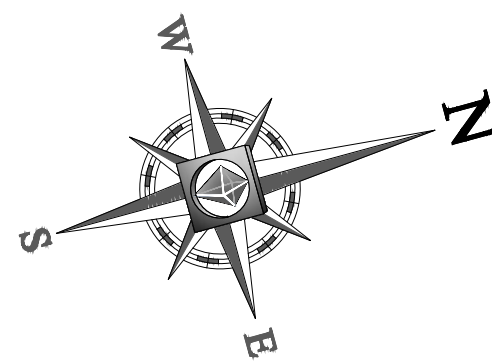


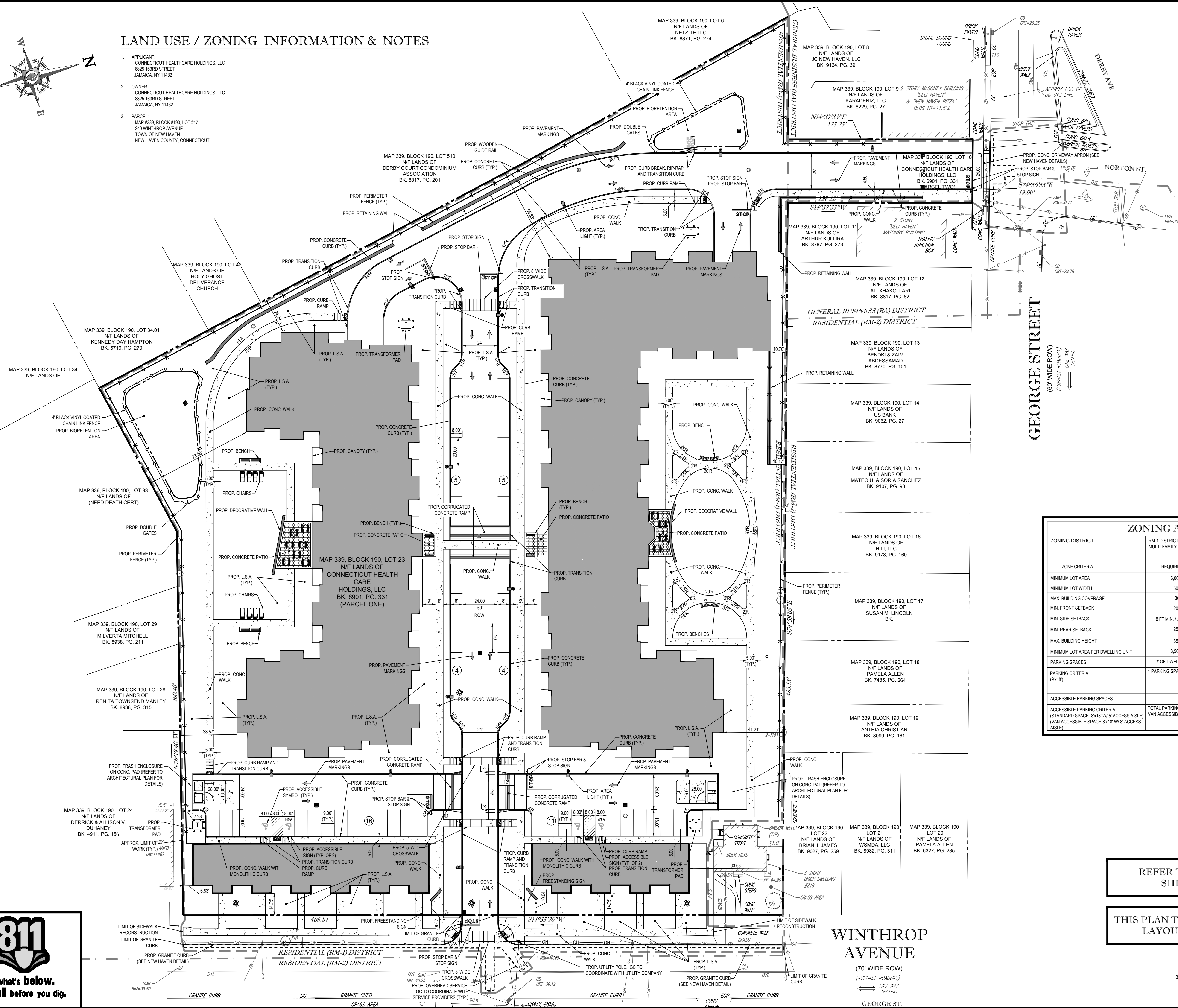
THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY

SHEET TITLE:	
DEMOLITION PLAN	
SHEET NUMBER:	
3	
OF	14
REV 0 - 07/20/2018	



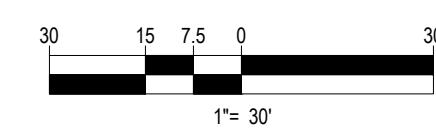
LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
CONNECTICUT HEALTHCARE HOLDINGS, LLC
8825 163RD STREET
JAMAICA, NY 11432
2. OWNER:
CONNECTICUT HEALTHCARE HOLDINGS, LLC
8825 163RD STREET
JAMAICA, NY 11432
3. PARCEL:
MAP #339, BLOCK #190, LOT #17
240 WINTHROP AVENUE
TOWN OF NEW HAVEN
NEW HAVEN COUNTY, CONNECTICUT



REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY



Know what's below.
Call before you dig.

ZONING ANALYSIS TABLE

ZONING ANALYSIS TABLE			
RM-1 DISTRICT - LOW/MID-TO MEDIUM DENSITY RESIDENTIAL DISTRICT MULTI-FAMILY RESIDENTIAL USE ALLOWED BY RIGHT			
ZONE CRITERIA	REQUIRED (RM-1)	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	213,039 SF (4.89 ACRES)	NO CHANGE
MINIMUM LOT WIDTH	50 FT	406.84 FT	NO CHANGE
MAX. BUILDING COVERAGE	30%	26.2%	29.6%
MIN. FRONT SETBACK	20 FT	64.55 FT	14.75 FT
MIN. SIDE SETBACK	8 FT MIN. / 20 FT TOTAL	19.4 FT	10.70 FT
MIN. REAR SETBACK	25 FT	25.6 FT	24.39 FT
MAX. BUILDING HEIGHT	35 FT	11.5 FT	SEE ELEVATIONS
MINIMUM LOT AREA PER DWELLING UNIT	3,500 SF	N/A	-
PARKING SPACES	# OF DWELLING UNITS	NO MARKINGS	-
PARKING CRITERIA (9x18)	1 PARKING SPACE PER DWELLING UNIT	-	-
ACCESSIBLE PARKING SPACES	-	UNCLEAR	-
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES = 1 / 6 SPACES	-	-

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WASHINGTON, DC
ATLANTA, GA
TAMPA, FL
NORTHERN VIRGINIA
DALLAS, TX

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PRELIMINARY

PROJECT No.: W161042
DRAWN BY: WS
CHECKED BY: JF/AD
DATE: 07/20/19
SCALE: AS NOTED
CAD I.D.: W161042_S&S

SITE
DEVELOPMENT
PLANS
FOR
CONNECTICUT
HEALTH CARE
HOLDINGS LLC

NEW HAVEN, CT
MAP #339, BLOCK #190, LOT #17
240 WINTHROP AVENUE
CITY OF NEW HAVEN
NEW HAVEN COUNTY,
CONNECTICUT

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SHEET TITLE:

SITE
PLAN

SHEET NUMBER:

