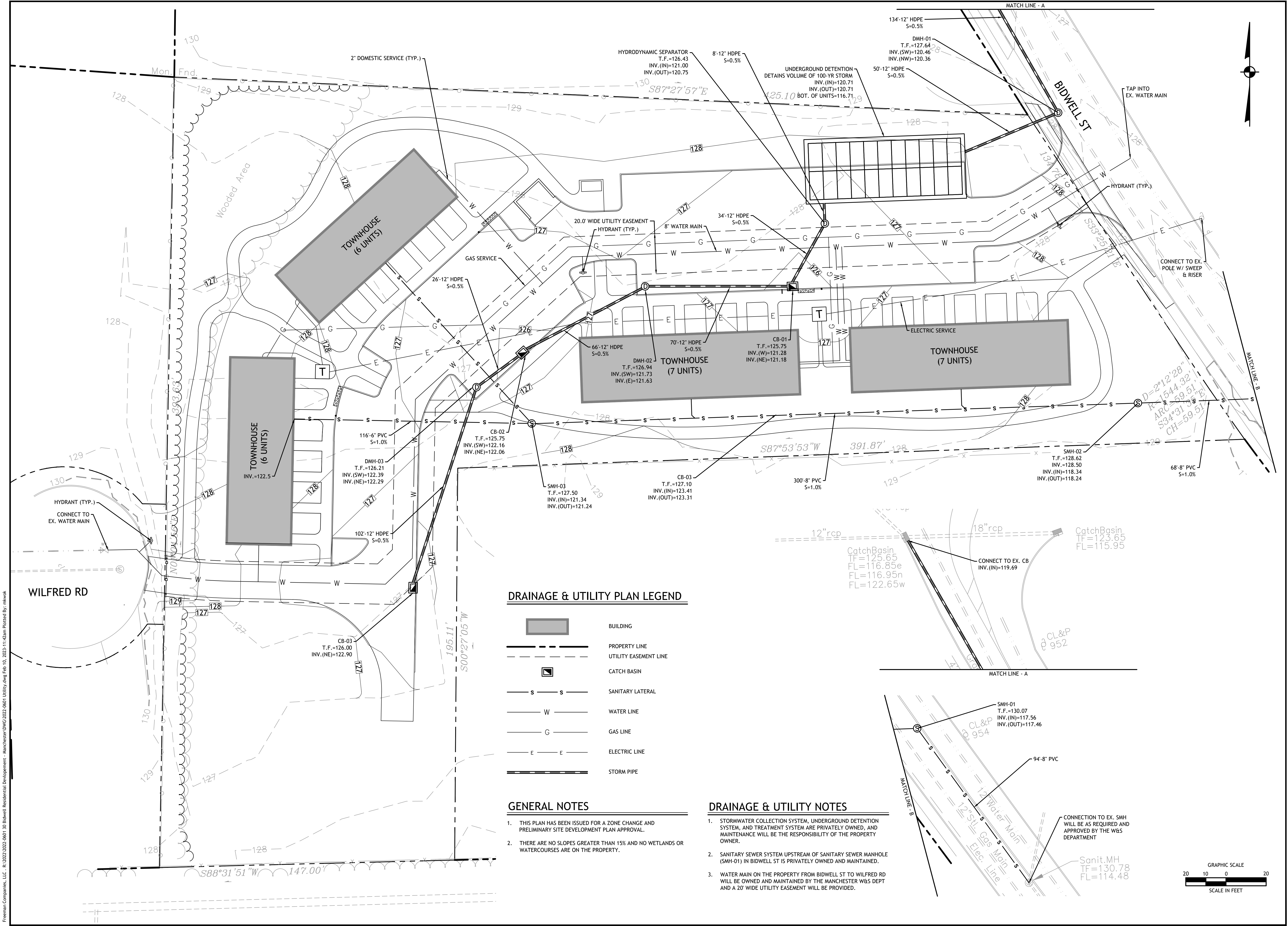




TRIVIK BUILDERS  
BIDWELL  
COMMONS





**DRAINAGE & UTILITY PLAN LEGEND**

	BUILDING
	PROPERTY LINE
	UTILITY EASEMENT LINE
	CATCH BASIN
	SANITARY LATERAL
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	STORM PIPE

**GENERAL NOTES**

1. THIS PLAN HAS BEEN ISSUED FOR A ZONE CHANGE AND PRELIMINARY SITE DEVELOPMENT PLAN APPROVAL.
2. THERE ARE NO SLOPES GREATER THAN 15% AND NO WETLANDS OR WATERCOURSES ARE ON THE PROPERTY.

