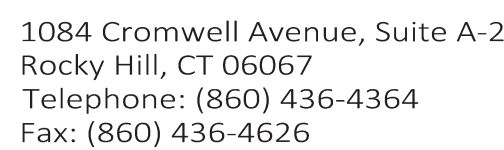


* A COURTYARD COVERING UP TO 35 PERCENT OF THE FRONT FACADE IS PERMITTED AND MAY CONTRIBUTE TO THE FRONT LOT LINE COVERAGE REQUIREMENT, PROVIDED THAT A FENCE AND LANDSCAPING FULFILLING THE REQUIREMENTS OF 6.8 FRONTAGE BUGGER IS PROVIDED ALONG THE BUILDING LINE.

** IF 18 FEET OR MORE IN HEIGHT, GROUND STORY SHALL COUNT AS 2 STORIES TOWARDS MAXIMUM BUILDING HEIGHT.

*** MEASURED FLOOR-TO-FLOOR.

- MAP REFERENCES:
- 1) "PROPERTY SURVEY, PROPERTY OF MONY-55 ELM STREET JOINT VENTURE, IN THE CITY OF HARTFORD, CONNECTICUT, SCALE: 1"=40', PREPARED BY: PETERSEN & HOFFMAN-LAND SURVEYORS AND DATED: JUNE, 1999.
 - 2) "PROPERTY SURVEYED FOR CONNECTICUT GENERAL LIFE INSURANCE CO., WEST STREET, ELM STREET, & CAPITOL AVENUE, HARTFORD, CONNECTICUT", SCALE: 1"=40', PREPARED BY: PETERSEN & HOFFMAN, LAND SURVEYORS, SUCCESSORS TO SPENCER & WASHBURN INC. AND DATED: JANUARY, 1987.
 - 3) "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 PLANNING WORKS DEPARTMENT, DATED: JULY 7, 1965.
 - 4) "SURVEY MAP, PROPERTY OF MONY-CAPITOL JOINT VENTURE, HARTFORD, CONN.", SCALE: 1"=20', PREPARED BY: IGOR VECHESSOFF AND DATED: 6-26-87.
 - 5) "MDC WATER MAIN REPLACEMENT PROJECT NO. 3, WEST STREET - HARTFORD, CT, SCALE: 1"=40', PREPARED BY: THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: JULY 2020.
 - 6) "CONTRACT 2012-29, CAPITOL AVENUE - HARTFORD", SCALE: 1"=40', PREPARED BY: THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: APRIL 2012.
 - 7) "PLAN & PROFILE OF SEWER IN ELM STREET", SCALE: 1"=40', PREPARED BY: CITY OF HARTFORD DEPARTMENT OF ENGINEERING AND DATED: AUGUST 1923.
 - 8) "UNDERGROUND (UG) MAP, HARTFORD, CAPITOL AVE ELM ST", SCALE: 1"=20', PREPARED BY: EVERSOURCE ENERGY AND DATED: JUNE 28, 2017.
 - 9) "UNDERGROUND (UG) MAP, HARTFORD, WEST ST", SCALE: 1"=20', PREPARED BY: EVERSOURCE ENERGY AND DATED: AUGUST 3, 2017.
 - 10) "TOPOGRAPHIC SURVEY, ELM STREET, 55 & 71 ELM STREET AND 91 HUDSON STREET, HARTFORD, CONNECTICUT, SCALE: 1"=20', PREPARED BY: FREEDMAN COMPANIES LLC AND DATED: JULY 24, 2019.



www.martinezcouch.com

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

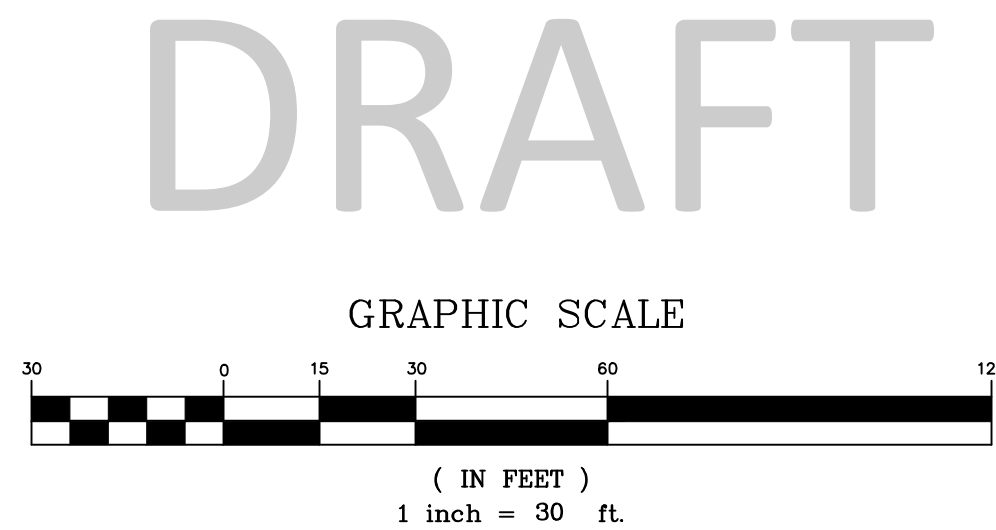
A. RAFAEL MARTINEZ LICENSED LAND SURVEYOR DATE

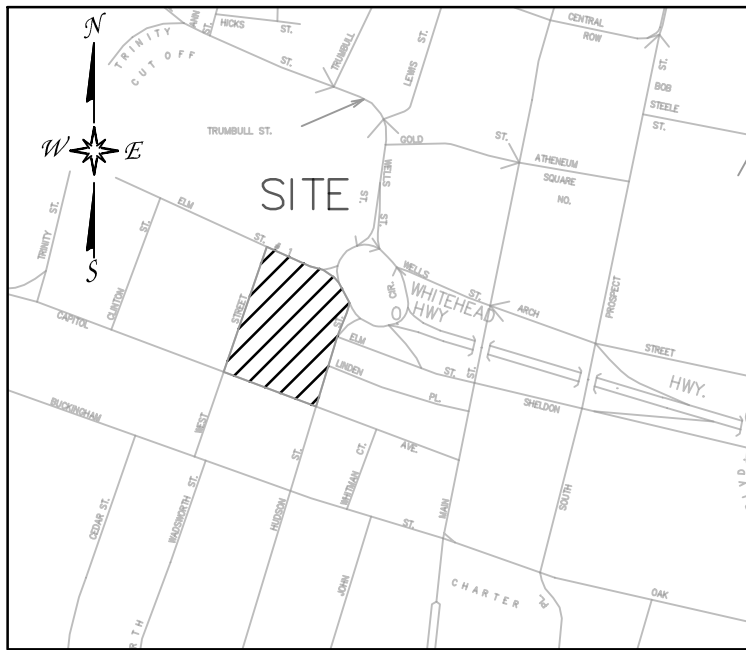
THIS MAP IS NOT VALID
WITHOUT A LIVE SIGNATURE
AND SEAL

A. RAFAEL MARTINEZ LLS

△					
△					
△					
△	1-25-2022	REVISION PER CLIENT COMMENTS		GRR	JPB ARM
△	1-5-2022	REVISION PER CLIENT COMMENTS		JMW JPB	ARM
NO.	DATE	REVISIONS		BY	CHK APPV
DRAWN BY: JMW		CHECKED BY: JPB	SCALE: 1"=30'	DATE: 8-6-21	

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





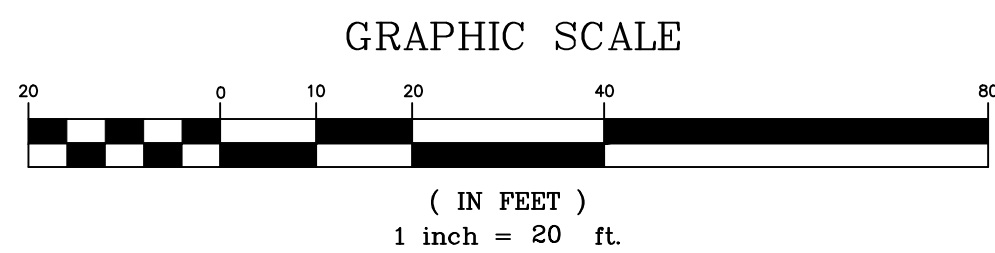
- NOTES:
- 1) NORTH ORIENTATION AND COORDINATES REFER TO CONNECTICUT GRID SYSTEM NAD 83.
 - 2) ELEVATIONS ARE BASED ON NAVD 88 OBTAINED UTILIZING GPS RTK OBSERVATIONS MADE ON JULY 13, 2021.
 - 3) PARCEL OWNER OF RECORD: 55 ELM STREET LLC
55 ELM STREET
HARTFORD, CONNECTICUT
AREA=3.25 ACRES
 - 4) PARCEL ID 247448047 TOWN OF HARTFORD ASSESSOR'S MAPPING.
 - 5) PARCEL IS IN MX-2 ZONING DISTRICT.
 - 6) 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 0900300368G, MAP REVISED SEPTEMBER 16, 2011 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - 7) PARTIAL SURVEY DEPICTED PER MAP REFERENCE # 10.
 - 8) NOT ALL IMPROVEMENTS ARE SHOWN.

- MAP REFERENCES:
- 1) "PROPERTY SURVEY, PROPERTY OF MONY-55 ELM STREET JOINT VENTURE IN THE CT OF HARTFORD, CONNECTICUT", SCALE: 1 INCH = 40 FEET, PREPARED BY: PETERSEN & HOFFMAN-LAND SURVEYORS AND DATED: JUNE, 1999.
 - 2) "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.
 - 3) "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.
 - 4) "SURVEY MAP, PROPERTY OF MONY-CAPITOL JOINT VENTURE, HARTFORD, CONN.", SCALE: 1"=20', PREPARED BY: IGOR VECHESLOFF AND DATED: 6-26-87.
 - 5) "MDC WATER MAIN REPLACEMENT PROJECT NO. 3, WEST STREET - HARTFORD", SCALE: 1"= 40', PREPARED BY: THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: JULY 2020.
 - 6) "CONTRACT 2012-29, CAPITOL AVENUE - HARTFORD", SCALE: 1"= 40', PREPARED BY: THE METROPOLITAN DISTRICT, HARTFORD, CONNECTICUT AND DATED: APRIL 2014.
 - 7) "PLAN & PROFILE OF SEWER IN ELM STREET", SCALE: 1"= 40', PREPARED BY: CITY OF HARTFORD DEPARTMENT OF ENGINEERING AND DATED: AUGUST 1923.
 - 8) "UNDERGROUND (UG) MAP, HARTFORD, CAPITOL AVE ELM ST", SCALE: 1"= 20', PREPARED BY: EVERSOURCE ENERGY AND DATED: JUNE 26, 2017.
 - 9) "UNDERGROUND (UG) MAP, HARTFORD, WEST ST", SCALE: 1"= 20', PREPARED BY: EVERSOURCE ENERGY AND DATED: AUGUST 3, 2017.
 - 10) "TOPOGRAPHIC SURVEY OF 108 CAPITOL AVE, 55 & 71 ELM STREET AND 94 HUDSON STREET, HARTFORD, CONNECTICUT", SCALE: 1"= 20', PREPARED BY: FREEMAN COMPANIES LLC AND DATED: JULY 24, 2019.

- ACCESS EASEMENT
AREA=9986.3± SQ.FT.
- NON-BUILD EASEMENT
AREA=3237.7± SQ.FT.

SYMBOLS LEGEND

- | | |
|-----------------------------|---------------------------------|
| ● Iron Pin | ○ Deciduous Tree |
| □ Monument | ○ Hedgerow |
| ☆ Light Pole | 101.8 Spot Grade |
| ◇ Utility Pole | — Contour Line |
| ◇ Utility Pole w/Light | — Chain Link Fence |
| □ 'C' Catch Basin | — Metal Fence |
| □ 'CL' Curbless Catch Basin | — Proposed Subdivision Line |
| ○ 'R' Round Catch Basin | — Property Line |
| ⊙ Sanitary Manhole | — Easement Line |
| ⊙ Miscellaneous Manhole | — W — Underground Water Line |
| ⊙ Telephone Manhole | — S — Underground Sewer Line |
| ⊙ Electric Manhole | — E — Underground Electric Line |
| ⊙ Monitoring Well | |
| □ Electric Transformer | |
| △ Sign | |
| ♿ Handicap Parking | |
| ⚓ Hydrant | |
| WV Water Valve | |
| ⊙ Shrub | |



- 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.



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

www.martinezcouch.com

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 EASEMENT SURVEY AND IS BASED UPON A RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF DEPICTING A PROPOSED EASEMENT.

TO 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

△									
△									
△									
△									
NO.	DATE	REVISIONS	BY	CHK	APPV				
DRAWN BY:	GRR	CHECKED BY:	JPB	SCALE:	1"=20'	DATE:	1-25-2022		

EASEMENT PLAN

EXISTING CONDITION PLAN

JOB NO.	DRAWING NUMBER	SHEET
2021-199.3	2021-199.3 55 Elm Street -Easement.dwg	1 OF 1

55 ELM ADAPTIVE REUSE

55 ELM ST · HARTFORD · CONNECTICUT

REVISED FEBRUARY 18, 2021

DECEMBER 2020

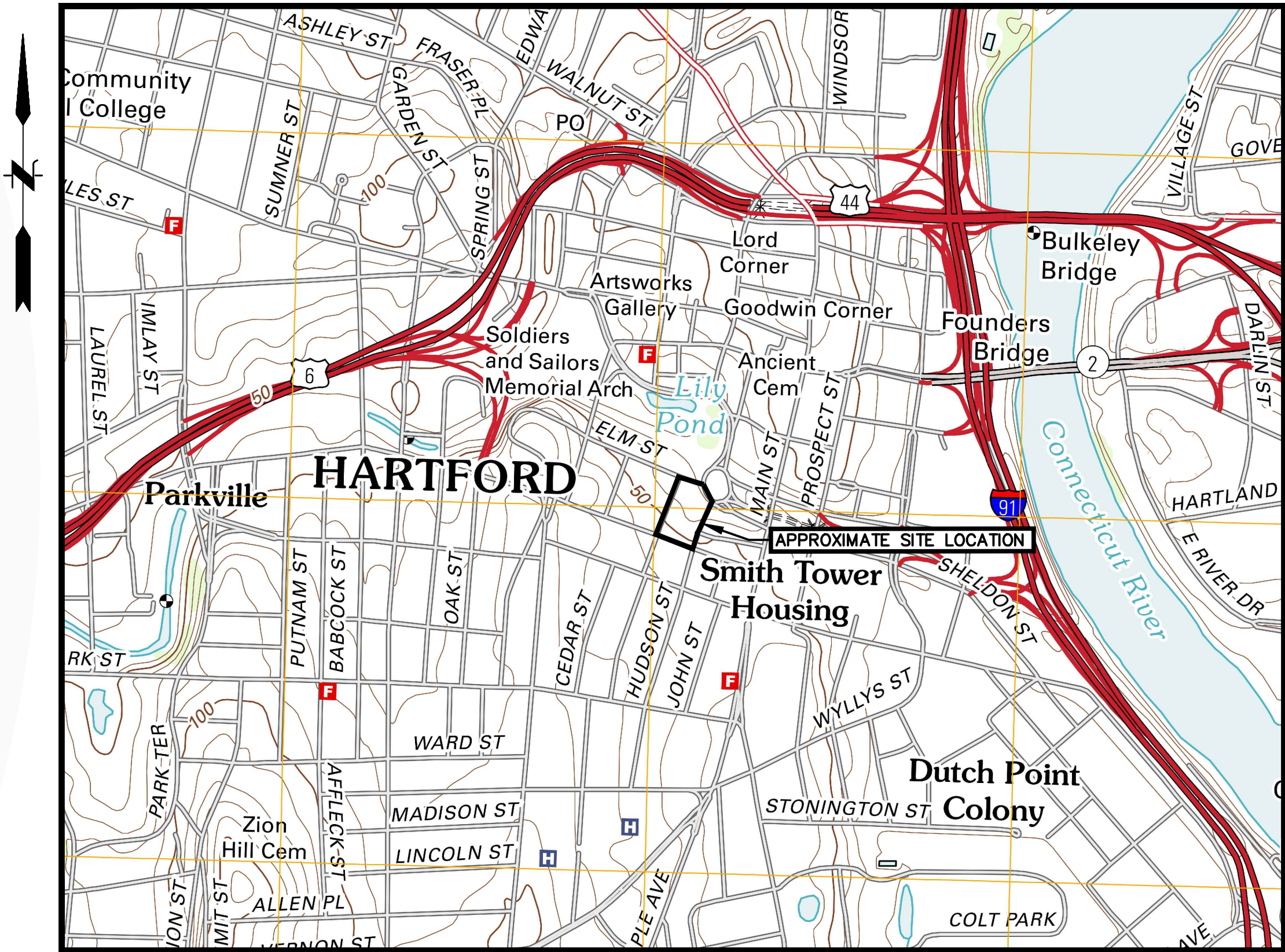
PREPARED FOR
**CROSSKEY
ARCHITECTS, LLC**
750 MAIN ST,
HARTFORD, CT



PREPARED BY
FUSS & O'NEILL
146 HARTFORD ROAD
MANCHESTER, CONNECTICUT 06040
860.646.2469
www.fando.com

SHEET INDEX

<u>SHEET No.</u>	<u>SHEET TITLE</u>
GI-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

