038-0.060)	0.059 (0.046-0.078)	0.067 (0.051-0.091)	0.076 (0.057-0.109)	0.088 (0.060-0.126)	0.107 (0.071-0.159)	0.125 (0.081-0.189)
10-day	0.020 (0.016-0.024)	0.024 (0.019-0.030)	0.031 (0.025-0.039)	0.037 (0.030-0.046)	0.046 (0.035-0.060)	0.052 (0.039-0.070)	0.058 (0.043-0.083)	0.067 (0.046-0.096)	0.081 (0.054-0.120)	0.093 (0.060-0.141)
20-day	0.014 (0.011-0.017)	0.016 (0.013-0.020)	0.020 (0.016-0.025)	0.024 (0.019-0.029)	0.028 (0.022-0.036)	0.031 (0.024-0.042)	0.035 (0.026-0.048)	0.039 (0.027-0.055)	0.045 (0.030-0.067)	0.051 (0.033-0.076)
30-day	0.012 (0.010-0.014)	0.013 (0.011-0.016)	0.016 (0.013-0.020)	0.018 (0.015-0.023)	0.021 (0.017-0.027)	0.023 (0.018-0.031)	0.026 (0.019-0.035)	0.029 (0.020-0.040)	0.032 (0.022-0.047)	0.036 (0.023-0.053)
45-day	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.013 (0.010-0.016)	0.014 (0.012-0.018)	0.016 (0.013-0.021)	0.018 (0.014-0.023)	0.020 (0.014-0.026)	0.021 (0.015-0.030)	0.023 (0.016-0.034)	0.025 (0.016-0.038)
60-day	0.009 (0.007-0.011)	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.012 (0.010-0.015)	0.014 (0.011-0.017)	0.015 (0.011-0.019)	0.016 (0.012-0.022)	0.017 (0.012-0.024)	0.019 (0.013-0.027)	0.020 (0.013-0.030)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Hydraflow Rainfall Report

Hydraflow Hydrographs by Intelisolve v9.1 Tuesday, Jul 14, 2020

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	20.0166	3.8000	0.7304	--------
2	25.1607	4.1000	0.7396	--------
3	0.0000	0.0000	0.0000	--------
5	31.7584	4.1000	0.7353	--------
10	35.5580	3.8000	0.7219	--------
25	43.7184	3.9000	0.7257	--------
50	47.2973	3.7000	0.7146	--------
100	53.9918	3.7000	0.7193	--------

File name: ENFIELD COMMONS.IDF

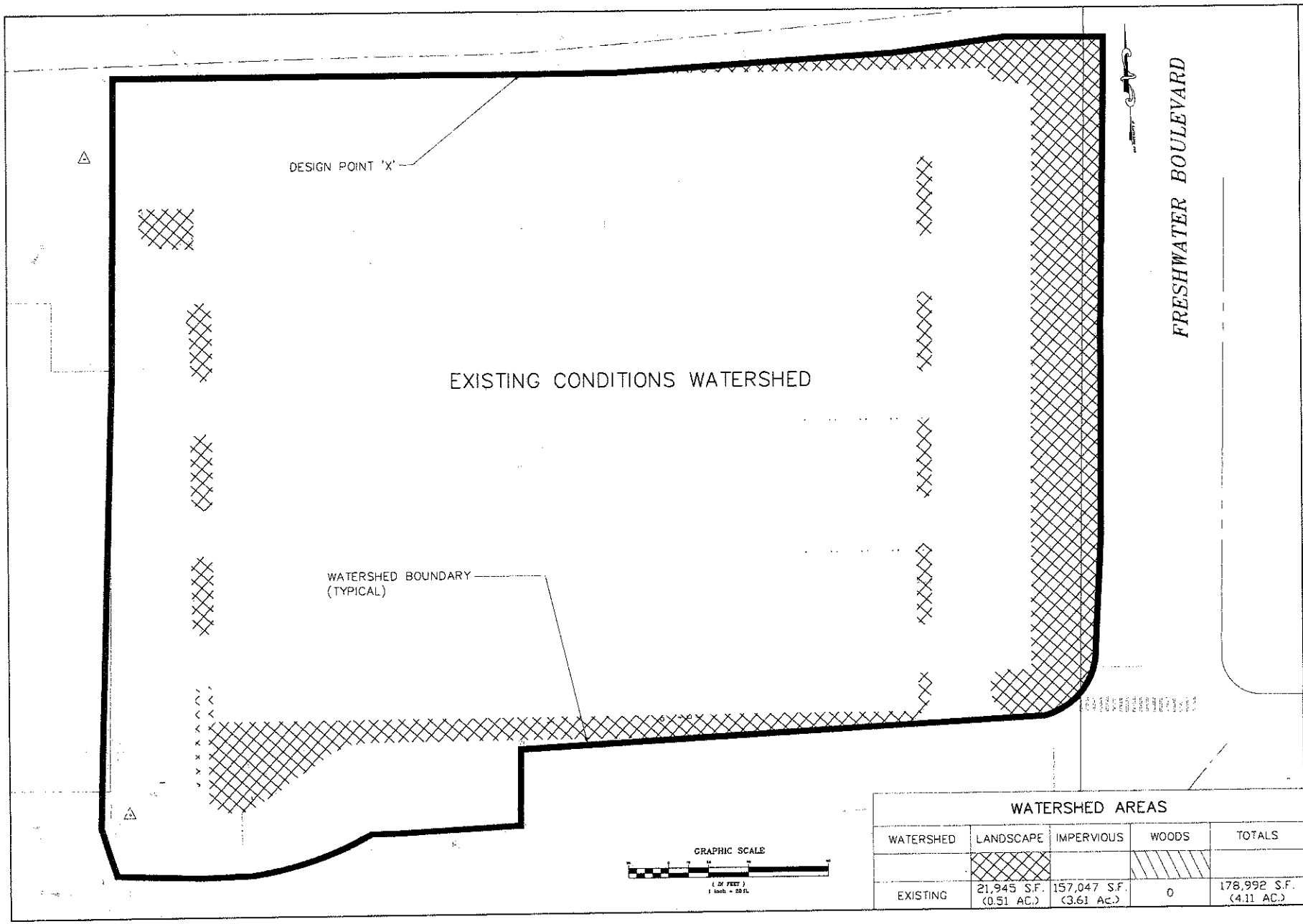
Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	4.09	2.94	2.35	1.98	1.72	1.53	1.38	1.27	1.17	1.09	1.02	0.96
2	4.91	3.55	2.84	2.39	2.08	1.85	1.67	1.53	1.41	1.32	1.23	1.16
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.26	4.54	3.63	3.06	2.66	2.37	2.14	1.96	1.81	1.69	1.58	1.49
10	7.40	5.35	4.28	3.61	3.14	2.80	2.53	2.32	2.15	2.00	1.88	1.77
25	8.95	6.47	5.18	4.37	3.81	3.39	3.07	2.81	2.60	2.42	2.27	2.14
50	10.08	7.29	5.83	4.93	4.30	3.83	3.47	3.18	2.94	2.75	2.58	2.43
100	11.39	8.22	6.57	5.54	4.83	4.30	3.89	3.57	3.30	3.08	2.88	2.72

Tc = time in minutes. Values may exceed 60.

Precip. file name: ENFIELD COMMONS.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.55	3.19	0.00	4.23	5.09	6.28	7.15	8.11
SCS 6-Hr	1.78	2.16	0.00	2.78	3.29	4.00	4.51	5.08
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



WATERSHED AREAS

WATERSHED	LANDSCAPE	IMPERVIOUS	WOODS	TOTALS
EXISTING	21,945 S.F. (0.51 AC.)	157,047 S.F. (3.61 Ac.)	0	178,992 S.F. (4.11 AC.)

F.A. Hesketh & Associates, Inc.
3 Greenwich Brook, East Greenwich, CT 06036
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects
Phone: (860) 885-8300
Fax: (860) 884-8800
e-mail: hesketh@snet.net

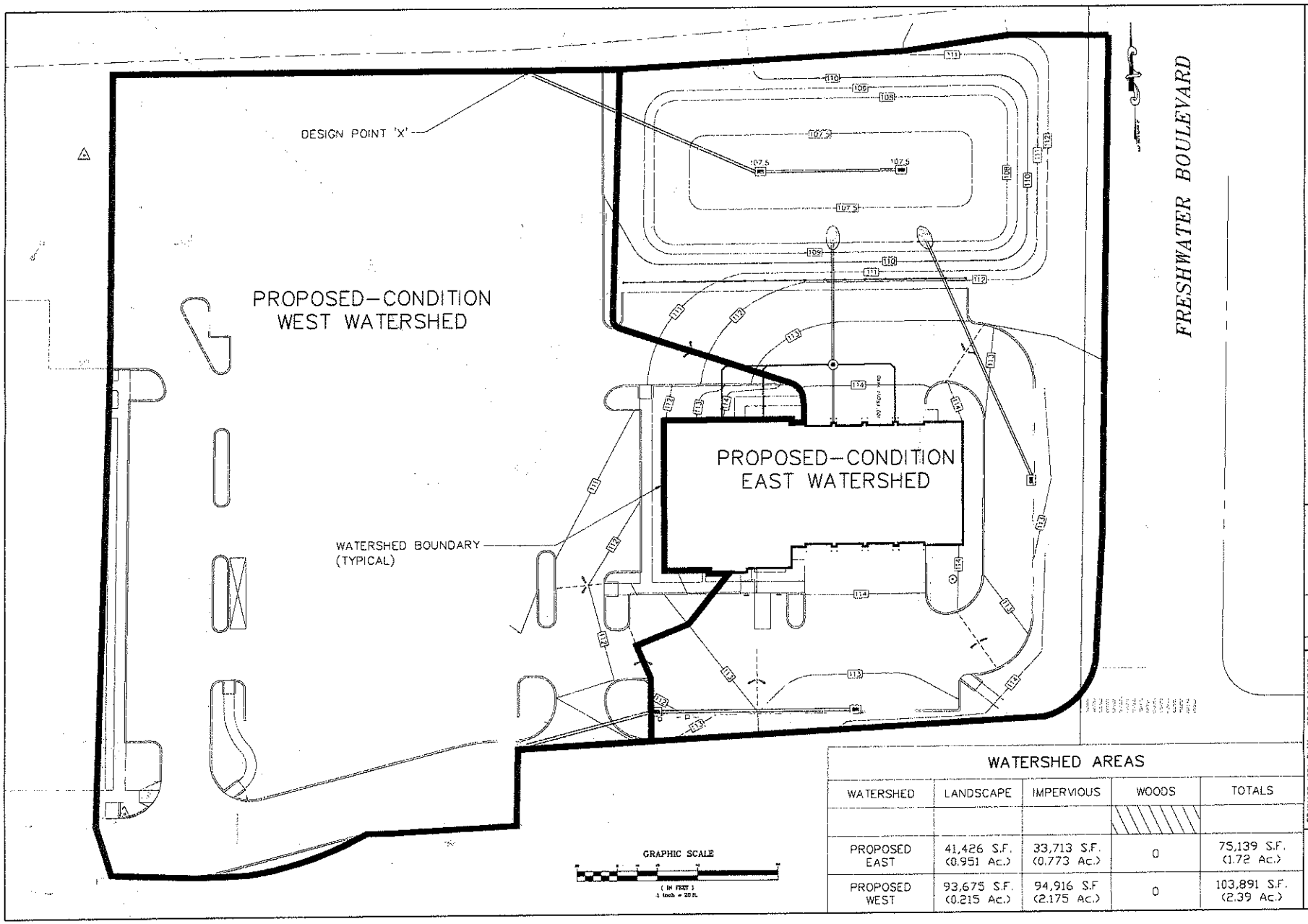
No.	Date	Description

Revisions

DRAINAGE AREA PLAN – EXIST. CONDITIONS
prepared for
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 HAZARD AVENUE
ENFIELD, CONNECTICUT

Date: 7-14-2006 | Drawn by: DRT | Job No: 19907
Scale: 1" = 20' | Checked by: GAW | Sheet No: 1 OF 1

DA-1



WATERSHED AREAS

WATERSHED	LANDSCAPE	IMPERVIOUS	WOODS	TOTALS
PROPOSED EAST	41,426 S.F. (0.951 Ac.)	33,713 S.F. (0.773 Ac.)	0	75,139 S.F. (1.72 Ac.)
PROPOSED WEST	93,675 S.F. (0.215 Ac.)	94,916 S.F (2.175 Ac.)	0	103,891 S.F. (2.39 Ac.)

F.A. Hesketh & Associates, Inc.
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Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
Phone (860) 653-6200
Fax (860) 844-8202
e-mail: fah@fahassociates

No.	Date	Description

DRAINAGE AREA PLAN – PROP. CONDITIONS

AAA CLUB ALLIANCE, INC.

DIPILO COMMONS
35 HAZARD AVENUE
ENFIELD, CONNECTICUT

date 7-14-2020 | drawn by GRF | job no 19001
scale 1" = 20' | checked by GAH | sheet no 1 OF 1

DA-2

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2020-07-13.gpw

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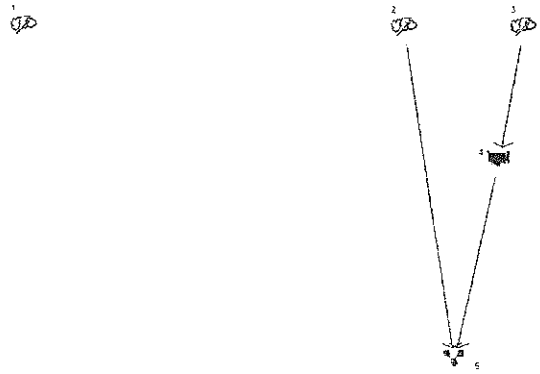
Watershed Model Schematic

Hydraflow Hydrographs by Intelisolve v9.1



CHECK OF PEAK FLOW
RUNOFF FROM PROJECT SITE

Legend

Hyd.	Origin	Description
1	Rational	Existing Watershed
2	Rational	Proposed-West Watershed
3	Rational	Proposed-East Watershed
4	Reservoir	W. Q. Basin Outflow
5	Combine	Total Proposed Watershed

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Rational	-------	9.799	11.83	-------	15.10	17.80	21.55	24.26	27.35	Existing Watershed
2	Rational	-------	5.934	7.166	-------	9.147	10.78	13.05	14.69	16.56	Proposed-West Watershed
3	Rational	-------	2.582	3.118	-------	3.980	4.689	5.679	6.392	7.207	Proposed-East Watershed
4	Reservoir	3	1.382	1.736	-------	2.323	2.818	3.426	3.857	4.255	W. Q. Basin Outflow
5	Combine	2, 4	6.649	8.097	-------	10.45	12.40	15.15	17.16	19.46	Total Proposed Watershed

	2-YR	100-YR
EXIST.	11.83	27.35
PROP.	8.10	19.46

APPROX. 29% REDUCTION IN FLOW

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	11.83	1	10	9,468	----	------	------	Existing Watershed
2	Rational	7.166	1	10	5,734	----	------	------	Proposed-West Watershed
3	Rational	3.118	1	10	2,495	----	------	------	Proposed-East Watershed
4	Reservoir	1.736	1	17	2,430	3	107.67	1,185	W. Q. Basin Outflow
5	Combine	8.097	1	10	8,020	2, 4	------	------	Total Proposed Watershed

100 - Year
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Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	27.35	1	10	21,882	----	------	------	Existing Watershed
2	Rational	16.56	1	10	13,252	----	------	------	Proposed-West Watershed
3	Rational	7.207	1	10	5,766	----	------	------	Proposed-East Watershed
4	Reservoir	4.255	1	17	5,620	3	107.82	2,390	W. Q. Basin Outflow
5	Combine	19.46	1	10	18,539	2, 4	------	------	Total Proposed Watershed

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1

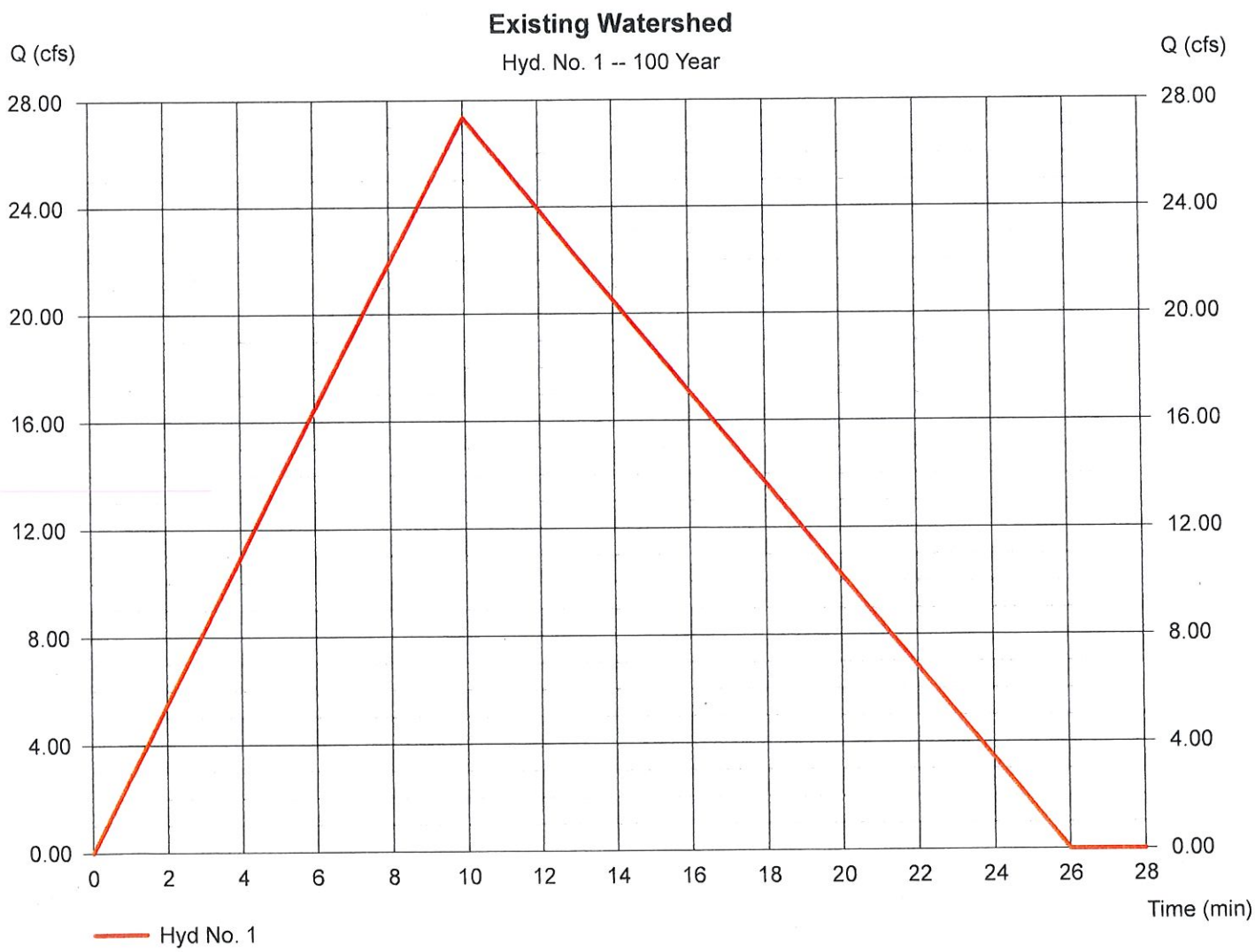
Tuesday, Jul 14, 2020

Hyd. No. 1

Existing Watershed

Hydrograph type	= Rational	Peak discharge	= 27.35 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 21,882 cuft
Drainage area	= 4.110 ac	Runoff coeff.	= 0.81*
Intensity	= 8.216 in/hr	Tc by User	= 10.00 min
IDF Curve	= ENFIELD COMMONS.IDF	Asc/Rec limb fact	= 1/1.6667

* Composite (Area/C) = [(0.500 x 0.20) + (3.610 x 0.90)] / 4.110



Hydrograph Report

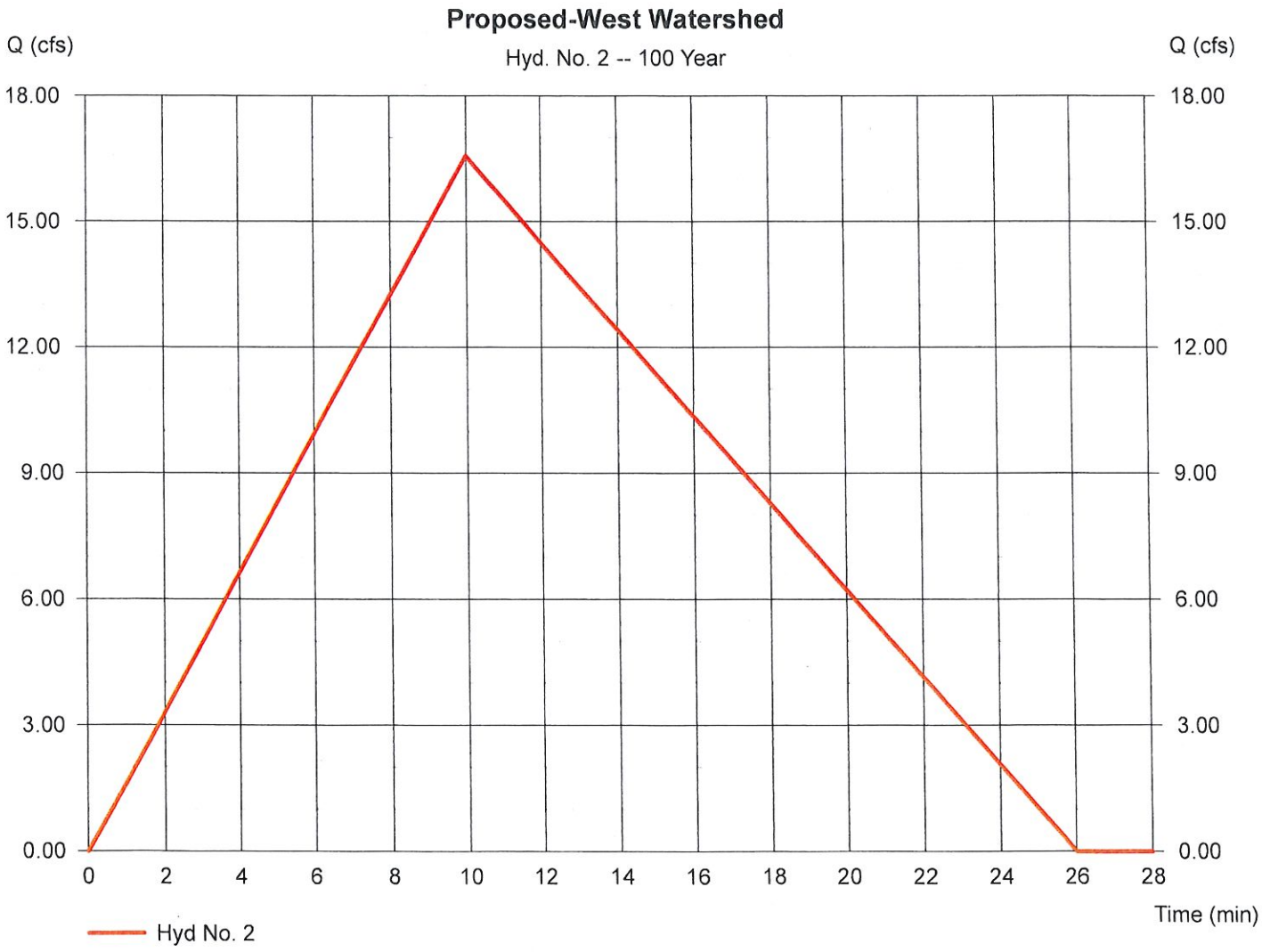
Hydraflow Hydrographs by Intelisolve v9.1 — Tuesday, Jul 14, 2020

Hyd. No. 2

Proposed-West Watershed

Hydrograph type	= Rational	Peak discharge	= 16.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 13,252 cuft
Drainage area	= 2.400 ac	Runoff coeff.	= 0.84*
Intensity	= 8.216 in/hr	Tc by User	= 10.00 min
IDF Curve	= ENFIELD COMMONS.IDF	Asc/Rec limb fact	= 1/1.667

* Composite (Area/C) = [(0.220 x 0.20) + (2.180 x 0.90)] / 2.400



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1

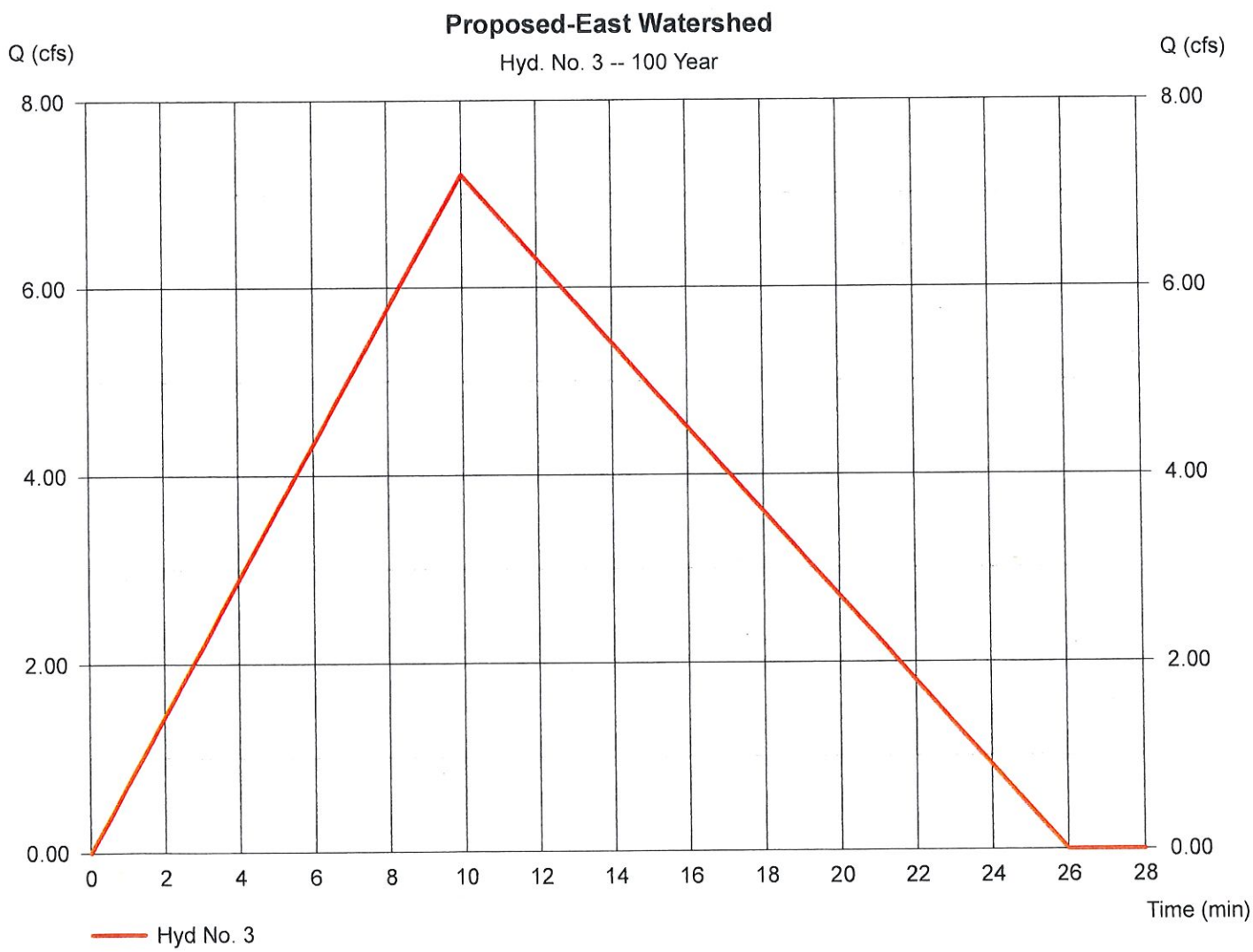
Tuesday, Jul 14, 2020

Hyd. No. 3

Proposed-East Watershed

Hydrograph type	= Rational	Peak discharge	= 7.207 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 5,766 cuft
Drainage area	= 1.720 ac	Runoff coeff.	= 0.51*
Intensity	= 8.216 in/hr	Tc by User	= 10.00 min
IDF Curve	= ENFIELD COMMONS.IDF	Asc/Rec limb fact	= 1/1.667

* Composite (Area/C) = [(0.950 x 0.20) + (0.770 x 0.90)] / 1.720



Hydrograph Report

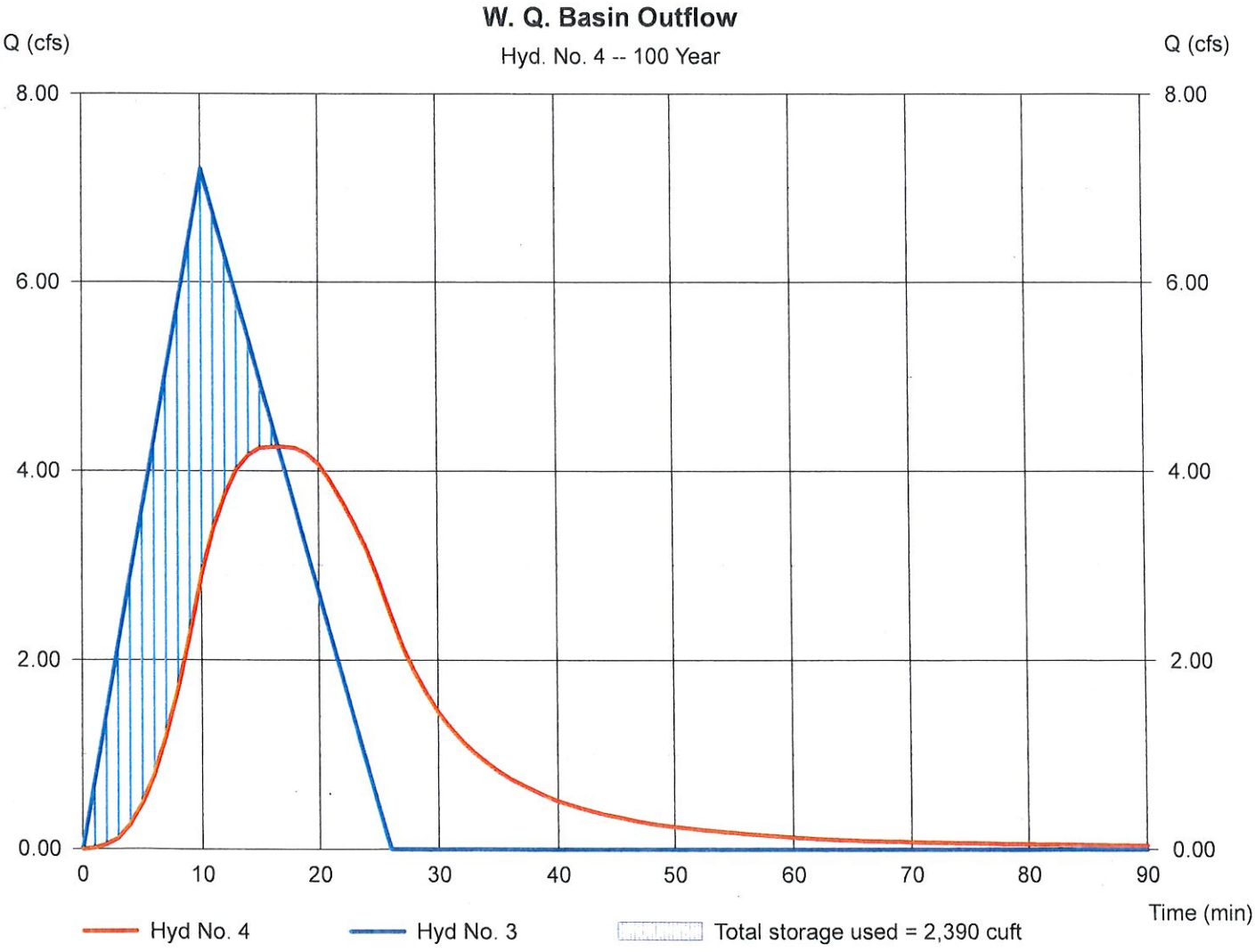
Hydraflow Hydrographs by Intelisolve v9.1 Tuesday, Jul 14, 2020

Hyd. No. 4

W. Q. Basin Outflow

Hydrograph type	= Reservoir	Peak discharge	= 4.255 cfs
Storm frequency	= 100 yrs	Time to peak	= 17 min
Time interval	= 1 min	Hyd. volume	= 5,620 cuft
Inflow hyd. No.	= 3 - Proposed-East Watershed	Max. Elevation	= 107.82 ft
Reservoir name	= WQB #1	Max. Storage	= 2,390 cuft

Storage Indication method used.



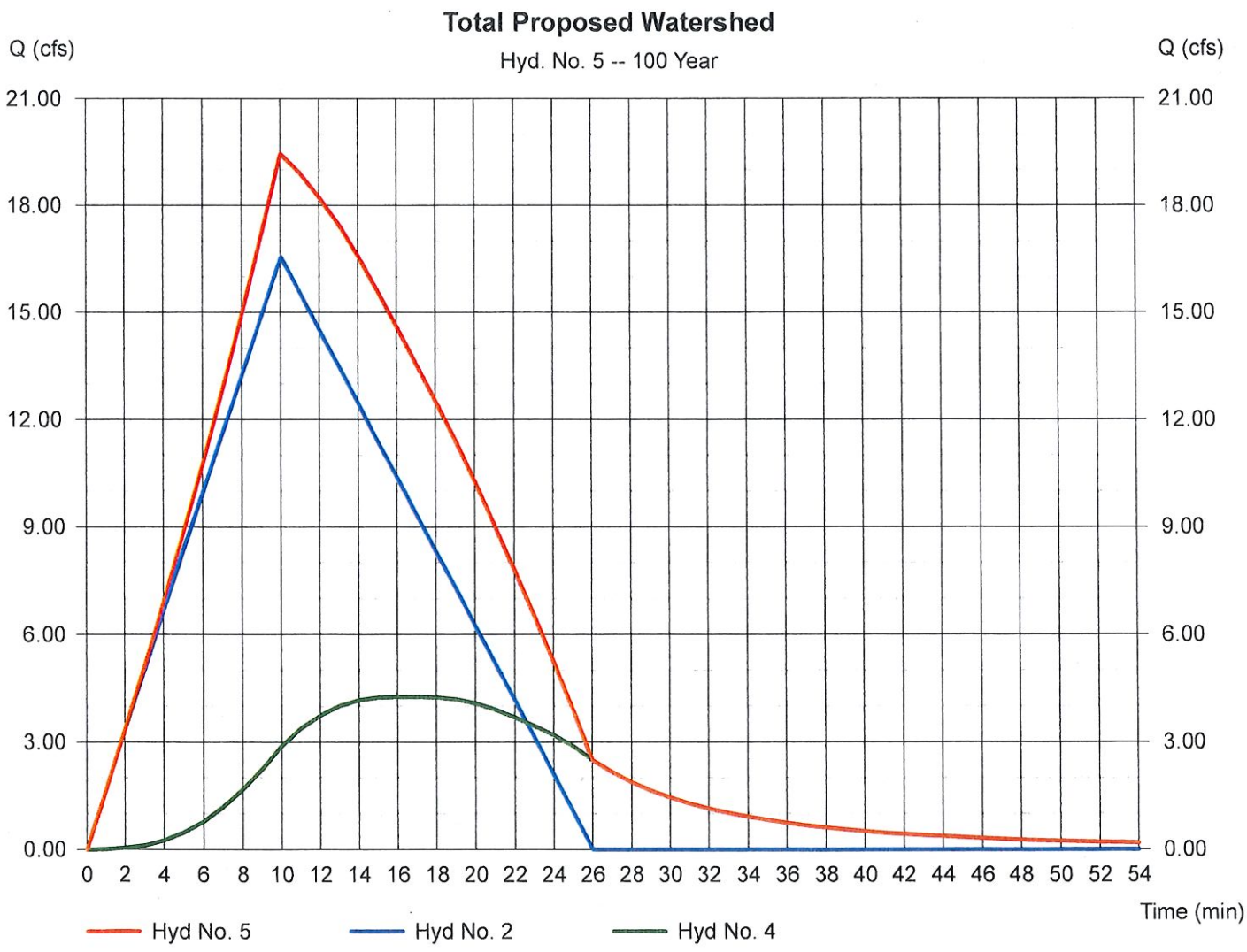
Hydrograph Report

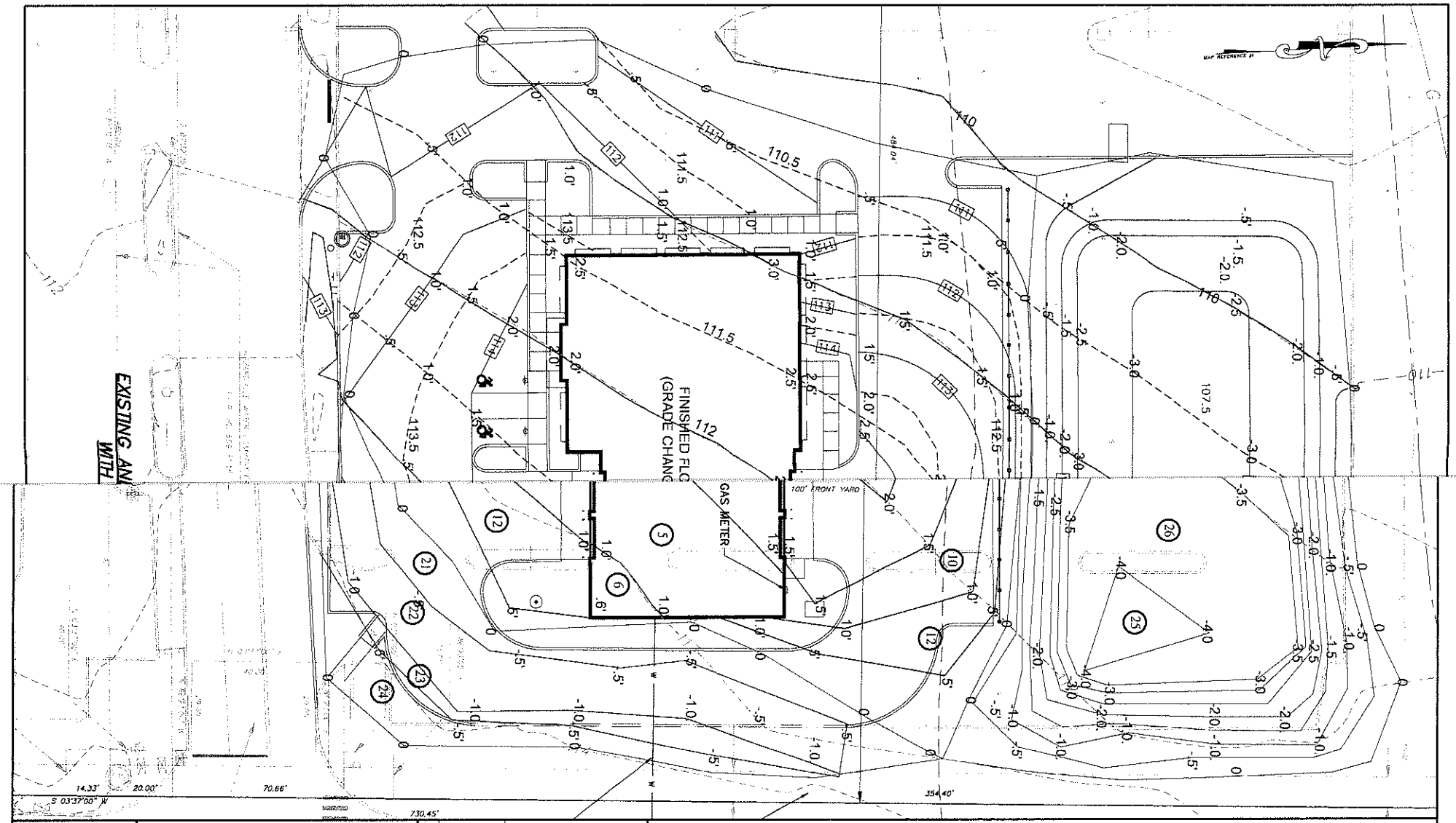
Hydraflow Hydrographs by Intelisolve v9.1 Tuesday, Jul 14, 2020

Hyd. No. 5

Total Proposed Watershed

Hydrograph type	= Combine	Peak discharge	= 19.46 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 18,539 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 2.400 ac





FEMA

FEMA CALCULATIONS

PREPARED FOR

AAA CLUB ALLIANCE, INC.