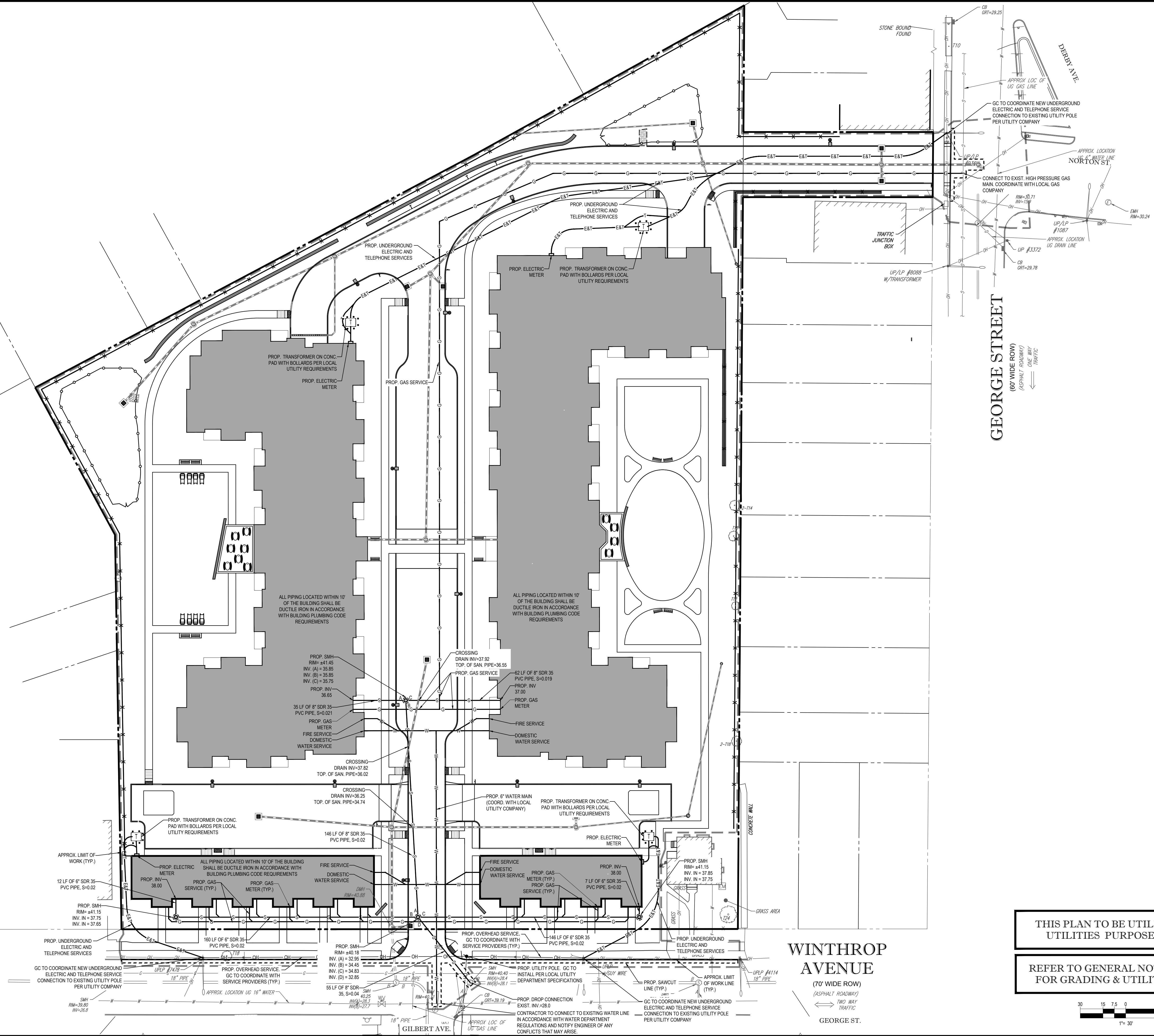
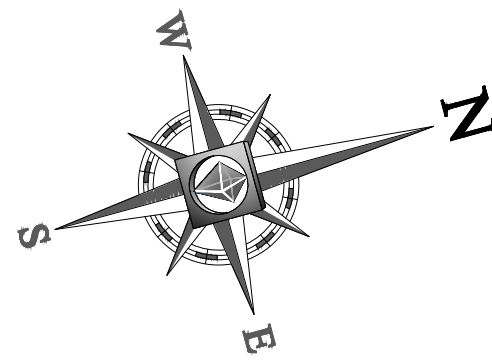
4
OF 14

REV 0 - 07/20/2019



WINTHROP
AVENUE

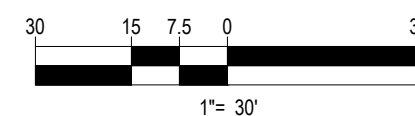
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Know what's below.
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THIS PLAN TO BE UTILIZED FOR
UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET
FOR GRADING & UTILITY NOTES



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SOUTHERN VIRGINIA
BALTIMORE, MD
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PRELIMINARY

