



Civil Engineering | Land Surveying | Environmental Sciences | Geotechnical Engineering

March 7, 2014

Mr. Wayne I. Benjamin, Director
Economic Development Division
Department of Development Services
City of Hartford
250 Constitution Plaza, 4th Floor
Hartford, CT 06103

Re: Due Diligence Utility Investigation, Hartford, Connecticut

Dear Mr. Benjamin:

The purpose of this Utility Due Diligence Study is to provide the City of Hartford Department of Development Services with available information about existing utilities servicing the project sites at 1212 & 1214 Main Street and 271-273 & 150 Windsor Street in Hartford. At this point, the scope of the proposed development has not been determined.

Site Visit:

The project sites are bordered by Pleasant Street to the north, Market Street to the east, Morgan Street to the south, and Main Street to the west. Trumbull Street and Windsor Street cut through the project area. The parcel located at 50 Morgan Street (Hilton Hotel) is not included in this project. Overall, the project sites slope gradually to the east, towards Market Street. The locations of the projects sites are shown on the location map attached to this letter.

1214 Main Street: This parcel has a paved surface parking lot, surrounded by a 4-foot black ornamental fence. There are concrete walls on either side of the entrance from Trumbull Street. Pole mounted light fixtures provide lighting, and there is sidewalk along Trumbull Street, Main Street and Pleasant Street. An area of scrub separates this parcel from 271-273 Windsor Street.

271-273 Windsor Street: This parcel has scrub to the northwest (towards 1214 Main Street) and is a relatively broken-pavement overgrown parking lot, surrounded by a 6' chain-link-fence. There is sidewalk along Pleasant Street and Windsor Street and Trumbull Street.

150 Windsor Street: There is an existing building and paved surface parking lot on this parcel. Sidewalk runs along Windsor Street, Pleasant Street and Trumbull Street.

1212 Main Street: This parcel is currently used for surface parking. The gravel lot is surrounded by a 6' chain link fence. Sidewalks run along Morgan Street, Main Street and Trumbull Street.

Utility Investigation:

There are existing telephone, water, storm/sewer, electric and gas utilities along Main Street, Pleasant Street, Market Street, Windsor Street, Trumbull Street and Morgan Street. All utilities are underground. The location of utility connections would depend on the final development of the site, the size and location of any buildings, and the anticipated loads for the buildings. Within the parcels, there are some

light poles and storm drainage which may have to be removed or relocated, depending on the use of the project sites. Contacts for the utilities are attached to this letter.

Hartford Steam: No facilities in this area.

Comcast: There are no existing cable facilities in this area. Comcast must build their plant back to their facility located at 950 Main Street. The rough construction cost would be approximately \$100,000, but will be verified with the final development of the sites.

AT&T: There are existing AT&T conduits along Market Street, Main Street, Pleasant Street, Morgan Street, Trumbull Street and Windsor Street. AT&T also has a facility in this area.

CNG: There is an existing high pressure gas main along Market Street. Current regulations require the utility to provide gas service to meet the user's demand, so any required additions to their facilities would be at their cost. The cost of bringing the gas supply from the streetline to the proposed developments would be part of the construction costs.

MDC: There is an existing 24" sanitary sewer along Main Street, and both a 16" and 12" water service. Along Pleasant Street there is a 12" sanitary sewer and a 16" and 12" water service. Market Street has a 48" sanitary sewer and a 16" water service. Morgan Street has a 24" sanitary sewer and an 8" and 30" water service. Windsor Street does not have sanitary, but there is an 8" water service. Trumbull Street has a 12" sanitary sewer and a 12" water service. The sanitary sewer in this area is a combined sewer of both sanitary and storm drainage. Maps for the Sanitary Sewer and for the Water Distribution System are attached to this letter.

An "Availability Capacity Study" would be required at the Design Development phase for a detailed study of the existing capacity and the proposed use. This Study takes approximately 2-3 months and costs \$10,000. If the proposed development calls for new main and connection to the existing MDC main then a Developer Permit Application (DPA) must be completed. The DPA process takes approximately 4-6 months and requires City of Hartford approval.

