

DDS- Planning & Zoning: Plan Review Application



Submission date: **5 February 2021, 1:11PM**

Receipt number: **126**

Application Type

Check all that apply:

Site Plan Review

Special Permit

Variance

Property Information

Property Address: **200 Prospect Ave, Hartford, CT 06106, USA** [Map](#)
(41.752142, -72.71458220000001)

Zoning District: **MS-3**

Parcel ID: **114-471-007**

Property Owner: **EDAH Realty, LLC**

Address of Property Owner: **200 Prospect Avenue, Hartford, CT 06106**

Email: **michael.black@sixt.comm**

Applicant

Name of Applicant: **Great American Donut, Inc. c/o Scott Fanning**

File Date: **01/29/2021**

Address: **100 E Main St, Plainville, CT 06062, USA** [Map](#)
(41.6727233, -72.86227889999999)

Phone: 860.558.8050

Email: swfanning@aol.com

Primary Point of Contact

Name: Robert M. DeCrescenzo, Esq. Attorney for the Applicant

Phone: 860-331-6526

Email: bdecrescenzo@uks.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Redevelopment of the property from its current use to a Dunkin Donuts location

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

The Applicant requests relief from Zoning Regulations Sections 3.5.2A(1) and 3.5.2A(7), Drive Through. Tces arise from the application of the regulations to the configuration and size of the lot. e

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[200 PROSPECT 01-20-21.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

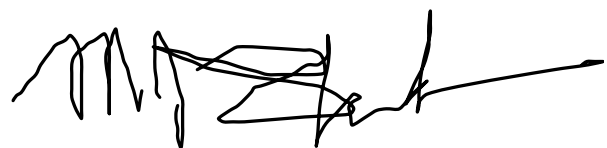
Printed Name of Applicant:

Great American Donut, Inc.

Date:

02/05/2021

Signature of Property Owner:



[Link to signature](#)

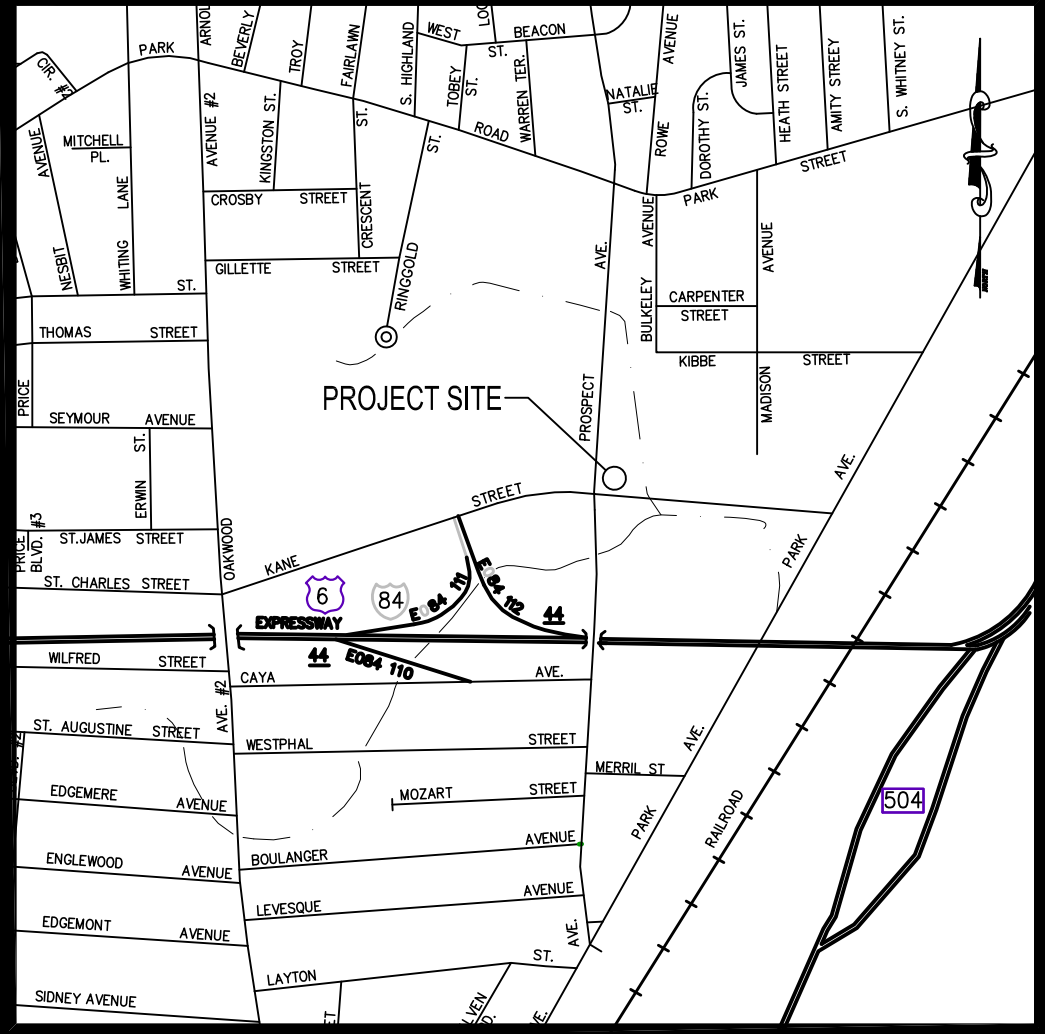
Printed Name of Property Owner:

EDAH Realty, LLC

Date:

02/05/2021

SITE PLAN PREPARED FOR
GREAT AMERICAN DONUT, INC.



KEYMAP; SCALE: 1"=1000'



APPLICANT/DEVELOPER:
Great American Donut, Inc
100 East Main Street
Plainville, CT 06062
(860) 793-6955

STATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
OFFICE OF SPECIAL SERVICES & PERMITS
BUREAU OF HIGHWAY OPERATIONS
359 SOUTH MAIN STREET
THOMASTON, CT 06787

2. STATE D.E.P.
79 ELM STREET
HARTFORD, CT 06106
(860) 424-3245

MISCELLANEOUS

CALL BEFORE YOU DIG
(800) 922-4455

LIST OF DRAWINGS		
C-1	COVER SHEET	N.T.S.
B-1	EXISTING CONDITIONS PLAN	10' SCALE
S-1	SITE LAYOUT AND LANDSCAPING PLAN	10' SCALE
S-2	SITE GRADING AND UTILITY PLAN	10' SCALE
D-1	DETAIL SHEET	N.T.S.

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzertjones.com
http://www.kratzertjones.com

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

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COVER
SHEET

for

GREAT
AMERICAN DONUT,
INC.

#200 PROSPECT AVENUE
HARTFORD, CT

SCALE: N.T.S.