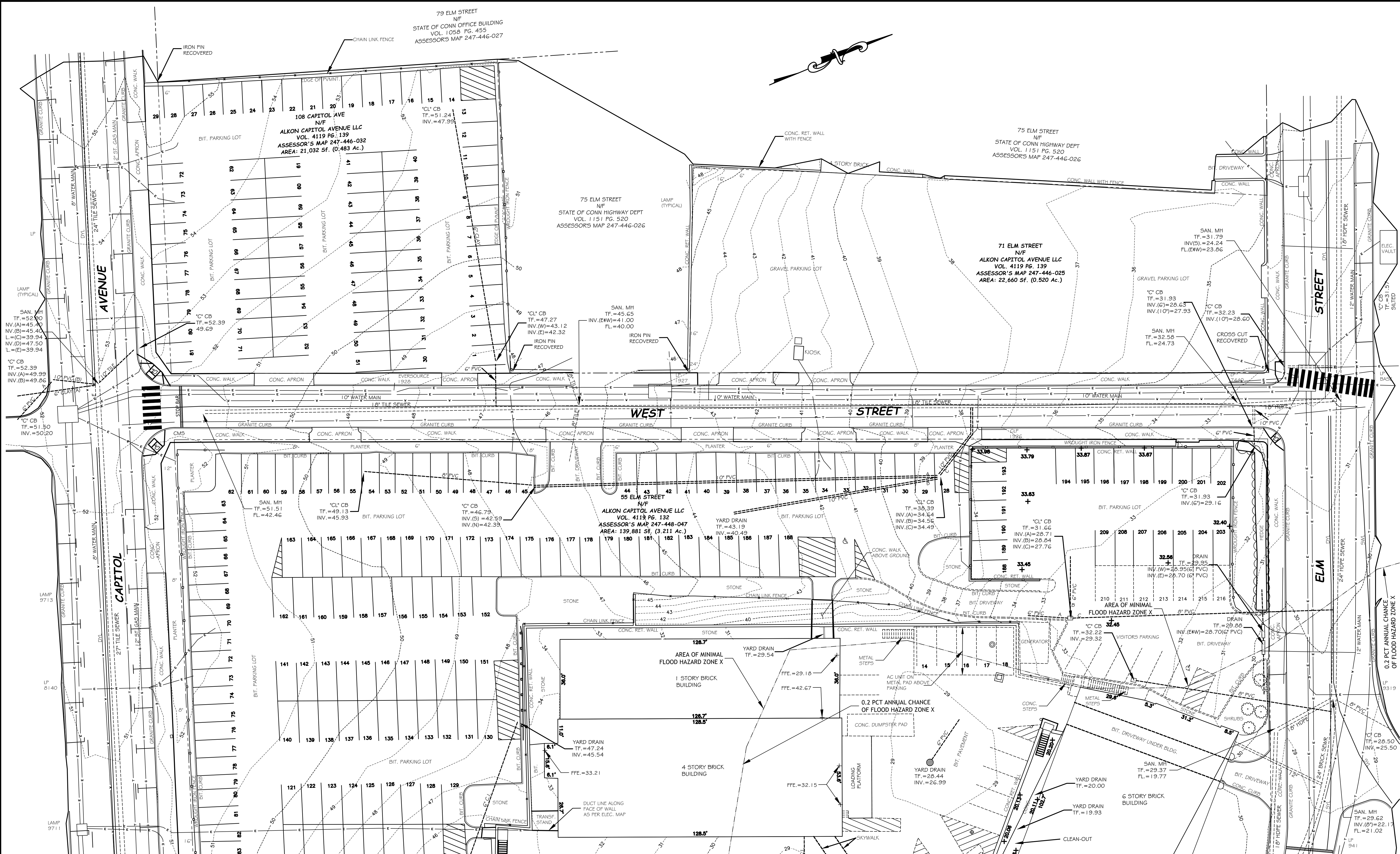


LOCATION MAP
SCALE: 1" = 500'



PROJ. No.: 20071848.A30
DATE: 12/03/2020

GI-001



MAP NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN PROPERTY SURVEY.
3. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) USING GEOID 12A. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON JULY 13, 2019.

MAP REFERENCES:

1. PROPERTY SURVEY PROPERTY OF MONY-55 ELM STREET JOINT VENTURE IN THE CITY OF HARTFORD, CONNECTICUT SCALE 1"= 40 FEET DATED JUNE, 1994 ADDITIONS JULY 1994 REVISIONS JUNE, 1999 PREPARED BY PETERSEN & HOFFMAN-LAND SURVEYORS 998 FARMINGTON AVE., WEST HARTFORD, CONNECTICUT 06107 TELE. (860)233-6312 FOUNDED 1897."
2. SURVEY OF PROPERTIES BOUNDED BY ELM, HUDSON AND MAIN STREETS AND LINDEN PLACE HARTFORD, CONNECTICUT SCALE 1"= 16 FEET DATED SEPTEMBER, 1981 REVISED JAN., 1982 NOV., 1986 DEC., 1986 PETERSEN & HOFFMAN-LAND SURVEYORS SUCCESSORS TO SPENCER & WASHBURN, INC."
3. PROPERTY SURVEY FOR WEST STREET, ELM STREET, & CAPITOL AVENUE HARTFORD, CONNECTICUT SCALE 1"= 16 FEET SEPTEMBER, 1982 PREPARED BY PETERSEN & HOFFMAN-LAND SURVEYORS TO SPENCER & WASHBURN, INC."
4. PROPERTY OF CAPITOL HILL ASSOCIATES ELM, HUDSON, WEST STREETS AND CAPITOL AVENUE HARTFORD, CONNECTICUT SCALE 1"= 16 FEET OCTOBER 7, 1987, FLETCHER-THOMPSON, INC ARCHITECTS, ENGINEERS, PLANNERS."

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MATCH LINE SEE SHEET 2



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

OSWALD R. BLINT L.S. #12048

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

SPINNER REALTY

ALCON ELM STREET LLC
342 N MAIN ST STE 200
WEST HARTFORD CT. 06117

NO. DATE REVISIONS

1. 07/24/2019

DRE | SBE | MBE | SBA (B) CERTIFIED
LAND DEVELOPMENT
ENGINEERING DESIGN
CONSTRUCTION SERVICES

FREEMAN COMPANIES, LLC
36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCOS.COM
(860)251-9950
FAX: (860)966-7161

TOPOGRAPHIC SURVEY
OF
108 CAPITOL AVE, 55 & 71 ELM STREET
AND 94 HUDSON STREET
HARTFORD, CONNECTICUT

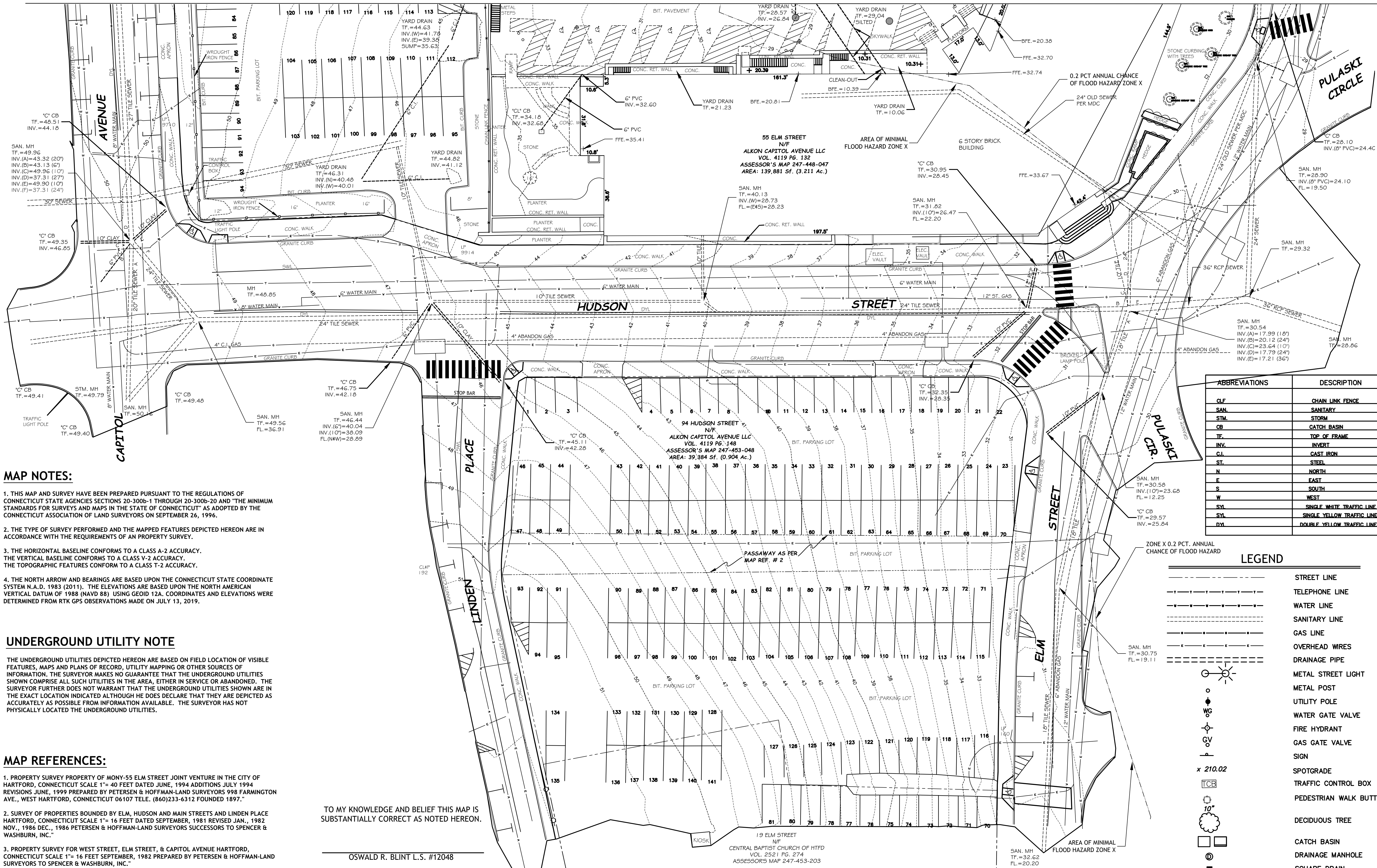
SURVEYED: K.R.
DRAFTED: K.R.
APPROVED: O.B.
SCALE: 1" = 20'
PROJECT NO.: 2019-0405
DATE: 07/24/2019
LAD FILE: 2019-0405

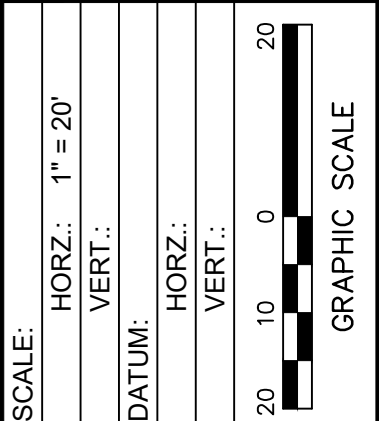
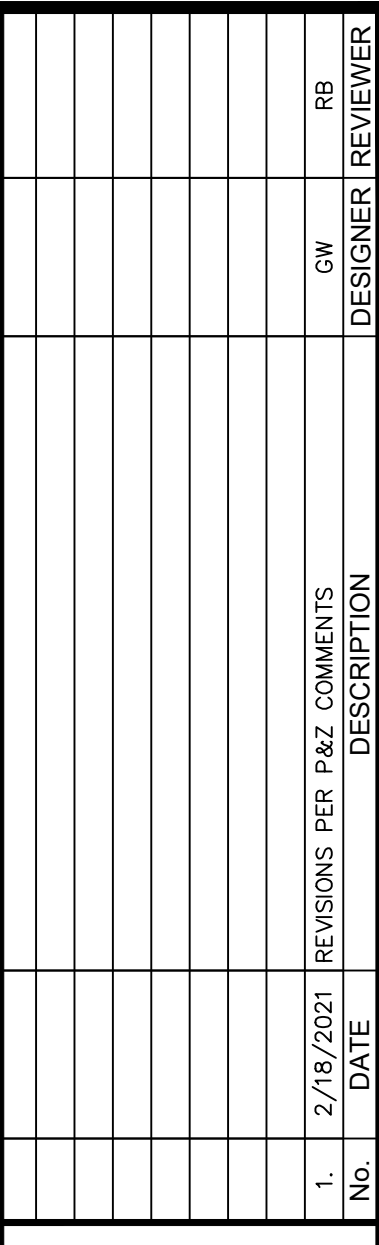
BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

1 OF 2

MATCH LINE SEE SHEET 1





CROSSEY ARCHITECTS, LLC

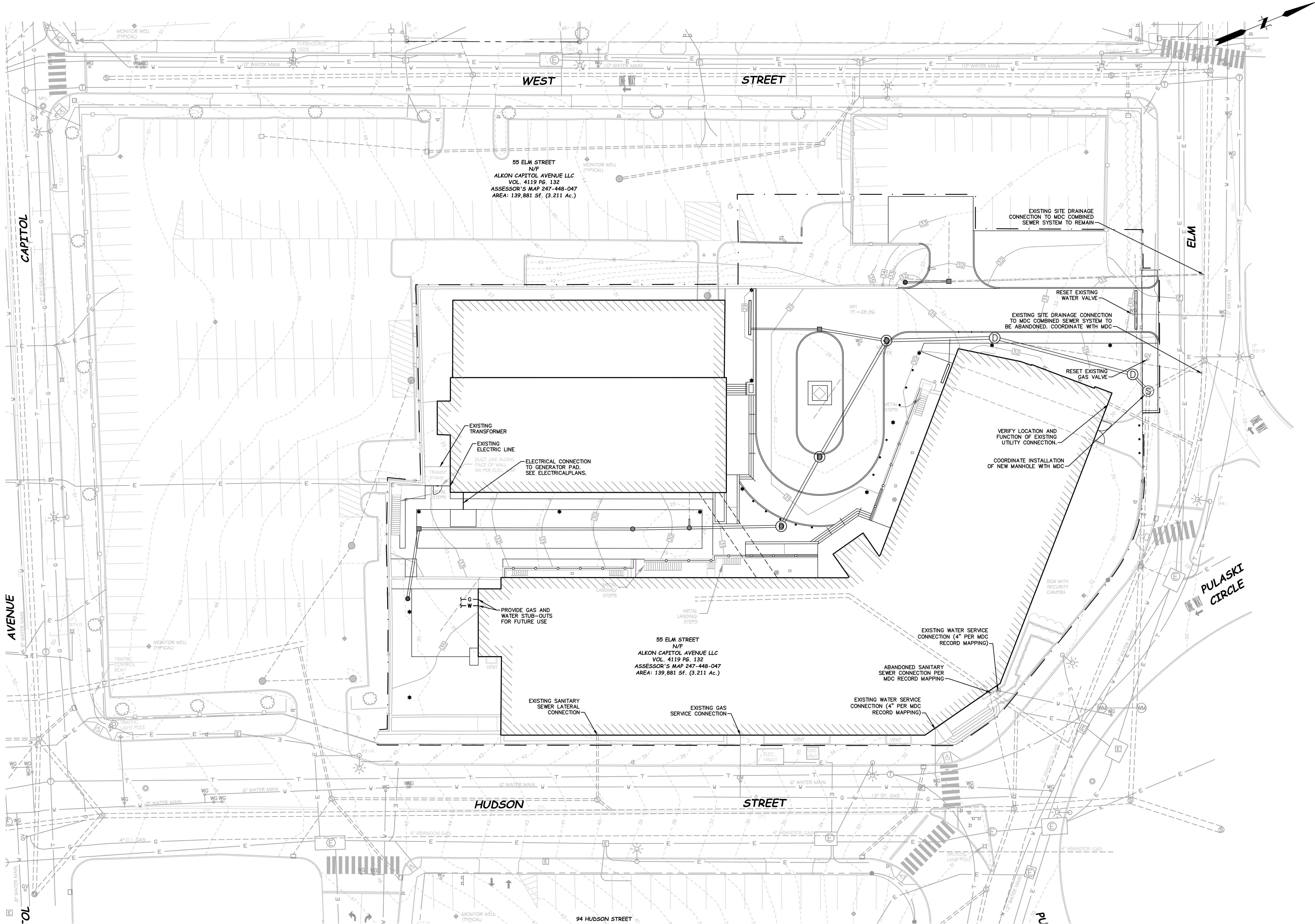
GRADING PLAN

55 ELM ADAPTIVE REUSE

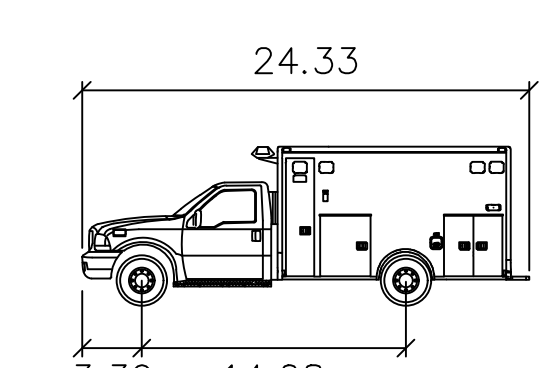
HARTFORD

CONNECTICUT

CG-101



CROSSKEY ARCHITECTS, LLC		DESIGNER REVIEWER	
UTILITY PLAN		DESCRIPTION	
55 ELM ADAPTIVE REUSE		DATE	
HARTFORD		No.	
PROJECT No.: 20071848.A30		DATE: 12/03/2020	
CU-101		GRAPHIC SCALE	
FUSS & O'NEILL 146 HARTFORD ROAD HARTFORD, CONNECTICUT 06106 860.646.2460 www.fussandoneill.com		STATE OF CONNECTICUT REGISTERED PROFESSIONAL ENGINEER No. 24823	
SCALE: HORZ.: 1" = 20'		VERT.: 1" = 20'	
DUTUM: 1" = 20'		VERT.: 1" = 20'	
VERT.: 1" = 20'		VERT.: 1" = 20'	



