THE GATEWAY

SITE PLAN

220, 245, 265 & 270 GATEWAY BOULEVARD ~ SOUTH WINDSOR ~ CT

#15300190, 15300218, #15300240 & #15300274

ZONING TABLE

ZONE: GD ZONE (BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE)

ITEM	REQUIRED/ ALLOWED	PREVIOUSLY APPROVED (200 & 205 GATEWAY BOULEVARD)	PROPOSED (220, 245, 265 & 270 GATEWAY BOULEVARD)
LOT AREA	3 AC MIN.	12.99 AC	32.86 AC
LOT FRONTAGE	200'	270'	1269'
LOT DEPTH	200'	1065.27'	1065.27'
FRONT YARD	65'	67'	67'
SIDE YARD	25'	45.9'	45.9'
REAR YARD	10'	900'	134.61'
BUILDING HEIGHT	90'/6 STORIES*	26.4' (1 STORY)	31.25' (1 STORY)*
PARKING	SEE BELOW**	124	488**
INTERIOR LANDSCAPING	10%	10.5%	10.3%
IMPERVIOUS COVERAGE	60%	24.6%	34.57%***

NOTES:

* PROPOSED BUILDINGS TO BE SIZED INDIVIDUALLY PER TENANT AND ZONING REQUIREMENTS. DISTANCE FROM PROPERTY LINE WILL DEFINE MAXIMUM HEIGHT OF EACH BUILDING:
30' MAX BUILDING HEIGHT (2 STORIES) WITHIN 125' OF PUBLIC STREET RIGHT OF WAY.
60' MAX BUILDING HEIGHT (4 STORIES) > 125' FROM PUBLIC RIGHT OF WAY.
90' MAX HEIGHT (6 STORIES) > 200' FROM THE PUBLIC RIGHT OF WAY MAY BE GRANTED WITH COMMISSION APPROVAL.

** PARKING CALCULATION:

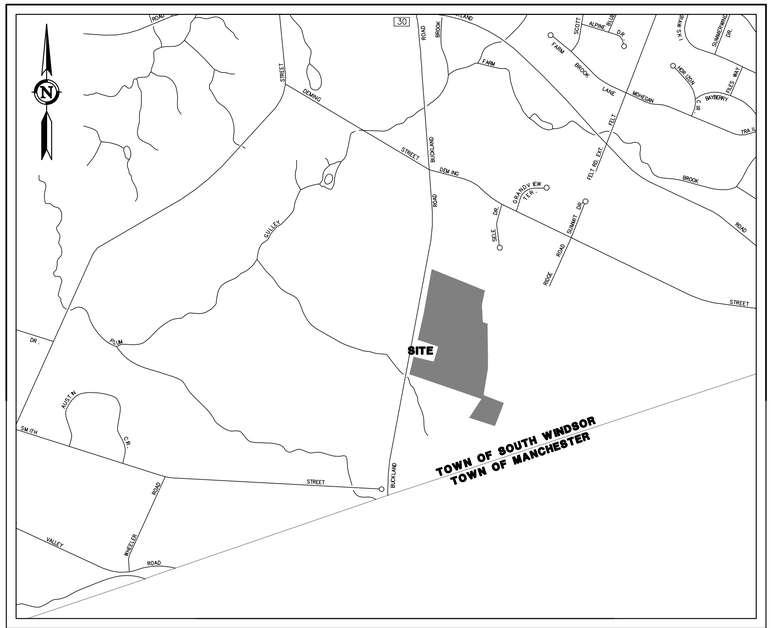
PROPOSED 50,400 SQFT (GFA) OFFICE:
50,400 (GFA) @ 4 SPACE/1,000 SQFT GFA =
202 MINIMUM SPACES REQUIRED

PROPOSED 38,880 SQFT (GFA) RETAIL:
38,880 (GFA) @ 1 SPACE/200 SQFT GFA =
195 MINIMUM SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 397 SPACES
TOTAL PARKING SPACES PROVIDED = 488 SPACES
EXCESS PROPOSED PARKING SPACES = 91 SPACES

THE GATEWAY WILL HAVE A TOTAL OF 612 PARKING SPACES WITH THE TWO APPROVED BUILDINGS AND FOUR PROPOSED BUILDINGS. THERE ARE 180 SPACES LOCATED BETWEEN THE BUILDINGS AND BUCKLAND ROAD, LESS THAN ONE THIRD OF THE TOTAL AS REQUIRED PER THE ZONING REGULATIONS.

*** IMPERVIOUS COVERAGE WAS CALCULATION FOR ALL DEVELOPMENT AT 200, 205, 220, 245, 265 & 270 GATEWAY BOULEVARD. THE SITES TOTAL 32.86 ACRES. 200 & 205 GATEWAY BLVD INCLUDE A PREVIOUSLY APPROVED 3.19 ACRES OF IMPERVIOUS SURFACE. THE NEW DEVELOPMENT PROPOSES AN ADDITIONAL 8.17 ACRES OF IMPERVIOUS SURFACE, BRINGING THE ENTIRE SITE'S TOTAL UP TO 11.36 ACRES.
11.36 AC / 32.86 AC = 34.57% IMPERVIOUS COVERAGE



LOCATION MAP
SCALE: 1"=1,000'

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PRELIMINARY
NOT FOR CONSTRUCTION
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PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
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6 EXECUTIVE DRIVE, SUITE 100
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1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
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Buckland East, LLC
6 Executive Drive
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Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DRAWN BY: BPW
CHKD BY: DMI
DESIGNED BY: BPW

REVISIONS

NO	DATE	BY

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

SHEET
COVER SHEET

SHEET
C-T1
SHEET 1 OF 17

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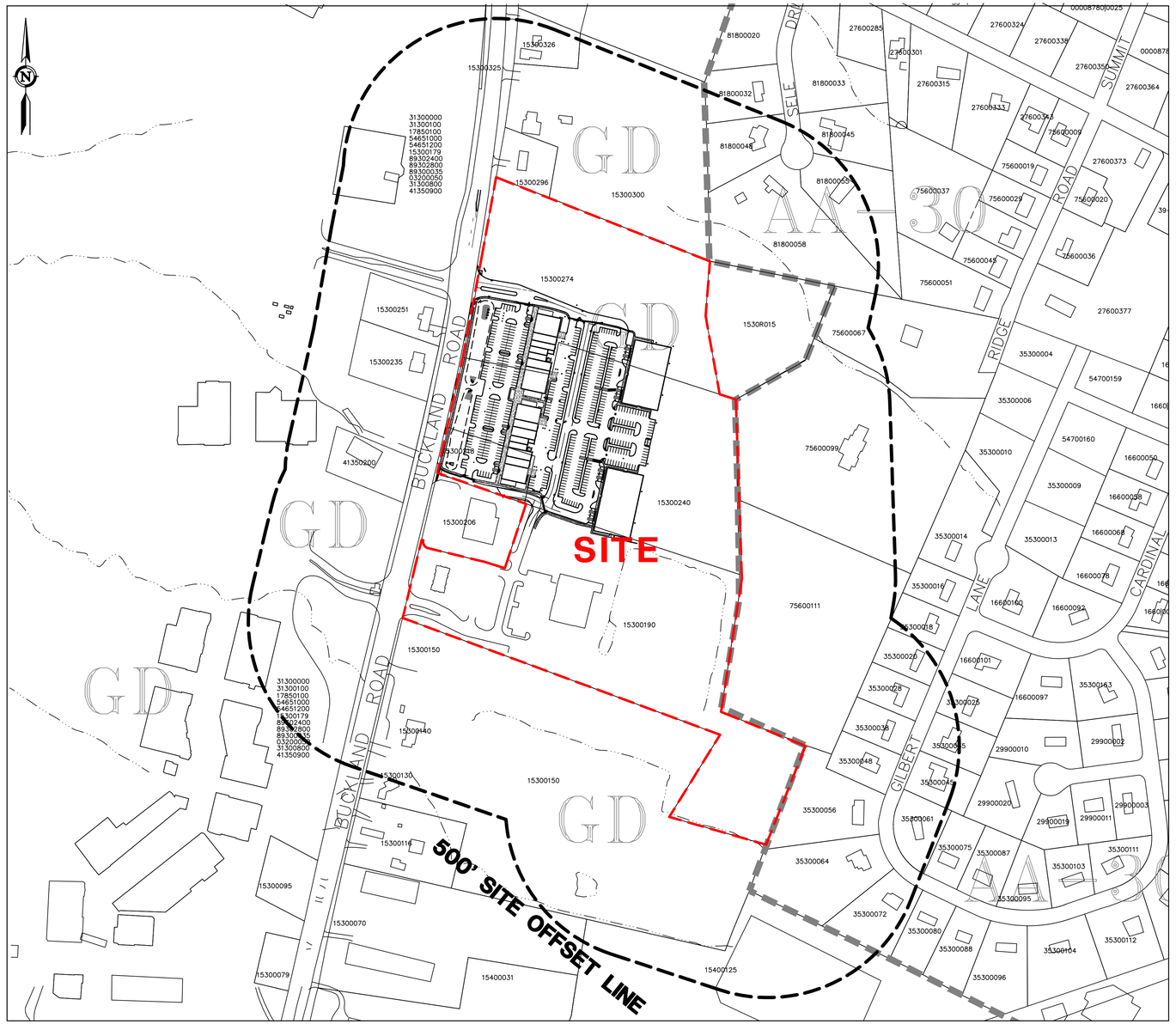
KEY MAP

N/F 500' ABUTTERS

STREET ADDRESS	OWNER	PARCEL ID
218 BUCKLAND ROAD	515 WEST MIDDLE TURNPIKE	15300218
240 BUCKLAND ROAD	515 WEST MIDDLE TURNPIKE	15300240
251 BUCKLAND ROAD	EVERGREEN WALK LLC	15300251
200 HEMLOCK AVENUE	KRISHRELTIC LLC	41350200
274 BUCKLAND ROAD	1 MUNSON ROAD LLC	15300274
99 RIDGE ROAD	WOLF BEVERLY G	75600099
111 RIDGE ROAD	JACQUES MURIEL M TR	75600111
326 BUCKLAND ROAD	SCHIAVONE STEVEN & LUCIA KAWA	15300326
206 BUCKLAND ROAD	ROUNSEVILLE MARRION & ROY TRUSTEES	15300206
235 BUCKLAND ROAD	EVERGREEN WALK LLC	15300235
179 BUCKLAND ROAD	EVERGREEN WALK LLC	15300179
325 BUCKLAND ROAD	SOUTH WINDSOR TOWN OF	15300325
296 BUCKLAND ROAD	MESSIAH EVANGELICAL LUTHERAN CHURCH	15300296
300 BUCKLAND ROAD	MESSIAH EVANGELICAL LUTHERAN CHURCH	15300300
67 RIDGE ROAD	JACQUES ANN M	75600067
32 SELE DRIVE	MARGIOTT PAUL R & VICTORIA A M	81800032
45 SELE DRIVE	KOCHERLA MOHAN R &	81800045
48 SELE DRIVE	MIREK RONALD J & CAROLYN T	81800048
55 SELE DRIVE	ALKHAYER LEWA	81800055
58 SELE DRIVE	CAO DENNIS HAN & MICHELLE YEUNG	81800058
800 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300800
100 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300100
100 CEDAR AVENUE	REALTY INCOME PROPERTIES 21 LLC	17850100
2800 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES LLC	89302800
35 TAMARACK AVENUE	BUCKLAND ROAD RETAIL LLC	89300035
EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300000
2400 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES II LLC	89302400
EVERGREEN WALK	CURRENT RESIDENT	31300000
1000 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651000
1200 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651200
50 ANDREWS WAY	SOUTH WINDSOR DEVELOPERS LLC	3200050
R015 BUCKLAND ROAD	WOLF & GUERRA LLC	1530R015
900 HEMLOCK AVENUE	EVERGREEN CROSSING RETIREMENT COMMUNITY	41350900
150 BUCKLAND ROAD	KRAWSKI WILLIAM J ESTATE OF	15300150
130 BUCKLAND ROAD	KRAWSKI WILLIAM J ESTATE OF	15300130
125 BUCKLAND HILLS DRIVE	TARGET CORPORATION T1249	15400125
18 GILBERT LANE	VENKATESAN SATISH &	35300018
20 GILBERT LANE	NAYAK HIMADRI SEKHAR	35300020
28 GILBERT LANE	FERNANDES ANTONIO H & KAREN G	35300028
38 GILBERT LANE	CASSONE JOSEPH J III & LORI J	35300038
48 GILBERT LANE	CHEN QIAN	3300048
45 GILBERT LANE	JEZOUIT DONNA N	35300045
35 GILBERT LANE	SCALORA GIUSEPPE & ROSETTA V	35300035
25 GILBERT LANE	GUNTI RADESH &	35300025
61 GILBERT LANE	COELHO JAMES	35300061
72 GILBERT LANE	NAGENDRAPPA MASARUR S G &	35300072
64 GILBERT LANE	XING LEI &	35300064
56 GILBERT LANE	MCCABE JOHN C & BARBARA A	35300056
140 BUCKLAND ROAD	KRAWSKI WILLIAM J ESTATE OF	15300140
70 BUCKLAND ROAD	225 CPN LLC	15300070



KEY MAP
SCALE: 1"=200'

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
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PROJECT NO.	DATE	DESIGN BY:	DRAWN BY:	CHK'D BY:
3530.M	5/13/2020	BPW	BPW	DMI

REVISIONS

NO.	DATE	BY

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

KEY MAP

SHEET
C-T2
SHEET 2 OF 17

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REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. "SUBDIVISION PLAN, PROPERTY LINE ADJUSTMENT PLAN, 199 & 245 BUCKLAND ROAD AND 274 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/18/2018 AND 1/23/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

DEMOLITION PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. TOTAL ONSITE DISTURBANCE: 11.3 ACRES±.
3. TOTAL OFFSITE DISTURBANCE: 0.1 ACRES± FOR UTILITY PURPOSES ONLY.
4. ALL EXISTING UTILITIES TO BE REMOVED OR ABANDONED SHALL BE CONSTRUCTION NOTES.
5. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANIES GUIDELINES AND REQUIREMENTS.

PROPERTY OWNERS:
BUCKLAND EAST, LLC
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
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6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
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C-DM1
SHEET 3 OF 17

DEMOLITION PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

NO.	DATE	REVISIONS	BY

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

PROJECT NO:	3530.M
DATE:	5/13/2020
DESIGN BY:	BPW
DRAWN BY:	DHJ
CHECKED BY:	BPW

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Farmington, CT 06032
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ZONING TABLE

ZONE: GD ZONE (BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE)

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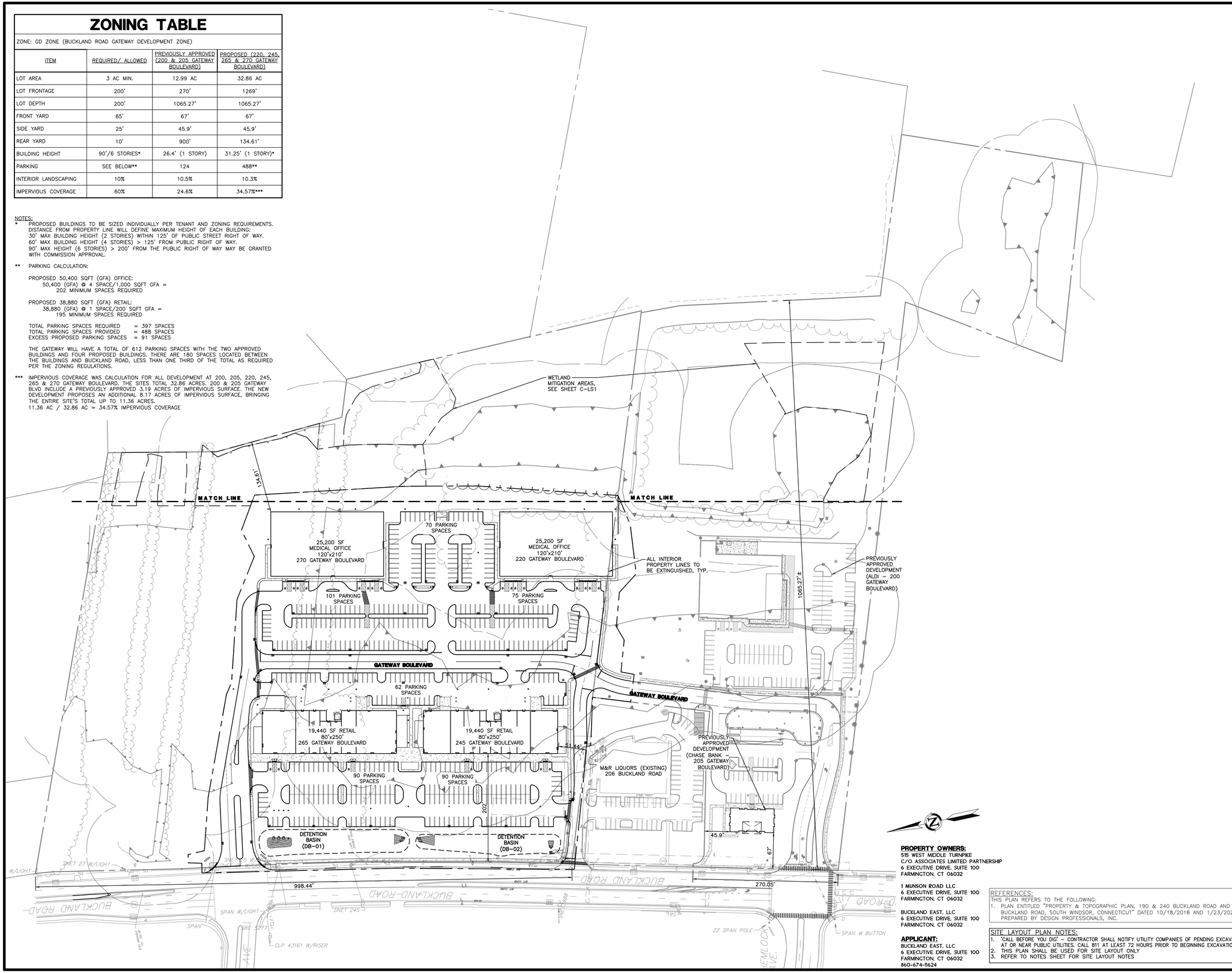

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

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6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
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REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 190 & 240 BUCKLAND ROAD AND 274 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/18/2018 AND 1/23/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

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Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DRAWN BY: BPW
CHK'D BY: DMI
DESIGN BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