DATE: JANUARY 4, 2021

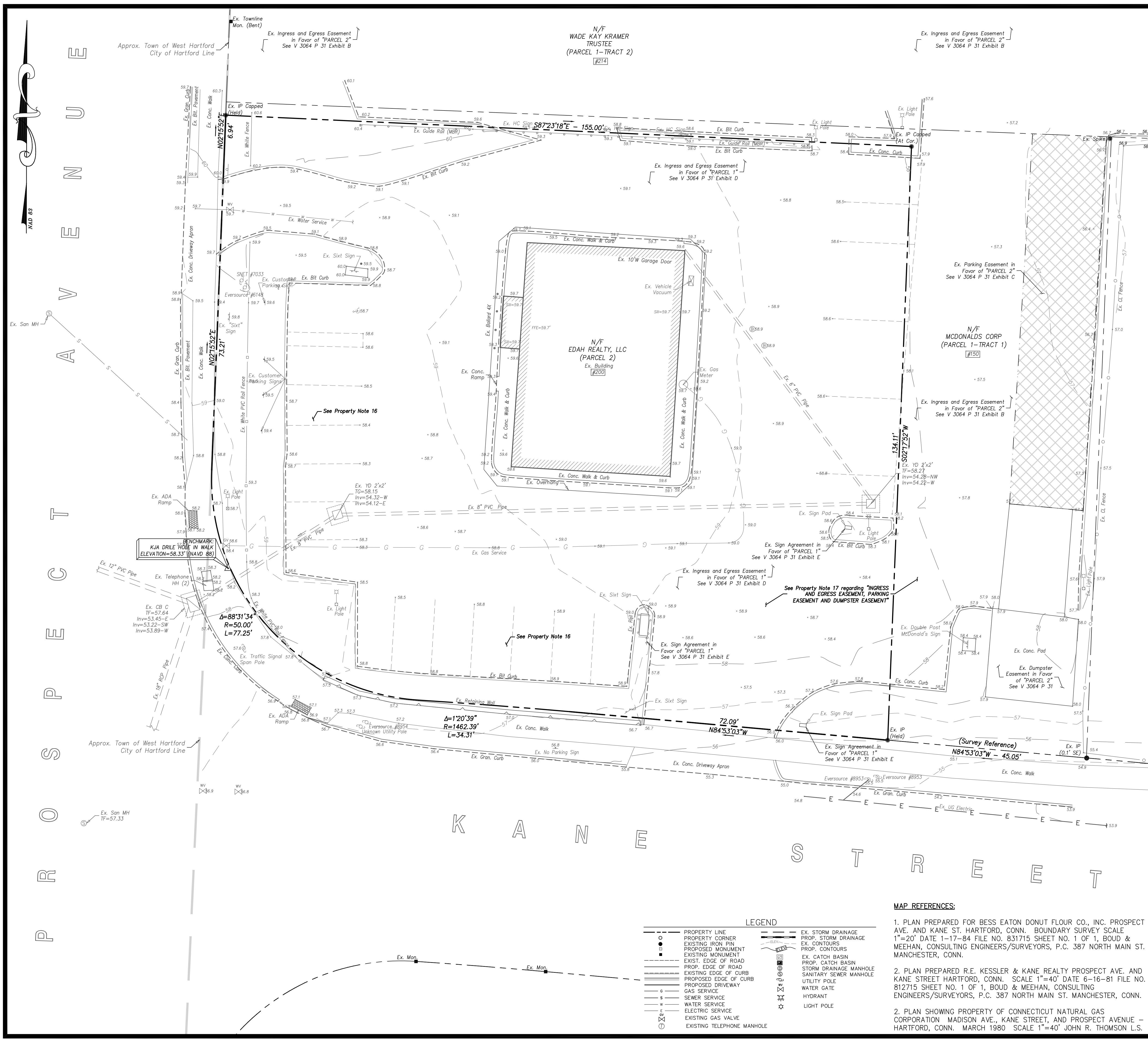
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KJA FILE NO. :

220-091

DRAWING NO. :

C-1



SURVEY NOTES:

- 1) BEARINGS AND COORDINATES DEPICTED ARE BASED UPON NORTH AMERICAN DATUM 1983 OBTAINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS.
- 2) ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 OBTAINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS.
- 3) PROPERTY OWNER: EDAH REALTY, LLC
- 4) PROPERTY DESCRIPTION: 200 PROSPECT AVENUE, HARTFORD, CT
- 5) PROPERTY AREA: 19,808 S.F. or 0.455 Ac.

PROPERTY NOTES:

PROPERTY IS SUBJECT ONLY TO THE FOLLOWING ENCUMBRANCES PER TITLE REPORT DATED DECEMBER 3, 2020:

1. RIGHTS OF TENANTS AND PARTIES IN POSSESSION, IF ANY. (NOT PLOTTED)
2. ANY STATE OF FACTS, WHICH AN ACCURATE SURVEY OR PERSONAL INSPECTION OF THE PREMISES WOULD DISCLOSE. (NOT PLOTTED)
3. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIALS PREVIOUSLY OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (NOT PLOTTED)
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORD OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF. (NOT PLOTTED)
5. SAID PREMISES ARE SUBJECT TO BUILDING LINES, SETBACK LINES AND VERANDA LINES, IF ESTABLISHED, AND ANY AND ALL PROVISIONS OF ANY STATUTE, ORDINANCE AND MUNICIPAL REGULATION, INCLUDING BUT NOT LIMITED TO ZONING AND PLANNING REGULATIONS, INLAND-WETLAND REGULATIONS, FLOOD PLAN ZONE REGULATIONS, AND PUBLIC AND PRIVATE LAW AFFECTING SAID PREMISES. (NOT PLOTTED)
6. RIPARIAN AND/OR LITTORAL RIGHTS, BEACH RIGHTS, WHARF RIGHTS, PIER RIGHTS, TIDAL RIGHTS AND/OR ANY RIGHTS IN RIVERS, BROOKS, STREAMS, LAKES, PONDS, BAYS, NAVIGABLE WATERS. (NOT PLOTTED)
7. INCHOWATE LIENS NOT PERFECTED BY RECORDING WITH THE TOWN CLERK AND/OR ERRORS IN INDEXING OF PUBLIC RECORDS. (NOT PLOTTED)
8. ANY UNRECORDED ASSESSMENTS FOR PUBLIC IMPROVEMENTS OR PRIVATE ASSOCIATION ASSESSMENTS AND ANY UNPAID INSTALLMENTS OR BALANCES THEREOF. (NOT PLOTTED)
9. RESTRICTIVE COVENANTS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCE AND AGREEMENTS AFFECTING THE PROPERTY ARE SET FORTH HEREIN, ANY VIOLATION THEREOF, UNLESS SUCH VIOLATION APPEARS OF RECORD, CAN ONLY BE ASCERTAINED BY AN PHYSICAL EXAMINATION OF THE PREMISES AND FREQUENTLY ONLY BY SURVEY. (NOT PLOTTED)
10. REAL ESTATE TAXES TO THE TOWN/CITY OF HARTFORD ON THE LIST OF OCTOBER 1, 2019, BEARING UNIQUE ID NO. 114471007, IN THE AMOUNT OF \$18,305.06, FIRST HALF PAID; SECOND HALF WILL BECOME DUE AND PAYABLE JANUARY 1, 2021. (NOT PLOTTED)

NOTE: ALL TAX, SEWER AND ASSESSMENT INFORMATION, IF ANY, BEING PROVIDED HEREIN ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY AND PROVIDED SOLELY IN RELIANCE UPON INFORMATION PROVIDED BY THE CITY/TOWN TAX COLLECTOR AND/OR TAX ASSESSOR. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THE TAX AND ANY OTHER DATA AND THEY SHOULD NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL INFORMATION. FURTHER, SUBJECT TO SECTION 12-53A OF THE CONNECTICUT GENERAL STATUTES PROVIDING THAT AN ADDITIONAL TAX ASSESSMENT MAY BE LEVIED ON THE SUBJECT PREMISES WITHIN TEN DAYS OF THE GRANTING OF A CERTIFICATE OF OCCUPANCY.

