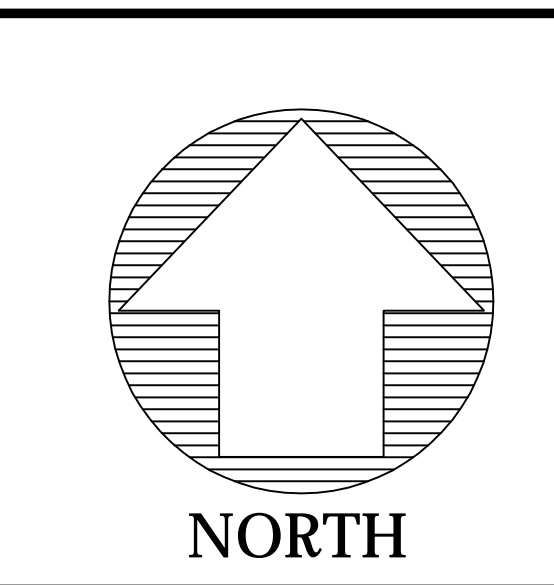


DRAWING NAME: P:\Land Projects\1919-CAS Construction\24 Washington Street, New Britain CT\1919 - Prop Parking Layout - LAYOUT: 1919 - Prop Parking Layout - 15.10.2019 - 10:00am OPERATOR: hudson

LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbing
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Existing gas valve		= Proposed catch basin
	= Existing underground pipe		= Proposed drainage manhole
	= Existing treeline		= Existing utility box
	= Existing contour		= Proposed sidewalk ramp
	= Existing spot elevation		= Proposed spot elevation
	= Proposed contour		= Grade to drain



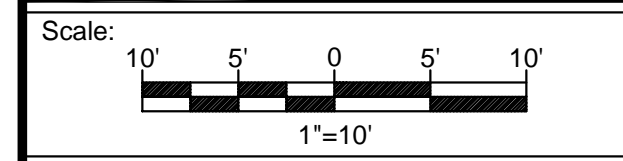
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engineering, surveying, planning.

876 South Main Street Tel: (860) 626-4484
P.O. Box 44 Fax: (860) 620-0196
Plantsville, CT 06479 - 0044 www.hecole.com

PROJECT NAME:
PARKING LOT LAYOUT
24 Washington Street,
New Britain, CT

PREPARED FOR:
CAS CONSTRUCTION

Sheet Description:
SITE LAYOUT PLAN



Date: November 8, 2019

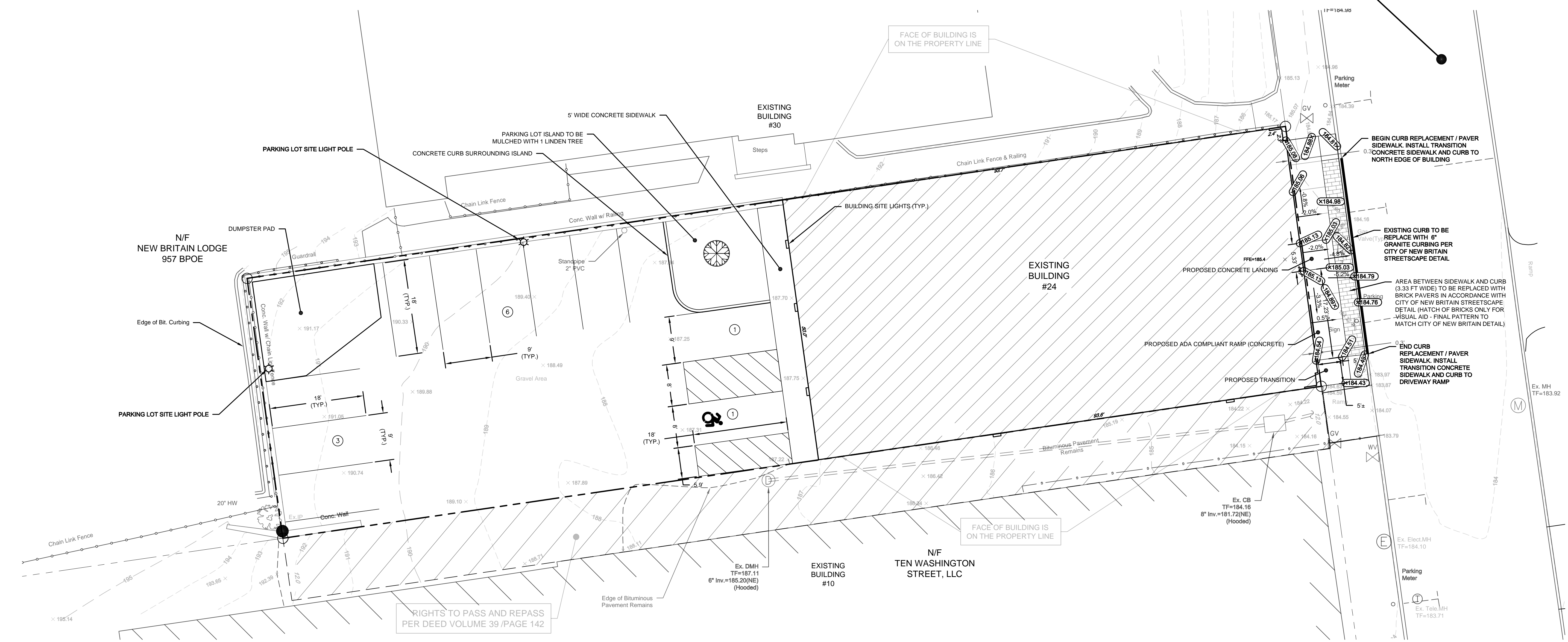
Project #: 1919 F.B. #: --

Drawn By: MSL Approved By: MSL

Date:	Descriptions:
Nov. 15, 2019	Town Comments
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Sheet #:
1 OF 2