Medtec AD-170

	feet
Width	: 8.00
Track	: 7.79
Lock to Lock Time	: 6.0
Steering Angle	: 46.4



CROSKEY ARCHITECTS, LLC
AMBULANCE TURNING MANEUVER
55 ELM ADAPTIVE REUSE
ARTIFORD
CONNECTICUT

PROJ. No.: 20071848.A30
DATE: 12/03/2020

CT-101

[illegible]

ZONING COMPLIANCE TABLE			
SECTION	DESCRIPTION	REQUIRED	PROPOSED
6.4 FIG. 6.4-A	QUANTITY OF TREES REQUIRED MX DISTRICT - MINIMUM ONE (1) MEDIUM OR LARGE TREE PER QUARTER ACRE OF LOT	1.77 ACRE/0.25 = 7 TREES	7 TREES
6.8.1-B(1)	FRONTAGE BUFFER IN MX DISTRICT APPLIES TO THE OFF-STREET SURFACE PARKING AREAS LOCATED ADJACENT TO A RIGHT-OF-WAY	YES	YES
6.8.2	FRONTAGE BUFFER REQUIREMENTS DEPTH: MINIMUM 7 FT. FROM STREET FACING PROPERTY LINE FOR PARKING AREAS OR MINIMUM 7 FT. FROM THE SIDEWALK FOR OTHER USES COVERED BY THIS SECTION. SHADE TREES: MEDIUM OR LARGE SHADE TREE REQUIRED AT LEAST EVERY 40', LOCATED ON THE STREET SIDE OF THE FENCE. HEDGE: REQUIRED CONTINUOUS HEDGE ON STREET SIDE OF FENCE, BETWEEN SHADE TREES & IN FRONT OF VEHICULAR AREAS. HEDGE COMPOSITION: INDIVIDUAL SHRUBS WITH A MINIMUM WIDTH OF 18"-24" AT PLANTING AND 36" AT MATURITY, SPACED NO MORE THAN 36" ON CENTER, A MINIMUM HEIGHT OF 24" IN ONE YEAR AND MAXIMUM HEIGHT OF 48". EXISTING VEGETATION: MAY BE CREDITED TOWARD BUFFER AREA.	7 FT. $110' / 40' = 2.75 \text{ OR } 3 \text{ TREES}$ YES YES	$\pm 16'$ BUFFER (EXISTING TO REMAIN) 3 TREES CONTINUOUS EVERGREEN HEDGE TO REMAIN CONTINUOUS EVERGREEN HEDGE TO REMAIN

PLANT LIST

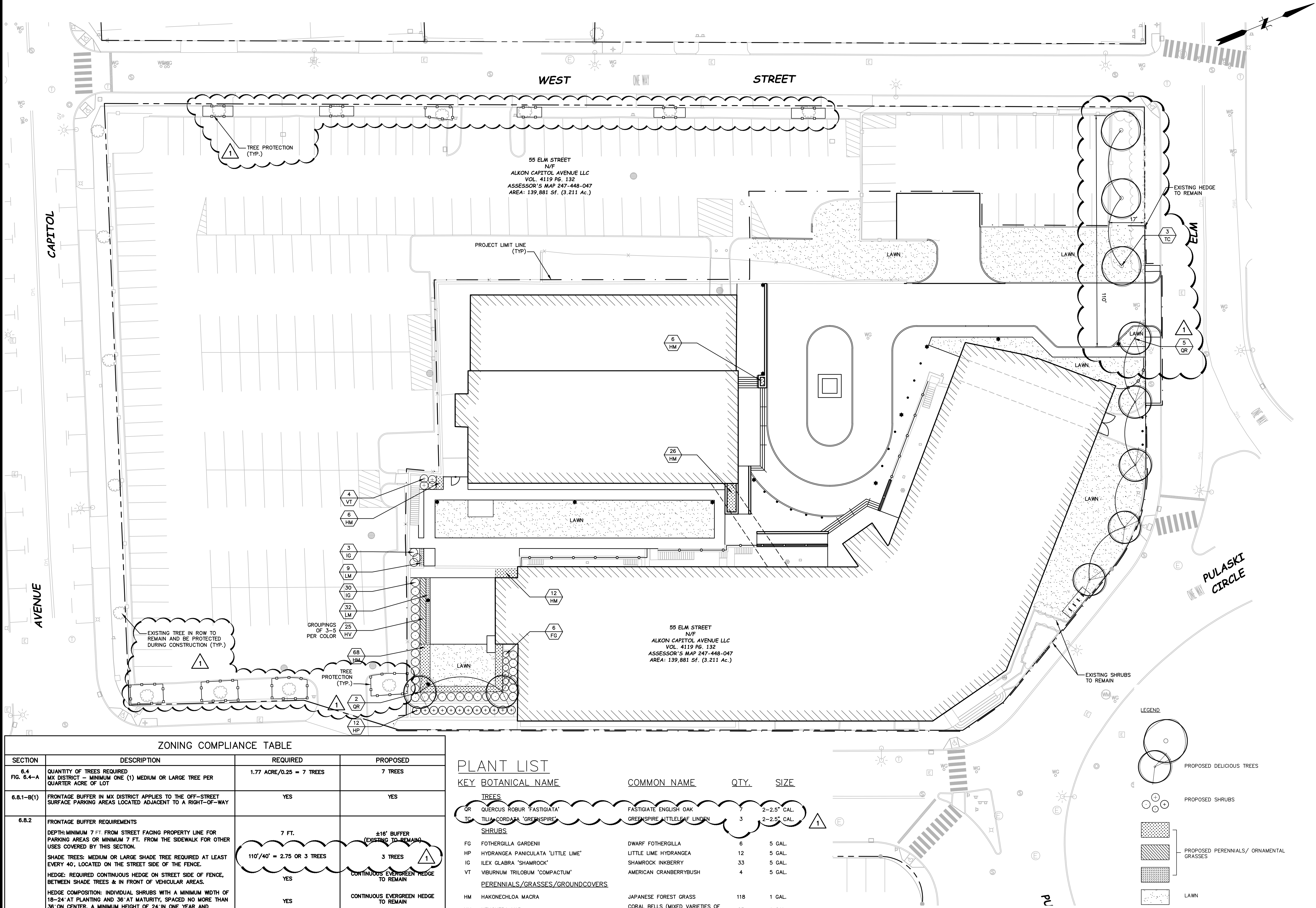
KEY BOTANICAL NAME

COMMON NAME

QTY.

SIZE

TREES			
QR	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	7
IG	ILLEX GLABRA 'SHAMROCK'	SHAMROCK LITTLELEAF LINDEN	3
SHRUBS			
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	6
HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	12
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	33
VT	VIBURNUM TRILOBUM 'COMPACTUM'	AMERICAN CRANBERRYBUSH	4
PERENNIALS/GRASSES/GROUNDCOVERS			
HM	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	118
HV	HEUCHERA VAR.	CORAL BELLS (MIXED VARIETIES OF GREENS AND PURPLES)	25
LM	LIRIOPE MUSCARI	LILYTURF	41



CROSSEY ARCHITECTS, LLC

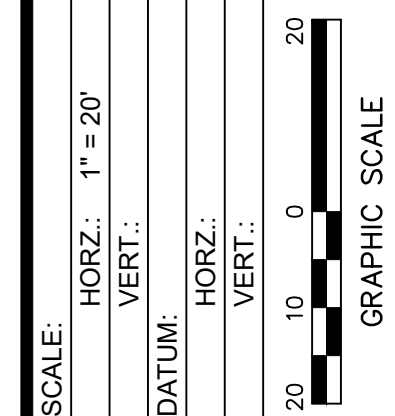
LANDSCAPE PLAN

55 ELM ADAPTIVE REUSE

HARTFORD

CONNECTICUT

FUSS & O'NEILL
146 HARTFORD ROAD
NORWICH, CONNECTICUT 06040
860.646.2660
www.fussandoneill.com



No.	DATE	REVISIONS PER IAZ COMMENTS	DESIGNER	REVIEWER
1.	2/18/2021			

LP-101

PROJ. No.: 20071848.A30
DATE: 12/03/2020



1. **CONSTRUCTION STANDARDS** - CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MOST RECENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (CT DEP BULLETIN 34). ALL MEASURES SHALL BE MAINTAINED AND UPGRADED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.

2. PLAN IMPLEMENTATION IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN. THIS IMPLEMENTATION INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES UNTIL PERMANENT STABILIZATION IS ACHIEVED, INFORMING ALL SUBCONTRACTORS OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER MUNICIPAL AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN TO THE NEW OWNER IF THE TITLE OF THE LAND IS TRANSFERRED PRIOR TO ACHIEVING PERMANENT STABILIZATION.

3. INSTALLATION SCHEDULE -- INSTALL THE CONSTRUCTION ENTRANCE BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE PROJECT AREA BEGINS. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STUMP REMOVAL AND CONSTRUCTION. INSTALL ADDITIONAL CONTROL MEASURES DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER, HIS AGENTS OR AGENTS OF THE MUNICIPALITY.

4. **FUGITIVE DUST** - CONTROL FUGITIVE DUST USING WATER SPRAYS OR CALCIUM CHLORIDE ON SOIL SURFACES, SWEEPING PAVED AREAS, TEMPORARY WINDBREAKS OR NON-ASPHALTIC SOIL TACKIFIERS.

5. HAY BALE LIFE SPAN – INSTALL HAY BALES WHERE PROTECTION AND EFFECTIVENESS IS REQUIRED FOR LESS THAN 90 DAYS. OTHERWISE, INSTALL SILT FENCE.

6. CATCH BASINS – PROTECT CATCH BASINS WITH PROPER CONTROLS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

7. STOCKPILES – ENCIRCLE STOCKPILES OF ERODIBLE SOIL WITH A HAY BALE OR SILT FENCE BARRIER. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS SHALL BE SEEDS AND MULCHED IMMEDIATELY AFTER THEY ARE FORMED.

8. **TOE OF SLOPE** - ESTABLISH AN EROSION CONTROL BARRIER (SILT FENCE OR HAY BALE BARRIER), APPROXIMATELY 5 TO 10 FEET FROM THE PROPOSED TOE OF THE CUT OR FILL AREA PRIOR TO BEGINNING EARTHWORK.

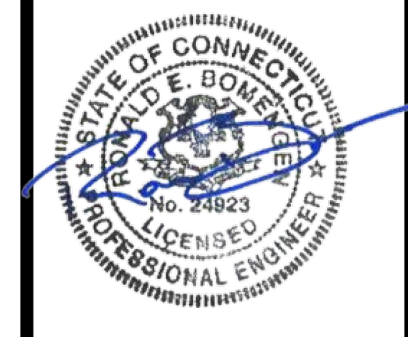
9. **SEDIMENT REMOVAL** - SEDIMENT REACHING $\frac{1}{2}$ THE HEIGHT OF THE EROSION CONTROL BARRIER SHALL BE REMOVED. REMOVE AND DISPOSE OF SEDIMENT IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.


10. SOIL STABILIZATION SCHEDULE - APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE. APPLY TEMPORARY SOIL STABILIZATION MEASURES IF FINAL GRADING IS TO BE DELAYED MORE THAN 30 DAYS.


11. **TEMPORARY SEEDING** – TEMPORARILY SEED ERODIBLE SOILS THAT WILL BE EXPOSED GREATER THAN 1" BUT LESS THAN 12 MONTHS WITHIN THE FIRST 7 DAYS OF SUSPENDING GRADING OPERATIONS. APPLY LIME AT A RATE OF 90 LBS/1000 SQ. FT. APPLY 10-10-10 FERTILIZER AT A RATE OF 7 ½ LBS/1000 SQ. FT. APPLY PERENNIAL RYE GRASS AT A RATE OF 12 LBS/1000 SQ. FT. TO A DEPTH OF ½ INCH. OPTIMUM SEEDING DATES ARE APRIL 1 TO 15 AND MAY 15 TO AUGUST 15. MULCH FOR SEED APPLICATION WITHIN THE TIME SEEDING DATES SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 80%-95% SOIL COVERAGE. MULCH FOR SEED APPLIED OUTSIDE OF THE OPTIMUM SEEDING DATES SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 95%-100% COVERAGE.


12. PERMANENT SEEDING – SEED PERMANENT LAWN AREAS IN ACCORDANCE WITH THE SPECIFICATIONS.


13. **INSPECTION** - THE OWNER SHALL SECURE THE SERVICES OF A SOIL SCIENTIST OR PROFESSIONAL ENGINEER TO VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED AND MAINTAINED. THESE INSPECTIONS SHALL BE NOT LESS FREQUENTLY THAN WEEKLY AND WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.1 INCH OR GREATER. FOLLOWING THESE INSPECTIONS, A WRITTEN REPORT SHALL BE PREPARED, INFORMING THE OWNER OR HIS AGENT NOT LESS FREQUENTLY THAN WEEKLY AND THE MUNICIPALITY NOT LESS FREQUENTLY THAN MONTHLY OF OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIVITIES UNDERTAKEN.


