

195 Governor's Highway Site Modifications

Town of South Windsor

Application for Site Plan of Development - Modification

Project Development Narrative

8/4/2022

The 195 Governor's Highway Site Modifications project, the subject of this application for a site plan modification, involves new work within and adjacent to the existing parking lot at the existing commercial development located at 195 Governor's Highway. Hyaxiom – A Doosan Company intends to add new truck loading bays to their existing facility, and perform the associated site improvements to support this upgrade.

New work includes the removal of a small existing building annex, sealcoating of existing pavement, repair of existing drainage structures, drainage and utility relocations, and addition of a new paved driveway access. Site accessories including fences, gates, and light poles will also be installed as part of the project improvements. As depicted on the attached plans, the new work is primarily focused on the modifications to the existing parking lot and the addition of a new paved driveway access. Utility, drainage, and building work is ancillary to the site construction and minor in nature overall.

Utility work will be limited to the relocation of an existing P.I.V for fire protection, running of new conduits for site lighting and gate controls, and installation of new light poles.

The new work does not include the construction of an entirely new drainage system or any stormwater quality or stormwater detention units. Drainage work will be limited to the replacement/upgrading/relocation of the existing on-site drainage system. This includes the replacement of an existing drainage structure, replacement/repair of exiting drainage structure tops, and the installation of 3 new drainage structures (1 catch basin and 2 manholes) with new piping between the structures. The replaced/new drainage structures will be connected to existing outlet pipes, and there will be no new outfalls created. Post-construction drainage patterns across the parking lot will mimic those of the existing conditions, and there will be no significant changes to the amount of runoff entering the existing drainage system in the vicinity of the new drainage structures. There will also be no post-construction changes to stormwater quality or the total quantity of drainage inlet structures when compared to existing conditions.

As a result of the new paved driveway access, there will be a slight increase in the amount of on-site impervious areas when compared to existing conditions. To compensate for this change, a shallow depression will be created in the lawn area downgradient of the paved driveway. This depression is intended to intercept runoff and allow for infiltration of the captured runoff into the lawn, to prevent any significant increase in the amount of runoff entering the existing drainage structures as a result of this increased impervious area.

There will be no new building construction or building additions as a result of the new work. Upon the removal of the existing building annex, interior renovations will take place within the footprint of the existing building to allow for the creation of the new truck loading bays.