WASHINGTON STREET

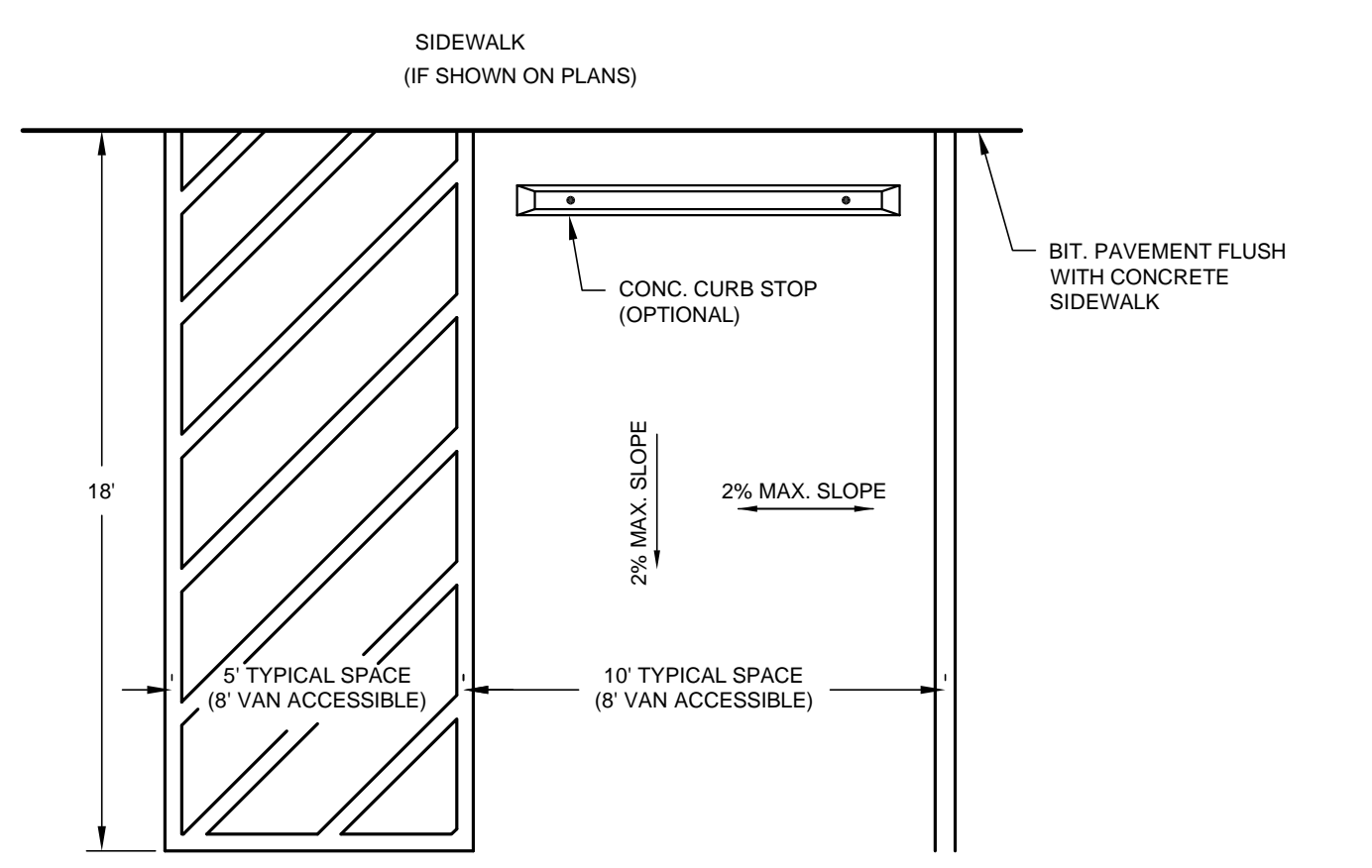
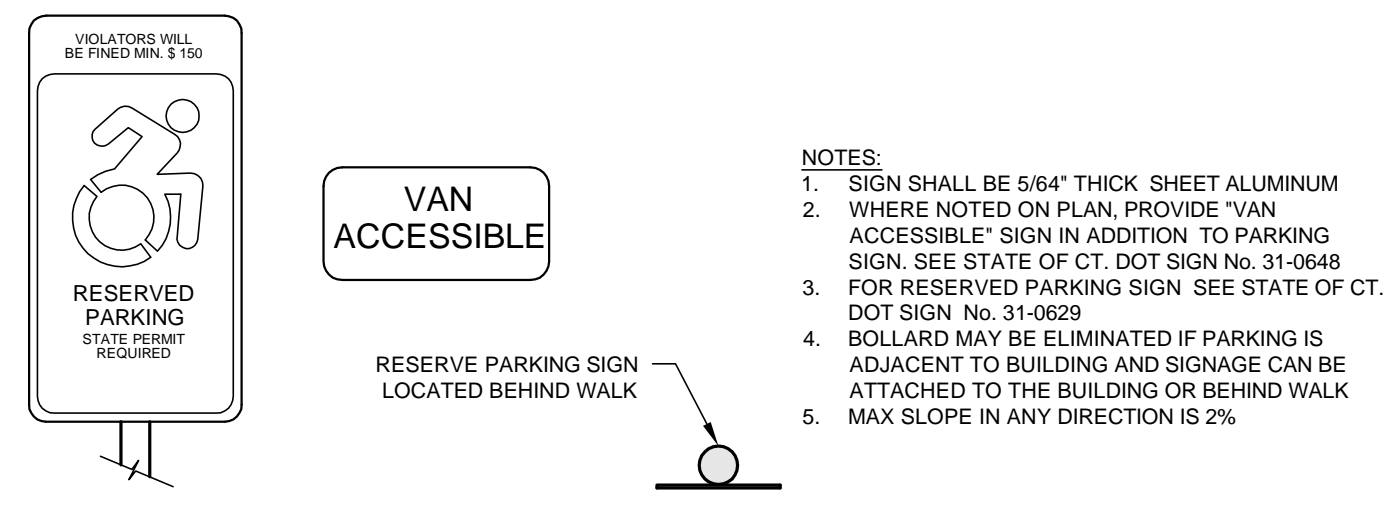