ENFIELD COMMONS

25 & 39 HAZARD AVENUE

ENFIELD, CONNECTICUT

date: 07-01-2020	drawn by: RJK	job no: 19001
scale: 1" = 20'	checked by: DSZ	sheet no: 1 OF 1

Revisions:

No.	Date	Description
1	09-09-2020	Volume recheck

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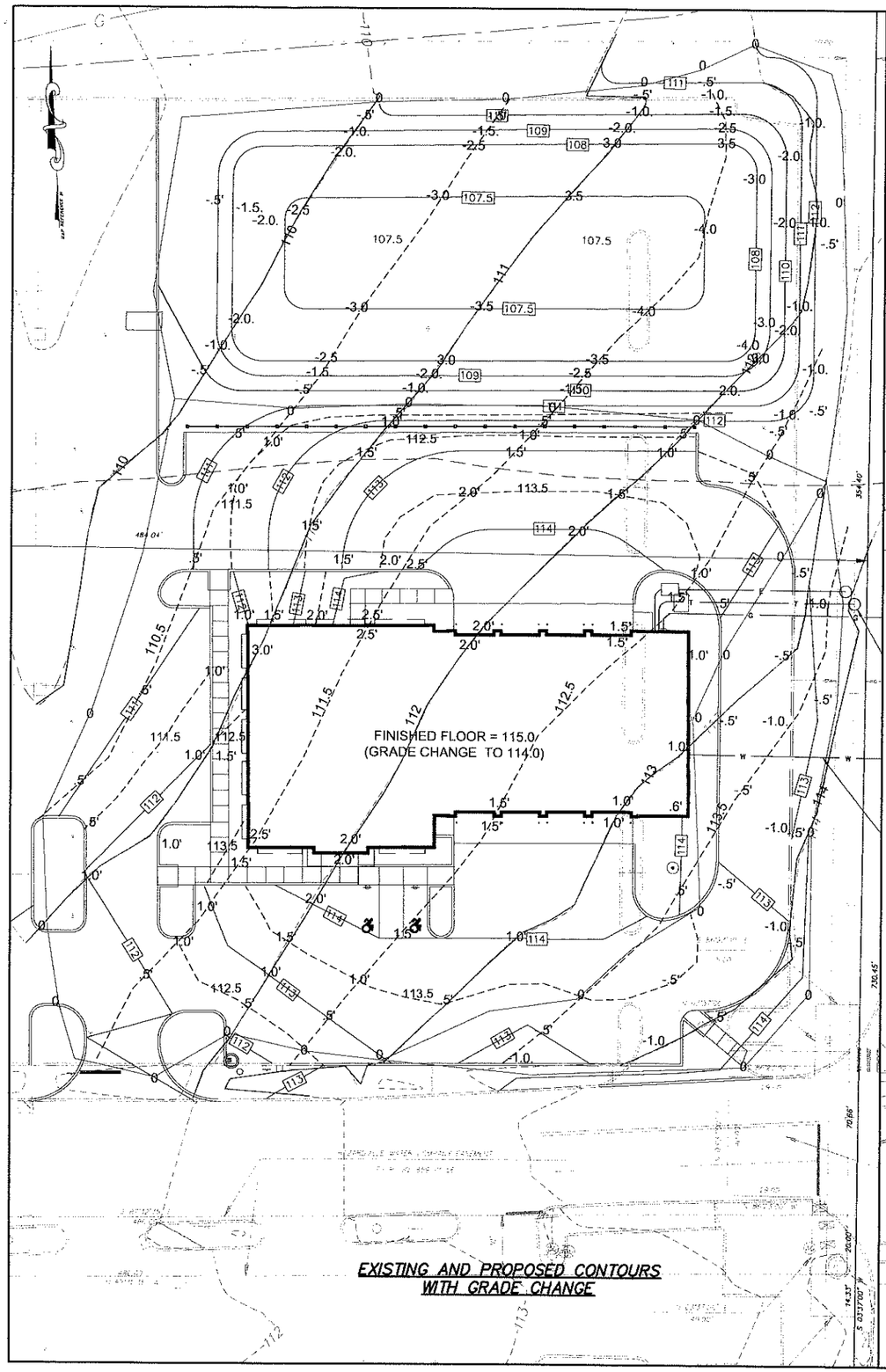
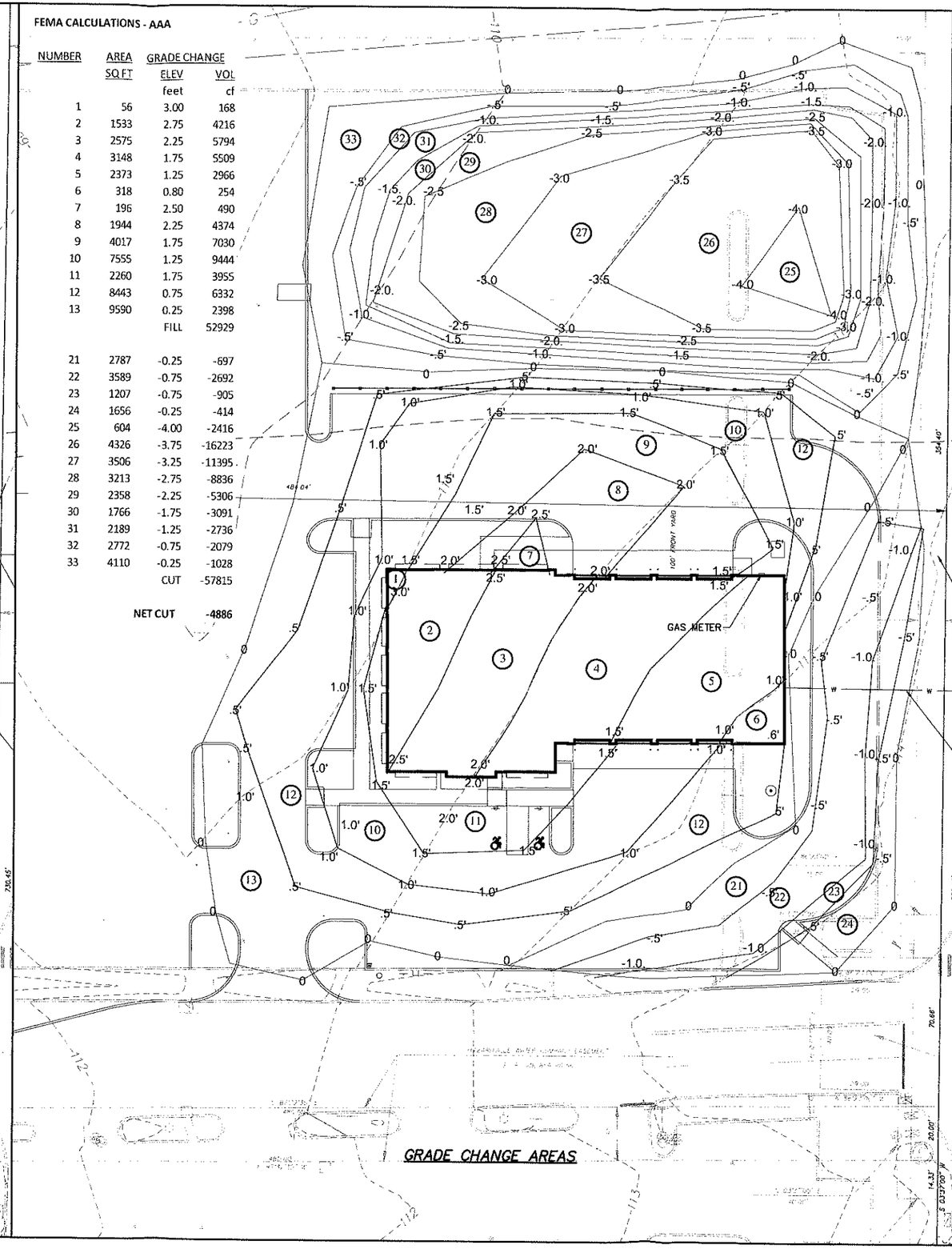


EXISTING AND PROPOSED CONTOURS WITH GRADE CHANGE

FEMA CALCULATIONS - AAA

NUMBER	AREA SQ FT	GRADE CHANGE ELEV feet	VOL cf
1	56	3.00	168
2	1533	2.75	4216
3	2575	2.25	5794
4	3148	1.75	5509
5	2373	1.25	2966
6	318	0.80	254
7	196	2.50	490
8	1944	2.25	4374
9	4017	1.75	7030
10	7555	1.25	9444
11	2260	1.75	3955
12	8443	0.75	6332
13	9590	0.25	2398
		FILL	52929
21	2787	-0.25	-697
22	3589	-0.75	-2692
23	1207	-0.75	-905
24	1656	-0.25	-414
25	604	-4.00	-2416
26	4326	-3.75	-16223
27	3506	-3.25	-11395
28	3213	-2.75	-8836
29	2358	-2.25	-5306
30	1766	-1.75	-3091
31	2189	-1.25	-2736
32	2772	-0.75	-2079
33	4110	-0.25	-1028
		CUT	-57815
		NET CUT	-4886



GRADE CHANGE AREAS

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000
Fax (860) 844-5600
e-mail heskethvanel.net
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects

No.	Date	Description
1	09-09-2020	Volume recheck

Revisions:

FEMA CALCULATIONS
PREPARED FOR
AAA CLUB ALLIANCE, INC.
ENFIELD COMMONS
25 & 39 HAZARD AVENUE
ENFIELD, CONNECTICUT

date: 07-01-2020 | drawn by: RJK | job no. 19001
scale: 1" = 20' | checked by: DSZ | sheet no. 1 OF 1

FEMA

VL2470 PG296

#25

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ENFIELD, CT
2020 SEP 15 PM 2:02

Special Warranty Deed

April 7, 2009 $240,000.00 State Conveyance Tax Received
$60,000.00 Town Conveyance Tax Received

CENTRO GA ENFIELD COMMONS, LLC, a Delaware limited liability company, with a mailing address c/o Centro Properties Group, 420 Lexington Avenue, 7th Floor, New York, New York 10170, (hereinafter referred to as "Grantor"), for $10.00 and other good and valuable consideration paid, does hereby give, grant, bargain, sell and confirm unto Paramount Commons at Enfield LLC, with a mailing address at 1195 Route 70, Suite 2000, Lakewood, New Jersey 08701 (hereinafter referred to as "Grantee") all that certain piece or parcel of land, with the buildings and improvements located thereon, situated in the Town of Enfield, County of Hartford and State of Connecticut, as more particularly described in Exhibit A attached hereto and made a part hereof ("Property").

Subject to restrictions, easements, covenants and other matters of record, the rights of tenants in possession and to the state of facts shown on that certain survey of the Property dated March 27, 2009, prepared by F.A. Hesketh & Associates, Inc.

Real Estate Taxes due the Town of Enfield on the Grand List of October 1, 2008, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

This conveyance has been authorized by the written consent of the Grantor.

TO HAVE AND TO HOLD, the above granted premises with the appurtenances thereof, unto the said Grantee, and unto its successors and assigns forever, to it and their proper use and behoof.

AND FURTHERMORE, the said Grantor does by these presents, bind itself and its successors and assigns forever to Warrant and Defend the above granted premises to the said Grantee, its successors and assigns, against all acts of the Grantor and against all claims and demands whatsoever of any person or persons claiming by, from and under said Grantor, except as hereinbefore mentioned.

Dated this 6th day of April, 2009

CENTRO GA ENFIELD COMMONS, LLC, a
Delaware limited liability company

By: _____
Name: Lee Reeves
Title: Senior Vice President

1591830 v1

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 2nd day of April, 2009, by Lee Reves, the Senior V.P. of Centro GA Enfield Commons, LLC a Delaware limited liability company.

Joel F. Crystal
Notary Public

My Commission Expires:

JOEL FROME CRYSTAL
NOTARY PUBLIC, State of New York
No. 02 CR 5871065
Qualified in Westchester County
Commission Expires November 30, 2010

Exhibit A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF ENFIELD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT SHOWN AND DESIGNATED AS "SUBJECT PARCEL AREA = 32.97± ACRES" ON A CERTAIN MAP OR PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR GALILEO ENFIELD COMMONS LLC ENFIELD COMMONS HAZARD AVENUE & FRESHWATER BOULEVARD, ENFIELD, CONNECTICUT, DATED 08-30-90 REVISED THROUGH 04-27-05, SCALE 1"= 60' SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC., BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A CHD MONUMENT IN THE NORTHERLY STREET LINE OF HAZARD AVENUE, CONNECTICUT ROUTE 190, SAID POINT BEING LOCATED N 86° 22' 57" W A DISTANCE OF 30.15 FEET FROM AN ANGLE POINT IN THE NORTHERLY STREET LINE OF HAZARD AVENUE. SAID POINT ALSO BEING LOCATED S 48° 47' 02" W A DISTANCE OF 28.28 FEET FROM AN ANGLE POINT IN THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD.

THENCE, N 86° 22' 57" W A DISTANCE OF 319.37 FEET ALONG THE NORTHERLY STREET LINE OF HAZARD AVENUE TO THE POINT OF BEGINNING.

THENCE, N 86° 22' 57" W A DISTANCE OF 130.23 FEET TO A CHD MONUMENT.

THENCE, N 86° 23' 19" W A DISTANCE OF 605.49 FEET TO A POINT.

THENCE, N 86° 48' 55" W A DISTANCE OF 532.84 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS, INC., THE LAST THREE COURSES BEING ALONG THE NORTHERLY STREET LINE OF HAZARD AVENUE ALSO KNOWN AS CONNECTICUT ROUTE 190.

THENCE, N 02° 00' 10" W A DISTANCE OF 945.00 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT LYING IN THE CENTER LINE OF FRESHWATER BROOK THE LAST COURSE BEING ALONG LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS, INC., AND LAND NOW OR FORMERLY OF SIXPENCE INN OF ENFIELD, PARTLY BY EACH.

THENCE, EASTERLY ALONG THE CENTER LINE OF FRESHWATER BROOK A DISTANCE OF 1,130.00 FEET MORE OR LESS, TO A POINT IN THE CENTERLINE OF FRESHWATER BROOK SAID POINT CAN BE FOUND 1,092.56 FEET AT BEARING S 80° 53' 48" E FROM THE LAST COURSE HEREON DESCRIBED.

THENCE, N 10° 22' 20" W A DISTANCE OF 306.88 FEET TO A POINT.

THENCE, N 75° 52' 10" E A DISTANCE OF 312.84 FEET TO A POINT, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS INC.

THENCE, S 05° 49' 10" E A DISTANCE OF 313.83 FEET TO A POINT.

Exhibit A

THENCE, N 84° 10' 50" E A DISTANCE OF 241.76 FEET TO A POINT AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF SIMON KONOVER, AND STANLEY M. BASKIND; MARSHALL J. MOTT, TRUSTEES, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF AAM PROPERTIES, INC.

THENCE, S 01° 08' 30" E A DISTANCE OF 74.26 FEET TO A POINT.

THENCE, N 88° 12' 37" E A DISTANCE OF 93.51 FEET TO A POINT IN THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD. THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF SIMON KONOVER, AND STANLEY M. BASKIND, MARSHALL J. MOTT, TRUSTEES.

THENCE, S 03° 37' 00" W A DISTANCE OF 730.45 FEET ALONG THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD TO A POINT.

THENCE, N 86° 23' 00" W A DISTANCE OF 89.00 FEET TO A POINT.

THENCE, N 03° 37' 03" E A DISTANCE OF 93.52 FEET TO A POINT.

THENCE, N 86° 22' 57" W A DISTANCE OF 225.42 TO A POINT.

THENCE, S 03° 37' 01" W A DISTANCE OF 129.00 FEET TO A POINT.

THENCE, N 86° 22' 57" W A DISTANCE OF 25.00 FEET TO A POINT.

THENCE, S 03° 37' 03" W A DISTANCE OF 124.00 FEET TO THE POINT AND PLACE OF BEGINNING, THE LAST SIX COURSES BEING THROUGH LAND OF PARKSIDE ASSOCIATES LIMITED PARTNERSHIP.

EXCEPTING FROM THE PREVIOUSLY DESCRIBED PARCEL IS LAND NOW OR FORMERLY RR REALTY ENFIELD, LLC DESCRIBED AS FOLLOWS:

LESS AND EXCEPT LAND NOW OR FORMERLY DEPICTED AS "RR REALTY OF ENDFIELD, LLC" BEING DESCRIBED" AS FOLLOWS:

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE NORTHERLY SIDE OF HAZARD AVENUE (CONNECTICUT ROUTE 190) IN THE TOWN OF ENFIELD, COUNTY OF HARTFORD, STATE OF CONNECTICUT. BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF REFERENCE MARKING THE SOUTHWESTERLY CORNER OF THE PROPERTY KNOWN AS "ENFIELD COMMONS" AND THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY THE MAY STORES SHOPPING CENTERS, INC.

THENCE, N 59° 59' 53" E A DISTANCE OF 165.22 FEET ALONG A TIE LINE TO THE POINT OF BEGINNING.

THENCE, N04°02'38"E A DISTANCE OF 49.03 FEET TO A POINT.

Exhibit A

THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 3.00 FEET AND AN ARC LENGTH OF 4.71 FEET TO A POINT. SAID POINT CAN BE LOCATED N 49° 02' 38" W A CHORD DISTANCE OF 4.24 FEET FROM THE LAST COURSE HEREIN DESCRIBED.

THENCE, S 85° 57' 22" E A DISTANCE OF 4.50 FEET TO A POINT.

THENCE, N 04° 02' 38" E A DISTANCE OF 21.00 FEET TO A POINT.

THENCE, N 85° 57' 22" W A DISTANCE OF 1.33 FEET TO A POINT.

THENCE, N 04° 02' 38" E A DISTANCE OF 26.17 FEET TO A POINT.

THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET TO A POINT. SAID POINT CAN BE LOCATED N 49° 02' 38" E A CHORD DISTANCE OF 28.28 FEET FROM THE LAST COURSE HEREIN DESCRIBED.

THENCE, S 85° 57' 22" E A DISTANCE OF 97.67 FEET TO A POINT.

THENCE, S 04° 02' 38" W A DISTANCE OF 119.19' FEET TO A POINT.

THENCE, N 85° 57' 22" W A DISTANCE OF 123.83 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID EXCEPTION PARCEL DESCRIBED HEREIN CONTAINS 14,230 SQUARE FEET OR 0.33 ACRES MORE OR LESS.

SAID SUBJECT PARCEL CONTAINS 32.97± ACRES.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN A RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PARKSIDE ASSOCIATES LIMITED PARTNERSHIP AND GMRI, INC. DATED MAY 10, 1995 AND RECORDED IN VOLUME 921 AT PAGE 169 OF THE ENFIELD LAND RECORDS AND ALSO TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN A RECIPROCAL OPERATING AGREEMENT BY AND BETWEEN PARKSIDE ASSOCIATES LIMITED PARTNERSHIP AND GMRI, INC. DATED MAY 10, 1995 AND RECORDED IN VOLUME 921 AT PAGE 188 OF THE ENFIELD LAND RECORDS.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN a Reciprocal Easement Agreement by and between Sea Enfield Commons LLC and RR Realty of Enfield LLC dated April 6, 2005 and recorded April 7, 2005 in volume 1998 page 148 of the Enfield Land Records.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN a Reciprocal Operating Agreement by and between Sea Enfield Commons LLC and RR Realty of Enfield LLC dated April 6, 2005 and recorded April 7, 2005 in volume 1998 page 175 of the Enfield Land Records.

RECORDED IN
ENFIELD LAND RECORDS

2009 APR -7 PM 1:38 41

SUZANNE F. OLECHNICKI
TOWN CLERK

DOC#0905635

25 HAZARD AVE

RECEIVED
ENFIELD PLANNING DEPT
2020 SEP 15 PM 2:02

Location	25 HAZARD AVE	**Mblu**	045/ / 0008/ /
Acct#	001000010015	**Owner**	PARAMOUNT COMMONS AT ENFIELD LLC
Assessment	$21,928,960	**Appraisal**	$31,327,080
PID	6205	**Building Count**	3
Fire District	2		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$19,123,500	$12,203,580	$31,327,080
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$13,386,450	$8,542,510	$21,928,960

Owner of Record

Owner	PARAMOUNT COMMONS AT ENFIELD LLC	**Sale Price**	$24,000,000
Co-Owner	C/O MARTY SAFCHIK	**Certificate**	1
Address	1195 RT 70 STE 2000 LAKEWOOD, NJ 08701	**Book & Page**	2470/ 296
		Sale Date	04/07/2009
		Instrument	03

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PARAMOUNT COMMONS AT ENFIELD LLC	$24,000,000	1	2470/ 296	03	04/07/2009
CENTRO GA ENFIELD COMMONS LLC	$0	2	2470/ 295	04	04/07/2009
GALILEO ENFIELD COMMONS LLC	$32,032,000	3	2008/ 217		05/04/2005
SEA ENFIELD COMMONS LLC	$17,848,000	4	1578/ 215	13	11/20/2002
PARKSIDE ASSOCIATES LTD PNSHP	$0	5	598/ 764		06/30/1989

Building Information

Building 1 : Section 1

Year Built: 1969

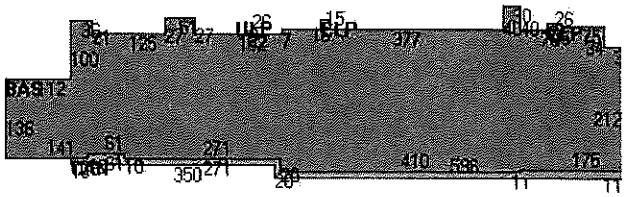
Building Photo

Living Area: 236,449
Replacement Cost: $22,587,744
Building Percent Good: 67
Replacement Cost Less Depreciation: $15,133,790

Building Attributes	
Field	**Description**
STYLE	Retail Strip
MODEL	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	9
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	Commercial
Total Rooms	
Total Bedrms	
Total Baths	
Total H Bths	
Extra Fixtures	
1st Floor Use:	
Heat/AC	Ht/AC Package
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil Wall
Rooms/Prtns	Average
Wall Height	15
% Comn Wall	

(http://images.vgsi.com/photos2/EnfieldCTPhotos//\00\01\74/84

Building Layout



(http://images.vgsi.com/photos2/EnfieldCTPhotos//Sketches/620

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	236,449	236,449
CAN	Canopy	10,465	0
CLP	Covered Loading Platform	500	0
ULP	Uncvrd Loading Platform	143	0
		247,557	236,449

Building 2 : Section 1

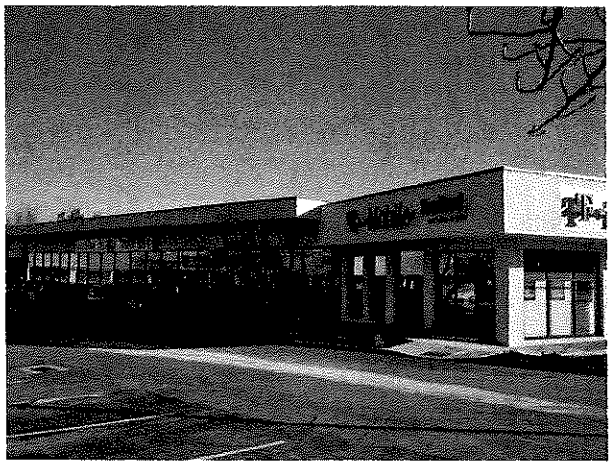
Year Built: 1970
Living Area: 28,917
Replacement Cost: $2,999,574

Building Percent Good: 67

Replacement Cost Less Depreciation: $2,009,710

Building Attributes : Bldg 2 of 3	
Field	**Description**
STYLE	Retail Strip
MODEL	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	3
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Stucco/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Commercial
Total Rooms	
Total Bedrms	
Total Baths	
Total H Bths	
Extra Fixtures	
1st Floor Use:	
Heat/AC	Ht/AC Package
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil Wall
Rooms/Prtns	Average
Wall Height	15
% Comn Wall	

Building Photo



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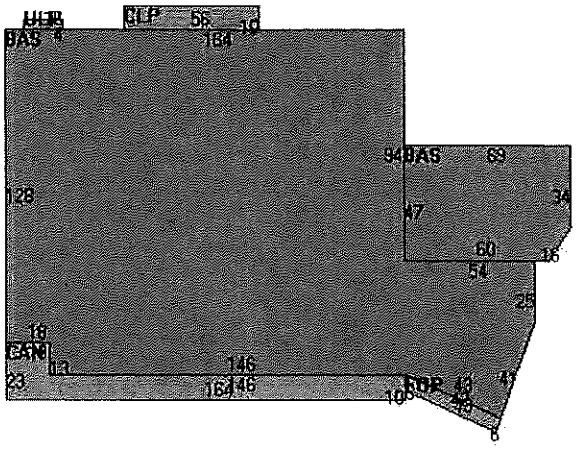
Building Layout



(http://images.vgsi.com/photos2/EnfieldCTPhotos//Sketches/620

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	28,917	28,917
CAN	Canopy	1,874	0
CLP	Covered Loading Platform	560	0
FOP	Open Porch	251	0
ULP	Uncvrd Loading Platform	64	0
		31,666	28,917

Building 3 : Section 1

Year Built: 2014

Living Area: 4,852

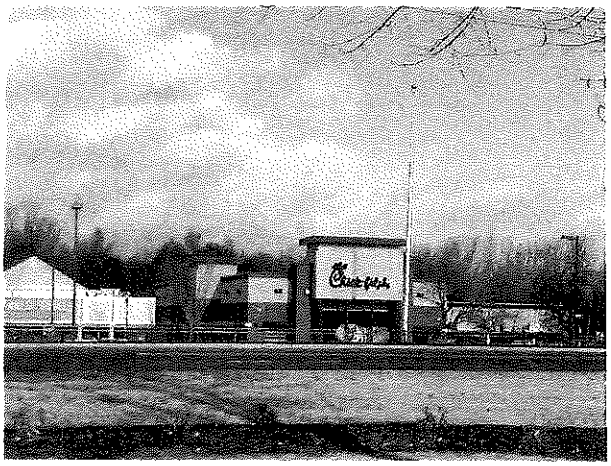
Replacement Cost: $803,499

Building Percent Good: 96

Replacement Cost
Less Depreciation: $771,360

Building Attributes : Bldg 3 of 3	
Field	**Description**
STYLE	Fast Food Regional
MODEL	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	1
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Commercial
Total Rooms	
Total Bedrms	
Total Baths	
Total H Bths	
Extra Fixtures	
1st Floor Use:	
Heat/AC	Ht/AC Package
Frame Type	Wood
Baths/Plumbing	Average
Ceiling/Wall	
Rooms/Prtns	
Wall Height	
% Comn Wall	

Building Photo



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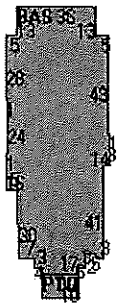
Building Layout



(http://images.vgsi.com/photos2/EnfieldCTPhotos//Sketches/620

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	4,852	4,852
PTO	Patio	170	0
		5,022	4,852

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
DUW1	DRIVE-UP WINDW	1 UNIT	$13,730	3
MEZ2	FINISHED	2412 SF	$45,250	1

SPR1	SPRINKLERS-WET	25733 SF	$17,240	2
LDL1	LOAD LEVELERS	9 UNIT	$17,490	1
SPR1	SPRINKLERS-WET	236449 SF	$158,420	1

Land

Land Use

Use Code	201
Description	Commercial
Zone	BR
Neighborhood	C200
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	32.97
Frontage	
Depth	
Assessed Value	$8,542,510
Appraised Value	$12,203,580

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	Paving	AS	Asphalt	844150 S.F.	$907,460	1
LT1	LIGHTS-IN W/PL			2 UNITS	$1,600	1
LT2	W/DOUBLE LIGHT			17 UNITS	$17,850	1
LT3	W/TRIPLE LIGHT			17 UNITS	$22,100	1
LT4	W/FOUR LIGHTS			5 UNITS	$7,500	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$19,123,500	$12,203,580	$31,327,080
2017	$19,123,500	$12,203,580	$31,327,080
2016	$19,123,500	$15,336,290	$34,459,790

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$13,386,450	$8,542,510	$21,928,960
2017	$13,386,450	$8,542,510	$21,928,960
2016	$13,386,450	$10,735,410	$24,121,860

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TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY
IW# 618 – 16 Crescent Beach Drive, Enfield, CT, 06082 – Map 097 / Lot 0023 –
Demolition and Construction of a New Single-Family House
STAFF REPORT
September 29, 2020

BACKGROUND

This is an application for an Inland Wetlands and Watercourses Permit to demolish an existing +/-1,000 square foot home and construct a new single-family home.

Page 2 of the site plan provided by the applicant states that the area of disturbance in the Upland Review Area is 7,850 square feet.[1] The current coverage of the lot is ~5.5% (+/- 1,988.51 square feet) and the proposed coverage is 9% (+/- 3,253.93 square feet).[1]

Please refer to the site plans and the application.

Per Section 2 - Definitions, any operations within 100' of the boundary of such wetlands and watercourses involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses is considered a **regulated activity.**

[1] Site Plan p. 2 of 2, Provided by the Applicant.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

STAFF COMMENTS

Department of Planning and Zoning: The current site plan provided by the applicant shows silt fencing as a sedimentation and erosion control measure. In the past, the Inland Wetlands and Watercourses Agency has required silt fencing and haybales for projects on and around Crescent Lake.

Most of the below comments are not applicable to the Inland Wetlands and Watercourses Permit. They are applicable to the Building Department's permits. However, please draw your attention to the Engineering Department's first (#1) and second (#2) comments as they are applicable to the Agency.

The Agency should inquire if the applicant plans on clearing any trees on the property.

Building Department: Raymond Steadward, Chief Building Official, has no concerns at this time but commented that the retaining wall may require engineering depending on what it is supporting. *See Comment #3 from the Engineering Department for further clarification.*

Engineering Department: JP Rodriguez, Road Engineer, commented that:

1. The Engineering Department recommends the installation of sediment control systems at the three (3) Catch basins that are in front of the house.
2. The Engineering Department questions if silt fencing is enough to protect the lake during the demolition and construction of the new dwelling.
3. The Engineering Department interpreted the Building Department's comment to mean that an Engineer should sign off on the retainage wall.

Health Department: Michael Caronna, Director or Environmental Sciences, commented that:

1. Since the property is serviced by a private water supply well the site plan will be subject to a Health District Review and Approval prior to the start of construction. *Information regarding the Health District Review and Approval process has already been emailed to the applicant.*
2. The applicant must submit a site plan showing the well location. If the well does not meet the current construction requirements then the well must be brought into compliance with the codes.
3. Well water tests are required prior to the signing off for the Building Official's Certificate of Occupancy.

Water and Pollution Control Division: Dan Parisi, Engineering Tech 2/WPC, commented that:

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

1. The applicants need to show on the existing plan the existing sanitary sewer lateral and connection to the existing building. Prior to a demolition permit the existing connection needs to be cut and capped.
2. The new plan needs to show the connection to the sanitary sewer lateral.

Fire Department: Jim Nolan, Deputy Chief, has no comments at this time.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR IW# 618 - 16 Crescent Beach Drive – Application for a permit to demolish an existing +/- 1,000 square foot home and construct a new single family home as referenced on the Site Plans provided by the applicant on the property known as 16 Crescent Beach Drive; Jeffery and Angela Foss, Owner and Applicant; Map 097 / Lot 0023; R-33 Zone. (DoR: 10/06/2020).

Site Specific Conditions:

1. The applicant agrees to use both silt fencing and haybales for sedimentation and erosion controls; and
2. If the sedimentation and erosion controls fail the applicant will be responsible for protecting the three (3) catch basins that are delineated on the site plan; and
3. All conditions of approval and concerns will be forwarded to the Building Department for their review.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;

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16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/2 - "Topographic Survey" prepared for Jeffrey Foss, 16 Crescent Beach Drive Enfield, Connecticut, Map 097 Lot 023 Zone R-33 / LFOD, Prepared by Gary B. LeClair, LLC, Licensed Land Surveyors, 57 Acorn Drive, Windsor Locks, Connecticut 06096, (860) 627-8200, dated July 22, 2020.

2/2 - "Plot Plan" prepared for Jeffrey Foss, 16 Crescent Beach Drive Enfield, Connecticut, Map 097 Lot 023 Zone R-33 / LFOD; Engineer: Robert J. Arsenault, P.E, 401 High Street, East Harford, Connecticut 06118, (860) 268-6375; Land Surveyor: Gary B. LeClair, LLC, Licensed Land

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
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www.enfield-ct.gov

Surveyors, 57 Acorn Drive, Windsor Locks, Connecticut 06096, (860) 627-8200, dated August 22, 2020.

DATED this 29th day of September 2020.

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Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

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Fax (860) 253-6310

www.enfield-ct.gov

RECEIVED
ENFIELD PLANNING DEPT.
2020 SEP 22 PM 4: 18

TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: ☑ Permit ☐ Extension ☐ Agent Approval ☐ Other_____
☐ Modification (Existing Permit/ Application #'s): _____

Staff Use Only			
IW #:	IW#618	**View Permit #:**	
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 16 Crescent Beach Dr. **Map #:** 97 **Lot #:** 23
Zone(s): _____ **Size of Parcel:** 0.83 acre **Account #:** 053100020025
Current Use: Residential (Single family)
Project Name: 16 Crescent Beach Drive family home
Summary Description:
Demolish existing 1,000 sq. ft. home.
Build a new single-family home.

Applicant's Name: Jeffrey + Angela Foss
Applicant's Address: 43 Lake Dr, Enfield, CT 06082
Contact #: 860-978-2123 **Email:** fossjeff@aol.com / afoss@enfieldschools.org
Applicant's Representative: _____
Representative Address: _____
Contact #: _____ **Email:** _____
Does Applicant own the Property? ☑ Yes (Attach Copy of DEED)
☐ No (Provide Information Below)

TOWN OF ENFIELD

Owner's Name: Jeffrey & Angela Foss
Owner's Contact #: 860-978-2723
Owner's Address: 83 Lake Dr., Enfield, CT
Owner's Email: fossjeff@aol.com

Project Information:

Septic: ☐ Yes ☑ No

Public Sewer: ☑ Yes ☐ No

Well Water: ☑ Yes ☐ No

Public Water: ☐ Yes ☑ No

Outdoor Storage: ☐ Yes ☑ No

Design District: ☐ Yes ☑ No

Do wetlands and watercourses affect this application? ☑ Yes ☐ No

According to the map there are no wetlands on the property.

Is the property within a Level A or Level B Aquifer Protection Area? ☐ Yes ☑ No

Does this application include any regulated activity in a floodplain ☐ Yes ☑ No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? 0.83

What is the length of the property frontage? (List by Street) _____

Name the abutting street(s): Crescent Beach Drive
Taylor Rd.

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North All single family homes
East
South
West

TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? ☐ Yes ☑ No

Name Municipalities: _____

_____

Area of wetlands located on the property: 0 Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property: ☐ Yes ☑ No

Name and type of watercourses: _____

_____

_____

_____

_____

Are proposed activities located within the 100-Year floodplain? ☐ Yes ☑ No

Are proposed activities located within a floodway? ☐ Yes ☑ No

Are there slopes with grades in excess of 15% located on the property? ☐ Yes ☑ No

Is any portion of the project located within a public water supply aquifer or watershed area? ☐ Yes ☑ No

Phase I: Land Records reviewed for environmental hazards? ☐ Yes ☑ No

Phase II: Environmental Hazards Identified? ☐ Yes ☑ No

If yes, please list the environmental conditions found: _____

_____

_____

_____

_____

_____

_____

_____

TOWN OF ENFIELD

Phase 3: Is there a remediation plan? ☐ Yes ☑ No

If yes, please describe the remediation plan: _____

Are there environmental restrictions on the property? ☐ Yes ☑ No

If yes, please list environmental restrictions: _____

☐ **COMPLETE & SUBMIT:**

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

☐ **COMPLETE & SUBMIT:**

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM

TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

☐ **I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.**

Applicant Signature: _____ **Date:** _____

Print Name: _____

Owner's Signature: _____ **Date:** _____

Print Name: _____

Subscribed and sworn to before me _____ **day of** _____**, 20**_____.

_____ _____

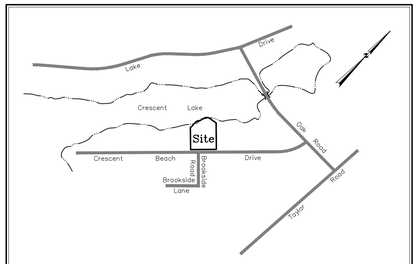
Notary Public **My Commission Expires:**

For Office Use	
Application #: _____	**Date Submitted:** _____
DEP Form Submitted Date: _____	

TOWN OF ENFIELD

Enfield Inland Wetlands and Watercourses Agency Application Checklist

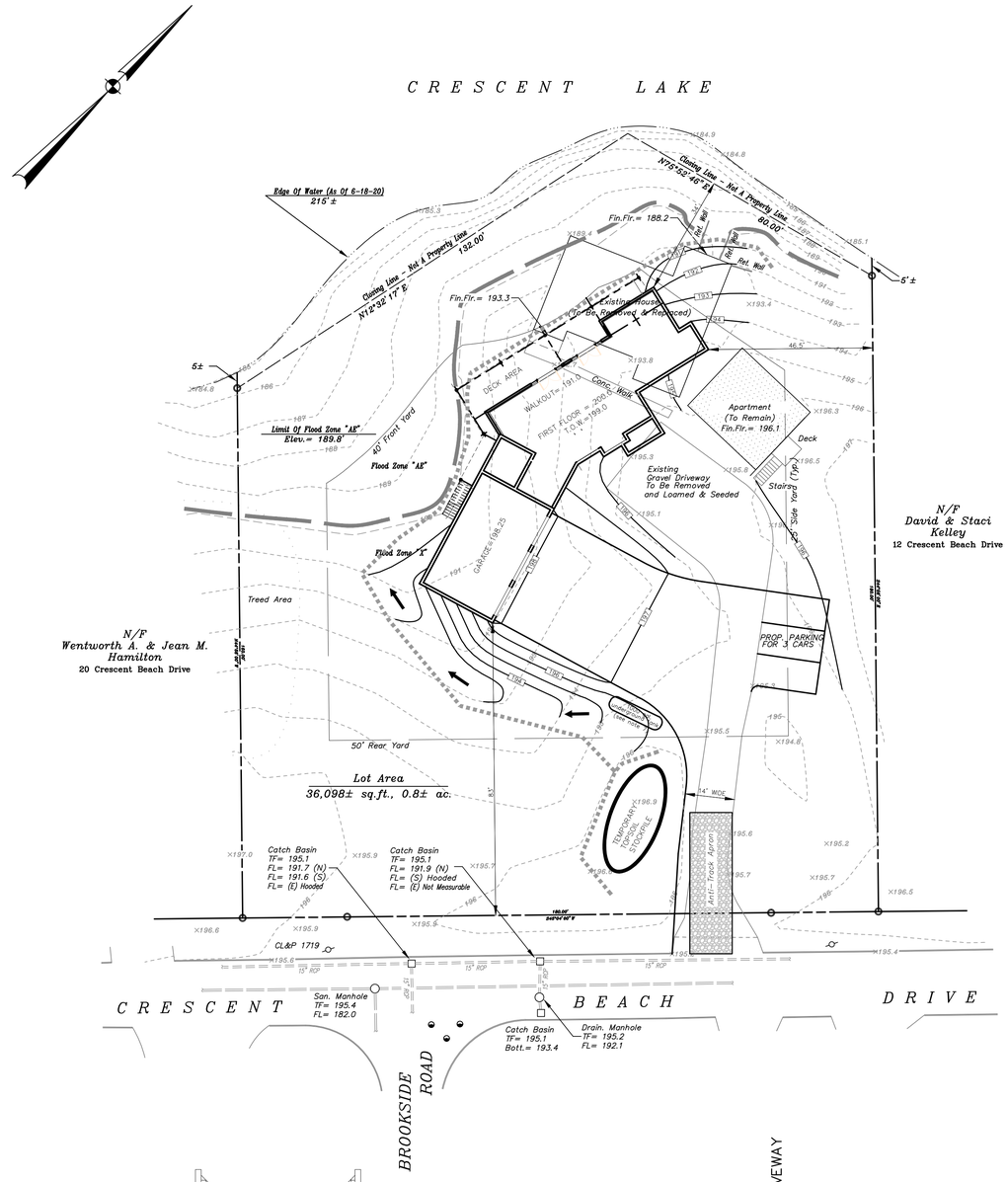
	Documents Required
☐	All plans including revised plans must be submitted to the Department **25 days prior** to a Board or Commission meeting. Plans will be reviewed, circulated, and commented by appropriate Departments.
☐	An original of the completed application form and site plan and fourteen (14) full size copies of the set of site plans and any report.
☐	**Fourteen (14) copies** of 24 X 36 plans are to be submitted in complete sets- stapled and map folded. Part II of the DEEP Reporting Form completed.
☐	**Four (4) copies** of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc.
☐	Application Fee
☐	If any portion of the project is located within a public water supply aquifer or watershed areas Public Act No. 06-53 of the CT G.S. requires the following: 1. Written notice including Project Notification Form (PNF) to the involved Water Company within seven (7) days of submittal of any application, petition, request, or plan to the Town of Enfield. 2. Notice to the Water Company by the applicant is to be by certified mail, return receipt requested. The PNF and Level A Aquifer Protection Area mapping can be obtained from the Town of Enfield Planning Department as well as online.
☐	Pre and post development storm water drainage calculation, with drainage area map.
☐	Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one (1) field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format. As needed as mapped.
	The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact and adjoin municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definition, then a letter must be sent by certified mail to the adjoining municipality. ▪ If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetland Agency along with a copy of the application and site plan being submitted to this Agency. Evidence of submission shall be submitted to the Enfield IWWA.
☐	For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual.



Location Map
1" = 500'

ZONING INFORMATION BULK CHART:			
ZONE: R-33 / LFOD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	33,000 sq.ft.	36,098± sq.ft., 0.8± ac.	
MIN. LOT FRONTAGE	150'	180.00'	
MIN. FRONT YARD	40'	23.5'± (House)	34' (New House)
MIN. SIDE YARD	25'	39.6' (House)	46.5' (New House)
MIN. REAR YARD	50'	146.2' (House)	83' (New House)
MAX. BUILDING COVERAGE	20%	5.5%	9%

LFOD = Lake Overlay District



Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation (×100.5)
- Proposed Silt Fence

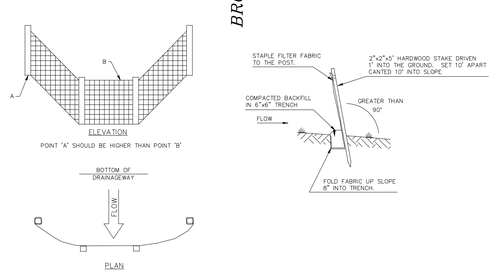
These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.

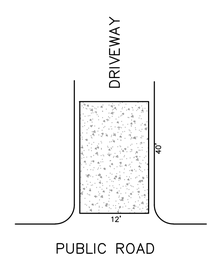
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



Placement & Construction Of
A Synthetic Filter Barrier
N.T.S.



