

Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: February 24, 2022 – *Revised April 13, 2022 – May 8, 2022*

- To: Planning & Zoning Commission
- From: Patrice L. Carson, AICP, Consulting Director of Community Development
- Subject: Nathaniel Fleming's Special Permit Application at 271 Hop River Road for Gas Station/Convenience Store

INFORMATION

Application No.: VP#PL-22-2Application Date: February 3, 2022Wetlands Permit Effective: October 26, 2021Receipt Date: February 9, 2022Wetlands Permit Expires: October 25, 2023Public Notification: Published in Hartford Courant February 18, 2022 & February 25, 2022Public Hearing Date(s): March 2, 2022 - opening hearing delayed until April 13, 2022 - May 11, 2022Applicant(s): Nathaniel FlemingOwner(s): IMS Petroleum, LLC

Applicant Nathaniel Fleming, Fedus Engineering, of 70 Essex Street, Mystic, CT, is seeking a Special Permit approval to convert an existing auto repair shop into a convenience store and gas fueling operation, cleaning and removing existing debris on the front portion of a 14.6 acre lot at 271 Hop River Road. The application proposes a new septic system, new underground fuel tanks and existing fuel tanks to be removed, new parking areas and driveway, and two canopies over fuel pumps, as well as renovations to the existing building. The current driveway access/egress will not change.

Located on the south side of Hop River Road (Route 6) just west of Stony Road, the property sits in two zones: the front 300 feet is zoned GB and the remainder of the property (in the rear) is zoned I. The surrounding properties are also zoned in the same fashion. Non-residential uses and vacant land surround the property. The property also abuts the very well-used multi-use Hop River Trail to the rear. A fueling station has already existed on this property.

There are wetlands on the property. The Inland Wetlands Agency has reviewed a permit for the project and has issued its decision and permit approval.

As stated, the site backs up to the multi-use Hop River Rail Trail. The proximity would lend itself to trail users (walkers and bikers) coming to the convenience store for drinks and snacks, and the gas station possibly air for bicycle tires. From a planning and connectivity perspective, we would like the applicant to address this possible connection. – *Not addressed – applicant walked the site with Bolton Land*

Trust Chairman as suggested by the PZC and felt this was doable – see email from Deborah Livingston below.

The use and proposal is a logical reuse of the site in an area zoned for this type of use. The removal of debris and junk stored on the property will help to clean up the site both visually and environmentally and should be a condition of any approval. It appears that all buildings, pumps, underground storage tanks and outdoor spaces will be updated and new, although no architectural plans, building plans or elevations have been submitted. Although there is lighting shown on the plan, a photometric lighting plan needs to be submitted showing the fixtures to be used and no spillover of light from the site onto adjacent properties. Proposed parking and dumpster location/treatment appears adequate and in accordance with the Zoning Regulations. The plan does not seem to show a charging station for electric vehicles – is an EV station proposed?

Notification was made to the applicant but the applicant did not make abutter notifications in time to meet the Zoning Regulation requirements so the Commission will need to postpone opening the public hearing to a later date so the requirements are met. An affidavit about when the sign was posted in accordance with the Zoning Regulations and State Statutes also needs to be submitted. Please see below for individual staff comments. As the plans are revised, there may be additional staff comments that the applicant will need to address.

REPORTS RECEIVED

- Site Plan Checklist completed
- 02/10/22 review email from Barbara Kelly, Inland Wetlands Agent with comments
- 02/07/22 Public Health Code review email from Thad Kind, EHHD with comments
- 02/16/22 review letter from Joseph Dillon, PE with 8 issues to address
- 02/22/22 review email from Bruce Dixon, Fire Chief with comments

ADDITIONAL INFORMATION RECEIVED

- Site Development Plan & Details (unknown accuracy, various dates and revisions 4 sheets)
- A-2 and Class D Survey of Site April 26, 2021 (2 pages)
- Abutter List
- Engineering & Legal Review Fee of \$2,000

ADDITIONAL CONSIDERATION OF INFORMATION TO RECEIVE

- Architectural Floor Plans & Elevations *submitted, Commission needs to review*
- Landscaping Plan *submitted, see staff analysis for comments*
- Lighting Plan need additional information
- Drainage Plan *submitted*, *town engineer approved*
- E&S Bond Estimate submitted, needs review and approval from the town engineer
- Site Development Bond Estimate not submitted
- Warranty Deed *submitted*
- Any requested waivers allowable under the Zoning Regulations Waiver requested of Section 15D of the Zoning Regulations requiring asphalt or bituminous paved parking spaces. The PZC has waived this before and staff has no issue. Is this still requested?

STAFF ANALYSIS

The use fits the zone of the property and is a good reuse of the site. There are reports and information still needed for the staff to recommend a decision on this application.

- The town of Bolton shall be cc'd on copies of any referrals to CTDOT. *Applicant states that DOT was cc'd on submission to the town. This comment is also referring to any separate application/paperwork submitted to DOT.*
- Intended signage, including directional signage, should be submitted including location of that signage.
- A Lighting Detail (fixtures & cut sheets) and Isometric map/lighting plan in accordance with the Town Engineer's comment #4 needs to be submitted for the site indicating proposed new and existing lighting. *A photometric plan has not been provided. There are some orbs shown around the light fixtures, but an isodiagram needs to be submitted. Also, the applicant needs to clarify if there are any wall packs planned to be on the building. An isodiagram was submitted but there are still some questions below.*
- A Landscaping Plan in accordance with the Town Engineer's comment #3 needs to be submitted. -The planting areas surrounding the curbing in the parking areas don't seem like a great solution in that staff suspects they will not survive snow removal. Some landscaping in the front island should be included or at least have it grassed.
- There appears to be a sidewalk around the building with landscaping in the sidewalk. Applicant needs to clarify why the plantings appear to be in the sidewalk around the building.
- Section 16A.3.x. Buildings and Structures: Architectural and Design Requirements & Section 16B.4.1. Architectural Character, Historic Preservation, Site Design. The Commission needs to determine if the design of the proposed building renovation is adequate to meet these standards. Building architectural plans and elevations need to be submitted. *submitted, Commission needs to review and approve*
- The rear of the building is going to be heavily used since the majority of the parking spaces will be located behind the building. The rear elevation should be improved as it will need to be a public entrance. Staff recommends adding a double rear-entry door to match the front elevation and faux windows.
- The applicant needs to provide an affidavit for the posting of a sign. *submitted*
- Addressing additional comments outlined in Staff Reports attached with this report.
- Provide a turning radius template for traveling throughout the parking area to ensure that anticipated delivery trucks can successfully navigate the lot.
- There is a billboard on the northeast corner of the property on Route 6 will this be taken down?
- The applicant has not addressed providing a possible connection/trail/path from the convenience store to the Hop River Trail which directly abuts the rear of 271 Hop River Road.:

From: Deborah Livingston [mailto:deblivingston@mac.com] Sent: Tuesday, May 03, 2022 2:09 PM

To: Carson, Patrice carson@boltonct.org>

Subject: Re: Walk plan Friday change - 271 Hop River Rd.

Hi Patrice,

I met with Nathan last Friday and we hiked out back, through the over growth and then up the northwest border where we we able to cross the brook quite easily. We then were able to follow a very open and dry old logging road right up to the rail trail. There was only a small patch of skunk cabbage (probably normally wet) near the brook. He seems quite receptive to making this happen. Nathan said he would have the surveyors flag the border since we had to walk so close to it and there was a lot of junk back there. He wasn't sure is it was the neighbors or theirs to clean up. Then he would draw a proposed trail on the plans. I will reach out to him to see if he completed that yet.

Thanks, Debbie

- Although the applicant has answered comments from the Health Department, the Health Department review is not complete. If the Commission approves the plan, they should include the items in the Health Department letter of February 4, 2022 and subject to final review and approval by EHHD. The applicant will also need their Phase 1A well site approval.
- Applicant needs to provide the maintenance plan for the pervious pavement.
- In the southerly parking area behind the building is proposed what appear to be bollards to keep vehicles in the parking spaces. Applicant met with staff at Town Hall and discussed a wood guardrail/fence, which is still preferable. The proposed lights and bollards also do not provide for any vehicle overhang.
- The bollards along the parking spaces behind the building do not allow for any vehicle overhang.
- The two pole lights along the curb line to the west of the small fuel canopy appear to cast light to the adjacent property. Beyond the regulations prohibiting this, staff questions if there is perhaps a better location for these lights, so they are not located essentially on the property line.
- The dumpster pad does not appear to be a traditional size, so applicant is asked to confirm they aren't proposing some alternative to the more traditional trash removal.
- It appears the applicant is proposing to add a light to the existing billboard. Staff does not believe they can do this and would like the applicant to prove they can.
- The plans show a "proposed sign light" but based on the survey, it appears they are asking for a new sign in a new location, which is not part of this plan review.
- The site plan shows "proposed halo lights" along the front and side of the building but there does not seem to be a detail for this. If this means outlining the windows or other parts of the building, this is not allowed by regulation.