- SITE PLAN NOTES:**
- Owner: Quantum of Washington Street LLC
 - Street #: 24 Washington Street
 - Area of Parcel: 0.23 acres
 - Parcel is zoned: CBD
 - Present use: Office Building
 - Proposed use: Office Building
 - No Wetlands are present per the City of New Britain Wetland Map.
 - Site to maintain existing serviced of City town water and sewer.
 - All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - City of New Britain Building and Engineering Departments to be notified at (860)-826-3383 and (860)- 826-3350 , 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG." 1-800-922-4455.
 - All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
 - All property corners to be set with pins or drill holes with mag nails.
 - The proposed site plan shows an increase of impervious surface of 300 sq.ft. from the pre-development conditions. While increasing the amount of impervious, no change of use of the parking lot, and existing hooded outlets of the storm drainage structures, no additional storm water quality features are required.
 - All existing parking meters and signage that may be disturbed from the sidewalk construction are to be reset to City of New Britain standards and requirements.

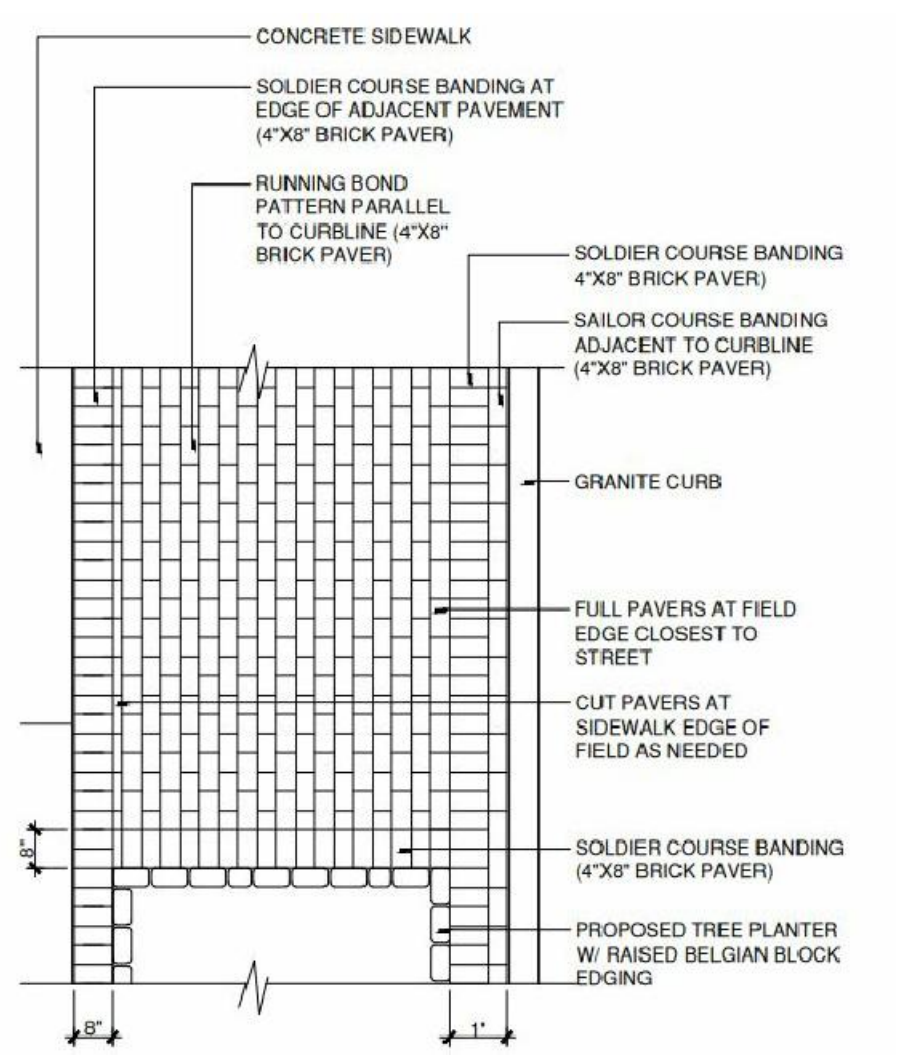


#30715
Michael S. Lambert P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

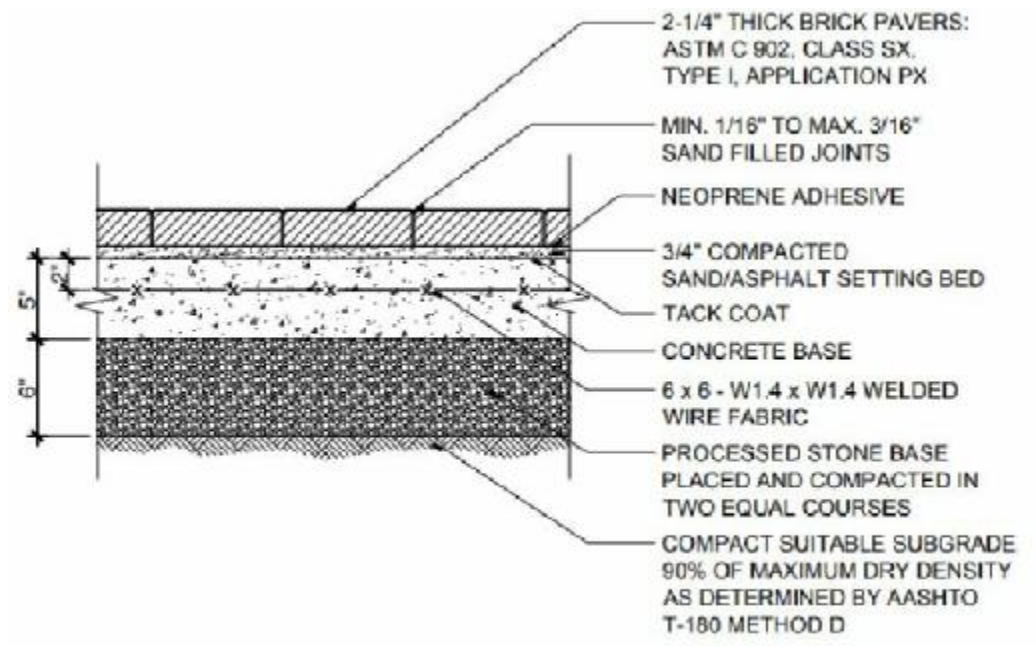
DRAWING NAME: P1 Land Projects, 118 C.A. Commission 24 Washington Street, New Britain, CT 06110, Proj. Public Label, LAYOUT: 2 OF 2, PLOT DATE: Nov. 15, 2019, 1:45pm, OPERATOR: hudson