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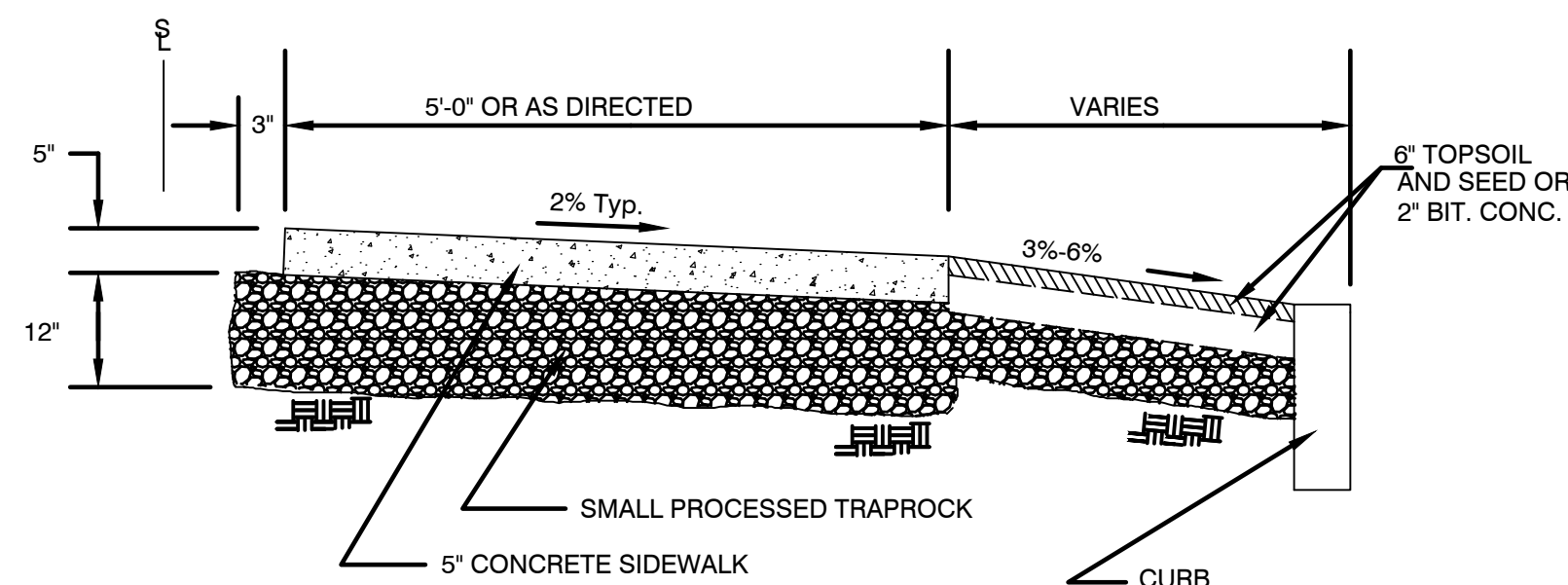
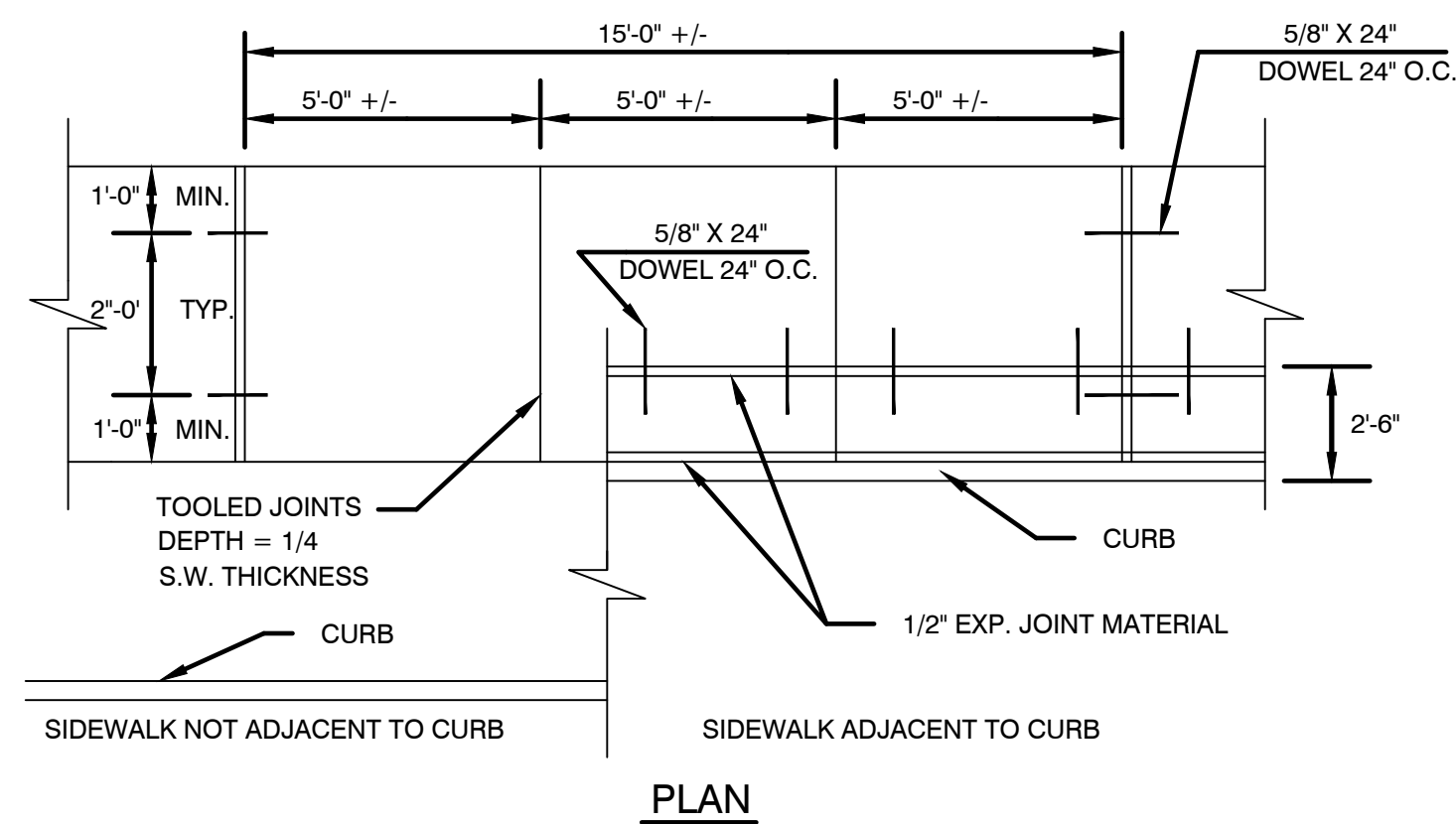


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146 HARTFORD ROAD
MANCHESTER, CONNECTICUT 06040
860.646.2469
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CROSKEY ARCHITECTS, LLC
CONSTRUCTION DETAILS
55 ELM ADAPTIVE REUSE

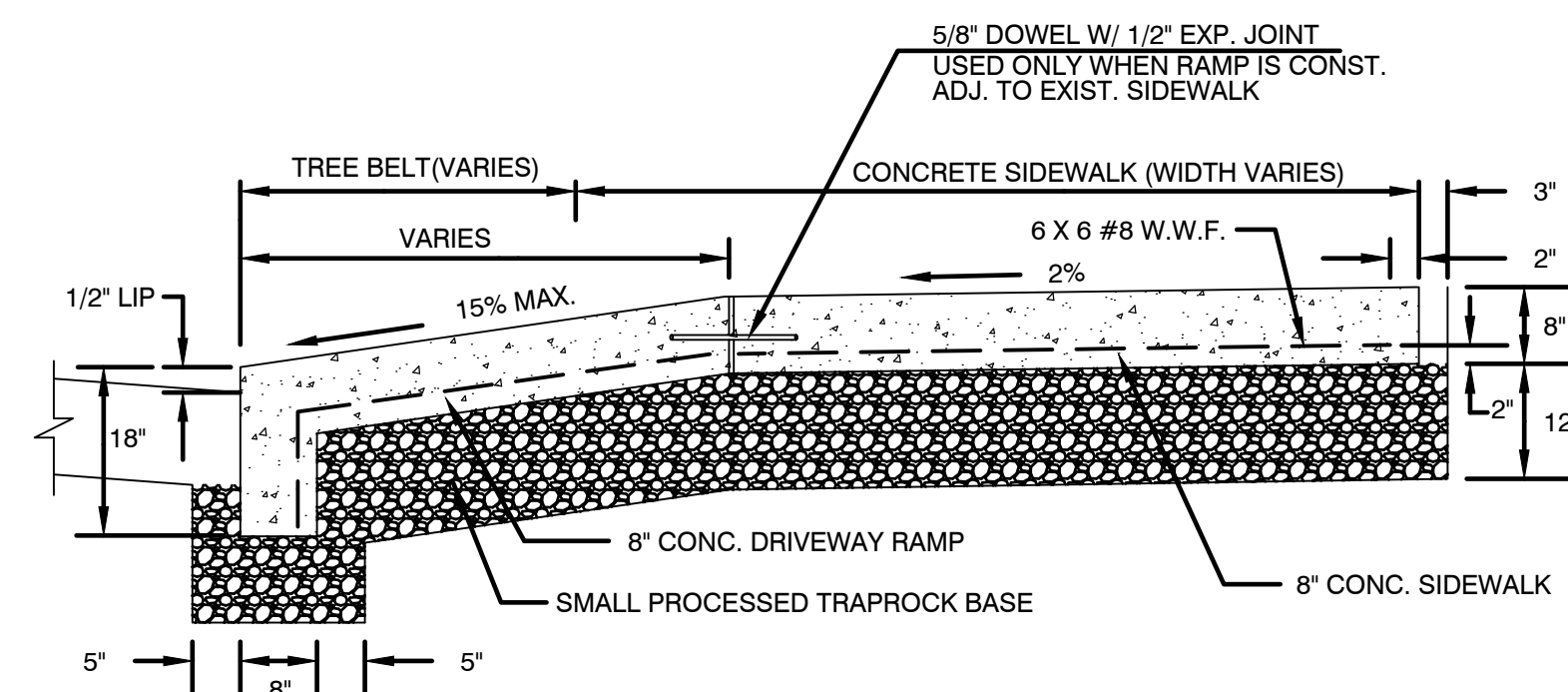
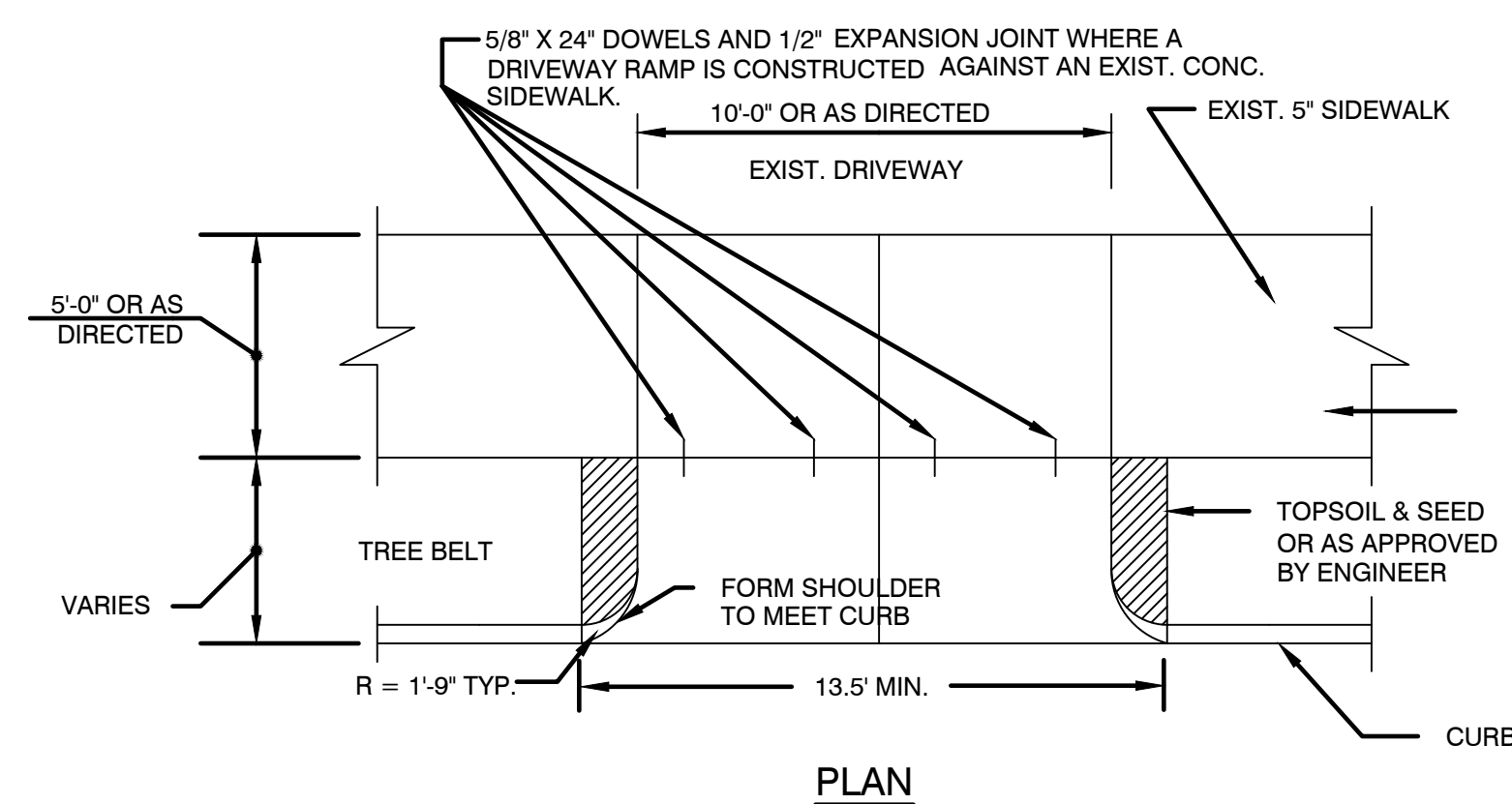
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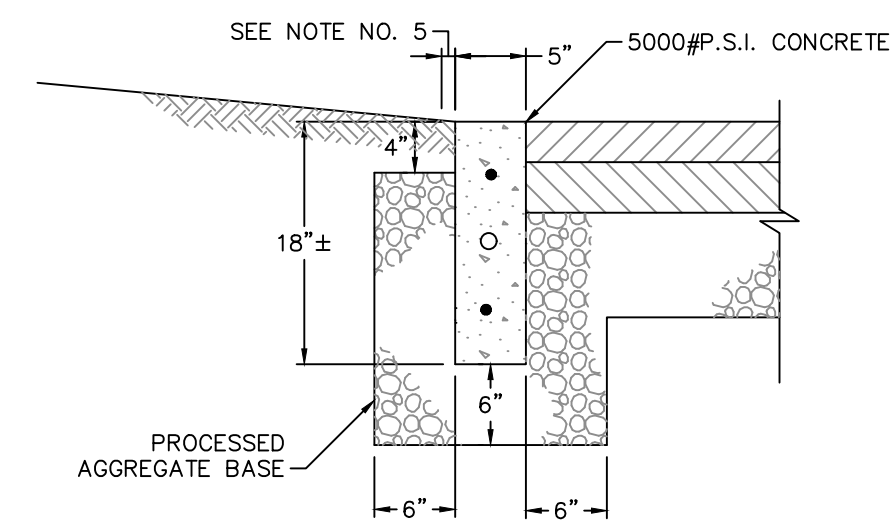
5" CONCRETE SIDEWALK IN R.O.W.