11. REAL ESTATE TAXES ON THE LIST OF OCTOBER 1, 2020, NOT YET DUE, AND PAYABLE, AND TAXES FOR ALL SUBSEQUENT YEARS. (NOT PLOTTED)
12. WATER AND SEWER USE CHARGES AS MAY BECOME DUE AND PAYABLE TO THE METROPOLITAN DISTRICT. (NOT PLOTTED)
13. SLOPE AND DRAINAGE RIGHTS STATED IN DEED WHEREIN STATE OF CONNECTICUT HAS TAKEN LAND OWNED BY THE HARTFORD GAS COMPANY DATED NOVEMBER 8, 1962 AND RECORDED IN VOLUME 1095 AT PAGE 76 OF THE HARTFORD LAND RECORDS. (DOESN'T EFFECT SUBJECT PROPERTY)
14. CAVEAT IN FAVOR OF THE WATER BUREAU OF THE METROPOLITAN DISTRICT DATED AUGUST 20, 1964 AND RECORDED IN VOLUME 1932 AT PAGE 107 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)
15. RESTRICTIONS IN DEED RECORDED IN VOLUME 2164 AT PAGE 55 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)
16. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS DATED NOVEMBER 7, 1984 AND RECORDED IN VOLUME 2227 AT PAGE 43 OF THE HARTFORD LAND RECORDS. (REGARDING EXISTING PARKING SHOWN)
17. EASEMENT AGREEMENT BETWEEN LOUIS A. GENARELLI, SR. AND MCDONALD'S CORPORATION DATED DECEMBER 15, 1989 AND RECORDED IN VOLUME 3064 AT PAGE 31 OF THE HARTFORD LAND RECORDS. (SEE NOTES ON PLAN REGARDING INGRESS AND EGRESS EASEMENT, PARKING EASEMENT AND DUMPSTER EASEMENT)
18. OPEN-END MORTGAGE FROM EDAH REALTY, LLC TO THE BANK OF WESTERN MASSACHUSETTS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$250,000.00 DATED MAY 15, 2001 AND RECORDED IN VOLUME 4380 AT PAGE 37 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)
19. LESSOR'S ASSIGNMENT OF LEASES AND RENTS FROM EDAH REALTY, LLC TO THE BANK OF WESTERN MASSACHUSETTS DATED MAY 15, 2001 AND RECORDED IN VOLUME 4380 AT PAGE 44 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)
20. OPEN-END MORTGAGE FROM EDAH REALTY, LLC TO THE BANK OF WESTERN MASSACHUSETTS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$800,000.00 DATED JULY 11, 2003 AND RECORDED IN VOLUME 4800 AT PAGE 203 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)
21. MORTGAGE FROM EDAH REALTY, LLC TO PEOPLE'S UNITED BANK D/B/A THE BANK OF WESTERN MASSACHUSETTS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$600,000.00 DATED JANUARY 28, 2009 AND RECORDED IN VOLUME 6184 AT PAGE 162 OF THE HARTFORD LAND RECORDS. (NOT PLOTTED)

MAP REFERENCES:

1. PLAN PREPARED FOR BESS EATON DONUT FLOUR CO., INC. PROSPECT AVE. AND KANE ST. HARTFORD, CONN. BOUNDARY SURVEY SCALE 1"=20' DATE 1-17-84 FILE NO. 831715 SHEET NO. 1 OF 1, BOUD & MEEHAN, CONSULTING ENGINEERS/SURVEYORS, P.C. 387 NORTH MAIN ST. MANCHESTER, CONN.
2. PLAN PREPARED R.E. KESSLER & KANE REALTY PROSPECT AVE. AND KANE STREET HARTFORD, CONN. SCALE 1"=40' DATE 6-16-81 FILE NO. 812715 SHEET NO. 1 OF 1, BOUD & MEEHAN, CONSULTING ENGINEERS/SURVEYORS, P.C. 387 NORTH MAIN ST. MANCHESTER, CONN.
2. PLAN SHOWING PROPERTY OF CONNECTICUT NATURAL GAS CORPORATION MADISON AVE., KANE STREET, AND PROSPECT AVENUE - HARTFORD, CONN. MARCH 1980 SCALE 1"=40' JOHN R. THOMSON L.S.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION-1:		
PROJECT: 220091--GAD		
DB:AO	SR:AO	DR:AO

