

GENERAL NOTES

- REFERENCES ARE MADE TO THE FOLLOWING MAPS:
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN A-2 / T-2 SURVEY PREPARED BY SLR INTERNATIONAL CORPORATION, ENTITLED "TOPOGRAPHIC SURVEY". DATED: OCTOBER 19, 2021 AT A SCALE OF 1"=40'.
 - "SITE PLAN OF DEVELOPMENT FOR PEOPLESBANK, CEDAR AVE AND BUCKLAND RD, SOUTH WINDSOR, CONNECTICUT", DATED: JANUARY 18, 2022, SCALE: 1"=30', PREPARED BY: SLR INTERNATIONAL CORPORATION.
- HORIZONTAL DATUM: NAD 1983, VERTICAL DATUM: NAVD 1988.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION, MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. EXCEPT WHERE OVERHEAD PIPE BRIDGES CONNECT BETWEEN BUILDINGS. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF SOUTH WINDSOR REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- THE BUILDING IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- PLANS PREPARED FOR REGULATORY APPROVAL ONLY.

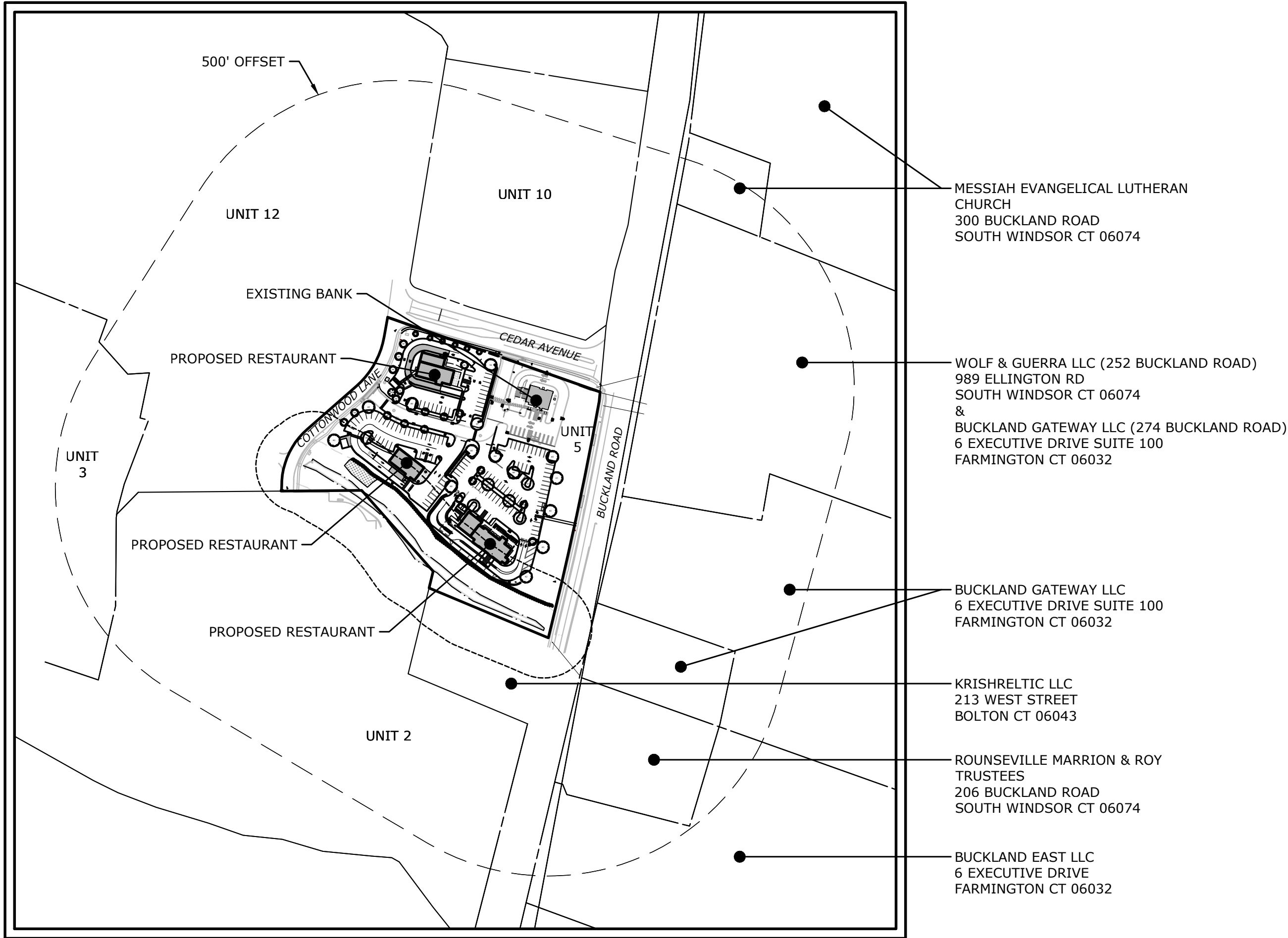
ZONING DATA TABLE					
ZONE	GD				
SITE USE	RESTAURANT - FAST FOOD, RESTAURANT - FAST CASUAL, BANK (PREVIOUSLY APPROVED)				
	REQUIRED	EXISTING	APPROVED - FULL BUILD-OUT	APPROVED - BANK	PROPOSED
MIN LOT AREA	3 acres	5.779 ACRES	5.779 ACRES	NO CHANGE	NO CHANGE
MIN FRONTAGE	200'	520'	520'	NO CHANGE	NO CHANGE
MIN LOT DEPTH	200'	440'	440'	NO CHANGE	NO CHANGE
MIN FRONT SETBACK	65'	NONE	98.2'	98.2'	NO CHANGE
MIN SIDE SETBACK ¹	25'	NONE	31.7'	31.7'	NO CHANGE
MIN REAR SETBACK ¹	10'	NONE	>10'	>10'	NO CHANGE
MAX IMPERVIOUS COVERAGE ²	60%	6.4%	49.7%	15.6%	56%
MAX BUILDING HEIGHT ³	60 FEET/4 STORIES FOR ANY BUILDING THAT IS AT LEAST 125 FEET FROM A PUBLIC STREET RIGHT-OF-WAY 30 FEET/2 STORIES FOR ANY BUILDING LOCATED WITHIN 125 FEET OF THE PUBLIC STREET RIGHT-OF-WAY	NONE	±20'	±20'	±20.7'
PARKING GENERATION	FINANCIAL: 1 SPACE PER 250 SQ. FT. OF GFA PLUS 1 PER EMPLOYEE (1/250*2,000 + 4 = 12) RESTAURANT: 1 SPACE PER 50 SQ. FT. OF GFA (1/50*(2,325+3,062+2400) = 156) RETAIL: 1 SPACE 200 SQ.FT. OF GFA (1/200*2200 = 11) TOTAL REQUIRED = 179 + 0.9 ² = 162	NONE	240 ²	15	162
EVSE PARKING SPACES ⁴	-NONE REQUIRED FOR 1-15 SPACES -FOR >16 SPACES, PROVIDE 3% OF PARKING TOTAL (ROUNDED UP) FOR APPLICATIONS BETWEEN 2012-2023 = 0.03*162 ² = 5 SPACES	NONE	10	2	5
LANDSCAPING	SEE NOTE 3				

NOTE:
1. SIDE OR REAR YARDS MAY BE IGNORED ALONG COMMON BOUNDARIES OF CONSOLIDATED LOTS. (ZONING REGULATION 4.2.7.D)
2. REFLECTS FULL BUILD-OUT CONDITIONS APPROVED MARCH 15, 2022
3. SEE LAYOUT AND LANDSCAPING PLAN - SHEET LA FOR LANDSCAPING COMPLIANCE
4. DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE WITHIN 10 FEET OF THE WALLS TO THE MEAN LEVEL BETWEEN THE EAVES AND RIDGE FOR GABLE, HIP OR GAMBREL ROOFS.
5. A MODIFICATION/REDUCTION OF 10% OF THE REQUIRED PARKING MEETING SECTION 6.4.9 OF THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS REQUESTED.