ANTI-TRACK APRON DETAIL
NOT TO SCALE

SEDIMENTATION AND EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
2. HAYBALES, IF USED, ARE TO BE BUTTED TIGHTLY END TO END AND STAKED IN PLACE USING TWO 2" X 2" X 36" WOODEN STAKES PER BALE.
3. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED OR REPLACED DURING CONSTRUCTION AS NECESSARY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE PROPER LOCAL CITY AGENCY.
5. ANTI-TRACKING APRONS TO BE INSPECTED REGULARLY TO INSURE PROPER OPERATION. STONE TO BE ADDED TO OR REPLACED AS REQUIRED, AND CONTRACTOR WILL BE RESPONSIBLE TO SWEEP EXISTING ROADS AS REQUIRED.
6. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION, WHEREVER POSSIBLE.
7. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION IS TO TAKE PLACE.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE PROJECT ENGINEER OR THE PROPER LOCAL CITY AGENT.
9. HAYBALES TO BE PLACED SO THAT STRING DOES NOT COME IN CONTACT WITH THE GROUND.
10. CONTRACTOR TO PERIODICALLY CLEAN CATCH BASIN SUMPS AS REQUIRED DURING CONSTRUCTION.
11. THE ONLY ENTRANCE TO BE USED DURING CONSTRUCTION IS THE ONE DEPICTED WITH THE ANTI-TRACKING APRON. ANY CHANGE TO THE ENTRANCE LOCATION FOR CONSTRUCTION IS TO BE PRE-APPROVED BY THE CITY OR THE DESIGN ENGINEER.

SEEDING SCHEDULE

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH A 4" MINIMUM OF TOPSOIL; SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOPDRESSING. APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT THE RATE OF 3 TONS PER ACRE OR 135 POUNDS PER 1000 SQ. FT.

PERMANANT VEGETATION COVER

SEEDING DATES: APRIL 1 TO JUNE 1 AND AUGUST 15 TO SEPTEMBER 1
USE THE FOLLOWING MIXTURE:
KENTUCKY BLUEGRASS 45%
CREEPING RED FESCUE 45%
PERENNIAL RYEGRASS 10%
APPLY 1 POUND PER 1,000 SQ. FT. OR 45 POUNDS PER ACRE. WOOD CHIPS SHOULD BE APPLIED AT A RATE OF 500-900 POUNDS PER 1,000 SQ. FT. OR 10-20 TONS PER ACRE.

TEMPORARY VEGETATIVE COVER

SEEDING DATES: MARCH 1 TO JUNE 15 AND AUGUST 1 TO OCTOBER 1
ANNUAL RYEGRASS 100%
APPLY ONE POUND PER 1,000 SQ. FT. OR 40 POUNDS PER ACRE WITH ANCHORED HAY MULCH AT 2 TONS PER ACRE.

CONSTRUCTION NOTES:

1. THE EXISTING HOME AND DETACHED GARAGE APARTMENT ARE CONNECTED TO THE SANITARY SEWER AND WATER LOCATED IN CRESENT BEACH DRIVE.
   THE NEW HOME AND APARTMENT WILL CONTINUE TO USE THESE CONNECTIONS. LINES WILL BE REPLACED AND OR SUPPLEMENTED AS NEEDED AT THE TIME OF CONSTRUCTION.
   THE LOCATION, DEPTH, AND SIZES OF THE PIPES TO BE VERIFIED PRIOR TO CONSTRUCTION.
2. ROOF LEADERS TO BE DISCHARGED ON SPLASH PADS.
3. THE BASEMENT AREA OF THE PROPOSED HOUSE IS ABOVE THE ESTABLISHED FLOOD HAZARD ZONE.
4. AREA OF DISTURBANCE WITHIN REGULATED INLAND/WETLANDS = 0 S.F.
5. AREA OF DISTURBANCE WITHIN 100' REGULATED AREA = 7,850 S.F.
6. PER THE NRCS DATA BASE THE SOILS ON THE SITE ARE 100% MERRIMAC FINE SANDY LOAM
7. THE UNDERGROUND PROPANE TANK DEPICTED CAN BE RELOCATED IF IT CONFLICTS WITH OTHER EXISTING OR PROPOSED UNDERGROUND UTILITIES. THE TANK MUST BE A MINIMUM OF 25' FROM ANY STRUCTURE.

Plot Plan

Prepared For

Jeffrey Foss

16 Crescent Beach Drive
Enfield, Connecticut

Map: 097 Lot: 023 Zone: R-33 / LFOD

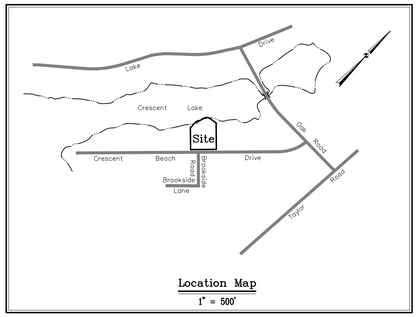
Robert J. Arsenault, P.E.
401 HIGH STREET
EAST HARTFORD, CONNECTICUT 06118
(860) 268-6375 phone
Email: RJACE52@YAHOO.COM

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

Gary B. LeClair, L.S. *#70017*

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

BY	SCALE	DATE	SHEET	CHECKED	NO.
R.J.A.	1" = 20'	8-22-20	2 OF 2	G.B.L.	220022



Location Map
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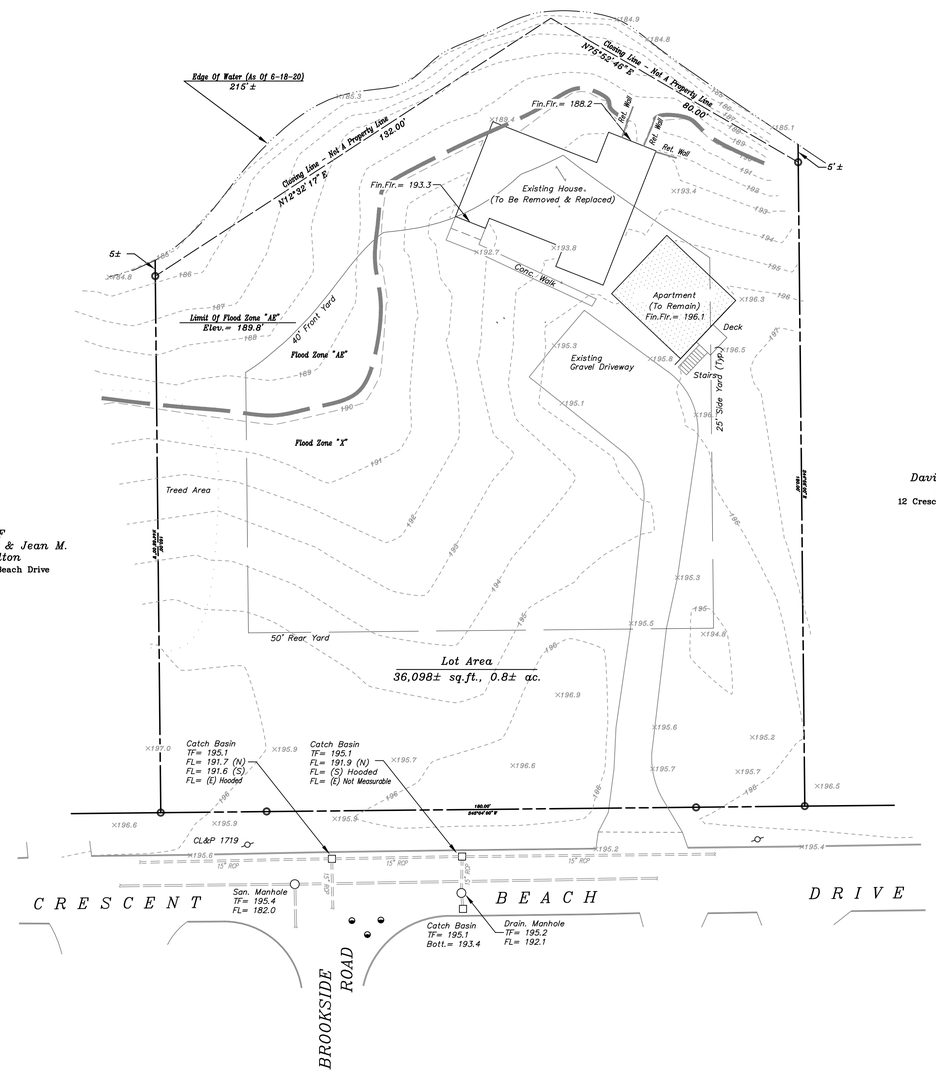

N/F
Wentworth A. & Jean M. Hamilton
20 Crescent Beach Drive

N/F
David & Staci Kelley
12 Crescent Beach Drive

Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line (106)
- Existing Spot Elevation (×100.5)

Map References:

1. "Crescent Park Enfield, Conn. Owned By Edward W. Walsh And George B. Roninson Scale 1" = 60' Aug. 1922 By Durkee, White & Towne, Engrs".

General Notes:

1. Bearings are assumed.
2. Elevations based on North American Vertical Datum 1988 (NAVD 88).
3. Buildings located hereon are nonconforming to current zoning setback regulations.
4. Portion of parcel located in special flood hazard zone "AE", see panel no. 090003C0119F, dated 9-26-08.
5. Parcel not located in inland wetlands per Town Of Enfield Official Wetlands Map.
6. Parcel subject to certain rights and restrictions, see vol. 65 pg. 681 of the Town Of Enfield land records.
7. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig (811).
8. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal and Vertical Accuracy Class A-2 & T-2.

ZONING INFORMATION BULK CHART:		
ZONE: R-33 / LFOD	REQUIRED	EXISTING
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MIN. SIDE YARD	25'	39.6' (House)
MIN. REAR YARD	50'	146.2' (House)
MAX. BUILDING COVERAGE	20%	5.5%

LFOD = Lake Overlay District

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(IN FEET)
1 inch = 20 ft.

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

Gary B. LeClair, L.S. *#70017*

Topographic Survey

Prepared For

Jeffrey Foss

16 Crescent Beach Drive
Enfield, Connecticut

Map: 097 Lot: 023 Zone: R-33 / LFOD

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	7-22-20	1 OF 2	G.B.L.	220022

NEW SINGLE FAMILY RESIDENCE

16 CRESCENT BEACH ROAD
ENFIELD, CT 06082

CONSTRUCTION DOCUMENTS

9/16/2020

ARCHITECTURE

STEPHEN JAGER ASSOCIATES LLC

4 GRAND VIEW DRIVE
ENFIELD, CT 06082
PHONE: (860) 803-1265
EMAIL: SJSL@AOL.COM

STRUCTURAL

RZ DESIGN ASSOCIATES, INC

750 OLD MAIN STREET
SUITE 202
ROCKY HILL, CT 06067
PHONE: (860) 436-4336
RZDESIGNASSOCIATES.COM

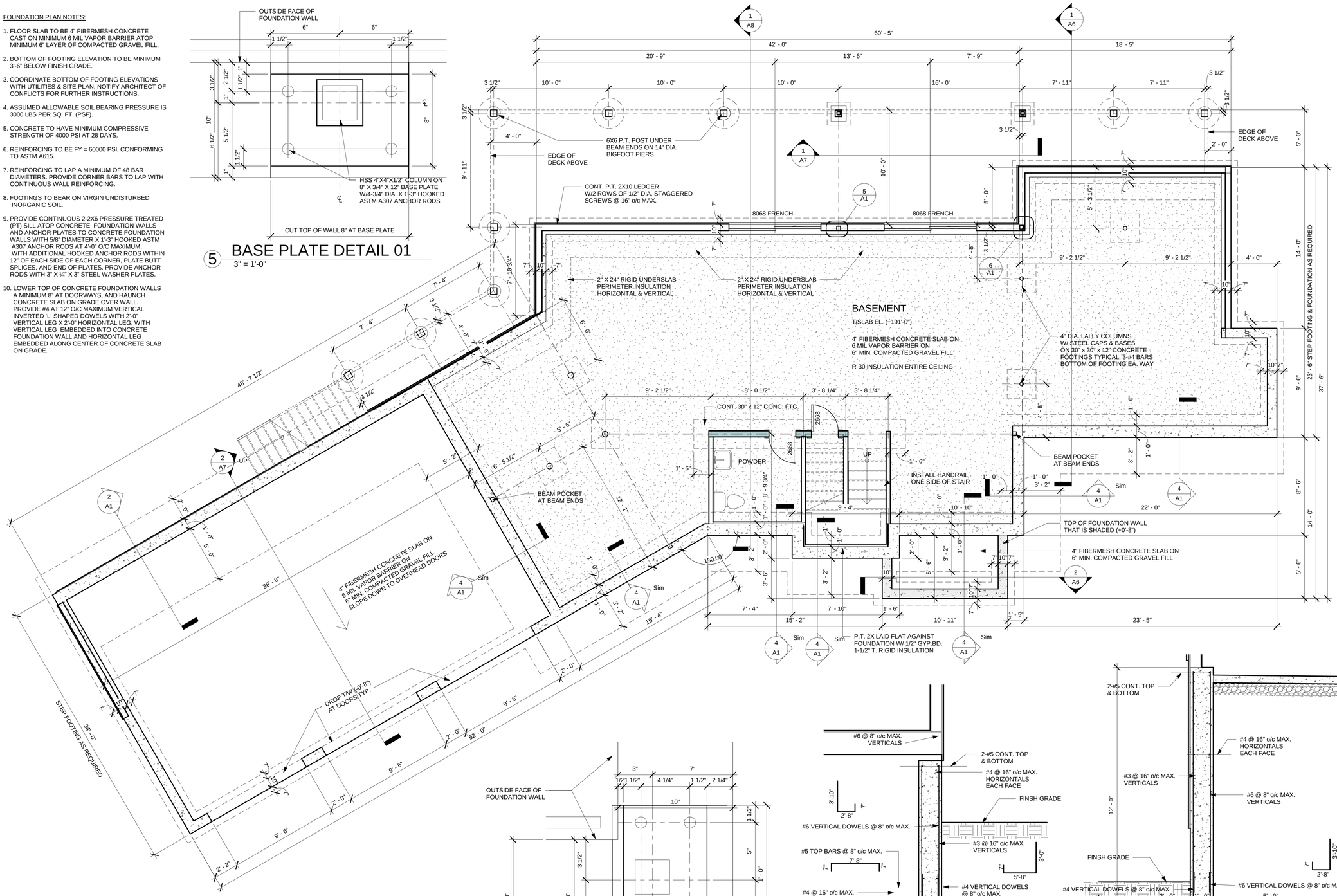
DRAWING LIST

DRAWING NO.	DRAWING NAME
A0	COVER SHEET
A1	FOUNDATION & BASEMENT FLOOR PLANS
A2	1ST FLOOR PLAN
A3	2ND FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTION
A7	BUILDING SECTION
A8	BUILDING SECTION
S1	1ST FLOOR FRAMING PLAN
S2	2ND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN

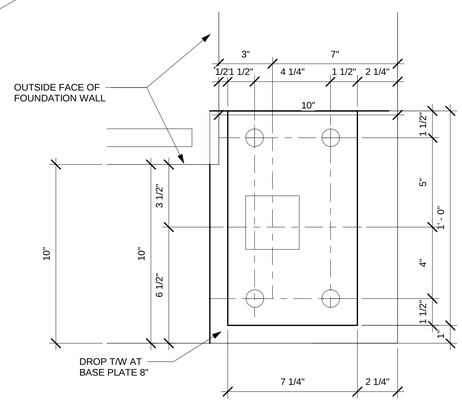
FOUNDATION PLAN NOTES:

1. FLOOR SLAB TO BE 4" FIBERMESH CONCRETE CAST ON MINIMUM 6 MIL VAPOR BARRIER ATOP MINIMUM 6" LAYER OF COMPACTED GRAVEL FILL.
2. BOTTOM OF FOOTING ELEVATION TO BE MINIMUM 3'-6" BELOW FINISH GRADE.
3. COORDINATE BOTTOM OF FOOTING ELEVATIONS WITH UTILITIES & SITE PLAN, NOTIFY ARCHITECT OF CONFLICTS FOR FURTHER INSTRUCTIONS.
4. ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 3000 LBS PER SQ. FT. (PSF).
5. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
6. REINFORCING TO BE FY = 60000 PSI, CONFORMING TO ASTM A615.
7. REINFORCING TO LAP A MINIMUM OF 48 BAR DIAMETERS. PROVIDE CORNER BARS TO LAP WITH CONTINUOUS WALL REINFORCING.
8. FOOTINGS TO BEAR ON VIRGIN UNDISTURBED INORGANIC SOIL.
9. PROVIDE CONTINUOUS 2-2X6 PRESSURE TREATED (PT) SILL ATOP CONCRETE FOUNDATION WALLS AND ANCHOR PLATES TO CONCRETE FOUNDATION WALLS WITH 5/8" DIAMETER X 1'-3" HOOKED ASTM A307 ANCHOR RODS AT 4'-0" O/C MAXIMUM, WITH ADDITIONAL HOOKED ANCHOR RODS WITHIN 12" OF EACH SIDE OF EACH CORNER, PLATE BUTT SPLICES, AND END OF PLATES. PROVIDE ANCHOR RODS WITH 3" X ¼" X 3" STEEL WASHER PLATES.
10. LOWER TOP OF CONCRETE FOUNDATION WALLS A MINIMUM 8" AT DOORWAYS, AND HAUNCH CONCRETE SLAB ON GRADE OVER WALL. PROVIDE #4 AT 12" O/C MAXIMUM VERTICAL INVERTED 'L' SHAPED DOWELS WITH 2'-0" VERTICAL LEG X 2'-0" HORIZONTAL LEG, WITH VERTICAL LEG EMBEDDED INTO CONCRETE FOUNDATION WALL AND HORIZONTAL LEG EMBEDDED ALONG CENTER OF CONCRETE SLAB ON GRADE.

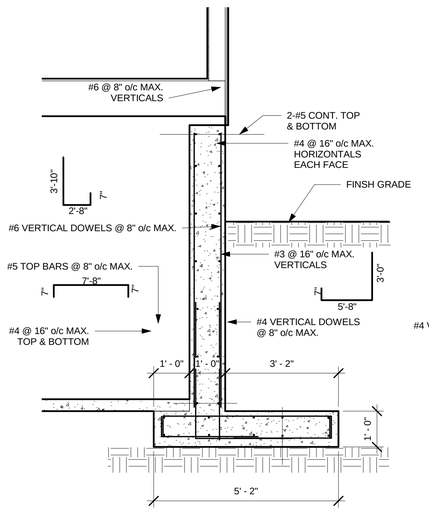
5 BASE PLATE DETAIL 01
3" = 1'-0"



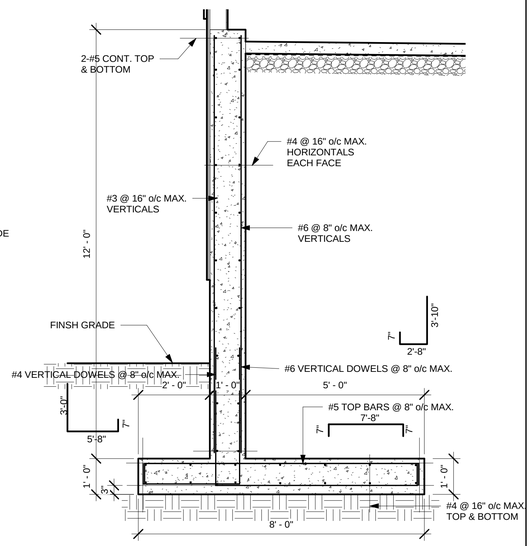
1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



6 BASE DETAIL 02
3" = 1'-0"



4 REATAINING WALL B
1/2" = 1'-0"



2 RETAINING WALL A
1/2" = 1'-0"

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2020.18

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9/16/2020

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DRAWING
FOUNDATION & BASEMENT FLOOR PLANS

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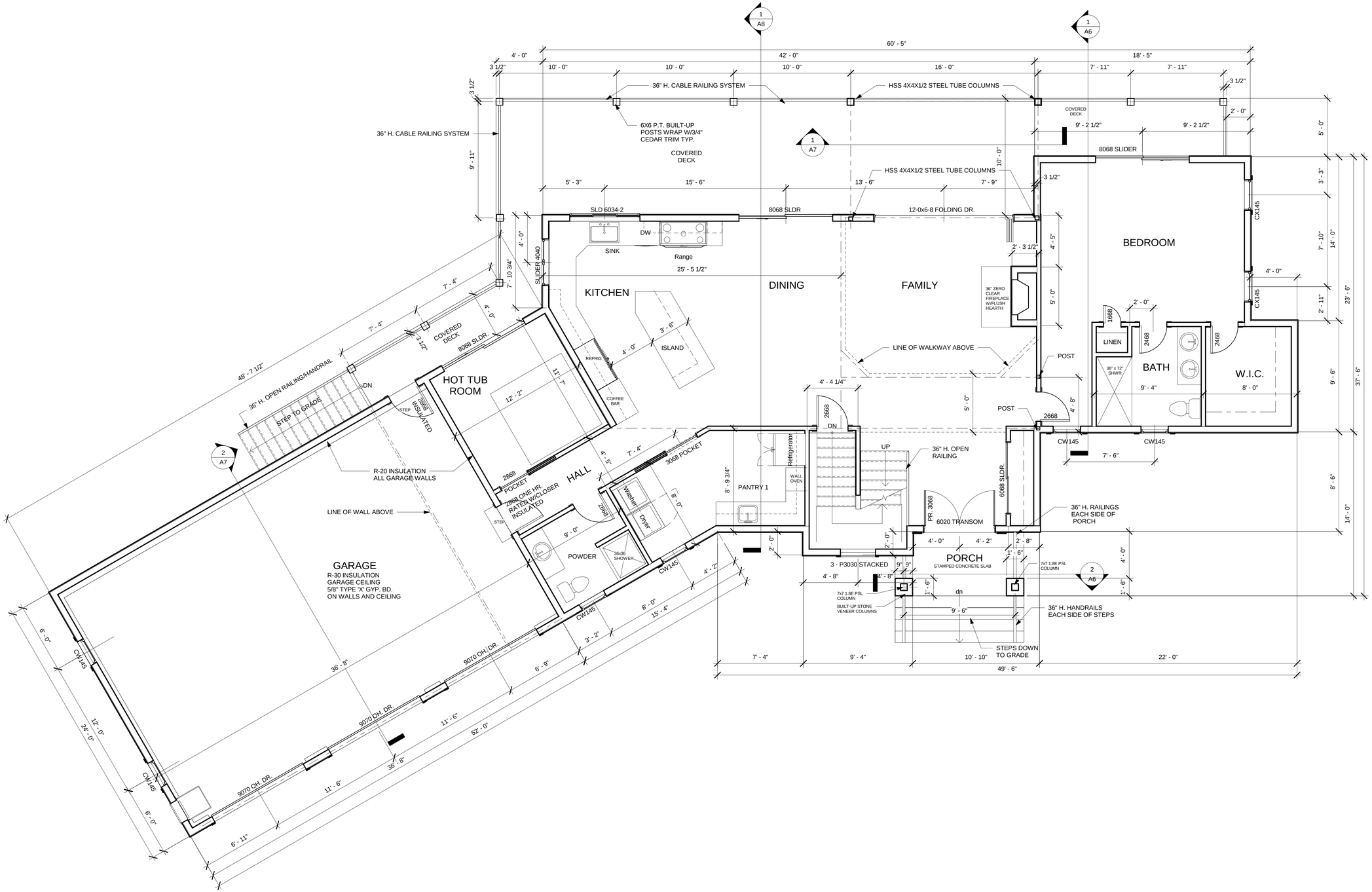
A1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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DRAWING

1ST FLOOR PLAN

A2

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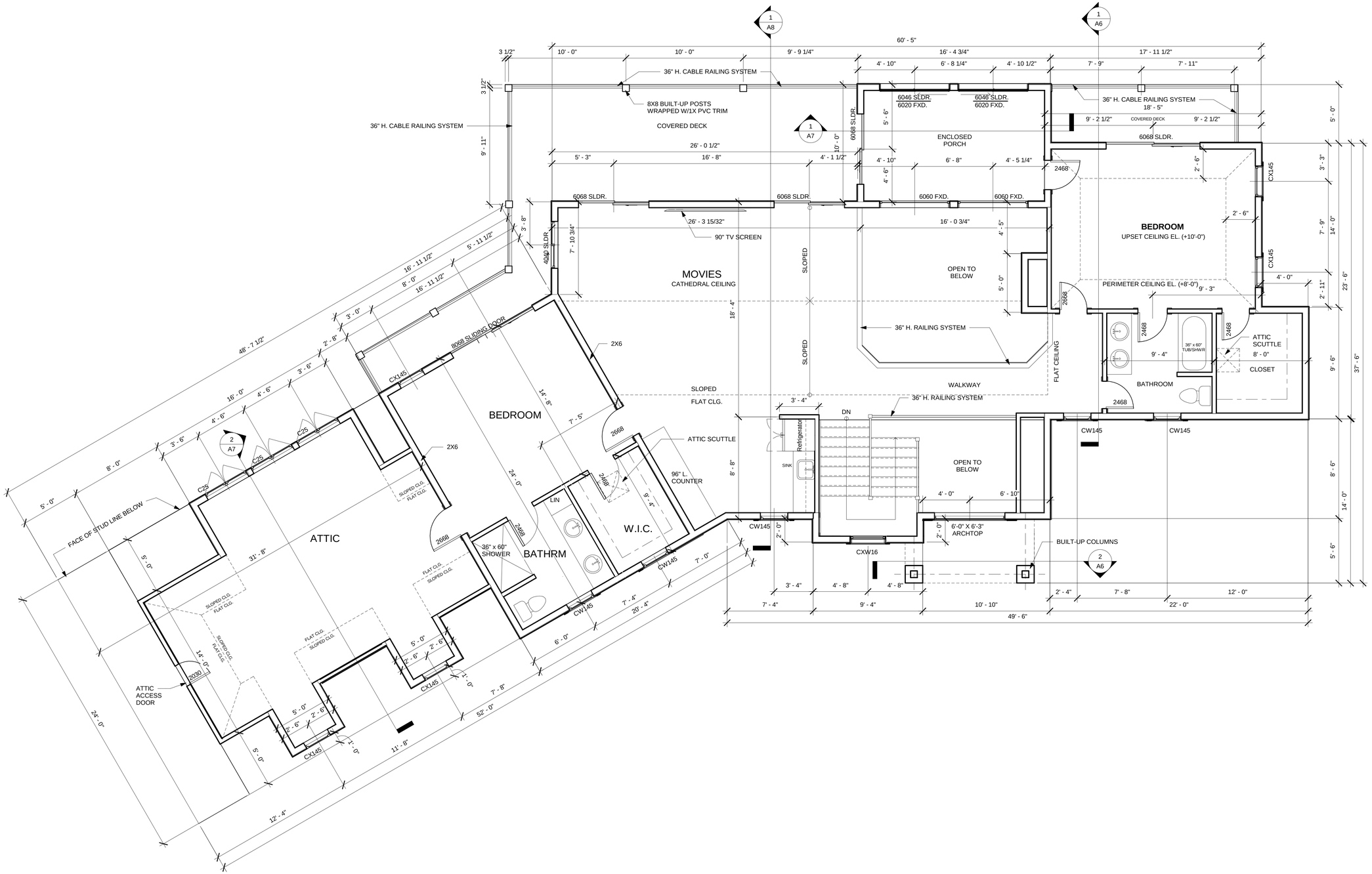

1 2ND FLOOR
1/4" = 1'-0"

NORTH

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DRAWING
2ND FLOOR PLAN

A3

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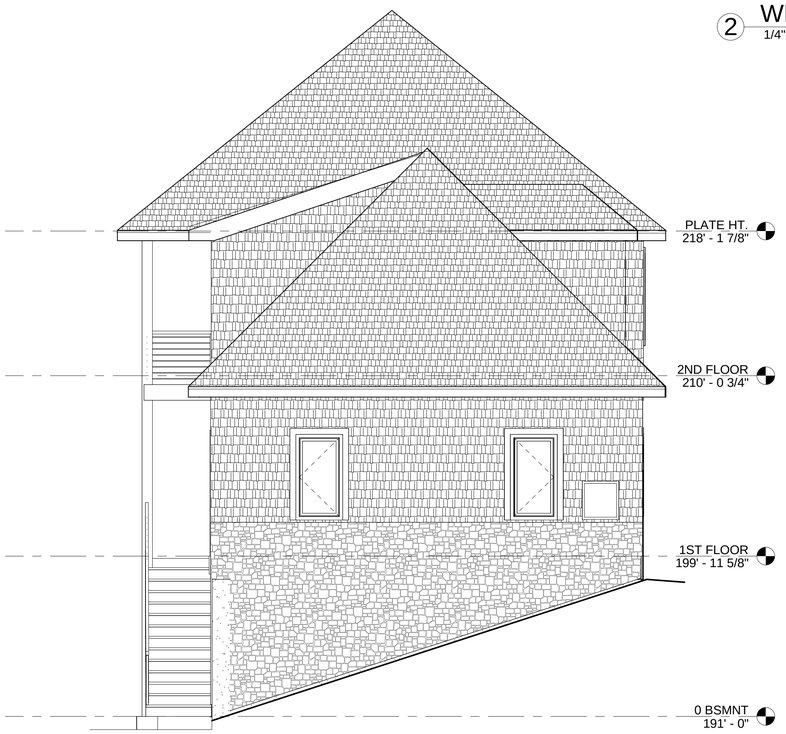
2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

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DRAWING
EXTERIOR ELEVATIONS

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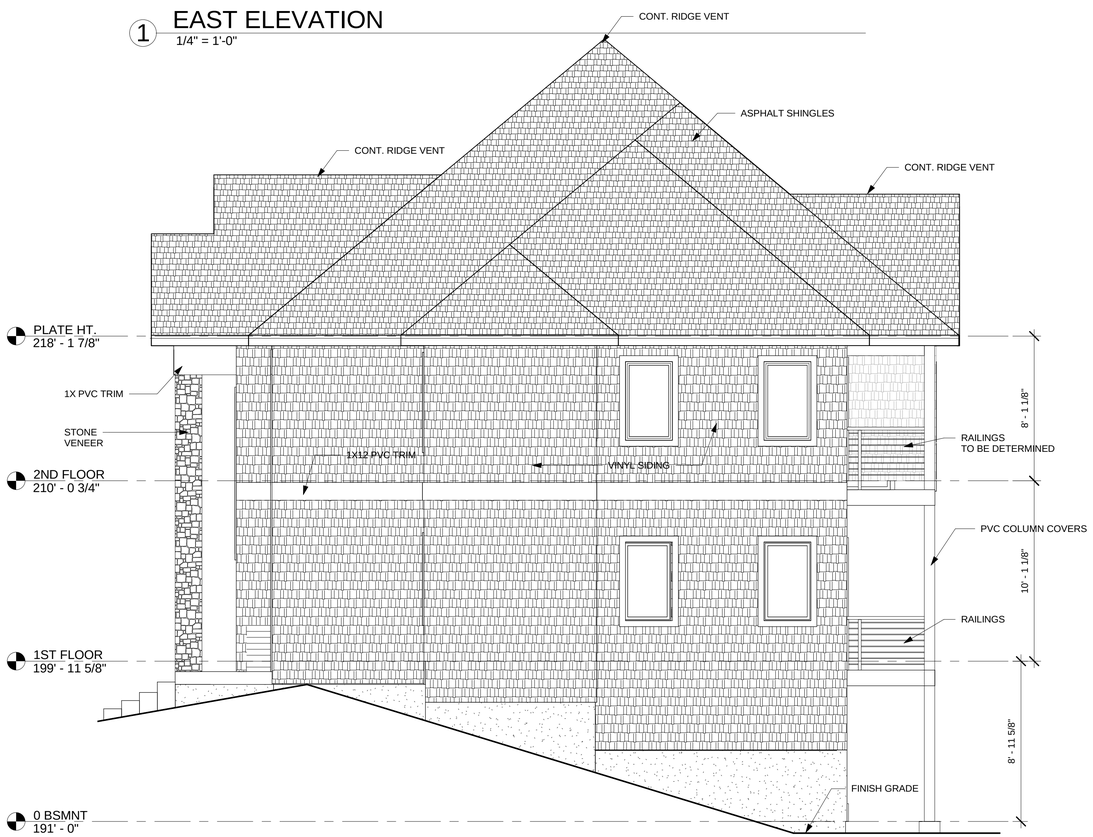
A4

1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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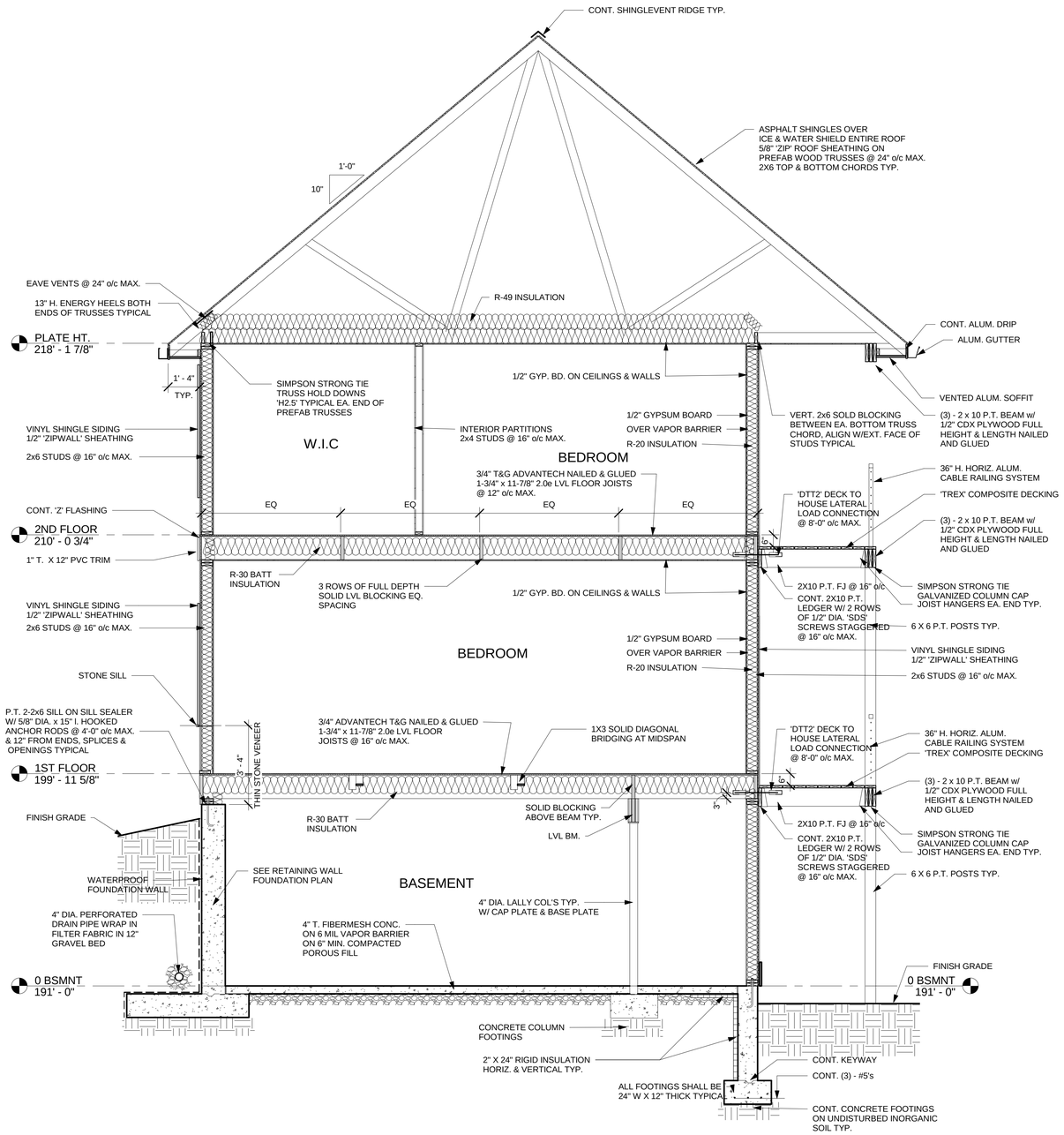
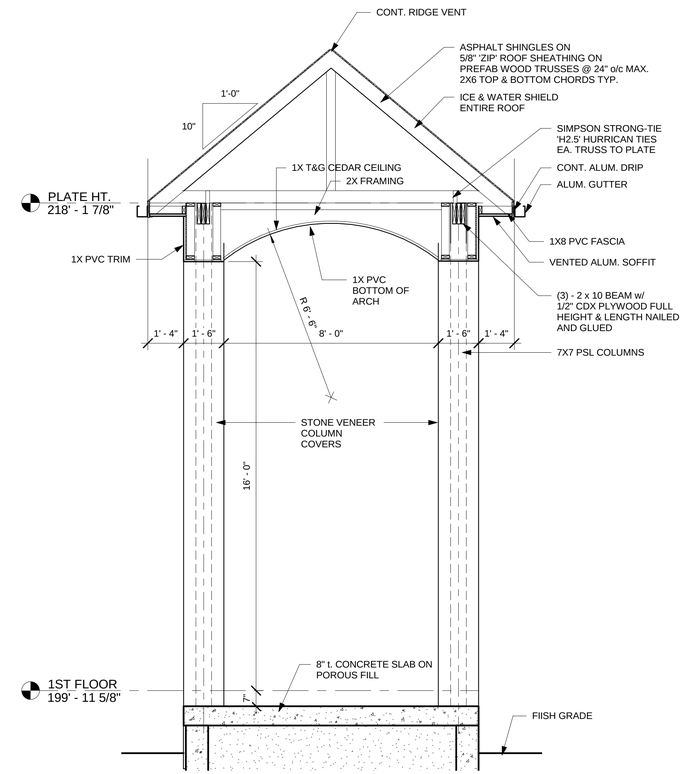
DRAWING

EXTERIOR ELEVATIONS

A5



1 SECTION THRU BEDROOMS
3/8" = 1'-0"



2 SECTION THRU PORCH
3/8" = 1'-0"

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DRAWING
BUILDING SECTION

A6

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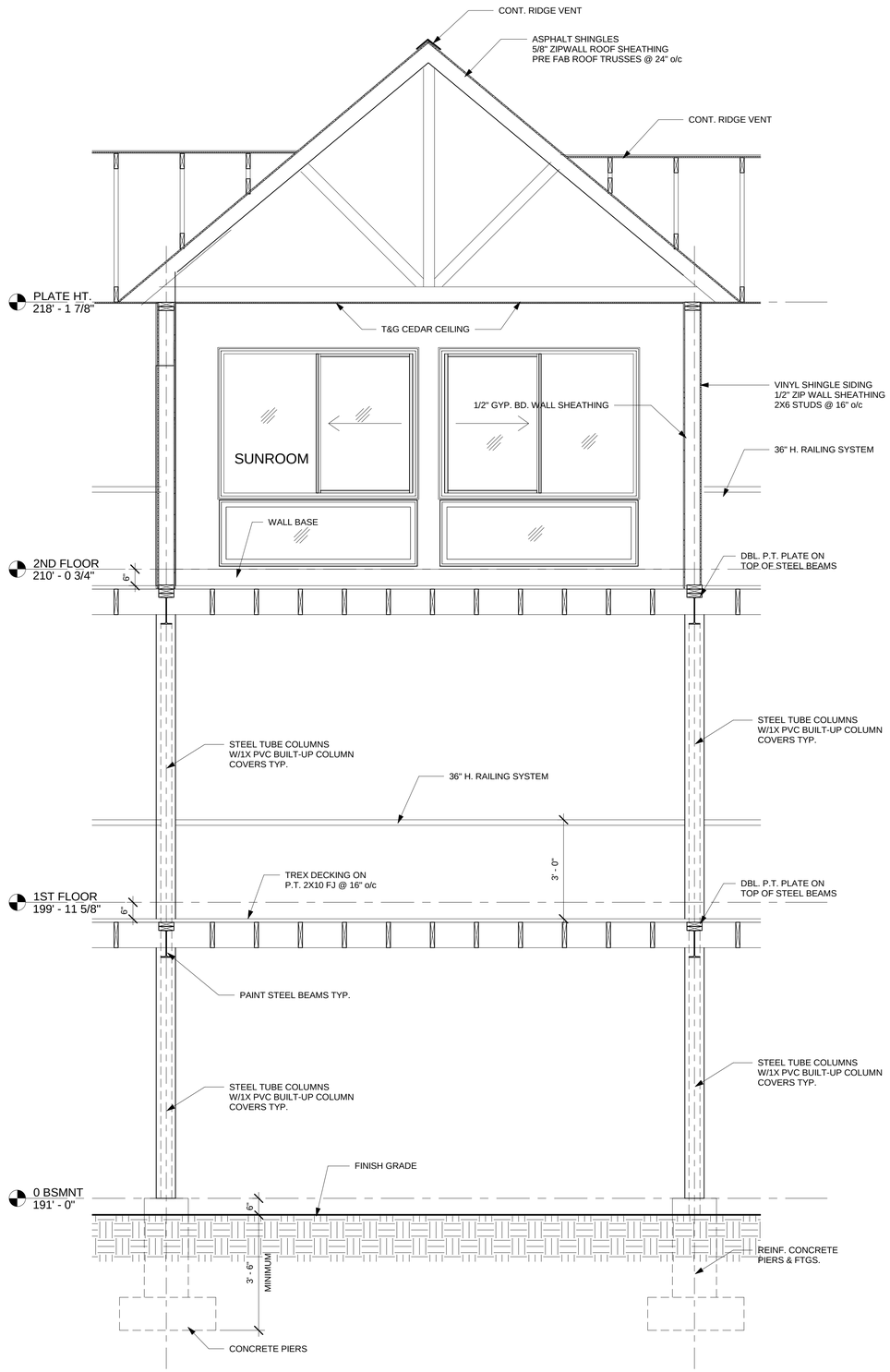
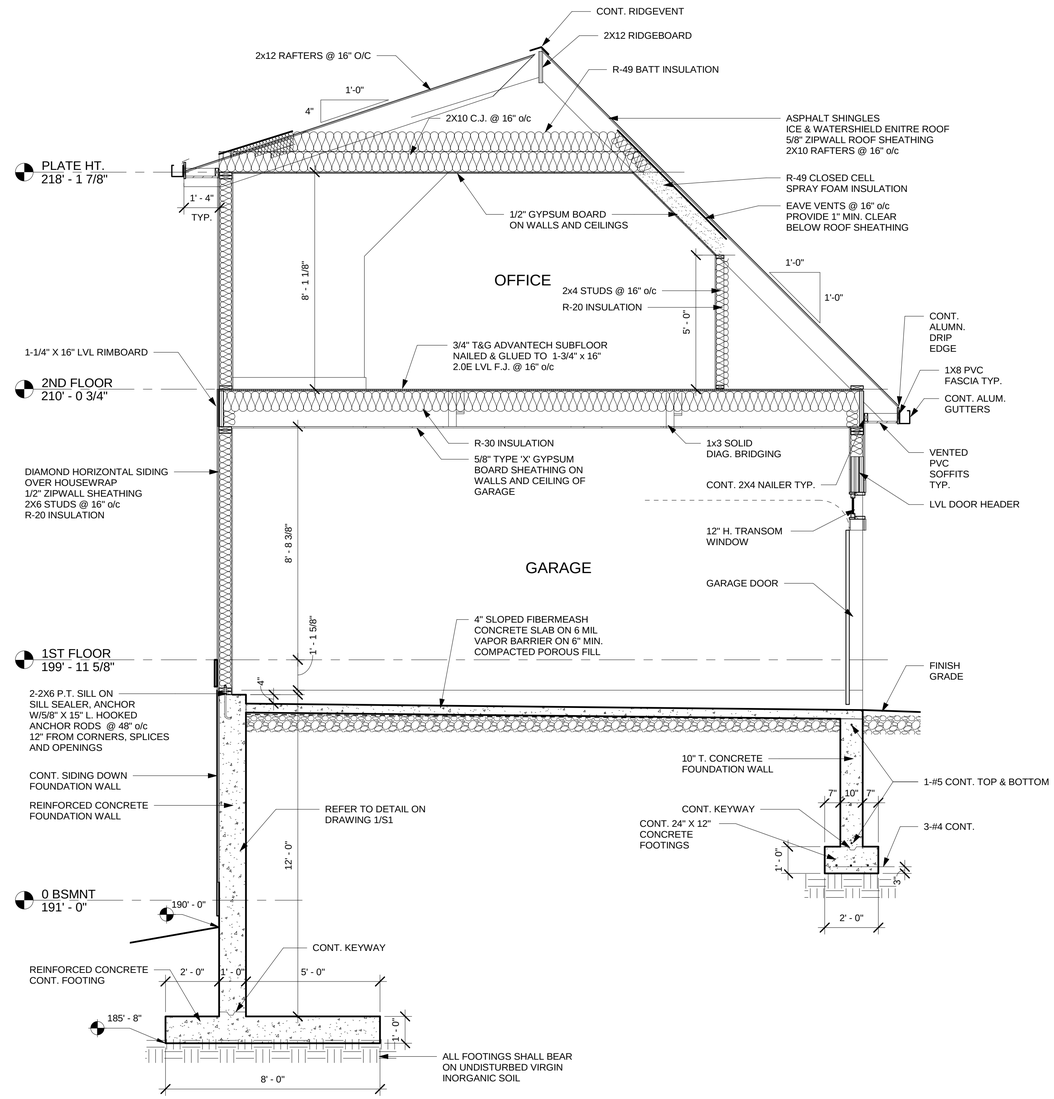


