

DDS- Planning & Zoning: Plan Review Application



Submission date: **21 January 2022, 3:05PM**
Receipt number: **579**
Related form version: **2**

Application Type

Check all that apply: **Subdivision**

Property Information

Property Address: **55 Elm Street No coordinates found**
Zoning District: **MX-2, Multi-Use Mix District with Campus Overlay**
Parcel ID: **247-448-047**
Property Owner: **55 Elm Street LLC**
Address of Property Owner: **1 North Water Street**
Email: **matt@spinrep.com**

Applicant

Please check if "Applicant is the same as "Property Owner"

Name of Applicant: **55 Elm Street LLC**
File Date: **1/21/2022**
Address: **1 North Water Street No coordinates found**
Phone: **2035243916**

Email:

matt@spinrep.com

Primary Point of Contact

Name: **Matthew Edvardsen**

Phone: **2035243916**

Email **matt@spinrep.com**

Project Narrative

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

As a continuation to prior actions relating to this parcel and this project (COMM-2020-0289, ADMIN-2020-1443, COMM-2021-0535, COMM-2021-0541) we are requesting a subdivision of a single parcel into three parcels to enabled the planned phased development of the block. The proposed parcel 1 is subject to the aforementioned site plan application. Improvement upon proposed parcels 2 and 3 will require future site plan applications and formal review.

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:

Subdivision Application

Number of lots to be created:	2 New Lots (1 Current Lot into 3 Proposed Lots)
Area of each lot in square feet:	Parcel 1: 69,582, Parcel 2: 28,198, Parcel 3: 42,092.78
Street frontage of each of the new lots in feet:	Parcel 1: 512' +/-, Parcel 2: 419' +/-, Parcel 3: 577' +/-

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.

[55 Elm Street - Subdivision Package.pdf](#)
[Copy of 55 Elm Street-Subdivision Map.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

55 Elm Street LLC by Matthew Edvardsen, duly authorized

Date:

1/21/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

1/21/2022

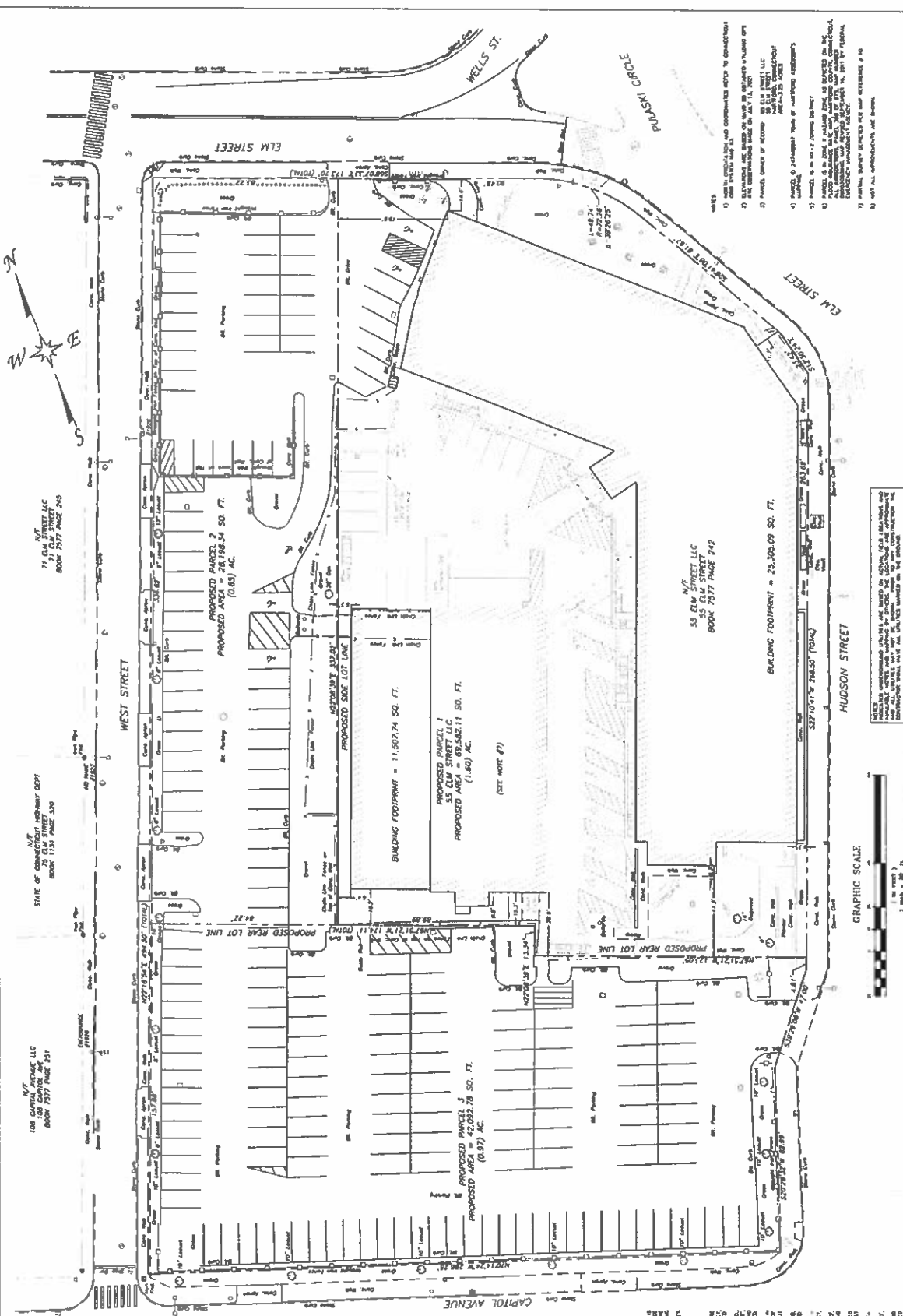
55 Elm Street

Subdivision Application

Documents Provided

- A2 Survey prepared by Martinez Couch & Associates LLC
 - Dated 1/5/2022
 - Titled "Subdivision Map Property of 55 Elm Street LLC"
 - Including: North Arrow, Scale, Legend, Site Location Map, Lot Areas
- Metes and Bounds of the Parcels
 - Original Parcel
 - Proposed Parcel 1 (55 Elm Street)
 - Proposed Parcel 2 (65 Elm Street)
 - Proposed Parcel 3 (100 Capitol Avenue)
- Proposed Easement document between Parcel 1 and Parcel 2 to ensure buildability and access.
- Writing from The Metropolitan District dated 1/18/22
- Writing from Eversource Energy dated 1/14/22
- Writing from Connecticut Natural Gas dated 1/14/22
- Improvement Plan Set prepared by Fuss & O'Neil
 - Erosion & Sediment Control Plan
 - Utility Plan
- Statement of Public Transportation
- Statement on Traffic Study and other Requirements associated with improvements.

Subdivision Map prepared by Martinez Couch & Associates LLC



PROPERTY OF 55 ELM STREET LLC
55 ELM STREET
HARTFORD, CONNECTICUT

PREPARED FOR: FUSSELL & O'NEILL

DATE: 08/11/2021
SCALE: AS SHOWN
PROJECT: SUBDIVISION MAP
CLIENT: 55 ELM STREET LLC
DESIGNER: FUSSELL & O'NEILL

NOTES:

- 1) THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 2) ALL DIMENSIONS ARE BASED ON THE RECORD PLANS AND SURVEY DATA.
- 3) THE BOUNDARIES OF THE ADJACENT PARCELS ARE SHOWN FOR REFERENCE ONLY.
- 4) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 5) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 6) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 7) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 8) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 9) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.
- 10) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

GRAPHIC SCALE
 1 inch = 20 feet

COMMENTS:

THIS MAP IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT. THE BOUNDARIES OF THE ADJACENT PARCELS ARE SHOWN FOR REFERENCE ONLY. THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

MCA
 MARY ELLEN CANNON ASSOCIATES LLC
 100 CAPITAL AVENUE, SUITE 200
 HARTFORD, CONNECTICUT 06103
 TEL: (860) 418-4354
 FAX: (860) 418-4326
 WWW.MCA-CT.COM

ZONING TABLE

ITEM	REQUIREMENT	REQUIREMENT	REQUIREMENT
1	MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
2	MINIMUM LOT WIDTH	30 FT.	30 FT.
3	MINIMUM LOT DEPTH	100 FT.	100 FT.
4	MINIMUM FRONT SETBACK	10 FT.	10 FT.
5	MINIMUM SIDE SETBACK	5 FT.	5 FT.
6	MINIMUM REAR SETBACK	10 FT.	10 FT.
7	MINIMUM FRONT YIELD	10 UNITS PER ACRE	10 UNITS PER ACRE
8	MINIMUM FRONT YIELD	10 UNITS PER ACRE	10 UNITS PER ACRE
9	MINIMUM FRONT YIELD	10 UNITS PER ACRE	10 UNITS PER ACRE
10	MINIMUM FRONT YIELD	10 UNITS PER ACRE	10 UNITS PER ACRE

PROPERTY OF 55 ELM STREET LLC
55 ELM STREET
HARTFORD, CONNECTICUT

PREPARED FOR: FUSSELL & O'NEILL

DATE: 08/11/2021
 SCALE: AS SHOWN
 PROJECT: SUBDIVISION MAP
 CLIENT: 55 ELM STREET LLC
 DESIGNER: FUSSELL & O'NEILL

NOTES:

1) THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

2) ALL DIMENSIONS ARE BASED ON THE RECORD PLANS AND SURVEY DATA.

3) THE BOUNDARIES OF THE ADJACENT PARCELS ARE SHOWN FOR REFERENCE ONLY.

4) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

5) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

6) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

7) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

8) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

9) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

10) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

11) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

12) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

13) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

14) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

15) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

16) THE PROPOSED LOT LINES AND BUILDING FOOTPRINTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING AND PLANNING DEPARTMENT.

Metes and Bounds - Original Parcel

2006 ALTA OWNERS POLICY
SCHEDULE A

SCHEDULE A – LEGAL DESCRIPTION

All that certain piece or parcel of land shown as "First Piece" on a certain map entitled "PROPERTY SURVEY PROPERTY OF MONY-35 ELM STREET JOINT VENTURE IN THE CITY OF HARTFORD, CONNECTICUT SCALE: 1 INCH = 40 FEET JUNE, 1994 ADDITIONS JULY, 1994 REVISIONS JUNE, 1999 PREPARED BY PETERSEN & HOFFMAN – LAND SURVEYORS 998 FARMINGTON AVE., WEST HARTFORD, CT. 06107 TEL. (860) 233-6312 FOUNDED 1897", and being further bounded and described as follows:

Beginning at a point marked by a drill hole set marking the intersection of the northerly street line of Capitol Avenue with the westerly street line of Hudson Street, said point being the southeasterly corner of the herein described piece;

Thence, running in a westerly direction along the said northerly street line of Capitol Avenue, a course of N 70° 13' 33" W, a distance of 301.30 feet to a point marked by a drill hole set, which point marks the intersection of the said northerly street line of Capitol Avenue with the easterly street line of West Street, said point being the southwest corner of the herein described piece;

Thence, running in a northerly direction along the said easterly street line of West Street, a course of N 22° 19' 45" E, a distance of 494.505 feet to a point, which point marks the intersection of the said easterly street line of West Street with the southerly street line of Elm Street, said point being the northwest corner of the herein described piece;

Thence, running in an easterly direction along the said southerly street line of Elm Street, a course of S 68° 06' 42" E, a distance of 173.698 feet to a point of curvature;

Thence, running along the said street line of Elm Street in a curve bearing to the right, an arc distance of 49.738 feet to a point of tangency, the said curve having a central angle of 39° 26' 25", a radius of 72.256 feet, a chord distance of 48.762 feet and a course along the chord of S 48° 23' 29.5" E;

Thence, running southeasterly along the said street line of Elm Street, a course of S 28° 40' 17" E, a distance of 81.673 feet to a point;

Thence, running southeasterly along the said street line of Elm Street, a course of S 12° 29' 33" E, a distance of 23.417 feet to a point;

Thence, running in a southerly direction along the westerly street line of Hudson Street, a course of S 22° 11' 32" W, a distance of 306.51 feet to a point;

Thence, running in a southerly direction along the said westerly street line of Hudson Street, a course of S 19° 57' 52" W, a distance of 89.247 feet to a point marked by a drill hole set, being the southeasterly corner of the herein described piece, which point marks the intersection of the northerly street line of Capitol Avenue with the westerly street line of Hudson Street, said corner being the point and place of beginning.

The above-described piece contains 141,398 square feet and comprises the entire city block bounded northerly and northeasterly by Elm Street, easterly by Hudson Street, southerly by Capitol Avenue and westerly by West Street.

Excepting therefrom all that certain piece or parcel of land set forth in a Certificate of Taking by the State of Connecticut recorded April 28, 2000 in Volume 4231 at Page 263 of the Hartford Land Records.

Metes and Bounds - Proposed Parcel 1 (55 Elm Street)

SCHEDULE A

Proposed Lot 1 - 55 Elm Property Description

A PORTION OF PROPERTY OF 55 ELM STREET LLC AS DEPICTED AS "PROPOSED PARCEL 1" ON A MAP ENTITLED "SUBDIVISION PLAN – PROPERTY OF 55 ELM STREET LLC – 55 ELM STREET – HARTFORD, CONNECTICUT", SCALE 1" = 20', PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC, DATED 8-6-2021 AND LAST REVISED ON 1-4-2022, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT ON THE SOUTHERLY STREELINE OF ELM STREET. SAID POINT BEING LOCATED N22°18'54"E ALONG THE EASTERLY STREETLINE OF WEST STREET A DISTANCE OF 494.50' AND S68°07'33"E ALONG THE SOUTHERLY STREETLINE OF ELM STREET A DISTANCE OF 83.22' FROM A POINT MARKED BY AN OFFSET MONUMENT FOUND. SAID POINT ALSO BEING THE EASTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 2. SAID POINT ALSO BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUNNING ALONG THE SOUTHERLY STREETLINE OF ELM STREET THE FOLLOWING COURSES: S68°07'33"E A DISTANCE OF 90.48' TO A POINT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 72.26' AND ARC LENGTH OF 49.74' TO A POINT. S28°41'08"E A DISTANCE OF 81.67' TO A POINT AND S12°30'24"E A DISTANCE OF 23.42' TO A POINT ON THE WESTERLY STREETLINE OF HUDSON STREET. THENCE RUNNING ALONG SAID SOUTHERLY STREETLINE OF HUDSON STREET S22°10'41"W A DISTANCE OF 263.69' TO A POINT. SAID POINT BEING THE EASTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 3, THENCE RUNNING ALONG SAID PARCEL 3 THE FOLLOWING COURSES: N67°51'21"W A DISTANCE OF 123.05' TO A POINT, N22°08'39"E A DISTANCE OF 13.34' TO A POINT AND N67°51'21"W A DISTANCE OF 89.89' TO A POINT. SAID POINT BEING THE SOUTHERLY CORNER OF THE SAID PARCEL 2, THENCE RUNNING ALONG SAID PARCEL 2 N22°08'39"E A DISTANCE OF 337.02' TO THE POINT AND PLACE OF BEGINNING.