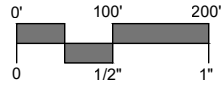
PROPOSED RESTAURANTS

CEDAR AVENUE AND BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

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JULY 12, 2023



KEY MAP/PROJECT SITE VICINITY MAP:

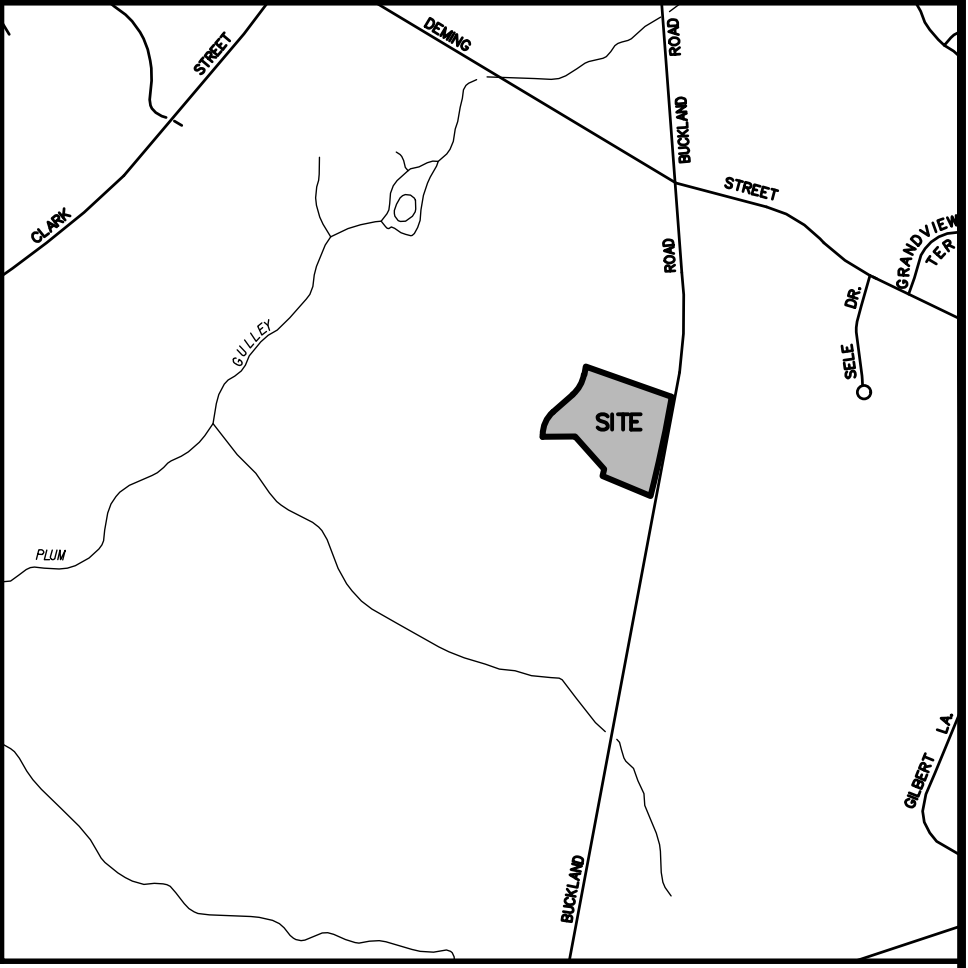


OWNER/APPLICANT:

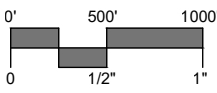
O'EVERGREEN, LLC
800 KELLY WAY
HOLYOKE, MA 01040

PREPARED BY:

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM



LOCATION MAP
SCALE: 1"=1000'



LEGEND

EXISTING		PROPOSED
STREET LINE	---	---
PROPERTY LINE	---	---
SETBACK LINE	---	---
MAJOR CONTOUR	--- 70 ---	--- 100 ---
MINOR CONTOUR	--- 68 ---	--- 98 ---
SPOT GRADE	x 70.5	+ 70.5
TREE LINE	~ ~ ~	~ ~ ~
TREE/ SHRUB	☀ ☀ ☀	☀ ☀ ☀
STONEWALL	---	---
SITE LIGHT	☀	☀
HYDRANT	☀	☀
WATER VALVE	☀	☀
GAS VALVE	☀	☀
CATCH BASIN	☀	☀
MANHOLE/YARD DRAIN	☀	☀
SANITARY SEWER W/MANHOLE	☀	☀
STORM DRAIN	---	---
WATER MAIN	W	W
GAS MAIN	G	G
ELECTRIC LINE	E	E
ELECTRIC, TELEPHONE, CABLE	ETC	ETC
UTILITY POLE	☀	☀
TRAFFIC SIGN	☀	☀
IRON PIPE	☀	☀
MONUMENT	☀	☀
EDGE OF PAVEMENT W/CURB	---	---
GUARD RAIL	---	---
CHAIN LINK FENCE	---	---
WATERCOURSE	---	---
WETLAND	---	---

LIST OF DRAWINGS

01	TITLE	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	LA	SITE PLAN - LAYOUT & LANDSCAPING
04	GU	SITE PLAN - GRADING & UTILITIES
05	SE	SEDIMENT AND EROSION CONTROL PLAN
06	SE-2	SEDIMENT AND EROSION CONTROL DETAILS
07	SD-1	SITE DETAILS
08	SD-2	SITE DETAILS
09	SD-3	SITE DETAILS
10	SD-4	SITE DETAILS
11	SD-5	SITE DETAILS



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INVASIVE SPECIES MANAGEMENT NOTES AND PLANTINGS

1. OWNER TO RETAIN QUALIFIED ECOLOGIST/BOTANIST TO FIELD IDENTIFY INVASIVE NON NATIVE VEGETATION WITHIN MANAGEMENT AREA. THE INVASIVE NON NATIVE VEGETATION SHALL BE MARKED IN THE FIELD WITH COLORED FLAGGING FOR MANAGEMENT/REMOVAL.
2. CONTRACTOR TO REMOVE MARKED VEGETATION USING MECHANICAL METHODS. ALL NON NATIVE VEGETATIVE MATTER/MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROPRIATE APPROVED FACILITY. NO BURYING OR COMPOSTING OF INVASIVE VEGETATIVE MATTER IS PERMITTED ON SITE. INSTALLATION OF GEOTEXTILE SILT FENCE ALONG THE PERIMETER OF THE MANAGEMENT AREA WILL BE REQUIRED IF THE INVASIVE SPECIES REMOVAL AREA HAS ANY EXPOSED SOIL FOLLOWING VEGETATION REMOVAL.
3. RESTORATION PLANTINGS TO BE INSTALLED AT THE DIRECTION OF THE QUALIFIED ECOLOGIST/BOTANIST AND ONLY AFTER AREA HAS BEEN PROPERLY CLEARED OF INVASIVE NON NATIVE VEGETATION.

SEED MIX
NEW ENGLAND WILDLIFE/CONSERVATION
(OR APPROVED EQUAL)