**DRAINAGE & UTILITY NOTES**

1. STORMWATER COLLECTION SYSTEM, UNDERGROUND DETENTION SYSTEM, AND TREATMENT SYSTEM ARE PRIVATELY OWNED, AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. SANITARY SEWER SYSTEM UPSTREAM OF SANITARY SEWER MANHOLE (SMH-01) IN BIDWELL ST IS PRIVATELY OWNED AND MAINTAINED.
3. WATER MAIN ON THE PROPERTY FROM BIDWELL ST TO WILFRED RD WILL BE OWNED AND MAINTAINED BY THE MANCHESTER W&S DEPT AND A 20' WIDE UTILITY EASEMENT WILL BE PROVIDED.

PREPARED FOR:  
TRIVIK BUILDERS  
77 CHAPONS WAY,  
SOUTH WINDSOR, CT 06074  
(860) 208-9802

NO.	DATE	DESCRIPTION	REVISIONS
3	02/10/2023	RESPONSE TO TOWN COMMENTS	
2	02/03/2023	RESPONSE TO TOWN COMMENTS	
1	01/25/2023	RESPONSE TO TOWN COMMENTS	

**FREEMAN COMPANIES, LLC**  
DBE | DAS | MBE | GWSSDC CERTIFIED  
CIVIL ENGINEERS | LAND SURVEYORS  
ENVIRONMENTAL SCIENTISTS

FREEMAN COMPANIES, LLC  
36 JOHN STREET  
HARTFORD, CT 06106  
WWW.FREEMANCO.COM  
(860)251-9950  
FAX: (860)986-7141

ELEVATE YOUR EXPECTATIONS

**BIDWELL TOWNHOMES  
#30 BIDWELL STREET,  
MANCHESTER, CONNECTICUT**

DESIGNED: M.K.  
DRAFTED: M.K.  
CHECKED: P.A.R.  
APPROVED: P.A.R.  
SCALE: 1" = 20'  
FC PROJECT NO.: 2022-0601  
DATE: 07/01/2022  
CAD FILE: 2022-0601 Utility.dwg