STAFF RECOMMENDATION

The staff has determined that:

- the use is compatible with other uses in the neighborhood, and is in keeping with the zone in which it is located.
- the Commission needs to wait for its meeting in April to open the public hearing to allow the required amount of time to notify abutters in accordance with the Zoning Regulations. This will also give the applicant time to submit items still needed and address any concerns. *The Commission opened the public hearing and it is continued to May 11. The applicant will need to provide an extension for any further continuance.*

At this time, Staff recommends placing this application on the next regularly scheduled PZC meeting of April 13 for the public hearing to begin. This is within the 65-day time period to begin the public hearing so no extension is needed. *There are still some questions that need to be addressed at the May 11, 2022 public hearing.*

From: Thad D. King [mailto:KingTD@ehhd.org]
Sent: Monday, February 07, 2022 3:54 PM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: RE: Staff Review Requested: Special Permit Application for Gas Station/Convenience Store, 271 Hop River Road, Nathan Fleming (VP#PL-22-2)

The septic plan review is attached. Revisions are required with additional soil testing observations for groundwater conditions. The system required design flow is 540 GPD but the proposed design flow is 1200 GPD.

The CTDPH phase I application must be approved for the septic plan to be approved.

EHHD will need additional information on the food service operation for licensing classification but that will not affect site plan approval.

Thad King MPH REHS Eastern Highlands Health District 4 South Eagleville Rd Mansfield CT 06268 860 429 3325 W 860 208 9940 C



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2/4/22, 9:52 AM 4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321 Web: <u>www.EEHD.org</u> about:blank



Eastern Highlands Health District

Revisions Required

February 4, 2022

Nathaniel Fleming 70 ESSEX STREET Mystic CT 06355

RE: Septic Plan Review, Surveyor or Engineered for 271 HOP RIVER RD. Reference #SPR-22-19

Dear Nathaniel Fleming:

The above referenced Project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards.

Additional Information is Required:

- 1. The MLSS calculation requires a perc test in the naturally occurring soil, at TP2 its 39-53 inches.
- 2. Provide clear existing contour lines over the leaching area or spot elevations.
- 3. The leaching row elevations on sheet 2 are inconsistent with the cross section detail on sheet 4, mislabeled.
- 4. Indicate cleanouts in sewer lines, change of directions > 45 degrees.
- 5. Provide Geomatrix detail sheet for GST H20 loading.
- 6. Consider a level distribution system for uniform distribution.

7. Select fill placement is proposed to the mottling elevation. Observations for groundwater were made in August. Placing select fill to the groundwater level made create a conduit for vertical movement of ground water. Check groundwater conditions prior to construction.

If you have any questions, please contact me. Sincerely,

Thad King, MPH, REHS RS 860-429-3325(Mansfield) 860-649-8066 x6108 (Bolton)

kingtd@ehhd.org Preventing Illness & Promoting Wellness for Communities In Eastern Connecticut Andover * Ashford * Bolton * Chaplin * Columbia * Coventry * Mansfield * Scotland * Tolland * Willington

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Ms. Patrice Carson, AICP Director of Community Development Town Office Building 222 Bolton Center Road Bolton, CT 06043

Re: IMS Petroleum, LLC 271 Hop River Road Site Plan Review NLJA #0968-0051

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through February 8, 2022:

- Item 1: Set of four (4) drawings titled "271 Hop River Road, Bolton, Connecticut prepared for IMS Petroleum, LLC", scales as noted, dated January 3, 2022, last revised 2/2/22, prepared by Fedus Engineering, LLC.
- Item 2: Set of two (2) drawings titled "Property Survey Map Depicting Existing Conditions of 271 Hop River Road, Bolton, Connecticut", dated April 26, 2021, prepared by Fedus Engineering, LLC.
- Item 3: Letter from David O. Cook of Geoscience Technical Services, Inc. to Town of Bolton dated February 2, 2022.
- Item 4: State of Connecticut Department of Public Health & Department of Public Utility Control Application for a Non-Community Certificate of Public Convenience and Necessity (CPCN) signed and dated January 20, 2022.

We have the following comments:

- 1. Referral should be made to the Connecticut Department of Transportation (CTDOT) for work occurring within the CTDOT right-of-way.
- 2. Section 15D. of the Bolton Zoning Regulations states "All parking areas consisting of greater than five spaces shall be provided with an asphalt or bituminous paved, all-weather surface or other dust free, structurally suitable, stable material as approved by the Commission and suitable sub-base throughout their entirety." The regulations also states "Notwithstanding the above, the Commission may waive certain requirements of this section as appropriate to implement the Low Impact Development requirements of Section 16A.2.1 Stormwater Management, and the flexible design standards set down in Section 15.P, Waivers and Exceptions." The application should state whether it intends to request a waiver from this regulation.

Nathan L. Jacobson & Associates, Inc. Nathan L. Jacobson & Associates, P.C. (NY) 86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337 Tel 860.526.9591 Fax 860.526.5416 February 16, 2022

7



Ms. Patrice Carson, AICP Director of Community Development Re: IMS Petroleum, LLC 271 Hop River Road Site Plan Review NLJ #0968-0051 February 16, 2022 Page 2 of 2

- 3. A Landscaping Plan in accordance with Section 16A.3.q of the Town of Bolton Zoning Regulations should be provided.
- 4. A Lighting Plan in accordance with Section 16A.3.j of the Town of Bolton Zoning Regulations should be provided.
- 5. Sizing calculations should be provided for the proposed stormwater management features. The calculations should address water quality volume as well as mitigation of runoff with respect to the proposed increase in impervious surfaces.
- 6. A standard detail for the proposed grass filter strip should be provided.
- 7. Labels for the existing contours elevations should be provided.
- 8. The site plan proposes 22 parking spaces. A minimum of one van-accessible parking space should be provided.

Should you have any questions, please feel free to contact our office.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

M. Dull

Joseph M. Dillon, P.E.

JMD:jmd

cc: James Rupert Barbara Kelly File From: Kelly, Barbara
Sent: Thursday, February 10, 2022 10:51 AM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: RE: Staff Review Requested: Special Permit Application for Gas Station/Convenience
Store, 271 Hop River Road, Nathan Fleming (VP#PL-22-2)

Hi Patrice,

The Inland Wetlands Commission granted a permit for the 271 Hop River Road site work at its October 2021 meeting. A link to ViewPoint #C-21-9 follows. The attachments include the permit that was issued and the site plan that was approved. https://boltonct.viewpointcloud.io/#/explore/records/7944/attachment/18262

If the proposed changes in use require further site plan changes, Inland Wetlands should be contacted.

Take care, *BK* Barbara Kelly, Agent Inland Wetlands Commission Town of Bolton 860.649.8066, x6113



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

INLAND WETLANDS COMMISSION OF THE TOWN OF BOLTON INLAND WETLANDS PERMIT # 2021-9 (C-21-9)

Name and Address of Applicant: Nathaniel Fleming 70 Essex Street Mystic, CT 06355

Property to which this permit applies: 271 Hop River Road Bolton, CT 06043

This authorization refers to an application to conduct a regulated activity in or within 100 feet of inland wetlands and/or watercourses in the Town of Bolton.

The permitted activities, within the wetlands and the upland review area, are:

- Removal of portions of the existing building and site renovations;
- Installation of new leaching field;
- Construction of rain gardens and a filter strip;
- Removal of debris and any associated contamination; and
- Grading, including excavation and filling, associated with the construction noted above.

The Bolton Inland Wetlands Commission, as the Inland Wetlands and Watercourses Agency of the Town of Bolton, following investigation, and after reviewing the full record, has considered the application with due regard for the criteria found in the Inland Wetland Regulations of the Town of Bolton. The agency believes that the proposed activity, subject to the specified conditions, conforms with the purpose of Town regulations and does not violate any of its provisions or regulations governing wetlands and/or watercourses. Therefore, this authorization will constitute the permit required pursuant to Section 11.1 of the Inland Wetland Regulations of the Town of Bolton.

This permit is issued with the following specific conditions and/or modifications and with the attached general conditions:

- 1. Work shall be done in accordance with the plan titled "Site Plan of 271 Hop River Road, Bolton, Connecticut" prepared by Fedus Engineering, LLC and revised 9/27/2021.
- 2. Site remediation shall be done under the direction of a Connecticut Licensed Environmental Professional (LEP). Communication shall be maintained with town staff as work progresses. Appropriate soil erosion and sediment control measures shall be utilized in disturbed areas.
- 3. Soil erosion and sediment control measures shall be installed, adjusted, or maintained in accordance with the <u>2002 Connecticut Guidelines for Soil Erosion and Sediment</u><u>Control</u>.