1 SECTION THRU PORCH
1/2" = 1'-0"



2 SECTION THRU GARAGE
3/8" = 1'-0"

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BUILDING SECTION

A7

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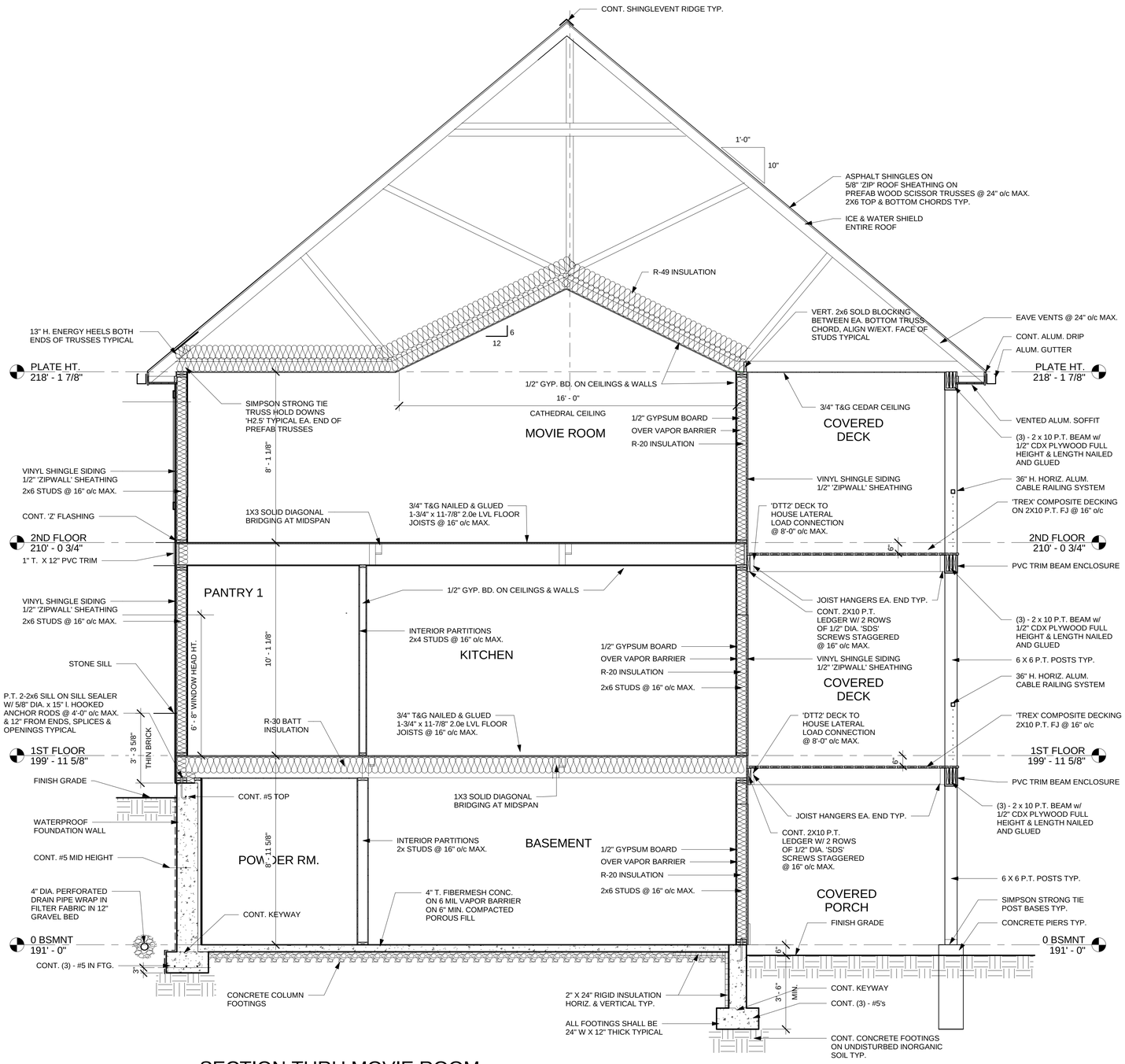

1 SECTION THRU MOVIE ROOM

3/8" = 1'-0"

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BUILDING SECTION

A8

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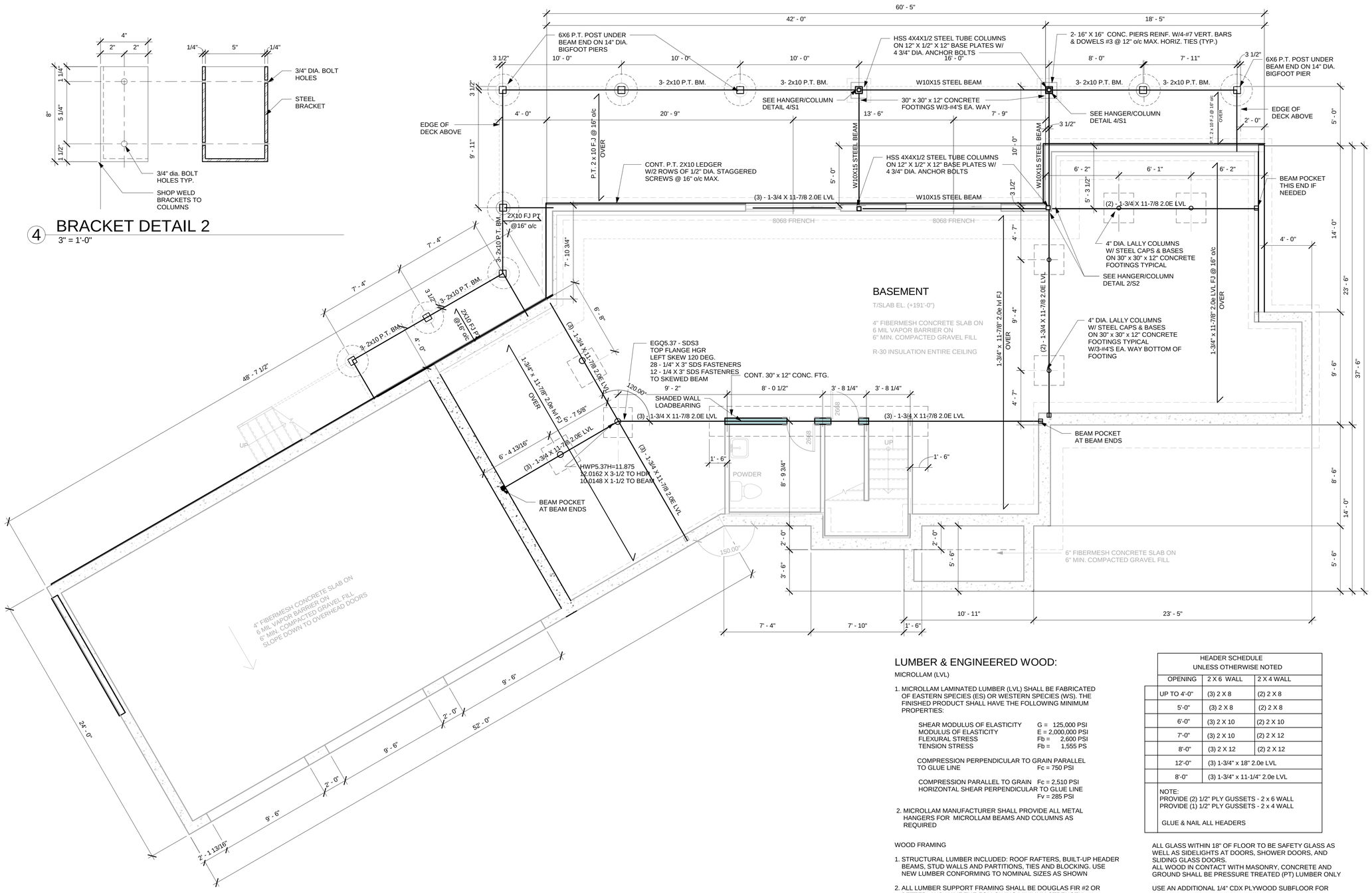
4 BRACKET DETAIL 2

3" = 1'-0"



1 1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

LUMBER & ENGINEERED WOOD:

MICROLLAM (LVL)

1. MICROLLAM LAMINATED LUMBER (LVL) SHALL BE FABRICATED OF EASTERN SPECIES (ES) OR WESTERN SPECIES (WS). THE FINISHED PRODUCT SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

SHEAR MODULUS OF ELASTICITY	G = 125,000 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
FLEXURAL STRESS	Fb = 2,600 PSI
TENSION STRESS	Fb = 1,555 PS
COMPRESSION PERPENDICULAR TO GRAIN PARALLEL TO GLUE LINE	Fc = 750 PSI
COMPRESSION PARALLEL TO GRAIN	Fc = 2,510 PSI
HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE	Fv = 285 PSI

2. MICROLLAM MANUFACTURER SHALL PROVIDE ALL METAL HANGERS FOR MICROLLAM BEAMS AND COLUMNS AS REQUIRED

WOOD FRAMING

1. STRUCTURAL LUMBER INCLUDED: ROOF RAFTERS, BUILT-UP HEADER BEAMS, STUD WALLS AND PARTITIONS, TIES AND BLOCKING. USE NEW LUMBER CONFORMING TO NOMINAL SIZES AS SHOWN

2. ALL LUMBER SUPPORT FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER, AND HAVE THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

MODULUS OF ELASTICITY	E = 1,600,000 PSI
BENDING STRESS	Fb = 650 PSI
COMPRESSION PERPENDICULAR TO GRAIN	Fc = 625 PSI
COMPRESSION PARALLEL TO GRAIN	Fc = 1,400 PSI
HORIZONTAL SHEAR	Fv = 95 PSI
TENSION PARALLEL TO GRAIN	Ft = 500 PSI

3. PANEL SPACING: 1/16" AT ENDS - 1/8" AT EDGES UNLESS OTHERWISE NOTED STAGGER JOINTS

4. STRUCTURAL PLYWOOD SHALL CONFORM TO REQUIREMENTS OF AMERICAN PLYWOOD ASSOCIATION (APA) EXPOSURE

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENING	2 X 6 WALL	2 X 4 WALL
UP TO 4'-0"	(3) 2 X 8	(2) 2 X 8
5'-0"	(3) 2 X 8	(2) 2 X 8
6'-0"	(3) 2 X 10	(2) 2 X 10
7'-0"	(3) 2 X 10	(2) 2 X 12
8'-0"	(3) 2 X 12	(2) 2 X 12
12'-0"	(3) 1-3/4" x 18" 2.0e LVL	
8'-0"	(3) 1-3/4" x 11-1/4" 2.0e LVL	

NOTE:
PROVIDE (2) 1/2" PLY GUSSETS - 2 x 6 WALL
PROVIDE (1) 1/2" PLY GUSSETS - 2 x 4 WALL

GLUE & NAIL ALL HEADERS

ALL GLASS WITHIN 18" OF FLOOR TO BE SAFETY GLASS AS WELL AS SIDELIGHTS AT DOORS, SHOWER DOORS, AND SLIDING GLASS DOORS.
ALL WOOD IN CONTACT WITH MASONRY, CONCRETE AND GROUND SHALL BE PRESSURE TREATED (PT) LUMBER ONLY

USE AN ADDITIONAL 1/4" CDX PLYWOOD SUBFLOOR FOR QUARRY AND/OR CERAMIC TILE FLOORS

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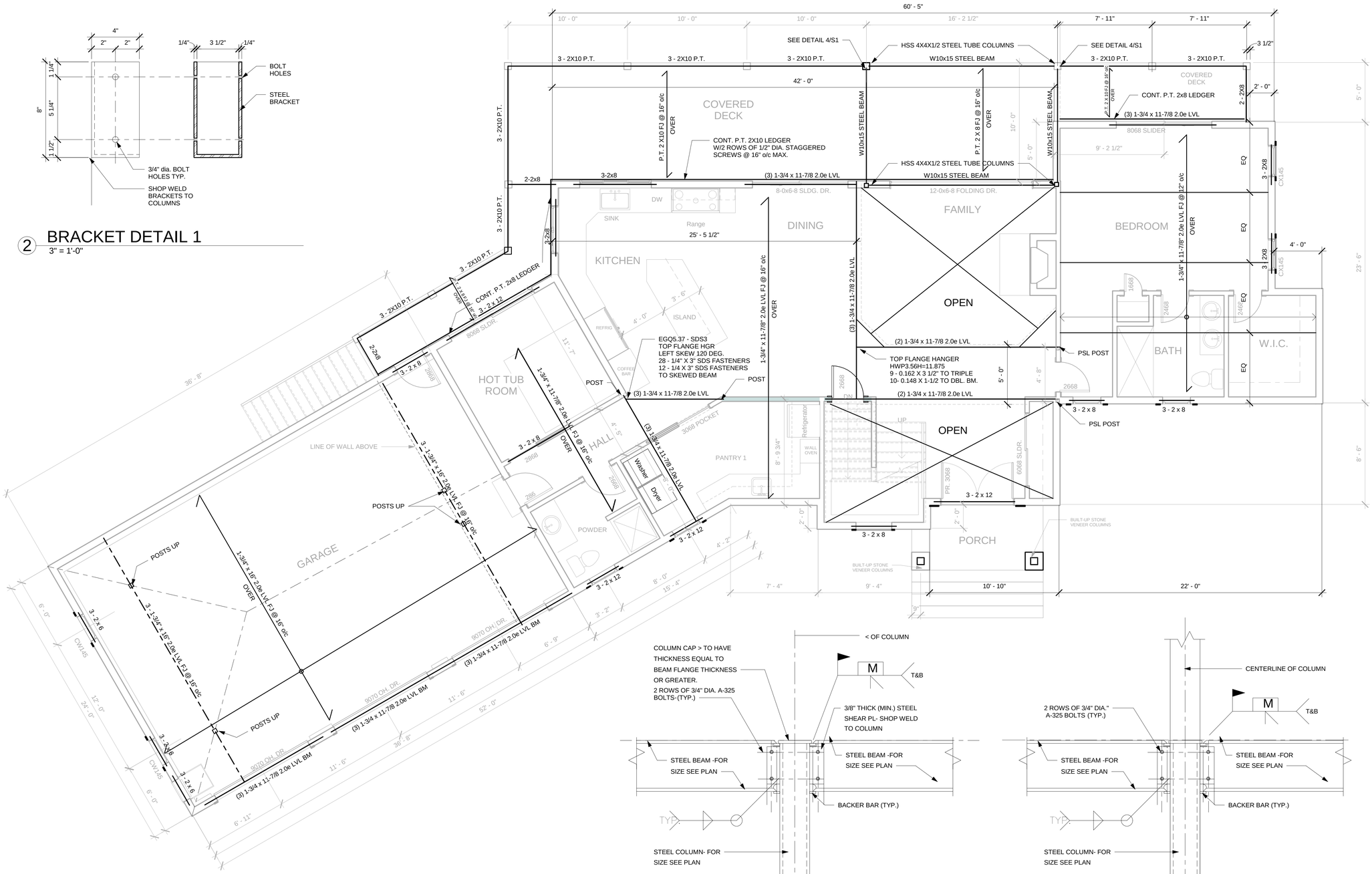
DRAWING
1ST FLOOR FRAMING PLAN

S1

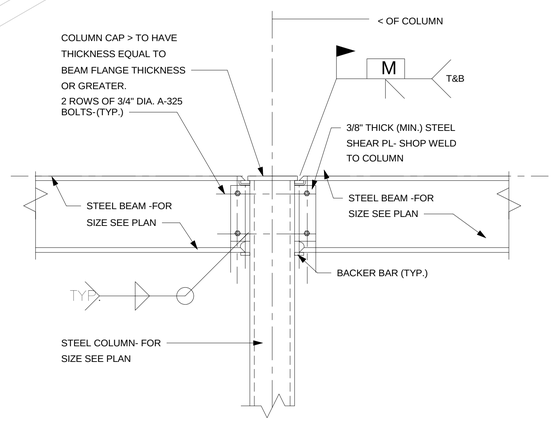
2 BRACKET DETAIL 1

3" = 1'-0"



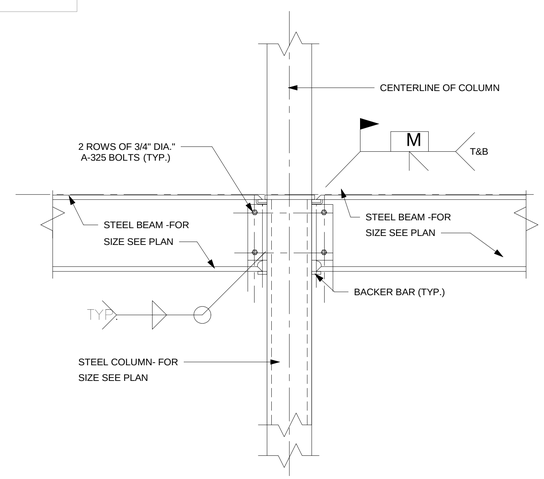
1 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



TYPICAL BEAM TO TUBE COLUMN MOMENT CONNECTION DETAIL AT 2ND FLOOR LEVEL

NOT TO SCALE



TYPICAL BEAM TO TUBE COLUMN MOMENT CONNECTION DETAIL AT 1ST FLOOR LEVEL

NOT TO SCALE

3 STEEL CONNECTIONS

1" = 1'-0"

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2ND FLOOR FRAMING PLAN

S2

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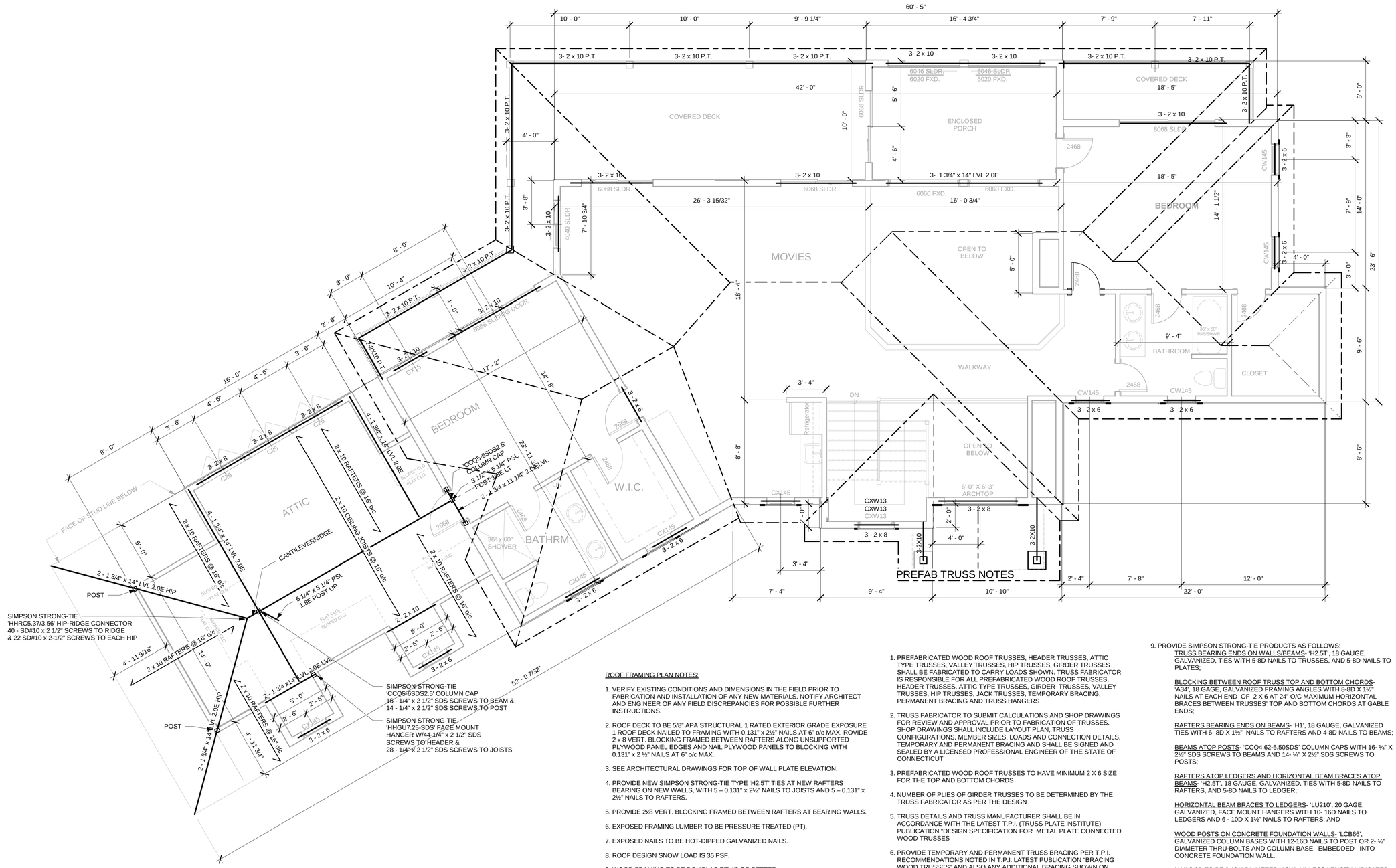


1 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF ANY NEW MATERIALS. NOTIFY ARCHITECT AND ENGINEER OF ANY FIELD DISCREPANCIES FOR POSSIBLE FURTHER INSTRUCTIONS.

2. ROOF DECK TO BE 5/8" APA STRUCTURAL 1 RATED EXTERIOR GRADE EXPOSURE 1 ROOF DECK NAILED TO FRAMING WITH 0.131" x 2½" NAILS AT 6" o/c MAX. ROVIDE 2 x 8 VERT. BLOCKING FRAMED BETWEEN RAFTERS ALONG UNSUPPORTED PLYWOOD PANEL EDGES AND NAIL PLYWOOD PANELS TO BLOCKING WITH 0.131" x 2 ½" NAILS AT 6" o/c MAX.

3. SEE ARCHITECTURAL DRAWINGS FOR TOP OF WALL PLATE ELEVATION.

4. PROVIDE NEW SIMPSON STRONG-TIE TYPE 'H2.5T' TIES AT NEW RAFTERS BEARING ON NEW WALLS, WITH 5 – 0.131" x 2½" NAILS TO JOISTS AND 5 – 0.131" x 2½" NAILS TO RAFTERS.

5. PROVIDE 2x8 VERT. BLOCKING FRAMED BETWEEN RAFTERS AT BEARING WALLS.

6. EXPOSED FRAMING LUMBER TO BE PRESSURE TREATED (PT).

7. EXPOSED NAILS TO BE HOT-DIPPED GALVANIZED NAILS.

8. ROOF DESIGN SNOW LOAD IS 35 PSF.

9. WOOD FRAMING TO BE DOUGLAS FIR #2 OR BETTER.

1. PREFABRICATED WOOD ROOF TRUSSES, HEADER TRUSSES, ATTIC TYPE TRUSSES, VALLEY TRUSSES, HIP TRUSSES, GIRDER TRUSSES SHALL BE FABRICATED TO CARRY LOADS SHOWN. TRUSS FABRICATOR IS RESPONSIBLE FOR ALL PREFABRICATED WOOD ROOF TRUSSES, HEADER TRUSSES, ATTIC TYPE TRUSSES, GIRDER TRUSSES, VALLEY TRUSSES, HIP TRUSSES, JACK TRUSSES, TEMPORARY BRACING, PERMANENT BRACING AND TRUSS HANGERS

2. TRUSS FABRICATOR TO SUBMIT CALCULATIONS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF TRUSSES. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN, TRUSS CONFIGURATIONS, MEMBER SIZES, LOADS AND CONNECTION DETAILS, TEMPORARY AND PERMANENT BRACING AND SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF THE STATE OF CONNECTICUT

3. PREFABRICATED WOOD ROOF TRUSSES TO HAVE MINIMUM 2 X 6 SIZE FOR THE TOP AND BOTTOM CHORDS

4. NUMBER OF PLIES OF GIRDER TRUSSES TO BE DETERMINED BY THE TRUSS FABRICATOR AS PER THE DESIGN

5. TRUSS DETAILS AND TRUSS MANUFACTURER SHALL BE IN ACCORDANCE WITH THE LATEST T.P.I. (TRUSS PLATE INSTITUTE) PUBLICATION "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES

6. PROVIDE TEMPORARY AND PERMANENT TRUSS BRACING PER T.P.I. RECOMMENDATIONS NOTED IN T.P.I. LATEST PUBLICATION "BRACING WOOD TRUSSES" AND ALSO ANY ADDITIONAL BRACING SHOWN ON PLANS.

7. UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS PLUS SELF-WEIGHT: BOTTOM CHORD DEAD LOAD = 10 LBS PER SQ FT; TOP CHORD DEAD LOAD = 12 LBS PER SQ FT; AND TOP CHORD LIVE LOAD = 40 LBS PER SQ FT .

8. FOR CONFIGURATION OF PREFABRICATED WOOD ROOF TRUSSES, WORKING POINT DIMENSIONS, AND BOTTOM OF PREFABRICATED WOOD TRUSS BOTTOM CHORDS ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.

9. PROVIDE SIMPSON STRONG-TIE PRODUCTS AS FOLLOWS:

TRUSS BEARING ENDS ON WALLS/BEAMS- 'H2.5T', 18 GAUGE, GALVANIZED, TIES WITH 5-8D NAILS TO TRUSSES, AND 5-8D NAILS TO PLATES;

BLOCKING BETWEEN ROOF TRUSS TOP AND BOTTOM CHORDS- 'A34', 18 GAGE, GALVANIZED FRAMING ANGLES WITH 8-8D X 1½" NAILS AT EACH END OF 2 X 6 AT 24" O/C MAXIMUM HORIZONTAL BRACES BETWEEN TRUSSES' TOP AND BOTTOM CHORDS AT GABLE ENDS;

RAFTERS BEARING ENDS ON BEAMS- 'H1', 18 GAUGE, GALVANIZED TIES WITH 6- 8D X 1½" NAILS TO RAFTERS AND 4-8D NAILS TO BEAMS;

BEAMS ATOP POSTS- 'CCQ4.62-5.50SDS' COLUMN CAPS WITH 16- ¼" X 2½" SDS SCREWS TO BEAMS AND 14- ¼" X 2½" SDS SCREWS TO POSTS;

RAFTERS ATOP LEDGERS AND HORIZONTAL BEAM BRACES ATOP BEAMS- 'H2.5T', 18 GAUGE, GALVANIZED, TIES WITH 5-8D NAILS TO RAFTERS, AND 5-8D NAILS TO LEDGER;

HORIZONTAL BEAM BRACES TO LEDGERS- 'LU210', 20 GAGE, GALVANIZED, FACE MOUNT HANGERS WITH 10- 16D NAILS TO LEDGERS AND 6 - 10D X 1½" NAILS TO RAFTERS; AND

WOOD POSTS ON CONCRETE FOUNDATION WALLS- 'LCB66', GALVANIZED COLUMN BASES WITH 12-16D NAILS TO POST OR 2- ½" DIAMETER THRU-BOLTS AND COLUMN BASE EMBEDDED INTO CONCRETE FOUNDATION WALL.

NAILS 8D TO BE 0.131" DIAMETER X 2½", UNLESS LENGTH INDICATED OTHERWISE, 10 D NAILS TO BE 0.148" DIAMETER X 3", UNLESS LENGTH INDICATED OTHERWISE, & 16D NAILS TO BE 0.162" DIAMETER X 3½";

9/16/2020 1:06:09 PM

Stephen Jager, AIA

JAGER ASSOCIATES LLC

4 Grand View Drive Enfield, CT 06082
860-803-1265 sjsl@aol.com

This document contains confidential information, is an instrument of service and the property of the Architect. It shall not be used on other projects or for the extension of this project without the Architect's written approval.

All products, fixtures, and equipment shall be installed in accordance with manufacturers' installation instructions and all applicable codes.

All dimensions, materials, and specifications are to be verified by the Contractor prior to the commencement of work.

The Contractor shall be responsible for construction means, methods, techniques, sequences, and safety precautions in connection with the work.

PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE

PROJECT ADDRESS:

16 CRESCENT BEACH ROAD
ENFIELD, CT 06082

PROJ NO:

2020.18

ISSUE DATE:

9/16/2020

REVISION DATE:

DRAWING

ROOF FRAMING PLAN

S3

RECEIVED
ENFIELD PLANNING DEPT.
2020 SEP 24 AM 10: 16

From: Nanci Harvey <nancischultz@aol.com>
Sent: Monday, September 21, 2020 3:23 PM
To: Dombrowski, Stephen W <Stephen.Dombrowski2@ct.gov>
Subject: Crescent Lake Draw Down

Hi Stephen,
Hope all is well with you and that you are staying safe and healthy in these crazy times!

Do you know when the drawdown will be done so that I can advise the community?

Thanks,
Nanci

From: Dombrowski, Stephen W [mailto:Stephen.Dombrowski2@ct.gov]
Sent: Tuesday, September 22, 2020 6:01 AM
To: Nanci Harvey <nancischultz@aol.com>
Subject: RE: Crescent Lake Draw Down

It is only my second time with this but last year Tim Carrey let me know when to start. There was not a ton of heads up. I will try to reach out to him and see if he has a date in mind.

Stephen Dombrowski
Correctional Maintenance Supervisor
Carl Robinson Correctional Institute
285 Shaker Road
Enfield, CT 06082
Stephen.Dombrowski2@ct.gov
(office) 860-253-8354
(cell) 860-756-6712
(fax) 860-253-8291

From: Dombrowski, Stephen W [mailto:Stephen.Dombrowski2@ct.gov]
Sent: Tuesday, September 22, 2020 7:09 AM
To: Nanci Harvey <nancischultz@aol.com>
Subject: Crescent Lake Drawdown 2020

Tim got back to me and said it would be mid October. Thank you.

Stephen Dombrowski
Correctional Maintenance Supervisor
Carl Robinson Correctional Institute
285 Shaker Road
Enfield, CT 06082
Stephen.Dombrowski2@ct.gov
(office) 860-253-8354
(cell) 860-756-6712
(fax) 860-253-8291

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Enfield
   does this project cross municipal boundaries (check one)? yes ☐ no ☑
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: 8
   subregional drainage basin number: 4003-00
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Jeffery & Angela Foss
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 16 Crescent Beach Dr
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description: demo of existing house & construction of new single family dwelling
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): B
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 9, 12
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: / acres open water body: / acres stream: / linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.18 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

INSTR # 2020019448
VOL 2755 PG 1191 05/18/2020 11:51:17 AM
RECORDED IN ENFIELD CT
SUZANNE F. OLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED $425.00
STATE CONVEYANCE TAX RECEIVED $1,275.00

RECEIVED
ENFIELD PLANNING DIV.
2020 SEP 22 PM 4:18

After recording, please return to:
Attorney Carl M. Porto II
Parrett, Porto, Parese & Colewll, P.C.
2319 Whitney Avenue, Hamden, CT 06518

STATUTORY WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, KNOW THAT:

JUDITH A. CROMBIE, acting hereby by David Crombie, her lawful attorney-in-fact by virtue of a Power of Attorney recorded in Volume 2706 at Page 301 of the Enfield Land Records; of the Town of Enfield, County of Hartford and State of Connecticut (hereinafter the "Grantor") for consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS ($170,000.00), received to her full satisfaction, hereby grants to **JEFFREY R. FOSS AND ANGELA M. FOSS**, both of the Town of Enfield, County of Hartford and State of Connecticut (hereinafter the "Grantees"), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and with WARRANTY COVENANTS, a certain piece or parcel of land with all the buildings and improvements thereon, known as 16 Crescent Beach Drive in the Town of Enfield, County of Hartford and State of Connecticut and more particularly described in Schedule A attached hereto.

Being the same premises referenced in Warranty Deed from Edward L. Furtek, Administrator of the Estate of Max J. Furtek to Henry D. Crombie, Jr. and Judith A. Crombie dated July 24, 1967 and recorded in Volume 278 at Page 393 of the Enfield Land Records.

Said premises are subject to Riparian rights of others in and to Crescent Lake; any and all provisions of any ordinance, municipal regulation or public or private law; any state of facts an accurate survey or personal inspection of the property might reveal; and the taxes to the Town of Enfield on the list of October 1, 2019, which taxes the Grantees herein assume and agree to pay as part consideration for this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 13th of May, 2020.

Signed and delivered in the presence of:

Michael Dunshee

Judith A. Crombie, by David Crombie, her Attorney-in-fact

STATE OF CONNECTICUT)
) ss: Manchester May 13, 2020
COUNTY OF HARTFORD)

Personally appeared, David Crombie, duly authorized attorney-in-fact for Judith A. Crombie, signer of the foregoing instrument, and acknowledged the same to be his free act and deed.

Michael Dunshee, Esq.
Commissioner of the Superior Court

SCHEDULE A, PROPERTY DESCRIPTION

three parcels of real estate situated in said Town of Enfield, bounded and described as follows:

FIRST PARCEL: BEGINNING at an iron pin in the Westerly line of Crescent Lake Drive distant Southerly about two hundred forty (240) feet from the South-East corner of land formerly of A. A. Starbuck et al and running North-Westerly about one hundred ninety-seven (197) feet to an iron pin on the shore of Crescent Lake at high water mark; thence following the shore of said Lake about one hundred twenty (120) feet to an iron pin at high water mark; thence South-Easterly in a line parallel with and distant Southerly one hundred twenty (120) feet from the first course herein described about one hundred sixty-five (165) feet to an iron pin at the Westerly side of said Crescent Lake Drive and thence North-Easterly along said Crescent Lake Drive one hundred twenty (120) feet to the place of beginning. Being Lot #34 on a plan of Crescent Park, Enfield, Conn., made by Durkee, White & Towne, August, 1922.

SECOND PARCEL: BEGINNING at an iron pin in the Westerly side of Crescent Beach Drive, a new street situated on the Easterly side of Crescent Lake, formerly called Shaker Pond, at the North-Easterly corner of Lot #34, as shown on a plan of Crescent Park, Enfield, Conn. made by Durkee, White & Towne, Engineers, August, 1922, and running thence North-Easterly in said Westerly line of Crescent Beach Drive thirty (30) feet; thence North-Westerly one hundred ninety-six and five-tenths (196.5) feet, more or less, to the shore of Crescent Lake at high water mark; thence South-Westerly along the shore of said Crescent Lake to the North-Westerly corner of said Lot #34; and thence South-Easterly along the North-Easterly line of said Lot #34 about one hundred ninety-seven (197) feet to the point of beginning. Being the Southerly thirty (30) feet of Lot #35, as shown on said plan.

THIRD PARCEL: BEGINNING at an iron pin, the Westerly side of Crescent Beach Drive, a new street situated on the Easterly side of Crescent Lake, at the South-Easterly corner of Lot #34, described as the first parcel herein, and running thence South-Westerly in said Westerly side of Crescent Beach Drive thirty (30) feet to the North-Easterly corner of land conveyed by Edward W. Walsh et al to one Hartshorn, on September 8th, 1925, and thence North-Westerly about one hundred sixty-three (163) feet along last-mentioned land to an iron pin at the shore Crescent Lake; thence North-Easterly and North-Westerly along the shore of said Lake to an iron pin at the South-Westerly corner of said Lot #34; and thence South-Easterly along said Lot #34 about one hundred sixty-five (165) feet to the point of beginning.

Being the Northerly half of Lot #33 on a Plan of Crescent Park, Enfield, Conn., made by Durkee, White & Towne, August, 1922.

Together with the right to use the streets laid out on said plan for all purposes of a public street.

Together with the usual riparian rights in said Crescent Lake.

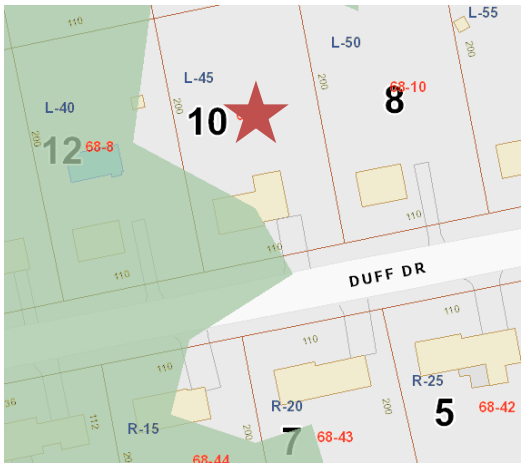
TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY
AAA# 125 – 10 Duff Drive, Enfield, CT 06082 – Map 068/Lot 0009
Addition of a 264 Square Foot Shed Addition
STAFF REPORT
September 8, 2020

BACKGROUND

This is an Agent Approval application for an Inland Wetlands and Watercourses Permit to construct a 12' x 22' single story single bay garage addition. The foundation and floor will be poured concrete. This requires an application because the proposed location of the shed is within the Upland Review Area (URA).

The USDA Soil Survey and the CRCOG GIS Mapping Service shows that the location of the proposed garage addition is in a Udorthents-Urban Land Complex soil type which is a well-drained soil type.



Please refer to the site plan, CRCOG GIS Image, and the USDA Soil Survey Image attached to this application.

Per Section 2 - Definitions, all areas within 100-feet of the boundary of such wetlands or watercourses are a **regulated activity.**

Per Section 12 – Action by Duly Authorized Agent, the Enfield Inland Wetlands and Watercourses Agency delegates to the duly authorized agent approval authority for sheds and garages under 800 sq. ft.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

STAFF COMMENTS

- John Cabibbo, Assistant Town Engineer, and Raymond Steadward, Chief Building Official, had no comments related to this application at this time.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR AAA# 125 – 10 Duff Drive - Application for a permit to construct a 12' x 22' single story single bay addition as referenced on the plot plan provided by the applicant dated September 4, 2020; Brian Embacher, Owner; Map 068/Lot 0009; R-33 Zone. (DoR: 10/06/2020).

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction,

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encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;

10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;

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19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 "Plot Plan – 10 Duff Drive," prepared by the Applicant; Dated 09/04/2020.

