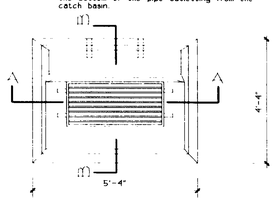
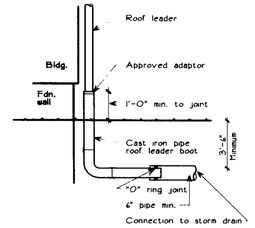
Note: When Catch Basin is set in concrete pavement the 1/2" slope on the top surface shall be changed to match adjoining pavement.

Where precast concrete unit is used for sump the top of the unit shall be at least 6" below the bottom of the pipe outletting from the catch basin.



Plan



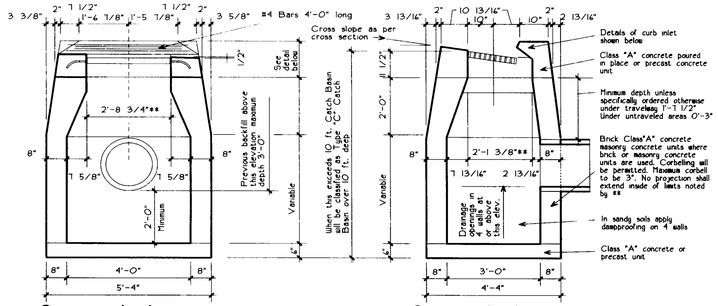
ROOF LEADER BOOT & CONNECTION

No Scale

4

GENERAL NOTES:

1. The contractor shall comply with all local, state and federal regulations.
2. Materials and construction procedures shall comply with CT. DOT. Form 814.
3. Contractor shall protect existing trees, shrubs and miscellaneous structures and fixtures scheduled to remain.
4. Existing pavement to remain shall be neatly saw cut to provide for removal of adjacent paving to be removed as indicated on the site plan. New pavement shall align with grading of existing adjacent pavement.
5. Existing pavement to remain damaged during construction shall be patched and repaired by the contractor.
6. Contractor shall be responsible for securing all necessary permits and fees.
7. No construction materials shall be stored within drip-line of existing trees to remain.
8. Contractor shall scale all site improvements and notify the architect of any discrepancies prior to construction.
9. All items/work shown on this plan shall be new unless noted otherwise
10. Existing structures will be demolished. Demo. of these structures will not be part of this contract.

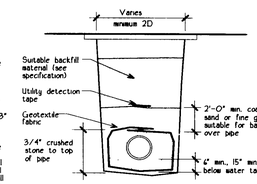


CATCH BASIN DETAIL

INSTALL PVC ELBOW ON OUTLET PIPE

SCALE: 1/2"=1'-0"

5



UTILITY TRENCH DETAIL

No Scale

3

ZONING INFORMATION	#224-226 WARD ST.	
ZONE: R-2, Residential (Med. Density)	Required	Provided
USE: Residential, 2-Family Dwelling		
BUILDING AREA (Footprint)	-----	1,404 SF.
LOT AREA	6,000 SF. (min.)	7,150 SF.
RESIDENTIAL DENSITY	100 PPA= 14 People	7 People (total)
F.A.R.	N/A	N/A
LOT OCCUPANCY	25% (max.)	20%
LOT WIDTH	50'	50'
FRONT YARD	Building Line	Building Line (15')
SIDE YARD	15', with 5' or 1/4 Bldg. Hgt. (min.)	24', 5' (min.)
REAR YARD	30'	30'
HEIGHT	4 Stories	2 Stories
USABLE OPEN SPACE	90 SF/Person	520 SF/Person
PARKING SPACES	1.5 spaces/Dwelling Unit	3 Spaces