PROJECT No.: W161042
DRAWN BY: WS
CHECKED BY: JF/AD
DATE: 07/20/19
SCALE: AS NOTED
CAD I.D.: W161042_SSO

SITE DEVELOPMENT PLANS
FOR
CONNECTICUT HEALTH CARE HOLDINGS LLC

NEW HAVEN, CT
MAP #339, BLOCK #190, LOT #17
240 WINTHROP AVENUE
CITY OF NEW HAVEN
NEW HAVEN COUNTY,
CONNECTICUT

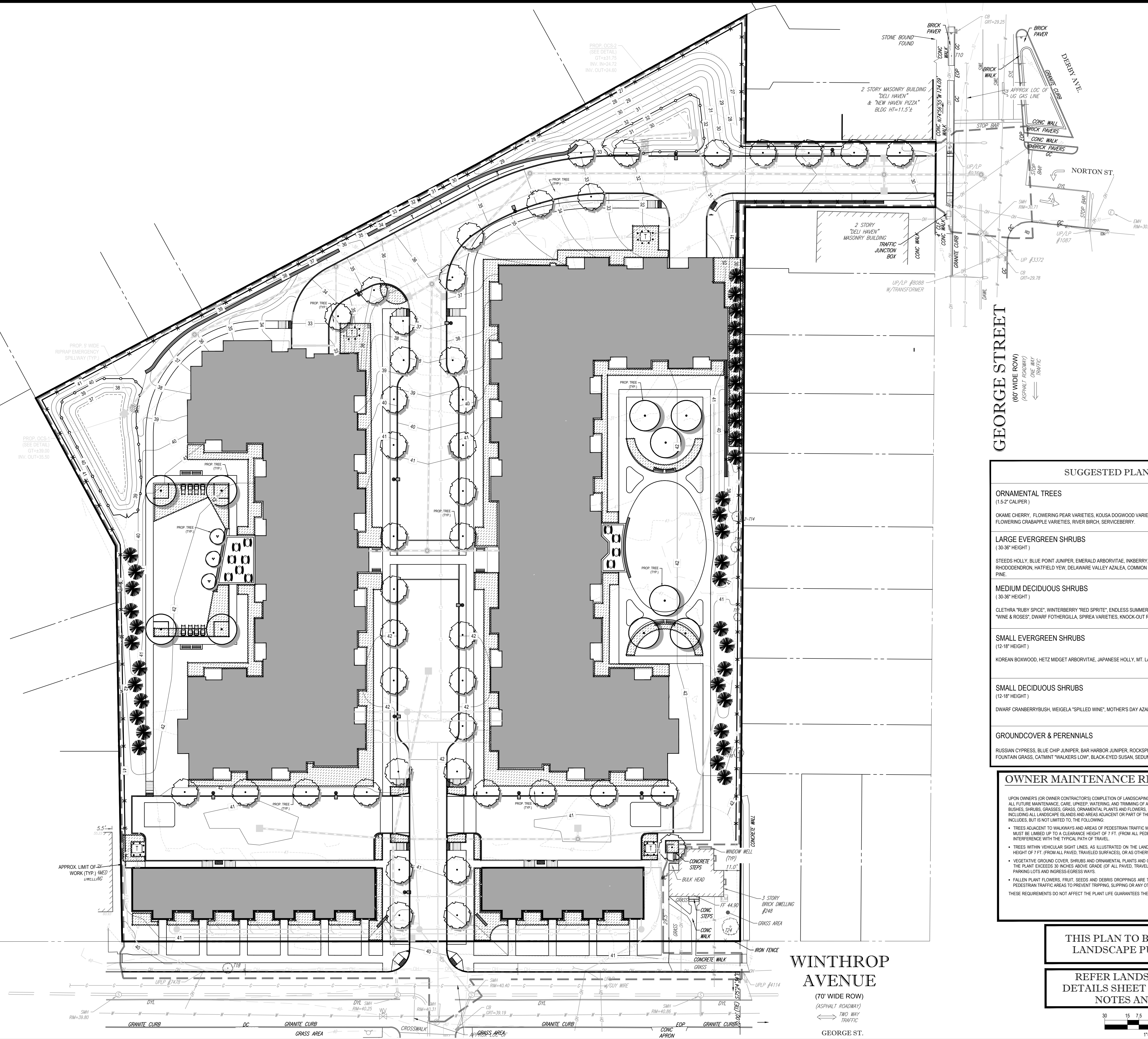
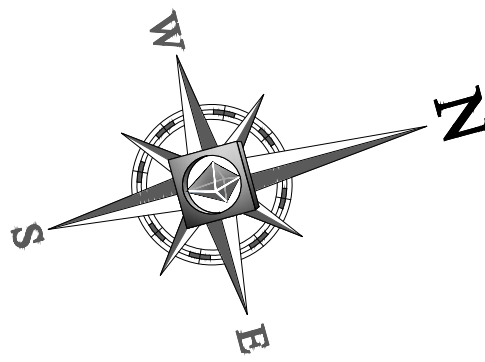
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
6
OF 14