NU: There are existing primary electrical facilities on Market Street between Pleasant Street and Pequot Street. These facilities are underground, but do not extend north of Pequot Street. Current regulations require the utility to provide electrical service to meet the user's demand, so any required additions to their facilities would be at their cost. The cost of bringing the electrical supply from the streetline to the proposed developments would be part of the construction costs.

Compilation Plan:

A Class D compilation plan was assembled for this property in accordance with the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" adopted by the Connecticut Association of Land Surveyors. This plan was prepared based on land records research and other sources of information, including previous surveys, GIS mapping and Assessors mapping. This plan is attached to this letter.

Mr. Wayne Benjamin
March 7, 2014



Floodplain:

The subject property appears to be within Flood Zone 'X' on FEMA Flood Map Number 09003C0368F. This map is attached to this letter.

Freeman Companies, LLC, welcomes the opportunity to provide these services and looks forward to working with the City of Hartford to bring the Project to a successful reality.

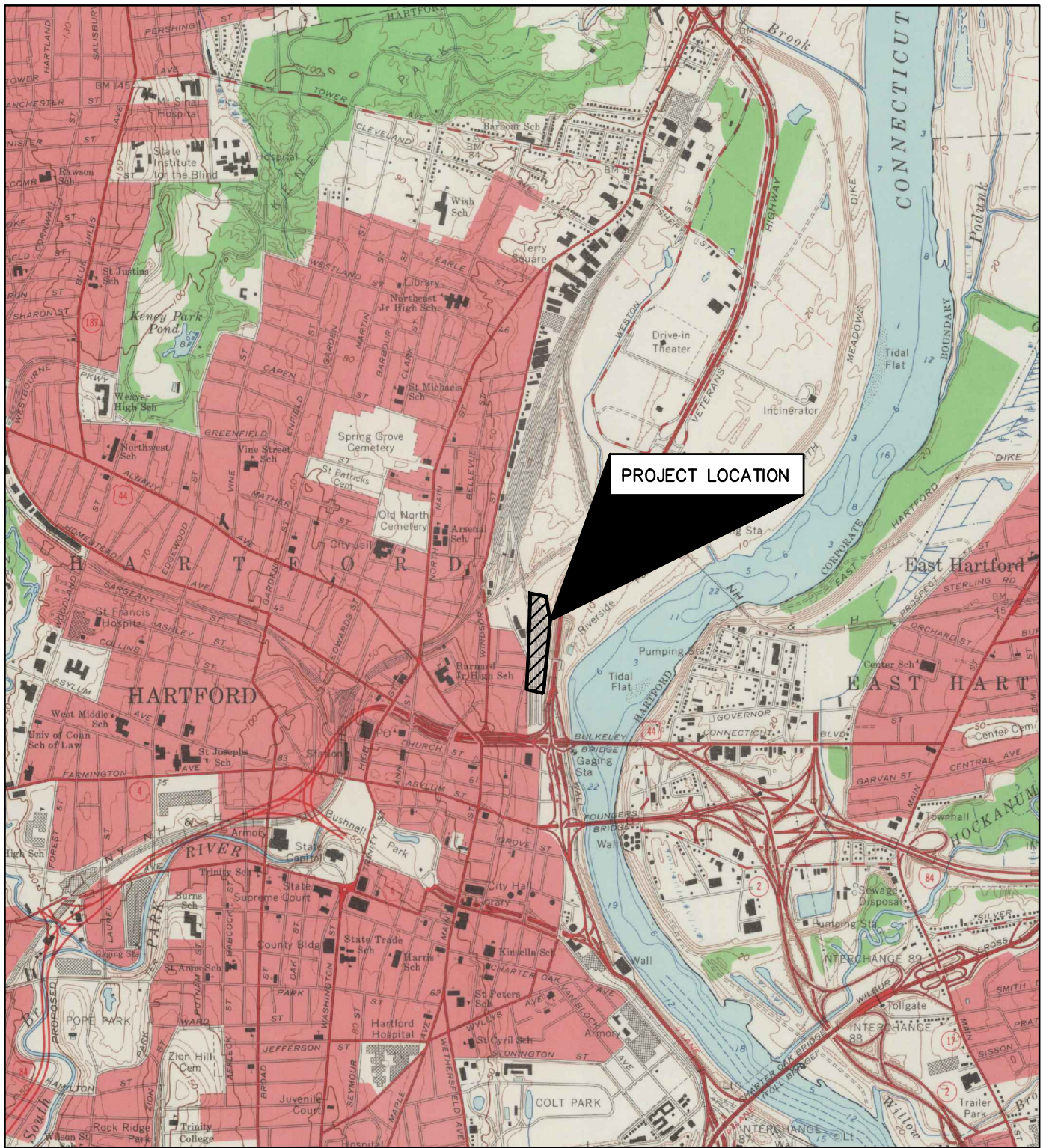
Sincerely,

FREEMAN COMPANIES, LLC 

A handwritten signature in blue ink, appearing to read "Roh A. Freeman", written over a light blue rectangular background.

Rohan A. Freeman, P.E., L.S.
President

- Attachments:
1. Location Map
 2. Utility Contacts
 3. Sanitary Sewer Map
 4. Water Distribution System Map
 5. Compilation Plan
 6. FEMA Map



REFERENCE:
USGS QUADRANGLE MAP
HARTFORD NORTH, CONNECTICUT

DATE: 1964

MARKET STREET
DUE DILIGENCE
HARTFORD, CONNECTICUT

LOCATION MAP



SCALE: 1:2,500

DATE: NOV. 20 2013

EXHIBIT NO. 1

LIST OF UTILITY CONTACTS

AT&T Communications

Giuseppe Aglieco
GA2134@att.com
1441 North Colony Road
Meriden, CT 06450
203-238-5144

Comcast

Gary Meek
Gary_meek@cable.comcast.com
222 New Park Drive
Berlin, CT 06037
860-505-3331

CL&P

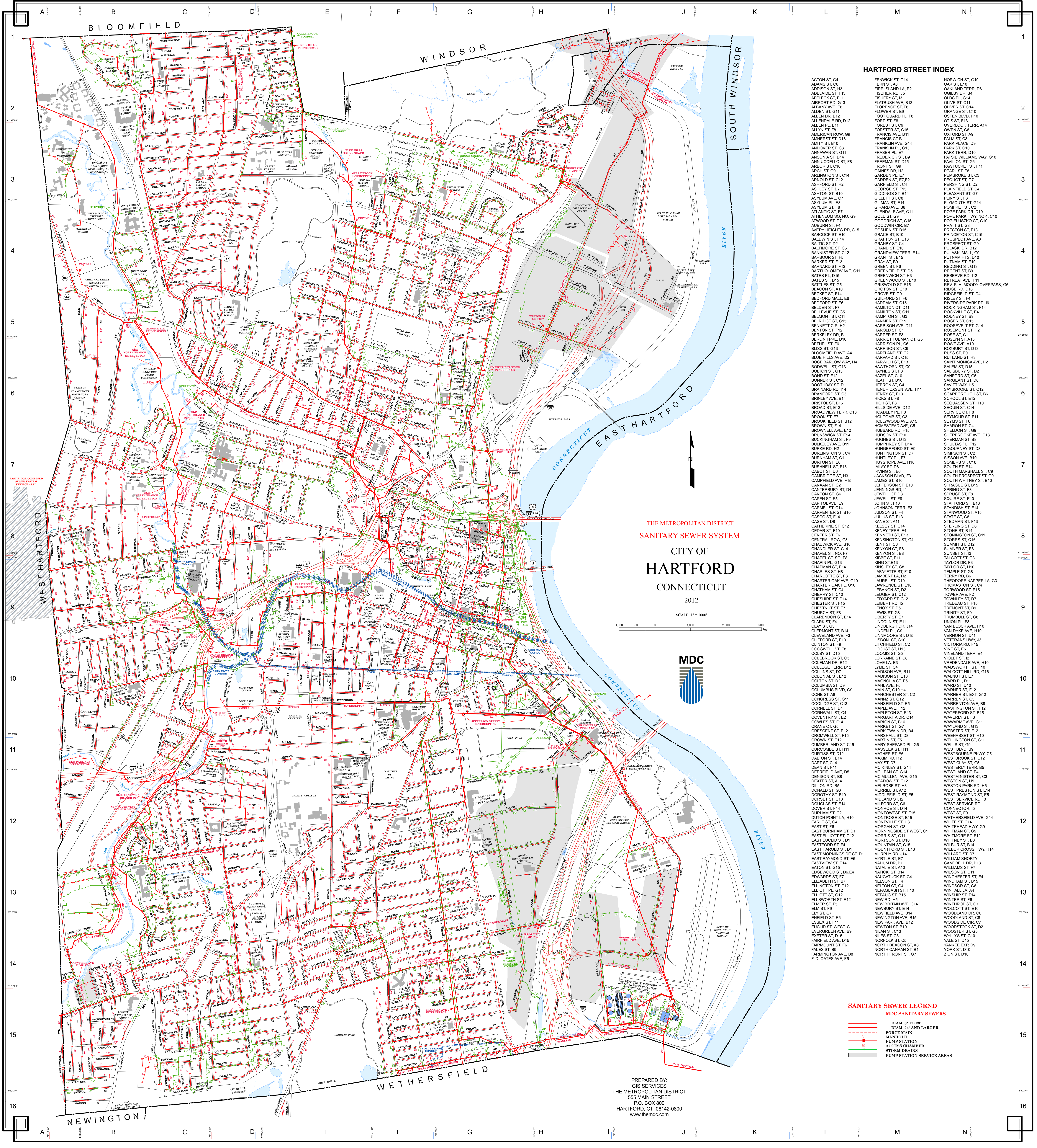
Don Holmes, Robert Ferguson
holmedk@nu.com; robert.ferguson@nu.com
400-410 Sheldon Street
Hartford, CT 06103
860-280-2445