Metes and Bounds - Proposed Parcel 2 (65 Elm Street)

SCHEDULE B

Proposed Lot 2 - 65 Elm Property Description

A PORTION OF PROPERTY OF 55 ELM STREET LLC AS DEPICTED AS "PROPOSED PARCEL 2" ON A MAP ENTITLED "SUBDIVISION PLAN – PROPERTY OF 55 ELM STREET LLC – 55 ELM STREET – HARTFORD, CONNECTICUT", SCALE 1" = 20', PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC, DATED 8-6-2021 AND LAST REVISED ON 1-4-2022, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT ON THE SOUTHERLY STREELINE OF ELM STREET AND EASTERLY STREETLINE OF WEST STREET. SAID POINT BEING LOCATED N22°18'54"E ALONG THE EASTERLY STREETLINE OF WEST STREET A DISTANCE OF 494.50' FROM A POINT MARKED BY AN OFFSET MONUMENT FOUND. SAID POINT ALSO BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUNNING ALONG THE SOUTHERLY STREETLINE OF ELM STREET S68°07'33"E A DISTANCE OF 83.22' TO A POINT. SAID POINT BEING THE WESTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 1, THENCE RUNNING ALONG SAID PARCEL 1 S22°08'39"W A DISTANCE OF 337.02' TO A POINT ON THE NORTHERLY LINE OF LAND HEREIN DESCRIBED AS PARCEL 3, THENCE RUNNING ALONG SAID PARCEL 3 N67°51'21"W A DISTANCE OF 84.22' TO A POINT ON THE EASTERLY STREETLINE OF WEST STREET, THENCE RUNNING ALONG SAID STREETLINE OF WEST STREET N22°18'54"E A DISTANCE OF 336.62' TO THE POINT AND PLACE OF BEGINNING.

Metes and Bounds - Proposed Parcel 3 (100 Capitol Avenue)

SCHEDULE C

Proposed Lot 3 -100 Capitol Avenue- Property Description

A PORTION OF PROPERTY OF 55 ELM STREET LLC AS DEPICTED AS "PROPOSED PARCEL 3" ON A MAP ENTITLED "SUBDIVISION PLAN – PROPERTY OF 55 ELM STREET LLC – 55 ELM STREET – HARTFORD, CONNECTICUT", SCALE 1" = 20', PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC, DATED 8-6-2021 AND LAST REVISED ON 1-4-2022, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT MARKED BY AN OFFSET MONUMENT FOUND ON THE NORTRHERLY STREETLINE OF CAPITOL AVENUE AND THE EASTERLY STREETLINE OF WEST STREET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCIBED PARCEL, THENCE RUNNING ALONG SAID STREETLINE OF WEST STREET N22°18'54" A DISTANCE OF 157.88' TO A POINT. SAID POINT BEING THE SOUTHERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 2, THENCE RUNNING ALONG SAID PARCEL 2 AND LAND HEREIN DESCRIBED AS PARCEL 1, PARTLY BY EACH S67°51'21"E A DISTANCE OF 174.11' TO A POINT, THENCE CONTINUING ALONG SAID PARCEL 1 THE FOLLOWING COURSES: S22°08'39"W A DISTANCE OF 13.44' TO A POINT AND S67°51'21"E A DISTANCE OF 123.05' TO A POINT ON THE WESTERLY STREETLINE OF HUDSON STREET, THENCE RUNNING ALONG SAID HUDSON STREET THE FOLLOWING COURSES: S22°10'41"W A DISTANCE OF 4.81' TO A POINT, S39°29'06"W A DISTANCE OF 47.00' TO A POINT AND S20°28'32"W A DISTANCE OF 82.99' TO A POINT ON THE NORTHERLY STREETLINE OF CAPITOL AVENUE, THENCE RUNNING ALONG SAID CAPITOL AVENUE N70°14'24" A DISTANCE OF 286.28' TO THE POINT AND PLACE OF BEGINNING.

Proposed Easement document between Parcel 1 and Parcel 2 to ensure buildability and access.

After Recording, Return To:
Staci H. Bachman, Esq.
Spinnaker Real Estate Partners LLC
1 North Water; Suite 100
Norwalk, CT 06854

AGREEMENT AND DECLARATION OF EASEMENTS

THIS AGREEMENT AND DECLARATION OF EASEMENTS (this “**Agreement**”) is made as of this ___ day of February, 2022 by and between **55 Elm Street LLC**, a Connecticut limited liability company with an address of c/o Spinnaker Real Estate Partners LLC, 1 North Water Street, Suite 100, Norwalk, Connecticut 06854 (“**55 Elm**”) and **65 Elm Street LLC**, a Connecticut limited liability company with an address of c/o Spinnaker Real Estate Partners LLC, 1 North Water Street, Suite 100, Norwalk, Connecticut 06854 (“**65 Elm**”).

BACKGROUND:

A. 55 Elm is the fee owner of the property known as 55 Elm Street, Hartford, Connecticut (referred to herein as the “**55 Elm Property**”), as more particularly described on **Schedule A** attached hereto and made a part hereof.

B. 65 Elm is the fee owner of the property known as 65 Elm Street, Hartford, Connecticut (referred to herein as the “**65 Elm Property**”), as more particularly described on **Schedule B** attached hereto and made a part hereof.

C. The parties have agreed to grant certain restrictions and easements in certain areas which are more particularly shown on the map attached hereto as **Schedule C** and made a part hereof (referred to herein as the “**Easement Map**”).

D. In order to enable 55 Elm to develop and operate certain of the building improvements on the 55 Elm Property as contemplated, 65 Elm has agreed to provide a no-build easement in the area designated on the Easement Map as the 65 Elm No-Build Area (referred to herein as the “**65 Elm No-Build Area**”),

E. In order to enable 65 Elm to construct and operate certain contemplated building improvements on the 65 Elm Property, 55 Elm has agreed to provide a no-build easement in the area designated on the Easement Map as the 55 Elm No-Build Area (referred to herein as the “**55 Elm No-Build Area**”) and to provide an access easement for the benefit of the 65 Elm Parties (as hereinafter defined) in the area designated on the Easement Map as the Access Easement Area (referred to herein as the “**Access Easement Area**”).

F. The parties therefore desire to (i) impose restrictions on the use of the 55 Elm No-Build Area and the 65 Elm No-Build Area, upon the terms and conditions set forth below and (ii) grant to 65 Elm an access easement over and across the Access Easement Area.

NOW THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Easements.

a. No-Build Easements.

i. 65 Elm hereby declares and grants a perpetual easement and use restriction in favor and for the benefit of 55 Elm and its successors and assigns, prohibiting the construction of any Building, as hereinafter defined, on or over the 65 Elm No-Build Area. For purposes of this Agreement, the term "Building" shall mean any above-ground structure utilized or intended for supporting or sheltering any occupancy. Nothing herein shall prohibit 65 Elm from constructing underground footings or underground utilities within the 65 Elm No-Build Area or from attaching awnings, shutters, flags or similar fixtures and equipment to any Building which is located outside of the 65 Elm No-Build Area, even if such fixtures or equipment extend over the 65 Elm No-Build Area. The no-build restrictions set forth herein are perpetual, run with the land and shall remain in full force and effect without regard to any change in or transfer of ownership of the 65 Elm No-Build Area, and 65 Elm, its successors and assigns, shall not do or perform any act or deed to terminate the restrictions set forth herein.

ii. 55 Elm hereby declares and grants a perpetual easement and use restriction in favor and for the benefit of 65 Elm and its successors and assigns, prohibiting the construction of any Building on or over the 55 Elm No-Build Area. Nothing herein shall prohibit 55 Elm from constructing underground footings or underground utilities within the 55 Elm No-Build Area or from attaching awnings, shutters, flags or similar fixtures or equipment to any Building which is located outside of the 55 Elm No-Build Area, even if such fixtures or equipment extend over the 55 Elm No-Build Area. The no-build restrictions set forth herein are perpetual, run with the land and shall remain in full force and effect without regard to any change in or transfer of ownership of the 55 Elm No-Build Area, and 55 Elm, its successors and assigns, shall not do or perform any act or deed to terminate the restrictions set forth herein.

b. Access Easement. 55 Elm hereby grants and declares to 65 Elm and its successors, assigns, tenants, employees, agents, contractors, invitees and licensees (jointly and severally the "**65 Elm Parties**"), a perpetual, non-exclusive and permanent easement and right-of-way, upon, through and over the Access Easement Area for the purposes of vehicular and pedestrian access, ingress and egress and to and from the 65 Elm Property to and from the public road known as Elm Street.

c. Maintenance and Repair of Easement Areas. Each party shall maintain and operate those easement areas which are located on their respective properties in good working order and repair, including without limitation, keeping the Access Easement Area plowed, sanded and reasonably free from accumulations of snow and ice.

2. Notices. All notices required or permitted hereunder shall be in writing and shall be given to the parties at the addresses set forth above or such other address provided in writing by either party to the other party for such purposes. Any such notices shall, unless otherwise provided herein, be given or served (i) by depositing the same in the United States mail, postage prepaid, certified and addressed to the party to be notified, with return receipt requested, (ii) by overnight delivery using a nationally recognized overnight courier with positive tracking of items, or (iii) by personal delivery. All notices shall be deemed given on the date delivered, or if rejected or undeliverable, on the date when delivery was first attempted.

3. Enforcement. Enforcement of the easements and agreements herein shall be allowable by any proceeding at law or in equity by 55 Elm, 65 Elm or their respective successors and assigns against any person or persons violating or attempting to violate any provision contained herein. Such remedy or remedies shall include, but not be limited to, seeking to restrain such violation or to recover damages or any or all of the above before stated remedies against such party.

4. Estoppel Certificate. The parties agree, upon the request of any party, the receiving party shall within fourteen (14) days of receipt, deliver to the requesting party a recital of factual matters as requested including without limitation indicating that the requesting party is in compliance with all covenants and agreements, as applicable to the receiving party, binding upon the requesting party under this Agreement to the best knowledge of the receiving party, provided such is the case.

5. Binding Effect and Appurtenance. All of the benefits and burdens hereunder shall run with the land and shall bind and inure to the benefit of the successors and assigns of 55 Elm and 65 Elm.

6. Legal Expenses. In the event litigation is necessary to enforce compliance with this Agreement, the party successful in the court action shall be entitled, as an item of damages, to all reasonable attorneys' fees and costs related to said litigation.

7. Entire Agreement. This Agreement is intended by the parties as a final, complete and exclusive statement of the matters herein set forth and supersedes all prior agreements between the parties hereto respecting such matters.

8. Amendment and Waiver. This Agreement may not be amended except by a writing signed by both parties nor shall observance of any term of this Agreement be waived except with the written consent of the parties benefiting from such term.

9. Severability. Any provision in this Agreement that is held to be illegal or unenforceable shall be ineffective to the extent of such illegality or unenforceability without

invalidating the remaining provisions and any such illegal or unenforceable provision shall be deemed to be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law.

10. Governing Law and Jurisdiction. This Agreement is made in the State of Connecticut and shall be governed by and construed in accordance with the internal laws of the State of Connecticut, without regard to its conflicts of law principles. The parties consent and agree that the state courts of Connecticut shall have jurisdiction over any dispute arising under this Agreement. The parties further consent and agree that the federal courts sitting in Connecticut shall also have jurisdiction over any dispute arising under this Agreement.

11. Headings. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same agreement.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement and Declaration of Easements to be executed as of the date first above written.

Witnessed:

55 ELM STREET LLC

By: SREP HTFD 55 LLC
Its Managing Member

By: _____
Clayton H. Fowler
Its Manager

STATE OF CONNECTICUT)
)
COUNTY OF)

ss.

On this _____ day of _____, 2022, before me, the undersigned officer, personally appeared Clayton H. Fowler, Manager of SREP HTFD 55 LLC, a Connecticut limited liability company, the Managing Member of 55 Elm Street LLC, signer and sealer of the foregoing instrument, who, being duly authorized, acknowledged the same to be his free act and deed and the free act and deed of said limited liability company.

Notary Public
My Commission Expires:
Seal:

(Signatures continued on following page)

Witnessed:

65 ELM STREET LLC

By SREP HTFD I LLC
Its Sole Member

By: _____
Clayton H. Fowler
Its Manager

STATE OF CONNECTICUT)
)
COUNTY OF)

ss.

On this _____ day of _____, 2022, before me, the undersigned officer, personally appeared Clayton H. Fowler, Manager of SREP HTFD I LLC, a Connecticut limited liability company, the sole Member of 55 Elm Street LLC, signer and sealer of the foregoing instrument, who, being duly authorized, acknowledged the same to be his free act and deed and the free act and deed of said limited liability company.

Notary Public
My Commission Expires:
Seal:

SCHEDULE A

55 Elm Property Description

A PORTION OF PROPERTY OF 55 ELM STREET LLC AS DEPICTED AS "PROPOSED PARCEL 1" ON A MAP ENTITLED "SUBDIVISION PLAN – PROPERTY OF 55 ELM STREET LLC – 55 ELM STREET – HARTFORD, CONNECTICUT", SCALE 1" = 20', PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC, DATED 8-6-2021 AND LAST REVISED ON 1-4-2022, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT ON THE SOUTHERLY STREELINE OF ELM STREET. SAID POINT BEING LOCATED N22°18'54"E ALONG THE EASTERLY STREETLINE OF WEST STREET A DISTANCE OF 494.50' AND S68°07'33"E ALONG THE SOUTHERLY STREETLINE OF ELM STREET A DISTANCE OF 83.22' FROM A POINT MARKED BY AN OFFSET MONUMENT FOUND. SAID POINT ALSO BEING THE EASTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 2. SAID POINT ALSO BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUNNING ALONG THE SOUTHERLY STREETLINE OF ELM STREET THE FOLLOWING COURSES: S68°07'33"E A DISTANCE OF 90.48' TO A POINT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 72.26' AND ARC LENGTH OF 49.74' TO A POINT. S28°41'08"E A DISTANCE OF 81.67' TO A POINT AND S12°30'24"E A DISTANCE OF 23.42' TO A POINT ON THE WESTERLY STREETLINE OF HUDSON STREET. THENCE RUNNING ALONG SAID SOUTHERLY STREETLINE OF HUDSON STREET S22°10'41"W A DISTANCE OF 263.69' TO A POINT. SAID POINT BEING THE EASTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 3, THENCE RUNNING ALONG SAID PARCEL 3 THE FOLLOWING COURSES: N67°51'21"W A DISTANCE OF 123.05' TO A POINT, N22°08'39"E A DISTANCE OF 13.34' TO A POINT AND N67°51'21"W A DISTANCE OF 89.89' TO A POINT. SAID POINT BEING THE SOUTHERLY CORNER OF THE SAID PARCEL 2, THENCE RUNNING ALONG SAID PARCEL 2 N22°08'39"E A DISTANCE OF 337.02' TO THE POINT AND PLACE OF BEGINNING.

SCHEDULE B

65 Elm Property Description

A PORTION OF PROPERTY OF 55 ELM STREET LLC AS DEPICTED AS "PROPOSED PARCEL 2" ON A MAP ENTITLED "SUBDIVISION PLAN – PROPERTY OF 55 ELM STREET LLC – 55 ELM STREET – HARTFORD, CONNECTICUT", SCALE 1" = 20', PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC, DATED 8-6-2021 AND LAST REVISED ON 1-4-2022, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT ON THE SOUTHERLY STREELINE OF ELM STREET AND EASTERLY STREETLINE OF WEST STREET. SAID POINT BEING LOCATED N22°18'54"E ALONG THE EASTERLY STREETLINE OF WEST STREET A DISTANCE OF 494.50' FROM A POINT MARKED BY AN OFFSET MONUMENT FOUND. SAID POINT ALSO BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUNNING ALONG THE SOUTHERLY STREETLINE OF ELM STREET S68°07'33"E A DISTANCE OF 83.22' TO A POINT. SAID POINT BEING THE WESTERLY CORNER OF LAND HEREIN DESCRIBED AS PARCEL 1, THENCE RUNNING ALONG SAID PARCEL 1 S22°08'39"W A DISTANCE OF 337.02' TO A POINT ON THE NORTHERLY LINE OF LAND HEREIN DESCRIBED AS PARCEL 3, THENCE RUNNING ALONG SAID PARCEL 3 N67°51'21"W A DISTANCE OF 84.22' TO A POINT ON THE EASTERLY STREETLINE OF WEST STREET, THENCE RUNNING ALONG SAID STREETLINE OF WEST STREET N22°18'54"E A DISTANCE OF 336.62' TO THE POINT AND PLACE OF BEGINNING.

Schedule C

Easement Map



ELM STREET

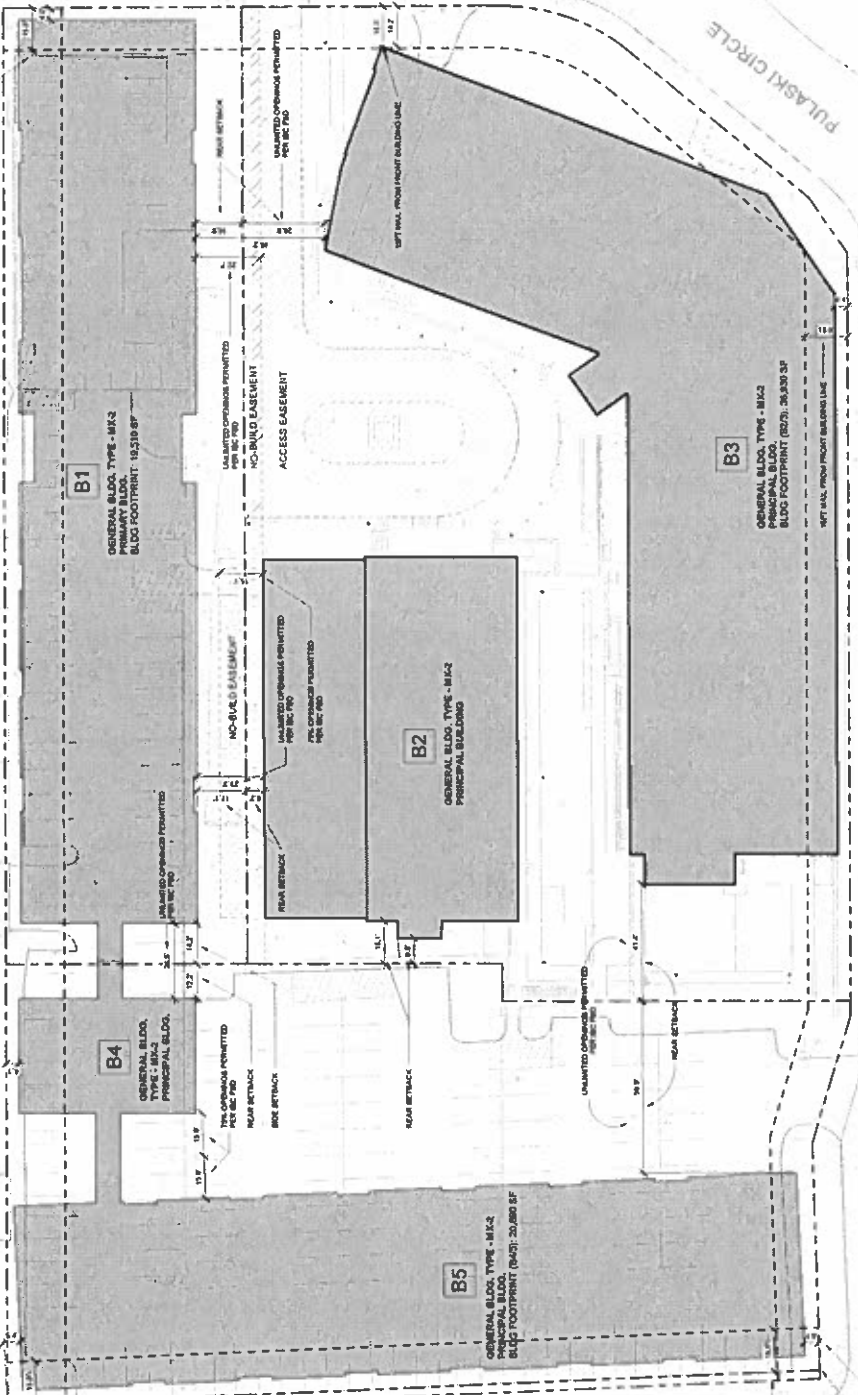
PULASKI CIRCLE

WEST STREET

HUDSON STREET

CAPITOL AVENUE

15' MAX FROM FRONT BUILDING LINE
 15' MAX FROM FRONT BUILDING LINE
 15' MAX FROM FRONT BUILDING LINE
 15' MAX FROM FRONT BUILDING LINE
 15' MAX FROM FRONT BUILDING LINE



Writing from The Metropolitan District dated 1/18/22



The Metropolitan District
water supply • environmental services • geographic information

January 18, 2022

Greg Wilson
Senior Landscape Architect
Fuss & O'Neill
146 Hartford Road
Manchester, CT 06040

Re: Water & Sewer Availability
55 Elm Street, Hartford

Dear Mr. Wilson:

In response to your email request on January 14, 2022, we are confirming the availability of public water and sewer mains located in Elm Street, Hudson Street, West Street, and Capitol Avenue which may be used to serve the planned use, located at 55 Elm Street in Hartford. Please note, the system currently serving the property is a combined sewer system. This letter is not confirming the ability to discharge storm water to this system, only sanitary flows. Our water and sewer main infrastructure surrounding these sites are as follows:

Elm Street

- 2019, 24" Polypropylene Combined Sewer
- 12" Ductile Iron Water Main, installed in 1901

Hudson Street

- 1920, 24" Clay Tile Combined Sewer
- 1924, 10" Clay Tile Combined Sewer
- 2020, 8" Ductile Iron Water Main

West Street

- 2019, 18" Polypropylene Combined Sewer
- 2020, 8" Ductile Iron Water Main

Capitol Avenue

- 1930, 27" Brick Combined Sewer
- 2013, 8" Ductile Iron Water Main

Note that this letter is specifically to acknowledge the presence of existing water and sewer utilities on the aforementioned streets, but is not a full analysis of the capacity of such infrastructure to support the proposed development. This analysis is currently being performed and such response will be issued to the requesting engineer, Keith Goodrow of Fuss & O'Neill.

If you have any additional questions, please feel free to contact Michael Curley at (860) 278-7850, extension #3445.

THE METROPOLITAN DISTRICT

Very Truly Yours,

Michael Curley, P.E.
Manager of Technical Services

pc: Susan Negrelli
Jennifer Ottalagana, MDC
MDC Utility Services

Writing from Eversource Energy dated 1/14/22



107 Selden Street, Berlin, CT 06037
P.O. Box 270, Hartford, CT 06141-0270

January 14, 2022

Barry White
Spinnaker Real Estate Partners, LLC
1 North Water Street
Suite 100
Norwalk, CT 06854

Re: Provision of Electric Service to 55 Elm Street - Subdivision, Hartford, CT

Dear Mr. White,

I am responding to the recent inquiry you submitted to Eversource Energy ("Eversource"). You asked whether Eversource could provide electric service to the property mentioned above.

This letter confirms that electric service can be provided to the Property under certain conditions, including but not limited to:

1. If any utility equipment that is necessary or appropriate to provide utility service to the Property must be installed on land owned by any third party, then the Property owner is responsible for obtaining (at the Property owner's sole cost and expense) necessary easements that authorize Eversource to install necessary utility equipment on land not exclusively owned by the Property owner. The form and content of the easements, including the survey map(s) showing the easement area(s), must be acceptable to Eversource and its legal counsel.
2. Eversource's tariffs, policies and procedures identify the costs and work that are the responsibility of Eversource and the Property owner, for the provision of utility service to the Property. The Property owner is responsible for timely payment of all costs owed to Eversource, and for timely performance of the Property Owner's obligations required under Eversource's tariffs, policies and procedures.
3. The Property is within the territorial limits of Eversource's franchise as established by charter, Connecticut state statute or regulations or authority to furnish service, and the provision of service is consistent with the same.
4. If you require an estimate of the cost of providing utility service to the Property, please contact Brian Gamache of Eversource Energy at 860-280-2426.

Sincerely,

Orwin Watson

Orwin Watson
Supervisor, Field Engineering Design
Eversource Energy

cc:

Writing from Connecticut Natural Gas dated 1/14/22



Connecticut Natural Gas Corporation
76 Meadow St 2nd Floor, East Hartford, CT 06108

January 14, 2022

55 Elm St, LLC
c/o Spinnaker Real Estate Partners LLC
1 North Water Street, Suite 100
Norwalk, CT 06854

Re: Natural Gas Service Availability Letter, 55 Elm Street, Hartford, CT

Dear Mr. Evardsen,

Natural gas can be made available to serve 55 Elm St. Hartford when the following requirements are met:

1. Owner provides site utility drawings, gas loads for each piece of natural gas equipment, and a construction schedule.
2. Review and analysis by Connecticut Natural Gas Corporation - Engineering and/or Distribution Department to determine load requirements, and system reinforcement requirements.
3. Sales Department to determine any costs associated with bringing natural gas to site.

Upon completion of Connecticut Natural Gas Corporation's review of the building's natural gas requirements, a new service installation agreement will be prepared and forwarded to the customer for signing. Any charges associated with installing mains or services must be paid in advance.

Sincerely,

Anthony Sherman, Commercial Account Manager
asherman@ctgcorp.com, (203) 499-3324

Internal Use

Improvement Plan Set prepared by Fuss & O'Neil

55 ELM ADAPTIVE REUSE

55 ELM ST · HARTFORD · CONNECTICUT
 REVISED FEBRUARY 18, 2021
 DECEMBER 2020

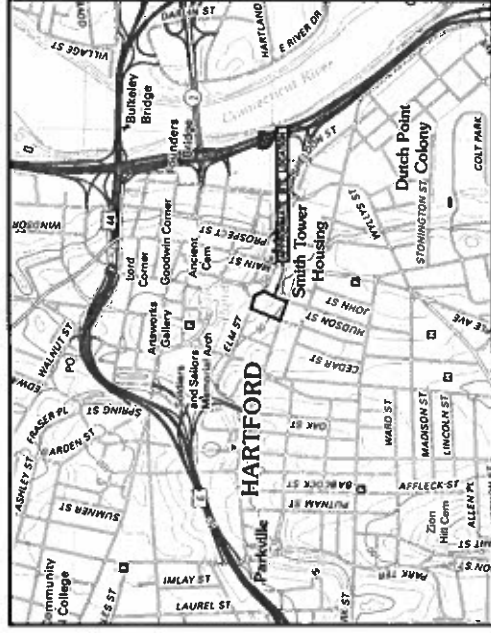
PREPARED FOR
**CROSSKEY
 ARCHITECTS, LLC**
 750 MAIN ST.
 HARTFORD, CT



PREPARED BY
FUSS & O'NEILL
 146 ELM ST. 8RD. 81410
 HARTFORD, CT 06103
 www.fuss.com

SHEET INDEX

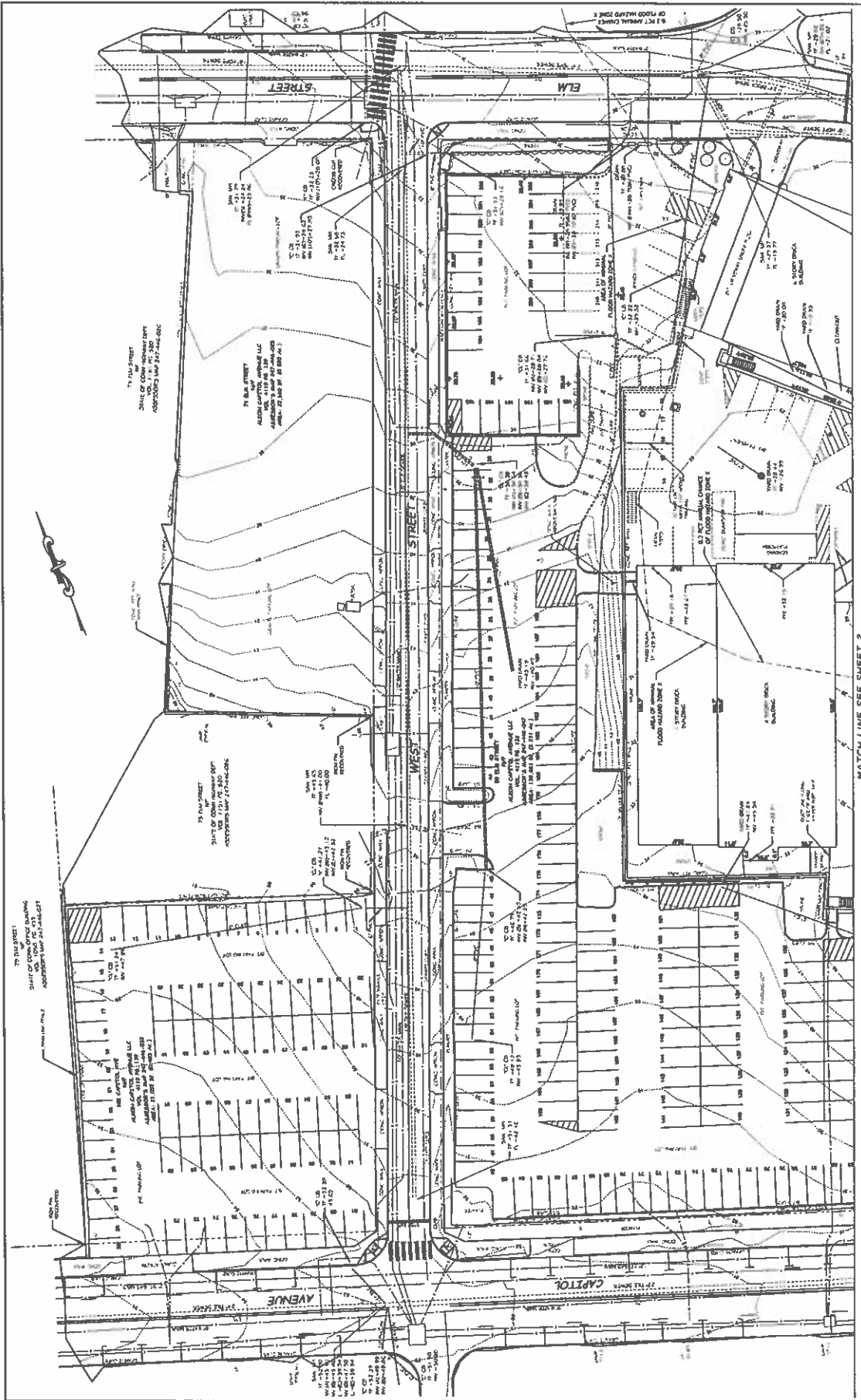
SHEET No.	SHEET TITLE
GR-001	COVER SHEET
1 OF 2, 2 OF 2	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)
CP-101	SITE PREPARATION PLAN
CE-101	EROSION & SEDIMENT CONTROL PLAN
CS-101	SITE LAYOUT PLAN
CG-101	GRADING PLAN
CU-101	UTILITY PLAN
CT-101	AMBULANCE TURNING MANEUVER
LP-101	LANDSCAPE PLAN
CD-501-508	SITE DETAILS



LOCATION MAP
 SCALE: 1" = 200'