DATED this day 8th day of September 2020.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

RECEIVED
ENFIELD PLANNING DEPT.
2020 SEP -4 PM 2:00

TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: ☒ Permit ☐ Extension ☒ Agent Approval ☐ Other _____
☐ Modification (Existing Permit/ Application #'s): _____

Staff Use Only			
IW #:	AAA#125	**View Permit #:**	TPL-20-116
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 10 Duff Dr **Map #:** 068 **Lot #:** 0009

Zone(s): R-33 **Size of Parcel:** 0.51 **Account #:** 101700010045

Current Use: Residential

Project Name: N/A

Summary Description:
Single bay garage addition, 12' x 22' single story, poured concrete foundation and floor

Applicant's Name: Brian Embacher

Applicant's Address: 10 Duff Dr

Contact #: 860 466 0170 **Email:** bembacher@icloud.com

Applicant's Representative: n/a

Representative Address: n/a

Contact #: _____ **Email:** _____

Does Applicant own the Property? ☒ Yes (Attach Copy of DEED)
☐ No (Provide Information Below)

TOWN OF ENFIELD

Owner's Name: _____

Owner's Contact #: _____

Owner's Address: _____

Owner's Email: _____

Project Information:

Septic: ☐ Yes ☐ No

Public Sewer: ☐ Yes ☐ No

Well Water: ☐ Yes ☐ No

Public Water: ☐ Yes ☐ No

Outdoor Storage: ☐ Yes ☐ No

Design District: ☐ Yes ☑ No

Do wetlands and watercourses affect this application? ☑ Yes ☐ No

Is the property within a Level A or Level B Aquifer Protection Area? ☐ Yes ☑ No

Does this application include any regulated activity in a floodplain ☐ Yes ☑ No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? .5

What is the length of the property frontage? (List by Street) 110'

Name the abutting street(s): Peggy Lane

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North Residential

East "

South "

West "

TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? ☐ Yes ☑ No

Name Municipalities: _____

Area of wetlands located on the property: 200 Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property: ☐ Yes ☑ No

Name and type of watercourses: _____

Are proposed activities located within the 100-Year floodplain? ☐ Yes ☑ No

Are proposed activities located within a floodway? ☐ Yes ☑ No

Are there slopes with grades in excess of 15% located on the property? ☐ Yes ☑ No

Is any portion of the project located within a public water supply aquifer or watershed area? ☐ Yes ☑ No

Phase I: Land Records reviewed for environmental hazards? ☑ Yes ☑ No SV

Phase II: Environmental Hazards Identified? ☐ Yes ☑ No

If yes, please list the environmental conditions found: N/A

TOWN OF ENFIELD

Phase 3: Is there a remediation plan? ☐ Yes ☐ No

If yes, please describe the remediation plan: N/A

Are there environmental restrictions on the property? ☐ Yes ☐ No

If yes, please list environmental restrictions: N/A

☐ **COMPLETE & SUBMIT:**

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

☐ **COMPLETE & SUBMIT:**

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM

TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

☑ **I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.**

Applicant Signature: _____ **Date:** 9/2/20

Print Name: Brian Embacher

Owner's Signature: _____ **Date:** _____

Print Name: _____

Subscribed and sworn to before me _____ **day of** _____, **20**_____.

_____ _____

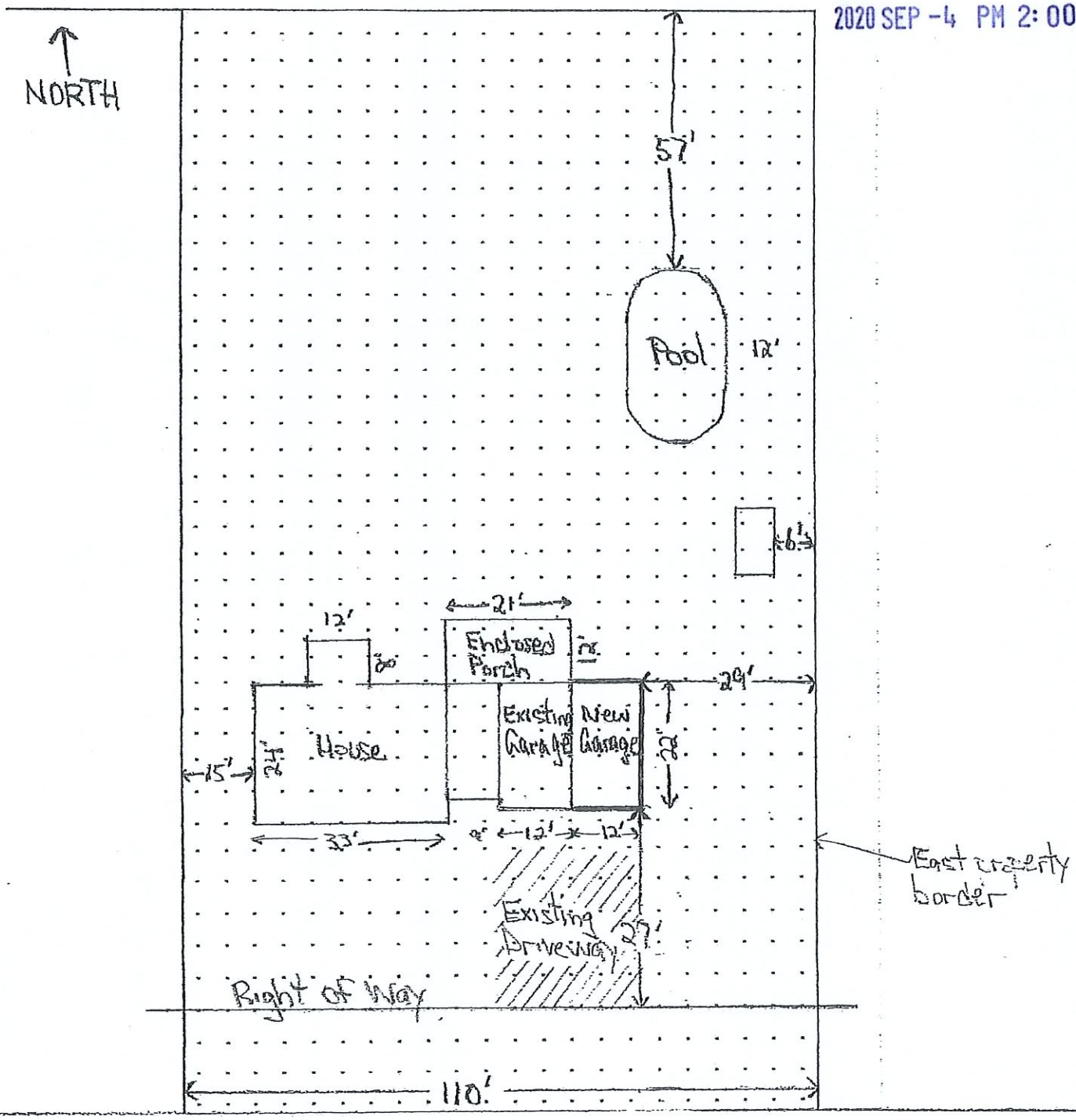
Notary Public **My Commission Expires:**

For Office Use	
Application #: _____	**Date Submitted:** _____
DEP Form Submitted Date: _____	

Plot Plan - 10 Duff Dr

Table 1

RECEIVED
ENFIELD PLANNING DEPT
2020 SEP -4 PM 2:00



#10
Duff Drive

10 Duff Drive - Site Plan for IWWA 09/04/2020

N
W E
S

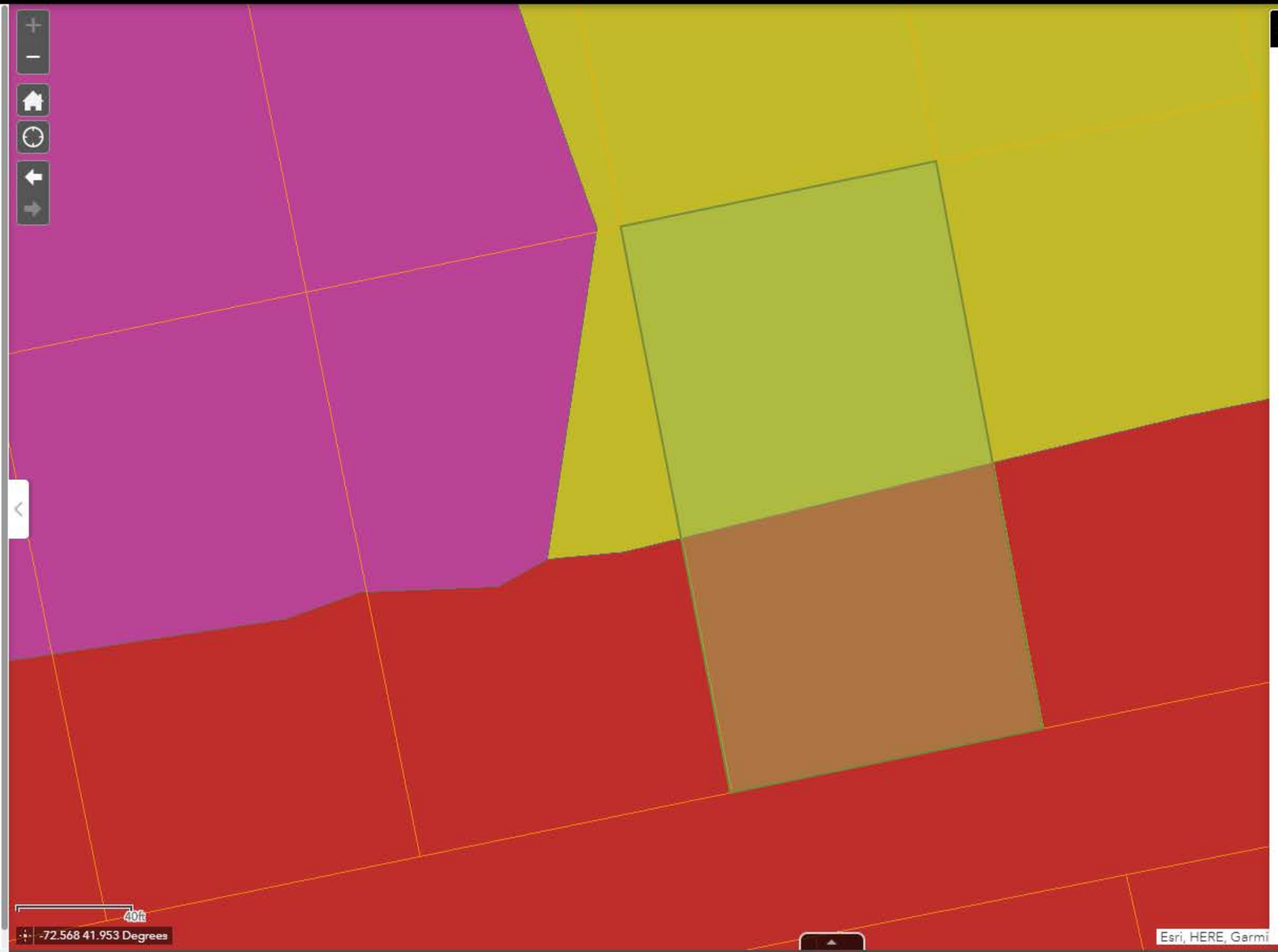
0 50 100 Feet

1 inch = 63 feet

The Town of Enfield, CT shall assume no liability for any errors,omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.

CRCOG Tax Parcel Viewer

- Result _Query result
- Tax Parcels
- Quick Maps
  - Municipal Data
  - Regional Bike Trails
  - Regional Land Use
  - Census
  - Farmland Soils
  - Inland Wetland Soils
  - Regional Zoning
  - Detailed Soils
    - Excessively drained
    - Somewhat excessively drained
    - Well drained
    - Moderately well drained
    - Somewhat poorly drained
    - Poorly drained
    - Very poorly drained
    - Water
    - Not rated
  - Protected Open Space
  - CT ECO Critical Habitat
  - Aquifer Protection Area
  - Watersheds
  - Flood Hazard Map



Query

Search | Results

Result _Query result

Displayed features:2/2

Search Result:Enfield

Property Address	10 DUFF DR
Owner Name	EMBACHER BRIAN + LYNN J
Property Record Card	More info

Search Result:West Hartford

Property Address	10 DUFFIELD DRIVE
Owner Name	GONZALES OLGA L
Property Record Card	More info

Search

Map Unit Legend

State of Connecticut (CT600)

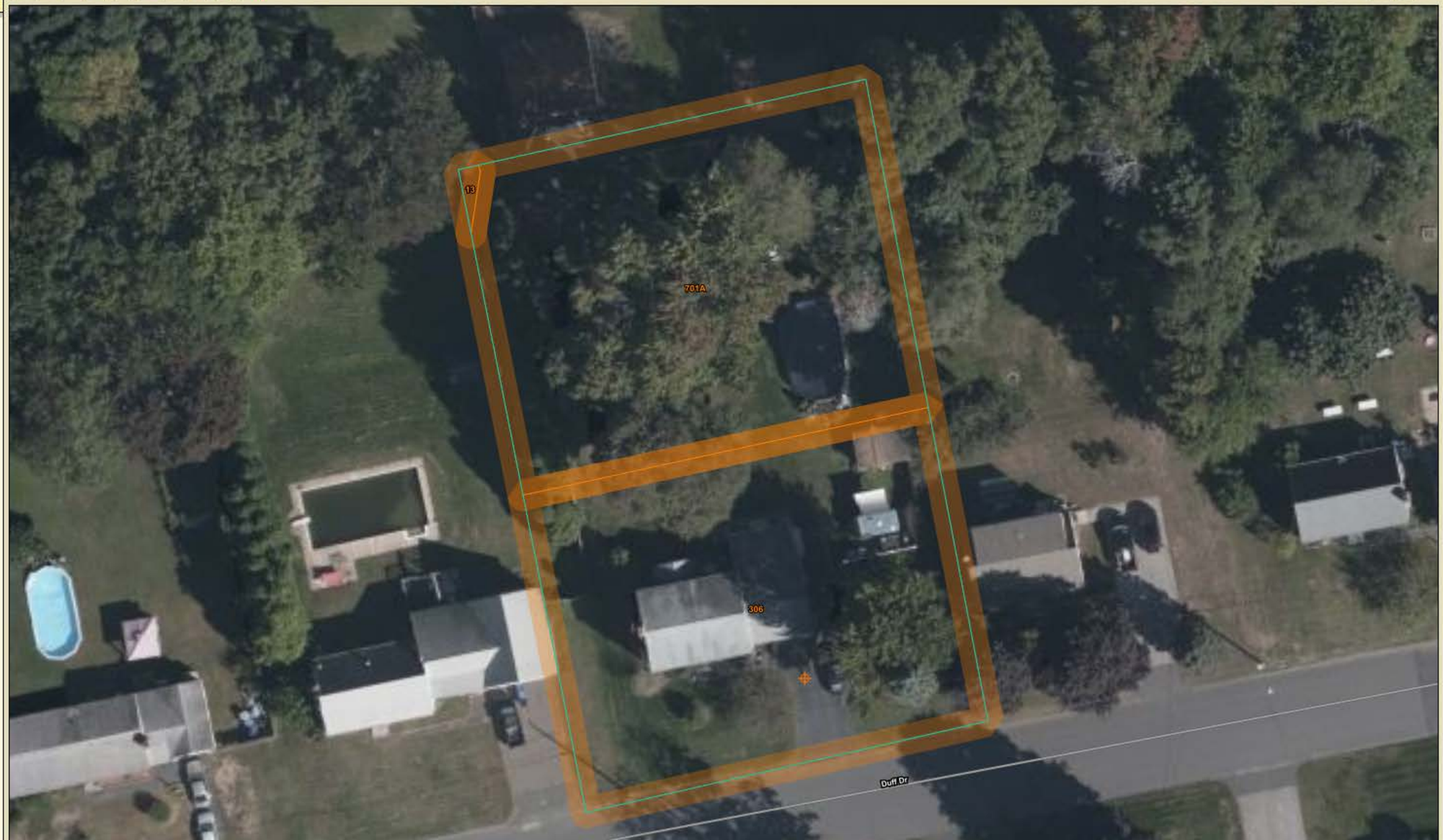
State of Connecticut (CT600)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Walpole sandy loam, 0 to 3 percent slopes	0.0	0.3%
306	Udorthents-Urban land complex	0.3	49.0%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.3	50.8%
Totals for Area of Interest		**0.7**	**100.0%**

Legend

Soil Map

Scale (not to scale)



Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Enfield
   does this project cross municipal boundaries (check one)? yes ☐ no ☑
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: _____ or number: _____
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Brian Embacher
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 10 Duff Dr
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description: Single bay garage addition
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): A
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: .006 acres open water body: _____ acres stream: _____ linear feet
12. UPLAND AREA ALTERED (must provide acres): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): _____ acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

RECEIVED
ENFIELD PLANNING DEPT.
2020 JUL 21 AM 11:20

WARRANTEE DEED

(SURVIVORSHIP)

FROM

Mauro L. Rella

Concetta M. Rella

TO

Brian Embacher

Lynn J. Embacher

Dated June 22 1989

Received ..... 19.....

At.....M.

Recorded in .....

LAND RECORDS

Vol..... Page.....

.....
Town Clerk

Town Clerk; After recording please return to:
Brian Embacher
10 Duff Dr.
Enfield, CT 06082

RECORDED IN
ENFIELD LAND RECORD
39103382
JUN 22 AM 10 58
LIBER 398 PAGE 0261

LIBER 598 PAGE 0261

To all People to whom these Presents shall come, Greeting:

RECEIVED
ENFIELD PLANNING DEPT.
2020 JUL 21 AM 11:20

KNOW YE, THAT We, MAURO L. RELLA and CONCETTA M. RELLA, both of the Town of Enfield, County of Hartford and State of Connecticut

for the consideration of ONE HUNDRED SIXTY-THREE THOUSAND AND 00/100THS ($163,000.00) DOLLARS

received to our full satisfaction of BRIAN EMBACHER and LYNN J. EMBACHER, both of the Town of East Granby, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said BRIAN EMBACHER and LYNN J. EMBACHER and the survivor of them, and the heirs and assigns of the survivor of them forever

A certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto, situated in the Town of Enfield, County of hartford and State of Connecticut, on the northerly side of Duff Drive, known as 10 Duff Drive and also known as Lot No. 42 on a map entitled "Subdivision Plan Southwood Acres Section A-6 Enfield, Conn. Megson & Hyyppa Civil Engineers Glastonbury, Conn. Scale 1" = 100' Date 10-8-60", which map is on file in the Town Clerk's Office in said Town of Enfield.

Said premises being more particularly bounded and described as follows, to wit:

NORTHERLY: By Lot No. 33 as shown on said map, a distance of One hundred ten (110.00) feet;

EASTERLY: By Lot No. 41 as shown on said map, a distance of Two hundred (200.00) feet;

SOUTHERLY: By Duff Drive, a distance of One hundred ten (110.00) feet; and

WESTERLY: By Lot No. 43 as shown on said map, a distance of Two hundred (200.00) feet.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law; to Restrictive Covenants, Agreements and Easements for a pole line and drainage facilities, all appearing of record; real estate and fire district taxes due the Town of Enfield on the List of October 1, 1988, which taxes the grantees herein assume and agree to pay as part consideration for this deed.

Being the same premises conveyed to the grantors herein by deed dated 10/2/67 and recorded in Volume 281 at Page 307 of the Town of Enfield Land Records.

$733.50 State Conveyance Tax Collected 06/23/89
$179.30 Town Conveyance Tax Collected Jean E. Blaser

RECEIVED
ENFIELD PLANNING DIVISION
2020 JUL 21 AM 11:21

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees and the survivor of them, and the heirs and assigns of the survivor of them forever, and to their own proper use and behoof. And also, we the said grantors do for ourselves and our heirs, executors, administrators, and assigns covenant with the said grantees, their survivor and such survivor's heirs and assigns, that at and until the ensealing of these presents, we are well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, we the said grantors do by these presents bind ourselves and our heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of June 19 89

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

Richard A. Morelli

Sean E. Sweeney

GRANTOR:

Mauro L. Rella
MAURO L. RELLA

Concetta M. Rella
CONCETTA M. RELLA

STATE OF CONNECTICUT,
COUNTY OF HARTFORD } ss. East Hartford June 22, 19 89

Personally Appeared Mauro L. Rella and Concetta M. Rella Signer(s) of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

Notary Public / Justice of Peace / Commissioner of Superior Court
Richard A. Morelli

STATE OF CONNECTICUT)

AND FURTHERMORE, we the said grantors do by these presents bind our sel ves and our heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as is above written.

RECEIVED
ENFIELD, CT
2089 JUL 21 AM 11:21

IN WITNESS WHEREOF, we

ha ve hereunto set our hands this 22nd day of June 19 89

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

Richard A. Morelli

Sean E. Sweeney

GRANTOR:

Mauro L. Rella
MAURO L. RELLA

Concetta M. Rella
CONCETTA M. RELLA

STATE OF CONNECTICUT,
COUNTY OF HARTFORD } ss. East Hartford June 22, 19 89

Personally Appeared Mauro L. Rella and Concetta M. Rella
Signer(s) of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

Notary Public / J. of Peace / Commissioner of Superior Court
Richard A. Morelli

STATE OF CONNECTICUT,
COUNTY OF } ss. 19

Personally Appeared

, as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be free act and deed as such and the free act and deed of said corporation/partnership, before me.

Notary Public / J. of Peace / Commissioner of Superior Court

Grantees' Address:

10 Duff Drive

Enfield, Connecticut 06082

TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 613- 50 Hazard Avenue aka 10 Hazard Avenue- Brookside Plaza Renovations (Burlington Coat Factory) – MODIFICATION TO EXISTING PERMIT

STAFF REPORT

September 29, 2020

BACKGROUND

At the June 16, 2020 Regular Meeting of the Inland Wetlands and Watercourses Agency there was a Determination of Permit Need for proposed renovations to Brookside Plaza for a +/- 6,300 square foot back of the house space and loading dock at the rear of the existing Walgreens. The Inland Wetlands and Watercourses Agency motioned at the June 16, 2020 regular meeting to assign DPN# 2020-05-22 for Agent Approval.

The applicants submitted a full application that was Agent Approved on July 22, 2020. At some point after the July 22, 2020 approval Edward Shirley, Deputy Fire Marshall, had some concerns about the approved site plan. The applicant worked with the Fire Department to address the concerns. The concerns were addressed by adding +/- 400 square feet to the back of the building and making necessary associated improvements.

The changes to the site plan required the applicants to apply for a modification to an existing Inland Wetlands and Watercourses Permit. The modified application states that it is for the construction of a single story +/-6,725 square foot building expansion with associated utility infrastructure, drainage, landscaping, loading dock and drive-way revisions.

The proposed site plans show a proposed reduction in impervious coverage of +/-228 square feet.[1] The original application proposed a zero-net increase of impervious surfaces.

The proposed renovations are located within wetlands soils on the adopted Town of Enfield Official Wetlands map. However, the current conditions at the proposed expansion area are primarily impervious surfaces. The proposed renovations will not take place in a functional wetland.

Per Section 2 Definitions, all areas within 100 feet of the boundary of such wetlands and watercourses are considered a **regulated activity area**.

Per section 12 – Action by Duly Authorized Agent, building additions up to 800 square feet can be approved through the Agent Approval process.

[1] Site Plan page CS101

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

DEPARTMENTAL COMMENTS

- Department of Planning and Zoning:
  - The +/-228 square foot reduction in impervious surface is a positive modification to the previously approved permit.
- Fire Department
  - Edward Shirley, Deputy Fire Marshall, has no concerns at this time.
- Building Department
  - Raymond Steadward, Chief Building Official, has no concerns at this time.
- Health Department
  - Michael Caronna, Director of Environmental Sciences of the North Central District Health Department, has no concerns at this time.

RESOLUTION

MOTION TO APPROVE THE MODIFIED WETLAND'S PERMIT FOR IW# 613- 50 Hazard Avenue aka 10 Hazard Avenue - Modification of IW# 613 for the construction of a single story +/-6,725 square-foot building expansion with associated improvements located on the property known as 50 Hazard Avenue aka 10 Hazard Avenue; Equity One (Northeast Portfolio) LLC c/o Michael Lai, Owner, Applicant; David Gagnon, Applicant Representative; Map 56 / Lot 0022; BR Zone.

REFERENCE PLANS

1/13 – "Administrative Approval – Site Plan Review (SPR# 1829) Agent Approval – Inland Wetlands & Watercourses Agency (IW# 613) Burlington Coat Factory Expansion at Brookside Plaza – 50 Hazard Avenue aka 10 Hazard Avenue, Map 56 Lot 22, Town of Enfield, Harford County, Connecticut," Cover Sheet with Location Map, Civil Drawing Index, Architectural Drawing Index, Abutting Property Owners within 200', Contact Information Owner/Developer, Architect, and Land Surveyor, Civil Engineer, & Landscape Architect; Scale 1'' = 1000'; Prepared by Langan CT, INC. c/o Nathan Kirschner, 555 Long Wharf Drive, New Haven, CT, 06511 (203) 562-5771; Prepared for Equity One (Northeast Portfolio), LLC, c/o Michael Lai, 28 Church Lane, Suite 200, Westport, CT, 06880 (203) 635-5570. Dated May 22, 2020 and revised on 06/18/2020 and 09/21/2020.

2/13 – VT401 – "Partial Boundary and Topographic Survey," – 1'' = 30'; Dated May 11, 2020.

3/13 – CS002 – "General Notes and Master Legend," No Scale; Dated May 22, 2020.

4/13 – CS100—"Overall Site Plan," Scale 1''=60'; Dated May 22, 2020.

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5/13 – CS101 – “Site Plan,” Scale 1’’=20’; Dated July 28, 2020.

6/13 – CS501 – “Site Details,” No Scale; Dated May 22, 2020.

7/13 – CS502 – “Site Details II,” No Scale, Dated June 18, 2020.

8/13 – CG101 – “Grading, Drainage, Utility, and Erosion Control Plan,” 1’’=20’; Dated May 22, 2020.

9/13 – CG501 – “Grading, Drainage, Utility, and Erosion Control Details I,” No Scale; Dated May 22, 2020.

10/13 – CG502 – “Grading, Drainage, Utility, and Erosion Control Details II,” No Scale; Dated May 22, 2020.

11/13 – LL101—“Site Lighting Plan,” 1’’=20’; Dated June 18, 2020.

12/13 – LL501 – “Site Lighting Notes and Details,” No Scale; Dated June 18, 2020.

13/13 – LOD-1 – “Proposed LOD”, No Scale, Dated September 17, 2020.

DATED this day 29th day of September 2020.

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6355
Fax (860) 253-6310

www.enfield-ct.gov

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ENFIELD PLANNING DEPT.
2020 SEP 25 AM 10: 16

TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082
Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: ☐ Permit ☐ Extension ☑ Agent Approval ☐ Other
☑ Modification (Existing Permit/ Application #'s): IW #613

Staff Use Only			
IW #:	modification to IW 613	**View Permit #:**	
IWWA Regulation Section:			

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 50 Hazard Avenue **Map #:** 56 **Lot #:** 22

Zone(s): Business Regional **Size of Parcel:** ±1,494,000 SF **Account #:** 001000020005

Current Use: Regional Shopping Center

Project Name: Burlington Coat Factory Expansion at Brookside Plaza

Summary Description:

The proposed project includes the re-tenanting of the existing Walgreen's into a Burlington Coat Factory. This includes the construction of a single story ±6,725 square-foot building expansion with associated utility infrastructure, drainage, landscaping, loading dock and drive-way revisions necessary to incorporate the expansion into the existing loading area.

Applicant's Name: Regency Centers c/o Michael Lai

Applicant's Address: 28 Church Lane, Suite 200, Westport, CT 06880

Contact #: (203) 635-5570 **Email:** MichaelLai@regencycenters.com

Applicant's Representative: David Gagnon- Langan

Representative Address: 555 Long Wharf Drive, 9th Floor, New Haven, CT 06511

Contact #: (860) 398-0196 **Email:** dtgagnon@langan.com

Does Applicant own the Property? ☑ Yes (Attach Copy of DEED)
☐ No (Provide Information Below)

TOWN OF ENFIELD

Owner's Name: Equity One (Northeast Portfolio) LLC c/o Michael Lai

Owner's Contact #: (203) 635-5563

Owner's Address: 28 Church Lane, Suite 200, Westport, CT

Owner's Email: MichaelLai@regencycenters.com

Project Information:

Septic: ☐ Yes ☑ No

Public Sewer: ☑ Yes ☐ No

Well Water: ☐ Yes ☑ No

Public Water: ☑ Yes ☐ No

Outdoor Storage: ☐ Yes ☑ No

Design District: ☐ Yes ☑ No

Do wetlands and watercourses affect this application? ☐ Yes ☑ No

Is the property within a Level A or Level B Aquifer Protection Area? ☐ Yes ☑ No

Does this application include any regulated activity in a floodplain ☐ Yes ☑ No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? ±34.3 AC (±1,494,000 SF)

What is the length of the property frontage? (List by Street) Hazard Avenue: ±1,700 LF, Freshwater Boulevard: ±775 LF, Rosario T Vella Avenue: ±1,635 LF, Phoenix Avenue: ±1,015 LF

Name the abutting street(s): Hazard Avenue, Freshwater Boulevard, Rosario T Vella Avenue, Phoenix Avenue

What are the existing land uses and zoning districts for abutting properties or across the street(s)?

North Use: Retail/Restaurant, Zone: BR

East Use: Retail/Restaurant, Zone: BR

South Use: Vacant Land, Zone: IP

West Use: Hotel/Restaurant, Zone: BR

TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? ☐ Yes ☑ No

Name Municipalities: NA

Area of wetlands located on the property: 0 Square Feet

Area of wetlands to be impacted: 0 Square Feet

Watercourses located on the property: ☐ Yes ☑ No

Name and type of watercourses: NA

Are proposed activities located within the 100-Year floodplain? ☐ Yes ☑ No

Are proposed activities located within a floodway? ☐ Yes ☑ No

Are there slopes with grades in excess of 15% located on the property? ☐ Yes ☑ No

Is any portion of the project located within a public water supply aquifer or watershed area? ☐ Yes ☑ No

Phase I: Land Records reviewed for environmental hazards? ☑ Yes ☐ No

Phase II: Environmental Hazards Identified? ☐ Yes ☑ No

If yes, please list the environmental conditions found: NA

TOWN OF ENFIELD

Phase 3: Is there a remediation plan? ☐ Yes ☑ No

If yes, please describe the remediation plan: NA

Are there environmental restrictions on the property? ☐ Yes ☑ No

If yes, please list environmental restrictions: NA

☑ **COMPLETE & SUBMIT:**

INLAND WETLANDS & WATERCOURSES APPLICATION CHECKLIST

☑ **COMPLETE & SUBMIT:**

STATE OF CONNECTICUT INLAND & WETLANDS WATERCOURSE ACTIVITY REPORTING FORM

TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

☑ **I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.**

Applicant Signature: Lai **Date:** 9/17/2020

Print Name: HENGWA LAI

Owner's Signature: Lai **Date:** 9/17/2020

Print Name: HENGWA LAI

Subscribed and sworn to before me 17 **day of** September **, 2020**

Notary Public **My Commission Expires:**

CATARINA AUGMON
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 15, 2027

For Office Use	
Application #:	**Date Submitted:**
DEP Form Submitted Date:	

TOWN OF ENFIELD

Enfield Inland Wetlands and Watercourses Agency Application Checklist

	Documents Required
☑	All plans including revised plans must be submitted to the Department **25 days prior** to a Board or Commission meeting. Plans will be reviewed, circulated, and commented by appropriate Departments.
☑	An original of the completed application form and site plan and fourteen (14) full size copies of the set of site plans and any report. 2 copies submitted per town staff request
☑	**Fourteen (14) copies** of 24 X 36 plans are to be submitted in complete sets- stapled and map folded. Part II of the DEEP Reporting Form completed. 2 copies submitted per town staff request
☑	**Four (4) copies** of all reports required are to be submitted. i.e. Drainage, stormwater, soils, etc. 2 copies submitted per town staff request
☑	Application Fee
☐	If any portion of the project is located within a public water supply aquifer or watershed areas Public Act No. 06-53 of the CT G.S. requires the following: NA 1. Written notice including Project Notification Form (PNF) to the involved Water Company within seven (7) days of submittal of any application, petition, request, or plan to the Town of Enfield. 2. Notice to the Water Company by the applicant is to be by certified mail, return receipt requested. The PNF and Level A Aquifer Protection Area mapping can be obtained from the Town of Enfield Planning Department as well as online.
☑	Pre and post development storm water drainage calculation, with drainage area map.
☐	Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one (1) field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format. As needed as mapped. NA
	The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact and adjoin municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definition, then a letter must be sent by certified mail to the adjoining municipality. ▪ If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetland Agency along with a copy of the application and site plan being submitted to this Agency. Evidence of submission shall be submitted to the Enfield IWWA. NA
☐	For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. NA

TOWN OF ENFIELD

	Site Plan Requirements
☑	Signed and Sealed by appropriate design professional (Surveyor, Engineer, Architect, and Landscape Architect) registered in the State of Connecticut.
☑	Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owner(s) and adjacent property owners.
☑	Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheet shall be included for roads and all off road pipelines.
☑	Soil types as mapped by the National Resource Conservation Service.
☑	Wetlands located on adjacent properties, within approximately 100-feet of subject property.
☑	Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
☑	Soil and Erosion Control Measures including narrative, per 2002 CT E&S Control Guidelines at a minimum.
☐	Wetlands boundaries delineated by a Professional Soil Scientist whose signatures are required on the site plan. GIS Delineation Shown
☑	Limit of Upland Review Areas.
☐	Cuts and fill volumes indicating source and type of fill, destination of removed fill, expect for single-family homes or similar. NA
☐	Limits of woody vegetation clearing. NA
☐	Well locations and setbacks from septic system and drainage swales. NA
☐	Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas. NA
☑	Storm water drainage systems.
☑	All existing and proposed pipe sizes, length and inverts.
☐	Test pit and soil profile locations. NA
☑	Acreage of wetlands/watercourses on the site and the acreages presented separately of wetland, watercourses or upland review areas to be altered.
☑	Boundaries of 100-year floodplain or floodway as determined by FEMA.

TOWN OF ENFIELD

	Detail Sheet
☑	Erosion and sediment control details along with a sequence plan.
☐	Test pit logs.
☑	Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.).
☐	Construction sequence specifications.
	Public Hearing (If Required)
☐	Notice to immediate abutters by certified mail not less that twenty-one **(21) days prior** to the start of the public hearing.
☐	A copy of the abutter's letter and proof of mailing notification is to be provided to the Planning Office **5 days prior** to the scheduled public hearing. (If applicable).
☐	Deadline to post public hearing sign(s) is **10 days prior** to the scheduled meeting at which the application will be discussed.
	▪ THE ENFIELD IWWA AND/OR THE PLANNING OFFICE MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.
	Additional Information
	▪ The Planning Department requires an electronic submission of all documents received in CD Format or on a USB drive.
	▪ When multiple Commissions are involved the applicant must meet all conditions of approvals including final plan(s) revisions to obtain the appropriate signature of approval prior to applying to any other Land Use Commission.

ADMINISTRATIVE APPROVAL - SITE PLAN REVIEW (SPR #1829)
AGENT APPROVAL - INLAND WETLANDS & WATERCOURSES AGENCY (IW #613)
BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA

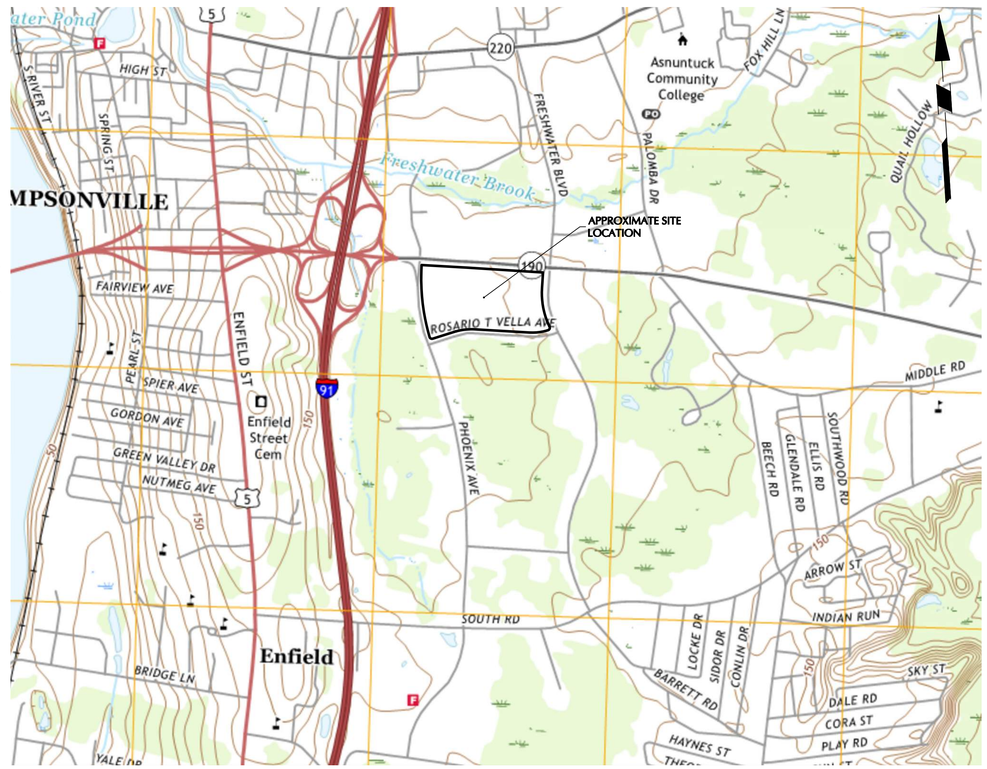
50 HAZARD AVENUE aka 10 HAZARD AVENUE
MAP 56, LOT 22
TOWN OF ENFIELD, HARTFORD COUNTY, CONNECTICUT

CIVIL DRAWING INDEX

SHEET NUMBER	SHEET NAME	DRAWING TITLE	DATE	LAST REVISED
1	CS001	COVER SHEET	5/22/2020	9/21/2020
2	VT401	PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY	5/11/2020	
3	CS002	GENERAL NOTES & MASTER LEGEND	5/22/2020	9/21/2020
4	CS100	OVERALL SITE PLAN	5/22/2020	9/21/2020
5	CS101	SITE PLAN	5/22/2020	9/21/2020
6	CS501	SITE DETAILS	5/22/2020	9/21/2020
7	CS502	SITE DETAILS II	6/18/2020	9/21/2020
8	CG101	GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL PLAN	5/22/2020	9/21/2020
9	CG501	GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL DETAILS I	5/22/2020	9/21/2020
10	CG502	GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL DETAILS II	5/22/2020	9/21/2020
11	LL101	SITE LIGHTING PLAN	6/18/2020	9/21/2020
12	LL501	SITE LIGHTING DETAILS	6/18/2020	9/21/2020

ARCHITECTURAL DRAWING INDEX

SHEET #	NUMBER	DRAWING TITLE	DATE	LAST REVISED
13	LOD-1	PROPOSED LOD	04/01/2020	09/17/2020



MAP REFERENCE: USGS BROAD BROOK QUADRANGLE MAP 2018 (7.5-MINUTE SERIES)

LOCATION MAP

SCALE: 1" = 1000'

ABUTTING PROPERTY OWNERS WITHIN 200'

MAP	LOT	PROPERTY OWNER	PROPERTY LOCATION
45	1	JPMCC 2006-LDP7 CENTRO	9 HAZARD AVE
		1601 WASHINGTON AVE, SUITE 700	
		MIAMI BEACH, FL 33139	
45	8	PARAMOUNT COMMONS AT ENFIELD LLC	25 HAZARD AVE
		1195 RT 70, SUITE 2000	
		LAKEWOOD, NJ 08701	
45	10	G+R PROPERTIES LLC	7 HAZARD AVE
		1111 ELM ST	
		WEST SPRINGFIELD, MA 01089	
45	12	ENFIELD LODGING LLC	20 PHOENIX AVE
		PO BOX 480	
		BUFFALO, NY 14201	
45	13	TOWN OF ENFIELD	PHOENIX AVE
		820 ENFIELD ST	
		ENFIELD, CT 06082	
45	75	JPMCC 2006-LDP7 CENTRO	94 ELM ST
		1601 WASHINGTON AVE, SUITE 700	
		MIAMI BEACH, FL 33139	
46	35	TOWN OF ENFIELD	SOUTH RD
		820 ENFIELD ST	
		ENFIELD, CT 06082	
56	1	GMRI INC	41 HAZARD AVE
		PO BOX 695019	
		ORLANDO, FL 32869	
56	2	LEO BHW LTD LLC	39 HAZARD AVE
		2475 ALBANY AVE, SUITE 205	
		WEST HARTFORD, CT 06117	
56	4	FRESHWATER BOULEVARD RLTY LLC	95 FRESHWATER BLVD
		2694 BOSTON RD	
		WILBRAHAM, MA 01095	
56	21	TOWN OF ENFIELD	FRESHWATER BLVD
		820 ENFIELD ST	
		ENFIELD, CT 06082	
56	24	SKT FRESHWATER LLC	135 FRESHWATER BLVD
		342 NORTH MAIN ST, SUITE 200	
		WEST HARTFORD, CT 06107	
56	26	ENFIELD STATION LLC	54 HAZARD AVE
		11501 NORTH LAKE DR	
		CINCINNATI, OH 45249	

RELEASE DATES

DATE	ISSUED FOR
5/22/2020	IWWA DETERMINATION SUBMISSION
6/18/2020	P&Z SUBMISSION
9/21/2020	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL

OWNER/DEVELOPER
EQUITY ONE (NORTHEAST PORTFOLIO), LLC
C/O MICHAEL LAI
28 CHURCH LANE, SUITE 200
WESTPORT, CONNECTICUT 06880
(203) 635-5570

ARCHITECT
SARGENTI
8 PENN CENTER
1628 JFK BOULEVARD
PHILADELPHIA, PA 19103
(215) 482-1950

LAND SURVEYOR, CIVIL ENGINEER,
& LANDSCAPE ARCHITECT
LANGAN CT, INC.
C/O NATHAN KIRSCHNER
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

LANGAN

PROJECT No. 140161101

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A–2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T–2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

   A. MAP TITLED "ALTA/ACSM LAND TITLE SURVEY, PROPERTY SURVEY, PREPARED FOR EQUITY ONE (NORTHEAST PORTFOLIO), INC, 10 HAZARD AVE. (CONN. ROUTE 190), ENFIELD, CONNECTICUT", SCALE: 1"=60', DATED: 06–22–15, LAST REVISED: 03–09–2016, BY: F.A. HESKETH & ASSOCIATES, INC

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS

5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF MAY 2020.