This permit is subject to, and in no way derogates, any present or future property right or any other rights or powers of the Town of Bolton. This permit conveys no property rights in real estate or materials or any exclusive privileges.

No permission, either express or implied, is given for any regulated activities other than those authorized in this permit.

The applicant will notify the Agency <u>3 days before the permitted activity begins</u>.

The applicant will notify the Agency within <u>7 days</u> of the completion date that the permitted activity has been finished.

Effective date of permit: 10/26/21 Expiration date of permit: 10/25/23

Bolton Inland Wetlands Commission

ALL INLAND WETLAND PERMITS ARE SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- 1. No person shall conduct a regulated activity in a regulated area without first obtaining a permit from the Agency. (Section 7.1)
- 2. Permits shall be valid for a time specified by the Agency. (Section 11.6)
- 3. All permits shall be in writing, including any special conditions of the permit. One copy shall be maintained in the agency files and one copy furnished to the Applicant.
- 4. This permit shall not be construed as relieving the permittee of the obligation to obey all applicable federal, state, and local laws or to obtain any other applicable federal, state, and local permits.
- 5. The agency or its designated agent may enter at all reasonable times upon any private or public property to inspect for and investigate any possible violations of the Inland Wetlands Regulations of the Town of Bolton. (Sections 14.1 and 14.2)

Original to: Applicant Copy to: Inland Wetlands Commission files IMS Petroleum, Asif Choudrey From: Bruce Dixon [mailto:boltonchief34@gmail.com]
Sent: Tuesday, February 22, 2022 10:27 AM
To: Carson, Patrice <pcarson@boltonct.org>
Cc: A Michael Eremita <meremita@att.net>; Rupert, Jim <jrupert@boltonct.org>
Subject: Re: Staff Review Requested: Special Permit Application for Gas Station/Convenience Store, 271
Hop River Road, Nathan Fleming (VP#PL-22-2)

Good morning Patrice, and I am sorry for my tardiness in responding back to you about this location.

As we spoke earlier, I see no glaring issues today with the plan. Joe Dillion has commented on some good points. If the footprint of the driveways and parking stay the same, and driveway access does not change, unless there are some regulations that escape me, I am fine with the current layout.

Traffic will always be an issue in the area. As we see with accidents in front of Munsons and the ice palace, with more traffic entering and exiting this new establishment, unfortunately more accidents potentially will also occur.

I would appreciate continued conversation as the project advances towards completion.

Best regards,

Bruce A. Dixon Fire Chief Bolton Fire Department 168 Bolton Center Road Bolton, CT 06043 860-649-3910 Office

Palazzini, Danielle

From: Sent: To: Subject: Carson, Patrice Wednesday, May 11, 2022 3:13 PM Palazzini, Danielle FW: 271 Hop River Bonds

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Joseph M. Dillon, P.E. [mailto:jdillon@nlja.com]
Sent: Wednesday, May 11, 2022 2:15 PM
To: Carson, Patrice <pcarson@boltonct.org>
Subject: 271 Hop River Bonds

Patrice,

Based on our discussion regarding the E&S Bond before the last meeting we determined the following:

Silt Fence – 821 lf x 6.48/lf = \$5,320.08 Tracking Pad 1 Ea x 1643 = \$1,643 **Total: \$6,963.08**

With regards to the Site Improvements Bond:

The total bond number is \$342,697.00 prior to the 20% contingency.

There is no line item for Landscaping. I have determined a cost of \$4,500 installing the plants listed on the Landscaping Plan.

They have not provided item quantities for subbase material, formation of subgrade, bollards/timber rail or the grass filter strips. I am unclear on what the \$150,000 L.S. Water Pollution Control line item is for.

Regards, Joe

Joseph M. Dillon, P.E. Nathan L. Jacobson & Associates Consulting Civil and Environmental Engineers Celebrating our 50th Anniversary 1972-2022 86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337 860.526.9591 • jdillon@nlja.com • www.nlja.com

Palazzini, Danielle

From: Sent: To: Subject: Attachments: Carson, Patrice Wednesday, May 11, 2022 3:14 PM Palazzini, Danielle FW: 271 Hop River Road Updated Architectural Plans Letter 2022 05-11 Patrice Carson Response Letter signed.pdf

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Nathaniel Fleming [mailto:nfleming@fedusengineering.com]
Sent: Wednesday, May 11, 2022 12:50 PM
To: Carson, Patrice <pcarson@boltonct.org>; 'Gregg Fedus' <gfedus@fedusengineering.com>
Cc: Palazzini, Danielle <dpalazzini@boltonct.org>; Zoning Official, Interim <zeo@boltonct.org>; jdillon@nlja.com
Subject: RE: 271 Hop River Road Updated Architectural Plans

Ms. Carson:

Attached letter from Gregg Fedus addressing the latest review comments. If you have any questions or require anything further please contact Gregg Fedus at 203-410-6097. Thank you.

Best,

Nathaniel Fleming Fedus Engineering, LLC Mystic, CT 06355 (802) 440 - 6130

From: Carson, Patrice [mailto:pcarson@boltonct.org]
Sent: Sunday, May 8, 2022 9:53 PM
To: 'Nathaniel Fleming' <<u>nfleming@fedusengineering.com</u>>
Cc: Palazzini, Danielle <<u>dpalazzini@boltonct.org</u>>; Zoning Official, Interim <<u>zeo@boltonct.org</u>>; jdillon@nlja.com
Subject: RE: 271 Hop River Road Updated Architectural Plans

Hi Nathaniel,

Attached please find a revised staff report – new comments in green.

Some of the original comments are still not addressed. Also, I am waiting for the town engineer to review your bond estimates for E&S and Site Improvements.

I am back in the office on Tuesday. Please let me know if there is anything you think you can't address or need more information to address.

Thank you,

Patrice

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Carson, Patrice
Sent: Thursday, May 05, 2022 12:40 PM
To: Nathaniel Fleming <<u>nfleming@fedusengineering.com</u>>
Cc: Palazzini, Danielle <<u>dpalazzini@boltonct.org</u>>; Zoning Official, Interim <<u>zeo@boltonct.org</u>>
Subject: RE: 271 Hop River Road Updated Architectural Plans

Hi Nathaniel,

I am away for the week and have limited email access. The plans that were attached looked good, like what we discussed. Can you upload them to your permit if you haven't already?

Have you decided on a drive thru? If so, you should send something in writing asking to amend the application to include the drive-thru and show a cueing line on the plans.

I heard from the Land Trust that your site walk may have been favorable to a trail connection – is that true? And if so has it been indicated on the plans?

Staff is still reviewing what you have submitted and will let you know if there is anything else.

Thank you,

Patrice

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Nathaniel Fleming [mailto:nfleming@fedusengineering.com]
Sent: Thursday, May 05, 2022 10:10 AM
To: Carson, Patrice pcarson@boltonct.org>
Cc: Palazzini, Danielle <dpalazzini@boltonct.org>
Subject: 271 Hop River Road Updated Architectural Plans

Good morning,

Attached is an updated plan of the proposed building showing additional "fake" windows in the rear. Also, I met with Thad from the health department yesterday, and he said that the septic and well are good. However, given that the state has a backlog of well applications, we probably won't have a letter before the meeting. Is there any additional information that you need?

Best,

Nathaniel Fleming

Fedus Engineering, LLC Mystic, CT 06355 (802) 440 - 6130



70 Essex Street, Unit 2C, Mystic, CT 06355
Phone: 860-536-7390

April 5, 2022

Patrice L. Carson, AICP, Consulting Director of Community Development Town of Bolton 222 Bolton Center Road Bolton, CT 06043

Re: Planning & Zoning Commission - 271 Hop River Road

Dear Ms. Carson:

In response to the letter dated February 24, 2022 and last revised on May 8, 2022 (comments in green) regarding the subject property we have developed the following point by point response:

- Connection to multi-use Hop River Rail Trail we walked the site and the property owner has agreed to the connection. We will make provisions for the connection.
- We no longer are asking for the waiver for unpaved parking we are proposing pervious asphalt for the rear parking area.
- The maintenance plan for the pervious pavement is on sheet 6 of the plan set currently on file with the application.
- We will replace the bollards on the southerly parking area with a wood guide rail and set it back to allow for vehicle overhang. We will provide a detail of the guide rail on the plan. We will also set the three light poles back off the edge of pavement to allow for vehicle overhang.
- The two light poles on the western property line will be modified slightly. The light pole closest to the corner will have an additional shield installed that will eliminate all spillage onto the neighboring property. We feel it is important to have the curb cut well-lit for safety purposes. The other, more southerly, light pole will be moved further south and east along the curve in order to eliminate any spillage onto the adjoining property.
- The dumpster pad is labeled 16' x 18' and measures 6' x 14' and the detail shows 8' x 8'. We are proposing to revise the plans to reflect a dumpster pad and enclosure that is 8' x 16' and we will modify the detail also. The enclosure will house two dumpsters, one for trash and one for cardboard.
- We are not adding a light to the existing billboard and will revise the plans to reflect that no new light is added.