REV 0 - 07/20/2018



GEORGE STREET
(60' WIDE ROW)
(ASPHALT ROADWAY)
CROSSWALK
CROSSWALK

SUGGESTED PLANT LIST

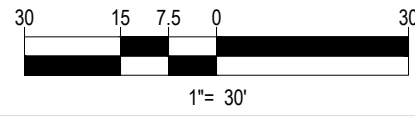
- ORNAMENTAL TREES**
(1.5" CALIPER)
- OKAME CHERRY, FLOWERING PEAR VARIETIES, KOUSA DOGWOOD VARIETIES, FLOWERING DOGWOOD VARIETIES, FLOWERING CRABAPPLE VARIETIES, RIVER BIRCH, SERVICEBERRY.
- LARGE EVERGREEN SHRUBS**
(30-36" HEIGHT)
- STEEDS HOLLY, BLUE POINT JUNIPER, EMERALD ARBORVITAE, INKERRY, CHINA GIRL/CHINA BOY HOLLY, PJM RHODODENDRON, HATFIELD YEW, DELAWARE VALLEY AZALEA, COMMON BOXWOOD, SEA GREEN JUNIPER, DWARF MUGO PINE.
- MEDIUM DECIDUOUS SHRUBS**
(30-36" HEIGHT)
- CLETHRA "RUBY SPICE", WINTERBERRY "RED SPRITE", ENDLESS SUMMER HYDRANGEA, OAKLEAF HYDRANGEA, WEIGLA "WINE & ROSES", DWARF FOTHERGILLA, SPIREA VARIETIES, KNOCK-OUT ROSE, MISS KIM LILAC, "BLUE MUFFIN" VIBURNUM.
- SMALL EVERGREEN SHRUBS**
(12-18" HEIGHT)
- KOREAN BOXWOOD, HETZ MIDGET ARBORVITAE, JAPANESE HOLLY, MT. LAUREL "ELF", RAMPO RHODODENDRON.
- SMALL DECIDUOUS SHRUBS**
(12-18" HEIGHT)
- DWARF CRANBERRYBUSH, WEIGLA "SPILLED WINE", MOTHER'S DAY AZALEA, ITEA "LITTLE HENRY", DEUTZIA "NKKO".
- GROUND COVER & PERENNIALS**
- RUSSIAN CYPRESS, BLUE CHIP JUNIPER, BAR HARBOR JUNIPER, ROCKSPRAY COTONEASTER, SHASTA DAISY, DWARF FOUNTAIN GRASS, CATMINT "WALKERS LOW", BLACK-EYED SEDUM, SEDUM "AUTUMN JOY", "HAPPY RETURNS" DAYLILY.

OWNER MAINTENANCE RESPONSIBILITIES

- UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, PRUNING, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
 - TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
 - VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND THROUGH-DRIVEWAYS.
 - FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
- THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS



WINTHROP AVENUE
(70' WIDE ROW)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC

GEORGE ST.



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PRELIMINARY

PROJECT No.: W161042
DRAWN BY: JWS
CHECKED BY: JFAD
DATE: 07/20/18
SCALE: AS NOTED
CAD I.D.: W161042_SSO

PROJECT: **SITE DEVELOPMENT PLANS FOR CONNECTICUT HEALTH CARE HOLDINGS LLC**

NEW HAVEN, CT
MAP #339, BLOCK #190, LOT #17
240 WINTHROP AVENUE
CITY OF NEW HAVEN
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER ENGINEERING

