From: FOIA_Requests
Sent: Friday, January 10, 2025 12:36 PM
To: 'nkerpez@lenderconsulting.com'
Cc: Kathy Larkin
Subject: RE: FOIA Request

Good Afternoon,

Your information request has been received and will be sent to the appropriate departments for review and fulfillment. For future FOIA requests, please email FOIA_Requests@southington.org directly.

Thank you,
Town of Southington
FOIA Requests

From: Kathy Larkin <larkink@southington.org>
Sent: Friday, January 10, 2025 9:53 AM
To: FOIA_Requests <FOIA_Requests@southington.org>
Subject: FW: FOIA Request

From: Nathan Kerpez <nkerpez@lenderconsulting.com>
Sent: Friday, January 10, 2025 9:44 AM
To: Kathy Larkin <larkink@southington.org>
Subject: FOIA Request

Hello,

Please see the attached FOIA request. Thank you.

Regards,
Nathan Kerpez
Environmental Analyst/ Construction Inspector
Phone 516-512-2042 Email: nkerpez@lenderconsulting.com
Website:
https://link.edgepilot.com/s/df141b07/SmtE70ffKkizNLtp4VZkfQ?u=https://www.lenderconsulting.com/
Follow LCS on LinkedIn and Twitter

LCS INC.
Due Diligence Compliance Solutions

Lender Consulting Services, Inc.
Corporate Headquarters
Waterfront Village
40 La Riviere Drive, Suite 120
Buffalo, New York 14202

PUBLIC RECORDS REQUEST

To:	Southington Clerk
From:	Nathan Kerpez, Environmental Analyst
Date:	1/9/25
Re:	Public Records Request/FOIA LCS Project No. 24.09518.39

LCS, Inc. is completing an Environmental Site Assessment for a property within Southington Clerk addressed at 1268 West Street, Southington, Connecticut. We are requesting a review of Southington Clerk files for this property to identify any of the following records, if available:

1. Date the current building was constructed
2. Current and/or previous uses and occupants
3. Building, zoning, and/or fire department permits and/or inspections
4. Environmental enforcement actions, complaints, notices of violations, spills/releases, clean-ups, etc.
5. Underground/aboveground storage tanks or other underground features
6. Use of hazardous materials
7. Old/historical property record cards (prior to electronic records)
8. Code violations

If records are found, electronic delivery via email is preferred; otherwise, please contact me to discuss scheduling a file review at your office. Please also contact me in advance if any copy fees apply. **My contact information is as follows: nkerpez@lenderconsulting.com.**

Sincerely,

Nathan Kerpez
Environmental Analyst

DRAINAGE REPORT
The Learning Experience
1268 West Street
Southington, CT

November 7, 2022
Revised January 30, 2023

Prepared for:

Southington West Street LLC
56 East Main Street
Avon, Connecticut 06001
(860) 677-5607

Project No. 2022-069

Prepared by:

J.R. Russo & Associates, LLC
Land Surveyors & Professional Engineers
P.O. Box 938
East Windsor, CT 06088
(860) 623-0569

I. INTRODUCTION

A. Project Description

Southington West Street LLC and The Learning Experience are proposing the development of a 10,000 s.f. daycare center at 1268 West Street near the intersection of West Street (CT Rte. 229) and Churchill Street in Southington. The development will result in an impervious area of approximately 0.93 acres. Catch basins and piping will collect and convey stormwater from the building and parking lot to a proposed stormwater infiltration basin to provide water quality treatment and mitigate increases in peak flow resulting from the proposed impervious area.

B. Existing Conditions

The project site consists of an existing 2.7-acre parcel at 1268 West Street. The parcel is located on the western side of West Street approximately 500 feet north of the intersection with Churchill Street. Currently, the parcel is occupied by an abandoned house with overgrown lawn and woods. Runoff from the parcel is split along a north-south ridge near the center of the parcel. Runoff on the west flows off-site at the southwest corner. Runoff on the east flows towards the street and into the street's catch basin.

Based on a review of the USDA Soil Survey of Connecticut, the soil in the area to be developed consists of Cheshire fine sandy loam (see Soils Map in Appendix 1). The USDA Soil Survey defines groups of soils into Hydrologic Soil Groups (HSG) according to their runoff-producing characteristics. Soils are assigned to four groups (A, B, C, and D Groups). In group A, are soils having a high infiltration rate when thoroughly wet and having a low runoff potential. They typically are deep, well drained, and sandy or gravelly. In group D, at the other extreme, are soils having a very slow infiltration rate and thus a high runoff potential. They have a hardpan or clay layer at or near the surface, have a permanent high water table, or are shallow over nearly impervious bedrock or other nearly impervious material. The classification of the Cheshire fine sandy loam is HSG B.

On September 28, 2022, a series of 7 test pits were performed on-site to confirm the existing soil conditions. Test pits were excavated to depths ranging from 62-90 inches. Soils encountered included 9-11 inches of topsoil over medium brown fine sandy loam subsoils to a depth of 28-30 inches, overlying red-brown sand and gravel. No soil mottling indicative of the seasonal high water table were encountered in any of the test pits. Test pit logs are provided on the Site Plans.

II. STORMWATER RUNOFF ANALYSIS

A. Methodology

Peak runoff flow rates were determined for pre- and post-development conditions using Applied Microcomputer System's HydroCAD™ Stormwater Modeling System. This computer software employs the SCS Technical Release 55 and 20 (TR-55 & TR-20) methodology. The potential stormwater impacts downstream were evaluated for the 2-yr, 10-yr, 25-yr, and 100-yr; 24-hour

storm events. The rainfall for these storm events was taken from NOAA Atlas 14 provided in Appendix 2. Based on the present drainage patterns, runoff from the site flows either west off-site or east into the streets. As a result, the street and the western property line were selected as the two design points.

B. Pre-Development Hydrology

The pre-development site was modeled as two subcatchments. Subcatchment EX W includes the approximately 1.55 acres that runs off-site across the western property line. Subcatchment EX E includes the approximately 1.22 acres that runs east into the streets drainage system. The pre-development drainage area map is provided in Appendix 3. The pre-development runoff characteristics of the contributing area is provided on the HydroCAD data sheets in Appendix 4. The pre-development discharge rates from the site during the design storms are summarized in Tables 1 & 2.

C. Post-Development Hydrology

The proposed project will result in approximately 0.93 acres of new impervious area. In order to mitigate the increase in runoff resulting from the increase in impervious area, the development will include a series of catch basins and piping to collect runoff and convey it to a new infiltration basin. The infiltration basin has been designed in accordance with the CT Storm Water Quality Manual to provide treatment, groundwater recharge, and peak flow attenuation. Based on the loamy sand encountered in the test pits, a Rawls Rate of 2.41 inches/hour was selected for the design infiltration rate of the infiltration basin.

The infiltration basin will be equipped with a forebay separated from the main part of the basin by a stone filter berm. The bottom of the basin will be set at elevation 271. The basin will be equipped with a multi-stage outlet structure constructed from a 2'x2' pre-cast concrete yard drain. The structure's primary outlet will be an 8" orifice at elevation 273.30. The frame and grate at the top of the structure set at elevation 275.0 will act as the emergency spillway to allow stormwater discharge should flow through the primary weir be impeded. The structure will discharge via a 15" outlet pipe to an existing catch basin in the street. The proposed storage capacities of the infiltration basin below the primary outlet was sized to exceed the water quality volume. Likewise, the basin forebay was sized to contain a minimum of 25% of the WQV per the requirements for infiltration basins. WQV calculations are provided in Appendix 5.

The same design points for the pre-development analysis were used for the post development analysis. The post development site was divided into 6 subcatchments. Subcatchments S1 and S2 include the areas that will be collected by the catch basins in the parking lot and driveway that will be diverted to the infiltration basin. Subcatchment S3 includes the roof runoff that will be discharged directly into the infiltration basin. Subcatchment S4 includes the area that will sheet flow directly into the infiltration basin. Subcatchment S5 includes the area that will continue to drain overland directly to the street design point. Subcatchment S6 includes the area that will continue to drain overland directly to the western design point.

The post development drainage area map is provided in Appendix 3. The post development runoff characteristics of the subcatchments are provided on the HydroCAD data sheets in Appendix 4. As shown in Tables 1 & 2, the post-development peak rates of runoff from the site to the design points will be maintained or reduced in comparison to the pre-development rates.

TABLE 1 – COMPARISON OF PRE- & POST-DEVELOPMENT DISCHARGE RATES (CFS) TO WEST DESIGN POINT

	2-year	10-year	25-year	100-year
Pre-Development	0.49	2.11	3.36	5.52
Post Development	0.47	1.75	2.73	4.37

TABLE 2 – COMPARISON OF PRE- & POST-DEVELOPMENT DISCHARGE RATES (CFS) TO EAST (STREET) DESIGN POINT

	2-year	10-year	25-year	100-year
Pre-Development	0.37	1.56	2.48	4.07
Post Development	0.32	1.01	1.91	3.50

D. Pipe Sizing

The piping proposed at the site consists of smooth bore corrugated high density polyethylene pipe with smooth interior walls (CPEP-S). The roughness coefficient used for this pipe type is 0.012. The analysis provided in Appendix 4 indicates headwater elevation in the structure at each pipe inlet for the design storms and compares it to the flood elevation, which corresponds to the top of frame of the structure. The calculations indicate that all proposed pipes will have sufficient capacity to convey the 100-year storm event without surcharging out of the top of the structures.

E. Outlet Protection

Outfall protection for the pipe discharge from the catch basins will consist of a Type A riprap apron in the bottom of the sediment forebay. Outfall protection for the roof leader discharge into the basin will consist of a stone splash pad.

F. Summary of Results

The proposed design and analysis indicates that the proposed development will not result in negative impacts downstream of the site.

Appendix 1:

SOILS INFORMATION

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for State of Connecticut

October 20, 2022

Custom Soil Resource Report
Soil Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
63B	Cheshire fine sandy loam, 3 to 8 percent slopes	4.1	100.0%
Totals for Area of Interest		**4.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

State of Connecticut

63B—Cheshire fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9lpw
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cheshire and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cheshire

Setting

Landform: Till plains, hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from basalt and/or sandstone and shale

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bw1 - 8 to 16 inches: fine sandy loam
Bw2 - 16 to 26 inches: fine sandy loam
C - 26 to 65 inches: gravelly sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F145XY013CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Wilbraham

Percent of map unit: 5 percent
Landform: Drainageways, depressions

Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Yalesville

Percent of map unit: 3 percent
Landform: Ridges, hills
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Wethersfield

Percent of map unit: 3 percent
Landform: Hills, drumlins
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Watchaug

Percent of map unit: 3 percent
Landform: Till plains, hills
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Menlo

Percent of map unit: 2 percent
Landform: Drainageways, depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Unnamed, brown subsoil

Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed, less sloping

Percent of map unit: 2 percent
Hydric soil rating: No

Appendix 2:

RAINFALL DATA

NOAA Atlas 14, Volume 10, Version 3
Location name: Southington, Connecticut, USA*
Latitude: 41.6227°, Longitude: -72.9001°
Elevation: 280.87 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.348 (0.269-0.446)	0.419 (0.323-0.537)	0.534 (0.411-0.687)	0.630 (0.482-0.815)	0.761 (0.565-1.03)	0.861 (0.627-1.19)	0.965 (0.681-1.39)	1.08 (0.726-1.60)	1.24 (0.801-1.90)	1.37 (0.864-2.15)
10-min	0.493 (0.381-0.632)	0.593 (0.458-0.761)	0.757 (0.583-0.975)	0.892 (0.683-1.16)	1.08 (0.800-1.46)	1.22 (0.887-1.69)	1.37 (0.965-1.97)	1.53 (1.03-2.26)	1.75 (1.14-2.69)	1.94 (1.23-3.04)
15-min	0.580 (0.449-0.743)	0.698 (0.539-0.895)	0.890 (0.685-1.15)	1.05 (0.804-1.36)	1.27 (0.942-1.72)	1.44 (1.04-1.99)	1.61 (1.14-2.31)	1.80 (1.21-2.66)	2.06 (1.34-3.17)	2.28 (1.44-3.58)
30-min	0.792 (0.612-1.01)	0.950 (0.734-1.22)	1.21 (0.931-1.56)	1.42 (1.09-1.84)	1.72 (1.28-2.33)	1.94 (1.41-2.70)	2.18 (1.54-3.14)	2.43 (1.64-3.60)	2.79 (1.81-4.29)	3.09 (1.95-4.85)
60-min	1.00 (0.776-1.29)	1.20 (0.929-1.54)	1.53 (1.18-1.97)	1.80 (1.38-2.33)	2.17 (1.61-2.94)	2.45 (1.78-3.40)	2.75 (1.94-3.96)	3.07 (2.06-4.54)	3.53 (2.29-5.42)	3.90 (2.47-6.12)
2-hr	1.31 (1.02-1.67)	1.56 (1.22-1.99)	1.98 (1.53-2.53)	2.32 (1.78-2.98)	2.79 (2.08-3.76)	3.14 (2.30-4.34)	3.51 (2.50-5.04)	3.93 (2.65-5.79)	4.53 (2.94-6.93)	5.02 (3.19-7.85)
3-hr	1.52 (1.19-1.93)	1.82 (1.42-2.31)	2.29 (1.78-2.92)	2.69 (2.08-3.45)	3.24 (2.42-4.36)	3.65 (2.68-5.03)	4.08 (2.92-5.86)	4.58 (3.09-6.72)	5.30 (3.45-8.08)	5.89 (3.75-9.19)
6-hr	1.93 (1.51-2.43)	2.32 (1.82-2.93)	2.96 (2.31-3.74)	3.48 (2.71-4.44)	4.21 (3.18-5.65)	4.75 (3.51-6.53)	5.33 (3.84-7.65)	6.02 (4.08-8.80)	7.04 (4.59-10.7)	7.90 (5.04-12.3)
12-hr	2.38 (1.88-2.98)	2.90 (2.29-3.64)	3.76 (2.95-4.74)	4.47 (3.49-5.67)	5.45 (4.14-7.29)	6.18 (4.60-8.48)	6.96 (5.06-10.0)	7.92 (5.39-11.5)	9.39 (6.15-14.2)	10.7 (6.82-16.4)
24-hr	2.79 (2.21-3.47)	3.47 (2.75-4.32)	4.58 (3.62-5.73)	5.51 (4.33-6.94)	6.78 (5.18-9.05)	7.72 (5.80-10.6)	8.75 (6.43-12.6)	10.1 (6.86-14.6)	12.1 (7.96-18.3)	14.0 (8.95-21.4)
2-day	3.13 (2.49-3.87)	3.97 (3.16-4.91)	5.34 (4.24-6.64)	6.48 (5.12-8.11)	8.05 (6.20-10.7)	9.19 (6.96-12.6)	10.5 (7.79-15.1)	12.2 (8.32-17.6)	15.0 (9.84-22.4)	17.4 (11.2-26.7)
3-day	3.39 (2.72-4.18)	4.32 (3.46-5.33)	5.84 (4.65-7.23)	7.09 (5.62-8.84)	8.82 (6.82-11.7)	10.1 (7.67-13.8)	11.5 (8.59-16.6)	13.4 (9.18-19.3)	16.5 (10.9-24.7)	19.4 (12.5-29.5)
4-day	3.64 (2.92-4.48)	4.63 (3.71-5.70)	6.25 (4.99-7.72)	7.59 (6.02-9.43)	9.43 (7.30-12.5)	10.8 (8.21-14.7)	12.3 (9.19-17.7)	14.3 (9.81-20.5)	17.6 (11.6-26.3)	20.7 (13.3-31.4)
7-day	4.35 (3.51-5.32)	5.45 (4.39-6.67)	7.26 (5.82-8.92)	8.75 (6.98-10.8)	10.8 (8.40-14.2)	12.3 (9.40-16.7)	14.0 (10.5-20.0)	16.2 (11.2-23.2)	19.8 (13.1-29.4)	23.0 (14.9-34.9)
10-day	5.06 (4.09-6.16)	6.22 (5.02-7.59)	8.12 (6.54-9.95)	9.70 (7.76-12.0)	11.9 (9.23-15.5)	13.5 (10.3-18.1)	15.2 (11.4-21.5)	17.5 (12.1-24.9)	21.1 (14.0-31.2)	24.3 (15.8-36.7)
20-day	7.29 (5.93-8.82)	8.51 (6.91-10.3)	10.5 (8.50-12.8)	12.2 (9.78-14.9)	14.4 (11.3-18.6)	16.1 (12.3-21.4)	18.0 (13.3-24.9)	20.2 (14.0-28.5)	23.5 (15.7-34.5)	26.3 (17.1-39.6)
30-day	9.15 (7.47-11.0)	10.4 (8.47-12.6)	12.4 (10.1-15.1)	14.1 (11.4-17.2)	16.4 (12.8-21.0)	18.2 (13.9-23.9)	20.0 (14.8-27.4)	22.1 (15.4-31.1)	25.1 (16.8-36.8)	27.6 (18.0-41.4)
45-day	11.4 (9.37-13.8)	12.7 (10.4-15.3)	14.8 (12.1-17.9)	16.6 (13.4-20.1)	19.0 (14.8-24.1)	20.8 (15.8-27.0)	22.6 (16.6-30.5)	24.6 (17.2-34.4)	27.2 (18.3-39.7)	29.2 (19.1-43.7)
60-day	13.3 (11.0-16.0)	14.7 (12.0-17.6)	16.8 (13.7-20.3)	18.6 (15.1-22.6)	21.1 (16.5-26.6)	23.0 (17.5-29.7)	24.9 (18.2-33.3)	26.7 (18.8-37.3)	29.1 (19.6-42.3)	30.7 (20.1-45.9)

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

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

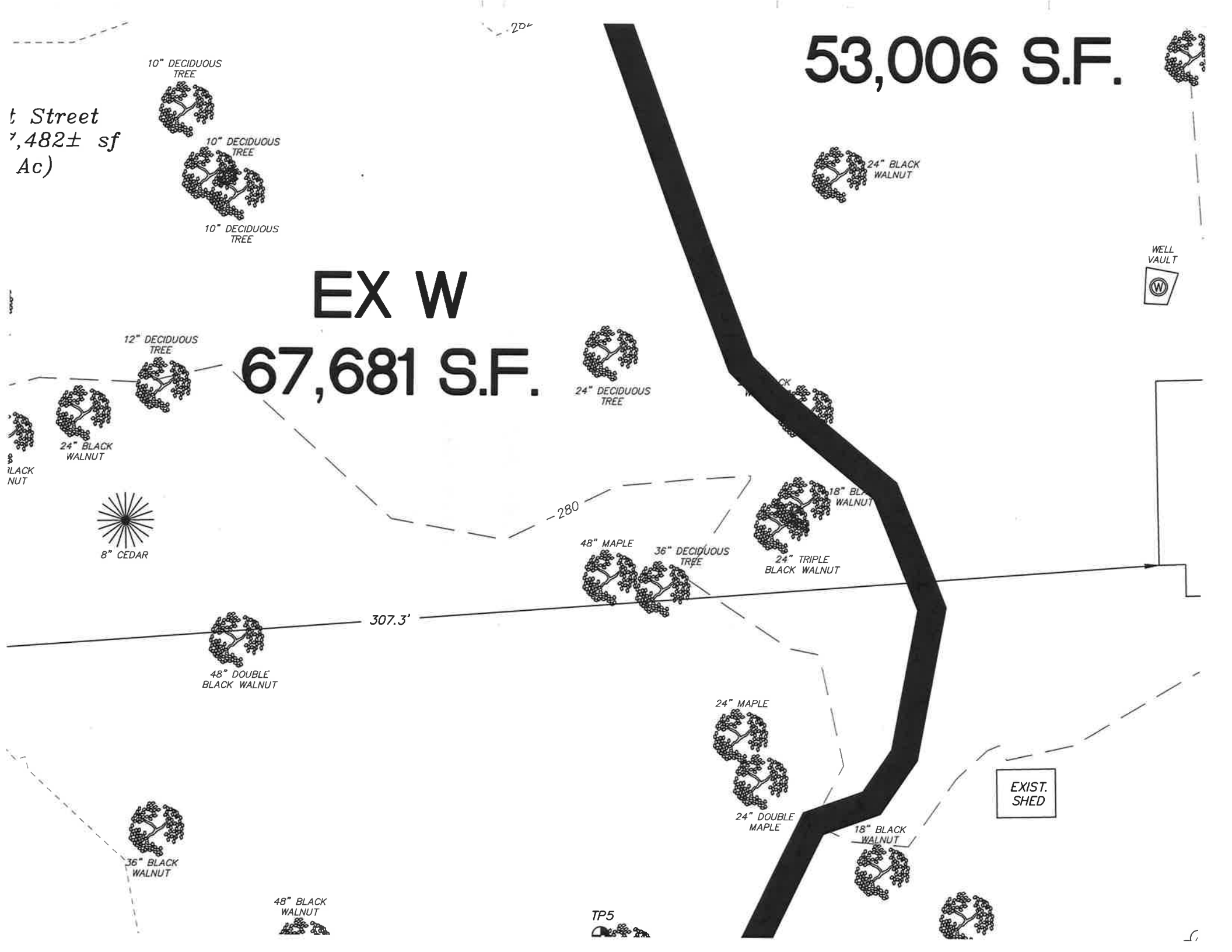
Please refer to NOAA Atlas 14 document for more information.

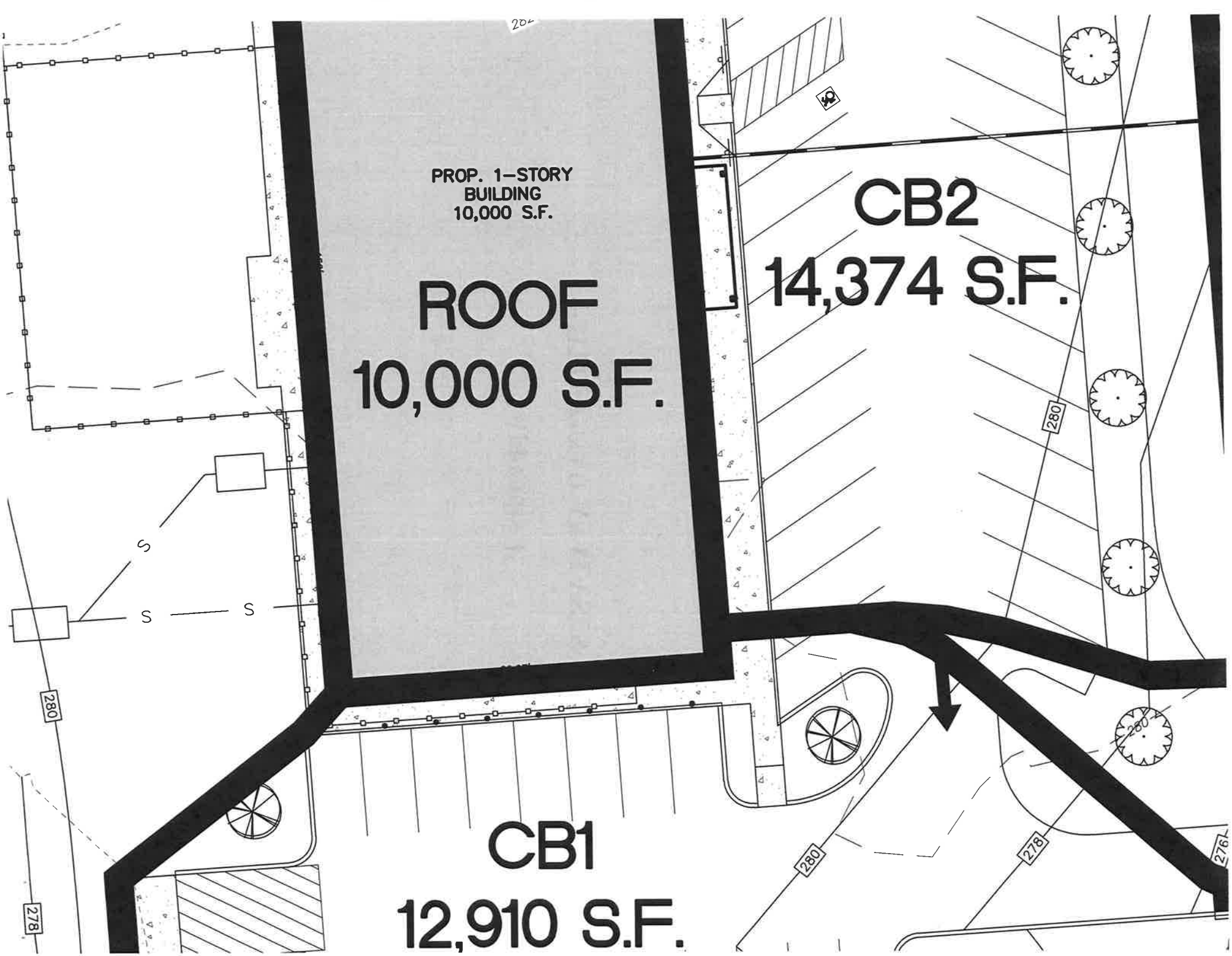
Back to Top

PF graphical

Appendix 3:

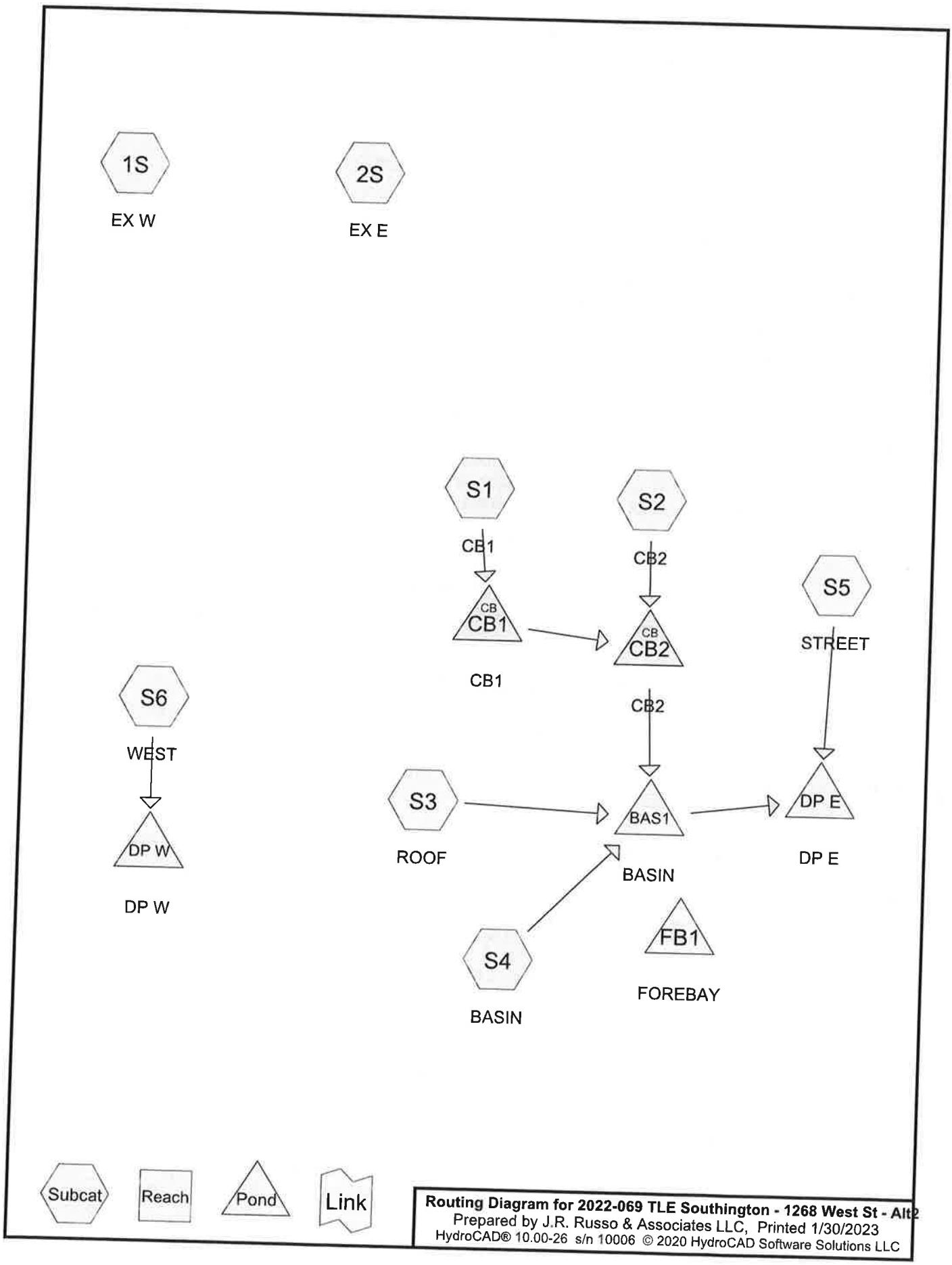
DRAINAGE AREA MAPS


53,006 S.F.
t Street
,482± sf
Ac)
10" DECIDUOUS TREE
10" DECIDUOUS TREE
10" DECIDUOUS TREE
24" BLACK WALNUT
WELL VAULT
EX W
67,681 S.F.
12" DECIDUOUS TREE
24" DECIDUOUS TREE
24" BLACK WALNUT
280
8" CEDAR
48" MAPLE
36" DECIDUOUS TREE
24" TRIPLE BLACK WALNUT
307.3'
48" DOUBLE BLACK WALNUT
24" MAPLE
24" DOUBLE MAPLE
EXIST. SHED
18" BLACK WALNUT
36" BLACK WALNUT
48" BLACK WALNUT
TP5


PROP. 1-STORY
BUILDING
10,000 S.F.
ROOF
10,000 S.F.
CB2
14,374 S.F.
CB1
12,910 S.F.
280
278
276

Appendix 4:

HYDROCAD ANALYSES



Routing Diagram for 2022-069 TLE Southington - 1268 West St - Alt2
Prepared by J.R. Russo & Associates LLC, Printed 1/30/2023
HydroCAD® 10.00-26 s/n 10006 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: EX W

Runoff = 2.11 cfs @ 12.20 hrs, Volume= 0.208 af, Depth= 1.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Description
53,203	61	Pasture/grassland/range, Good, HSG B
14,478	55	Woods, Good, HSG B
67,681	60	Weighted Average
67,681		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	25	0.0660	0.09		**Sheet Flow, W** Woods: Light underbrush n= 0.400 P2= 3.20"
5.8	75	0.0420	0.22		**Sheet Flow, GR** Grass: Short n= 0.150 P2= 3.20"
2.1	169	0.0361	1.33		**Shallow Concentrated Flow, GR** Short Grass Pasture Kv= 7.0 fps
1.3	75	0.0347	0.93		**Shallow Concentrated Flow, W** Woodland Kv= 5.0 fps
13.6	344	Total			

Summary for Subcatchment 2S: EX E

Runoff = 1.56 cfs @ 12.24 hrs, Volume= 0.163 af, Depth= 1.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Adj	Description
35,557	61		Pasture/grassland/range, Good, HSG B
15,322	55		Woods, Good, HSG B
2,127	98		Unconnected pavement, HSG B
53,006	61	60	Weighted Average, UI Adjusted
50,879			95.99% Pervious Area
2,127			4.01% Impervious Area
2,127			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	31	0.0645	0.10		**Sheet Flow, W** Woods: Light underbrush n= 0.400 P2= 3.20"
7.7	69	0.0174	0.15		**Sheet Flow, GR** Grass: Short n= 0.150 P2= 3.20"
2.9	232	0.0366	1.34		**Shallow Concentrated Flow, GR** Short Grass Pasture Kv= 7.0 fps
15.9	332	Total			

Summary for Subcatchment S1: CB1

Runoff = 1.39 cfs @ 12.07 hrs, Volume= 0.097 af, Depth= 3.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Description
3,643	61	>75% Grass cover, Good, HSG B
8,792	98	Unconnected pavement, HSG B
475	55	Woods, Good, HSG B
12,910	86	Weighted Average
4,118		31.90% Pervious Area
8,792		68.10% Impervious Area
8,792		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment S2: CB2

Runoff = 1.76 cfs @ 12.07 hrs, Volume= 0.129 af, Depth= 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Description
1,947	61	>75% Grass cover, Good, HSG B
12,427	98	Unconnected pavement, HSG B
14,374	93	Weighted Average
1,947		13.55% Pervious Area
12,427		86.45% Impervious Area
12,427		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment S3: ROOF

Runoff = 1.28 cfs @ 12.07 hrs, Volume= 0.101 af, Depth> 5.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Description
10,000	98	Unconnected pavement, HSG B
10,000		100.00% Impervious Area
10,000		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment S4: BASIN

Runoff = 0.71 cfs @ 12.08 hrs, Volume= 0.052 af, Depth= 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Adj	Description
13,018	61		>75% Grass cover, Good, HSG B
2,432	55		Woods, Good, HSG B
709	98		Unconnected pavement, HSG B
16,159	62	61	Weighted Average, UI Adjusted
15,450			95.61% Pervious Area
709			4.39% Impervious Area
709			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment S5: STREET

Runoff = 0.96 cfs @ 12.08 hrs, Volume= 0.067 af, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Adj	Description
11,012	61		>75% Grass cover, Good, HSG B
806	55		Woods, Good, HSG B
5,064	98		Unconnected pavement, HSG B
16,882	72	66	Weighted Average, UI Adjusted
11,818			70.00% Pervious Area
5,064			30.00% Impervious Area
5,064			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Summary for Subcatchment S6: WEST

Runoff = 1.75 cfs @ 12.20 hrs, Volume= 0.170 af, Depth= 1.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.51"

Area (sf)	CN	Adj	Description
33,708	61		>75% Grass cover, Good, HSG B
10,871	55		Woods, Good, HSG B
5,783	98		Unconnected pavement, HSG B
50,362	64	62	Weighted Average, UI Adjusted
44,579			88.52% Pervious Area
5,783			11.48% Impervious Area
5,783			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	25	0.0660	0.09		**Sheet Flow, W** Woods: Light underbrush n= 0.400 P2= 3.20"
5.8	75	0.0413	0.21		**Sheet Flow, GR** Grass: Short n= 0.150 P2= 3.20"
2.2	170	0.0348	1.31		**Shallow Concentrated Flow, GR** Short Grass Pasture Kv= 7.0 fps
1.3	73	0.0356	0.94		**Shallow Concentrated Flow, W** Woodland Kv= 5.0 fps
13.7	343	Total			

Summary for Pond BAS1: BASIN

Inflow Area = 1.227 ac, 59.74% Impervious, Inflow Depth > 3.71" for 10-year event
Inflow = 5.12 cfs @ 12.08 hrs, Volume= 0.380 af
Outflow = 0.87 cfs @ 12.55 hrs, Volume= 0.383 af, Atten= 83%, Lag= 28.0 min
Discarded = 0.10 cfs @ 12.55 hrs, Volume= 0.254 af
Primary = 0.77 cfs @ 12.55 hrs, Volume= 0.129 af

Routing by Sim-Route method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 273.85' @ 12.55 hrs Surf.Area= 4,296 sf Storage= 8,133 cf
Flood Elev= 276.00' Surf.Area= 6,915 sf Storage= 20,174 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 527.1 min (1,313.5 - 786.4)

Volume	Invert	Avail.Storage	Storage Description
#1	271.00'	20,174 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
271.00	1,517	0	0
272.00	2,395	1,956	1,956
274.00	4,454	6,849	8,805
276.00	6,915	11,369	20,174

Device	Routing	Invert	Outlet Devices
#1	Primary	270.00'	**15.0" Round Culvert** L= 45.0' Ke= 0.500 Inlet / Outlet Invert= 270.00' / 268.00' S= 0.0444 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Discarded	271.00'	**1.020 in/hr Exfiltration over Surface area**
#3	Device 1	273.30'	**8.0" Vert. Orifice** C= 0.600
#4	Device 1	275.00'	**24.0" W x 24.0" H Vert. Grate** C= 0.600

Discarded OutFlow Max=0.10 cfs @ 12.55 hrs HW=273.85' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.77 cfs @ 12.55 hrs HW=273.85' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 0.77 cfs of 10.61 cfs potential flow)
↑—**3=Orifice** (Orifice Controls 0.77 cfs @ 2.52 fps)
—**4=Grate** (Controls 0.00 cfs)

Summary for Pond CB1: CB1

Inflow Area = 0.296 ac, 68.10% Impervious, Inflow Depth = 3.95" for 10-year event
Inflow = 1.39 cfs @ 12.07 hrs, Volume= 0.097 af
Outflow = 1.39 cfs @ 12.08 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.6 min
Primary = 1.39 cfs @ 12.08 hrs, Volume= 0.098 af

Routing by Sim-Route method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 273.86' @ 12.54 hrs
Flood Elev= 275.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	272.20'	**15.0" Round Culvert** L= 42.0' Ke= 0.500 Inlet / Outlet Invert= 272.20' / 271.70' S= 0.0119 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.74 cfs @ 12.08 hrs HW=273.33' TW=273.31' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.74 cfs @ 0.83 fps)

Summary for Pond CB2: CB2

Inflow Area = 0.626 ac, 77.77% Impervious, Inflow Depth = 4.34" for 10-year event
Inflow = 3.14 cfs @ 12.08 hrs, Volume= 0.227 af
Outflow = 3.14 cfs @ 12.09 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.6 min
Primary = 3.14 cfs @ 12.09 hrs, Volume= 0.227 af

Routing by Sim-Route method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 273.85' @ 12.54 hrs
Flood Elev= 275.20'

Device	Routing	Invert	Outlet Devices
#1	Primary	271.70'	**15.0" Round Culvert** L= 36.0' Ke= 0.500 Inlet / Outlet Invert= 271.70' / 271.00' S= 0.0194 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=2.84 cfs @ 12.09 hrs HW=273.33' TW=273.10' (Dynamic Tailwater)
↑—**1=Culvert** (Inlet Controls 2.84 cfs @ 2.31 fps)

Summary for Pond DP E: DP E

Inflow Area = 1.614 ac, 52.60% Impervious, Inflow Depth = 1.46" for 10-year event
Inflow = 1.01 cfs @ 12.44 hrs, Volume= 0.196 af
Primary = 1.01 cfs @ 12.45 hrs, Volume= 0.196 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond DP W: DP W

Inflow Area = 1.156 ac, 11.48% Impervious, Inflow Depth = 1.76" for 10-year event
Inflow = 1.75 cfs @ 12.20 hrs, Volume= 0.170 af
Primary = 1.75 cfs @ 12.21 hrs, Volume= 0.170 af, Atten= 0%, Lag= 0.6 min

Routing by Sim-Route method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond FB1: FOREBAY

Volume	Invert	Avail.Storage	Storage Description
#1	271.00'	883 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
271.00	103	0	0
272.00	276	190	190
273.00	519	398	587
273.50	666	296	883

Device	Routing	Invert	Outlet Devices
#1	Discarded	271.00'	**1.020 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.00 cfs @ 1.00 hrs HW=0.00' (Free Discharge)
↑—**1=Exfiltration** (Controls 0.00 cfs)

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: EX W Runoff Area=67,681 sf 0.00% Impervious Runoff Depth=0.52"
Flow Length=344' Tc=13.6 min CN=60 Runoff=0.49 cfs 0.067 af

Subcatchment2S: EX E Runoff Area=53,006 sf 4.01% Impervious Runoff Depth=0.52"
Flow Length=332' Tc=15.9 min UI Adjusted CN=60 Runoff=0.37 cfs 0.053 af

SubcatchmentS1: CB1 Runoff Area=12,910 sf 68.10% Impervious Runoff Depth=2.07"
Tc=5.0 min CN=86 Runoff=0.75 cfs 0.051 af

SubcatchmentS2: CB2 Runoff Area=14,374 sf 86.45% Impervious Runoff Depth=2.71"
Tc=5.0 min CN=93 Runoff=1.04 cfs 0.074 af

SubcatchmentS3: ROOF Runoff Area=10,000 sf 100.00% Impervious Runoff Depth=3.24"
Tc=5.0 min CN=98 Runoff=0.80 cfs 0.062 af

SubcatchmentS4: BASIN Runoff Area=16,159 sf 4.39% Impervious Runoff Depth=0.56"
Tc=5.0 min UI Adjusted CN=61 Runoff=0.18 cfs 0.017 af

SubcatchmentS5: STREET Runoff Area=16,882 sf 30.00% Impervious Runoff Depth=0.78"
Tc=5.0 min UI Adjusted CN=66 Runoff=0.32 cfs 0.025 af

SubcatchmentS6: WEST Runoff Area=50,362 sf 11.48% Impervious Runoff Depth=0.60"
Flow Length=343' Tc=13.7 min UI Adjusted CN=62 Runoff=0.47 cfs 0.058 af

Pond BAS1: BASIN Peak Elev=273.19' Storage=5,527 cf Inflow=2.75 cfs 0.205 af
Discarded=0.09 cfs 0.210 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.210 af

Pond CB1: CB1 Peak Elev=273.19' Inflow=0.75 cfs 0.051 af
15.0" Round Culvert n=0.012 L=42.0' S=0.0119 '/' Outflow=0.75 cfs 0.051 af

Pond CB2: CB2 Peak Elev=273.19' Inflow=1.78 cfs 0.126 af
15.0" Round Culvert n=0.012 L=36.0' S=0.0194 '/' Outflow=1.78 cfs 0.126 af

Pond DP E: DP E Inflow=0.32 cfs 0.025 af
Primary=0.32 cfs 0.025 af

Pond DP W: DP W Inflow=0.47 cfs 0.058 af
Primary=0.47 cfs 0.058 af

Pond FB1: FOREBAY Peak Elev=0.00' Storage=0 cf
Discarded=0.00 cfs 0.000 af

Total Runoff Area = 5.541 ac Runoff Volume = 0.408 af Average Runoff Depth = 0.88"
81.40% Pervious = 4.510 ac 18.60% Impervious = 1.031 ac

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: EX W Runoff Area=67,681 sf 0.00% Impervious Runoff Depth=1.61"
Flow Length=344' Tc=13.6 min CN=60 Runoff=2.11 cfs 0.208 af

Subcatchment2S: EX E Runoff Area=53,006 sf 4.01% Impervious Runoff Depth=1.61"
Flow Length=332' Tc=15.9 min UI Adjusted CN=60 Runoff=1.56 cfs 0.163 af

SubcatchmentS1: CB1 Runoff Area=12,910 sf 68.10% Impervious Runoff Depth=3.95"
Tc=5.0 min CN=86 Runoff=1.39 cfs 0.097 af

SubcatchmentS2: CB2 Runoff Area=14,374 sf 86.45% Impervious Runoff Depth=4.70"
Tc=5.0 min CN=93 Runoff=1.76 cfs 0.129 af

SubcatchmentS3: ROOF Runoff Area=10,000 sf 100.00% Impervious Runoff Depth>5.27"
Tc=5.0 min CN=98 Runoff=1.28 cfs 0.101 af

SubcatchmentS4: BASIN Runoff Area=16,159 sf 4.39% Impervious Runoff Depth=1.69"
Tc=5.0 min UI Adjusted CN=61 Runoff=0.71 cfs 0.052 af

SubcatchmentS5: STREET Runoff Area=16,882 sf 30.00% Impervious Runoff Depth=2.08"
Tc=5.0 min UI Adjusted CN=66 Runoff=0.96 cfs 0.067 af

SubcatchmentS6: WEST Runoff Area=50,362 sf 11.48% Impervious Runoff Depth=1.76"
Flow Length=343' Tc=13.7 min UI Adjusted CN=62 Runoff=1.75 cfs 0.170 af

Pond BAS1: BASIN Peak Elev=273.85' Storage=8,133 cf Inflow=5.12 cfs 0.380 af
Discarded=0.10 cfs 0.254 af Primary=0.77 cfs 0.129 af Outflow=0.87 cfs 0.383 af

Pond CB1: CB1 Peak Elev=273.86' Inflow=1.39 cfs 0.097 af
15.0" Round Culvert n=0.012 L=42.0' S=0.0119 '/' Outflow=1.39 cfs 0.098 af

Pond CB2: CB2 Peak Elev=273.85' Inflow=3.14 cfs 0.227 af
15.0" Round Culvert n=0.012 L=36.0' S=0.0194 '/' Outflow=3.14 cfs 0.227 af

Pond DP E: DP E Inflow=1.01 cfs 0.196 af
Primary=1.01 cfs 0.196 af

Pond DP W: DP W Inflow=1.75 cfs 0.170 af
Primary=1.75 cfs 0.170 af

Pond FB1: FOREBAY Peak Elev=0.00' Storage=0 cf
Discarded=0.00 cfs 0.000 af

Total Runoff Area = 5.541 ac Runoff Volume = 0.988 af Average Runoff Depth = 2.14"
81.40% Pervious = 4.510 ac 18.60% Impervious = 1.031 ac

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: EX W Runoff Area=67,681 sf 0.00% Impervious Runoff Depth=2.45"
Flow Length=344' Tc=13.6 min CN=60 Runoff=3.36 cfs 0.317 af

Subcatchment2S: EX E Runoff Area=53,006 sf 4.01% Impervious Runoff Depth=2.45"
Flow Length=332' Tc=15.9 min UI Adjusted CN=60 Runoff=2.48 cfs 0.248 af

SubcatchmentS1: CB1 Runoff Area=12,910 sf 68.10% Impervious Runoff Depth=5.15"
Tc=5.0 min CN=86 Runoff=1.80 cfs 0.127 af

SubcatchmentS2: CB2 Runoff Area=14,374 sf 86.45% Impervious Runoff Depth=5.95"
Tc=5.0 min CN=93 Runoff=2.20 cfs 0.164 af

SubcatchmentS3: ROOF Runoff Area=10,000 sf 100.00% Impervious Runoff Depth>6.54"
Tc=5.0 min CN=98 Runoff=1.58 cfs 0.125 af

SubcatchmentS4: BASIN Runoff Area=16,159 sf 4.39% Impervious Runoff Depth=2.54"
Tc=5.0 min UI Adjusted CN=61 Runoff=1.12 cfs 0.079 af

SubcatchmentS5: STREET Runoff Area=16,882 sf 30.00% Impervious Runoff Depth=3.03"
Tc=5.0 min UI Adjusted CN=66 Runoff=1.42 cfs 0.098 af

SubcatchmentS6: WEST Runoff Area=50,362 sf 11.48% Impervious Runoff Depth=2.64"
Flow Length=343' Tc=13.7 min UI Adjusted CN=62 Runoff=2.73 cfs 0.254 af

Pond BAS1: BASIN Peak Elev=274.27' Storage=10,040 cf Inflow=6.66 cfs 0.495 af
Discarded=0.11 cfs 0.264 af Primary=1.34 cfs 0.232 af Outflow=1.45 cfs 0.497 af

Pond CB1: CB1 Peak Elev=274.29' Inflow=1.80 cfs 0.127 af
15.0" Round Culvert n=0.012 L=42.0' S=0.0119 '/' Outflow=1.80 cfs 0.127 af

Pond CB2: CB2 Peak Elev=274.29' Inflow=3.99 cfs 0.291 af
15.0" Round Culvert n=0.012 L=36.0' S=0.0194 '/' Outflow=3.99 cfs 0.291 af

Pond DP E: DP E Inflow=1.91 cfs 0.330 af
Primary=1.91 cfs 0.330 af

Pond DP W: DP W Inflow=2.73 cfs 0.254 af
Primary=2.73 cfs 0.254 af

Pond FB1: FOREBAY Peak Elev=0.00' Storage=0 cf
Discarded=0.00 cfs 0.000 af

Total Runoff Area = 5.541 ac Runoff Volume = 1.413 af Average Runoff Depth = 3.06"
81.40% Pervious = 4.510 ac 18.60% Impervious = 1.031 ac

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

SubcatchmentS1: EX W Runoff Area=67,681 sf 0.00% Impervious Runoff Depth=3.91"
Flow Length=344' Tc=13.6 min CN=60 Runoff=5.52 cfs 0.506 af

SubcatchmentS2: EX E Runoff Area=53,006 sf 4.01% Impervious Runoff Depth=3.91"
Flow Length=332' Tc=15.9 min UI Adjusted CN=60 Runoff=4.07 cfs 0.396 af

SubcatchmentS1: CB1 Runoff Area=12,910 sf 68.10% Impervious Runoff Depth=7.06"
Tc=5.0 min CN=86 Runoff=2.42 cfs 0.174 af

