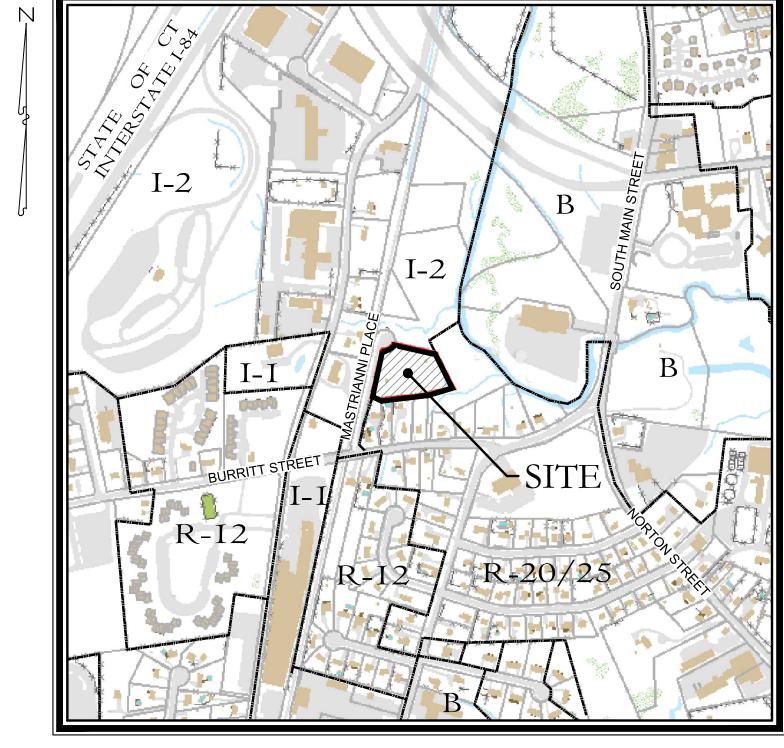
cole

engineering. surveying. planning.



 $\frac{KEY \ MAP}{\text{SCALE: 1"=500'}}$ 

PREPARED FOR

# Buck, LLC May 18, 2021

### Sheet Index:

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# Site Plan

## 50 Mastrianni Place Southington, Connecticut

Applicant:

Buck, LLC 512 Mount Vernon Road Plantsville, CT 06479

## Property Owner:

NAMTAB, LLC 512 Mount Vernon Road Plantsville, CT 06479

#### Consultants:

*Engineering & Surveying* Harry E. Cole & Son P.O. Box 44 - 876 South Main Street Plantsville, Connecticut 06489 Tel. (860) 628-4484 Fax (860) 620-0196

**Revision Table** 

04	Sept. 23, 2022	Revised per Town Comments	
03	Aug. 2, 2022	Revised Site Layout per Owner	
02	Aug. 18, 2021	Town Stipulations of Approval	
01	July 23, 2021	Revise per town comments	
	May 18, 2021	First Submittal Set	#2078

#### LEGEND

C)	= Existing utility pole
<b>¢</b>	= Existing light pole
Д	= Existing fire hydrant
ŴV	= Existing water valve
GV	= Existing gas valve
	= Existing underground pipe
	= Existing edge of pavement
	= Existing bituminous concrete lip curb
	= Existing well
	= Existing catch basin
$\bigcirc$	= Existing drainage manhole
S	= Existing sanitary manhole
$\bowtie$	= Existing utility box
000	= Existing contour
×000.0	= Existing spot elevation

- = Existing iron pin
- = Existing drill hole
- = Existing monument

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 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.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy: Horizontal: A-2 Vertical: T-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

a) "Subdivision Map Prepared For Paul Mastrianni, Southington, Conn.; Scale:1"=40'; Dated: July 3, 1986; Last Revised: July 6, 1987 by Harry E. Cole & Son."