- We will revise the plans to reflect the existing sign to remain and no proposed sign as part of this application.
- The proposed "halo" lights are within the overhang of the building and are recessed down lights. The detail of the recessed light is on sheet 6 of 6.

If you have any questions or require anything further please let us know at your earliest convenience.

Sincerely,

Gregg Fedus, PE

Palazzini, Danielle

From: Sent: To: Subject: Carson, Patrice Wednesday, May 11, 2022 3:19 PM Palazzini, Danielle FW: 271 Hop River Road Site Plan review by the Fire Department 5-10-2022

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Bruce Dixon [mailto:boltonchief34@gmail.com]
Sent: Wednesday, May 11, 2022 11:07 AM
To: Carson, Patrice <pcarson@boltonct.org>
Cc: Rupert, Jim <jrupert@boltonct.org>; A Michael Eremita <meremita@att.net>
Subject: 271 Hop River Road Site Plan review by the Fire Department 5-10-2022

Hello Patrice,

After reviewing the site plan for 271 Hop River Road as presented, the fire department does not have any issues with the plan at this time.

If any future changes are proposed, I ask that we have a chance to further review them.

Best regards,

Bruce A. Dixon Fire Chief Bolton Fire Department 168 Bolton Center Road Bolton, CT 06043 860-649-3910 Office



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NATHAN L. JACOBSON & ASSOCIATES, INC. Consulting Engineers Chester, Connecticut

2022 OPINION OF PROBABLE CONSTRUCTION COSTS Site Improvements Bond

Project:	Bolton Veterinary Hospital
	233 Boston Turnpike
	Bolton, Connecticut

Done by: JMD Date: 5/10/2022

Project No.: 0968-0052

Item No.	ltem	Unit Cost	Unit	Quantity	Total
1	CLEAR TREES (Cut & Chip / Grub)	\$30,000.00	L.S.	1	\$30,000.00
2	STRIP & STOCKPILE TOPSOIL	\$0.46	S.Y.	19300	\$8,878.00
3	SINGLE CATCH BASIN: Type C	\$3,680.00	EACH	6	\$22,080.00
4	DOUBLE CATCH BASINS: Type C	\$5,845.00	EACH	1	\$5,845.00
5	STORM MANHOLES	\$3,375.00	EACH	1	\$3,375.00
6	YARD INLET	\$200.00	EACH	7	\$1,400.00
7	24" Ø RCP	\$200.00	L.F.	38	\$7,600.00
8	6" Ø HDPEP	\$25.00	L.F.	253	\$6,325.00
9	8" Ø HDPEP	\$30.00	L.F.	107	\$3,210.00
10	12" Ø HDPEP	\$35.00	L.F.	719	\$25,165.00
11	15" Ø HDPEP	\$40.00	L.F.	163	\$6,520.00
12	18" Ø HDPEP	\$55.00	L.F.	249	\$13,695.00
13	24" Ø HDPEP	\$80.00	L.F.	4	\$320.00
14	12" HDPE FLARED END SECTION	\$498.00	EACH	1	\$498.00
15	24" HDPE FLARED END SECTION	\$867.00	EACH	1	\$867.00
16	CULTEC 330XLD CHAMBERS	\$125.00	EACH	20	\$2,500.00
17	WATER QUALITY UNIT	\$5,500.00	EACH	1	\$5,500.00
18	OUTLET STRUCTURE	\$5,000.00	EACH	1	\$5,000.00
19	BIKE RACK	\$325.00	EACH	1	\$325.00
20	ROUGH GRADE SUBGRADE - PARKING LOTS (Large)	\$1.25	S.Y.	5850	\$7,312.50
21	PROCESSED AGGREGATE BASE	\$47.91	C.Y.	1300	\$62,283.00
22	FINE GRADE & ROLL BASE - PARKING LOTS	\$2.16	S.Y.	5850	\$12,636.00
23	BITUMINOUS CONCRETE CLASS I	\$115.63	TON	495	\$57,236.85
24	BITUMINOUS CONCRETE CLASS I I	\$123.78	TON	495	\$61,271.10
25	CONCRETE CURB	\$29.00	L.F.	1950	\$56,550.00
26	C.I.P. WALK w/ CURB	\$15.00	S.F.	1950	\$29,250.00
27	C.I.P CONC. WALK	\$7.50	S.F.	2300	\$17,250.00
28	MODIFIED RIP RAP	\$68.28	C.Y.	15	\$1,024.20
29	SPREAD STOCKPILED TOPSOIL TO 4"	\$0.79	S.Y.	11504	\$9,088.16
30	HYDROSEED (FERT. & MULCH)	\$0.56	S.Y.	10444	\$5,848.64
31	STORMWATER BASIN SEEDING	\$7.00	S.Y.	1060	\$7,420.00
32	PLANTINGS	\$39,540.00	L.S.	1	\$39,540.00
33	SIGNS	\$215.00	EACH	15	\$3,225.00
34	SILT FENCE	\$6.48	L.F.	1640	\$10,627.20
35	HAY BALES (Staked)	\$6.38	L.F.	40	\$255.09
36	SILT SACK (Catch Basin Insert - High Flow)	\$134.00	EACH	16	\$2,144.00
37	CONSTRUCTION ENTRANCE	\$1,629.00	EACH	1	\$1,629.00
38	PAVEMENT MARKINGS	\$3,800.00	L.S.	1	\$3,800.00
39	DUMPSTER ENCOSURE	\$8,000.00	L.S.	1	\$8,000.00
40	ABANDON EXISTING WELL	\$500.00	EACH	2	\$1,000.00
41	ABANDON EXISTING SSDS	\$500.00	EACH	2	\$1,000.00
42	SITE LIGHTS	\$2,000.00	EACH	11	\$22,000.00
				Subtotal:	\$569,493.74

20% Contingency: \$113,898.75

Total: \$683,392.49

NATHAN L. JACOBSON & ASSOCIATES, INC. Consulting Engineers Chester, Connecticut

2022 OPINION OF PROBABLE CONSTRUCTION COSTS Erosion & Sediment Control Bond

Project: Bolton Veterinary Hospital 233 Boston Turnpike Bolton, Connecticut Done by: JMD Date: 5/10/2022

Project No.: 0968-0052

Item No.	Item	Unit Cost	Unit	Quantity	Total
1	SILT FENCE	\$6.48	L.F.	1640	\$10,627.20
2	HAY BALES (Staked)	\$6.38	L.F.	40	\$255.09
3	SILT SACK (Catch Basin Insert - High Flow)	\$134.00	EACH	16	\$2,144.00
4	CONSTRUCTION ENTRANCE	\$1,629.00	EACH	1	\$1,629.00
				Total:	\$14,655.29

2 of 2

Palazzini, Danielle

From:Carson, PatriceSent:Wednesday, May 11, 2022 3:20 PMTo:Palazzini, DanielleSubject:FW: Bolton Vet Hospital Site Plan - Fire Department CommentsAttachments:Bolton Veterinary Hospital Site Plan review by the Bolton Fire Department 5-9-22.pdf

Patrice L. Carson, AICP Consulting Director of Community Development Town of Bolton 860.359.1454

From: Bruce Dixon [mailto:boltonchief34@gmail.com]
Sent: Wednesday, May 11, 2022 10:53 AM
To: Carson, Patrice <pcarson@boltonct.org>
Cc: Rupert, Jim <jrupert@boltonct.org>; A Michael Eremita <meremita@att.net>
Subject: Bolton Vet Hospital Site Plan - Fire Department Comments

Hello Patrice,

Please see the attached response from the Fire Department.

Best regards,

Bruce A. Dixon Fire Chief Bolton Fire Department 168 Bolton Center Road Bolton, CT 06043 860-649-3910 Office



This message may contain privileged and confidential information, and is for the use of the intended recipient(s) only. If you are the intended recipient, please maintain this message in a secure and confidential manner, and do not copy or forward it without the approval of the sender. If you are not the intended recipient, please notify the sender immediately, and delete this message. Thank you.



May 9, 2022

Patrice Carlson Consulting Director of Community Development Town of Bolton, CT 06043

Hello Patrice,

I am replying to our conversation with you and Jim Rupert after our lengthy review of the proposed building and site plans for the Bolton Veterinary Hospital to be located on Williams Road in Bolton.