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2 & T-2

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

James N. Sokonchick
CT P.E. & L.S. #11302

**kratzer, KJA
jones &
associates, inc.**
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

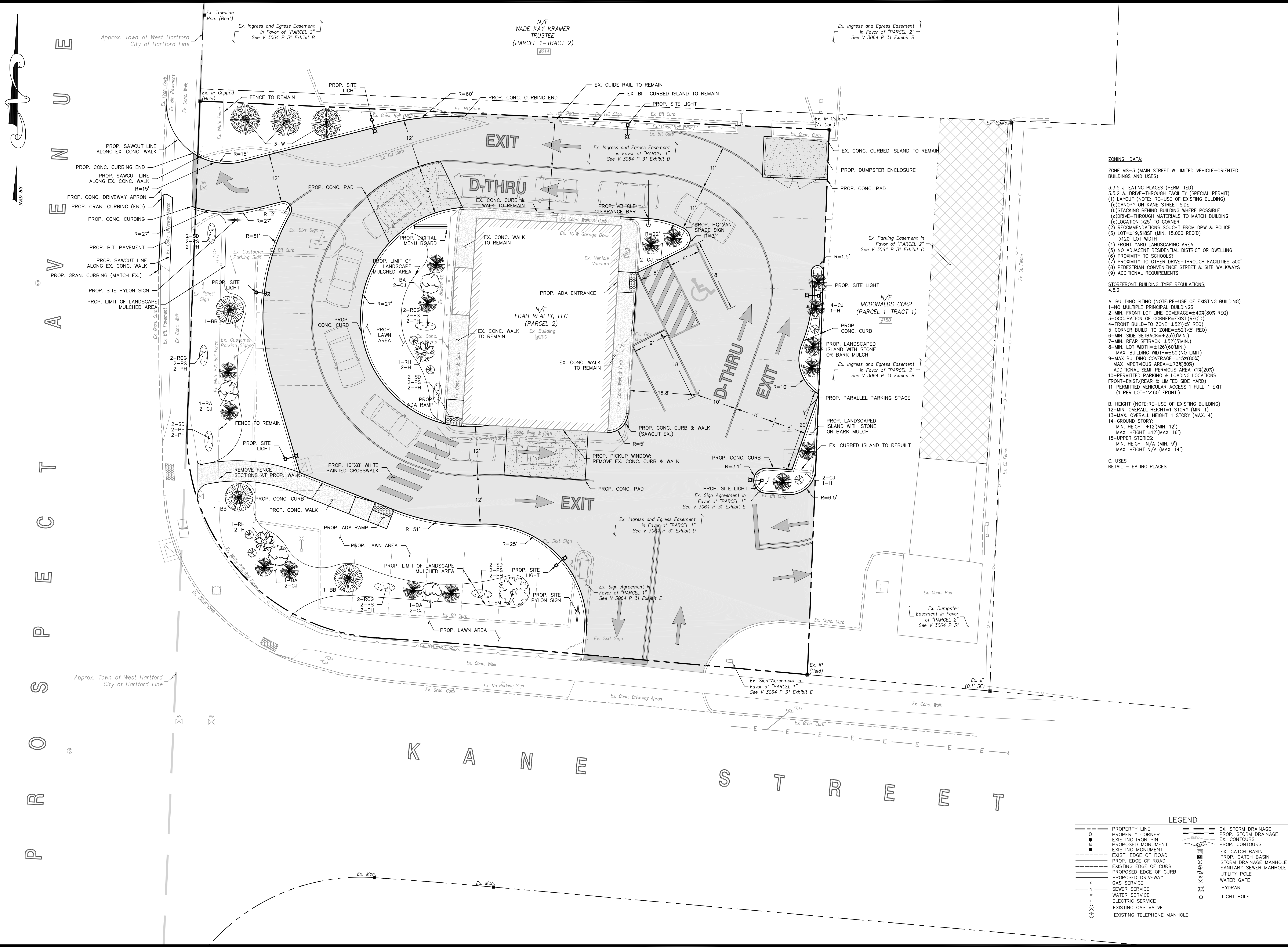
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1755 MERRIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

**EXISTING
CONDITIONS PLAN**

for
**GREAT AMERICAN
DONUT INC.**

**#200 PROSPECT AVENUE
HARTFORD, CT**

SCALE: 1" = 10'	
DATE: DECEMBER 28, 2020	
HALF ONE INCH TWO INCH INCHES ON ORIGINAL	
KJA FILE NO. :	DRAWING NO. :
220-091	B-1



ZONING DATA:
ZONE MS-3 (MAIN STREET W LIMITED VEHICLE-ORIENTED BUILDINGS AND USES)
3.3.5 J. EATING PLACES (PERMITTED)
3.5.2 A. DRIVE-THROUGH FACILITY (SPECIAL PERMIT)
(1) LAYOUT (NOTE: RE-USE OF EXISTING BUILDING)
(a) CANOPY ON KANE STREET SIDE
(b) STACKING BEHIND BUILDING WHERE POSSIBLE
(c) DRIVE-THROUGH MATERIALS TO MATCH BUILDING
(d) LOCATION 25' TO CORNER
(2) RECOMMENDATIONS SOUGHT FROM DPW & POLICE
(3) LOT=±19,518SF (MIN. 15,000 REQ'D)
(4) FRONT YARD LANDSCAPING AREA
(5) NO ADJACENT RESIDENTIAL DISTRICT OR DWELLING
(6) PROXIMITY TO SCHOOLS?
(7) PROXIMITY TO OTHER DRIVE-THROUGH FACILITIES 300'
(8) PEDESTRIAN CONVENIENCE STREET & SITE WALKWAYS
(9) ADDITIONAL REQUIREMENTS
STOREFRONT BUILDING TYPE REGULATIONS:
4.5.2
A. BUILDING SITING (NOTE: RE-USE OF EXISTING BUILDING)
1-NO MULTIPLE PRINCIPAL BUILDINGS
2-MIN. FRONT LOT LINE COVERAGE=±40%(80% REQ)
3-OCCUPATION OF CORNER-EXIST.(REQ'D)
4-FRONT BUILD-TO ZONE=±52'(<5' REQ)
5-CORNER BUILD-TO ZONE=±52'(<5' REQ)
6-MIN. SIDE SETBACK=±25'(MIN.)
7-MIN. REAR SETBACK=±52'(5'MIN.)
8-MIN. LOT WIDTH=±126'(60'MIN.)
MAX. BUILDING WIDTH=±50'(NO LIMIT)
9-MAX BUILDING COVERAGE=±15%(80%)
MAX IMPERVIOUS AREA=±73%(80%)
ADDITIONAL SEMI-PERVIOUS AREA <1%(20%)
10-PERMITTED PARKING & LOADING LOCATIONS FRONT-EXIST.(REAR & LIMITED SIDE YARD)
11-PERMITTED VEHICULAR ACCESS 1 FULL+1 EXIT (1 PER LOT+1>160' FRONT.)
B. HEIGHT (NOTE: RE-USE OF EXISTING BUILDING)
12-MIN. OVERALL HEIGHT=1 STORY (MIN. 1)
13-MAX. OVERALL HEIGHT=1 STORY (MAX. 4)
14-GROUND STORY:
MIN. HEIGHT ±12'(MIN. 12')
MAX. HEIGHT ±12'(MAX. 16')
15-UPPER STORIES:
MIN. HEIGHT N/A (MIN. 9')
MAX. HEIGHT N/A (MAX. 14')
C. USES
RETAIL - EATING PLACES

Disclaimer:
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REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1: 4/9/21-CITY PLANNER COMMENTS
PROJECT: 220091-GAD
DB: AQ SR: AQ DR: AQ
SEAL:

Andrew J. Quirk
CT P.E. #22588

kratzer, KJA Jones & associates, inc.
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SITE LAYOUT AND LANDSCAPING PLAN

for
GREAT AMERICAN DONUT INC.