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: I-2

9. Total area: 78,695 Sq.Ft. - 1.81 Acres

10. Owner: NAMTAB LLC

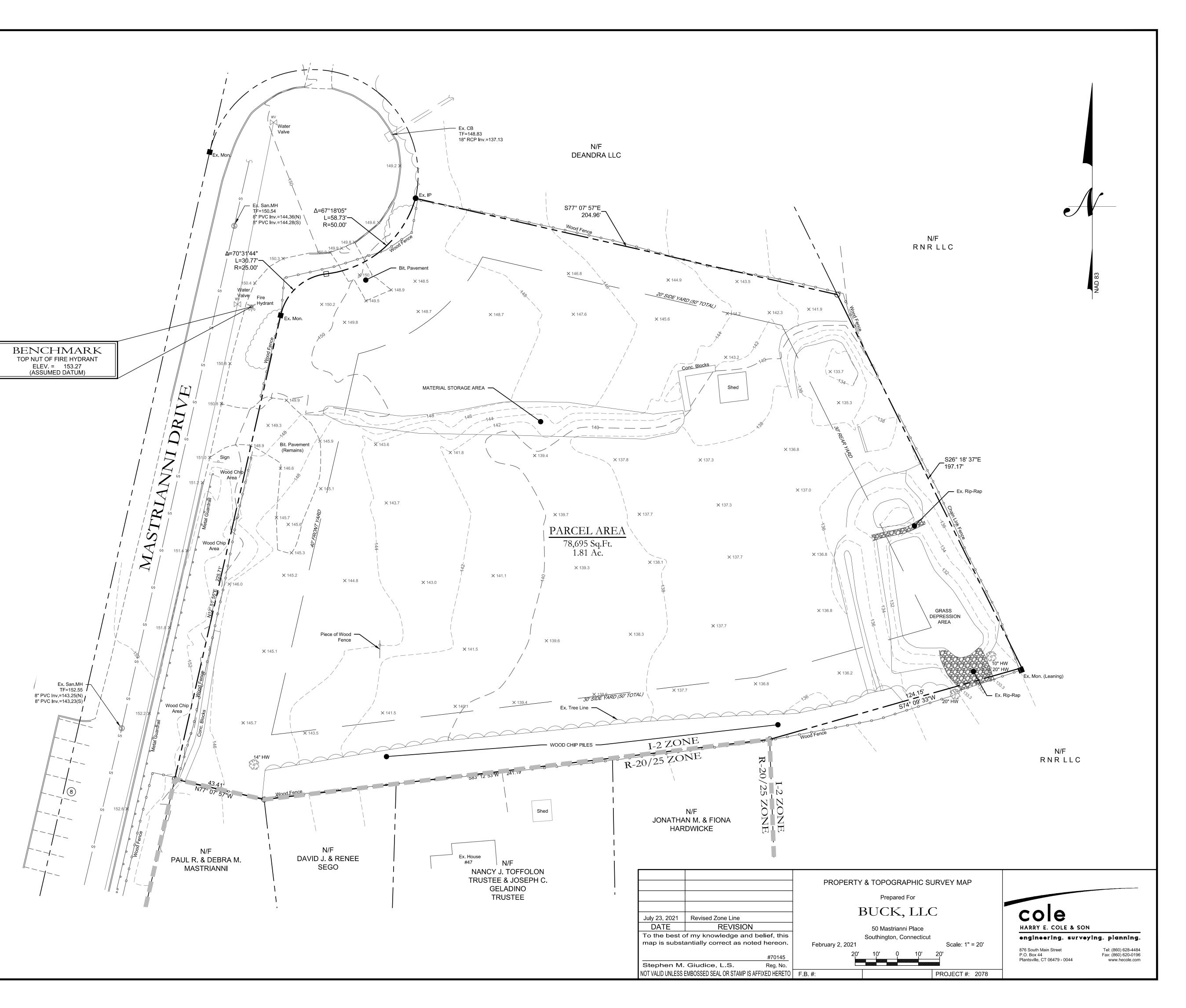
11. Town of Southington Assessors Map #41 Lot #22

12. Filed in Volume 1503, Page 767 of the Town Clerk's office.

13. Contour interval is two(2) foot.

14. Existing contours generated from field topography.

15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



#### SITE PLAN NOTES: Owner: NAMTAB, LLC

- Applicant: Buck, LLC
- Street #: 50 Mastrianni Place Area of Parcel: 78,695 SF - 1.81 Acres
- Parcel is zoned: I-2 Industrial
- Present use: Vacant Lot
- Proposed use: Offices and Contractor Storage 8. No Wetlands are present per the Town of Southington Wetland Map.
- 9. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- 10. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and
- Sediment Control" dated May 2002, and amended to date. 11. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2021 and amended to date.
- 12. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate
- Inland Wetland Permit. 13. All areas disturbed by construction to be restored with 4" of loam and seeded.
- 14. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
- 15. Underground fuel tanks are prohibited.
- 16. Town of Southington Planning and Engineering Departments to be notified at (860)-276-6248 and (860)- 276-6231, 24 hours before site grading begins.
- 17. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- 18. All existing utilities are from best available information, contractor to verify all locations, dimensions, and
- elevations prior to construction. Notify Engineer of any discrepancies. 19. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits. 20. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