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M.J. MRVA

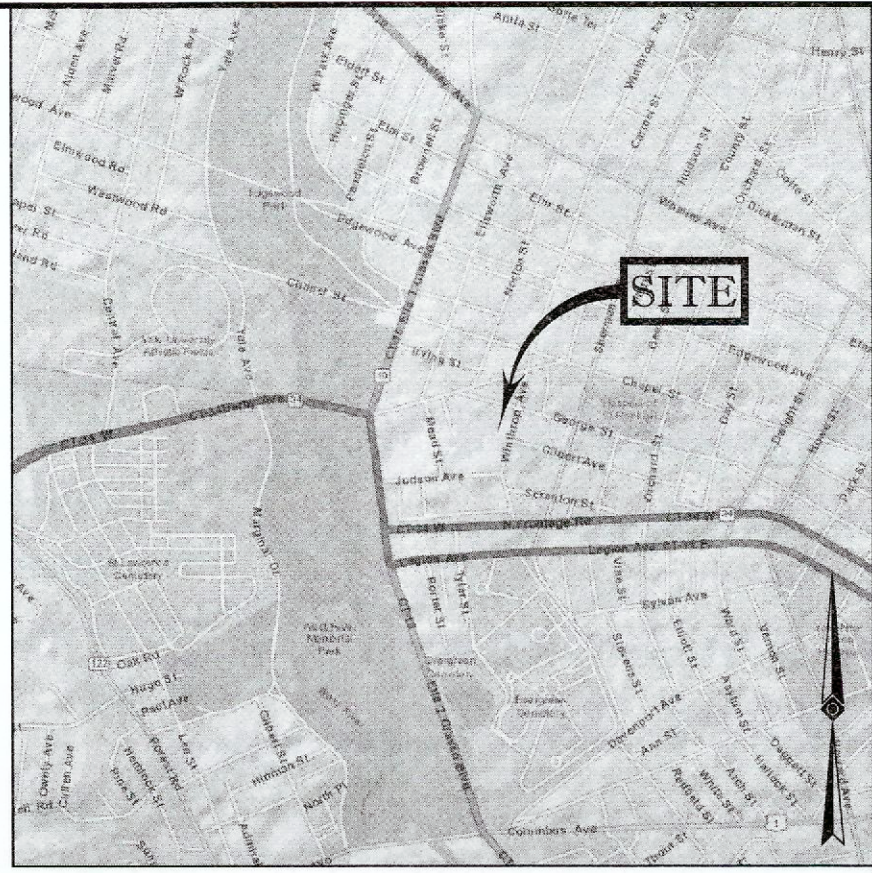
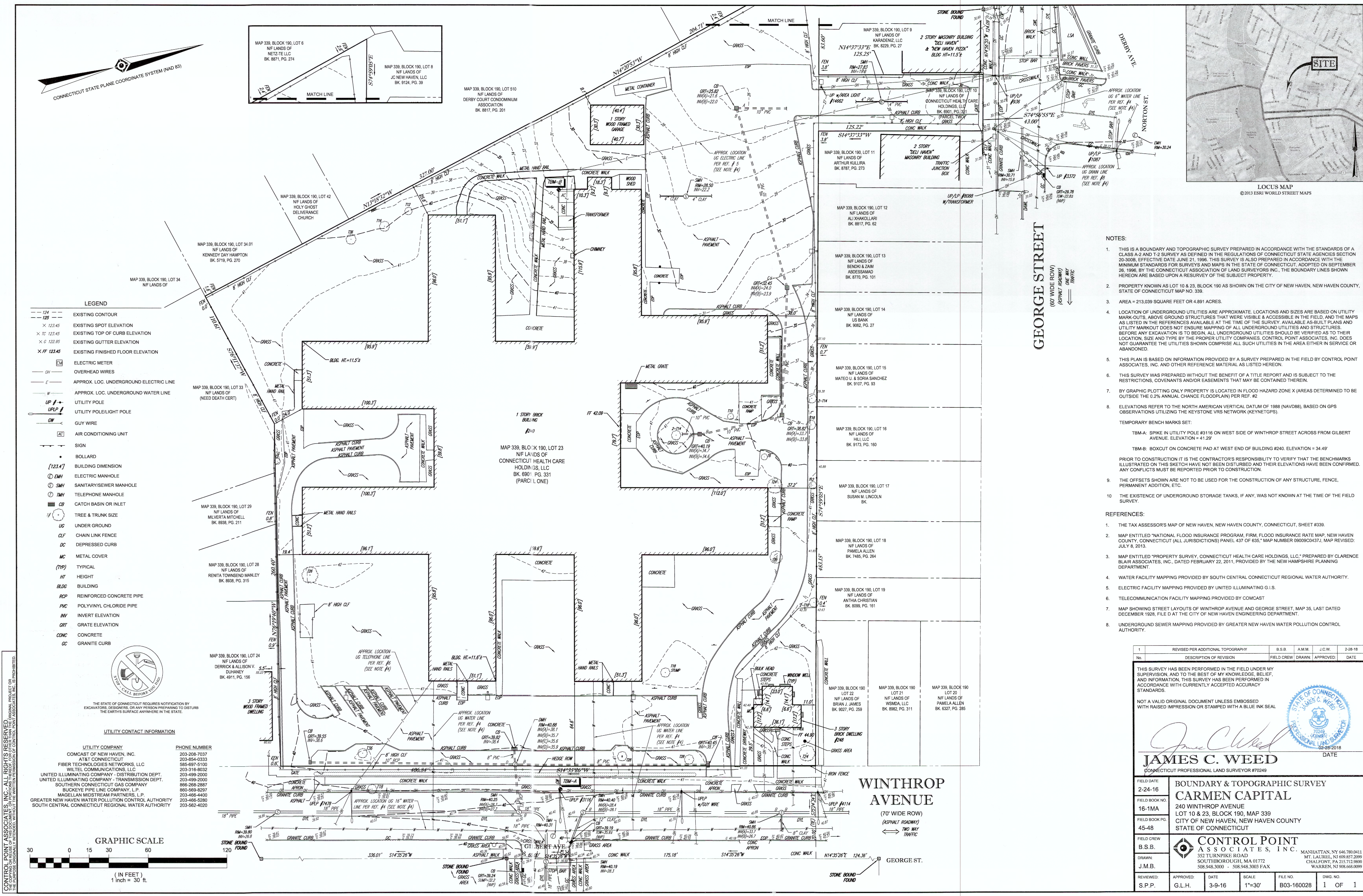
REGISTERED LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: **9**
OF 14