CITY OF HARTFORD DETAIL – NOT TO SCALE



8" REINFORCED CONCRETE DRIVEWAY

CITY OF HARTFORD DETAIL - NOT TO SCALE



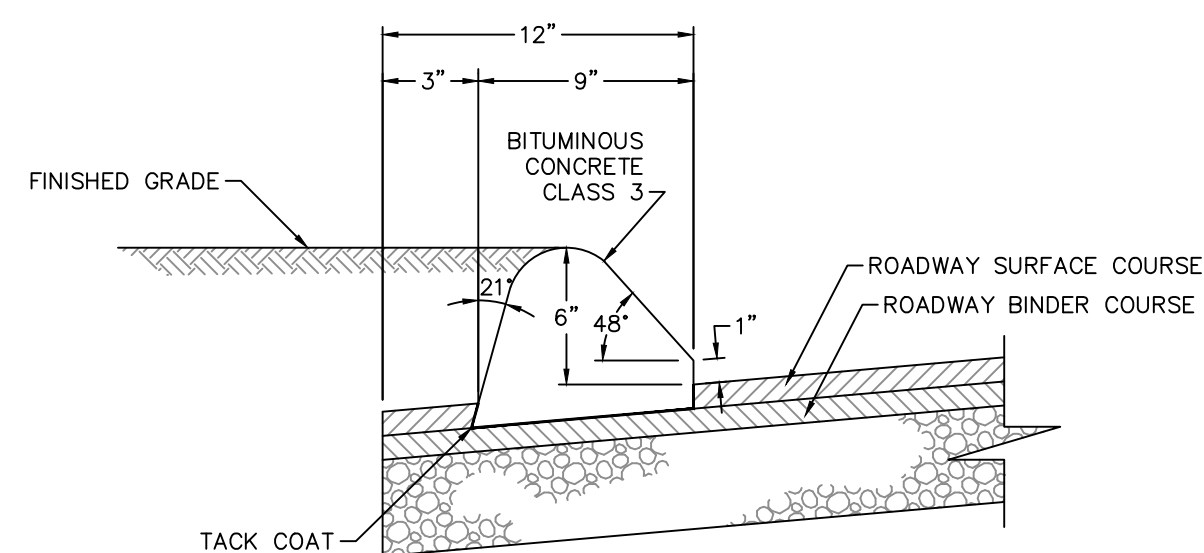
SECTION

- NOTES

1. LENGTH OF CURB SECTION SHALL BE 6 FT. MIN. (80%) AND 4 FT. MIN. (20%), RANDOMLY SET DIFFERENT LENGTHS.
2. ENDS SHALL BE SQUARE TO TOP AND FACE.
3. BUTT ENDS TOGETHER AS CLOSE AS POSSIBLE, MAXIMUM SPACE OF 1/2" ALLOWED. 8" DOWN FROM TOP, JOINT SHALL BE MORTARED FULL DEPTH.
4. 1/2" EXPANSION JOINT EVERY 50± FEET.
5. 1/2" EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

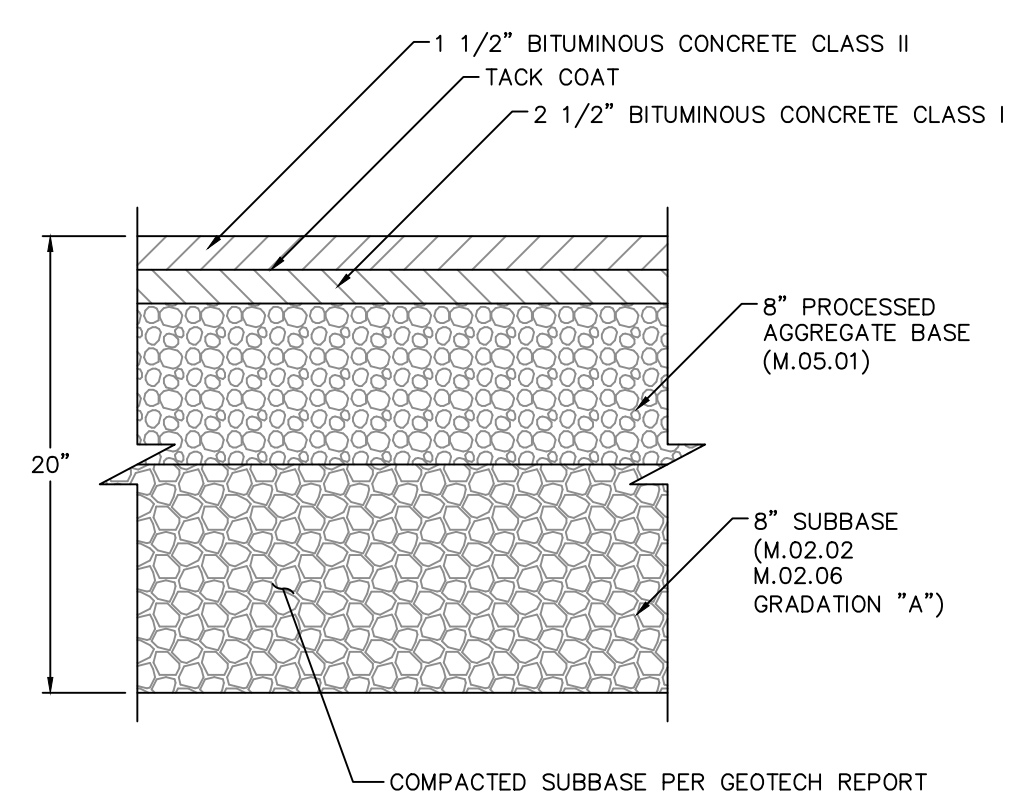
- ### FLUSH PRECAST CONCRETE CURB

NOT TO SCALE



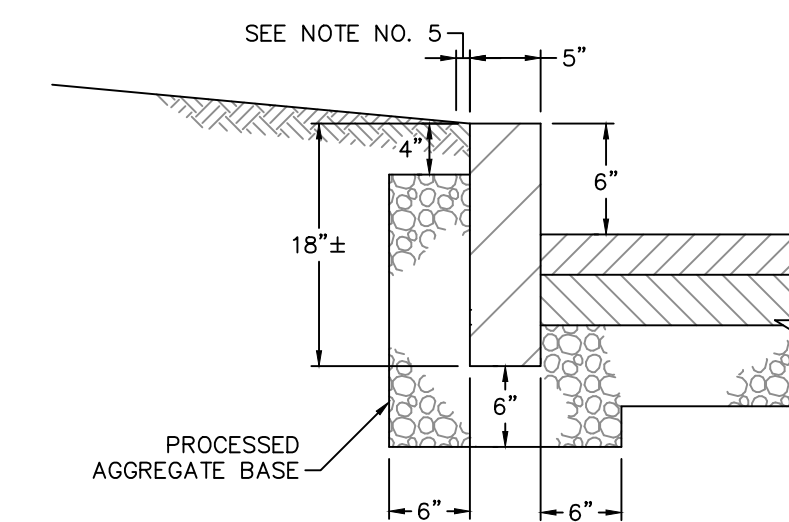
BITUMINOUS CONCRETE CURB

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



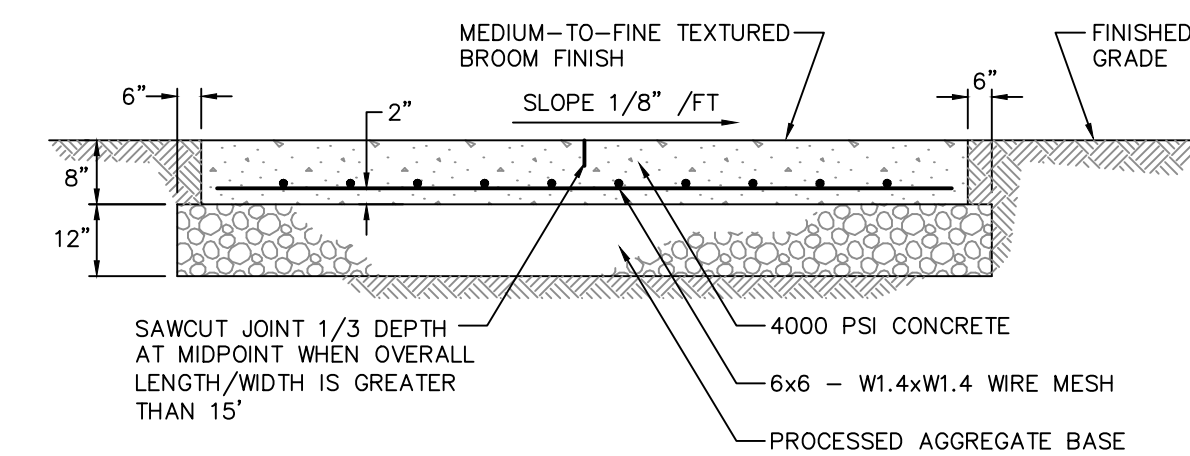
SECTION

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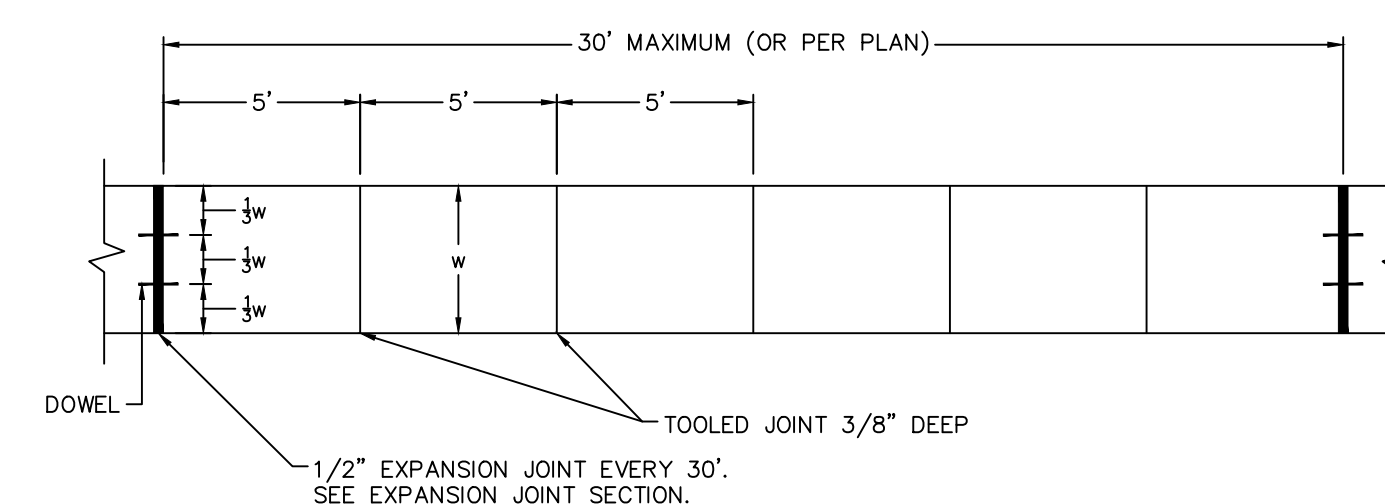
STRAIGHT GRANITE CURB

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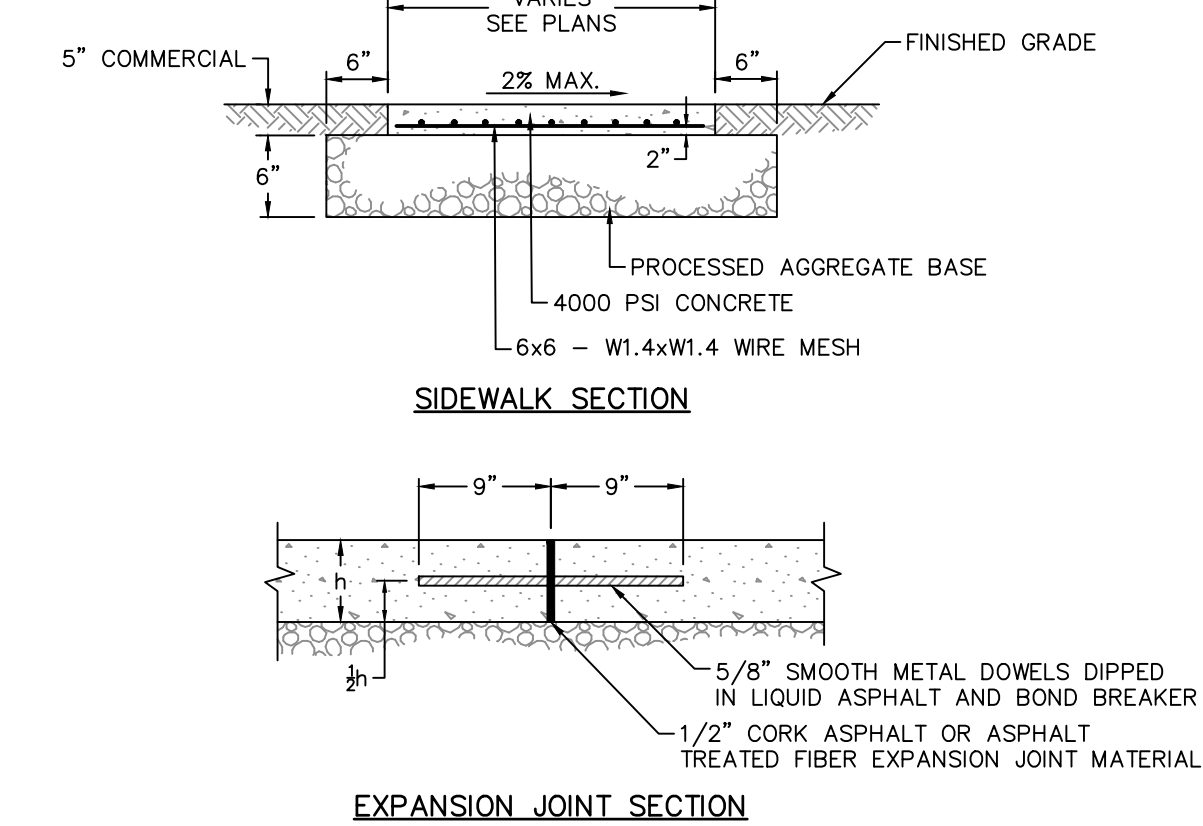


