

GENERAL NOTES

- 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'.
- 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 INC. 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.
- TRASH REMOVAL FOR THE NEW BANK WILL BE DONE BY A CLEANING SERVICE.
- 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.

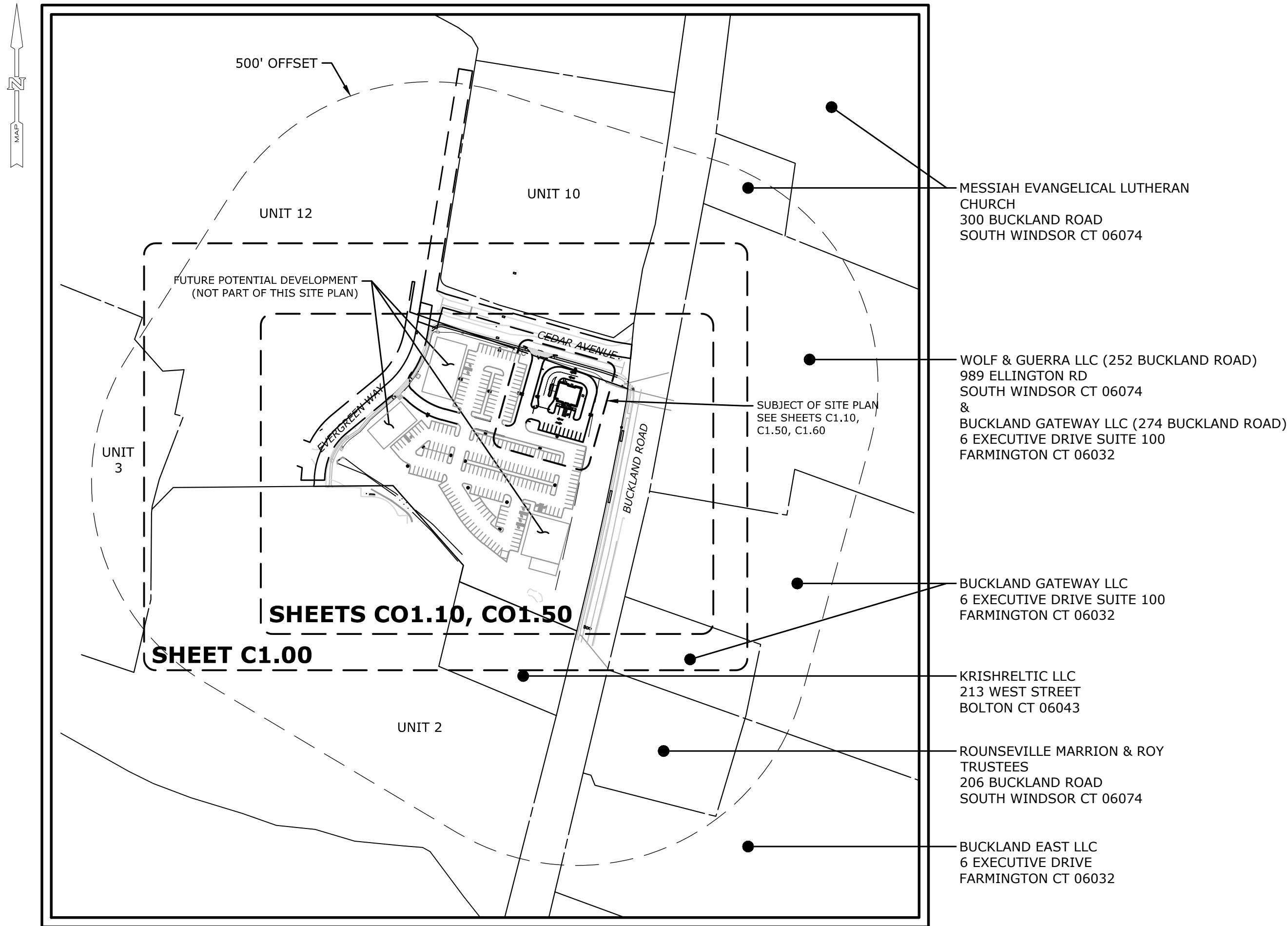
Zoning Data Table			
Zone	GD		
Site Use	Bank		
	Required	Existing	Provided
Min Lot Area	3 acres	5.779 acres	5.779 acres
Min Frontage	200'	520'	520'
Min Lot depth	200'	440'	440'
Min Front setback	65'	NONE	98.2'
Min Side Setback 1	25'	NONE	43.8'
Min Rear Setback 1	10'	NONE	>10'
Max Impervious coverage 2	60%	6.4%	49.7%
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'
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*7,500 = 150) Patio: 1 space per 250 sq. ft (1/250*1,500=6) Retail: 1 Space per 200 sq. ft. of GFA (1/200*13,000= 65) 12+ 150 + 6 + 65 = 233 spaces	NONE	240
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*240 = 8 spaces	NONE	10
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  
3. SEE C1.10 & CO1.10 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.

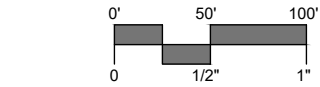
SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

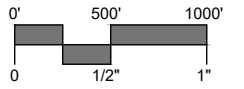
JANUARY 18, 2022



KEY MAP / PROJECT SITE VICINITY MAP



LOCATION MAP:



PREPARED FOR:

PEOPLESBANK  
330 WHITNEY AVENUE  
HOLYOKE, MA 01040  
&  
ACCUBRANCH  
1137 MAIN STREET  
EAST HARTFORD, CT 06108

LIST OF DRAWINGS

NO.	TITLE
C0.00	TITLE
C1.00	SITE DEVELOPMENT PLAN - EXISTING CONDITIONS
C1.10	SITE PLAN - LAYOUT
C1.50	SITE PLAN - GRADING
C1.60	SITE PLAN - UTILITIES
CO1.10	OVERALL SITE LAYOUT PLAN
CO1.50	OVERALL SITE GRADING & UTILITIES
CO1.70	OVERALL SITE SEDIMENT & EROSION CONTROLS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
C5.05	SITE DETAILS
C5.06	SITE DETAILS