Connecticut Natural Gas Corporation

Vasant Patel, Martin Ritter
vpatel@ctgcorp.com; mritter@ctcorp.com
756 Meadow Street
East Hartford, CT 06108-3218
860-727-3114

MDC

Rich Norris, PE
rnorris@theMDC.com
555 Main Street
Hartford, CT 06103
860-278-7850



HARTFORD STREET INDEX

- ACTON ST, G4
- ADAMS ST, G6
- ADELAIDE ST, H3
- AFLECK ST, E11
- AIRPORT RD, G13
- ALBANY AVE, E6
- ALDEN ST, G11
- ALLEN DR, B12
- ALLENDALE RD, D12
- ALLEN PL, E11
- ALYNN ST, F8
- AMERICAN RD, G9
- AMHERST ST, D16
- AMITY ST, B10
- ANDOVER ST, G1
- ANNAN ST, G1
- ANNUNCIATION ST, F8
- ARBOR ST, C10
- ARCH ST, G9
- ARLINGTON ST, C14
- ARNOLD ST, C12
- ASHFORD ST, H2
- ASHLEY ST, D7
- ASHTON ST, B10
- ASYLUM AVE, C7
- ASYLUM PL, E8
- ASYLUM ST, F8
- ATLANTIC ST, F7
- ATHENEUM SQ, NO, G9
- ATWOOD ST, D7
- AUBURN ST, F4
- AVERY HEIGHTS RD, C15
- BALDWIN ST, E15
- BALDWIN ST, C13
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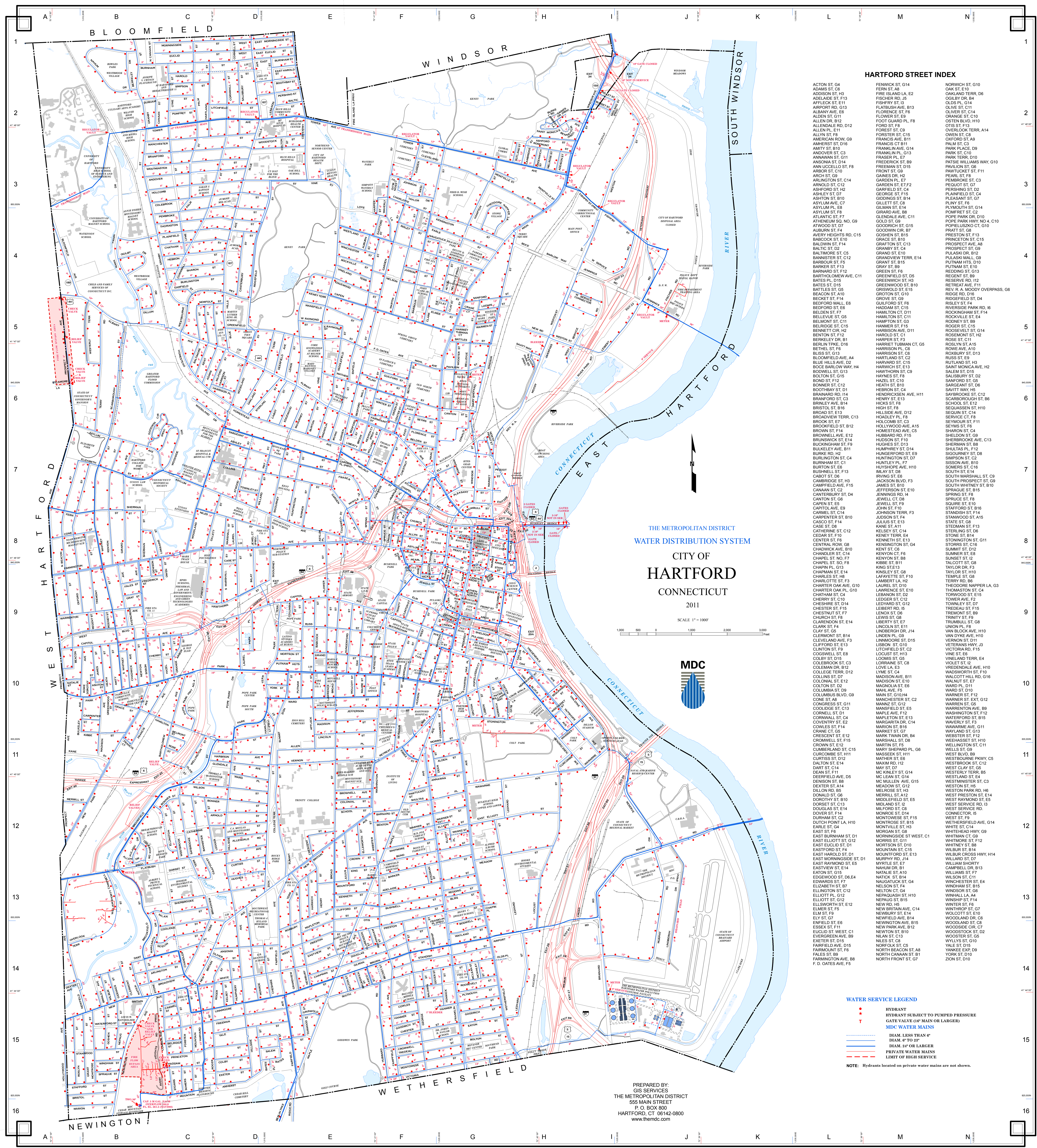
THE METROPOLITAN DISTRICT
 SANITARY SEWER SYSTEM
 CITY OF
HARTFORD
 CONNECTICUT
 2012

SCALE 1" = 100'



- SANITARY SEWER LEGEND**
- MDC SANITARY SEWERS
 - DIAM 6" TO 24"
 - DIAM 24" AND LARGER
 - FORCE MAIN
 - MANHOLE
 - PUMP STATION
 - ACCESS CHAMBER
 - STORM DRAIN
 - PUMP STATION SERVICE AREAS

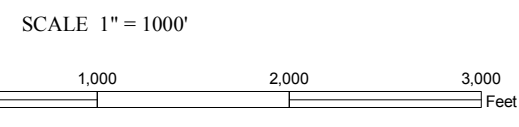
PREPARED BY:
 GIS SERVICES
 THE METROPOLITAN DISTRICT
 555 MAIN STREET
 P.O. BOX 800
 HARTFORD, CT 06142-0800
 www.themdc.com



