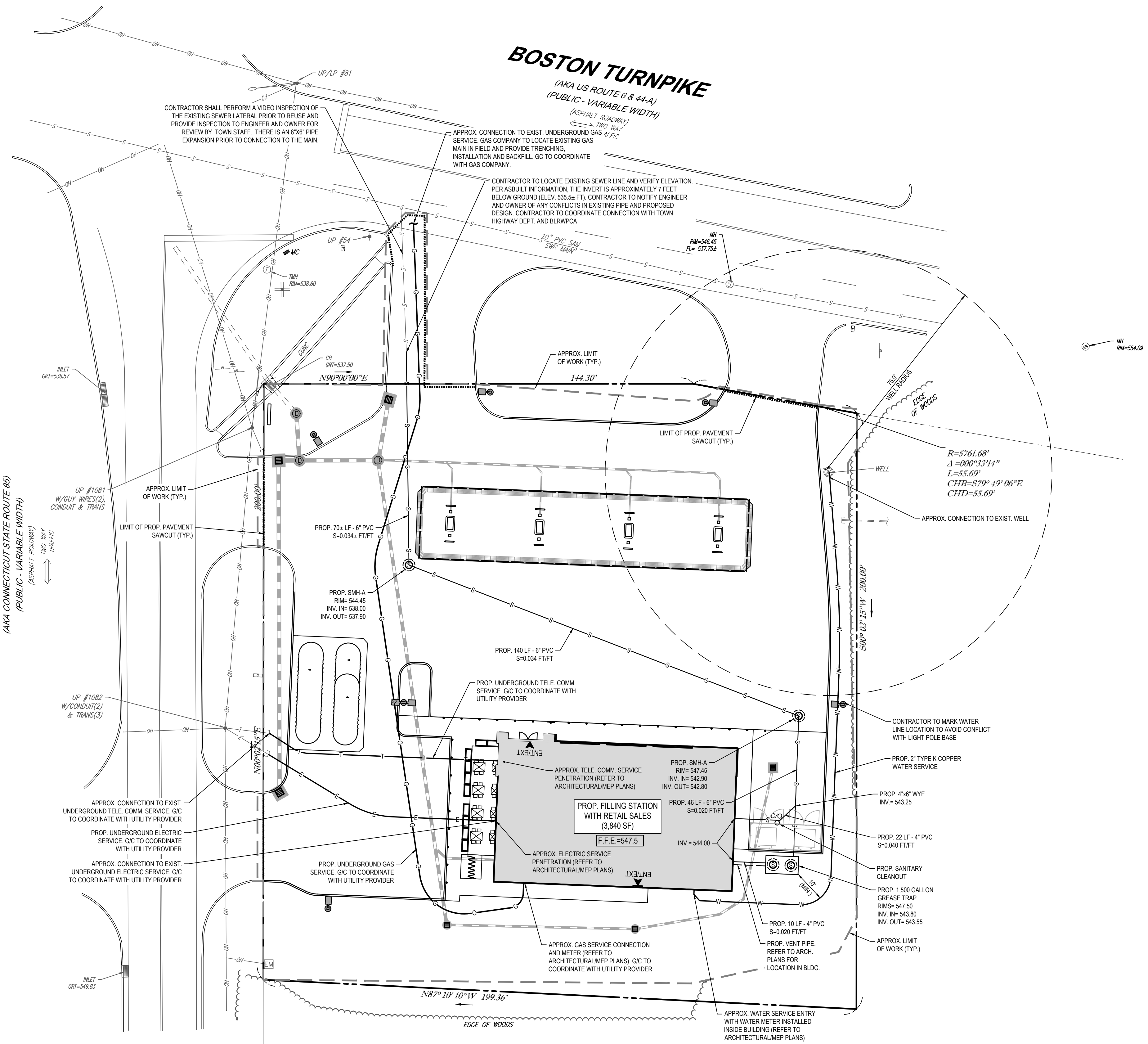




MI
RM-531.33

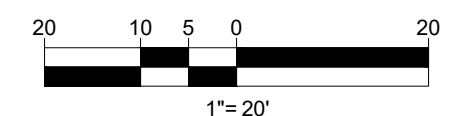
BOLTON CENTER ROAD
(AKA CONNECTICUT STATE ROUTE 85)
(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY)



WATER USE CALCULATION
BASED ON TABLE 4 OF THE CONNECTICUT HEALTH CODE "ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", THE CALCULATION OF THIS DAILY USAGE IS AS FOLLOWS:

- RETAIL USE: 0.1 GPD PER SF (3,840 X 0.1) = 384 GPD
- AUTO SERVICE STATION: 5 GPD PER CAR SERVICED (8 PUMPS X 5) = 40 GPD
- TOTAL = 424 GPD**

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	05/05/21	SEWER CONNECTION & TOWN COMMENTS	AWP LMD
2	06/01/21	GAS LINE	AWP LMD

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W171113
DRAWN BY: CPB
CHECKED BY: LMD/AWP
DATE: 04/12/2021
CAD ID: W171113-CVL-2-AWP-TEMP

PROPOSED SITE PLAN DOCUMENTS

FOR

GLOBAL

PROPOSED DEVELOPMENT
MAP #7, LOT # 74
129 BOSTON TURNPIKE
TOWN OF BOLTON,
TOLLAND COUNTY
CONNECTICUT

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

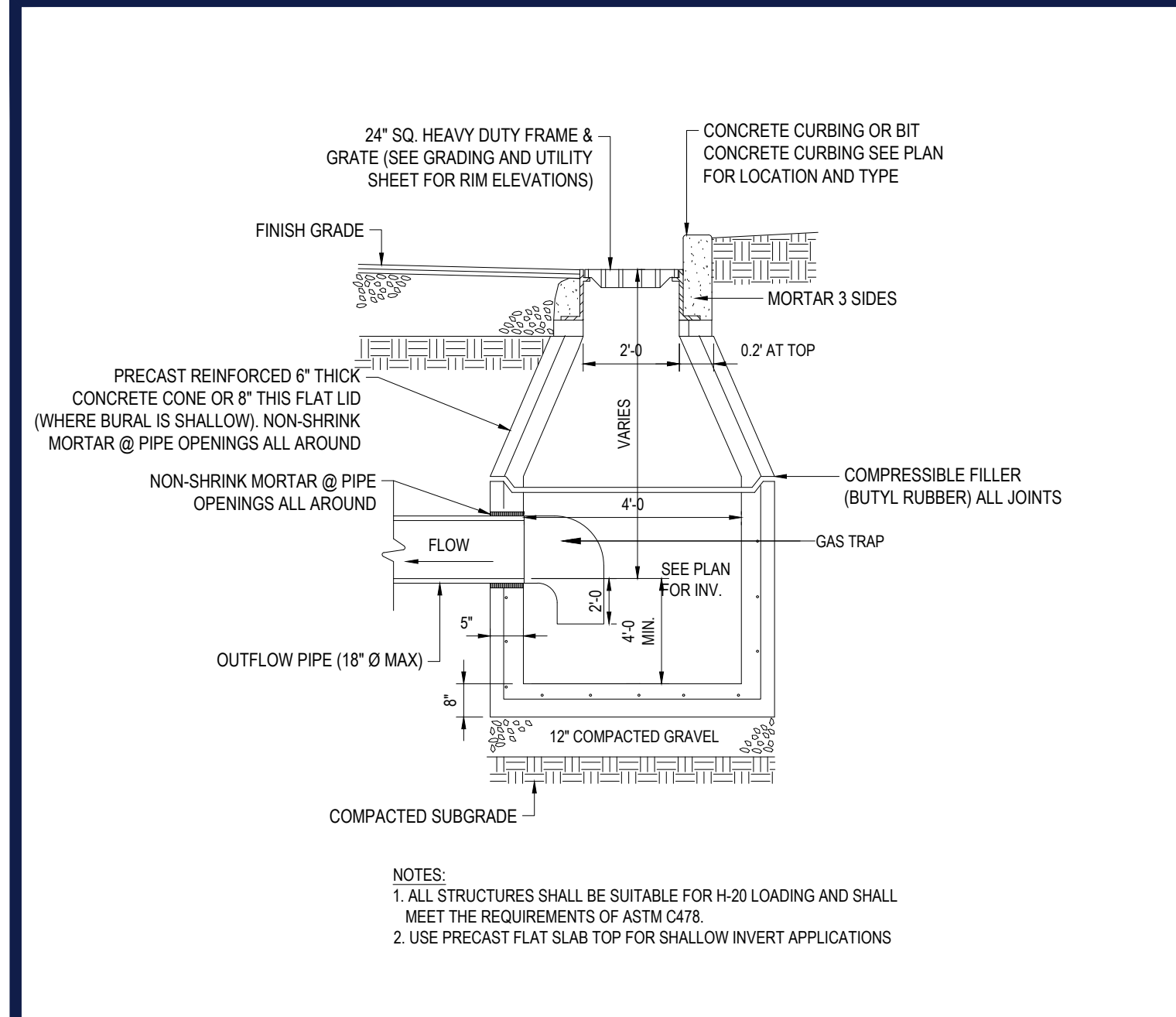
J.G. SWERLING
PROFESSIONAL ENGINEER
No. 30785
NEW HAVEN, CT
RHOODE ISLAND LICENSE No. 11425

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

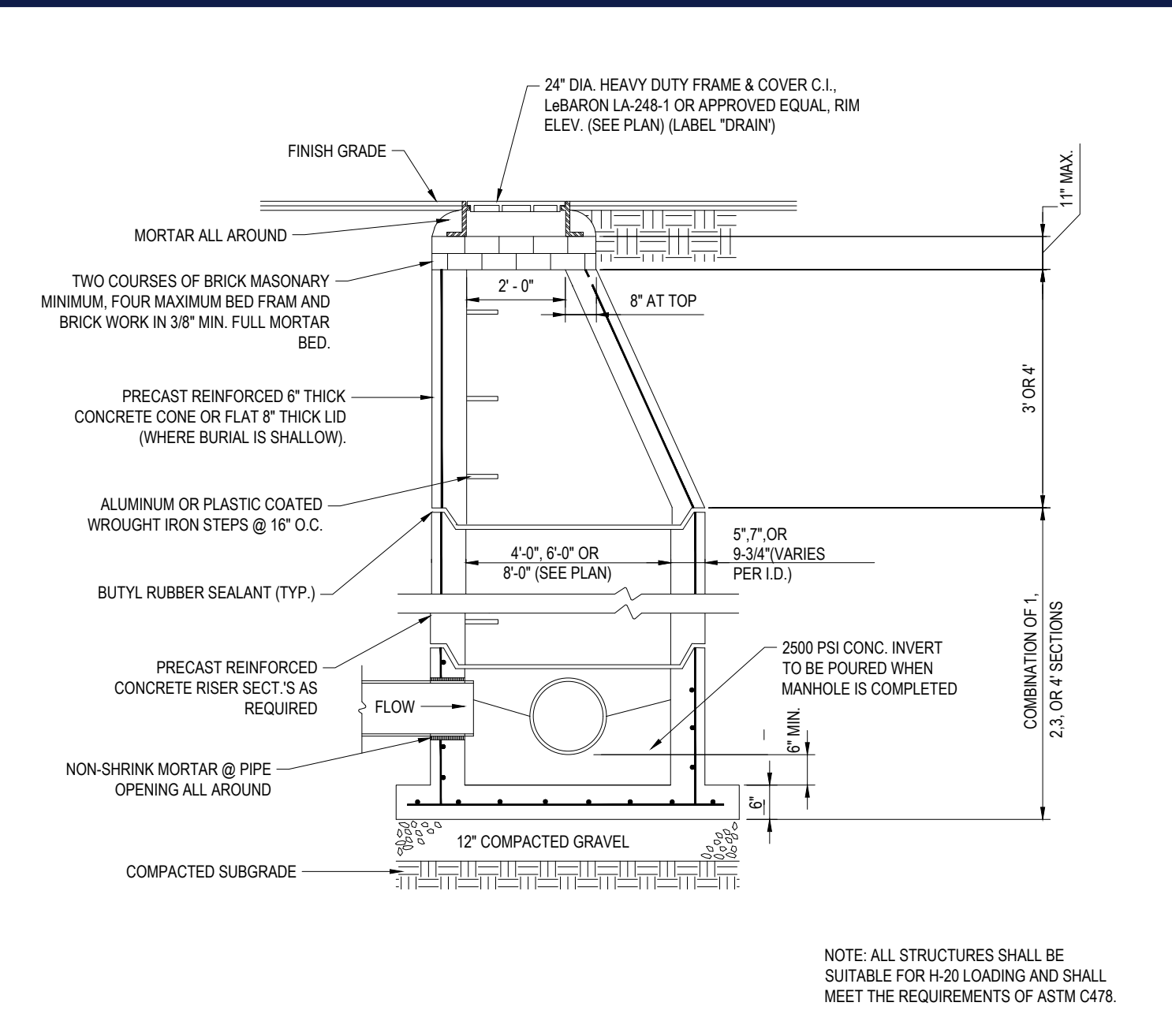
REVISION 2 - 06/01/21

P:\171113\DRAWINGS\PLAN SETS\REV\W171113-CVL-2-AWP-TEMP-3-LAYOUT-C-01-LUTL



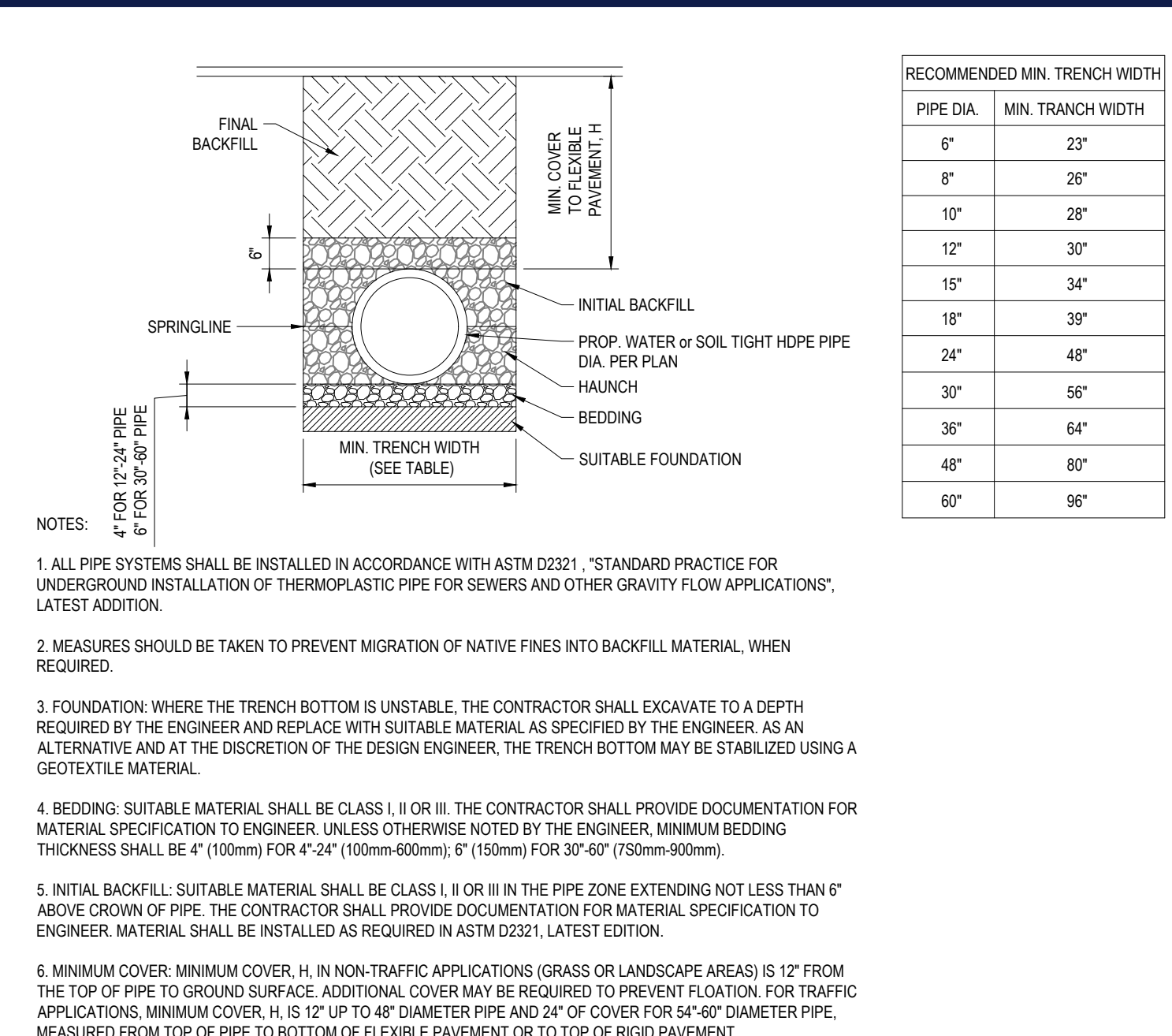
PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



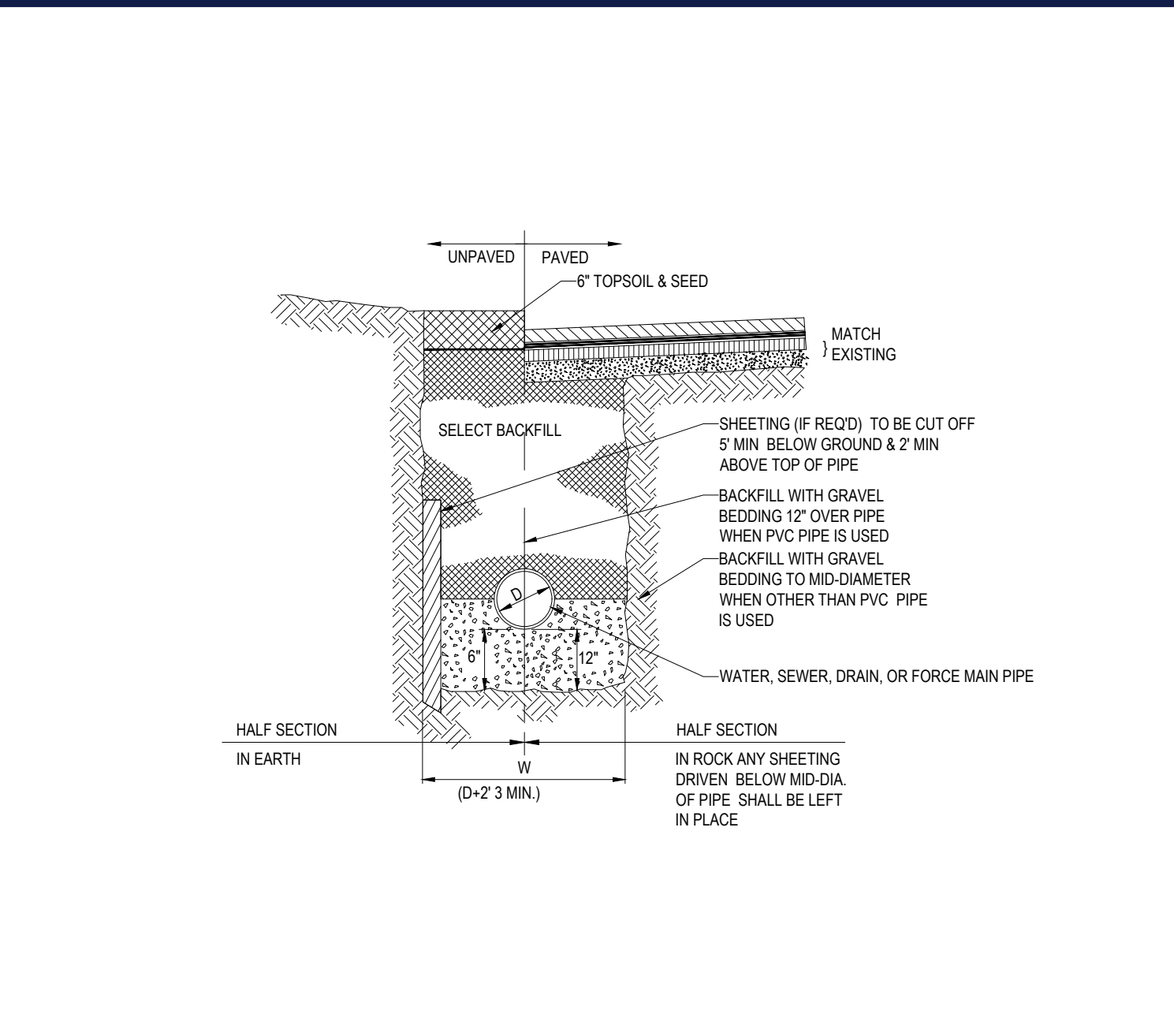
PRECAST CONCRETE STORM DRAIN MANHOLE

N.T.S.



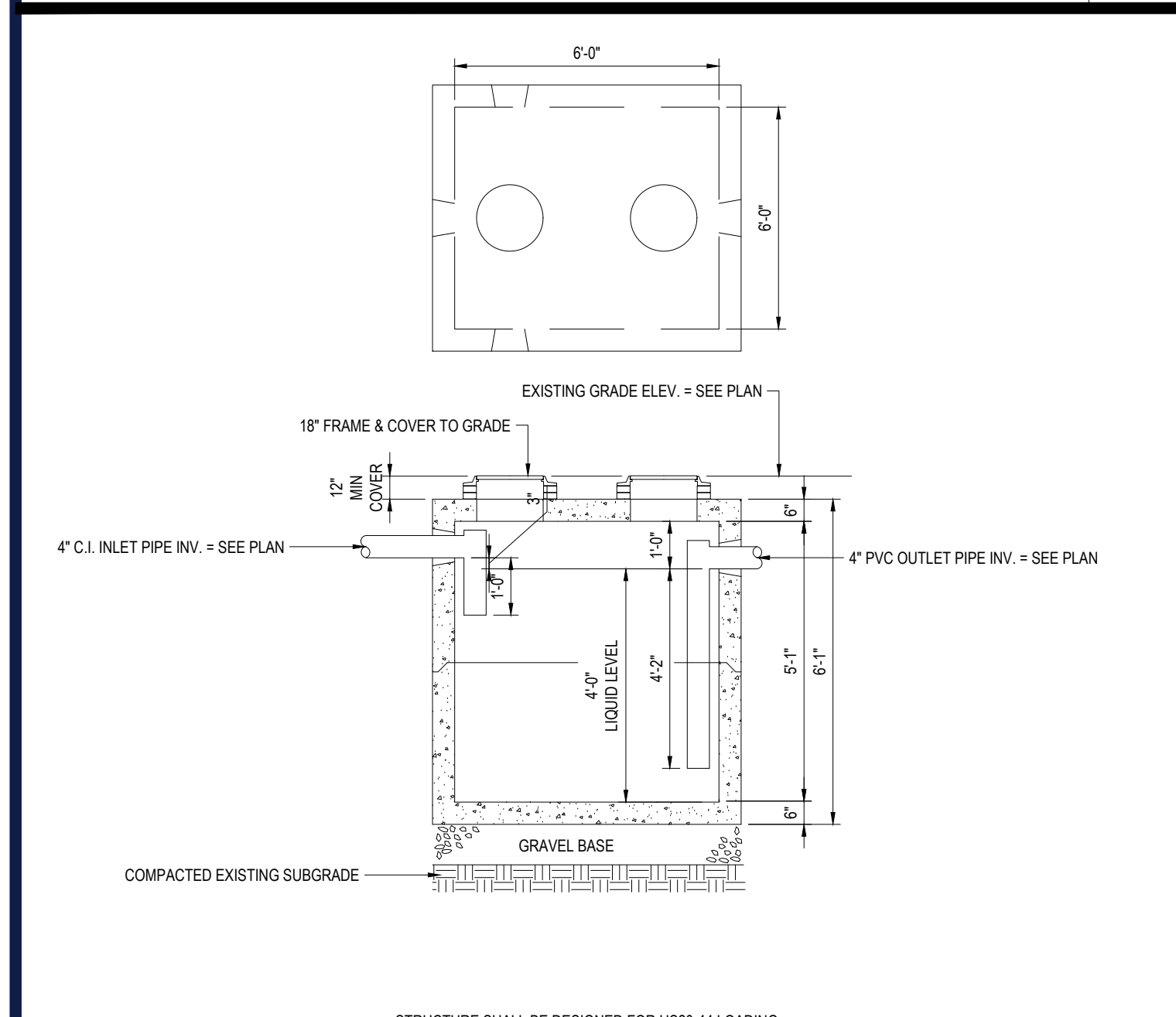
HDPE STORM DRAINAGE TRENCH

N.T.S.



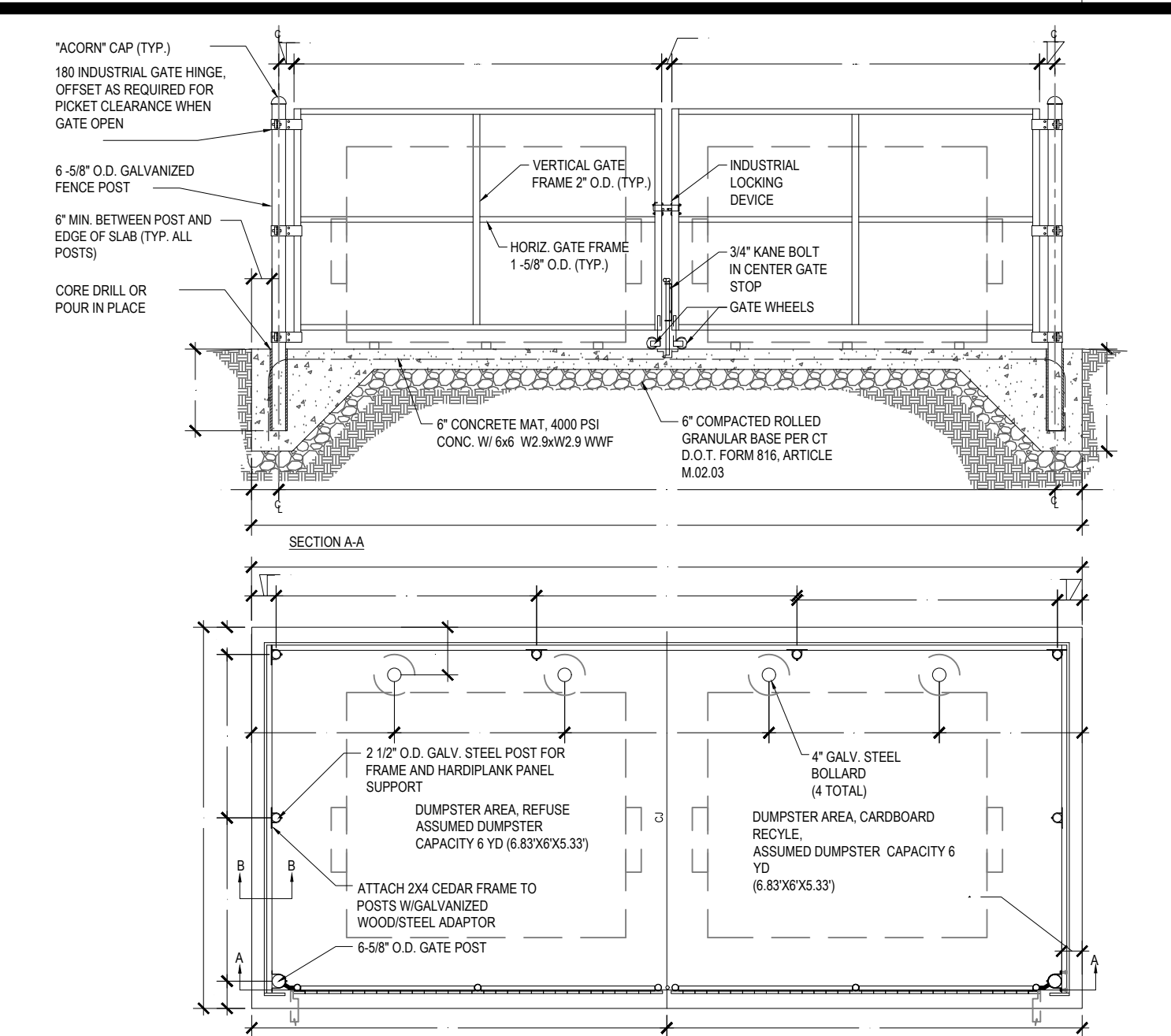
TYPICAL UTILITY TRENCH

N.T.S.



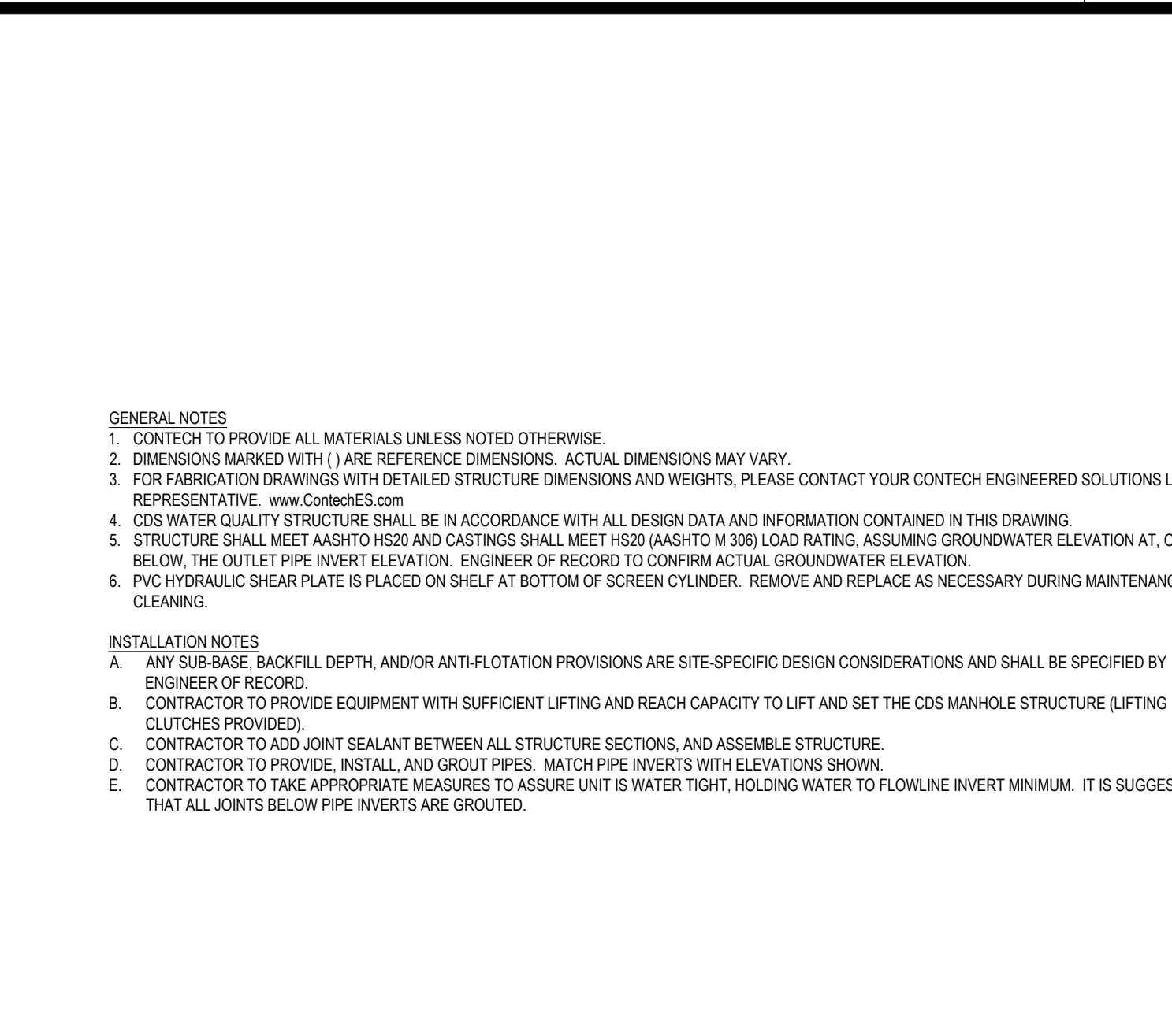
PRECAST GREASE TRAP 1500 GALLON HEAVY DUTY

N.T.S.



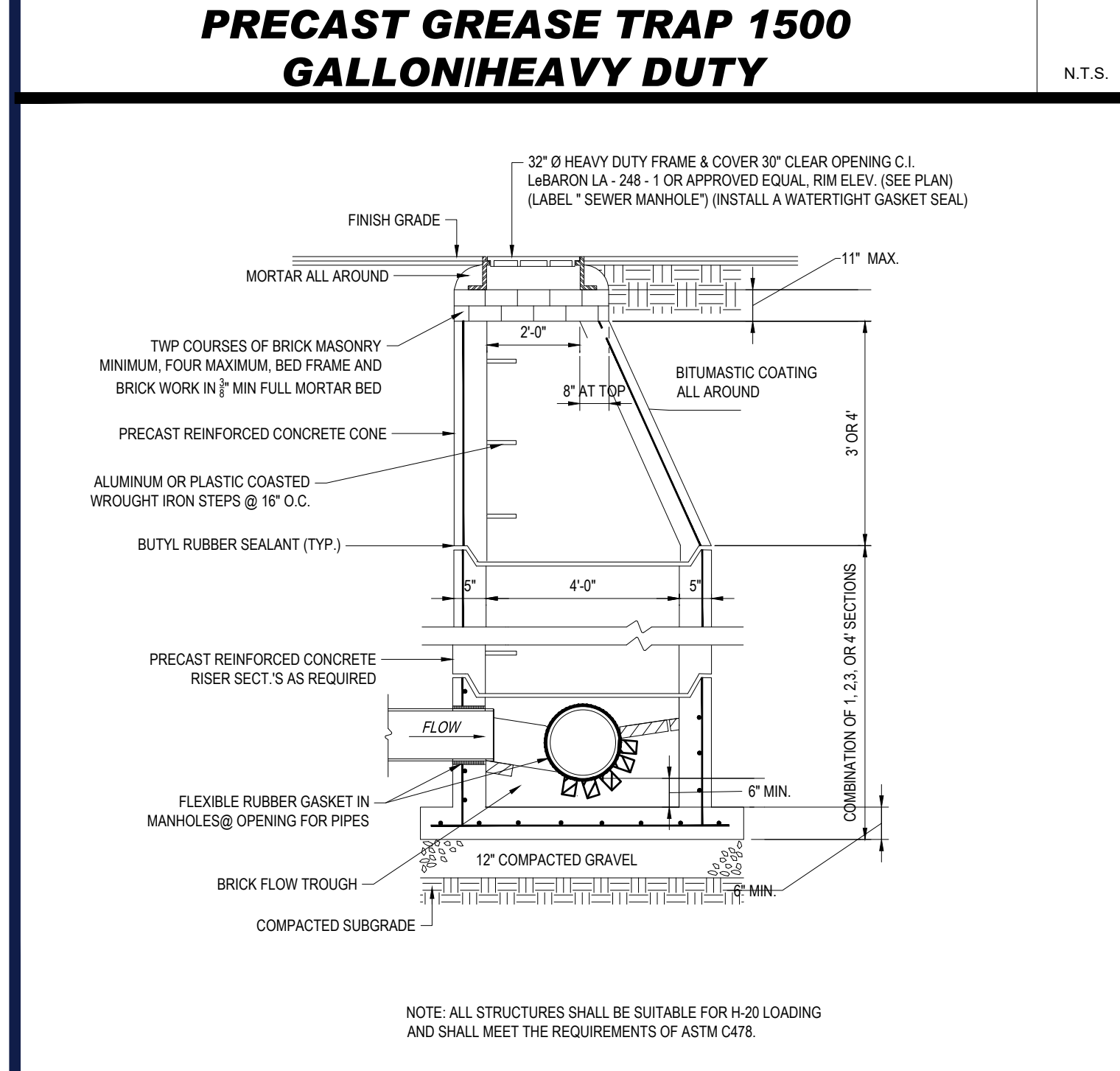
DUMPSTER ENCLOSURE WITH SCREENING ON CONCRETE LOADING PAD

N.T.S.



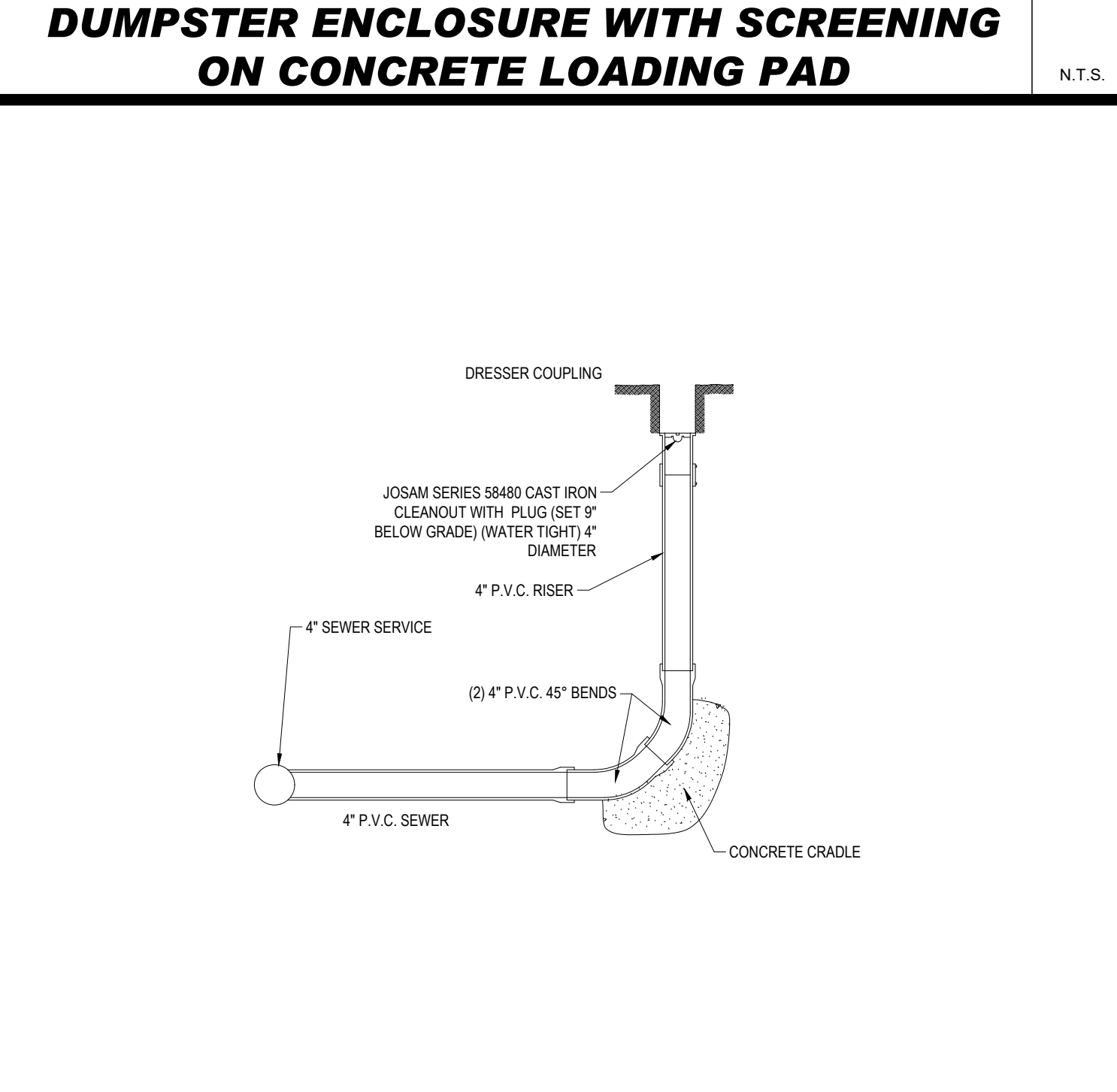
CONTECH CDS2015-4-C STANDARD DETAIL

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



SANITARY CLEAN OUT

N.T.S.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
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 DRAWN BY: CPB
 CHECKED BY: LMD/AWP
 DATE: 04/12/2021
 CAD LD.: W171113-CVL-2-AWP-TEMP

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FOR

GLOBAL

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 MAP #7, LOT #74
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 TOWN OF BOLTON,
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J.G. SWERLING
 PROFESSIONAL ENGINEER
 No. 30785
 MA REG. 01/01/1997
 NEW HAMPSHIRE REG. 01/01/1997
 RHOODE ISLAND REG. 01/01/1997
 CONN. REG. 01/01/1997
 RHOODE ISLAND REG. 01/01/1997

SHEET TITLE: **DETAIL SHEET**

SHEET NUMBER: **C-902**

REVISION 2 - 06/01/21

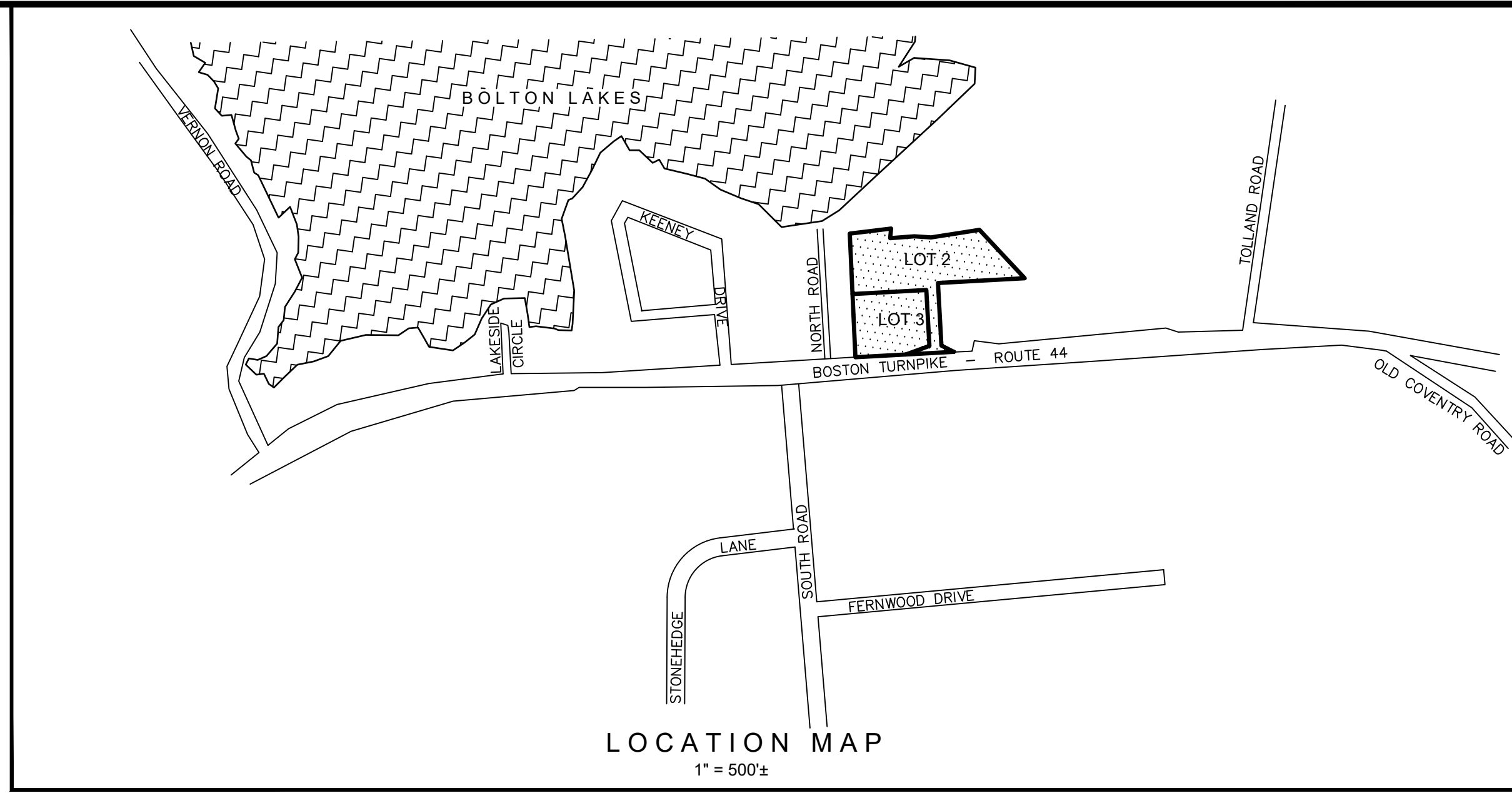
P:\171113\DRAWINGS\PLAN SET\REV\W17113-CVL-2-AWP-TEMP-3-LAYOUT-1-C-902.DWG

LEGEND

- STONE WALL
- SANITARY SEWER
- ELECTRIC LINE
- PROPANE LINE
- FENCE
- STORM SEWER
- CONTOUR LINE
- FOLIAGE LINE
- IRON PIN
- SURVEY MONUMENT
- DRILL HOLE
- CURB CATCHBASIN
- CURBLESS CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH GUY
- WATER GATE VALVE
- GAS GATE VALVE
- HYDRANT

ZONING REQUIREMENTS

ZONE - RMUZ
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 150'
MINIMUM SETBACKS -
FRONT = 25'
SIDE = 25' (50' WHEN ABUTTING RESIDENTIAL ZONE)
REAR = 25' (50' WHEN ABUTTING RESIDENTIAL ZONE)
MINIMUM LANDSCAPE AREA = 30%
MAXIMUM BUILDING HEIGHT = 35' or 2.5 STORIES
MINIMUM FLOOR AREA - 600 S.F.(GROUND FLOOR)
MAXIMUM LOT COVERAGE = 25%
MAXIMUM IMPERVIOUS SURFACE = 50%



MAP REFERENCES :

1. "LOT SPLIT PLAN & EASEMENT PLAN - PREPARED FOR - 1100 BOSTON TURNPIKE, LLC - 1100 BOSTON TURNPIKE - BOLTON, CT - MAP 05 LOT 81 - ZONE: RMUZ", scale 1" = 40', dated 7-18-17, revised to 9-28-17 and prepared by J R Russo & Associates LLC, Surveyors - Engineers.

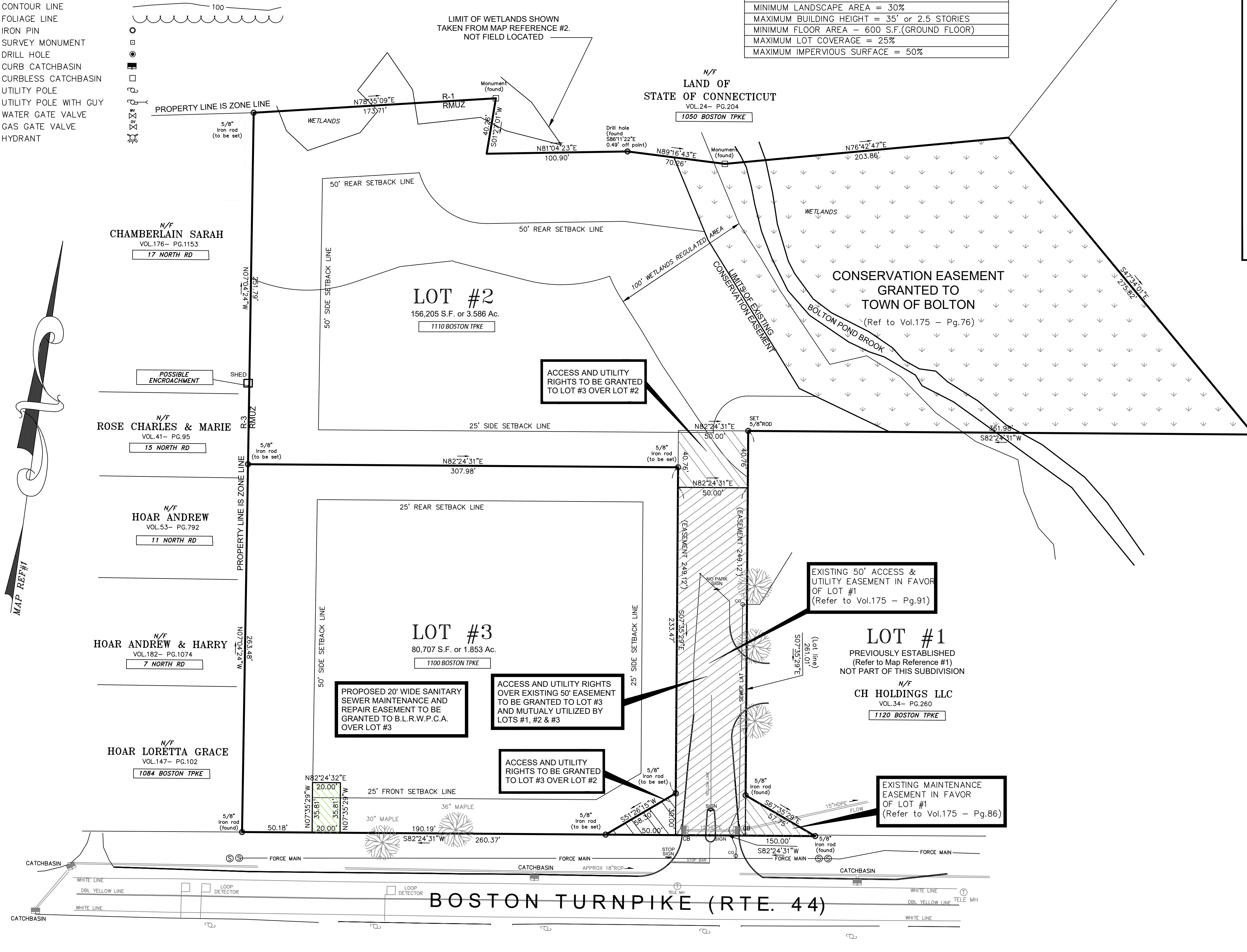
2. "AS-BUILT PLAN - BOLTON COMETIC & FAMILY DENTISTRY - 1120 BOSTON TURNPIKE - BOLTON, CT - MAP 05 LOT 81-1 ZONE: RMUZ", scale 1" = 20', dated 7-24-18 and prepared by J R Russo & Associates, LLD Surveyors - Engineers

3. "CONNECTICUT - STATE HIGHWAY DEPARTMENT - RIGHT OF WAY MAP - TOWN OF BOLTON - HARTFORD-WILLIMANTIC ROAD - FROM THE COVENTRY TOWN LINE - WESTERLY ABOUT 6,300 FEET - ROUTES U.S. 6 & U.S. 44", scale 1" = 40', dated Oct. 31, 1935 and prepared by Connecticut State Highway Department

4. "SOME LAND - OF THE ESTATE OF - ALBERT N. SKINNER - TOWN OF BOLTON CONN." - scale 1"=50', dated Nov. 20, 1968 and prepared by Everett O. Gardner L.S. 4349

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY = PROPERTY SURVEY
- BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
- OWNERS OF RECORD - 1100 BOSTON TURNPIKE LLC (Vol. 141- Pg 790)
- TOTAL AREA - 236912 S.F. or 5.439 Ac.
- ZONE - RMUZ
- PROPERTY LIES WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON MAP ENTITLED "FIRM - FLOOD INSURANCE RATE MAP - TOWN OF BOLTON, CONNECTICUT- TOLLAND COUNTY - PANEL 1 OF 3 COMMUNITY PANEL NUMBER 090109 0001 B WITH AN EFFECTIVE DATE OF JUNE 1 1981 AND PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNDERGROUND UTILITIES, 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 PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

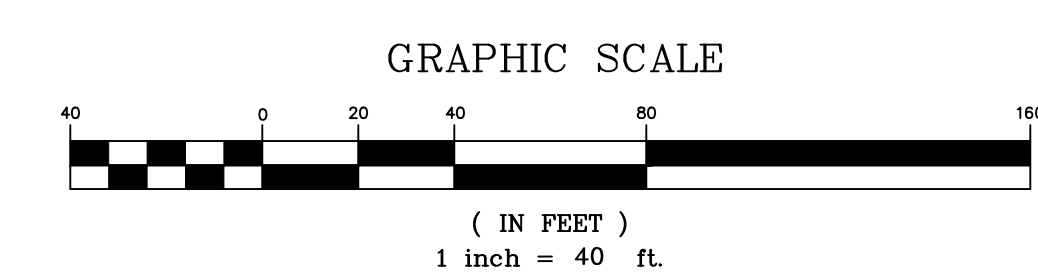


- N/F JASON C. & KERI A. FULLER
1055 BOSTON TURNPIKE
- N/F NICHOLAS & JESSICA ROBINSON
1061 BOSTON TURNPIKE
- N/F ROGER A. & KATHLEEN D. RUNKIS
1065 BOSTON TURNPIKE
- N/F JOHN B. STEVENS
1069 BOSTON TURNPIKE
- N/F DOROTHY S. LARSON
1071 BOSTON TURNPIKE
- N/F FREDERICK DAVIS
1079 BOSTON TURNPIKE

ALL CONSTRUCTION OF PUBLIC FACILITIES REQUIRED FOR THIS SUBDIVISION SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THIS SUBDIVISION PLAN AND THIS FIVE YEAR PERIOD EXPIRES ON: _____

APPROVED BY THE BOLTON PLANNING COMMISSION

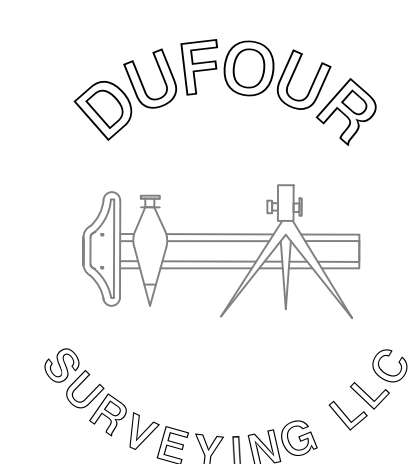
CHAIRMAN / SECRETARY _____ DATE: _____



REVISED 5/13/2021 : ADD PROPOSED SANITARY SEWER EASEMENT
REVISED 3/31/2021 : PER STAFF COMMENTS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL



2 - LOT SUBDIVISION PLAN		
PREPARED FOR: CALITTO DEVELOPMENT LLC		
1100 BOSTON TURNPIKE, ROUTE 44, BOLTON, CONNECTICUT		
SCALE: 1" = 40'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 03-18-2021	JOB NO.: 21-05	FILE NO.: 21-05
DUFOR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222		

SITE UTILITIES LEGEND

---	PROPERTY LINE
---	LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
---	SAWCUT LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE
SFM	SANITARY SEWER FORCE MAIN
T	TELECOMMUNICATIONS LINE
ETC	ELECTRIC AND TELECOMMUNICATIONS LINE
---	STORM LINE

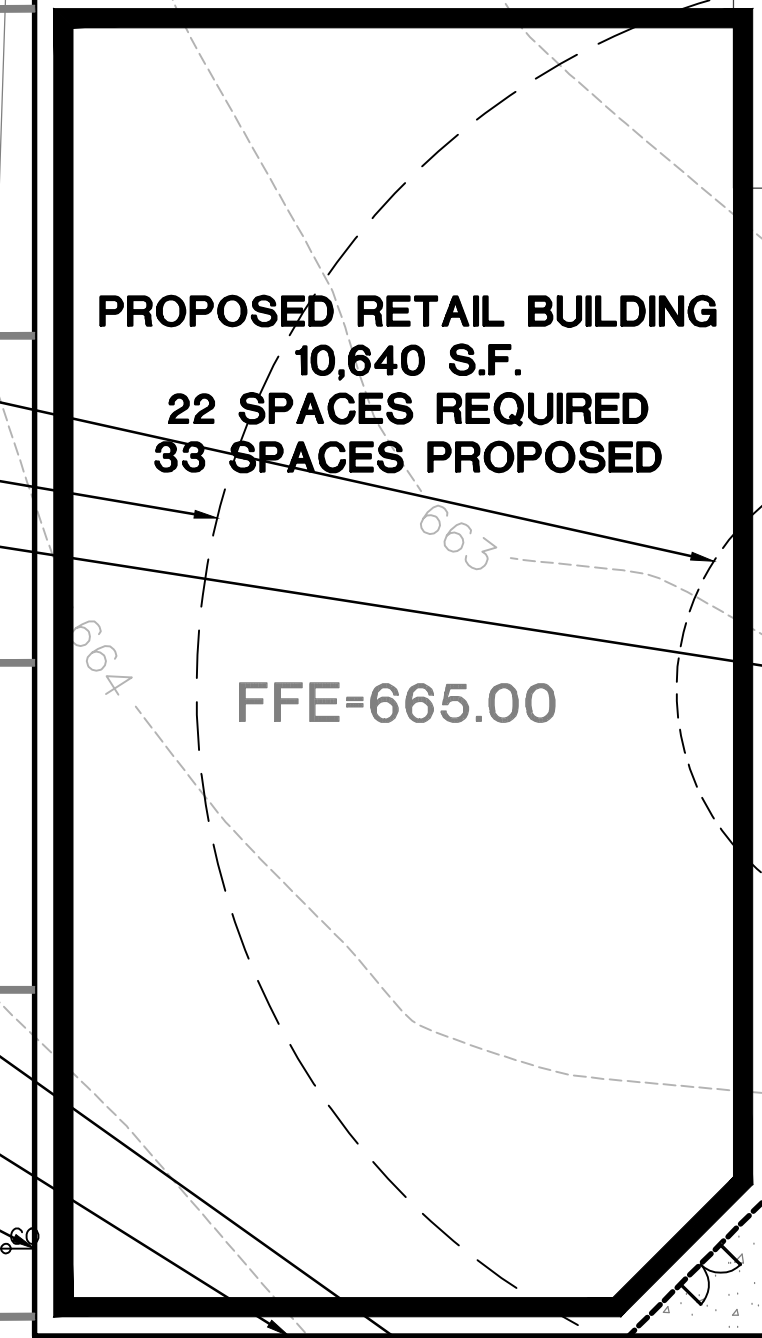
ENCROACHMENT EXEPTION #3

N/F CHARLES & MARIE
DL.41- PG.95
5 NORTH

N/F AR...
VOL.53- PG.792
11 NORTH RD

N/F DREW...
182- PG.1074
7 NORTH RD

N/F LORETTA GRACE
VOL.147- PG.102
184 BOSTON



PROVIDE AND INSTALL GAS SERVICE LINE TO BUILDING FROM PROPRANE TANK

PROVIDE AND INSTALL 4" X 16" UNDERGROUND PROPANE TANK AND ASSOCIATED BOLLARDS, COORDINATE WITH PROPANE PROVIDER

PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD AND BOLLARDS, COORDINATE WITH EVERSOURCE

PROVIDE AND INSTALL (2) 4" SCH 80 PVC CONDUITS FOR TELECOMMUNICATION SERVICE TO BUILDING WITH PULL STRINGS

PROVIDE AND INSTALL 67LF 6" PVC SCH40 SANITARY SEWER PIPE @2.1%

PROVIDE AND INSTALL (2) 2" SCH80 PVC CONDUIT WITH PULL STRINGS FOR ELECTRICAL CONNECTION AND CONTROL CABLES TO SEWER PUMP

PROVIDE AND INSTALL 67LF 6" PVC SCH40 SANITARY SEWER PIPE @2.1%

PROVIDE AND INSTALL SANITARY SEWER CLEANOUT (TYP OF 2)

PROVIDE AND INSTALL (1) 2" PVC SCH40 CONDUIT WITH PULL STRING FOR ELECTRIC SIGN CIRCUIT

PROVIDE AND INSTALL 44LF 1.5" SDR11 POLYETHYLENE SANITARY FORCE MAIN

PROVIDE AND INSTALL E/ONE UNI-LATERAL STAINLESS STEEL LATERAL VALVE AND KIT

CONNECT TO EXISTING LOW PRESSURE FORCE MAIN WITH A LIVE TAP

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100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

PROPOSED RETAIL DEVELOPMENT
1100 BOSTON TURNPIKE
BOLTON, CONNECTICUT

REVISIONS	Desc.	REVISED PER TOWN COMMENTS
No.	Date	
1.	05/20/2021	
Designed	SEL	
Drawn	SEL	
Reviewed		
Scale	1"=20'	
Project No.	2002032	
Date	04/02/2021	
CAD File:	SU200203201	
Title	SITE UTILITIES PLAN	
Sheet No.	SU-1	

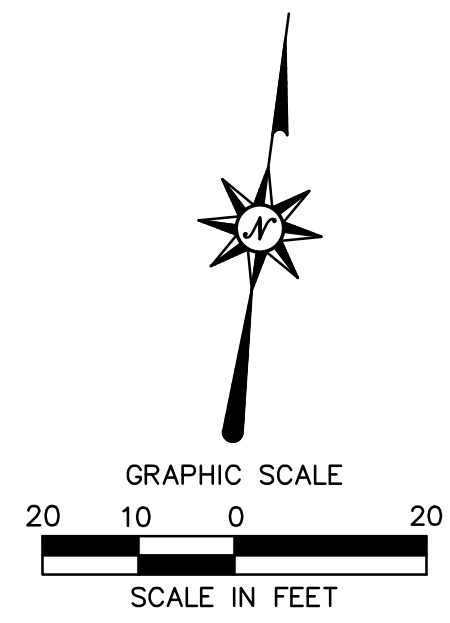
BOLTON PLANNING AND ZONING COMMISSION, BOLTON, CT

DATE APPROVED _____ DATE OF EXPIRATION _____

CHAIRMAN _____

THE STATUTORY FIVE-YEAR PERIOD FOR COMPLETION OF ALL PHYSICAL IMPROVEMENTS EXPIRES ON _____

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



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