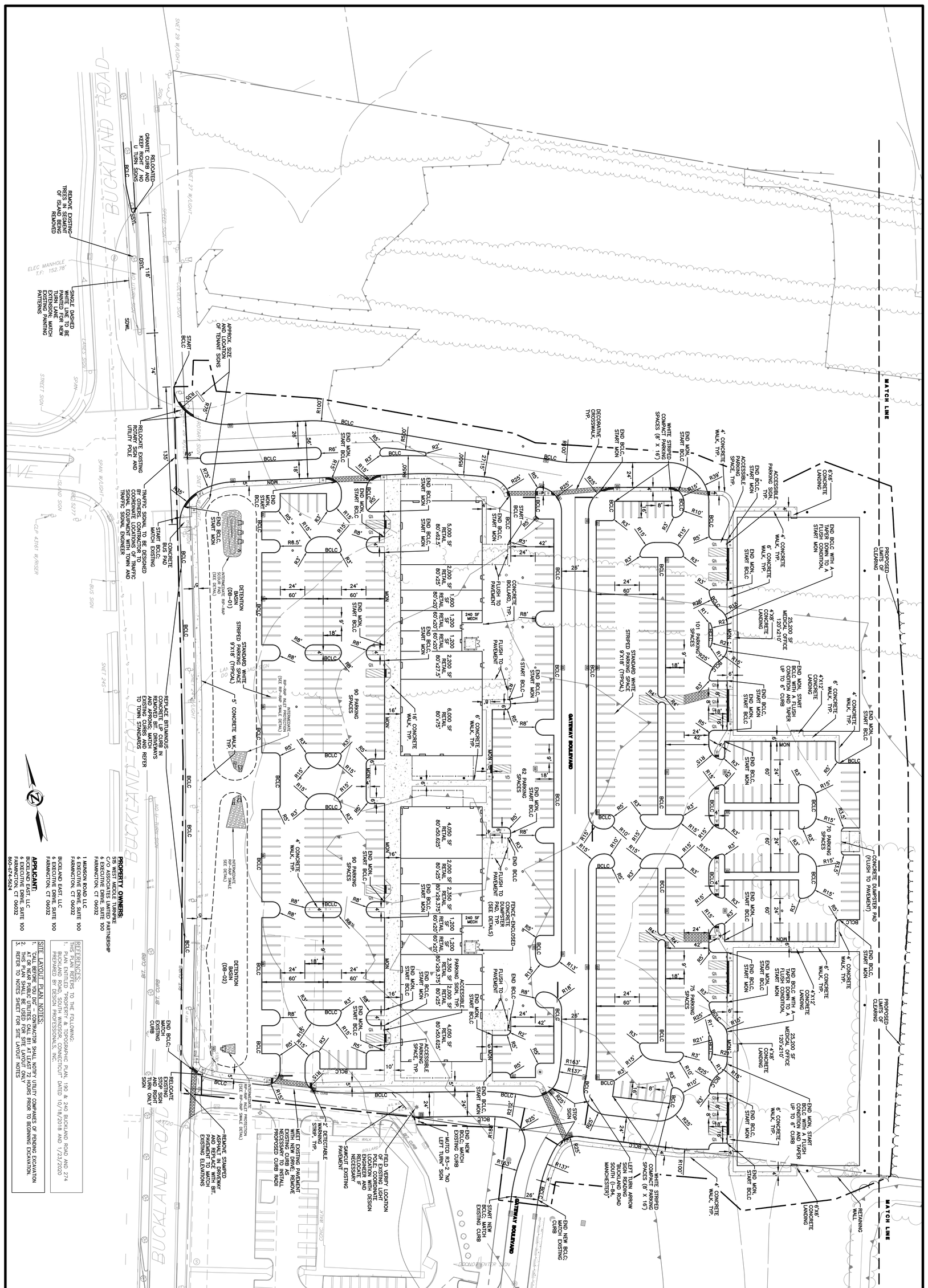
NO.	DATE	REVISIONS	BY

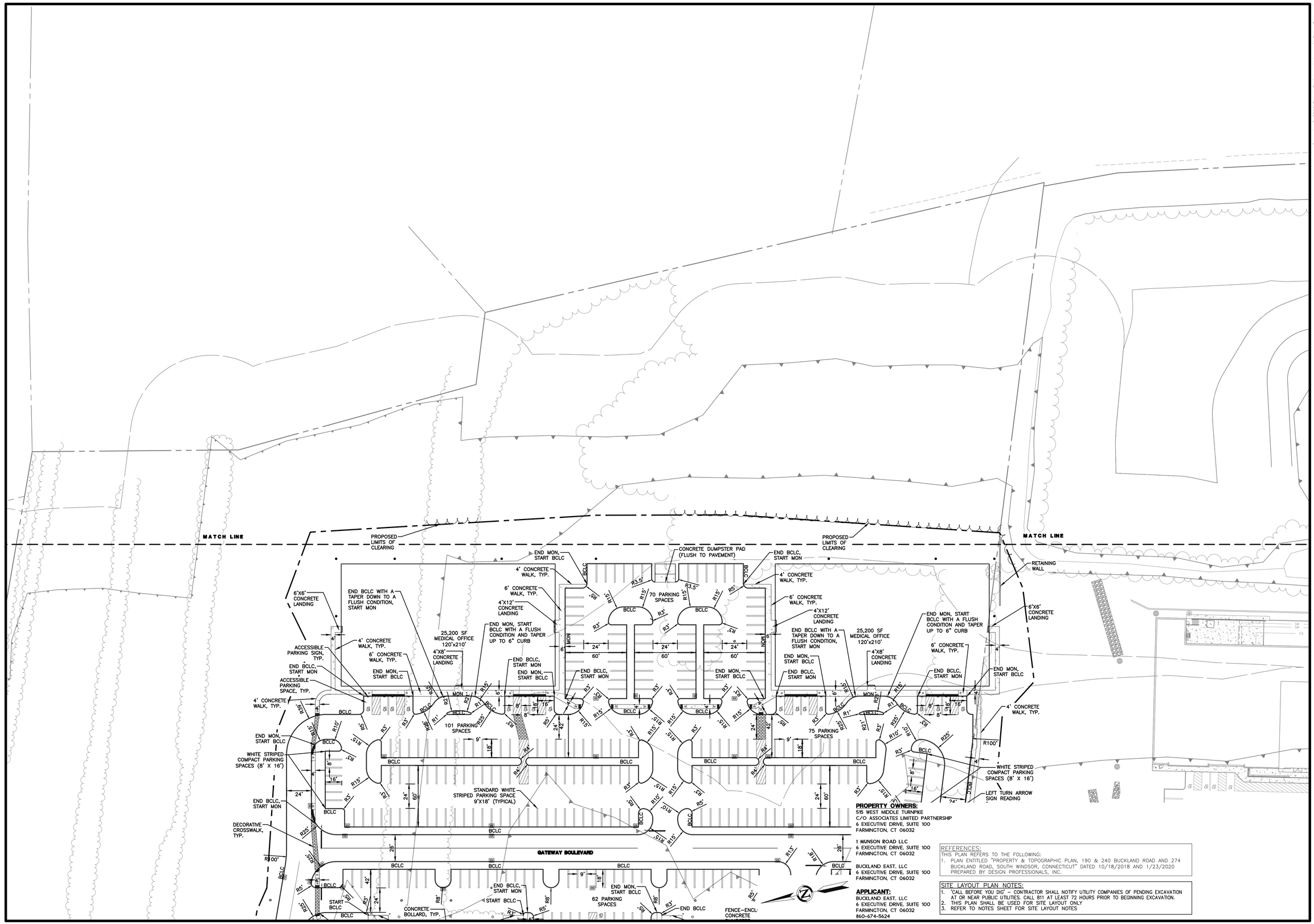
OVERALL SITE PLAN

SCALE: 1" = 80' (0, 40', 80', 160')

SHEET
C-OS1
SHEET 4 OF 17

File: C:\jobs\3530\Autocad\North Building\3530 North-Site Planning Layout: 04 C-OS1 Plotted: 5/13/2020 3:02 PM Last Saved: 5/13/2020 2:55 PM Last Saved By: RachelMeier


BUCKLAND ROAD
GATEWAY BOULEVARD
MATCH LINE
MATCH LINE
PROPOSED LIMITS OF CLEARING
PROPOSED LIMITS OF CLEARING
RELOCATED GRANITE CURB AND KEEP U TURN SIGNS
REMOVE EXISTING TREES IN SEGMENT OF ISLAND BEING REMOVED
SINGLE DASHED WHITE LINE TO BE PAINTED FOR NEW TURN LANE EXTENSION; MATCH EXISTING PAINTING PATTERNS
APPROX. SIZE AND LOCATION OF TENANT SIGNS
RELOCATE EXISTING ROTARY SIGN AND UTILITY POLE
TRAFFIC SIGNAL TO BE DESIGNED BY OTHERS. CONTRACTOR TO INSTALL TRAFFIC SIGNAL EQUIPMENT WITH TOWN AND TRAFFIC SIGNAL ENGINEER
CONCRETE BUS PAD
DETENTION BASIN (DB-01)
DETENTION BASIN (DB-02)
REPLACE DRIVEWAYS IN REMOVED BIT. DRIVEWAYS WITH CONCRETE LIP CURB TO MATCH EXISTING CURBS AND REFER TO TOWN STANDARDS
RELOCATE STOP SIGN AND RIGHT TURN ONLY SIGN
REMOVE STAMPED CONCRETE DRIVEWAY AND REPLACE WITH BIT. PAVEMENT TO MATCH EXISTING ELEVATIONS
MATCH EXISTING CURB
FIELD VERIFY LOCATION OF EXISTING LIGHT POLE; COORDINATE RELOCATION WITH ENGINEER AND DESIGN
SAWCUT EXISTING PAVEMENT
2' DETECTABLE WARNING STRIP, TYP.
MATCH EXISTING ASPHALT WITH NEW DRIVE; REMOVE EXISTING CURB AS NECESSARY TO INSTALL PROPOSED CURB RADII
END NEW BCLC; MATCH EXISTING CURB
LEFT TURN ONLY SIGN
RETAINING WALL
4'X6' CONCRETE LANDING
4' CONCRETE WALK, TYP.
6' CONCRETE WALK, TYP.
ACCESSIBLE PARKING SPACE, TYP.
WHITE STRIPED COMPACT PARKING SPACES (8' X 16')
STANDARD WHITE STRIPED PARKING SPACE 9'X18' (TYPICAL)
5' CONCRETE WALK, TYP.
16' CONCRETE WALK, TYP.
90 PARKING SPACES
62 PARKING SPACES
101 PARKING SPACES
CONCRETE DUMPSTER PAD (FLUSH TO PAVEMENT)
FENCE-ENCLOSED DUMPSTER PAD, TYP. (SEE DETAILS)
FLUSH TO PAVEMENT
6" CONCRETE BOLLARD, TYP.
240 SF MECH
5,000 SF RETAIL 80'x62.5'
2,000 SF RETAIL 80'x25'
1,600 SF RETAIL 80'x20'
1,200 SF RETAIL 60'x20'
2,200 SF RETAIL 80'x27.5'
6,000 SF RETAIL 80'x75'
4,050 SF RETAIL 80'x50.625'
2,350 SF RETAIL 80'x29.375'
25,200 SF MEDICAL OFFICE 120'x210'
ACCESSIBLE SPACE, TYP.
END BCLC WITH A TAPER DOWN TO A FLUSH CONDITION.
END BCLC WITH A FLUSH CONDITION, START MON
END MON, START BCLC WITH A FLUSH CONDITION UP TO 6" CURB
END MON, START BCLC WITH A TAPER UP TO 6" CURB
4'X12' CONCRETE LANDING
4'X18' CONCRETE LANDING
STOP SIGN
RIGHT TURN ARROW SIGN READING "BUCKLAND ROAD MANCHESTER"
SNET 29 WLIGHT
SNET 27 WLIGHT
SNET 245
SPAN WLIGHT
ELEC MANHOLE T.F. 152.78'
GAS GATE
GAS LINE MARKER
CATV RISER
CATV PEDESTAL
SIGN
SPAN
SIGN
BUS SIGN
DOCOMO ENTITY SIGN
SIGN
SIGN



PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
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SITE LAYOUT PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

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PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.	3530.M
DATE	5/13/2020
APPR. BY:	BPW
DRAWN BY:	DMI
DESIGN BY:	BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO.	DATE	REVISIONS	BY

SITE PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-SP2
SHEET 6 OF 17

File: C:\Jobs\3530\Autocad\North Buildings\3530 North-Site Plan.dwg Layout: 06 C-SP2 Plotted: 5/13/2020 3:04 PM Last Saved: 5/13/2020 2:55 PM Last Saved By: RachelMeer

MATCH LINE

MATCH LINE

SHEET V-2

SHEET V-1

SHEET V-4

SHEET V-2

BUCKLAND ROAD

BUCKLAND ROAD

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
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2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DRAWN BY: BPW
CHK'D BY: DMI
DESIGN BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#153002240 & #153002274

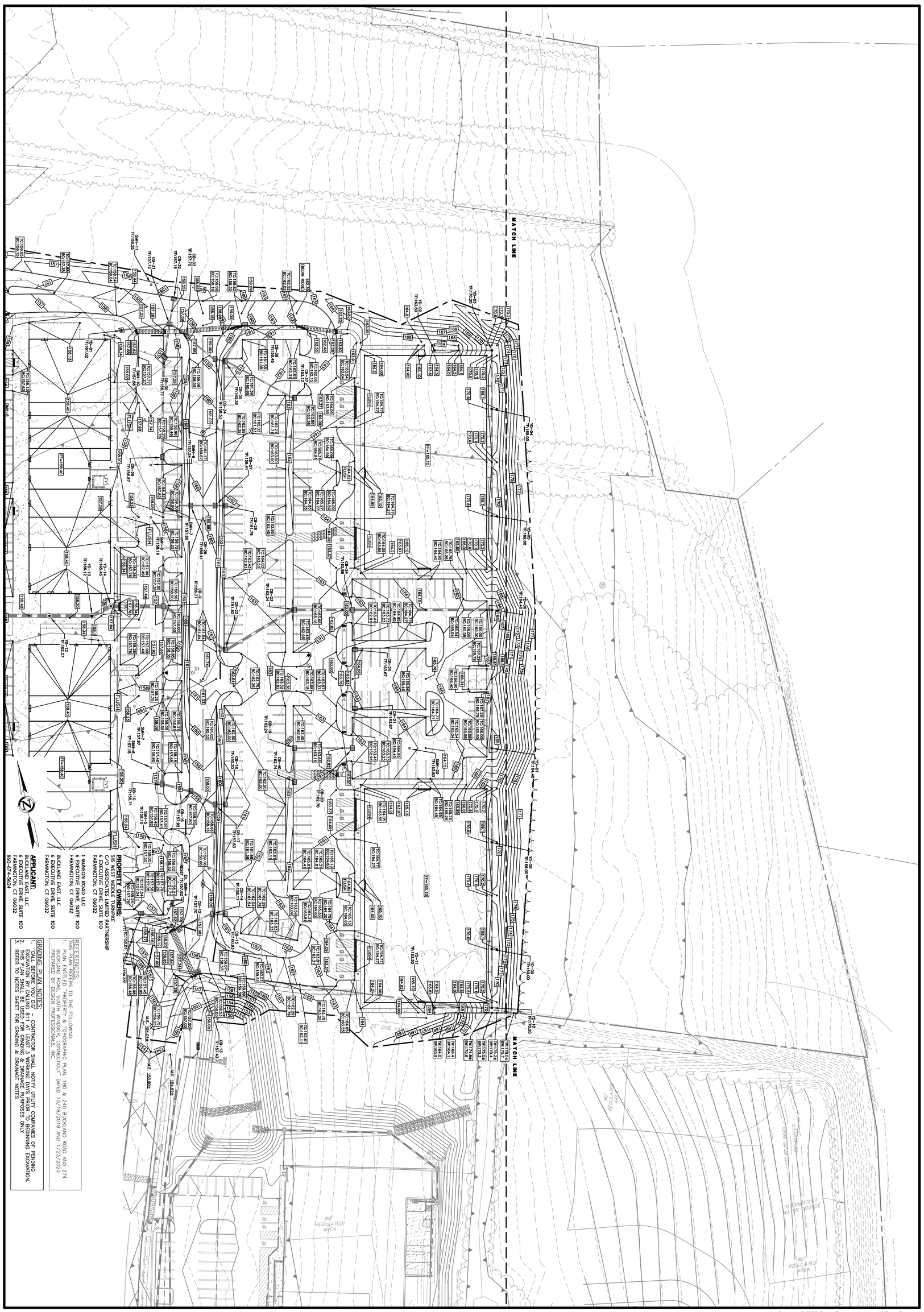
NO.	DATE	REVISIONS	BY

GRADING PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-GD1
SHEET 7 OF 17

File: C:\Jobs\3530\Autocad\North Buildings\3530 North-Site Pipe.dwg Layout: 07 C-GD1 Plotted: 5/13/2020 3:05 PM Last Saved: 5/13/2020 2:55 PM Last Saved By: RachelMeier



APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

PROPERTY OWNERS:
55 BUCKLAND ROAD, LLC
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