PREPARED BY:



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SHEET NOTES

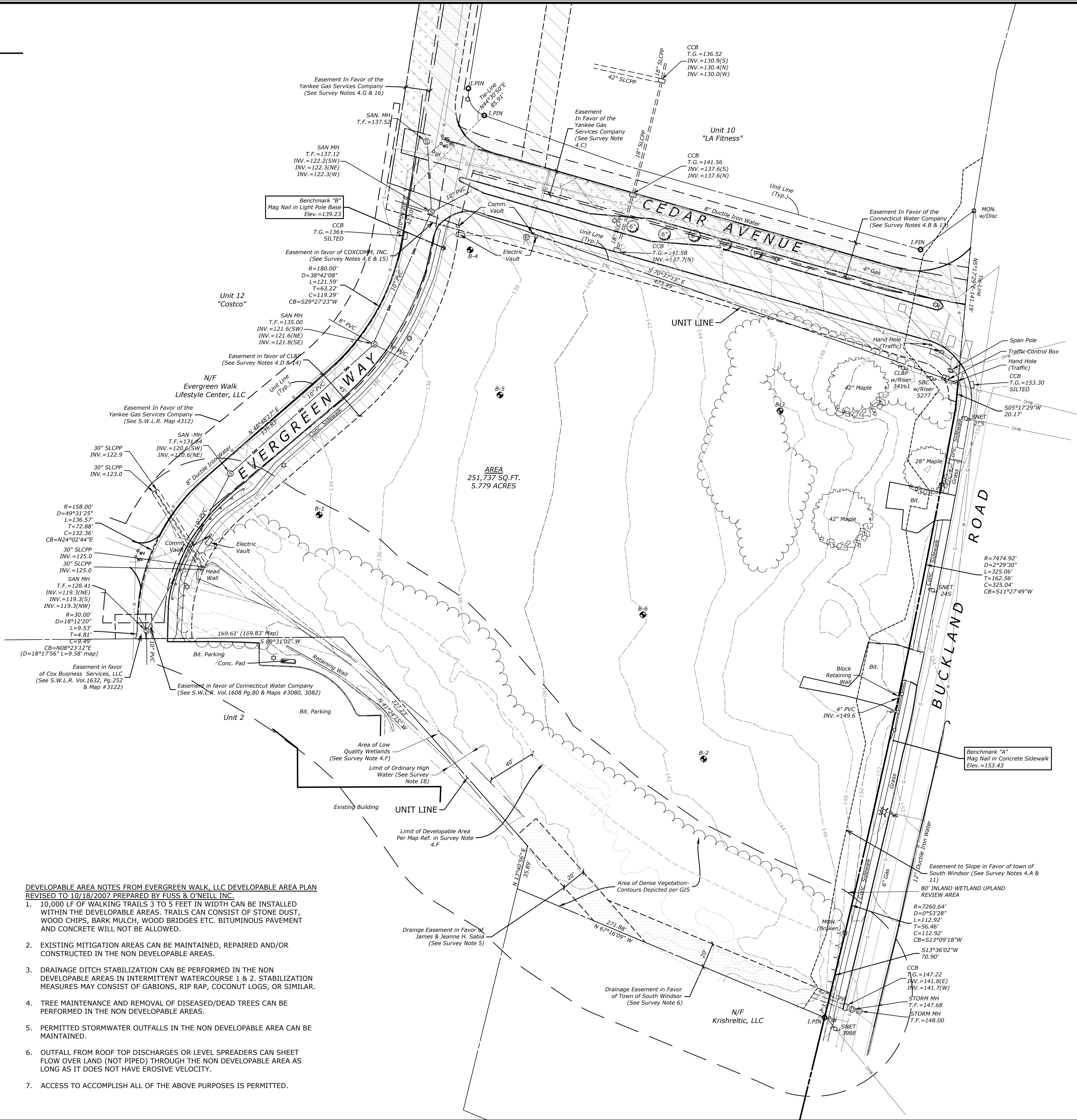
- THIS PLAN IS INTENDED TO DEPICT EXISTING CONDITIONS. IT IS BASED ON THE MAP REFERENCE IN THE GENERAL NOTES ON THE TITLE SHEET AND SUPPLEMENTED WITH BEST AVAILABLE INFORMATION. THE FOLLOWING ARE SURVEY NOTES FROM SAID REFERENCED PLAN.
- NORTH BASED UPON THE MERIDIAN ESTABLISHED PER MAP REFERENCED IN NOTE 4.I.
- VERTICAL DATUM BASED ON NORTH AMERICAN DATUM OF 1988 (NAV88) ESTABLISHED BY GPS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - "RIGHT OF WAY & EASEMENT SURVEY PREPARED FOR POAG & McEWEN BUCKLAND ROAD & DEMING STREET SOUTH WINDSOR, CT" BY FUSS & O'NEILL, SCALE: 1"=40', DATE: 9/10/04 REVISED TO: 10/19/04 (SWLR Map #3145)
  - "COMPIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO CONNECTICUT WATER COMPANY ACROSS THE PROPERTY OF EVERGREEN WALK, LLC BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=80', DATE: 1/05/05 REVISED TO:03/31/05 (SWLR Map #3208)
  - "COMPIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF EVERGREEN WALK, LLC BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, DATE:12/06/2004 REVISED TO:07/18/05 (SWLR Map #3250)
  - "COMPIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF EVERGREEN WALK, LLC BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=80', DATE: 11/06/03 REVISED TO:07/18/05 (SWLR Map #3251)
  - "COMPIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO COXCOMM, INC. ACROSS THE PROPERTY OF EVERGREEN WALK, LLC BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=80', DATE: 11/06/03 REVISED TO:03/23/21 (SWLR Map #3260)
  - "EVERGREEN WALK, LLC DEVELOPABLE AREA PLAN AMENDMENT TO EXISTING CATEGORY II POP NUMBER: 2003-01538 BUCKLAND ROAD MANCHESTER, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=150', DATE: 08/15/06 REVISED TO:10/18/2007
  - "COMPIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS THE PROPERTY OF EVERGREEN WALK, LLC BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=40', DATE: 2/19/07 REVISED TO:08/05/08 (SWLR Map #3567)
  - "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR L.A. FITNESS EVERGREEN WALK, LLC UNIT #10 100 CEDAR AVENUE SOUTH WINDSOR, CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=40', DATE: 03/01/2014 REVISED TO:6/12/2014 (SWLR Map #3925)
  - "SCHEDULE A-3 SURVEY EVERGREEN WALK PLANNED COMMUNITY BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT" BY FUSS & O'NEILL, SCALE: 1"=600', DATE: 11/06/03 REVISED TO: 03/23/21 (Page 1 OF 2: SWLR Map #4453; PAGE 2 OF 2: SWLR Map #4454)
- THE PROPERTY IS SUBJECT TO A DRAINAGE RIGHT OF WAY AS DESCRIBED IN VOLUME 121, PAGE 690 OF THE SOUTH WINDSOR LAND RECORDS (S.W.L.R.)
- THE PROPERTY IS SUBJECT TO A DRAINAGE RIGHT OF WAY AS DESCRIBED IN VOLUME 128, PAGE 114 OF THE S.W.L.R.
- A PORTION OF THE PROPERTY IS SUBJECT TO A CERTIFICATES OF CONDEMNATION AS DESCRIBED IN VOLUME 180, PAGES 240 AND 241 OF THE S.W.L.R.
- REFERENCE IS MADE TO A WARRANTY DEED AS DESCRIBED IN VOLUME 628, PAGE 111 OF THE S.W.L.R.
- A PORTION OF THE PROPERTY IS SUBJECT TO A TAKING AS DESCRIBED IN VOLUME 659, PAGE 298 OF THE S.W.L.R.
- REFERENCE IS MADE TO A WARRANTY DEED AS DESCRIBED IN VOLUME 694, PAGE 239 OF THE S.W.L.R.
- THE PROPERTY IS SUBJECT TO A SLOPE EASEMENT AS DESCRIBED IN VOLUME 1660, PAGE 314 OF THE S.W.L.R.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AND COVENANTS AS DESCRIBED IN A DECLARATION OF EVERGREEN WALK PLANNED COMMUNITY AS DESCRIBED IN VOLUME 1555, PAGE 1 OF THE S.W.L.R. AND AS MAY BE AMENDED.
- THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CONNECTICUT WATER COMPANY AS DESCRIBED IN VOLUME 1703, PAGE 290 OF THE S.W.L.R.
- THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE COXCOMM, INC. AS DESCRIBED IN VOLUME 1753, PAGE 68 OF THE S.W.L.R.
- THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE YANKEE GAS SERVICES COMPANY AS DESCRIBED IN VOLUME 1997, PAGE 84 OF THE S.W.L.R.
- THE PROPERTY IS SUBJECT TO EASEMENTS AND RIGHTS OF OTHERS AS MAY APPEAR OF RECORD.
- ORDINARY HIGH WATER LIMIT PER FIELD LOCATION BY SLR SOIL SCIENTIST.
- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER CT9743308C-HT.
- REFERENCE IS MADE TO AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY AS DESCRIBED IN VOLUME 1636, PAGE 271 OF THE S.W.L.R.
- REFERENCE IS MADE TO AN EASEMENT IN FAVOR OF THE YANKEE GAS SERVICES COMPANY AS DESCRIBED IN VOLUME 1636, PAGE 274 OF THE S.W.L.R.
- REFERENCE IS MADE TO AN EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 2034, PAGE 286 OF THE S.W.L.R.
- REFERENCE IS MADE TO COBANEBTS AS DESCRIBED IN VOLUME 2207, PAGE 173 OF THE S.W.L.R.