**TITLE: DRAINAGE & UTILITY PLAN**

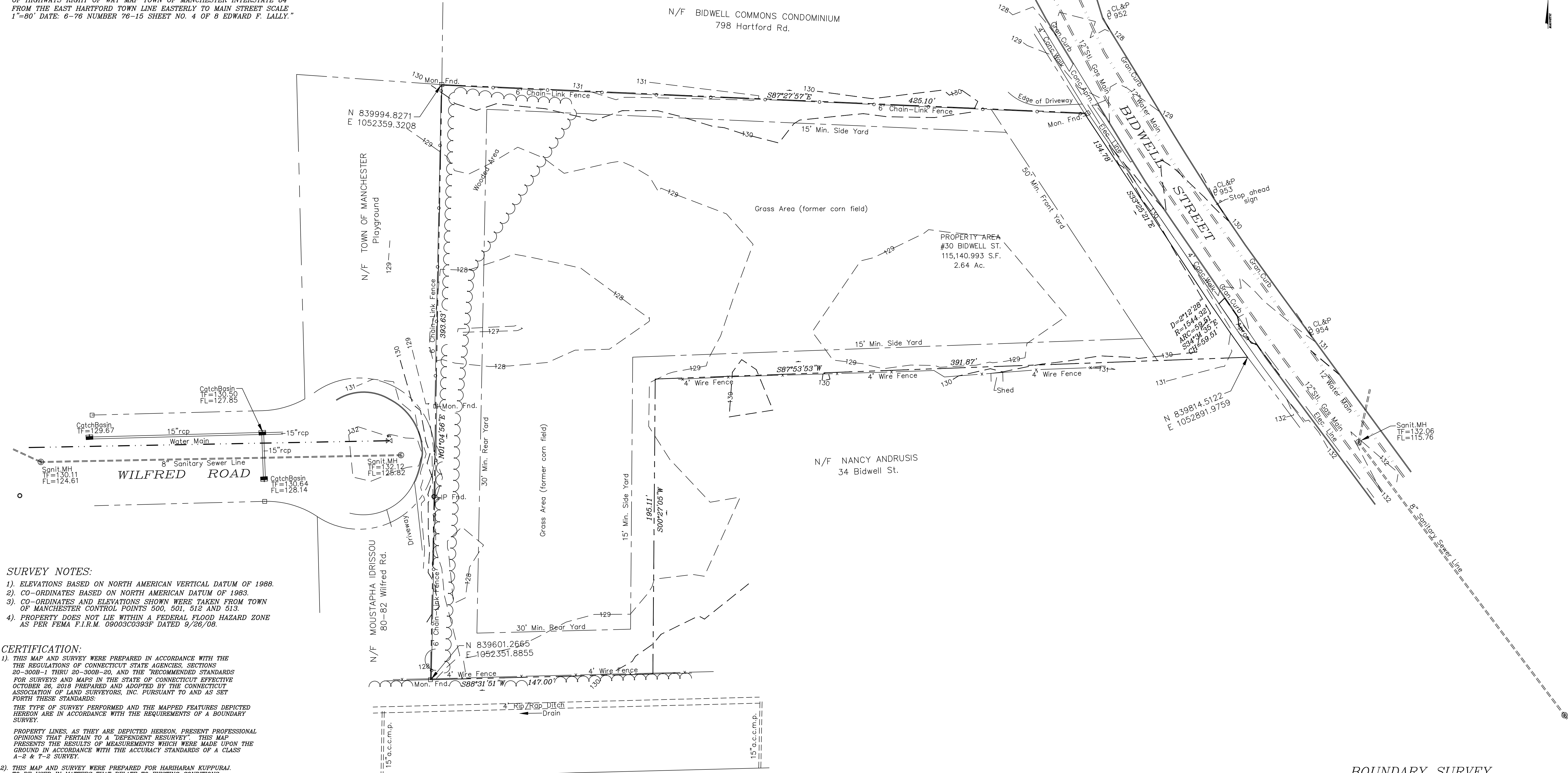
SHEET NUMBER:  
**C1.02**

Freeman Companies, LLC - R:\2022\2022-0601-30 Bidwell Residential Development - Manchester\DWG\2022-0601 Utility.dwg Feb 10, 2023 11:41am Plotted By: minkw

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF FREEMAN COMPANIES, LLC

**MAP REFERENCE:**

- 1) MAP ENTITLED, "SUBDIVISION PLAN OF SOUTHVIEW MANOR PROPERTY OF ALEXANDER JARVIS HARTFORD ROAD MANCHESTER, CONN. PLOT PLAN SCALE 1"=40' DATE: 7-16-73 REVISED 7-23-73 KENNETH R. BOUD L.S."
- 2) MAP ENTITLED, "ENGINEERING DEPARTMENT MAP P-20 BIDWELL ST. MANCHESTER, CONN. SHEET 5 OF 5"
- 3) MAP ENTITLED, "BIDWELL COMMONS CONDOMINIUM PREPARED FOR BENSON ENTERPRISES, INC. MANCHESTER, CONN. DATE: 6-14-85 REVISED THRU 3-9-87 SCALE 1"=20' JOHN L. HEAGLE L.S."
- 4) MAP ENTITLED, "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF MANCHESTER INTERSTATE 84 FROM THE EAST HARTFORD TOWN LINE EASTERLY TO MAIN STREET SCALE 1"=80' DATE: 6-76 NUMBER 76-15 SHEET NO. 4 OF 8 EDWARD F. LALLY."



**SURVEY NOTES:**

- 1) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 2) CO-ORDINATES BASED ON NORTH AMERICAN DATUM OF 1983.
- 3) CO-ORDINATES AND ELEVATIONS SHOWN WERE TAKEN FROM TOWN OF MANCHESTER CONTROL POINTS 500, 501, 512 AND 513.
- 4) PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA F.I.R.M. 09003C0393F DATED 9/26/08.