HARTFORD STREET INDEX

- ACTON ST, G4
 ADDISON ST, H3
 ADELAIDE ST, F13
 AFFLECK ST, I3
 AIRPORT RD, G11
 ALBANY AVE, E8
 ALDEN ST, G11
 ALLEN DR, B12
 ALLEN DR, D12
 ALLEN PL, E11
 ALLYN ST, F8
 AMERICAN ROW, G9
 AMHERST ST, D16
 AMITY ST, B10
 ANDOVER ST, C3
 ANNANAW ST, G11
 ANSONIA ST, D14
 ARBOR ST, C10
 ARCH ST, G9
 ARLINGTON ST, C14
 ARNOLD ST, C12
 ASHFORD ST, H2
 ASHLEY ST, D7
 ASHTON ST, B10
 ASYLUM AVE, C8
 ASYLUM PL, E7
 ASYLUM ST, F8
 ATLANTIC ST, F7
 ATHENS RD, NO, G9
 ATWOOD ST, D7
 AUBURN ST, F4
 AVERY HEIGHTS RD, C15
 BABCOCK ST, E10
 BALDWIN ST, F14
 BALTIMORE ST, C5
 BANNISTER ST, C12
 BARBOUR ST, F9
 BARKER ST, F7
 BARNARD ST, F5
 BARTHOLOMEW AVE, C11
 BATES PL, D15
 BATES ST, D15
 BATTLES ST, G5
 BEACON ST, A0
 BECKET ST, F14
 BEDFORD MALL, E6
 BEEDORF ST, E5
 BELDEN ST, F7
 BELLEVUE ST, G5
 BELMONT ST, C11
 BELMONT ST, C15
 BENNETT CIR, H2
 BENSON ST, F12
 BERKELEY DR, B1
 BERLIN TPK, D16
 BETH EL, F9
 BLISS ST, G13
 BLOOMFIELD AVE, A4
 BLUE HILLS AVE, D2
 BOCE BARLOW WAY, H4
 BODWELL ST, G13
 BOLTON ST, G15
 BOND ST, F12
 BONNER ST, C12
 BOOTHBY ST, D1
 BRANFORD ST, C3
 BRINLEY AVE, B14
 BRISTOL ST, B18
 BROAD ST, E13
 BROADVIEW TERR, C13
 BROOK ST, E7
 BROOKFIELD ST, B12
 BROWN ST, F4
 BRUNSWICK ST, E12
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 BUSINESS ST, D3
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 CARPENTER ST, B10
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 CHARLES ST, H3
 CHARLOTTE ST, F3
 CHARTER OAK AVE, G10
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 CLEVELAND AVE, F3
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 COBBLE ST, B15
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 EAST ST, F6
 EAST BURNHAM ST, D1
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 EAST EUCLID ST, D1
 EAST FORD ST, F4
 EAST HAROLD ST, D1
 EAST MORNINGSIDES ST, D1
 EASTVIEW ST, E5
 EASTVIEW ST, E4
 EDWARDS ST, F7
 ELIZABETH ST, B7
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 ELLIOTT PL, G12
 ELLIOTT ST, G12
 ELLSWORTH ST, E12
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 ELY ST, G7
 ENFIELD ST, E6
 ENSEX ST, F11
 EUCLID ST, WEST, C1
 EVERGREEN AVE, B9
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 FALES ST, B9
 FARMINGTON AVE, B8
 F. D. OATES AVE, F5