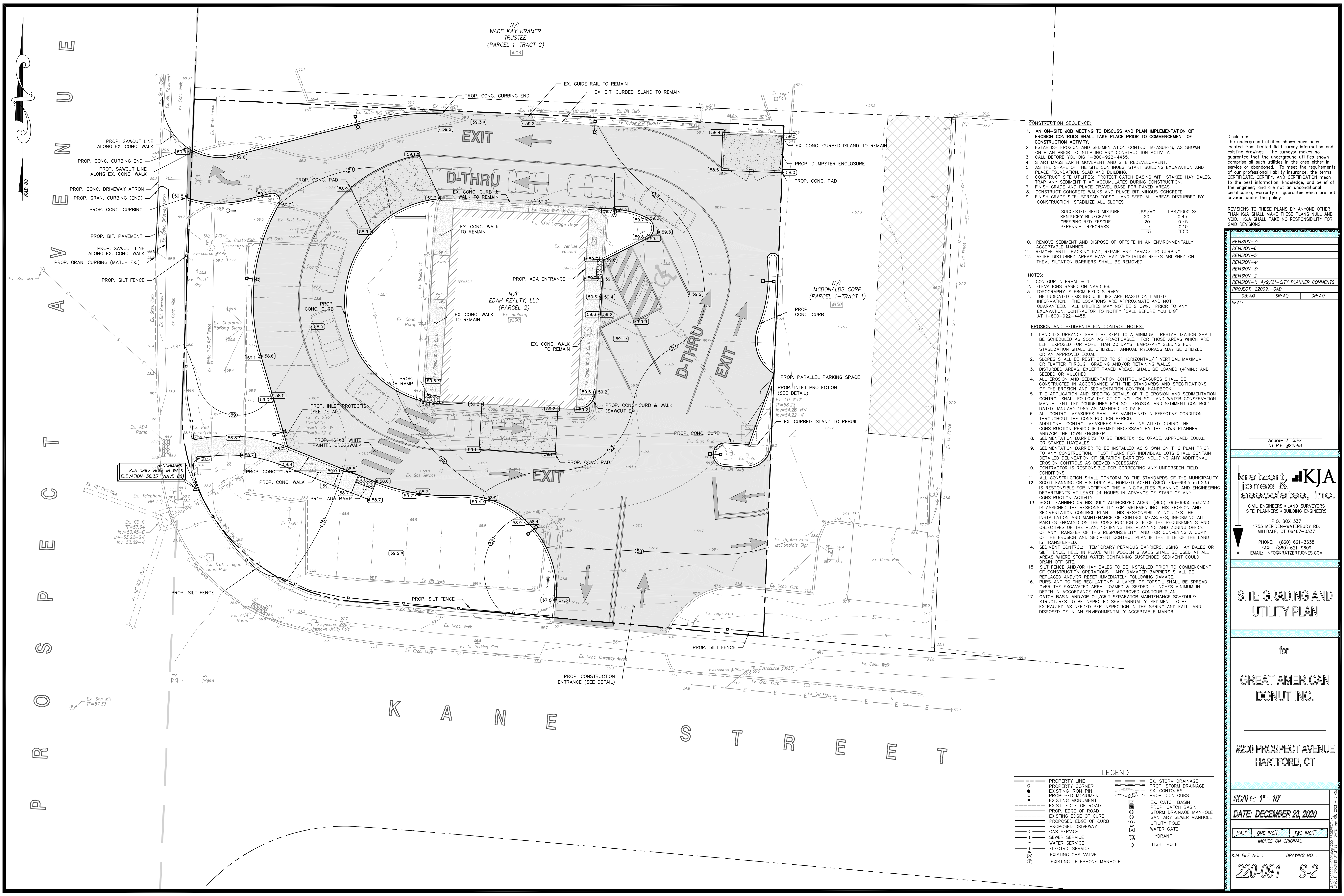
**#200 PROSPECT AVENUE
HARTFORD, CT**

SCALE: 1" = 10'
DATE: DECEMBER 28, 2020

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.: **220-091**
DRAWING NO.: **S-1**

LEGEND	
	PROPERTY LINE
	PROPERTY CORNER
	EXISTING IRON PIN
	PROPOSED MONUMENT
	EXISTING MONUMENT
	EXIST. EDGE OF ROAD
	PROP. EDGE OF ROAD
	EXISTING EDGE OF CURB
	PROPOSED EDGE OF CURB
	PROPOSED DRIVEWAY
	GAS SERVICE
	SEWER SERVICE
	WATER SERVICE
	ELECTRIC SERVICE
	EXISTING GAS VALVE
	EXISTING TELEPHONE MANHOLE
	EX. STORM DRAINAGE
	PROP. STORM DRAINAGE
	EX. CONTOURS
	PROP. CONTOURS
	EX. CATCH BASIN
	PROP. CATCH BASIN
	STORM DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	UTILITY POLE
	WATER GATE
	HYDRANT
	LIGHT POLE



- CONSTRUCTION SEQUENCE:**
1. AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
 2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 3. CALL BEFORE YOU DIG 1-800-922-4455
 4. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 5. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 6. CONSTRUCT SITE UTILITIES, PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 7. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 8. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 9. FINISH GRADE SITE, SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

10. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
11. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
12. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

- NOTES:**
1. CONTOUR INTERVAL = 1'
 2. ELEVATIONS BASED ON NAVD 88.
 3. TOPOGRAPHY IS FROM FIELD SURVEY.
 4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

- EROSION AND SEDIMENTATION CONTROL NOTES:**
1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL RYEGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
 2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
 3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEED OR MULCHED.
 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
 5. THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED JANUARY 1985 AS AMENDED TO DATE.
 6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 7. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE TOWN PLANNER AND/OR THE TOWN ENGINEER.
 8. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
 9. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
 10. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORSEEN FIELD CONDITIONS.
 11. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
 12. SCOTT FANNING OR HIS DULY AUTHORIZED AGENT (860) 793-6955 ext.233 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
 13. SCOTT FANNING OR HIS DULY AUTHORIZED AGENT (860) 793-6955 ext.233 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
 14. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
 15. SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
 16. PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
 17. CATCH BASIN AND/OR OIL/GREASE SEPARATOR MAINTENANCE SCHEDULE: STRUCTURES TO BE INSPECTED SEMI-ANNUALLY. SEDIMENT TO BE EXTRACTED AS NEEDED PER INSPECTION IN THE SPRING AND FALL, AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	BY	DESCRIPTION
REVISION-7:			
REVISION-6:			
REVISION-5:			
REVISION-4:			
REVISION-3:			
REVISION-2:			
REVISION-1:	4/9/21	QTY	PLANNER COMMENTS
PROJECT:	220091	GAD	
DB:AO	SR:AO	DR:AO	
SEAL:			

Andrew J. Quirk
CT P.E. #22588

kratzer, KJA Jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERRIBURN WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

SITE GRADING AND UTILITY PLAN

for

GREAT AMERICAN DONUT INC.