**CERTIFICATION:**

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2019 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.  
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.  
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR HARIHARAN KUPPURAJ. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

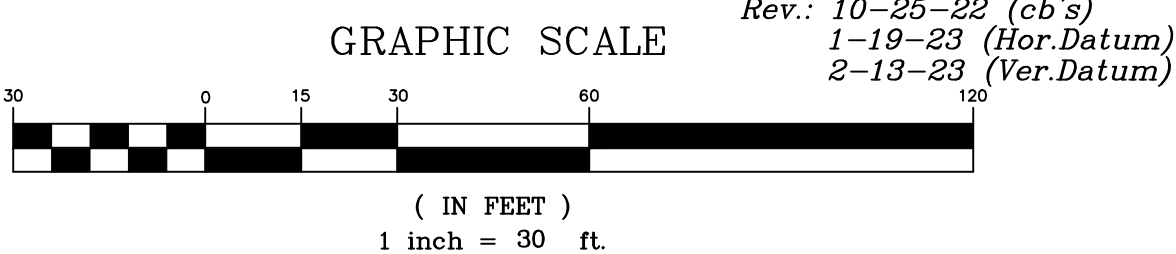
PETER D. FLYNN CT.L.L.S. #8792 DATE  
KENNETH R. CYR CT.L.L.S. #70116

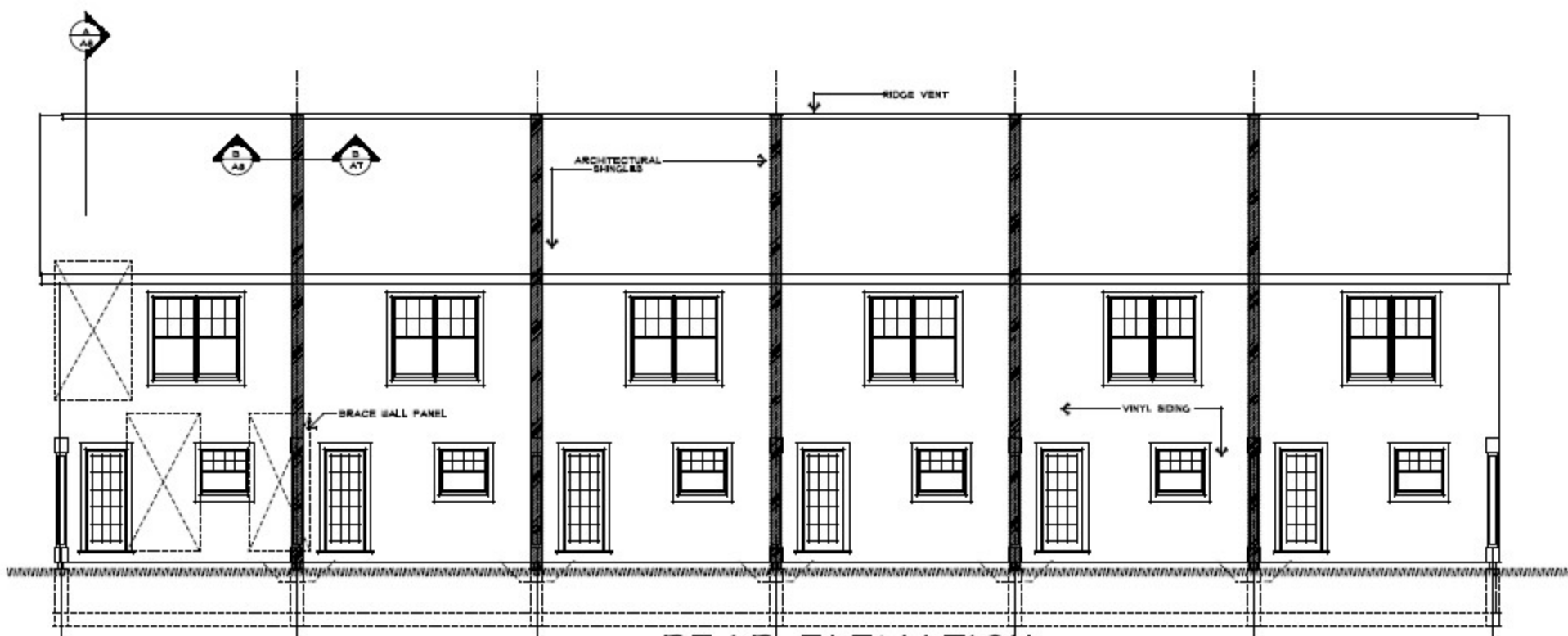
FLYNN & CYR LAND SURVEYING, LLC  
1204 FARMINGTON AVE. 860-828-7886  
BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.  
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