PROJECT No. 2020180420
 CLIENT: CROSSKEY
GI-001



UNDERGROUND UTILITY NOTE

TO ANY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

OSWALD R. BURY, L.S., 371904

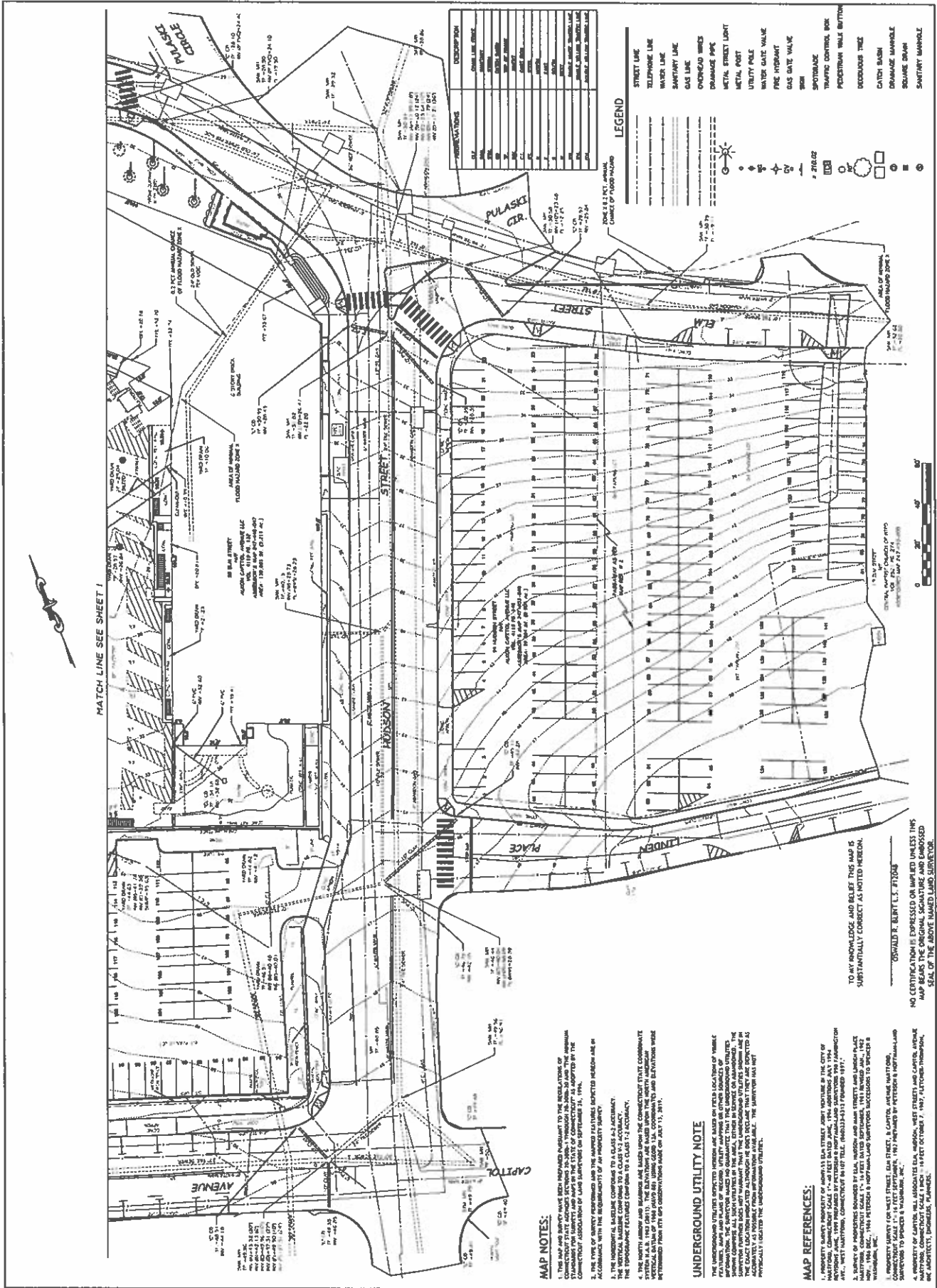
NO CERTIFICATION IS EXPRESSED OR IMPLIED AND I AS THE SURVEYOR BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

MAP REFERENCES:

- PROPERTY SURVEY OF AMERICA'S SUBURBAN PART VENTURE BY THE CITY OF HARTFORD, CONNECTICUT, 1974, AS AMENDED BY ORDINANCE NO. 100-100-100-100, 1974, AND AMENDED BY ORDINANCE NO. 100-100-100-100, 1974.
- PROPERTY SURVEY OF AMERICA'S SUBURBAN PART VENTURE BY THE CITY OF HARTFORD, CONNECTICUT, 1974, AS AMENDED BY ORDINANCE NO. 100-100-100-100, 1974, AND AMENDED BY ORDINANCE NO. 100-100-100-100, 1974.
- PROPERTY SURVEY OF AMERICA'S SUBURBAN PART VENTURE BY THE CITY OF HARTFORD, CONNECTICUT, 1974, AS AMENDED BY ORDINANCE NO. 100-100-100-100, 1974, AND AMENDED BY ORDINANCE NO. 100-100-100-100, 1974.
- PROPERTY SURVEY OF AMERICA'S SUBURBAN PART VENTURE BY THE CITY OF HARTFORD, CONNECTICUT, 1974, AS AMENDED BY ORDINANCE NO. 100-100-100-100, 1974, AND AMENDED BY ORDINANCE NO. 100-100-100-100, 1974.

MAP NOTES:

- THE MAP AND SURVEY DATA WERE OBTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996, AND THE REQUIREMENTS OF THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996.
- THE TYPE OF SURVEY INSTRUMENT AND THE METHOD OF SURVEYING WERE IN ACCORDANCE WITH THE REQUIREMENTS OF AN INDEPENDENT SURVEY.
- THE HORIZONTAL BASELINE COMPLETION IS A CLASS A ACCURACY SURVEY.
- THE VERTICAL BASELINE COMPLETION IS A CLASS B ACCURACY SURVEY.
- THE SURVEY AND BEING ARE BASED UPON THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996, AND THE REQUIREMENTS OF THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996.
- THE SURVEY AND BEING ARE BASED UPON THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996, AND THE REQUIREMENTS OF THE CONNECTICUT STATE COMMISSION ON SURVEYING AND MAPPING, 1996.



MAP NOTES:

1. THE MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE SURVEYING & ENGINEERING COMPANY, LLC AND THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 24, 1998.
2. THE TYPE OF SURVEY PERFORMED AND THE NAMED FEATURES INDICATED HEREON ARE IN ACCORDANCE WITH THE REGULATIONS OF THE SURVEYING & ENGINEERING COMPANY, LLC.
3. THE METRIC MEASUREMENTS SHOWN ON THIS MAP ARE TO A CLASS 12 ACCURACY.
4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM (NAD 83) AND THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM (MSLD) DETERMINED FROM GTS SURVEILLATIONS MADE ON JULY 11, 2011.

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS, FIELD SURVEY DATA, AND RECORD UTILITY MAPS ON FILE AT THE OFFICE OF THE SURVEYING & ENGINEERING COMPANY, LLC. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS MAP AND HAS DETERMINED THAT THE UTILITIES SHOWN ARE AS INDICATED ON THIS MAP. THE SURVEYOR HAS NOT INVESTIGATED THE UTILITIES SHOWN ON THIS MAP TO DETERMINE THEIR DEPTH OR EXACT LOCATION. THE SURVEYOR HAS NOT INVESTIGATED THE UTILITIES SHOWN ON THIS MAP TO DETERMINE THEIR DEPTH OR EXACT LOCATION. THE SURVEYOR HAS NOT INVESTIGATED THE UTILITIES SHOWN ON THIS MAP TO DETERMINE THEIR DEPTH OR EXACT LOCATION.

MAP REFERENCES:

1. PROPERTY SURVEY OF WEST STREET, 55A STREET, 55B STREET, 55C STREET, 55D STREET, 55E STREET, 55F STREET, 55G STREET, 55H STREET, 55I STREET, 55J STREET, 55K STREET, 55L STREET, 55M STREET, 55N STREET, 55O STREET, 55P STREET, 55Q STREET, 55R STREET, 55S STREET, 55T STREET, 55U STREET, 55V STREET, 55W STREET, 55X STREET, 55Y STREET, 55Z STREET, 55AA STREET, 55AB STREET, 55AC STREET, 55AD STREET, 55AE STREET, 55AF STREET, 55AG STREET, 55AH STREET, 55AI STREET, 55AJ STREET, 55AK STREET, 55AL STREET, 55AM STREET, 55AN STREET, 55AO STREET, 55AP STREET, 55AQ STREET, 55AR STREET, 55AS STREET, 55AT STREET, 55AU STREET, 55AV STREET, 55AW STREET, 55AX STREET, 55AY STREET, 55AZ STREET, 55BA STREET, 55BB STREET, 55BC STREET, 55BD STREET, 55BE STREET, 55BF STREET, 55BG STREET, 55BH STREET, 55BI STREET, 55BJ STREET, 55BK STREET, 55BL STREET, 55BM STREET, 55BN STREET, 55BO STREET, 55BP STREET, 55BQ STREET, 55BR STREET, 55BS STREET, 55BT STREET, 55BU STREET, 55BV STREET, 55BW STREET, 55BX STREET, 55BY STREET, 55BZ STREET, 55CA STREET, 55CB STREET, 55CC STREET, 55CD STREET, 55CE STREET, 55CF STREET, 55CG STREET, 55CH STREET, 55CI STREET, 55CJ STREET, 55CK STREET, 55CL STREET, 55CM STREET, 55CN STREET, 55CO STREET, 55CP STREET, 55CQ STREET, 55CR STREET, 55CS STREET, 55CT STREET, 55CU STREET, 55CV STREET, 55CW STREET, 55CX STREET, 55CY STREET, 55CZ STREET, 55DA STREET, 55DB STREET, 55DC STREET, 55DD STREET, 55DE STREET, 55DF STREET, 55DG STREET, 55DH STREET, 55DI STREET, 55DJ STREET, 55DK STREET, 55DL STREET, 55DM STREET, 55DN STREET, 55DO STREET, 55DP STREET, 55DQ STREET, 55DR STREET, 55DS STREET, 55DT STREET, 55DU STREET, 55DV STREET, 55DW STREET, 55DX STREET, 55DY STREET, 55DZ STREET, 55EA STREET, 55EB STREET, 55EC STREET, 55ED STREET, 55EE STREET, 55EF STREET, 55EG STREET, 55EH STREET, 55EI STREET, 55EJ STREET, 55EK STREET, 55EL STREET, 55EM STREET, 55EN STREET, 55EO STREET, 55EP STREET, 55EQ STREET, 55ER STREET, 55ES STREET, 55ET STREET, 55EU STREET, 55EV STREET, 55EW STREET, 55EX STREET, 55EY STREET, 55EZ STREET, 55FA STREET, 55FB STREET, 55FC STREET, 55FD STREET, 55FE STREET, 55FF STREET, 55FG STREET, 55FH STREET, 55FI STREET, 55FJ STREET, 55FK STREET, 55FL STREET, 55FM STREET, 55FN STREET, 55FO STREET, 55FP STREET, 55FQ STREET, 55FR STREET, 55FS STREET, 55FT STREET, 55FU STREET, 55FV STREET, 55FW STREET, 55FX STREET, 55FY STREET, 55FZ STREET, 55GA STREET, 55GB STREET, 55GC STREET, 55GD STREET, 55GE STREET, 55GF STREET, 55GG STREET, 55GH STREET, 55GI STREET, 55GJ STREET, 55GK STREET, 55GL STREET, 55GM STREET, 55GN STREET, 55GO STREET, 55GP STREET, 55GQ STREET, 55GR STREET, 55GS STREET, 55GT STREET, 55GU STREET, 55GV STREET, 55GW STREET, 55GX STREET, 55GY STREET, 55GZ STREET, 55HA STREET, 55HB STREET, 55HC STREET, 55HD STREET, 55HE STREET, 55HF STREET, 55HG STREET, 55HH STREET, 55HI STREET, 55HJ STREET, 55HK STREET, 55HL STREET, 55HM STREET, 55HN STREET, 55HO STREET, 55HP STREET, 55HQ STREET, 55HR STREET, 55HS STREET, 55HT STREET, 55HU STREET, 55HV STREET, 55HW STREET, 55HX STREET, 55HY STREET, 55HZ STREET, 55IA STREET, 55IB STREET, 55IC STREET, 55ID STREET, 55IE STREET, 55IF STREET, 55IG STREET, 55IH STREET, 55II STREET, 55IJ STREET, 55IK STREET, 55IL STREET, 55IM STREET, 55IN STREET, 55IO STREET, 55IP STREET, 55IQ STREET, 55IR STREET, 55IS STREET, 55IT STREET, 55IU STREET, 55IV STREET, 55IW STREET, 55IX STREET, 55IY STREET, 55IZ STREET, 55JA STREET, 55JB STREET, 55JC STREET, 55JD STREET, 55JE STREET, 55JF STREET, 55JG STREET, 55JH STREET, 55JI STREET, 55JJ STREET, 55JK STREET, 55JL STREET, 55JM STREET, 55JN STREET, 55JO STREET, 55JP STREET, 55JQ STREET, 55JR STREET, 55JS STREET, 55JT STREET, 55JU STREET, 55JV STREET, 55JW STREET, 55JX STREET, 55JY STREET, 55JZ STREET, 55KA STREET, 55KB STREET, 55KC STREET, 55KD STREET, 55KE STREET, 55KF STREET, 55KG STREET, 55KH STREET, 55KI STREET, 55KJ STREET, 55KL STREET, 55KM STREET, 55KN STREET, 55KO STREET, 55KP STREET, 55KQ STREET, 55KR STREET, 55KS STREET, 55KT STREET, 55KU STREET, 55KV STREET, 55KW STREET, 55KX STREET, 55KY STREET, 55KZ STREET, 55LA STREET, 55LB STREET, 55LC STREET, 55LD STREET, 55LE STREET, 55LF STREET, 55LG STREET, 55LH STREET, 55LI STREET, 55LJ STREET, 55LK STREET, 55LL STREET, 55LM STREET, 55LN STREET, 55LO STREET, 55LP STREET, 55LQ STREET, 55LR STREET, 55LS STREET, 55LT STREET, 55LU STREET, 55LV STREET, 55LW STREET, 55LX STREET, 55LY STREET, 55LZ STREET, 55MA STREET, 55MB STREET, 55MC STREET, 55MD STREET, 55ME STREET, 55MF STREET, 55MG STREET, 55MH STREET, 55MI STREET, 55MJ STREET, 55MK STREET, 55ML STREET, 55MN STREET, 55MO STREET, 55MP STREET, 55MQ STREET, 55MR STREET, 55MS STREET, 55MT STREET, 55MU STREET, 55MV STREET, 55MW STREET, 55MX STREET, 55MY STREET, 55MZ STREET, 55NA STREET, 55NB STREET, 55NC STREET, 55ND STREET, 55NE STREET, 55NF STREET, 55NG STREET, 55NH STREET, 55NI STREET, 55NJ STREET, 55NK STREET, 55NL STREET, 55NM STREET, 55NN STREET, 55NO STREET, 55NP STREET, 55NQ STREET, 55NR STREET, 55NS STREET, 55NT STREET, 55NU STREET, 55NV STREET, 55NW STREET, 55NX STREET, 55NY STREET, 55NZ STREET, 55OA STREET, 55OB STREET, 55OC STREET, 55OD STREET, 55OE STREET, 55OF STREET, 55OG STREET, 55OH STREET, 55OI STREET, 55OJ STREET, 55OK STREET, 55OL STREET, 55OM STREET, 55ON STREET, 55OO STREET, 55OP STREET, 55OQ STREET, 55OR STREET, 55OS STREET, 55OT STREET, 55OU STREET, 55OV STREET, 55OW STREET, 55OX STREET, 55OY STREET, 55OZ STREET, 55PA STREET, 55PB STREET, 55PC STREET, 55PD STREET, 55PE STREET, 55PF STREET, 55PG STREET, 55PH STREET, 55PI STREET, 55PJ STREET, 55PK STREET, 55PL STREET, 55PM STREET, 55PN STREET, 55PO STREET, 55PP STREET, 55PQ STREET, 55PR STREET, 55PS STREET, 55PT STREET, 55PU STREET, 55PV STREET, 55PW STREET, 55PX STREET, 55PY STREET, 55PZ STREET, 55QA STREET, 55QB STREET, 55QC STREET, 55QD STREET, 55QE STREET, 55QF STREET, 55QG STREET, 55QH STREET, 55QI STREET, 55QJ STREET, 55QK STREET, 55QL STREET, 55QM STREET, 55QN STREET, 55QO STREET, 55QP STREET, 55QQ STREET, 55QR STREET, 55QS STREET, 55QT STREET, 55QU STREET, 55QV STREET, 55QW STREET, 55QX STREET, 55QY STREET, 55QZ STREET, 55RA STREET, 55RB STREET, 55RC STREET, 55RD STREET, 55RE STREET, 55RF STREET, 55RG STREET, 55RH STREET, 55RI STREET, 55RJ STREET, 55RK STREET, 55RL STREET, 55RM STREET, 55RN STREET, 55RO STREET, 55RP STREET, 55RQ STREET, 55RR STREET, 55RS STREET, 55RT STREET, 55RU STREET, 55RV STREET, 55RW STREET, 55RX STREET, 55RY STREET, 55RZ STREET, 55SA STREET, 55SB STREET, 55SC STREET, 55SD STREET, 55SE STREET, 55SF STREET, 55SG STREET, 55SH STREET, 55SI STREET, 55SJ STREET, 55SK STREET, 55SL STREET, 55SM STREET, 55SN STREET, 55SO STREET, 55SP STREET, 55SQ STREET, 55SR STREET, 55SS STREET, 55ST STREET, 55SU STREET, 55SV STREET, 55SW STREET, 55SX STREET, 55SY STREET, 55SZ STREET, 55TA STREET, 55TB STREET, 55TC STREET, 55TD STREET, 55TE STREET, 55TF STREET, 55TG STREET, 55TH STREET, 55TI STREET, 55TJ STREET, 55TK STREET, 55TL STREET, 55TM STREET, 55TN STREET, 55TO STREET, 55TP STREET, 55TQ STREET, 55TR STREET, 55TS STREET, 55TT STREET, 55TU STREET, 55TV STREET, 55TW STREET, 55TX STREET, 55TY STREET, 55TZ STREET, 55UA STREET, 55UB STREET, 55UC STREET, 55UD STREET, 55UE STREET, 55UF STREET, 55UG STREET, 55UH STREET, 55UI STREET, 55UJ STREET, 55UK STREET, 55UL STREET, 55UM STREET, 55UN STREET, 55UO STREET, 55UP STREET, 55UQ STREET, 55UR STREET, 55US STREET, 55UT STREET, 55UU STREET, 55UV STREET, 55UW STREET, 55UX STREET, 55UY STREET, 55UZ STREET, 55VA STREET, 55VB STREET, 55VC STREET, 55VD STREET, 55VE STREET, 55VF STREET, 55VG STREET, 55VH STREET, 55VI STREET, 55VJ STREET, 55VK STREET, 55VL STREET, 55VM STREET, 55VN STREET, 55VO STREET, 55VP STREET, 55VQ STREET, 55VR STREET, 55VS STREET, 55VT STREET, 55VU STREET, 55VV STREET, 55VW STREET, 55VX STREET, 55VY STREET, 55VZ STREET, 55WA STREET, 55WB STREET, 55WC STREET, 55WD STREET, 55WE STREET, 55WF STREET, 55WG STREET, 55WH STREET, 55WI STREET, 55WJ STREET, 55WK STREET, 55WL STREET, 55WM STREET, 55WN STREET, 55WO STREET, 55WP STREET, 55WQ STREET, 55WR STREET, 55WS STREET, 55WT STREET, 55WU STREET, 55WV STREET, 55WW STREET, 55WX STREET, 55WY STREET, 55WZ STREET, 55XA STREET, 55XB STREET, 55XC STREET, 55XD STREET, 55XE STREET, 55XF STREET, 55XG STREET, 55XH STREET, 55XI STREET, 55XJ STREET, 55XK STREET, 55XL STREET, 55XM STREET, 55XN STREET, 55XO STREET, 55XP STREET, 55XQ STREET, 55XR STREET, 55XS STREET, 55XT STREET, 55XU STREET, 55XV STREET, 55XW STREET, 55XX STREET, 55XY STREET, 55XZ STREET, 55YA STREET, 55YB STREET, 55YC STREET, 55YD STREET, 55YE STREET, 55YF STREET, 55YG STREET, 55YH STREET, 55YI STREET, 55YJ STREET, 55YK STREET, 55YL STREET, 55YM STREET, 55YN STREET, 55YO STREET, 55YP STREET, 55YQ STREET, 55YR STREET, 55YS STREET, 55YT STREET, 55YU STREET, 55YV STREET, 55YW STREET, 55YX STREET, 55YY STREET, 55YZ STREET, 55ZA STREET, 55ZB STREET, 55ZC STREET, 55ZD STREET, 55ZE STREET, 55ZF STREET, 55ZG STREET, 55ZH STREET, 55ZI STREET, 55ZJ STREET, 55ZK STREET, 55ZL STREET, 55ZM STREET, 55ZN STREET, 55ZO STREET, 55ZP STREET, 55ZQ STREET, 55ZR STREET, 55ZS STREET, 55ZT STREET, 55ZU STREET, 55ZV STREET, 55ZW STREET, 55ZX STREET, 55ZY STREET, 55ZZ STREET.