CONCRETE EQUIPMENT PAD

NOT TO SCALE



PLAN

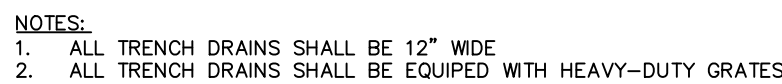


SIDEWALK SECTION

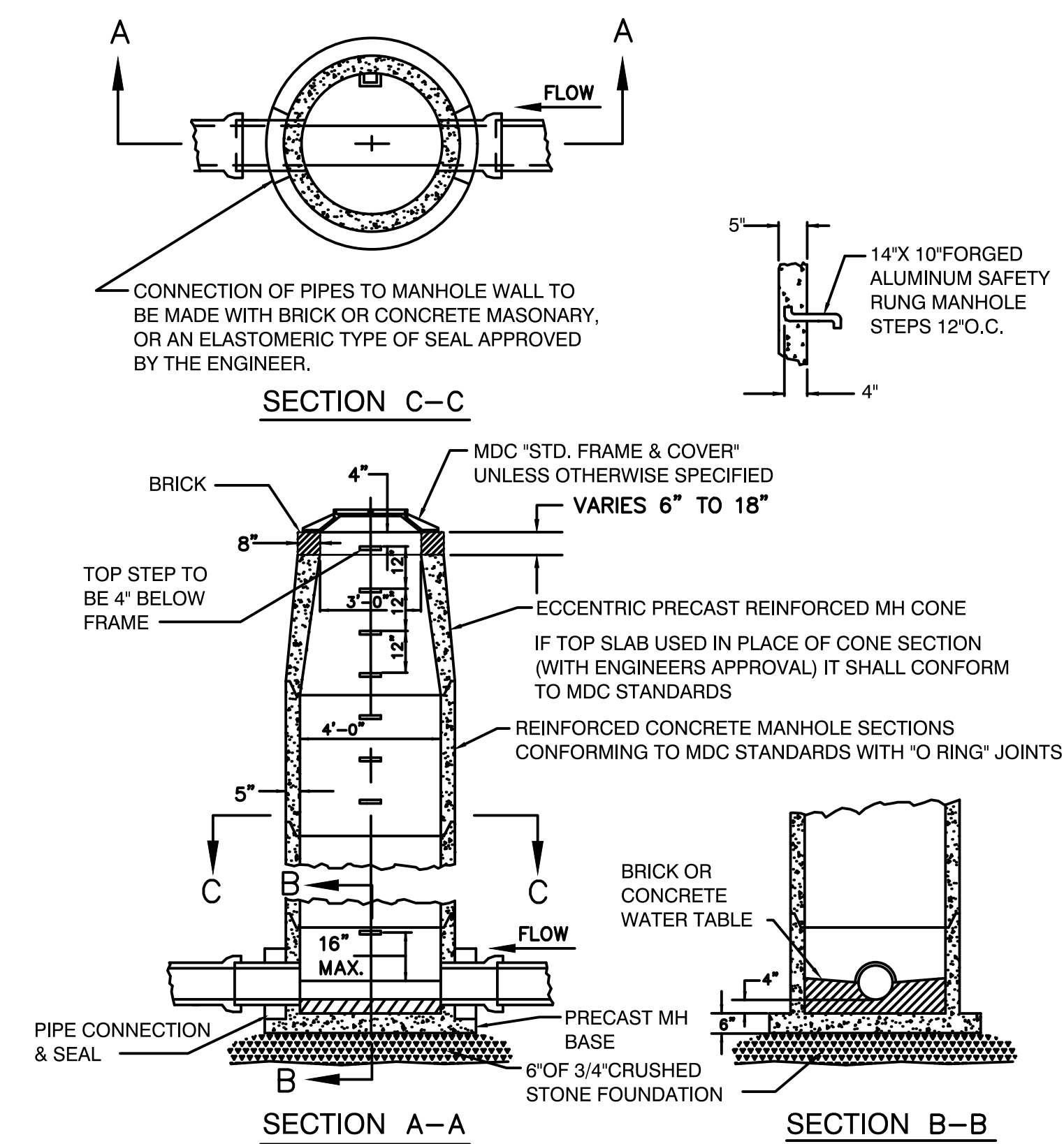
EXPANSION JOINT SECTION

CONCRETE SIDEWALK

NOT TO SCALE



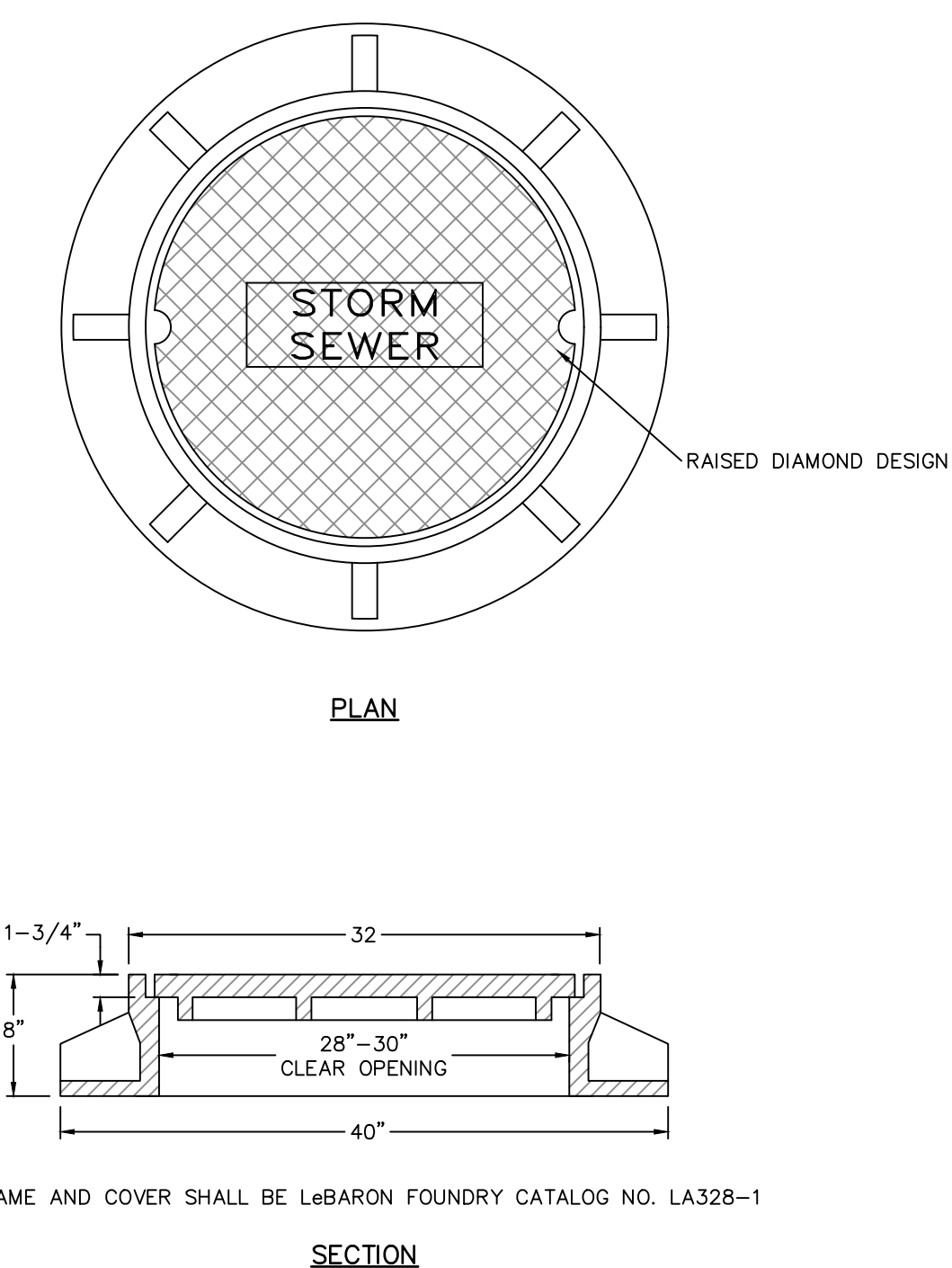
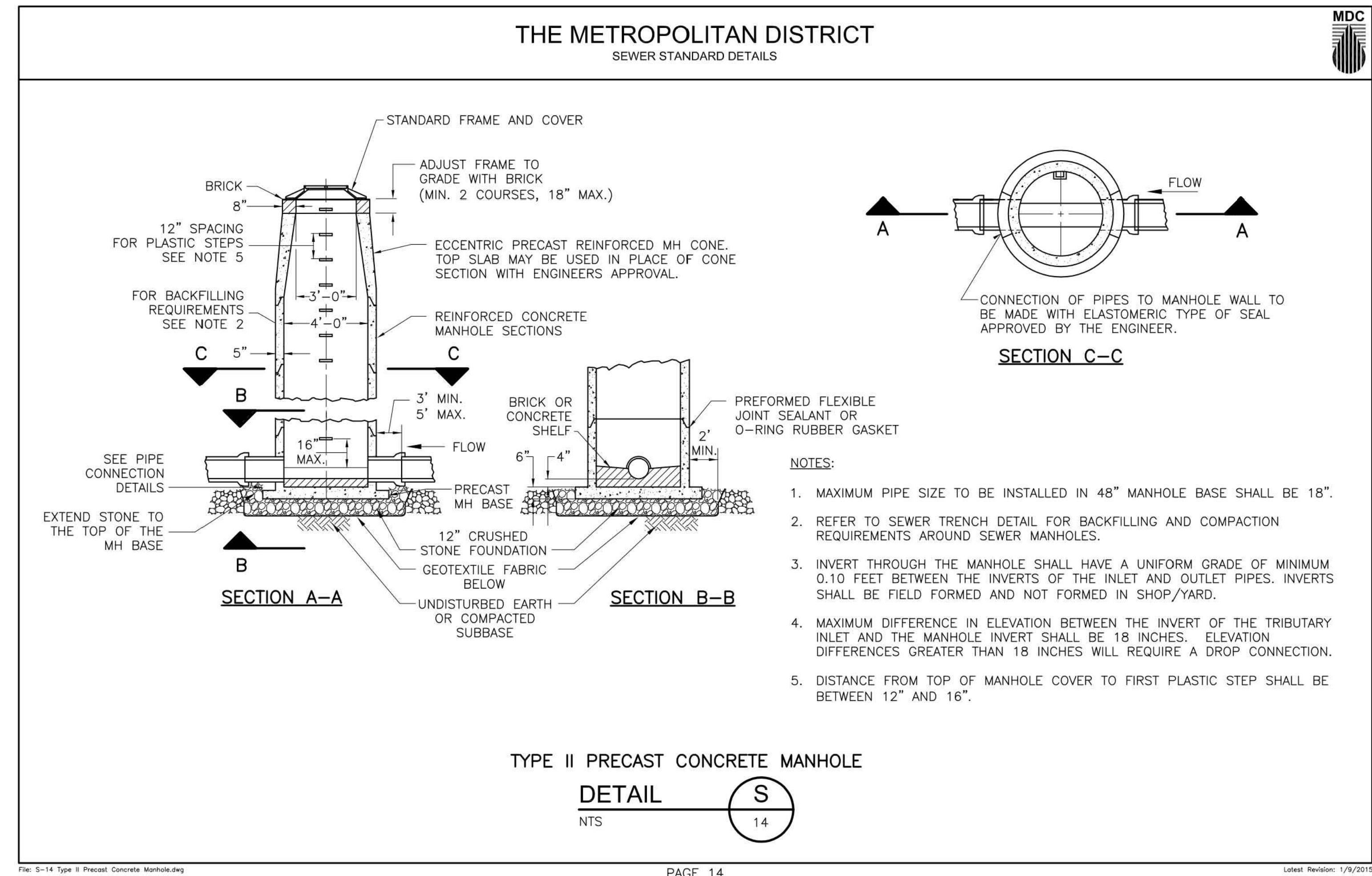
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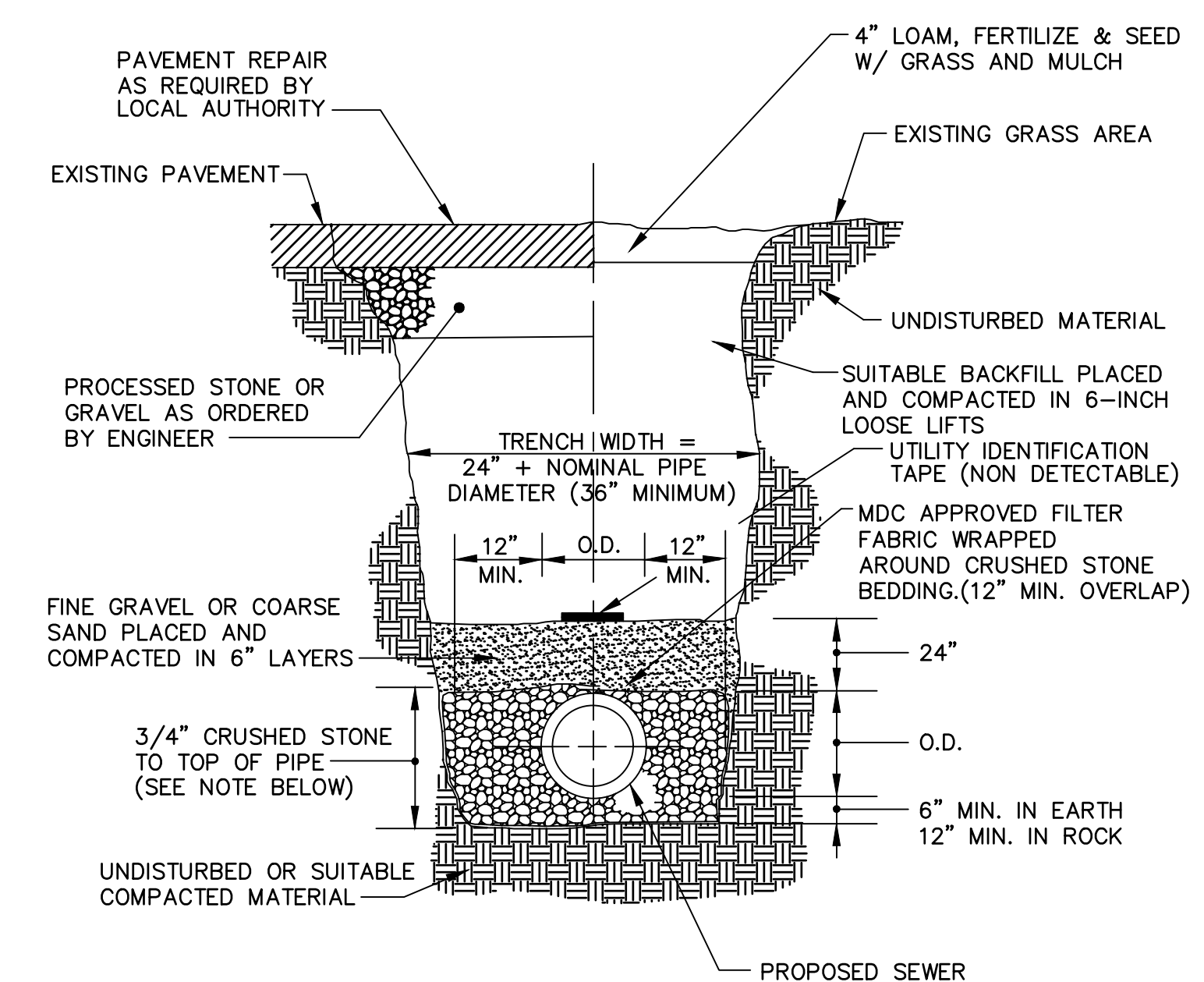
TYPE II STORM DRAINAGE MANHOLE
TYPICAL PRECAST MANHOLE

CITY OF HARTFORD DETAIL – NOT TO SCALE

MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"
MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.
BURRER GASKETS USED FOR "O-RING" JOINTS SHALL CONFORM TO MNC STANDARDS



STANDARD STORM MANHOLE FRAME & COVER
NOT TO SCALE



SEWER TRENCH DETAIL

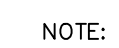
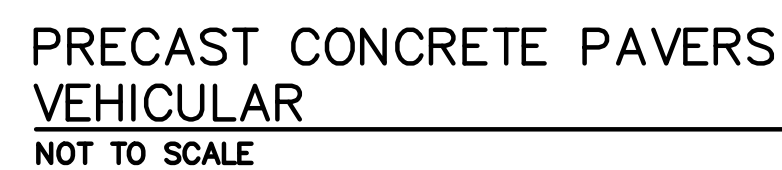
FIGURE — 6

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NOTE:

- UNITS PAVERS ON AGGREGATE BASE
NOT TO SCALE



- UNIT PAVERS ON CONCRETE BASE
NOT TO SCALE



NOT TO SCALE

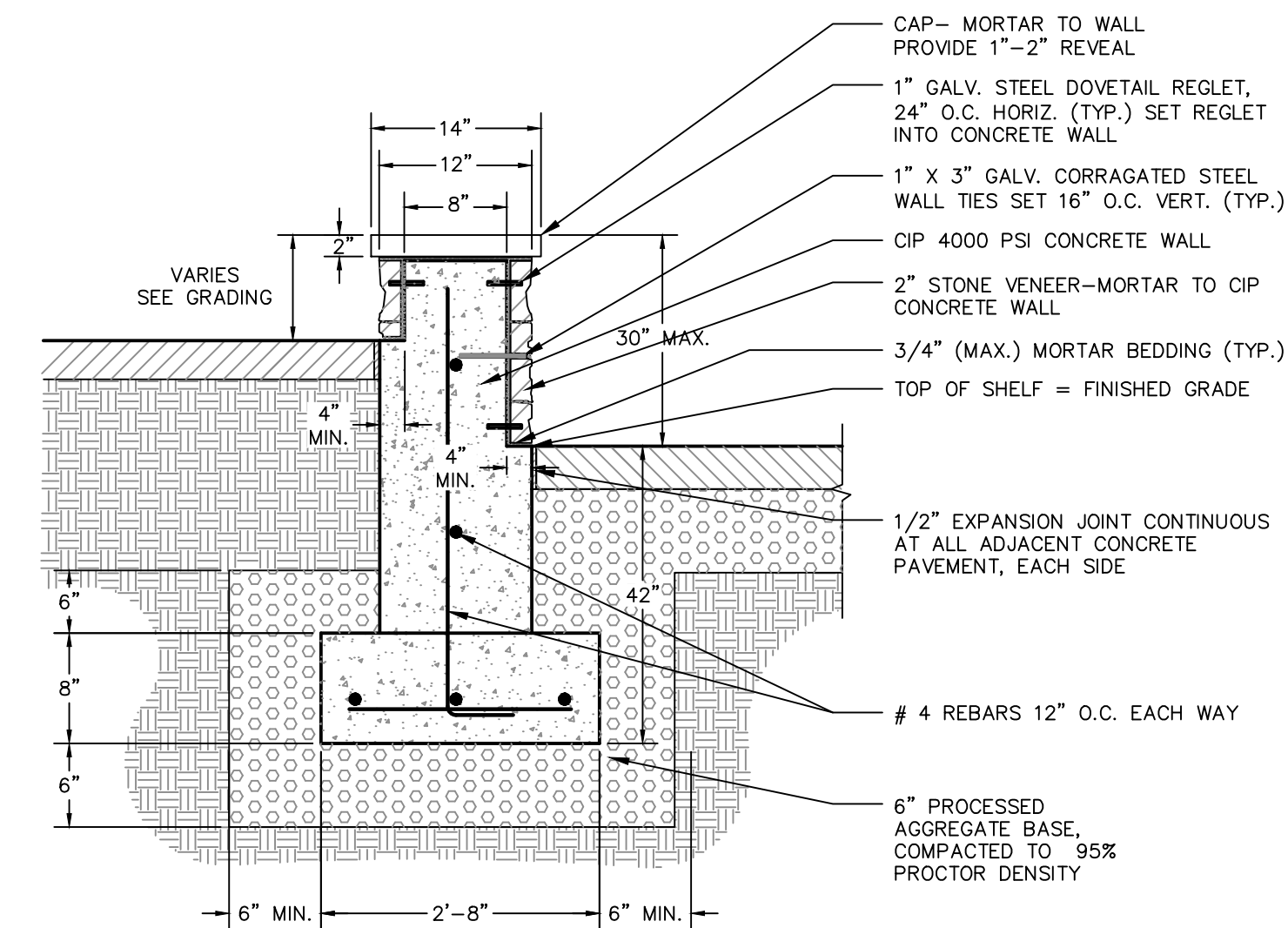


(Open Body Sag Lens)