REGULATIONS FOR RR ZONE (Rural Residence)		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	30,000 S.F.	115,140 S.F.
MIN. FRONTAGE	150'	194'
MIN. FRONT YARD	50'	50'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	30'	30'
MAX. BLDG. HEIGHT	35'	0'
MAX. COVERAGE	30%	0%

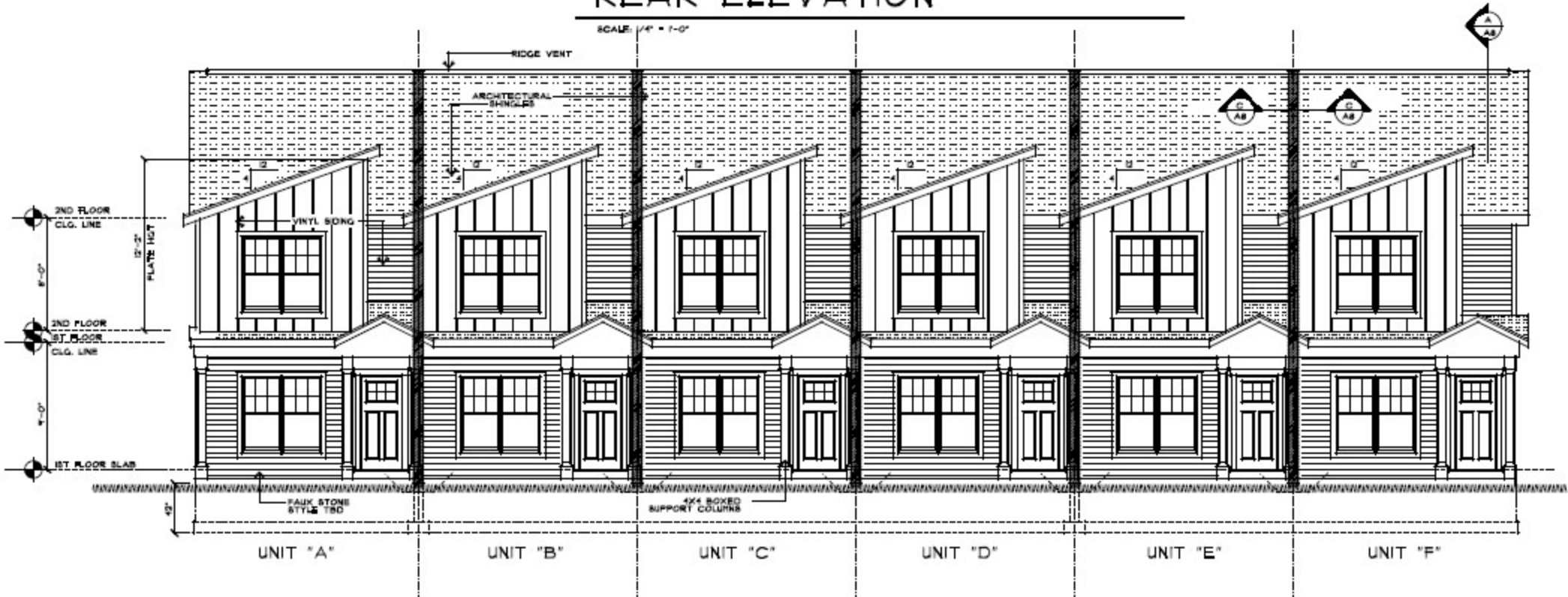
BOUNDARY SURVEY  
SHOWING EXISTING CONDITIONS  
PROPERTY OF  
HARIHARAN KUPPURAJ  
#30 BIDWELL STREET  
MANCHESTER, CONNECTICUT  
SCALE 1"=30' JULY 1, 2022