LEGEND

	STREET LINE		SANITARY MANHOLE
	PROPERTY LINE/UNIT LINE		CATCH BASIN
	EASEMENT		WATER VALVE
	WATERCOURSE		WATER GATE
	TREELINE		UTILITY POLE
	WOOD GUIDE RAIL		SUPPORT POLE
	CHAIN LINK FENCE		GUY WIRE
	ELECTRIC LINE		HYDRANT
	GAS LINE		LIGHT POST
	OVERHEAD WIRE		SIGN
	SANITARY LINE		IRON PIN FOUND
	WATER LINE		MONUMENT FOUND
	DRAINAGE MANHOLE		PROPOSED BORING

DEVELOPABLE AREA NOTES FROM EVERGREEN WALK, LLC DEVELOPABLE AREA PLAN REVISED TO 10/18/2007 PREPARED BY FUSS & O'NEILL INC.

- 10,000 LF OF WALKING TRAILS 3 TO 5 FEET IN WIDTH CAN BE INSTALLED WITHIN THE DEVELOPABLE AREAS. TRAILS CAN CONSIST OF STONE DUST, WOOD CHIPS, BARK MULCH, WOOD BRIDGES ETC. BITUMINOUS PAVEMENT AND CONCRETE WILL NOT BE ALLOWED.
- EXISTING MITIGATION AREAS CAN BE MAINTAINED, REPAIRED AND/OR CONSTRUCTED IN THE NON DEVELOPABLE AREAS.
- DRAINAGE DITCH STABILIZATION CAN BE PERFORMED IN THE NON DEVELOPABLE AREAS IN INTERMITTENT WATERCOURSE 1 & 2. STABILIZATION MEASURES MAY CONSIST OF GABIONS, RIP RAP, COCONUT LOGS, OR SIMILAR.
- TREE MAINTENANCE AND REMOVAL OF DISEASED/DEAD TREES CAN BE PERFORMED IN THE NON DEVELOPABLE AREAS.
- PERMITTED STORMWATER OUTFALLS IN THE NON DEVELOPABLE AREA CAN BE MAINTAINED.
- OUTFALL FROM ROOF TOP DISCHARGES OR LEVEL SPREADERS CAN SHEET FLOW OVER LAND (NOT PIPED) THROUGH THE NON DEVELOPABLE AREA AS LONG AS IT DOES NOT HAVE EROSION VELOCITY.
- ACCESS TO ACCOMPLISH ALL OF THE ABOVE PURPOSES IS PERMITTED.