NO.	DATE	DESCRIPTION	DESIGNED BY

CP-101

2

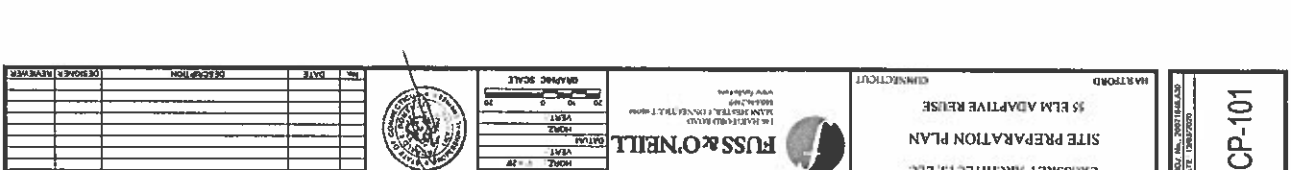
SEE ARCHITECTURAL LEGEND
 AREAS OF CONSTRUCTION, DEMOLITION, AND
 PROTECTION ARE SHOWN WITH PATTERNS AND
 LINE WEIGHTS AS SHOWN IN THE LEGEND.

STREET
 WEST STREET
 HUDSON STREET

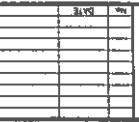
AVENUE
 CAPITOL AVENUE

55 ELM STREET
 ALDRED CAPITAL PARTNERS LLC
 100 WEST STREET, SUITE 100
 WESTPORT, CT 06880
 AREA: 139,000 SF (0.217 AC.)

55 BULL STREET
 ALDRED CAPITAL PARTNERS LLC
 100 WEST STREET, SUITE 100
 WESTPORT, CT 06880
 AREA: 139,000 SF (0.217 AC.)



No.	DATE	DESCRIPTION	BY	CHECKED BY



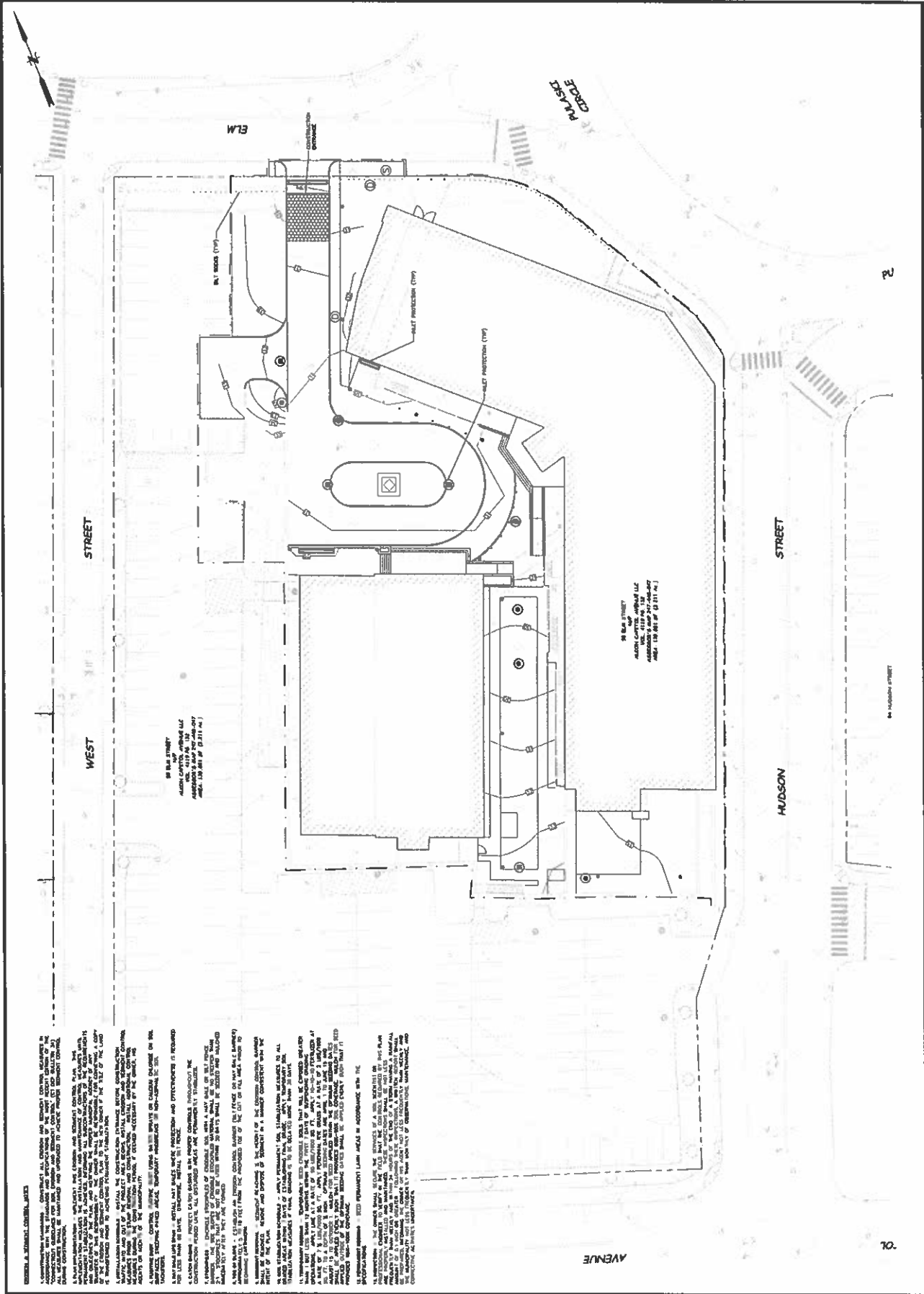
NO.	DATE	DESCRIPTION	BY	CHECKED BY

NO.	DATE	DESCRIPTION	BY	CHECKED BY



CROSSKEY ARCHITECTS, LLC
 EROSION & SEDIMENT CONTROL PLAN
 55 ELM ADAPTIVE REUSE
 HARTFORD, CONNECTICUT

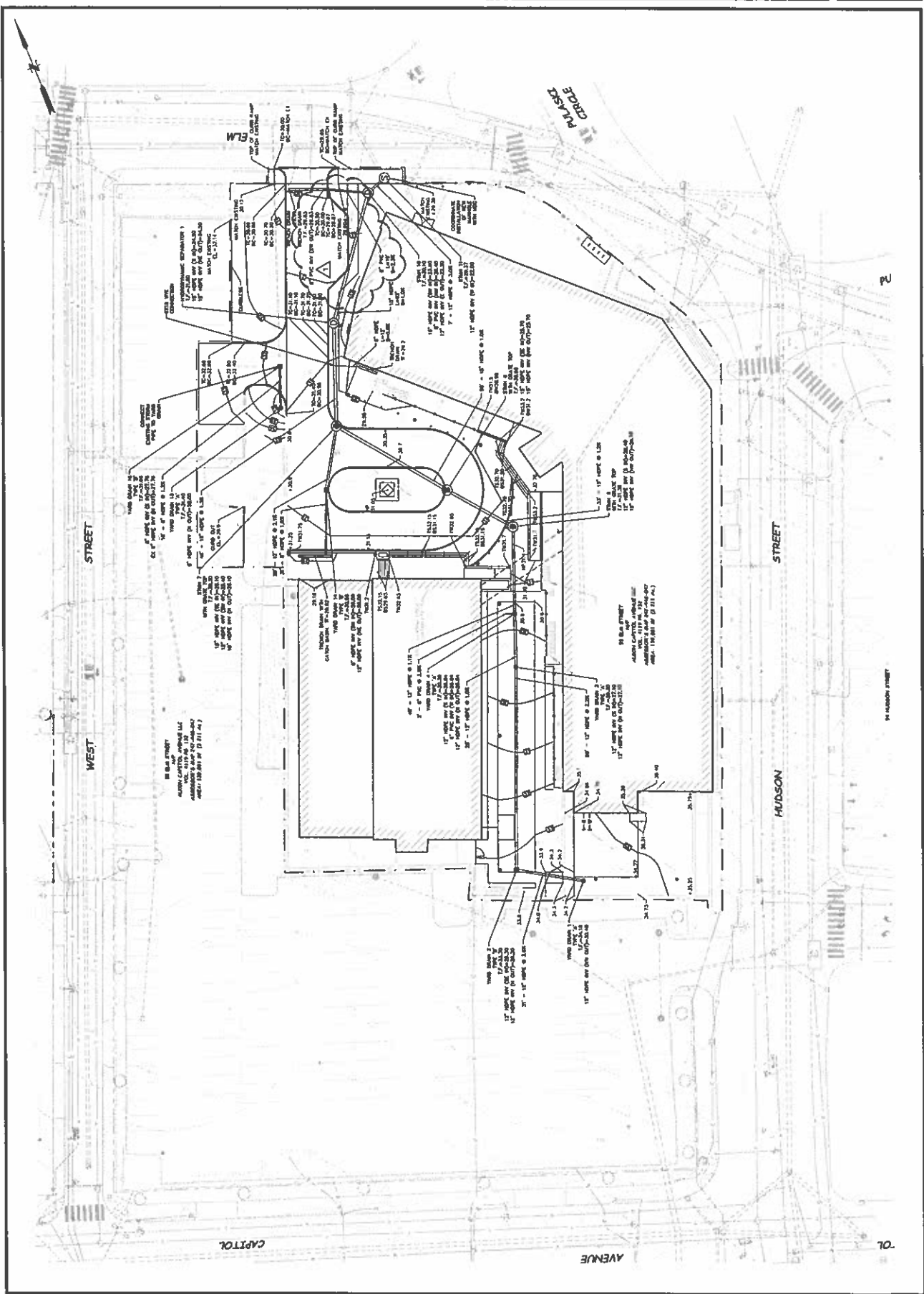
CE-101
 PROJECT NO.: 20071001-003
 DATE: 12/20/2007



GENERAL & SPECIAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ASSURE ALL EXISTING CONSTRUCTION, UTILITIES, AND STRUCTURES ARE PROTECTED FROM DAMAGE. ALL EXISTING CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION AND ALL EXISTING UTILITIES SHALL BE PROTECTED. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
2. ALL CONSTRUCTION SHALL BE PERFORMED WITHIN THE BOUNDARIES OF THE PROJECT AS SHOWN ON THIS PLAN. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
3. ALL CONSTRUCTION SHALL BE PERFORMED WITHIN THE BOUNDARIES OF THE PROJECT AS SHOWN ON THIS PLAN. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.