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SHEET C-GD2
SHEET 8 OF 17

GRADING PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

NO.	DATE	REVISIONS	BY

THE GATEWAY
SITE PLAN

220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

PROJECT NO:	3530.M
DATE:	5/13/2020
DESIGN BY:	BPW
DRAWN BY:	DHI
CHECKED BY:	BPW

PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

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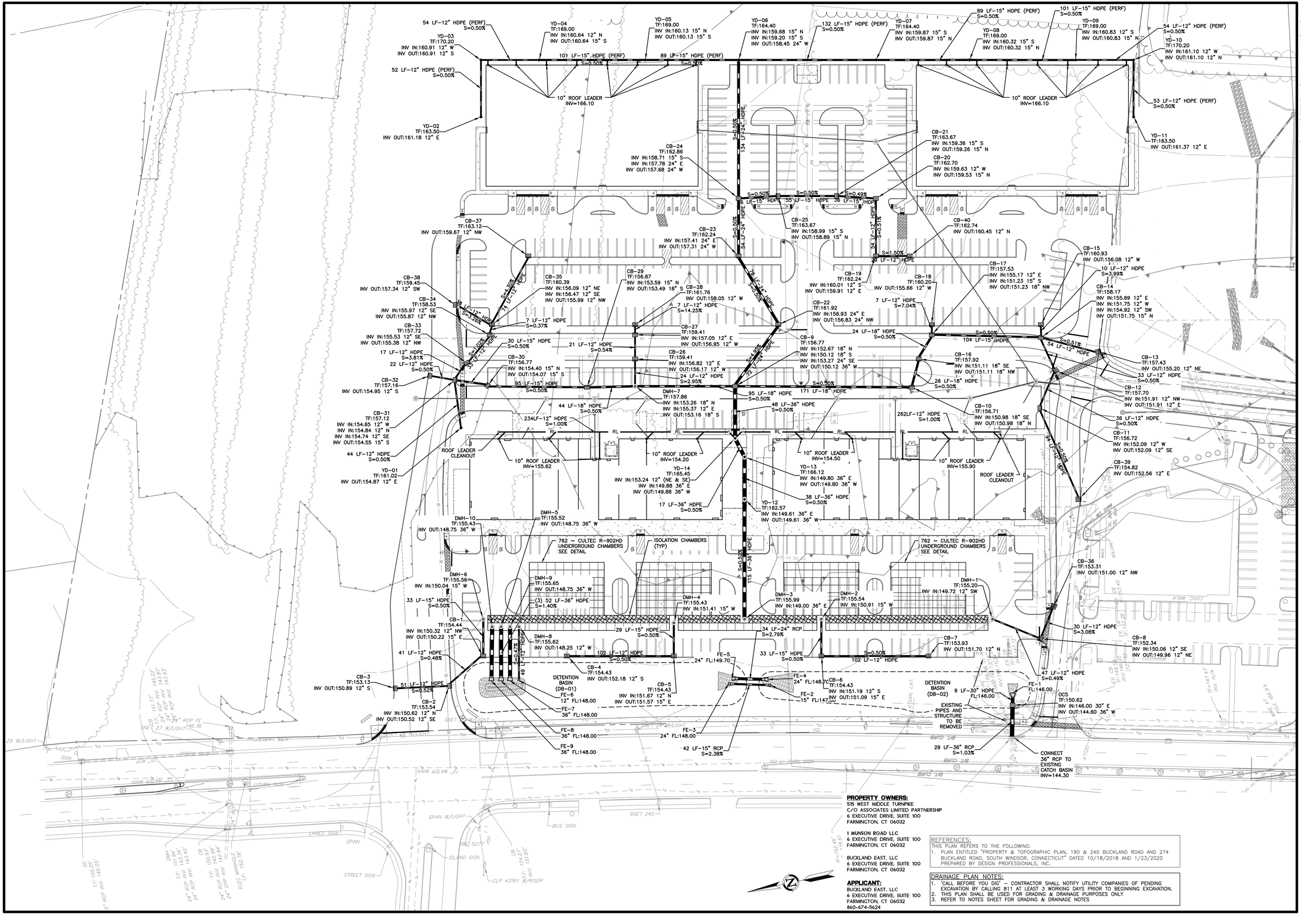
54 LF-12" HDPE (PERF) S=0.50%
YD-04 TF:169.00 INV IN:160.64 12" N INV OUT:160.64 15" S
YD-05 TF:169.00 INV IN:160.13 15" N INV OUT:160.13 15" S
YD-06 TF:164.40 INV IN:159.68 15" N INV IN:159.20 15" S INV OUT:158.45 24" W
132 LF-15" HDPE (PERF) S=0.50%
YD-07 TF:164.40 INV IN:159.87 15" S INV OUT:159.87 15" N
89 LF-15" HDPE (PERF) S=0.50%
YD-08 TF:169.00 INV IN:160.32 15" S INV OUT:160.32 15" N
101 LF-15" HDPE (PERF) S=0.50%
YD-09 TF:169.00 INV IN:160.83 12" S INV OUT:160.83 15" N
54 LF-12" HDPE (PERF) S=0.50%
YD-03 TF:170.20 INV IN:160.91 12" W INV OUT:160.91 12" S
101 LF-15" HDPE (PERF) S=0.50%
89 LF-15" HDPE (PERF) S=0.50%
YD-10 TF:170.20 INV IN:161.10 12" W INV OUT:161.10 12" N
52 LF-12" HDPE (PERF) S=0.50%
10" ROOF LEADER INV=166.10
10" ROOF LEADER INV=166.10
53 LF-12" HDPE (PERF) S=0.50%
YD-02 TF:163.50 INV OUT:161.18 12" E
YD-11 TF:163.50 INV OUT:161.37 12" E
CB-24 TF:162.86 INV IN:158.71 15" S INV IN:157.78 24" E INV OUT:157.68 24" W
S=0.50%
134 LF-24" HDPE
CB-21 TF:163.67 INV IN:159.36 15" S INV OUT:159.26 15" N
CB-20 TF:162.70 INV IN:159.63 12" W INV OUT:159.53 15" N
S=0.50%
S=0.50%
S=0.48%
6 LF-15" HDPE
55 LF-15" HDPE
36 LF-15" HDPE
CB-25 TF:163.67 INV IN:158.99 15" S INV OUT:158.89 15" N
CB-40 TF:162.74 INV OUT:160.45 12" N
CB-37 TF:163.12 INV OUT:159.67 12" NW
CB-23 TF:162.24 INV IN:157.41 24" E INV OUT:157.31 24" W
S=0.50%
54 LF-24" HDPE
54 LF-12" HDPE S=0.51%
S=1.50%
29 LF-12" HDPE
CB-15 TF:160.93 INV OUT:156.08 12" W
10 LF-12" HDPE S=3.99%
CB-17 TF:157.53 INV IN:155.17 12" E INV IN:151.23 15" S INV OUT:151.23 18" NW
CB-38 TF:159.45 INV OUT:157.34 12" SW
CB-35 TF:160.39 INV IN:156.09 12" NE INV IN:156.47 12" SE INV OUT:155.99 12" NW
CB-29 TF:156.87 INV IN:153.59 15" N INV OUT:153.49 18" S
CB-28 TF:161.76 INV OUT:158.05 12" W
CB-19 TF:162.24 INV IN:160.01 12" S INV OUT:159.91 12" E
CB-18 TF:160.20 INV OUT:155.86 12" W
CB-14 TF:158.17 INV IN:155.69 12" E INV IN:151.75 12" W INV IN:154.92 12" SW INV OUT:151.75 15" N
74 LF-12" HDPE S=4.30%
CB-34 TF:158.53 INV IN:155.97 12" SE INV OUT:155.87 12" NW
36 LF-12" HDPE S=3.06%
7 LF-12" HDPE S=0.37%
7 LF-12" HDPE S=14.25%
7 LF-12" HDPE S=7.04%
CB-33 TF:157.72 INV IN:155.53 12" SE INV OUT:155.38 12" NW
CB-27 TF:159.41 INV IN:157.05 12" E INV OUT:156.95 12" W
24 LF-18" HDPE S=0.50%
17 LF-12" HDPE S=3.81%
30 LF-15" HDPE S=0.50%
21 LF-12" HDPE S=0.54%
CB-26 TF:159.41 INV IN:156.82 12" E INV OUT:156.17 12" W
CB-9 TF:156.77 INV IN:152.67 18" N INV IN:150.12 18" S INV IN:153.27 24" SE INV OUT:150.12 36" W
104 LF-15" HDPE
CB-16 TF:157.92 INV IN:151.11 18" SE INV OUT:151.11 18" NW
22 LF-12" HDPE S=0.50%
CB-30 TF:156.77 INV IN:154.40 15" N INV OUT:154.07 15" S
24 LF-12" HDPE S=2.95%
26 LF-18" HDPE S=0.50%
CB-32 TF:157.16 INV OUT:154.95 12" S
95 LF-15" HDPE S=0.50%
DMH-7 TF:157.86 INV IN:153.26 18" N INV IN:155.37 12" E INV OUT:153.16 18" S
95 LF-18" HDPE S=0.50%
171 LF-18" HDPE
CB-13 TF:157.43 INV OUT:155.20 12" NE
33 LF-12" HDPE S=0.50%
44 LF-18" HDPE S=0.50%
48 LF-36" HDPE S=0.50%
CB-12 TF:157.70 INV IN:151.91 12" NW INV OUT:151.91 12" E
CB-31 TF:157.12 INV IN:154.65 12" W INV IN:154.84 12" N INV IN:154.74 12" SE INV OUT:154.55 15" S
234LF-12" HDPE S=1.00%
262LF-12" HDPE S=1.00%
CB-10 TF:156.71 INV IN:150.98 18" SE INV OUT:150.98 18" N
36 LF-12" HDPE S=0.50%
44 LF-12" HDPE S=0.50%
ROOF LEADER CLEANOUT
10" ROOF LEADER INV=155.62
10" ROOF LEADER INV=154.20
10" ROOF LEADER INV=154.50
10" ROOF LEADER INV=155.90
ROOF LEADER CLEANOUT
CB-11 TF:156.72 INV IN:152.09 12" W INV OUT:152.09 12" SE
YD-01 TF:161.02 INV OUT:154.87 12" E
YD-14 TF:165.45 INV IN:153.24 12" (NE & SE) INV IN:149.88 36" E INV OUT:149.88 36" W
YD-13 TF:166.12 INV IN:149.80 36" E INV OUT:149.80 36" W
94 LF-12" HDPE S=0.40%
CB-39 TF:154.82 INV OUT:152.56 12" E
17 LF-36" HDPE S=0.50%
YD-12 TF:162.57 INV IN:149.61 36" E INV OUT:149.61 36" W
38 LF-36" HDPE S=0.50%
DMH-10 TF:155.43 INV OUT:148.75 36" W
DMH-5 TF:155.52 INV OUT:148.75 36" W
762 ~ CULTEC R-902HD UNDERGROUND CHAMBERS SEE DETAIL
ISOLATION CHAMBERS (TYP)
762 ~ CULTEC R-902HD UNDERGROUND CHAMBERS SEE DETAIL
S=0.52%
115 LF-36" HDPE
CB-36 TF:153.31 INV OUT:151.00 12" NW
DMH-6 TF:155.56 INV IN:150.04 15" W
DMH-9 TF:155.65 INV OUT:148.75 36" W
(3) 52 LF-36" HDPE S=1.40%
DMH-4 TF:155.43 INV IN:151.41 15" W
DMH-3 TF:155.99 INV IN:149.00 36" E
DMH-2 TF:155.54 INV IN:150.91 15" W
DMH-1 TF:155.20 INV IN:149.72 12" SW
33 LF-15" HDPE S=0.50%
CB-1 TF:154.44 INV IN:150.32 12" NW INV OUT:150.22 15" E
29 LF-15" HDPE S=0.50%
34 LF-24" RCP S=2.79%
30 LF-12" HDPE S=3.08%
DMH-8 TF:155.62 INV OUT:148.25 12" W
CB-8 TF:152.34 INV IN:150.06 12" SE INV OUT:149.96 12" NE
41 LF-12" HDPE S=0.48%
102 LF-12" HDPE S=0.50%
CB-7 TF:153.93 INV OUT:151.70 12" N
33 LF-15" HDPE S=0.50%
102 LF-12" HDPE S=0.50%
49 LF-12" HDPE S=0.47%
FE-5 24" FL:149.70
CB-4 TF:154.43 INV OUT:152.18 12" S
DETENTION BASIN (DB-01)
FE-6 12" FL:148.00
FE-7 36" FL:148.00
FE-8 36" FL:148.00
FE-9 36" FL:148.00
FE-4 24" FL:148.70
CB-6 TF:154.43 INV IN:151.19 12" S INV OUT:151.09 15" E
FE-2 15" FL:147.00
CB-3 TF:153.13 INV OUT:150.89 12" S
51 LF-12" HDPE S=0.52%
CB-5 TF:154.43 INV IN:151.67 12" N INV OUT:151.57 15" E
FE-3 24" FL:148.00
CB-2 TF:153.54 INV IN:150.62 12" N INV OUT:150.52 12" SE
DETENTION BASIN (DB-02)
9 LF-30" HDPE FL:146.00
FE-1 FL:146.00
OCS TF:150.62 INV IN:146.00 30" E INV OUT:144.60 36" W
EXISTING PIPES AND STRUCTURE TO BE REMOVED
47 LF-12" HDPE S=0.49%
42 LF-15" RCP S=2.38%
29 LF-36" RCP S=1.03%
CONNECT 36" RCP TO EXISTING CATCH BASIN INV=144.30
SNET W/LIGHT
SNET 24" W/LIGHT
SNET 27" W/LIGHT
SNET 24S
SPEED SIGN
NO U TURN SIGN
BIT. CURB
CONC. WALK
SPAN W/LIGHT
BUS SIGN
LANES SIGN
SPAN
ISLAND SIGN
STREET SIGN
SBC 5277
CLP 43161 W/RISER
12" WATER MAIN
SD TF:150.25' INV:145.05' 5" RCP
DMH TF:151.34' INV:143.40' 24" RCP INV:
CB T.F.: 150.93' INV: 142.84' 24" CPP INV: 142.84'
MANHOLE ELEV. 152.78'
CB TF:154.27' INV:151.60'
EX. CB TF:147.47' INV: N/A
EX. CB TF:152.46' INV:148.61
EX. CB TF:152.26' INV:148.40
EX. CB TF:152.40' INV:148.55
EX. CB TF:152.40' INV:148.55
EX. CB TF:152.40' INV:148.55

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PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DESIGNED BY: BPW
DRAWN BY: CMH
CHECKED BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO	DATE	REVISIONS	BY

UTILITIES PLAN

SCALE: 1" = 40'
0 20 40' 80'

SHEET
C-UT1
SHEET 10 OF 17

DOMESTIC & FIRE WATER SERVICE, TYP.
COORDINATE FINAL UTILITY CONNECTION LOCATIONS WITH BUILDING PLANS AND RESPECTIVE UTILITY COMPANIES, TYPICAL ALL FOUR BUILDINGS
6" SAN. INV:157.80
6" SAN. INV:156.40
176 LF–6" PVC S=2.0%
43 LF–6" PVC S=5.0%
SMH–20 TF:163.83 INV IN:154.27 6" N INV IN:154.27 6" S INV OUT:154.27 6" W
WATER MAIN, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
GAS SERVICE, TYP.
UNDERGROUND ELECTRIC/TELE, TYP.
285 LF–8" PVC S=2.2%
SMH–10 TF:152.68 (6" W OUTSIDE DROP) INV IN:144.08 6" N INV IN:151.18 6" NW INV OUT:144.08 8" S
SMH–9 TF:157.24 (6" OUTSIDE DROP) INV IN:143.60 8" N INV IN:150.96 6" W INV OUT:143.60 8" S
SMH–8 TF:158.16 (6" OUTSIDE DROP) INV IN:143.09 8" N INV IN:151.15 6" NW INV OUT:143.09 8" S
SMH–7 TF:157.97 (6" OUTSIDE DROP) INV IN:141.21 8" N INV IN:151.21 6" NW INV OUT:141.21 8" S
SMH–6 TF:157.15 (6" OUTSIDE DROP) INV IN:140.63 8" N INV IN:150.95 6" W INV OUT:140.63 8" S
SMH–5 TF:158.10 (6" OUTSIDE DROP) INV IN:139.89 8" N INV IN:151.81 6" NW INV OUT:139.89 10" S
EX. SMH–4 RESET TF:157.82 (6" OUTSIDE DROP) INV IN:139.22 10" N INV IN:148.00 6" E INV IN:153.46 6" NW INV OUT:139.22 12" S
CONNECT TO GATEWAY BLVD ELECTRICAL LINE. COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY.
CONNECT TO GATEWAY BLVD WATER MAIN. COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY.
CONNECT TO GATEWAY BLVD GAS MAIN. COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY.
STUB UTILITIES FOR FUTURE CONNECTION TO NORTH.
SMH–11 TF:158.25 INV OUT:145.37 6" S
6x6x6 WYE INV:151.30±
6x6x6 WYE INV:151.24±
6x6x6 WYE INV:151.30±
129 LF–6" PVC S=1.0%
48 LF–8" PVC S=1.0%
51 LF–8" PVC S=1.0%
188 LF–8" PVC S=1.0%
58 LF–8" PVC S=1.0%
74 LF–8" PVC S=1.0%
67 LF–10" PVC S=1.0%
10 LF–6" PVC S=2.0%
46 LF–6" PVC S=2.1%
17 LF–6" PVC S=2.0%
GREASE TRAP TF:158.10 INV IN:151.75 INV OUT:151.50
47 LF–6" PVC S=2.0%
16 LF–6" PVC S=–2.0%
85 LF–6" PVC S=5.0%
60 LF–6" PVC S=2.0%
6" PVC INV=152.15
CLEANOUT
20 LF–6" PVC S=2.0%
38 LF–6" PVC S=2.4%
6" PVC INV=152.40
6" PVC INV=152.40
FIRE HYDRANT ASSEMBLY, TYP.
DETENTION BASIN (DB–01)
DETENTION BASIN (DB–02)
REMOVE & PLUG EXISTING NORTHERN AND EASTERN SANITARY SEWER LATERALS
EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE FINAL LOCATION WITH LOCAL UTILITY COMPANY
BUCKLAND ROAD
SNET 27 W/LIGHT
SNET 24S W/LIGHT
SPAN W/LIGHT
SNET 24S
SPAN
12" WATER MAIN
ELEC MANHOLE T.F: 152.78
CLP 43161 W/RISER
SBC 5277
LANE SIGN DOUBLE ROAD
CONC WALK
BIT. CURB

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 190 & 240 BUCKLAND ROAD AND 274 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/18/2018 AND 1/23/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

UTILITY PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

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TEMPORARY SEDIMENTATION BASIN DESIGN PARAMETERS

$$V = \frac{(DA)(A)(DR)(TE)(2{,}000 lbs./ton)}{(\gamma)(43{,}560 sq.ft./ac)}$$

where:

V = the volume of sediment trapped in ac. ft./yr.
DA = the total drainage area in acres
A = the average annual erosion in tons per acre per year using either values from the Universal Soil Loss Equation, the Revised Universal Soil Loss Equation or the values in **Figure SB-1** for the listed land use.
DR = the delivery ratio determined from **Figure SB-12**.
TE = the trap efficiency as given above. (Use 0.8)
γ = the estimated sediment density in the sediment basin in lbs/cu. ft. (from **Figure SB-2**).

TEMPORARY SEDIMENTATION BASIN 1

AVERAGE ANNUAL EROSION SOURCES			
COVER	**AREA (DA) [ACRES]**	**EROSION RATE (A) [Ton/Acre/Yr]**	**DA * A [Ton/Yr]**
Woodlands	0	0.2	0
Urban	0	1	0
Construction	8.20	50	410
TOTAL	**78.20**		**410**

SEDIMENT VOLUME (V)		
DA	0.013 Sq. Mi	
DR	0.83%	(SB-12)
TE	0.8%	(80% TSS removal)
γ	85 Lbs /CuFt	(SB-2: Sandy Soil)
V	**0.147 Ac. Ft Sediment Storage**	
Vw	0.294 **Ac. Ft Wet Storage**(*2 x Sediment Storage Min.)	
Vt	0.441 **Ac. Ft Storage**	
	19216.94 CuFt	

TEMPORARY SEDIMENTATION BASIN 2

AVERAGE ANNUAL EROSION SOURCES			
COVER	**AREA (DA) [ACRES]**	**EROSION RATE (A) [Ton/Acre/Yr]**	**DA * A [Ton/Yr]**
Woodlands	0	0.2	0
Urban	0	1	0
Construction	1.98	50	99
TOTAL	**1.98**		**99**

SEDIMENT VOLUME (V)		
DA	0.003 Sq. Mi	
DR	0.83%	(SB-12)
TE	0.8%	(80% TSS removal)
γ	85 Lbs /CuFt	(SB-2: Sandy Soil)
V	**0.036 Ac. Ft Sediment Storage**	
Vw	0.071 **Ac. Ft Wet Storage**(*2 x Sediment Storage Min.)	
Vt	0.107 **Ac. Ft Storage**	
	4640.19 CuFt	

TEMPORARY SEDIMENTATION BASIN INSTALLATION NOTES:

1. REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.
2. AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER UNSUITABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
3. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FROM APPROVED BORROW AREAS. IT SHALL BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOD, OVERSIZED STONES, ROCKS, MAN MADE MATERIALS, OR OTHER PERISHABLE OR UNSUITABLE MATERIAL.
4. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN THE PROPER AMOUNT OF MOISTURE TO ENSURE THAT AT LEAST 90% – 95% STANDARD PROCTOR COMPACTION WILL BE ACHIEVED. FILL MATERIAL WILL BE PLACED IN 9–INCH CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROUTING THE HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OR TREAD TRACK OF THE EQUIPMENT, OR BY USING A COMPACTOR.

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

PROPOSED SILT FENCE (TYP)

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

PROPOSED SILT FENCE (TYP)

STONE CHECK DAMS INSTALLED EVERY 100' ALONG TEMPORARY DIVERSION SWALE (TYP)

STONE CHECK DAMS INSTALLED EVERY 100' ALONG TEMPORARY DIVERSION SWALE (TYP)

PROPOSED SILT FENCE (TYP)

TEMPORARY SEDIMENTATION BASIN #2 BOTTOM ELEV=152.00

TEMPORARY SEDIMENTATION BASIN #1 BOTTOM ELEV=150.00

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

PROPOSED CONSTRUCTION ACCESS. ALL CONSTRUCTION VEHICLES/TRAFFIC SHALL EXIT OVER THE CONSTRUCTION EXIT TRACKING PAD.

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

UPON STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.