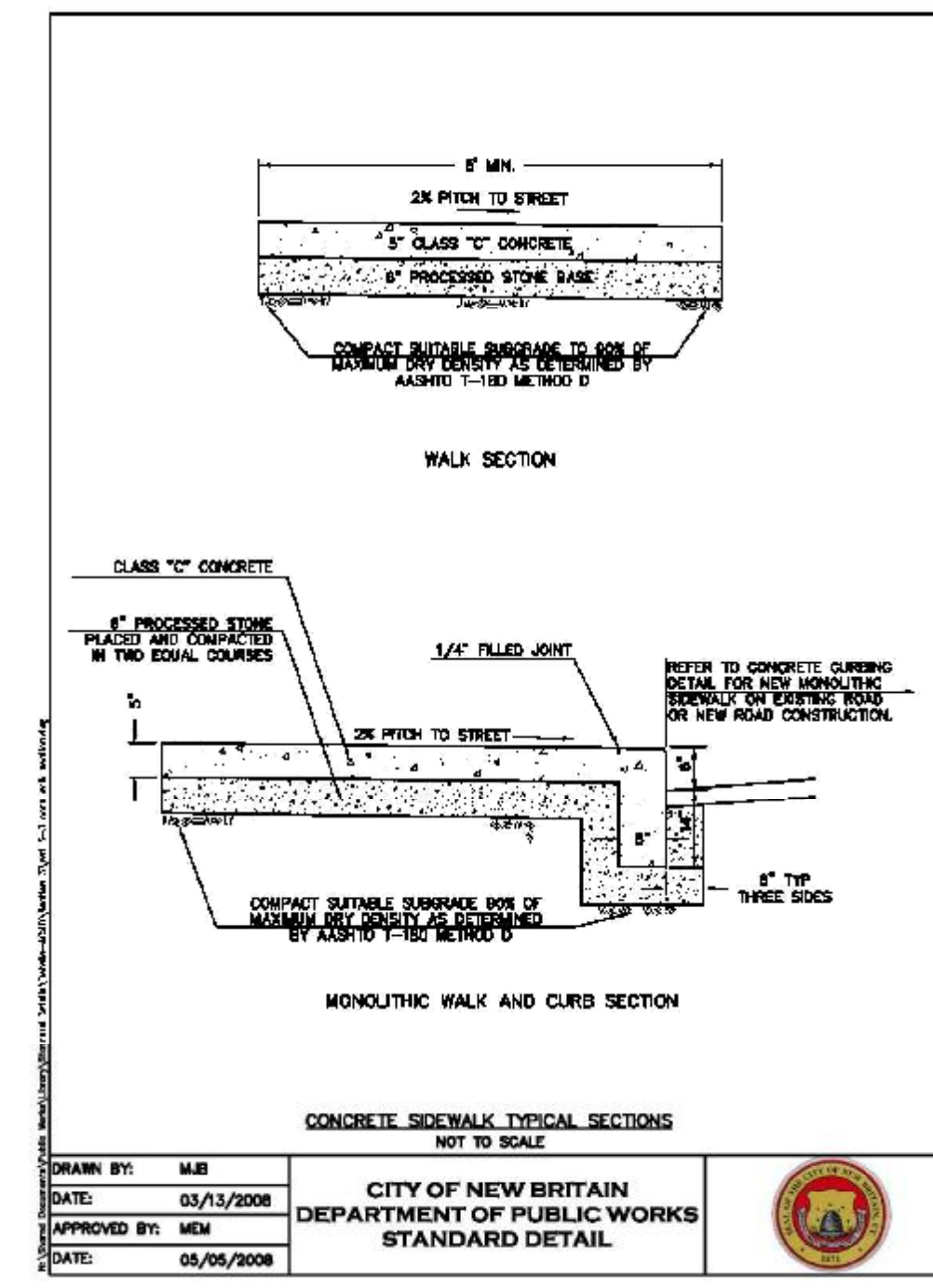
RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.