PLANTS
GRAY DOGWOOD - SWIDA RACEMOSA
RED OSIER DOGWOOD - SWIDA SERICEA

PLANT SCHEDULE

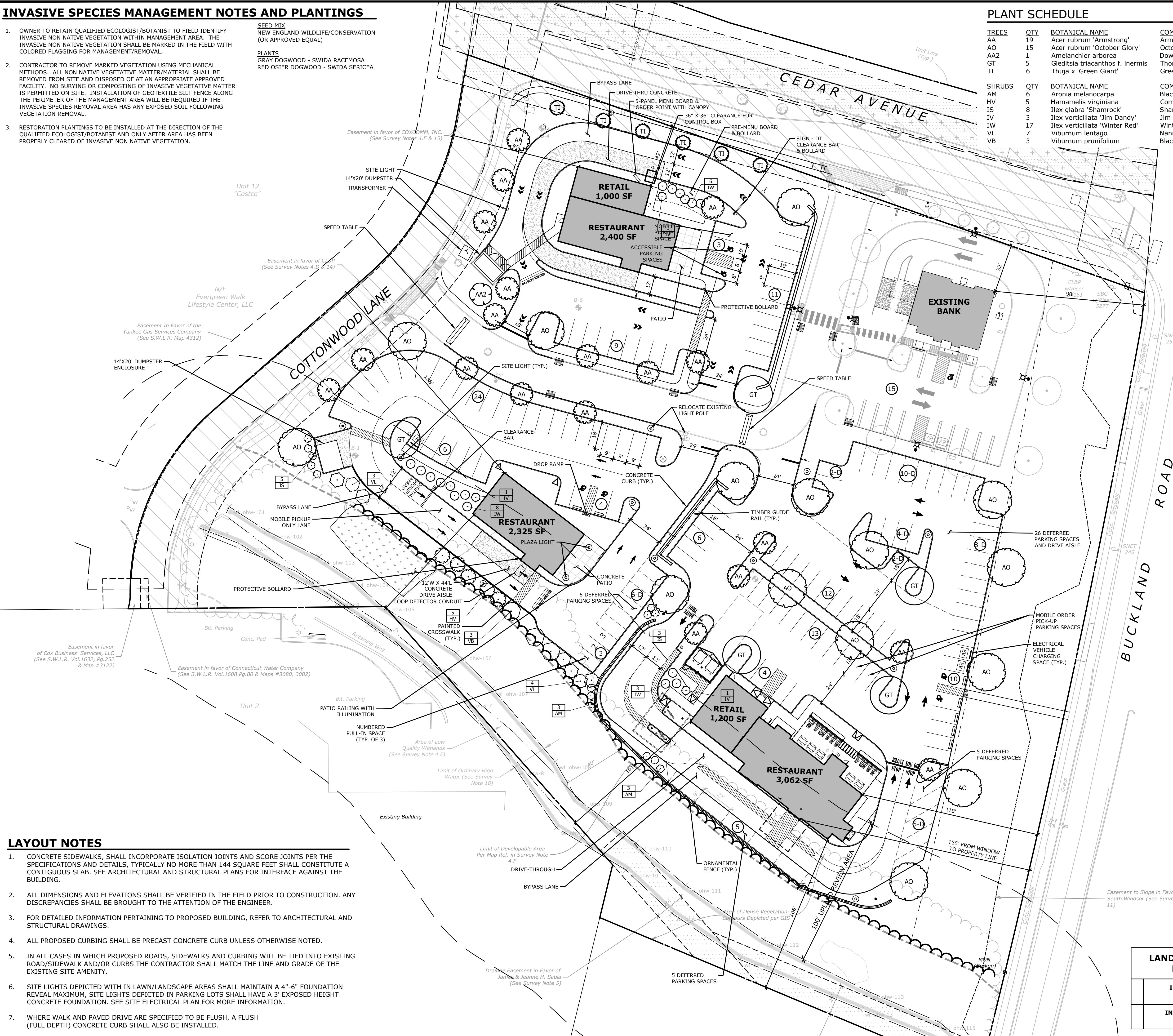
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AA	19	Acer rubrum 'Armstrong'	Armstrong Red Maple	3.0" Cal.	B&B	6" MIN. BRANCHING HT.
AO	15	Acer rubrum 'October Glory'	October Glory Red Maple	3.0" Cal.	B&B	6" MIN. BRANCHING HT.
AA2	1	Amelanchier arborea	Downy Serviceberry	6' /7' HT.	B&B	MULTI-STEM
GT	5	Gleditsia triacanthos f. inermis	Thornless Honey Locust	3.0" Cal.	B&B	6" MIN. BRANCHING HT.
TI	6	Thuja x 'Green Giant'	Green Giant Arborvitae	8' /10' HT.	B&B	FULL & DENSE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AM	6	Aronia melanocarpa	Black Chokeberry	Cont.	#3	FULL & DENSE
HV	5	Hamelis virginiana	Common Witch Hazel	Cont.	#5	FULL & DENSE
IS	8	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.	#5	FULL & DENSE
IV	3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	Cont.	#3	FULL & DENSE
IW	17	Ilex verticillata 'Winter Red'	Winter Red Winterberry	Cont.	#3	FULL & DENSE
VL	7	Viburnum lentago	Nannyberry	Cont.	#5	FULL & DENSE
VB	3	Viburnum prunifolium	Blackhaw Viburnum	Cont.	#5	FULL & DENSE

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENOED OR SCARIFIED TO A MINIMUM DEPTH OF 24 INCHES.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.

LAYOUT NOTES

1. CONCRETE SIDEWALKS, SHALL INCORPORATE ISOLATION JOINTS AND SCORE JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERFACE AGAINST THE BUILDING.
2. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDING, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. ALL PROPOSED CURBING SHALL BE PRECAST CONCRETE CURB UNLESS OTHERWISE NOTED.
5. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE AMENITY.
6. SITE LIGHTS DEPICTED WITH IN LAWN/LANDSCAPE AREAS SHALL MAINTAIN A 4"-6" FOUNDATION REVEAL MAXIMUM, SITE LIGHTS DEPICTED IN PARKING LOTS SHALL HAVE A 3' EXPOSED HEIGHT CONCRETE FOUNDATION. SEE SITE ELECTRICAL PLAN FOR MORE INFORMATION.
7. WHERE WALK AND PAVED DRIVE ARE SPECIFIED TO BE FLUSH, A FLUSH (FULL DEPTH) CONCRETE CURB SHALL ALSO BE INSTALLED.



LANDSCAPING TABLE - RESTAURANT		
	REQUIRED	PROPOSED
INTERIOR LANDSCAPING (SECTION 6.4.6A)	10% OF OVERALL PARKING SF (60,294 SF X 10% = 6,029.4 SQ FT)	9,969 SF
INTERIOR REQUIRED TREES (SECTION 6.4.6A)	1 TREE PER 10 SPACES (162 SPACES/10 = 16.2 TREES)	27 INTERIOR TREES

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203.271.1773
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DESCRIPTION	DATE	BY

SITE PLAN - LAYOUT & LANDSCAPING

PROPOSED RESTAURANTS

CEDAR AVENUE AND BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=30'

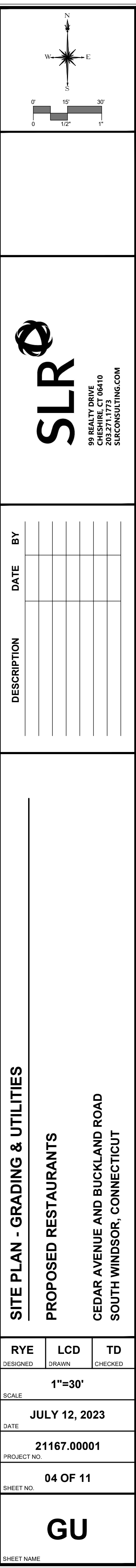
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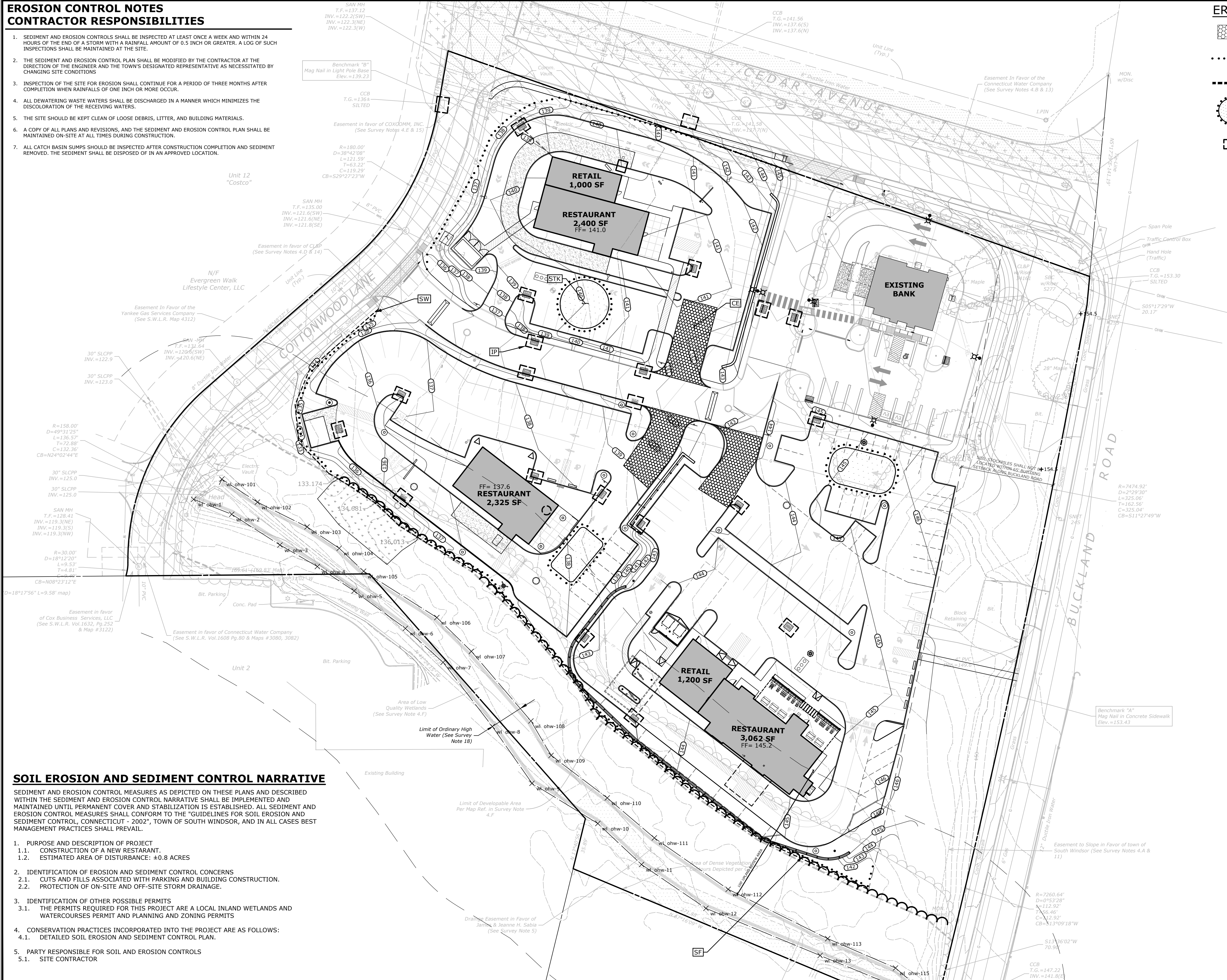
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EROSION CONTROL NOTES CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS.
6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