98 REALTY DRIVE  
SUITE 100  
203211771  
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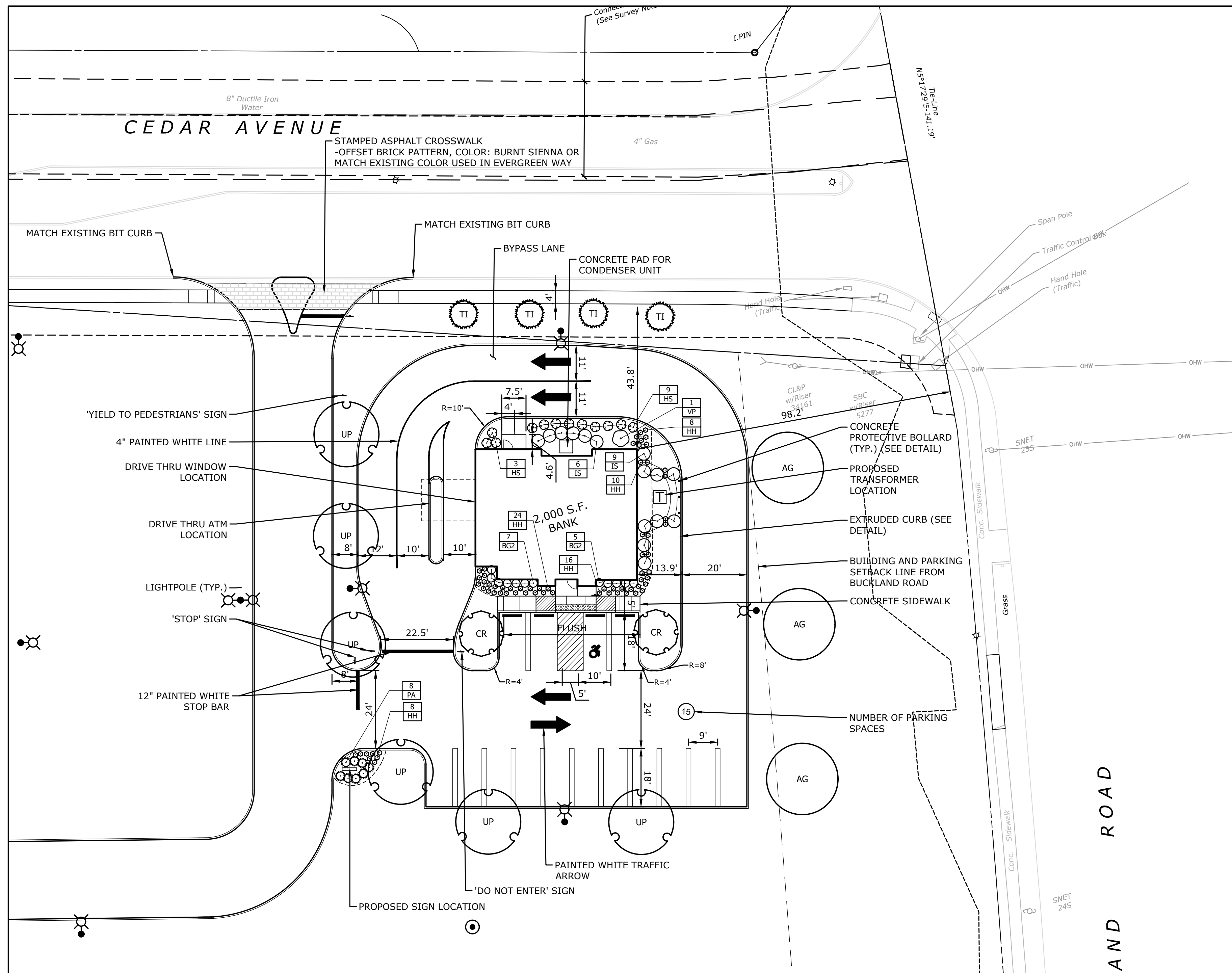
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SITE DEVELOPMENT PLAN - EXISTING CONDITIONS

SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK  
CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

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 EXTRUDED CONCRETE 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 WITHIN 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.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
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. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTLING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
10. ALL PLANT MATERIAL MUST BE INSPECTED BY LA PRIOR TO PLANTING.