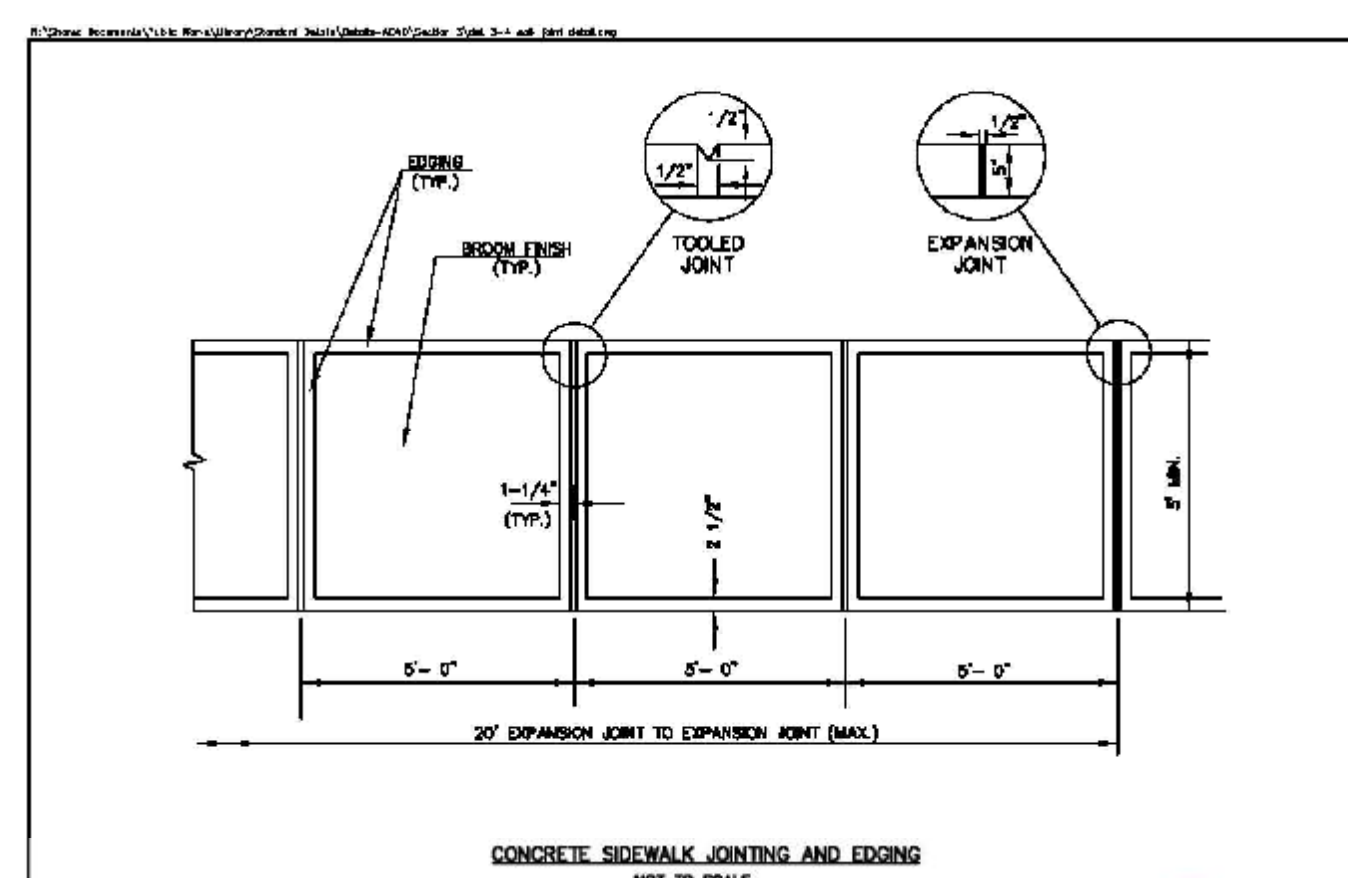
CITY OF NEW BRITAIN STREETSCAPE PAVER SIDEWALK DETAIL
N.T.S.