In reference to the site map below, we have the following concerns for access to the property by fire apparatus in the event of an emergency on this campus. The mocked up site plan below indicates the areas noted with apparatus sized to your approximate map scale, apparatus are noted in red outlined blocks.

- The building is located off Williams Road at a distance that is not accessible by the Bolton Fire Department 100 ft Aerial Truck for any roof ventilation or rescue operations from the road surface. Any potential fire department operations on the roof would be attempted from the restricted driveway and potential occupied parking spaces, or attempt with ground ladders from the unpaved area between the building and Williams Road.
- The entrance onto the property from Williams Road with the proposed driveway turns seems to be very tight for fire apparatus measuring between 34 feet and up to 42 feet long. The two

islands located prior to the parking area with the generator enclosure appear to be a hindrance to turning apparatus as noted in the site plan mark up. The parking spaces, if occupied by large vehicles, will make this even tighter to maneuver any large vehicle.

- It appears that access to the main entrance would only be accessible to fire department service trucks and ambulances due to the island configuration.
- The left hand turn going from the generator location parking area around to the long side of the building will be prohibited with large vehicle parking in the noted parking areas and the potential growth of trees / scrubs noted in the photo layout presented to us.
- Access to the rear of the building via the noted driveway and parking spaces have the same concern with the size of the visiting vehicles that may occupy the spaces. We have been informed of this tight area previously, and though it is a problem for turning apparatus around, at least we can get to the area with apparatus in the event of an emergency.

Respectively, the fire department asks that the site plan be reviewed with the concerns noted above.

Best regards,

Bure A XY

Bruce A. Dixon Fire Chief

Cc: Rupert, FD file





From: Joseph M. Dillon, P.E. [mailto:jdillon@nlja.com]
Sent: Wednesday, May 11, 2022 10:25 AM
To: Carson, Patrice pcarson@boltonct.org>
Cc: Palazzini, Danielle <dpalazzini@boltonct.org>
Subject: Bolton Veterinary Hospital

Patrice,

Attached is my follow-up for Bolton Vet. All my comments have been addressed.

Regards, Joe

Joseph M. Dillon, P.E.

Nathan L. Jacobson & Associates Consulting Civil and Environmental Engineers

Celebrating our 50th Anniversary 1972-2022

86 Main Street, P.O. Box 337, Chester, Connecticut 06412-0337

860.526.9591 • jdillon@nlja.com •

www.nlja.com



May 10, 2022

Ms. Patrice Carson, AICP Director of Community Development Town Office Building 222 Bolton Center Road Bolton, CT 06043

> Re: Bolton Veterinary Hospital 233 Boston Turnpike Site Plan Review NLJA #0968-0052

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through May 4, 2022:

- Item 1: Set of thirteen (13) drawings titled "Bolton Veterinary Hospital Site Plan/Special Permit, 233 Boston Turnpike (Route 44) – Bolton, CT, Parcel ID 2079", scales as noted, dated March 21, 2022, last revised 04/29/02, prepared by Design Professionals.
- Item 2: Report titled "Stormwater Management Report, Bolton Veterinary Hospital, 233 Boston Turnpike, Bolton, Connecticut", dated March 11, 2022, revised April 29, 2022, prepared by Design Professionals, Inc.

The submitted information has adequately addressed the comments noted in our April 19, 2022, engineering review letter.

Should you have any questions, please feel free to contact our office.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

1. Duh

Joseph M. Dillon, P.E.

JMD:jmd

cc: James Rupert Lance Dimock Michael D'Amato Barbara Kelly File



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TO BEGINNING EXCAVATION.					
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	4" SINGLE SOLID WHITE LINE	SSWL
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	PRECAST CONCRETE CURB	PCC
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	N/F 500)' ABUTTERS	
KEY	OWNER	OWNER ADDRESS	TOWN
1	UNITED CABLE TELEVISION CORP	1701 JOHN F KENNEDY BLVD	PHILADELPHIA, PA 19103
2	SIMONIZ USA INC	201 BOSTON TPKE	BOLTON, CT 06043
3	BU LEIVA CELSO F	18 WILLIAMS RD	BOLTON, CT 06043
4	MICHALEK SETH	22 WILLIAMS RD	BOLTON, CT 06043
5	STEELE EDWARD P & JACQUELINE A	21 WILLIAMS RD	BOLTON, CT 06043
6	TOCE MARK A	17 WILLIAMS RD	BOLTON, CT 06043
7	SIMONIZ USA INC	201 BOSTON TPKE	BOLTON, CT 06043
8	SYNDET PRODUCTS INC	201 BOSTON TPKE	BOLTON, CT 06043
9	GORRA JENNIE TRUSTEE	201 BOSTON TURNPIKE	BOLTON, CT 06043
10	GORRA JENNIE TRUSTEE	201 BOSTON TURNPIKE	BOLTON, CT 06043
11	VPC ASSOCIATES LLC	222 BOSTON TPKE	BOLTON, CT 06043
12	PREUSS W H SONS INC	228 BOSTON TPKE	BOLTON, CT 06043
13	FIANO LAWRENCE F & ROSE D	240 BOSTON TPKE	BOLTON, CT 06043
14	FIANO LAWRENCE F & ROSE D	240 BOSTON TPKE	BOLTON, CT 06043
15	BOLTON EXXON LLC	262 BOSTON TPKE	BOLTON, CT 06043
16	BOLTON SENIOR COMMUNITY LLC	1622 MAIN STREET	EAST HARTFORD, CT 06108
17	TSAMBIKA LLC	275 BOSTON TPKE	BOLTON, CT 06043
18	263 BOSTON TURNPIKE LLC	263 BOSTON TPKE	BOLTON, CT 06043
19	ANSALDI ANDREW JR EST OF &	39 TUNXIS TRAIL	BOLTON, CT 06043
20	ANSALDI ANDREW JR EST OF &	39 TUNXIS TRAIL	BOLTON, CT 06043
21	BU LEIVA CELSO F	18 WILLIAMS ROAD	BOLTON, CT 06043
22	AMERICAN DREAM HOME BUYERS, LLC	41 HIGH STREET	COVENTRY, CT 06238
23	WRIGHT ELIZABETH A.	10 CONVERSE ROAD	BOLTON, CT 06043
24	JUABITOT JOSHUA D. & LAFORGE JENNIFER ANNE	23 WILLIAMS ROAD	BOLTON, CT 06043

ZONING TABLE				
ZONE: GMUIZ – GATEWAY MIXED USE INDUSTRIAL ZONE				
ITEM	REQUIRED/ ALLOWED	PROPOSED		
MINIMUM LOT AREA	120,000 SF	222,561 SF		
MINIMUM LOT FRONTAGE	200'	297'		
MINIMUM FRONT YARD	25'	19.32'		
MINIMUM SIDE/REAR YARD	25'	70.5'		
MAXIMUM BUILDING HEIGHT	40' OR 3 STORIES	<40'		
MINIMUM FLOOR AREA	600 SF	24,836 SF		
MAXIMUM LOT COVERAGE	25%	11.2%		
MAXIMUM IMPERVIOUS COVERAGE	50%	35.4%		

PARKING CALCULATION: MINIMUM 4 SPACES REQUIRED PER 1,000 SF OF GROSS FLOOR AREA 24,836 BUILDING GFA/1,000 SF = 24.836 24.836×4 SPACES = 99.3 SPACES REQUIRED

100 SPACES PROVIDED (64 ADDITIONAL PARKING SPACES IN FUTURE PARKING AREA)

LOADING SPACE CALCULATION ONE LOADING SPACE IS REQUIRED FOR EACH 20,000 SF OF BUILDING FLOOR AREA. BUILDING FLOOR AREA = 24,836 SF 24,836/20,000 = 1.24 LOADING SPACES REQUIRED. 2 LOADING SPACES PROVIDED.

BICYCLE SPACE CALCULATION ONE BICYCLE IS REQUIRED PER 25 PARKING SPACES FOR OFFICE SPACE. 164 TOTAL PARKING SPACES/25 = 6.56 BICYCLE SPACES REQUIRED. (164 PARKING SPACES INCLUDES FUTURE SPACES) 7 BICYCLE SPACES PROVIDED (ONE BICYCLE RACK)

PRELIMINARY

NOT FOR CONSTRUCTION

THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE

REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

• THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.

REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.