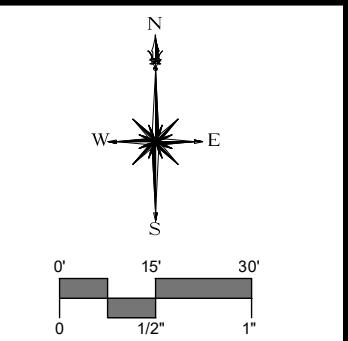
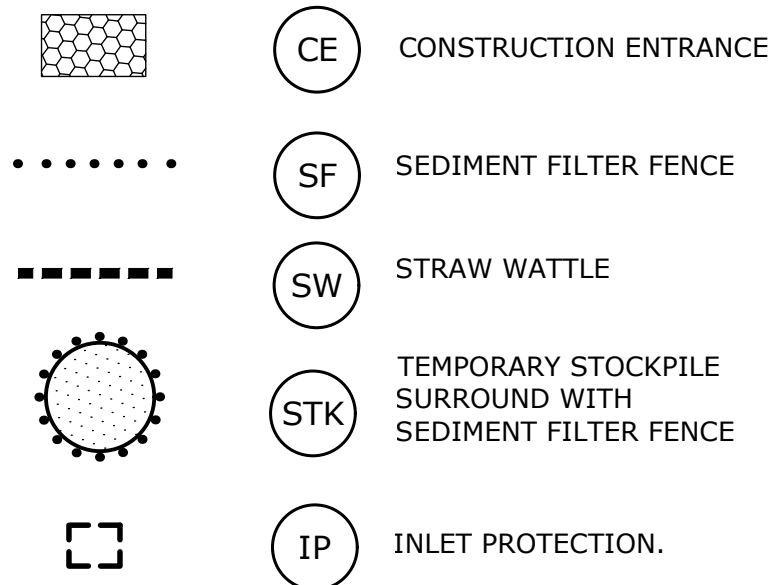


SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", TOWN OF SOUTH WINDSOR, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT
 - 1.1. CONSTRUCTION OF A NEW RESTAURANT.
 - 1.2. ESTIMATED AREA OF DISTURBANCE: ± 0.8 ACRES
2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
 - 2.1. CUTS AND FILLS ASSOCIATED WITH PARKING AND BUILDING CONSTRUCTION.
 - 2.2. PROTECTION OF ON-SITE AND OFF-SITE STORM DRAINAGE.
3. IDENTIFICATION OF OTHER POSSIBLE PERMITS
 - 3.1. THE PERMITS REQUIRED FOR THIS PROJECT ARE A LOCAL INLAND WETLANDS AND WATERCOURSES PERMIT AND PLANNING AND ZONING PERMITS
4. CONSERVATION PRACTICES INCORPORATED INTO THE PROJECT ARE AS FOLLOWS:
 - 4.1. DETAILED SOIL EROSION AND SEDIMENT CONTROL PLAN.
5. PARTY RESPONSIBLE FOR SOIL AND EROSION CONTROLS
 - 5.1. SITE CONTRACTOR

EROSION CONTROL LEGEND

[illegible]

SEDIMENT AND EROSION CONTROL PLAN

PROPOSED RESTAURANTS

**CEDAR AVENUE AND BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT**

RYE SIGNED	RYE DRAWN	TD CHECKED
1"=30'		
JULY 12, 2023		
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THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

LAND GRADING

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- TOPSOIL**

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.

- ## EXECUTION

-
- Diagram illustrating the installation of a silt fence. The diagram shows a cross-section of the ground with an existing grade. A fence post (typical) is driven into the ground, and the AMOCO PROPEX SILT STOP SEDIMENT CONTROL FABRIC OR APPROVED EQUAL (GEOTEXTILE) is attached to it. The fabric is buried 6' into the soil. The flow direction is indicated by an arrow labeled 'FLOW'. The distance from the existing grade to the top of the fabric is 36" ±. The distance from the existing grade to the bottom of the fabric is 10' ±. The distance from the existing grade to the bottom of the fabric is 12" MIN. The distance from the existing grade to the bottom of the fabric is 12" MIN.

NOT TO SCALE

* PERMANENT VEGETATIVE COVER: SEE SPECIFICATIONS

WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).

- MAINTENANCE:

- ## EROSION CHECKS

GENERAL:

TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

-
- Diagram illustrating the installation of filter fabric on a compacted subgrade. The fabric is laid out on the subgrade, with a dimension of 50' MIN OR AS SHOWN ON P. The edge of the fabric is labeled "Edge Rowway". A note indicates "AS REQUIRED".

NOTE: CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD

NOT TO SCALE

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF TWO (2) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (LYB: PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10 (5 LBS. PER 100 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

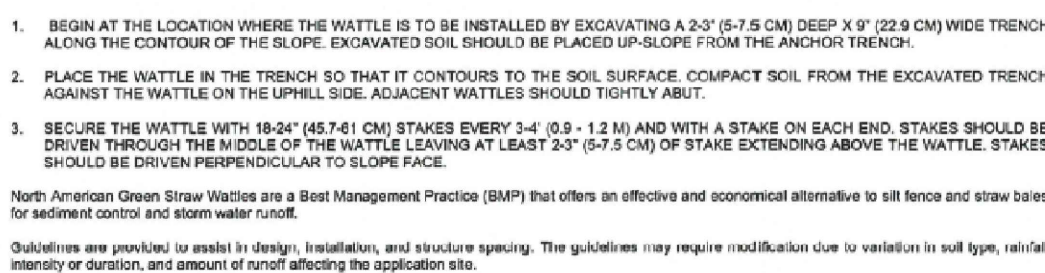
1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE)

GENERAL:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR PER THE TECHNICAL SPECIFICATIONS.




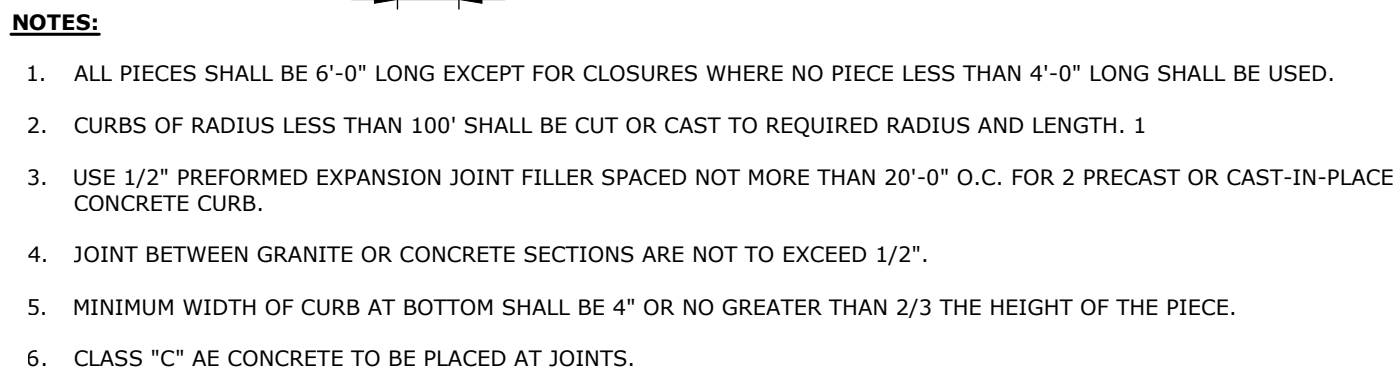
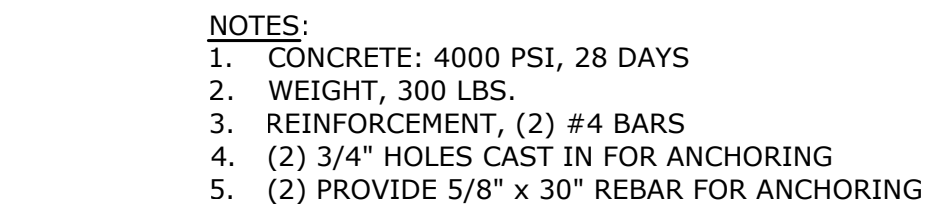
- To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope. The final structure should be installed at or just beyond the bottom/edge of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