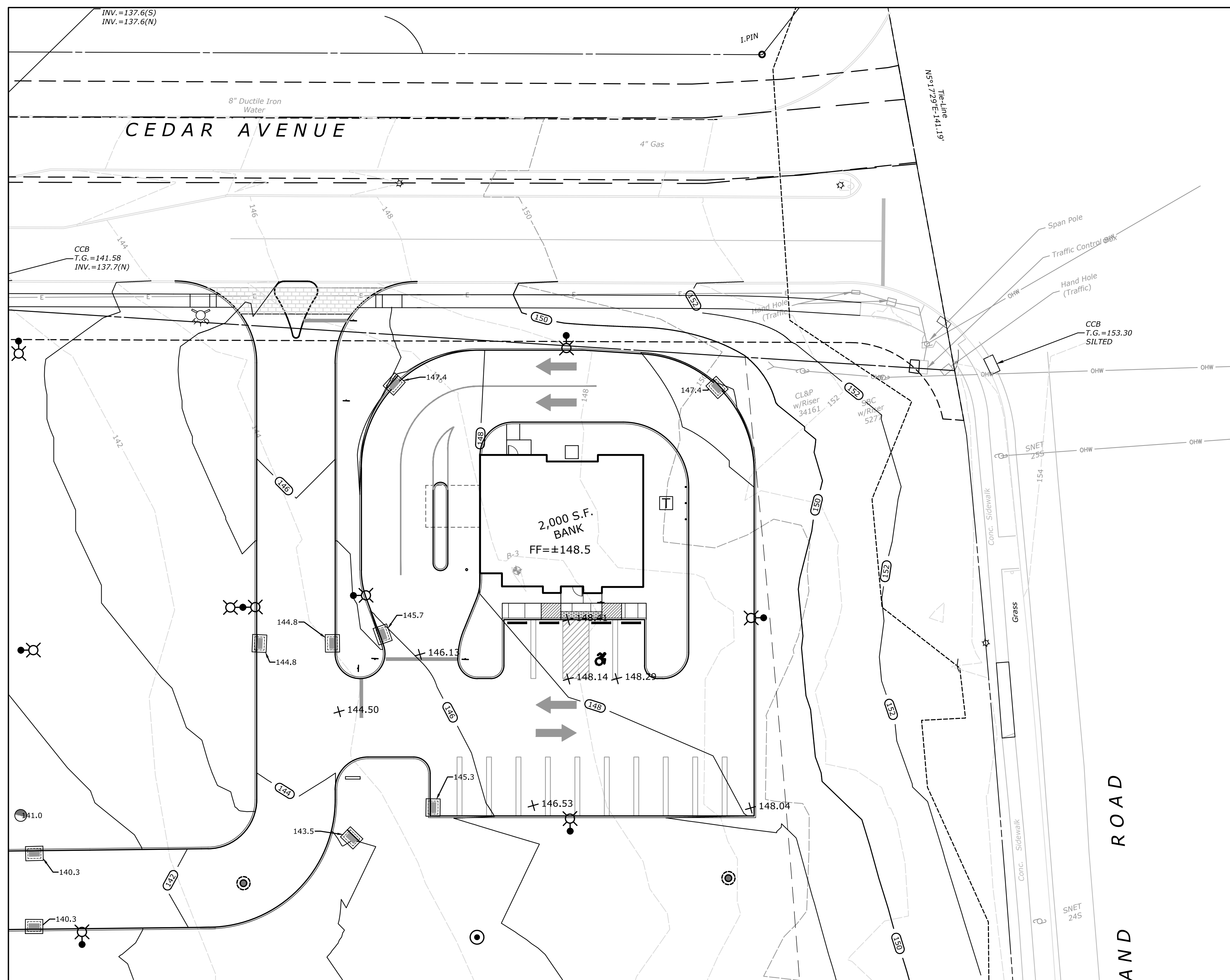
<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>COMMENTS</u>
AG	3	Acer rubrum 'October Glory'	October Glory Maple	2.5"-3.0" Cal.	B&B	6' MIN. BRANCHING HT.
CR	2	Cornus x rutgersensis 'Constellation'	White Stellar Series Dogwood	2"-2.5" Cal.	B&B	6' MIN. BRANCHING HT.
TI	4	Thuja x 'Green Giant'	Green Giant Arborvitae	6' /7' HT.		
UP	6	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2.5"-3.0" Cal.	B & B	6' MIN. BRANCHING HT.

<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>COMMENTS</u>
BG2	12	Buxus x 'Green Gem'	Green Gem Boxwood	---	#3	FULL & DENSE
HI	12	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	---	#1	FULL & DENSE
HS	12	Hosta x 'Sum and Substance'	Plantain Lily	---	#1	FULL & DENSE
IS	15	Ilex glabra 'Shamrock'	Inkberry	---	#5	FULL & DENSE
PA	8	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	---	#3	FULL & DENSE
VP	1	Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	---	#5	FULL & DENSE