WOOD CHIP FILLED GABION BASKETS (TYP)

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032
860-674-5624

REFER TO TEMPORARY SEDIMENT TRAP (TST) DETAIL AND FIGURE TST–1, SEE SHEET C–ES2. TST SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, VOLUMES, AND DEPTHS CAN VARY IN ACCORDANCE WITH SAID DETAILS. CONTRACTOR SHALL PROVIDE IN APPROPRIATE LOCATIONS TO ACCOMMODATE CURRENT SITE ACTIVITIES AND PHASING. IN NO CASE SHALL THE AREA DRAINING TO A TST EXCEED 5 ACRES. SHOULD AREAS BEING DIRECTED TO A TST DIFFER FROM THAT NOTED, CONTRACTOR SHALL ENSURE THAT AT LEAST 134 CY PER ACRE OF STORAGE VOLUME IS PROVIDED PER TST DETAIL AND FIGURE TST–1.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 190 & 240 BUCKLAND ROAD AND 274 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/18/2018 AND 1/23/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

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PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DESIGN BY: BPW
DRAWN BY: DMI
CHECKED BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-ES1
SHEET 11 OF 17

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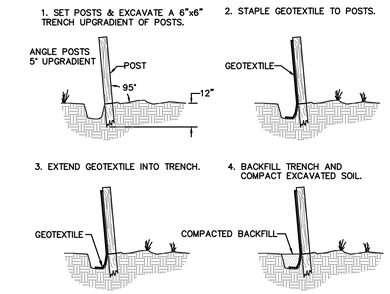
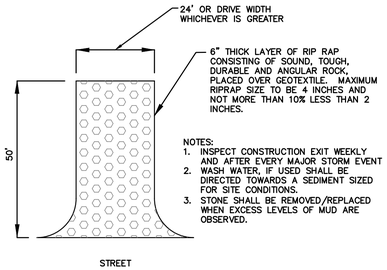


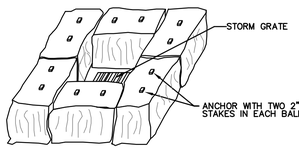
SILT FENCE

N.T.S.



CONSTRUCTION ACCESS

N.T.S.



STRAW BALE INSTALLATION AT CATCH BASINS

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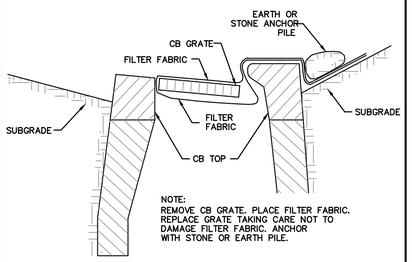

CATCH BASIN GRATE SEDIMENTATION CONTROL

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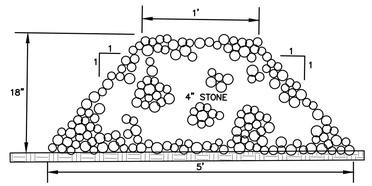
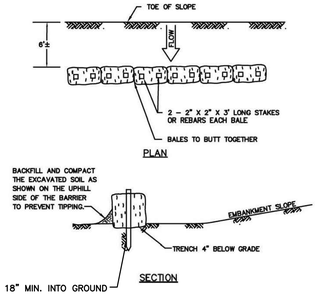


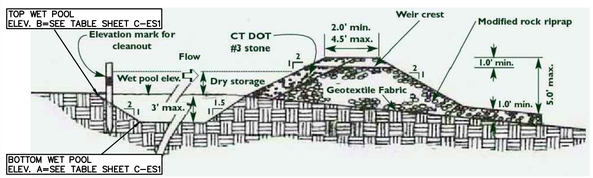
STONE CHECK DAM

N.T.S.



STRAW BALES FOR EROSION CONTROL

N.T.S.



REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

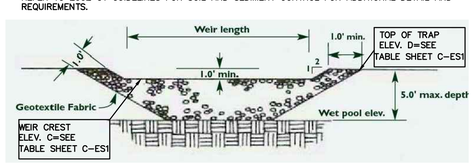


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$Vw = 0.85 \times A_W \times D_W$$

where,

V_W = the wet storage volume in cubic feet
A_W = the surface area of the flooded area at the base of the stone outlet in square feet
D_W = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_W + A_d)}{2} \times D_d$$

where,

V_d = the dry storage volume
A_W = the surface area of the flooded area at the base of the stone outlet in square feet.
A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

NOTE:

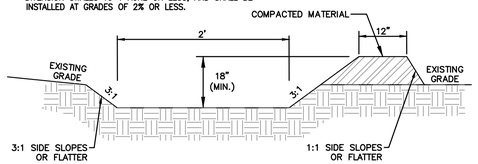
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

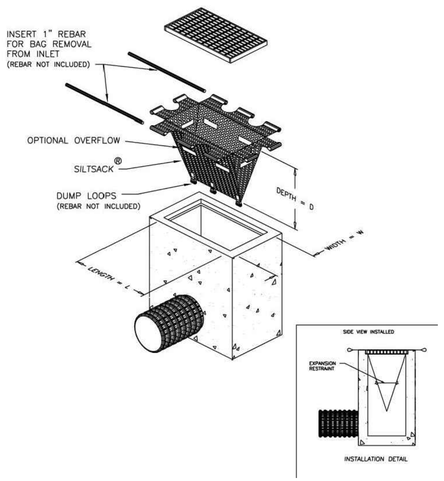
NOTES:

1) CONTRACTOR SHALL LIMIT CONTRIBUTING AREA TO DIVERSION SWALES TO 1 ACRE OR LESS, AND SHALL BE INSTALLED AT GRADES OF 2% OR LESS.



TEMPORARY DIVERSION SWALE

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
3. CONSTRUCT TEMPORARY SETTLING OR SILTATION BASINS, SEDIMENT TRAPS AND OTHER BEST MANAGEMENT PRACTICES AS SHOWN ON THE PLANS,
4. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
5. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
6. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
7. ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
8. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH HAYBALES AND FILTER FABRIC AS SHOWN IN THE DETAILS.
9. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
10. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
11. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM, DETENTION BASIN, AND/OR UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET LOCATIONS: PIPE OUTLETS SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

CATCHBASINS: SHALL BE INSPECTED ANNUALLY AND SUMPS CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES.

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEPT AT LEAST TWICE PER YEAR. ONCE IN THE SPRING SHORTLY AFTER THE END OF THE SNOW SEASON, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

INFILTRATION BASINS, WATER QUALITY BASINS, DETENTION BASINS, AND SEDIMENT FOREBAYS: SHALL BE INSPECTED BIANNUALLY. ALL LARGE WOODY NON LANDSCAPE GROWTH THAT MAY AFFECT THE FLOW OF WATER OR THE STABILITY OF THE BASIN SHALL BE REMOVED. RIPRAP SHALL BE RE-ARRANGED AND ADDED TO AS REQUIRED. ANY EROSION OR OTHER PROBLEMS THAT MAY AFFECT THE PROPER OPERATION OF THE BASIN SHALL BE REPAIRED PROMPTLY. ACCUMULATED SEDIMENT SHALL BE REMOVED.

FILTRATION BASIN: SHALL BE INSPECTED TWICE PER YEAR, ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY NOTED EROSION/RILLS NOTED WITHIN THE BASIN AND/OR ITS OUTFALL SHALL BE REPAIRED TO PROVIDE STABILIZED SURFACES. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIED IMMEDIATELY. THE TOP LAYER OF MULCH SHALL BE REMOVED AND REPLACED AS NEEDED TO PREVENT ANY UNNECESSARY EROSION/SEDIMENT DISCHARGE FROM THE BASIN. THE BASIN SHALL BE MONITORED TO ASSURE PROPERTY DEWATERING/EMPTYING OF STORMWATER. BASIN SHALL COMPLETELY DEWATER/EMPTY WITH 72 HOURS AFTER A STORM EVENT. IF STANDING WATER IS OBSERVED AFTER THIS 72 HOUR PERIOD, THE ENGINEERED SOIL MEDIA SHALL BE REMOVED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACED.

EROSION & SEDIMENTATION CONTROL MAINTENANCE AND INSPECTION PROGRAM (WEEKLY CONSTRUCTION REPORTS):

PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OR GRATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEPT CLEAN AT ALL TIMES.
5. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

MULCH:	RATE:
STRAW	90# / 1000 S.F.

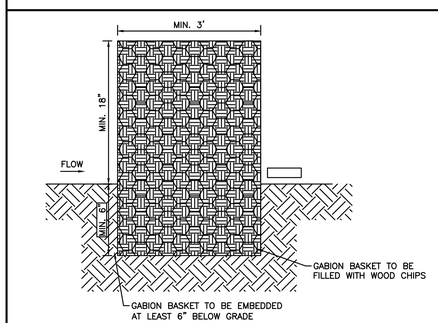
TEMPORARY SEEDING:	RATE:
PERENNIAL RYEGRASS	1.0# / 1000 S.F.

7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
9. AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
10. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
11. AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE 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 2020
ESTIMATED COMPLETION DATE – SUMMER 2021

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 TACKFIER 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.



GABION WOOD CHIP DIKE

N.T.S.

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PROJECT NO. 3930.M
DATE 5/13/2020
DRAWN BY: BPW
CHK'D BY: DHI
APPROVED BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES2
SHEET 12 OF 17

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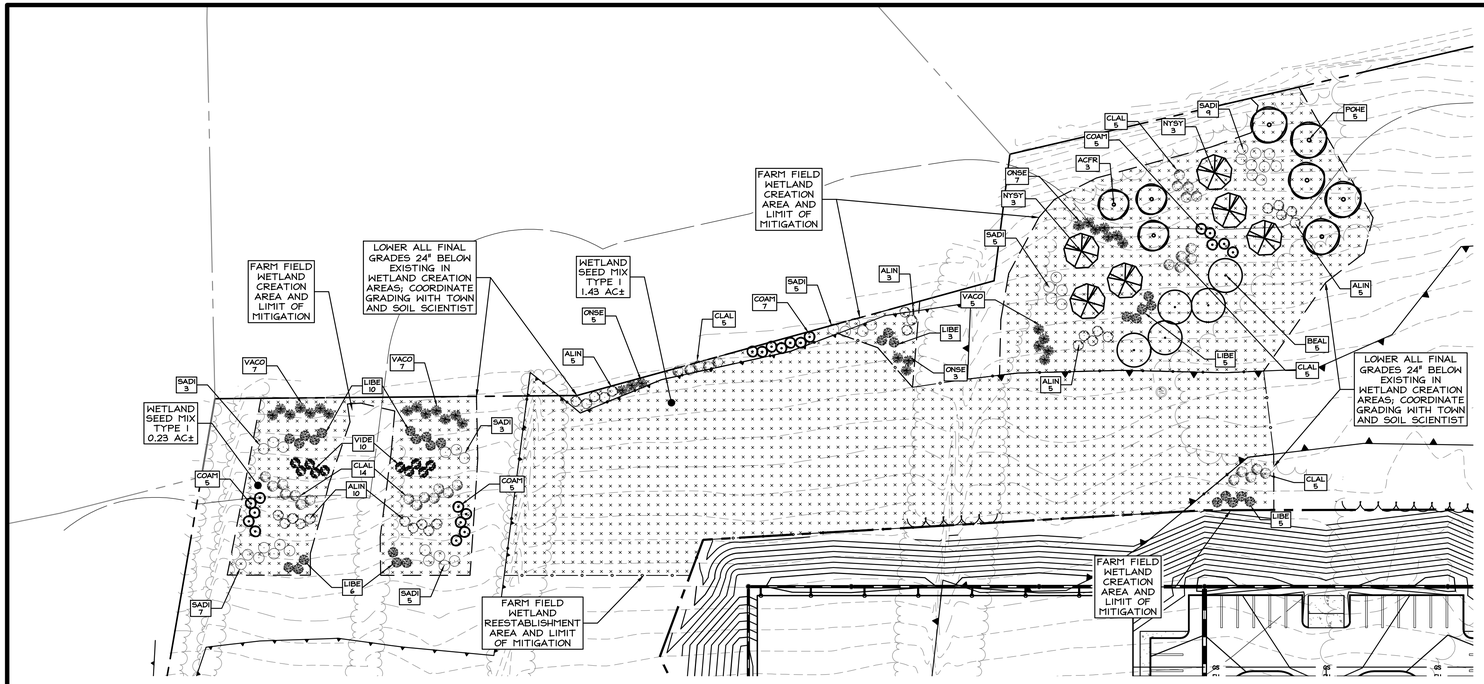
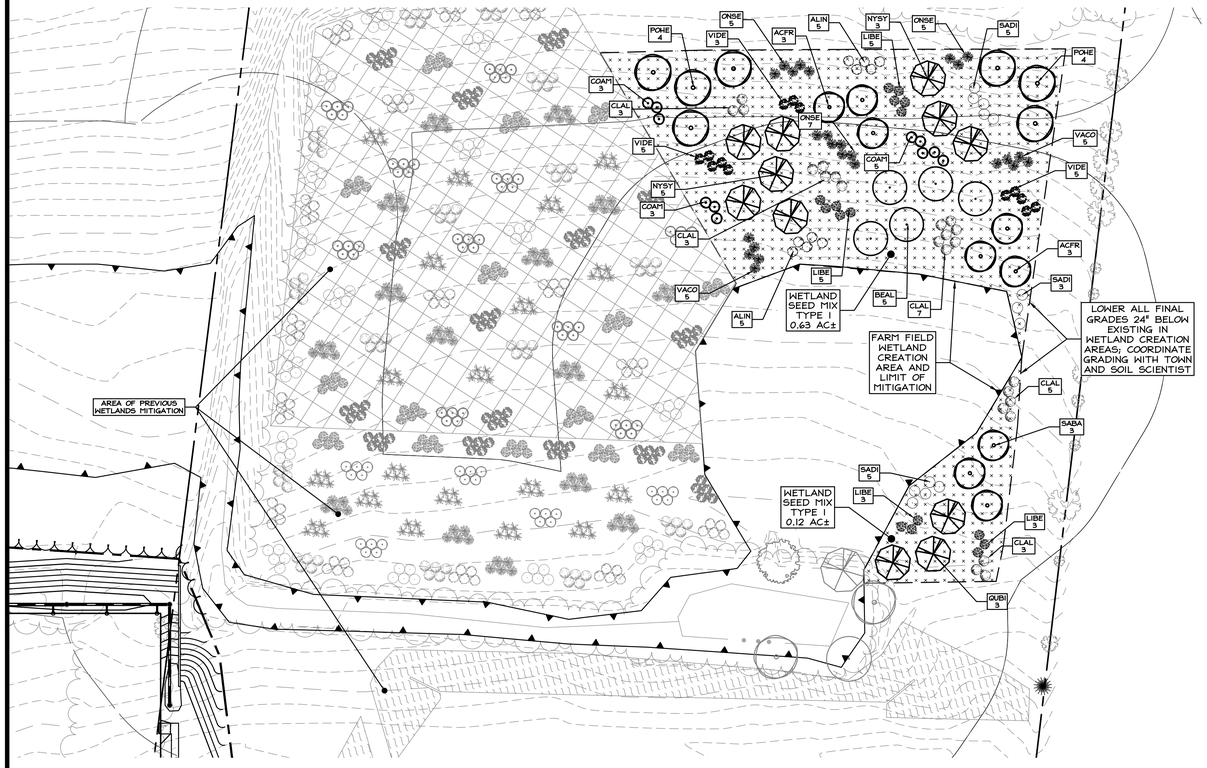


1 NORTHEAST WETLAND MITIGATION PLANTING PLAN



2 SOUTHEAST WETLAND MITIGATION PLANTING PLAN

LANDSCAPE NOTES:

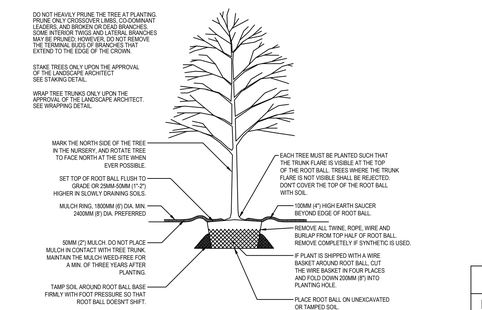
1. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
2. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 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.
3. 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.
4. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT AT OPTIMUM 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.
5. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTES OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
   5.A. 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.
6. 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.
7. 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 STANDARDS WILL BE REJECTED.
   7.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
   7.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
   7.C. 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 TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
   7.D. 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.
   7.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
8. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
9. 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.
10. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
11. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
12. 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.
13. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
   13.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
   13.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.
   13.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
   13.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
14. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
   14.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
   14.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
   14.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
   14.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
   14.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.
   14.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.
15. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
16. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
17. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
18. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
19. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
20. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
21. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT.
   21.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
22. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

WETLAND SEED MIX:

1. SEEDING MIXTURE TYPE I (WETLAND CREATION AREA)
   OBL-FACH PERENNIAL FOOD & COVER WETLAND MIX – ERNMX-120
   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

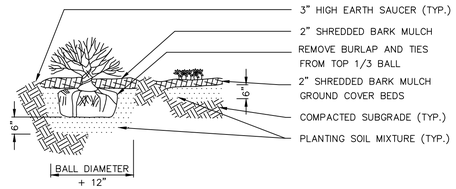
WETLAND CREATION AREA NOTES:

1. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
2. LOWER ALL FINAL GRADES 24" BELOW EXISTING WITHIN THE FARM FIELD WETLAND CREATION AREAS. TOPSOIL SHALL BE STOCKPILED BEYOND THE LIMITS OF WETLANDS. IN THE FARM FIELD REESTABLISHMENT AREA, EXISTING GRADE SHALL BE MAINTAINED AND AMENDED WITH THE SELECTED SEED MIX.
3. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT OUTSIDE OF THE WETLANDS CREATION AREA. USE TOPSOIL FROM WETLAND TO BE DISTURBED.
4. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND CREATION AREA TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED.
5. SEED ENTIRE AREA WITH WETLAND SEED MIX PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.



NOTES:
1. NO MULCH WITHIN 3' OF TREE TRUNK.
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

3 TREE PLANTING DETAIL
Not to Scale



4 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

WETLAND PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
TREES						
ACFR	9	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	Sapling	B&B	PLANT AS SHOWN
BEAL	10	Betula alleghaniensis	Yellow Birch	Sapling	B&B	PLANT AS SHOWN
NYSY	14	Nyssa sylvatica 'Wildfire'	Wildfire Black Tupelo	Sapling	B&B	PLANT AS SHOWN
POHE	13	Populus heterophylla	Swamp Cottonwood	Sapling	B&B	PLANT AS SHOWN
QUBI	3	Quercus bicolor	Swamp White Oak	Sapling	B&B	PLANT AS SHOWN
SABA	3	Salix babylonica	Weeping Willow	Sapling	B&B	PLANT AS SHOWN
SHRUBS						
ALIN	38	Alnus incana	Speckled Alder	No. 2	CONT.	6' O.C.
CLAL	55	Clethra alnifolia	Sweet Pepperbush	No. 2	CONT.	6' O.C.
COAM	31	Cornus amomum	Silky Dogwood	No. 2	CONT.	6' O.C.
LIBE	45	Lindera benzoin	Spice Bush	No. 2	CONT.	6' O.C.
SADI	50	Salix discolor	Pussy Willow	No. 2	CONT.	6' O.C.
VACO	29	Vaccinium corymbosum	High Bush Blueberry	No. 2	CONT.	6' O.C.
VIDE	23	Viburnum dentatum	Arrowwood Viburnum	No. 2	CONT.	6' O.C.
HERBACEOUS						
ONSE	32	Onoclea sensibilis	Sensitive Fern	No. 1	CONT.	5' O.C.

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 190 & 240 BUCKLAND ROAD AND 274 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/18/2018 AND 1/23/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

LANDSCAPE PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY
3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES

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• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Drawing will no longer be to scale. Contact Design Professionals if additional information is required.
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Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO. 3530.M
DATE 5/13/2020
DESIGN BY: BPW
DRAWN BY: DHI
CHECKED BY: BPW

THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO	DATE	REVISIONS	BY

WETLAND MITIGATION PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-LS1
SHEET 13 OF 17

File: C:\Jobs\3530\Autocad\North Building\3530 LS-LT Planswg Layout: 13 C-LS1 Plotted: 5/13/2020 3:11 PM Last Saved: 5/13/2020 1:06 PM Last Saved By: RachelMeier

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. 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.

