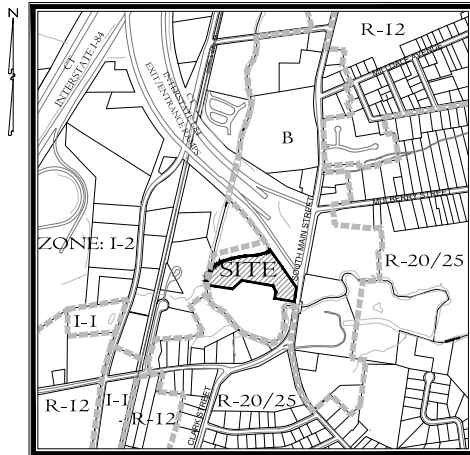


cole

engineering. surveying. planning.

Proposed Auto Body Repair Facility

1300 South Main Street
Plantsville, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Layout & Landscaping Plan
C2	Site Development Plan
ES1	Soil Erosion & Sedimentation Control Plan
ES2	Soil Erosion & Sedimentation Control Details
D1	Details
D2	Details

Applicant:

Calito Development Group, LLC.
59 Field Street, Suite 108
Torrington, CT 06790

Property Owner:

ZP Group LLC
998 Farmington Avenue
Suite 214
West Hartford, CT 06107

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

Soil Scientist

David H. Lord
Soil Resource Consultants
26 Blueberry Lane
Meriden, Connecticut 06450
Tel. (203) 634-3389