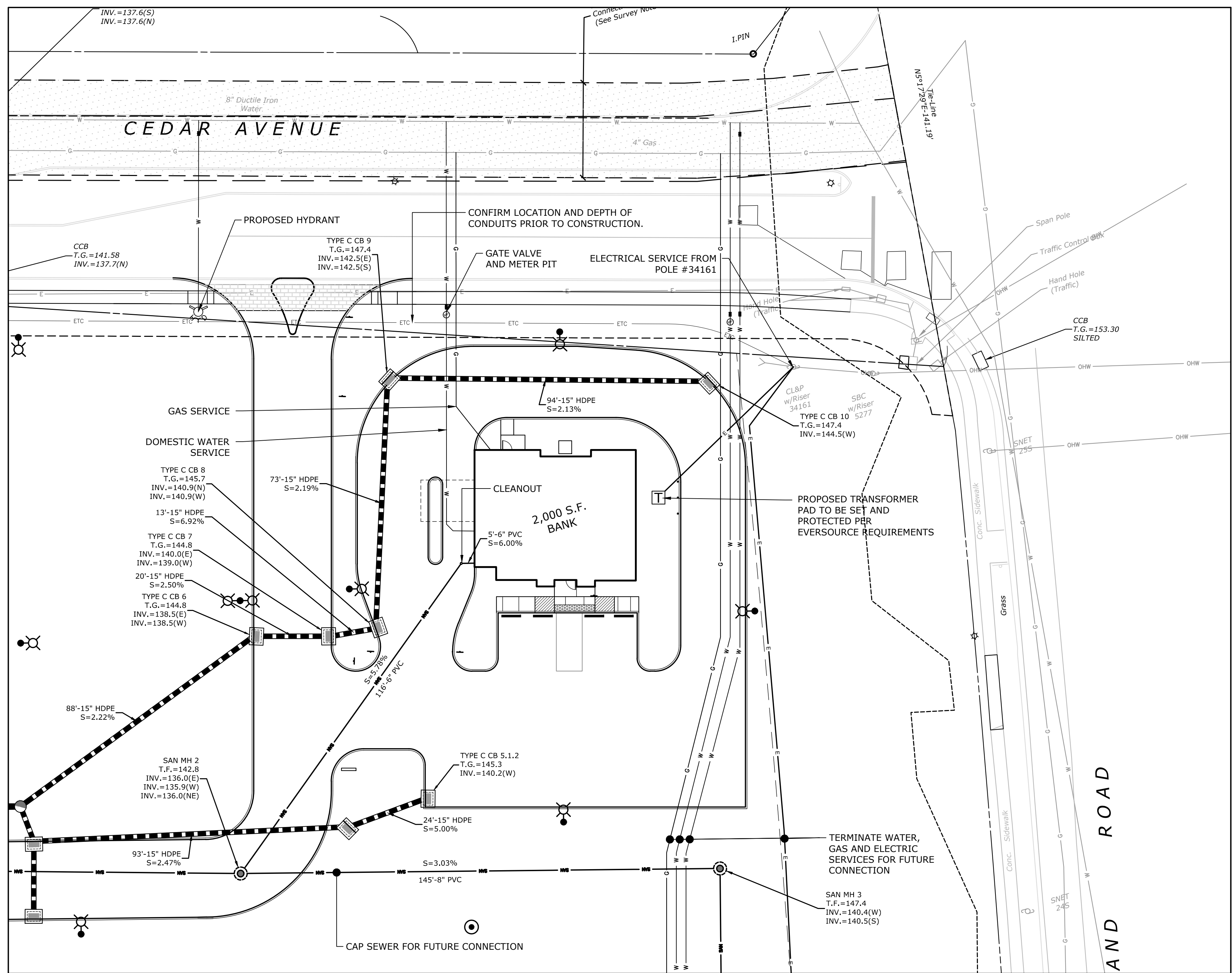
LANDSCAPING TABLE		REQUIRED	PROPOSED
	INTERIOR LANDSCAPING (SECTION 6.4.6A)	10% OF OVERALL PARKING SF (14,810 SF X 10%= 1,481 SQ FT)	1,649 SF
	INTERIOR REQUIRED TREES (SECTION 6.4.6A)	1 TREE PER 10 SPACES (13 SPACES/10= 2 TREES)	4 INTERIOR TREES

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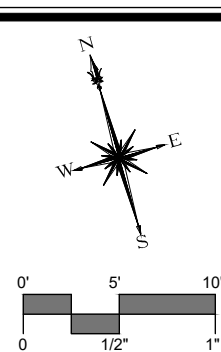
**GRADING NOTES:**

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. 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.



### UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF SOUTH WINDSOR WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
5. CONTRACTOR SHALL PROVIDE IRRIGATION
6. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

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**SITE PLAN - UTILITIES**

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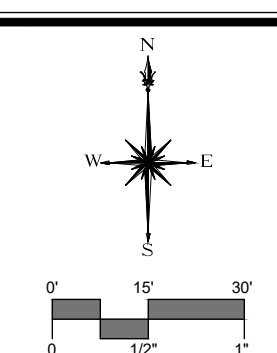
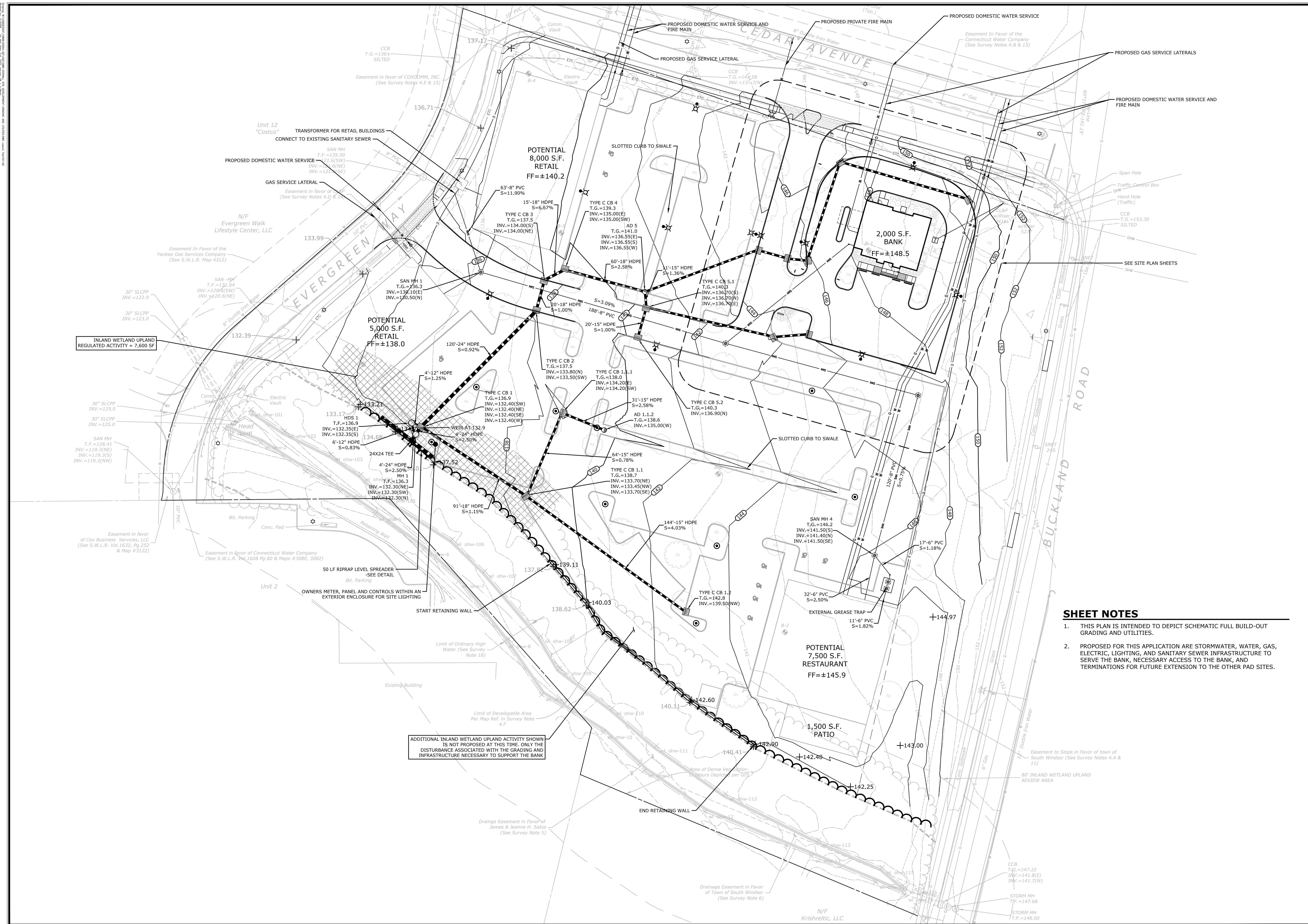
**SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK**