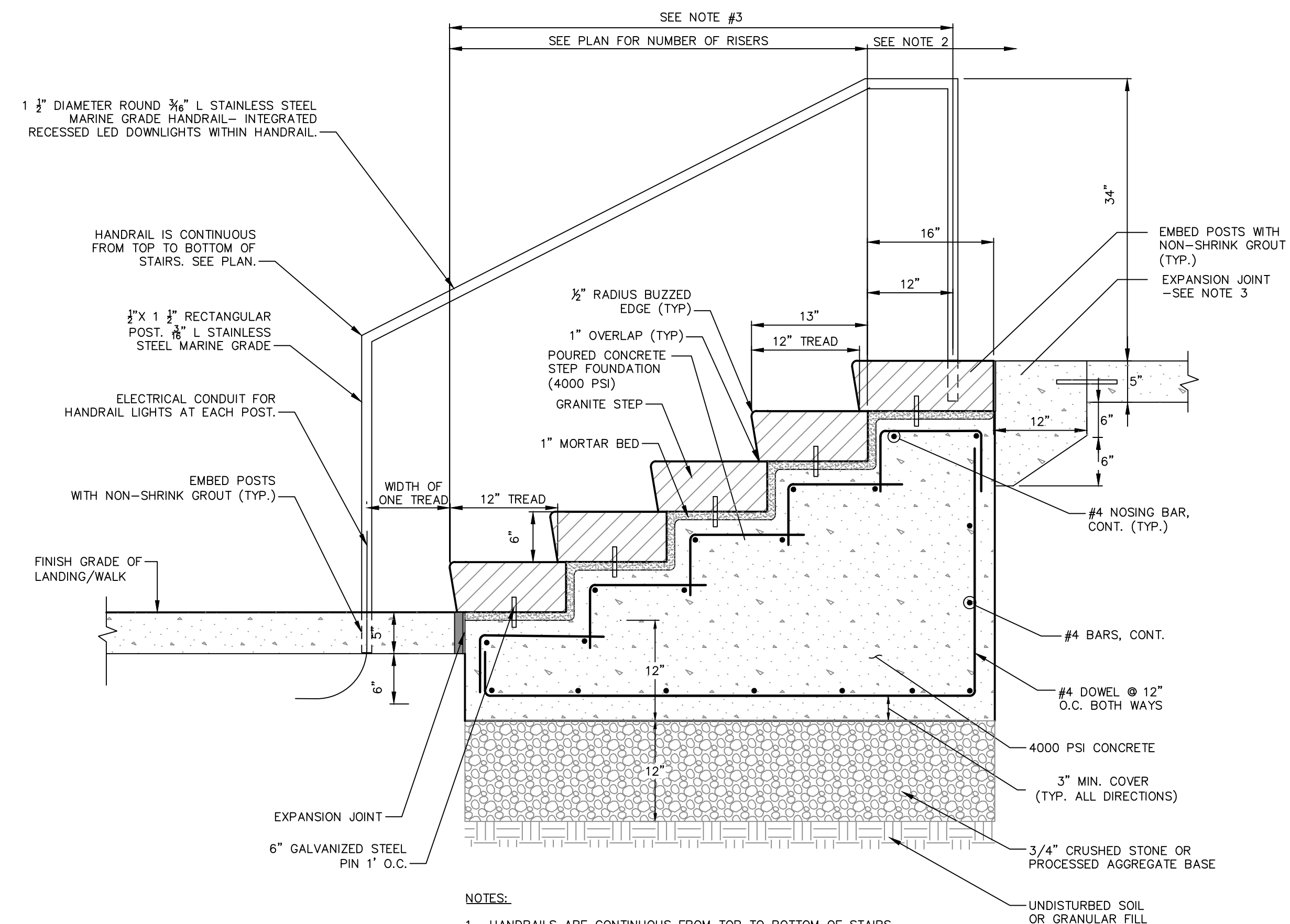
NOT TO SCALE



NOT TO SCALE



SCALE: NOT TO SCALE



1. HANDRAILS ARE CONTINUOUS FROM TOP TO BOTTOM OF STAIRS.
2. SEE PLAN FOR LENGTH OF LANDINGS. LANDINGS ARE MEASURED FROM NOSE OF TOP STEP TO BOTTOM OF NEXT SET OF STAIRS.
3. FOR EACH RISER THERE IS A 12" TREAD. END OF RISER IS IDENTIFIED BY AN EXPANSION JOINT.
4. STAIR AND HANDRAIL CONSTRUCTION SHALL CONFORM TO APPLICABLE ADA, IBC, AND LOCAL REQUIREMENTS.
5. WHERE CONCRETE WALKS ABOUT GRANITE STEPS THE CONTRACTOR SHALL PIN THE WALK INTO THE STEPS WITH A 8" LONG 3/4" DIA. GALVANIZED STEEL DOWEL. WHERE CONCRETE COUNTERS ARE ADJACENT TO GRANITE STEPS THE CONTRACTOR SHALL EMBED 8" LONG 3/4" DIA. GALVANIZED STEEL DOWELS 4" INTO GRANITE STEPS DURING, CORE DRILLED AND SET WITH EPOXY. INSTALL ONE DOWEL PER STEP AS SHOWN.
6. SEE PLANS AND DETAILS FOR ADJACENT SURFACES AND DIMENSIONS.
7. INSTALL AN EXPANSION JOINT BETWEEN CURED CONCRETE STEP FOUNDATIONS AND ADJACENT WALKS AND GRANITE PLINTHS.
8. SUBMIT SHOP DRAWINGS.

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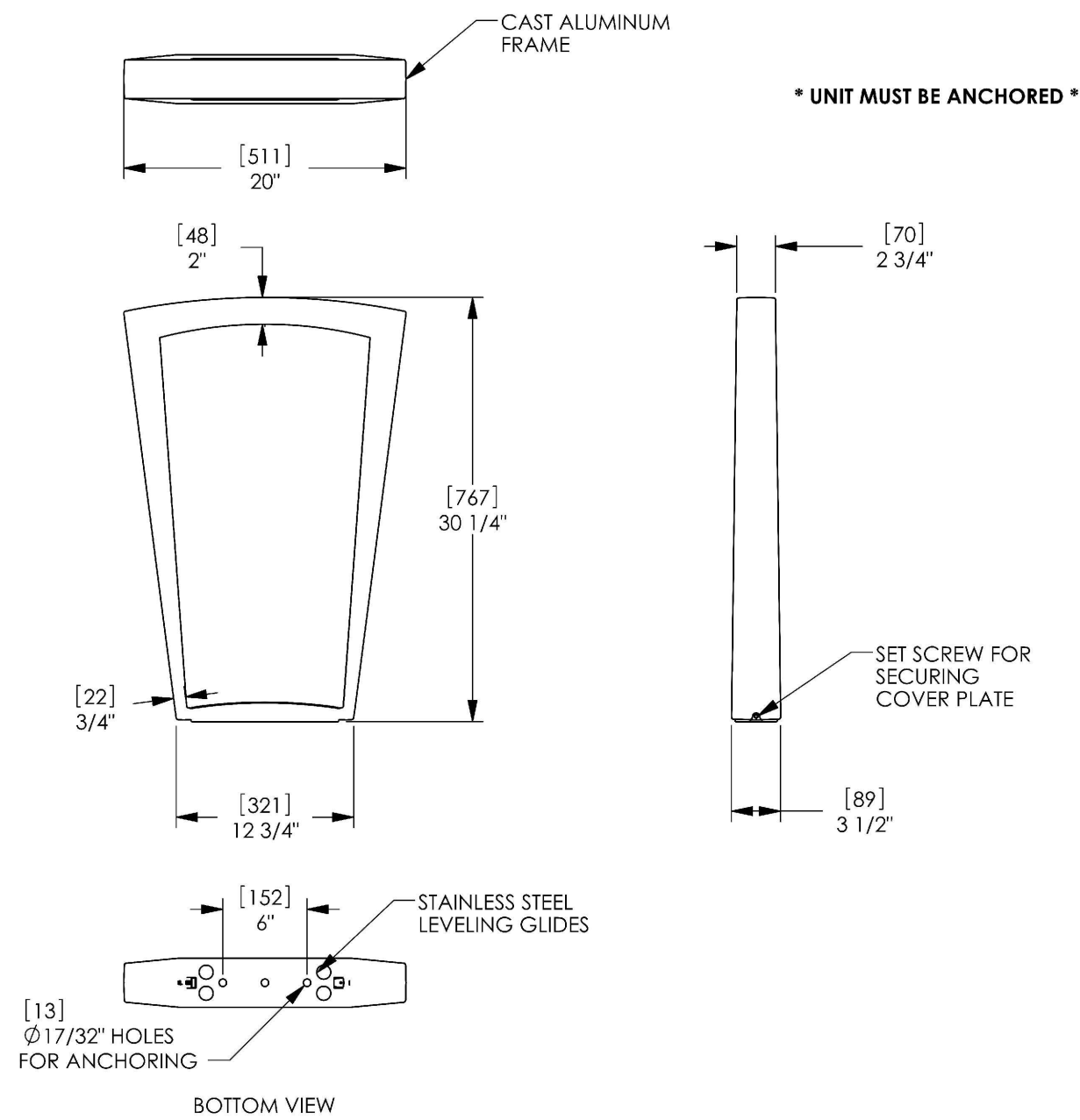
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DATE: 12/03/2020

CD-507

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MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

Emerson
Product Drawing
Bike Rack, Surface Mount

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Drawing: EM0001
Dimensions are in inches (mm)
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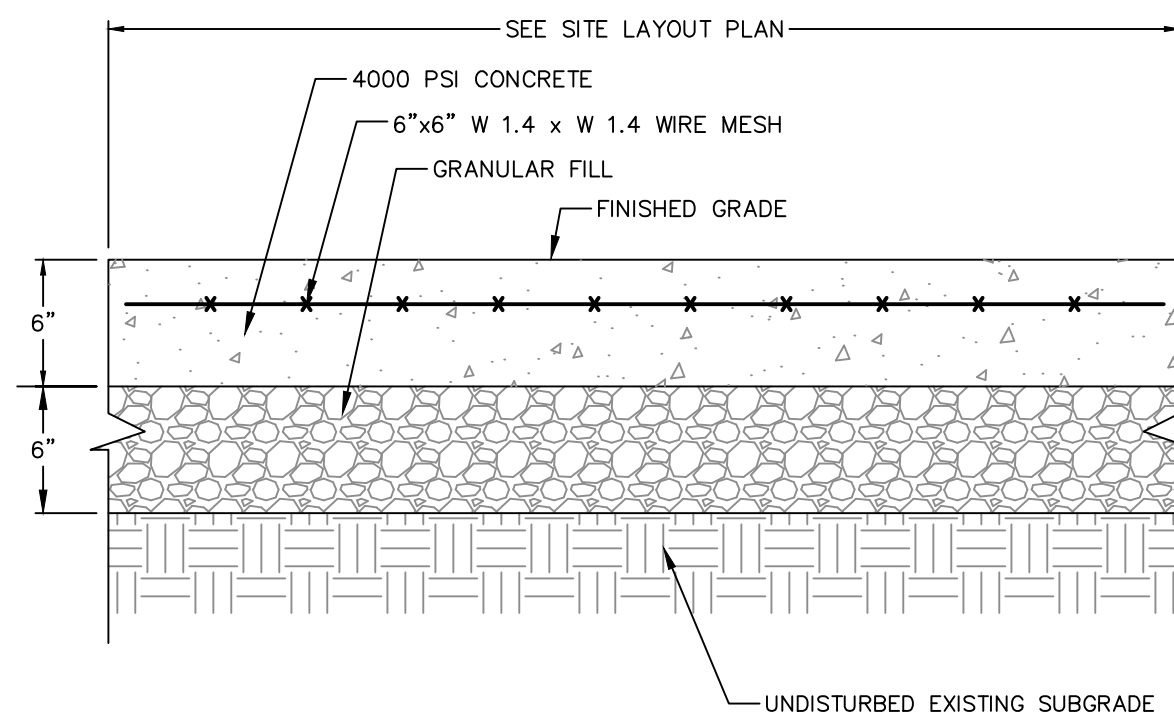
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BIKE RACKS

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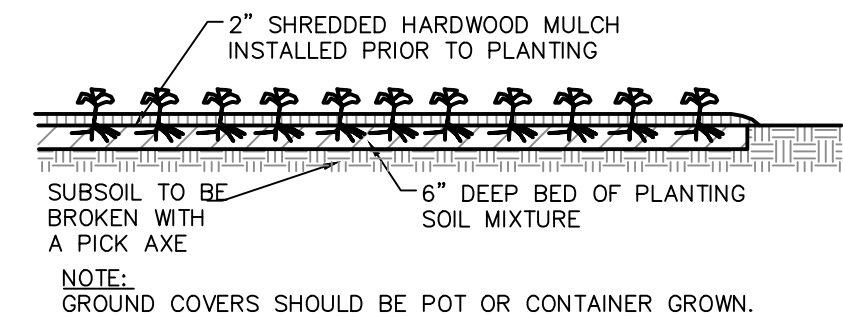
CONCRETE PAD FOR BIKE RACKS

NOT TO SCALE



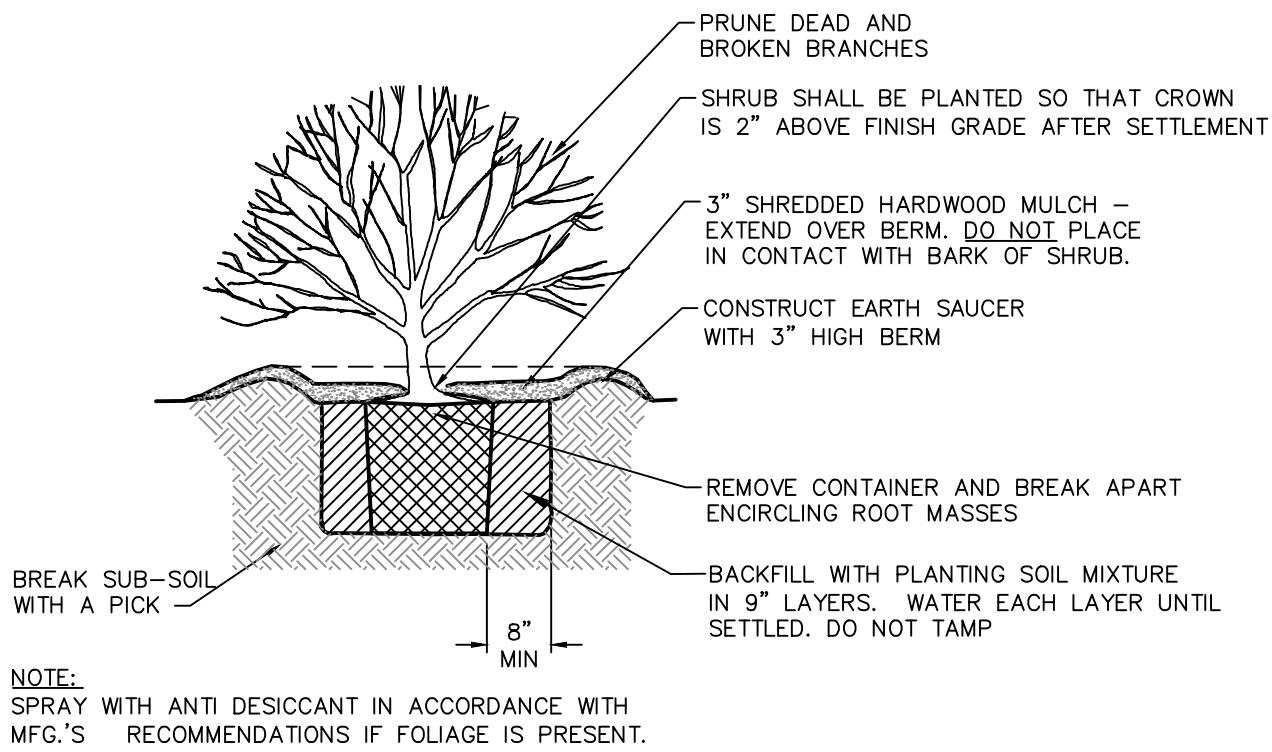
PLANTING SOIL NOTES

- SOIL MATERIAL:
 - PLANTING SOIL SHALL HAVE A SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE PER USDA TEXTURAL TRIANGLE. MAXIMUM CLAY CONTENT IS <15%. SOIL MIXTURE SHALL BE 50-60% SAND; 20-30% PINE BARK MULCH; AND 20-30% TOPSOIL.
 - THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE, TEARHUB, OR OTHER NOXIOUS WEEDS.
 - SOIL MIXTURE SHALL HAVE 3-5% ORGANIC MATTER BY VOLUME.
- LABORATORY TESTING:
 - SOIL MUST BE TESTED AND APPROVED AS CLEAN FILL IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN (RAWP) PRIOR TO IMPORTATION TO THE SITE.
 - A TEXTURAL ANALYSIS IS REQUIRED TO ENSURE THE SOIL MEETS THE FOLLOWING SPECIFICATIONS.
 - THE SOIL SHALL ALSO BE TESTED FOR THE FOLLOWING CRITERIA:
 - PH RANGE 5.2 - 7.0
 - MAGNESIUM NOT TO EXCEED 32 PPM
 - PHOSPHORUS P205 NOT TO EXCEED 69 PPM
 - POTASSIUM K20 NOT TO EXCEED 78 PPM
 - SOLUBLE SALTS NOT TO EXCEED 500 PPM
- SOIL MAY BE MODIFIED TO ADJUST PH (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.