19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.

27. 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.

28. 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.

29. 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 geotechnical 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.

30. 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.

31. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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 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 provided.

37. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.

38. 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.

39. 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.

40. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

41. 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 façade 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.

42. 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.

43. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

44. 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 jurisdiction.

45. 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.

46. 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.

47. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

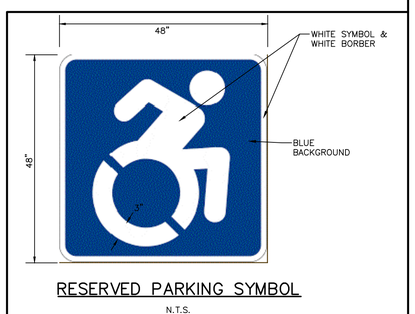
48. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

49. 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:

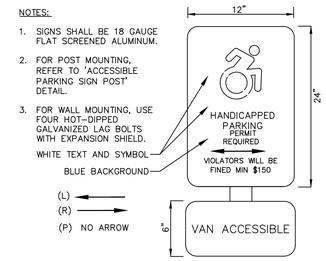
The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components 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.



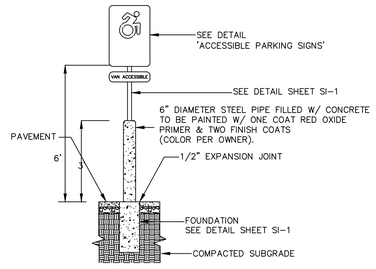
RESERVED PARKING SYMBOL

N.T.S.



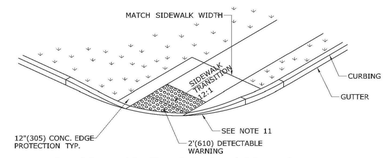
RESERVED PARKING SIGNAGE

N.T.S.

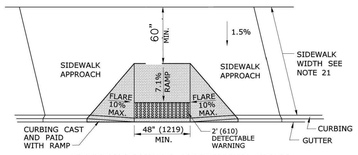


ACCESSIBLE PARKING SIGN POST

N.T.S.



DIAGONAL SIDEWALK RAMP (TYPE 4c)

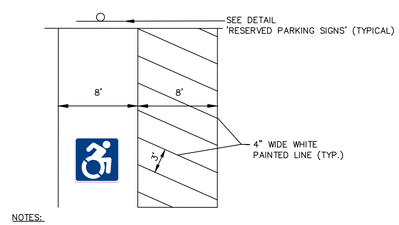


PERPENDICULAR SIDEWALK RAMP

SIDEWALK RAMP

N.T.S.

NOTE:
DETAILS TAKEN FROM CONNECTICUT DOT STANDARD GUIDE SHEETS ~ SIDEWALK RAMPS



NOTES:

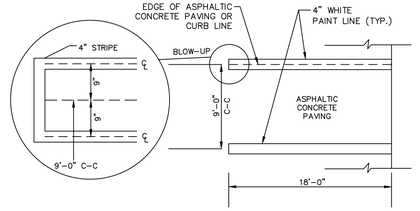
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.

VAN ACCESSIBLE PARKING LAYOUT

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — C_x — — — C_x — — —	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
— — — W_x — — — W_x — — —	WATER MAIN	W
— — — WS_x — — —	WATER SERVICE	WS
— — — F_x — — — F_x — — —	FIRE SERVICE LINE	F
— — — NPW_x — — —	NON-POTABLE WATER LINE	NPW
(R) (W)	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
— — — LF_x — — —	MAIN LIQUID FUEL LINE	LF
— — — LFS_x — — —	LIQUID FUEL SERVICE LINE	LFS
— — — LF_a — — —	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — I_x — — — I_x — — —	IRRIGATION LINES	I
LIGHTING		
☼ / ◁	POLE / GROUND MOUNTED LIGHT	✸ / ◀
NATURAL GAS		
— — — G_x — — — G_x — — —	GAS MAIN	G
— — — GS_x — — —	GAS SERVICE LINE	GS
POWER		
— — — EO_x — — —	ELECTRICAL LINES, OVERHEAD	ED
— — — EU_x — — —	ELECTRICAL LINES, UNDERGROUND	EU
$\circ$ $\circ_2$	UTILITY POLE	$\circ$ $\circ_2$
PROPERTY		
— — — — — — — —	PROPERTY LINE	— — — — — — — —
— — — — — — — —	EASEMENT LINE	— — — — — — — —
○	IRON PIPE	
◎	IRON ROD	●
⊡	MONUMENT	■
ROADS		
o o	GUARD RAIL	o o
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— — — S_x — — — S_x — — —	SANITARY SEWER MAIN	S
— — — SS_x — — — SS_x — — —	SANITARY SEWER SERVICE LINE	SS
Ⓢ	SANITARY SEWER MANHOLE	◎
STORM SEWER		
— — — — — — — —	STORM DRAIN PIPE	
— — — RL_x — — — RL_x — — —	ROOF LEADER	RL
— — — UD — — — UD — — —	UNDERDRAIN	UD UD
Ⓓ	STORM DRAIN MANHOLE	Ⓓ
□	CURB INLET	▤
▭	CATCH BASIN	▤
●	YARD DRAIN	●
TOPOGRAPHY		
— — — 95 — — —	CONTOUR	95
×61.95	SPOT ELEVATION	•95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



HAIRPIN STRIPING LAYOUT

N.T.S.

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
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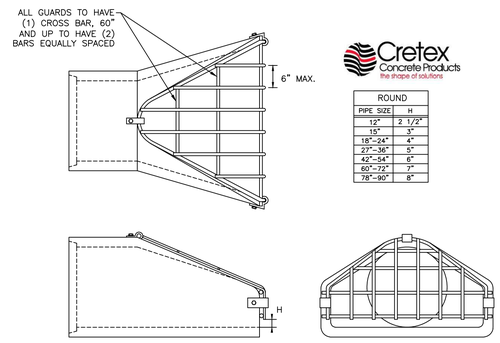


Cretex Concrete Products
the shape of solutions

ROUND	
PIPE SIZE	H
12"	2 1/2"
15"	3"
18"-24"	4"
27"-36"	5"
42"-54"	6"
60"-72"	7"
78"-90"	8"

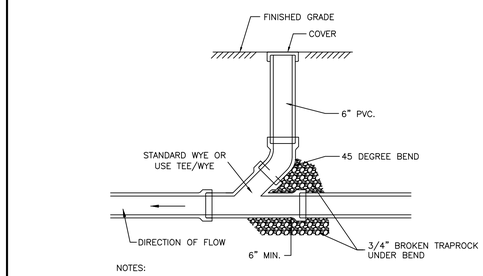
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	5/8"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"							

NOTES:

1. CRETEX CONCRETE PRODUCTS, FLARED END TRASH GUARD SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUAL.

FLARED END TRASH GUARD

N.T.S.



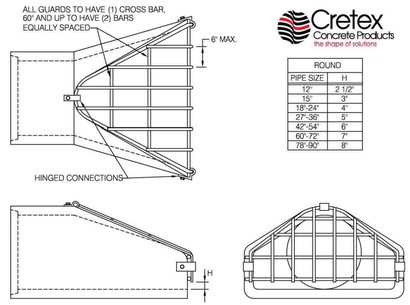
NOTES:

1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER / SANITARY CLEAN OUT

N.T.S

TRASH GUARDS FOR FLARED END SECTIONS



Cretex Concrete Products
the shape of solutions

ROUND	
PIPE SIZE	H
12"	2 1/2"
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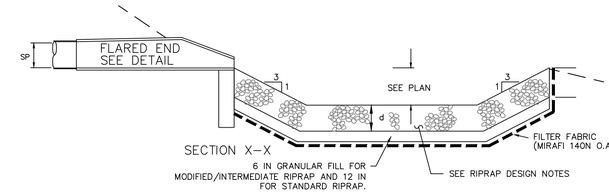
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"							

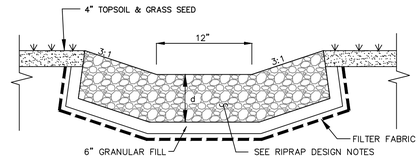
NOTES:

1. CRETEX CONCRETE PRODUCTS, FLARED END TRASH GUARD SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUAL.



RIPRAP PREFORMED SCOUR HOLE

N.T.S.



RIPRAP APRON / LEVEL SPREADER

N.T.S.

RIPRAP DESIGN NOTES:

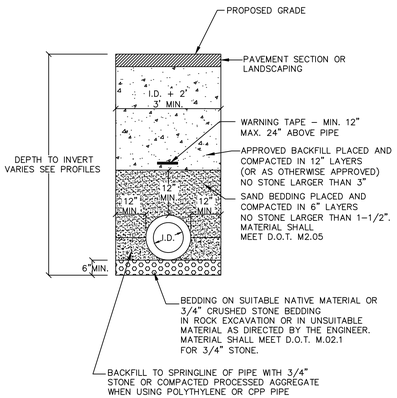
1) REFER PLAN SHEETS FOR LAYOUT.

2) RIPRAP APRON/SCOUR HOLES SHALL EXTEND 1' UNDER THE FLARED END SECTION (MINIMUM)

3) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

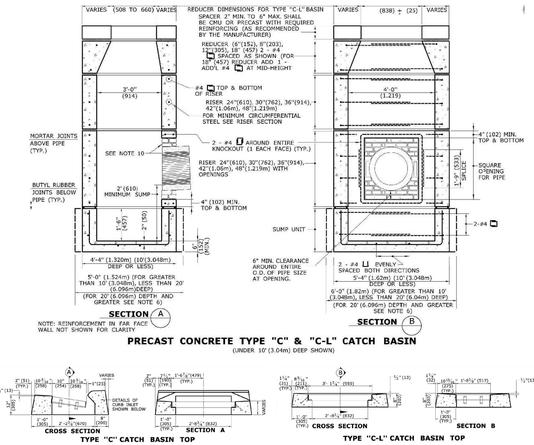
4) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02

5) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2



STORM SEWER TRENCH SECTION

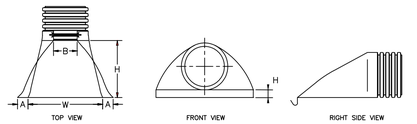
N.T.S



REFER TO CONNDOT STANDARD SHEET HW-0507-04 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS

Diameter in (mm)	PIPE DIAMETER, in (mm)					
	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A in (mm)	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (min) in (mm)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H in (mm)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L in (mm)	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W in (mm)	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

*Product detail may differ slightly from actual product appearance

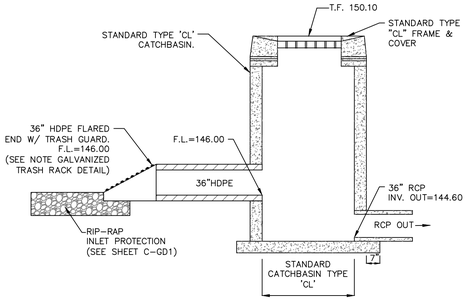


NOTES:

ADS HDPE FLARED ENDS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT AS SPECIFIED OR APPROVED EQUAL.

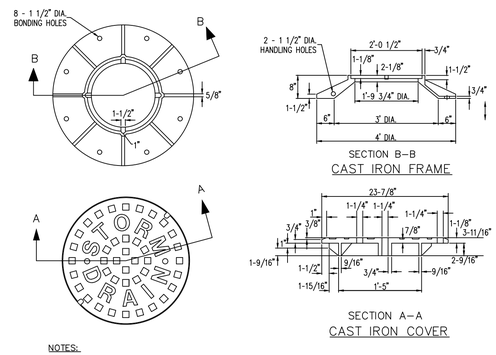
HDPE FLARED END

N.T.S.



OUTLET CONTROL STRUCTURE

N.T.S.

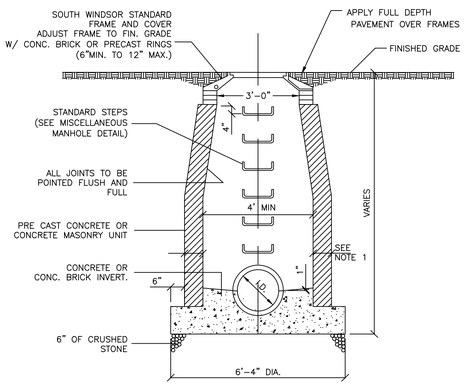


NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

MANHOLE FRAME AND COVER

N.T.S

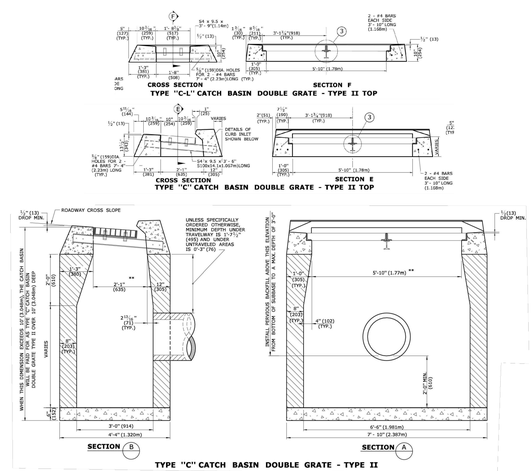


NOTES:

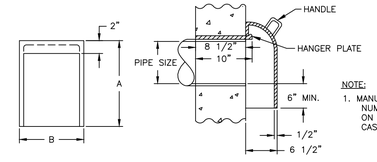
1. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
2. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S



N.T.S.
REFER TO CONNDOT STANDARD SHEET HW-0507-03 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



NOTE:

1. MANUFACTURER CATALOG NUMBER TO BE INDICATED ON SHOP DRAWINGS FOR CAST IRON TRAPS.

A	B	PIPE SIZE	WT. LBS.	SETTING METHOD
16"	12"	TO 6"	70	2 HOOKS
18"	12"	8"	75	2 HOOKS
20"	12"	10"	85	2 HOOKS
22"	16"	12"	100	2 HOOKS
25"	17"	15"	135	2 HOOKS
28"	20"	18"	155	2 HOOKS

CATCH BASIN TRAP HOOD

N.T.S

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

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860-291-8757 – F
www.designprofessionals.com

PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.: 3530.M
DATE: 5/13/2020
DESIGN BY: BPW
DRAWN BY: DMI
CHECKED BY: BPW

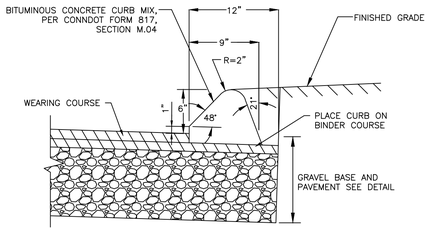
THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300218, #15300240 & #15300274
#15300190, #15300218, #15300274

NO.	DATE	REVISIONS	BY

DETAILS

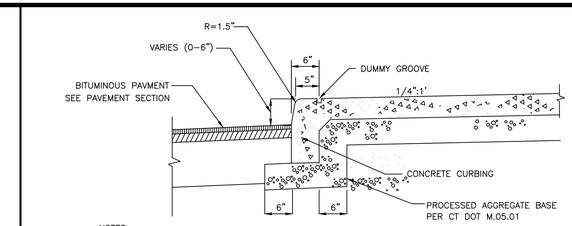
SHEET
C-D2
SHEET 15 OF 17

File: C:\Jobs\3530\Autocad\North Buildings\3530 North-Details.dwg Layout: 15 C-D2 Plotted: 5/13/2020 3:13 PM Last Saved: 5/13/2020 1:11 PM Last Saved By: RachelMeier



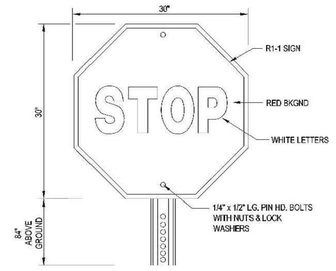
NOTE:
BITUMINOUS CONCRETE CURBING SHALL BE INSTALLED PER CONNDOT FORM 817 SECTION 8.15.

BITUMINOUS CONCRETE LIP CURB
N.T.S.

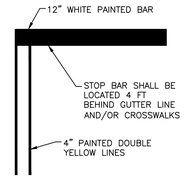


NOTES:
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

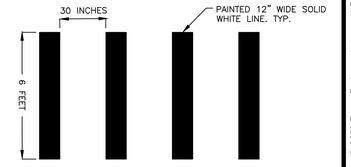
MONOLITHIC CONCRETE WALK AND CURB
N.T.S.



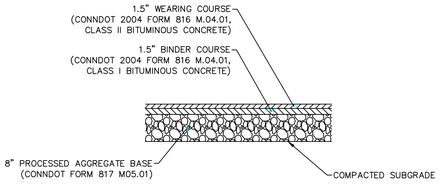
STOP SIGN
N.T.S.



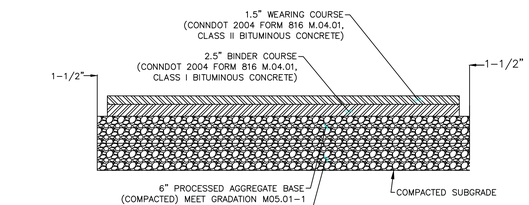
STOP BAR
N.T.S.



CROSS WALK
N.T.S.

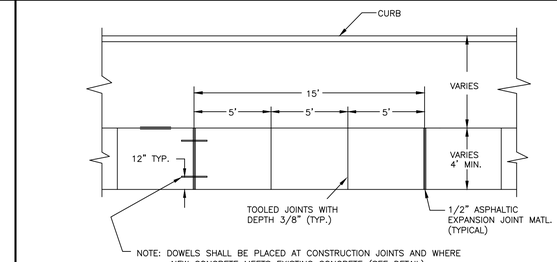


BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY
N.T.S.

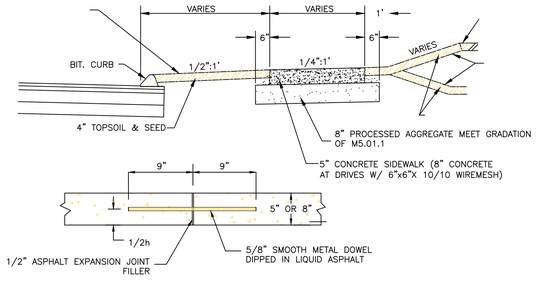


NOTES:
1. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.

BITUMINOUS CONCRETE PAVEMENT SECTION HEAVY DUTY
N.T.S.



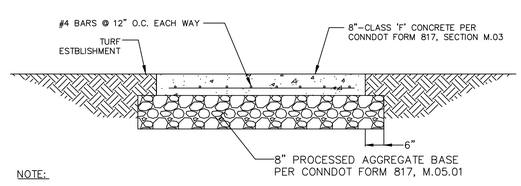
NOTE: DOWELS SHALL BE PLACED AT CONSTRUCTION JOINTS AND WHERE NEW CONCRETE MEETS EXISTING CONCRETE (SEE DETAIL).



EXPANSION JOINT

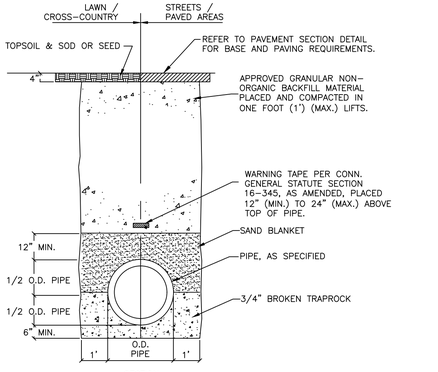
NOTES:
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

CONCRETE SIDEWALK
N.T.S.



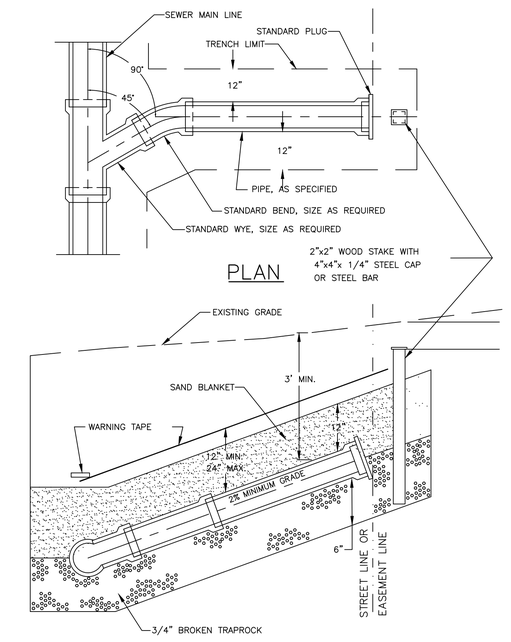
NOTE:
SEE SHEET SITE PLANS FOR LAYOUT AND DIMENSIONS.

CONCRETE DUMPSTER PAD
N.T.S.

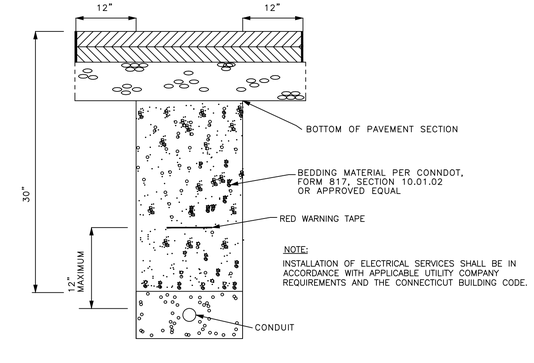


SECTION

SANITARY SEWER TRENCH SECTION
N.T.S

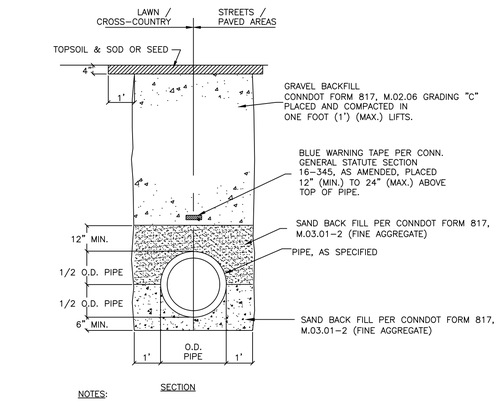


PLAN
PROFILE
BUILDING SEWER
N.T.S.



NOTE:
INSTALLATION OF ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY REQUIREMENTS AND THE CONNECTICUT BUILDING CODE.

ELECTRIC TRENCH
N.T.S.

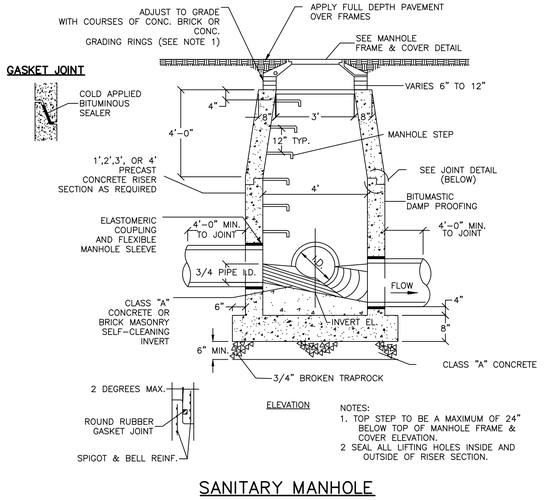


SECTION

NOTES:

FINAL INSTALLATION REQUIREMENTS FOR DOMESTIC WATER SUPPLY AND FIRE SERVICE MAINS SHALL BE COORDINATED WITH THE WATER COMPANY.

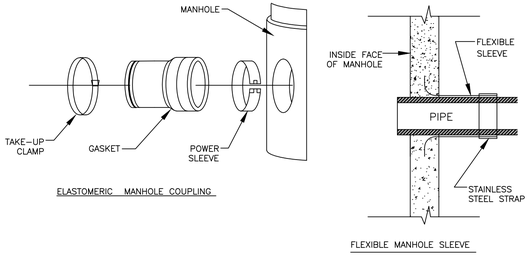
WATER TRENCH SECTION
N.T.S



ELEVATION

NOTES:
1. TOP STEP TO BE A MAXIMUM OF 24" BELOW TOP OF MANHOLE FRAME & COVER ELEVATION.
2 SEAL ALL LIFTING HOLES INSIDE AND OUTSIDE OF RISER SECTION.

SANITARY MANHOLE
N.T.S



ELASTOMERIC MANHOLE COUPLING

FLEXIBLE MANHOLE SLEEVE

SANITARY LATERAL CONNECTION TO MANHOLE
N.T.S.

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

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PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO. 3530.M
DATE: 5/13/2020
DRAWN BY: BPW
CHK: DPI
DESIGN BY: BPW

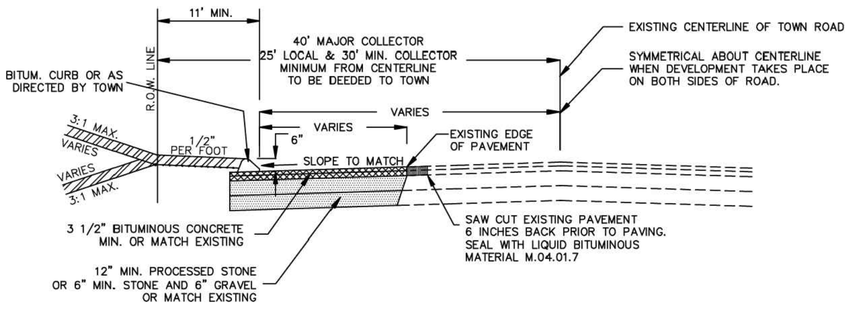
THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO.	DATE	REVISIONS	BY

DETAILS

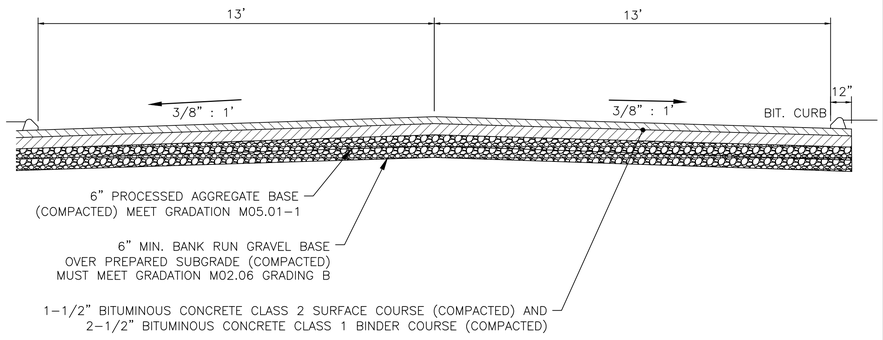
SHEET
C-D3
SHEET 16 OF 17

File: C:\jobs\3530\Autocad\North Buildings\3530 North-Details.dwg Layout: 16 C-D3 Plotted: 5/13/2020 3:13 PM Last Saved: 5/13/2020 1:11 PM Last Saved By: RachelMeier



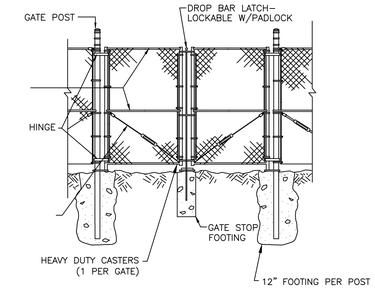
IMPROVEMENT TO EXISTING TOWN ROADWAY SECTION

N.T.S.



TYPICAL ROADWAY SECTION – PRIVATE STREET

N.T.S.

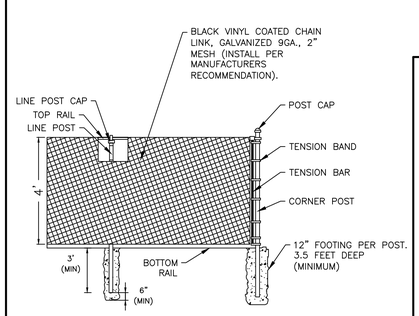


NOTE:

PRIOR TO FABRICATION, CONSTRUCTION OR MATERIAL ORDERING, THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY TENANT TO FORMALIZE THE SIZE AND ORIENTATION OF DESIRED DUMPSTER AND PROVIDE APPROPRIATE GATES OPENINGS. ACCORDINGLY.

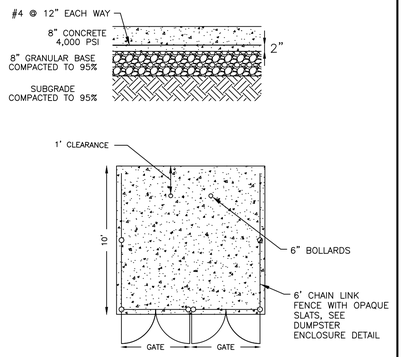
TYPICAL GATE DETAIL

N.T.S.



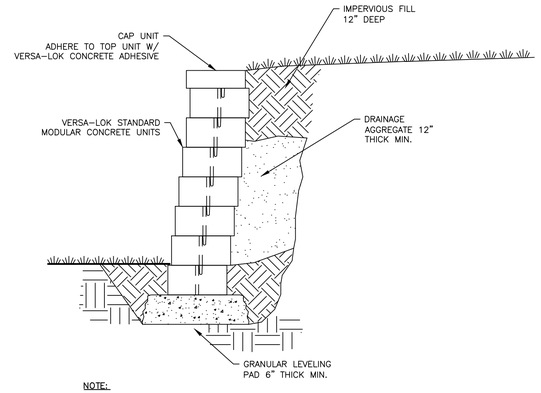
TYPICAL CHAIN LINK DETAIL

N.T.S.



DUMPSTER PAD DETAILS

N.T.S.

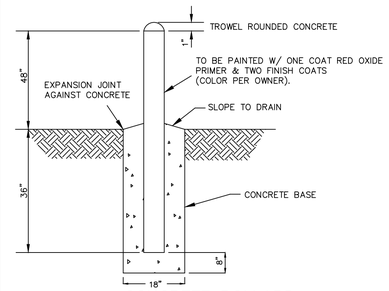


NOTE:

1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PRODUCT AND DESIGN TO BE SPECIFIED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER (BY OTHERS).
2. PROVIDE WEEP HOLES ALONG BASE WALL AS DIRECTED BY MANUFACTURER.

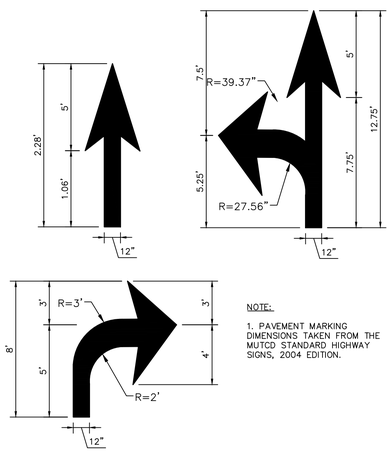
TYPICAL SECTION – SEGMENTAL CONCRETE RETAINING WALL

N.T.S.



CONCRETE BOLLARD

N.T.S.

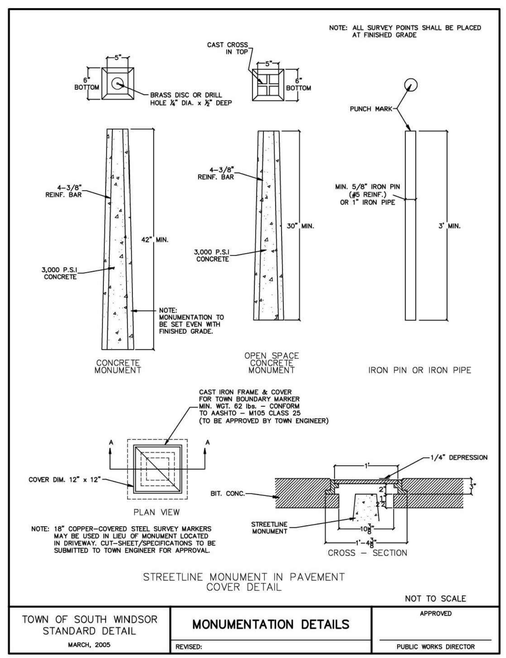


NOTE:

1. PAVEMENT MARKING DIMENSIONS TAKEN FROM THE MUTCD STANDARD HIGHWAY SIGNS, 2004 EDITION.

TRAFFIC ARROW

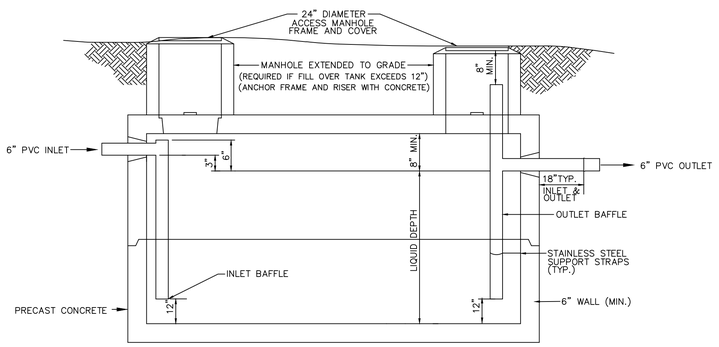
N.T.S.



STREETLINE MONUMENT IN PAVEMENT
COVER DETAIL

NOT TO SCALE

TOWN OF SOUTH WINDSOR STANDARD DETAIL	MONUMENTATION DETAILS	APPROVED
MARCH, 2005	REVISED:	PUBLIC WORKS DIRECTOR



DESIGN NOTES:

1. FINAL CAPACITY TO BE DETERMINED BY M/E/P ENGINEER
2. CONCRETE MINIMUM STRENGTH 4000 P.S.I., 28 DAYS, 4%-7% AIR ENTRAINMENT
3. CONSTRUCTION JOINT = SEALED WITH 1" DIA. BUTYL RUBBER OR EQUAL.
4. PIPE CONNECTIONS TO BE WATERTIGHT.
5. DESIGN LOADING = AASHTO H-20
6. COAT EXTERIOR SIDES, TOP, & BOTTOM WITH BITUMINOUS WATERPROOFING MATERIAL

PRECAST CONCRETE GREASE TRAP

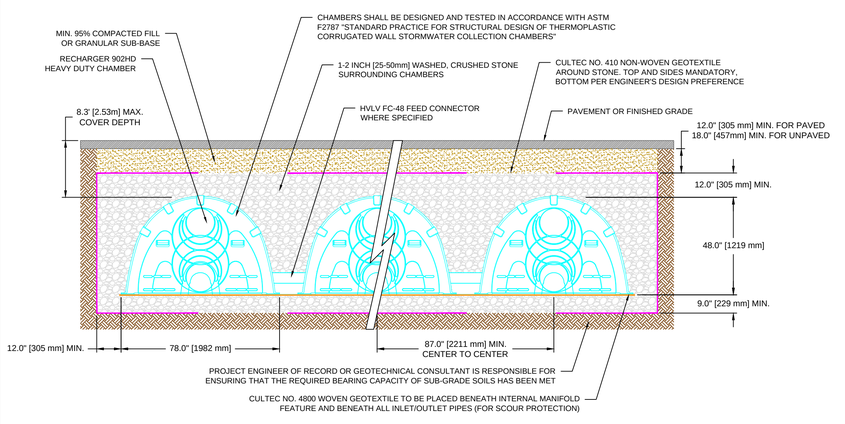
N.T.S.

PROPERTY OWNERS:
515 WEST MIDDLE TURNPIKE
C/O ASSOCIATES LIMITED PARTNERSHIP
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

1 MUNSON ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624



*THE CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC R-902HD CHAMBERS

N.T.S.

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21 FIRST DRIVE
SUITE 100
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
Buckland East, LLC
6 Executive Drive
Suite 100
Farmington, CT 06032
860-674-5620 T

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:
3530.M	5/13/2020	CMH	BPW

CHECKED BY: BPW

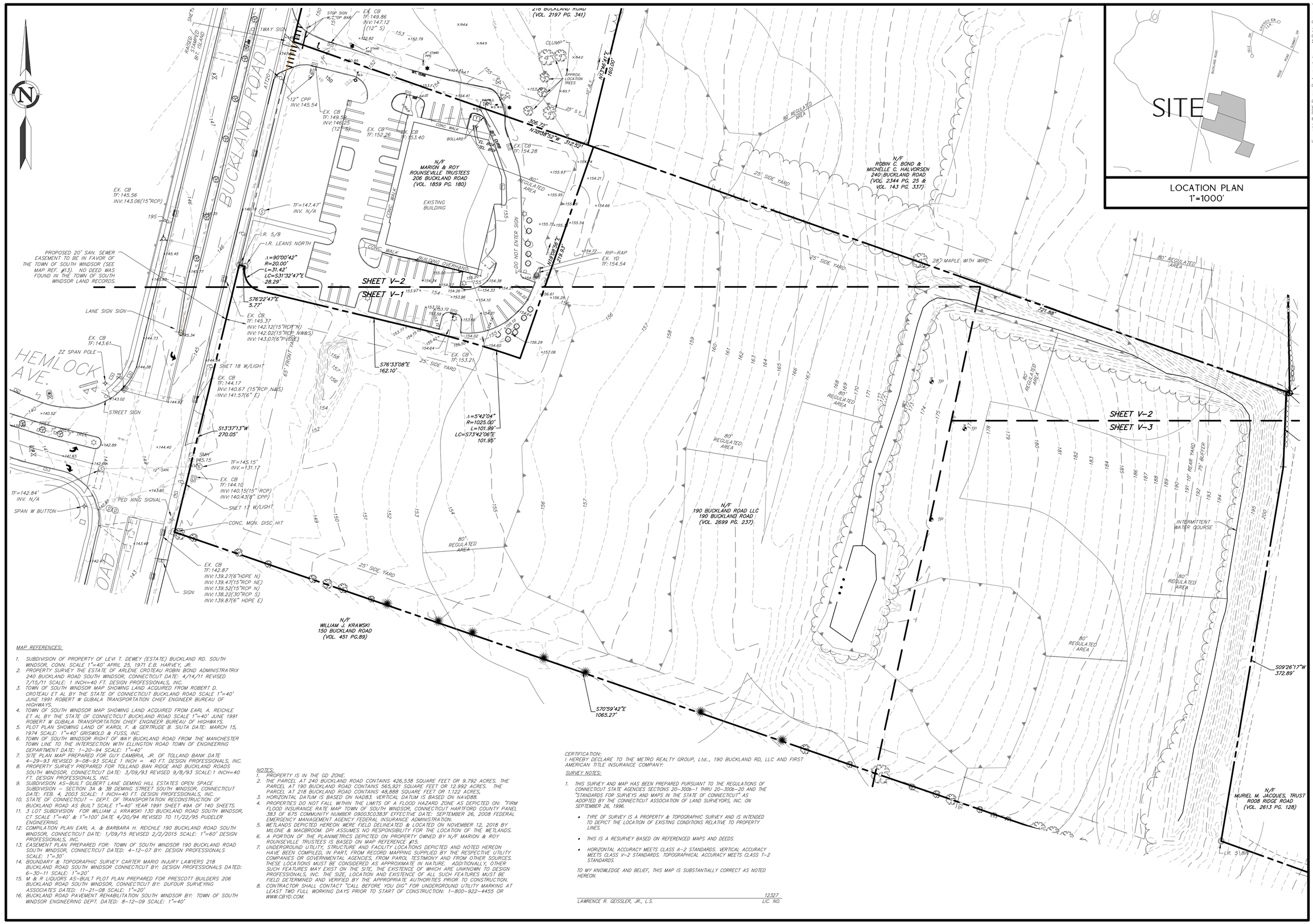
THE GATEWAY
SITE PLAN
220, 245, 265 & 270 GATEWAY BLVD.
SOUTH WINDSOR, CT
#15300190, #15300218, #15300240 & #15300274

NO.	DATE	REVISIONS	BY

DETAILS

SHEET
C-D4
SHEET 17 OF 17

File: C:\jobs\3530\Autocad\North Building\3530 North-Details.dwg Layout: 17 C-D4 Plotted: 5/13/2020 3:14 PM Last Saved: 5/13/2020 1:11 PM Last Saved By: RachelMeier



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10. STATE OF CONNECTICUT - DEPT. OF TRANSPORTATION RECONSTRUCTION OF BUCKLAND ROAD AS BUILT SCALE 1"=40' YEAR 1991 SHEET 49A OF 140 SHEETS.
11. 3 LOT SUBDIVISION FOR WILLIAM J. KRAWSKI 130 BUCKLAND ROAD SOUTH WINDSOR, CT SCALE 1"=40' & 1"=100' DATE 4/20/94 REVISED TO 11/22/95 PUDELER ENGINEERING.
12. COMPILATION PLAN EARL A. & BARBARA H. REICHLE 190 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT DATE: 1/09/15 REVISED 2/2/2015 SCALE: 1"=60' DESIGN PROFESSIONALS, INC.
13. EASEMENT PLAN PREPARED FOR: TOWN OF SOUTH WINDSOR 190 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT DATED: 4-12-07 BY: DESIGN PROFESSIONALS SCALE: 1"=30'
14. BOUNDARY & TOPOGRAPHIC SURVEY CARTER MARIO INJURY LAWYERS 218 BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT BY: DESIGN PROFESSIONALS DATED: 6-30-11 SCALE: 1"=20'
15. M & R LIQUORS AS-BUILT PLOT PLAN PREPARED FOR PRESCOTT BUILDERS 206 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT BY: DUFOUR SURVEYING ASSOCIATES DATED: 11-21-08 SCALE: 1"=20'
16. BUCKLAND ROAD PAVEMENT REHABILITATION SOUTH WINDSOR BY: TOWN OF SOUTH WINDSOR ENGINEERING DEPT. DATED: 8-12-09 SCALE: 1"=40'

NOTES:

1. PROPERTY IS IN THE GD ZONE.
2. THE PARCEL AT 240 BUCKLAND ROAD CONTAINS 426,538 SQUARE FEET OR 9.792 ACRES. THE PARCEL AT 190 BUCKLAND ROAD CONTAINS 565,921 SQUARE FEET OR 12.992 ACRES. THE PARCEL AT 218 BUCKLAND ROAD CONTAINS 48,888 SQUARE FEET OR 1.122 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTIES DO NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY NUMBER 090033C0383F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION."
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED & LOCATED ON NOVEMBER 12, 2018 BY MILONE & MACBROOM. DPI ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE WETLANDS.
6. A PORTION OF THE PLANIMETRICS DEPICTED ON PROPERTY OWNED BY N/F MARION & ROY ROUNSEVILLE TRUSTEES IS BASED ON MAP REFERENCE #15.
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON 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 DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

CERTIFICATION:

I HEREBY DECLARE TO THE METRO REALTY GROUP, Ltd., 190 BUCKLAND RD, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   - TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
   - THIS IS A RESURVEY BASED ON REFERENCED MAPS AND DEEDS.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

12327
LAWRENCE R. GEISSLER, JR., L.S. — LIC. NO.

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GIS ANALYSTS / LANDSCAPE ARCHITECTS

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- Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
- Contractor shall call "Call Before You Dig" at 811 or 1-800-922-4455 at least two full working days prior to any excavation.

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PREPARED FOR:
Metro Realty Group, LTD
6 Executive Drive
Farmington, Connecticut
06032

PROJECT NO.: 2930.M
DATE: 10/26/18
ISSUED BY:
DRAWN BY: BC
CHECKED BY: JRC

NO.	DATE	REVISIONS	BY
1	11-28-2018	INTERSECTION BUCKLAND RD. & HEMLOCK AVE.	BDC
2	01-31-2019	ADDITIONAL LOCATION WORK	RMB
3	02-25-2019	ADDED SANITARY AND SIDEWALK EASEMENTS	LRC
4	04-15-2019	ADDED CERTIFICATION BLOCK	LRC

REICHLE & BOND

190 & 240 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
V-1

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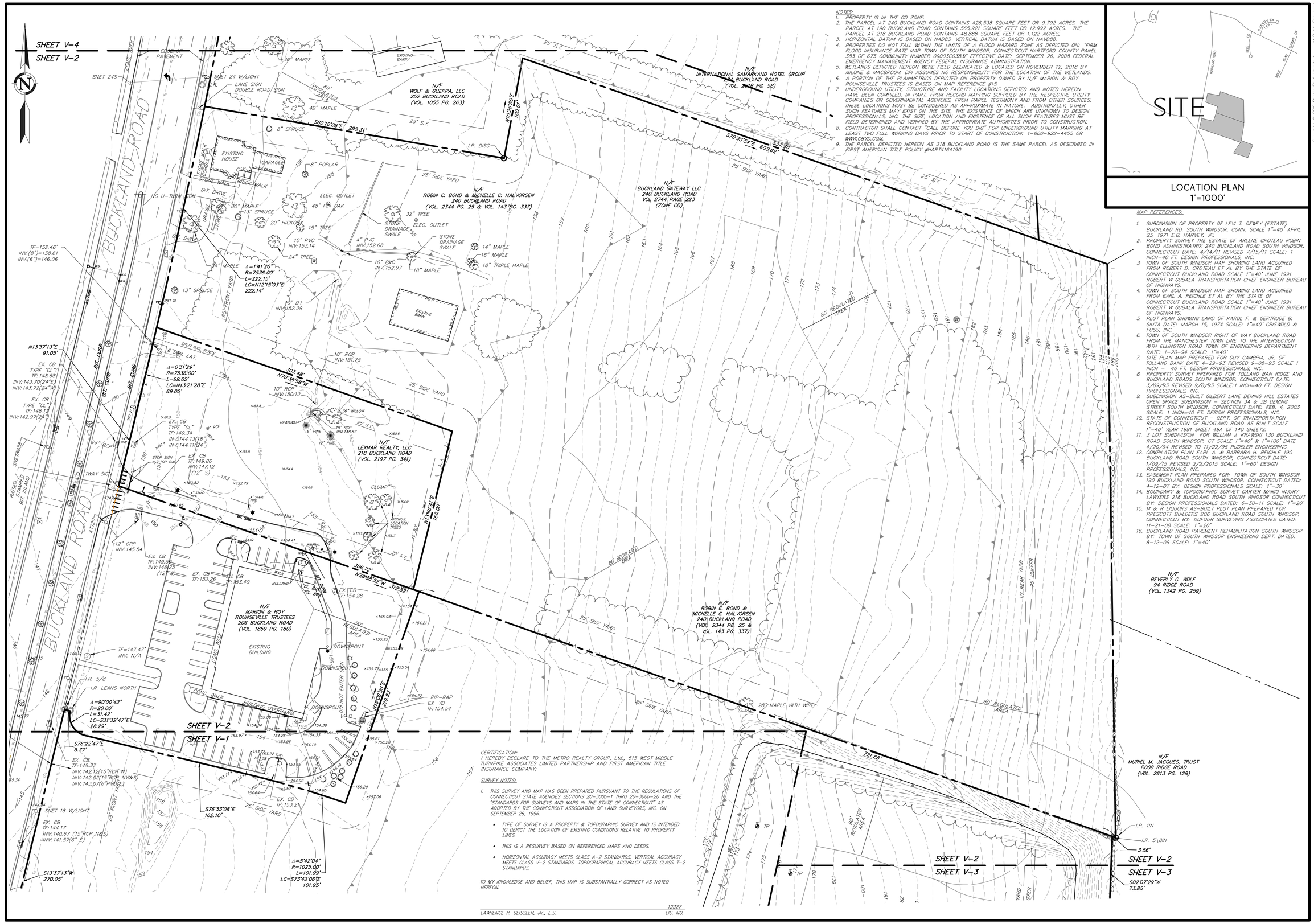

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9. THE PARCEL DEPICTED HEREON AS 218 BUCKLAND ROAD IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE POLICY #HART4164190

LOCATION PLAN
1"=1000'

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I HEREBY DECLARE TO THE METRO REALTY GROUP, Ltd., 515 WEST MIDDLE TURNPIKE ASSOCIATES LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   - TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
   - THIS IS A RESURVEY BASED ON REFERENCED MAPS AND DEEDS.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

12327
LAWRENCE R. GEISSLER, JR., L.S. — LIC. NO.

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www.designprofessionalsinc.com

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• Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
• Call Before You Dig 1-800-922-4455 or 811 for underground utility locations.
• This plan and other data prepared by Design Professionals, Inc. (DPI) are instruments of service and shall remain the property of DPI. DPI shall retain all common law, statutory and other reserved rights, including the copyright thereto. Use of this plan for any purpose outside of this project, without the express written permission of DPI, shall be at the user's sole risk and without liability to DPI.

PREPARED FOR:
Metro Realty Group, LTD
6 Executive Drive
Farmington, Connecticut
06032

PROJECT NO.: 3530-M
DATE: 10/15/18
DRAWN BY: BC
CHECKED BY: LRG

NO.	DATE	REVISIONS	BY
1	11-28-2018	INTERSECTION BUCKLAND RD. & HEMLOCK AVE.	BDC
2	01-31-2019	ADDITIONAL LOCATION WORK	RMB
3	02-25-2019	ADDED SANITARY AND SIDEWALK EASEMENTS	LRG
4	4-15-2019	ADDED CERTIFICATION BLOCK	LRG
5	10-29-2019	CERTIFICATION AND NOTE FOR #218 BUCKLAND RD	BDC

PROPERTY & TOPOGRAPHIC SURVEY

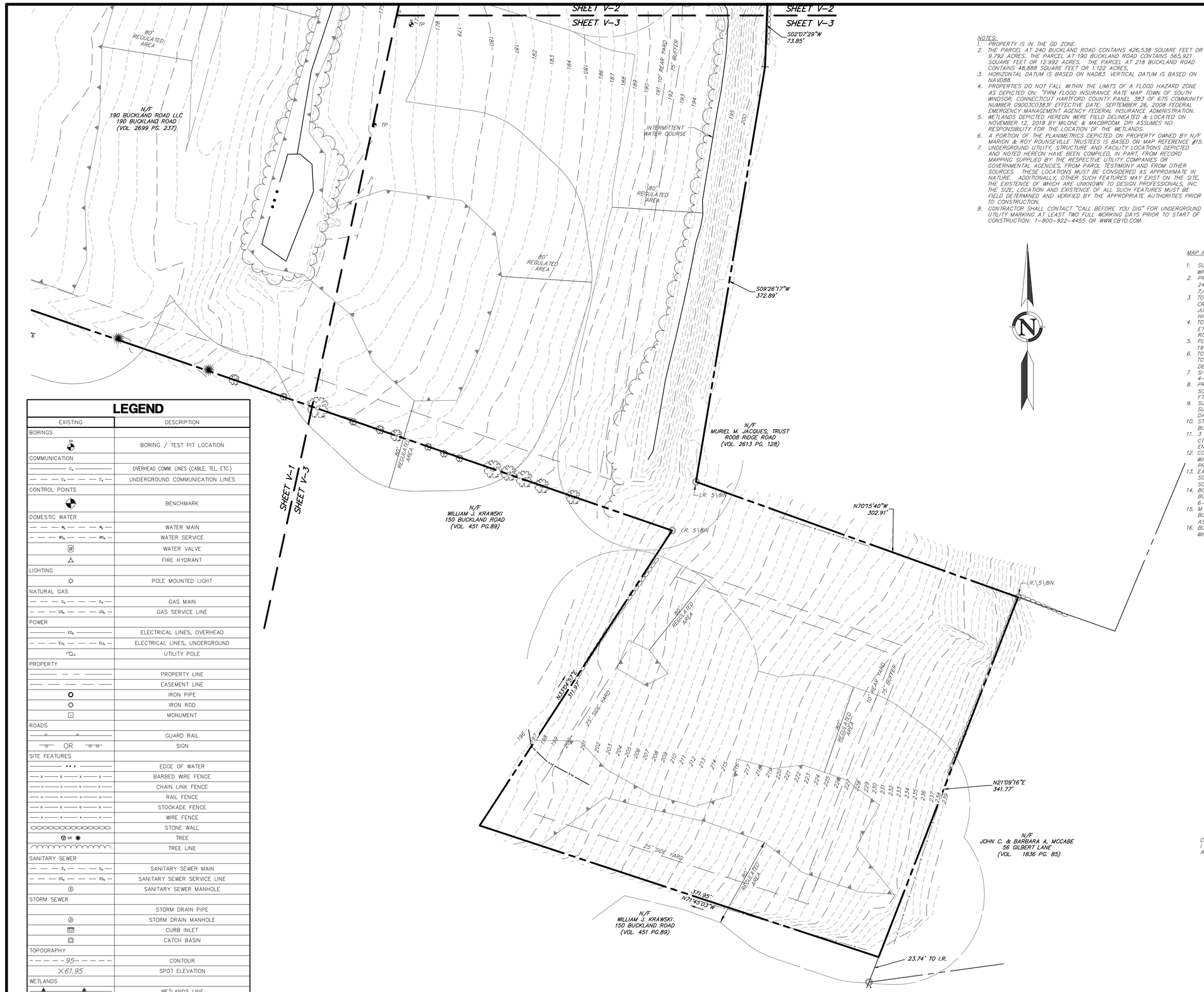
SCALE: 0 20' 40' 80'
1" = 40'

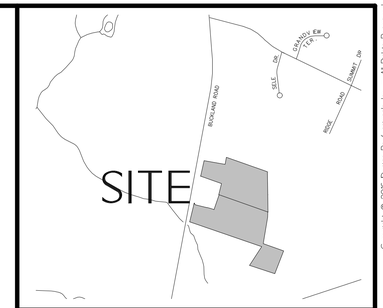
REICHLE & BOND

190 & 240 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

SHEET
V-2

File: C:\jobs\3530\Survey\3530M survey base.dwg Layout: Prop & Topo 2 Plotted: 5/13/2020 1:45 PM Last Saved: 5/13/2020 1:42 PM Last Saved By: benwheeler





LOCATION PLAN
1"=1000'

NOTES:
1. PROPERTY IS IN THE GD ZONE.
2. THE PARCEL AT 240 BUCKLAND ROAD CONTAINS 426,538 SQUARE FEET OR 9.792 ACRES. THE PARCEL AT 190 BUCKLAND ROAD CONTAINS 565,921 SQUARE FEET OR 12.992 ACRES. THE PARCEL AT 218 BUCKLAND ROAD CONTAINS 48,888 SQUARE FEET OR 1.122 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTIES DO NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY NUMBER 090030C0383F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED & LOCATED ON NOVEMBER 12, 2018 BY MILONE & MACBROOM. DPI ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE WETLANDS.
6. A PORTION OF THE PLANIMETRICS DEPICTED ON PROPERTY OWNED BY N/F MARION & ROY ROUNSEVILLE TRUSTEES IS BASED ON MAP REFERENCE #15.
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON 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 DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:
1. SUBDIVISION OF PROPERTY OF LEVI T. DEWEY (ESTATE) BUCKLAND RD. SOUTH WINDSOR, CONN. SCALE 1"=40' APRIL 25, 1971 E.B. HARVEY, JR.
2. PROPERTY SURVEY THE ESTATE OF ARLENE CROTEAU ROBIN BOND ADMINISTRATRIX 240 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT DATE: 4/14/11 REVISED 7/15/11 SCALE: 1 INCH=40 FT. DESIGN PROFESSIONALS, INC.
3. TOWN OF SOUTH WINDSOR MAP SHOWING LAND ACQUIRED FROM ROBERT D. CROTEAU ET AL BY THE STATE OF CONNECTICUT BUCKLAND ROAD SCALE 1"=40' JUNE 1991 ROBERT W GUBALA TRANSPORTATION CHIEF ENGINEER BUREAU OF HIGHWAYS.
4. TOWN OF SOUTH WINDSOR MAP SHOWING LAND ACQUIRED FROM EARL A. REICHLE ET AL BY THE STATE OF CONNECTICUT BUCKLAND ROAD SCALE 1"=40' JUNE 1991 ROBERT W GUBALA TRANSPORTATION CHIEF ENGINEER BUREAU OF HIGHWAYS.
5. PLOT PLAN SHOWING LAND OF KAROL F. & GERTRUDE B. SIUTA DATE: MARCH 15, 1974 SCALE: 1"=40' GRISWOLD & FUSS, INC.
6. TOWN OF SOUTH WINDSOR RIGHT OF WAY BUCKLAND ROAD FROM THE MANCHESTER TOWN LINE TO THE INTERSECTION WITH ELLINGTON ROAD TOWN OF ENGINEERING DEPARTMENT DATE: 1-20-94 SCALE: 1"=40'
7. SITE PLAN MAP PREPARED FOR GUY CAMBRIA, JR. OF TOLLAND BANK DATE 4-29-93 REVISED 9-08-93 SCALE 1 INCH = 40 FT. DESIGN PROFESSIONALS, INC.
8. PROPERTY SURVEY PREPARED FOR TOLLAND BAN RIDGE AND BUCKLAND ROADS SOUTH WINDSOR, CONNECTICUT DATE: 3/09/93 REVISED 9/8/93 SCALE:1 INCH=40 FT. DESIGN PROFESSIONALS, INC.
9. SUBDIVISION AS-BUILT GILBERT LANE DEMING HILL ESTATES OPEN SPACE SUBDIVISION – SECTION 3A & 3B DEMING STREET SOUTH WINDSOR, CONNECTICUT DATE: FEB. 4, 2003 SCALE: 1 INCH=40 FT. DESIGN PROFESSIONALS, INC.
10. STATE OF CONNECTICUT – DEPT. OF TRANSPORTATION RECONSTRUCTION OF BUCKLAND ROAD AS BUILT SCALE 1"=40' YEAR 1991 SHEET 49A OF 140 SHEETS.
11. 3 LOT SUBDIVISION FOR WILLIAM J. KRAWSKI 130 BUCKLAND ROAD SOUTH WINDSOR, CT SCALE 1"=40' & 1"=100' DATE 4/20/94 REVISED TO 11/22/95 PUDELER ENGINEERING.
12. COMPILATION PLAN EARL A. & BARBARA H. REICHLE 190 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT DATE: 1/09/15 REVISED 2/2/2015 SCALE: 1"=60' DESIGN PROFESSIONALS, INC.
13. EASEMENT PLAN PREPARED FOR: TOWN OF SOUTH WINDSOR 190 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT DATED: 4-12-07 BY: DESIGN PROFESSIONALS SCALE: 1"=30'
14. BOUNDARY & TOPOGRAPHIC SURVEY CARTER MARIO INJURY LAWYERS 218 BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT BY: DESIGN PROFESSIONALS DATED: 6-30-11 SCALE: 1"=20'
15. M & R LIQUORS AS-BUILT PLOT PLAN PREPARED FOR PRESCOTT BUILDERS 206 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT BY: DUFOUR SURVEYING ASSOCIATES DATED: 11-21-08 SCALE: 1"=20'
16. BUCKLAND ROAD PAVEMENT REHABILITATION SOUTH WINDSOR BY: TOWN OF SOUTH WINDSOR ENGINEERING DEPT. DATED: 8-12-09 SCALE: 1"=40'

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
——— C_x ———	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
— — — C_x — — — C_x —	UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
— — — W_x — — — W_x —	WATER MAIN
— — — WS_x — — — WS_x —	WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
— — — G_x — — — G_x —	GAS MAIN
— — — GS_x — — — GS_x —	GAS SERVICE LINE
POWER	
——— EO_x ———	ELECTRICAL LINES, OVERHEAD
— — — EU_x — — — EU_x —	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
— x — x — x — x —	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
— — — S_x — — — S_x —	SANITARY SEWER MAIN
— — — SS_x — — — SS_x —	SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
STORM SEWER	
	STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
- - - - - 95 - - - - -	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

CERTIFICATION:
I HEREBY DECLARE TO THE METRO REALTY GROUP, Ltd., 190 BUCKLAND RD, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

12327
LAWRENCE R. GEISSLER, JR., L.S. — LIC. NO.

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SOUTH WINDSOR, CT 06074
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• Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
• Existing property boundaries depicted hereon are based on deeds, maps and other evidence of record as noted hereon.
• Title, deed and other data prepared by Design Professionals, LLC are instruments of service and shall remain the property of Design Professionals, LLC whether the project for which they are made is executed or not. The reproduction, publication or use of any plans, maps, drawings, and specifications without the written consent of Design Professionals, LLC is prohibited and unlawful.

PREPARED FOR:
Metro Realty Group, LTD
6 Executive Drive
Farmington, Connecticut
06032

PROJECT NO.	DRAWN BY:	CHECKED BY:
3530.M	BC	LRG
DATE: 10/15/18	DESIGN BY:	DESIGN BY:

NO.	DATE	REVISIONS	BY
1	11-29-2018	INTERSECTION BUCKLAND RD. & HEMLOCK AVE.	BDC
2	01-31-2019	ADDITIONAL LOCATION WORK	RMB
3	02-25-2019	ADDED SANITARY AND SIDEWALK EASEMENTS	LRG
4	04-15-2019	ADDED CERTIFICATION BLOCK	LRG

REICHLE & BOND
190 & 240 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40'
0 20 40 80

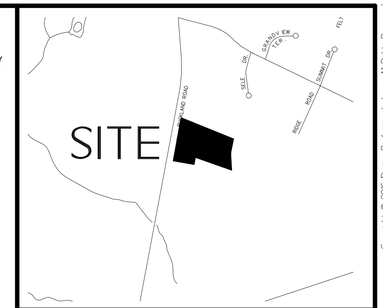
SHEET
V-3

File: C:\jobs\3530\Survey\3530M survey base.dwg Layout: Prop & Topo 3 Plotted: 5/13/2020 1:45 PM Last Saved: 5/13/2020 1:42 PM Last Saved By: benwheeler

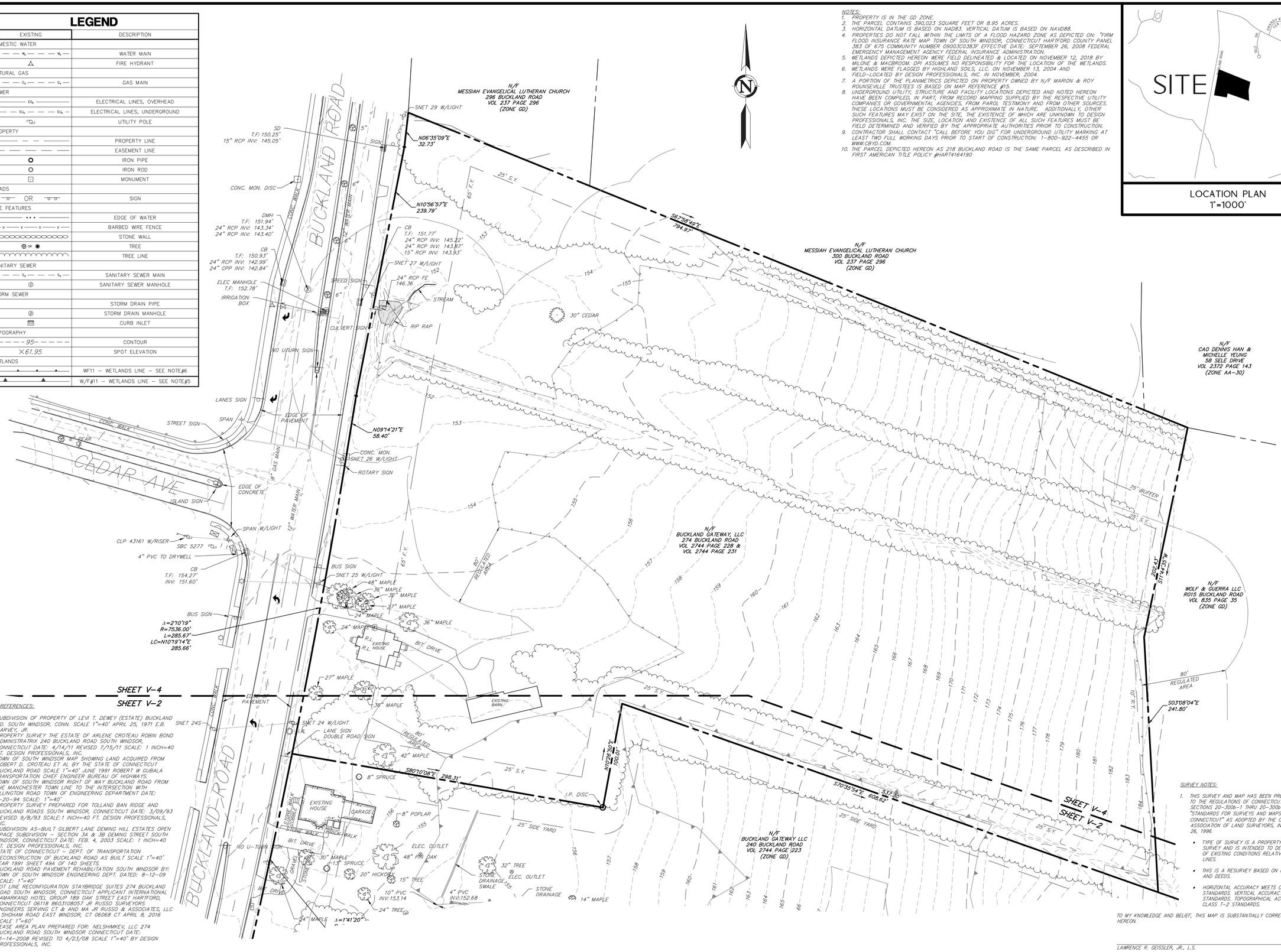
LEGEND

EXISTING	DESCRIPTION
DOMESTIC WATER	
W_8 W_8	WATER MAIN
	FIRE HYDRANT
NATURAL GAS	
G_4 G_4	GAS MAIN
POWER	
EO_X	ELECTRICAL LINES, OVERHEAD
EU_X EU_X	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
X X X X	BARBED WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_8 S_8	SANITARY SEWER MAIN
S	SANITARY SEWER MANHOLE
STORM SEWER	
	STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
TOPOGRAPHY	
95	CONTOUR
X61.95	SPOT ELEVATION
WETLANDS	
	WF11 – WETLANDS LINE – SEE NOTE#6
	W/F#11 – WETLANDS LINE – SEE NOTE#5

NOTES:
1. PROPERTY IS IN THE GD ZONE.
2. THE PARCEL CONTAINS 390,023 SQUARE FEET OR 8.95 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTIES DO NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY NUMBER 0900,3C0,383F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED & LOCATED ON NOVEMBER 12, 2018 BY MILONE & MACBROOM. DPI ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE WETLANDS.
6. WETLANDS WERE FLAGGED BY HIGHLAND SOILS, LLC. ON NOVEMBER 13, 2004 AND FIELD-LOCATED BY DESIGN PROFESSIONALS, INC. IN NOVEMBER, 2004.
7. A PORTION OF THE PLANIMETRICS DEPICTED ON PROPERTY OWNED BY N/F MARION & ROY ROUNSEVILLE TRUSTEES IS BASED ON MAP REFERENCE #15.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON 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 DESIGN PROFESSIONALS INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.
10. THE PARCEL DEPICTED HEREON AS 218 BUCKLAND ROAD IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE POLICY #HART4164190



LOCATION PLAN
1"=1000'



MAP REFERENCES:
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7. STATE OF CONNECTICUT – DEPT. OF TRANSPORTATION RECONSTRUCTION OF BUCKLAND ROAD AS BUILT SCALE 1"=40' YEAR 1991 SHEET 49A OF 140 SHEETS.
8. BUCKLAND ROAD PAVEMENT REHABILITATION SOUTH WINDSOR BY: TOWN OF SOUTH WINDSOR ENGINEERING DEPT. DATED: 8-12-09 SCALE: 1"=40'
9. LOT LINE RECONFIGURATION STAYBRIDGE SUITES 274 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT APPLICANT INTERNATIONAL SAMARKAND HOTEL GROUP 189 OAK STREET EAST HARTFORD, CONNECTICUT 06118 8603108057 JR RUSSO SURVEYORS ENGINEERS SERVING CT & AND MA JR RUSSO & ASSOCIATES, LLC 1 SHOHAM ROAD EAST WINDSOR, CT 06068 CT APRIL 8, 2016 SCALE 1"=60'
10. LEASE AREA PLAN PREPARED FOR: NELSHIMKEV, LLC 274 BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT DATE: 01-14-2008 REVISED TO 4/23/08 SCALE 1"=40' BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
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LAWRENCE R. GEISSLER, JR., L.S. — 12327 LIC. NO.

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www.designprofessionalsinc.com
design professionals
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GIS ANALYSTS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
Metro Realty Group, LTD
6 Executive Drive
Farmington, Connecticut
06032

PROJECT NO: 3530.M
DATE: 1/23/20
ISSUED BY:
DRAWN BY: BDC
CHECKED BY: LRC

NO.	DATE	REVISIONS	BY

BUCKLAND GATEWAY LLC.
274 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET V-4

File: C:\jobs\3530\Survey\3530M survey base.dwg Layout: Prop & Topo 274 BUCKLAND ROAD Plotted: 5/13/2020 1:44 PM Last Saved: 5/13/2020 1:42 PM Last Saved By: banwheeler

MATCH LINE

MATCH LINE

ANNUALS

LAWN

LAWN-SEED MIX, TYPE I

WETLAND CREATION-SEED MIX, TYPE III

BASIN SLOPE-SEED MIX, TYPE II

DOUBLE LIGHT-TYP.

SINGLE LIGHT-TYP.

REV.	DESCRIPTION OF REVISION	DATE	APPR.

CR2 STUDIO AT Loureiro

LANDSCAPE ARCHITECTURE • SITE PLANNING

100 Northwest Drive • Plainville, Connecticut 06062
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An Employee Owned Company • Member ASLA

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SCALE 1"=20'

COMM. NO.

DRAWN BY JGS

DATE 05/13/2020

APPROVED BY HWW

DATE 05/13/2020

SITE PLANTING PLAN

THE GATEWAY

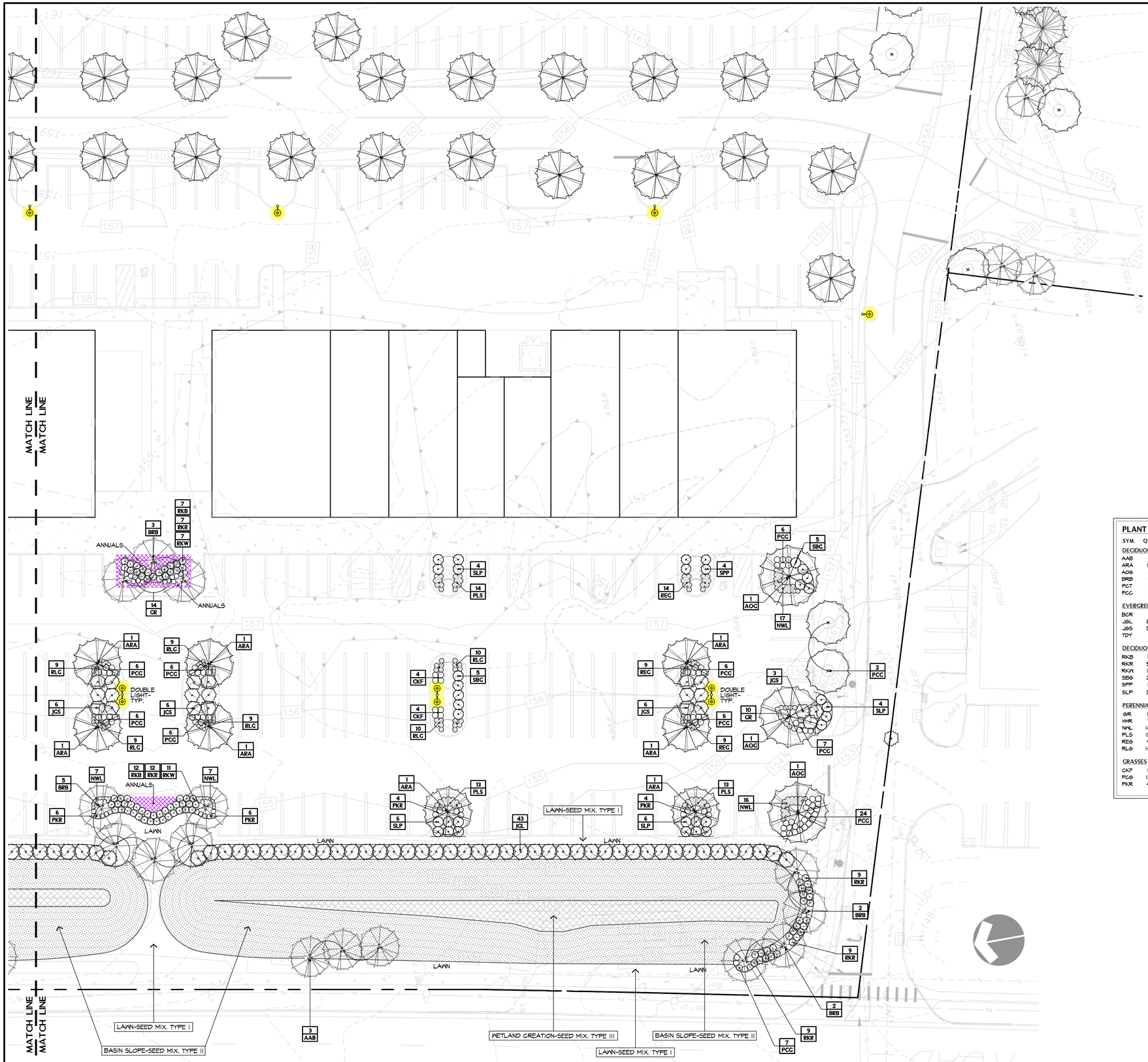
220, 245, 265 & 270 Buckland Drive - South Windsor, CT.
Buckland East, LLC
6 Executive Drive Suite 100 - Farmington, CT.

DRAWING

L.1

SHEET NO.

NO. OF SHEETS



GENERAL NOTES PLANTING:

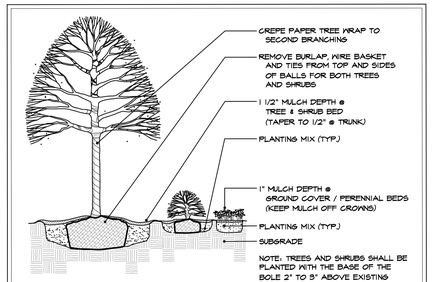
1. AS CONSTRUCTION PROCEEDS, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL PLANTING BEDS TO BE TOPSOILED TO A DEPTH OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE FINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.

SEEDING NOTES:

1. SEED MIXTURE TYPE I (LAWN AREAS)
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWING RED FESCUE 50% OF MIXTURE
   PERENNIAL RYEGRASS 50% OF MIXTURE
   APPLICATION RATE: 4.50 LBS. PER 1000 S.F.
2. SEED 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 1000 S.F., 20 LBS. PER ACRE
3. SEED MIXTURE TYPE III (WETLAND CREATION AREA)
   OBL WETLAND MIX
   BY, ERNST CONSERVATION SEEDS, 9006 MERCER PIKE,
   MEADVILLE, PA. 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS. PER 1000 S.F., 20 LBS. PER ACRE
4. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED
5. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
6. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDO-SEEDING IS USED. HYDRO-MULCH SHALL BE EQUAL TO CONWED 2000 AND APPLIED AT THE RATE OF 1,400 LBS. PER ACRE.
7. THE CONTRACROR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE ROOT AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

PLANT LIST

SYM.	QTY.	TECHNICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
AAB	6	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLOW (SINGLE STEM)	6'-8' HT.	B&B
ARA	12	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2½"-3" CAL.	B&B
AOG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2½"-3" CAL.	B&B
BRB	17	BETULA NIGRA 'ENMTF'	DURA HEAT RIVER BIRCH (MULTI STEM)	12'-14' HT.	B&B
PCT	5	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2"-2½" CAL.	B&B
PCG	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERIG PEAR	2"-2½" CAL.	B&B
EVERGREEN SHRUBS					
BCR	6	BERBERIS THUNBERGII 'CRIMSON RUBY'	CRIMSON RUBY BARBERRY	2 GAL.	CONT.
JGL	86	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPER	3 GAL.	CONT.
JGS	30	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	3 GAL.	CONT.
TDY	8	TAXUS CUSPIDATA 'DENSIFORMIS'	DENSE SPREADING YEW	18"-24" SPR.	B&B
DECIDUOUS SHRUBS					
RKB	19	ROSA 'KNOCKOUT' BLUSHING	BLUSHING KNOCKOUT ROSE	3 GAL.	CONT.
RKR	58	ROSA 'KNOCKOUT DOUBLE RED'	DOUBLE RED KNOCKOUT ROSE	3 GAL.	CONT.
RKW	18	ROSA 'KNOCKOUT WHITE OWL'	WHITE OWL KNOCKOUT ROSE	3 GAL.	CONT.
SBG	20	SPIREA BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	3 GAL.	CONT.
SPP	18	SPIREA FRITSCHIANS 'PINK PARASOL'S'	PINK PARASOL'S SPIREA	3 GAL.	CONT.
SLP	30	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	CONT.
PERENNIALS					
GR	18	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	5 PNT.	CONT.
HHR	71	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	5 PNT.	CONT.
NWL	149	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	5 PNT.	CONT.
PLS	123	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 PNT.	CONT.
RES	97	RUDBECKIA FULGIDA 'EARLY BIRD GOLD'	EARLY BIRD GOLD BLACK EYED SUSAN	5 PNT.	CONT.
RLG	146	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK EYED SUSAN	5 PNT.	CONT.
GRASSES					
CKF	111	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
PCS	128	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL.	CONT.
PKR	44	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL.	CONT.



Planting Detail – Typ.

Not to Scale

NO.	DESCRIPTION OF REVISION	DATE	APPR.
REV.			

SCALE: 1"=20'
COMM. NO.
DRAWN BY: JGS
DATE: 05/13/2020
APPROVED BY: HWW
DATE: 05/13/2020

SITE PLANTING PLAN

THE GATEWAY
220, 245, 265 & 270 Buckland Drive - South Windsor, CT.
Buckland East, LLC
6 Executive Drive Suite 100 - Farmington, CT.

DRAWING
L.2

SHEET NO. | NO. OF SHEETS