REV 0 - 07/20/2018



- NOTES:
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B, EFFECTIVE DATE JUNE 21, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 28, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
 - PROPERTY KNOWN AS LOT 10 & 23, BLOCK 190 AS SHOWN ON THE CITY OF NEW HAVEN, NEW HAVEN COUNTY, STATE OF CONNECTICUT MAP NO. 339.
 - AREA = 213.039 SQUARE FEET OR 4.891 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
- TBM-A: SPIKE IN UTILITY POLE #3116 ON WEST SIDE OF WINTHROP STREET ACROSS FROM GILBERT AVENUE. ELEVATION = 41.29'
 - TBM-B: BOXCUT ON CONCRETE PAD AT WEST END OF BUILDING #240. ELEVATION = 34.49'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF NEW HAVEN, NEW HAVEN COUNTY, CONNECTICUT, SHEET #339.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 437 OF 635," MAP NUMBER 990090437J, MAP REVISED: JULY 8, 2013.
 - MAP ENTITLED "PROPERTY SURVEY, CONNECTICUT HEALTH CARE HOLDINGS, LLC," PREPARED BY CLARENCE BLAIR ASSOCIATES, INC., DATED FEBRUARY 22, 2011, PROVIDED BY THE NEW HAMPSHIRE PLANNING DEPARTMENT.
 - WATER FACILITY MAPPING PROVIDED BY SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY.
 - ELECTRIC FACILITY MAPPING PROVIDED BY UNITED ILLUMINATING G.I.S.
 - TELECOMMUNICATION FACILITY MAPPING PROVIDED BY COMCAST.
 - MAP SHOWING STREET LAYOUTS OF WINTHROP AVENUE AND GEORGE STREET, MAP 35, LAST DATED DECEMBER 1928, FILE D AT THE CITY OF NEW HAVEN ENGINEERING DEPARTMENT.
 - UNDERGROUND SEWER MAPPING PROVIDED BY GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY.

1	REVISED PER ADDITIONAL TOPOGRAPHY	B.S.B.	A.M.M.	J.C.W.	2-28-18
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

James C. Weed
JAMES C. WEED
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70249
DATE: 02-28-2018

FIELD DATE 2-24-16	BOUNDARY & TOPOGRAPHIC SURVEY CARMEN CAPITAL 240 WINTHROP AVENUE LOT 10 & 23, BLOCK 190, MAP 339 CITY OF NEW HAVEN, NEW HAVEN COUNTY STATE OF CONNECTICUT
FIELD BOOK NO. 16-1MA	
FIELD BOOK PG. 45-48	
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC. 332 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.945.3000 - 508.948.3003 FAX
DRAWN J.M.B.	MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 CHALFONTE, PA 215.712.9800 WARREN, NJ 908.668.0999
REVIEWED S.P.P.	APPROVED G.L.H.
DATE 3-9-16	SCALE 1"=30'
FILE NO. B03-160028	DWG. NO. 1 OF 1