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CIVIL ENGINEER & LANDSCAPE ARCHITECT:

ARCHITECT:

21 JEFFREY DR P.O. BOX 1 SOUTH WINDSOR, CT 060 860-291-8755 - 860-291-8757 - www.designprofessionalsinc. Tofessionals Civil & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	 This plan is invalid unless it bears the seal or stamp, and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required. This plan and other items prepared by Design Professionals, Inc. (DPI) are instruments of service and remain its property. The use of these items by DPIs client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI. 	BDA ARCHITECTURE, P.C. BUILDING DESIGN FOR ANIMALS, LLC 901 LAMBERTON PI. NE ALBUQUERQUE, NM 87107 505-858-0180 Copyright © 2019 Design Professionals, Inc All Rights Reserved

LAND SURVEYOR:				
BUSHNELL ASSOCIATES LLC.	NO. DATE	REVISIONS	BY	BOLTON
MANCHESTER, CT. 06042	1 4/29/2022 2 5/11/2022	REVISIONS PER TOWN COMMENTS	SPC GMM	
860-643-7875				HUS
				233 BOSTON T

	SHEET INDEX	
C-T1	COVER SHEET	1 of 13
C-SP1	SITE PLAN	2 of 13
C-GD1	GRADING PLAN	3 of 13
C-DR1	DRAINAGE PLAN	4 of 13
C-UT1	UTILITY PLAN	5 of 13
C-ES1	EROSION & SEDIMENTATION PLAN	6 of 13
C-ES2	EROSION & SEDIMENTATION NOTES & DETAILS	7 of 13
C-LS1	LANDSCAPE PLAN	8 of 13
C-LS2	LANDSCAPE NOTES & DETAILS	9 of 13
C-D1	NOTES, DETAILS, & LEGEND	10 of 13
-D2 - C-D4	DETAILS	11-13 of 13
	SURVEY PLAN (BY OTHERS)	1
A.01–.04	ARCHITECTURAL PLANS, ELEVATIONS, & PERSPECTIVE VIEWS (BY OTHERS)	1–4 of 4

PROPERTY OWNERS:

NORMAN J PREUSS JR TR & SHARON B PREUSS TR 233 BOSTON TURNPIKE BOLTON, CT 06043

MARIO ANSALDI 12 WILLIAMS ROAD BOLTON, CT 06043

APPLICANT:

VETERINARIANS OF EASTERN CONNECTICUT LLC C/O ED GRACE 222 BOSTON TURNPIKE BOLTON, CT 06043 (860)646-6134

BOLTON PLANNING AND ZONING COMMISSION, BOLTON, CT CHAIRMAN SECRETARY THE STATUTORY FIVE-YEAR PERIOD FOR COMPLETION OF ALL PHYSICAL IMPROVMENTS EXPIRES ON ____, 20__.

7	project no: 4798
	DATE
	3/21/22
	Design by:
	GMM
	DRAWN BY:
	GMM
	CHECKED BY:
	SPC

PREPARED FOR: Mr. Ed Grace VCP Associates, LLC 233 Boston Turnpike (Route 44) Bolton, CT 06043

COVER SHEET

	LEGEND	
STING	DESCRIPTION	PROPOSED
Ð	BORING / TEST PIT LOCATION	₽
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ER		
— — w _x —	WATER MAIN	w
ws _x	WATER SERVICE	ws
— — F _x —	FIRE SERVICE LINE	F
	NON-POTABLE WATER LINE	NPW
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— LFS _x ———	LIQUID FUEL SERVICE LINE	LFS
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PROPERTY		
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SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
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	LEGEND	
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	4" DOUBLE SOLID	DSYI
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	RAMP	9
	I LANDOUAFL AREA	LOA

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PROPERTY OWNERS: NORMAN J PREUSS JR TR & SHARON B PREUSS TR 233 BOSTON TURNPIKE BOLTON, CT 06043

MARIO ANSALDI 12 WILLIAMS ROAD BOLTON, CT 06043

APPLICANT: VETERINARIANS OF EASTERN CONNECTICUT LLC C/O ED GRACE 222 BOSTON TURNPIKE BOLTON, CT 06043 (860)646-6134

VETERINARY
SPITAL
TURNPIKE (ROUTE 44) DLTON, CT

PREPARED FOR: Mr. Ed Grace VCP Associates, LLC 233 Boston Turnpike (Route 44) Bolton, CT 06043

NEEDED DE CENTRE DE LE LETION CONTROL ATTRIORITY			
(BLRWPCA)			
SANITARY SEWER DETAILS		DESCRIPTION	PROPOSED
		BORING / TEST PIT	F
ERAL CONNECTION NOTES		LOCATION	
JRED: FEET OF THE SEWER MAIN AND EVERY 100 LINEAR FEET THEREAFTER.	c _x c _x		c
THE BUILDING FOUNDATION (INSIDE OR OUTSIDE) UNLESS A PRE-EXISTING INDOOR CLEANOUT IS NOT EASILY	DOMESTIC WATER		
CH CASE AN ADDITIONAL CLEANOUT WILL BE REQUIRED OUTSIDE OF THE FOUNDATION. E LEFT ABOVE GRADE BUT MAY NOT BE LESS THAN 6 INCHES BELOW GRADE.	w _x w _x _	WATER MAIN	w
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	— — F _x — — г _x —	FIRE SERVICE LINE	F
ICH DIAMETER SDR-35 PIPE SHALL BE USED FOR ALL LATERAL SERVICE CONNECTIONS, COMMERCIAL REQUIRE THE USE OF LARGER DIAMETER PIPE AS TO BE DETERMINED BY THE BLRWPCA, ANY DEVIATION		LINE	. WV _
SPIGOT PIPE OR SOLVENT WELDED PIPE MAY BE USED.		FIXTURES	
D AT A MINIMUM PITCH OF 1% BUT 2% IS PREFERRED. STING BUILDING SEWERS (THE EXISTING SEPTIC LINE IS USED)		FIRE HYDKANI	
LEXIBLE COUPLING (FERNCO) MAY BE USED TO CONNECT EXISTING CAST IRON/DUCTILE IRON PIPE TO BANDED FLEXIBLE COUPLINGS.		MAIN LIQUID FUEL LINE	LF
ERVES THE RIGHT TO DETERMINE IF THE CONDITION OF THE EXISTING BUILDING SEWER IS SUITABLE FOR & CONNECTION. FIBER CONDUIT (ORANGEBURG) AND CLAY PIPES SHALL NOT BE USED.	LFS _x	LIQUID FUEL SERVICE	LFS
YPE GASKETS NOT ACCEPTED IF USED WITHIN 25' OF FOUNDATION WALL OR 75' OF WELL.			
DING: MUST BE BEDDED IN 3/4 INCH STONE. FILTER FABRIC IS RECOMMENDED BUT NOT REQUIRED.			
SILT DAMS SHALL BE PLACED IN THE TRENCH IN AREAS OF HIGH GROUNDWATER TABLE.	I_xI_x	IRRIGATION LINES	
R HEAVY OBJECTS ARE LIKELY TO PASS OR BE PLACED. IF BUILDING SEWER EXITS FOUNDATION HIGHER THAN ADE: 3 FEET OF COVER MUST BE ATTAINED AS SOON AS IS REASONABLY POSSIBLE.	LIGHTING		
THE TRENCH BE DRAINED OF GROUNDWATER THROUGH THE SANITARY SEWER LATERAL.	\$ / €	POLE / GROUND MOUNTED LIGHT	★ / €
	NATURAL GAS		
	G		G
		GAS SERVICE LINE	CS
	PUWEK	ELECTRICAL LINES,	50
	Ev <u>x</u>	OVERHEAD	E0
	EU _X	UNDERGROUND	EU
		UTILITY POLE	
	PROPERIY		
FIGURE 05B	0	IRON PIPE	
JULI ZUIZ	0	IRON ROD	•
		MONUMENT	
onBtandardsflorBanitaryBewers	ROADS		^
		GUARD RAIL	•
		SILT FENCE	SF
	SITE FEATURES		
		4" DOUBLE SOLID	DSYL
		4" SINGLE SOLID WHITE	SSWI
		LINE BIT CONC. LIP CURB	BCLC
		PRECAST CONCRETE	PCC
	SANITARY SEWER	COKR	
		SANITARY SEWER MAIN	S
	ss _x ss _x _	SANITARY SEWER	ss
	(S)		
	STORM SEWER	MANHOLE	
		STORM DRAIN PIPE	
	— — RL _x — — RL _x —	ROOF LEADER	RL
		UNDERDRAIN —	<u> </u>
		STORM DRAIN MANHOLE	
		CATCH BASIN	
		YARD DRAIN	
	TOPOGRAPHY		
		CONTOUR	95
	×61.95	SPOT ELEVATION	•95
	OTHER	RAMP	R
75		LANDSCAPE AREA	LSA
25 Flus			
PROPOSED AUXILLARY			
WELL 2A LATITUDE: 41.78227			
LONGITUDE: -72.46077			
	PROPERTY OWNERS:		
	NORMAN J PREUSS JR TR & SHARON B PREUSS TR		
	233 BOSTON TURNPIKE BOLTON, CT 06043		
	12 WILLIAMS ROAD		
	BOLION, CI 06043		
	<u>APPLICANT:</u> VETERINARIANS OF EASTERN	CONNECTICUT LLC	
	C/O ED GRACE		
	BOLTON, CT 06043		
	(860)646–6134		
PROJECT NO: PROJECT NO: PROJECT NO: PROJECT NO: PROJECT NO:	FOR:		
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UN IURNPIKE (ROUTE 44) (Route 4	4))6043 SCALE: 0	20' 40' 80'	SHEET 5 OF 13
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DATE	KEVISIONS
4/29/2022	REVISIONS PER TOWN COMMENTS

THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.

12. THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

13. THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.

14. THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFILLING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILING OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.

15. ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.

16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.

17. IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.

18. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

> ESTIMATED CONSTRUCTION START DATE - SUMMER 2022 ESTIMATED COMPLETION DATE – SPRING 2023

CONSTRUCTION DUST CONTROL NOTES

- IDENTIFY AND ADDRESS SOURCES OF DUST GENERATED BY CONSTRUCTION ACTIVITIES. LIMIT CONSTRUCTION TRAFFIC TO PREDETERMINED ROUTES. PAVED SURFACES REQUIRE MECHANICAL SWEEPERS TO REMOVE SOIL THAT HAS BEEN DEPOSITED OR TRACKED ONTO THE PAVEMENT. ON UNPAVED TRAVELWAYS AND TEMPORARY HAUL ROADS, USE ROAD CONSTRUCTION STABILIZATION MEASURES AND/OR WATER AS NEEDED TO KEEP SURFACE DAMP. STATIONARY SOURCES OF DUST, SUCH AS ROCK CRUSHERS, USE FINE WATER SPRAYS TO CONTROL DUST. IF WATER IS EXPECTED TO BE NEEDED FOR DUST CONTROL, IDENTIFY THE SOURCE OF WATER IN ADVANCE. PUMPING FROM STREAMS, POND AND SIMILAR WATERBODIES MAY REQUIRE APPROVAL FROM THE MUNICIPAL INLAND WETLAND AGENCY.
- IDENTIFY AND ADDRESS SOURCES OF WIND GENERATED DUST. PROVIDE SPECIAL CONSIDERATION TO HILL TOPS AND LONG REACHES OF OPEN GROUND WHERE SLOPES MAY BE EXPOSED TO HIGH WINDS. CONSIDER BREAKING UP LONG REACHES WITH TEMPORARY WINDBREAKS CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SEED WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: THE RECEIVING SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

	NO. DATE	REVISIONS REVISIONS PER TOWN COMMENTS	BY	BOLTON VETERINARY	project no.: 4798 date:	PREPARED FOR:		SHEET
ANIES OF PENDING EXCAVATION TO BEGINNING EXCAVATION.				HOSPITAL	3/21/22 Design by: GMM	Mr. Ed Grace VCP Associates, LLC 233 Boston Turnpike	LANDSCAPE PLAN	C-LS1
PE AND SEEDING NOTES				233 BOSTON TURNPIKE (ROUTE 44) BOLTON, CT	DRAWN BY: GMM CHECKED BY: SPC	(Route 44) Bolton, CT 06043	SCALE: 0 20' 40' 80' 1' = 40'	SHEET 8 OF 13

LANDSCAPE F	PLANTING SCHE	DULE		
BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	PLANT AS SHOWN
nelanchier x. grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
Betula nigra 'Heritage'	Heritage River Birch	8'-10' HT.	B&B	MULTI-STEM
Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" cal.	B&B	PLANT AS SHOWN
Malus 'Sugar Tyme'	Sugar Tyme Crabapple	3" cal.	B&B	PLANT AS SHOWN
Nyssa sylvatica 'Wildfire'	Wildfire Black Tupelo	3" cal.	B&B	PLANT AS SHOWN
Quercus palustris	Pin Oak	3" cal.	B&B	PLANT AS SHOWN
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" cal.	B&B	PLANT AS SHOWN
				•
Picea glauca	White Spruce	6'-8' Ht.	B&B	PLANT AS SHOWN
		•		•
llex glabra 'Compacta'	Compact Inkberry	No. 3	CONT.	4' O.C.
Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	No. 3	CONT.	3' O.C.
Rhododendron catawbiense 'Borsault'	Borsault Rhododendron	24"-30"	CONT.	4' O.C.
ododendron catawbiense 'Roseum Elegans'	Roseum Elgans Rhododendron	24"-30"	CONT.	4' O.C.
Taxus x. media 'Densiformis'	Dense Spreading Yew	No. 3	CONT.	3' O.C.
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4'—5' ht.	B&B	3' O.C.
Thuja occidentalis 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	No. 3	CONT.	3' O.C.
Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	No. 1	CONT.	2' O.C.

LANDSCAPE NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS
- AND RESIDENTIAL LANDSCAPE BUFFER AREAS. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS ND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL ARÈAS ARE STABILIZED AND ACCEPTED BY WNER'S REPRESENTATIVE
- PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
- BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM ECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF
- MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT 5.B.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND. 5.B.B. CONTAINER STOCK SHALL NOT BE POT BOUND. 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER. 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF I YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE
- BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
- CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING
- GUARANTEE PERIOD. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF
- DO NOT MARE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
- BARK MULCH/COMPOST 10%-12% B. COARSE SAND 40-45%
- 45-50% C. TOPSOIL 45-50% PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED 12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE. (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE). 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION
- NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED
- CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT ETTING AND DETERIORATION. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
- DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM
- STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE
- TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITT TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED ID DAYS PRIOR. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
- MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST TANDARDS WILL BE REJECTED 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING
- PREVENT DEHYDRATION. 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE THE AMERICAN ASSOCIATION OF NURSERYMEN. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING 17.C. TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO
- STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE 17.E. BRANCHES. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS
- 18. SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE
- TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN I INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT
- SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUEACTURER'S INSTRUCTIONS WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS
- CONTRÁCTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS: 25.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD. 25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
- ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE. MULCH TO BE APPLIED AS FOLLOWS: 26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE
- 26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
- 26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES. 26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS
- MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK. 27.8. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
- 27.C RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
- 27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT
- AND SEASON PERTIT. 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER. 27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER
- TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
- CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE
- ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
- 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

- SEEDING MIXTURE TYPE I (LAWN AREAS) BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE CHEWINGS RED FESCUE 30% OF MIXTURE PERENNIAL RYEGRASS 20% OF MIXTURE APPLICATION RATE: 4.50LBS. PER 1000 S.F.
- 2. SEEDING MIXTURE TYPE II (BASIN SLOPES) RETENTION BASIN WILDLIFE MIX - ERNMX-127
- BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321 APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE SEEDING MIXTURE TYPE IV (BASIN BOTTOM)
- 10% OF MIXTURE PERENNIAL RYEGRASS 10% OF MIXTURE CREEPING RED FESCUE ALSIKE CLOVER 5% OF MIXTURE 5% OF MIXTURE TURF-TYPE TALL FESCUE 70% OF MIXTUR
- APPLICATION RATE: 5.00 LBS PER 1,000 S.F LAWN AREAS SHALL HAVE A MINIMUM 4" DEPTH OF TOPSOIL. FLOOR AND SIDES OF INFILTRATION BASIN SHALL OT RECEIVE TOPSOIL TO PROMOTE INFILTRATION.
- SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO SCHARGING RUNOFF FROM THE STORMWATER SYSTEM. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL
- TO CONWED 2000 AND APPLIED AT THE RATE OF 1,400LBS. PER ACRE. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY
- GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD. ALL DISTURBED AREAS THAT ARE NOT PAVED OR COVERED BY STRUCTURES, UNLESS OTHERWISE NOTED, SHALL BE SEEDED TO LAWN.

 Civil & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS Civil & TRAFFIC ENGINEERS / LANDSCAPE ARCHITECTS 	plan is invalid unless it bears in bears in the seal of stamp, and al signature of the Professional Engineer, Land ayor, or Landscape Architect oduction techniques used in the production of this can stretch or shrink the paper. Scaling of this ing may be inaccurate. Contact DPI if additional mation is required. plan and other items prepared by Design essionals, Inc. (DPI) are instruments of service and in its property. The use of these items by DPI's is subject to the terms set forth in the agreement reen dient and DPI. Additional use of these items items is bited without the written consent of DPI.
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VCP Associates, LLC

233 Boston Turnpike

(Route 44)

Bolton, CT 06043

DESIGN BY: СММ

DRAWN BY

CHECKED BY

GMM

DETAILS & NOTES

C-LS2

SHEET 9 OF 13

BOLTON VETERINAR	BY SPC	REVISIONS REVISIONS PER TOWN COMMENTS	NO. DATE 1 4/29/2022
HOSPITAL			
233 BOSTON TURNPIKE (ROUTE 44) BOLTON, CT			

CONSTRUCTION NOTES:

- 1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
- 2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
- 3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- 4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
- 5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
- 6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
- 7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
- 8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
- 9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
- 10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
- 11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
- 12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
- 13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
- 14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
- 15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
- 16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
- 17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
- 18. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown must be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.
- 19. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings

as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.