ZONING INFORMATION	#220-222 WARD ST.	
ZONE: R-2, Residential (Med. Density)	Required	Provided
USE: Residential, 2-Family Dwelling		
BUILDING AREA (Footprint)	-----	1,404 SF.
LOT AREA	6,000 SF. (min.)	7,150 SF.
RESIDENTIAL DENSITY	100 PPA= 14 People (max.)	7 People (total)
F.A.R.	N/A	N/A
LOT OCCUPANCY	25% (max.)	20%
LOT WIDTH	50'	50'
FRONT YARD	Building Line	Building Line (15')
SIDE YARD	15', with 5' or 1/4 Bldg. Hgt. (min.)	24', 5' (min.)
REAR YARD	30'	30'
HEIGHT	4 Stories	2 Stories
USABLE OPEN SPACE	90 SF/Person	520 SF/Person
PARKING SPACES	1.5 spaces/Dwelling Unit	3 Spaces

ZONING INFORMATION	#339-341 ZION ST.	
ZONE: R-2, Residential (Med. Density)	Required	Provided
USE: Residential, 2-Family Dwelling		
BUILDING AREA (Footprint)	-----	1,404 SF.
LOT AREA	6,000 SF. (min.)	11,400 SF
RESIDENTIAL DENSITY	100 PPA= 24 People	7 People (total)
F.A.R.	N/A	N/A
LOT OCCUPANCY	25% (max.)	13%
LOT WIDTH	50'	76'
FRONT YARD	Building Line	Building Line (15')
SIDE YARD	15', with 5' or 1/4 Bldg. Hgt. (min.)	25' (both sides)
REAR YARD	30'	30'
HEIGHT	4 Stories	2 Stories
USABLE OPEN SPACE	90 SF/Person	1105 SF/Person
PARKING SPACES	1.5 spaces/Dwelling Unit	3 Spaces

ZONING INFORMATION	#216-218 WARD ST.	
ZONE: R-2, Residential (Med. Density)	Required	Provided
USE: Residential, 2-Family Dwelling		
BUILDING AREA (Footprint)	-----	1,404 SF.
LOT AREA	6,000 SF. (min.)	6,150 SF
RESIDENTIAL DENSITY	100 PPA= 15 People (max.)	7 People (total)
F.A.R.	N/A	N/A
LOT OCCUPANCY	25% (max.)	23%
LOT WIDTH	50'	43' **
FRONT YARD	Building Line	Building Line (15')
SIDE YARD	15', with 5' or 1/4 Bldg. Hgt. (min.)	11', 5' (min.)
REAR YARD	30'	30'
HEIGHT	4 Stories	2 Stories
USABLE OPEN SPACE	90 SF/Person	440 SF/Person
PARKING SPACES	1.5 spaces/Dwelling Unit	3 Spaces

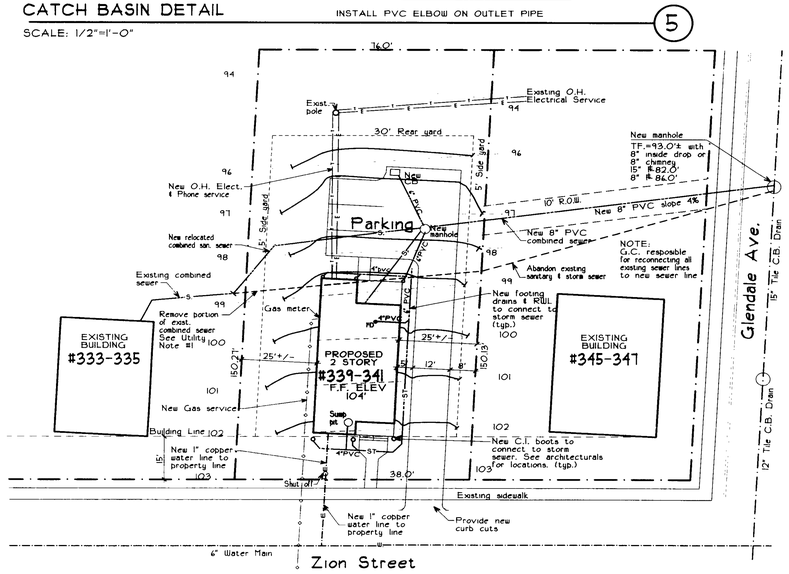
** INDICATES EXISTING NON-CONFORMING

UTILITY & GRADING NOTES:

1. G.C. shall maintain functional combined sanitary sewer line to #333-335 Zion Street at all times. Coordinate work with MDC and #333-335 Zion Street owner and residents so as to prevent disruption of services.
2. Maintain proper inverts and pitch of existing sewer lines
3. G.C. to coordinate "tie-in" of all new utilities to existing. "Tie-in" to or disconnect and provide new connections as required. G.C. shall be responsible for paying all fees.
4. Provide new electrical service at existing electrical conduit to be reused.
5. Everything shown is new unless noted otherwise.
6. The locations of underground utilities are approximate and all utilities may not be shown.
7. Prior to construction, contractor shall call 1-800-922-4455 and have utilities marked on the ground.
8. "V.L."-verify location of existing utilities in field.
9. A minimum slope of 1% must be maintained on all storm and sanitary sewer lines.
10. Three feet of cover is required on all PVC pipe. If three feet of cover cannot be maintained, D.I. pipe must be used
11. Proposed grades indicate intent. The contractor shall make adjustments as required to meet field conditions.
12. Erosion control fabric to be used on all slopes greater than 3:1
13. Contractor shall repair damaged areas caused during construction to adjacent properties.
14. All storm lines for RWL. shall be minimum 4'-0" off of building foundation walls (typ.).
15. All new Water, Sanitary and Storm Sewer piping shall comply with MDC requirements.
16. All new utility trenches shall be a minimum of 5'-0" from existing piping to remain.
17. All new storm and sanitary sewer piping shall have a minimum separation of 1'-0" when located within the same trench.

LEGEND:

—W—	Water service
—S—	Sanitary Sewer
—ST—	Storm Sewer
—T—	O.H. Telephone and Cable TV
—E—	Electrical service
—G—	Gas service
HELCO	Existing electrical manhole

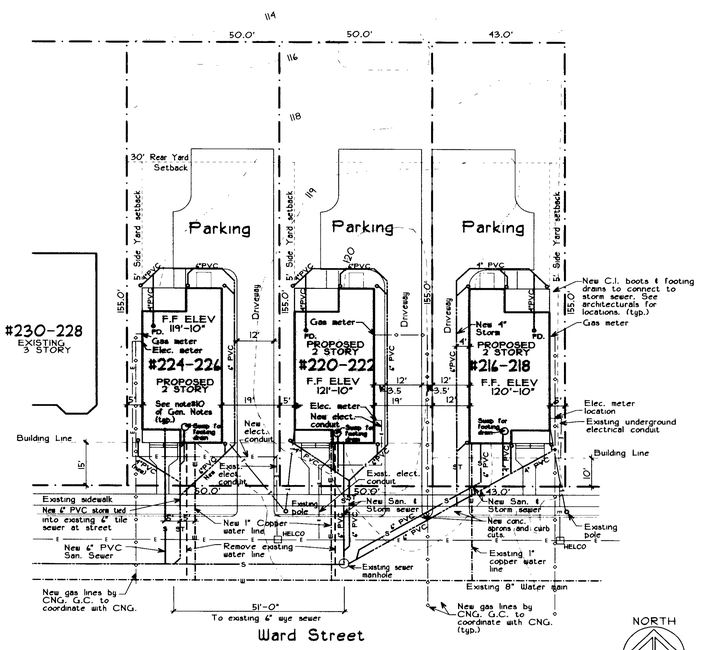


NORTH

ZION STREET GRADING & UTILITY PLAN

SCALE: 1"=20'-0"

2



NORTH

WARD STREET GRADING & UTILITY PLAN

SCALE: 1"=20'-0"

1

#2313

7-16-98 Revisions to Zion ST. Grading and Utility Plan

WARD/ZION STREET PROJECT

HARTFORD, CT

ORIGINAL INK DRAWING ON POLYESTER FILM BY CROSSKEY ARCHITECTS

Crosskey Architects

ARCHITECTURE • INTERIORS

100 ALLYN STREET TEL. (203) 724-2000

HARTFORD, CT 06103 FAX (203) 724-2007

Sheet Description

SITE UTILITIES & GRADING PLAN

Project No.

Drawn DG/CH

Date Aug. 18, 1997

S-1

#2313

0 INCHES 1 2 3 4