PROJ. NO. 2007-0002 DATE: 12/20/07		CG-101
CROSSKEY ARCHITECTS, LLC 55 ELM ADAPTIVE REUSE GRADING PLAN		
FUSS & O'NEILL		
GRAPHIC SCALE 1" = 20'		
DATE 12/20/07		
DESCRIPTION 55 ELM ADAPTIVE REUSE GRADING PLAN		
NO. 01		



FILED: J:\DWG\2007\1042\ARCH\Fuss\20071042\0101.dwg Layer: CG-101 PLOT: DWG TO PLOT PLOT DATE: 12/20/07 12:01:13 PM User: rj
 PLOT: DWG TO PLOT PLOT DATE: 12/20/07 12:01:13 PM User: rj

NO.	DATE	BY	DESCRIPTION

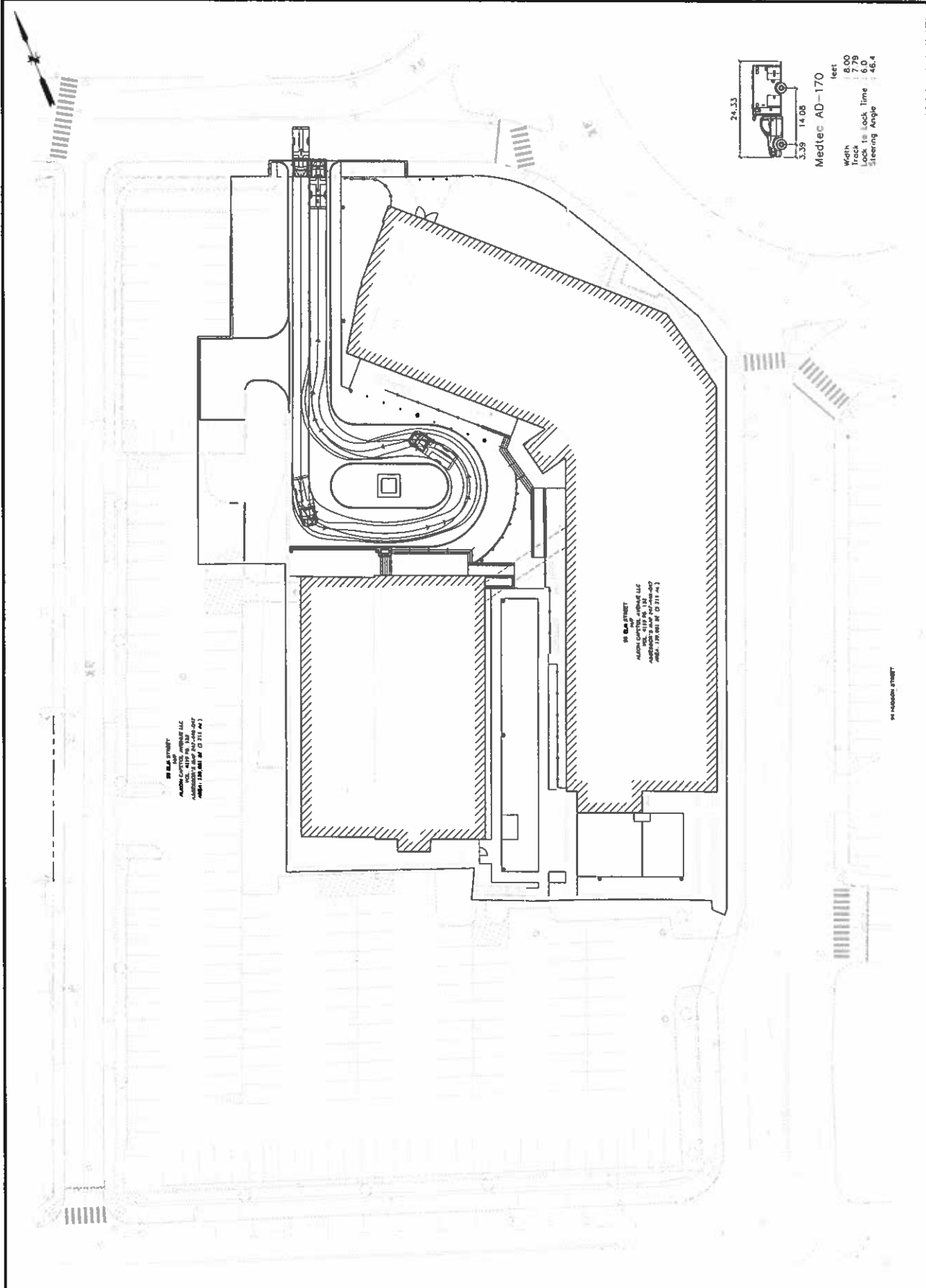


GRAPHIC SCALE	
0	20
5	10
10	0
SCALE: 1/8" = 1'-0"	

FUSS & O'NEILL
 REGISTERED ARCHITECTS
 100 WEST MAIN STREET, SUITE 200
 HARTFORD, CONNECTICUT 06101

CROSSKEY ARCHITECTS, LLC
 55 ELM ADAPTIVE REUSE
 AMBULANCE TURNING MANUEVER
 HARTFORD, CONNECTICUT

CT-101
 PROJECT NO. 20071300.020
 DATE: 07/29/07



PROJECT NO. 2023-101
DATE: 10/20/23

CROSSKEY ARCHITECTS, LLC
LANDSCAPE PLAN
55 ELM ADAPTIVE REUSE
CONNECTICUT



GRAPHIC SCALE

SCALE: 1" = 20'

DATE: 10/20/23

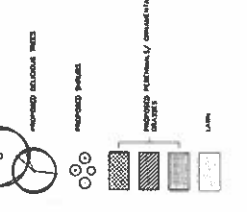
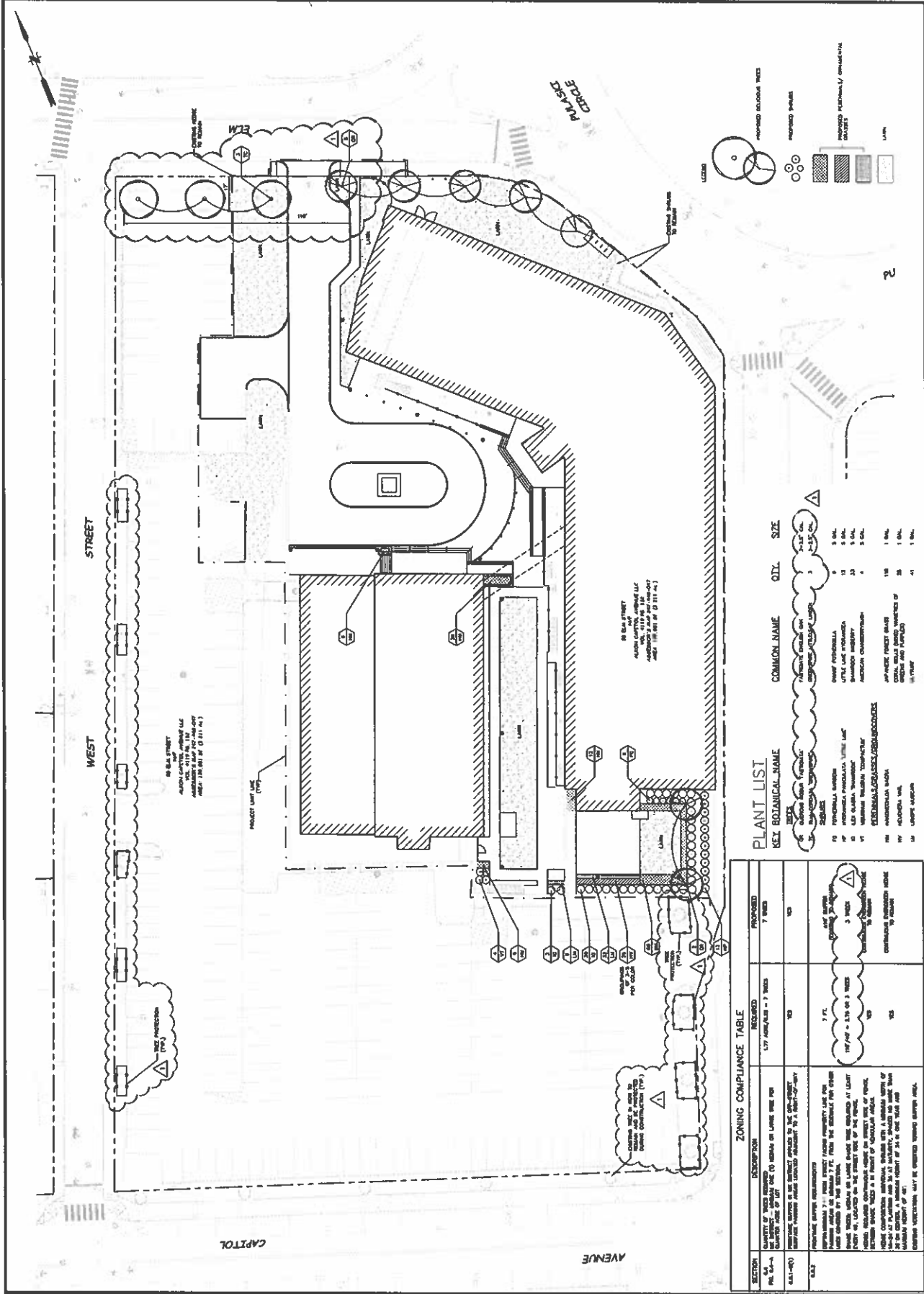
DESIGNER: [Name]

CHECKED: [Name]

DATE: [Date]



NO.	DATE	REVISIONS AND COMMENTS
1	10/20/23	ISSUED FOR PERMIT



PLANT LIST

KEY BOTANICAL NAME

COMMON NAME

QTY.

SIZE

KEY BOTANICAL NAME	COMMON NAME	QTY.	SIZE
1	Common Name	1	1 1/2'
2	Common Name	1	1 1/2'
3	Common Name	1	1 1/2'
4	Common Name	1	1 1/2'
5	Common Name	1	1 1/2'
6	Common Name	1	1 1/2'
7	Common Name	1	1 1/2'
8	Common Name	1	1 1/2'
9	Common Name	1	1 1/2'
10	Common Name	1	1 1/2'
11	Common Name	1	1 1/2'
12	Common Name	1	1 1/2'
13	Common Name	1	1 1/2'
14	Common Name	1	1 1/2'
15	Common Name	1	1 1/2'
16	Common Name	1	1 1/2'
17	Common Name	1	1 1/2'
18	Common Name	1	1 1/2'
19	Common Name	1	1 1/2'
20	Common Name	1	1 1/2'
21	Common Name	1	1 1/2'
22	Common Name	1	1 1/2'
23	Common Name	1	1 1/2'
24	Common Name	1	1 1/2'
25	Common Name	1	1 1/2'
26	Common Name	1	1 1/2'
27	Common Name	1	1 1/2'
28	Common Name	1	1 1/2'
29	Common Name	1	1 1/2'
30	Common Name	1	1 1/2'

ZONING COMPLIANCE TABLE

SECTION	DESCRIPTION	REQUIRED	PROPOSED
6.4	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	7 SQ. FT.
6.4.1	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.1	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.2	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.3	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.4	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.5	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.6	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.7	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.8	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.9	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.10	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.11	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.12	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.13	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.14	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES
6.4.1.15	LANDSCAPE DESIGN	1.77 SQ. FT. / SQ. FT. OF LOT	YES

CD-501
PROJ. NO. 2007/REAR/AD
DATE: 08/23/07

HARTFORD
55 ELM ADAPTIVE REUSE
CONSTRUCTION DETAILS
CROSSKEY ARCHITECTS, LLC
CONNECTICUT



FUSS & O'NEILL
148 WESTFIELD AVENUE
HARTFORD, CT 06110
860-249-7444
WWW.FUSSANDONEILL.COM

SCALE
GRAPHIC SCALE
DATE: 08/23/07
SHEET: 24/30



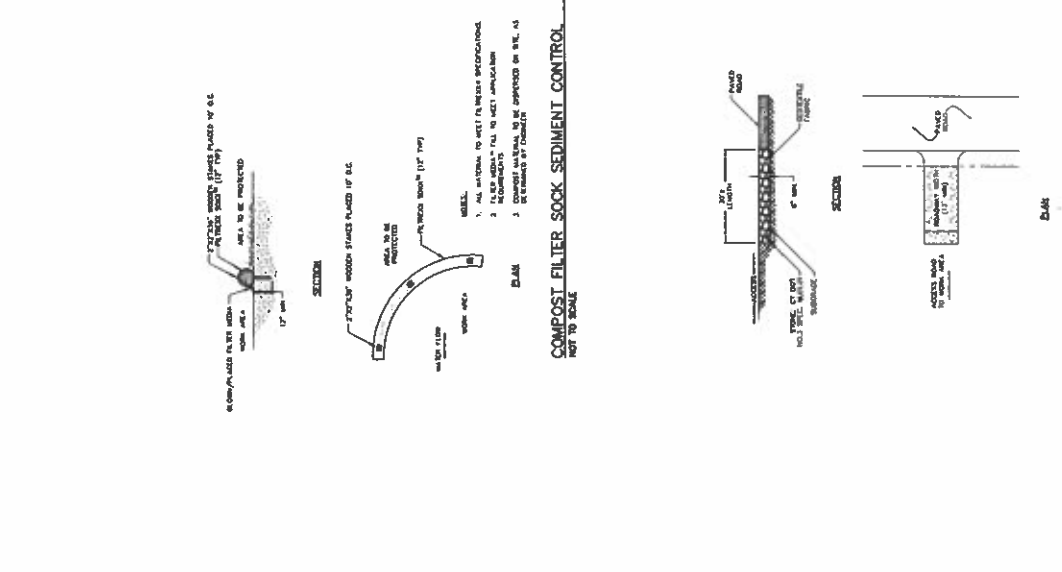
NO.	DATE	DESCRIPTION	REVISIONS/REMARKS

GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.



COMPOST FILTER SOCK SEDIMENT CONTROL

NOT TO SCALE

SECTION

PLAN

SECTION

PLAN

CATCH BASIN INSERT

NOT TO SCALE

SECTION

PLAN

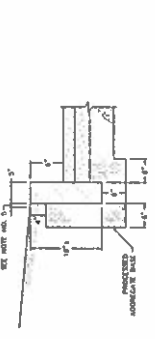
TYPE C SIDE ELEVATION

TYPE D SIDE ELEVATION

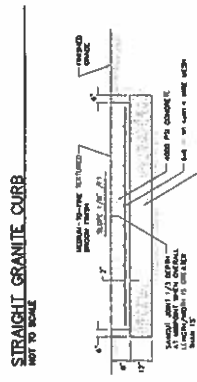
TYPE C PLAN

TYPE D PLAN

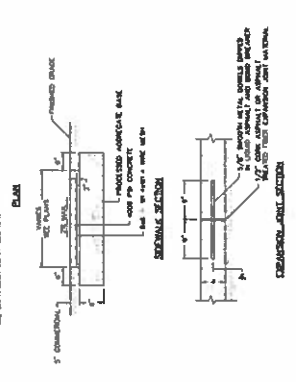
NO.	DATE	DESCRIPTION	BY	CHKD.



- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



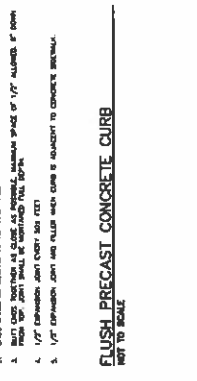
- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



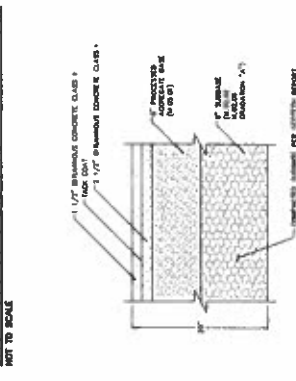
- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



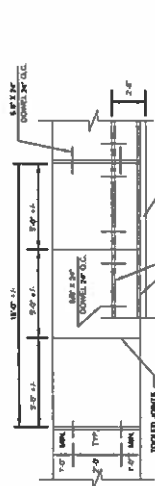
- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



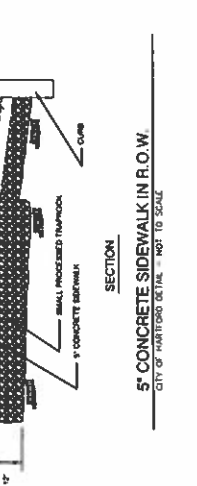
- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



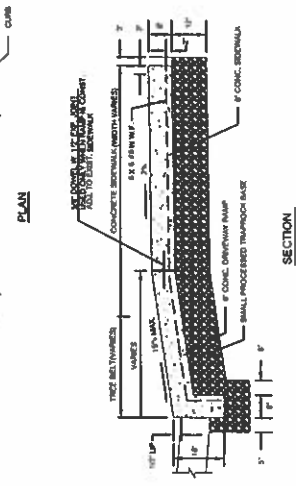
- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



- NOT TO SCALE**
- PLAN**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



- NOT TO SCALE**
- PLAN**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.



- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.

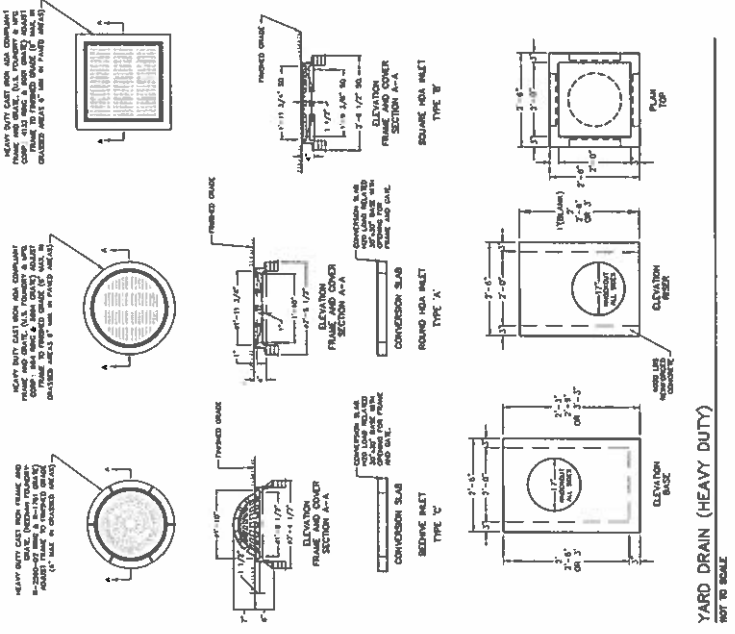
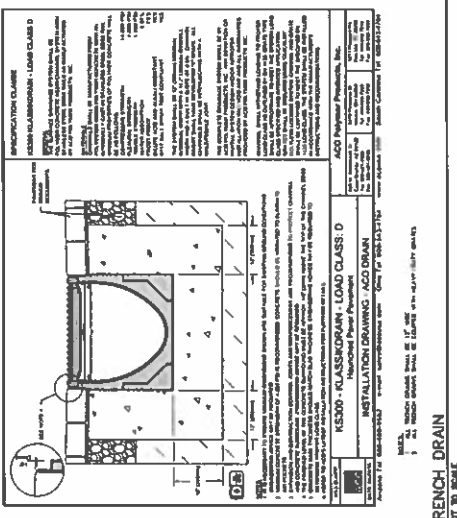


- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.

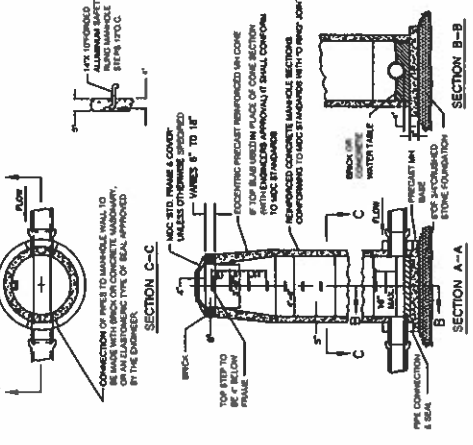


- NOT TO SCALE**
- SECTION**
1. WIDTH OF CURB SECTION SHALL BE 6" (MIN) AND 8" (MAX) RANDOMLY.
 2. CURB SHALL BE SQUARE TO TOP AND FACE.
 3. BASE FROM SIDE FACE IS CURB AS SHOWN. MAXIMUM SPACE OF 1/4" ALLOWED IF DOWN.
 4. 1/2" EXPANSION JOINT EVERY 24" (MIN).
 5. 1/2" EXPANSION JOINT AND FULLER WIDTH CURB IS ADJUNCT TO CONCRETE SIDEWALK.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY



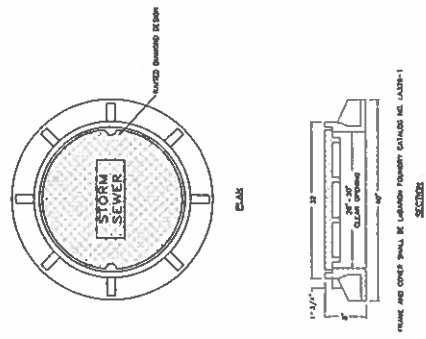
FILE NO. 1700012007/142430/347-1001142430-03781-02 Rev'd 10/11/2011 142430-03781-02 Rev'd 10/11/2011



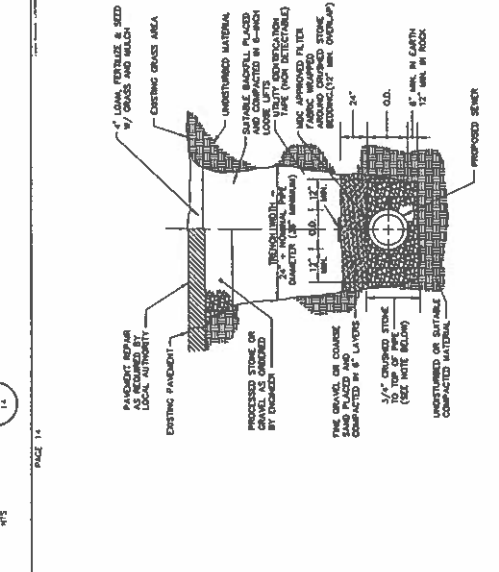
**TYPE II STORM DRAINAGE MANHOLE
TYPICAL PRECAST MANHOLE**

SITE OF MANHOLE IS 18" TO 24" TO SEAL.
MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE MANHOLE TO BE 18".
MAXIMUM DEPTH OF 12" PIPE MANHOLES WITH 2" THICK WALLS IS 12".
MINIMUM DEPTH OF 12" PIPE MANHOLES WITH 4" THICK WALLS IS 12".
MINIMUM DEPTH OF 12" PIPE MANHOLES WITH 6" THICK WALLS IS 12".

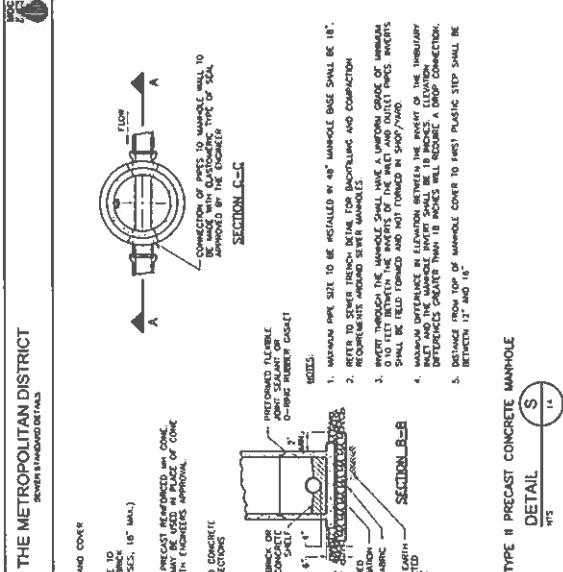
STANDARD STORM MANHOLE FRAME & COVER



**STANDARD STORM MANHOLE FRAME & COVER
NOT TO SCALE**



SEWER TRENCH DETAIL



**TYPE II PRECAST CONCRETE MANHOLE
DETAIL**

SCALE: 1"=4'-0"

**THE METROPOLITAN DISTRICT
SEWER 18" DIAMETER DETAILS**

NO.	DATE	DESCRIPTION	DESIGN & REVIEWS

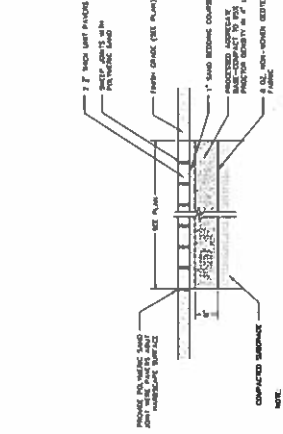


SCALE	GRAPHIC SCALE
HORIZ. VERT.	0 10 20 30 40 50
HORIZ. VERT.	0 10 20 30 40 50

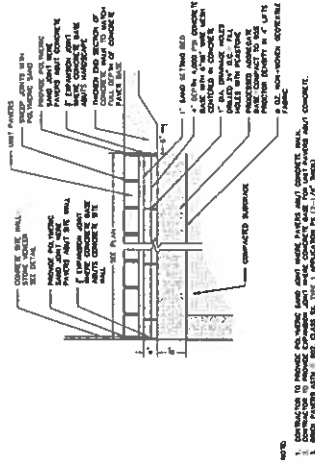
www.fussandoneill.com
 FUSSELL & O'NEILL
 ARCHITECTS, P.A.
 1250 STATE STREET, SUITE 200
 HARTFORD, CONNECTICUT 06183

CROSSKEY ARCHITECTS, LLC
 CONSTRUCTION DETAILS
 55 ELM ADAPTIVE REUSE
 HARTFORD, CONNECTICUT

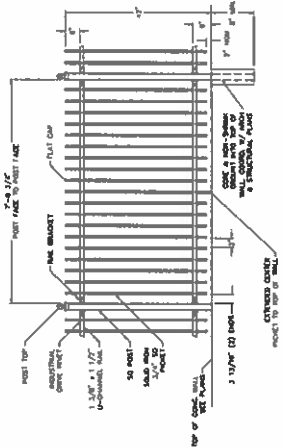
CD-506
 PROJECT NO. 2023100003
 DATE: 10/20/2023



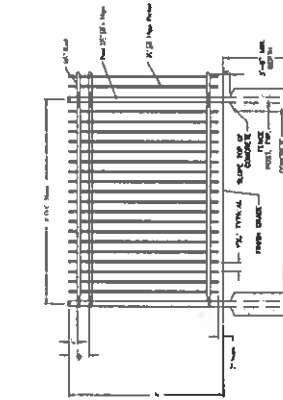
UNITS PAVERS ON AGGREGATE BASE
 NOT TO SCALE



UNIT PAVERS ON CONCRETE BASE
 NOT TO SCALE



DECORATIVE METAL FENCE GUARD
 NOT TO SCALE



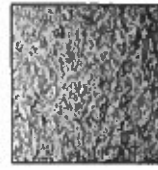
4' DECORATIVE FENCE
 NOT TO SCALE



PRECAST CURB/DECORATIVE BANDING
 NOT TO SCALE



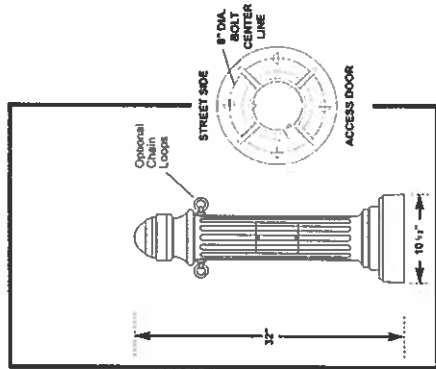
PRECAST CONCRETE PAVERS VEHICULAR
 NOT TO SCALE



GRANITE PAVERS PEDESTRIAN
 NOT TO SCALE



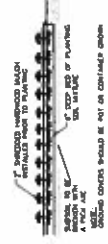
PRECAST CONCRETE PAVERS PEDESTRIAN
 NOT TO SCALE



DECORATIVE BOLLARD
 NOT TO SCALE

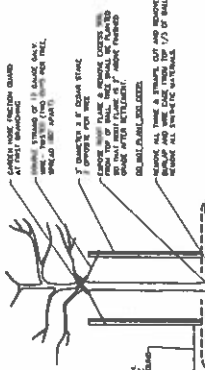
See installation template for exact door position.

- PLANTING SOIL MIXTURES**
1. SOIL MIXTURE:
 - a. 20% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE
 - b. 10% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE
 2. SOIL MIXTURE:
 - a. 20% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE
 3. SOIL MIXTURE:
 - a. 20% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE
 4. SOIL MIXTURE:
 - a. 20% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE
 5. SOIL MIXTURE:
 - a. 20% TOP SOIL, 10% SLOTTED SLAG, 30% COMPOST, 20% BARK MULCH, 30% PERLITE



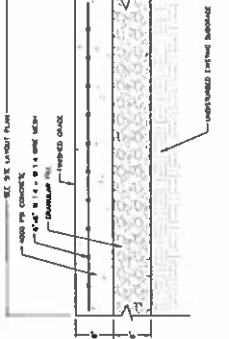
GROUND COVER/ANNUAL PLUG PLANTING
 NOT TO SCALE

1. LOCAL VEGGIES FROM PLANT MATERIALS:
 - a. LOCAL VEGGIES FROM PLANT MATERIALS:...
2. ANNUAL PLUG PLANTING:
 - a. ANNUAL PLUG PLANTING:...

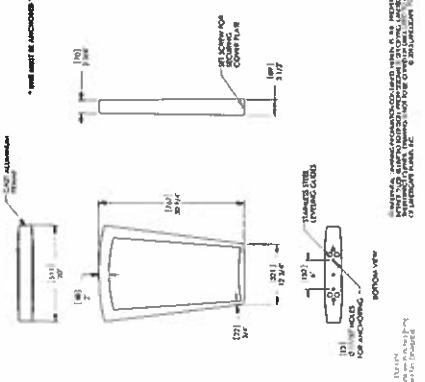


PLANTING AND CUYING FOR TREES LESS THAN 3" CALIBER, BALLED & BURLAPPED
 NOT TO SCALE

1. PLANTING AND CUYING FOR TREES LESS THAN 3" CALIBER, BALLED & BURLAPPED:
 - a. PLANTING AND CUYING FOR TREES LESS THAN 3" CALIBER, BALLED & BURLAPPED:...
2. CUYING:
 - a. CUYING:...

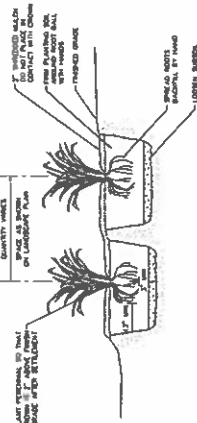


CONCRETE PAD FOR BIKE RACKS
 NOT TO SCALE



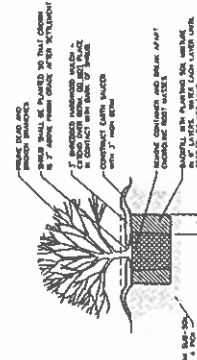
BIKE RACKS
 NOT TO SCALE

1. BIKE RACKS:
 - a. BIKE RACKS:...
2. CONCRETE PAD:
 - a. CONCRETE PAD:...



PERENNIAL PLANT BED
 NOT TO SCALE

1. PERENNIAL PLANT BED:
 - a. PERENNIAL PLANT BED:...
2. CONCRETE PAD:
 - a. CONCRETE PAD:...

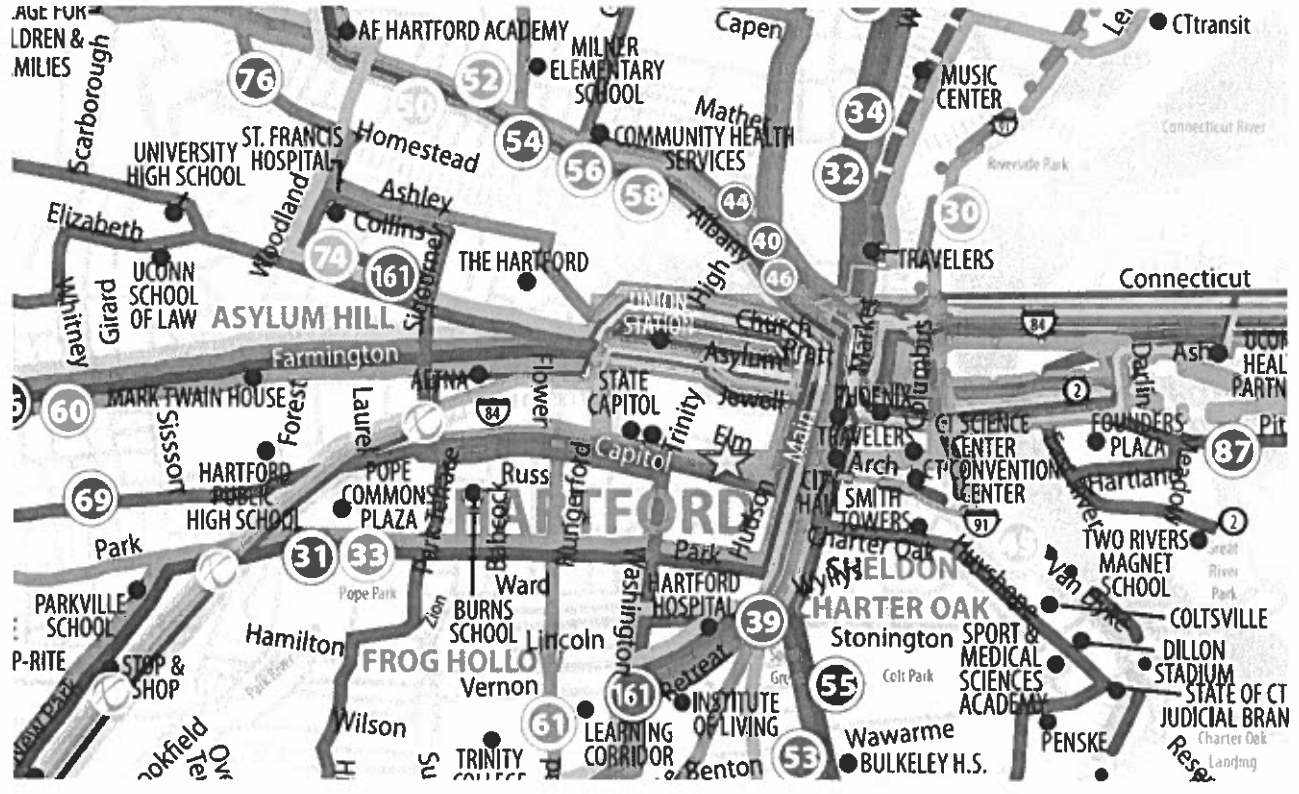


SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
 NOT TO SCALE

1. SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS:
 - a. SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS:...
2. CONCRETE PAD:
 - a. CONCRETE PAD:...