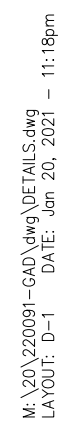
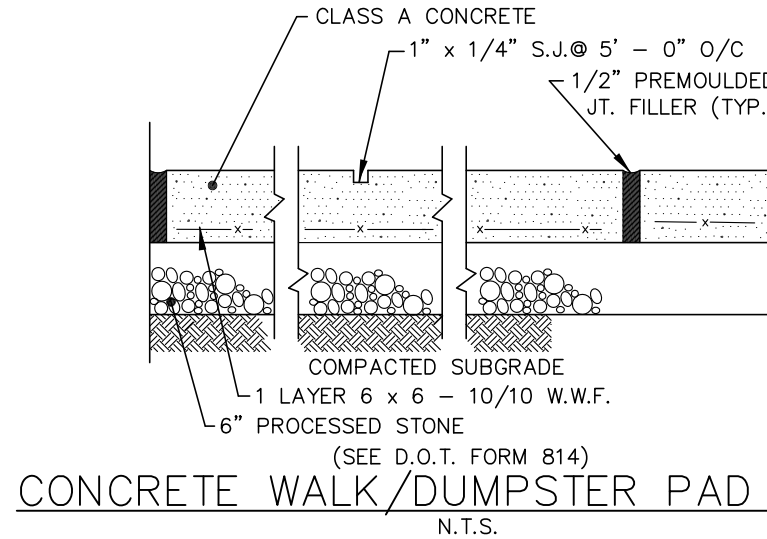
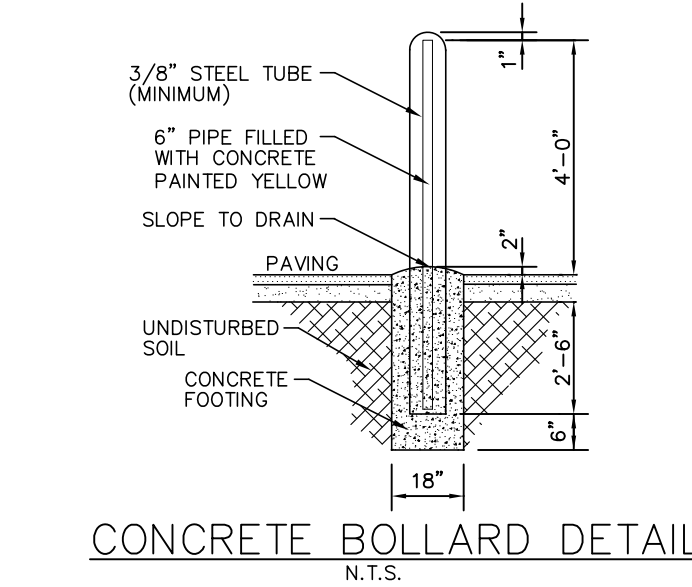
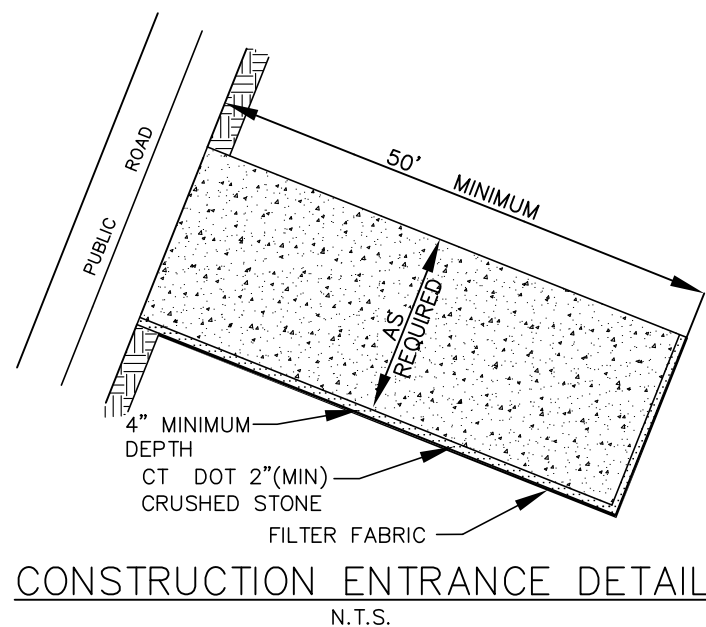
#200 PROSPECT AVENUE
HARTFORD, CT

SCALE: 1" = 10'
DATE: DECEMBER 28, 2020

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.: 220-091
DRAWING NO.: S-2

LEGEND	
○	PROPERTY LINE
●	PROPERTY CORNER
■	EXISTING IRON PIN
□	PROPOSED MONUMENT
—	EXISTING MONUMENT
—	EXIST. EDGE OF ROAD
—	PROP. EDGE OF ROAD
—	EXISTING EDGE OF CURB
—	PROPOSED EDGE OF CURB
—	PROPOSED DRIVEWAY
—	GAS SERVICE
—	SEWER SERVICE
—	WATER SERVICE
—	ELECTRIC SERVICE
—	EXISTING GAS VALVE
—	EXISTING TELEPHONE MANHOLE
—	EX. STORM DRAINAGE
—	PROP. STORM DRAINAGE
—	EX. CONTOURS
—	PROP. CONTOURS
—	EX. CATCH BASIN
—	PROP. CATCH BASIN
—	STORM DRAINAGE MANHOLE
—	SANITARY SEWER MANHOLE
—	UTILITY POLE
—	WATER GATE
—	HYDRANT
—	LIGHT POLE