For additional installation assistance, please contact North American Green's Technical Services Department at 1-800-772-2040

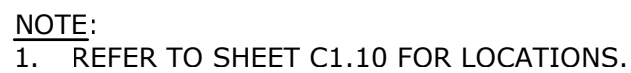
14649 Highway 41 North, Evansville, Indiana 47725
1-800-772-2040 www.nagreen.com Rev. 1/2008

NOT TO SCALE

<div>SLR 90 REALTY DRIVE CHESHIRE, CT 06410 TEL: 203.341.0000 SLRCONSULTING.COM</div>			
SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS	DESCRIPTION	DATE	BY
PROPOSED RESTAURANTS			
RYE	RYE	TD	
DESIGNED	DRAWN	CHECKED	
AS NOTED			
JULY 12, 2023			
21167.00001			
06 OF 11			
SE-2			
SHEET NAME			

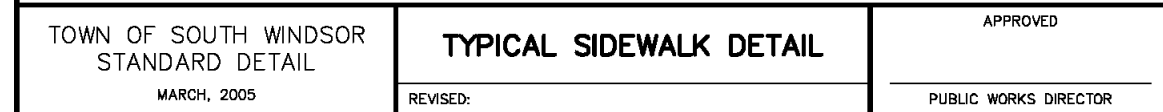


PRECAST CONCRETE CURB
NOT TO SCALE



- NOTES:
1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
2. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACING OF ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12-1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECONSTRUCTION OF THIS, A MINIMUM LENGTH OF 12' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. THE SURFACING OF EXISTING DUMMY JOINTS SHALL BE TO THE EXISTING GRADE OF THE CONCRETE SIDEWALK.
7. EXPANSION JOINTS IN CONCRETE JOINT MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN CONCRETE JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
8. RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALKS," INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
10. CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 811, SECTION 8.01, AND 8.13.
11. HANDCAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118a, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
12. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
13. INSTALL THE GRADE OF THE DETECTABLE WARNING 6" FROM THE EDGE OF ROAD.
14. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID, IN THE DIRECTION OF PEDESTRIAN TRAVEL.

DETECTABLE WARNING STRIP FOR ACCESSIBLE WALK
NOT TO SCALE



- NOTE:
1. ALL CONCRETE SHALL BE 4000 PSI PER TOWN OF SOUTH WINDSOR SPECIFICATIONS.



1. UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

SHRUB PLANTING
NOT TO SCALE

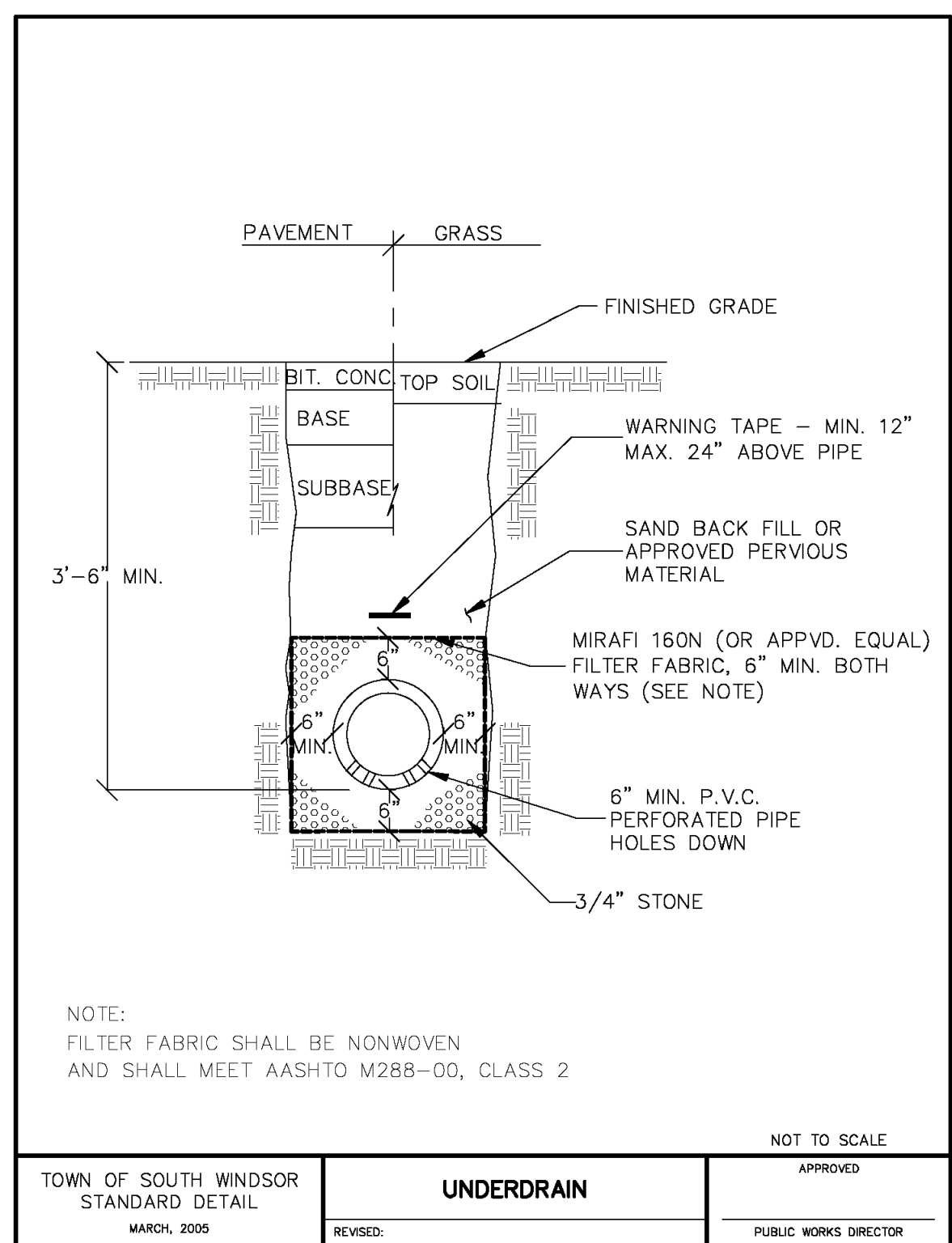
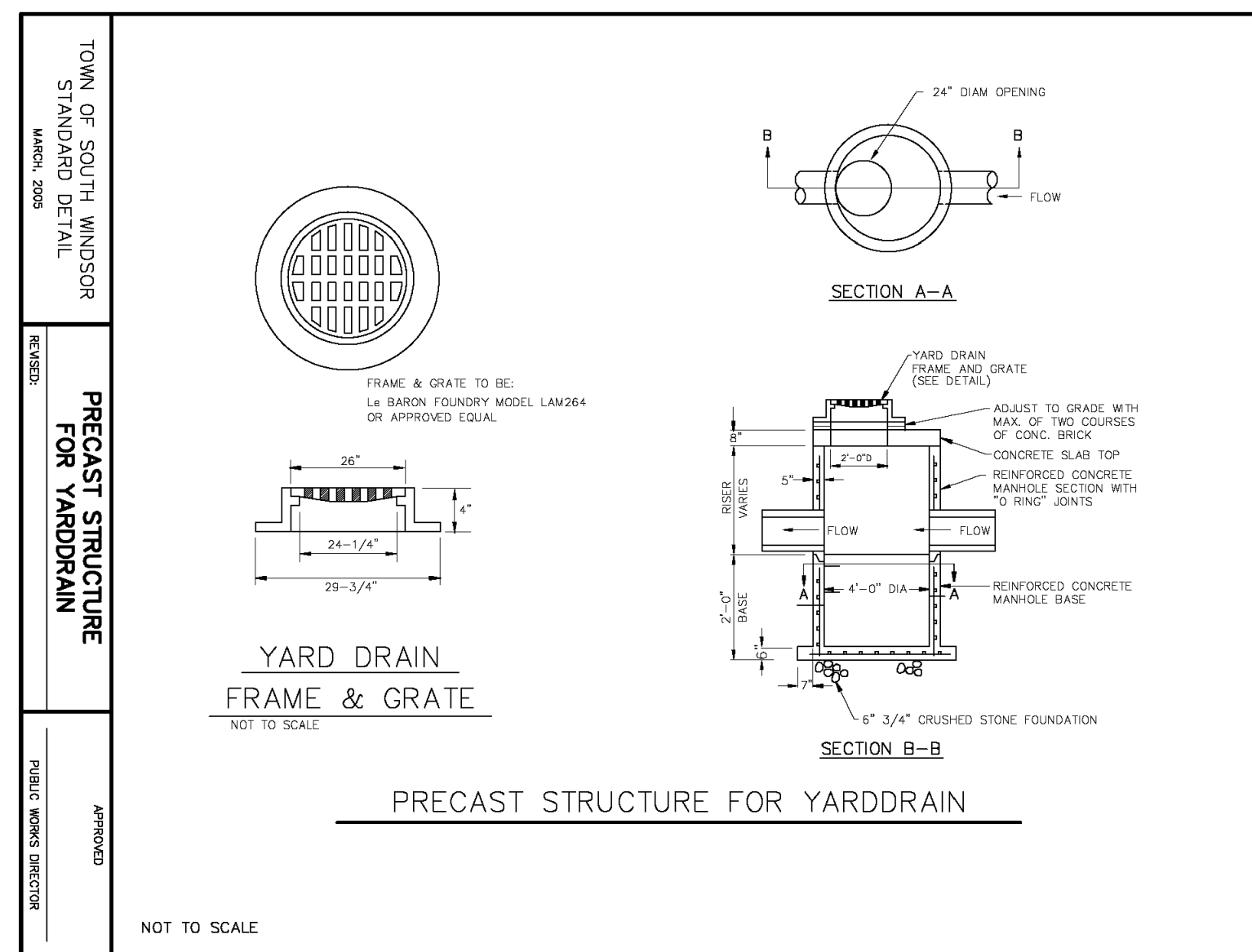
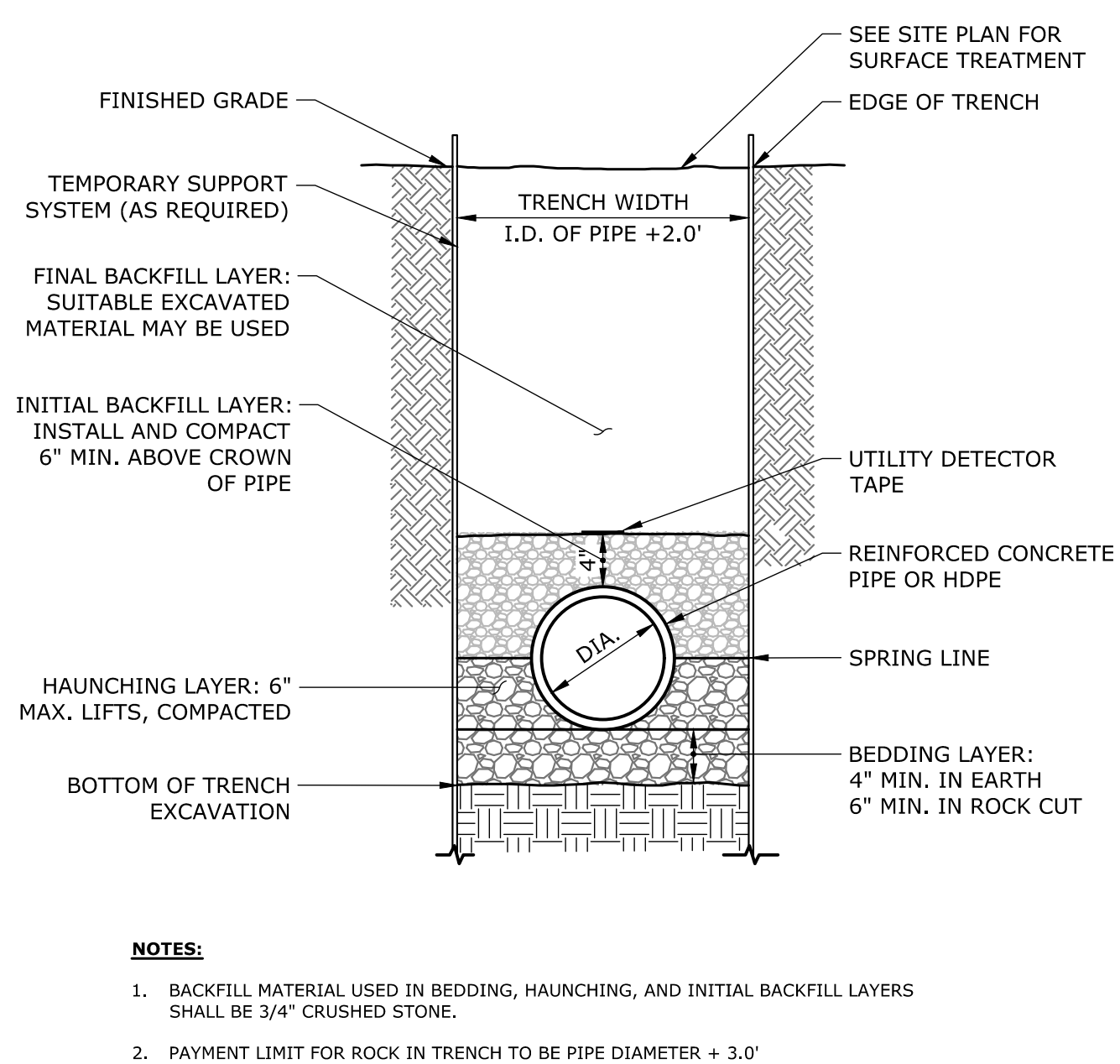
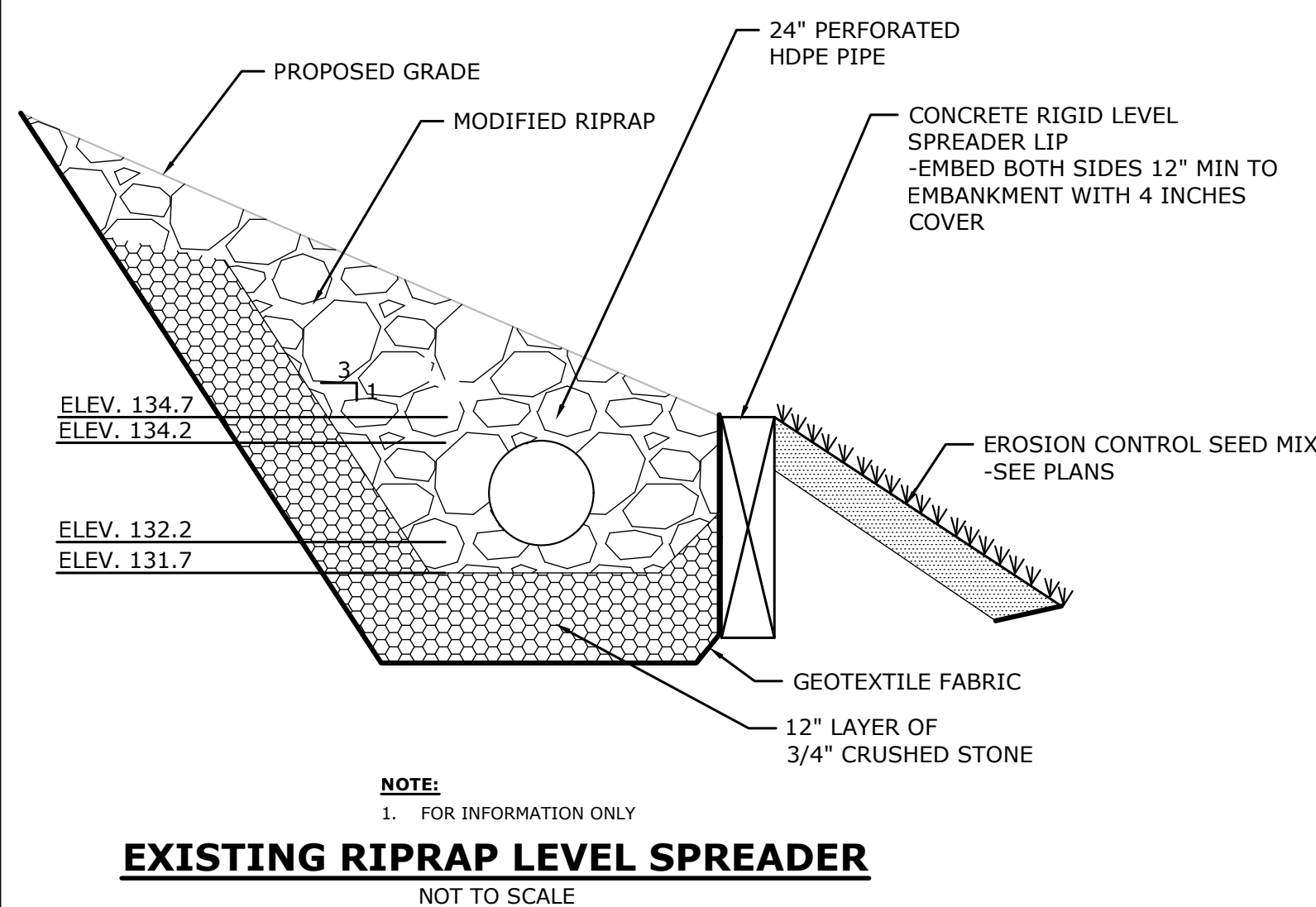
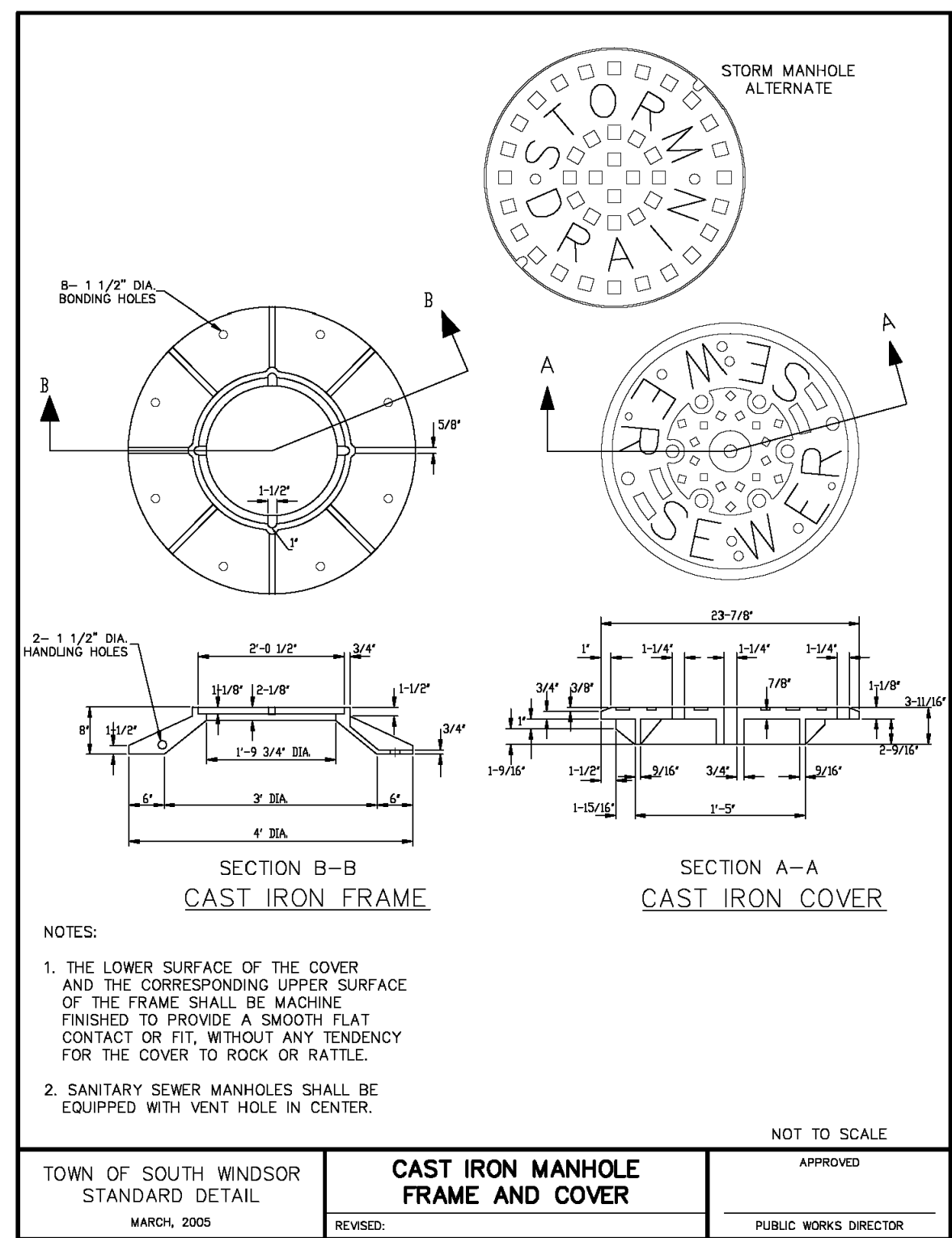
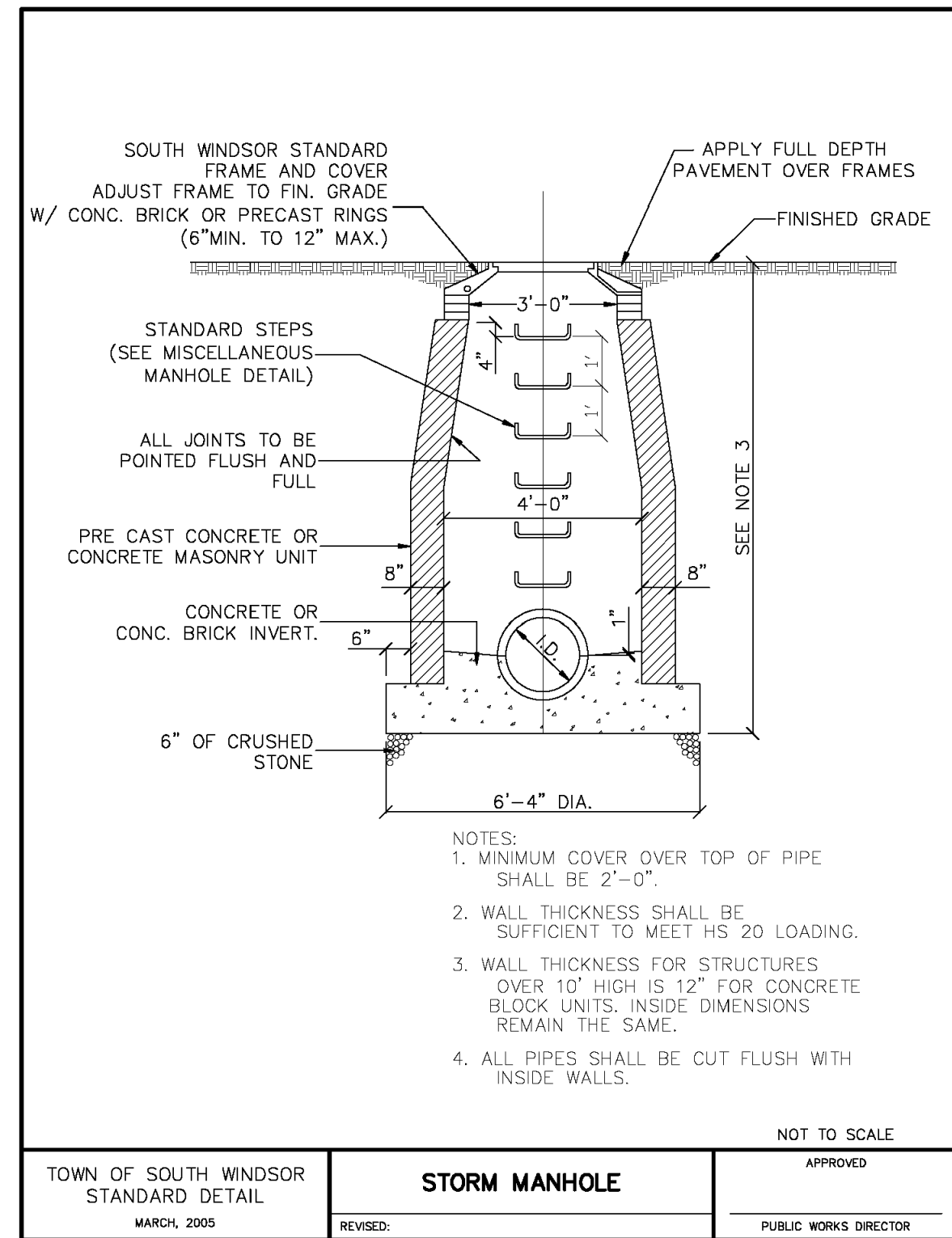