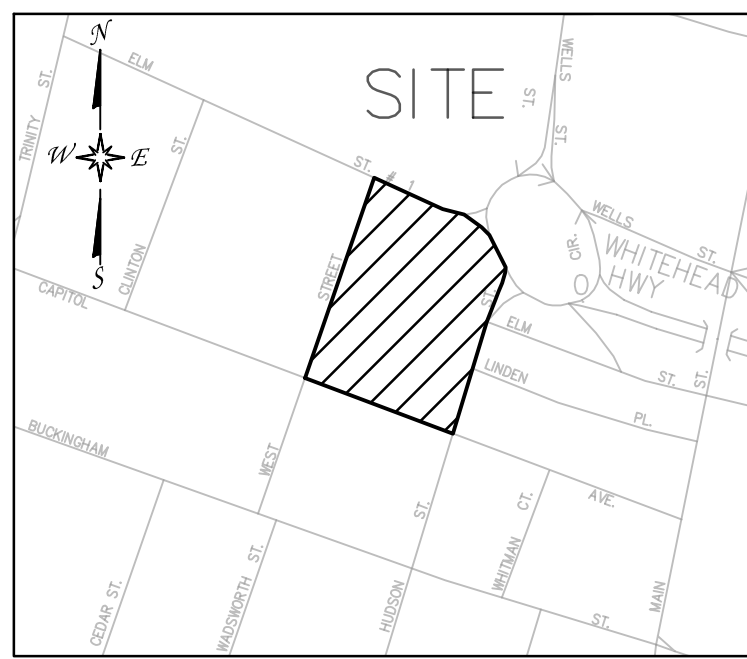
Statement of Public Transportation

The proposed subdivided parcel all remain frontage along a public right of way and all maintain access to the extensive CT Transit local bus service along Capitol Avenue and Hudson Street.



**Statement on Traffic Study
and other Requirements associated with Site Improvements**

The proposed subdivision is not contemplating any physical improvements or alterations. Any future Site Plan Applications for new proposed uses on the newly created subdivided parcel will be subject to full review.



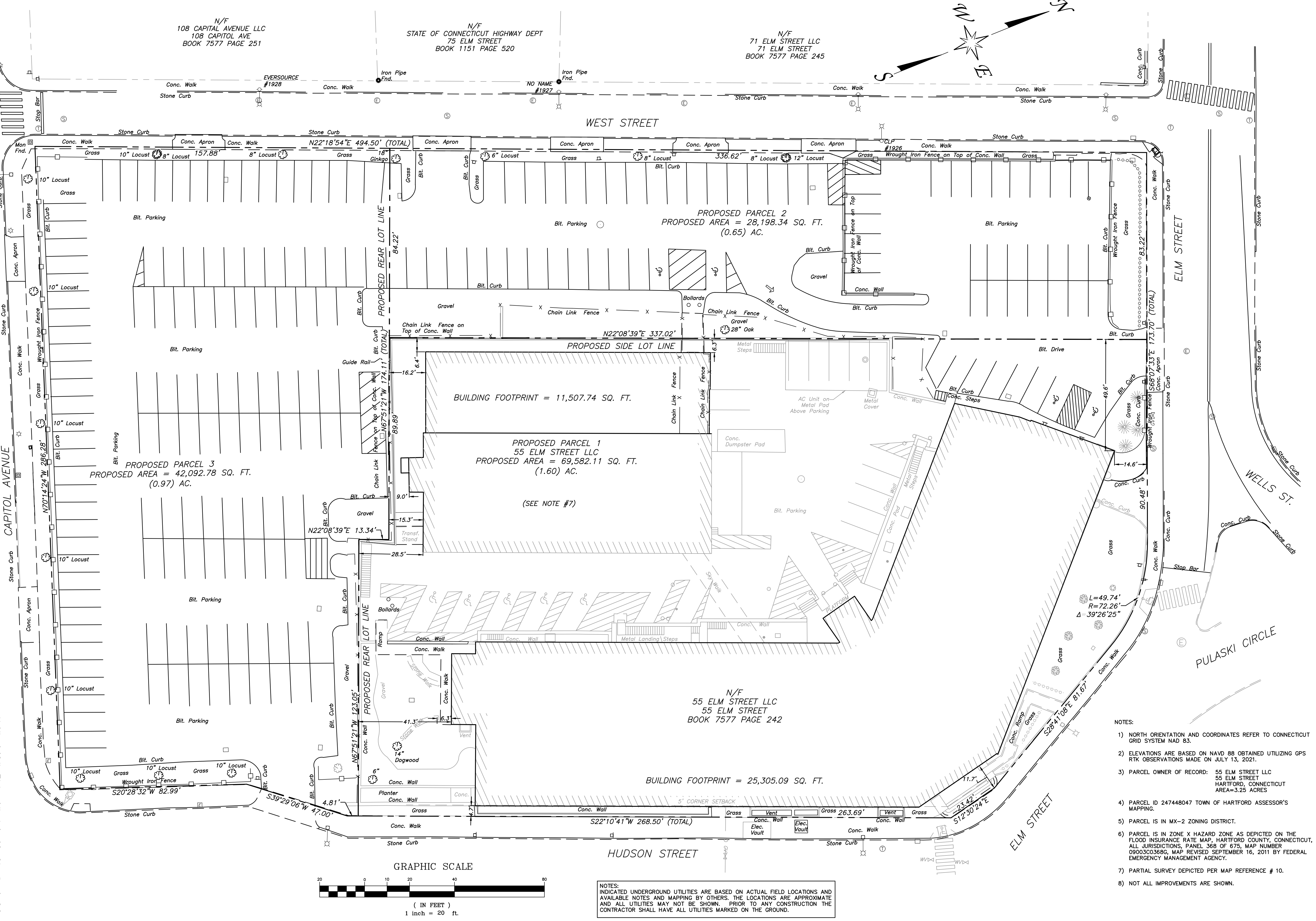
LOCATION MAP
SCALE: 1"=500'

ZONING TABLE		
CAMPUS OVERLAY AND MULTI-USE MIX ZONE MX-2		
ITEM	GENERAL BUILDING	55 ELM STREET
MINIMUM FRONT LOT LINE COVERAGE	65%**	N/A
FRONT BUILD-TO ZONE	AT OR UP TO 15' BEHIND THE BUILDING LINE	N/A
CORNER BUILD-TO ZONE	AT OR UP TO 10' BEHIND THE BUILDING LINE	N/A
MINIMUM FRONT SETBACK	N/A	N/A
MINIMUM CORNER SETBACK	NONE	4.7'
MINIMUM SIDE SETBACK	15'	N/A
MINIMUM REAR SETBACK	35'	N/A
MINIMUM LOT WIDTH MINIMUM BUILDING WIDTH	N/A N/A	N/A N/A
MAXIMUM BUILDING COVERAGE	65%	53%
MAXIMUM IMPERVIOUS AREA	80%	87%
ADDITIONAL SEMI-IMPERVIOUS AREA	10%	13%
MINIMUM OVERALL BUILDING HEIGHT	2 STORIES	4 STORIES
MAXIMUM OVERALL BUILDING HEIGHT	6 STORIES	6 STORIES
GROUND STORY: *** MINIMUM HEIGHT MAXIMUM HEIGHT	9' ** 24' **	N/A
UPPER STORIES: *** MINIMUM HEIGHT MAXIMUM HEIGHT	9' 14'	N/A

* A COURTYARD COVERING UP TO 35 PERCENT OF THE FRONT FACADE IS PERMITTED AND MAY CONTRIBUTE TO THE FRONT LOT LINE COVERAGE REQUIREMENT. PROVIDED THAT A FENCE AND LANDSCAPING FULFILLING THE REQUIREMENTS OF 6.8 FRONTAGE BUGGER IS PROVIDED ALONG THE BUILDING LINE.
** IF 18 FEET OR MORE IN HEIGHT, GROUND STORY SHALL COUNT AS 2 STORIES TOWARDS MAXIMUM BUILDING HEIGHT.
*** MEASURED FLOOR-TO-FLOOR.

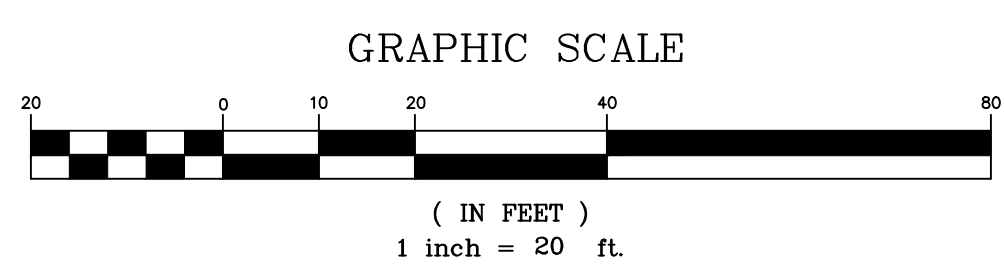
MAP REFERENCES:

- "PROPERTY SURVEY, PROPERTY OF MONY-55 ELM STREET JOINT VENTURE IN THE CITY OF HARTFORD, CONNECTICUT", SCALE: 1 INCH = 40 FEET, PREPARED BY: PETERSEN & HOFFMAN-LAND SURVEYORS AND DATED: JUNE, 1999.
- "PROPERTY SURVEYED FOR CONNECTICUT GENERAL LIFE INSURANCE CO., WEST STREET, ELM STREET, & CAPITOL AVENUE, HARTFORD, CONNECTICUT", SCALE: 1 INCH = 16 FEET, PREPARED BY: PETERSEN & HOFFMAN, LAND SURVEYORS, SUCCESSORS TO SPENCER & WASHBURN INC. AND DATED: SEPTEMBER, 1982.
- "MAP SHOWING PROPERTY OF THE NIAGARA FIRE INSURANCE CO. IN HARTFORD, CONNECTICUT TO BE CONVEYED TO THE STATE OF CONNECTICUT", SCALE: 1"=20', PREPARED BY: STATE OF CONNECTICUT PUBLIC WORKS DEPARTMENT AND DATED: OCT. 7, 1965.
- "SURVEY MAP, PROPERTY OF MONY-CAPITOL JOINT VENTURE, HARTFORD, CONN.", SCALE: 1"=20', PREPARED BY: IGOR VECHESLOFF AND DATED: 6-26-87.
- "MDC WATER MAIN REPLACEMENT PROJECT NO. 3, WEST STREET - HARTFORD", SCALE: 1"=40', PREPARED BY: THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: JULY 2020.
- "CONTRACT 2012-29, CAPITOL AVENUE - HARTFORD", SCALE: 1"=40', PREPARED BY THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: APRIL 2014.
- "PLAN & PROFILE OF SEWER IN ELM STREET", SCALE: 1"=40', PREPARED BY: CITY OF HARTFORD DEPARTMENT OF ENGINEERING AND DATED: AUGUST 1923.
- "UNDERGROUND (UG) MAP, HARTFORD, CAPITOL AVE ELM ST", SCALE: 1"=20', PREPARED BY: EVERSOURCE ENERGY AND DATED: JUNE 28, 2017.
- "UNDERGROUND (UG) MAP, HARTFORD, WEST ST", SCALE: 1"=20', PREPARED BY: EVERSOURCE ENERGY AND DATED: AUGUST 3, 2017.
- "TOPOGRAPHIC SURVEY OF 108 CAPITOL AVE, 55 & 71 ELM STREET AND 84 HUDSON STREET, HARTFORD, CONNECTICUT", SCALE: 1"=20', PREPARED BY: FREEMAN COMPANIES LLC AND DATED: JULY 24, 2019.



- NOTES:
- NORTH ORIENTATION AND COORDINATES REFER TO CONNECTICUT GRID SYSTEM MAD 83.
 - ELEVATIONS ARE BASED ON NAVD 88 OBTAINED UTILIZING GPS RTK OBSERVATIONS MADE ON JULY 13, 2021.
 - PARCEL OWNER OF RECORD: 55 ELM STREET LLC, 55 ELM STREET, HARTFORD, CONNECTICUT, AREA=3.25 ACRES
 - PARCEL ID 247448047 TOWN OF HARTFORD ASSESSOR'S MAPPING.
 - PARCEL IS IN MX-2 ZONING DISTRICT.
 - PARCEL IS IN ZONE X HAZARD ZONE AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 368 OF 675, MAP NUMBER 0900303686, MAP REVISED SEPTEMBER 16, 2011 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - PARTIAL SURVEY DEPICTED PER MAP REFERENCE # 10.
 - NOT ALL IMPROVEMENTS ARE SHOWN.

NOTES:
INDICATED UNDERGROUND UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS AND AVAILABLE NOTES AND MAPPING BY OTHERS. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL HAVE ALL UTILITIES MARKED ON THE GROUND.



PROPERTY OF 55 ELM STREET LLC
55 ELM STREET
HARTFORD, CONNECTICUT
PREPARED FOR: FUSS & O'NEILL

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUG. 29, 2019. IT IS AN ORIGINAL SURVEY AND IS BASED UPON A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF DEPICTING A PROPOSED SUBDIVISION.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.
A. RAFAEL MARTINEZ LLS

1-5-2022	REVISION PER CLIENT COMMENTS	JMW	JPB	ARM
NO.	DATE	REVISIONS	BY	CHK APPV
DRAWN BY:	JMW	CHECKED BY:	JPB	SCALE: 1"=20'
DATE:	8-6-21	DATE:	8-6-21	

SUBDIVISION MAP		
JOB NO.	DRAWING NUMBER	SHEET
2021-199	2021-199 55 Elm Street.dwg	1 OF 1



1084 Cromwell Avenue, Suite A-2
Rocky Hill, CT 06067
Telephone: (860) 436-4364
Fax: (860) 436-4626
www.martinezcouch.com