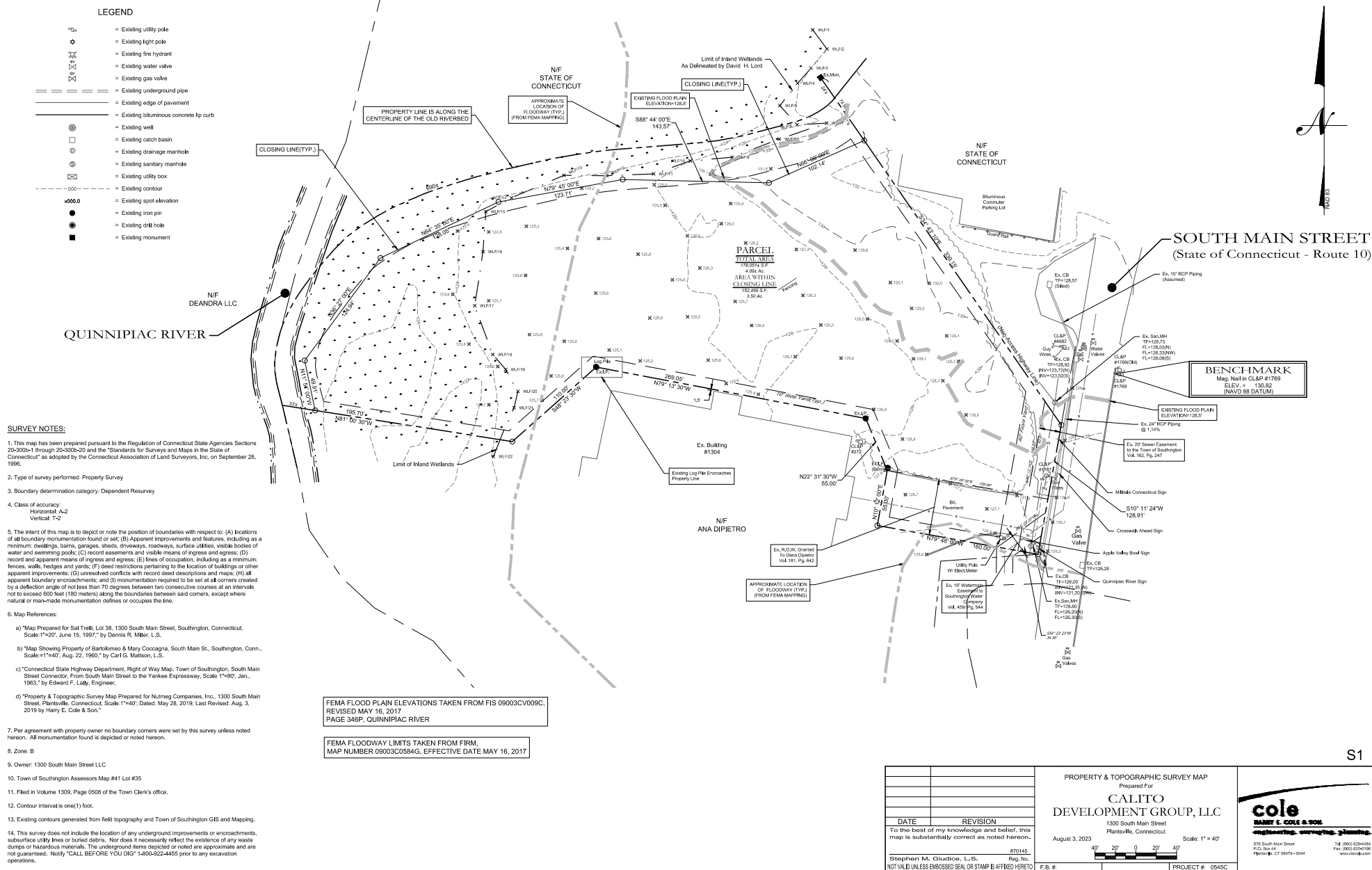
PREPARED FOR

Calito Development Group, LLC

September 20, 2023

Revision Table

September 20, 2023	First Submittal Set	#0545C
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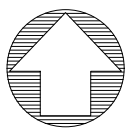
PLANT LIST			
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME
STREET TREES			
1		ACER RUBRUM	RED MAPLE
		PRUNUS AMERICANA	AMERICAN PLUM
		PRUNUS ARGENTEA (Weeping)	SARGENT CHERRY
		TELA CORDATA	LITTLE LEAF LINDEN
SHADE TREES			
6		MORUS RUBRA	RED MULBERRY
		ACER RUBRUM	RED MAPLE
		TELA TOMENTOSA	SILVER LINDEN
		PRUNUS ALLEGHENIENSIS	ALLIGHENY PLUM
SHRUBS			
3		BUXUS X WINTER GEM	WINTER GEM BOXWOOD
		PLATYCLADUS ORIENTALIS	ORIENTAL ARBOVITAE
		RHOODENDRON X P.J.M.	P.J.M. RHOODENDRON
		SPIREA X BUNDAIDA LITTLE PRINCESS	LITTLE PRINCESS SPIREA
		VACUUM CORYMBOSUM	HIGHBUSH BLUEBERRY
GRASS, GROUND COVER & PERENNIALS			
11		FESTUCA OVINA SLAUCA TILMAN	ELIJAH BLUE FESCUE
		PENNETUM HAMELIN	PENNETUM
		ACHILLEA MOONSHINE	FERN LEAF YARROW
		COREOPSIS MOONBEAM	MOONBEAM TICKSEED
		ECHINCEA NIMS KNEE HIGH	CONIFLOWER

- 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.
- 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 (44 Spaces)		
	Required	Proposed
Landscaping: 20 S.F. / SPACE	800 S.F.	1,100 S.F.

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: AUTO BODY 11,670 SF (GROSS)	39 (ESTIMATED)	44
PROPOSED BUILDING: AUTO BODY OFFICE 1,230 SF (GROSS)	4	
3 SPACES PER 1,000 S.F. GROSS		
HANDICAP PARKING	2	2
TOTAL # OF SPACES	43 (ESTIMATED)	44 (INCLUDING H.C.)

LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbing
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Existing gas valve		= Proposed catch basin
	= Existing underground pipe		= Proposed manhole
	= Existing treeline		= Existing utility box
			= Proposed sidewalk ramp
			= Existing contour
			= Existing spot elevation
			= Proposed contour
			= Proposed spot elevation
			= Deep test location
			= Percolation test location
			= Grade to drain
			= Proposed R/Ramp
			= Proposed Drainage Pipe



NORTH



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HARRY F. COLE & SONS
engineering, surveying, planning

876 South Main Street
P.O. Box 44
Plainville, CT 06069-0044

Tel: (860) 623-4484
Fax: (860) 623-0196
www.hccole.com

PROJECT NAME:

**PROPOSED
AUTO BODY
REPAIR
FACILITY**

1300 South Main Street
Plainville, Connecticut

PREPARED FOR:

**CALITO
DEVELOPMENT
GROUP, LLC.**

Sheet Description:

**SITE LAYOUT &
LANDSCAPING PLAN**

Scale:

40' 20' 0' 20' 40'

1"=40'

Date: July 12, 2023

Project #: 0545C F.B.#: —

Drawn By: BTP Approved By: BNB

Revisions:

Date:	Descriptions:

Sheet #:

C1

- SITE PLAN NOTES:**
- Owner: ZP Group LLC
 - Applicant: Calito Development Group, LLC
 - Street #: 1300 South Main Street
 - Area of Parcel: 178,051± Square Feet - 4.09± Acres
 - Parcel is zoned: B
 - Present use: Vacant Lot
 - Proposed use: Auto Body
 - Wetlands are present and were flagged by David H. Lord.
 - Site to be serviced by town water and sewer.
 - 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.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 816, dated 2020 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - Roof drains shall be collected underground and discharge by gravity to the detention basin.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Water service sizing to be determined by the Southington Water Department upon receipt of all pertinent water fixture data.
 - Town of Southington Planning and Engineering Departments to be notified at (860)-278-6248 and (860)-278-6231, 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
 - All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - Floor drains are proposed. The applicant will obtain the proper Connecticut DEEP permits.
 - Building permit required for construction of retaining walls over 3-4 ft. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	B	B
PROPOSED USE	AUTO BODY	AUTO BODY
LOT AREA	30,000 SF	178,051 SF
LOT WIDTH	100 FT	129 FT
FRONT YARD SETBACK	40 FT	188.2 FT
SIDE YARD SETBACK	10 FT	48.8 FT
REAR YARD SETBACK	40 FT	107.1 FT
MAX. BUILDING HEIGHT	40 FT	±40 FT
MAX. BUILDING COVERAGE	25%	7.7%



Know what's below.
Call before you dig.

Barton N. Bovee P.E.
Reg. No. 013653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site is one of 4.09 acres on South Main Street in Southington, Connecticut. Area of Development - 25 Acres.
2. Area Proposed Disturbance Due to Construction Activities - 25 Acres.
3. Estimated Start of Construction - 2023.
4. Estimated Construction Completion Date - 2025.

B. SEQUENCE OF CONSTRUCTION

The sequence of construction activities are as follows and activities noted by a "Capital Letter" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field delineate the limits of all activities and install, at a minimum, a noise fence along construction limit line 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 all noise along all noise sensitive 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 use storm monitor the sedimentation and erosion control structures, which may include grass channels, sediment basins, sump pits, etc. (A) Remove sediment during construction when control exceeds one half (1/2) their capacity. Sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how cost-effective 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 15" in diameter, and not to remain, shall be clipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a body waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within turn-out pits, swales 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 ENGINEER or the local Waterways Enforcement Office. Prior to the start of construction. (B)
8. Install adequate silt pipe and temporary sediment basin along with temporary drainage diversions to sediment basins. If the proposed sediment basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all outlets and weirs are to be slugged water tight during construction. (B)
9. Silt pipe and sediment materials as required and structure them at locations that will not adversely impact any near graded surface. Structures may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the down-slope sides of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade. (B)
11. Conduct all rough work and fill for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cut, 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 detailed survey of surrounding properties. Risk shall be 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 that were damaged due to construction activities, an outside of construction traffic zones, and are not to be permanently restored for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Provide for and install storm drainage systems, install structure, and sediment basins at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. 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 border course and curbing. Refer to details. (C)
18. Conduct all driveway entrance improvements as indicated on plans. (E)
19. Complete final grading for all paved and landscaped areas. Prepare subgrade for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Execute final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all fill from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.

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 final cost pavement.
- c. Stage #3 - Complete parking areas, finish grade site and lawn and seed all disturbed areas.

GENERAL NOTES:

1. Additional notes and details are located on Sheet 01.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling erosion including keeping the property sufficiently covered as to minimize wind-blown sediment. This Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (grading, clearing, utility installation, stockpiling, filling, etc.) shall be held in a permanent condition by grading or staking along level contour lines, vegetation, or other permanent erosion control (BMPs) are installed. No soils in areas outside project street right-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g., watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be dewatered prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal).
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction. Breach is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or turf/seed and seed.
8. If areas of work not addressed by this plan or sediment and erosion basins areas in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to make no sediment or erosion problems ensue upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2020 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All diverting shall incorporate the use of the bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

SOUTHTON, CONNECTICUT

The following are the required maintenance and monitoring procedures.

Swales and Drainage Areas: Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for tree damage and deterioration. These procedures to be conducted weekly between May 1 and before September 15.

Emergency Debris: Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for tree damage and deterioration. These procedures to be conducted weekly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins: All basin rim areas and sumps shall be cleared of all sediment, trash and debris. These procedures to be conducted weekly anytime after May 1 and before September 15.

Street Sweeping: Inspect monthly and clean as needed. Remove all grease, fluids and sediment with vacuum truck or catch basin cleaning equipment. At a minimum inspection and cleaning, if needed, should be conducted every six months.

Swales: 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 twice a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Banks: Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Any do or shoring shall be repaired immediately.

Parking Lot Sweeping: Use mechanical sweeping on paved areas where dust and fine materials accumulate. These areas shall be swept weekly anytime after May 1 and before September 15.

All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

C. RESPONSIBILITY

The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for returning all resources regarding responsibility of the SEASCP plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

SESC Emergency Contact Information
Emergency Contact Name: Calito Development Group, LLC
Emergency Contact Phone Number: (860) 290-5825

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG/WATTLE
- NILE PROTECTION
- STAKED BALES
- CHECK DAM, WATTLE/SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

SYMBOL DEFINITION: LEGEND AND PLAN ARE NOT DRAWN TO SCALE, SEE DETAIL FOR SPECIFICATIONS

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing tree line

LEGEND

- Existing edge of pavement
- Proposed curb
- Existing/Proposed wall
- Existing catch basin
- Existing drainage manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