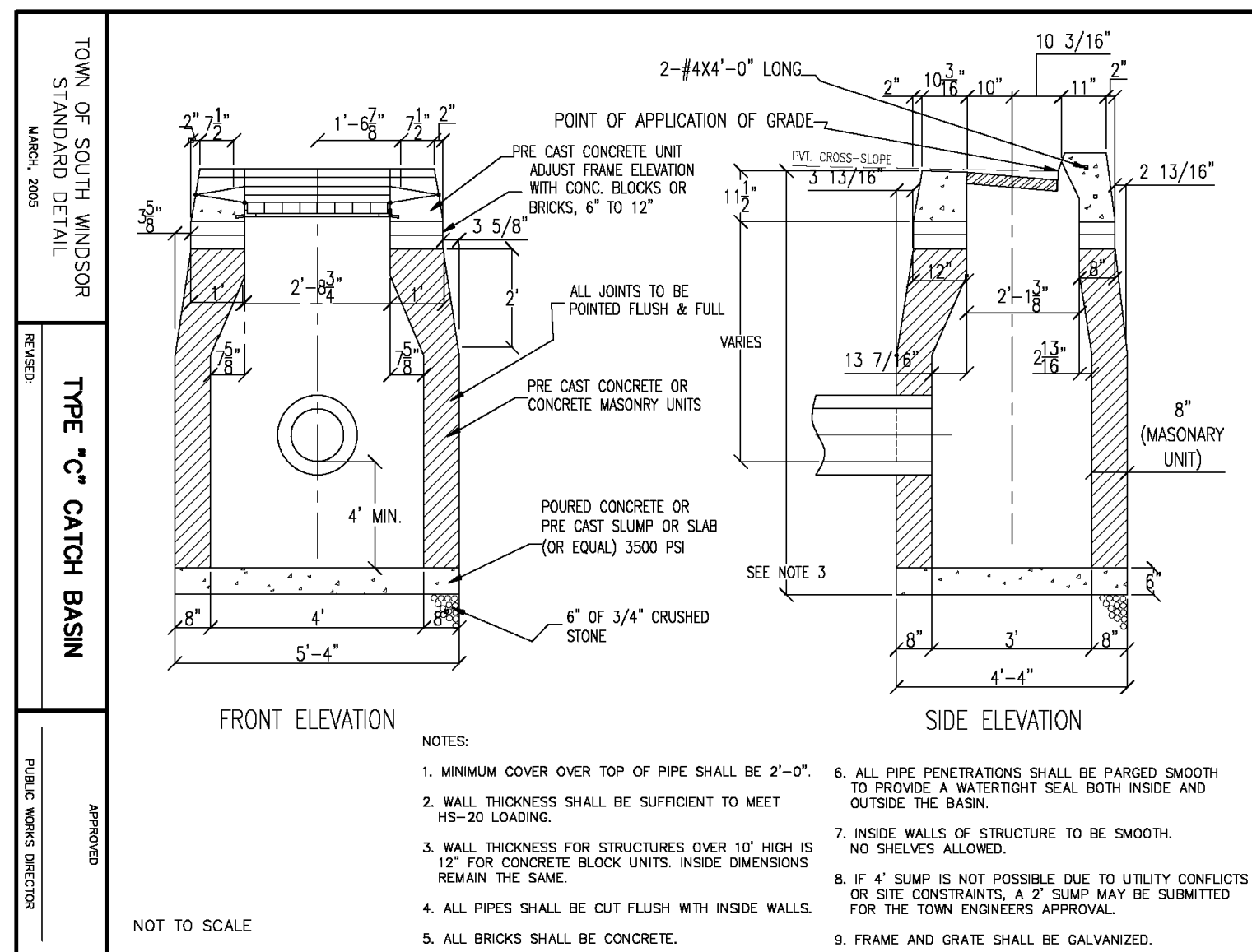
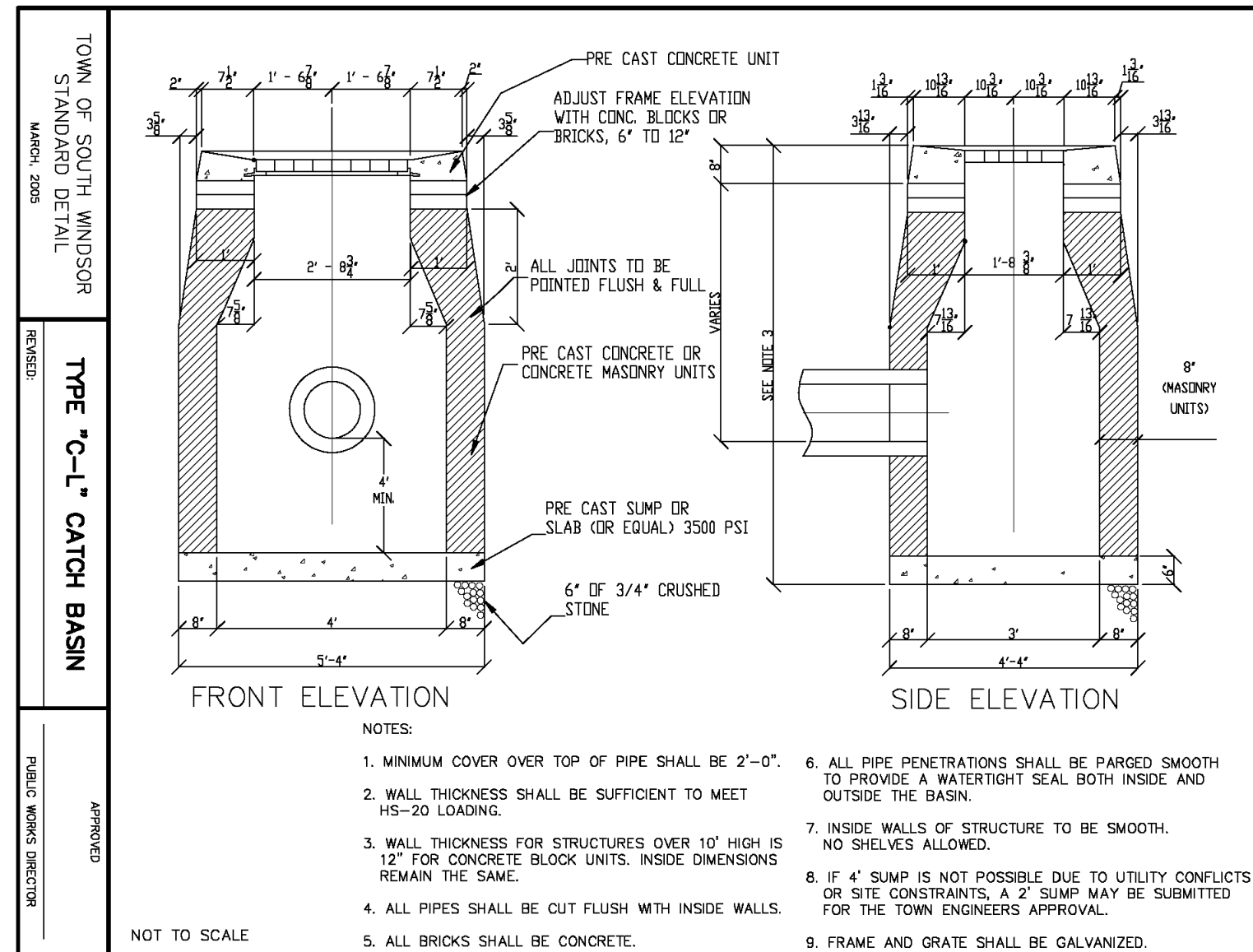
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SITE DETAILS

PROPOSED RESTAURANTS

CEDAR AVENUE AND BUCKLAND
SOUTH WINDSOR, CONNECTICUT

RYE	RYE	TD
DESIGNED	DRAWN	CHECKED
AS NOTED		
SCALE		
JULY 12, 2023		
DATE		
21167.00001		
PROJECT NO.		
07 OF 11		
SHEET NO.		
SD-1		
SHEET NAME		

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RYE DESIGNED	RYE DRAWN	TD CHECKED
AS NOTED		
SCALE		
JULY 12, 2023		
DATE		
21167.00001		
PROJECT NO.		
09 OF 11		
SHEET NO.		

SLR CONSULTING, INC. 93 WEST MAIN STREET, CLINTON, CT 06413-1600
TEL: 860.735.1173 FAX: 860.735.1174
WWW.SLRCONSULTING.COM