REAR ELEVATION

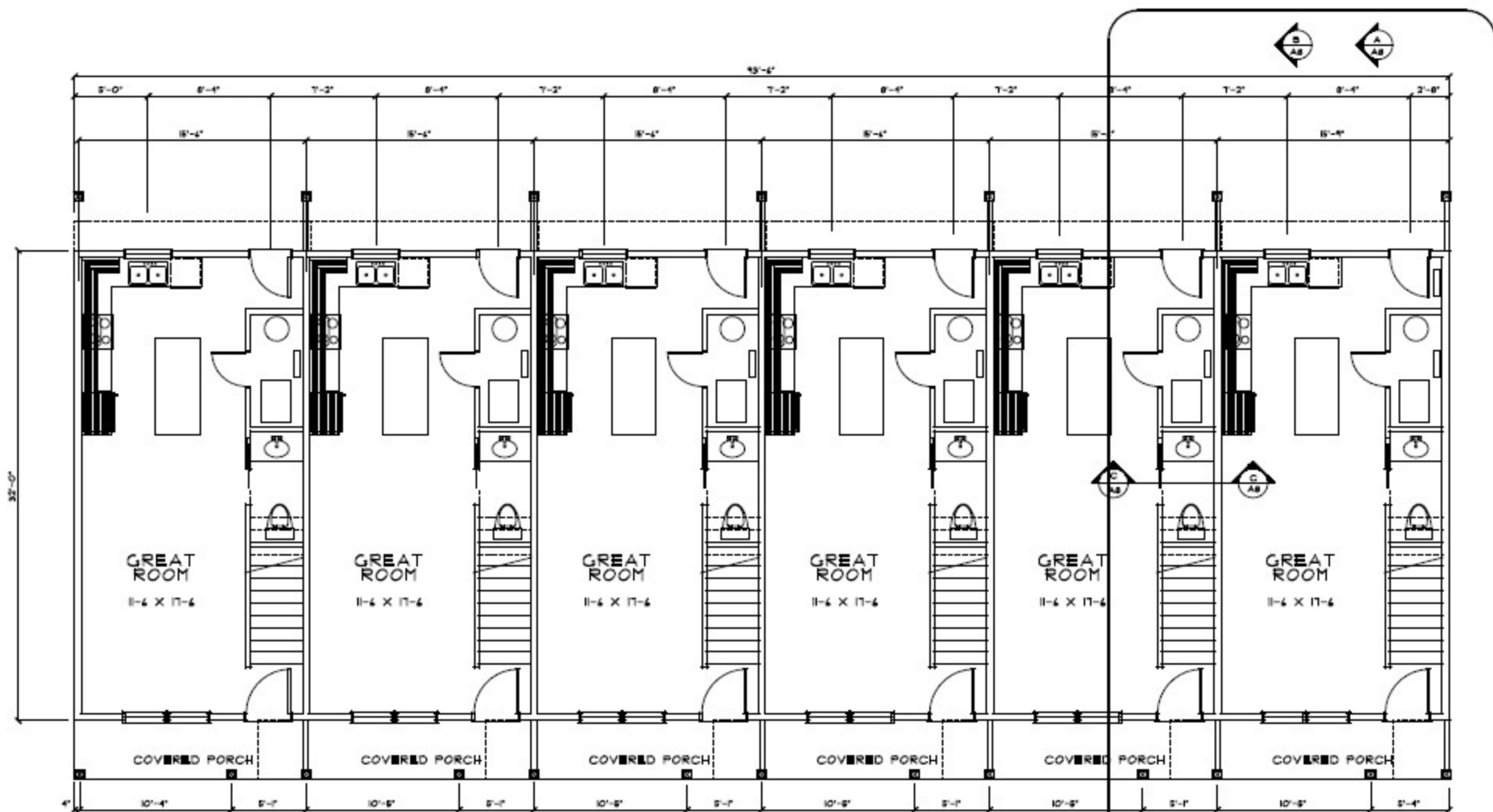
SCALE: 1/4" = 1'-0"



FRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

SEE SHEET A6

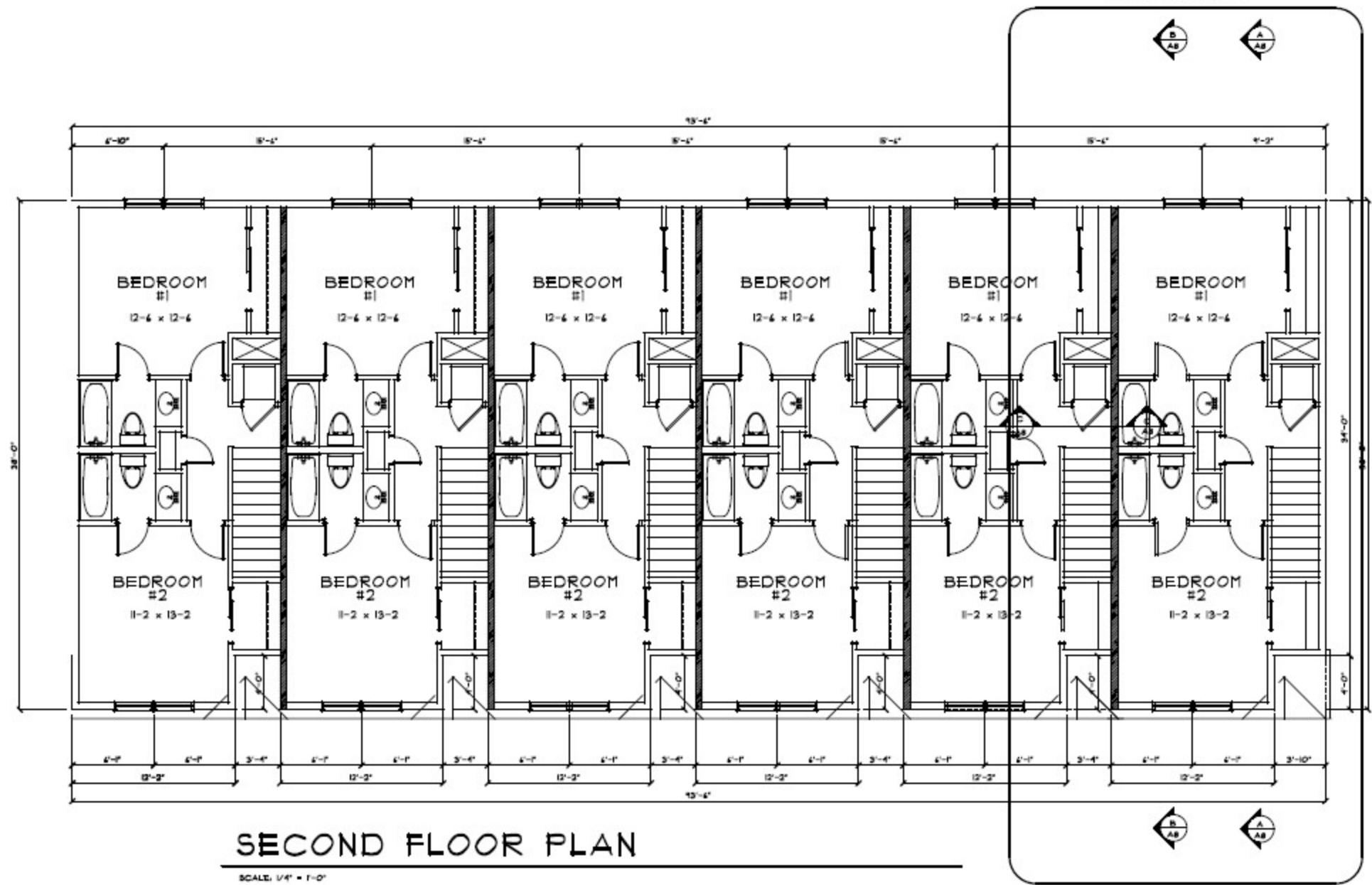


# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEE SHEET A6



# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"