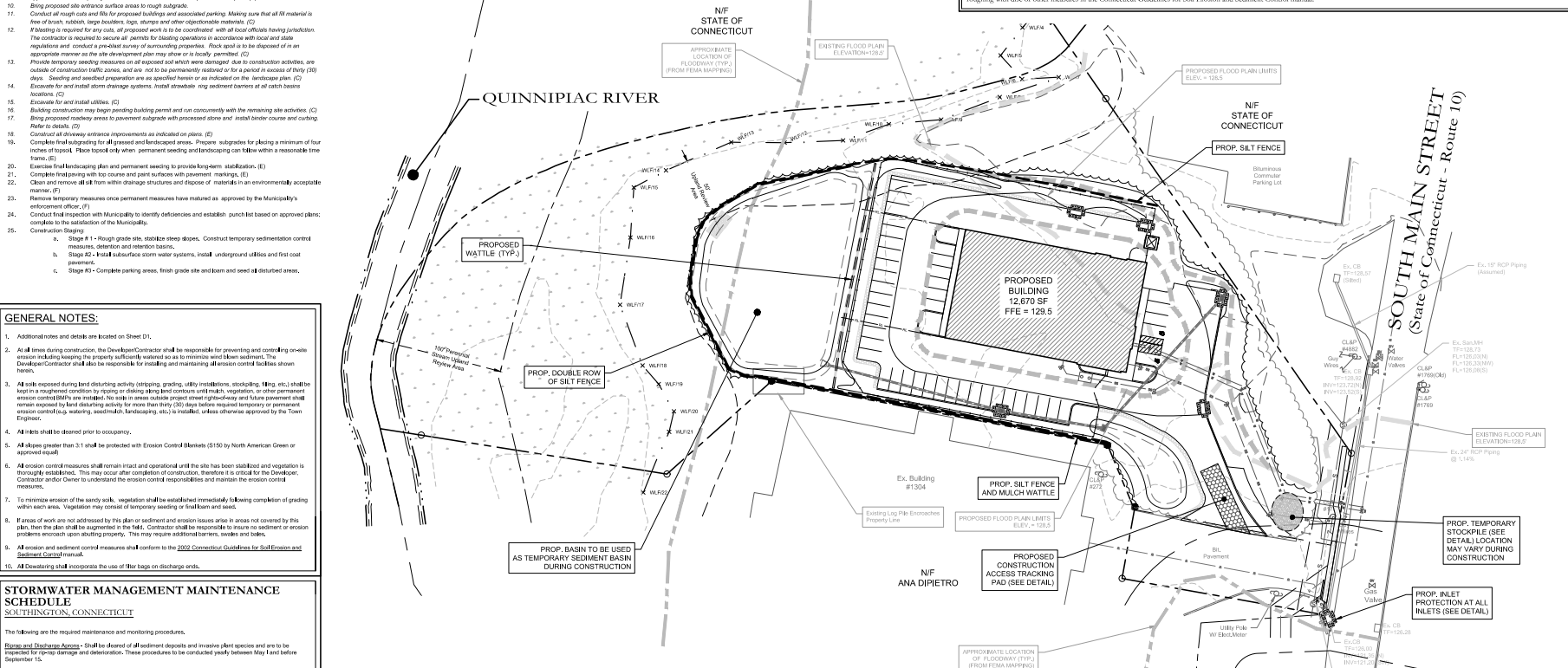
Swales: All swales shall be moved and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Catch Basins: All basin rim areas and sumps shall be cleared of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Sediment Barriers & Sump Bales: Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping: Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately. Contractor to inspect daily.

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, matted with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



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.

(Signature)
(Name) Barton N. Bovee Certificate No. 131363

The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended.

Signature
Date of approval

Barton N. Bovee P.E.
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876 South Main Street
P.O. Box 44
Plainville, CT 06069-0044
Tel: (860) 628-4884
Fax: (860) 628-0186
www.2000cole.com

PROJECT NAME:
PROPOSED AUTO BODY REPAIR FACILITY
1300 South Main Street
Plainville, Connecticut

PREPARED FOR:
CALITO DEVELOPMENT GROUP LLC.

Sheet Description:
SOIL EROSION & SEDIMENTATION CONTRL. PLAN

Scale: 1"=40'

Date: September 20, 2023

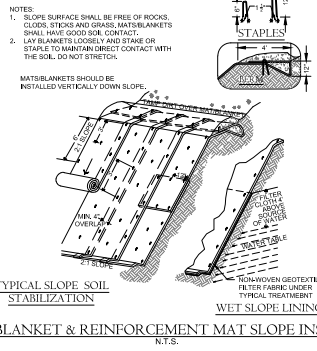
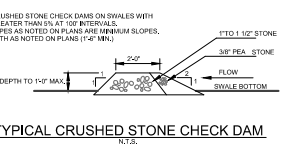
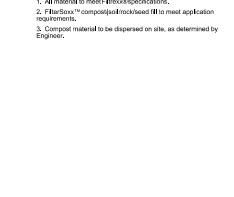
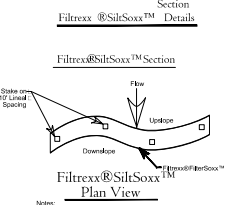
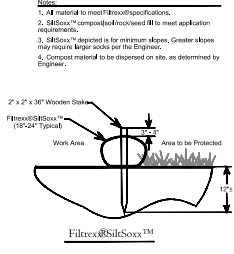
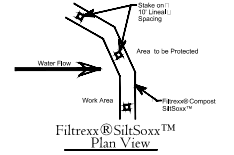
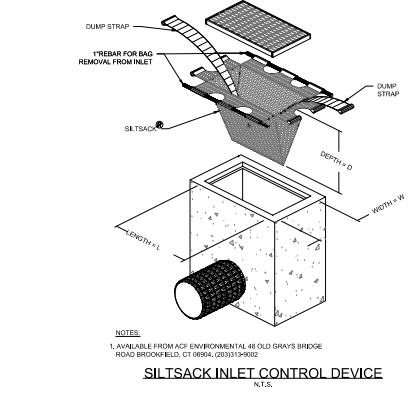
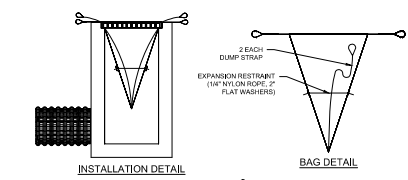
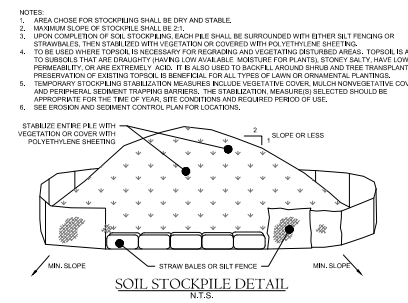
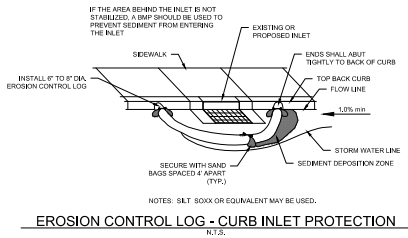
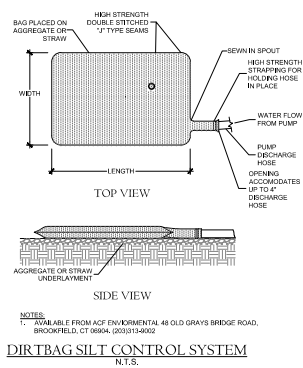
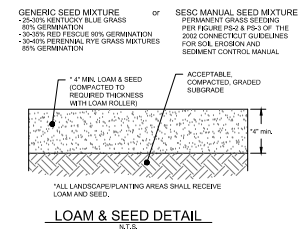
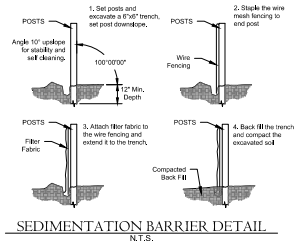
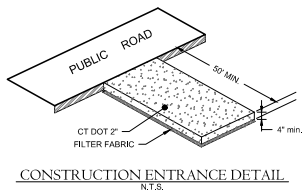
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Drawn by: BTP Approved by: BNB

Revisions:	Date:	Descriptions:

Sheet #:
ES1

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EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION N.T.S.

PROJECT NAME:

PROPOSED AUTO BODY REPAIR FACILITY

1300 South Main Street
Plantsville, Connecticut

PREPARED FOR:

CALITO DEVELOPMENT GROUP, LLC.

Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL DETAILS

Scale:

N.T.S.

Date: September 20, 2023

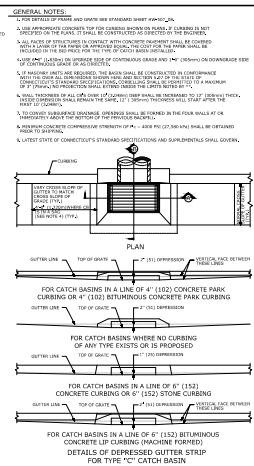
Project #: 0545C F.B. #: —

Drawn By: BTP Approved By: BNB

Revisions:	Date:	Descriptions:
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Sheet #:

ES2



Sheet #:

D2