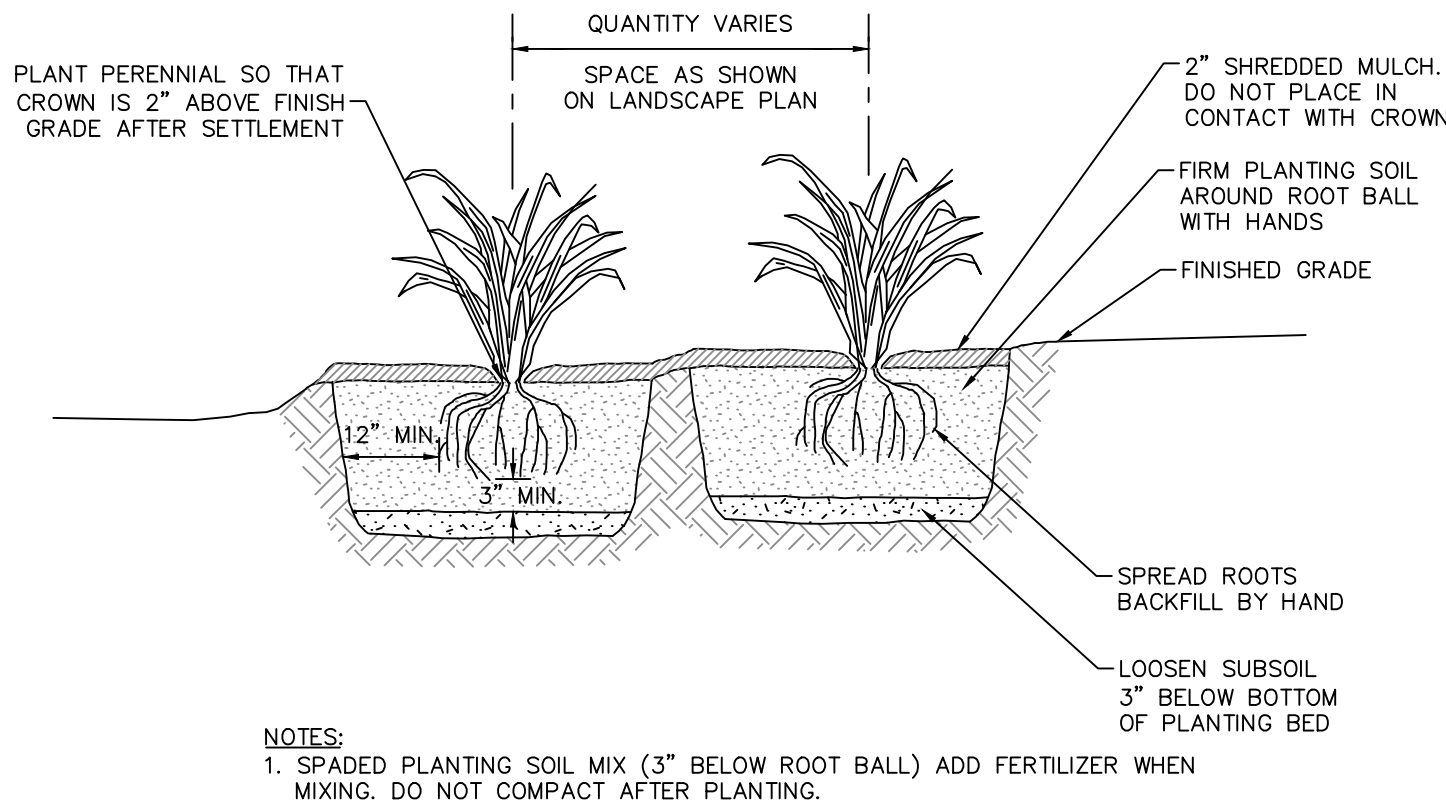
GROUND COVER/ANNUAL PLUG PLANTING

NOT TO SCALE



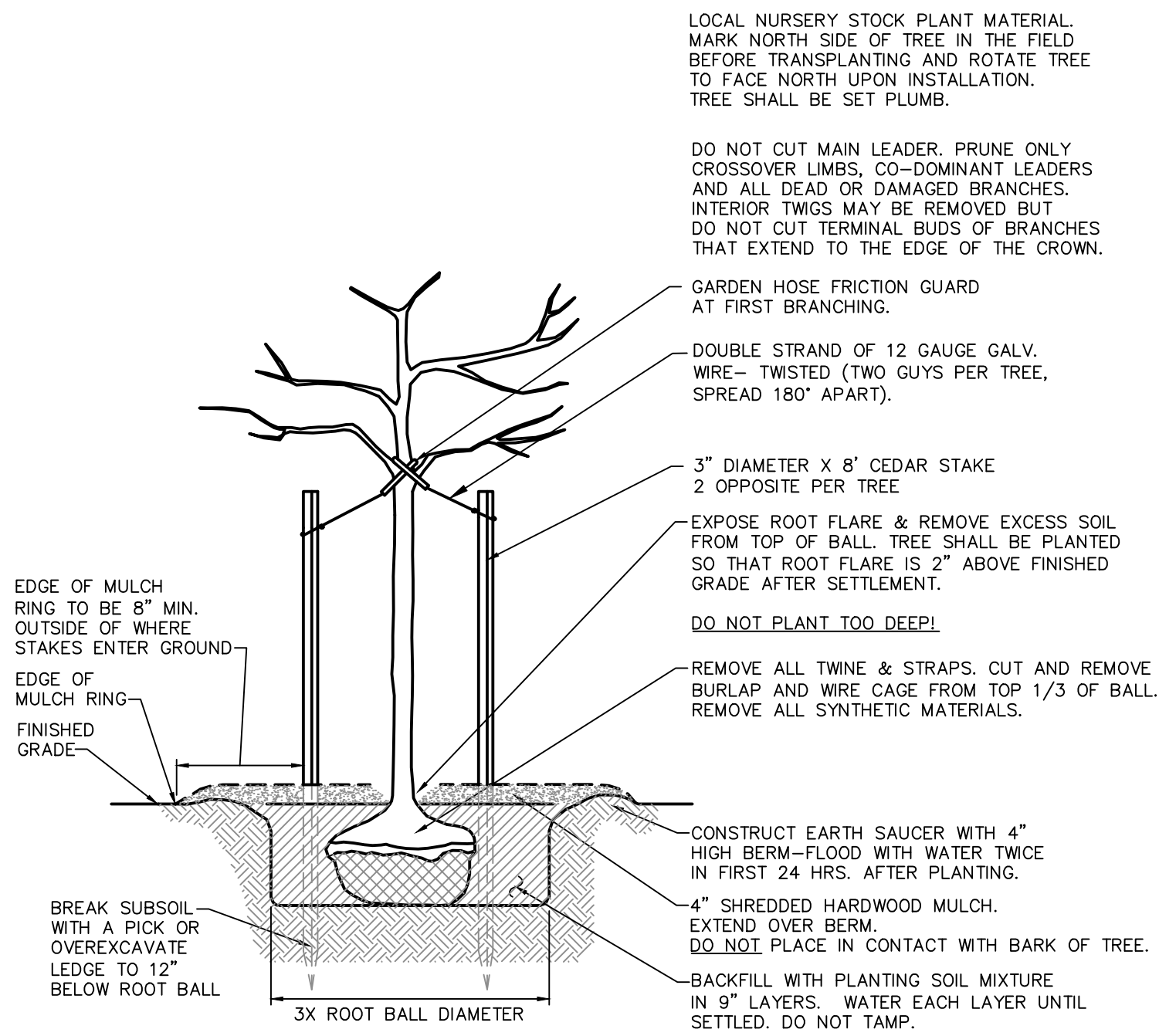
SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

NOT TO SCALE



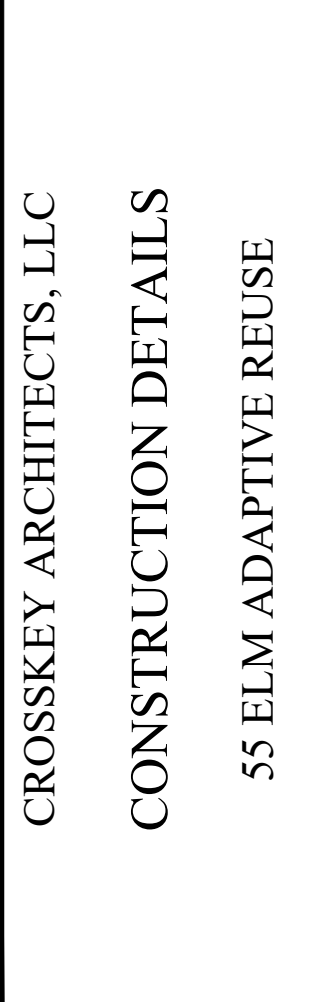
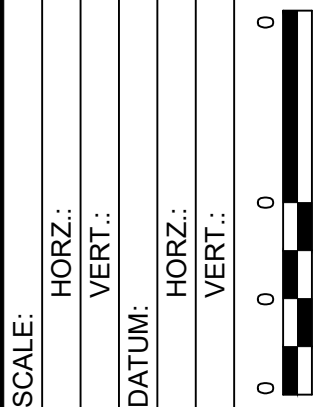
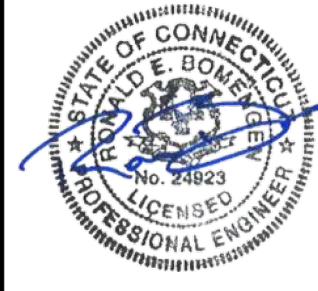
PERENNIAL PLANT BED

NOT TO SCALE



PLANTING AND GUYING FOR TREES LESS THAN 3" CALIPER, BALLED & BURLAPPED

NOT TO SCALE



PROJ. No.: 20071848.A30
DATE: 12/03/2020

CD-508

Stormwater Management Plan 55 Elm Adaptive Reuse

55 Elm Street
Hartford, Connecticut

December 2020



FUSS & O'NEILL

146 Hartford Road
Manchester, CT 06040

Project Number
20071848.A10



Stormwater Management Plan
55 Elm Adaptive Reuse
December 2020

Spinnaker Real Estate Partners, LLC proposes an adaptive reuse project at 55 Elm Street in Hartford, Connecticut. The proposed development is within a Multi-Use Mix (MX-2) district in Hartford. The 3.2-acre site is bounded by Elm Street and Pulaski Circle to the north, Hudson Street to the east, Capitol Avenue to the south, and West Street to the west.

There are two existing buildings on the site. The main building is a 7-story structure with a footprint of approximately 22,157 square feet that is currently occupied by the State of Connecticut personnel. The State will be vacating the building in January of 2021. There is also a three story annex building with a footprint of approximately 6,858 square feet located to the rear of the property which is connected to the main building by an underground tunnel and as well as an enclosed bridge on the 3rd floor.

Site improvements include converting and renovating the both buildings from office use to mixed-use development, construction of drop-off area behind the main building, and landscape enhancements. The rear courtyard (currently the loading dock and back entry) will be converted into a drop off zone for the hotel and residences. The existing loading docks at the main building and the annex will be converted into building entries. The grade in the courtyard will be raised approximately two feet to improve accessibility into the buildings. The courtyard will remain as a hardscape space with new pavers and minimal landscape as recommended by the State Historic Preservation Office (SHPO). The existing tunnel at the first floor will remain and get repurposed into a pedestrian only corridor. The existing driveway and parking lot will be modified and regraded to allow vehicular access into the rear courtyard. The rest of the site will remain as parking.

For the purposes of our stormwater analysis, Fuss & O'Neill evaluated existing (pre-development) and proposed (post-development) hydrologic conditions within the project limit identified on the plans. Overall drainage patterns of the entire site will be unchanged by the project. Stormwater will be collected through a series of catch basins and yard drains and conveyed through a pipe network that discharges to the existing stormwater management system located in Elm Street. This *Stormwater Management Plan* presents the design calculations for the peak stormwater runoff flow rates leaving the site and Best Management Practices (BMPs) that will be used for water quality improvement for the project. The proposed development has been designed to effectively convey and attenuate the peak discharge flows leaving the project area as compared to the existing conditions for the 2-, 10-, 25-, and 100-year design storm events.

Construction of the proposed development will result in a decrease of approximately 4,650 square feet of impervious surface. Due to the reduction in the impervious area, stormwater management detention facilities were not provided. Square footage of impervious and pervious areas for pre- and post-development are shown in the table below.

<i>Surface Type</i>	<i>Existing Area (SF)</i>	<i>Proposed Area (SF)</i>	<i>Net Area (SF)</i>
Impervious	48,340	43,690	-4,650
Pervious	5,360	10,010	4,650

The existing and proposed drainage analysis for the development was completed using the HydroCAD Software Solutions computer program. The HydroCAD program runoff method selected for the watershed modeling is based on NRCS TR-20 methods. Results from modeling of pre- and post-development peak flow rates are shown in the table that immediately follow this paragraph. The HydroCAD report is available upon request.

<i>Design Storm Event</i>	<i>Existing Flow</i>	<i>Proposed Flow</i>	<i>Net Change</i>	<i>Net Change</i>
	<i>(CFS)</i>	<i>(CFS)</i>	<i>(CFS)</i>	<i>(%)</i>
2 Year Design Storm	3.58	3.46	-0.12	-3%
10 Year Design Storm	5.45	5.35	-0.10	-2%
25 Year Design Storm	6.91	6.82	-0.09	-1%
100 Year Design Storm	9.82	9.75	-0.07	-1%

2 Year Design Storm Event		
<i>Design Point</i>	<i>Existing Flow (CFS)</i>	<i>Proposed Flow (CFS)</i>
West Lot	0.59	0.54
Parking Lot and Small Building	2.99	2.92

10 Year Design Storm Event		
<i>Design Point</i>	<i>Existing Flow (CFS)</i>	<i>Proposed Flow (CFS)</i>
West Lot	0.89	0.85
Parking Lot and Small Building	4.56	4.5

25 Year Design Storm Event		
<i>Design Point</i>	<i>Existing Flow (CFS)</i>	<i>Proposed Flow (CFS)</i>
West Lot	1.13	1.09
Parking Lot and Small Building	5.78	5.73

100 Year Design Storm Event		
<i>Design Point</i>	<i>Existing Flow (CFS)</i>	<i>Proposed Flow (CFS)</i>
West Lot	1.60	1.57
Parking Lot and Small Building	8.22	8.18

The water quality of stormwater runoff from the developed site will be improved using Best Management Practices (BMP's). Deep sumps in catch basins and hydrodynamic separators will be used to help achieve the removal of 80% of Total Suspended Solids that may be present in the stormwater runoff.

Stormwater Management Plan
55 Elm Adaptive Reuse
December 2020

The stormwater management design meets the guidelines of the Connecticut Stormwater Quality Manual, Connecticut General Permit of the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, as well as the requirements of the Town of Hartford. Water quality volume (WQV) treatment will be achieved through the use of hydrodynamic separator. WQV is equivalent to the first inch of rainfall in any storm event that should be captured and treated to remove a majority of the stormwater pollutants on an annual basis.

To ensure these measures continue to operate adequately over time, the following maintenance procedures should be followed:

- Inlet Sumps - Catch basin/yard drain sumps must be inspected at regular intervals and cleaned when necessary. At a minimum, inspections should be conducted twice per year, once in the spring and again in the fall. More inspections may be required during winter months where heavy sanding operations may lead to rapid sediment accumulation within the structure. Cleaning operations are typically done using a vacuum truck.
- Hydrodynamic Separators - The hydrodynamic separators must be inspected at regular intervals and maintained when necessary to ensure optimum performance. At a minimum, inspections should be conducted twice per year; once in the spring and again in the fall. More inspections may be required during winter months where heavy sanding operations may lead to rapid sediment accumulation within the structure. The structures should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when appreciable level of hydrocarbons and trash has accumulated. Cleaning operations are typically done using a vacuum truck.

These design measures incorporate commonly used Best Management Practices and follows guidelines set forth by the CTDEEP Stormwater Quality Manual, and the Connecticut and federal stormwater regulations.

Based on the results of the foregoing analysis, it is the professional opinion of Fuss & O'Neill that the proposed development will not have an adverse impact on receiving drainage facilities.