	PLANT LIST					
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION		
STREET TREES						
		ACER RUBRUM	RED MAPLE			
( ( SP)	7	PRUNUS AMERICANA	AMERICAN PLUM	3" CALIPER		
A La Tra	/	PRUNUS SARGENTII (flowering)	SARGENT CHERRY	3 CALIFER		
		TILIA CORDATA	LITTLE LEAF LINDEN			
SHADE TREE	S					
		QUERCUS RUBRA	RED OAK	B & B, 3" CAL.		
	3	ACER RUBRUM	RED MAPLE	B & B, 3" CAL.		
	5	TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.		
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.		
SHRUBS						
		ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.		
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL		
	12	RHODODENDRON CANADENSE	RHODONDERON	3 GAL, HEAVY, FULL		
	12	VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL		
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT		
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT		

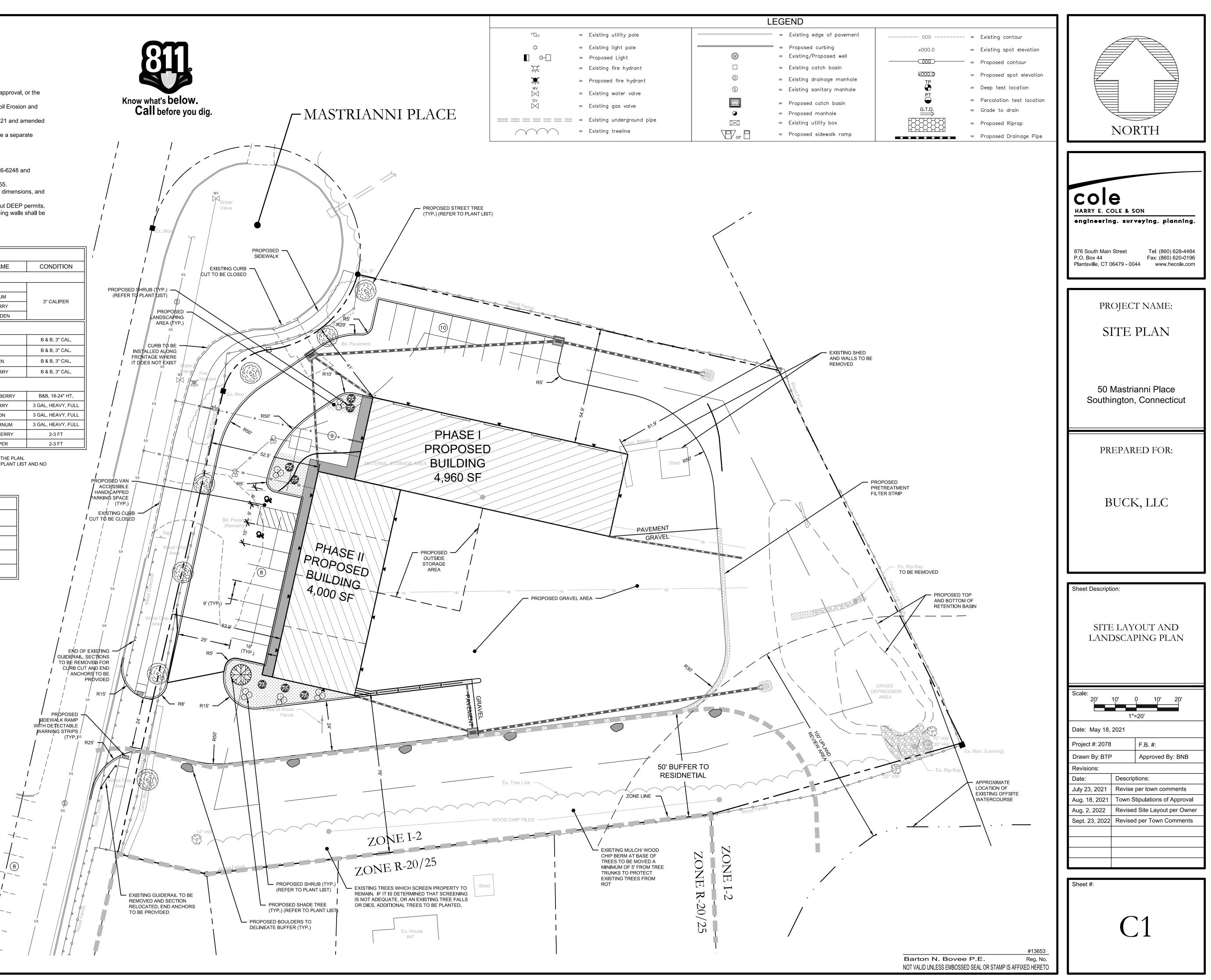
STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