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

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<b>1"=10'</b>		
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## OVERALL SITE GRADING & UTILITIES

**SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK**

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

<b>VEH</b>	<b>JRH</b>	<b>DL</b>
DESIGNED	DRAWN	CHECKED

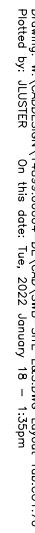
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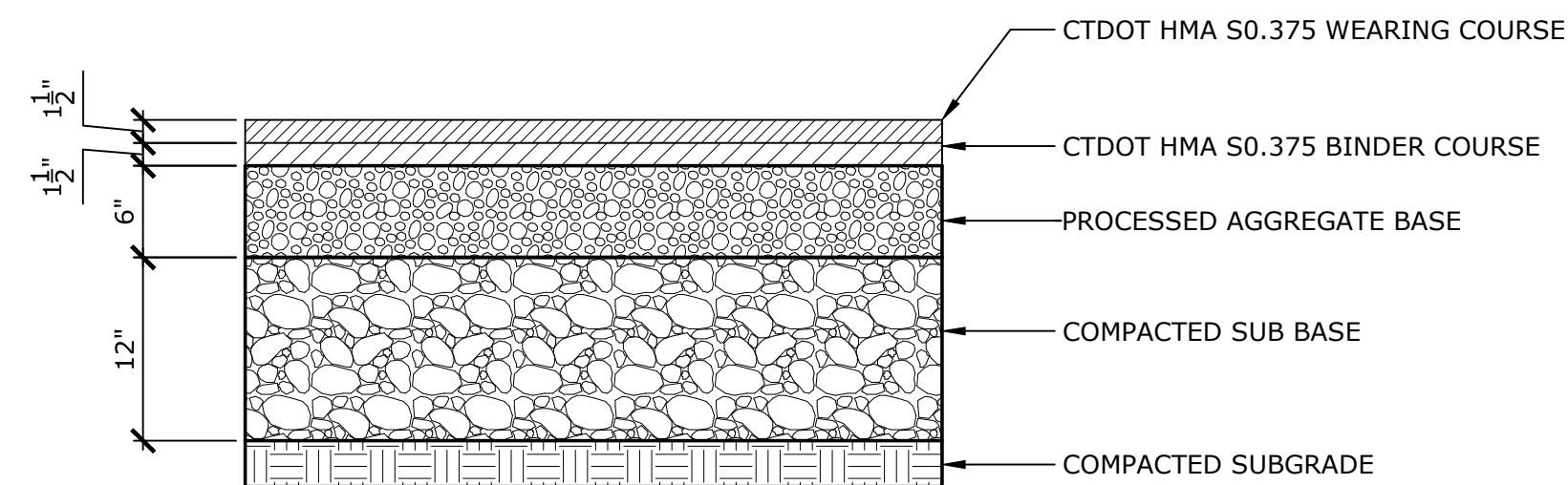
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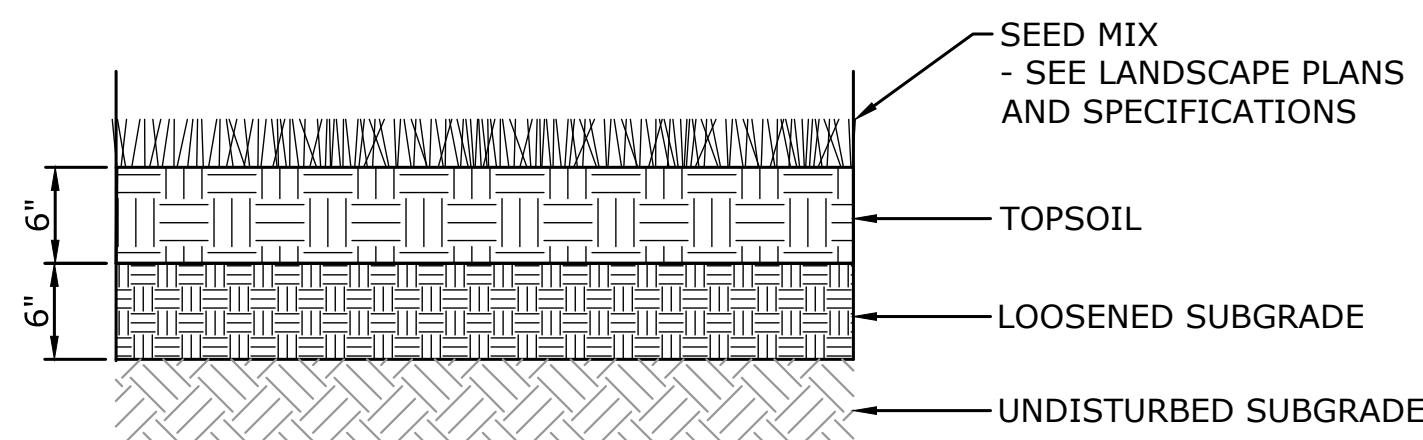
**CO1.50**