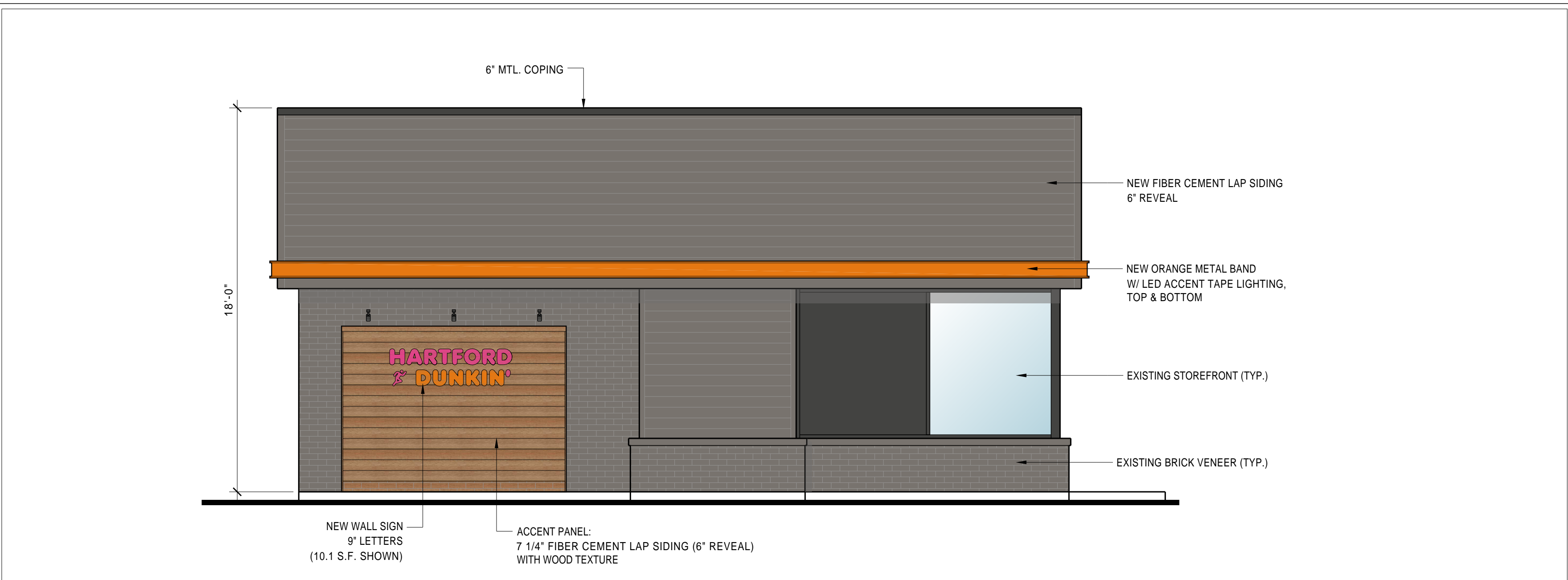




1 PROPOSED WEST ELEVATION
1/4"=1'-0"



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



3 PROPOSED NORTH ELEVATION
1/4"=1'-0"



West



North



South

B	EXISTING STRUCTURE
NONE	

SIGNAGE ALLOWANCES
Figure 8.2-B Maximum Quantity and Size of Signage by District

Zone: MS-3
3 square feet per 1 linear foot of front lot length
**Lot Length determination needs clarification - calculations based on approximate lot width along Prospect Avenue (120 feet)
Therefore, 360 square feet of signage allowed

Total Proposed Wall Signage shown = 150 +/- square feet

Existing Pylon to be reused and refaced - size to be verified.

- BUILDING TYPE:**
Commercial Center (Section 4.7)
20. Minimum Transparency on Ground Story of Front Facade: 75% (measured between 2' and 8' above grade)
Area of Facade between 2' and 8' above grade = 300 s.f.
300 x .75 = 225 minimum sq. ft. of transparency required
229 sq. ft. of front facade transparency provided
21. Minimum Transparency per Each Story: 12%
Not applicable - single story structure
22. Blank Wall Limitations: no rectangular area greater than 30 percent of the story's facade, as measured from floor to floor, may be windowless.
Windowless portion = 21%
- No horizontal segment of a story's facade greater than 15 feet in width may be windowless
Windowless Horizontal Segment = 9'-8"
23. Front Facade Entrance Type: storefront, arcade
Non provided as building will not have customer access (drive-through only)
24. Principal Entrance Location: front facade
Employee / delivery entrance located on rear of building - no front entrance for customers as building will be drive-through only.
25. Required Number of Street Entrances: 1 per each 75' of front facade
Non provided as building will not have customer access (drive-through only)
26. Ground Story Vertical Facade Divisions: every 30' of facade width
Existing vertical divisions of glazing is approximately 8 feet.
27. Horizontal Facade Divisions: required within 3' of the top of the ground story
Provided via new orange metal accent band
28. Permitted Roof Types: parapet, pitched, flat; tower permitted
Parapet provided

A	ZONING INFO
NONE	

Engineering, LLC
Licensed Professional Engineers
Design/Build Services
135 East Main Street - Unit #3
Thomaston, Connecticut 06787
(860)238-5000
info@gr-engineering.net

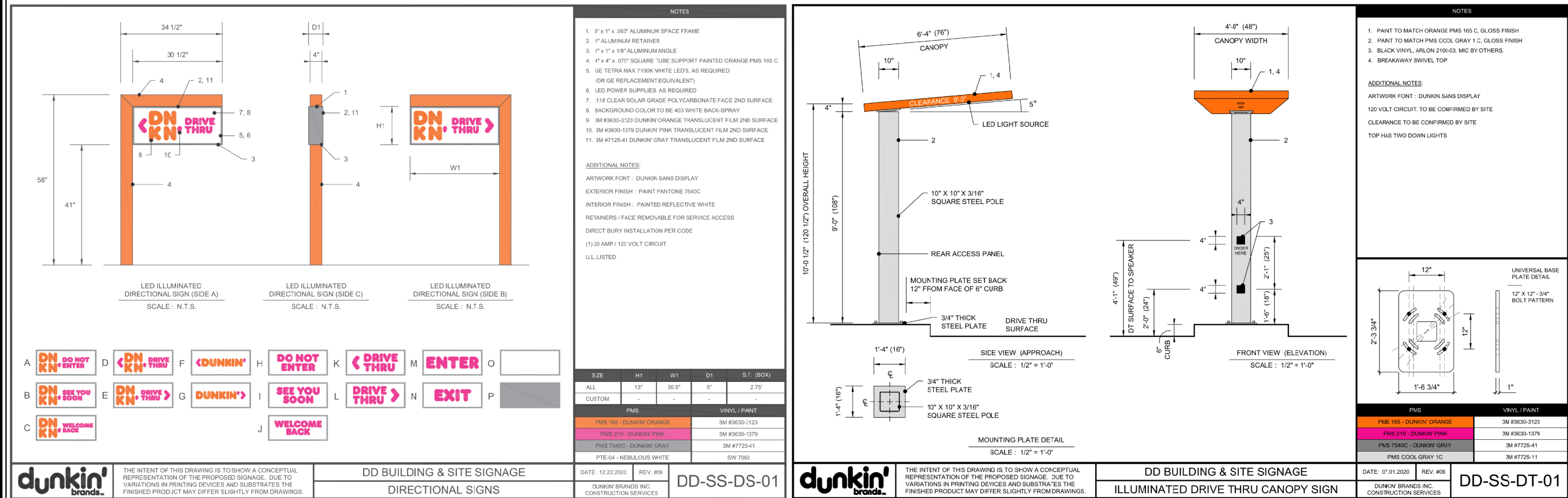
NO	DESCRIPTION	DATE	SCALE	AS SHOWN	BP	BP	BP
1	Issued for Review	04/09/21					