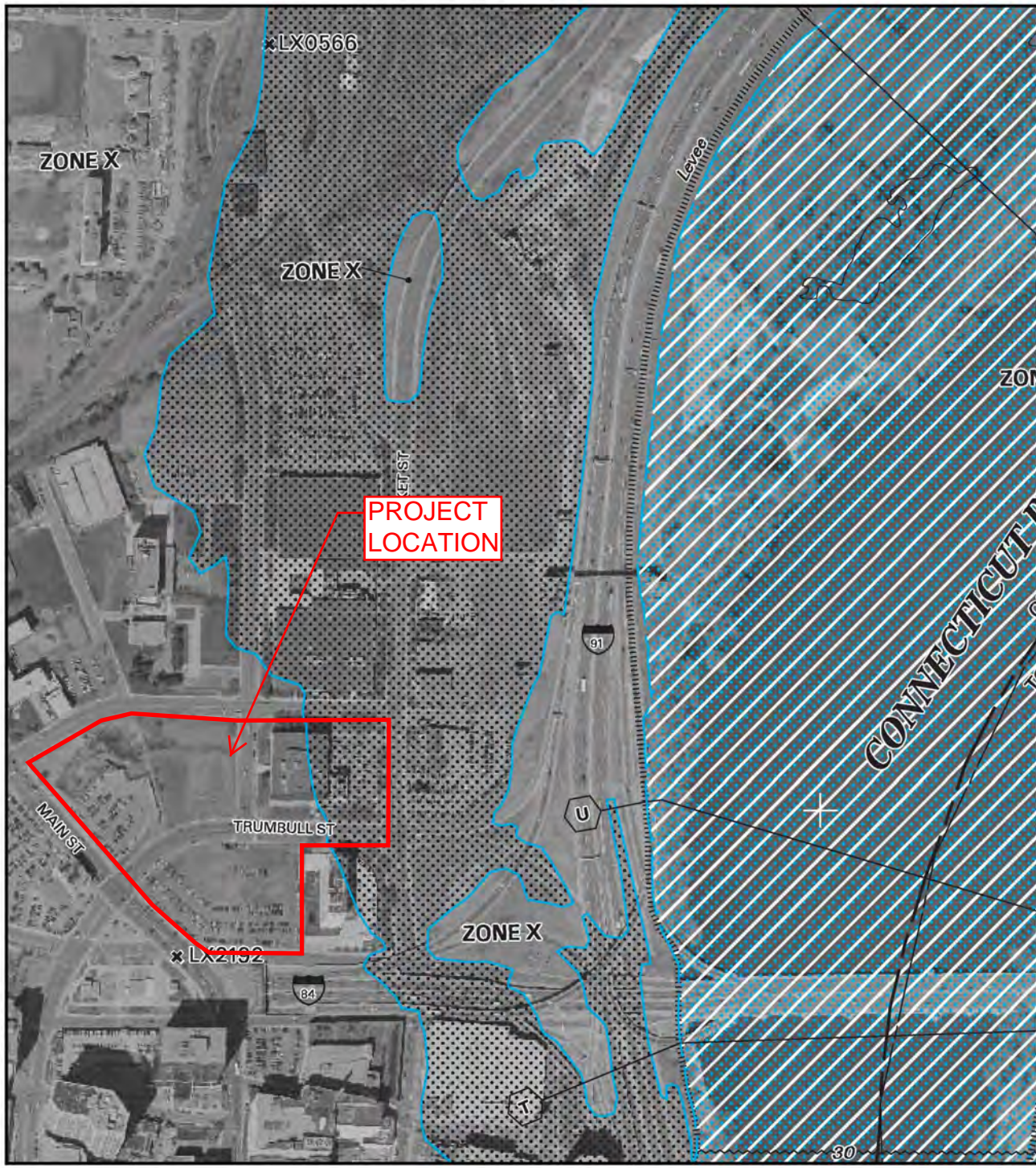
THE METROPOLITAN DISTRICT
 WATER DISTRIBUTION SYSTEM
 CITY OF
HARTFORD
 CONNECTICUT
 2011



WATER SERVICE LEGEND

- HYDRANT
 - HYDRANT SUBJECT TO PUMPED PRESSURE
 - GATE VALVE (OF MAIN OR LARGER)
 - MDC WATER MAINS
 - DIAM. LESS THAN 6"
 - DIAM. 6" TO 24"
 - DIAM. 24" OR LARGER
 - PRIVATE WATER MAINS
 - LIMIT OF HIGH SERVICE
- NOTE:** Hydrants located on private water mains are not shown.

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 THE METROPOLITAN DISTRICT
 555 MAIN STREET
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 HARTFORD, CT 06142-0800
 www.themdc.com



**MAP NUMBER
09003C0368F**

**EFFECTIVE DATE:
SEPTEMBER 26, 2008**

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood event.
- ZONE A99** Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov