

# GDS ESTIMATING

## RESUBDIVISION & SITE PLAN APPROVAL APPLICATION

470 GOVENORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT 06074

OWNER:

**RYCONN PROPERTIES, LLC**

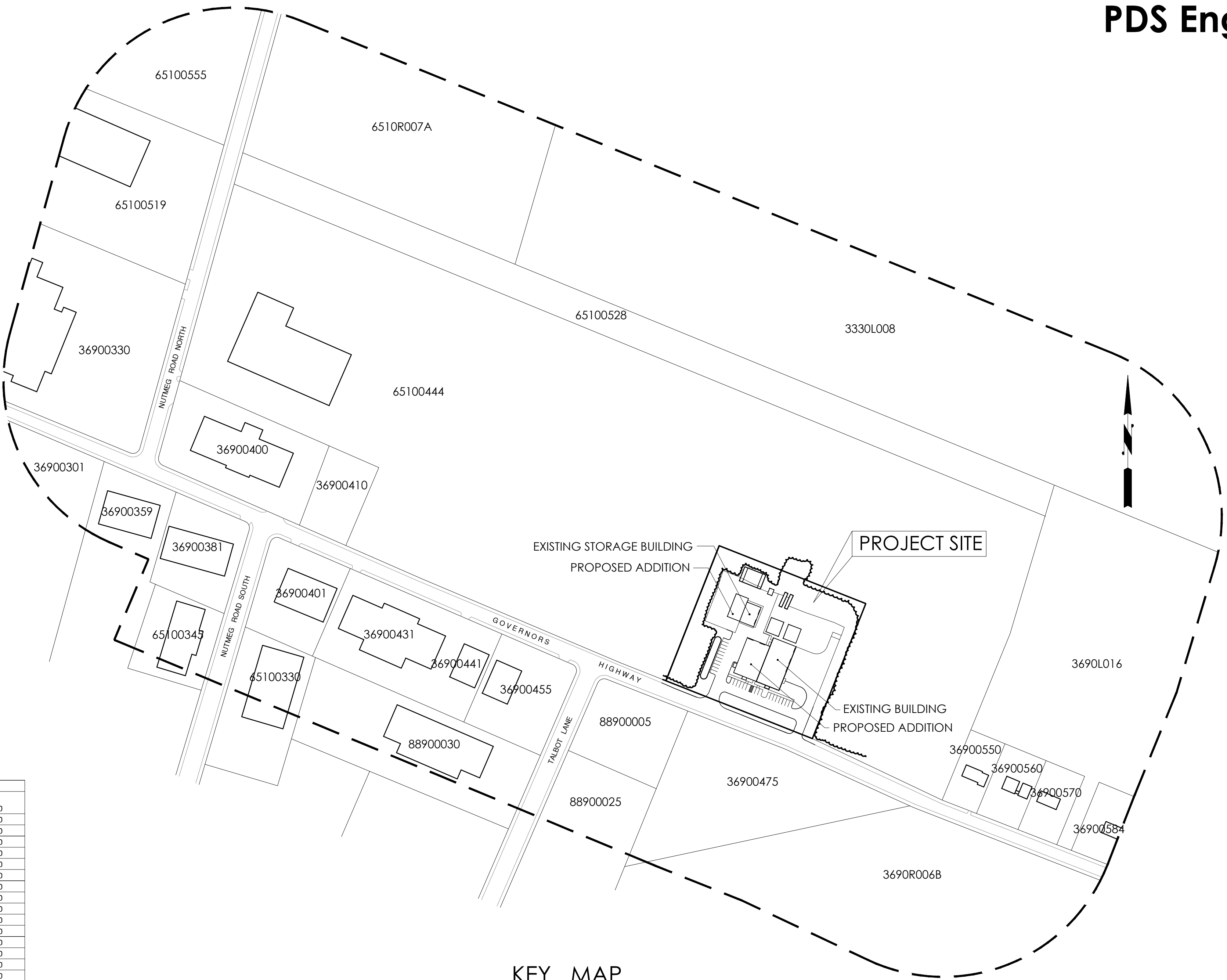
470 GOVENORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT 06074  
(860) 282-7122 TELEPHONE

APPLICANT

**PDS Engineering & Construction , Inc.**

107 OLD WINDSOR ROAD  
BLOOMFIELD, CONNECTICUT  
(860) 242-8586 TELEPHONE

APPLICATION SET DATED : 3-6-2023



KEY MAP  
1"=200 FT.

ZONING DATA TABLE  
ZONE : I (INDUSRIAL)

|                    | REQUIRED  | EXISTING                   | PROPOSED                   |
|--------------------|-----------|----------------------------|----------------------------|
| LOT AREA           | 30,000 SF | 133,795.44 SF              | 161,710.84 SF              |
| LOT WIDTH          | 100 FT.   | 388.94 FT.                 | 418.94 FT.                 |
| LOT DEPTH          | 150 FT.   | 336.00 FT.                 | 386.00 FT.                 |
| FRONT YARD         | 35 FT.    | 79.10 FT.                  | 79.10 FT.                  |
| SIDE YARD          | 10 FT.    | 93.96 FT.                  | 89.05 FT.                  |
| REAR YARD          | 25 FT.    | 61.99 FT.                  | 101.99 FT.                 |
| MAX.BUILDING COVER | 50%       | 9.87 %                     | 15.23 %                    |
| IMPERVIOUS COVER   | 65%       | 43.50 % ( INCLUDES GRAVEL) | 57.75 % ( INCLUDES GRAVEL) |

EXISTING WETLAND AREA = 950 SF  
DISTURBED WETLAND AREA PROPOSED = 0  
PREVIOUSLY DISTURBED WETLAND AREA = 120 SF  
PROPOSED MITIGATED WETLAND AREA = 300 SF

TOTAL UPLAND REVIEW AREA = 46,153 SF ( 1.06 ACRES )  
PROPOSED DISTURBED UPLAND REVIEW AREA = 250 SF

PROPOSED PARKING CALCULATION :

EXISTING OFFICE = 2470 SF /1000 (4.5) = 11  
EXISTING MANUFACTURING = 11,405 SF / 700 = 17  
EXISTING STORAGE BUILDING = 2,200 SF / 1250 = 2

PROPOSED OFFICE = 1500 SF /1000 (4.5) = 7  
PROPOSED MANUFACTURING = 5,000 SF / 700 = 8  
PROPOSE STORAGE BUILDING = 2,275 SF / 1250 = 2

TOTAL REQUIRED = 47 ( 2 HANDICAP)  
TOTAL PROVIDED = 33 ( 2 HANDICAP)  
TOTAL RESERVED = 14

Property Owners Within 500 Feet

| Parcel ID | Site Address          | Owner Name                       | Mailing Address         | Mailing City     | Mailing State | Mailing Zip     |
|-----------|-----------------------|----------------------------------|-------------------------|------------------|---------------|-----------------|
| 36900400  | 400 GOVERNORS HIGHWAY | MARCO ENTERPRISE MANAGEMENT LLP  | PO BOX 1143             | SOUTH WINDSOR    | CT            | 06074-0000      |
| 65100345  | 345 NUTMEG ROAD       | NUTMEG PROPERTIES OF CT LLC      | 40 DONNA MAE LN         | TOLLAND          | CT            | 06084-0000      |
| 36900584  | 584 GOVERNORS HIGHWAY | RONDINONE STEVEN                 | 584 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900301  | 301 GOVERNORS HIGHWAY | MACY'S LOGISTICS LLC             | 7 WEST SEVENTH STREET   | CINCINNATI       | OH            | 45202-0000      |
| 65100560  | 560 NUTMEG ROAD       | 560 NUTMEG ROAD NORTH LLC        | 560 NUTMEG ROAD N       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 65100540  | 540 NUTMEG ROAD       | MR SOUTH WINDSOR PROPERTIES LLC  | 15 MULLEN ROAD          | ENFIELD          | CT            | 06082-0000      |
| 36900550  | 550 GOVERNORS HIGHWAY | RULNICK MARTIN                   | 550 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900455  | 455 GOVERNORS HIGHWAY | RYAN KATHLEEN T                  | 455 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900330  | 330 GOVERNORS HIGHWAY | ELECTRO-METHODS INC              | 330 GOVERNORS HWY       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900576  | 576 GOVERNORS HIGHWAY | JE SHEPARD COMPANY               | PO BOX 415              | E WINDSOR HILL   | CT            | 06028-0000      |
| 65100538  | 538 NUTMEG ROAD       | JE SHEPARD COMPANY               | PO BOX 415              | E WINDSOR HILL   | CT            | 06028-0000      |
| 33300550  | 550 FOSTER ROAD       | JE SHEPARD COMPANY               | PO BOX 415              | E WINDSOR HILL   | CT            | 06028-0000      |
| 36900381  | 381 GOVERNORS HIGHWAY | RSS REAL ESTATE LLC              | 105A FILLEY STREET REAR | BLOOMFIELD       | CT            | 06002-0000      |
| 36900401  | 401 GOVERNORS HIGHWAY | RSS REAL ESTATE LLC              | 105A FILLEY STREET REAR | BLOOMFIELD       | CT            | 06002-0000      |
| 36900560  | 560 GOVERNORS HIGHWAY | SNUCK ANTHONY G L/U              | 560 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 65100555  | 555 NUTMEG ROAD       | 555 NUTMEG RD NO REALTY LLC      | 28-40 31ST STREET       | LONG ISLAND CITY | NY            | 11107-0000      |
| 36900570  | 570 GOVERNORS HIGHWAY | JONES WILLIAM &                  | 570 GOVERNORS HWY       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900475  | 475 GOVERNORS HIGHWAY | UW VINTAGE LANE II LLC           | 171 PENNYWISE LANE      | GLASTONBURY      | CT            | 06033-0000      |
| 7100020   | 20 BAKER LANE         | TEMPLE BETH HILLEL               | 20 BAKER LANE           | SOUTH WINDSOR    | CT            | 06074-0000      |
| 88900005  | 5 TALBOT LANE         | UW VINTAGE LANE II LLC           | 171 PENNYWISE LANE      | GLASTONBURY      | CT            | 06033-0000      |
| 88900025  | 25 TALBOT LANE        | UW VINTAGE LANE II LLC           | 171 PENNYWISE LANE      | GLASTONBURY      | CT            | 06033-0000      |
| 36900470  | 470 GOVERNORS HIGHWAY | RYCONN PROPERTIES LLC            | 470 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 65100444  | 444 NUTMEG ROAD       | G & S SCRAP REALTY LLC           | 99 EAST RIVER DRIVE     | EAST HARTFORD    | CT            | 06108-0000      |
| 88900030  | 30 TALBOT LANE        | MCCARTHY TALBOT REALTY LLC       | 30 TALBOT LANE          | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900596  | 596 GOVERNORS HIGHWAY | BUTLER DERRICK J & CARINA L      | 596 GOVERNOR'S HIGHW    | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900410  | 410 GOVERNORS HIGHWAY | G & S SCRAP REALTY LLC           | 99 EAST RIVER DRIVE     | EAST HARTFORD    | CT            | 06108-0000      |
| 65100519  | 519 NUTMEG ROAD       | ELECTRO-METHODS INC              | 330 GOVERNORS HWY       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900441  | 441 GOVERNORS HIGHWAY | ELECTRO-METHODS INC              | 330 GOVERNORS HWY       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900431  | 431 GOVERNORS HIGHWAY | ELECTRO-METHODS INC              | 330 GOVERNORS HWY       | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900300  | 300 GOVERNORS HIGHWAY | ELECTRON TECHNOLOGIES CORPORATIO | 300 GOVERNORS HIGHWAY   | SOUTH WINDSOR    | CT            | 06074-0000      |
| 36900551  | 551 GOVERNORS HIGHWAY | UW VINTAGE LANE II LLC           | 171 PENNYWISE LANE      | GLASTONBURY      | CT            | 06033-0000      |
| 36900359  | 359 GOVERNORS HIGHWAY | HAGEUN ASSOCIATES LLC            | 23 DOCKEREL ROAD        | VERNON           | CT            | 06066-0000      |
| 65100330  | 330 NUTMEG ROAD       | NUTMEG ROAD ASSOCIATES LLC       | PO BOX 2838             | WATERBURY        | CT            | 06720-2838-0000 |

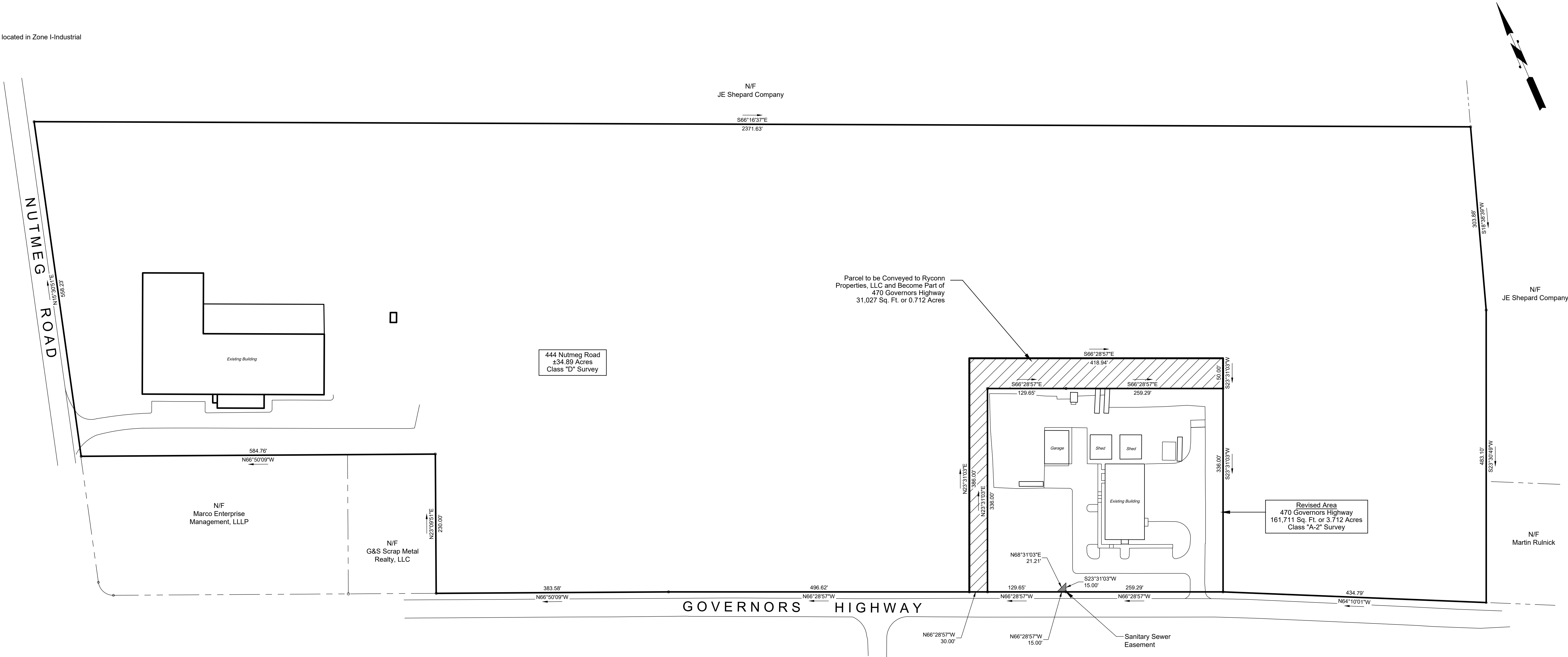


Map References:

- Improvement Location Plan - Record, Prepared for G&S Scrap Metal LLC, 444 Nutmeg Road North, South Windsor, Connecticut, Scale 1"=40', 7/19/2009, Design Professionals, South Windsor, Connecticut
- Site Grading and Utility Plan, GDS Estimating, 470 Governors Highway, South Windsor, Connecticut, Scale 1" = 20', Date 2/20/13, Revised to 6/19/13, Prepared by PDS Engineering and Construction, Bloomfield, CT

Notes:

- Parcel is located in Zone I-Industrial



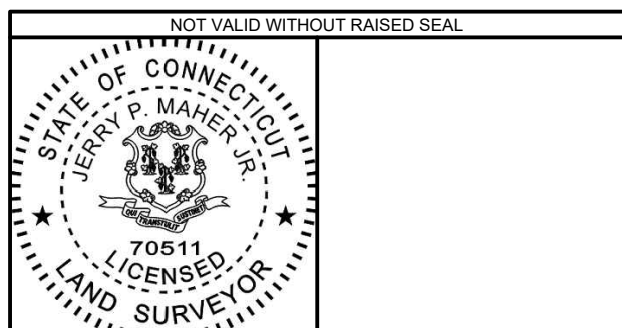
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS AN PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY.

CLASS OF ACCURACY: CLASS "A-2" & "D"

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JERRY P. MAHER JR. - LAND SURVEYOR  
CT LSX.0070511



Revised: February 11, 2023 - Property Lines



**Property Line Revision**  
**Prepared For**  
**Ryconn Properties, LLC and**  
**G&S Scrap Realty, LLC**  
470 Governors Highway & 444 Nutmeg Road  
South Windsor Connecticut  
Scale: 1"=100' February 8, 2023

Prepared By  
Neriani Land Surveying, LLC  
56 Hillcrest Drive - Barkhamsted, Connecticut 06063  
(860) 677-7732

| DRAWN BY: | CHECKED BY: | JOB NO. |
|-----------|-------------|---------|
| GRA       | AMN         | M-12-22 |



|                                            |                                                     |
|--------------------------------------------|-----------------------------------------------------|
| EXISTING WETLAND AREA = 950 SF             | TOTAL UPLAND REVIEW AREA = 46,153 SF ( 1.06 ACRES ) |
| DISTURBED WETLAND AREA PROPOSED = 0        | PROPOSED DISTURBED UPLAND REVIEW AREA = 250 SF      |
| PREVIOUSLY DISTURBED WETLAND AREA = 120 SF |                                                     |
| PROPOSED MITIGATED WETLAND AREA = 300 SF   |                                                     |

EXISTING OFFICE = 2470 SF / 1000 (4.5) = 11  
EXISTING MANUFACTURING = 11,405 SF / 700 = 17  
EXISTING STORAGE BUILDING = 2,200 SF / 1250 = 2  
PROPOSED OFFICE = 1500 SF / 1000 (4.5) = 7  
PROPOSED MANUFACTURING = 5,000 SF / 700 = 8  
PROPOSE STORAGE BUILDING = 2,275 SF / 1250 = 2

TOTAL REQUIRED = 47 ( 2 HANDICAP)  
TOTAL PROVIDED = 33 ( 2 HANDICAP)  
TOTAL RESERVED = 14

THE DEVELOPER SHALL NOTIFY THE TOWN ENGINEER'S OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF SUB-BASE, GRAVEL, PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES AND PIPES, SANITARY SEWERS AND MANHOLES.

ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF SOUTH WINDSOR  
STANDARDS AND CONNECTICUT D.O.T. FORM 814,AS AMENDED

EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE "EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE SOIL CONSERVATION SERVICE.

NO SITE IMPROVEMENTS SUCH AS DRAINAGE, SANITARY SEWER, SIDEWALKS, EXCAVATIONS, FILLING, PAVEMENT OPERATIONS, ECT. SHALL COMMENCE UNTIL THE SITE ENGINEERING BOND, AS REQUIRED BY THE PLANNING AND ZONING COMMISSION, IS POSTED WITH THE TOWN OF SOUTH WINDSOR.

NO STUMPS TO BE BURIED ON SITE

AN AS-BUILT PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY.

ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY STAFF DURING CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF STAFF.

THE USE, STORAGE, OR DISPOSAL OF ANY MATERIALS NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

ALL FRONT LOT CORNERS ARE TO BE PINNED/STAKED AT THE TIME OF SUBMITTAL OF A REQUEST FOR A BUILDING PERMIT. WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED, ALL LOT CORNERS MUST BE PINNED.

NO SIGNAGE PROPOSED FOR THIS APPLICATION

ANY EXCESS EXCAVATED MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.

ANY APPROVED LANDSCAPING WILL BE SUBJECT TO FINAL REVIEW BY THE TOWN PLANNER FOR ADEQUACY AND SUITABILITY OF SPECIES IN THE LOCATIONS PROPOSED.

A DRAIN LAYERS PERMIT WILL BE REQUIRED TO INSTALL SANITARY SEWER SYSTEM

A DRAIN LAYERS PERMIT WILL BE REQUIRED TO INSTALL SANITARY SEWER SYSTEM

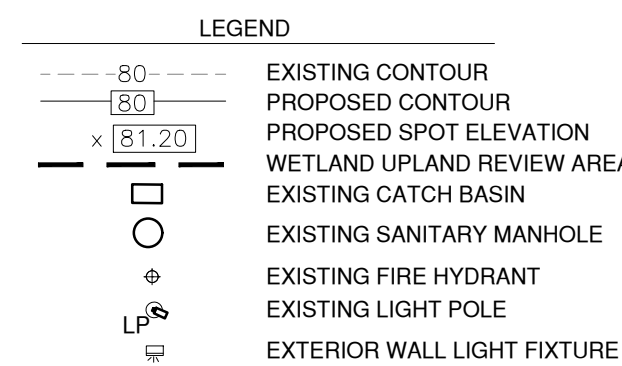
HANDICAP PARKING STALLS SHALL BE MARKED IN ACCORDANCE WITH STATE AND TOWN REGULATIONS

HORIZONTAL DATUM BASED ON N.A.D. 1983

PARCEL IS NOT AFFECTED BY 100 YEAR FLOOD PLAIN

ALL ROOF LEADERS SHALL BE TIED INTO STORM DRAINAGE SYSTEM

ALL UTILITIES TO BE INSTALLED UNDERGROUND



1"=30 FT.



A horizontal scale bar with tick marks at 0, 15', 30', and 60'. The text "1"=30 FT." is positioned above the bar.

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT TO MY KNOWLEDGE AND BELIEF AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 DEPENDENT RESURVEY AS DEFINED IN SECTIONS 20-300B-1 THRU 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 6-21-96 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996.



**PDS ENGINEERING &  
CONSTRUCTION, INC.**

107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
FAX (860) 242-8587

OWNER:  
Ryconn Properties  
7 Fox Hill Road  
South Windsor, CT. 06074

APPLICANT:

PDS Engineering & Construction Inc.  
107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586

Land Surveyor / Engineer

Frank Borawski P.E./L.S.  
PDS Engineering & Construction Inc.  
107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586

PROJECT NAME:

## GDS ESTIMATING PROPOSED ADDITION

470 GOVERNORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

# PROPOSED LAYOUT PLAN

SEAL

|               |
|---------------|
| ENGINEER: FB  |
| ARCHITECT:    |
| PROJECT MGR:  |
| DRAFTED BY: B |

# C-100



SITE AREA : 3.71 ACRES  
AREA OF DISTURBANCE : 0.78 ACRE  
TOPOGRAPHY : FLAT  
  
PROPOSED SITE DRAINAGE : SHEET FLOW TO PROPOSED DRAINAGE SWALE & EXISTING STORM SEWER

EROSION CONTROL AREAS OF CONCERN :

EROSION CONTROL AREAS OF CONCERN :

1. SEDIMENT ENTERING WETLANDS & EXISTING DRAINAGE SWALE AREAS TO BE PROTECTED BY SILT FENCE  
THE CONTRACTOR SHALL KEEP EROSION CONTROL MEASURES IN PLACE UNTIL ALL AREAS ARE STABILIZED.
2. WIND EROSION  
WIND EROSION SHOULD NOT BE A MAJOR CONCERN ON THIS PROPERTY AS IT IS PROTECTED BY THE EXISTING BUILDING AND THE EXISTING TREES. IF WIND EROSION DOES OCCUR, THE SITE SHALL BE WATERED TO REDUCE THE WIND EROSION.
3. INSPECTION AND MAINTENANCE OF E&S CONTROL MEASURES  
E&S CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HRS. AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH
4. CONSTRUCTION AND TIMING  
THE CONTRACTOR SHALL PLAN THE CONSTRUCTION ACTIVITIES TO MINIMIZE ANY EROSION AND SEDIMENTATION CONTROL PROBLEMS AND MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSIIVE FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE. TEMPORARY SEEDING OR PERMANENT HYDROSEEDING SHOULD TAKE PLACE IMMEDIATELY UPON COMPLETION OF GRADING. GERMINATED SEEDING WILL BE SCHEDULED DURING THE PERIOD OF APRIL 1 - JUNE 15 ; SEPTEMBER 1 - SEPTEMBER 30

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE AND WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

HAYBALE AND SILT FENCE FILTERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AS WELL AS AT ALL CULVERT OUTLETS.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD IF NECESSARY AS REQUIRED.

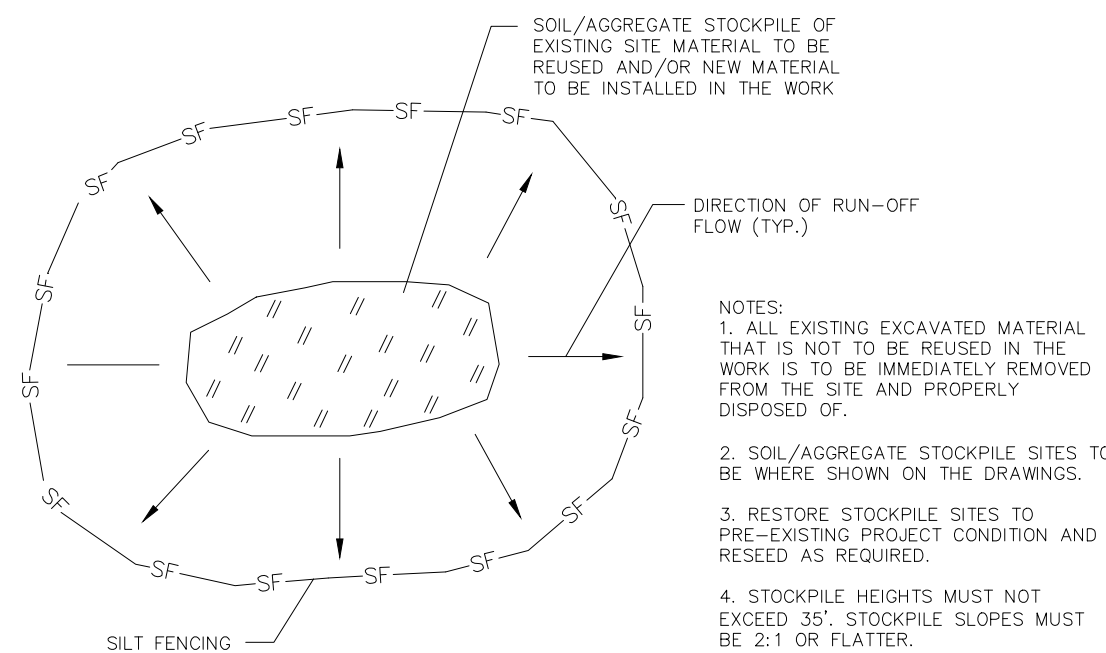
ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE EROSION CONTROL HANDBOOK AS PREPARED BY THE CONNECTICUT COUNCIL ON SOIL & WATER CONSERVATION IN COOPERATION WITH CONNECTICUT D.E.P. D.E.P. BULLETIN 34, 2002.

SEEDING DATES : APRIL THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH SEPTEMBER 30.

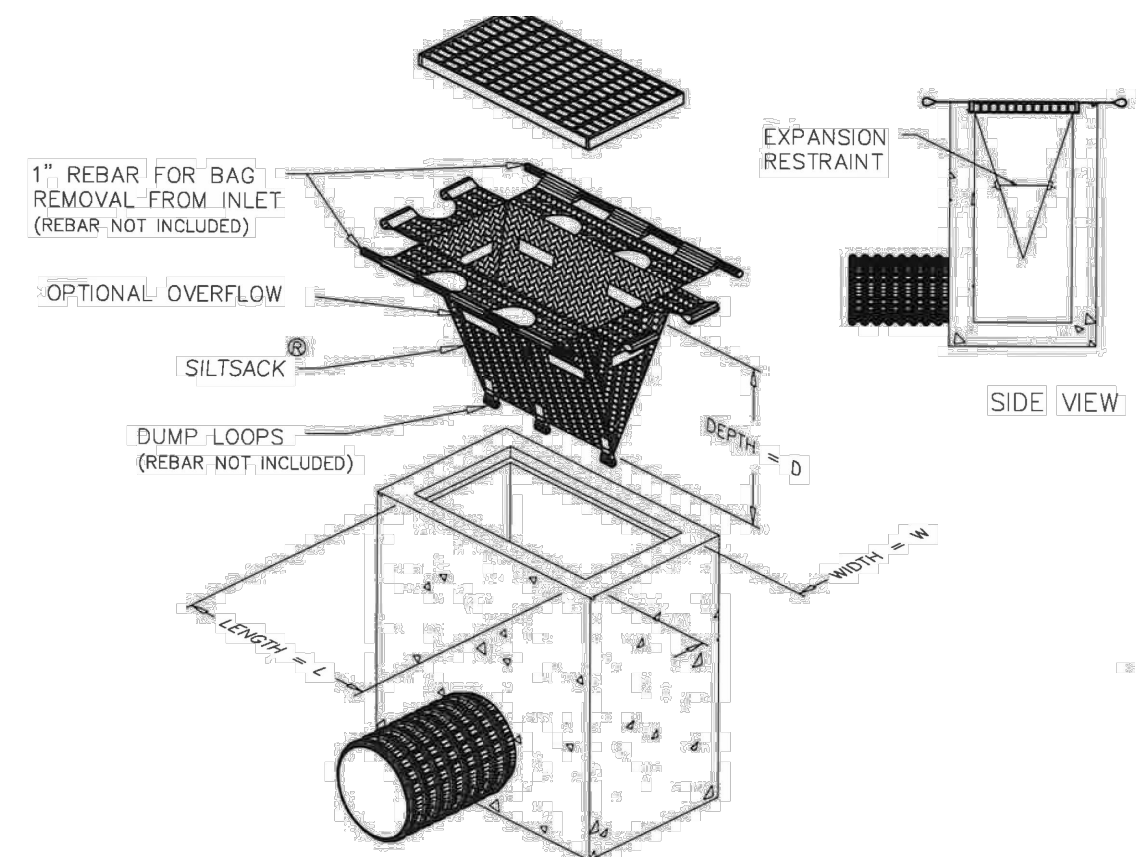
IF SEEDING CANNOT BE DONE WITHIN SEEDING DATES, USE MULCHING MEASURES TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

FERTILIZE WITH 25-0-8 @ 7.5 LBS./1000 SF. LIME ( 50  
PLUS MAGNESIUM OXIDE)  
100 LBS./1000 SF.  
MULCH ( ALL SLOPES 3% OR GREATER )

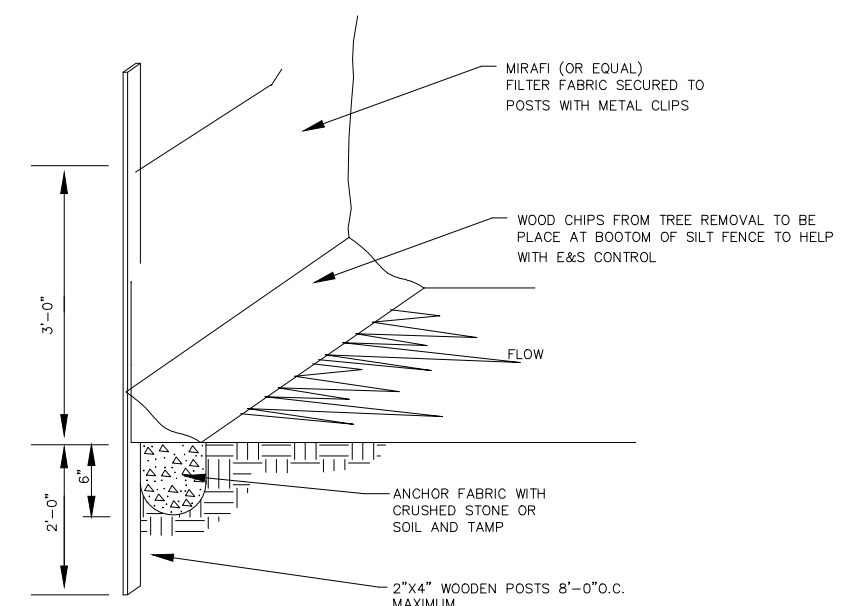
USE STRAW OR HAY ( 70-90 LBS./1000 SF ) FREE OF WEEDS OR  
COURSE MATERIAL. CHEMICAL BINDERS SUCH AS PETROSET TERRATRACK  
HYDRO MULCH AND AEROSPRAY WILL BE USED AS RECOMMENDED BY  
MANUFACTURER TO ANCHOR MULCH. MULCH MUST BE INSPECTED  
PERIODICALLY, IN PARTICULAR, AFTER A RAINSTORM TO CHECK FOR  
FILL EROSION. WHERE EROSION IS SEVERE , ADDITIONAL MULCH SHOULD  
BE APPLIED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL  
A GROUND COVER IS ACHIEVED , WHICH IS MATURE ENOUGH TO  
CONTROL SOIL EROSION TO SURVIVE SEVERE WEATHER CONDITIONS.



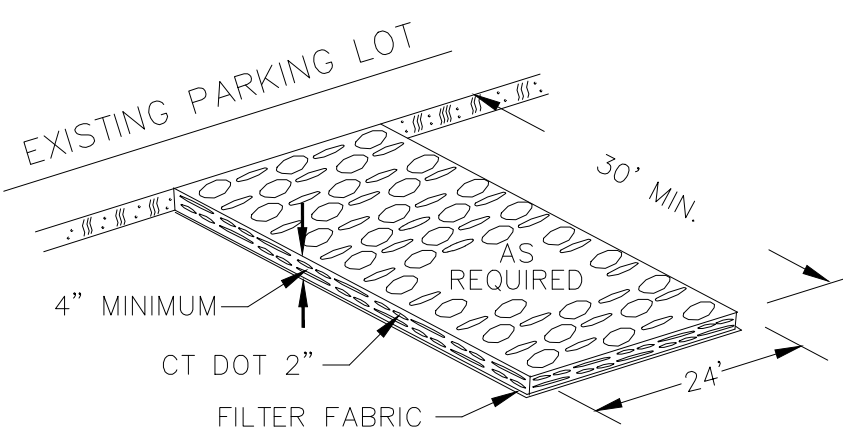
N.T.S. CTEC-016



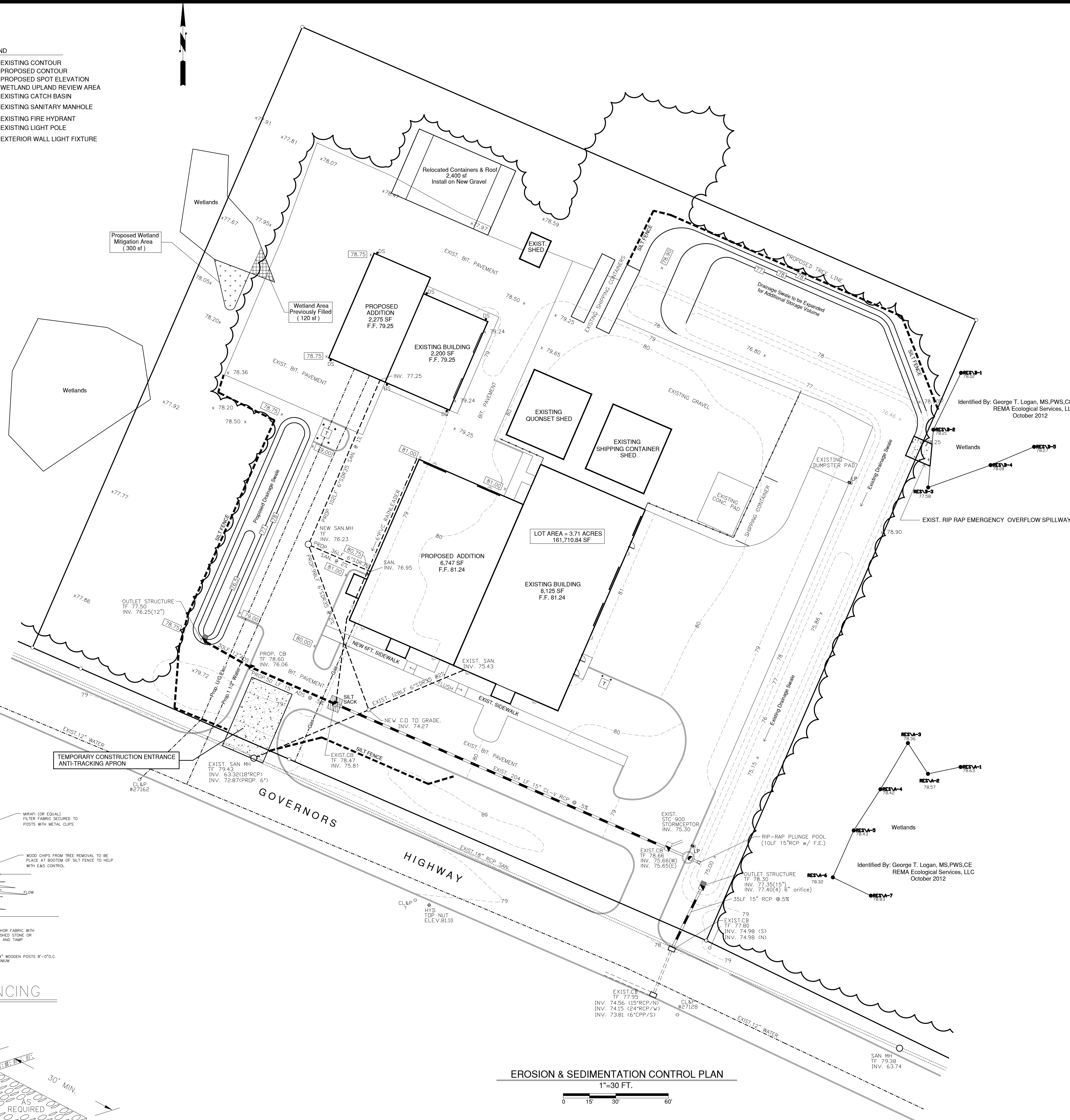
8 SILTSACK INSTALLATION AT TYPE C-L CATCH BASIN  
SCALE: N.T.S.



N.T.S.



N.T.S. XEC-008

[illegible]

**PDS ENGINEERING &  
CONSTRUCTION, INC.**

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Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
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OWNER:

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PROJECT NAME:

## GDS ESTIMATING PROPOSED ADDITION

470 GOVERNORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

# EROSION & SEDIMENT CONTROL PLAN

SEAL

ENGINEER: FB  
ARCHITECT:  
PROJECT MGR  
DRAFTED BY: E

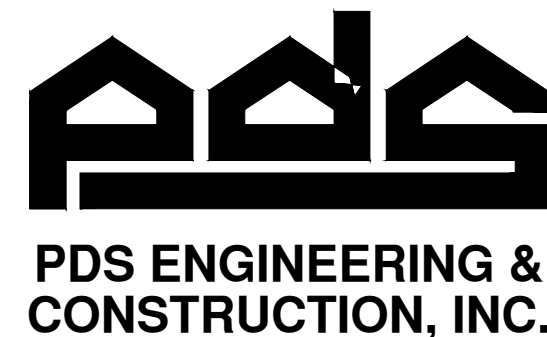
# C-101





For more information concerning the WTL Large Full Cutoff Wall Light, consult specification sheet number WL-43160 at [www.daybrite.com](http://www.daybrite.com). Consult the website for warranty information. Data subject to change without notice.

|          |                 |
|----------|-----------------|
| DATE     | ISSUE           |
| 3-6-2023 | P&Z APPLICATION |



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Bloomfield, Connecticut 06002  
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OWNER:

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## GDS ESTIMATING PROPOSED ADDITION

470 GOVERNORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

## SITE DETAILS

SEAL

ENGINEER: FR

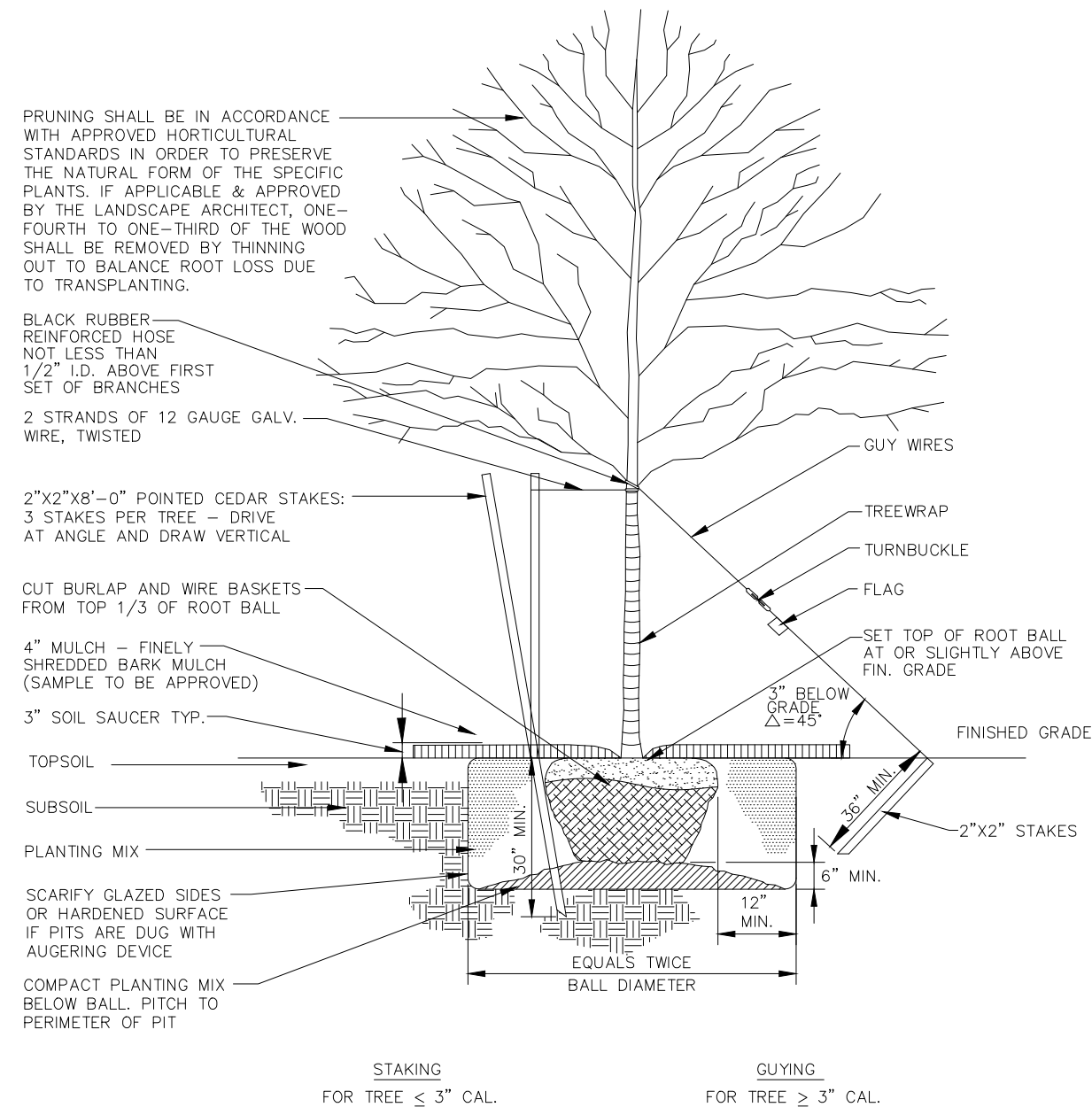
ARCHITECT:

PROJECT MGR

DRAFTED BY: BF

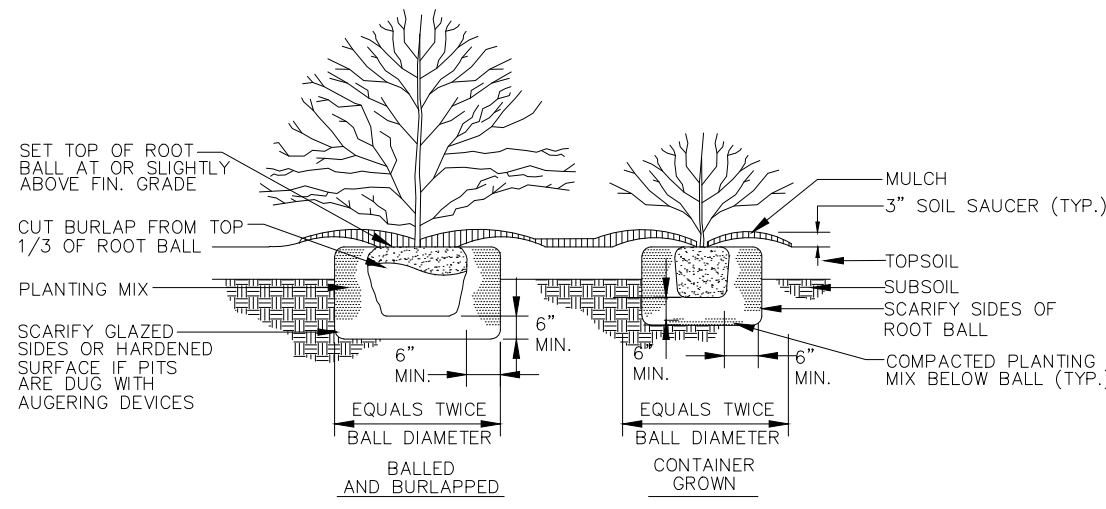
# C-102





### DECIDUOUS TREE PLANTING

N.T.S. BLD-008



### SHRUB PLANTING

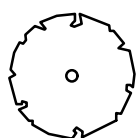
N.T.S. BLD-005

#### WETLAND SHRUB PLANTINGS SCHEDULE

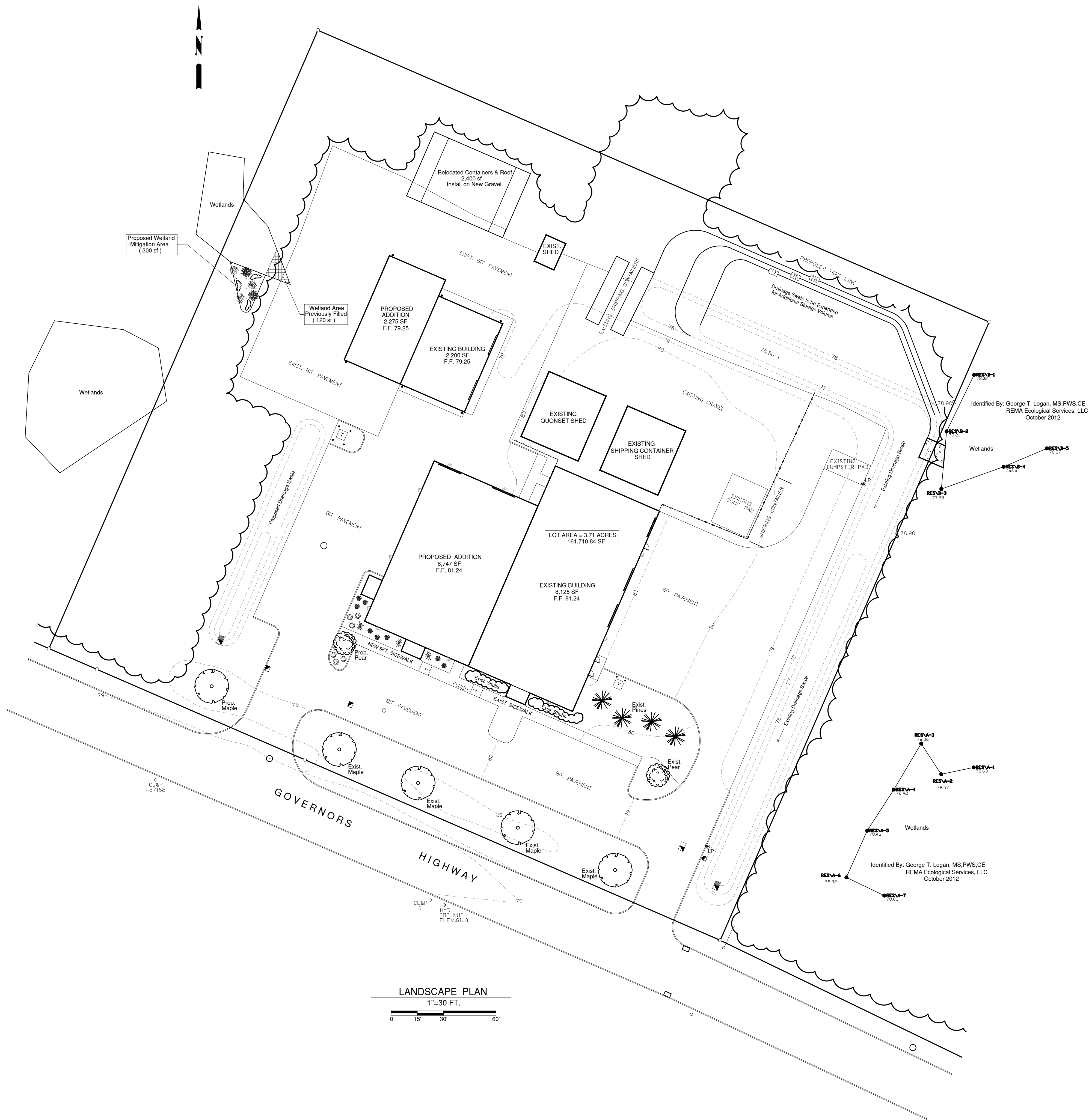
| COMMON NAME                                                                                            | BOTANICAL NAME       | QTY. | PLANTED SIZE   | MATURE SIZE                   |
|--------------------------------------------------------------------------------------------------------|----------------------|------|----------------|-------------------------------|
|  NORTHERN BAYBERRY  | MYRICA PENNSYLVANICA | 3    | 4 FT.HGT.      | 10-15 FT. HIGH & 5-6 FT. WIDE |
|  SILKY DOGWOOD      | CORNUS AMOMUM        | 2    | 1 1/2" - 3"DBH | 10-15 FT. HIGH & 4-5 FT. WIDE |
|  HIGHBUSH BLUEBERRY | CORYMBOSUM           | 3    | 3 FT.HGT.      | 6-12 FT. HIGH & WIDE          |

NOTE:  
DRAINAGE SWALE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES  
SEED MIX BY NEW ENGLAND WETLAND PLANTS, INC.

#### PARKING LOT LANDSCAPE SCHEDULE

| COMMON NAME                                                                                            | BOTANICAL NAME                 | QTY. | PLANTED SIZE   | MATURE SIZE  |
|--------------------------------------------------------------------------------------------------------|--------------------------------|------|----------------|--------------|
|  RHODODENDRON       | RHODODENDRON 'PJM'             | 8    | 18-24" SPD.    | 4 FT.        |
|  JUNIPER            | PFITZERIANA 'NICK'S' COMPACTA' | 6    | 18-24" SPD.    | GROUND COVER |
|  JAPANESE HOLLY     | HOLLY 'CHESAPEAKE'             | 3    | 18-24" SPD     | 5 FT.        |
|  CRIMSON KING MAPLE | PLATANOIDES 'CRIMSON KING'     | 1    | 2 1/2"-3" B&B  | 40 FT. HIGH  |
|  CALLERY PEAR       | CLEVELAND SELECT               | 1    | 2"- 2 1/2" B&B | 35 FT. HIGH  |

NOTE:  
ALL PLANTING BEDS TO RECEIVE 4" MIN. PINE BARK MULCH



### LANDSCAPE PLAN

1"=30 FT.

0 15' 30' 60'

DATE 3-6-2023  
ISSUE P&Z APPLICATION

**PDS ENGINEERING & CONSTRUCTION, INC.**

107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
FAX (860) 242-8587

CONSULTANTS:

Identified By: George T. Logan, MS,PWS,CE  
REMA Ecological Services, LLC  
October 2012

PROJECT NAME:  
**GDS ESTIMATING  
PROPOSED ADDITION**

470 GOVERNORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

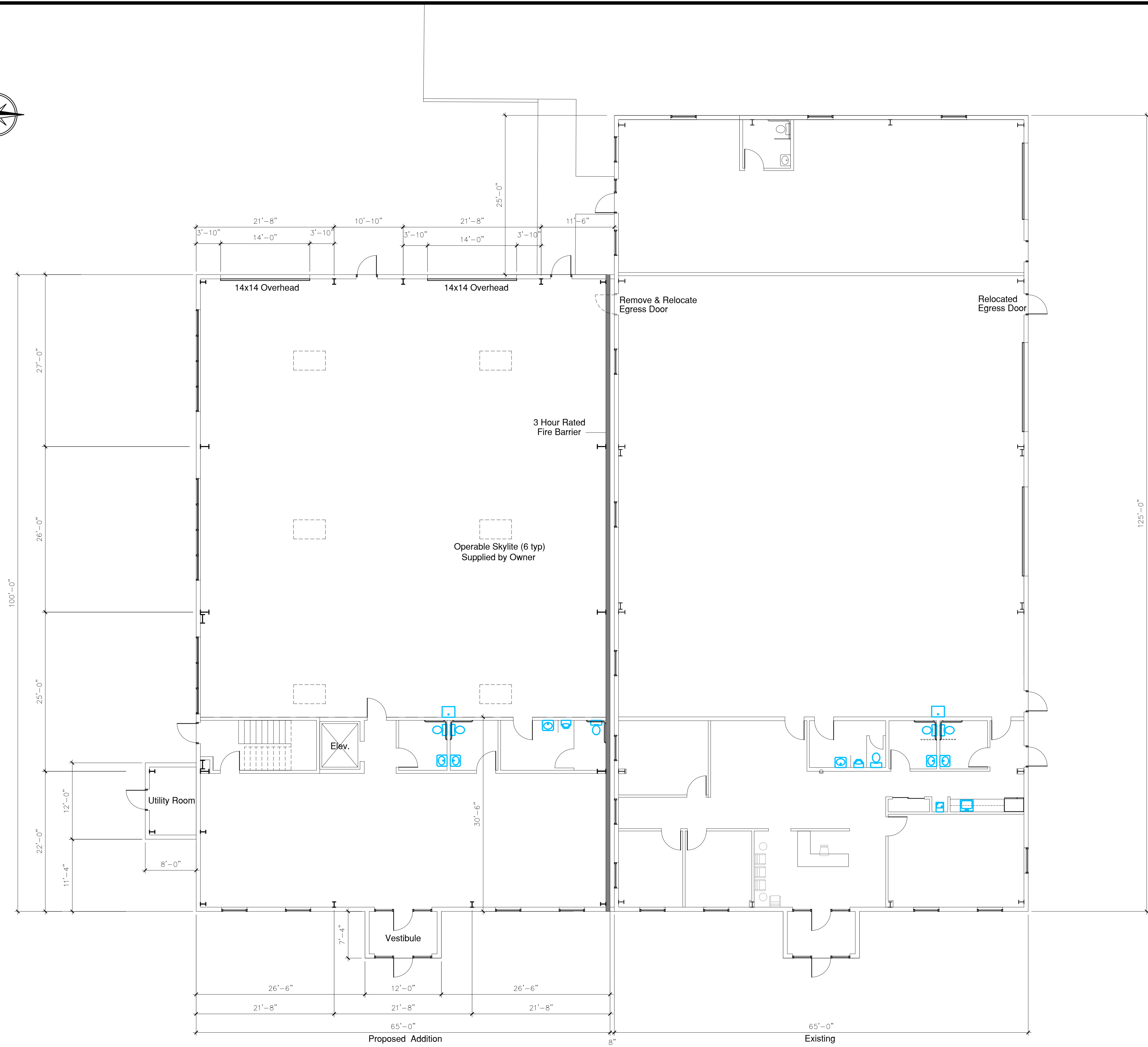
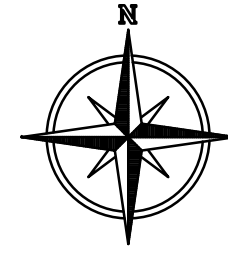
DRAWING TITLE:  
**LANDSCAPE PLAN**