FRANCHISEE: GREAT AMERICAN DONUT
STORE LOCATION: 200 PROSPECT AVENUE
HARTFORD, CONNECTICUT

**CONCEPTUAL
EXTERIOR ELEVATIONS**

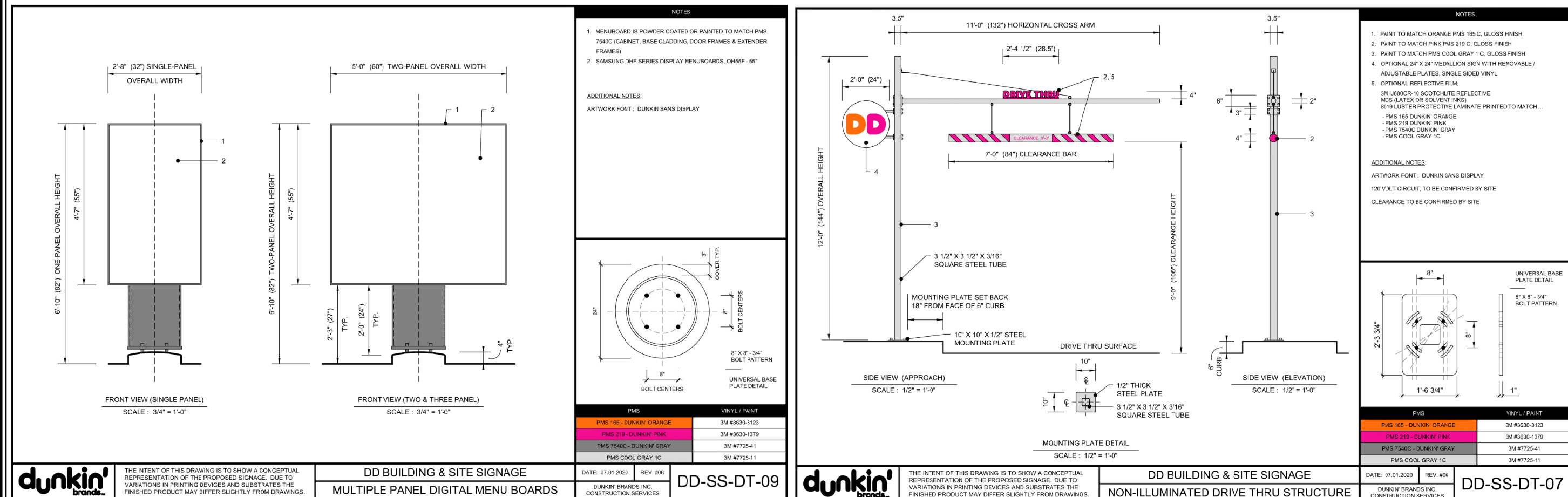
PC 362841

R-1



DIRECTIONAL SIGNAGE

DRIVE-THRU CANOPY



DIGITAL MENUBOARDS

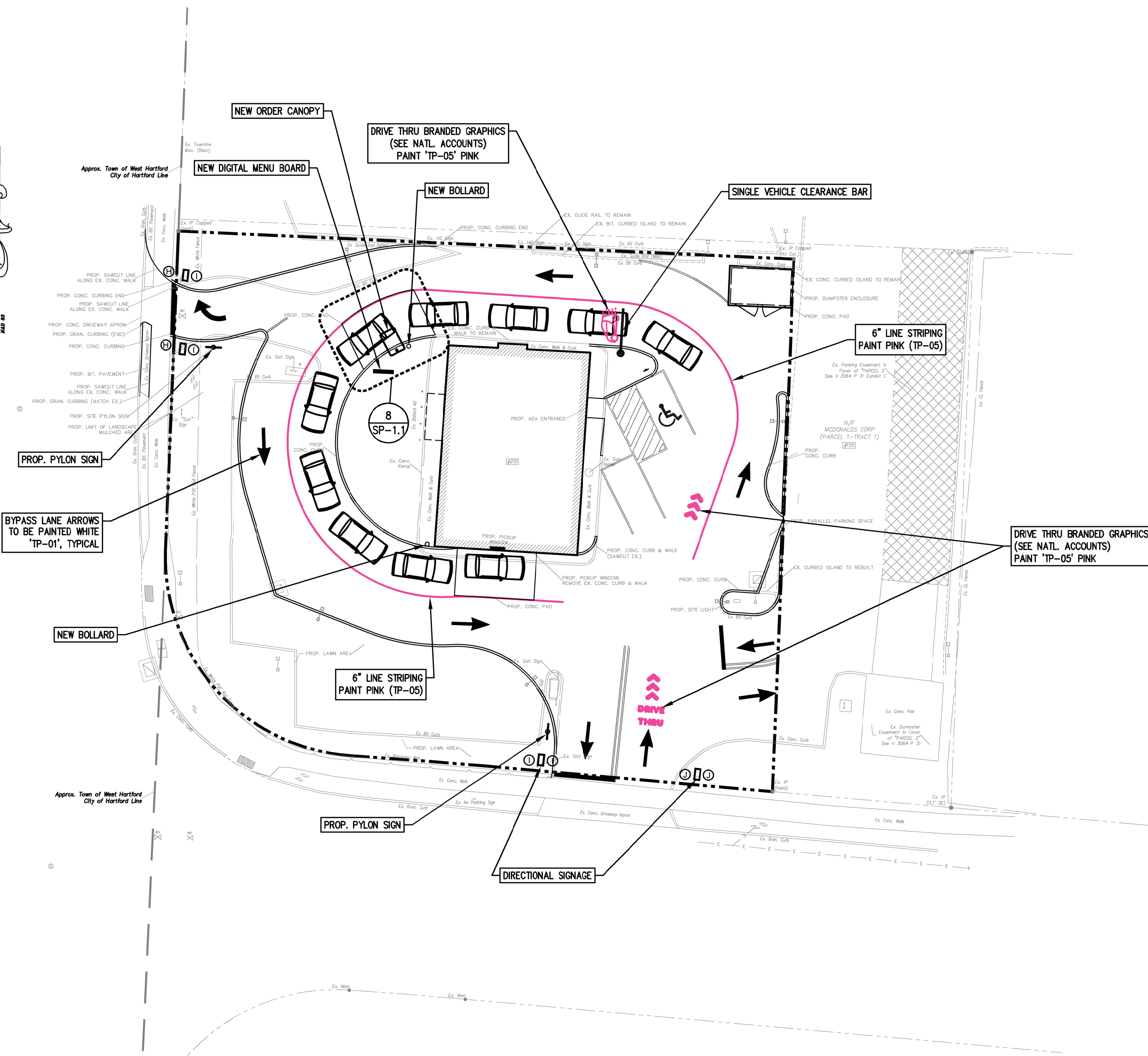
VEHICLE CLEARANCE BAR



LED ILLUMINATED PYLON SIGN (SIDE A & SIDE B) SCALE: N.T.S.

PYLON SIGNAGE

DIMENSIONS TO MATCH EXISTING



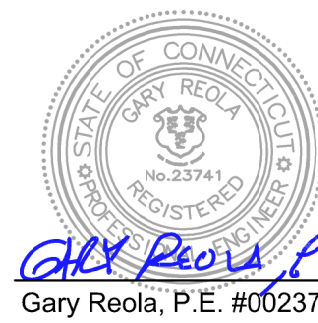
SCHEMATIC SITE PLAN

1" = 20'

NOTE:

SITE SIGNAGE

NONE



Engineering, LLC

Licensed Professional Engineers

Design/Build Services

(860)268-5000

info@engr-engineering.net

135 East Main Street - Unit #3

Thomaston, Connecticut 06787

NO	DESCRIPTION	DATE	DATE	SCALE	AS SHOWN	BP	BP	BP
1	Issued for Review	04/09/21	04/09/21					

FRANCHISEE: GREAT AMERICAN DONUT	SCHEMATIC SITE PLAN
STORE LOCATION: 200 PROSPECT AVENUE	SHOWING SIGNAGE &
HARTFORD, CONNECTICUT	DUNKIN' BRANDED STRIPING
	PC 362841

SP-1.0