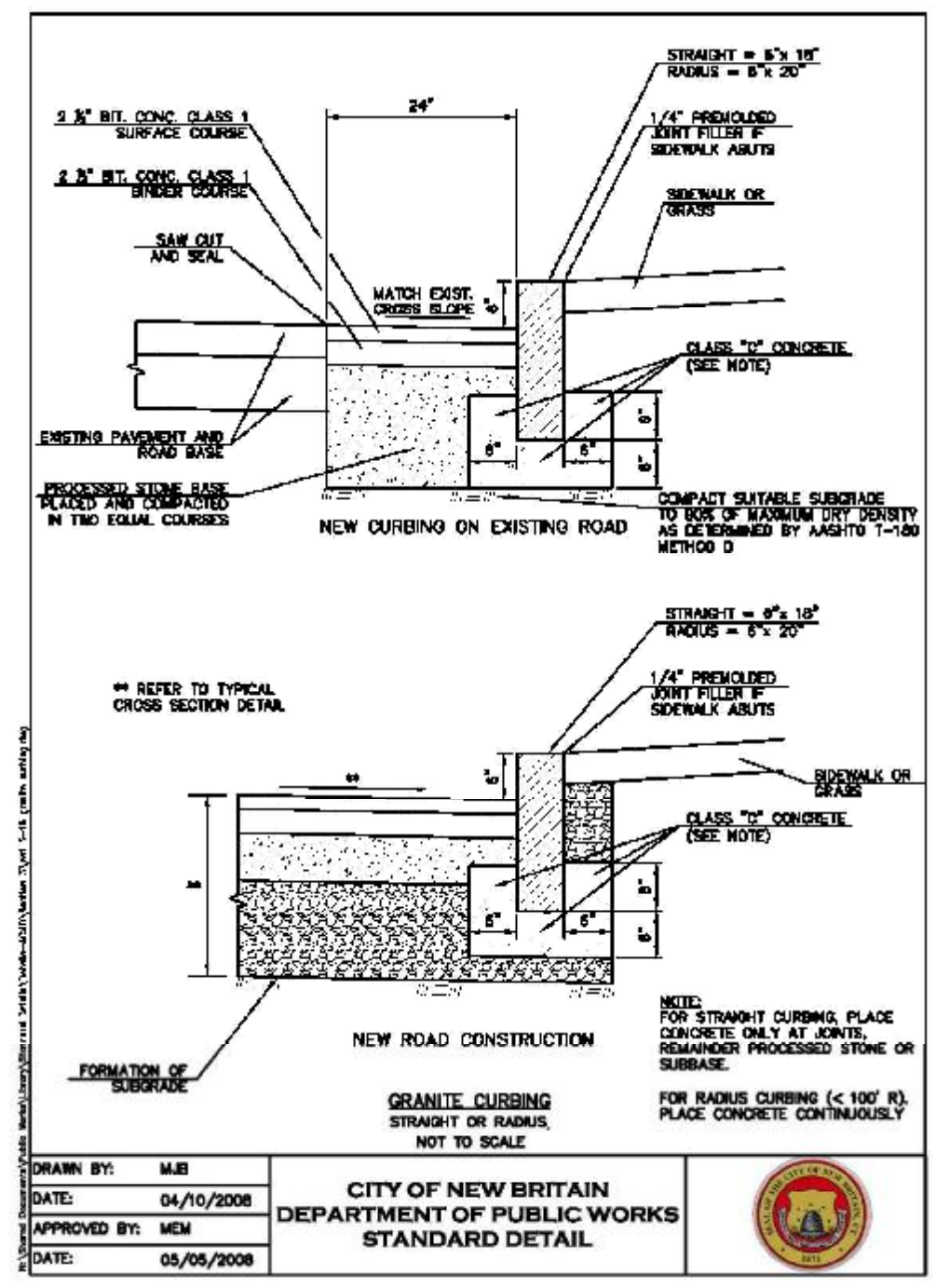
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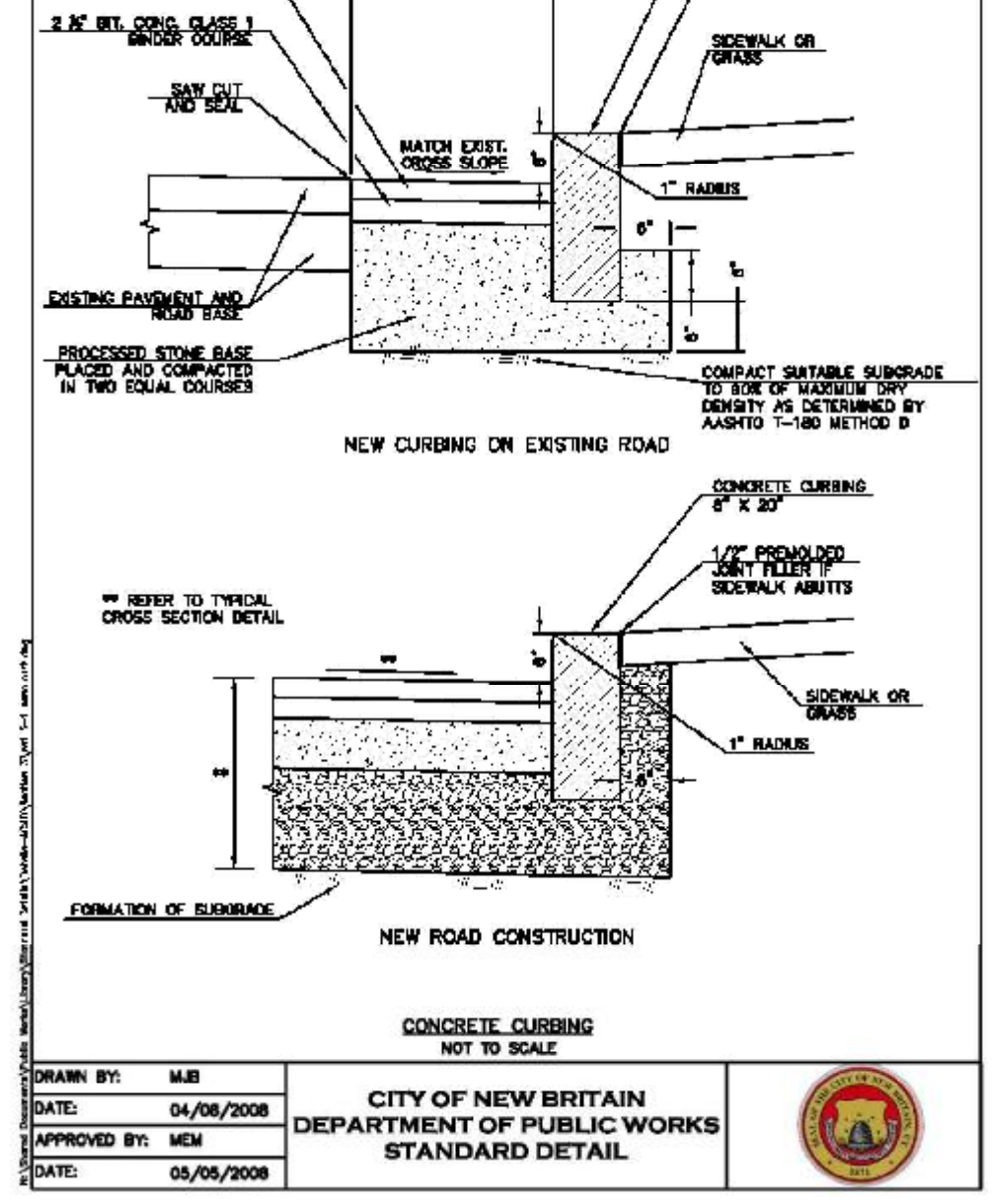
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NOT TO SCALE