- 20. The contractor shall protect and maintain the operation and service of all utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.
- 21. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
- 22. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
- 23. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
- 24. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
- 25. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.
- 26. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
- 27. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's reponsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.
- 29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
- 30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- 31. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified aeotechnical engineer. licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
- 32. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- 33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- 34. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
- 35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

- High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
- Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- 36. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
- 37. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
- 38. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate

	21 JEFFREY DRIVE P.O. BOX 1167 • This plan is invalid unless it bears the seal or stamp, and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect	
	NDSOR, CT 06074 60-291-8755 - T 60-291-8757 - F 60-291-8757 - F 60-291-8757 - F	
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CIVIL & TRAFFIC ENGINEERS / LAND S Planners / Landscape Archit	SURVEYORS dient is subject to the terms set forth in the agreement between dient and DPI. Additional use of these items is prohibited without the written consent of DPI.	Copyright © 2019 Design Professionals, Inc. – All Rights Reserved

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trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be

- 39. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
- 40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
- 41. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
- 42. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
- 43. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
- 44. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
- 45. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
- 46. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer orthe authority having iurisdiction.
- 47. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
- 48. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
- 49. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
- 50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.
- 51. All pumped discharge must utilize silt—sac or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.
- AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR.
- The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

ACCESSIBLE PARKING SIGN N.T.S.

ACCESSIBLE PARKING SIGN POST

· 10' —— LINES, TYP. <u>NOTES:</u> SYMBOL' DETAIL 1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A

<u>→|</u> 5'

MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS. ACCESSIBLE PARKING SPACE N.T.S.

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SEE 'ACCESSIBLE PARKING SIGN POST' & 'ACCESSIBLE PARKING SIGN' DETAILS

-4" WHITE PAINTED

SEE 'ACCESSIBLE PARKING

SEE 'ACCESSIBLE PARKING SIGN POST' & 'ACCESSIBLE PARKING SIGN' DETAILS

-4" WHITE PAINTED

SEE 'ACCESSIBLE PARKING

EXISTING	DESCRIPTION	PROPOSED
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SANITARY SEWER 	4 SINGLE SOLID WHITE LINE BIT. CONC. LIP CURB PRECAST CONCRETE CURB SANITARY SEWER MAIN SANITARY SEWER MAIN SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE STORM DRAIN PIPE ROOF LEADER UNDERDRAIN STORM DRAIN MANHOLE CURB INLET CATCH BASIN YARD DRAIN	SSWL BCLC PCC S S S S S S S S S S S S S S S S S
SANITARY SEWER $ \begin{array}{c} - & - & s_{x} - & - & s_{x} - \\ - & - & s_{x} - & - & s_{x} - \\ \hline & & & & \\ \hline \hline & & & \\ \hline \hline & & & \\ \hline & & & \\ \hline \hline \\$	4 SINGLE SOLID WHITE LINE BIT. CONC. LIP CURB PRECAST CONCRETE CURB SANITARY SEWER MAIN SANITARY SEWER MAIN SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE STORM DRAIN PIPE CURB INLET CATCH BASIN YARD DRAIN STORM DRAIN SANITARY SEWER MANHOLE CURB INLET CATCH BASIN YARD DRAIN	SSWL BCLC PCC S S S S S S S S S S S S S S S S S
SANITARY SEWER $ s_x s_x$	4 SINGLE SOLID WHITE LINE BIT. CONC. LIP CURB PRECAST CONCRETE CURB SANITARY SEWER MAIN SANITARY SEWER MAIN SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE STORM DRAIN PIPE CURB INLET CATCH BASIN YARD DRAIN SPOT ELEVATION	SSWL BCLC PCC S S S S S S S S S S S S S S S S S
SANITARY SEWER 	4 SINGLE SOLID WHITE LINE BIT. CONC. LIP CURB PRECAST CONCRETE CURB SANITARY SEWER MAIN SANITARY SEWER MAIN SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE STORM DRAIN PIPE ROOF LEADER UNDERDRAIN STORM DRAIN MANHOLE CURB INLET CATCH BASIN YARD DRAIN YARD DRAIN SPOT ELEVATION	SSWL BCLC PCC S S S S S S S S S S S S S S S S S

PAINTED WHITE SYMBOL-

ACCESSIBLE PARKING SYMBOL

N.T.S. PREPARED FOR: VETERINARY NOTES, LEGEND, & SHEET Mr. Ed Grace 3/21/22 C-D1 VCP Associates, LLC SPITAL DESIGN BY: GMM DETAILS 233 Boston Turnpike DRAWN BY: URNPIKE (ROUTE 44) (Route 44) GMM CHECKED BY: SHEET 10 OF 13 Bolton, CT 06043 TON, CT

PROPERTY OWNERS: NORMAN J PREUSS JR TR & SHARON B PREUSS TR 233 BOSTON TURNPIKE BOLTON, CT 06043

MARIO ANSALDI 12 WILLIAMS ROAD BOLTON, CT 06043

APPLICANT: VETERINARIANS OF EASTERN CONNECTICUT LLC C/O ED GRACE 222 BOSTON TURNPIKE BOLTON, CT 06043 (860)646-6134

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS	CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECI GENERAL
GENERAL CUI TEC RECHARGER 330XI HD CHAMBERS ARE DESIGNED FOR UNDERGROUND	CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO C MODEL 330XLHD STORMWATER CHAMBERS.
STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.	CHAMBER PARAMETERS 1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, IN
CHAMBER PARAMETERS	 THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIC (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA.	3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
(200-110-4410 01(1-000-420-0002)	4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
 THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR 	5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVL TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) I
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.	 THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED WITHOUT STONE.
	7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.	8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A HAVING NO SEPARATE END PLATES OR SEPARATE END WA CILI TEC RECHARGER STORWWATER CHAMBER AND ACT A
CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS	MANIFOLD. 9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFF
	RECOMMENDED INSTALLATION INSTRUCTIONS.
 THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m) 	10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:
	CULTEC NO. 410™ NON-WOVEN GEOTEXTIL
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm).	CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY RECHARGER® STORMWATER INSTALLATIONS TO
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS	INTO THE STONE.
OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm)	GEOTEXTILE PARAMETERS
11.75 INCHES (298 mm).	 THE GEOTEXTILE SHALL BE PROVIDED BY CUI 1-800-428-5832)
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR	2. THE GEOTEXTILE SHALL BE BLACK IN APPEAR
SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG	3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEI
	4. THE GEOTEXTILE SHALL HAVE A TENSILE STR
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT ³ / FT (0.693 m ³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52 213 FT ³ / UNIT (1 478 m ³ / UNIT) - WITHOUT	5. THE GEOTEXTILE SHALL HAVE AN ELONGATIC
STONE.	
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE	TESTING METHOD.
$0.913 \text{ F}^{3}/\text{F}^{1}$ (0.085 m ³ /m) - WITHOUT STONE.	 THE GEOTEXTILE SHALL HAVE A PUNCTURE S TESTING METHOD.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.	 THE GEOTEXTILE SHALL HAVE A CBR PUNCTU TESTING METHOD.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.	 THE GEOTEXTILE SHALL HAVE A TRAPEZOID T TESTING METHOD.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH	10. THE GEOTEXTILE SHALL HAVE A AOS VALUE O METHOD.
THIS UNIT.	11. THE GEOTEXTILE SHALL HAVE A PERMITTIVIT METHOD.
15. THE RECHARGER 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.	12. THE GEOTEXTILE SHALL HAVE A WATER FLOW ASTM D4491 TESTING METHOD.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER	 THE GEOTEXTILE SHALL HAVE A UV STABILIT TESTING METHOD.
HAVING ONE FULLY FORMED IN LEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH	
X 34.5 INCHES (876 mm) WIDE.	CULTEC NO. 4800 [™] WOVEN GEOTEXTILE
	CAUSED BY WATER MOVEMENT WITHIN THE CULTI
CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH	CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USE TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMI

AND HAVING NO SEPARATE END PLATES OR END WALLS.

- WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
- 20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.

- 24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF JAPMO PS 63-2019 INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
- 26.MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
- 27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED