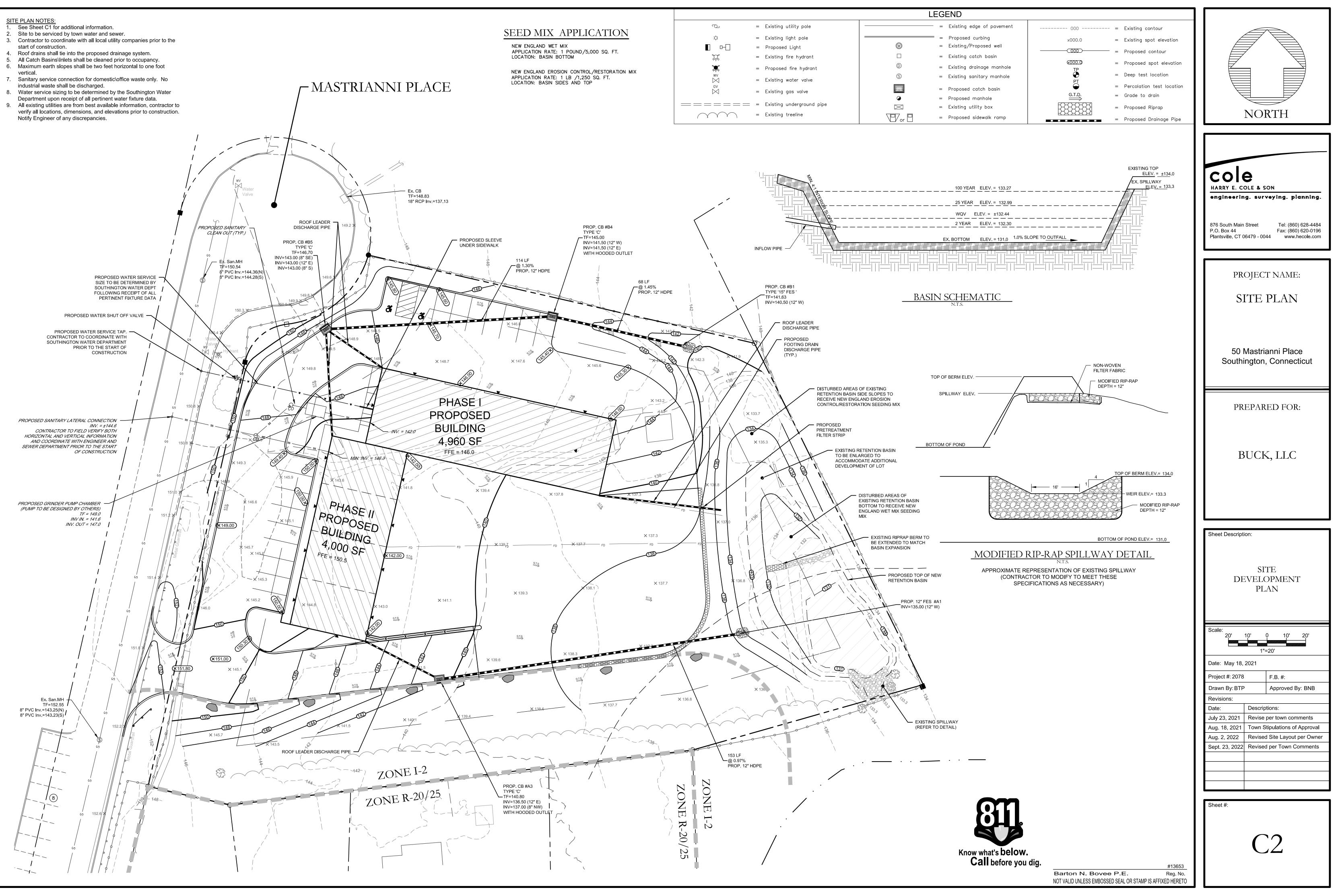
LANDSCAPING TABLE					
PARKING LOT (21 Spaces)					
		REQUIRED	PROVIDED		
INTERIOR LANDSCAPING TOTAL	20 S.F. / SPACE	420 S.F.	1,050 S.F.		
SHADE TREES	1 SHADE TREE / 10 SPACES	3	3		
STREET TREES	1 STREET TREE / 50' OF LOT FRONTAGE	7	7		

PARKING INFORMATION				
ITEM	REQUIRED	PROVIDED		
PROPOSED BUILDING: PHASE I INDUSTRIAL 4,960 S.F. (SUFFICIENT TO ACCOMMODATE PERSONNEL & CUSTOMERS)	11	11		
PROPOSED BUILDING: PHASE II INDUSTRIAL 4,000 S.F. (SUFFICIENT TO ACCOMMODATE PERSONNEL & CUSTOMERS)	9	9		
HANDICAP PARKING	1	2		
TOTAL # OF SPACES	20 (INCLUDING H.C.)	21 (INCLUDING H.C.)		

ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED		
ZONE	I-2	I-2		
PROPOSED USE	INDUSTRIAL	INDUSTRIAL		
LOT AREA	80,000 SF	78,695 SF		
LOT WIDTH	200 SF	315 FT		
FRONT YARD SETBACK	40 FT	41 FT		
SIDE YARD SETBACK	30 FT FOR ONE TOTAL OF 50 FT	54.9 FT & 76 FT		
REAR YARD SETBACK	30 FT	81.9 FT		
MAX. BUILDING HEIGHT	3 STORIES (65 FT)	2 STORIES > 65 FT		
MAX. BUILDING COVERAGE	50%	11.4%		







SO	IL EROSION AND SEDIMENT CONTROL NARRATIVE:	<i>C</i> .	<u>RESPONSIBILITY</u> The responsibility for implementing and maintaining the Soil Erosion and S
A. 1.	PROJECT INFORMATION Project Description - The project site consist of one 1.8 acre parcel at 50 Mastrianni Place in Southington, Connecticut. Area of Development - 1.5± Acres.		the OWNER OF RECORD where any development of the parcel gives cause also to be said that the OWNER OF RECORD shall be held responsible for responsibility of the SE&SC plan and seeing that the plan becomes a part property is transferred. The costs of all drainage erosion and sedimentation with the OWNER OF RECORD.
2. 3. 4.	Area of Development - 1.5± Acres. Area Proposed Disturbance Due to Construction Activities - 1.6± Acres. Estimated Start of Construction - 2022. Estimated Construction Completion Date - 2023.	2.	SESC Emergency contact Information Emergency Contact Name: Buck, LLC Emergency Contact Phone Number: (860) 877-3740
В.	SEQUENCE OF CONSTRUCTION		
concu	•		
1. 2.	Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along		
	environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)		
3.	Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)		
4.	After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an		
5.	approved location. (A) Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans.		
	The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not		
6.	to remain, shall be chipped and stored on site for mulch. (A) Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)		
7.	Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the		
8.	ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B) Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment		
9.	basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B) Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any		MASTRIANNI PLA
5.	down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)		
10. 11.	Bring proposed site entrance surface areas to rough subgrade. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is		
12.	free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C) If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state		
	regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)		
13.	Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30)		
14.	days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C) Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins		
15. 16.	locations. (C) Excavate for and install utilities. (C) Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)		
17.	Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)		
<i>18.</i> 19.	Construct all driveway entrance improvements as indicated on plans. (E) Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of		PROP. INLET PROTECTION
20.	four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E) Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)		AT ALL INLETS (SEE DETAIL)
21. 22.	Complete final paving with top course and paint surfaces with pavement markings. (E) Clean and remove all silt from within drainage structures and dispose of materials in an environmentally		
23.	acceptable manner. (F) Remove temporary measures once permanent measures have matured as approved by the Municipality's		
24.	enforcement officer. (F) Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.		
25.	Construction Staging: a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control		
	measures, detention and retention basins. b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat		
	pavement. c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.		
GEN	NERAL NOTES:		
	ditional notes and details are located on Sheet D1.		
	all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site posion including keeping the property sufficiently watered so as to minimize wind blown sediment. The		
De	veloper/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown rein.		
ke	soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be ot in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent		PROP. CONSTRUCTION ACCESS TRACKING PAD
rer	posion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall nain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent posion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town		(SEE DETAIL)
En	gineer. inlets shall be cleaned prior to occupancy.		
5. All	slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or		
6. All	proved equal) erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is proughly established. This may occur after completion of construction, therefore it is critical for the Developer,		
Cc me	intractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control pasures. minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading		/     / /   /
wit	hin each area. Vegetation may consist of temporary seeding or final loam and seed.		
pla	areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this an, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion oblems encroach upon abutting property. This may require additional barriers, swales and bales.		
	erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and diment Control manual.		
10. All	Dewatering shall incorporate the use of filter bags on discharge ends.		
STC	DRMWATER MANAGEMENT MAINTENANCE		¢
	HEDULE THINGTON, CONNECTICUT		

SOUTHINGTON, CONNECTICUT

shall be executed immediately

The following are the required maintenance and monitoring procedures.

<u>Riprap and Discharge Aprons</u> - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Outlet Control Structure - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.

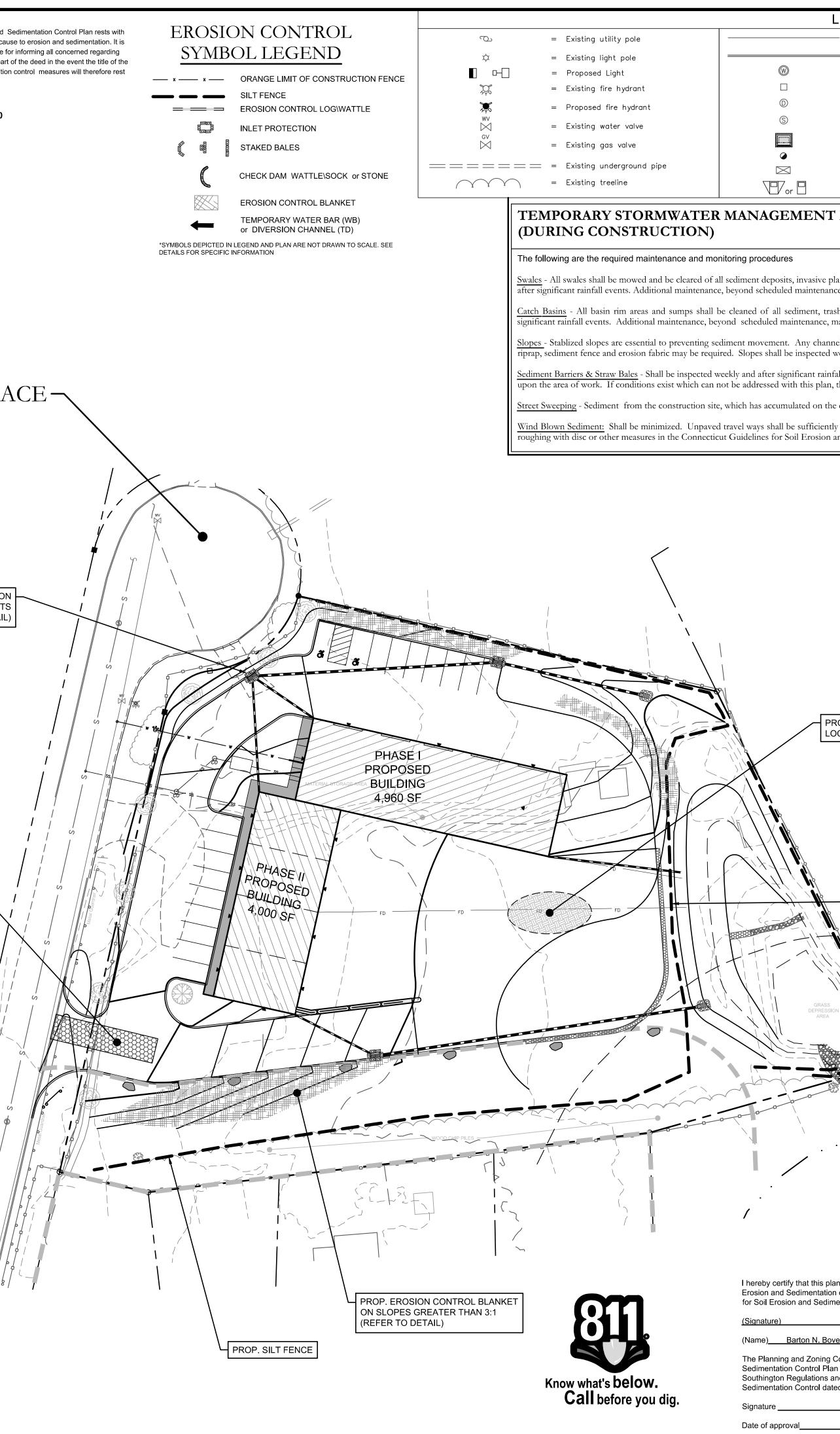
Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

<u>Swales</u> - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

<u>Slopes</u> - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15. All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.



LEGEND			
<ul> <li>Existing edge of pavement</li> <li>Proposed curbing</li> <li>Existing/Proposed well</li> <li>Existing catch basin</li> <li>Existing drainage manhole</li> <li>Existing sanitary manhole</li> <li>Proposed catch basin</li> <li>Proposed manhole</li> <li>Existing utility box</li> <li>Proposed sidewalk ramp</li> </ul>	000 x000.0 COOD.0 TP E G.T.D. G.T.D.	<ul> <li>Existing contour</li> <li>Existing spot elevation</li> <li>Proposed contour</li> <li>Proposed spot elevation</li> <li>Deep test location</li> <li>Percolation test location</li> <li>Grade to drain</li> <li>Proposed Riprap</li> <li>Proposed Drainage Pipe</li> </ul>	NORTH
T MAINTENANCE SCHE e plant species and debris. These procedures sh ance, may be required based upon inspections trash and debris. These procedures shall be of e, may be required based upon inspections nnels of concentrated flow, such as rills, shall d weekly and after significant rainfall events. infall events. Repairs shall be made immediate an, then additional barriers shall be implemented	nall be conducted monthly. Swale s. conducted monthly. Basins sha be fixed immediately. Additional ely. Additional barriers and bales	ll be inspected weekly and after control measures, such as bales, may be required depending	<b>COCE</b> HARRY E. COLE & SON <b>engineering. surveying. planning.</b> 876 South Main Street P.O. Box 44 Plantsville, CT 06479 - 0044
the existing streets shall be cleaned up immedi ntly watered to minimize wind blown sedimen on and Sediment Control manual.			PROJECT NAME: SITE PLAN
			50 Mastrianni Place Southington, Connecticut
			PREPARED FOR:
PROP. TEMPORARY STOCKPILE (SEE DI LOCATION MAY VARY DURING CONSTR			BUCK IIC

	PROP. SILT FENCE
<u>}</u>	
	PROP. SILT FENCE
	· · ·

I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended.

e	_Certificate NO	#13653
comp nd the	ission certifies that the S plies with the requireme Connecticut Guidelines 2, as amended.	ents of the Town of

#13653 Barton N. Bovee P.E. Reg. No. NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Descripti	ion:	
SEL	DIME	OSION & NTATION OL PLAN
Scale: 30'	15'	0 15' 30'
	J:	=30'
Date: May 18,	2021	
Project #: 2078		F.B. #:
Drawn By: BTP		Γ.Ο. <i>π</i>
	)	Approved By: BNB
Revisions:		
-	Descrip	Approved By: BNB
Revisions:	Descrip	Approved By: BNB
Revisions: Date:	Descrip Revise	Approved By: BNB
Revisions: Date: July 23, 2021	Descrip Revise Town S	Approved By: BNB tions: per town comments
Revisions: Date: July 23, 2021 Aug. 18, 2021	Descrip Revise Town S Revised	Approved By: BNB tions: per town comments tipulations of Approval
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BUCK, LLC

Sheet #:

ES1