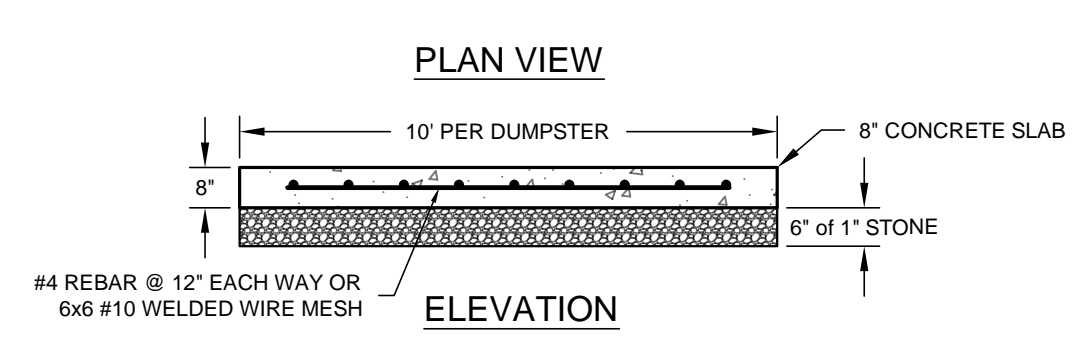
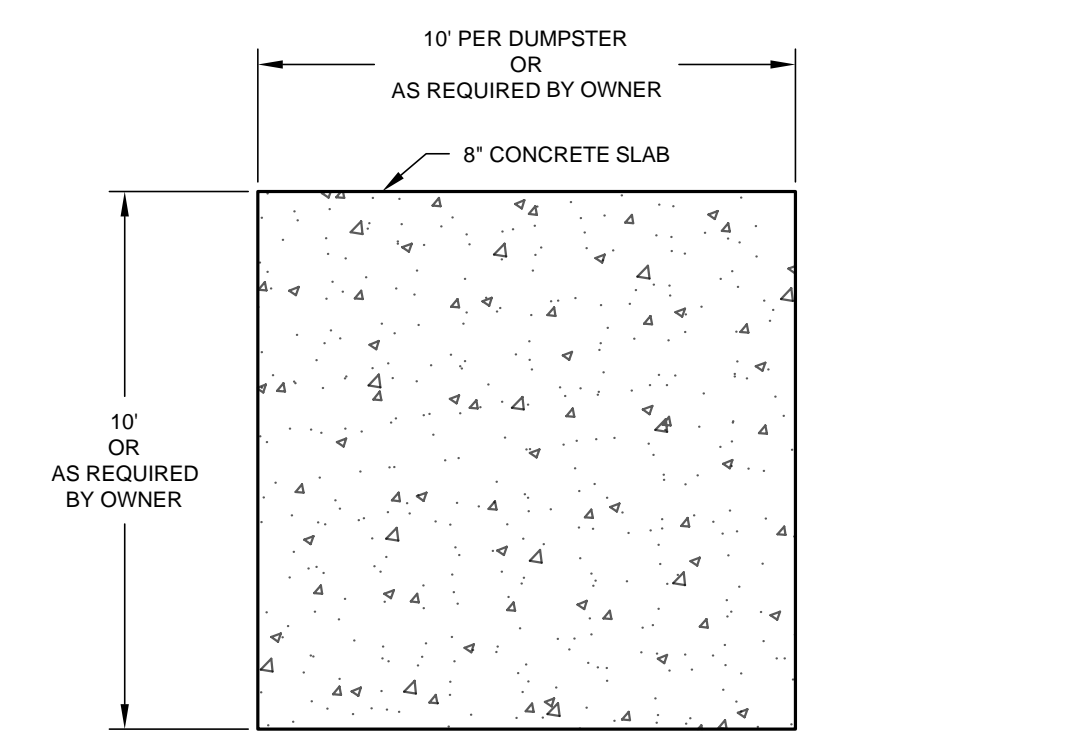
CONCRETE SIDEWALK JOINTING AND EDGING
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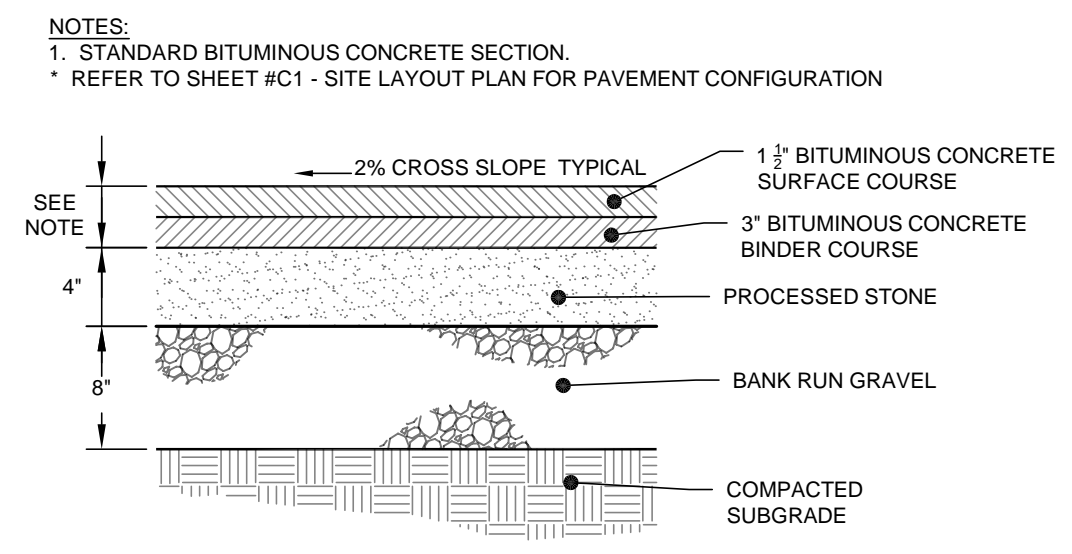
CONCRETE CURBING TYPICAL SECTIONS
NOT TO SCALE



CONCRETE CURBING TYPICAL SECTIONS
NOT TO SCALE



CONCRETE DUMPSTER PAD DETAIL
N.T.S.



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



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engineering, surveying, planning.

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PROJECT NAME:

PARKING LOT LAYOUT

24 Wasington Street,
New Britain, CT

PREPARED FOR:

CAS CONSTRUCTION

Sheet Description:

SITE DETAILS

Scale:
Not To Scale

Date: November 8, 2019

Project #: 1919	F.B. #: --
Drawn By: MSL	Approved By: MSL
Revisions:	
Date:	Descriptions:
Nov. 15, 2019	Town Comments
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Sheet #:

2 OF 2