6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 227 OF 675, MAP NUMBER 09003C0227F, EFFECTIVE DATE SEPTEMBER 26, 2008" THE PROJECT AREA IS IN ZONE X (UNSHADED).

7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

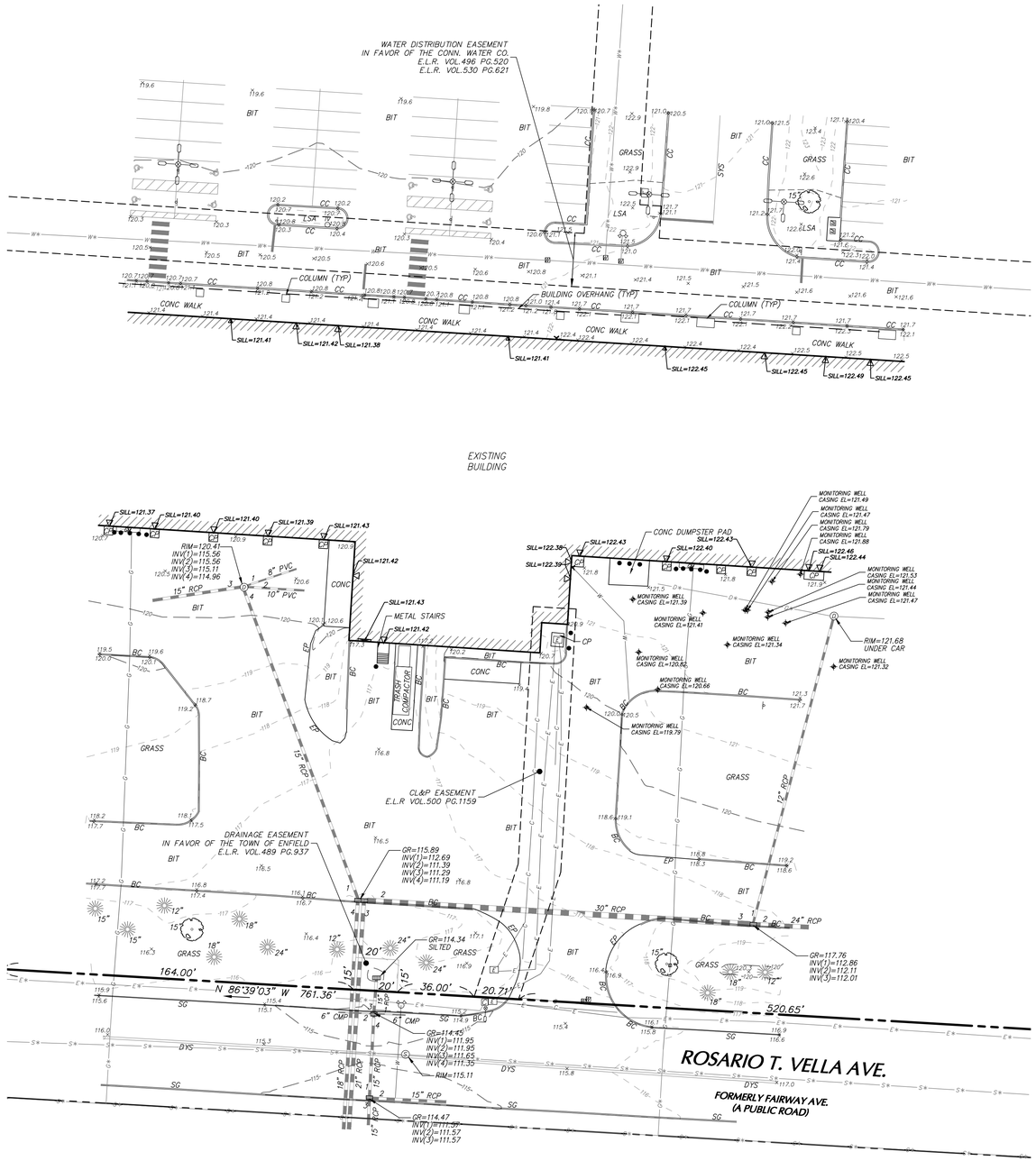
8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

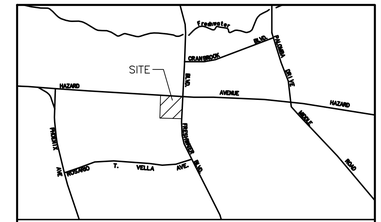
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



LEGEND (NOT SHOWN TO SCALE)

- BOLLARD
- DOOR
- DOUBLE DOOR
- HANDICAP SYMBOL
- MAILBOX
- MONITORING WELL
- SIGN
- TREE
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- LIGHT POLE
- MANHOLE (TYPE AS LABELED)
- IRRIGATION VALVE
- POWER POLE
- STANDPIPE
- WATER VALVE
- X 262.3 — SPOT ELEVATION
- BIT — BITUMINOUS
- CONC — CONCRETE
- CP — CONCRETE PAD
- LSA — LANDSCAPED AREA
- BOH — BUILDING OVERHANG
- BW — BOTTOM OF WALL
- EP — EDGE OF PAVEMENT
- BC — BITUMINOUS CURB
- CC — CONCRETE CURB
- GC — GRANITE CURB
- SG — SLOPED GRANITE CURB
- SYS — SINGLE YELLOW STRIPE
- DYS — DOUBLE YELLOW STRIPE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- 322 — CONTOUR LINE
- FM — SANITARY FORCE MAIN
- CATV — CABLE TV MARK OUT LINE
- D — DRAINAGE MARK OUT LINE
- E — ELECTRIC MARK OUT LINE
- T — COMMUNICATION MARK OUT LINE
- G — GAS MARK OUT LINE
- S — SANITARY SEWER MARK OUT LINE
- W — WATER MARK OUT LINE
- ST — STEAM MARK OUT LINE
- UNK — UNKNOWN MARK OUT LINE
- R* — REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING



PROJECT LOCATION MAP
SCALE: 1" = 1000'
SOURCE: CONNECTICUT DEPARTMENT OF TRANSPORTATION

CT NAD 83

STATE OF CONNECTICUT — ANDREW G. IVES — NO. 70286 — LICENSED — LAND SURVEYOR

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	No.

REVISIONS

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

5/11/2020

ANDREW G. IVES — DATE SIGNED
PROFESSIONAL LAND SURVEYOR
CT STATE LIC. NO. 70286

LANGAN

Project
BROOKSIDE PLAZA
10-38 HAZARD AVE.

ENFIELD — CONNECTICUT

Drawing Title
PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 140161101
Date MAY 11, 2020
Drawn By JRL
Checked By AGI
Drawing No. VT401
Sheet 1 of 1

PROJECT NO. 140161101

Filename: \\langan.com\data\NHV\data\140161101\Survey Data - 140161101\Carlson\Existing\140161101-V-EX0401-TOPO.dwg Date: 5/14/2020 Time: 07:55 User: jstublic Style Table: Langan.stb Layout: VT401

GENERAL NOTES

1. ALL TOPOGRAPHIC, PROPERTY LINE, AND UTILITY INFORMATION TAKEN FROM PLANS ENTITLED "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY," PREPARED BY LANGAN, DATED 05/11/2020, AND "ALTA/ACSM LAND TITLE SURVEY," PREPARED BY F. A. HESKETH & ASSOCIATES, INC., DATED 06/22/2015 AND LAST REVISED 03/09/2016.
2. ALL PROPOSED DISTURBANCE IS NOT LOCATED WITHIN THE AQUIFER PROTECTION AREA.
3. ALL PROPOSED DISTURBANCE IS WITHIN ZONE X (UNSHADED) – AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
4. PROPOSED SITE WORK IMPROVEMENTS SHALL CONFORM TO THE STANDARD DETAILS AND/OR SPECIFICATIONS OF THE TOWN OF ENFIELD. IN THE ABSENCE OF LOCAL STANDARDS, SITE WORK SHALL CONFORM TO THE REQUIREMENTS OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING TOWN OF ENFIELD WATER POLLUTION CONTROL PLANT (860–253–5246, LEAVE MESSAGE IF NO ANSWER) 24 HOURS IN ADVANCE OF ANY INSPECTIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL BEFORE YOU DIG (800–922–4455, 811, WWW.CBYD.COM), EXCAVATION TEST HOLES, PERFORMING TEST BORINGS, AND PERFORMING WHATEVER ADDITIONAL INVESTIGATION NECESSARY TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES TO REMAIN THROUGHOUT THE CONSTRUCTION PERIOD. ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT ENGINEER.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS AND DETAILS OF ALL DOORS AND WALLS ASSOCIATED WITH THE BUILDING.
8. ALL IMPROVEMENTS CONSTRUCTED IN THE STATE RIGHT–OF–WAY SHALL COMPLY WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL IMPROVEMENTS CONSTRUCTED IN THE TOWN PUBLIC RIGHT–OF–WAY SHALL COMPLY WITH THE TOWN OF ENFIELD STANDARDS.
10. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
11. CONTRACTOR TO REPAIR/REPLACE ANY EXISTING SIDEWALK THAT IS DAMAGED PRIOR TO OR DURING CONSTRUCTION.
12. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND CONNECTICUT DEPARTMENT OF TRANSPORTATION REGULATIONS.
13. ALL RADII ARE 5.0' EXCEPT WHERE NOTED.
14. CONTRACTOR SHALL PREVENT DUST, SEDIMENT AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED.
15. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF–SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
16. ABBREVIATIONS:

ARCH. = ARCHITECTURAL	TF = TOP OF FRAME
CONC. = CONCRETE	INV = INVERT
EX. = EXISTING	PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE	LA = LANDSCAPED AREA
LF = LINEAR FEET	TYP = TYPICAL
CB = CATCH BASIN	HP = HIGHPOINT
CCB = CURB CATCH BASIN	CLCB = CURBLESS CATCH BASIN
TC = TOP OF CURB	MH = MANHOLE
BC = BOTTOM OF CURB	RL = ROOF LEADER
CO = CLEAN OUT	

17. DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELECOM AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
18. ALL SIDEWALKS SHALL SLOPE AWAY FROM BUILDING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.

GENERAL SITE NOTES

1. ALL TOPOGRAPHIC, PROPERTY LINE, AND UTILITY INFORMATION TAKEN FROM PLANS ENTITLED "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY," PREPARED BY LANGAN, DATED 05/11/2020, AND "ALTA/ACSM LAND TITLE SURVEY," PREPARED BY F. A. HESKETH & ASSOCIATES, INC., DATED 06/22/2015 AND LAST REVISED 03/09/2016.
2. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
4. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
5. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
7. THE PROPERTY OWNER AND/OR HIS/HER AGENTS MUST MAINTAIN (REPAIR/REPLACE), WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
8. HANDICAP PARKING SHALL COMPLY WITH THE CT STATE BUILDING CODE REQUIREMENTS AS OF OCTOBER 2018 OR LAST REVISED.
9. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, AND DETAILS OF ALL DOORS, STAIRS, RAMPS, SIDEWALKS, CONCRETE PADS, WALLS, CANOPIES, EXTERIOR COLUMNS AND BOLLARDS ASSOCIATED WITH THE BUILDING.

STANDARD TOWN NOTES

1. THE DEVELOPER OF A SUBDIVISION SHALL NOTIFY THE TOWN ENGINEER'S OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF SUB–BASE, GRAVEL, PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES AND PIPES, SANITARY SEWERS, AND MANHOLES. TELEPHONE 8 AM – 4 PM AT 253–6366. PRIVATE SITES WILL BE INSPECTED FOR SANITARY SEWERS AND ANY IMPROVEMENT TO BE TURNED OVER TO THE TOWN.
2. ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ENFIELD SPECIFICATIONS AS OUTLINED IN SUBDIVISION REGULATIONS.
3. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE SOIL CONSERVATION SERVICE 2002.
4. ALL EXCAVATIONS WITHIN TOWN RIGHT–OF–WAY REQUIRE A STREET EXCAVATION PERMIT ISSUED BY THE ENGINEERING DEPARTMENT.
5. NO SITE IMPROVEMENTS SUCH AS DRAINAGE, SANITARY SEWERS, SIDEWALKS, EXCAVATIONS, FILLING, PAVEMENT OPTIONS, ETC., SHALL COMMENCE UNTIL THE SITE ENGINEERING BOND, AS REQUIRED BY THE ENFIELD PLANNING AND ZONING COMMISSION IS POSTED WITH THE TOWN OF ENFIELD.
6. NO STUMPS TO BE BURIED ON SITE.
7. PRE–CONSTRUCTION CONFERENCE FOR CONSTRUCTION OF A SUBDIVISION ONLY, SHALL INCLUDE THE TOWN ENGINEER OR HIS AGENT. NOTIFICATION OF CONFERENCE SHALL BE 48 HOURS IN ADVANCE.
8. THE DEVELOPER SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO INSPECT THE SITE DURING CONSTRUCTION. TO ENSURE THE WORK IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE ENGINEER WILL BE REQUIRED TO CERTIFY ON AN AS–BUILT PLAN THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL MATERIALS WERE PLACED IN ACCORDANCE WITH THE SITE PLANS AND SPECIFICATIONS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CONTRACTOR NOTES

1. THE WORK TO BE PERFORMED IS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS MAY NOT COMPLETELY REPRESENT ALL SPECIFIC DETAILS OF INSTALLATION REQUIRED FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
2. THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVIEWS AND/OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION.
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE AND SHALL BE DEEMED TO HAVE MADE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ANY AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.
4. IT IS SPECIFICALLY NOTED THAT INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING REQUESTING CLARIFICATION PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL NOTE THAT THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" @ 1–800–922–4455 FOR THE LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. CONTRACTOR SHALL REFER TO MEP AND ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, GAS, FIBER OPTIC, AND TELEPHONE SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
9. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, AND DETAILS OF ALL DOORS, STAIRS, RAMPS, SIDEWALKS, CONCRETE PADS, WALLS, CANOPIES, EXTERIOR COLUMNS AND BOLLARDS ASSOCIATED WITH THE BUILDING.
10. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE THE PROPOSED SANITARY AND STORM PIPING WILL CROSS EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS SO THAT AN APPROPRIATE MODIFICATION CAN BE MADE.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TOWN OF ENFIELD TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
12. THESE PLANS DETAIL SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
13. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
14. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, TOWN OF ENFIELD AND STATE OF CONNECTICUT.

ACCESSIBILITY NOTES

1. WALKWAYS ALONG ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
2. ALL ADA PARKING SPACES AND PASSENGER LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ADA EGRESSES SHALL BE FLUSH WITH ADJOINING MATERIAL UNLESS NOTED OTHERWISE.
4. ALL RAMPS SHALL NOT EXCEED 1:12 RUNNING SLOPE AND 2% CROSS SLOPE.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ZONE BOUNDARY LINE		
SAWCUT LINE		
WETLAND LIMITS LINE		
100' WETLAND BUFFER LINE		
LANDSCAPE BUFFER LINE		
FRONT YARD SETBACK LINE		
SOIL BOUNDARY LINE		
BUILDING LINE		
CANOPY		
CURB LINE		
DOOR LOCATION		
TRAFFIC SIGN		
SIGN DESIGNATION		A
PARKING SPACE COUNT		9
LIGHT POLE		
CONCRETE SIDEWALK/PAD		
SANITARY SEWER LINE		
WATER LINE	W* W*	UW
GAS LINE	G* G*	UG
UNDERGROUND TELECOM		UT
UNDERGROUND ELECTRIC	E* E*	UE
TRANSFORMER		T
GATE VALVE	WG	
GAS METER		
UTILITY POLE		
SANITARY/STORM MANHOLE		
SANITARY CLEANOUT		
STORM PIPE		
CURBLESS CATCH BASIN		
CATCH BASIN		
CONTOUR	137	139
SPOT ELEVATION	X 139.67	X 138.79
LIMIT OF DISTURBANCE		LOD
SILT FENCE		
CONSTRUCTION FENCE		
TEMPORARY STOCKPILE		
HAYBALES		
INLET PROTECTION		
ANTI–TRACK PAD		

GRADING & DRAINAGE NOTES

1. ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER–TIGHT JOINTS.
2. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL & MEP DRAWINGS PRIOR TO CONSTRUCTION.
3. CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
4. ALL REQUIRED STORM LATERALS SERVICING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE STRUCTURES (CATCH BASINS, MANHOLES, YARD DRAINS, ETC.) TO ACCOMMODATE THE PIPING SHOWN.
6. STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
7. CONTRACTOR SHALL CONNECT ALL NEW ROOF DRAINS TO THE DRAINAGE SYSTEM. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH MEP AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE ENTIRE DRAINAGE SYSTEM OF ALL DEBRIS AND OBSTRUCTIONS BOTH DURING CONSTRUCTION AND AT THE END OF CONSTRUCTION PRIOR TO ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF ALL FORMWORK FROM STRUCTURES, CONCRETE AND MORTAR DROPPINGS, CONSTRUCTION DEBRIS, AND DIRT. THE SYSTEM SHALL BE THOROUGHLY FLUSHED CLEAN AND THE CONTRACTOR SHALL FURNISH ALL NECESSARY HOSE, PUMPS, PIPE, AND OTHER EQUIPMENT THAT MAY BE REQUIRED FOR THIS PURPOSE. NO DEBRIS SHALL BE FLUSHED INTO EXISTING STORM DRAINS, WETLANDS, OR WATERCOURSES; ALL DEBRIS SHALL BE REMOVED FROM THE SYSTEM AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCIES.
9. ALL MANHOLE COVERS, GRATES, INLETS, AND RIMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
10. CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
11. WALL DRAINS SHALL CONNECT TO STORM DRAINAGE SYSTEM AS SHOWN ON WALL DESIGN DRAWINGS.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT "CALL–BEFORE–YOU–DIG" @ 1–800–922–4455 FOR THE LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING OF EXCAVATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
6. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR THE PROPER UTILITY COMPANY PROVIDING SERVICE.
7. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE–IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
8. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PIPE OR FITTING.
9. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
10. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.

ELECTRIC, TELEPHONE, & GAS:

11. CONTRACTOR TO COORDINATE GAS MAIN, ELECTRIC, AND TELEPHONE INSTALLATION WITH THE APPROPRIATE UTILITY COMPANIES.
12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30 INCHES OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.

WATER & SANITARY:

13. ALL SANITARY SEWER PIPE TO BE PUSH–JOINT POLYVINYL CHLORIDE (PVC) PIPE SDR–35. ALL JOINTS BETWEEN PVC PIPE SECTIONS AND BETWEEN PIPE AND PRECAST MANHOLES SHALL HAVE WATER–TIGHT RUBBER GASKET CONNECTIONS. ALL PVC PIPES AND FITTINGS SHALL COMPLY WITH ASTM D3034–93. ALL MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LOW PRESSURE AIR TEST METHOD.
14. WHERE THE SANITARY SEWER LINE PASSES LESS THAN 18" BELOW THE WATER LINE, PROVIDE CONCRETE ENCASEMENT. THE LENGTH OF THE ENCASEMENT TO BE INCREASED TO THE NEAREST JOINT.
15. WHERE THE SANITARY SEWER LINE PASSES ABOVE THE WATER LINES, ENCASE SEWER IN 6" THICK CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER GASKETED PRESSURE PIPE FOR THE PIPE BEING USED FOR THE SAME DISTANCE.
16. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
17. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
18. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
19. GRAVITY PIPING SHALL BE INSTALLED FROM DOWNSTREAM TO UPSTREAM, "IN THE DRY". THE CONTRACTOR IS ENCOURAGED TO BEGIN WORK AT THE MOST DOWNSTREAM POINT IN THE SYSTEM, ESPECIALLY WHEN THE NEW WORK WILL CONNECT TO AN EXISTING UTILITY DOWNSTREAM. IF THE CONTRACTOR CHOOSES NOT TO START AT THE FURTHEST DOWNSTREAM LOCATION, THEN HE IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, ELEVATION, AND INVERT OF THE EXISTING UTILITY PRIOR TO STARTING ANY WORK AND VERIFYING THAT THE EXISTING LOCATION AND INVERT ALLOWS FOR THE CONSTRUCTION OF THE PROPOSED SYSTEM AS DESIGNED.

DEMOLITION NOTES

GENERAL:

1. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD–VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. SOME UNDERGROUND UTILITIES MAY BE LOCATED DIFFERENTLY THAN SHOWN ON THIS PLAN. IN ADDITION, THERE MAY BE EXISTING UNDERGROUND UTILITIES PRESENT THAT ARE NOT SHOWN ON THIS PLAN. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE CONSTRUCTION MANAGER.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "CALL BEFORE YOU DIG," EXCAVATING THE HOLES, AND PREPARING ANY ADDITIONAL RESEARCH OR INVESTIGATIONS REQUIRED IN ORDER TO ENSURE THAT PROPOSED UTILITIES TO REMAIN ARE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN IS REQUIRED TO BE REPAIRED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY AND OBTAIN ALL SHUTOFFS FOR ALL APPLICABLE UTILITIES PRIOR TO THE COMMENCEMENT OF DEMOLITION.
4. THE CONTRACTOR SHALL LOCATE/CONFIRM ALL DRAINAGE INFRASTRUCTURE AND MAINTAIN ADEQUATE STORM DRAINAGE THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD LOCATE AND PROPERLY DISCONNECT APPROPRIATE LATERALS TO LIVE MAINS PRIOR TO DEMOLITION AND IN ACCORDANCE WITH UTILITY COMPANY STANDARDS.
6. THE CONTRACTOR SHALL MAINTAIN THE SAFETY AND PROTECTION OF BOTH PEDESTRIANS AND MOTORISTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONARY AND PROTECTIVE MEASURES, INCLUDING SIGNS, LIGHTS, BARRIERS, FENCING AND TRAFFIC FLAGMEN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION ASSOCIATED PERMITS.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL UTILITIES TO REMAIN UNTIL TEMPORARY OR PERMANENT NEW LINES ARE INSTALLED.

DEMOLITION:

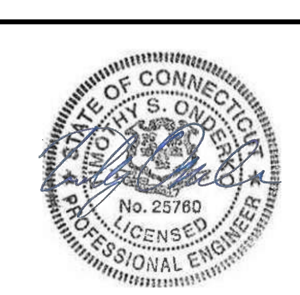
9. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL STRUCTURES WITHIN THE PROJECT LIMITS INDICATED TO BE REMOVED.
10. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL TEMPORARY FACILITIES AND SERVICES NECESSARY TO SATISFY FEDERAL, STATE, & LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO BRACING, SHORING, PAVEMENT REPAIR, FENCING, PEDESTRIAN AND VEHICLE ACCESS, CONCRETE PADS, ETC.

CURB TRANSITION NOTES

1. CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
2. PROVIDE 4' MINIMUM TRANSITION PIECE WHERE CURBING HEIGHT VARIES.

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS



LANGAN

Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

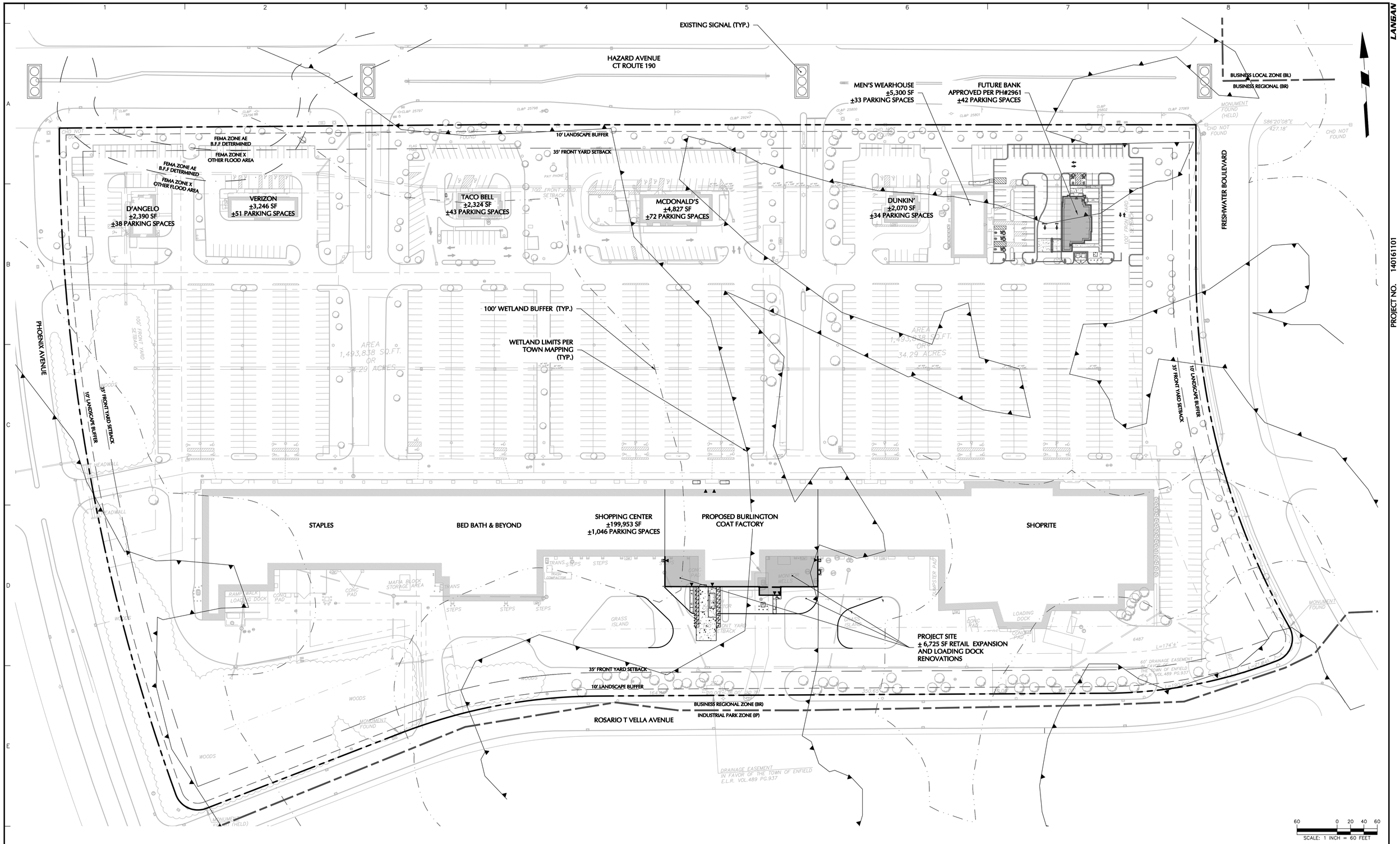
Drawing Title: GENERAL NOTES & MASTER LEGEND

Project No.: 140161101
Date: 5/22/2020
Drawn By: IJAB
Checked By: TSO

Drawing No.: CS002

Sheet 3 of 9

LANGAN PROJECT NO. 140161101



Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

STATE OF CONNECTICUT
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Project
BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title
OVERALL SITE PLAN

Project No. 140161101
Date 5/22/2020
Drawn By IJAB
Checked By TSO

Drawing No. CS100
Sheet 4 of 9

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LANGAN PROJECT NO. 140161101

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ZONING CHART

REFERENCE: TOWN OF ENFIELD CT ZONING REGULATIONS (REVISED THROUGH APRIL 2019)

ZONE: BUSINESS REGIONAL DISTRICT (BR)
PROPOSED USE: RETAIL (SPECIAL PERMIT)

ITEM	REQUIRED	EXISTING	PREVIOUSLY APPROVED[2]	PROPOSED	SECTION
MINIMUM LOT AREA	5 ACRES	±1,494,000 SF (±34.3 AC)	±1,494,000 SF (±34.3 AC)	±1,494,000 SF (±34.3 AC)	TABLE 5.10
MINIMUM FRONTAGE	250 FT	±5,240 FT	±5,240 FT	±5,240 FT	TABLE 5.10
MINIMUM FRONT YARD	35 FT	±100 FT	±105 FT	±105 FT	TABLE 5.10
MINIMUM SIDE YARD	30 FT	N/A	N/A	N/A	TABLE 5.10
MINIMUM REAR YARD	30 FT	N/A	N/A	N/A	TABLE 5.10
MINIMUM FLOOR AREA	80,000 SF	±220,110 SF[1]	±229,643 SF	±230,065 SF[3]	TABLE 5.10
MAXIMUM IMPERVIOUS COVERAGE	66%	±70.5%	±70.1%	±70.1%[4]	TABLE 5.10
MAXIMUM BUILDING COVERAGE	45%	±14.7%	±15.4%	±15.4%[5]	TABLE 5.10
MAXIMUM BUILDING HEIGHT	72 FT	±35 FT	±35 FT	±35 FT	TABLE 5.10

ZONING NOTES:

1. ±220,110 SF IS THE TOTAL AREA OF EXISTING BUILDINGS FROM PLAN TITLED ALTA/ACSM LAND TITLE SURVEY, DATED 06/22/15, WHICH DOES NOT REFLECT GROSS USABLE FLOOR AREA.
2. PREVIOUSLY APPROVED CONDITIONS REFER TO SPR#1829, SITE PLAN APPROVAL APPLICATION FOR A 6,300 SF EXPANSION FOR BURLINGTON COAT FACTORY AT 50 HAZARD AVENUE. CONSTRUCTION IS NOW UNDERWAY FOR ADDITIONAL PREVIOUS APPROVAL PH#2961, SPECIAL PERMIT APPLICATION FOR CHASE BANK AT 50 HAZARD AVENUE. SEE OVERALL SITE PLAN FOR LOCATION.
3. PROPOSED FLOOR AREA = 223,340 SF (EXISTING) + 6,725 SF (EXPANSION) = 230,065 SF.
4. SEE SITE PLAN FOR LOCATIONS OF NEW PERVIOUS AND IMPERVIOUS AREA. A NET REDUCTION IN IMPERVIOUS COVERAGE OF ±228 SF IS PROPOSED.
5. PROPOSED BUILDING COVERAGE = (230,065 SF/1,494,000 SF) X 100 = 15.4%.

PARKING CHART

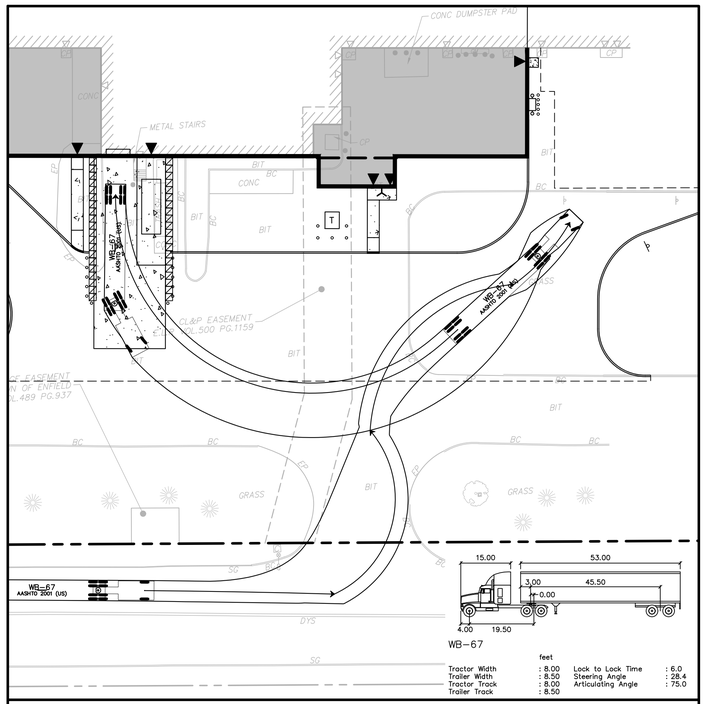
REFERENCE: TOWN OF ENFIELD CT ZONING REGULATIONS (REVISED THROUGH APRIL 2019)

ZONE: BUSINESS REGIONAL DISTRICT (BR)
PROPOSED USE: RETAIL (SPECIAL PERMIT)

ITEM	REQUIRED	EXISTING	PREVIOUSLY APPROVED[2]	PROPOSED	SECTION
MINIMUM NUMBER OF SPACES	FOUR (4) SPACES PER 1,000 SF OF GROSS LEASABLE AREA (GLA) (4 SPACES)(229,643 SF/ 1,000 SF) = 919 SPACES[1]	±1,390 SPACES	±1,358 SPACES	±1,358 SPACES	SECTION 10.10.4.A.

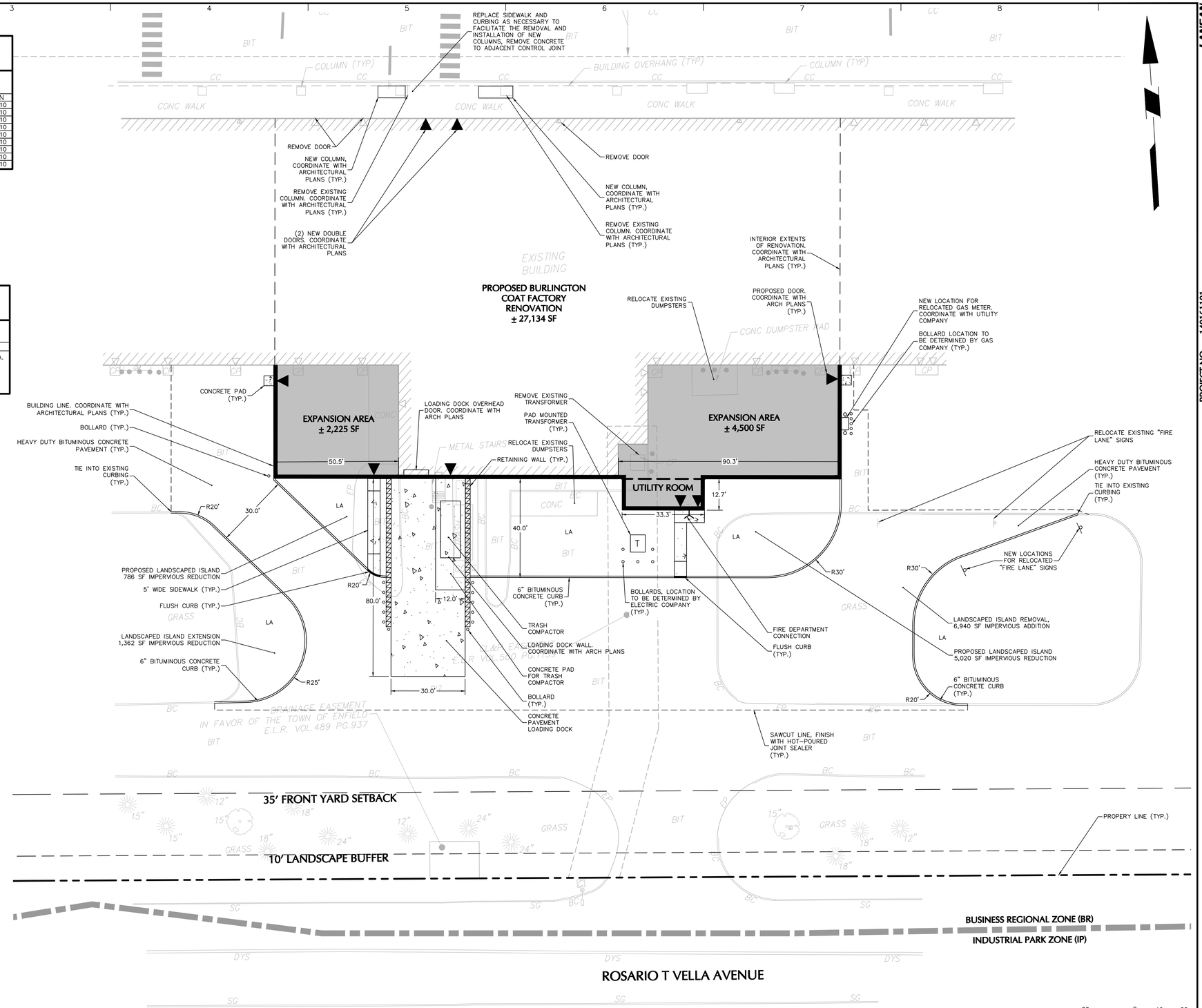
PARKING NOTES:

1. TOTAL AREA OF BUILDINGS WAS USED FOR THE PARKING CALCULATION AND DOES NOT REFLECT THE EXCEPTIONS TO THE GROSS USABLE FLOOR AREA DEFINITION. THE CALCULATION OF THE GROSS USABLE FLOOR AREA MAY RESULT IN A LOWER PARKING REQUIREMENT.
2. PREVIOUSLY APPROVED CONDITIONS REFER TO SPR#1829, SITE PLAN APPROVAL APPLICATION FOR A 6,300 SF EXPANSION FOR BURLINGTON COAT FACTORY AT 50 HAZARD AVENUE. CONSTRUCTION IS NOW UNDERWAY FOR ADDITIONAL PREVIOUS APPROVAL PH#2961, SPECIAL PERMIT APPLICATION FOR CHASE BANK AT 50 HAZARD AVENUE. SEE OVERALL SITE PLAN FOR LOCATION.



WB-67 TRUCK TURNING MANEUVER

1"=30'



Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

STATE OF CONNECTICUT · TIMOTHY S. ONDERDONK · No. 25760 · LICENSED PROFESSIONAL ENGINEER

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Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title: SITE PLAN

Project No. 140161101
Date 7/28/2020
Drawn By BP
Checked By TSO

Drawing No. CS101
Sheet 5 of 9

PROJECT NO. 140161101

LANGAN

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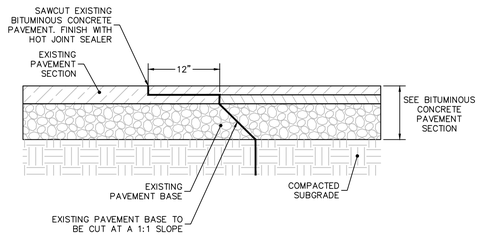
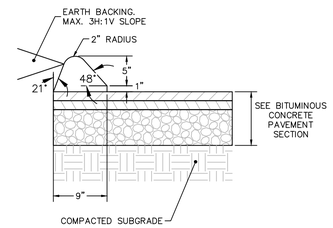


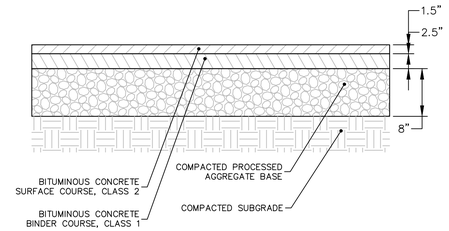
NOTES:
1. CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

1 SAWCUT PAVEMENT SECTION
N.T.S



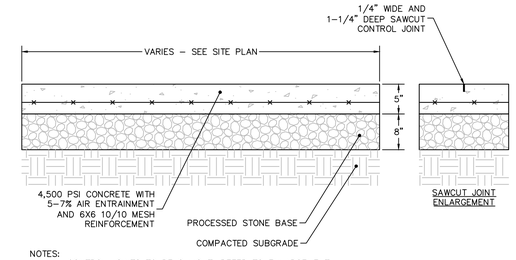
NOTES:
1. PROVIDE NOTCHED SEAT IN CURB AT LOCATIONS OF INTEGRAL BITUMINOUS CONCRETE SIDEWALK AND CURB

2 6" BITUMINOUS CONCRETE CURB
N.T.S



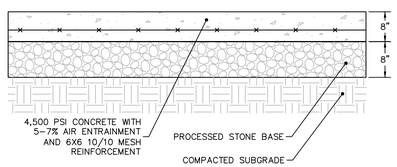
NOTES:
1. PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
2. BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 817 SECTION 4.06, LATEST REVISION
3. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 817 SECTION 3.04, LATEST REVISION

3 BITUMINOUS CONCRETE PAVEMENT SECTION - HEAVY DUTY
N.T.S



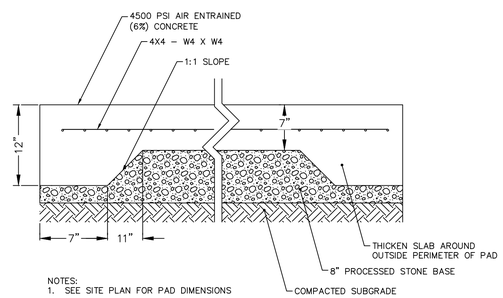
NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
2. SIDEWALKS TO COMPLY WITH CITY STANDARDS WHERE APPLICABLE.
3. EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
   EXPANSION – 20 FT.
   CONTROL – 5 FT.
4. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
5. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.
6. CONTRACTOR TO PROVIDE 10'x10' MOCKUP SHOWING EXPANSION JOINTS, SAWCUT JOINTS, AND BROOM FINISH PRIOR TO INSTALLATION

4 ON-GRADE CONCRETE SIDEWALK
N.T.S



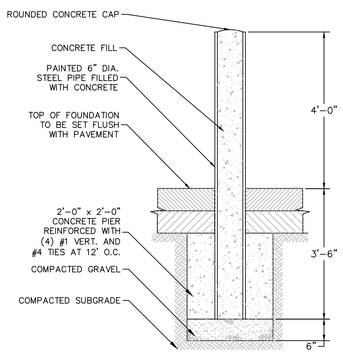
NOTES:
1. PRIOR TO ANY PAVING ACTIVITIES, THE SUBGRADE OR SUBBASE SHALL BE PROOF ROLLED.
2. PRIOR TO INSTALLATION OF PAVEMENT, THE SUBGRADE SHOULD BE SURFACE COMPACTED WITH A MINIMUM OF 4 PASSES WITH A VIBRATORY ROLLER HAVING A MINIMUM STATIC WEIGHT OF 10-TONS.
3. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL.
4. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
5. TRANSVERSE AND LONGITUDINAL CONTROL JOINTS SHALL BE SAW CUT AT 15 FT MAXIMUM SPACING.
6. DOWEL BARS SHALL BE PLACED AT ALL JOINTS.
7. SURFACE TEXTURE SHALL BE A MEDIUM BROOM FINISH.