SEAL

ENGINEER: FB  
ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: BF

**C-103**





FLOOR PLAN  
1/8"=1'-0"

| DATE     | ISSUE           |
|----------|-----------------|
| 3-6-2023 | P&Z APPLICATION |
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PROJECT NAME:

GDS ESTIMATING

470 GOVENORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

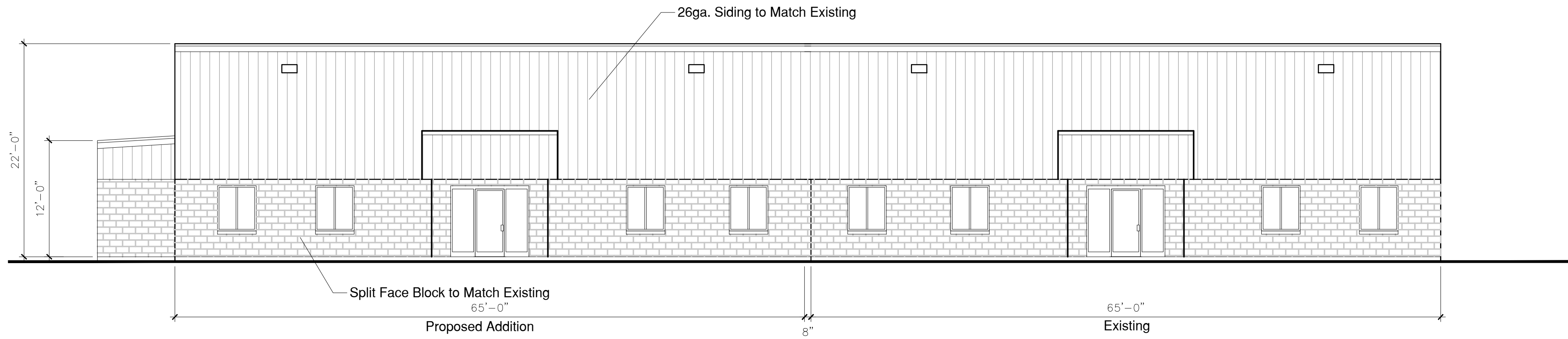
BUILDING FLOOR PLAN

SEAL

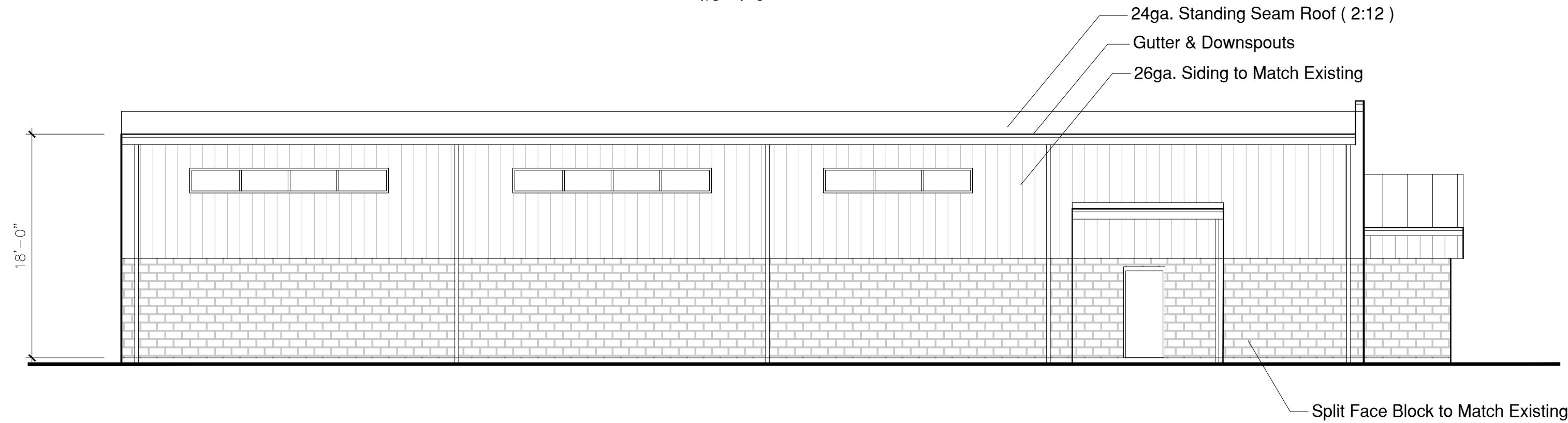
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ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: BF

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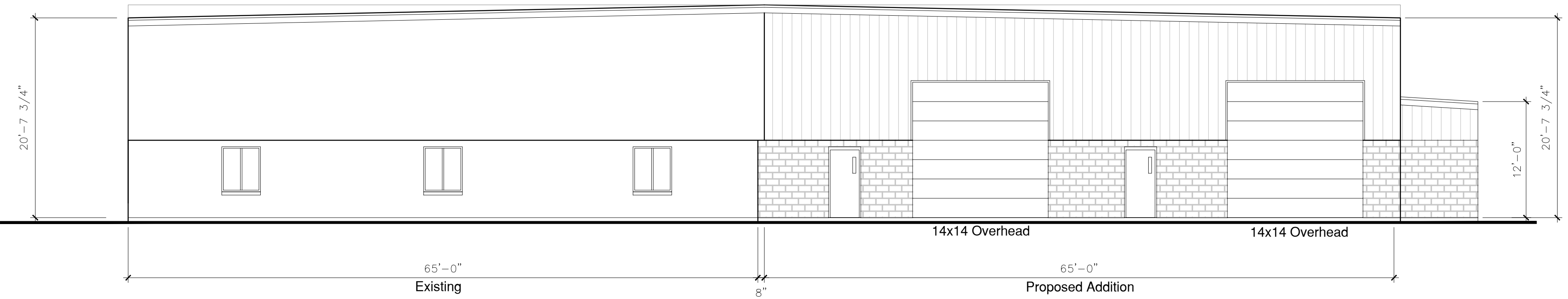




SOUTH ELEVATION  
1/8"=1'-0"



WEST ELEVATION  
1/8"=1'-0"



NORTH ELEVATION  
1/8"=1'-0"

| DATE     | ISSUE           |
|----------|-----------------|
| 3-6-2023 | P&Z APPLICATION |
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CONSULTANTS:

PROJECT NAME:

GDS ESTIMATING

470 GOVENORS HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

EXTERIOR ELEVATIONS

SEAL

ENGINEER: FB  
ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: BF

A-200