SubcatchmentS2: CB2 Runoff Area=14,374 sf 86.45% Impervious Runoff Depth=7.91"
Tc=5.0 min CN=93 Runoff=2.88 cfs 0.217 af

SubcatchmentS3: ROOF Runoff Area=10,000 sf 100.00% Impervious Runoff Depth>8.50"
Tc=5.0 min CN=98 Runoff=2.04 cfs 0.163 af

SubcatchmentS4: BASIN Runoff Area=16,159 sf 4.39% Impervious Runoff Depth=4.03"
Tc=5.0 min UI Adjusted CN=61 Runoff=1.80 cfs 0.124 af

SubcatchmentS5: STREET Runoff Area=16,882 sf 30.00% Impervious Runoff Depth=4.63"
Tc=5.0 min UI Adjusted CN=66 Runoff=2.18 cfs 0.150 af

SubcatchmentS6: WEST Runoff Area=50,362 sf 11.48% Impervious Runoff Depth=4.15"
Flow Length=343' Tc=13.7 min UI Adjusted CN=62 Runoff=4.37 cfs 0.400 af

Pond BAS1: BASIN Peak Elev=274.94' Storage=13,549 cf Inflow=9.10 cfs 0.679 af
Discarded=0.13 cfs 0.277 af Primary=1.92 cfs 0.403 af Outflow=2.06 cfs 0.680 af

Pond CB1: CB1 Peak Elev=275.20' Inflow=2.42 cfs 0.174 af
15.0" Round Culvert n=0.012 L=42.0' S=0.0119 '/' Outflow=2.42 cfs 0.174 af

Pond CB2: CB2 Peak Elev=275.06' Inflow=5.28 cfs 0.392 af
15.0" Round Culvert n=0.012 L=36.0' S=0.0194 '/' Outflow=5.28 cfs 0.392 af

Pond DP E: DP E Inflow=3.50 cfs 0.552 af
Primary=3.50 cfs 0.552 af

Pond DP W: DP W Inflow=4.37 cfs 0.400 af
Primary=4.37 cfs 0.400 af

Pond FB1: FOREBAY Peak Elev=0.00' Storage=0 cf
Discarded=0.00 cfs 0.000 af

Total Runoff Area = 5.541 ac Runoff Volume = 2.130 af Average Runoff Depth = 4.61"
81.40% Pervious = 4.510 ac 18.60% Impervious = 1.031 ac

Appendix 5:

MISCELLANEOUS CALCULATIONS

J.R. RUSSO & ASSOCIATES, LLC
Professional Engineers & Surveyors
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JOB 2022-69
SHEET NO. 1 OF 1
CALCULATED BY CJC DATE 1-30-2023
CHECKED BY _____ DATE _____
SCALE _____

Water Quality Volume (WQV) Calculations

$WQV = (1")RA/12$
$R = 0.05 + 0.009I$

I = percent impervious coverage
R = volumetric runoff coefficient
A = contributing area

A = 53,443 s.f.
$I = \frac{31,928 \text{ s.f. impervious}}{53,443 \text{ s.f. total}} = 59.74\%$
$R = 0.05 + 0.009(59.74) = 0.588$
$WQV = (1")(0.588)(53,443)/12 = \boxed{2,617 \text{ c.f.}}$

$\text{Forebay} = 0.25(WQV) = 0.25(2617) = \boxed{654 \text{ c.f.}}$

WQV Check:

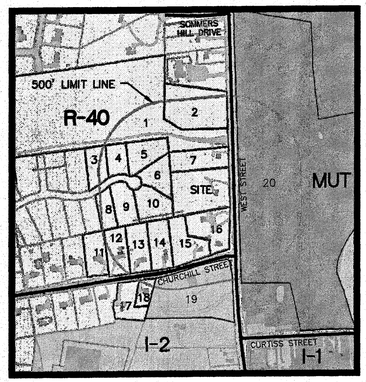
Basin storage below outlet = 5,939 c.f. > 2,617 c.f. ✓
Forebay storage = 883 c.f. > 654 c.f. ✓

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION

1268 West Street
Southington, Connecticut

LIST OF ABUTTERS WITHIN 500 FEET	
LOT I.D.	OWNER NAME & ADDRESS
1	BAGNO FARMS, LLC 888 WEST QUEEN ST. SOUTHINGTON, CT 06489
2	CONNECITCUT LIGHT & POWER CO. P.O. BOX 270 HARTFORD, CT 06141
3	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
4	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
5	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
6	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
7	GLENDA LEE RIVERA 1294 WEST ST. SOUTHINGTON, CT 06489
8	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
9	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
10	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479

LIST OF ABUTTERS WITHIN 500 FEET	
LOT I.D.	OWNER NAME & ADDRESS
11	GREGORY T. & THERESSA A. HOFFMAN 93 CHURCHILL RD. SOUTHINGTON, CT 06489
12	TIMOTHY F. & TERRI L. CONNELLAN 79 CHURCHILL RD. SOUTHINGTON, CT 06489
13	RONALD E. & DEBRA A. BARD 65 CHURCHILL RD. SOUTHINGTON, CT 06489
14	ALLEN J. & LINDA HUBENY 47 CHURCHILL RD. SOUTHINGTON, CT 06489
15	ALAN C. & KLAIR A. BENNISON 21 CHURCHILL RD. SOUTHINGTON, CT 06489
16	TAMMY C. & DANIEL J. BALCH 1230 WEST ST. SOUTHINGTON, CT 06489
17	LAWRENCE J. & JEREMIE M. BUTLEIN 74 CHURCHILL RD. SOUTHINGTON, CT 06489
18	THERESA S. FOXWELL 64 CHURCHILL RD. SOUTHINGTON, CT 06489
19	1198 WEST STREET, LLC. 1198 WEST ST. SOUTHINGTON, CT 06489
20	ROGER CHARLES TOLLES COUNTRY MEADOWS RC FREDERICK, MD 21704



KEY PLAN MAP
1"=500'

APPROVED
Town of Southington
Planning and Zoning Comission
MAR 0 7 2023
BY: Chairman / Secretary

Applicant
Southington West Street LLC
56 East Main Street
Avon, CT 06001
(860) 677-5607

Owner
Lovley Development Inc.
710 Main Street, Suite 11
Southington, CT 06479

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DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 10	3-08-2023
EXISTING CONDITIONS & DEMOLITION PLAN	2 of 10	2-06-2023
LAYOUT & LANDSCAPE PLAN	3 of 10	3-08-2023
GRADING & EROSION CONTROL PLAN	4 of 10	3-08-2023
UTILITY PLAN	5 of 10	3-08-2023
SEPTIC & CONSTRUCTION NOTES	6 of 10	3-08-2023
DETAILS	7 of 10	2-06-2023
DETAILS	8 of 10	2-06-2023
DETAILS	9 of 10	2-06-2023
DETAILS	10 of 10	2-06-2023
ARCHITECTURAL FLOOR PLAN	SA-1.1	
ARCHITECTURAL ELEVATIONS	SA-1.2	

SPR#1857.1 & SPU#669.1
03/07/2023

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

Reference Maps:

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Notes:

1. The parcel is not located in a flood hazard zone, panel no. 09003C0582G, effective 5/16/2017.
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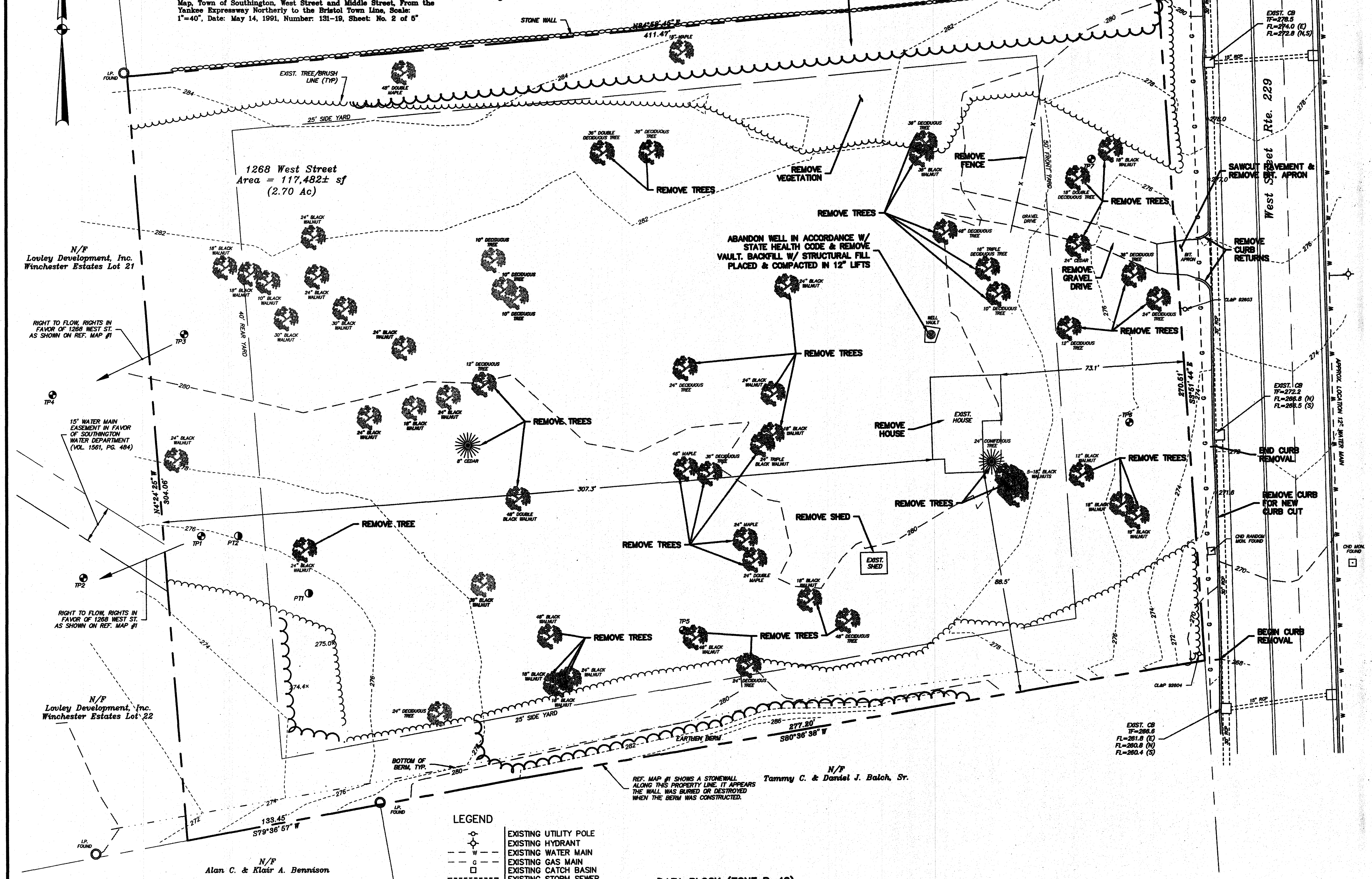

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- EXISTING TREELINE
- PERC TEST
- TEST PIT
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

DATA BLOCK (ZONE R-40)

	REQUIREMENT	EXISTING
MIN. WIDTH:	150'	270.51'
MIN. AREA:	40,000 S.F.	117,482 S.F.
FRONT YARD:	50'	73.1'
SIDE YARD:	25'	88.5'
REAR YARD:	40'	307.3'
MAX. LOT COVERAGE:	20%	0.8%

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. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

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

STATE OF CONNECTICUT — JAMES E. USSERY, JR. — No. 14665 — LICENSED LAND SURVEYOR

STATE OF CONNECTICUT — TIMOTHY A. COON — No. 23652 — LICENSED PROFESSIONAL ENGINEER

Test Pit Data:
Observed by J.R. Russo & Associates & Julia Burdacki, Plainville-Southington Regional Health District on 9-28-22

TP 1
0"-9" Topsoil
9"-23" Med Brown Fine Loamy Sand
23"-90" Red Brown Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 52
No Water
No Mottles
No Ledge

TP 2
0"-11" Topsoil
11"-28" Med Brown Fine Sandy Loam
28"-90" Red Brown Med Sand Some Cobbles, Firm
Roots @ 55
No Water
No Mottles
No Ledge

TP 3
0"-9" Topsoil
9"-29" Med Brown Fine Sandy Loam
29"-60"(west/84"(east) Red Brown Med Sand w/ Cobbles, Firm
Roots @ 42
No Water
No Mottles
Refusal @ 60-84"

TP 4
0"-9" Topsoil
9"-30" Med Brown Fine Sandy Loam
30"-90" Red Brown Med Sand Sparse Cobbles, Firm
Roots @ 58
No Water
No Mottles
No Ledge

Test Pit Data:
Observed by J.R. Russo & Associates on 9-28-22

TP 5
0"-9" Topsoil
9"-28" Med Brown Fine Sandy Loam
28"-96" Red Brown Fin to Med Sand & Gravel, Firm
Roots @ 48
No Water
No Mottles
No Ledge

TP 6
0"-9" Topsoil
9"-29" Med Brown Fine Sandy Loam
29"-96" Red Brown Fine to Med Sand & Gravel, Some Cobbles, Firm
Roots @ 56No Water
No Mottles
No Ledge

TP 7
0"-9" Topsoil
9"-30" Med Brown Fine Loamy Sand
30"-86 Red Brown Fine to Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 60No Water
No Mottles
No Ledge

Percolation Test Data
Observed by J.R. Russo & Associates LLC 10-04-2022

PT#1
Depth: 36"
Pre-Soak: 10:53-11:33

Time	Depth
0	27.25
3	28.5
6	29.5
9	30.25
12	31.0
15	31.75
18	32.5

Perc. Rate: 4 min./in.

PT#2
Depth: 36"
Pre-Soak: 1:12-1:53

Time	Depth
0	20.75
4	21.75
8	22.75
12	23.5
16	24.25
20	25.0
24	25.75

Perc. Rate: 5.33 min./in.

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REVISIONS

BY: CJC | CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Existing Conditions & Demolition Plan

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	2 of 10

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PLANT SCHEDULE

SYM.	NO.	BOTANICAL & COMMON NAME	SIZE
	7	Acer Rubrum 'October Glory' (October Glory Red Maple)	2.5"–3" Cal. B&B
	6	Cornus Kousa (Japanese Dogwood)	2.5"–3" Cal. B&B
	3	Gleditsia Triacanthos 'Shademaster' (Shademaster Honeylocust)	2.5"–3" Cal. B&B
	8	Picea Glauca (White Spruce)	5'–6', B&B
	8	Picea Pungens (Blue Spruce)	5'–6', B&B
	22	Thuja Occidentalis Smaragd' (Emerald Green Arborvitae)	4'–5', B&B
	15	Azalea – Evergreen Delaware Valley White, Girard Fuchsia	3 GAL., 4' O.C.
	10	Spirea Nipponica 'Snowmound' (Snowmound Spirea)	3 GAL., 4' O.C.

Reference Maps:

1. "Map Showing Free–Cut for CB WEST ST LLC ET AL, #1268 West Street, Southington, CT, Scale: 1"=100', Date: August 16, 2021, KJA File No.: 53–161" by Kratzert, Jones & Associates, Inc.
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4. "State of Connecticut Department of Transportation, Right of Way Map, Town of Southington, West Street and Middle Street, From the Yankee Expressway Northerly to the Bristol Town Line, Scale: 1"=40", Date: May 14, 1991, Number: 131–19, Sheet: No. 2 of 5"

Notes:

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5. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.

DATA BLOCK (ZONE R–40)

	REQUIREMENT	EXISTING	PROPOSED
MIN. WIDTH:	150'	270.51'	270.51'
MIN. AREA:	40,000 S.F.	117,482 S.F.	117,482 S.F.
FRONT YARD:	50'	73.1'	185.0'
SIDE YARD:	25'	88.5'	39.9'
REAR YARD:	40'	307.3'	158.0'
MAX. LOT COVERAGE:	20%	0.8%	8.5%
MAX. BLDG. HEIGHT:	35'	–	21'–8"

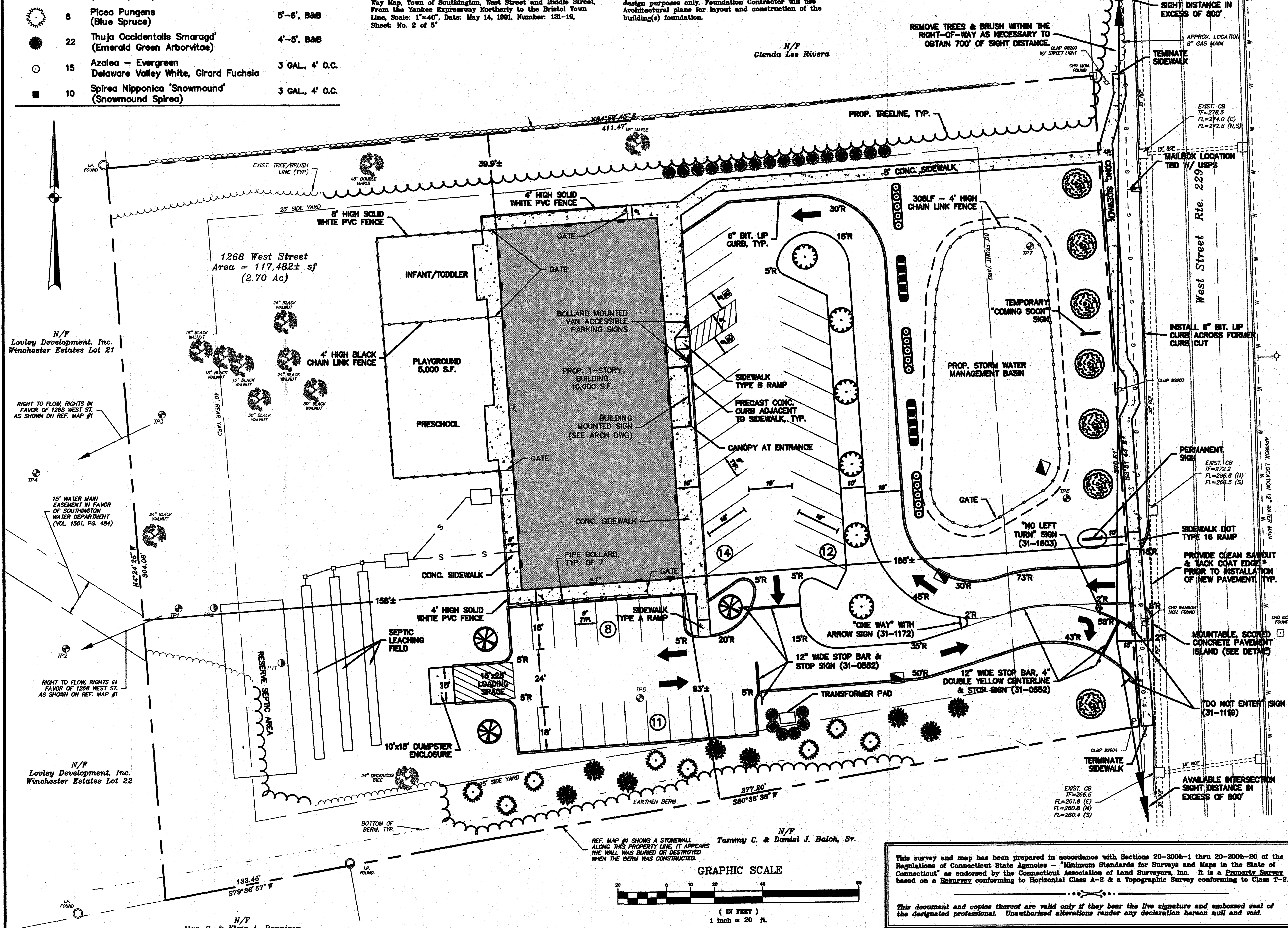
PARKING CALCULATIONS
DAYCARE FACILITY: NOT SPECIFIED IN ZONING TABLE

REQUIRED: 38–40 SPACES PER THE LEARNING EXPERIENCE
PROVIDED: 45 SPACES (INCLUDES 2 HANDICAP ACCESSIBLE)

LANDSCAPING TABLE

PARKING LOT (45 SPACES)

		REQUIRED	PROVIDED
INTERIOR LANDSCAPING TOTAL	20 S.F./SPACE	900 S.F.	4,291 S.F.
SHADE TREES	1 SHADE TREE/10 SPACES	5	9
STREET TREES	1 STREET TREE/50' OF LOT FRONTAGE	6	7



LEGEND

- EXISTING UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED UNDERGROUND UTILITIES
- EXISTING HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ROOF LEADER
- PROPOSED SANITARY SEWER
- PROPOSED SIGN
- PERC TECT
- TEST PIT
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
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- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE

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REVISIONS	
3–08–23	ADD FENCE AROUND STORMWATER BASIN
2–24–23	ADDRESS TOWN STAFF COMMENTS

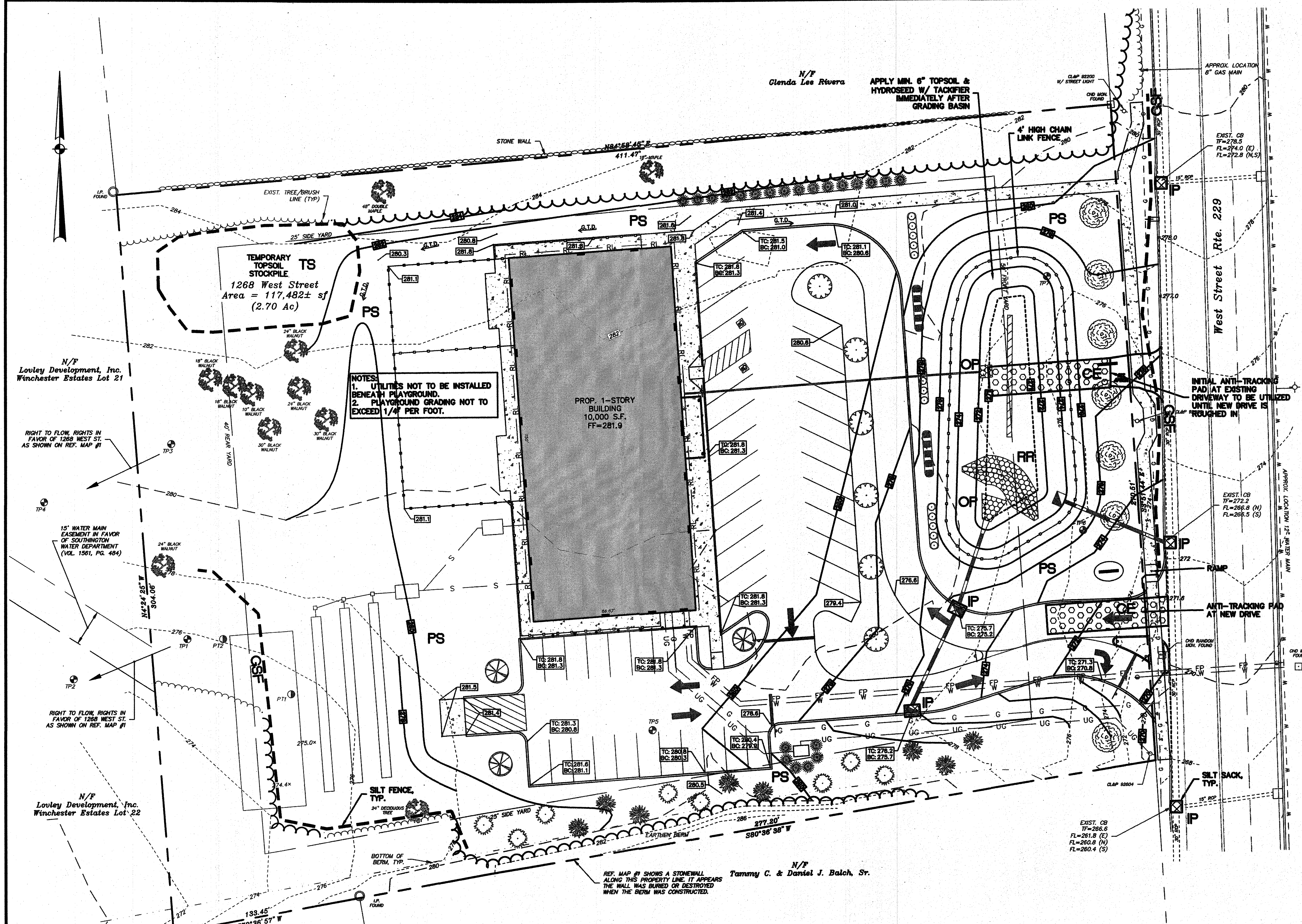
BY: CJC | CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R–40)

Layout & Landscape Plan

DATE: 2–06–2023
SCALE: 1"=20'
JOB NUMBER: 2022–069
SHEET: 3 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg



EROSION & SEDIMENT CONTROL PLAN KEY

PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
CE	CONSTRUCTION ENTRANCE
GSF	GEOTEXTILE SILT FENCE
RR	RIPRAP
OP	OUTLET PROTECTION
IP	INLET PROTECTION

LEGEND

- EXISTING UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED UNDERGROUND UTILITIES
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- PROPOSED GAS LINE
- EXISTING CATCH BASIN
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STATE OF CONNECTICUT · LICENSED LAND SURVEYOR · No. 14065
STATE OF CONNECTICUT · TIMOTHY A. COON · LICENSED PROFESSIONAL ENGINEER · No. 23562

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2-24-23	ADDRESS TOWN STAFF COMMENTS	

BY: CJC | CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Grading & Erosion Control Plan

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	4 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

SEPTIC SYSTEM CRITERIA

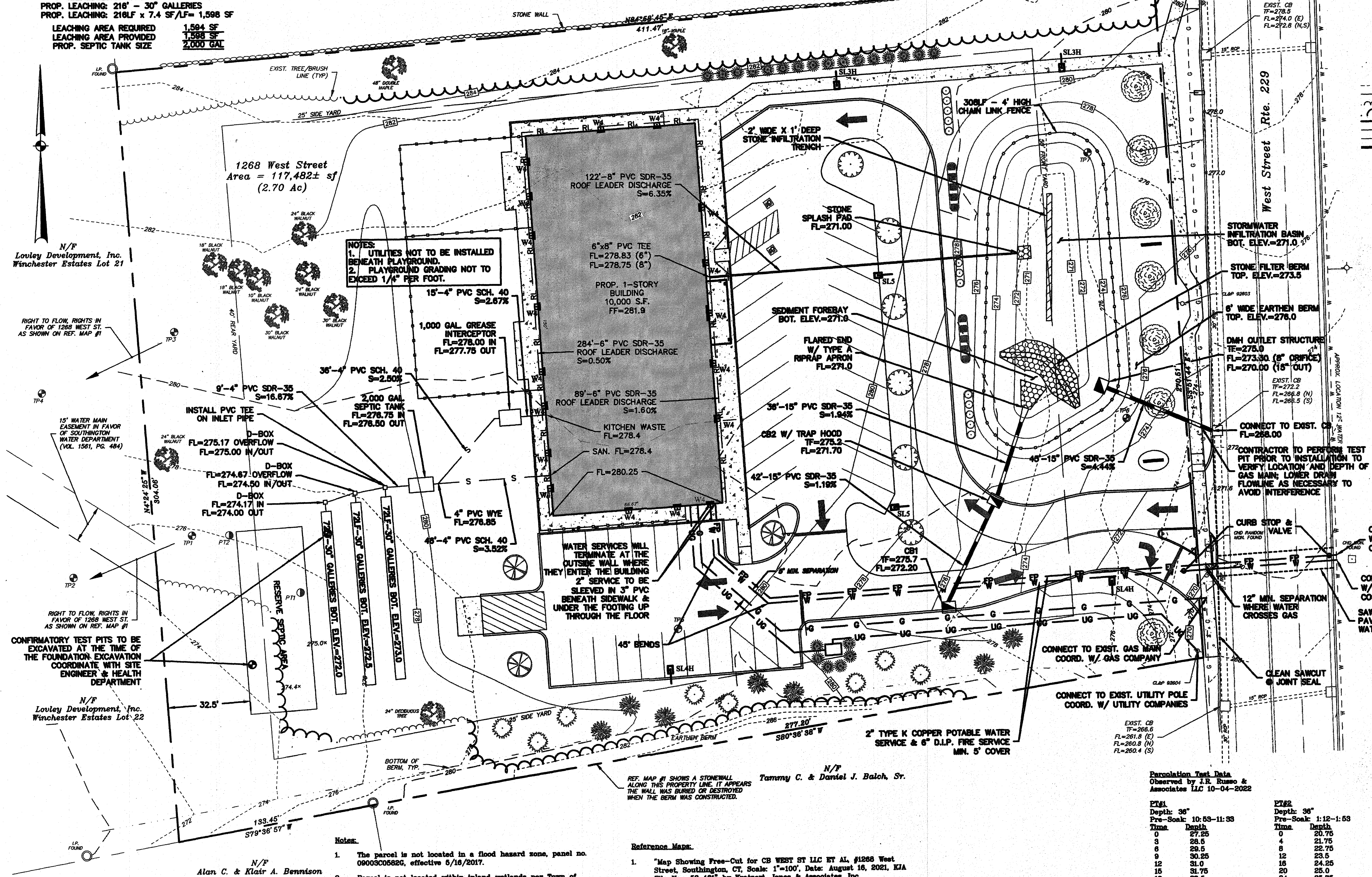
DESIGN FLOW:
- DAYCARE CENTER: 153 STUDENTS * 10 GPD/STUDENT = 1,530 GPD
- KITCHEN FLOW: 153 STUDENTS * 3 GPD/STUDENT = 459 GPD
- TOTAL = 1,989 GPD

MINIMUM SEPTIC TANK SIZE	1,989 GAL
DESIGN PERC RATE	<10 MIN./INCH
DEPTH TO RESTRICTIVE LAYER	> 60 INCHES
APPLICATION RATE: (NONPROBLEMATIC SEWAGE)	1.5 GPD/SF
APPLICATION RATE: (PROBLEMATIC SEWAGE)	0.8 GPD/SF
MINIMUM LEACHING SYSTEM SPREAD (MLSS)	NOT APPLICABLE

REQUIRED MINIMUM EFFECTIVE LEACHING AREA (ELA):
= (1,530 GPD/1.5 GPD/SF)+(459 GPD/0.8 GPD/SF) = 1,594 SF

PROP. LEACHING: 216' – 30" GALLERIES
PROP. LEACHING: 216LF x 7.4 SF/LF= 1,598 SF

LEACHING AREA REQUIRED	1,594 SF
LEACHING AREA PROVIDED	1,598 SF
PROP. SEPTIC TANK SIZE	2,000 GAL



LEGEND

	EXISTING UTILITY POLE
	PROPOSED LIGHT POLE
UG	PROPOSED UNDERGROUND UTILITIES
	EXISTING HYDRANT
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
RL	PROPOSED ROOF LEADER
S	PROPOSED SANITARY SEWER
	PROPOSED SIGN
	PERC TECT
	TEST PIT
	EXISTING IRON PIN (FOUND)
	PROPOSED IRON PIN (TO BE SET)
	PROPOSED MONUMENT (TO BE SET)
	EXISTING MONUMENT (FOUND)
135x5	EXISTING SPOT GRADE
135.5	PROPOSED SPOT GRADE
136	EXISTING CONTOUR
136	PROPOSED CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STAKED HAYBALES OR SILT FENCE

Test Pit Data:
Observed by J.R. Russo & Associates & Julia Burdacki, Plainville-Southington Regional Health District on 9-28-22

TP 1
- 0"-9" Topsoil
- 9"-23" Med Brown Fine Loamy Sand
- 23"-90" Red Brown Coarse Sand & Gravel w/ Cobbles, Firm
- Roots @ 52
- No Water
- No Mottles
- No Ledge

TP 2
- 0"-11" Topsoil
- 11"-28" Med Brown Fine Sandy Loam
- 28"-90" Red Brown Med Sand Some Cobbles, Firm
- Roots @ 55
- No Water
- No Mottles
- No Ledge

TP 3
- 0"-9" Topsoil
- 9"-29" Med Brown Fine Sandy Loam
- 29"-60"(west/84"(east) Red Brown Med Sand w/ Cobbles, Firm
- Roots @ 42
- No Water
- No Mottles
- Refusal @ 60-84"

TP 4
- 0"-9" Topsoil
- 9"-30" Med Brown Fine Sandy Loam
- 30"-90" Red Brown Med Sand Sparse Cobbles, Firm
- Roots @ 56
- No Water
- No Mottles
- No Ledge

Test Pit Data:
Observed by J.R. Russo & Associates on 9-28-22

TP 5
- 0"-9" Topsoil
- 9"-28" Med Brown Fine Sandy Loam
- 28"-96" Red Brown Fin to Med Sand & Gravel, Firm
- Roots @ 48
- No Water
- No Mottles
- No Ledge

TP 6
- 0"-9" Topsoil
- 9"-29" Med Brown Fine Sandy Loam
- 29"-96" Red Brown Fine to Med Sand & Gravel, Some Cobbles, Firm
- Roots @ 56
- No Water
- No Mottles
- No Ledge

TP 7
- 0"-9" Topsoil
- 9"-30" Med Brown Fine Loamy Sand
- 30"-86 Red Brown Fine to Coarse Sand & Gravel w/ Cobbles, Firm
- Roots @ 60
- No Water
- No Mottles
- No Ledge

Percolation Test Data
Observed by J.R. Russo & Associates LLC 10-04-2022

PT#1
Depth: 36"
Pre-Soak: 10:53-11:33

Time	Depth
0	27.25
3	28.5
6	29.5
9	30.25
12	31.0
15	31.75
18	32.5

Perc. Rate: 4 min./in.

PT#2
Depth: 36"
Pre-Soak: 1:12-1:53

Time	Depth
0	20.75
4	21.75
8	22.75
12	23.5
16	24.25
20	25.0
24	25.75

Perc. Rate: 5.33 min./in.

Notes:
1. The parcel is not located in a flood hazard zone, panel no. 09003C0582G, effective 5/16/2017.
2. Parcel is not located within inland wetlands per Town of Southington GIS Mapping.
3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
5. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.

Reference Maps:
1. "Map Showing Free-Cut for CB WEST ST LLC ET AL, #1268 West Street, Southington, CT, Scale: 1"=100', Date: August 16, 2021, KJA File No.: 53-161" by Kratzert, Jones & Associates, Inc.
2. "Map of Property of Gene R. Hubeny & John G. Hubeny, Jr., Churchill Street & West Street, Southington, Conn., Scale: 1"=40', Date: Oct. 2, 1979, Revised Nov. 14, 1980" by Russell S. Andres, L.S.
3. "Map of Portion of Land to be Retained by Charles, Stanley, Annie, & Walter Beray, Southington, Conn. Feb. 1956, Scale: 1"-50' " by W.C. Lefevre, C.E.
4. "State of Connecticut Department of Transportation, Right of Way Map, Town of Southington, West Street and Middle Street, From the Yankee Expressway Northerly to the Bristol Town Line, Scale: 1"=40", Date: May 14, 1991, Number: 131-19, Sheet: No. 2 of 5"

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

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www.jrrusso.com • info@jrrusso.com

3-08-23	ADD FENCE AROUND STORMWATER BASIN

REVISIONS
BY: CJC CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Utility Plan

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	5 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) NOTES:

GENERAL

This system is designed for a 1,989 GPD daycare facility. The soil test results and soil types apply only to the test holes shown and may not be the same for other areas on the site. Soil type, grade and various elevations must be verified by owner or contractor over the entire leaching area during construction.

Foundation dimensions shown on this plan are for site design purposes only. The foundation contractor shall use architectural plans for layout and construction of the building(s) foundation.

Location of existing utilities shown on this plan are approximate and may not be complete, contractor must call before digging for verification 1-800-922-4455.

The SSDS installation must conform to local and state Health Department requirements. Any deviation from the SSDS design as shown hereon must be approved by the design engineer prior to construction.

LOCATION

All parts of the SSDS shall be at least 10 feet from all property lines. Leaching systems placed in fill shall be at least 15 feet from a property line. In addition, the primary leaching system shall be at least 25 feet from a downgradient property line when MLSS applies.

Non-perforated drainage pipe shall be at least 25 feet from the SSDS unless constructed of gasketed tight pipe as listed on Table 2-C of the Technical Standards of the CT Public Health Code. Tight pipe may be no less than 5 feet from the SSDS as long as the trench is not backfilled with free draining material conforming to CT DOT Form 816 M.02.07.

Potable water and/or irrigation lines which flow under pressure shall be at least 10 feet from the SSDS.

Utility service trenches (underground electric, gas, phone services, etc.) shall be at least 5 feet from the SSDS. When a utility trench is backfilled with free draining material (M.02.07), this distance shall be increased to 25 feet. All utility trenches within 25 feet of the SSDS shall be inspected by the local Health Department prior to burial.

The as-built location of the SSDS shall be measured and recorded by the installer prior to backfilling. Copies of the as-built shall be provided to the local Health Department official and the design engineer.

PIPING

Piping from the building to the septic tank shall be 4" PVC Schedule 40 or approved equal and laid at a minimum slope of 1/4" per foot. Piping leaving the septic tank to the distribution box shall be 4" PVC SDR-35 or approved equal and laid at a minimum slope of 1/8" per foot. Piping located within the leaching trenches shall be perforated 4" PVC SDR-35 or approved equal and laid level or on a grade not more than 2 to 4 inches per one hundred feet.

Cleanouts are required every 75 feet from the building to the septic tank and where a cumilative change in direction greater than 45° occurs, unless a 90° (36" radius) sweep is utilized per Table No. 2 of the Technical Standards of the CT Public Health Code.

SEPTIC TANK

Septic tank capacity shall be at least the 24-hour design flow and no less than 1,000 gallons. Garbage grinders are not recommended but if installed, add 250 gallons to required tank capacity. All septic tanks (except tanks in series) shall contain two compartments with 2/3 the required capacity in the first compartment.

Septic tanks shall include minimum 17-inch diameter access holes with removable covers directly over the inlet and outlet pipes. If a tank access hole is more than 12 inches below finished grade, provide 24-inch diameter riser with manhole frame & cover to within 12 inches of finished grade. When the cover over the tank exceeds 42 inches, the tank and risers shall be rated H-20. When the tank is located under vehicular travel areas, the tank, risers and cover assemblies shall be rated for H-20 wheel loadings.

All newly installed tanks shall have an approved non-by-pass effluent filter at the outlet. A list of approved outlet filters can be found in Appendix B of the Technical Standards of the CT Public Health Code.

LEACHING SYSTEM

The contractor is required to use care during construction to keep the leaching area undisturbed until it is staked and approved for installation by the design engineer or Health Department Official.

The bottom of the leaching system must at least 18 inches above the maximum ground water level and four feet above ledge rock. Whenever the design percolation rate is faster than one inch per minute, the minimum separation to maximum groundwater must be increased to 24 inches, and the minimum separation above ledge rock shall be increased to eight feet or distances shall be doubled from any well in accordance with Table No. 1, item A of the Technical Standards of the CT Public Health Code.

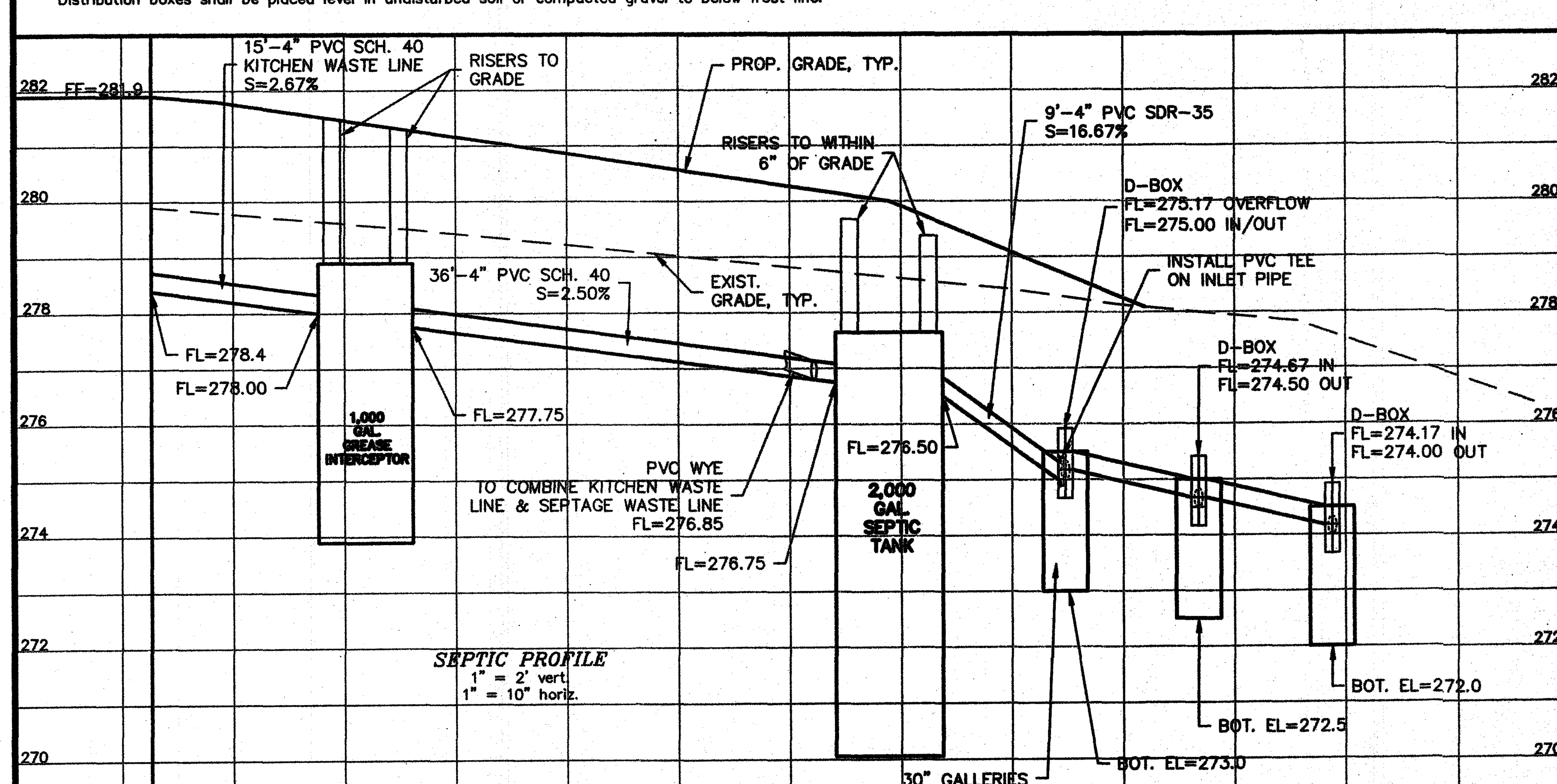
The ground surface over the entire SSDS shall be graded and maintained to lead surface water away from the area. Leaching systems shall be covered with a minimum of 6 inches of soil and seeded to prevent erosion over and adjacent to the system.

Select (septic) fill placed within and adjacent to leaching system areas shall be clean sand, or sand and gravel, free from organic matter and foreign substances. The select fill shall contain no material larger than 3", and up to 45% of the dry weight may be retained on the #4 sieve. Material passing the #4 sieve shall be reweighed to verify compliance with the following gradation:

Sieve Size	% Passing Wet Sieve	% Passing Wet Sieve (Alt.)	% Passing Dry Sieve
#4	100	100	100
#10	70 - 100	70 - 100	70 - 100
#40	10 - 50	10 - 75	10 - 75
#100	0 - 20	0 - 10	0 - 5
#200	0 - 5	0 - 5	0 - 2.5

Material that does not meet the dry sieve gradation, is still acceptable if it meets either of the wet sieve gradations above.

Distribution boxes shall be placed level in undisturbed soil or compacted gravel to below frost line.



PERMANENT SEEDING (PS)

SPECIFICATIONS

Time Of Year

Seeding dates in Connecticut are normally April 1 through June 15 and August 15 through October 1. Spring seedings give the best results and spring seedings of all mixes with legumes is recommended. There are two exceptions to the above dates. The first exception is when seedings will be made in the areas of Connecticut known as the Coastal Slope and the Connecticut River Valley. The Coastal Slope includes the coastal towns of New London, Middlesex, New Haven, and Fairfield counties. In these areas, with the exception of crown vetch (when crown vetch is seeded in late summer, at least 35% of the seed should be hard seed (unscarified), the final fall seeding dates can be extended and additional 15 days. The second exception is frost crack or dormant seeding, the seed is applied during the time of year when no germination can be expected, normally November through February. Germination will take place when weather conditions improve, mulching is extremely important to protect the seed from wind and surface erosion and to provide erosion protection until the seeding becomes established.

Site Preparation

Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seed Selection

Lawn Areas: Premium Seed Mix for Sun and Shade.
Stormwater Basin: New England Erosion Control/Restoration Mix by New England Wetland Plants, Inc. or approved equal.

Seedbed Preparation

Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet.

Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Seed Application

Apply selected seed at rates per manufacturer's recommendations uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10% when hydroseeding or frost crack seeding. Seed warm season grasses during the spring period only.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

TEMPORARY SEEDING (TS)

SPECIFICATIONS

Site Preparation

Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Seeding

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder. The temporary seed shall be Rye (grain) applied at a rate of 120 pounds per acre. Increase seeding rates by 10% when hydroseeding.

Mulching

See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

MULCH FOR SEED (MS)

SPECIFICATIONS

Materials

Types of Mulches *within this specification include, but are not limited to:*

1. Hay: *The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.*

2. Straw: *Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or brome. The average stem length should not be less than 4 inches. Straw that can be windblown should be anchored to hold it in place.*

3. Cellulose Fiber: *Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and percolation of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attain 80%-95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended seeding dates.*

Tackifiers *within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers, resins, viscosifiers, sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another.* ***Emulsified asphalts are specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.***

Nettings *within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.*

Site Preparation

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Application

Timing: *Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of* ***Mulch For Seed*** *in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.*

Spreading: *Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven can result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacture's recommended application rates to provided 80%-95% coverage.*

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate to 2.5 to 3 tons per acre.

When spreading hay mulch by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid slippage.

Anchoring: *Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.*

When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuos contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE

Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

SOIL ERSOION & SEDIMENT CONTROL NOTES

1. *The contractor/developer shall notify the Town Staff prior to construction in accordance with the local approvals and permits.*
2. *All soil erosion and sediment control work shall be done in strict accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.*
3. *Any additional erosion/sediment control deemed necessary by the engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.*
4. *All soil erosion and sediment control operations shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.*
5. *In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as possible.*
6. *The developer shall practice effective dust control per the soil conservation service handbook during construction and until all areas are stabilized or surface treated. The developer shall be responsible for the cleaning of nearby streets of any debris from these construction activities.*
7. *All fill areas shall be compacted sufficiently for their intended purpose and as required to reduce slipping, erosion or excess saturation. Fill intended to support buildings, structures, conduits, etc., shall be compacted in accordance with local requirements or codes.*
8. *Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding.*
9. *Any and all fill material is to be free of brush, rubbish, timber, logs vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.*
10. *Soil stabilization should be completed within 5 days of clearing or inactivity in construction.*
11. *Waste Materials - All waste materials (including wastewater) shall be disposed of in accordance with local, state and federal law. Litter shall be picked up at the end of each work day.*
12. *The Contractor shall maintain on-site additional erosion control materials as a contingency in the event of a failure or when required to shore up existing BMPs. At a minimum, the on-site contingency materials should include 30 feet of silt fence and 5 straw haybales with 10 stakes.*

CHECKLIST FOR EROSION CONTROL PLAN

PROJECT: The Learning Experience Academy of Education

LOCATION: 1268 West Street, Southington, CT

PROJECT DESCRIPTION: Construction of a Daycare Facility

PARCEL AREA: 2.7 acres

RESPONSIBLE PERSONNEL: Eric Spungin (860) 989-9494

EROSION AND SEDIMENT CONTROL PLAN PREPARER: J.R. Russo & Associates, LLC

CHECKLIST:

Work Description Erosion & Sediment Control Measures	Location	Date Installed	Initials	Date Removed	Initials
Install construction entrance	As shown on plan.				
Install perimeter sediment barriers	As shown on plan.				
Install inlet protection at CBs	As installed				

MAINTENANCE OF MEASURES:

Location	Description or Number	Date	Initials

Project Dates: ____

Date of groundbreaking for project: ____

Date of final stabilization: ____

PROJECT NARRATIVE AND CONSTRUCTION SEQUENCE

This project is located at 1268 West Street in Southington, Connecticut. The proposed activity is the construction of a 10,000 square foot daycare facility. The suggested schedule of construction is as follows:

1. Install construction anti-tracking pad (CE).
2. Install sediment barriers (GSF) at project perimeters.
3. Demolish existing building and items called to be removed in accordance with local/state/federal regulations. Coordinate utility disconnections with appropriate utility companies.
4. Strip topsoil. Stockpile suitable amount of topsoil for reuse on-site in areas shown. Stockpiles shall be surrounded by sediment barriers (GSF).
5. Begin building construction.
6. Construct stormwater management basin and install drainage. Hydroseed basin with a tackifier as soon as practicable.
7. Install other site utilities.
8. Install parking lot and driveway base.
9. Install concrete sidewalks and dumpster pad.
10. Pave binder course.
11. Stabilize remaining areas to receive topsoil and permanently seed as soon as possible.
12. Install landscaping.
13. Install pavement top course in all areas. Sweep binder course and apply tack coat prior to placing pavement top course.
14. Apply paint striping.
15. Remove sediment barriers after site is fully stabilized.

Construction of this site is anticipated to begin in the spring of 2023 and be complete by January 2024, pending approvals. Temporary erosion control measures shall be installed prior to any soil disturbance and maintained throughout construction until soils have been stabilized with permanent vegetation.

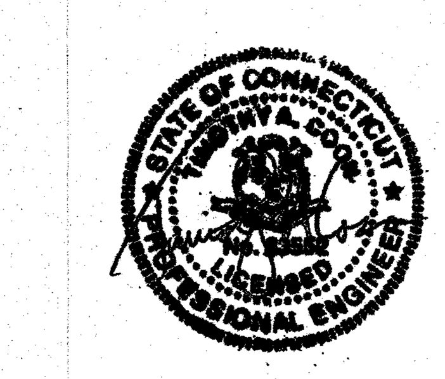
The Contractor shall keep the area of disturbance to a minimum and establish vegetative cover on exposed soils as soon as practical. All soil and erosion control measures shall be installed and maintained in accordance with these plans and the "Connecticut DEP Guidelines for Soil Erosion and Sediment Control", as amended. The Contractor shall verify all conditions noted on the plans and shall immediately notify the Engineer of any discrepancies.

The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized. Accumulated sediment shall be removed as required to keep silt fence functional. In all cases, deposits shall be removed when the accumulated sediment has reached one-half above the ground height of the silt fence. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Silt fence (GSF) is to be replaced as necessary to maintain proper filtering action. Silt fence (GSF) are to remain in place and shall be maintained to insure efficient sediment capture until all areas above the erosion checks are stabilized and vegetation has been established.

POST CONSTRUCTION MAINTENANCE NOTES:

The property owner shall be responsible for performing the following post construction maintenance schedule:

1. Maintain lawn & landscape areas with minimal pesticides.
2. Sweep parking lot and paved areas at least once per year in the spring.
3. Inspect catch basins at least twice per year, including after sweeping. Clean at least once per year in April and as necessary to prevent the discharge of pollutants from structures. Remove accumulated oil, trash and excessive sediment with vac-truck. Check condition of hoods (if applicable).
4. Inspect infiltration basin annually for evidence of hydrocarbons and remove by vac-truck. Repair eroded areas and replace riprap and vegetation as required. Dredge bottom of forebay to remove accumulated sediment every 10 years or when significant volume reduction is observed. Mow infiltration basin on a regular basis to maintain as lawn area for filtering of pollutants. Inspect inlet pipes outlet structure monthly and remove trash and debris as needed.



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3-08-23	ADD DEMO TO CONSTRUCTION SEQUENCE

REVISIONS

BY: CJC | CHK: TAC

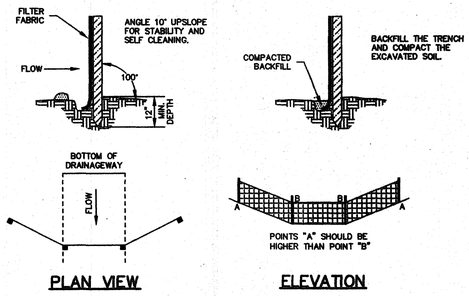
The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Septic & Construction Notes

DATE: 2-06-2023
SCALE: 1"=20'
JOB NUMBER: 2022-069
SHEET: 6 of 10

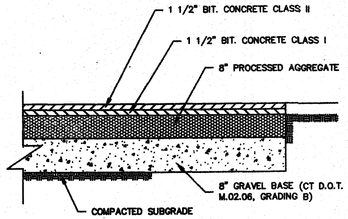
S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

GEOTEXTILE SILT FENCE (GSF)

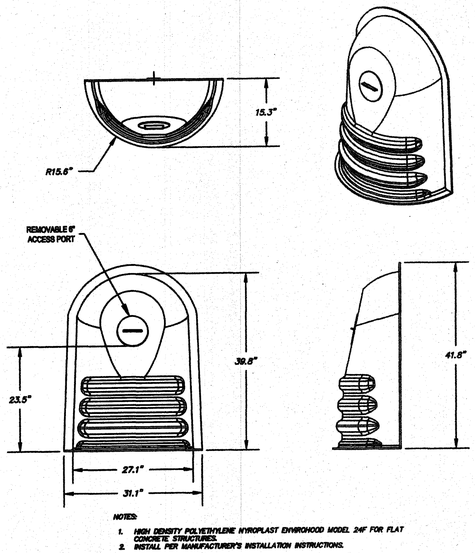
NOT TO SCALE



NOTE: WHERE SUBGRADES ARE ON WET SILT OR CLAY, CONTRACTOR TO INSTALL ADDITIONAL 12" OF ¾" CRUSHED STONE ON TENSAR TRIAX GEOGRID BELOW GRAVEL SUBBASE.

PAVEMENT DETAIL

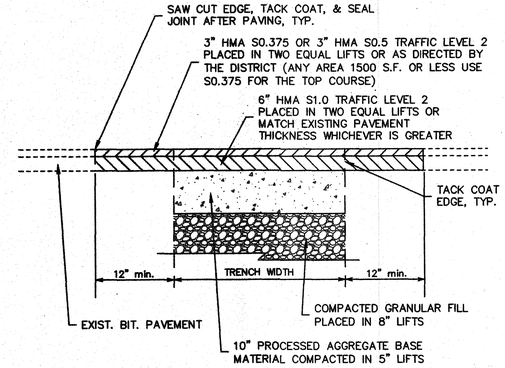
NOT TO SCALE



NOTES:
1. HIGH DENSITY POLYETHYLENE NYROPLAST ENVIROHOOD MODEL 24F FOR FLAT CONCRETE STRUCTURES.
2. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

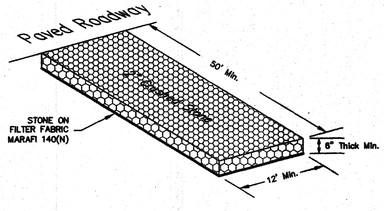
NYROPLAST ENVIROHOOD DETAIL

NOT TO SCALE



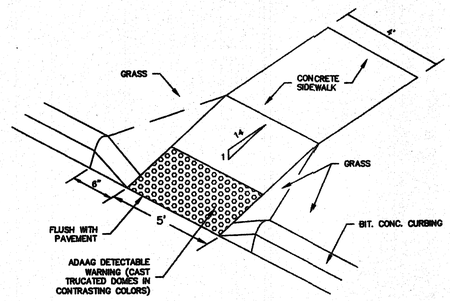
PERMANENT PAVEMENT PATCH (STATE HIGHWAY)

NOT TO SCALE



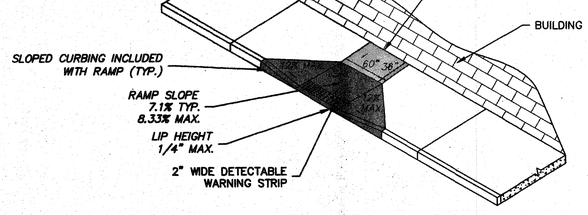
ANTI-TRACKING EXIT PAD DETAIL (CE)

NOT TO SCALE



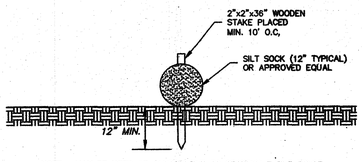
SIDEWALK RAMP TYPE A

NOT TO SCALE



SIDEWALK RAMP (TYPE B)

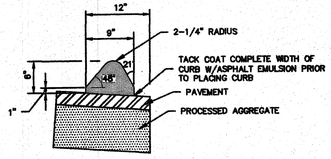
NOT TO SCALE



NOTE: MAY BE USED AS ALTERNATIVE TO GEOTEXTILE SILT FENCE.

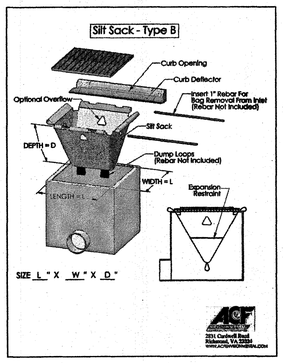
PERIMETER SEDIMENT BARRIER

NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING

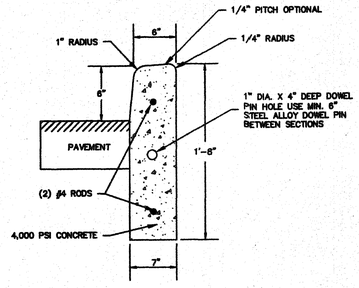
NOT TO SCALE



NOTE:
SILT SACK SHALL BE SIZED TO FIT EACH INLET GRATE (SINGLE OR DOUBLE) AND SHALL BE CLEANED AND MAINTAINED UNTIL THE CONTRIBUTING WATERSHED IS STABILIZED WITH VEGETATION AND/OR COMPACTED PROCESSED STONE BASE.

CB GRATE INLET PROTECTION (SILT SACK)

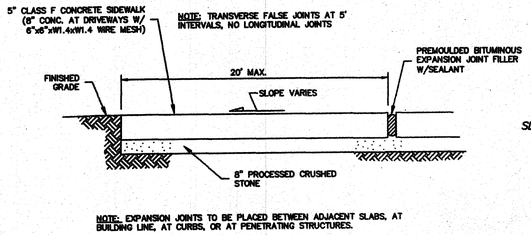
NOT TO SCALE



NOTE:
1. SPACE JOINTS 10'±, BUT NO LESS THAN 6'.

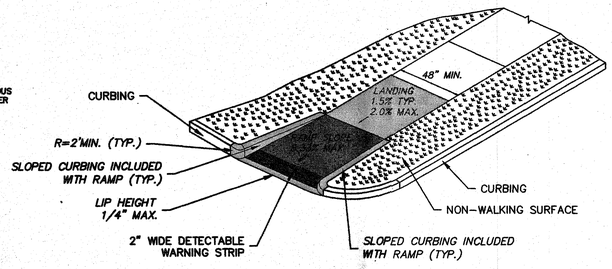
PRE-CAST CONCRETE CURB

NOT TO SCALE



TYPICAL SIDEWALK DETAIL

NOT TO SCALE



SINGLE DIRECTION – RETURN CURB WITH NON-WALKING SURFACE

DOT SIDEWALK RAMP (TYPE 16)

NOT TO SCALE

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REVISIONS

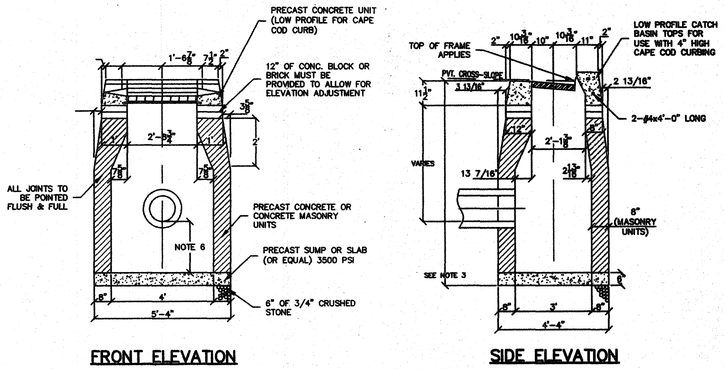
BY: CJC	CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Details

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	7 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg



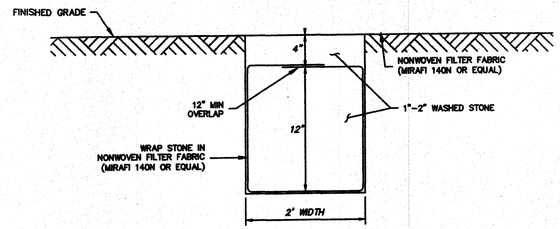
FRONT ELEVATION

SIDE ELEVATION

NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS, INSIDE DIMENSIONS REMAIN THE SAME.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
5. ALL BRICKS SHALL BE CONCRETE.
6. ALL CATCH BASIN SUMPS SHALL BE MIN. 2' BELOW THE OUTLET INVERT WITH THE EXCEPTION OF CB2 WHICH SHALL HAVE A 4' SUMP.

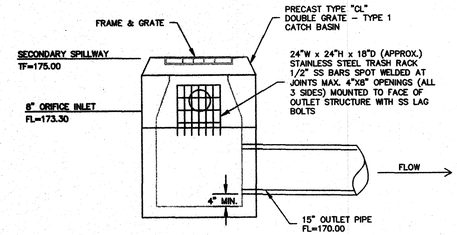
TYPE "C" CATCH BASIN

NOT TO SCALE

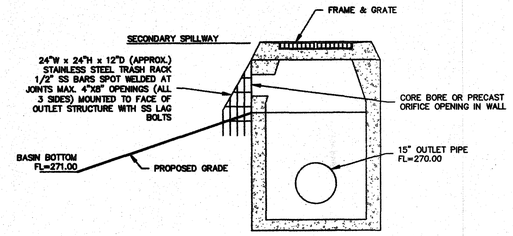


STONE TRENCH IN INFILTRATION BASIN

NOT TO SCALE



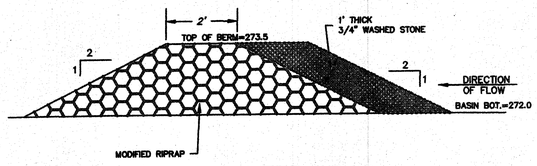
FRONT VIEW



SIDE SECTION VIEW

BASIN OUTLET STRUCTURE

NOT TO SCALE

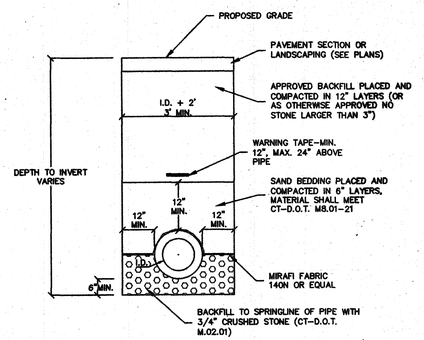


STONE FILTER BERM

NOT TO SCALE

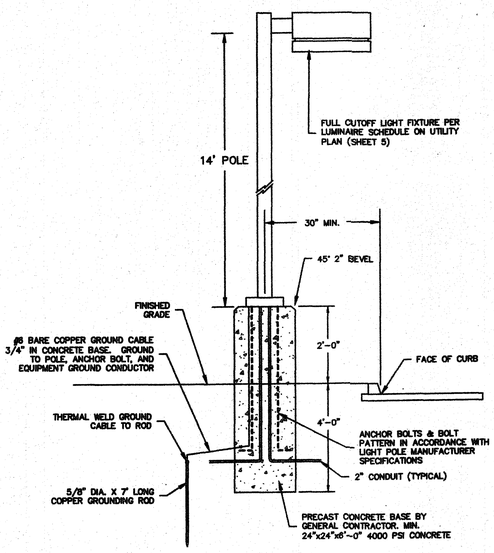
SPLASH PAD

NOT TO SCALE



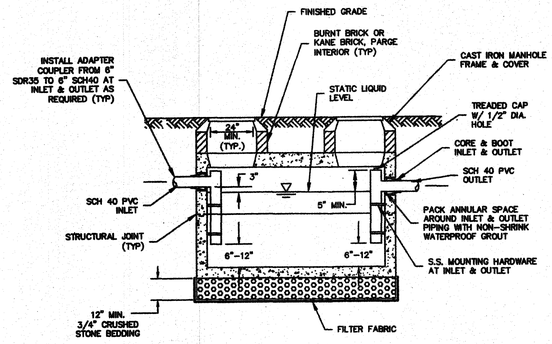
STANDARD STORM DRAIN DETAIL

NOT TO SCALE



POLE MOUNTED EXTERIOR LIGHT

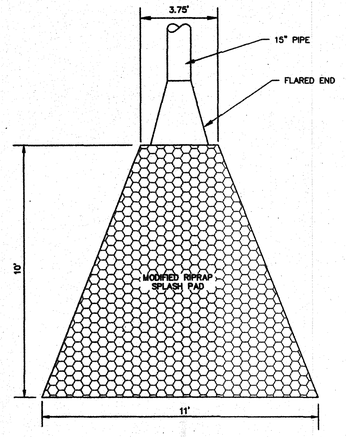
NOT TO SCALE



NOTES:
1. DESIGN LOAD AASHTO HS-20-44
2. CONCRETE 4,000 PSI @ 28 DAYS
3. REINFORCEMENT GRADE 60 (ASTM A-615-79)
4. STRUCTURAL JOINTS SEALED WITH BUTYL RUBBER GASKETS
5. INLET & OUTLET PIPING & TEE'S SCH.40 PVC. PIPE DIA. SHALL MATCH LATERAL DIAMETER, 6" TYPICAL.
6. TANK CAPACITY SHALL BE 1,000 GALLONS.
7. VENTING OF GREASE INTERCEPTOR IS RECOMMENDED WHERE FEASIBLE. LOCATE DISCHARGE FROM VENT PIPE TO MINIMIZE EXPOSURE TO ODORS.

1,000 GAL GREASE INTERCEPTOR

NOT TO SCALE



NOTE:
MODIFIED RIPRAP APRON (12" THICK) ON 6" GRANULAR BASE (M.02.01) ON MIRAFI 500X FABRIC OR EQUAL

TYPE A RIPRAP APRON (OP)

N.T.S.

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REVISIONS

BY: CJC	CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

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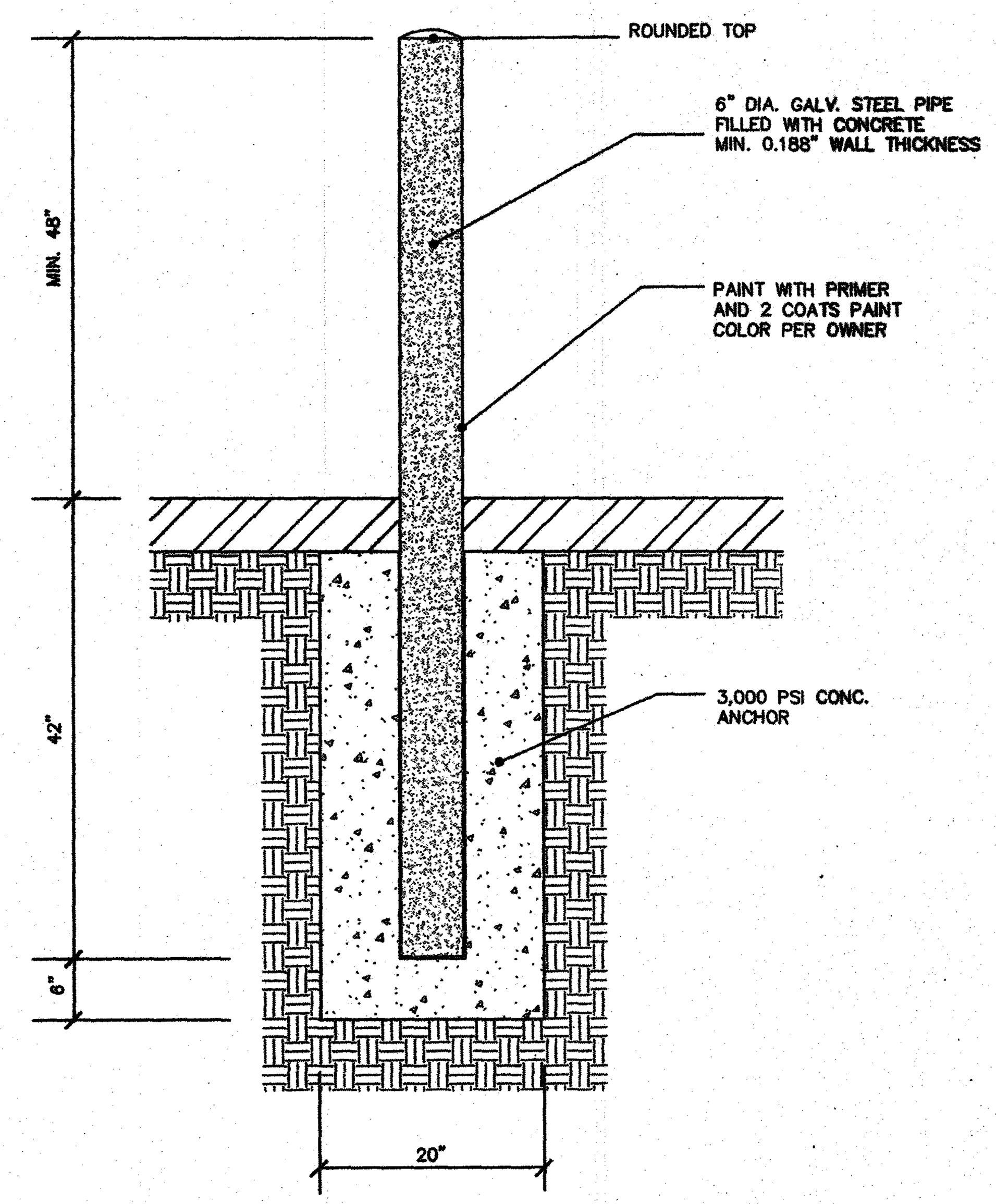
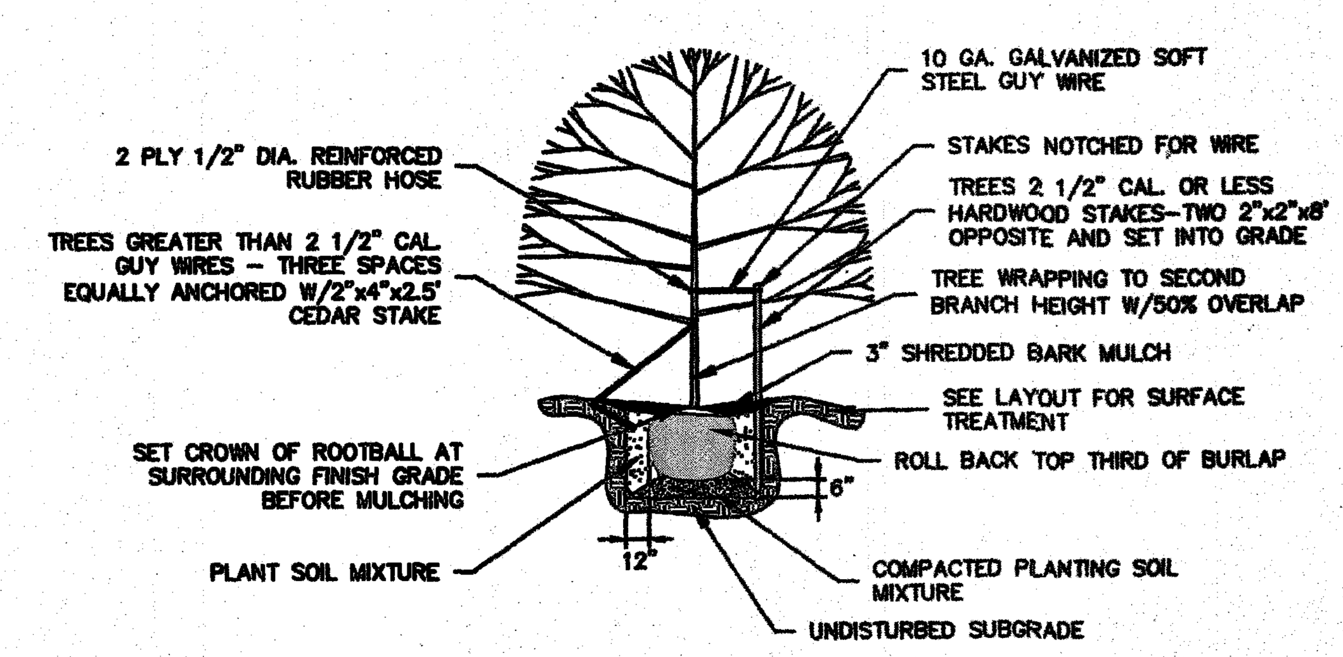
SHEET 8 of 10



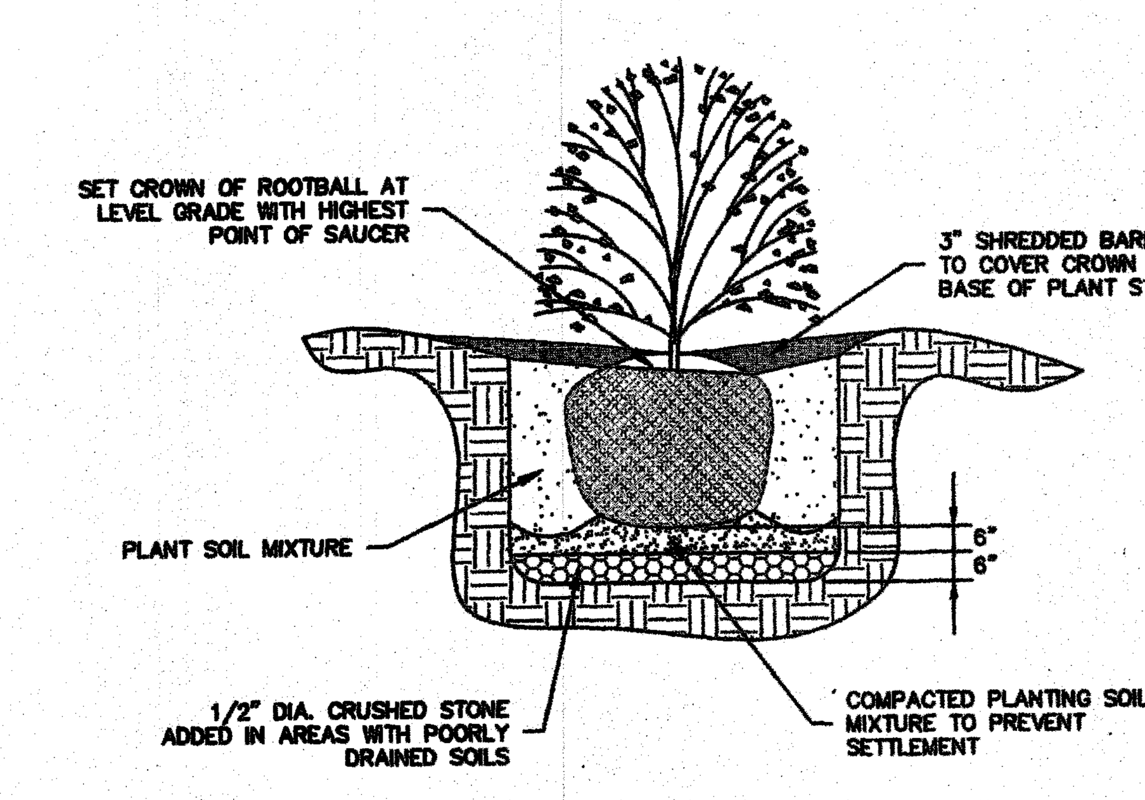
PIPE BOLLARD

NOT TO SCALE



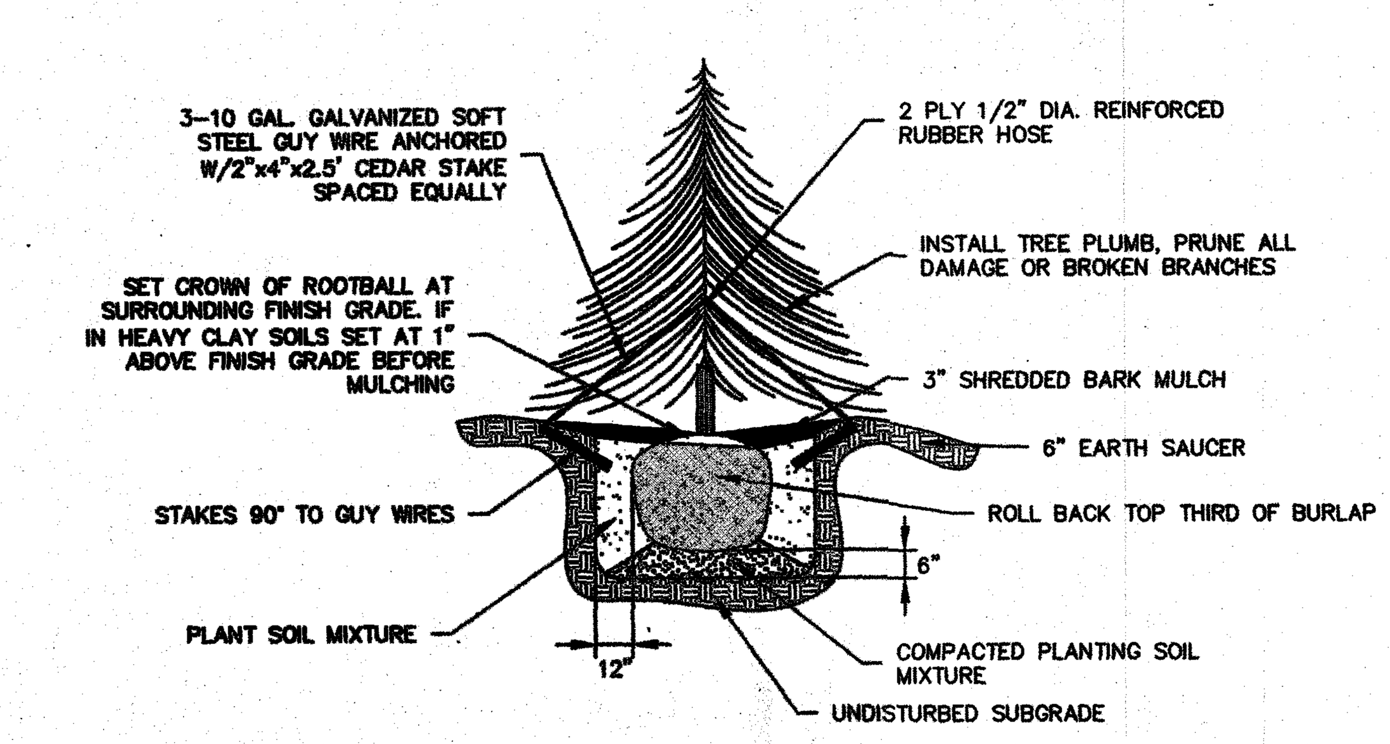
TREE PLANTING

NOT TO SCALE



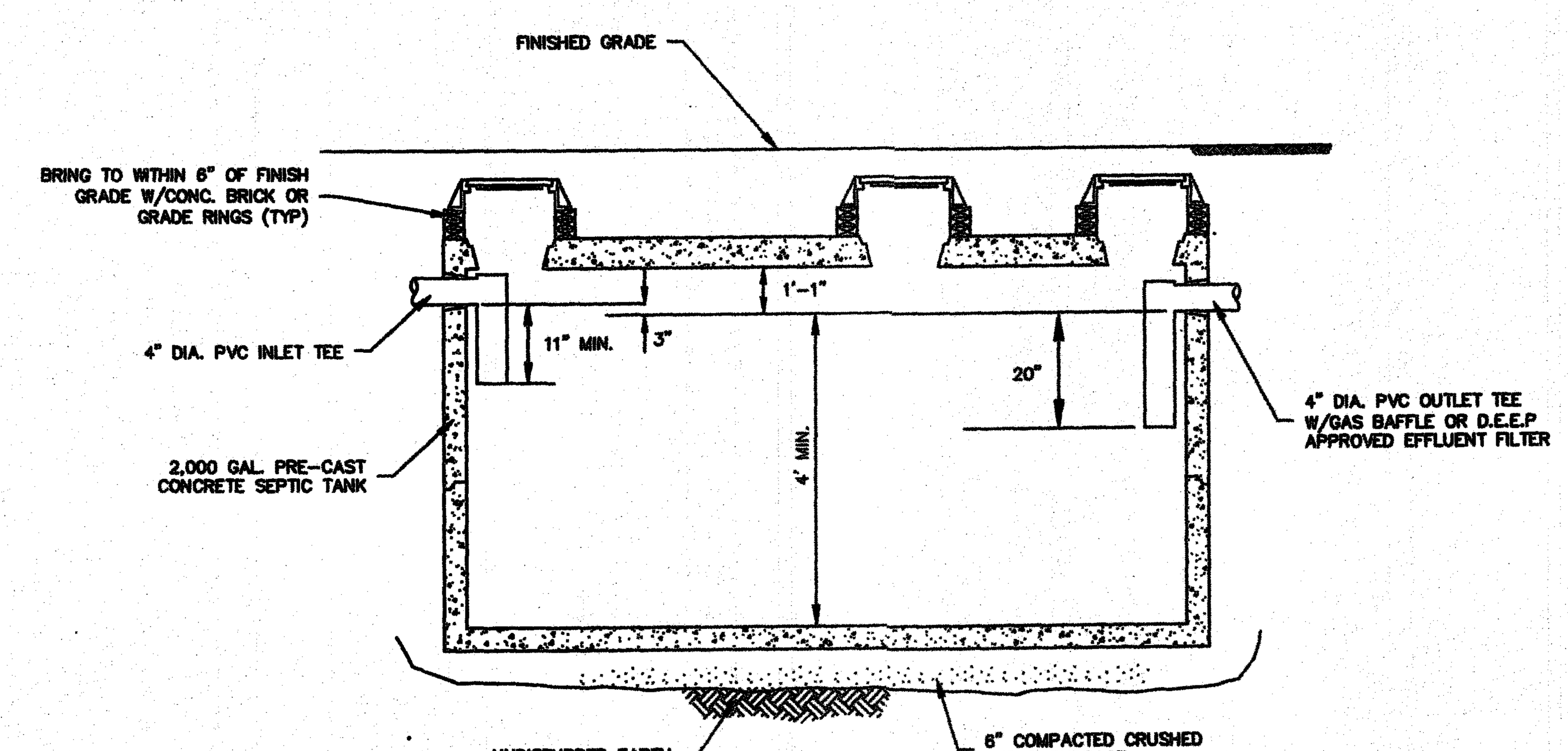
SHRUB PLANTING

NOT TO SCALE



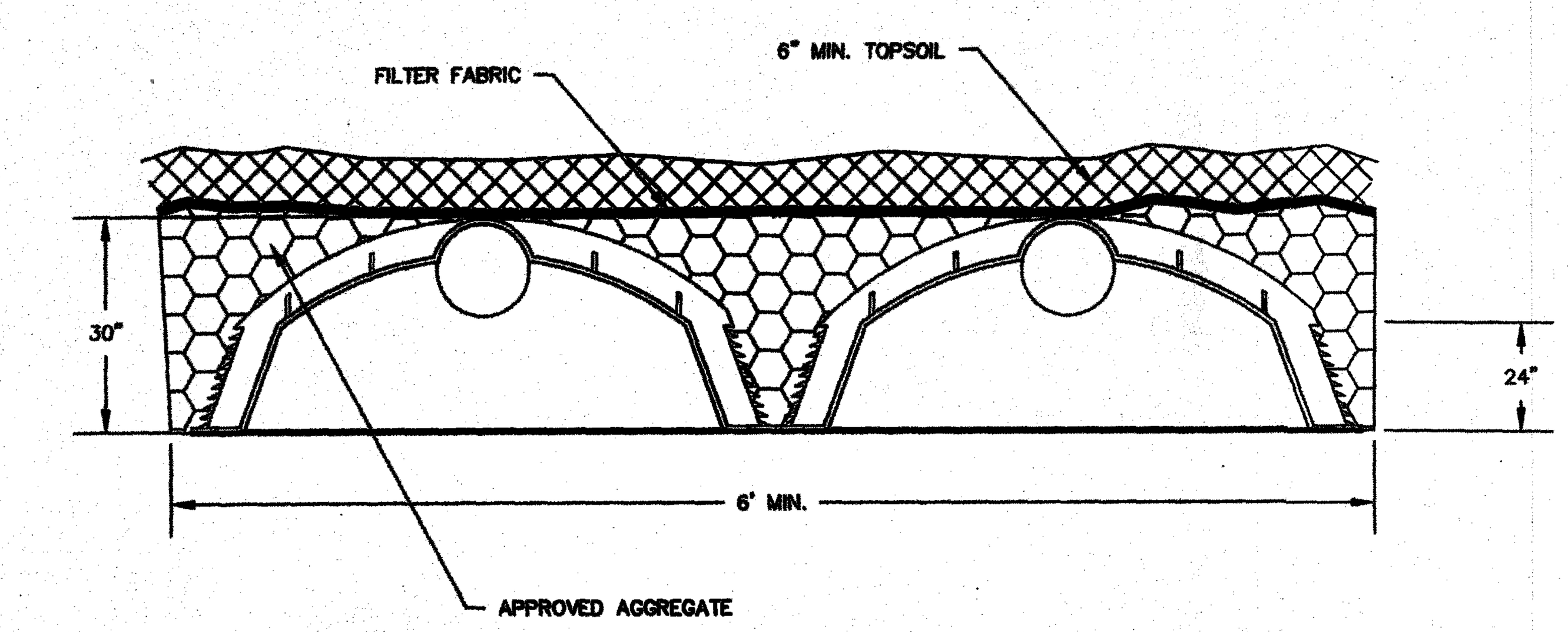
EVERGREEN TREE PLANTING

NOT TO SCALE



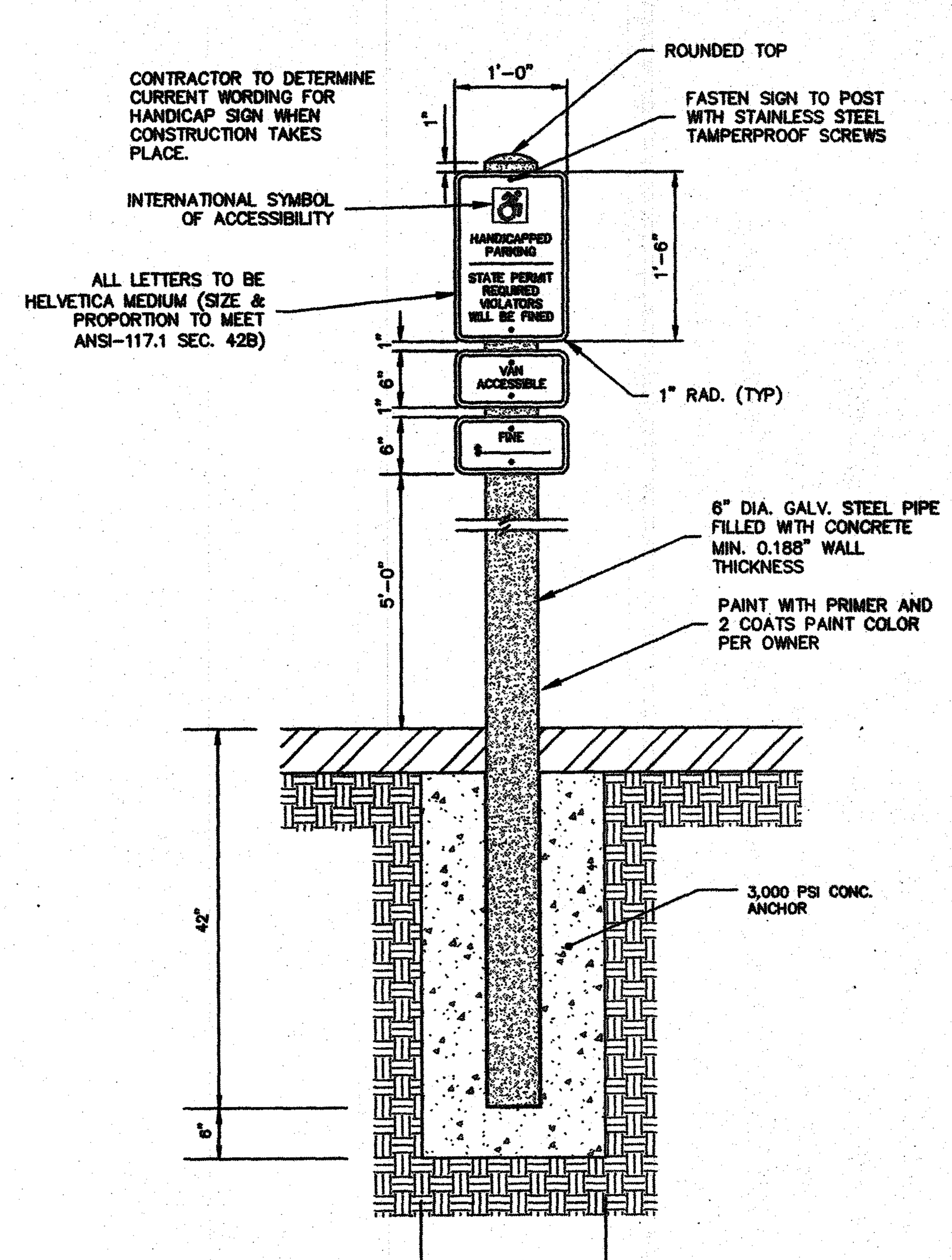
2,000 GAL SEPTIC TANK

NOT TO SCALE



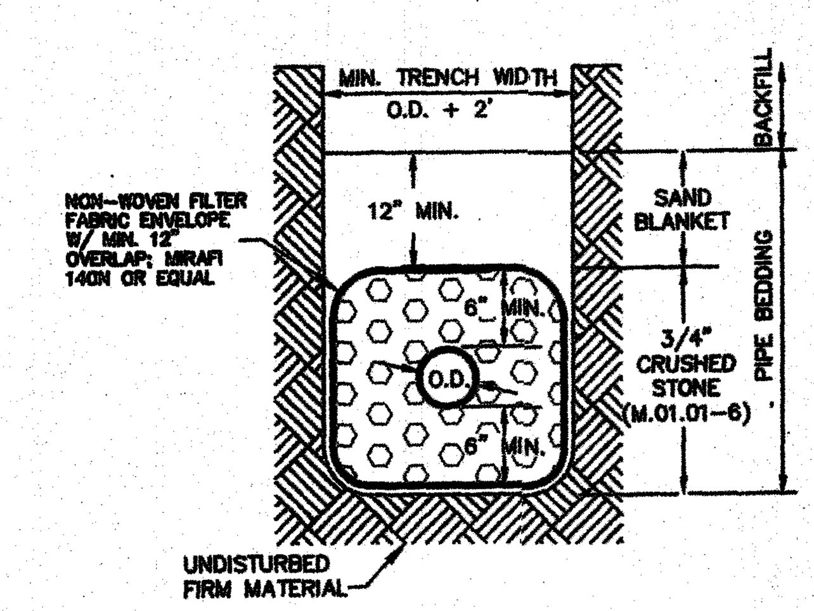
ALTERNATE GALLERY CONFIGURATION DOUBLE INFILTRATORS

NOT TO SCALE



HANDICAP SIGN & BOLLARD

NOT TO SCALE

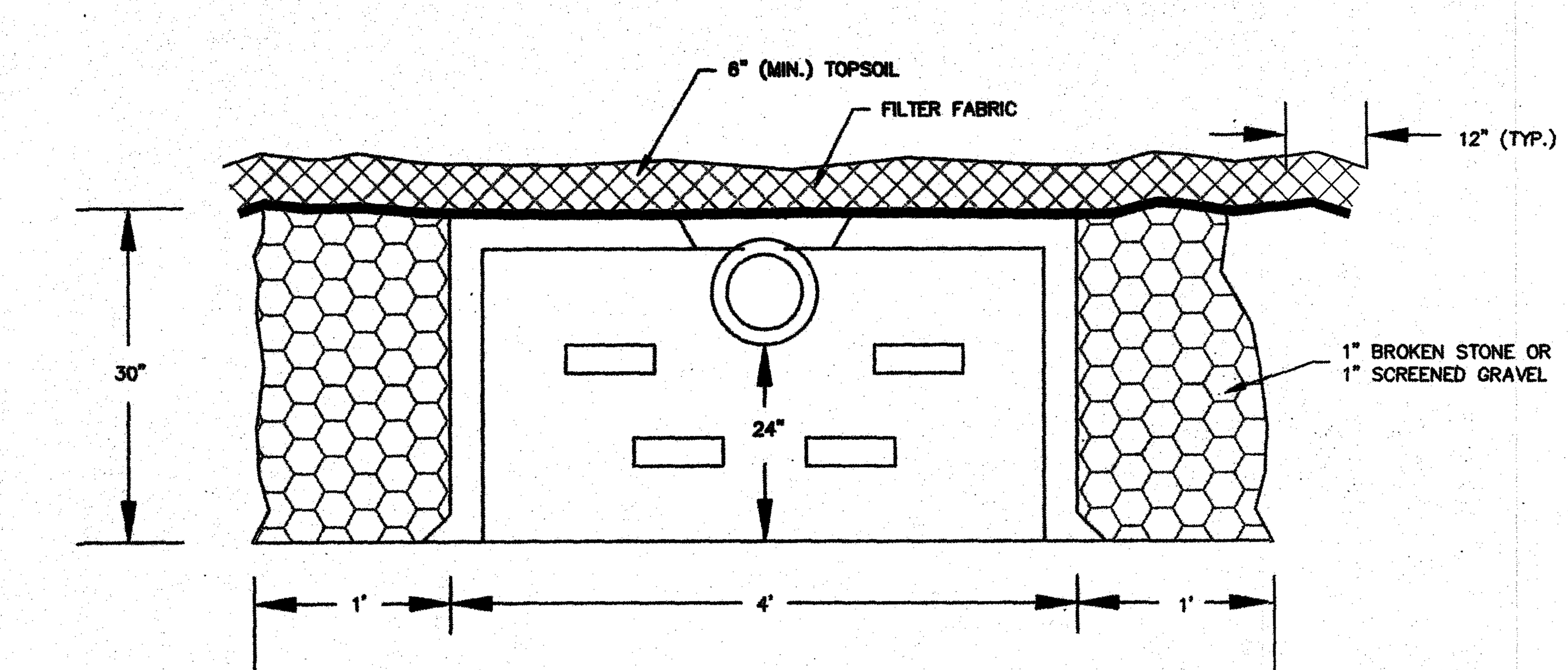


NOTES:

1. PROVIDE WARNING TAPE, 12–24" ABOVE TOP OF PIPE.
2. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE ENGINEER OR GRANULAR FILL M.02.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
3. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.
4. UNSUITABLE TRENCH MATERIAL TO BE REMOVED AND REPLACED WITH 3/4" CRUSHED STONE AS DIRECTED BY ENGINEER.

TYPICAL SANITARY SEWER TRENCH SECTION

NOT TO SCALE



TYPICAL SECTION OF LEACHING GALLERY

NOT TO SCALE

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BY: CJC | CHK: TAC

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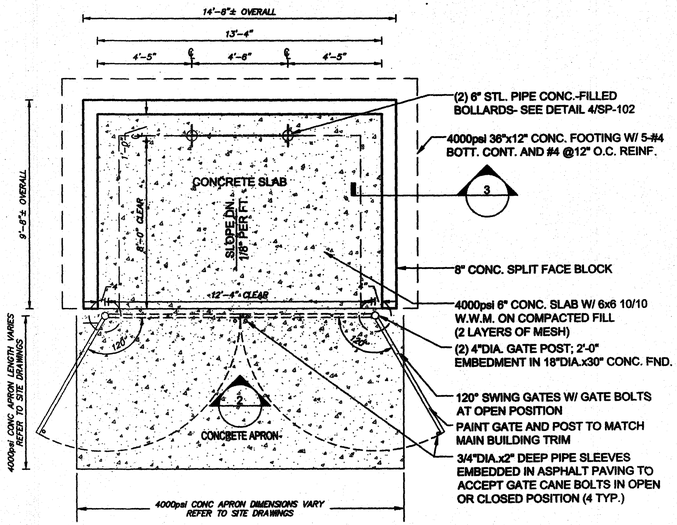
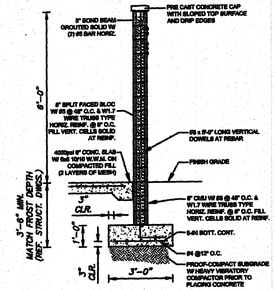
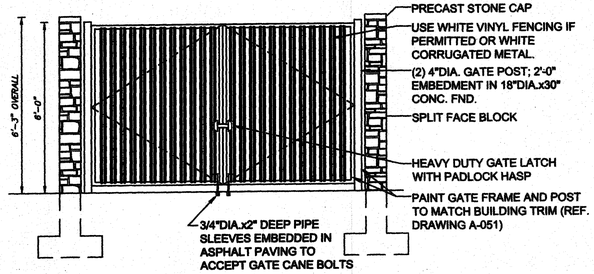


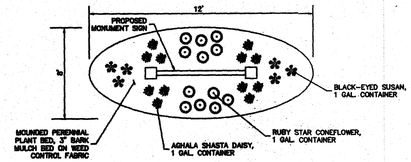




NOTE:
HEIGHT OF THE DUMPSTER SHALL NOT EXCEED THE HEIGHT OF THE ENCLOSURE

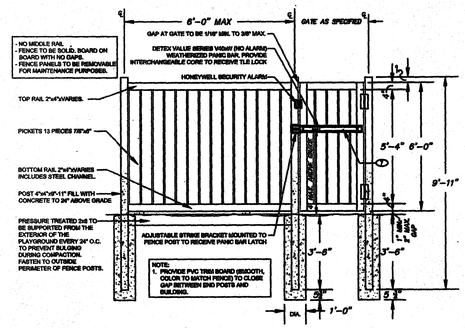
TRASH ENCLOSURE

NOT TO SCALE



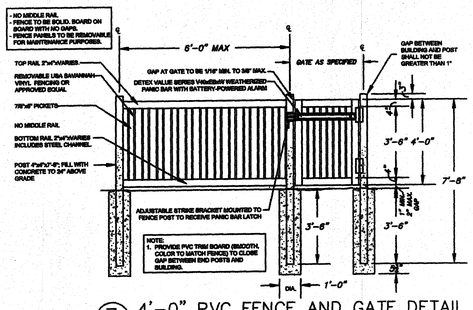
MONUMENT SIGN ISLAND

NOT TO SCALE



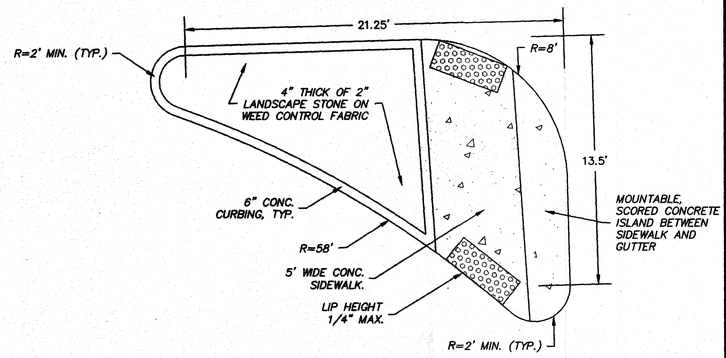
TYP. PVC FENCE AND GATE WITH PANIC HARDWARE

(2) SCALE 1/2" = 1'-0"



4'-0" PVC FENCE AND GATE DETAIL

(3) SCALE 1/2" = 1'-0"



RAISED ISLAND W/ PEDESTRIAN CUT THROUGH

NOT TO SCALE

STATE OF CONNECTICUT
TIMOTHY A. COU
REGISTERED PROFESSIONAL ENGINEER

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SHEET	10 of 10

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1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

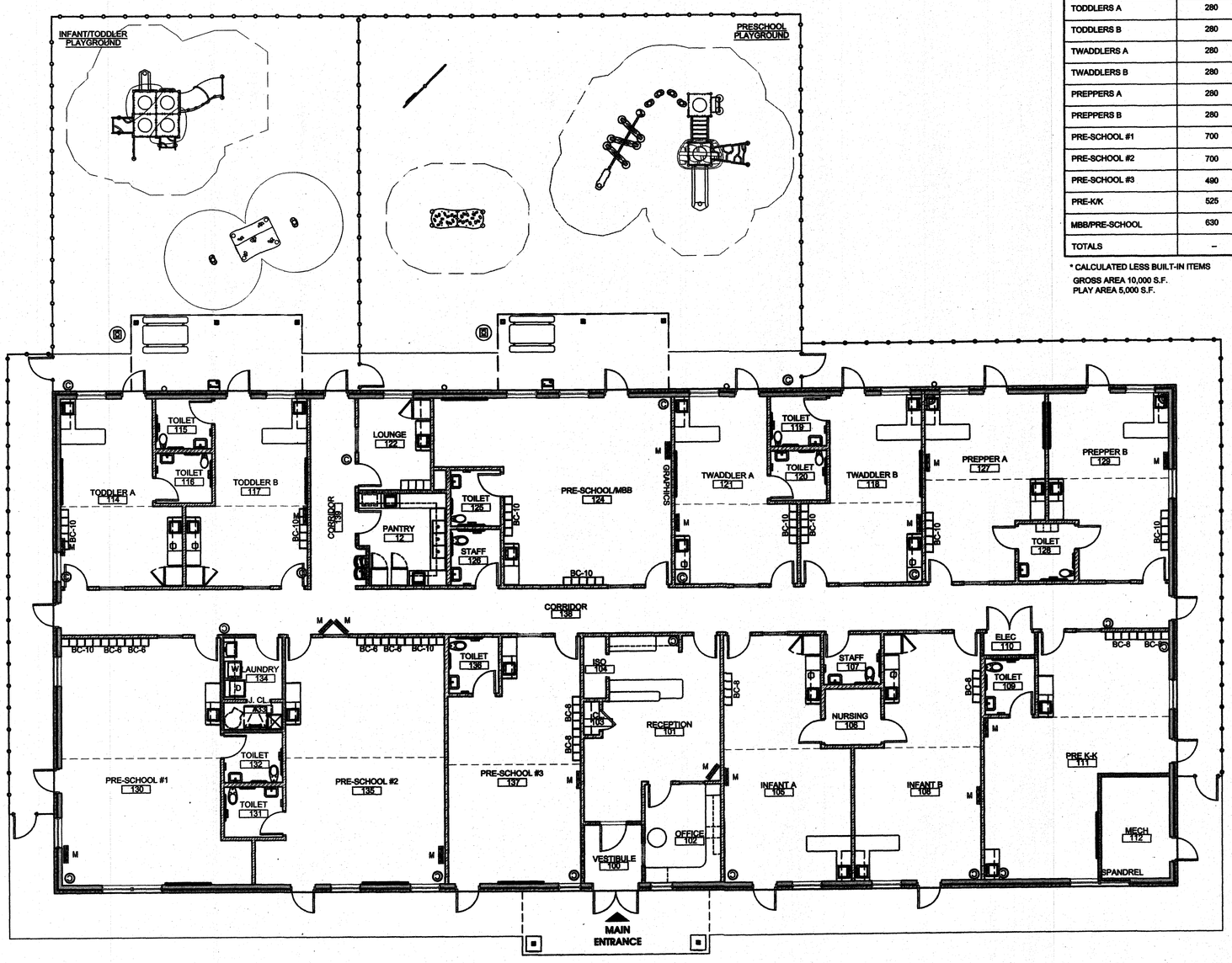
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

LICENSING CALCULATIONS
Learning Experience, Southington, CONNECTICUT

ROOM	STATE REQUIRED S.F.(40 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANTS A	440	440	494	1/55	8	2	1/4	6 WK-12 MO.
INFANTS B	440	440	494	1/55	8	2	1/4	12 MO.-18 MO.
TODDLERS A	280	287	350	1/35	8	2	1/4	18-24 MO.
TODDLERS B	280	287	350	1/35	8	2	1/4	18-24 MO.
TWADDLERS A	280	287	350	1/35	8	2	1/4	24-36 MO.
TWADDLERS B	280	287	350	1/35	8	2	1/4	24-36 MO.
PREPPERS A	280	312	369	1/35	8	2	1/4	24-36 MO.
PREPPERS B	280	312	369	1/35	8	2	1/4	24-36 MO.
PRE-SCHOOL #1	700	701	722	1/35	20	2	1/10	3-5 YRS.
PRE-SCHOOL #2	700	701	722	1/35	20	2	1/10	3-5 YRS.
PRE-SCHOOL #3	490	504	525	1/35	14	2	1/10	3-5 YRS.
PRE-K/K	525	541	598	1/35	15	2	1/10	3-5 YRS.
MBB/PRE-SCHOOL	630	635	647	1/35	18	2	1/10	VARIES
TOTALS	–	–	–	–	151	26	–	–
					+2 ADMIN. STAFF			
					TOTAL	179		

* CALCULATED LESS BUILT-IN ITEMS

GROSS AREA 10,000 S.F.
PLAY AREA 5,000 S.F.



NORTH

1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
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LIVINGSTON, NEW JERSEY 07039
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ACADEMY OF EARLY EDUCATION
1268 WEST STREET
SOUTHINGTON, CONNECTICUT

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

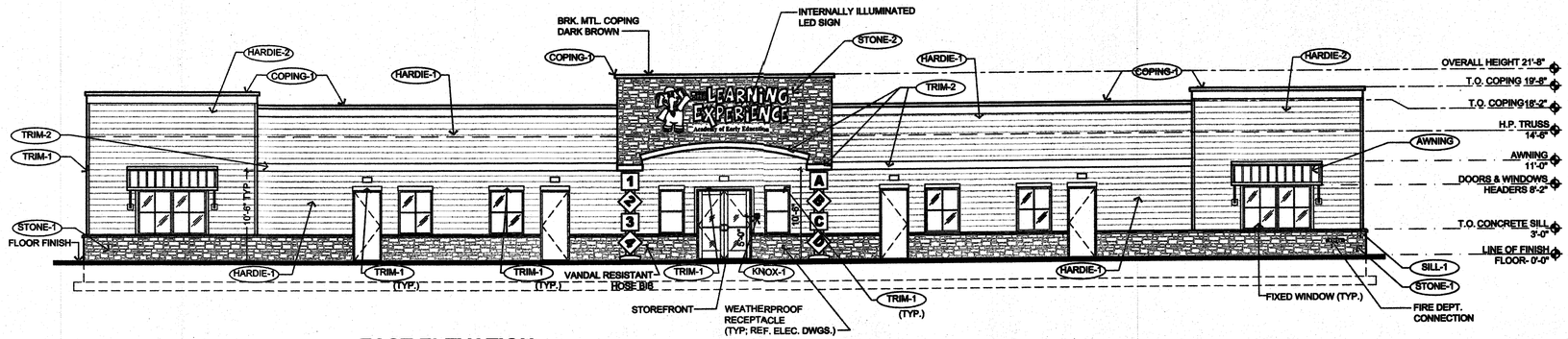
NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL, AIA, MBA
CT. LICENSE NUMBER: ARI-0011415

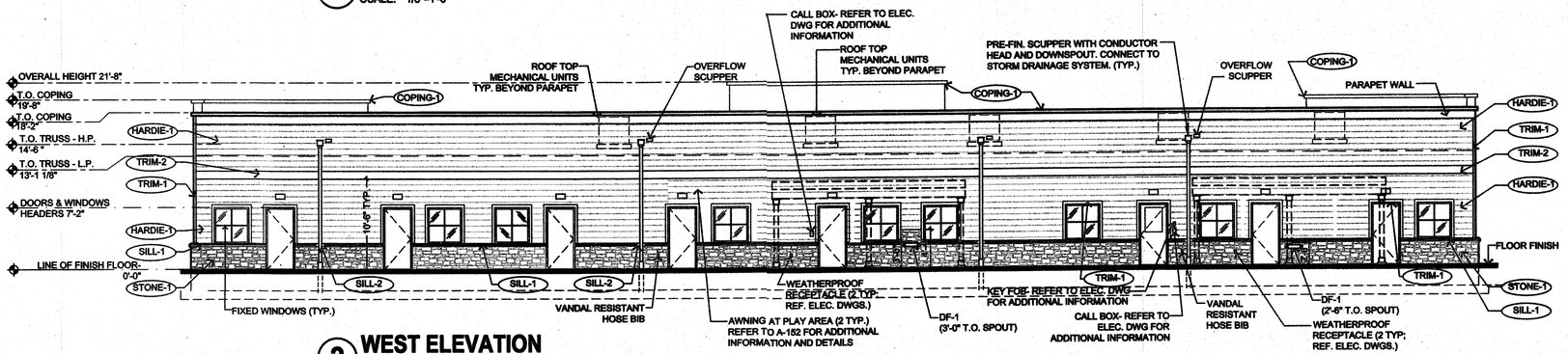
Project Number:	Scale:
TLECT22-137	1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:
PROPOSED FLOOR PLAN

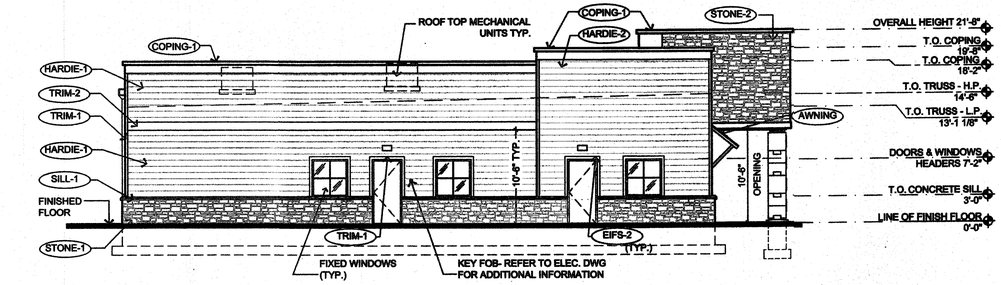
Drawing Number:
SA-1.1



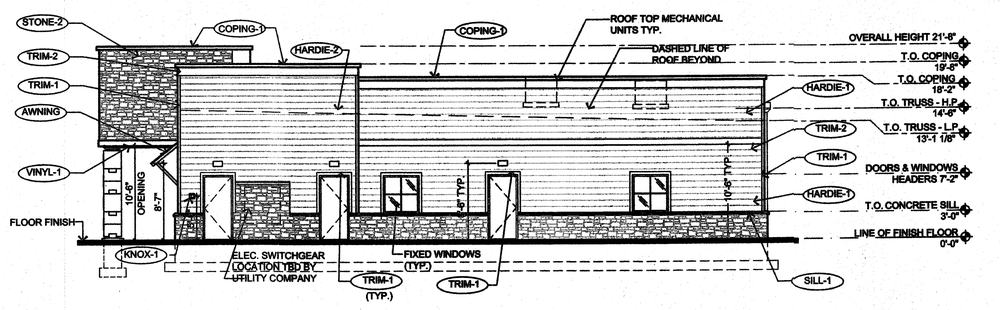
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED - PAINTED WHITE
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	BUECHEL STONE CORP.	5" FULL DEPTH STONE	CHILTON TAILORED BLEND
STONE-2	BUECHEL STONE CORP.	STONE VENEER	CHILTON TAILORED BLEND
SILL-1	MODERN PRECAST	3 3/4"H x 6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"H x 4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
HARDIE-1	JAMES HARDIE	WIDTH: 8.25"	COLOR: NAVAJO BEIGE
HARDIE-2	JAMES HARDIE	WIDTH: 8.25"	COLOR: KHAKI BROWN
TRIM-1	JAMES HARDIE	5/4 M3 SMOOTH TRIM BOARD WIDTH: 3.5"	COLOR: WHITE
TRIM-2	JAMES HARDIE	5/4 M3 SMOOTH TRIM BOARD WIDTH: 11.25"	COLOR: WHITE
GUTTER-1	NOT USED	NOT USED	NOT USED
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
AWNING	-	CUSTOM ALUMINUM	AWARD BLUE (PAC-CLAD)
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S WARRANTY REQUIREMENTS.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
1268 WEST STREET
SOUTHINGTON, CONNECTICUT

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL, AIA, MBA
CT. LICENSE NUMBER: ARI-0011415

Project Number:	Scale:
TLECT22-137	1/8"=1'-0"
Drawn By: AM	Approved By: MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

From: Sheila McDonald
Sent: Monday, January 13, 2025 9:55 AM
To: nkerpez@lenderconsulting.com
Cc: David Lavallee; FOIA_Requests
Subject: RE: FOIA Request - 1268 West St
Attachments: zp 19031.CZC.pdf; zp 18753.CZC.pdf; SPU 652 approval letter.pdf; SPR 1857.1 approval letter.pdf; SPU 669.1 approval letter.pdf; SPR1857.1.pdf

RE: Public Records Request/FOIA
LCS Project NO. 24.09518.39
1268 West St, Southington, CT

1. Date the current building was constructed – May 16, 2024
2. Current and/or previous uses and occupants – Current Use – Daycare Center; Current Occupant – The Learning Experience; Previous Use – Private Residence
3. Building, zoning, and/or fire department permits and/or inspections – See Attached Zoning Permits; Planning Dept approvals & copy of Site Plan
4. Environmental enforcement actions, complaints, notices of violations, spills/releases, clean-ups, etc. – No Zoning Environmental Enforcement Actions
5. Underground/aboveground storage tanks or other underground features – Contact Southington Fire Dept for this information
6. Use of hazardous materials – Contact Southington Fire Dept for this information
7. Old/historical property record cards (prior to electronic records) – Contact Southington Assessor's Office for this information
8. Code violations – No open Zoning Violations

Thank you,

Sheila McDonald
Administrative Assistant
Town of Southington
Planning & Zoning Dept.
196 North Main Street
Southington, CT 06489
McDonalds@southington.org
(860)276-6250

From: FOIA_Requests <FOIA_Requests@southington.org>
Sent: Friday, January 10, 2025 12:40 PM
To: Kathy Larkin <larkink@southington.org>; David Lavallee <lavalleed@southington.org>; David Riccio <ricciod@southington.org>; Matt Reimondo <reimondom@southington.org>; Eric Heath <eheath@southington.org>
Cc: Mandy Taylor <taylorm@southington.org>; Lauren Ennen <ennenl@southington.org>; Sheila McDonald <mcdonalds@southington.org>; Krysta Tsangarides <Tsangaridesk@southington.org>
Subject: FW: FOIA Request

Good Morning All,

Please see FOIA request attached. I have already sent an acknowledgement to Mr. Kerpez. Once you have compiled all pertinent information for your department, please email directly to him and copy FOIA_Requests@southington.org on the email so that I can note completion of the request.

Thank you,
Town of Southington
FOIA Requests

From: Nathan Kerpez <nkerpez@lenderconsulting.com>
Sent: Friday, January 10, 2025 9:44 AM
To: Kathy Larkin <larkink@southington.org>
Subject: FOIA Request

Hello,

Please see the attached FOIA request. Thank you.

Regards,
Nathan Kerpez
Environmental Analyst/ Construction Inspector
Phone 516-512-2042 Email: nkerpez@lenderconsulting.com
Website:
https://link.edgepilot.com/s/df141b07/SmtE70ffKkizNLtp4VZkfQ?u=https://www.lenderconsulting.com/
Follow LCS on LinkedIn and Twitter

PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860)276-6248

March 9, 2023

Southington West Street LLC
56 East Main St
Avon, CT 06001

RE: 1268 West St (SPR #1857.1)

Dear Mr. Spungin:

Please be advised that on March 7, 2023 the Southington Planning and Zoning Commission voted to approve the above referenced site plan application to construct a 10,000 sq. ft daycare facility in an R-40 at the property located at 1268 West St.

Please submit five (5) paper sets of revised plans for signature. Once plans are signed, the Town will set any bonds required, which must be posted prior to the start of any work. Building and zoning permits and a preconstruction meeting will also be required. Please note that this approval is good for a period of five (5) years, which will expire on March 7, 2028.You can request a five-year extension prior to the expiration date if the work has not been completed.

Respectfully,

David Layallee
Acting Director of Planning and Community Development

cc: Engineering Dept
Building Dept
Assessor's office
J.R. Russo & Associates, LLC

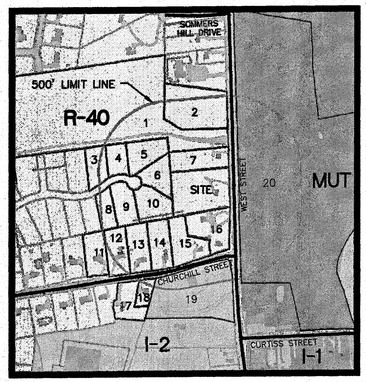
i:\planning and zoning\pzc meetings 2023\2023-03-07\spr 1857.1 1268 west st approval letter.doc

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION

1268 West Street
Southington, Connecticut

LIST OF ABUTTERS WITHIN 500 FEET	
LOT I.D.	OWNER NAME & ADDRESS
1	BAGNO FARMS, LLC 888 WEST QUEEN ST. SOUTHINGTON, CT 06489
2	CONNECITCUT LIGHT & POWER CO. P.O. BOX 270 HARTFORD, CT 06141
3	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
4	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
5	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
6	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
7	GLENDA LEE RIVERA 1294 WEST ST. SOUTHINGTON, CT 06489
8	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
9	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479
10	LOVELY DEVELOPMENT, INC. 710 MAIN ST., SUITE 11 PLAINSVILLE, CT 06479

LIST OF ABUTTERS WITHIN 500 FEET	
LOT I.D.	OWNER NAME & ADDRESS
11	GREGORY T. & THERESSA A. HOFFMAN 93 CHURCHILL RD. SOUTHINGTON, CT 06489
12	TIMOTHY F. & TERRI L. CONNELLAN 79 CHURCHILL RD. SOUTHINGTON, CT 06489
13	RONALD E. & DEBRA A. BARD 65 CHURCHILL RD. SOUTHINGTON, CT 06489
14	ALLEN J. & LINDA HUBENY 47 CHURCHILL RD. SOUTHINGTON, CT 06489
15	ALAN C. & KLAIR A. BENNISON 21 CHURCHILL RD. SOUTHINGTON, CT 06489
16	TAMMY C. & DANIEL J. BALCH 1230 WEST ST. SOUTHINGTON, CT 06489
17	LAWRENCE J. & JEREMIE M. BUTLEIN 74 CHURCHILL RD. SOUTHINGTON, CT 06489
18	THERESA S. FOXWELL 64 CHURCHILL RD. SOUTHINGTON, CT 06489
19	1198 WEST STREET, LLC. 1198 WEST ST. SOUTHINGTON, CT 06489
20	ROGER CHARLES TOLLES COUNTRY MEADOWS RC FREDERICK, MD 21704



KEY PLAN MAP
1"=500'

APPROVED
Town of Southington
Planning and Zoning Comission
MAR 0 7 2023
BY: Chairman / Secretary

Applicant
Southington West Street LLC
56 East Main Street
Avon, CT 06001
(860) 677-5607

Owner
Lovley Development Inc.
710 Main Street, Suite 11
Southington, CT 06479

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DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 10	3-08-2023
EXISTING CONDITIONS & DEMOLITION PLAN	2 of 10	2-06-2023
LAYOUT & LANDSCAPE PLAN	3 of 10	3-08-2023
GRADING & EROSION CONTROL PLAN	4 of 10	3-08-2023
UTILITY PLAN	5 of 10	3-08-2023
SEPTIC & CONSTRUCTION NOTES	6 of 10	3-08-2023
DETAILS	7 of 10	2-06-2023
DETAILS	8 of 10	2-06-2023
DETAILS	9 of 10	2-06-2023
DETAILS	10 of 10	2-06-2023
ARCHITECTURAL FLOOR PLAN	SA-1.1	
ARCHITECTURAL ELEVATIONS	SA-1.2	

SPR#1857.1 & SPU#669.1
03/07/2023

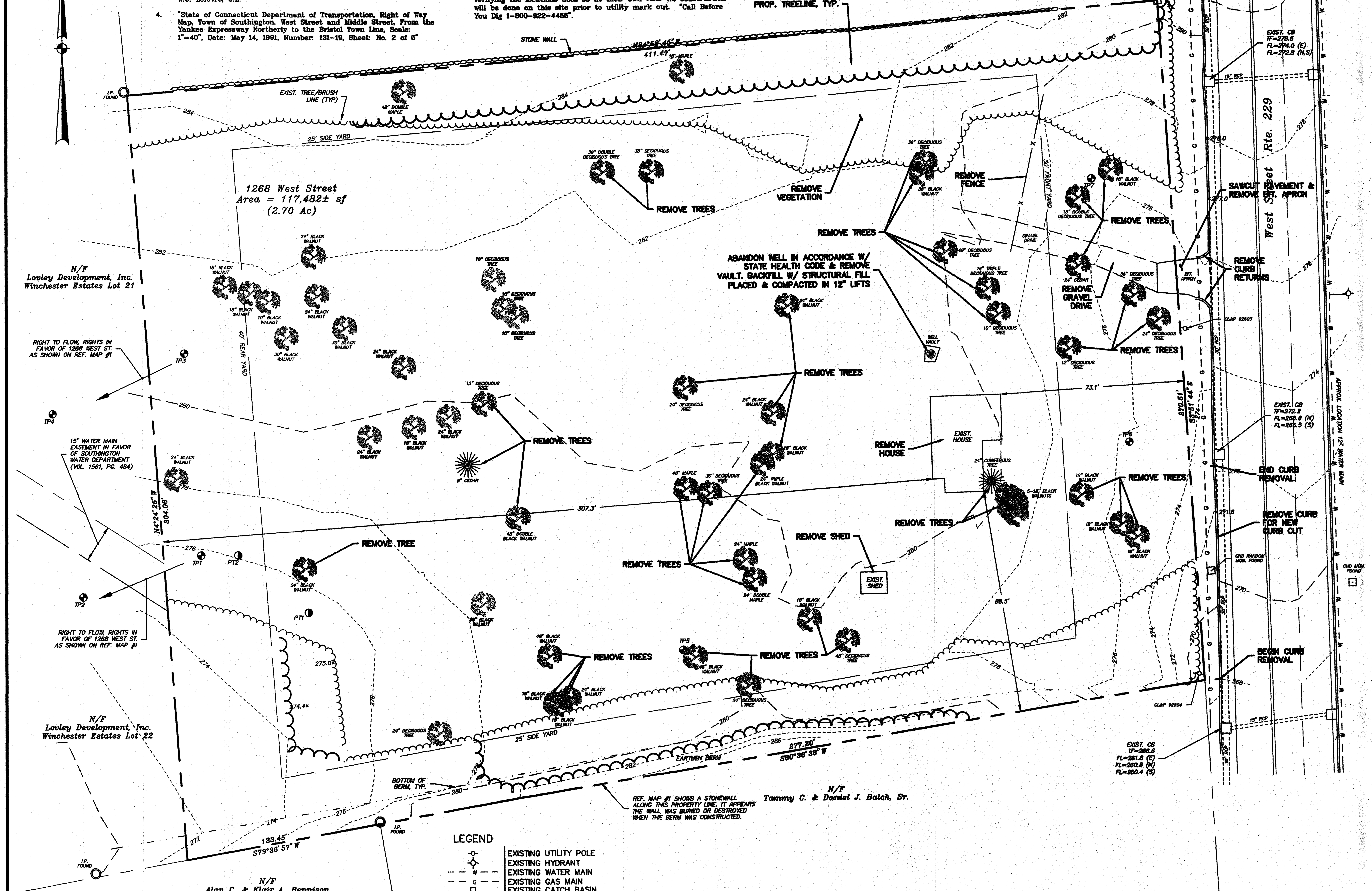
S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

Reference Maps:

1. "Map Showing Free-Cut for CB WEST ST LLC ET AL, #1268 West Street, Southington, CT, Scale: 1"=100', Date: August 16, 2021, KJA File No.: 53-161" by Kratzert, Jones & Associates, Inc.
2. "Map of Property of Gene R. Hubeny & John G. Hubeny, Jr., Churchill Street & West Street, Southington, Conn., Scale: 1"=40', Date: Oct. 2, 1979, Revised Nov. 14, 1980" by Russell S. Andres, L.S.
3. "Map of Portion of Land to be Retained by Charles, Stanley, Annie, & Walter Beray, Southington, Conn. Feb. 1956, Scale: 1"–50' " by W.C. Lefevre, C.E.
4. "State of Connecticut Department of Transportation, Right of Way Map, Town of Southington, West Street and Middle Street, From the Yankee Expressway Northerly to the Bristol Town Line, Scale: 1"=40", Date: May 14, 1991, Number: 131-19, Sheet: No. 2 of 5"

Notes:

1. The parcel is not located in a flood hazard zone, panel no. 09003C0582G, effective 5/16/2017.
2. Parcel is not located within inland wetlands per Town of Southington GIS Mapping.
3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".



LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- EXISTING TREELINE
- PERC TEST
- TEST PIT
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DATA BLOCK (ZONE R-40)

	REQUIREMENT	EXISTING
MIN. WIDTH:	150'	270.51'
MIN. AREA:	40,000 S.F.	117,482 S.F.
FRONT YARD:	50'	73.1'
SIDE YARD:	25'	88.5'
REAR YARD:	40'	307.3'
MAX. LOT COVERAGE:	20%	0.8%

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. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

Test Pit Data:

Observed by J.R. Russo & Associates & Julia Burdacki, Plainville-Southington Regional Health District on 9-28-22

TP 1
0"-9" Topsoil
9"-23" Med Brown Fine Loamy Sand
23"-90" Red Brown Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 52
No Water
No Mottles
No Ledge

TP 2
0"-11" Topsoil
11"-28" Med Brown Fine Sandy Loam
28"-90" Red Brown Med Sand Some Cobbles, Firm
Roots @ 55
No Water
No Mottles
No Ledge

TP 3
0"-9" Topsoil
9"-29" Med Brown Fine Sandy Loam
29"-60"(west/84"(east) Red Brown Med Sand w/ Cobbles, Firm
Roots @ 42
No Water
No Mottles
Refusal @ 60-84"

TP 4
0"-9" Topsoil
9"-30" Med Brown Fine Sandy Loam
30"-90" Red Brown Med Sand Sparse Cobbles, Firm
Roots @ 58
No Water
No Mottles
No Ledge

Test Pit Data:

Observed by J.R. Russo & Associates on 9-28-22

TP 5
0"-9" Topsoil
9"-28" Med Brown Fine Sandy Loam
28"-96" Red Brown Fin to Med Sand & Gravel, Firm
Roots @ 48
No Water
No Mottles
No Ledge

TP 6
0"-9" Topsoil
9"-29" Med Brown Fine Sandy Loam
29"-96" Red Brown Fine to Med Sand & Gravel, Some Cobbles, Firm
Roots @ 56No Water
No Mottles
No Ledge

TP 7
0"-9" Topsoil
9"-30" Med Brown Fine Loamy Sand
30"-86 Red Brown Fine to Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 60No Water
No Mottles
No Ledge

Percolation Test Data

Observed by J.R. Russo & Associates LLC 10-04-2022

PT#1
Depth: 36"
Pre-Soak: 10:53-11:33

Time	Depth
0	27.25
3	28.5
6	29.5
9	30.25
12	31.0
15	31.75
18	32.5

Perc. Rate: 4 min./in.

PT#2
Depth: 36"
Pre-Soak: 1:12-1:53

Time	Depth
0	20.75
4	21.75
8	22.75
12	23.5
16	24.25
20	25.0
24	25.75

Perc. Rate: 5.33 min./in.

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REVISIONS

BY: CJC | CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Existing Conditions & Demolition Plan

DATE: 2-06-2023
SCALE: 1"=20'
JOB NUMBER: 2022-069
SHEET: 2 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

PLANT SCHEDULE

SYM.	NO.	BOTANICAL & COMMON NAME	SIZE
	7	Acer Rubrum 'October Glory' (October Glory Red Maple)	2.5"–3" Cal. B&B
	6	Cornus Kousa (Japanese Dogwood)	2.5"–3" Cal. B&B
	3	Gleditsia Triacanthos 'Shademaster' (Shademaster Honeylocust)	2.5"–3" Cal. B&B
	8	Picea Glauca (White Spruce)	5'–6', B&B
	8	Picea Pungens (Blue Spruce)	5'–6', B&B
	22	Thuja Occidentalis Smaragd' (Emerald Green Arborvitae)	4'–5', B&B
	15	Azalea – Evergreen Delaware Valley White, Girard Fuchsia	3 GAL., 4' O.C.
	10	Spirea Nipponica 'Snowmound' (Snowmound Spirea)	3 GAL., 4' O.C.

Reference Maps:

1. "Map Showing Free–Cut for CB WEST ST LLC ET AL, #1268 West Street, Southington, CT, Scale: 1"=100', Date: August 16, 2021, KJA File No.: 53–161" by Kratzert, Jones & Associates, Inc.
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Notes:

1. The parcel is not located in a flood hazard zone, panel no. 09003C0562G, effective 5/16/2017.
2. Parcel is not located within inland wetlands per Town of Southington GIS Mapping.
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4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1–800–922–4455".
5. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.

DATA BLOCK (ZONE R–40)

	REQUIREMENT	EXISTING	PROPOSED
MIN. WIDTH:	150'	270.51'	270.51'
MIN. AREA:	40,000 S.F.	117,482 S.F.	117,482 S.F.
FRONT YARD:	50'	73.1'	185.0'
SIDE YARD:	25'	88.5'	39.9'
REAR YARD:	40'	307.3'	158.0'
MAX. LOT COVERAGE:	20%	0.8%	8.5%
MAX. BLDG. HEIGHT:	35'	–	21'–8"

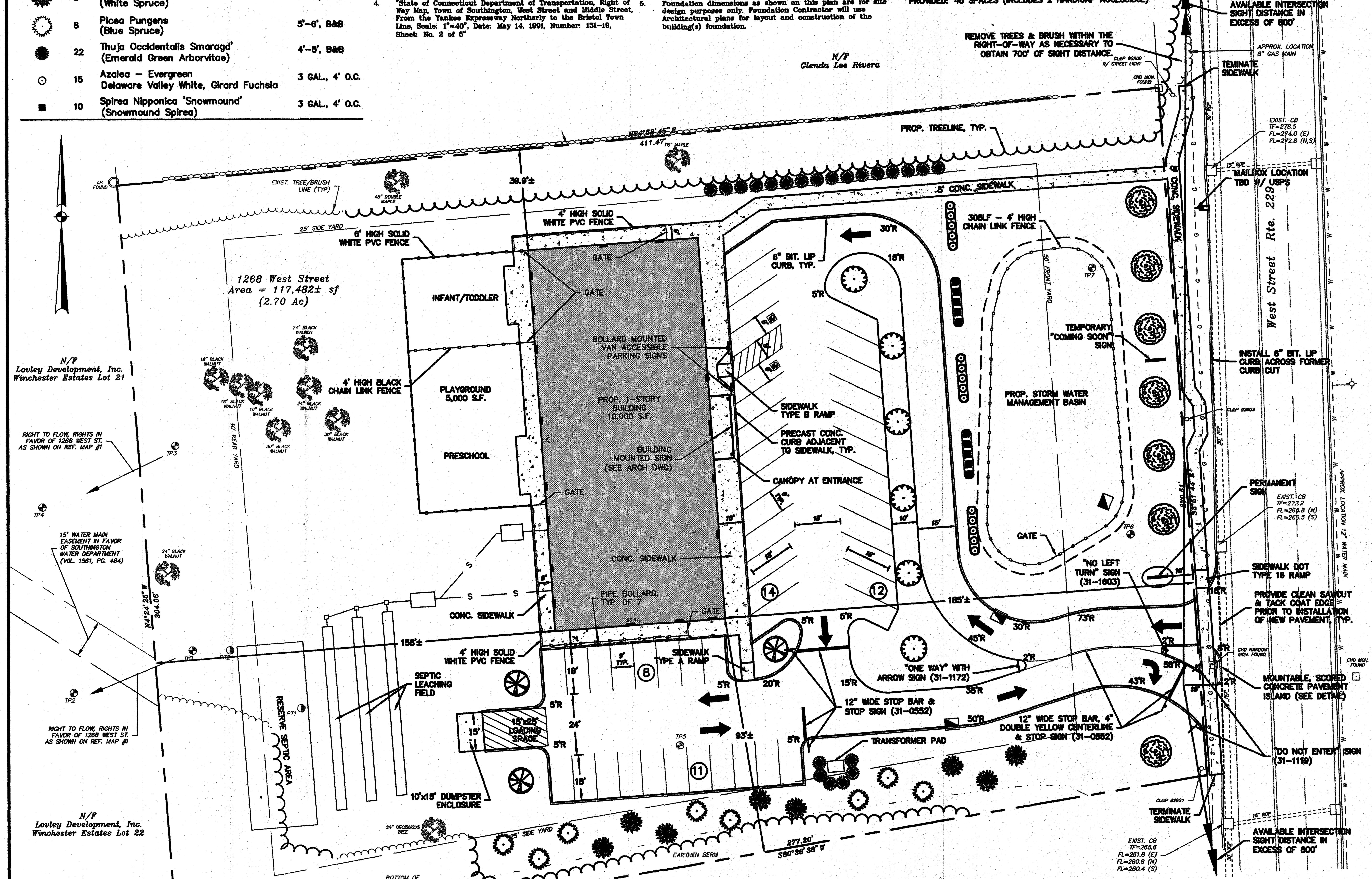
PARKING CALCULATIONS
DAYCARE FACILITY: NOT SPECIFIED IN ZONING TABLE

REQUIRED: 38–40 SPACES PER THE LEARNING EXPERIENCE
PROVIDED: 45 SPACES (INCLUDES 2 HANDICAP ACCESSIBLE)

LANDSCAPING TABLE

PARKING LOT (45 SPACES)

		REQUIRED	PROVIDED
INTERIOR LANDSCAPING TOTAL	20 S.F./SPACE	900 S.F.	4,291 S.F.
SHADE TREES	1 SHADE TREE/10 SPACES	5	9
STREET TREES	1 STREET TREE/50' OF LOT FRONTAGE	6	7



LEGEND

- EXISTING UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED UNDERGROUND UTILITIES
- EXISTING HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ROOF LEADER
- PROPOSED SANITARY SEWER
- PROPOSED SIGN
- PERC TECT
- TEST PIT
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
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- PROPERTY LINE
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- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE

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www.jrrusso.com · info@jrrusso.com

3–08–23	ADD FENCE AROUND STORMWATER BASIN
2–24–23	ADDRESS TOWN STAFF COMMENTS

REVISIONS

BY: CJC | CHK: TAC

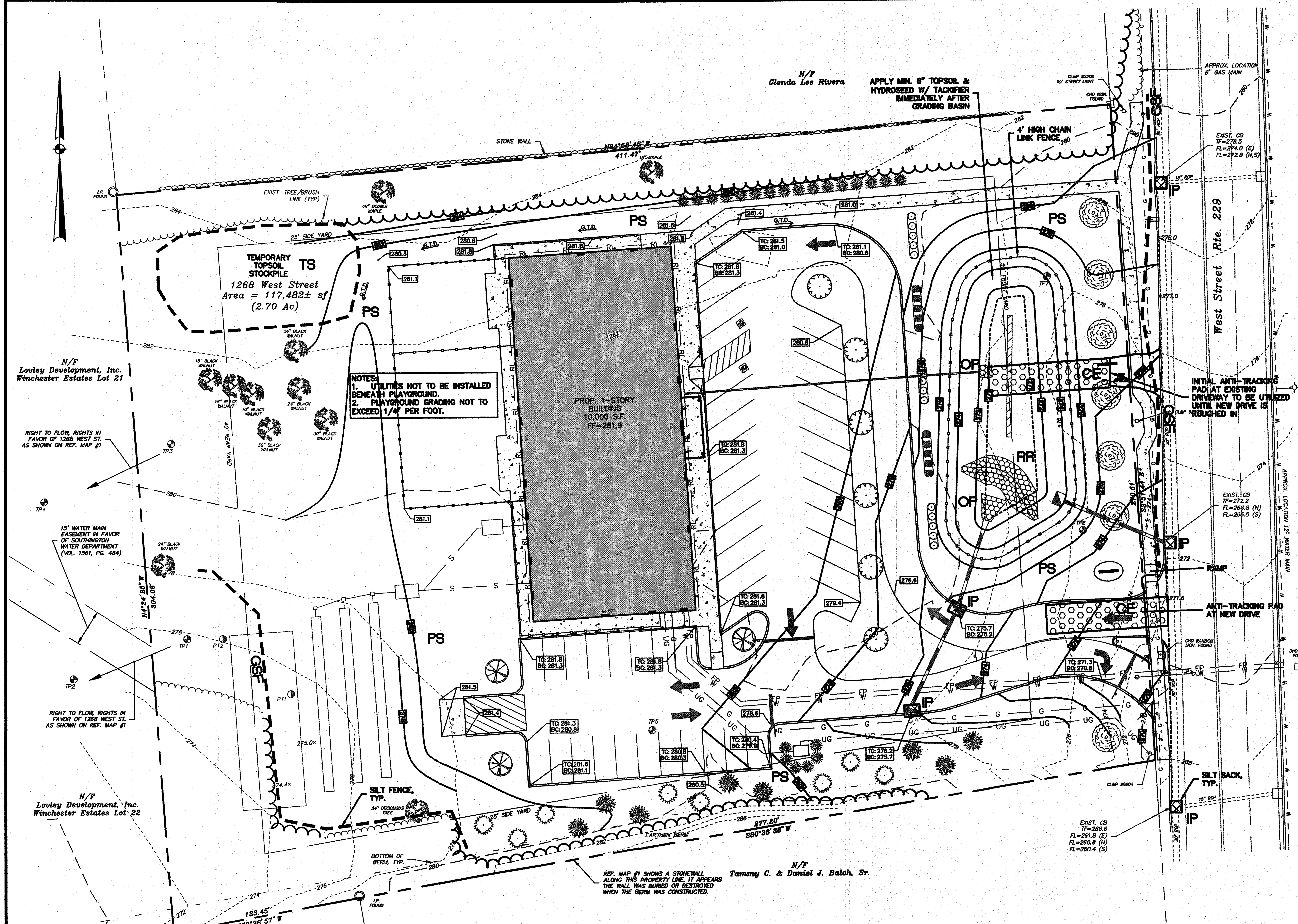
The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R–40)

Layout & Landscape Plan

DATE: 2–06–2023
SCALE: 1"=20'
JOB NUMBER: 2022–069
SHEET: 3 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION & SEDIMENT CONTROL PLAN KEY

PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
CE	CONSTRUCTION ENTRANCE
GSF	GEOTEXTILE SILT FENCE
RR	RIPRAP
OP	OUTLET PROTECTION
IP	INLET PROTECTION

LEGEND

EXISTING UTILITY POLE
PROPOSED LIGHT POLE
PROPOSED UNDERGROUND UTILITIES
EXISTING HYDRANT
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING GAS LINE
PROPOSED GAS LINE
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED ROOF LEADER
PROPOSED SANITARY SEWER
PROPOSED SIGN
PERC TECT
TEST PIT
EXISTING IRON PIN (FOUND)
PROPOSED IRON PIN (TO BE SET)
PROPOSED MONUMENT (TO BE SET)
EXISTING MONUMENT (FOUND)
135x5 EXISTING SPOT GRADE
135.5 PROPOSED SPOT GRADE
136 EXISTING CONTOUR
136 PROPOSED CONTOUR
EXISTING TREELINE
PROPOSED TREELINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE
STAKED HAYBALES OR SILT FENCE

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4. "State of Connecticut Department of Transportation, Right of Way Map, Town of Southington, West Street and Middle Street, From the Yankee Expressway Northerly to the Bristol Town Line, Scale: 1"=40", Date: May 14, 1991, Number: 131-19, Sheet: No. 2 of 5"

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. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

RUSSO SURVEYORS • ENGINEERS SERVING CT & MA
J.R. Russo & Associates, LLC
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www.jrrusso.com • info@jrrusso.com

REVISIONS

Date	Revision
3-08-23	ADD FENCE AROUND STORMWATER BASIN
2-24-23	ADDRESS TOWN STAFF COMMENTS

BY: CJC CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Grading & Erosion Control Plan

DATE 2-06-2023
SCALE 1"=20'
JOB NUMBER 2022-069
SHEET 4 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

SEPTIC SYSTEM CRITERIA

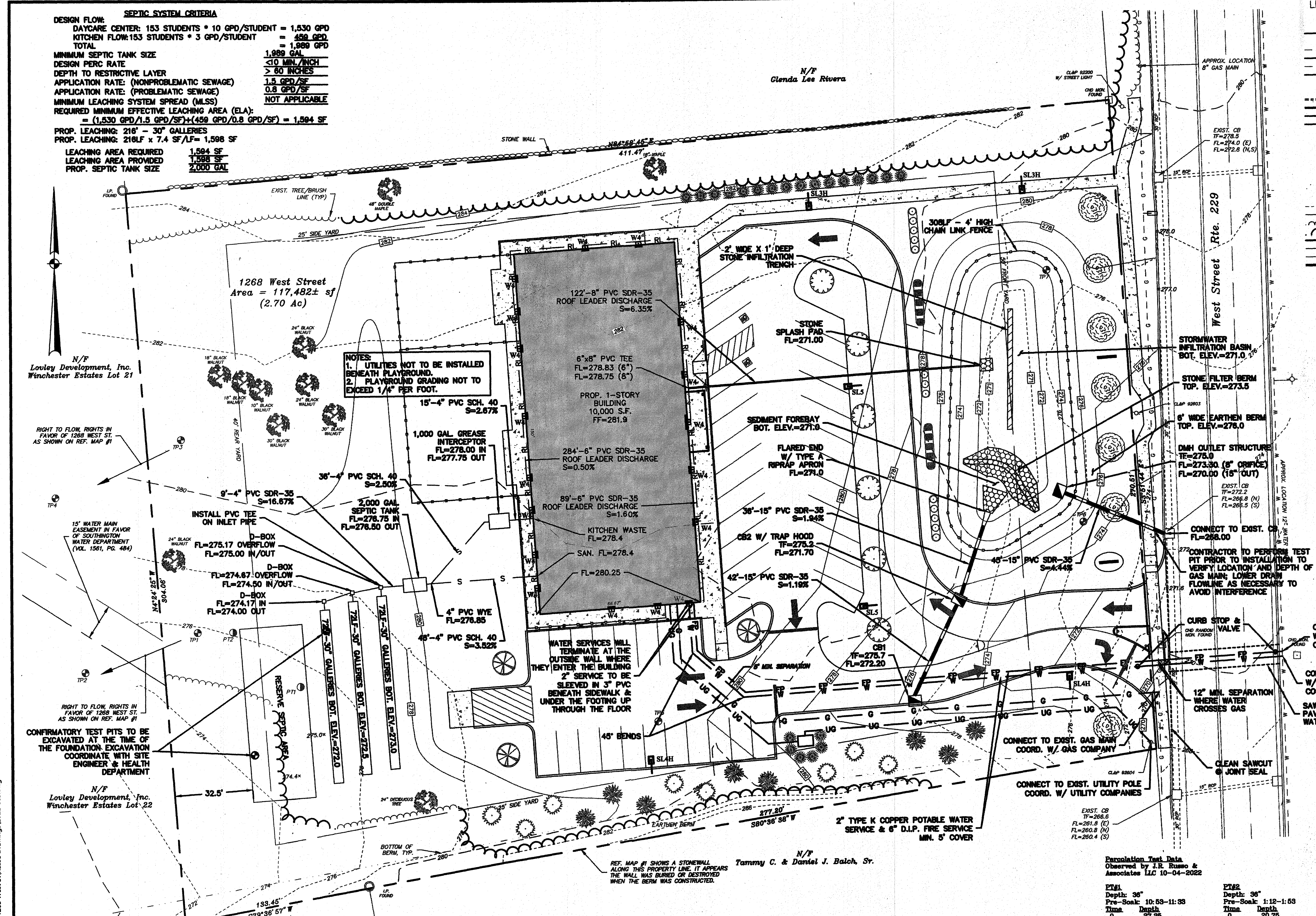
DESIGN FLOW:
DAYCARE CENTER: 153 STUDENTS * 10 GPD/STUDENT = 1,530 GPD
KITCHEN FLOW: 153 STUDENTS * 3 GPD/STUDENT = 459 GPD
TOTAL = 1,989 GPD

MINIMUM SEPTIC TANK SIZE	1,989 GAL
DESIGN PERC RATE	<10 MIN./INCH
DEPTH TO RESTRICTIVE LAYER	> 60 INCHES
APPLICATION RATE: (NONPROBLEMATIC SEWAGE)	1.5 GPD/SF
APPLICATION RATE: (PROBLEMATIC SEWAGE)	0.8 GPD/SF
MINIMUM LEACHING SYSTEM SPREAD (MLSS)	NOT APPLICABLE

REQUIRED MINIMUM EFFECTIVE LEACHING AREA (ELA):
= (1,530 GPD/1.5 GPD/SF)+(459 GPD/0.8 GPD/SF) = 1,594 SF

PROP. LEACHING: 216' – 30" GALLERIES
PROP. LEACHING: 216LF x 7.4 SF/LF= 1,598 SF

LEACHING AREA REQUIRED	1,594 SF
LEACHING AREA PROVIDED	1,598 SF
PROP. SEPTIC TANK SIZE	2,000 GAL



LEGEND

	EXISTING UTILITY POLE
	PROPOSED LIGHT POLE
	PROPOSED UNDERGROUND UTILITIES
	EXISTING HYDRANT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED ROOF LEADER
	PROPOSED SANITARY SEWER
	PROPOSED SIGN
	PERC TECT
	TEST PIT
	EXISTING IRON PIN (FOUND)
	PROPOSED IRON PIN (TO BE SET)
	PROPOSED MONUMENT (TO BE SET)
	EXISTING MONUMENT (FOUND)
135x5	EXISTING SPOT GRADE
135.5	PROPOSED SPOT GRADE
136	EXISTING CONTOUR
136	PROPOSED CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	STAKED HAYBALES OR SILT FENCE

Test Pit Data:
Observed by J.R. Russo & Associates & Julia Burdacki, Plainville–Southington Regional Health District on 9-28-22

TP 1
0"–9" Topsoil
9"–23" Med Brown Fine Loamy Sand
23"–90" Red Brown Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 52
No Water
No Mottles
No Ledge

TP 2
0"–11" Topsoil
11"–28" Med Brown Fine Sandy Loam
28"–90" Red Brown Med Sand Some Cobbles, Firm
Roots @ 55
No Water
No Mottles
No Ledge

TP 3
0"–9" Topsoil
9"–29" Med Brown Fine Sandy Loam
29"–60"(west/84"(east) Red Brown Med Sand w/ Cobbles, Firm
Roots @ 42
No Water
No Mottles
Refusal @ 60–84"

TP 4
0"–9" Topsoil
9"–30" Med Brown Fine Sandy Loam
30"–90" Red Brown Med Sand Sparse Cobbles, Firm
Roots @ 56
No Water
No Mottles
No Ledge

Test Pit Data:
Observed by J.R. Russo & Associates on 9-28-22

TP 5
0"–9" Topsoil
9"–28" Med Brown Fine Sandy Loam
28"–96" Red Brown Fin to Med Sand & Gravel, Firm
Roots @ 48
No Water
No Mottles
No Ledge

TP 6
0"–9" Topsoil
9"–29" Med Brown Fine Sandy Loam
29"–96" Red Brown Fine to Med Sand & Gravel, Some Cobbles, Firm
Roots @ 56
No Water
No Mottles
No Ledge

TP 7
0"–9" Topsoil
9"–30" Med Brown Fine Loamy Sand
30"–86 Red Brown Fine to Coarse Sand & Gravel w/ Cobbles, Firm
Roots @ 60
No Water
No Mottles
No Ledge

Percolation Test Data
Observed by J.R. Russo & Associates LLC 10-04-2022

PT#1
Depth: 36"
Pre-Soak: 10:53–11:33

Time	Depth
0	27.25
3	28.5
6	29.5
9	30.25
12	31.0
15	31.75
18	32.5

Perc. Rate: 4 min./in.

PT#2
Depth: 36"
Pre-Soak: 1:12–1:53

Time	Depth
0	20.75
4	21.75
8	22.75
12	23.5
16	24.25
20	25.0
24	25.75

Perc. Rate: 5.33 min./in.

Notes:

1. The parcel is not located in a flood hazard zone, panel no. 09003C0582G, effective 5/16/2017.
2. Parcel is not located within inland wetlands per Town of Southington GIS Mapping.
3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
5. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.

Reference Maps:

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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REVISIONS

3-08-23	ADD FENCE AROUND STORMWATER BASIN
BY: CJC	CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Utility Plan

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	5 of 10

S:\Acad\2022 Civil 3D\2022-069 Bailey Properties - 1268 West St\Russo Drawings\2022-069.dwg

SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) NOTES:

GENERAL

This system is designed for a 1,989 GPD daycare facility. The soil test results and soil types apply only to the test holes shown and may not be the same for other areas on the site. Soil type, grade and various elevations must be verified by owner or contractor over the entire leaching area during construction.

Foundation dimensions shown on this plan are for site design purposes only. The foundation contractor shall use architectural plans for layout and construction of the building(s) foundation.

Location of existing utilities shown on this plan are approximate and may not be complete, contractor must call before digging for verification 1–800–922–4455.

The SSDS installation must conform to local and state Health Department requirements. Any deviation from the SSDS design as shown hereon must be approved by the design engineer prior to construction.

LOCATION

All parts of the SSDS shall be at least 10 feet from all property lines. Leaching systems placed in fill shall be at least 15 feet from a property line. In addition, the primary leaching system shall be at least 25 feet from a downgradient property line when MLSS applies.

Non–perforated drainage pipe shall be at least 25 feet from the SSDS unless constructed of gasketed tight pipe as listed on Table 2–C of the Technical Standards of the CT Public Health Code. Tight pipe may be no less than 5 feet from the SSDS as long as the trench is not backfilled with free draining material conforming to CT DOT Form 816 M.02.07.

Potable water and/or irrigation lines which flow under pressure shall be at least 10 feet from the SSDS.

Utility service trenches (underground electric, gas, phone services, etc.) shall be at least 5 feet from the SSDS. When a utility trench is backfilled with free draining material (M.02.07), this distance shall be increased to 25 feet. All utility trenches within 25 feet of the SSDS shall be inspected by the local Health Department prior to burial.

The as–built location of the SSDS shall be measured and recorded by the installer prior to backfilling. Copies of the as–built shall be provided to the local Health Department official and the design engineer.

PIPING

Piping from the building to the septic tank shall be 4" PVC Schedule 40 or approved equal and laid at a minimum slope of 1/4" per foot. Piping leaving the septic tank to the distribution box shall be 4" PVC SDR–35 or approved equal and laid at a minimum slope of 1/8" per foot. Piping located within the leaching trenches shall be perforated 4" PVC SDR–35 or approved equal and laid level or on a grade not more than 2 to 4 inches per one hundred feet.

Cleanouts are required every 75 feet from the building to the septic tank and where a cumilative change in direction greater than 45° occurs, unless a 90° (36" radius) sweep is utilized per Table No. 2 of the Technical Standards of the CT Public Health Code.

SEPTIC TANK

Septic tank capacity shall be at least the 24–hour design flow and no less than 1,000 gallons. Garbage grinders are not recommended but if installed, add 250 gallons to required tank capacity. All septic tanks (except tanks in series) shall contain two compartments with 2/3 the required capacity in the first compartment.

Septic tanks shall include minimum 17–inch diameter access holes with removable covers directly over the inlet and outlet pipes. If a tank access hole is more than 12 inches below finished grade, provide 24–inch diameter riser with manhole frame & cover to within 12 inches of finished grade. When the cover over the tank exceeds 42 inches, the tank and risers shall be rated H–20. When the tank is located under vehicular travel areas, the tank, risers and cover assemblies shall be rated for H–20 wheel loadings.

All newly installed tanks shall have an approved non–by–pass effluent filter at the outlet. A list of approved outlet filters can be found in Appendix B of the Technical Standards of the CT Public Health Code.

LEACHING SYSTEM

The contractor is required to use care during construction to keep the leaching area undisturbed until it is staked and approved for installation by the design engineer or Health Department Official.

The bottom of the leaching system must at least 18 inches above the maximum ground water level and four feet above ledge rock. Whenever the design percolation rate is faster than one inch per minute, the minimum separation to maximum groundwater must be increased to 24 inches, and the minimum separation above ledge rock shall be increased to eight feet or distances shall be doubled from any well in accordance with Table No. 1, item A of the Technical Standards of the CT Public Health Code.

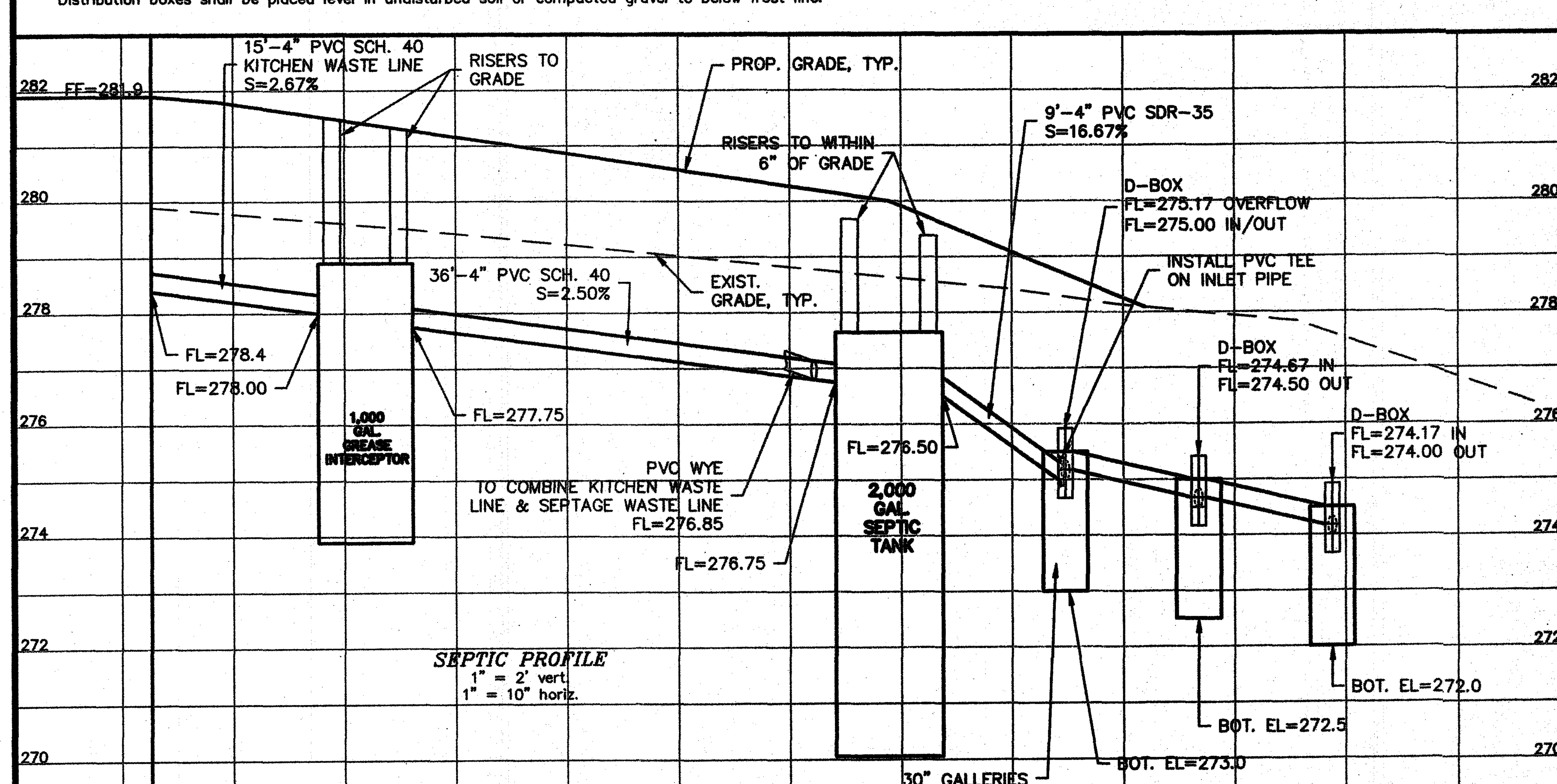
The ground surface over the entire SSDS shall be graded and maintained to lead surface water away from the area. Leaching systems shall be covered with a minimum of 6 inches of soil and seeded to prevent erosion over and adjacent to the system.

Select (septic) fill placed within and adjacent to leaching system areas shall be clean sand, or sand and gravel, free from organic matter and foreign substances. The select fill shall contain no material larger than 3", and up to 45% of the dry weight may be retained on the #4 sieve. Material passing the #4 sieve shall be reweighed to verify compliance with the following gradation:

Sieve Size	% Passing Wet Sieve	% Passing Wet Sieve (Alt.)	% Passing Dry Sieve
#4	100	100	100
#10	70 – 100	70 – 100	70 – 100
#40	10 – 50	10 – 75	10 – 75
#100	0 – 20	0 – 10	0 – 5
#200	0 – 5	0 – 5	0 – 2.5

Material that does not meet the dry sieve gradation, is still acceptable if it meets either of the wet sieve gradations above.

Distribution boxes shall be placed level in undisturbed soil or compacted gravel to below frost line.



PERMANENT SEEDING (PS)

SPECIFICATIONS

Time Of Year
Seeding dates in Connecticut are normally April 1 through June 15 and August 15 through October 1. Spring seedings give the best results and spring seedings of all mixes with legumes is recommended. There are two exceptions to the above dates. The first exception is when seedings will be made in the areas of Connecticut known as the Coastal Slope and the Connecticut River Valley. The Coastal Slope includes the coastal towns of New London, Middlesex, New Haven, and Fairfield counties. In these areas, with the exception of crown vetch (when crown vetch is seeded in late summer, at least 35% of the seed should be hard seed (unscarified), the final fall seeding dates can be extended and additional 15 days. The second exception is frost crack or dormant seeding, the seed is applied during the time of year when no germination can be expected, normally November through February. Germination will take place when weather conditions improve, mulching is extremely important to protect the seed from wind and surface erosion and to provide erosion protection until the seeding becomes established.

Site Preparation
Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seed Selection
Lawn Areas: Premium Seed Mix for Sun and Shade.
Stormwater Basin: New England Erosion Control/Restoration Mix by New England Wetland Plants, Inc. or approved equal.

Seedbed Preparation
Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet.

Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Seed Application
Apply selected seed at rates per manufacturer's recommendations uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10% when hydroseeding or frost crack seeding. Seed warm season grasses during the spring period only.

Mulching
See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

TEMPORARY SEEDING (TS)

SPECIFICATIONS

Site Preparation
Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation
Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent.

Seeding
Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder. The temporary seed shall be Rye (grain) applied at a rate of 120 pounds per acre. Increase seeding rates by 10% when hydroseeding.

Mulching
See guidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

MULCH FOR SEED (MS)

SPECIFICATIONS

Materials
***Types of Mulches** within this specification include, but are not limited to:*

__1. Hay:__ The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.

__2. Straw:__ Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or brome. The average stem length should not be less than 4 inches. Straw that can be windblown should be anchored to hold it in place.

__3. Cellulose Fiber:__ Fiber origin is either virgin wood, post–industrial/pre–consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and percolation of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attain 80%–95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended seeding dates.

Tackifiers** within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers, resins, viscosifiers, sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another.* ***Emulsified asphalts are specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.

***Nettings** within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.*

Site Preparation
Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Application
***Timing:** Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of **Mulch For Seed** in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.*

***Spreading:** Mulch material shall be spread uniformly by hand or machine resulting in 80%–95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven can result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacture's recommended application rates to provided 80%–95% coverage.*

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%–100% coverage of the disturbed soil. For hay or straw anticipate an application rate to 2.5 to 3 tons per acre.

When spreading hay mulch by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5–2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid slippage.

***Anchoring:** Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.*

When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuos contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE

Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

SOIL ERSOION & SEDIMENT CONTROL NOTES

1. *The contractor/developer shall notify the Town Staff prior to construction in accordance with the local approvals and permits.*
2. *All soil erosion and sediment control work shall be done in strict accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.*
3. *Any additional erosion/sediment control deemed necessary by the engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.*
4. *All soil erosion and sediment control operations shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.*
5. *In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as possible.*
6. *The developer shall practice effective dust control per the soil conservation service handbook during construction and until all areas are stabilized or surface treated. The developer shall be responsible for the cleaning of nearby streets of any debris from these construction activities.*
7. *All fill areas shall be compacted sufficiently for their intended purpose and as required to reduce slipping, erosion or excess saturation. Fill intended to support buildings, structures, conduits, etc., shall be compacted in accordance with local requirements or codes.*
8. *Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding.*
9. *Any and all fill material is to be free of brush, rubbish, timber, logs vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.*
10. *Soil stabilization should be completed within 5 days of clearing or inactivity in construction.*
11. *Waste Materials – All waste materials (including wastewater) shall be disposed of in accordance with local, state and federal law. Litter shall be picked up at the end of each work day.*
12. *The Contractor shall maintain on–site additional erosion control materials as a contingency in the event of a failure or when required to shore up existing BMPs. At a minimum, the on–site contingency materials should include 30 feet of silt fence and 5 straw haybales with 10 stakes.*

CHECKLIST FOR EROSION CONTROL PLAN

PROJECT: The Learning Experience Academy of Education

LOCATION: 1268 West Street, Southington, CT

PROJECT DESCRIPTION: Construction of a Daycare Facility

PARCEL AREA: 2.7 acres

RESPONSIBLE PERSONNEL: Eric Spungin (860) 989–9494

EROSION AND SEDIMENT CONTROL PLAN PREPARER: J.R. Russo & Associates, LLC

CHECKLIST:

Work Description Erosion & Sediment Control Measures	Location	Date Installed	Initials	Date Removed	Initials
Install construction entrance	As shown on plan.				
Install perimeter sediment barriers	As shown on plan.				
Install inlet protection at CBs	As installed				

MAINTENANCE OF MEASURES:

Location	Description or Number	Date	Initials

Project Dates: ____________________

Date of groundbreaking for project: ____________________

Date of final stabilization: ____________________

PROJECT NARRATIVE AND CONSTRUCTION SEQUENCE

This project is located at 1268 West Street in Southington, Connecticut. The proposed activity is the construction of a 10,000 square foot daycare facility. The suggested schedule of construction is as follows:

1. Install construction anti–tracking pad (CE).
2. Install sediment barriers (GSF) at project perimeters.
3. Demolish existing building and items called to be removed in accordance with local/state/federal regulations. Coordinate utility disconnections with appropriate utility companies.
4. Strip topsoil. Stockpile suitable amount of topsoil for reuse on–site in areas shown. Stockpiles shall be surrounded by sediment barriers (GSF).
5. Begin building construction.
6. Construct stormwater management basin and install drainage. Hydroseed basin with a tackifier as soon as practicable.
7. Install other site utilities.
8. Install parking lot and driveway base.
9. Install concrete sidewalks and dumpster pad.
10. Pave binder course.
11. Stabilize remaining areas to receive topsoil and permanently seed as soon as possible.
12. Install landscaping.
13. Install pavement top course in all areas. Sweep binder course and apply tack coat prior to placing pavement top course.
14. Apply paint striping.
15. Remove sediment barriers after site is fully stabilized.

Construction of this site is anticipated to begin in the spring of 2023 and be complete by January 2024, pending approvals. Temporary erosion control measures shall be installed prior to any soil disturbance and maintained throughout construction until soils have been stabilized with permanent vegetation.

The Contractor shall keep the area of disturbance to a minimum and establish vegetative cover on exposed soils as soon as practical. All soil and erosion control measures shall be installed and maintained in accordance with these plans and the "Connecticut DEP Guidelines for Soil Erosion and Sediment Control", as amended. The Contractor shall verify all conditions noted on the plans and shall immediately notify the Engineer of any discrepancies.

The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized. Accumulated sediment shall be removed as required to keep silt fence functional. In all cases, deposits shall be removed when the accumulated sediment has reached one–half above the ground height of the silt fence. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Silt fence (GSF) is to be replaced as necessary to maintain proper filtering action. Silt fence (GSF) are to remain in place and shall be maintained to insure efficient sediment capture until all areas above the erosion checks are stabilized and vegetation has been established.

POST CONSTRUCTION MAINTENANCE NOTES:

The property owner shall be responsible for performing the following post construction maintenance schedule:

1. Maintain lawn & landscape areas with minimal pesticides.
2. Sweep parking lot and paved areas at least once per year in the spring.
3. Inspect catch basins at least twice per year, including after sweeping. Clean at least once per year in April and as necessary to prevent the discharge of pollutants from structures. Remove accumulated oil, trash and excessive sediment with vac–truck. Check condition of hoods (if applicable).
4. Inspect infiltration basin annually for evidence of hydrocarbons and remove by vac–truck. Repair eroded areas and replace riprap and vegetation as required. Dredge bottom of forebay to remove accumulated sediment every 10 years or when significant volume reduction is observed. Mow infiltration basin on a regular basis to maintain as lawn area for filtering of pollutants. Inspect inlet pipes outlet structure monthly and remove trash and debris as needed.

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3–08–23	ADD DEMO TO CONSTRUCTION SEQUENCE

REVISIONS

BY: CJC | CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R–40)

Septic & Construction Notes

DATE: 2–06–2023
SCALE: 1"=20'
JOB NUMBER: 2022–069
SHEET: 6 of 10

STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER

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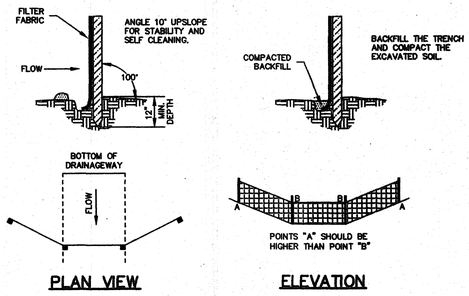
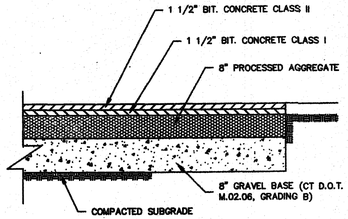


SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

GEOTEXTILE SILT FENCE (GSF)

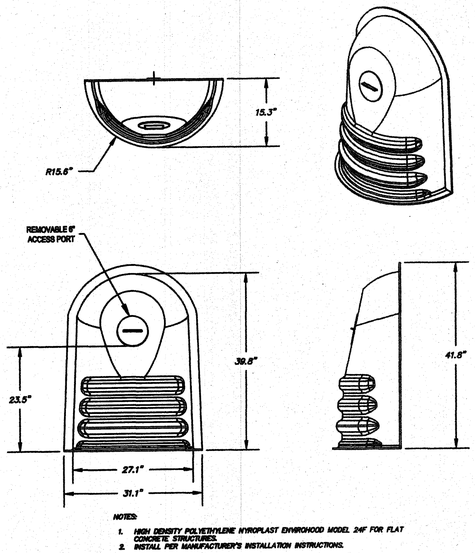
NOT TO SCALE



NOTE: WHERE SUBGRADES ARE ON WET SILT OR CLAY, CONTRACTOR TO INSTALL ADDITIONAL 12" OF ¾" CRUSHED STONE ON TENSAR TRIAX GEOGRID BELOW GRAVEL SUBBASE.

PAVEMENT DETAIL

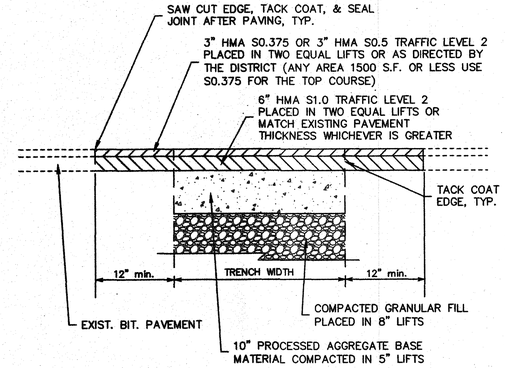
NOT TO SCALE



NOTES:
1. HIGH DENSITY POLYETHYLENE NYROPLAST ENVIROHOOD MODEL 24F FOR FLAT CONCRETE STRUCTURES.
2. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

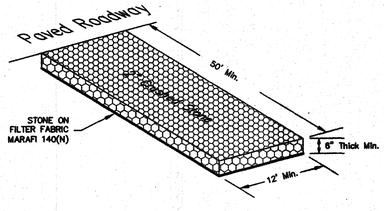
NYROPLAST ENVIROHOOD DETAIL

NOT TO SCALE



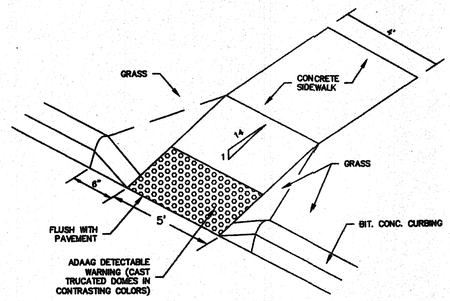
PERMANENT PAVEMENT PATCH (STATE HIGHWAY)

NOT TO SCALE



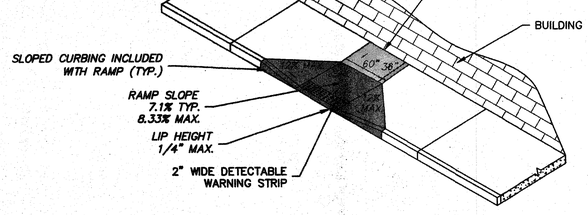
ANTI-TRACKING EXIT PAD DETAIL (CE)

NOT TO SCALE



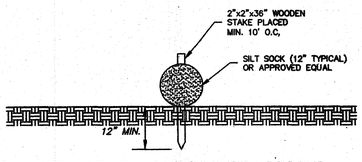
SIDEWALK RAMP TYPE A

NOT TO SCALE



SIDEWALK RAMP (TYPE B)

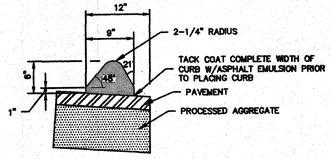
NOT TO SCALE



NOTE: MAY BE USED AS ALTERNATIVE TO GEOTEXTILE SILT FENCE.

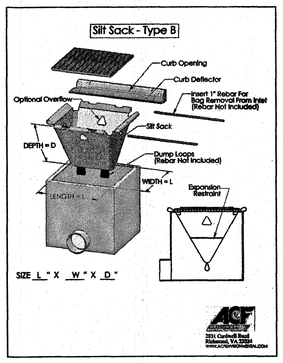
PERIMETER SEDIMENT BARRIER

NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING

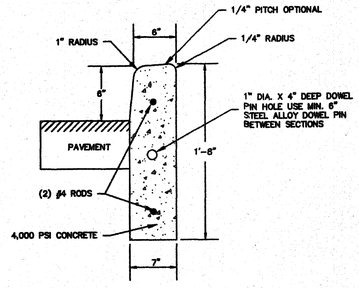
NOT TO SCALE



NOTE:
SILT SACK SHALL BE SIZED TO FIT EACH INLET GRATE (SINGLE OR DOUBLE) AND SHALL BE CLEANED AND MAINTAINED UNTIL THE CONTRIBUTING WATERSHED IS STABILIZED WITH VEGETATION AND/OR COMPACTED PROCESSED STONE BASE.

CB GRATE INLET PROTECTION (SILT SACK)

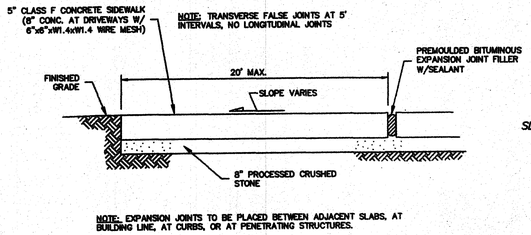
NOT TO SCALE



NOTE:
1. SPACE JOINTS 10'±, BUT NO LESS THAN 6'.

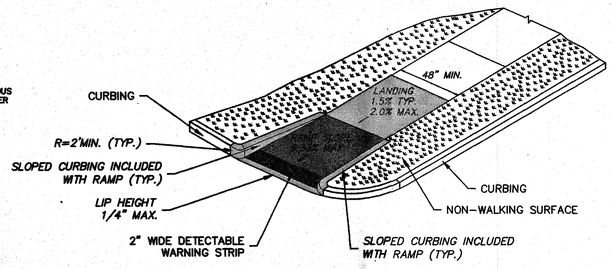
PRE-CAST CONCRETE CURB

NOT TO SCALE



TYPICAL SIDEWALK DETAIL

NOT TO SCALE



SINGLE DIRECTION – RETURN CURB WITH NON-WALKING SURFACE

DOT SIDEWALK RAMP (TYPE 16)

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REVISIONS

BY: CJC	CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Details

DATE	2-06-2023
SCALE	1"=20'
JOB NUMBER	2022-069
SHEET	7 of 10

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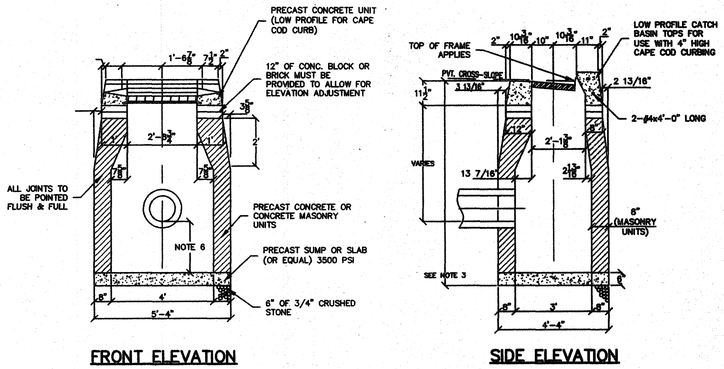


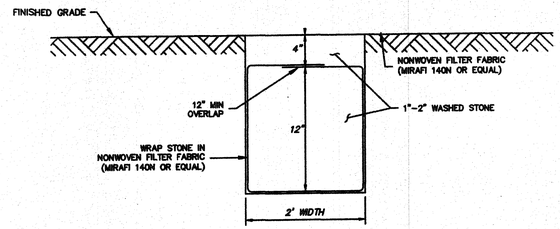
FRONT ELEVATION

SIDE ELEVATION

NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS, INSIDE DIMENSIONS REMAIN THE SAME.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
5. ALL BRICKS SHALL BE CONCRETE.
6. ALL CATCH BASIN SUMPS SHALL BE MIN. 2' BELOW THE OUTLET INVERT WITH THE EXCEPTION OF CB2 WHICH SHALL HAVE A 4' SUMP.

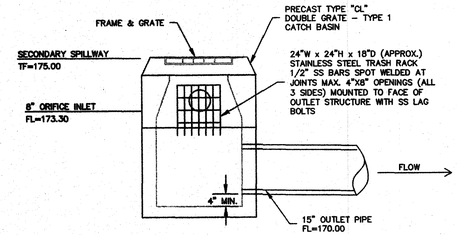
TYPE "C" CATCH BASIN

NOT TO SCALE

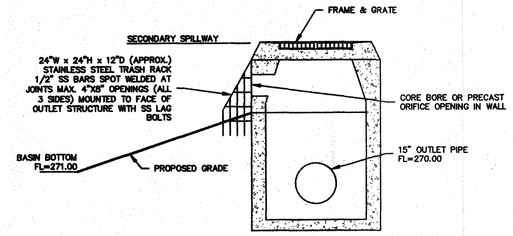


STONE TRENCH IN INFILTRATION BASIN

NOT TO SCALE



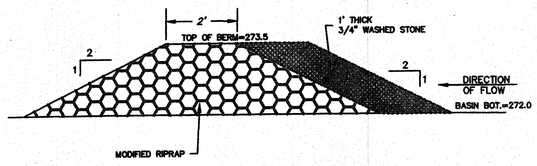
FRONT VIEW



SIDE SECTION VIEW

BASIN OUTLET STRUCTURE

NOT TO SCALE

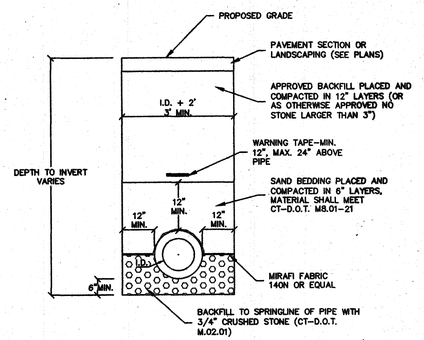


STONE FILTER BERM

NOT TO SCALE

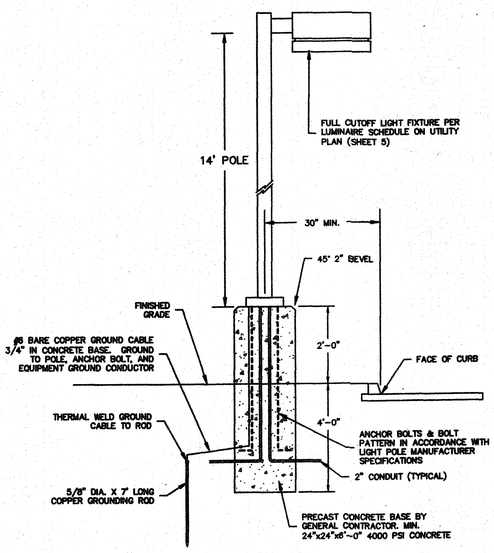
SPLASH PAD

NOT TO SCALE



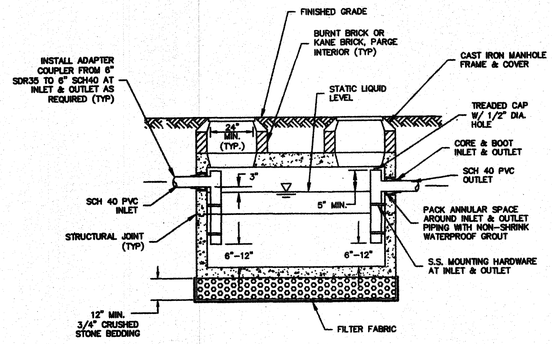
STANDARD STORM DRAIN DETAIL

NOT TO SCALE



POLE MOUNTED EXTERIOR LIGHT

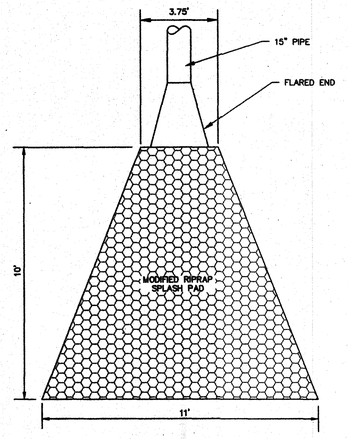
NOT TO SCALE



NOTES:
1. DESIGN LOAD AASHTO HS-20-44
2. CONCRETE 4,000 PSI @ 28 DAYS
3. REINFORCEMENT GRADE 60 (ASTM A-615-79)
4. STRUCTURAL JOINTS SEALED WITH BUTYL RUBBER GASKETS
5. INLET & OUTLET PIPING & TEE'S SCH.40 PVC. PIPE DIA. SHALL MATCH LATERAL DIAMETER, 6" TYPICAL.
6. TANK CAPACITY SHALL BE 1,000 GALLONS.
7. VENTING OF GREASE INTERCEPTOR IS RECOMMENDED WHERE FEASIBLE. LOCATE DISCHARGE FROM VENT PIPE TO MINIMIZE EXPOSURE TO ODORS.

1,000 GAL GREASE INTERCEPTOR

NOT TO SCALE



NOTE:
MODIFIED RIPRAP APRON (12" THICK) ON 6" GRANULAR BASE (M.02.01) ON MIRAFI 500X FABRIC OR EQUAL

TYPE A RIPRAP APRON (OP)

N.T.S.

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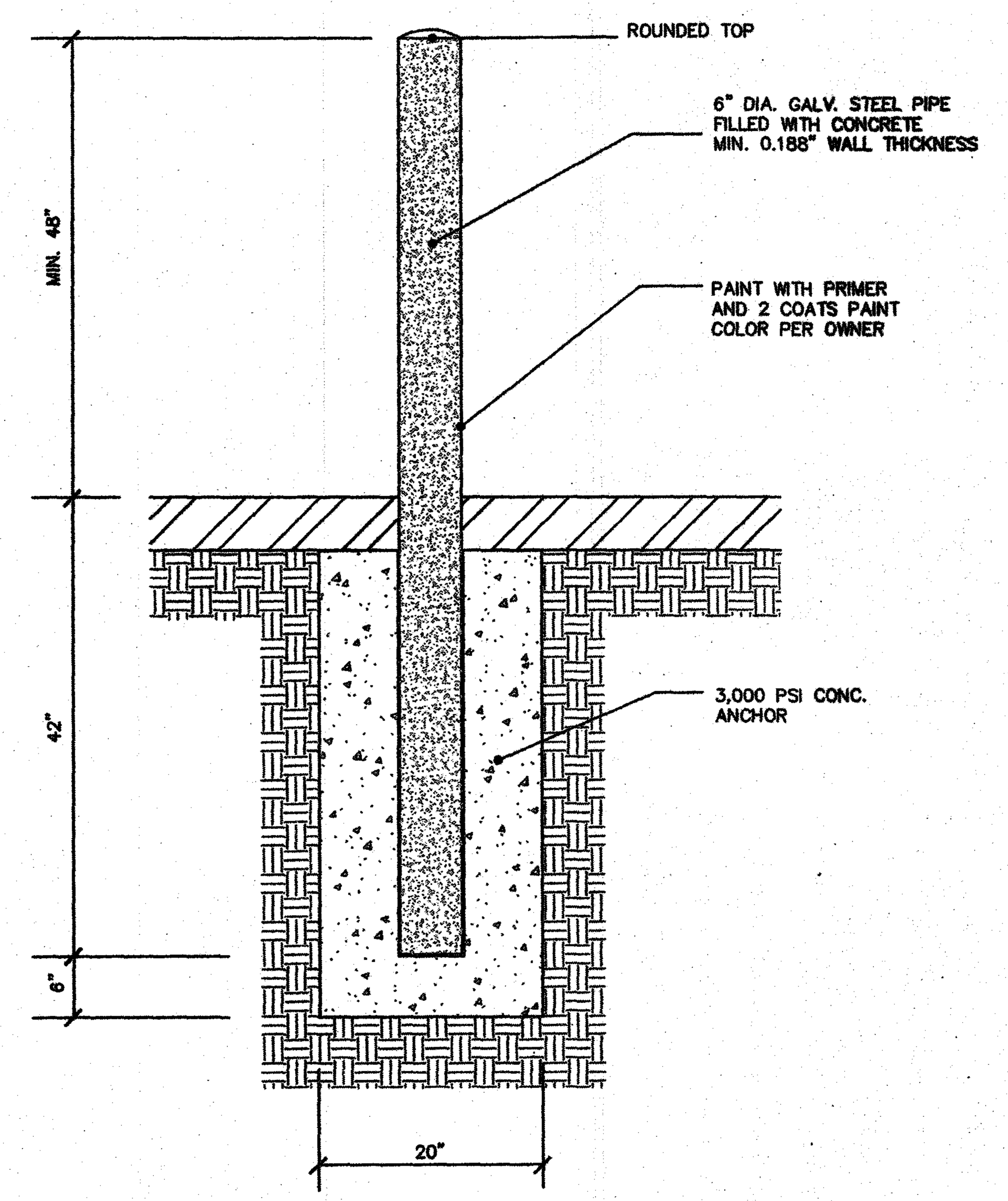
REVISIONS

BY: CJC	CHK: TAC

The Learning Experience
1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

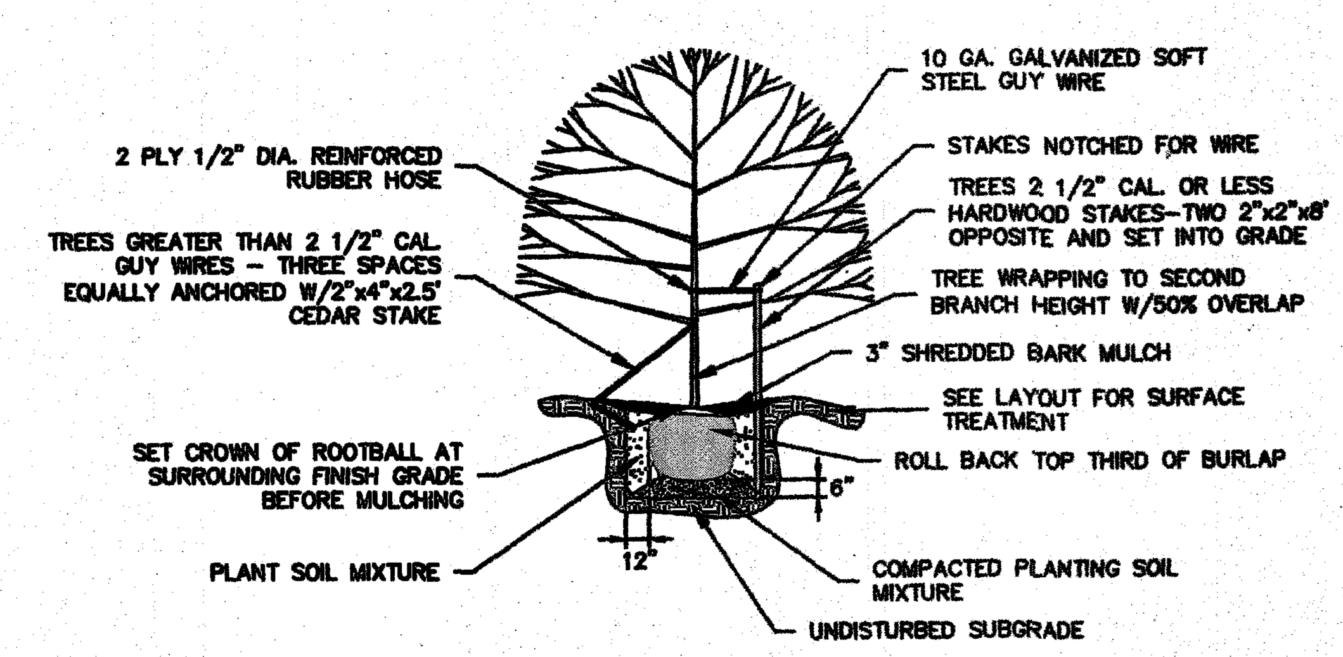
Details

DATE 2-06-2023
SCALE 1"=20'
JOB NUMBER 2022-069
SHEET 8 of 10



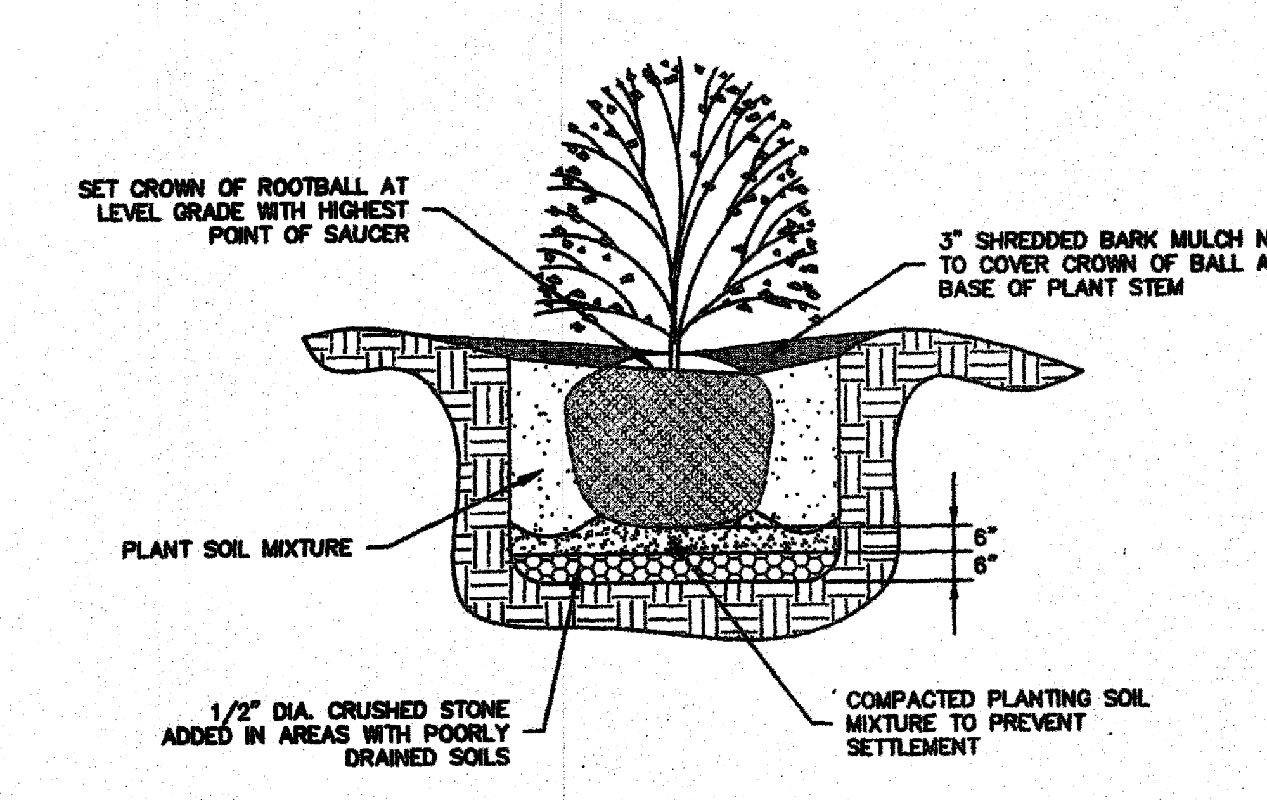
PIPE BOLLARD

NOT TO SCALE



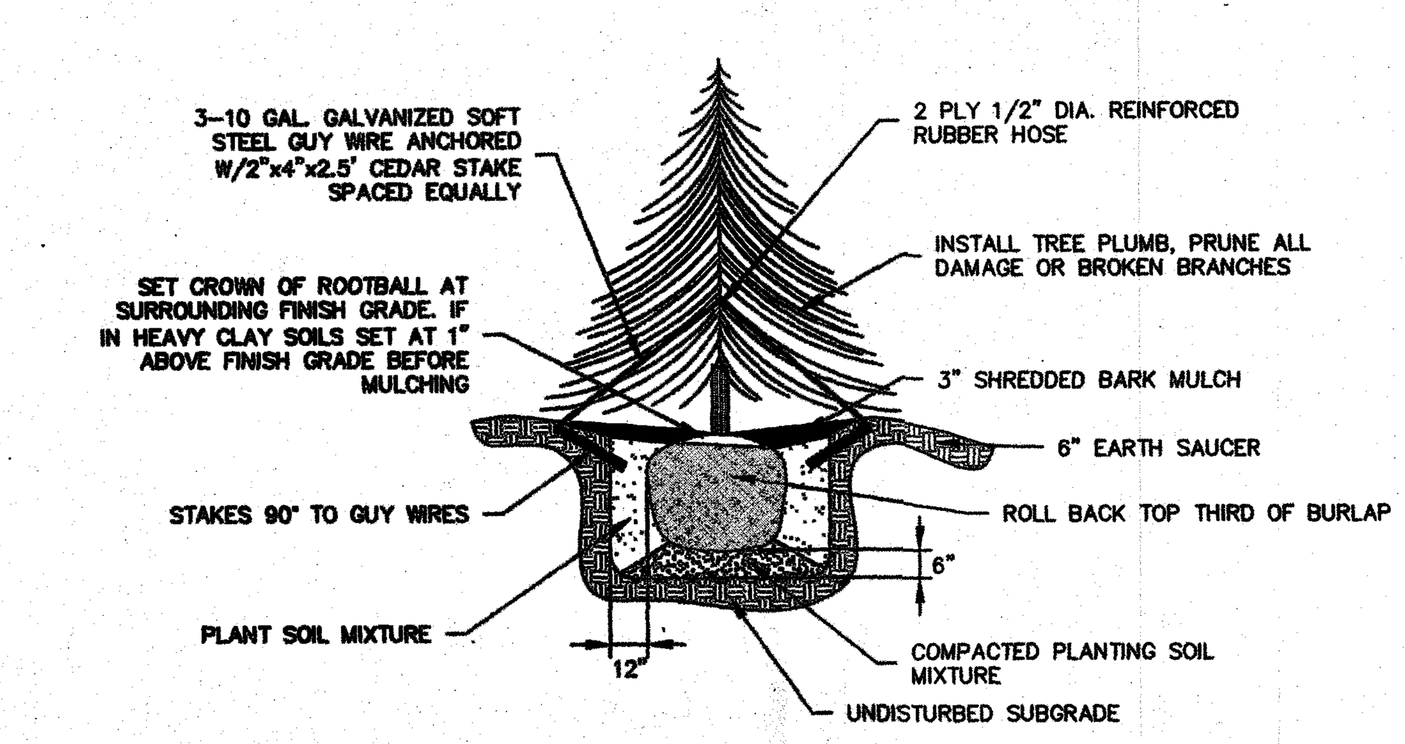
TREE PLANTING

NOT TO SCALE



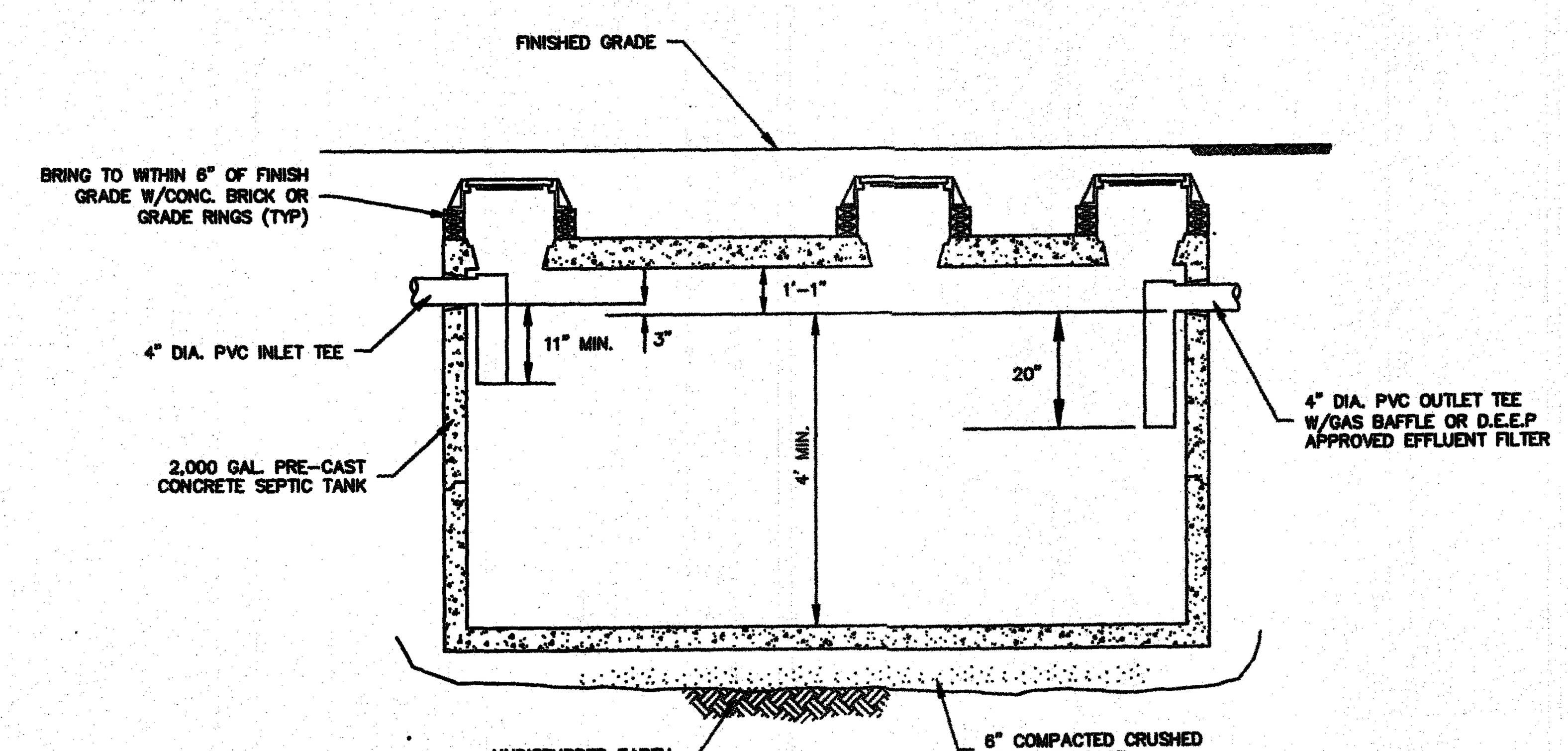
SHRUB PLANTING

NOT TO SCALE



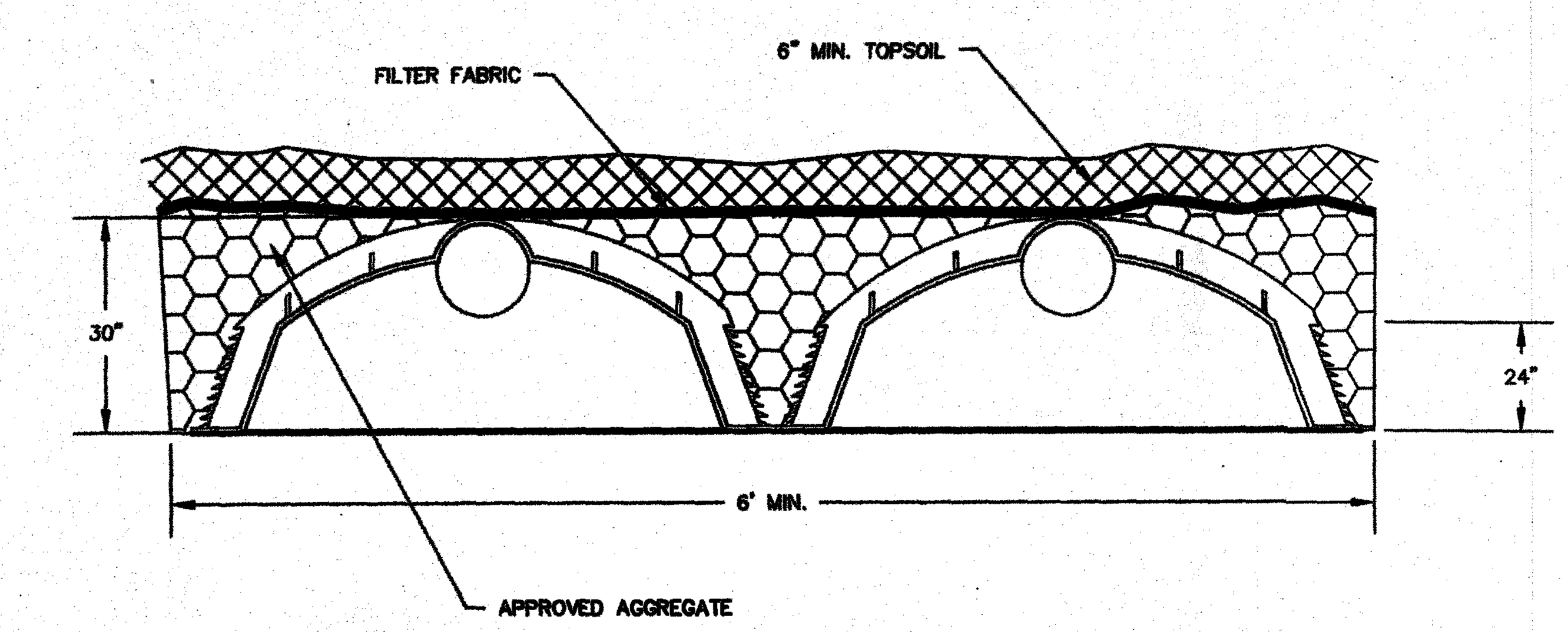
EVERGREEN TREE PLANTING

NOT TO SCALE



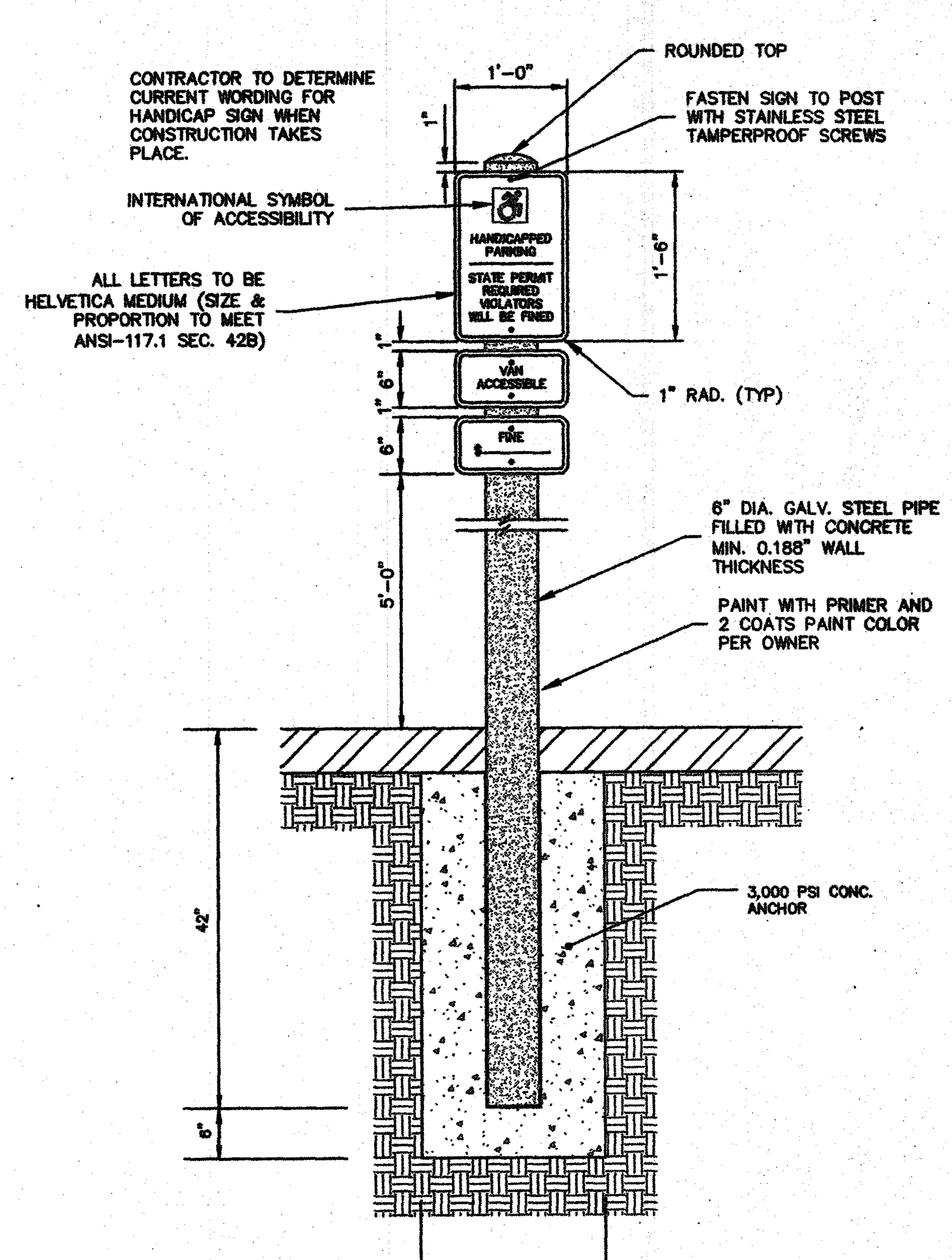
2,000 GAL SEPTIC TANK

NOT TO SCALE



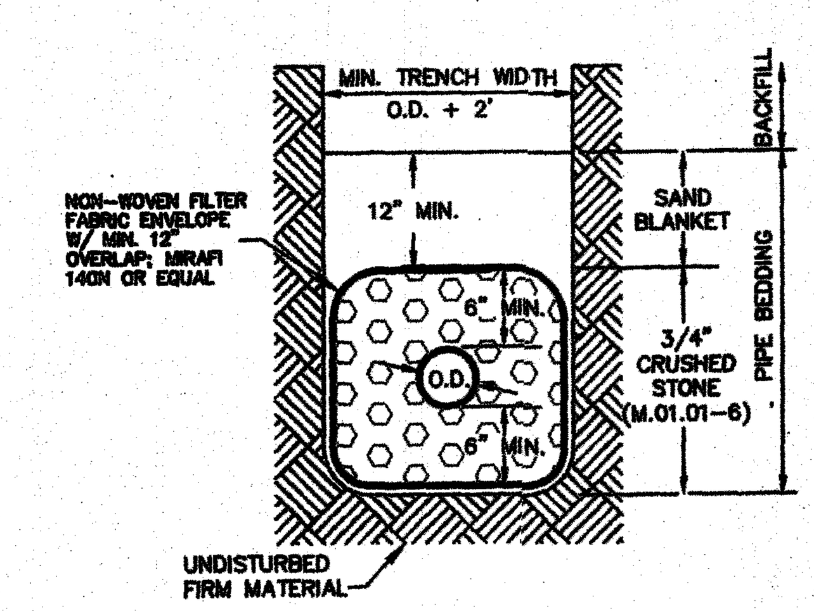
ALTERNATE GALLERY CONFIGURATION DOUBLE INFILTRATORS

NOT TO SCALE



HANDICAP SIGN & BOLLARD

NOT TO SCALE

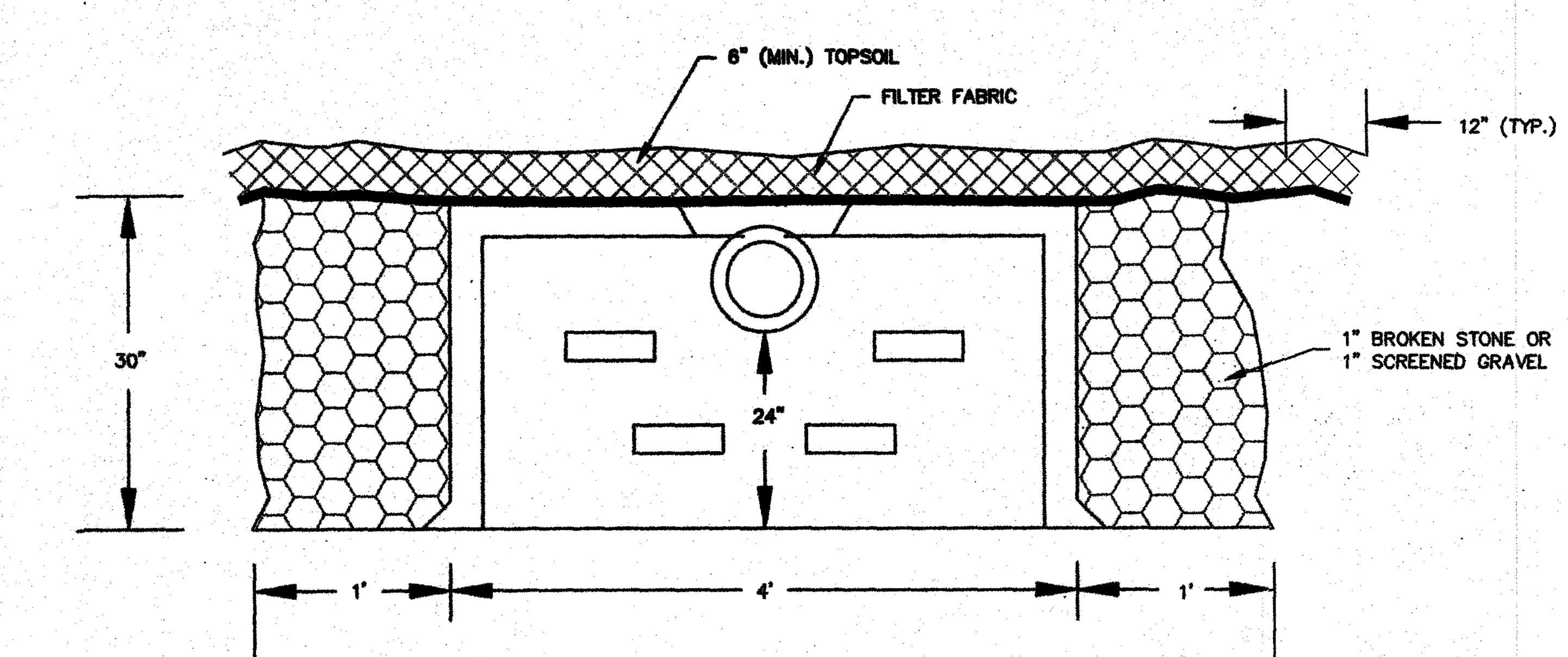


NOTES:

1. PROVIDE WARNING TAPE, 12–24" ABOVE TOP OF PIPE.
2. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE ENGINEER OR GRANULAR FILL M.02.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
3. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.
4. UNSUITABLE TRENCH MATERIAL TO BE REMOVED AND REPLACED WITH 3/4" CRUSHED STONE AS DIRECTED BY ENGINEER.

TYPICAL SANITARY SEWER TRENCH SECTION

NOT TO SCALE



TYPICAL SECTION OF LEACHING GALLERY

NOT TO SCALE

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REVISIONS

BY: CJC | CHK: TAC

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Map 143 Lot 014 (Zone: R–40)

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SHEET: 9 of 10

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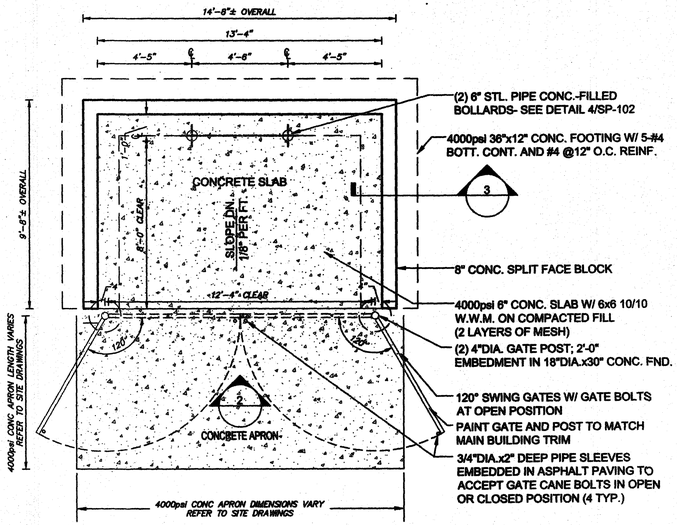
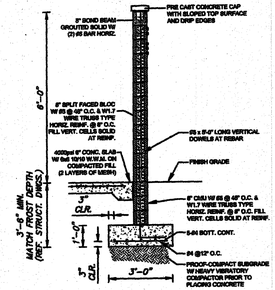
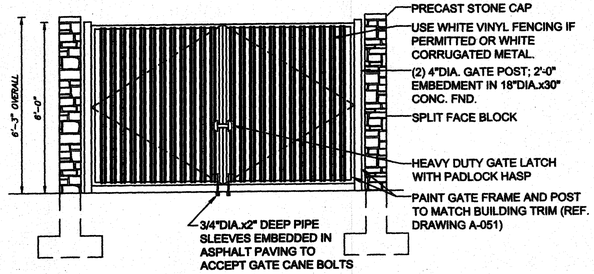


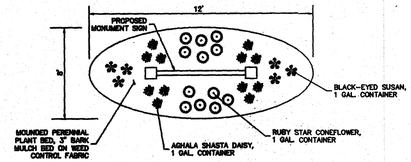




NOTE:
HEIGHT OF THE DUMPSTER SHALL NOT EXCEED THE HEIGHT OF THE ENCLOSURE

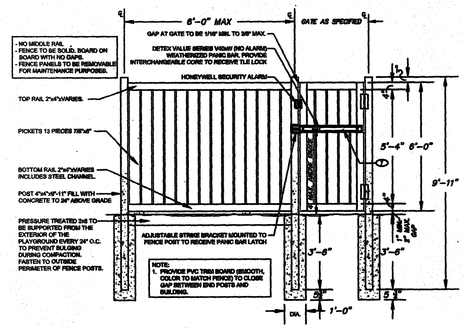
TRASH ENCLOSURE

NOT TO SCALE



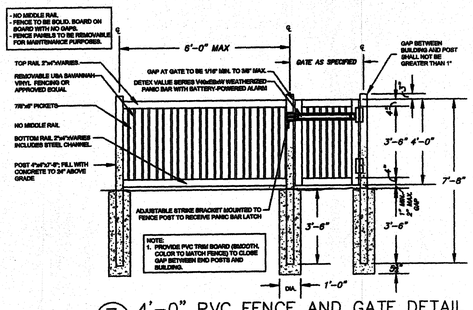
MONUMENT SIGN ISLAND

NOT TO SCALE



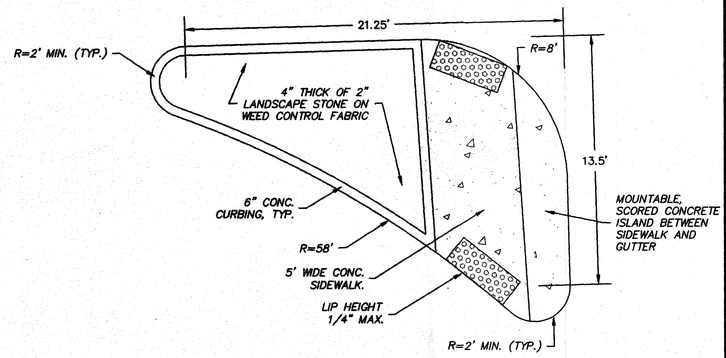
TYP. PVC FENCE AND GATE WITH PANIC HARDWARE

(2) SCALE 1/2" = 1'-0"



4'-0" PVC FENCE AND GATE DETAIL

(3) SCALE 1/2" = 1'-0"



RAISED ISLAND W/ PEDESTRIAN CUT THROUGH

NOT TO SCALE

STATE OF CONNECTICUT
TIMOTHY A. COU
REGISTERED PROFESSIONAL ENGINEER

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1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

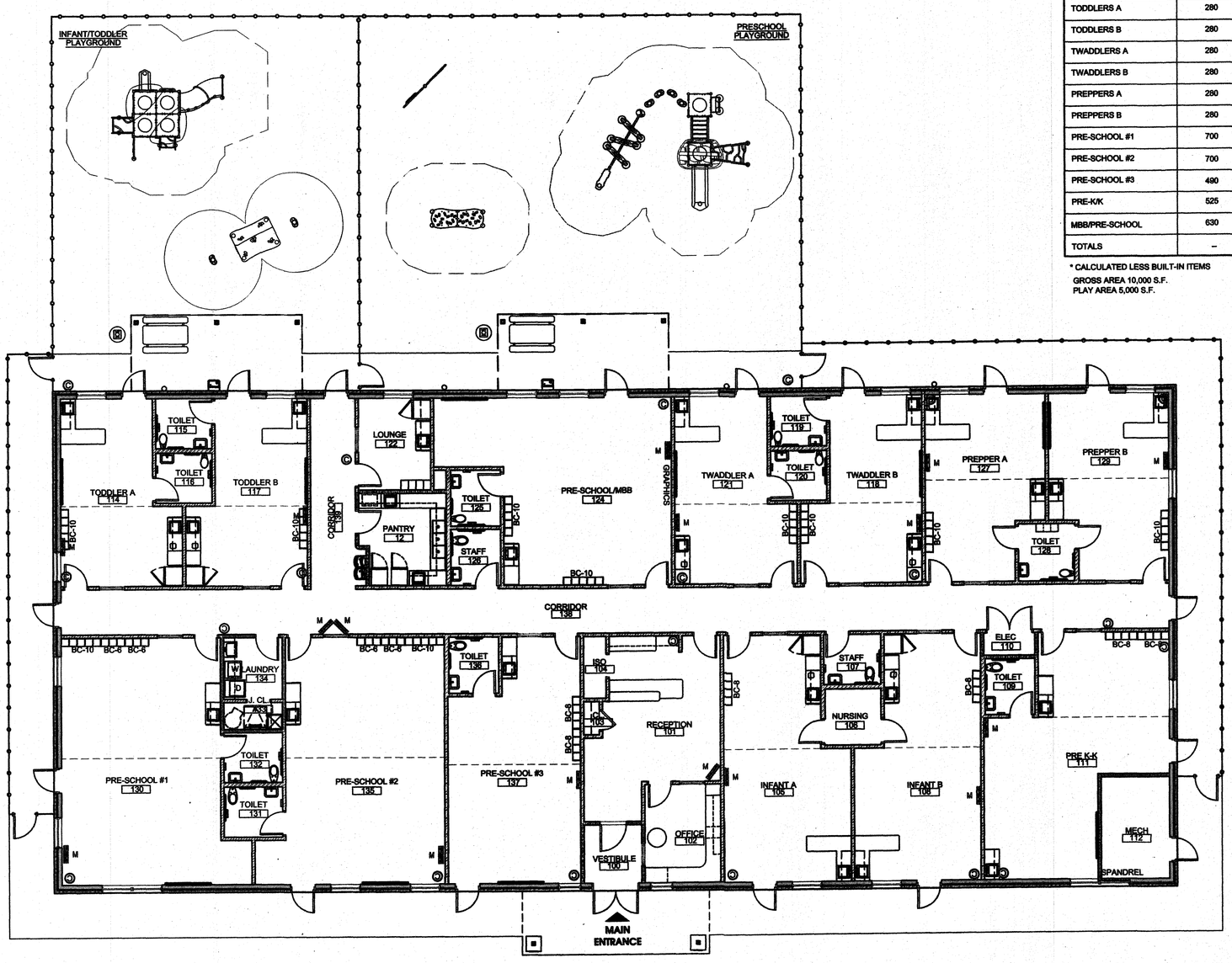
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

LICENSING CALCULATIONS
Learning Experience, Southington, CONNECTICUT

ROOM	STATE REQUIRED S.F.(40 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANTS A	440	440	494	1/55	8	2	1/4	6 WK-12 MO.
INFANTS B	440	440	494	1/55	8	2	1/4	12 MO.-18 MO.
TODDLERS A	280	287	350	1/35	8	2	1/4	18-24 MO.
TODDLERS B	280	287	350	1/35	8	2	1/4	18-24 MO.
TWADDLERS A	280	287	350	1/35	8	2	1/4	24-36 MO.
TWADDLERS B	280	287	350	1/35	8	2	1/4	24-36 MO.
PREPPERS A	280	312	369	1/35	8	2	1/4	24-36 MO.
PREPPERS B	280	312	369	1/35	8	2	1/4	24-36 MO.
PRE-SCHOOL #1	700	701	722	1/35	20	2	1/10	3-5 YRS.
PRE-SCHOOL #2	700	701	722	1/35	20	2	1/10	3-5 YRS.
PRE-SCHOOL #3	490	504	525	1/35	14	2	1/10	3-5 YRS.
PRE-K/K	525	541	598	1/35	15	2	1/10	3-5 YRS.
MBB/PRE-SCHOOL	630	635	647	1/35	18	2	1/10	VARIES
TOTALS	–	–	–	–	151	26	–	–
					+2 ADMIN. STAFF			
					TOTAL	179		

* CALCULATED LESS BUILT-IN ITEMS

GROSS AREA 10,000 S.F.
PLAY AREA 5,000 S.F.



NORTH

1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
1268 WEST STREET
SOUTHINGTON, CONNECTICUT

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

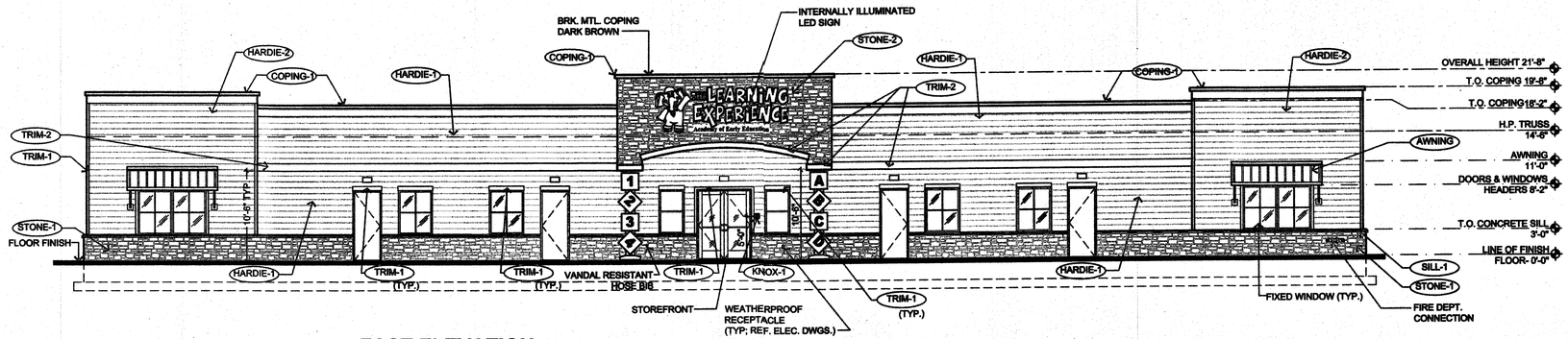
NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL, AIA, MBA
CT. LICENSE NUMBER: ARI-0011415

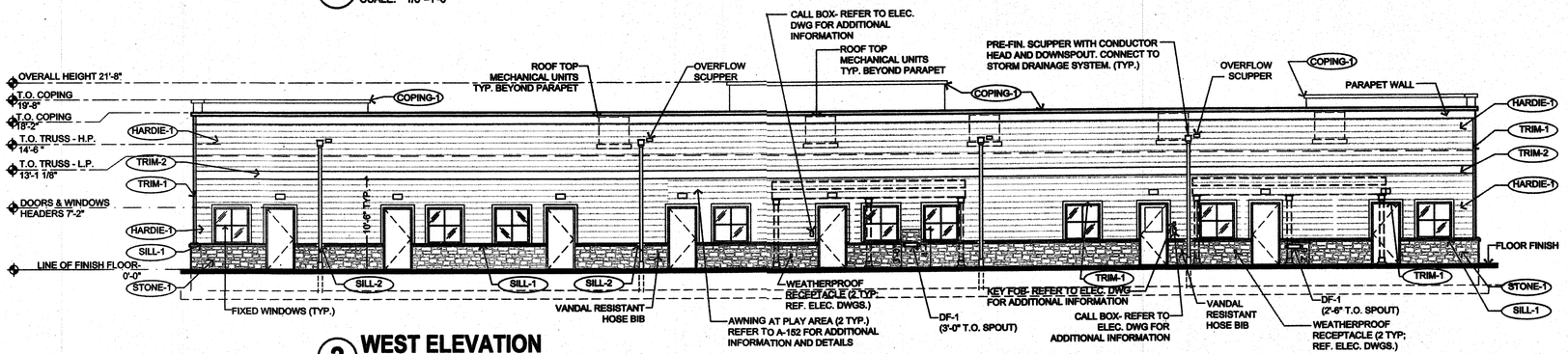
Project Number:	Scale:
TLECT22-137	1/8"=1'-0"
Drawn By: CS	Approved By: MBJ

Drawing Name:
PROPOSED FLOOR PLAN

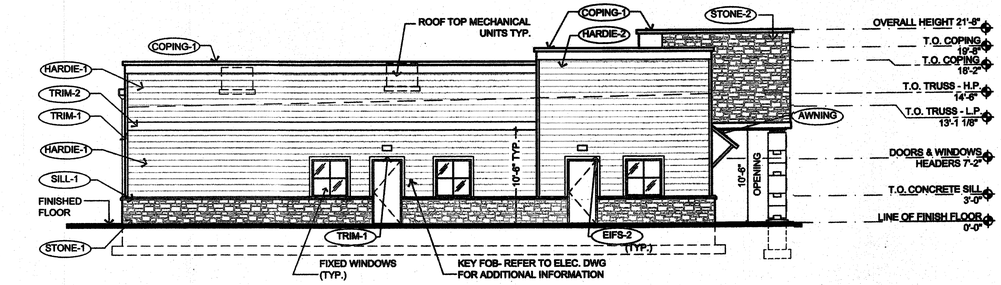
Drawing Number:
SA-1.1



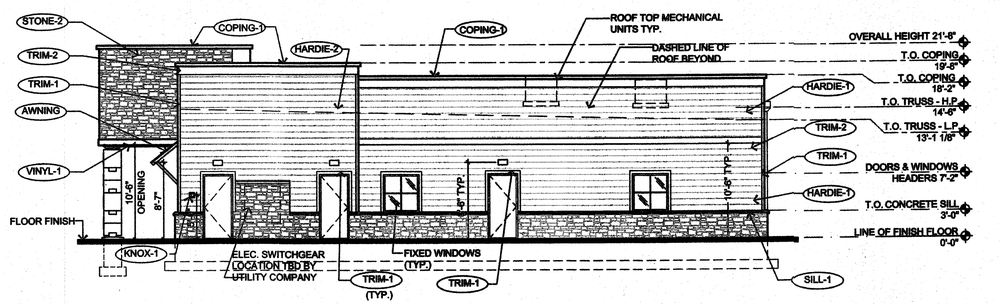
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED - PAINTED WHITE
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	BUECHEL STONE CORP.	5" FULL DEPTH STONE	CHILTON TAILORED BLEND
STONE-2	BUECHEL STONE CORP.	STONE VENEER	CHILTON TAILORED BLEND
SILL-1	MODERN PRECAST	3 3/4"H x 6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"H x 4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
HARDIE-1	JAMES HARDIE	WIDTH: 8.25"	COLOR: NAVAJO BEIGE
HARDIE-2	JAMES HARDIE	WIDTH: 8.25"	COLOR: KHAKI BROWN
TRIM-1	JAMES HARDIE	5/4 M3 SMOOTH TRIM BOARD WIDTH: 3.5"	COLOR: WHITE
TRIM-2	JAMES HARDIE	5/4 M3 SMOOTH TRIM BOARD WIDTH: 11.25"	COLOR: WHITE
GUTTER-1	NOT USED	NOT USED	NOT USED
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
AWNING	-	CUSTOM ALUMINUM	AWARD BLUE (PAC-CLAD)
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S WARRANTY REQUIREMENTS.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
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LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
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ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL, AIA, MBA
CT. LICENSE NUMBER: ARI-0011415

Project Number:	Scale:
TLECT22-137	1/8"=1'-0"
Drawn By: AM	Approved By: MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

September 13, 2021

Lovley Development, Inc.
710 Main Street, Suite 11
Plantsville, CT 06479

RE: Special Permit Approval – 1268 West Street (SPU #652)

Dear Sir:

On September 7, 2021, the Planning and Zoning Commission voted to approve your Special Permit Application to establish an Open Space Preservation subdivision, on property located at 1268 West Street.

The special permit use becomes effective upon the filing of the approved special permit use plan with the Town Planner's office and the filing **of this original approval letter in the office of the Town Clerk**, pursuant to Section 8-3d of the General Statutes of Connecticut. Such plan shall be certified by the Planning and Zoning Commission prior to filing. An approved special permit use not put into effect within one year becomes null and void. A single one-year extension may be granted before the approval's first anniversary date (Section 8-03.3).

Respectfully,

Maryellen Edwards

Maryellen Edwards
Director of Planning and Community Development

cc: Town Engineer
Building Dept.
Town Assessor
Kratzert, Jones and Associates

PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

March 9, 2023

Southington West Street LLC
56 East Main St
Avon, CT 06001

RE: Special Permit Approval – 1268 West St (SPU #669.1)
(Owner: Lovley Development, Inc)

Dear Mr. Spungin:

On March 7, 2023 the Planning and Zoning Commission voted to approve your Special Permit Application for child daycare services at the property located at 1268 West St with the following stipulations:

- Provide safety fencing/gate around retention basin
- Satisfy final water comments

The special permit use becomes effective upon the filing of this original approval letter in the office of the Town Clerk, pursuant to Section 8-3d of the General Statutes of Connecticut. An approved special permit use not put into effect within one year becomes null and void. A single one-year extension may be granted before the approval's first anniversary date (Section 8-03.3).

Respectfully,

David Lavallee
Acting Director of Planning and Community Development

cc: Town Engineer
Town Assessor
Lovley Development, Inc
J.R. Russo & Associates, LLC

3/15/23
$160
CK # 1500

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET, SOUTHINGTON, CT 06489 (860)276-6248

ZONING PERMIT APPLICATION

*fee includes $60.00 state fee

FEE:* ☐ residential accessory structure/addition $80.00

☑ new construction/commercial/industrial $160.00

ZP # 18753

Applicant name and mailing address (please print)

Southington West Street LLC
56 East Main St
Avon, CT 06001

Telephone 860-989-9494

Email espungin@hotmail.com

Owner name and mailing address (please print)

Telephone

Email

ADDRESS OF PROPERTY: 1268 West St Zone:

Utilities: Sewer Septic System ✓ Well Town Water ✓

PROPOSED ACTIVITY: 10,000 SF Daycare Center construction

Does the proposed activity entail construction or land alteration within 50 feet of a wetland/wet area/waterbody? YES ____ NO ✓

APPROVAL	DATE	FILE #	APPROVAL	DATE	FILE #	APPROVAL	DATE	FILE #
Special Permit*	3/7/23	6697-1	Inland Wetland			Special Exception *		
Subdivision			Filling of Floodplain			Home Occupation *		
Site Plan	3/7/23	1857-1	Variance			Expansion of Non-Conforming Use*		

Submit four (4) sets of plot plans, if well or septic seven (7) copies of plot plan required. *NOTE: Provide one copy of certain approval letters stamped by the Town Clerk and noting the volume and page number of the approval in the land records.

OFFICE USE ONLY:

	APPROVED	DENIED
Planning & Zoning Department:	6/21/23	
Town Engineer:	6/21/23	
Health Department: ✓	5/25/23	
Water Department: ✓	3/10/23	

Approved for Zoning Permit. A copy of this approval shall be presented to the Building Official prior to the issuance of a Building Permit.

Zoning Enforcement Officer — Date: 6/22/23

CERTIFICATE OF ZONING COMPLIANCE:

I hereby certify that all improvements were installed in compliance with the Zoning Permit.

	APPROVED	DENIED
Planning & Zoning Department:	5/8/24	
Town Engineer:	5/16/24	
Health Department:	5/15/24	
Water Department:	4/8/24	

Approved for Certificate of Zoning Compliance. A copy of this approval shall be presented to the Building Official prior to the issuance of a Certificate of Occupancy.

Zoning Enforcement Officer — Date: 5/16/24

Applicant/Owner Signature: Southington West Street LLC by Eric Spungin Member

Print: Eric Spungin

SOUTH CENTRAL HEALTH DISTRICT
196 North Main St.
Southington, CT 06489
860.276.6275 | schd-ct.org

Jeremy DeCarli, Director
Planning and Community Development
196 North Main Street
Southington CT 06489

Re: **1268 West St**

Zoning Permit #: **18753**

Dear Mr. DeCarli:

Please be advised that the above-referenced property has met the code requirements enforced by the Health District for the following:

☒ A subsurface sewage disposal system.

☐ A private water supply well.

☒ Other item as follows: This does NOT complete the Health District requirements and does not authorize or grant final approval for the operation of a childcare facility or offer food service preparations within. Septic system completion only.

If you have any questions, please contact my office.

Regards,

Chief Sanitarian

Sheila McDonald

From: Jim Grappone
Sent: Thursday, May 16, 2024 11:14 AM
To: Sheila McDonald
Cc: David Lavallee; Julia Burdacki; Liz Rivers; Jeffrey Pooler; Mandy Taylor
Subject: Re: 1268 West St (zp #18753)

Engineering is all set for a CO. I will email my punchlist to the builder and we have adequate bond money for the punchlist.
Sent from my iPhone

On May 15, 2024, at 9:01 AM, Sheila McDonald <mcdonalds@southington.org> wrote:

Just checking on the status of the Eng sign off on the as-built for this one. The applicant was here today checking on the status.

Thank you,

Sheila McDonald
Administrative Assistant
Town of Southington
Planning & Zoning Dept.
196 North Main Street
Southington, CT 06489
McDonalds@southington.org
(860)276-6250

Sheila McDonald

From: Jim Grappone
Sent: Thursday, May 16, 2024 11:54 AM
To: Sheila McDonald
Cc: David Lavallee; Julia Burdacki; Liz Rivers; Jeffrey Pooler; Mandy Taylor; Eric Spungin
Subject: RE: 1268 West St (zp #18753)

The punchlist is as follows:

- Remove site dumpster.
- Reseed back yard area.
- The height of all signs shall be per the MUTCD manual – all signs are below 7-feet clearance.
- New sidewalk will be re-inspected for cracks. If the walk is good, the PI bond will be released.
- Re-check the pond and the last basin (hood) when it is a drier day.

James A. Grappone, P.E.
Town of Southington
Assistant Town Engineer
John Weichsel Municipal Center
196 North Main Street
Southington, CT 06489
Phone: 860-276-6231
Fax: 860-628-8669

From: Jim Grappone <grapponej@southington.org>
Sent: Thursday, May 16, 2024 11:14 AM
To: Sheila McDonald <mcdonalds@southington.org>
Cc: David Lavallee <lavalleed@southington.org>; Julia Burdacki <burdackij@southington.org>; Liz Rivers <riversl@southington.org>; Jeffrey Pooler <poolerj@southington.org>; Mandy Taylor <taylorm@southington.org>
Subject: Re: 1268 West St (zp #18753)

Engineering is all set for a CO. I will email my punchlist to the builder and we have adequate bond money for the punchlist.
Sent from my iPhone

> On May 15, 2024, at 9:01 AM, Sheila McDonald <mcdonalds@southington.org> wrote:
>
> Just checking on the status of the Eng sign off on the as-built for this one. The applicant was here today checking on the status.
>
> Thank you,
>
> ***Sheila McDonald***
> ***Administrative Assistant***
> ***Town of Southington***

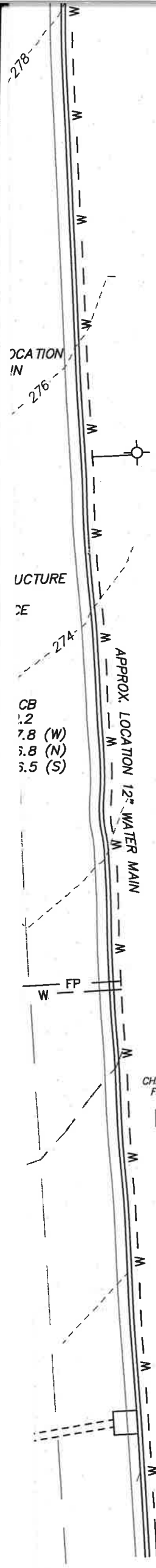
2. Parcel is not located [illegible] per Town of Southington GIS Mapping.

3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.

4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

- remove site dumpster
- reseed back area
- height of stop signs/other signs need to be per MUTCD req'ts
-

—check street trees ✓
—Is DOT OK
—Check pond – holding water
— sidewalk inspected?
— check hood in CB before pond.
— Infiltration trench installed?



LEGEND

⊖	EXISTING UTILITY POLE
⊖	EXISTING WATER GATE
⊖	EXISTING HYDRANT
—W—	EXISTING WATER LINE
—FP—	EXISTING FIRE PROTECTION LINE
—RL—	EXISTING ROOF LEADER
—UG—	EXISTING UNDERGROUND UTILITIES
—G—	EXISTING GAS LINE
□	EXISTING CATCH BASIN
==========	EXISTING STORM SEWER
○	EXISTING IRON PIN (FOUND)
⊡	EXISTING MONUMENT (FOUND)
135x5	EXISTING SPOT GRADE
----136----	EXISTING CONTOUR
	EXISTING TREELINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	EXISTING SIGN
	EXISTING BUILDING LIGHT
	EXISTING LIGHT POLE

CO 5/13

Zp #18753

ATP App DR 5/8/24

ENG OK JAG 5/16/24

holding bonds for punchlist completion

RECEIVED
MAY 09 2024
SOUTHINGTON
SEWER DEPARTMENT

RECEIVED
MAY - 8 2024
SOUTHINGTON
PLANNING & ZONING DEPT.

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

STATE OF CONNECTICUT
JOSEPH E. USSERY

300b-20 of the
the State of
Improvement
Survey

REVISIONS	
BY: CJC	CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

As-Built Plan

DATE	5-6-24
SCALE	1"=20'
JOB NUMBER	

APPROX. LOCATION 12" WATER MAIN

SAWCUT
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EXISTING IRON PIN (FOUND)
PROPOSED IRON PIN (TO BE SET)
PROPOSED MONUMENT (TO BE SET)
EXISTING MONUMENT (FOUND)
135x5 EXISTING SPOT GRADE
135.5 PROPOSED SPOT GRADE
136 EXISTING CONTOUR
136 PROPOSED CONTOUR
EXISTING TREELINE
PROPOSED TREELINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE
STAKED HAYBALES OR SILT FENCE

Zp # 18753

Construct new 10,000 sf
daycare facility

Health

APPROVED

MAY 25 2023

JBK

Plainville Southington
Regional Health District

See 2/22/23
Approval letter
1989 GPD childcare
153 students w/
foodservice
SSDS + public H2O

Field staking
required by PE/LS

Engineered As-Built
Required

Confirmatory test pit
required prior to
construction

RECEIVED
MAY 25 2023
SOUTHINGTON
PLANNING & ZONING DEPT.

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

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REVISIONS	
3-27-23	
3-08-23	
2-24-23	
BY: CJC	CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Layout & Landscape Plan

DATE
2-06-2023

SCALE
1"=20'

JOB NUMBER
2022-069

SHEET

APPROX. LOCATION 12" WATER MAIN

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PROPOSED IRON PIN (TO BE SET)
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135x5 EXISTING SPOT GRADE
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PROPOSED TREELINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE
STAKED HAYBALES OR SILT FENCE

(SPR # 1857.1
SPU # 669.1)

18753
Zp # ~~18849~~

Construct new 10,000 sf
daycare facility

ATP APP DOC 6/21/23

ENG OK JAG 6/21/23

email { $ 10,200 E&S -
22,000 PI (sidewalk)
bonds posted

RECEIVED
(ZK) 5/26/23
MAY 26 2023
NO Sewer Available
SOUTHINGTON
SEWER DEPARTMENT

RECEIVED
MAY 25 2023
SOUTHINGTON
PLANNING & ZONING DEPT.

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

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REVISIONS	
3-27-23	
3-08-23	
2-24-23	
BY: CJC	CHK: TAC

The Learning Experience

1268 West Street, Southington, CT 06001
Map 143 Lot 014 (Zone: R-40)

Layout & Landscape Plan

DATE
2-06-2023

SCALE
1"=20'

JOB NUMBER
2022-069

SHEET
3 of 10

PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
Phone: (860)276-6248 / Fax: (860)628-3511

Doc ID: 004480650001 Type: LAN
BK 1581 PG 109

March 9, 2023

Southington West Street LLC
56 East Main St
Avon, CT 06001

RE: Special Permit Approval – 1268 West St (SPU #669.1)
(Owner: Lovley Development, Inc)

Dear Mr. Spungin:

On March 7, 2023 the Planning and Zoning Commission voted to approve your Special Permit Application for child daycare services at the property located at 1268 West St with the following stipulations:

- Provide safety fencing/gate around retention basin
- Satisfy final water comments

The special permit use becomes effective upon the filing of this original approval letter in the office of the Town Clerk, pursuant to Section 8-3d of the General Statutes of Connecticut. An approved special permit use not put into effect within one year becomes null and void. A single one-year extension may be granted before the approval's first anniversary date (Section 8-03.3).

Respectfully,

David Lavallee
Acting Director of Planning and Community Development

cc: Town Engineer
Town Assessor
Lovley Development, Inc
J.R. Russo & Associates, LLC

Received for Record at Southington, CT
On 03/15/2023 At 2:31:05 pm

PLANNING AND ZONING DEPARTMENT

JOHN WEICHSEL MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
Phone: (860)276-6248

March 9, 2023

Southington West Street LLC
56 East Main St
Avon, CT 06001

RE: 1268 West St (SPR #1857.1)

Dear Mr. Spungin:

Please be advised that on March 7, 2023 the Southington Planning and Zoning Commission voted to approve the above referenced site plan application to construct a 10,000 sq. ft daycare facility in an R-40 at the property located at 1268 West St.

Please submit five (5) paper sets of revised plans for signature. Once plans are signed, the Town will set any bonds required, which must be posted prior to the start of any work. Building and zoning permits and a preconstruction meeting will also be required. Please note that this approval is good for a period of five (5) years, which will expire on March 7, 2028. You can request a five-year extension prior to the expiration date if the work has not been completed.

Respectfully,

David Layallee
Acting Director of Planning and Community Development

cc: Engineering Dept
Building Dept
Assessor's office
J.R. Russo & Associates, LLC

i:\planning and zoning\pzc meetings 2023\2023-03-07\spr 1857.1 1268 west st approval letter.doc

Douglas R. Arndt, Superintendent
Albert T. Fiorillo, Assistant Superintendent
Nancy Sullivan, Office Supervisor
605 West Queen Street
P.O. Box 111
Southington, CT. 06489-0111
(860) 628-5593 -Fax (860) 621-0491

March 10, 2023

JR Russo Engineering
1 Shoham Rd
East Windsor, CT 06880

Re: The proposed 6" DICL Fire Service and 2" Domestic Service located at 1268 West Street in Southington, CT.

To Whom It May Concern;

This letter is to inform you that proposed fire protection service and water service for the above referenced project were approved by the Southington Board of Water Commissioners at their March 9th meeting. Your project may proceed without any further delay from our department.

Please contact the water department at your earliest convenience for payment of fees related to the tap and inspection of the water main as well as project scheduling.

If you have any questions, please feel free to contact me at the Southington Water Department. My number here is (860) 628-5593.

Sincerely,

Elijah Stewart
Engineering Technician

CC:

Planning & Zoning Department
196 North Main Street
Southington, CT. 06489

PLAINVILLE-SOUTHINGTON REGIONAL HEALTH DISTRICT
Public Health
Serving the communities of Middlefield, Plainville and Southington
Main Office
196 North Main St.
Southington, CT 06489
Phone: 860-276-6275 *Fax: 860-276-6277* *WWW.PSHD.ORG*
Susan B. Lonczak, M.P.H., R.S., Director of Health

February 22, 2023

The Learning Experience
Attn: Tim Coon, PE
1268 West St.
Southington, CT 06489

Re: 1268 West St, Southington, CT, 06489- Review for Plot Plan Approval

Plainville-Southington Regional Health District conducted soil testing on the above referenced property and reviewed a site plan prepared by JR Russo, dated February 6, 2023. The proposed The Learning Experience childcare center will be supplied by public water and a private septic system. Approval has been granted with the following comments:

- Confirmatory test pits must be conducted prior to or at the time of foundation excavation. The depth of the test pits must be such to confirm 4 feet of clearance between the septic system and bottom of test pit. Should conditions not be consistent with previous testing, a revision must be submitted and approved prior to continuing with construction.
- A Food Service Plan Review for a Class 4 establishment must be conducted and approved prior to interior construction.
- Secondary safety devices must be installed on the septic tank and grease interceptor tank in compliance with CT Technical Standards 2023.
- Any existing septic systems found on the property must be property pumped, crushed, and documented in accordance with the Plainville-Southington Regional Health District.
- Any wells found on the property must be property abandoned by a licensed well drilled. Property documentation must be submitted to this department.

If you have any further questions, please call (860)276-6275 or email me at burdackij@southington.org.

Sincerely,

Julia M Burdacki Krugel, RS
Registered Sanitarian

Zp # 18753

B ✓ S ✓ P ✓

Southington Water Department

Work Order

№ 6801

Location 1268 West St Date: 4/8/24

Owner: The Learning Time 1000

Tel. #: Experience-Daycare Account #: 114889

Route # & Seq # 3-30 - Initials: HM

Meter Size: _____ Type: _____ No. _____

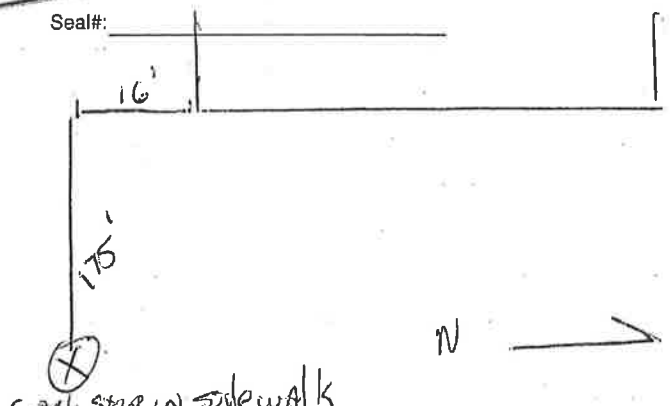
Reg # _____ Install Date: _____

Location: Y N Location: Y N

Description: Set 2" E Series

Follow SOPS

Seal#: _____



READING: _____

Date Completed: 4/9/24 By:: #30

Charge to #

Remarks: 722 owed for 2" upsize

Pd $722.00 4/3/24

online 11/20/23 $160 - cc

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET, SOUTHINGTON, CT 06489 (860)276-6248

ZONING PERMIT APPLICATION

*fee includes $60.00 state fee

FEE:* ☐ residential accessory structure/addition $80.00

☒ new construction/commercial/industrial $160.00

ZP # 19031

Applicant name and mailing address (please print)

Mark DeTullio / SignLite Inc
6 Corporate Drive
North Haven CT 06473

Telephone (203) 239-6799

Email mark@signlite.net

Owner name and mailing address (please print)

Southington West Street LLC
6 Lawrence CT
Old Tappan, NJ 07675

Telephone

Email

ADDRESS OF PROPERTY: 1268 West Street Zone:

Utilities: Sewer Septic System Well Town Water

PROPOSED ACTIVITY: Building & Monument signage / The Learning Experience

Does the proposed activity entail construction or land alteration within 50 feet of a wetland/wet area/waterbody? YES ____ NO ____

APPROVAL	DATE	FILE #	APPROVAL	DATE	FILE #	APPROVAL	DATE	FILE #
Special Permit*			Inland Wetland			Special Exception *		
Subdivision			Filling of Floodplain			Home Occupation *		
Site Plan			Variance			Expansion of Non-Conforming Use*		

Submit four (4) sets of plot plans, if well or septic seven (7) copies of plot plan required. *NOTE: Provide one copy of certain approval letters stamped by the Town Clerk and noting the volume and page number of the approval in the land records.

OFFICE USE ONLY:

	APPROVED	DENIED
Planning & Zoning Department:	ok	
Town Engineer:		
Health Department:		
Water Department:		

Approved for Zoning Permit. A copy of this approval shall be presented to the Building Official prior to the issuance of a Building Permit.

Zoning Enforcement Officer — Date 12/12/23

CERTIFICATE OF ZONING COMPLIANCE:

I hereby certify that all improvements were installed in compliance with the Zoning Permit.

	APPROVED	DENIED
Planning & Zoning Department:	ok	
Town Engineer:		
Health Department:		
Water Department:		

Approved for Certificate of Zoning Compliance. A copy of this approval shall be presented to the Building Official prior to the issuance of a Certificate of Occupancy.

Zoning Enforcement Officer — Date 5/8/24

Applicant/Owner Signature: Mark DeTullio

Print: Mark DeTullio

Authorization to Obtain Sign Permits & Install Permitted Signs

A&F Sign Company LLC
22710 Gravel Hill Rd
Georgetown DE 19947

11/15/2023

Owner:
Southington West Street LLC
6 Lawrence Ct
Old Tappan NJ 07675

To Whom It May Concern:

I Louay Akil as Owner or Owner Agent of property listed as 1268 West St, Southington CT 06489 give permission to A&F Sign Company LLC and its local authorized agent SIGNLite.Inc to obtain sign permits for as well as to install permitted signs at the above referenced property.

Owner or Owner Agent

11/15/2023
Date

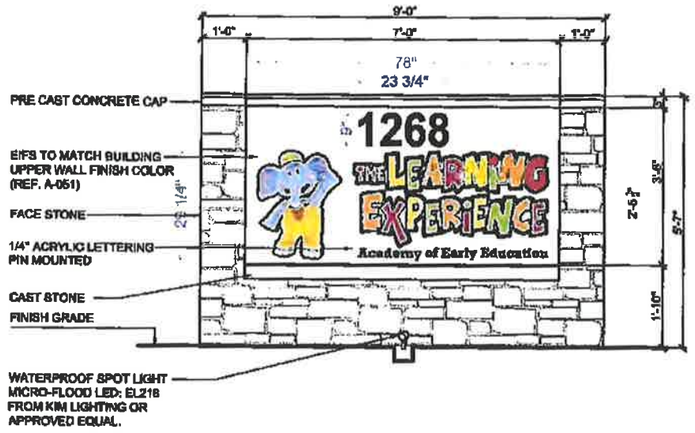
NON-ILLUMINATED

1268 West St

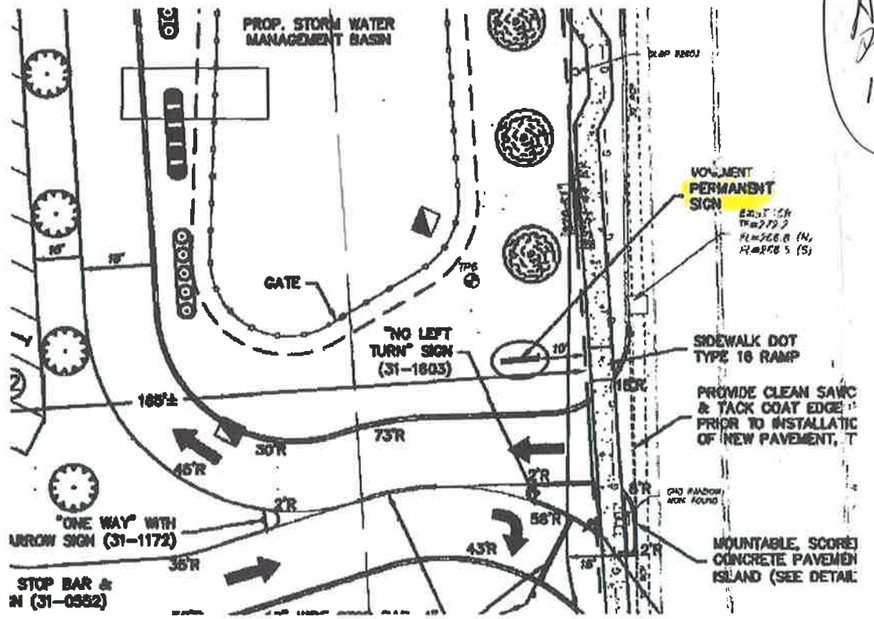
ZP # 19031

Signage Revised

APP 12/11/23



3 MONUMENT SIGNAGE ELEVATION
SCALE: 1/2"=1'-0"



The Learning Experience - Monument Signage

Laser Cut 1/4 in. Acrylic - Pin Mounted
Elephant & Multi-Color Lettering - 4 Color Print Applied to Free Form
Tag Line Black Dimensional Lettering
Double Side Sign

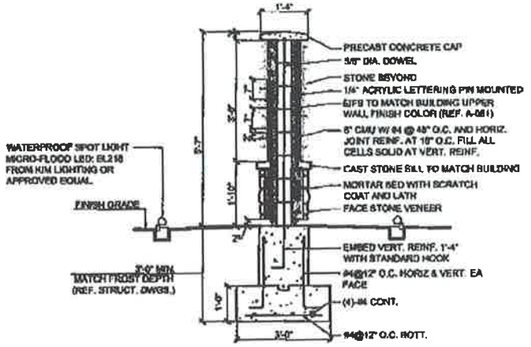
1/4" Laser Cut Acrylic Letterin

Dimensional Lettering Pin / Stud Installation Method

10-24 Threaded Stud / Pin Drilled & Tapped to Back of Acrylic Letter

Stud Inserted in Hole Filled with Adhesive

Hardie Panel/Siding EIFS / Masonary as Per Plans



5 MONUMENT SIGNAGE SECTION
SCALE: 1/2"=1'-0"

RECEIVED
DEC 11 2023
SOUTHINGTON
PLANNING & ZONING DEPT.

The Learning Experience
1268 West St
Southington CT 06489

A&F Sign Co.

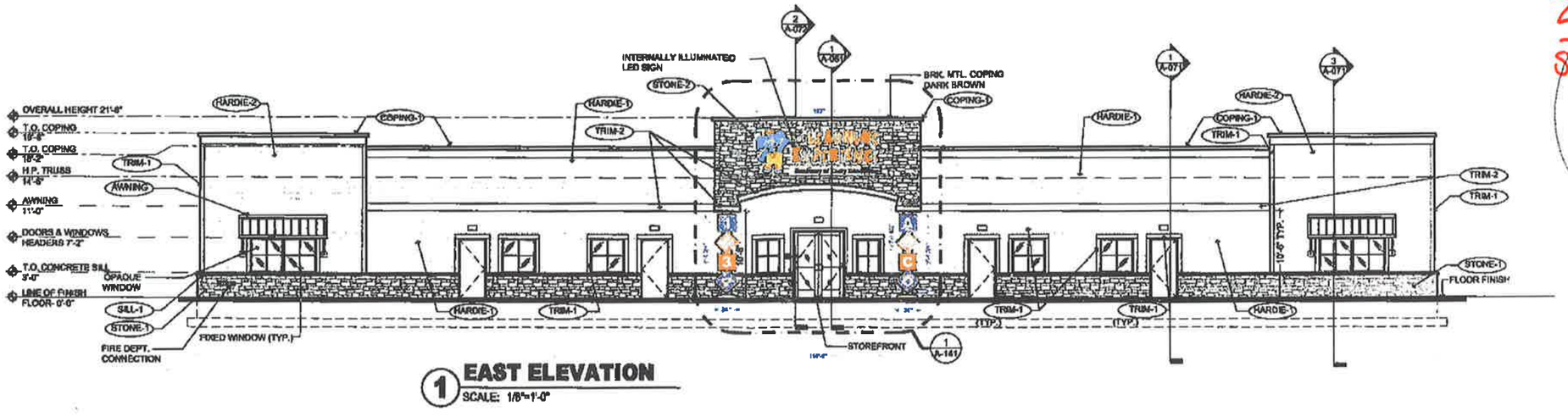
A&F Sign Company LLC
22710 Gravel Hill Road, Georgetown, DE 19947
(973) 278-3707 (302) 313-6768 afsignco@gmail.com

Monument Sign

RECEIVED
NOV 20 2023
SOUTHINGTON
PLANNING & ZONING DEPT.

1268 West St

Zp #19031
Signage
APP
12/12/23



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

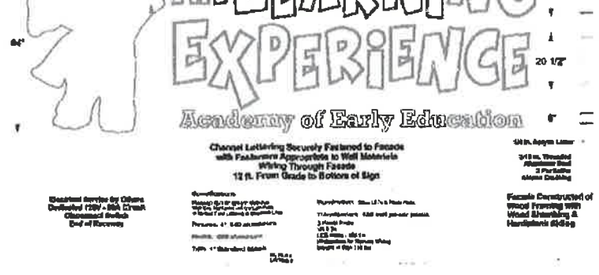
The Learning Experience
Illuminated Building Signage
82 sq ft

Pin Channel Lettering - Facade Mounted - Remote Low Voltage Wiring
Internal White Sloan LED Illumination - 120 volts AC
White 3/16 in. Acrylic Cap with Black Jewelite Trim
Translucent 5 Color Printed Vinyl Film with UV Laminate
As per specified colors Magenta, Yellow, Orange, Green & Elephant Logo

Acrylic 1/4 in. Lettering
Pin Mounted to Facade

Facade Mount Channel Lettering & Installation
Constructed as per Accepted REC
UL Listed & Labeled

3/16" Steel Allthread Thru Facade with Nuts & Washers 3 or 4 Per Letter

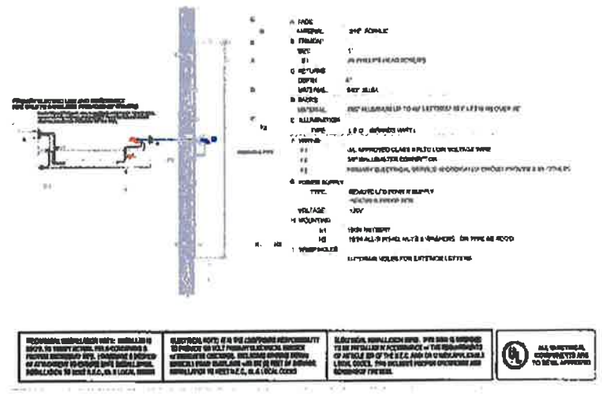


Channel Lettering Securely Fastened to Facade with Fasteners Appropriate to Wall Materials
Wiring Through Facade
12 ft. From Grade to Bottom of Sign

Electrical Service by Others
Dedicated 120V - 20A Circuit
Disconnect Switch
End of Raceway

Facade Constructed of Wood Framing With Wood Sheathing & Hardiplank Siding

FACE LIT LETTER (L.E.D.) W/ WALLBUSTER CONN.



The Learning Experience
1268 West St
Southington CT 06489

A&F Sign Company LLC
22710 Gravel Hill Road, Georgetown, DE 19947
(973) 278-3707 (302) 313-6768 afsignco@gmail.com

East Elevation
Illuminated
Building Sign

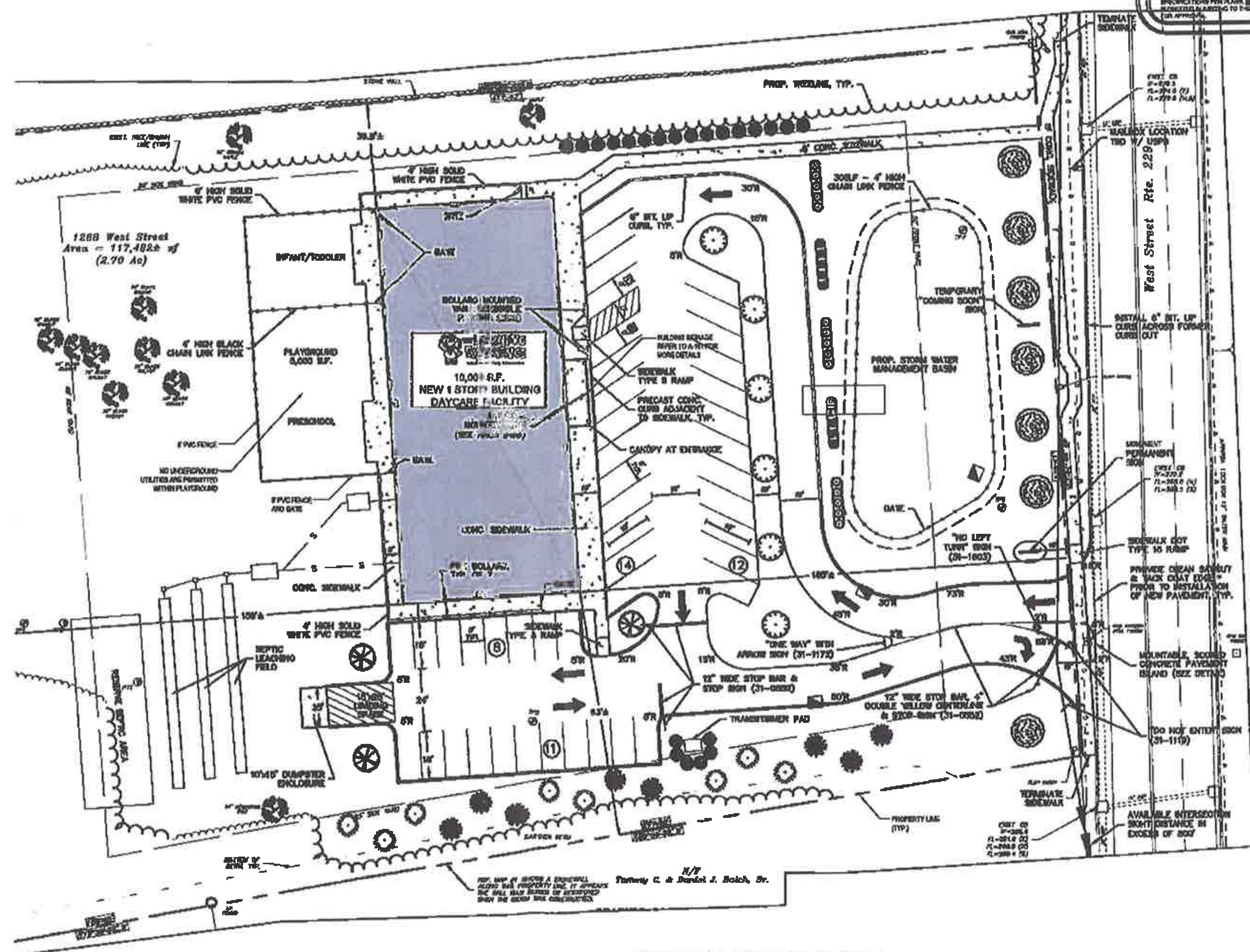
ZP # 19031

ARCHITECTURAL SITE PLAN GENERAL NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS NOT INTENDED FOR PLANNING OR ZONING REVIEW, AND IS PROVIDED FOR COORDINATION PURPOSES ONLY. ALL SITE DESIGN SHALL BE CONFIRMED WITH AND COMPLETED PER THE APPROVED CIVIL SITE DRAWINGS AS PREPARED BY:

   JR RUSSO & ASSOCIATES, LLC
   1 SHOHAM RD
   EAST WINDSOR, CT 06088
   860.623.0569
   INFO@JRRUSSO.COM

2. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, COMPLIANCE WITH APPLICABLE ORDINANCES AND JURISDICTIONAL JOB SITE REQUIREMENTS, AND FOR COORDINATING ALL PORTIONS OF THE PHASED WORK UNDER THE CONTRACT UNLESS OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS HAVE BEEN PROVIDED THROUGH THE DEVELOPER.
3. REFER TO THE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, GRADING AND EROSION CONTROL, UTILITY INFORMATION, LANDSCAPE AND IRRIGATION DESIGN AND ALL OTHER REQUIRED SITE RELATED IMPROVEMENTS.
4. PRIOR TO PROCEEDING WITH ROUGH GRADING, THE G.C. SHALL COORDINATE CIVIL GRADES WITH ELEVATIONS SPECIFIED AS PART OF THE ARCHITECTURAL SCOPE OF WORK (INCLUDING, BUT NOT LIMITED TO COMPARISON OF TOP OF FINISH GRADES AT PERIMETER OF BUILDING, FLAT WORK AND ADJOINING SITE AREAS). ALL QUESTIONS SHALL BE SUBMITTED IN WRITING TO THE CIVIL ENGINEER AND ARCHITECT PRIOR TO START OF WORK.
5. THE G.C. SHALL ROUGH GRADE AND RE-COMPACT BUILDING PADS PER THE SOILS REPORT AS PART OF THE SITE SCOPE OF WORK.
6. ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM THE BUILDING. CONTACT THE DEVELOPER, ARCHITECT AND CIVIL ENGINEER IN WRITING REGARDING ANY AREAS THAT CANNOT SLOPE AWAY DUE TO EXISTING CONDITIONS.
7. THE G.C. SHALL VERIFY ALL SITE DIMENSIONS TO APPLICABLE BOUNDARIES AND SETBACK INFORMATION WITH PARCEL MAP ALTA SURVEY OF RECORD AND NOTIFY OWNER, ARCHITECT, AND CIVIL ENGINEER IN WRITING OF ANY QUESTIONS IN THIS REGARD.
8. THE G.C. SHALL COORDINATE ALL SITE UTILITY RUNS WITH THE APPROPRIATE UTILITY COMPANIES AND PER THE APPROVED SITE PLANS. UTILITY RUNS SHALL BE STUBBED 5'-0" FROM THE BUILDING PERIMETER AT THE LOCATION INDICATED IN THE APPROVED M.E.P. DRAWINGS.
9. THE G.C. SHALL PROTECT EXISTING CONDITIONS TO REMAIN FROM DAMAGE. DAMAGED ITEMS SHALL BE REPLACED, REPAIRED, OR RESTORED BY THE G.C. IF, IN THE OPINION OF THE G.C., EXISTING CONDITIONS TO REMAIN WILL BE DAMAGED OR REQUIRE REMOVAL, THE GENERAL CONTRACTOR SHALL IDENTIFY THESE TO THE DEVELOPER PRIOR TO PROCEEDING WITH REMOVAL.
10. REFER TO CIVIL SITE PLANS FOR SITE LIGHTING TO BE COMPLETED IN DESIGN PHASE.
11. BOLLARDS SHALL BE PROVIDED AS VEHICLE PROTECTION TO PLAYGROUND WHERE PARKING IS ADJACENT TO PLAY AREA.
12. BOLLARDS TO BE ARRANGED AT 5' O.C.; WHEN BOLLARDS ARE PLACED AS PROTECTION AT HEAD ON PARKING LOT, THEY ARE TO BE CENTERED AT EACH SPOT.



NORTH

1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

NOT FOR PERMIT OR CONSTRUCTION.
THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
1268 WEST STREET
SOUTHINGTON, CONNECTICUT 06489

ISSUE

NO	DATE	DESCRIPTION	INT
1	[illegible]	FOR TLE REVIEW	MJJ
2	[illegible]	FOR PERMIT	MJJ

REVISION

NO	DATE	DESCRIPTION	INT.

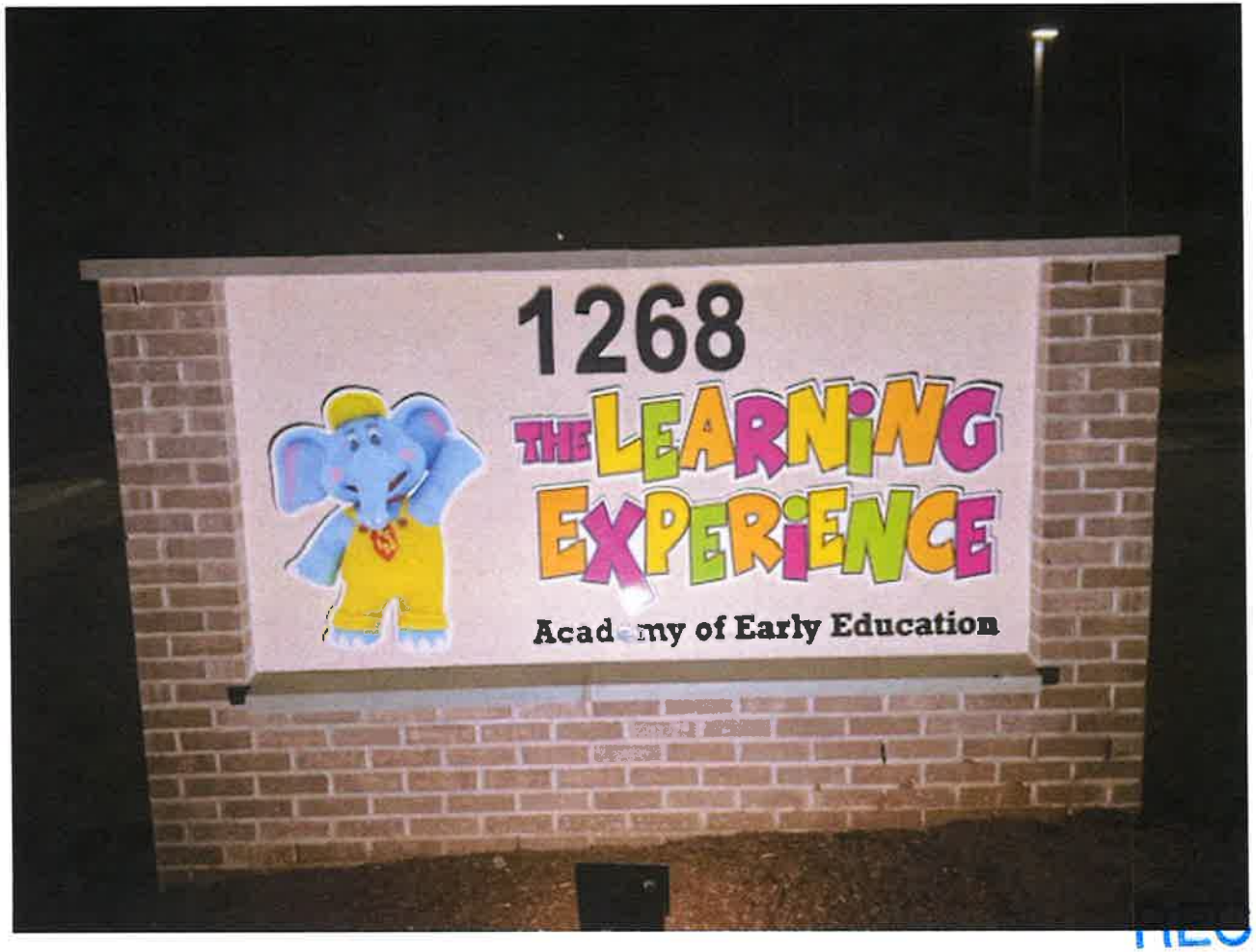
PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL, AIA, MBA
CT, LICENSE NUMBER: ARI-0011418

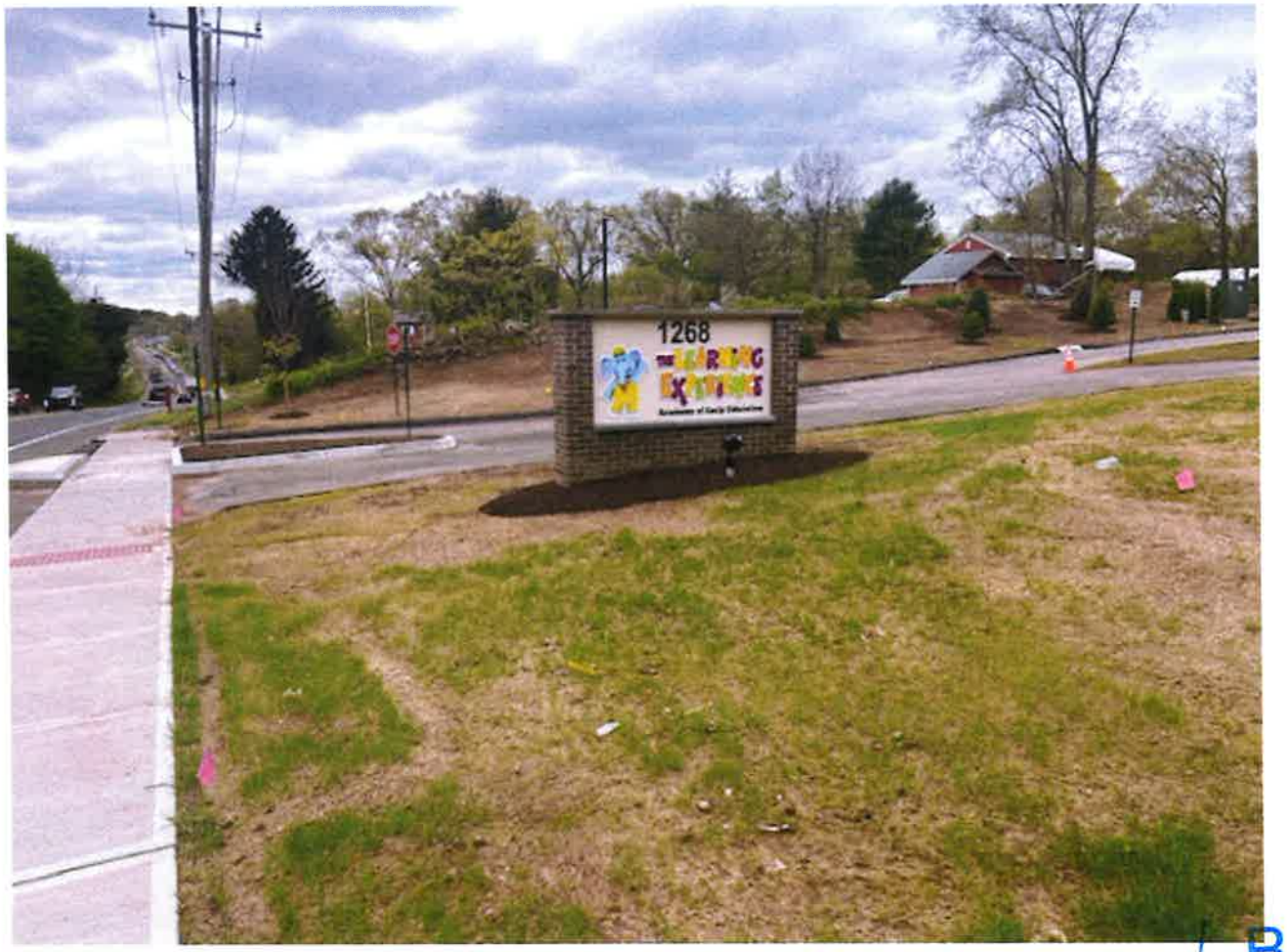
Project Number: TLESTE23-169	Scale: AS NOTED
Drawn By: JE	Approved By: MBJ

Drawing Name:
ARCHITECTURAL SITE PLAN

Drawing Number:
SP-101

2022.03.01 PROTOTYPE





From: Michelle Tarca
Sent: Monday, January 13, 2025 9:55 AM
To: nkerpez@lenderconsulting.com
Cc: FOIA_Requests
Subject: 1268 West St. old/historical property record cards FOIA request reply
Attachments: FOIA_request_1268_west_st.pdf

Good Morning Mr. Kerpez:

Attached please find scanned copies of the old/historical property record cards for 1268 West St. per your request from the 1960's to 2000.

Please let us know if we can be of any further assistance,

Michelle Tarca
Assessment Technician
Town of Southington
(860) 276-6205

LOCATION		MAP		LOT	CARD NO.
1268 West Street ~~& Churchill St.~~	1 of 2	71 56	143 8 ~~144 7~~ 157 1 144 15	7 3	W 60

OWNER	TRANSFER DATE	STAMPS	MORTGAGE	SALES PRICE
Borysewicz, John + Frances	10/22/49			107/546

ASSESSMENT SUMMARY

YEAR	19
COM.	
HOUSE	3900
OUT BLDG.	2490
LAND	6390
TOTAL	12780

ACREAGE CLASSIFICATION

TYPE★	ACRES	UNIT	TOTAL
HO. LOT	1.0		
HO. LOT			
F.A.			
T	21.0	360	7560
W+SP	18.	50	900
Sw	8	20	160
TOTAL	47.9		8620

LAND COMPUTATIONS

EFFECTIVE FRONTAGE	AVERAGE DEPTH	DEPTH FACTOR	FRONTAGE FACTOR	FRONT FOOT UNIT	TOTAL	IMPR.	DEPR.	VALUE EST.	% DE-BASED	ASSESSED VALUE
100				12	1200			1200	35	780
				47.9 Ac	7210			8620	35	5610

MAP 71 LOT 7 23.0
" 56 " 3 25.9

TOT. ASSD. VALUE LAND: 6390

LAND DATA

UTILITIES		STREET IMPR.		TOPOGRAPHY	
WATER CP	P	PAVED		LEVEL	
GAS		WALKS		AT GRADE	
ELEC.	X	CURBS		ABV. GRADE	
SEWER		STORM SEW.		BEL. GRADE	

OUT BUILDINGS

TYPE	AGE	STY.	FDN.	EXTERIOR SIDING	ROOF TYPE	ROOFING	FLS.	MISC. CONSTRUCTION DETL.	MEAS.	AREA	UNIT	TOTAL	DEPR.	VAL. EST.	% DE-BASED	ASSESSED VALUE
MILK HOUSE		1	C	Cinder B	G	AS	C		30x30	900		2231	45	1228	35	800
BARN	VO	1	S	Bds	G	NS	d	V. Poor Storage	54x16	864		2084	96%	84	35	60
BARN	O	1	C	NS	G	RR	C		70x28	1960		4652		2500	35	1630

★HO. LOT - HOUSE LOT   T - TILLABLE   P - PASTURE   SP - SPROUT   SW - SWAMP
F.A. - FRONT ACRES   O - ORCHARD   W - WOODLAND   L - LEDGE

TOT. ASSD. VAL. OUT BLDGS.: 2490

MAIN BUILDING DESCRIPTION

EXTERIOR	
WOOD SH.	
CLAPBOARD	X
VERT. SID.	
CONC. BLK.	
BRICK	
BRICK VNR.	
ASBESTOS	
ASPHALT	

ROOF TYPE	
GABLE	X
GAMBREL	
HIP	
MANSARD	

ROOFING	
ASPH. SH.	
COMP.	
WOOD SH.	X

FOUNDATION	
POURED CONC.	
CONC. BLK.	
STONE	X

FLOOR CONST.	
WOOD JOIST	X
CONC. SLAB	
SUB FLOOR	X

BASEMENT	
FULL	
PER. CENT	
OMIT	
CRAWL	
FLOOR ~~CONC.~~ DIRT	X
HATCWY. MET. WD.	

PLUMBING	
BATH ROOMS	
TOIL. ROOMS	
BATH TUBS	NO
WASH STAND	
TOILETS	
SH. STL. MET. TILE	
COM. SINK	1
COMB. SINK	
CAB. SINK	
LNDRY. TRAYS	
URINALS	
HOT WAT. SUP.	

HEATING	
GRAV. W.A.	
FORCED W.A.	
PIPELESS	
HOT WATER	
STEAM	
FLOOR FURN.	
FIRED BY COAL GAS OIL	
	NO
FIREPLACES	
INT. CHIM.	X
EXT. CHIM.	

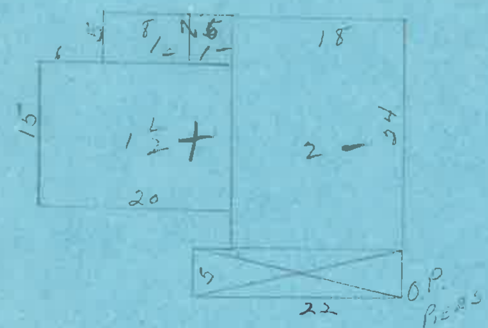
ROOMS		INTERIOR WALLS	1	2	3	FLOORING	1	2	3	TILING	
BSMT.										BATH FLOOR	
1ST	4	PLAS.	X	X		HD. WD				BATH WAINS.	
2ND	2	DRY WL.				AS. TILE				TOIL. FLOOR	
3RD						COM.	X		X	TOL. WAINS.	
ATTIC											

TYPE	
1 FAM. RES.	X
FAM. RES.	
FAM. APT.	
STORES	
OFFICE	
GAS STATION	
COMMER. GAR.	
FACTORY	
HOTEL	

DORMERS

DETAIL	
RENTALS	0
LAYOUT	P
REMODELLED	
QUAL.	
BUILT	1908
STORIES	2
AREA	432 SQ. FT.

SKETCH



GENERAL CONDITION	
INTERIOR VP	EXTERIOR VP
INSPECTED BY INITIAL	DATE
TR	8-6-55

REMARKS Land = Bal. Shows plenty neglect

MAIN BUILDING COMPUTATIONS

VARIATIONS	–	+
Roofing		86
Stone Fdn		432
Crawl	565	
- Bathroom	722	
Flooring	92	
1½ Sty Addn 300#		3041
1 Sty Addn 70#		968
OP 110#		347
TOTAL VARIATIONS	1379	4874

NET VARIATIONS		3495
BASE COST		8511
TOTAL		12006
ADJ.	X	%
REPL. COST NEW COND.		12006
DEPRECIATION	50 X	50%
VALUE EST.		6000
PER. CENT. DEBASED	35 X	65 %
ASSD. VAL. MAIN BLDG.		3900
ASSD. VAL. OUT BLDGS.		
ASSD. VAL. LAND		
TOT. ASSD. PROP. VAL.		

E - EXCELLENT G - GOOD F - FAIR P - POOR 15 FORM R-1-56

ST. CARD NO.	LOCATION	MAP	LOT	PROPERTY CARD NO.
W 71	West St. 1268 ~~(1 of 2)~~ P.A. 49c '73	157 144 143	1 15 8	OF

OWNER	DATE	BOOK & PAGE	STAMPS	REMARKS
L.U. Borysewicz, ~~John &~~ Frances	10/22/49	71/308 107/546		027-3600

R-40

YEAR	ASSESSMENT SUMMARY	
2	COM.	
	DWG.	5390
	O'BLDGS.	330
	LAND	26840
	TOTAL	32560
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	
	COM.	
	DWG.	
	O'BLDGS.	
	LAND	
	TOTAL	

LAND VALUE COMPUTATIONS AND SUMMARY

DESCRIPTION	NO. OF ACRES	RATE		
CLEARED	5.0	2000	10000	
WOODED	12.00	1500	18000	20290
SWAMP	32.23	100	3220	
HOMESITE	1.00	10070	10070	6550
TOTAL ACREAGE	50.23			

AV. WIDTH	AV. DEPTH	UNIT VALUE	FACTOR	ACTUAL VALUE	
100		60			

SQ. FT. OR ACRES	RATE	FACTOR	

TO PO. - UNDEV.- XF- %	-	
CORNER INFLUENCE	+	
TOTAL VALUE LAND	41290	
TOTAL VALUE MAIN BUILDING	8290	
TOTAL VALUE OUTBUILDINGS	500	
TOTAL VALUE LAND AND BUILDINGS	50080	

INSPECTION WITNESSED BY: DATE

BUILDING PERMIT RECORD

DATE	AMOUNT	PURPOSE
11-18-75 (17769)	700	REROOF

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS		STREET OR ROAD	
LEVEL		CITY WATER		PAVED	
HIGH		SEWER		SEMI-IMPROVED	
LOW		GAS		UNIMPROVED	
ROLLING		ELEC.			
SWAMPY		ALL UTIL.		SIDEWALK	

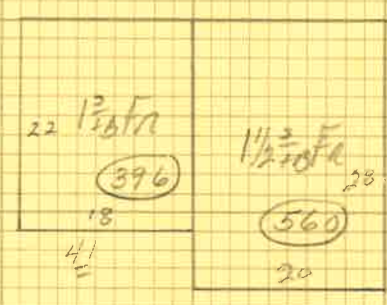
MEMORANDA

143 - 8 = 8.45
144 - 15 = 36.61
157 - 1 = 5.12
50.23

BUILDING RECORD

Dogs Bd 4-18-72-215

Call up German Shepard



CONSTRUCTION SPECIFICATIONS

OCCUPANCY

SINGLE FAM.	✓	STORE	
TWO FAMILY		OFFICES	
APARTMENT			

BASEMENT

1 SLAB — 2 CRAWL — 3 PART — 4 HALF — (5) FULL

SIZE

HEATING

1 NONE — (2) BASE — 3 AIRCON

WARM AIR	
HOT WATER/STEAM	✓
FLOOR FURNACE	
UNIT HEATERS	

WALLS

SIDING ALUM (WOOD)	✓
SHINGLE ASB WOOD ASPH	
STUCCO ON FRAME MAS	
BRICK VENEER	
CONCRETE BLOCK	

ROOF

SHINGLE WOOD (ASPH)	✓
SLATE OR TILE	
COMPOSITION	
METAL	

FLOORS

	B	1	2	3	A
CONCRETE	✓				
SOFTWOOD		✓	✓		
HARDWOOD					
TILE					
WOOD JOIST	✓				
STEEL JOIST					
STEEL FRAME / REINF. CONC.					

INTERIOR FINISH

	B	1	2	3	A
PINE		✓	✓		
HARDWOOD					
PLASTER		✓	✓		
DRY WALL					
PANELING					
UNFINISHED	✓				

PLUMBING

PLUMBING POINTS (4) —

BATHROOM	1	✓
TOILET ROOM		
SINK/LAVATORY		
WATER CLOSET		
STALL SHOWER		
URINAL		
TILING BATH TR		
NO PLUMBING		

ATTIC

(1) NONE — 2 UNFIN — 3 HALF — 4 FULL

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE		
MODERN KITCHEN		
BSMT RR APT		
GAR BSMT BI		
MULTI FAM		

DWELLING COMPUTATIONS

	UNIT	AMOUNT
	560 S.F.	16120
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
ADDNS. & PCHS.	4 1	4100
TOTAL		20220
FACTOR 82 %		
		16580
O.F. POINTS ( )		
COST %		
DESIGN %		
C. & D. FACT. ( ) %		
REPL. VALUE		16580

COMMERCIAL COMPUTATIONS

WL. HT.		BLDG. A	BLDG. B	WL. HT.
	B			
	1ST			
	2ND			
	3RD			
	TOTAL			
	B. P. A. %			
	G. F. %			
	FRONT			
	HTG. — A. C.			
	PLBG.			
	PTNS.			
	ELEVATOR			

S. F. PRICE	
AREA	
TOTAL	
ADDNS.	
REPL. VALUE	

ROOMS

ROOMS	B	1	2	3	A
KITCHEN					
LIV. & DIN. COMB.					
BATHROOM					
TOILET ROOM					
R. R. FAM. RM.					
BEDROOMS					

CONTEMPORARY	SPLIT LEVEL	RANCH	GARRISON	CAPE

REMODELING DATA

KITCHEN	GENERAL	
PLUMBING		
HEATING		
BASEMENT		
OTHER		

OBSOLESCENCE

COM. LOC.	
OVERBUILT	
ECONOMIC	
STRUCTURAL	

BUILDING TYPE	CONSTRUCTION	SIZE	RATE	GRADE	AGE	CDU	REPL. VALUE	PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
DWELLING	$1\frac{1}{2}$ Fr	560		D	?	Pr	16580	50		8290
GARAGE	None									
COM. BLDG.										
BARN	1½ CB 30×26	780					S. V.			400
SHED										
Misc Sheds							S. V.			100
POOL										

LISTED	DATE	AREA B.D.	SUB-TOTAL OTHER BUILDINGS	500
PRICED BW	CHECKED 103	HEARINGS	TOTAL VALUE BUILDINGS	8790

GRADE DENOTES QUALITY OF CONSTRUCTION: AA-EXCELLENT A-VERY GOOD B-GOOD C-AVERAGE D-CHEAP E-VERYCHEAP

CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

STREET 1268 WEST ST.

MAP	PARCEL	ROUTING NO.	SIDE	CARD NO.
144	015	19	W	78

OWNER BORYSIENICZ FRANCES
~~1268 WEST STREET~~
~~SOUTHINGTON CONN.~~
65 BEACH RD
WOLCOTT, CT 06716
06489 107-0546

DEVELOPER MAP	LOT NO.'S	ZONE	OF CARD NO.	PROPERTY CLASS
		R-40	1 OF 1	R

TRANSFER OF OWNERSHIP	DATE	BK. & PG.	C.T.
BORYSEWICZ, CHARLES ET AL	2/27/89	466:225	--

0273600 MEMORANDUM 490 #1178
Correcting deed 3/23/89 467:696
Pgs. 461:0335-0336 See MAP 157-1, 143-8
A. Borysewicz

X INSPECTION WITNESSED BY

CLASS CODE 71

1 RESIDENTIAL
1 DWLG. LOT
2 EXCESS AC.
3 DWLG.
4 OUTBLDG. ETC.
5 CONDO.

2 COMMERCIAL
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS
5 CONDO.
6 APTS.

3 INDUSTRIAL
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS

4 PUBLIC UTILITY
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS

5 VACANT LAND
1 RES. LAND
2 COMM. LAND
3 IND. LAND
4 P.U. LAND

6 LAND USE
1 FARM
2 FOREST
3 OPEN SPACE
4 INLAND WET.
5 TIDAL WET.

7 EXEMPT
1 LOT
2 ACREAGE
3 DWLG./BLDG.
4 OUTBLDG.

C.O.# 32560 From Old

ASSESSED VALUE

YEAR	NO.	CODE	1982	NO.	CODE	19__	NO.	CODE	19__	NO.	CODE	19__	NO.	CODE	19__
LOT/LAND	1	1-1	21000				1	1-1	21000	1	1-1	21000			
ACREAGE		5-1	37900												
DWLG/BLDG.	1	1-3	6400				1	1-3	6400	1	1-3	6400			
OUTBLDG./Y.I.	1	1-4	100				1	1-4	100	1	1-4	100			
CONDO./APTS.															
VAC. LAND					6-1	7800				1	6-1	7800			
GROSS ASSESSMENT			65400			7800			27500			35300			
EXEMPTIONS						-0-			1000			-0-			
NET						7800			26500			35300			

SITE CHARACTERISTICS			
01 TOPOGRAPHY		03 PUBLIC UTILITIES	
BELOW STREET	1	NONE	1
STREET LEVEL	2	ELECTRICITY	2
ABOVE STREET	3	WATER	3
		SEWER	4
STEEP	1	GAS	5
ROLLING	2	ALL	6
FLAT	3	WELL	Y
LOW & SWAMPY	Y	SEPTIC	Y
02 STREET OR ROAD		04 LOCATION	
NONE	1	CORNER LOT	Y
PROPOSED	2	CUL-DE-SAC	Y
UNPAVED	3	LAND LOCKED	Y
		WOODED LOT	Y
ALLEY	Y	WATERFRONT	Y
SIDEWALK	Y	VIEW	Y

NEIGHBORHOOD					
09 TYPE		10 TREND		11 DSRBLTY.	
INNER CITY	1	BLIGHTED	1	POOR	1
URBAN	2	DECLING.	2	FAIR	2
SUBURBAN	3	TRANSTN.	3	AVERAGE	3
RURAL TOWN	4	STATIC	4	GOOD	4
RURAL	5	IMPRVNG.	5	VERY GOOD	5

DELINEATION CODE

1 TYPE		2 ACTUAL FRONTAGE	3 EFF. FRONT.	4 EFFECTIVE DEPTH	5 UNIT RATE	6 DEPTH FACTOR	7 ADJUSTED RATE	8 BASE VALUE	9 OTHER ADJUSTMENTS CODE	10 FACTOR	11 ESTIMATED TRUE VALUE	
1-1 DWLG. LOT												1
1-2 RES. AC.												2
2-1 COMM. LAND												3
2-2 COMM. AC.												4
3-1 IND. LAND												5
3-2 IND. AC.												6
4-1 P.U. LAND												7
4-2 P.U. AC.												8
5-1 RES. VAC.												9
5-2 COMM. VAC.												10
5-3 IND. VAC.	1-1			1.00 ACRES	30000			30000	-		30000	11
5-4 P.U. VAC.												12
6-1 FARM LAND	5-1			5.00 ACRES	3000			15000	-		15000	13
6-2 FOREST	5-1			12.00 ACRES	3000			36000	-		36000	14
6-3 OPEN SPACE												
6-4 INLAND WET	5-1			32.23 ACRES	100			3220	-		3220	
6-5 TIDAL WET												
7-1 EX. LOT				ACRES								
7-2 EX. AC.				ACRES								
				ACRES								

OTHER ADJUSTMENTS
1 TOPOGRAPHY
2 STREET / ROAD
3 UTILITIES
4 LOCATION
5 SHAPE & SIZE
6 STATUS
7 RESTRICTIONS
0 _____

TOTAL ACREAGE	ESTIMATED TRUE VALUE		ASSESSED LAND VALUE		
50.23	LAND	54200	30000	1-1	21000
	IMPROV.	9400	54200	5-1	37900
	TOTAL	93600			

IMPROVEMENT DATA AND COMPUTATIONS

GENERAL DATA

PROPERTY TYPE

1 VACANT LOT
2 DWELLING
3 COMMERCIAL
4 INDUSTRIAL
5 OTHER

DWELLING DATA & COMPUTATIONS

01 NUMBER OF LIVING UNITS: DESIGNED 1 CONVERSION ____

02 DESIGN: RANCH ☐ COLONIAL ☐ CAPE ☑

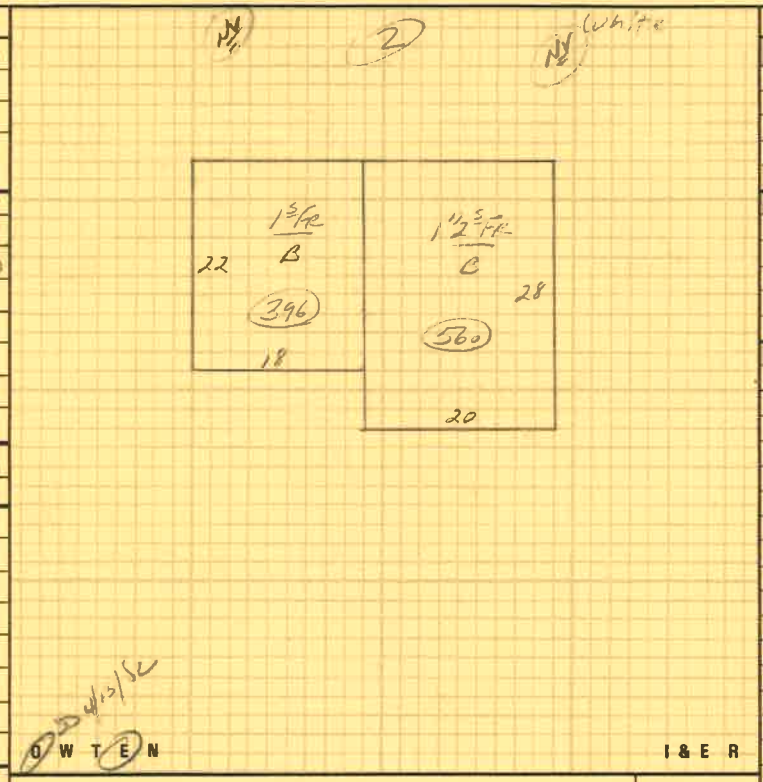
03 BI-LEVEL ☐ TRI-LEVEL ☐

CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS
0 – None 1 – ¼ 2 – ½ 3 – ¾ 4 – Full

WALLS	#1	#2
1 WOOD/ASBM.	✓	
2 STUCCO		
3 TILE		
4 CONC. BLK.		
5 METAL		
6 CONCRETE		
7 BRICK		
8 STONE		
9 FR. w/MAS.		
ROOFING		
ASPH. SHGL.	✓	
SLATE/TILE		
METAL		
COMPOSITION		
INSULATION		
HEATING		
NO HEATING	✓	
CEN. WARM AIR		
H.W. OR STEAM		
UNIT HEATING		
WD STOVE		
CENTRAL AIR		
UNIT AIR		
PLUMBING		
NO PLUMBING		
WATER ONLY		
WC/LAV.		
TOTAL FIX.	4	
SPRINKLER		

		BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA	REPL. COST
04		956	1.0 [ ]	1	956	318
05		560	0.5 [80]	1	448	96
06			[ ]			
07			[ ]			
08			ATTIC			
09		4	BASEMENT	—		81
10		0	CRAWL SPACE	—	—	
11	TOTAL BASE		1.5 [ ]	1	1404	495
12	TOTAL NUMBER OF UNITS				ROW FACTOR	
13					SUB-TOTAL	
14	EXTRA LIVING UNITS ___ + ___				MULTI-FAMILY	
15	1 HALF 2 FULL				UNFIN. INT.	
16	0 NONE 1 BASE				HEATING	- 35
17	0 NONE 1 CENTRAL				AIR CON.	
18	0 NONE 1 WTR. ONLY 2 BASE [A]				PLUMBING	
19	TYPE AND SIZE				REC. ROOM	
20	STACKS AND OPENINGS				FIREPLACES	
21					SUB-TOTAL	460
22	NUMBER OF UNITS (this record)				SUB-TOTAL	
23	TYPE & CAP.		TVP		GARAGES/C.P.	
24	TOTAL VALUE POINTS				EXT. FEATURES	
25					SUB-TOTAL	460
26	GRADE AND DESIGN D [+] —				G & D FACTOR	80
27					REPL. COST	368

FLOORS	B	1	UP	A
EARTH	✓			
SLAB				
SUB & JOISTS		✓	✓	
HD. WD. OR FIR		✓	✓	
PARQUET				
TILE				
CARPET				
UNFINISHED	✓			
INT. FINISH	B	1	UP	A
PLAST. or D.W.		✓	✓	
PANELING				
FIBERBOARD				
UNFINISHED	✓			
ROOMS	B	4	UP	A
TOTAL		4	2	
BEDROOMS		1	2	
FAMILY ROOMS				
KITCHEN		1		
HALF BATHS				
FULL BATHS		1		



SPECIAL FEATURES	REPL. COST
New Roof	

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTATIONS

FRAMING	#1	#2
1 WOOD JST.		
2 FIRE RST.		
3 REIN CON.		
4 F.P. STEEL		
FIN. TYPE		
UNFINISHED		
SEMI-FIN.		
FIN.-OPEN		
FIN.-DIVIDED		
USE		
UTILITY		
STORAGE		
RETAIL		
OFFICE		
REST.		
PKG. GRG.		
AUTO SVC.		
BANK		
HOTEL		
THEATER		
MFG.		
WAREHOUSE		
TRK. TERM.		
IND. SHOP		
MOTEL		
APARTMENT		
SVC. STN.		
FAST FOOD		
DEAD STGE.		
VACANT		
IDLE		
ABANDONED		

	I.D.	#1 PRICING KEY	#2 Pricing Key
01			
02	FLOOR LEVEL		
03			
04			
05			
06			
07	S.F. AREA		
08	EFF PERIMETER	L/F	L/F
09	PERIM/AR RATIO		
10	NUMBER UNITS		
11	AVG. UNIT SIZE		
12	PARTIAL BSMT.	%	%
13	FLOOR LEVEL	HGT. / RATE	HGT. / RATE
14			
15	BASEMENT		
16	FIRST		
17	SECOND		
18			
19	DOCK FLOOR		
20	BASE PRICE		
21	BPA FACTOR		
22	SUB-TOTAL		
23			
24	UNIT FINISH		
25	INTERIOR FIN.		
26	DIVISION WALLS		
27	LIGHTING		
28	HTG. & A.C.		
29	SPRINKLER		
30	TOT. S.F. PRICE		
31	S.F. PRICE x AR.		
32	PLUMBING		
33	SPL. FEATURES		
34	EXT. FEATURES		
35	TOTAL BASE		
36	G & D FACTOR		
37	REPL. COST		

SUMMARY OF IMPROVEMENTS

TYPE CODE
1 GARAGE
2 CARPORT
3 PATIO
4 SHED
5 POOL
6 BATH HOUSE
7 SHOP
8 SHELTER
9 GREEN HOUSE
10 TENNIS COURT
11 BARN
12 SILO
13 STABLE
14 IMPLEMENT SHED
15 POULTRY HOUSE
16 BLACK TOP PAVING
17 CONCRETE PAVING
18 PAVING
19 CABIN
00 MISC. BUILDING

1 I.D.	2 USE	3 STY. HEIGHT	4 CONST.	5 GRADE	6 YEAR BUILT	7 YEAR REMOD	8 COND.	9 SIZE	10 AREA	11 RATE	12 REPLACEMENT COST	13 ACCRUED DEPRECIATION NORM.	OBSOL.	TOTAL	14 ESTIMATED TRUE VALUE	15 CODE	16 ASSESSED VALUE
01	99 DWELLING	—	—	—	1850	1975	P	— x —	—	—	36700	75		75	9200	1-3	6400
2	08 BARN	1	OB	D	1850		P	30 x 26	780		SV				200	1-4	100

INT. COND. G F P

LAYOUT G F P

DATA COLLECTOR 1st JD 6-24-81 11:57 2nd JD 4/13/82 3:10 APPRAISER JD DATE 6/17/82

17 TOTAL ESTIMATED IMPROVEMENT VALUE 9400

1268 WEST ST z094 | Parcel ID: 144 015 | List No.: 1178 | Census Tract: 4306

BORYSIEWICZ CHARLES
65 BEACH RD
WOLCOTT CT 06716-0000

Property Class: 131
Neighborhood: 7
Zoning: R-40

INFORMATIONAL DATA

Story Ht	1.5	Rooms-#	7
Fuel Type	Wood	Bedrooms-#	3

BUILDING DATA	S.F.	Rate	Value
ONE	956	54.44	$52,045
FHS	280	50.29	$14,082
UNFB	956	11.64	$11,129
Total S.F.L.A.	1236	Sub Total	$77,256
Kitchens-#	1		$4,000
KitchenQlty	Normal		$0
FullBaths-#	1		$2,500
HalfBaths-#	0		$0
BathroomQlty	Normal		$0
XtraFixtures	0		$0
Fireplaces	0		$0
BasGar-#Cars	0		$0
		Sub Total	$83,756

ADJUSTMENTS

Build Style	OldStyl	1.00
Heat Type	NoCntrl	0.70
Insulation	Attic	1.00
IntConditn	Normal	1.00
ExtConditn	Fair	1.00
Grade	Economy	0.85
GradeAdjust		0.95
COMPOSITE ADJUSTMENT		0.565

BUILDING R.C.N. $47,343

DEPRECIATION

Year Built	EffectYrBlt	Exterior Condition	% Depr	
1850	1900	Fair	0.44	$20,831
Func Depr %			0.50	$23,672
BUILDING VALUE (R.C.N.L.D.)				$2,841

	S.F. (R.C.N.L.D.)	Grade	Condition	Rate	Year Built	% Depr	Value
							$0
MAIN RESIDENCE (R.C.N.L.D.)							$2,841
DETACHED IMPROVEMENTS	S.F.	Grade	Condition	Rate	Year Built	% Depr	Value
DETACHED IMPROVEMENTS (R.C.N.L.D.)							$0

LAND DATA

TYPE/CODE	Acres	Unit Val	Size Adj.	Infl Code	Infl %	Value
1101	0.920	$90,000	0.85	Topography	- 0.30	$53,550
1204	1.000	$15,000	0.60	Topography	- 0.50	$4,500
5107	39.000	$2,000	8.80	Topography	- 0.50	$8,800
5108	9.230	$1,000	4.60	Topography	- 0.50	$2,300
TOTAL	50.150					$69,150

FINAL VALUES	BUILDING	OTHER IMPROVEMENTS	LAND	TOTAL
Full:	$2,840	$0	$69,150	$71,990
Assessed: (70 %)	$1,990	$0	$48,410	$50,390

Sale Date: 0 Sale Price: $0 Old Total: $35,300
Volume 0 467
Page 0 696

1268 WEST ST | Parcel Id: 144 015 | List No.: 1178

BOBYSIEWICZ CHARLES et al
65 BEACH RD
WOLCOTT CT 06716-0000

Property Class: 131
NBHD: 7
Zoning: R-40

INFORMATIONAL DATA

Story Ht	1.5	Rooms-#	7
Fuel Type	Wood	Bedrooms-#	3

BUILDING DATA	Sq.Ft.	Rate	Value
			Value
ONE	956	54.44	$52,045
FHS	280	50.29	$14,082
UNFB	956	11.64	$11,129
Total S.F.L.A.	1236	Sub Total	$77,256
Kitchens-#	1		$4,000
KitchenQlty	Normal		$0
FullBaths-#	1		$2,500
HalfBaths-#	0		$0
BathroomQlty	Normal		$0
XtraFixtures	0		$0
Fireplaces	0		$0
CentralAir	0		$0
BasGar-#Cars	0		$0
		Sub Total	$83,756

ADJUSTMENTS

Build Style	OldStyl	1.00
Heat Type	NoCntrl	0.70
Insulation	Attic	1.00
IntConditn	Normal	1.00
ExtConditn	Fair	1.00
Grade	Economy	0.85
GradeAdjust		0.95
COMPOSITE ADJUSTMENT		0.565

BUILDING R.C.N. $47,343

F+NC Dep. -.50

DEPRECIATION

Year Built	EffectYrBlt	Exterior Condition	% Depr	
1850	1900	Fair	0.44	$20,831

BUILDING VALUE (R.C.N.L.D.) $26,512

ATTACHED IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate	Year Built	% Depr	Value
ATTACHED IMPROVEMENTS (R.C.N.L.D.)							$0

MAIN RESIDENCE (R.C.N.L.D.) $26,512

DETACHED IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate	Year Built	% Depr	Value
DETACHED IMPROVEMENTS (R.C.N.L.D.)							$0

OTHER IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate	% Depr	Value
OTHER IMPROVEMENTS (R.C.N.L.D.)						$0

LAND DATA

TYPE/CODE	Acres	Unit Val	Size Adj.	Infl Code	Infl %	Value
1101	0.920	$90,000	0.85		-30	$76,500
~~1203~~ 1204	1.000	$30,000	0.60	Topography	- 0.50	$12,600
~~1204~~ 5107	39.000	$15,000	8.80	Topography	- 0.30	$92,400
~~1205~~ 5108	9.230	$1,000	4.60	Topography	- 0.50	$2,760
TOTAL	50.150					$184,260

FINAL VALUES	BUILDING	OTHER IMPROVEMENTS	LAND	TOTAL
Full:	$26,500	$0	$184,300	$210,800
Assessed: (100%)	$26,500	$0	$184,300	$210,800

Sale Date: 0 Sale Price: $0 Old Total: $35,300

1268 WEST ST — Parcel Id: 144 015 — List No.: 1178

BORYSIEWICZ CHARLES
65 BEACH RD
WOLCOTT CT 06716-0000

Property Class: 131
NBHD: 7
Zoning: R-40

INFORMATIONAL DATA

Story Ht	1.5	Rooms-#	7
Fuel Type	Wood	Bedrooms-#	3

BUILDING DATA	Sq.Ft.	Rate	Value
			Value
ONE	956	54.44	$52,045
FHS	280	50.29	$14,082
UNFB	956	11.64	$11,129
Total S.F.L.A.	1236	Sub Total	$77,256

Kitchens-#	1	$4,000
KitchenQlty	Normal	$0
FullBaths-#	1	$2,500
HalfBaths-#	0	$0
BathroomQlty	Normal	$0
XtraFixtures	0	$0
Fireplaces	0	$0
CentralAir	0	$0
BasGar-#Cars	0	$0
	Sub Total	$83,756

ADJUSTMENTS		
Build Style	GapeCod 08	1.00
Heat Type	NoCntrl	0.70
Insulation	Attic	1.00
IntConditn	Normal	1.00
ExtConditn	Normal	1.00
Grade	Economy	0.85
GradeAdjust		1.00
COMPOSITE ADJUSTMENT		0.595

D-.95

BUILDING R.C.N. $49,835

DEPRECIATION

Year Built	EffectYrBlt	Exterior Condition	% Depr	
1850	1900	Normal FAIR	0.18	$8,970

BUILDING VALUE (R.C.N.L.D.) $40,865

ATTACHED IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate	Year Built	% Depr	Value
ATTACHED IMPROVEMENTS (R.C.N.L.D.)							$0
MAIN RESIDENCE (R.C.N.L.D.)							$40,865
DETACHED IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate	Year Built	% Depr	Value
DETACHED IMPROVEMENTS (R.C.N.L.D.)							$0
OTHER IMPROVEMENTS	Sq.Ft.	Grade	Condition	Rate		% Depr	Value
OTHER IMPROVEMENTS (R.C.N.L.D.)							$0

LAND DATA

TYPE/CODE	Acres	Unit Val	Size Adj.	Infl Code	Infl %	Value
1101	0.920	$90,000	0.85			$76,500
1203	4.080	$30,000	2.10			$63,000
1204	45.230	$15,000	8.80			$132,000
TOTAL	50.230					$271,500

FINAL VALUES	BUILDING	OTHER IMPROVEMENTS	LAND	TOTAL
Full:	$40,900	$0	$271,500	$312,400
Assessed: (100%)	$40,900	$0	$271,500	$312,400

Sale Date: 0 Sale Price: $0 Old Total: $35,300 LOW

Land Breakdown

		Infl. Code	%
1101	1.00 Ac.	3	.10
1203	1.00 Ac.		
1204	39.00 Ac.	1	.05
1205	9.23		

land

1101 .92 AC.
1203 1.00 AC. 1 — .30
1204 39.00 AC. 1 — .30
1205 9.23 AC. 1 — .40

STREET 1268 WEST ST.

MAP	PARCEL	ROUTING NO.	SIDE	CARD NO.
144	015	19	W	78

OWNER BORYSIEWICZ FRANCES
~~1268 WEST STREET~~
~~SOUTHINGTON CONN.~~
~~06489~~

65 BEACH RD
WOLCOTT, CT 06716

107-0546

DEVELOPER MAP	LOT NO.'S	ZONE	CARD NO.	PROPERTY CLASS
		R-40	1 OF 1	R

TRANSFER OF OWNERSHIP	DATE	BK. & PG.	C.T.
BORYSEWICZ, CHARLES ET AL	2/27/89	466:225	--

0273600 MEMORANDUM 490
Correcting deed 3/23/89 467:696
Ref: 461:0335-0336 See MAP 157-1, 142-8
A. Borysewicz

X INSPECTION WITNESSED BY

CLASS CODE 71

1 RESIDENTIAL
1 DWLG. LOT
2 EXCESS AC.
3 DWLG.
4 OUTBLDG. ETC.
5 CONDO.

2 COMMERCIAL
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS
5 CONDO.
6 APTS.

3 INDUSTRIAL
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS

4 PUBLIC UTILITY
1 LAND
2 ACREAGE
3 BLDGS.
4 YARD ITEMS

5 VACANT LAND
1 RES. LAND
2 COMM. LAND
3 IND. LAND
4 P.U. LAND

6 LAND USE
1 FARM
2 FOREST
3 OPEN SPACE
4 INLAND WET.
5 TIDAL WET.

7 EXEMPT
1 LOT
2 ACREAGE
3 DWLG./BLDG.
4 OUTBLDG.

C.O.# 32560

ASSESSED VALUE Farm Eld

YEAR	NO.	CODE	1982	NO.	CODE	19 92	NO.	CODE	19 87	NO.	CODE	19 84	NO.	CODE	19
LOT/LAND	1	1-1	21000				1	1-1	21000	1	1-1	21000			
ACREAGE		5-1	37900												
DWLG/BLDG.	1	1-3	6400				1	1-3	6400	1	1-3	6400			
OUTBLDG./Y.L	1	1-4	100				1	1-4	100	1	1-4	100			
CONDO./APTS.															
VAC. LAND					6-1	7800				1	6-1	7800			
GROSS ASSESSMENT			65400			7800			27500			35300			
EXEMPTIONS						-0-			E 1000			-0-			
NET						7800			26500			35300			

DATE
%
PRO. AS.
SEWER
C.M.
S.L.
S.S.

SITE CHARACTERISTICS			
01 TOPOGRAPHY		03 PUBLIC UTILITIES	
BELOW STREET	1	NONE	1
STREET LEVEL	2	ELECTRICITY	2
ABOVE STREET	3	WATER	3
		SEWER	4
STEEP	1	GAS	5
ROLLING	2	ALL	6
FLAT	3	WELL	Y
LOW & SWAMPY	Y	SEPTIC	Y
02 STREET OR ROAD		04 LOCATION	
NONE	1	CORNER LOT	Y
PROPOSED	2	CUL-DE-SAC	Y
UNPAVED	3	LAND LOCKED	Y
		WOODED LOT	Y
ALLEY	Y	WATERFRONT	Y
SIDEWALK	Y	VIEW	Y

NEIGHBORHOOD					
09 TYPE		10 TREND		11 DSRBLTY.	
INNER CITY	1	BLIGHTED	1	POOR	1
URBAN	2	DECLING.	2	FAIR	2
SUBURBAN	3	TRANSTN.	3	AVERAGE	3
RURAL TOWN	4	STATIC	4	GOOD	4
RURAL	5	IMPRVNG.	5	VERY GOOD	5

DELINEATION CODE

1 TYPE		2 ACTUAL FRONTAGE	3 EFF. FRONT.	4 EFFECTIVE DEPTH	5 UNIT RATE	6 DEPTH FACTOR	7 ADJUSTED RATE	8 BASE VALUE	9 OTHER ADJUSTMENTS CODE	10 FACTOR	11 ESTIMATED TRUE VALUE	
1-1 DWLG. LOT				[-]								1
1-2 RES. AC.				[-]								2
2-1 COMM. LAND				[-]								3
2-2 COMM. AC.				[-]								4
3-1 IND. LAND				[-]								
3-2 IND. AC.												
4-1 P.U. LAND				SQ. FT.								5
4-2 P.U. AC.				SQ. FT.								6
5-1 RES. VAC.				SQ. FT.								7
5-2 COMM. VAC.												
5-3 IND. VAC.	1-1	HS	1.00	ACRES	30000			30000			30000	8
5-4 P.U. VAC.	5-1	Cleared	5.00	ACRES	3000			15000			15000	9
6-1 FARM LAND	5-1	Wooded	12.00	ACRES	3000			36000			36000	10
6-2 FOREST	5-1	Swamp	32.23	ACRES	100			3220			3220	11
6-3 OPEN SPACE				ACRES								12
6-4 INLAND WET				ACRES								13
6-5 TIDAL WET				ACRES								14
7-1 EX. LOT												
7-2 EX. AC.												

OTHER ADJUSTMENTS
1 TOPOGRAPHY
2 STREET / ROAD
3 UTILITIES
4 LOCATION
5 SHAPE & SIZE
6 STATUS
7 RESTRICTIONS
8

TOTAL ACREAGE 50.23

ESTIMATED TRUE VALUE

LAND	84200
IMPROV.	9400
TOTAL	93600

ASSESSED LAND VALUE

30000	1-1	21000
54200	5-1	37900

IMPROVEMENT DATA AND COMPUTATIONS

GENERAL DATA

PROPERTY TYPE
1 VACANT LOT
2 DWELLING
3 COMMERCIAL
4 INDUSTRIAL
5 OTHER

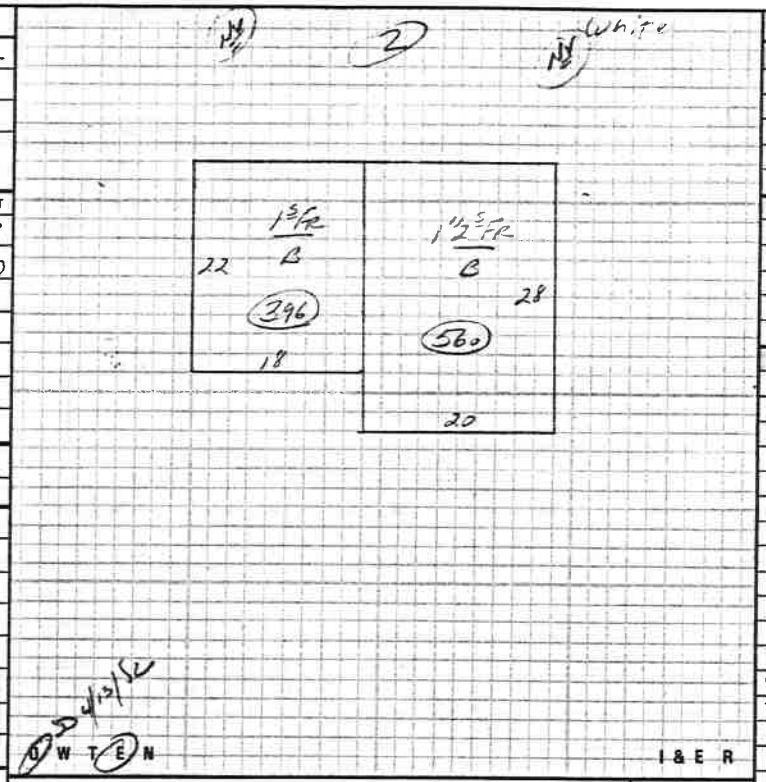
DWELLING DATA & COMPUTATIONS

01 NUMBER OF LIVING UNITS: DESIGNED 1 CONVERSION ____
02 DESIGN: RANCH ☐ COLONIAL ☐ CAPE ☑
03 BI-LEVEL ☐ TRI-LEVEL ☐

CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS
0 – None 1 – ¼ 2 – ½ 3 – ¾ 4 – Full

WALLS	#1	#2
1 WOOD/ALUM.	✓	
2 STUCCO		
3 TILE		
4 CONC. BLK.		
5 METAL		
6 CONCRETE		
7 BRICK		
8 STONE		
9 FR. w/MAS.		
ROOFING	✓	
ASPH. SHGL.	✓	
SLATE/TILE		
METAL		
COMPOSITION		
INSULATION		
HEATING		
NO HEATING	✓	
CEN. WARM AIR		
H.W. OR STEAM		
UNIT HEATING		
NO STOVE		
CENTRAL AIR		
UNIT AIR		
PLUMBING		
NO PLUMBING		
WATER ONLY		
WC/LAV.		
TOTAL FIX.	4	
SPRINKLER		

	BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA	REPL. COST
04	956	1.0 [ ]	1	956	318
05	560	0.5 [80]	1	448	96
06		[ ]			
07		[ ]			
08		ATTIC			
09	H	BASEMENT	—		81
10	0	CRAWL SPACE	—	—	
11	TOTAL BASE	1.5 [ ]	1	1404	495
12	TOTAL NUMBER OF UNITS			ROW FACTOR	
13				SUB-TOTAL	
14	EXTRA LIVING UNITS ___ + ___			MULTI-FAMILY	
15	1 HALF 2 FULL			UNFIN. INT.	
16	0 NONE 1 BASE			HEATING	- 35
17	0 NONE 1 CENTRAL			AIR CON.	
18	0 NONE 1 WTR. ONLY 2 BASE [A] —			PLUMBING	
19	TYPE AND SIZE			REC. ROOM	
20	STACKS AND OPENINGS			FIREPLACES	
21				SUB-TOTAL	460
22	NUMBER OF UNITS (this record)			SUB-TOTAL	
23	TYPE & CAP. TVP			GARAGES/C.P.	
24	TOTAL VALUE POINTS			EXT. FEATURES	
25				SUB-TOTAL	460
26	GRADE AND DESIGN D [+] —			G & D FACTOR	80
27				REPL. COST	368



SPECIAL FEATURES	REPL. COST
New Roof	

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTATION

FRAMING	#1	#2
1 WOOD JST.		
2 FIRE RST.		
3 REIN CON.		
4 F.P. STEEL		
FIN. TYPE		
UNFINISHED		
SEMI-FIN.		
FIN.-OPEN		
FIN.-DIVIDED		
USE		
UTILITY		
STORAGE		
RETAIL		
OFFICE		
REST.		
PKG. GRG.		
AUTO SVC.		
BANK		
HOTEL		
THEATER		
MFG.		
WAREHOUSE		
TRK. TERM.		
IND. SHOP		
MOTEL		
APARTMENT		
SVC. STN.		
FAST FOOD		
DEAD STGE.		
VACANT		
IDLE		
ABANDONED		

	I.D.	FLOOR LEVEL	#1 PRICING KEY	#2 Pricing Key
	01			
	02			
	03			
	04			
	05			
	06			
	07	S.F. AREA		
	08	EFF PERIMETER	L/F	L
	09	PERIM/AR RATIO		
	10	NUMBER UNITS		
	11	AVG. UNIT SIZE		
	12	PARTIAL BSMT.	%	%
	13	FLOOR LEVEL	HGT. / RATE	HGT. / RATE
	14			
	15	BASEMENT		
	16	FIRST		
	17	SECOND		
	18			
	19	DOCK FLOOR		
	20	BASE PRICE		
	21	BPA FACTOR		
	22	SUB-TOTAL		
	23			
	24	UNIT FINISH		
	25	INTERIOR FIN.		
	26	DIVISION WALLS		
	27	LIGHTING		
	28	HTG. & A.C.		
	29	SPRINKLER		
	30	TOT. S.F. PRICE		
	31	S.F. PRICE x AR.		
	32	PLUMBING		
	33	SPL. FEATURES		
	34	EXT. FEATURES		
	35	TOTAL BASE		
	36	G & D FACTOR		
	37	REPL. COST		

D 50

SUMMARY OF IMPROVEMENTS

FLOORS	B	1	UP	A
EARTH	✓			
SLAB				
SUB & JOISTS		✓	✓	
HD. WD. OR FIR		✓	✓	
PARQUET				
TILE				
CARPET				
UNFINISHED	✓			
INT. FINISH	B	1	UP	A
PLAST. or D.W.		✓	✓	
PANELING				
FIBERBOARD				
UNFINISHED	✓			
ROOMS	B	1	UP	A
TOTAL		4	3	
BEDROOMS		1	2	
FAMILY ROOM				
KITCHEN		1		
HALF BATHS				
FULL BATHS		1		

TYPE CODE: 1 GARAGE, 2 CARPORT, 3 PATIO, 4 SHED, 5 POOL, 6 BATH HOUSE, 7 SHOP, 8 SHELTER, 9 GREEN HOUSE, 10 TENNIS COURT, 11 BARN, 12 SILO, 13 STABLE, 14 IMPLEMENT SHED, 15 POULTRY HOUSE, 16 BLACK TOP PAVING, 17 CONCRETE PAVING, 18 PAVING, 19 CABIN, 00 MISC. BUILDING

1 I.D.	2 USE	3 STY. HEIGHT	4 CONST.	5 GRADE	6 YEAR BUILT	7 YEAR REMOD	8 COND.	9 SIZE	10 AREA	11 RATE	12 REPLACEMENT COST	13 ACCRUED DEPRECIATION NORM.	OBSOL.	TOTAL	14 ESTIMATED TRUE VALUE	15 CODE	16 ASSESSED VALUE
01	99 DWELLING	—	—	—	1850	1975	P	— x —	—	—	3600	75		75	9200	1-3	6400
2	08 BARN	1	CB	D	1850	—	P	30 x 26	780		SV				200	1-4	100
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									
								x									

INT. COND. G F P
LAYOUT G F P

DATA COLLECTOR 1st 12 6-24-81 11:57 2nd A 4/3/82 3:10 APPRAISER JD DATE 6/17/82

17 TOTAL ESTIMATED IMPROVEMENT VALUE 9400

FORM 71-38-07-02-04

RE#2095

SITE INFORMATION SECTION

SITE NUMBER 0 1

Road Type:	1 = NONE	2 = UNIMPROVED	3 = IMPROVED	3
Traffic:	1 = HEAVY	2 = MEDIUM	3 = LIGHT	4 = LAND LOCKED 2
Sewer: —	1 = NONE	2 = PRIVATE	3 = COMM/PUBLIC	1
Water: —	1 = NONE	2 = PRIVATE	3 = COMM/PUBLIC	1
Other Utilities:	1 = NONE	2 = GAS	3 = ELECTRIC	4 = GAS & ELEC 3
Site Elevation:	1 = BELOW	2 = LEVEL	3 = ABOVE	3
Site Desirability:	1 = INFERIOR	2 = TYPICAL	3 = ABOVE AVERAGE	2
Physical Change:	1 = RES CONST	2 = IMP CONST	3 = RES DEMO	4 = IMP DEMO

PROPERTY INFORMATION SECTION

CARD 1 OF 1

ZONE | | | | | | NBHD | | |

144 015 117801

Prop Class: 131

Zone: R40 Route #:

Neighborhood:

MAILING ADDRESS

Owner 1:

Owner 2:

Street

Address 2:

Town, State, Zip:

1268 WEST ST

BORYSIEWICZ CHARLES
65 BEACH RD
WOLCOTT CT 06716

50.23A NO FRONT

SALES INFORMATION CODES

SALES TYPE	SOURCE	VALID
1 = LAND ONLY	1 = BUYER	4 = RECORDS	1 = VALID SALE
2 = LAND & BLDG.	2 = SELLER	5 = UNCONFIRMED	2 = INVALID SALE
3 = BLDG. ONLY	3 = AGENT		

NOTES:

INFLU CODE 08 = CLTP (BACK)
KEEP OUT NO TRESPASSING ETC
FENCED IN CAT IN FRONT & CLOW
HOUSE NO RESPONSE. could BE
VACANT

Information taken from old card 2/19/92 (OS)
* wood stove, 1

Filed away 2/19/92

PROPERTY INSPECTION CODES

ACTIVITY		SOURCE
1 = ENTRY	4 = ADDTNL ENTRY ATMPT	1 = OWNER
2 = MEASURE AND ESTIMATE	5 = QUALITY CONTROL	2 = RELATIVE
3 = INTERIOR REFUSAL	6 = APPT LETTER	3 = TENANT
4 = TOTAL REFUSAL	8 = VACANT COLLECTED	4 = OTHER

SALES INFORMATION SECTION

DATE YYMM	PRICE	TYPE	SOURCE	VALID	OFFICE USE ONLY CHECK	SOURC2

SALES NOTES:

PROPERTY INSPECTION SECTION

VISIT NO.	LISTER	DATE (MMDDYY)	TIME	ACTIVITY	SOURCE
1	23	12-16-91	12:00 AM PM	4	4
2	05	12/19/91	12:00 AM PM	2	4
			: AM PM		
			: AM PM		
			: AM PM		
			: AM PM		

DATA ENTRY SECTION

DE #	DATE (MMDDYY)
21	060392
31	110592
21	032693

LAND TYPE CODES

--01 = PRIMARY
--02 = SECONDARY
--03 = ACCESSORY
--04 = REAR
--05 = WETLANDS
--06 = RAILROAD LAND
--07 = UNBUILDABLE
--08 = WASTELAND

INFLUENCE CODES

1 = TOPOGRAPHY
2 = SHAPE
3 = TRAFFIC
4 = RESTRICTION
5 = WETNESS
6 = LOCATION
7 = GAS TRANS
8 = ELEC CO. EASEMENTS

LAND BREAKDOWN SECTION

LAND TYPE	FRONTAGE	DEPTH	ACRES	SQUARE FEET	INFLU-ENCE CODE #1	INFLU-ENCE PERCENT #1	INFLU-ENCE CODE #2	INFLU-ENCE PERCENT #2
1101			.92		08	0.00		
1203			4.08					
1204			45.23					

SOUTHINGTON, CT — 1992 REVALUATION

RESIDENTIAL BUILDING SECTION

BUILDING STYLE 01 = RANCH 06 = CONTEMPORARY 11 = LOG CABIN 02 = RAISED RANCH 07 = MANSION 12 = DUPLEX 03 = SPLIT LEVEL 08 = OLD STYLE 13 = BUNGALOW 04 = CAPE COD 09 = COTTAGE 14 = CONDO 05 = COLONIAL 10 = ROW	014
STORY HEIGHT	1.5
EXTERIOR WALL MATERIAL 01 = WOOD 02 = BRICK 03 = ALUMINUM/VINYL 04 = COMPOSITION 05 = CONCRETE 06 = STUCCO 07 = STONE	011
YEAR BUILT	1850
EFFECTIVE YEAR BUILT	
NUMBER OF KITCHENS	1
KITCHEN QUALITY 1 = EXCELLENT 3 = NORMAL 5 = POOR 2 = GOOD 4 = FAIR	3
NUMBER OF FULL BATHS	1
NUMBER OF HALF BATHS	0
BATHROOM QUALITY 1 = EXCELLENT 3 = NORMAL 5 = POOR 2 = GOOD 4 = FAIR	3
PLUMBING 0 = NO PLUMBING 1 = PLUMBING	1
NUMBER OF EXTRA FIXTURES	0
NUMBER OF BEDROOMS	3
NUMBER OF ROOMS	7
NUMBER OF FIREPLACES	0
HEAT TYPE 1 = NO CENTRAL 2 = HOT AIR 5 = ELECTRIC 3 = HOT WATER 4 = STEAM	1
FUEL TYPE 1 = NONE 3 = WOOD 5 = ELECTRIC 7 = COAL 2 = GAS 4 = OIL 6 = SOLAR	3
CENTRAL AIR 0 = NO 1 = YES	0
INSULATION 1 = NONE 2 = ATTIC 3 = WALLS 4 = ATTIC & WALLS	2
BASEMENT GARAGE, NO. OF CARS	0
INTERIOR CONDITION 1 = EXCELLENT 3 = NORMAL 5 = POOR 2 = GOOD 4 = FAIR	3
EXTERIOR CONDITION 1 = EXCELLENT 3 = NORMAL 5 = POOR 2 = GOOD 4 = FAIR	3
GRADE A = EXCELLENT C = AVERAGE E = MINIMUM B = GOOD D = ECONOMY	0
GRADE ADJUST	
ADDITIONAL DEPRECIATION 1 = PHYSICAL 2 = FUNCTIONAL 3 = ECONOMIC	
ADDITIONAL DEPRECIATION PERCENTAGE	
PERCENT COMPLETE	

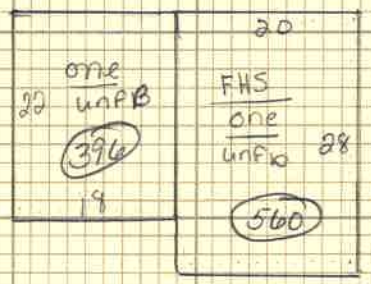
SIGNATURE SECTION

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE. MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED.

2/19/92

Information from old card

SIGNATURE DATE



STRUCTURE CODE

GARAGES	POOLS	PORCHES		BARNS		MISCELLANEOUS	SHEDS
RG1 - ATT 1 STORY	LS1 - STEEL VINYL	RP1 - OPEN	RP5 - UPPER OPEN	FB1 - 1 STORY DAIRY	FB5 - 11/2 STORY GEN	RC1 - CARPORT	FC1 - WOOD
RG2 - ATT 11/2 STORY	LS2 - FIBERGLASS	RP2 - COVERED	RP6 - UPPER COVERED	FB2 - 11/2 STORY DAIRY	FB6 - 2 STORY GEN	GH2 - GREENHOUSE	FC2 - METAL
RG3 - ATT 2 STORY	LS3 - POURED CONCRETE	RP3 - SCREENED	RP7 - UPPER SCREENED	FB3 - 2 STORY DAIRY	FB7 - POLE	TC1 - TENNIS COURT	FC3 - GALVANIZED
RG4 - DET 1 STORY	LS4 - GUNITE	RP4 - ENCLOSED	RP8 - UPPER ENCLOSED	FB4 - 1 STORY GEN	FB8 - HORSE		FC4 - SHED, BAKED-ENAMEL
RG5 - DET 11/2 STORY	LS5 - ABOVE GROUND				CANOPIES	CP6 - WITH SLAB	
RG6 - DET 2 STORY		STRUCT. ID A = ATTACHED D = DETACHED		GAZ - GAZEBO	CP5 - ROOF ONLY	CP7 - SLAB/SCREEN	

ATTACHED & DETACHED IMPROVEMENTS SECTION

MEAS. CODE 1 = QUANTITY 2 = DIMENSIONS 3 = SQUARE FEET 4 = DOLLARS	STRUCT. ID	STRUCT. CODE	MEAS. CODE	DIMENSION-1	DIMENSION-2	QUANTITY	GRADE	CONDITION	YEAR BUILT	ADDL. DEPR.
CONSTRUCTION GRADE A = EXCELLENT B = GOOD C = AVERAGE D = ECONOMY E = INFERIOR										
CONDITION 1 = EXCELLENT 4 = FAIR 2 = GOOD 5 = POOR 3 = NORMAL										

List Number: 1178 Census Tract 4306 **RESIDENTIAL PROPERTY RECORD CARD** **TOWN OF SOUTHINGTON, CT**

Parcel ID #: 143 014 Prop. Class: 131

Owner #1: BORYSIEWICZ CHARLES ET AL

Owner #2:

Mail Address: 65 BEACH RD

City: WOLCOTT CT Zip: 06716-1936

FULL APPRAISAL VALUE 100%

LAND	**$100600**
BLDG	**$51200**
OUTB	**$0**
TOTAL	**$151800**

Location: 1268 WEST ST

Sale Date: 03/23/1989
Sale Price: $0
Vol. / Pg.: 467 / 0696

MAIN	Bldg Type:	Single	Bsmt Wall:	Conc 8"	Total Rms:	7	Total Fixtures:	5
BUILDING	Quality:	3.30	Bsmt SF:	956.00	Bedrooms:	3	Fireplaces:	0
INFO:	Style:	1.5 Fin	Bsmt Garage:	No Data	Full Baths:	1	Firepl Type:	NoData
	Building SF:	1236	Bsmt FNA:	No Data	Half Baths:	0	Year Built:	1850
	Design:	OldStyle	Bsmt Fin SF:	0	Kitchens:	1	Condition:	Fair

NOTES:

Total Acres: 49.76 Zone: R-40 NBHD: 7 Public Act: 61 Functional/Econ Depr: 0 Percent Complete 0

	LAND ID	LAND TYPE	INFLUENCE	INFLUENCE%	AREA	GRADE	OYVAL	1	0
LAND	1	Primary	Traffic	-10	0.92	0.00			
	2	PA Farm	NoData	0	48.84	0.00			

	OUTBLD ID	TYPE	AREA	QUALITY	% GOOD	YEAR
OUTBUILD	1	No Data	0	No Data	0	

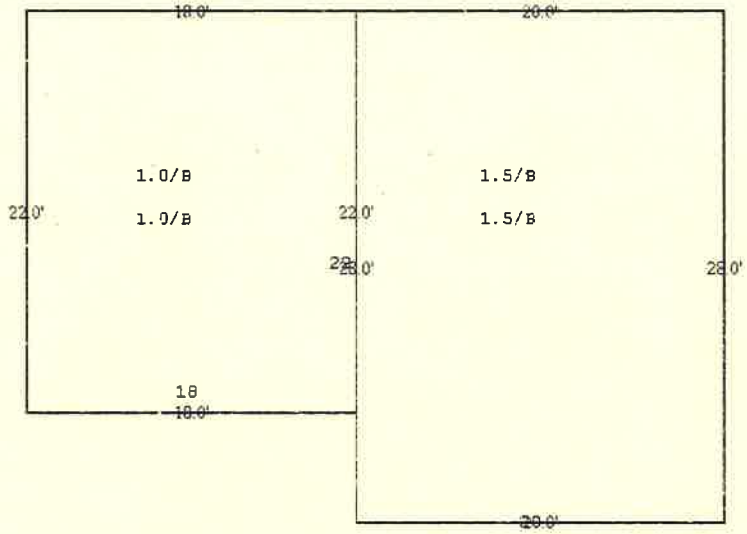
	OYVAL ID	PERMIT	PERMIT AMT	PERMIT PUR	CO DATE

	EXTWALL ID	SIDING	SIDING %
EXTWALL	1	Wood	100

	GARAGE ID	GAR/CARPORT	AREA	SIDING	CPT ROOF
GARAGE	1	No Data	0.00	No Data	No Data

	HEAT ID	HEAT/COOL	HEAT/COOL %
HEAT	1	No Data	0

	PORCH ID	PORCH AREA	FLOOR	WALL	ROOF
PORCH	1	0	No Data	No Data	No Data



Sketch by Apex IV Windows™

SketchBMP: MI001093.jpg

From: Krysta Tsangarides
Sent: Friday, January 10, 2025 12:49 PM
To: nkerpez@lenderconsulting.com
Cc: FOIA_Requests; Eric Heath
Subject: FW: FOIA Request- 1268 West Street Southington

In addition to the Fire Department specific FOIA request, to address the FOIA request sent to the Town Clerk:

Our records indicate that 1268 West street is currently occupied by The Learning Experience Daycare and, as a daycare, the occupancy must be inspected by the Fire Marshal's office every year. The most recent inspection occurred on 4/1/24 and there were no violations noted.

Thank you,

Krysta Tsangarides
Administrative Assistant
Southington Fire Department
310 North Main st
Southington, CT 06489
(860) 621-3202, Ext. 8100

From: Krysta Tsangarides
Sent: Friday, January 10, 2025 10:13 AM
To: 'nkerpez@lenderconsulting.com' <nkerpez@lenderconsulting.com>
Subject: FOIA Request- 1268 West Street Southington

Hello Nathan,

We have no records pertaining to storage of hazardous materials, underground storage tanks, or fire incidents at 1268 West Street in Southington. Please feel free to reach out if you have any questions.

Thank you,

Krysta Tsangarides
Administrative Assistant
Southington Fire Department
310 North Main st
Southington, CT 06489
(860) 621-3202, Ext. 8100

From: Kathy Larkin
Sent: Friday, January 10, 2025 3:30 PM
To: FOIA_Requests
Subject: RE: FOIA Request

The Town Clerks Office does not have any of the requested records.

From: FOIA_Requests <FOIA_Requests@southington.org>
Sent: Friday, January 10, 2025 12:40 PM
To: Kathy Larkin <larkink@southington.org>; David Lavallee <lavalleed@southington.org>; David Riccio <ricciod@southington.org>; Matt Reimondo <reimondom@southington.org>; Eric Heath <eheath@southington.org>
Cc: Mandy Taylor <taylorm@southington.org>; Lauren Ennen <ennenl@southington.org>; Sheila McDonald <mcdonalds@southington.org>; Krysta Tsangarides <Tsangaridesk@southington.org>
Subject: FW: FOIA Request

Good Morning All,

Please see FOIA request attached. I have already sent an acknowledgement to Mr. Kerpez. Once you have compiled all pertinent information for your department, please email directly to him and copy FOIA_Requests@southington.org on the email so that I can note completion of the request.

Thank you,
Town of Southington
FOIA Requests

From: Nathan Kerpez <nkerpez@lenderconsulting.com>
Sent: Friday, January 10, 2025 9:44 AM
To: Kathy Larkin <larkink@southington.org>
Subject: FOIA Request

Hello,

Please see the attached FOIA request. Thank you.

Regards,
Nathan Kerpez
Environmental Analyst/ Construction Inspector
Phone 516-512-2042 Email: nkerpez@lenderconsulting.com

Website:
https://link.edgepilot.com/s/df141b07/SmtE70ffKkizNLtp4VZkfQ?u=https://www.lenderconsulting.com/
Follow LCS on LinkedIn and Twitter