5 CONCRETE PAVEMENT
N.T.S



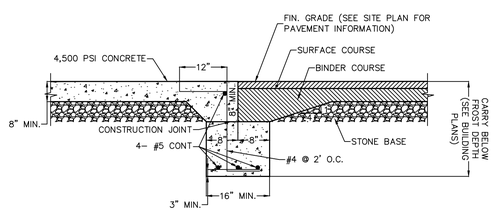
NOTES:
1. SEE SITE PLAN FOR PAD DIMENSIONS

6 CONCRETE PAD
N.T.S



NOTES:
1. PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. COLOR SHALL BE PROVIDED OWNER/ARCHITECT

7 BOLLARD
N.T.S



8 CONCRETE/ASPHALT JOINT DETAIL
N.T.S

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

STATE OF CONNECTICUT — TIMOTHY S. ONDERDONK — No. 25760 — LICENSED PROFESSIONAL ENGINEER

LANGAN

Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title: SITE DETAILS

Project No. 140161101
Date 5/22/2020
Drawn By BP
Checked By TSO

Drawing No. CS501

Sheet 6 of 9

LANGAN
PROJECT NO. 140161101

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PROJECT NO. 140161101

LAWN SEED MIX:

1. LAWN SEED MIX: LESCO GRASS SEED – ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES)

   NOTES:
   A) SEED RATE:
      1) NEW ESTABLISHMENT: SEED AT A RATE OF 6–8 LBS/1000 SQ FT
      2) RENOVATION: 20–50% EXISTING COVER: 5–7 LBS/1000 SQ FT
         50–75% EXISTING COVER: 4–6 LBS/1000 SQ FT

2. GENERAL SEED NOTES:

   A) FINAL SEED MIXTURES, RATES, AND SPECIES TO BE DETERMINED BASED ON PROJECT LANDSCAPE ARCHITECT REVIEW.
   B) SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15).
   C) ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A GLYPHOSATE-BASED HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
   D) IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL SEEDER WHERE APPLICABLE.
   E) THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4–6 WEEKS TO ALLOW FOR PROPER GERMINATION.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:

   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.

2. MAINTENANCE DURING CONSTRUCTION:

   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.

   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.

   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.

   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

3. LAWN MAINTENANCE:

   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.

   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 – 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

LAWN WATERING SCHEDULE

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-½ INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

   A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
      a. PARTICLE SIZE ANALYSIS – LOAMY SAND: 60–75% SAND, 25–40% SILT, AND 5–15% CLAY.
      b. FERTILITY ANALYSIS: pH (5.5–6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
      c. ORGANIC MATTER CONTENT: 2.5–5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
      d. TOXIC SUBSTANCE ANALYSIS
      e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
      f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

3. SOIL AMENDMENT FOR PLANT MATERIAL:
   IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6–8; MOISTURE CONTENT 35–55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.

   A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60–90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

   B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.

   C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
      a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
         – BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
         – BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
      b. TERRA-SORB BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
      c. MYCOR-ROOT SAVER BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.

6. SOIL PLACEMENT:
   A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12–18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

7. SOIL CONDITIONING:
   A. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.

   B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

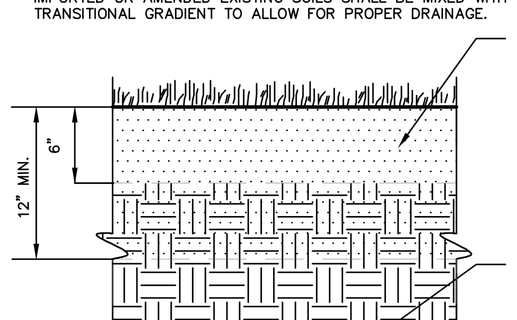
   C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
      a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

      b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

      c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.

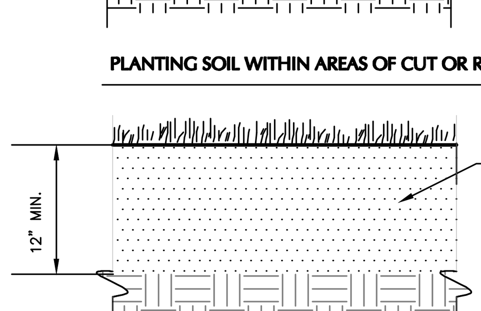


6" IMPORTED PLANTING SOIL (OR AMENDED EXISTING PLANTING SOIL) SHALL BE ROTO-TILLED INTO SUBGRADE TO A DEPTH OF 12".

SUBGRADE WITHIN 2'-6" OF FINISH GRADE IN PLANTING AREAS SHALL CONSIST OF FREE DRAINING SANDY SOIL FILL

*EXISTING SOIL STRIPPED FROM SITE CAN BE USED FOR PLANTING SOIL UPON APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO PLANTING SOIL SPECIFICATIONS FOR REQUIRED SUBMITTALS.

PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



EXISTING SOIL IN ALL PROPOSED PLANTING AREAS SHALL BE ROTO-TILLED TO A DEPTH OF 12" (EXCLUDING TREE PROTECTION AREAS) AND AMENDED IN ACCORDANCE WITH PLANTING SOIL SPECIFICATIONS. EXISTING SOIL WITHIN TREE PROTECTION AREAS SHALL BE LOOSENED AND AMENDED BY NON-MECHANICAL METHODS, PROTECTING ROOT MASS AGAINST DAMAGE.

SUBGRADE

PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

1 PLANTING SOIL

NTS

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

LANGAN

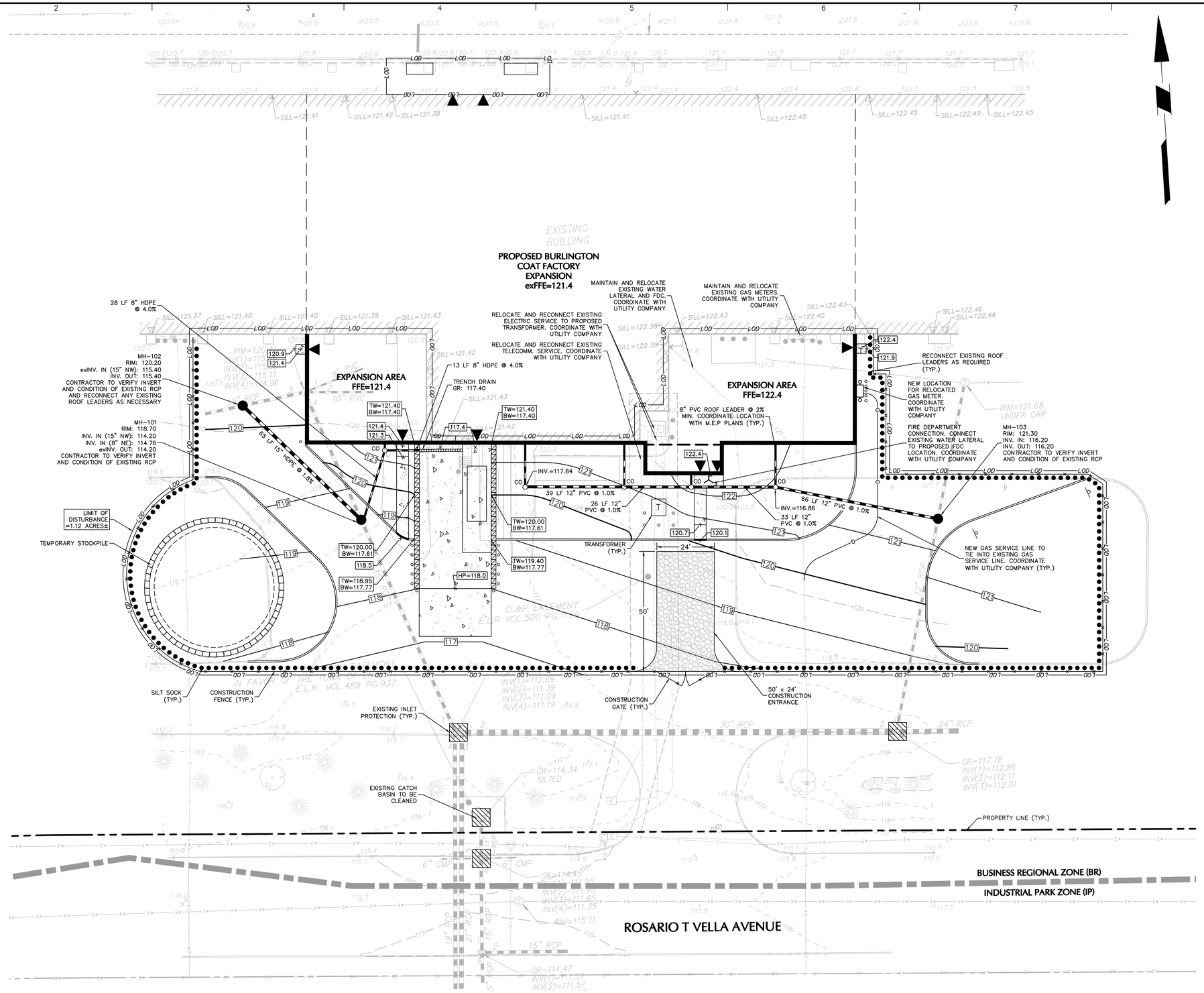
Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title: SITE DETAILS II

Project No. 140161101
Date 06/18/2020
Drawn By XW
Checked By JA/MH

Drawing No. CS502

Sheet 6 of 12



Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

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STATE OF CONNECTICUT · MICHAEL S. CODERRE · No. 25760 · LICENSED PROFESSIONAL ENGINEER

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Project
BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title
GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL PLAN

Project No. 140161101
Date 5/22/2020
Drawn By BP
Checked By TSO

Drawing No.
CG101
Sheet 7 of 9

PROJECT NO. 140161101

LANGAN

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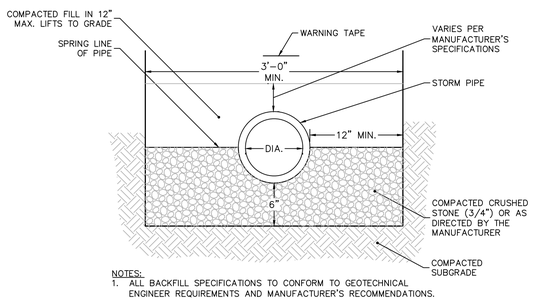
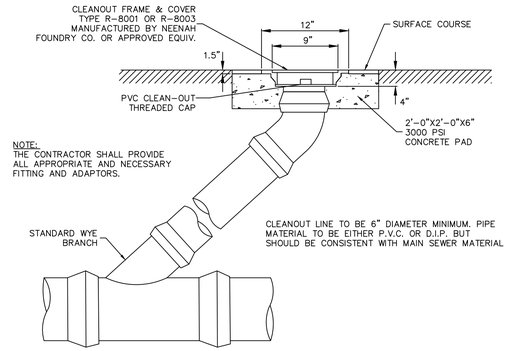


NOTES:
1. ALL BACKFILL SPECIFICATIONS TO CONFORM TO GEOTECHNICAL ENGINEER REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.

1 STORM PIPE BEDDING
N.T.S



2 STORM CLEANOUT
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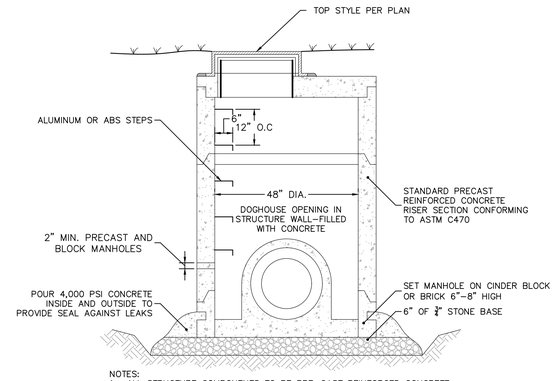
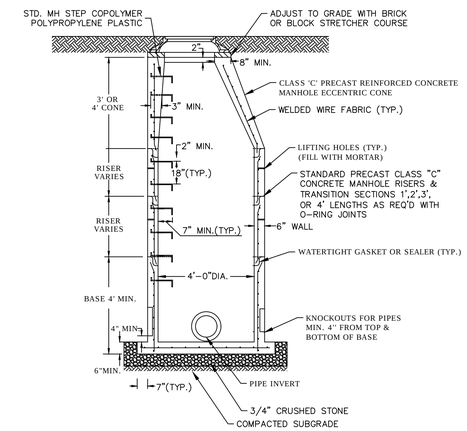


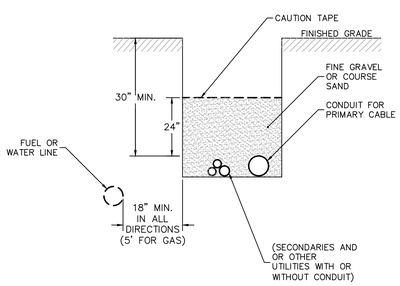
NOTES:
1. ALL STRUCTURE COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. STRUCTURE SHALL CONFORM TO ASTM C478.

3 DOGHOUSE STRUCTURE
N.T.S



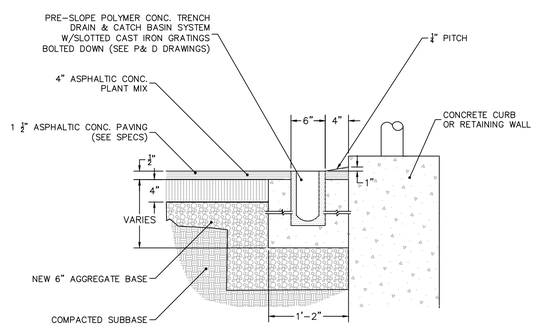
NOTES:
1. DIAMETER OF MANHOLE SHALL BE REVIEWED BY THE CONTRACTOR TO DETERMINE A LEGEND OF STANDARD MANHOLE DIMENSIONS WITH RESPECT TO PROPOSED PIPE SIZES, NUMBER AND GEOMETRY. OVER SIZE MANHOLES SHALL BE INSTALLED IF MINIMUM 6" WALL DIMENSION BETWEEN PIPES IS NOT PROVIDED.
2. MANHOLES SHALL BE STANDARD PRECAST CONCRETE UNITS AND SHALL BE DESIGNED AND CONSTRUCTED BY THE MANUFACTURER TO SUPPORT TRUCK H-20 LOADING.

4 STORM MANHOLE
N.T.S

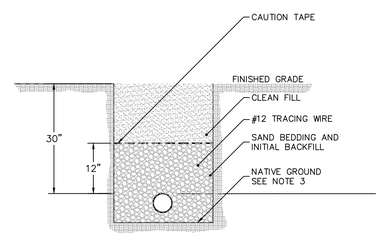


NOTES:
1. ALL DIRECT-BURIED CABLES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 30 INCHES IN THE FOLLOWING ORDER:
   A. ENSURE THAT THE BOTTOM OF THE TRENCH IS WELL-TAMPED AND FREE OF ROCKS.
   B. INSTALL THE CONDUIT, GLUING ALL COUPLINGS.
   C. INSTALL SECONDARIES AND OTHER UTILITY CABLES OR CONDUITS LARGER THAN 2 INCHES IN MAXIMUM DIAMETER.
   D. BACKFILL WITH 12 INCHES CLEAN FILL NOT TO CONTAIN STONES LARGER THAN 2 INCHES IN MAXIMUM DIAMETER.
   E. INSTALL CABLE WARNING TAPE 12 INCHES OVER THE CONDUIT.
   F. FILL IN THE REMAINDER OF THE TRENCH WITH NATIVE BACKFILL.
2. THE TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING PLACEMENT OF THE CONDUIT.
3. 1/4-INCH NYLON ROPE AND PLASTIC CONDUIT PLUG TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.

5 ELECTRICAL UTILITY TRENCH
N.T.S

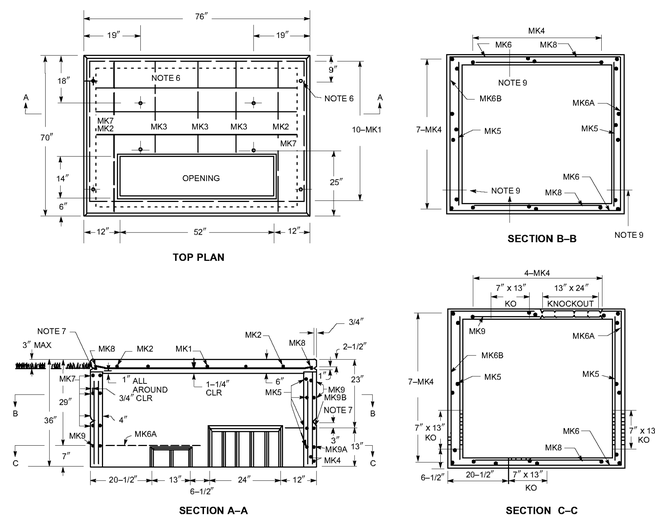


6 TRENCH DRAIN DETAIL
N.T.S



NOTES:
1. TRENCHES IN STABLE SOIL OVER 5 FT DEEP SHALL BE REINFORCED BY APPROVED OSHA METHODS
2. TRENCHES SHALL BE COMPACTED
3. IF NATIVE GROUND IS NOT SUITABLE, THE CONTRACTOR SHALL EXCAVATE TO AN ACCEPTABLE DEPTH AND INSTALL MATERIALS AS APPROVED BY ENGINEERS AND UTILITY COMPANY. CONTRACTOR TO PROVIDE EXCAVATION, BEDDING, SAND BACKFILL AND FIND BACKFILL. GAS COMPANY TO PROVIDE INSTALLATION OF ALL GAS PIPING AND SERVICES.

7 GAS MAIN TRENCH
N.T.S



NOTES:
1. CONTRACTOR TO COORDINATE PAD SPECIFICATIONS WITH UTILITY PROVIDER.

8 TRANSFORMER PAD
N.T.S

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

STATE OF CONNECTICUT · KENNETH S. O'DONOVAN · No. 25760 · LICENSED PROFESSIONAL ENGINEER

LANGAN

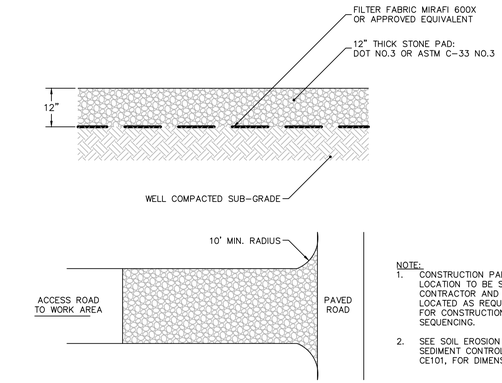
Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title: GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL DETAILS I

Project No. 140161101
Date 5/22/2020
Drawn By BP
Checked By TSO

Drawing No. CG501
Sheet 8 of 9

LANGAN
PROJECT NO. 140161101



NOTE:
1. CONSTRUCTION PAD LOCATION TO BE SET BY CONTRACTOR AND LOCATED AS REQUIRED FOR CONSTRUCTION SEQUENCING.
2. SEE SOIL EROSION & SEDIMENT CONTROL PLAN, CE101, FOR DIMENSIONS.

1 CONSTRUCTION ENTRANCE

N.T.S

SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT

1. CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN ON DRAWING CE101. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF SOIL AND SEDIMENT CONTROL PRACTICES TO ENSURE SOIL AND SEDIMENT ARE PREVENTED FROM LEAVING THE DEVELOPMENT AREA THROUGHOUT DEMOLITION & CONSTRUCTION.
2. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
3. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN. ALL EARTH CHANGES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
4. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
5. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
6. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
7. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
10. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.
12. SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2'-0" OVER ITS TOTAL AREA OR TO 70% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
13. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE EARTH CHANGE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
15. THE CONTRACTOR SHALL CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
16. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
17. SOIL EROSION AND SEDIMENT CONTROLS MUST BE INSPECTED BY THE ZONING ENFORCEMENT OFFICER BEFORE WORK MAY COMMENCE.
18. THE PROPERTY OWNER AND/OR HIS/HER AGENTS MUST MAINTAIN (REPAIR/REPLACE), WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

TEMPORARY STABILIZATION

SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:

A. SOIL AMENDMENTS AS NECESSARY.
B. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.
C. MULCH ALL NEWLY SEEDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.
D. WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING THEY MAY BE MULCHED AND SEEDED PER ITEM C ABOVE.

PERMANENT STABILIZATION

REFER TO PLANS FOR PERMANENT STABILIZATION METHODS + PROPOSED SEED MIXES.

A. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL DISTURBED LAND AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. AMEND SOIL AS NEEDED PRIOR TO PERMANENT SEEDING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER COMPLETION OF AN EARTH CHANGE OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ALL DISTURBED AREAS, STOCKPILES OF FILL OR EXCAVATED MATERIAL SHALL BE STABILIZED IN SUCH A MANNER AS NOT TO CAUSE UNREASONABLE HAZARD TO PERSONS OR PROPERTY.

B. MATERIALS SPECIFICATION: LAWN + MEADOW AREAS

(I) ANY SOIL HAVING A pH OF FOUR OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.

C. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY.

D. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES.

(I) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

(II) USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS, BINDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.

D. FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.

E. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.

F. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.

G. THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.

H. SEEDBED PREPARATION:

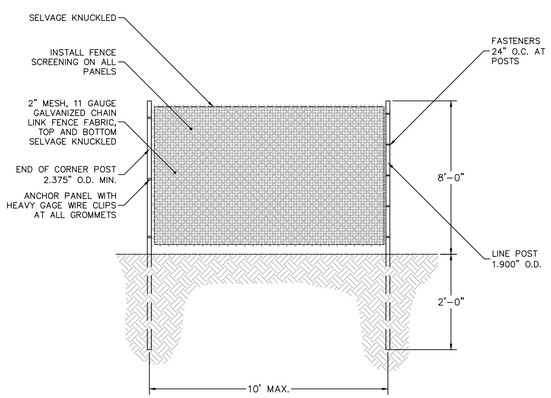
(I) TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (LIGHTLY COMPACTED) BEFORE SEEDING.
(II) TOPSOIL SHALL BE TESTED PRIOR TO SEEDING.
(III) WORK SOIL AMENDMENTS INTO SOIL AS NECESSARY AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
(IV) REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
(V) INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

19. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION.
20. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESC MEASURES:

A. 25% OF THE INSTALLED LENGTH OF SILT FENCE
B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 2 STABILIZATION ENTRANCES. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC.
C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.
D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS

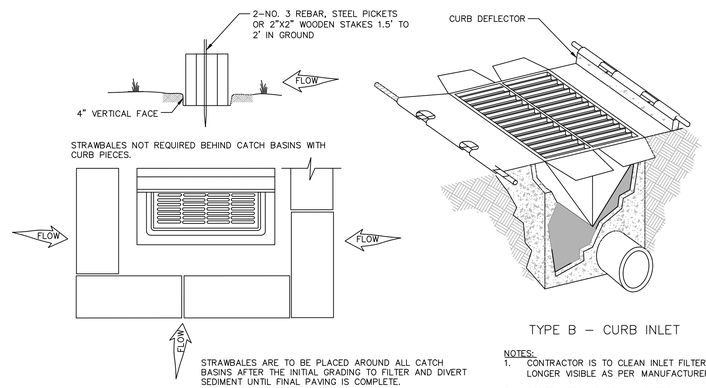
21. ANY STUMP GRINDINGS OR WOOD CHIPS GENERATED ON-SITE SHOULD BE RETAINED FOR USE TO BACK UP SILT FENCES.

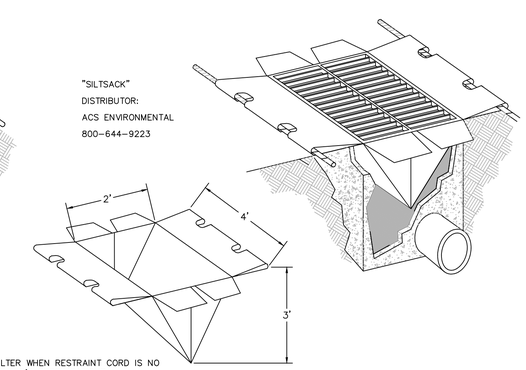


NOTES:
1. PIPE POSTS SHALL BE IMBEDDED INTO THE GROUND. PEDESTAL MOUNTED FENCING WILL ONLY BE ALLOWED AT AREAS APPROVED BY THE PROJECT MANAGER. WHEN ALLOWED, PROVIDE CONCRETE OR GALVANIZED-STEEL BASES FOR SUPPORTING POSTS. PROVIDE BLUE REINFORCED SCRIM SHEETING ON ALL FENCING.

2 TEMPORARY CONSTRUCTION FENCE

N.T.S

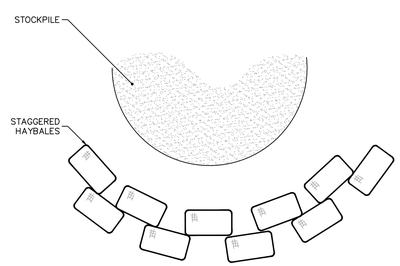


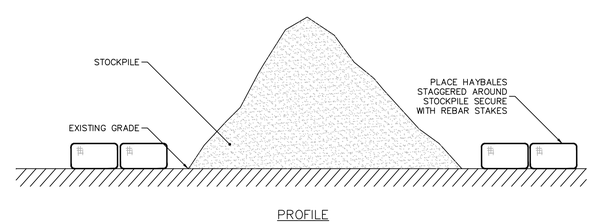


NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER WHEN RESTRAINT CORD IS NO LONGER VISIBLE AS PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO REMOVE FILTER JUST PRIOR TO PAVING.

3 INLET PROTECTION

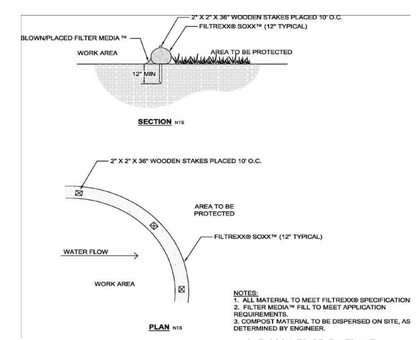
N.T.S





4 TEMPORARY STOCKPILE

N.T.S



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATION
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT SOCK TO BE FILLED WITH COMPOST MATERIAL

5 SILT SOCK

N.T.S

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

STATE OF CONNECTICUT
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LICENSED
PROFESSIONAL ENGINEER

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Project
BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title
GRADING, DRAINAGE, UTILITY, AND EROSION CONTROL DETAILS II

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Sheet 9 of 9

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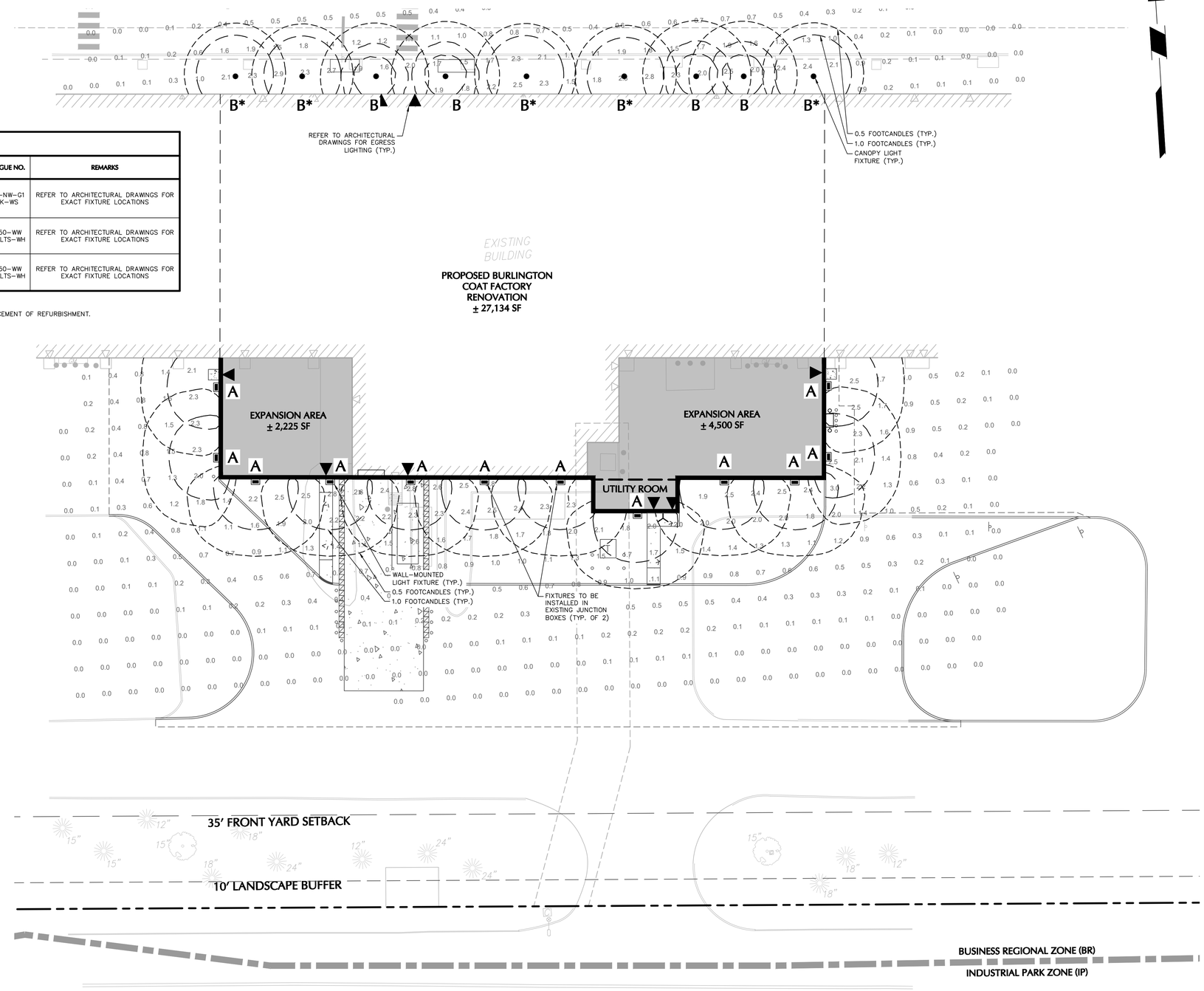

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	REMARKS
▬	A	12	SIGNIFY–GARDCO	101 LED SCONCE	WALL–MOUNTED FIXTURE; COLOR: BLACK	15'–0" (ABOVE FFE)	28W LED	TYPE 4	2,747	.90	101L–16L–530–NW–G1 –4–VOLTS–BK–WS	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS
●	B	4	SIGNIFY–GARDCO	SOFTVIEW LED PARKING GARAGE LUMINAIRE (SVPG)	CANOPY FIXTURE; COLOR: WHITE	12'–3" (ABOVE FFE)	22W LED	TYPE 5	2,395	.90	SVPG–140L–450–WW –G2–SM–5–VOLTS–WH	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS
●	B*	5	SIGNIFY–GARDCO	SOFTVIEW LED PARKING GARAGE LUMINAIRE (SVPG)	CANOPY FIXTURE; COLOR: WHITE	9'–3" (ABOVE FFE)	22W LED	TYPE 5	2,395	.90	SVPG–140L–450–WW –G2–SM–5–VOLTS–WH	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS

NOTES:
1. LIGHT FIXTURE QUANTITIES SHOWN ON THIS DRAWING ARE REPRESENTATIVE OF THE AREA SHOWN ONLY AND DO NOT REPRESENT TOTAL QUANTITIES FOR THE SITE.
2. EXISTING LIGHT FIXTURES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THESE FIXTURES INCLUDING REPLACEMENT OF REFURBISHMENT.
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
4. CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY THE OWNER AND PER CODE.

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
PEDESTRIAN AREAS	2.2fc	2.9fc	1.5fc	1.9:1	1.5:1

NOTES:
LIGHTING PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

NOTE:
REFER TO LL501 FOR LIGHTING NOTES AND DETAILS.

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

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Project
BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

Drawing Title
SITE LIGHTING PLAN

Project No. 140161101
Date 6/18/2020
Drawn By XW
Checked By JAMH

Drawing No. LL101

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LANGAN
PROJECT NO. 140161101

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LIGHTING NOTES:

GENERAL

1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP/ DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

WALL MOUNTED FIXTURES

10. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
11. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADJUSTMENT AND INSPECTION

12. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
13. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
14. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

15. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    - A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR
    - B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
    - C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
    - D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    - E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
    - F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

GARDCO by signify

Wall Mount

LED Wall Sconce

101L

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide — example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
101L									
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA **1200** 1200mA	**CW-G1** Cool White 5700K, 70CRI Generation 1 **NW-G1** Neutral White 4000K, 70CRI Generation 1 **WW-G1** Warm White 3000K, 70CRI Generation 1	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[3,4,6,12] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V Dimming Driver[5,6] **DCC** Dual Circuit Control[6,7,8] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming (7 hours)[7,9,10] **CM50** Median 50% Dimming (8 hours)[7,9,10] **CE50** Economy 50% Dimming (9 hours)[7,9,10] **DA50** All Night 50% Dimming[7,9,10] **Photoelectric/Receptacle systems (Twist Lock Receptacle)** **PCB** Photocontrol Button[5,10,11,12] **TLRD5** Twist Lock Receptacle 5-Pin[13] **TLRD7** Twist Lock Receptacle 7-Pin[13] **TLRPC** Twist Lock Receptacle w/ Photocell[11,12,16] **Infrared Motion Response systems** **IMRI2** Integral with #2 lens[9,12,14] **IMRI3** Integral with #4 lens[9,12,14] **Network system (SiteWise)** **SW** SW Integral module[4,17] **Wireless system** **LLC2** Integral module with #2 lens[5,7,9,15] **LLC3** Integral module with #3 lens[5,7,9,15]	**Fusing** **F1** Single (120, 277, 347VAC)[12] **F2** Double (208, 240, 480VAC)[12] **F3** Canadian Double Pull (208, 240, 480VAC)[12]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	32L 32 LEDs (2 module)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA[2]							

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
2. 32L rated for 30°C at 1000mA
3. Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35° C.
4. Available in 120 or 277V only.
5. Not available with Dual Circuit Control (DCC) option.
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (DD) option.
8. Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
9. Available in 120-277V (UNV) only.
10. Not available with LLC, TLR and DCC.
11. Not available with 480V.
12. Must specify input voltage.
13. TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
14. Not available with DD, DCC or LLC.
15. LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
16. Not available with PCB, TLRD5/7, DCC, LLC.
17. SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

DLC cULus

101L 10/18 page 1 of 7

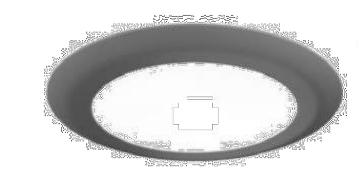
1 LIGHT FIXTURE TYPE A
NTS

GARDCO by signify

Garage & Canopy

SoftView

SVPG with comfort optics



Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Ordering guide — example: SVPG-140L-2100-NW-G2-SM-5 -120-BL-IMRI2-MGY

Luminaire	Number of LEDs	Drive Current	Color Temperature	Mounting	Distribution	Emergency	Voltage	Options: Dimming controls	Options: Motion sensing	Options: Electrical	Finish
SVPG											
SVPG SoftView Parking Garage	**140L** 140 LEDs (comfort engine)	**450** 450mA **800** 800mA **1200** 1200mA **1675**[3] 1675mA **2100**[3,4,18] 2100mA	**WW-G2** Warm White 3000K (70 CRI) Generation 2 **NW-G2** Neutral White 4000K (70 CRI) Generation 2 **CW-G2**[17] Cool White 5000K (70 CRI) Generation 2 **WY-G2**[5] Warm Yellow 2700K (80 CRI) Generation 2 **BW-G2**[5] Balanced White 3500K (80 CRI) Generation 2 **830-G2**[5] 3000K (80CRI) Generation 2 **840-G2**[5] 4000K (80CRI) Generation 2 **850-G2**[5] 5000K (80CRI) Generation 2	**SM** Surface / indirect pendant Mount, Normal vibration rated (pendant and junction box by others) **SBO** Surface Mount, Bridge / Overpass vibration rated **PM** Direct Pendant Mount, Bridge / Overpass vibration rated (pendant and junction box by others) **T**[15] Trunnion Mount (must also order separate line item TM mounting kit, see Accessories) **WM** Wall Mount (must also order separate line item WM mounting kit, see Accessories)	**1R** Type IR Rectangular **3**[18] Type III Asymmetric **5** Type V **CD** Concentrated Downlight	**none** leave blank **EBP**[1,2,3,6,7] Emergency Battery pack **EBPC**[1,2,4,6,7,13] Emergency Battery pack cold rated	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** Universal 120-277V **347**[2] 347V **480**[2] 480V **HVU**[2] Universal 347-480V	**none** leave blank **DD**[9,10,13,14] 0-10V Dimming external leads (controls by others) **BL**[10,11,14] Bi-level with motion sensor **LLC**[6,7,10,11,14,19] Wireless Controls	**none** leave blank **IMRI2**[12,16] Integral Motion Response, #2 lens **IMRI3**[12,16] Integral Motion Response, #3 lens **IMRI7**[12,16] Integral Motion Response, #7 lens (factory customizable, contact factory[5])	**Fusing** **none** leave blank **F1**[8] Single Fuse (120, 277, 347V) **F2**[8] Double Fuse (208, 240, 480V) **F3**[8] Double Fuse Canadian double pull (208, 240, 480V) **Surge Protection** **blank** SP1 10KV 10KA (standard) **SP2** 20KV 10KA (option)	**BZ** Bronze **MGY** Medium Gray **WH** White **OC**[5] Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024. **SC**[5] Special Color Must supply color chip. Requires factory quote.
	266L[18] 266 LEDs (comfort engine)	**1200**[18] 1200mA **1675**[3,18] 1675mA **2100**[3,4,18] 2100mA **2400**[3,4,18,19] 2400mA **3000**[3,4,16,18,19] 3000mA **3400**[3,4,16,18,19] 3400mA									

1. Choose either **EBP** suitable for 0°C (32°F) to +40°C (+104°F) or **EBPC** suitable for -20°C (-4°F) to +40°C (+104°F).
2. **EBP** or **EBPC** not available with **347V, 480V** or **HVU**
3. **EBP** not available with 1675mA, 2100mA, 2400mA, 3000mA or 3400mA due to thermal restrictions.
4. **EBPC** not available with 2100mA, 2400mA, 3000mA or 3400mA due to thermal restrictions.
5. Must contact factory prior to ordering - these items are ETO Specials.
6. **LLC** not available with Emergency options (**EBP, EBPC**) due to thermal and fit restrictions.
7. Available with **120V, 208V, 240V, 277V** or **UNV** only.
8. Provide specific input voltage.
9. Luminaire includes 0-10V dimming wires for dimming control by others.
10. 0-10V dimming driver standard.
11. Must be combined with Motion Sensing option (**IMRI2** or **IMRI3** or **IMRI7**), choose only 1 Motion Sensing option.
12. Must be combined with Dimming Controls option (**BL** or **LLC**).
13. Not available with Motion Sensing.
14. Choose only 1 Dimming Controls option: either **DD** or **BL** or **LLC**.
15. Trunnion Mount (**T**) not available with both **DD** and **EBP** or **EBPC**; is available with each individually (**DD** or **EBP** or **EPBC**).
16. **IMRI2, IMRI3,** or **IMRI7** not available with 3000mA or 3400mA due to thermal restrictions.
17. Extended lead times apply. Contact factory for details.
18. **3** Type III Asymmetric not available with any 266L configurations due to thermal and fit restrictions.
19. **LLC** Wireless Controls not available with 2400mA, 3000mA, or 3400mA due to fit restrictions (2x drivers).

DLC PREMIUM DLC cULus

SoftView_Gen2-Parking_Garage_luminaire 10/19 page 1 of 5

2 LIGHT FIXTURE TYPE B
NTS

Date	Description	No.
09/21/20	P&Z ADMINISTRATIVE APPROVAL/IWWA AGENT APPROVAL	2
06/18/20	P&Z SUBMISSION	1

REVISIONS

SIGNATURE MICHAEL SZURA DATE SIGNED
LICENSED LANDSCAPE ARCHITECT
STATE LIC. No. 1339

LANGAN

Project: BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA
50 HAZARD AVENUE
ENFIELD CONNECTICUT

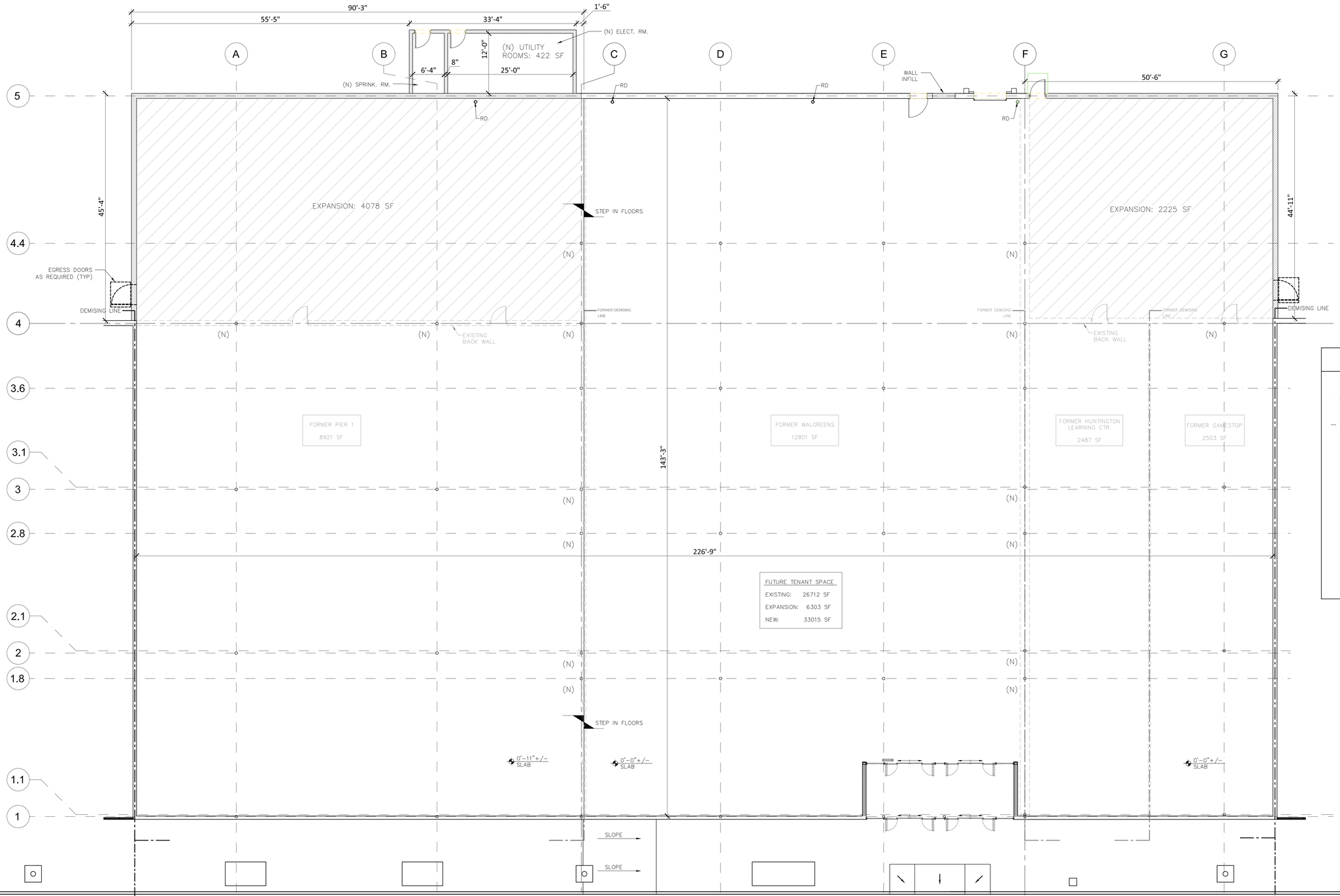
Drawing Title: SITE LIGHTING NOTES & DETAILS

Project No.: 140161101
Date: 06/18/2020
Drawn By: XW
Checked By: JA/MH

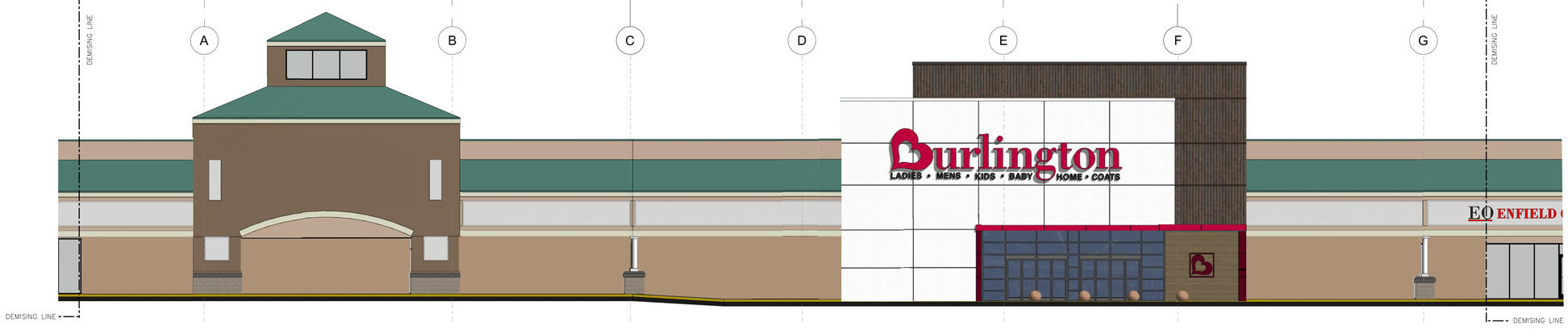
Drawing No.: LL501

Sheet 12 of 12

LANGAN PROJECT NO. 140161101



NEW LOD PLAN
1/8" = 1'-0"



PROPOSED ELEVATION
1/8 = 1'-0"

LEGEND

- EXISTING COL. LINE
- NEW COL. LINE
- (N) DENOTES POSSIBLE LOCATION OF NEW STRUCTURAL COL.
- NEW EXTERIOR MASONRY WALL
- AREA OF EXPANSION
- EXISTING DEMISING AND EXTERIOR WALLS

SARGENTI
1628 JFK BOULEVARD, PHILADELPHIA, PA 19103
T|215.482.1950 • WWW.SARGARCH.COM

CONSULTANTS

CONSULTANTS

ARCHITECTURAL SEAL

DATE	ISSUE
09/17/20	COORDINATED ENTRY
07/27/20	ADDED UTILITY ROOM
04/02/20	OWNER REVIEW

PROJECT NAME / LOCATION

PROPOSED LOD

BROOKSIDE PLAZA
30 HAZARD AVENUE
ENFIELD, CT

PROJECT INFORMATION

DATE: 04/01/2020
PROJECT NO. 5327-20
DRAWN BY: PAS

FOR OWNER REVIEW

SHEET TITLE / NUMBER

LOD-1

LANGAN

Memorandum

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Planning & Zoning Commission – Town of Enfield, CT
Inland Wetlands & Watercourses Agency – Town of Enfield, CT

From: David Gagnon – Langan
Nathan Kirschner – Langan

Cc'd: Michael Lai - Regency Centers

Date: 21 September 2020

Re: Project Narrative
Brookside Plaza Renovations (Burlington Coat Factory)
50 Hazard Avenue
Enfield, Connecticut 06082
Langan Project No.: 140161110

RECEIVED
ENFIELD PLANNING
2020 SEP 25 AM 10: 16

General

This memorandum has been prepared in support of proposed renovations to Brookside Plaza, located at 50 Hazard Avenue in Enfield, Connecticut. The project proposes the re-tenanting of the Walgreens space to a Burlington Coat Factory with an expansion to the rear of the building and a relocated loading dock. This submission proposes modifications to SPR#1829, approved by the Enfield Planning Division on July 23, 2020 and IW#613, approved by the Enfield Inland Wetlands & Watercourse Agency on July 22, 2020.

The subject property is bound by Hazard Avenue to the north, Freshwater Boulevard to the east, Rosario T Vella Avenue to the south, and Phoenix Avenue to the west. The subject property is ±34 acres and is in the Business Regional (BR) District. The proposed use will remain retail. Through correspondence with town staff, it is understood that the proposed renovations will require an administrative approval for modification of the permit under SPR #1829. In addition, a submission to the Inland Wetlands & Watercourses Agency is required for modification to the existing permit IW #613 granted on July 22, 2020.

The current development area is primarily paved surfaces servicing the back of house and loading areas behind the main retail strip.

Project Description

The project proposes the addition of ±6,725 square-feet of back-of-house space and a loading dock at the rear of the existing Walgreens and adjacent spaces. The project proposes minor utility and drainage modifications to accommodate the building improvements. The existing landscape islands in the loading area will be re-formed to allow for truck access. There is no net increase in impervious surface and the drainage patterns will be maintained to the extent feasible in the proposed condition. Additionally, there is no change proposed to the existing parking count. The Burlington Coat Factory is anticipated to operate 9:00 AM to 6:00 PM on all days of the week. The main change from the previously approved application is the addition of a utility room, increasing the proposed expansion to the building by ±425 square-feet. The utility improvements, grading, and other site improvements were modified to accommodate this addition.

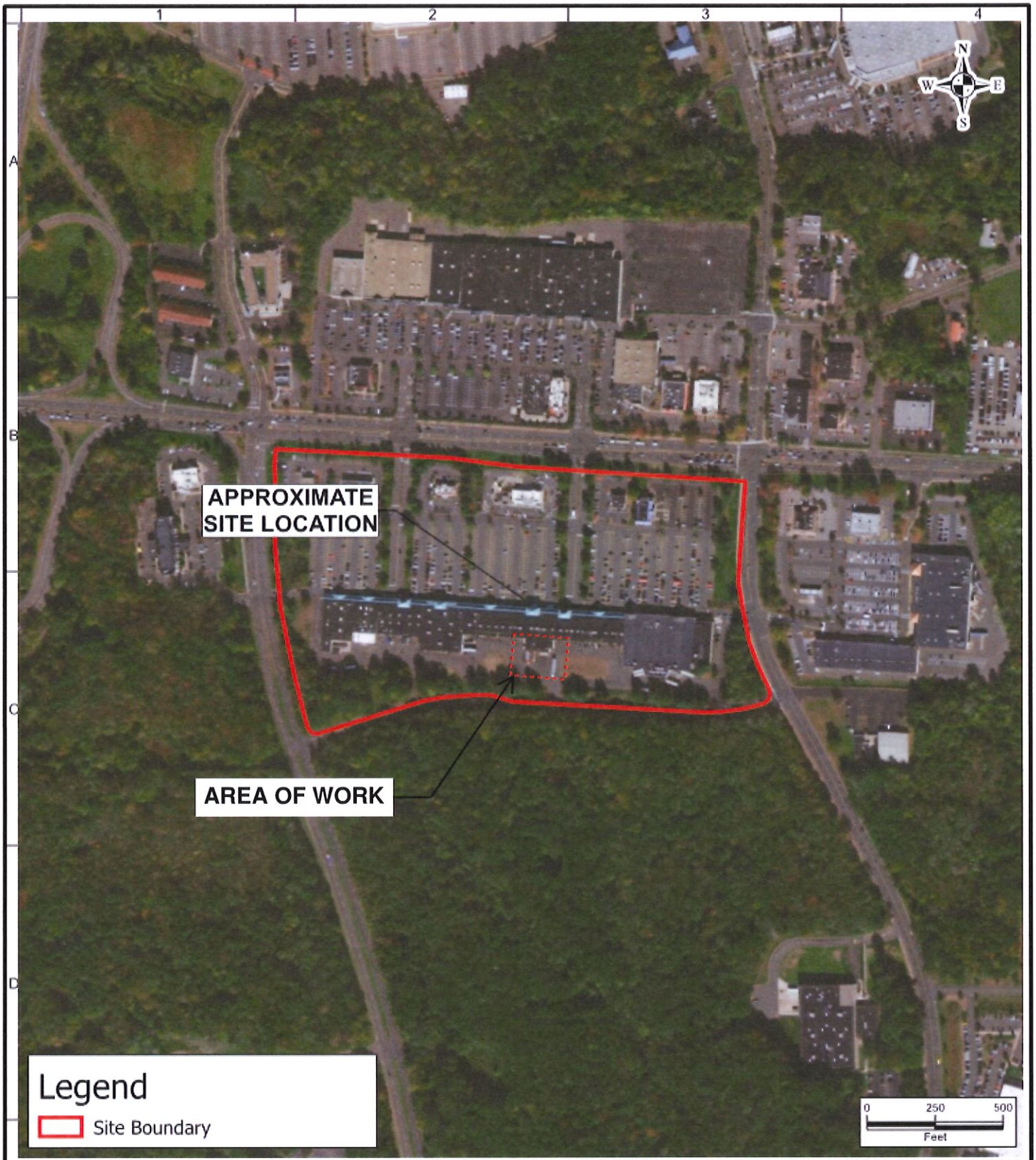
Site alternates were reviewed prior to the submission of this application, including an 11,000 square-foot expansion with a new loading dock loading dock parallel to the building. It was determined that the current application was the most efficient use of space and was the least impactful to the existing plaza. The store is anticipated to employ approximately 33 employees.

If you have any questions, or if you need additional information, please feel free to contact David Gagnon or Nate Kirschner at (203) 562-5771.

LIST OF FIGURES

Fig. 1: **Aerial Photograph**

Fig. 2: **Site Photographs**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community

LANGAN

Long Wharf Maritime Center, 555 Long Wharf Drive
New Haven, CT 06511
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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International
Collectively known as Langan

Project	Drawing Title	Project No.	Figure
Burlington Coat Factory Expansion at Brookside Plaza ENFIELD COUNTY HARTFORD CONNECTICUT	**AERIAL**	Date 9/15/2020 Scale 1:500 Drawn By Site Analyzer Submission Date 09/18/2020	1 Sheet 1 of 1

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Disclaimer: This information is produced by an automated system and may not be complete. The absence of a feature is not a confirmation that the feature is not present at the subject location. Information produced is in the public domain and unless noted has not been field verified or provided for any specific use. Users are also cautioned to confirm the information shown is suitable for their intended use.
Spatial Reference: NAD 1983 StatePlane Connecticut FIPS 0600 Feet

FIG. 2: SITE PHOTOGRAPHS

Photo 1: Development Area Looking North

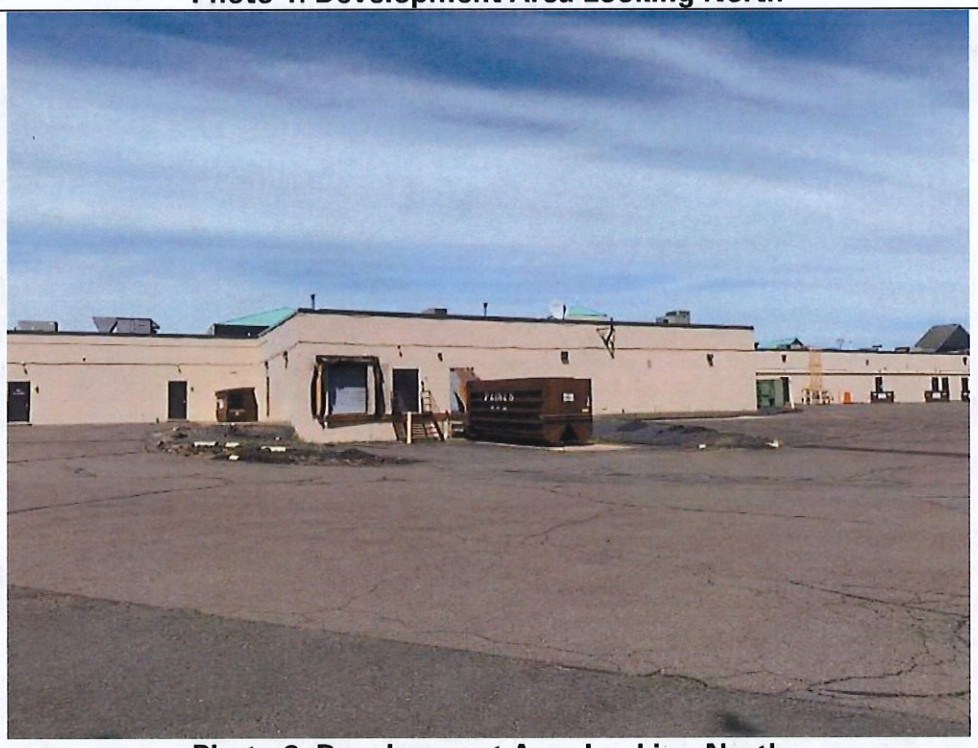


Photo 2: Development Area Looking North

Photo 3: Development Area Looking West

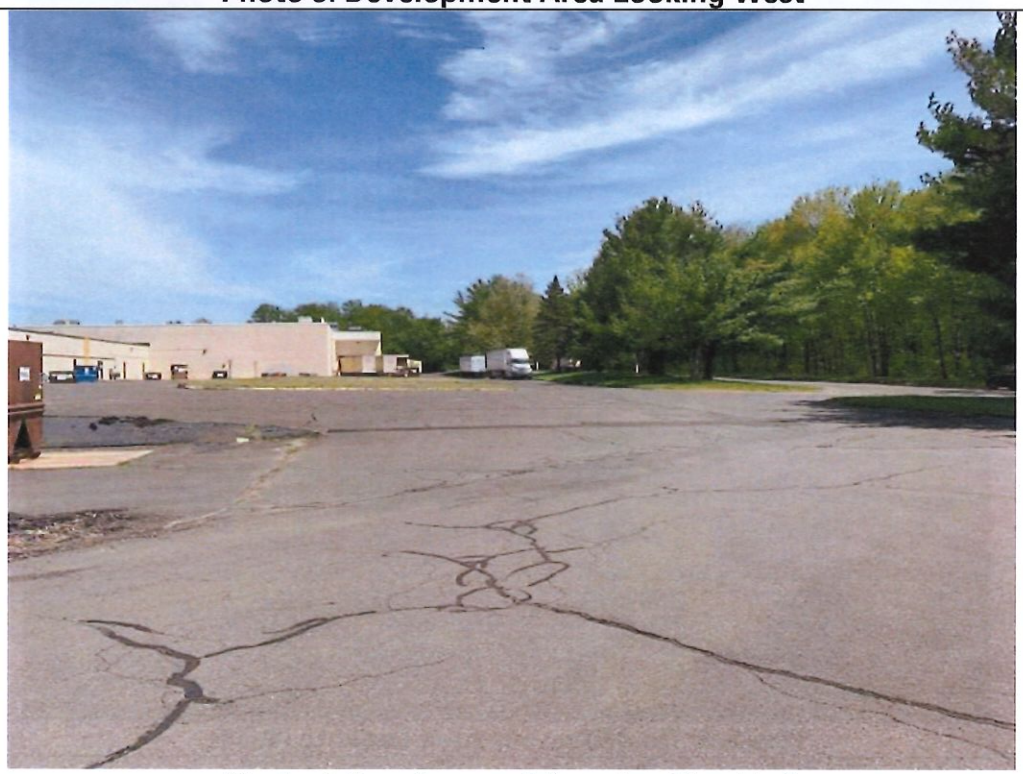


Photo 4: Development Area Looking East

LANGAN

Memorandum

Langan CT, Inc.
555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

RECEIVED
2020 SEP 25 AM 10: 17

To: Town of Enfield Planning and Zoning Commission

From: Langan
Nathan Kirschner
Brian Phillips, P.E.

Date: 21 September 2020

Re: Stormwater Management Memo
Burlington Coat Factory Expansion at Brookside Plaza
50 Hazard Avenue
Enfield, Connecticut
Langan Project Number: 140161110

This memorandum addresses stormwater management design for the proposed Burlington Coat Factory Expansion at Brookside Plaza located on 50 Hazard Avenue (Route 190) in Enfield, Connecticut. Brookside Plaza totals about ±34.3 acres, however, this analysis is restricted to the project limit of disturbance of development of about ±1.12 acres.

The proposed project includes the construction of a single story ±6,725 square-foot building expansion with associated utility infrastructure, drainage, landscaping, loading dock and drive-way revisions necessary to incorporate the expansion into the existing loading area. The development will occur within the existing Brookside Plaza loading area and will result in no net increase in impervious surfaces.

The Brookside Plaza property is located in the Freshwater Brook Subregional Drainage Basin. Under existing conditions, site drainage within the project limits flows overland and is captured by a series of catch basins which ultimately discharge to a town-owned storm drainage network.

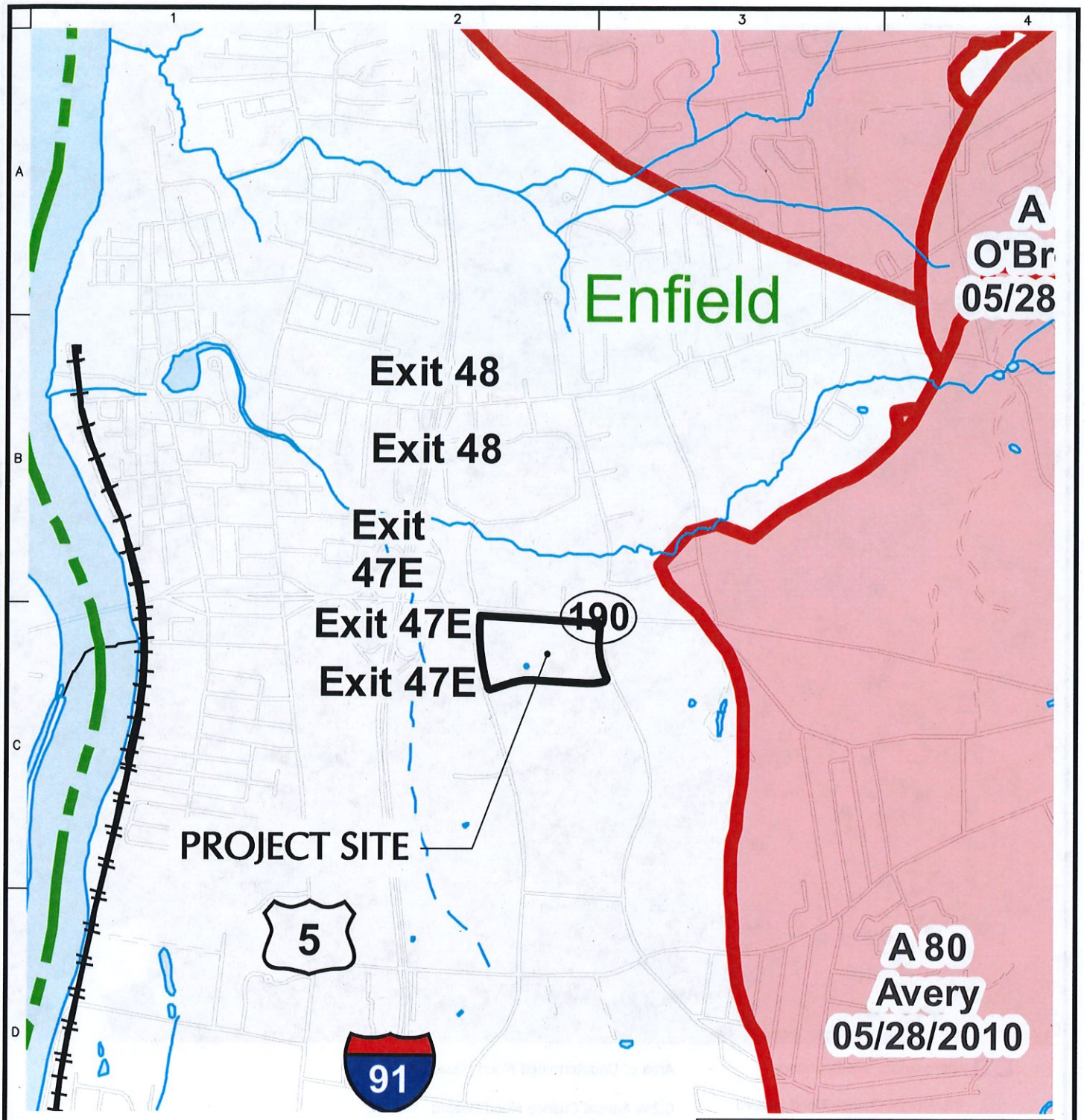
In the proposed condition, drainage patterns have been largely maintained and the existing drainage network has been utilized. The project has been designed to allow for a zero net increase of impervious surfaces by replacing paved areas with landscape islands, maintaining groundwater recharge, water quality, and runoff rates.

The proposed stormwater management system has been designed to maintain existing flow patterns and utilize the existing stormwater conveyance system on-site. The development will maintain peak flow rates, water quality, ground water recharge, and previous surfaces. We believe that the proposed stormwater system, as designed, will effectively manage stormwater runoff.

LIST OF FIGURES

Fig. 1: **Aquifer Protection Map**

Fig. 2: **FEMA Map**



NOTE:

AQUIFER PROTECTION AREA MAP INFORMATION TAKEN FROM CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION WEBSITE (https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps) ON 06/05/2020.

LEGEND

- Level A APA (Final Adopted)
- Level A APA (Final)
- Level B APA (Preliminary)
- Town Boundary

LANGAN Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com	Project **BURLINGTON COAT FACTORY EXPANSION AT BROOKSIDE PLAZA** 50 HAZARD AVENUE ENFIELD CONNECTICUT	Drawing Title **AQUIFER PROTECTION MAP**	Project No. 140161101 Date 06/05/2020 Drawn By IJAB Checked By DTG	Drawing No. **FIG. 1** Sheet 1 of 2

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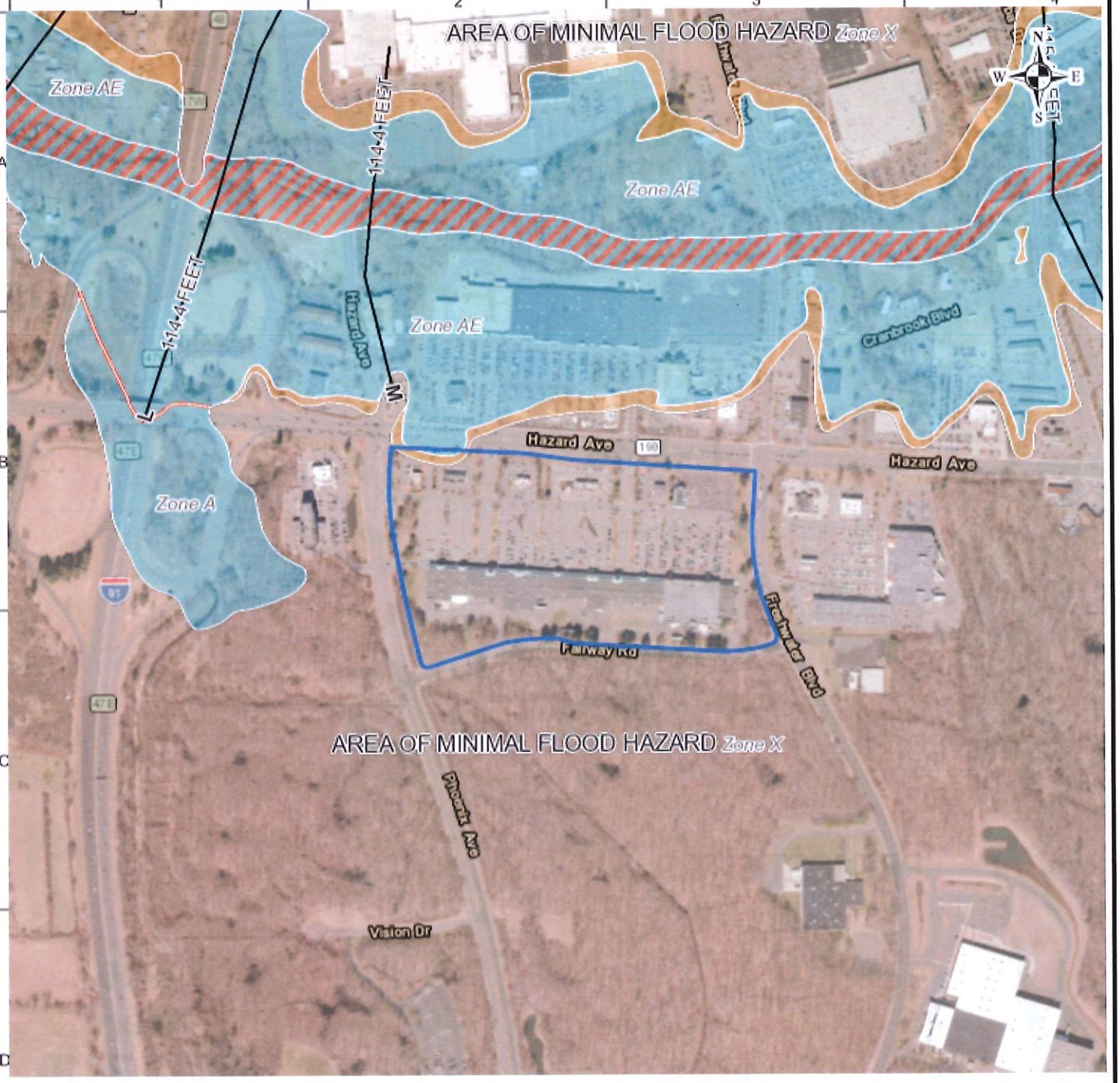
Filename: \\langan.com\data\NHV\data1\140161101\Cadd Data - 140161101\SheetFiles\Figures\FG01-140161101-CA701-0101.dwg Date: 6/5/2020 Time: 10:38 User: ibrown Style Table: Langan.stb Layout: ANSIA-BP



Approximate Site Boundary

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

700 0 700

SCALE IN FEET

Notes:
Base map provided by FEMA, Panel 09003C022F, Effective September 26, 2008.

LANGAN

Long Wharf Maritime Center, 555 Long Wharf Drive
New Haven, CT 06511
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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International
Collectively known as Langan

Project

10-38 HAZARD AVENUE

ENFIELD

HARTFORD COUNTY CONNECTICUT

FEMA FLOOD INSURANCE RATE MAP

Project No. 140161101	Figure 2
Date 11/21/2019	
Scale 1:700	
Drawn By MG	
Submission Date 11/21/2019	Sheet 2 of 3

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Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

RECEIVED ENFIELD PLANNING DEPT. 2020 SEP 25 AM 10: 16

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Enfield, CT
   does this project cross municipal boundaries (check one)? yes ☐ no ☑
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Broad Brook or number: 23
   subregional drainage basin number: 4003
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Regency Centers c/o Michael Lai
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Brookside Plaza, 50 Hazard Avenue
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description: Construction of a Burlington Coat Factory building addition in the existing loading area, with associated site improvements.
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): D
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 2, 9, 10, 12
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): ±1.12 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED: **PART III: To Be Completed By The DEEP** DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

01/17/2006 $285,000.00 State Conveyance Tax Received
$71,250.00 Town Conveyance Tax Received
Joe Please

RECEIVED
ENFIELD PLANNING DEPT.
2020 SEP 25 AM 10: 16

AFTER RECORDING RETURN TO:

William S. Wilson, Esq.
Greenberg Traurig, LLP
One International Place
Boston, MA 02110

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, GATEWAY CONNECTICUT PROPERTIES, INC., a California corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to Grantor by EQUITY ONE (BROOKSIDE) LLC, a Massachusetts limited liability company ("Grantee"), whose mailing address is 1600 N.E. Miami Gardens Drive, North Miami Beach, FL 33179, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GIVE, GRANT, SELL, BARGAIN AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does, for itself, its successors and assigns, covenant with Grantee and its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantee, except for the Permitted Exceptions; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against the claims and demands made or suffered by Grantor, except as aforesaid, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this instrument has been executed under seal as of this 12th day of January, 2006.

GRANTOR:

GATEWAY CONNECTICUT PROPERTIES, INC., a California corporation

By: _____
Name: EARL W. BUEHNER
Title: VICE PRESIDENT, ASST. SECRETARY & ASST. TREASURER

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 11, 2006, before me, the undersigned, Notary Public in and for said State and County, personally appeared Earl W. Buehner, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity(~~ies~~) upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Shirley T. Sarkisian
Notary Public

SHIRLEY T. SARKISIAN
Commission # 1583982
Notary Public - California
Los Angeles County
My Comm. Expires Jun 28, 2009

EXHIBIT A

LEGAL DESCRIPTION

All that certain piece or parcel of land, with the improvements thereon and appurtenances thereto, situated in the Town of Enfield, County of Hartford and State of Connecticut, shown on a certain map or plan entitled "Enfield Development Agency Plan of Development", Enfield Memorial Industrial Park, Enfield, Connecticut dated March, 1974, revised June 12, 1981, November 12, 1981, August 30, 1982, November 2, 1982, and October 28, 1983, Scale 1" = 100', Sheet 6 of 7, which map is on file in the Enfield Town Clerk's Office, said parcel being more particularly bounded and described as follows:

Beginning at a concrete monument marking the intersection of the east street line of Phoenix Avenue and the south street line of Hazard Avenue, said monument also marking the northwest corner of the property herein described; thence S 86° 47' 28" E, a distance of 628.97 feet and S 86° 20' 08" E, a distance of 1,070.20 feet along the south street line of Hazard Avenue to a concrete monument marking the intersection with the west street line of Freshwater Boulevard; thence along the west street line of Freshwater Boulevard S 3° 39' 52" W, a distance of 219.77 feet to a concrete monument marking a point of curvature to the left, a central angle of 29° 27' 32.8", a radius of 1,080.00 feet and a length of arc of 555.29 feet to a concrete monument marking a return curve to the right, a central angle of 98° 07' 31", a radius of 35.00 feet and a length of arc of 59.94 feet to a concrete monument marking a point of compound curve to the right along the north street line of Fairway Road, a central angle of 21° 00' 57.8", a radius of 713.92 feet and a length of arc of 261.86 feet to a concrete monument marking the point of tangency; thence continuing along the north street line N 86° 39' 03.4" W, a distance of 761.36 feet to a concrete monument marking a point of curve to the left, a central angle of 20° 50' 35.5", a radius of 830.00 feet and a length of arc of 301.94 feet to a concrete monument marking a point of tangency; thence S 72° 30' 21.1" W, a distance of 310.13 feet to a concrete monument marking a return curve to the right with Phoenix Avenue, a central angle of 91° 17' 20", a radius of 35.00 feet and a length of arc of 55.76 feet to a concrete monument marking a point of compound curve in the east street line of Phoenix Avenue; thence continuing in the east street line of Phoenix Avenue on a curve to the right, a central angle of 19° 54' 17", a radius of 2,925.00 feet and a length of arc of 1,016.16 feet to the point or place of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and all general and special assessments for 2006 and subsequent calendar years.

2. Rights of tenants under written leases.

3. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

4. Matters which would be disclosed by that certain Survey dated December 8, 2005 prepared by Daylor Consulting Group Inc. titled "#10, 28 and 38 Hazard Avenue, Brookside Plaza in Enfield, Connecticut."

5. Sanitary sewer, drainage easements, covenants, and agreements set forth in a Special Warranty Deed from the Town of Enfield and the Enfield Development Agency to Richard D. Bronson and Allan Hutensky dated July 10, 1984 and recorded in Volume 489 at Page 937 of the Enfield Land Records; as affected by a Partial Release of Sanitary Sewer Easement dated July 8, 1986 and recorded in Volume 523 at Page 435 of the said Land Records; as further affected by a Certificate of Occupancy issued by the Enfield Development Agency dated March 25, 1987 and recorded in Volume 542 at Page 507 of the said Land Records.

6. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky are the Landlord and First National Supermarkets, Inc. is the Tenant, a Notice of which is dated November 28, 1984 and recorded in Volume 495 at Page 44 of the Enfield Land Records; amended by virtue of a First Amendment to Lease dated January 25, 1985 and recorded in Volume 496 at Page 467 of the said Land Records; as affected by a Commencement Date Agreement dated October 3, 1985 and recorded in Volume 507 at Page 779 of the said Land Records; as assigned to, and assumed by, Shaw's Supermarkets, Inc. by virtue of an Assignment of Lease and Assumption Agreement dated October 8, 1986 and recorded in Volume 1011 at Page 316 of said Land Records.

7. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky are the Landlord and the Stop & Shop Companies, Inc. is the Tenant, a Notice of which is dated December 4, 1984 and recorded in Volume 496 at Page 1 of the Enfield Land Records; as affected by a Commencement Date Agreement dated February 14, 1986 and recorded in Volume 513 at Page 611 of the said Land Records.

8. Water Main Easement in favor of The Connecticut Water Company dated November 13, 1984 and recorded in Volume 496 at Page 250 of the Enfield Land Records.

9. Easement in favor of The Connecticut Light and Power Company dated May 24, 1985 and recorded in Volume 500 at Page 1159 of the Enfield Land Records.

10. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky are the Lessors and McDonald's Corporation is the Lessee, a Memorandum of which is dated July 10, 1985 and recorded in Volume 503 at Page 65 of the Enfield Land Records; as affected by a Covenant Not to Compete dated July 18, 1985 and recorded in Volume 503 at Page 75 of the said Land Records.

11. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky are the Lessors and Dunkin' Donuts of Connecticut, Inc. is the Lessee, a Notice of which is dated December 10, 1985 and recorded in Volume 514 at Page 650 of the Enfield Land Records.

12. Easement in favor of The Connecticut Light and Power Company dated March 27, 1986 and recorded in Volume 515 at Page 635 of the Enfield Land Records.

13. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky, d/b/a Bronson & Hutensky, are the Landlord and Marshalls of Enfield, CT., Inc. is the Tenant, a Notice of which is dated April 21, 1986 and recorded in Volume 517 at Page 25 of the Enfield Land Records.

14. Water Main Easement in favor of The Connecticut Water Company dated August 22, 1986 and recorded in Volume 530 at Page 621 of the Enfield Land Records.

15. Terms and provisions of a Lease wherein Richard D. Bronson and Allan Hutensky are the Landlord and D'Angelo Inc. is the Tenant recorded on November 24, 1986 in Volume 532 at Page 867 of the Enfield Land Records. See also Notice of Lease dated December 30, 1986 and recorded in Volume 538 at Page 129 of the said Land Records. See also Assignment of Lease from D'Angelo Inc. to Delops, Inc. dated December 1, 1993 and recorded in Volume 833 at Page 2 of the said Land Records.

16. Easement in favor of The Connecticut Light and Power Company dated November 25, 1986 and recorded in Volume 533 at Page 357 of the Enfield Land Records.

17. Water Main Easement in favor of The Connecticut Water Company dated February 19, 1987 and recorded in Volume 542 at Page 1013 of the Enfield Land Records.

18. Terms and provisions of a Lease wherein Brookside Associates is the Landlord and Taco Bell Corp. is the Tenant, a Memorandum of which is dated September 2, 1987 and recorded in Volume 558 at Page 1114 of the Enfield Land Records; as affected by a Subordination, Non-Disturbance and Attornment Agreement by and between Maine State Retirement System and Taco Bell Corp. dated June 1, 1987 and recorded in Volume 558 at Page 1109 of the said Land Records.

19. Terms and provisions of a Lease wherein Brookside Associates is the Landlord and Springfield Food Systems, Inc. is the Tenant, a Notice of which is dated February 1, 1988 and recorded in Volume 568 at Page 851 of the Enfield Land Records. Said leasehold interest is affected by the following:

a) Contingent Assignment of Lease by and between Springfield Food System, Inc. and KFC Corporation dated July 15, 1987 and recorded in Volume 568 at Page 880 of the said Land Records;

b) Open-End Leasehold Mortgage Deed, Assignment of Rents, Security Agreement and Fixture Filing from Springfield Food System, Inc. to CBL Capital Corporation dated April 5, 1994 and recorded in Volume 858 at Page 1 of the said Land Records; assigned to Citicorp Leasing, Inc. by virtue of an Assignment of Open-End Leasehold Mortgage Deed, Assignment of Rents, Security Agreement and Fixture Filing dated July 21, 1998 and recorded in Volume 1138 at Page 241 of the said Land Records; modified by virtue of a Modification of Open-End Leasehold Mortgage Deed, Assignment of Rents, Security Agreement and Fixture Filing dated July 20, 1998 and recorded in Volume 1138 at Page 246 of the said Land Records; further modified by virtue of a Modification of Open-End Leasehold Mortgage Deed, Assignment of Rents, Security Agreement and Fixture Filing dated September 11, 2002 and recorded in Volume 1574 at Page 29 of the said Land Records; further modified by virtue of a Third Modification of Open-End Leasehold Mortgage Deed, Assignment of Rents, Security Agreement and Fixture Filing dated April 20, 2005 and recorded in Volume 2038 at Page 30 of the said Land Records;

c) UCC Financing Statement wherein Springfield Food System, Inc. is the Debtor and CBL Capital Corporation is the Secured Party recorded on April 11, 1994 in Volume 858 at Page 30 of the Enfield Land Records; continued by virtue of a UCC Continuation recorded on February 1, 1999 in Volume 1183 at Page 215 of the said Land Records; as further continued by virtue of a UCC Financing Statement Amendment recorded on April 5, 2004 in Volume 1844 at Page 312 of the said Land Records.

20. Letter of Understanding Between Pizza Hut of America, Inc. and Brookside Associates dated December 21, 1989 and recorded in Volume 607 at Page 579 of the Enfield Land Records. See also Assignment and Assumption of Lease Agreement by and between Pizza Hut of America, Inc. and Mita Enterprises, LLC dated March 3, 1999 and recorded in Volume 1198 at Page 342 of the said Land Records. See also Financing Statement wherein Mita Enterprises, LLC is the Debtor and Tricon Capital Corp. is the Secured Party (assigned within the document to Chase Bank of Texas, National Association, as Collateral Agent) recorded in Volume 1199 at Page 1 of the said Land Records; as continued by virtue of a UCC Financing Statement Amendment recorded on October 15, 2003 in Volume 1771 at Page 196 of the said Land Records; as amended by virtue of a UCC Financing Statement Amendment recorded on November 25, 2003 in Volume 1792 at Page 329 of the said Land Records.

21. Terms and provisions set forth in Standard Agreement for Construction and Installation of Public Improvements and Utilities and Related Improvements by and between the Town of Enfield and Brookside Plaza Associates recorded in Volume 614 at Page 334 of the Enfield Land Records.

22. Electric Distribution Easement in favor of The Connecticut Light and Power Company dated June 11, 1993 and recorded in Volume 788 at Page 127 of the Enfield Land Records.

23. Terms and provisions of a Lease wherein Maine State Retirement System is the Landlord and Staples, Inc. is the Tenant, a Memorandum of which is dated June 18, 1993 and recorded in Volume 793 at Page 347 of the Enfield Land Records.

24. Terms and provisions of a Lease wherein Maine State Retirement System is the Landlord and Pier I Imports (U.S.), Inc. is the Tenant, a Memorandum of which is dated August 1, 1994 and recorded in Volume 889 at Page 157 of the Enfield Land Records.

25. Terms and provisions of a Lease wherein Gateway Connecticut Properties, Inc. is the Landlord and The Big Party Corporation is the Tenant, a Notice of which was recorded on August 15, 1996 and recorded in Volume 1001 at Page 102 of the Enfield Land Records.

26. Easement in favor of the Town of Enfield dated March 13, 1991 and recorded in Volume 683 at Page 167 of the Enfield Land Records; as affected by a Consent of Lender by Allstate Life Insurance Company dated April 3, 1991 and recorded in Volume 683 at Page 166 of the said Land Records.

27. (a) All other matters of record affecting the Property insofar as the same are now in force and applicable; and (b) all matters which would be disclosed by an accurate survey and/or any interest in real property which would be disclosed by inspection of the Property.

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RECORDED IN
ENFIELD LAND RECORDS
2006 JAN 17 PM 1:46
SUZANNE F. OLECHNICKI
TOWN CLERK

DOC # 0606499