SHEET NAME





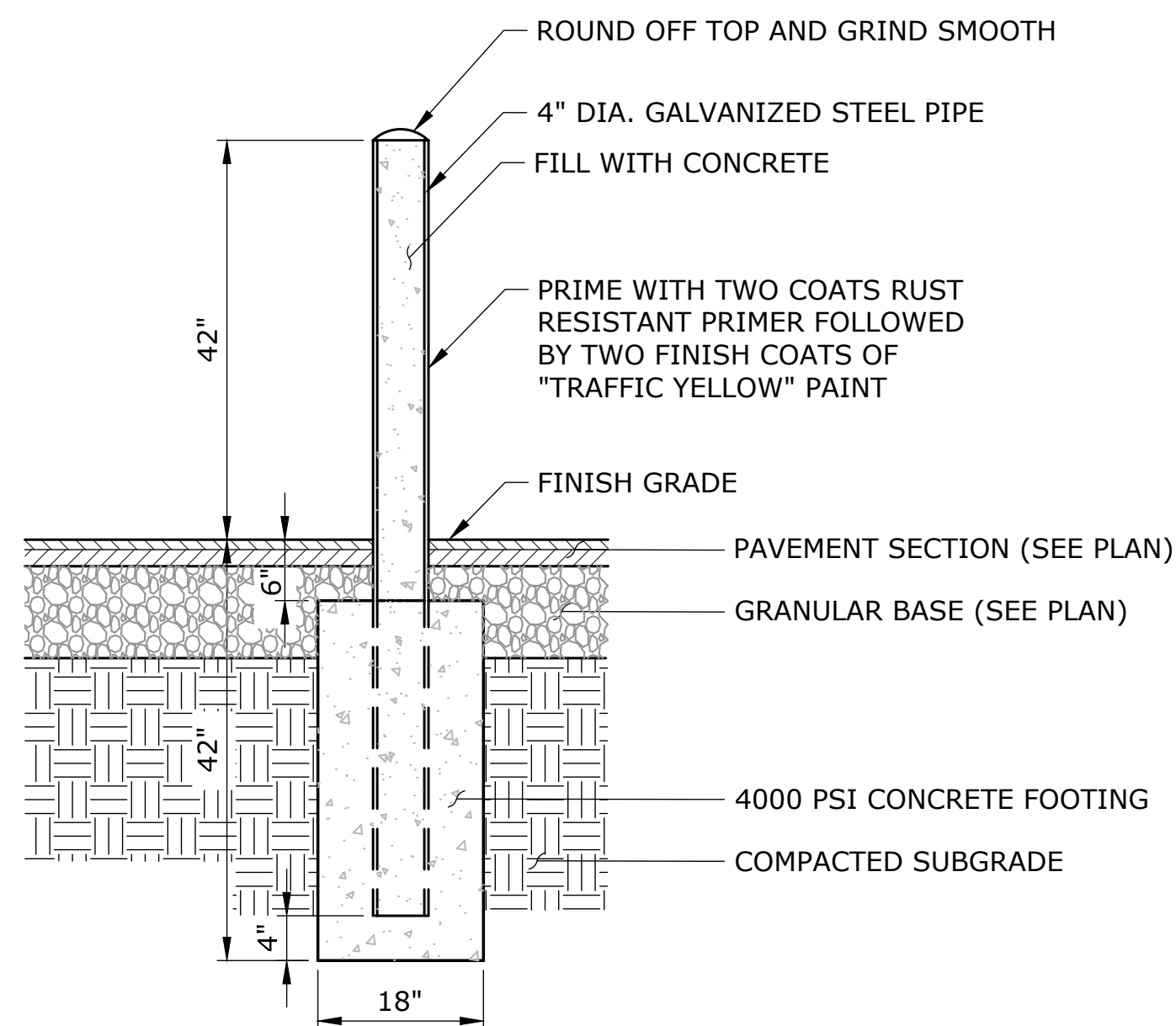
○ STANDARD DUTY BITUMINOUS CONCRETE



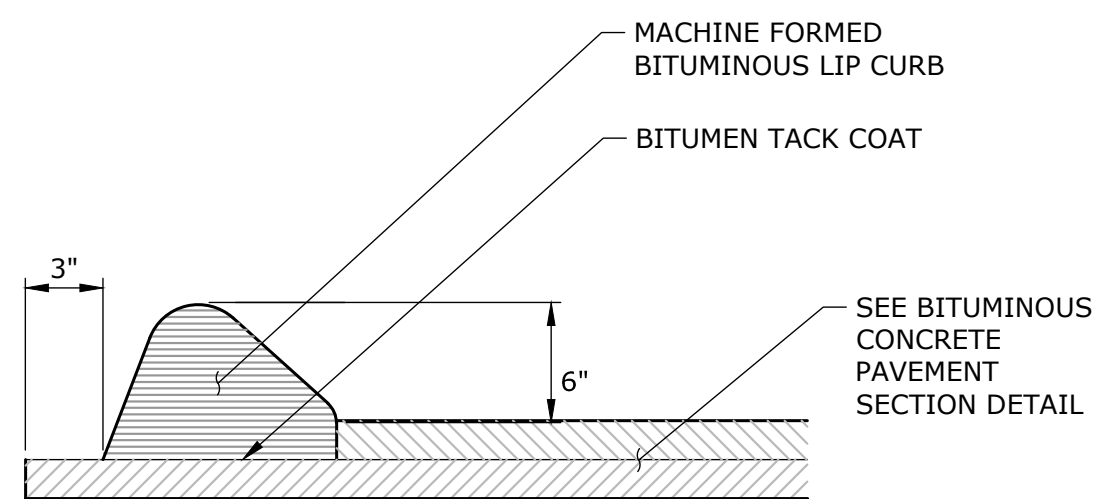
NOTE:  
1. SUBGRADE SHALL BE LOOSENED OR SCARIFIED  
TO A MINIMUM DEPTH OF 24 INCHES.

**LAWN DETAIL**

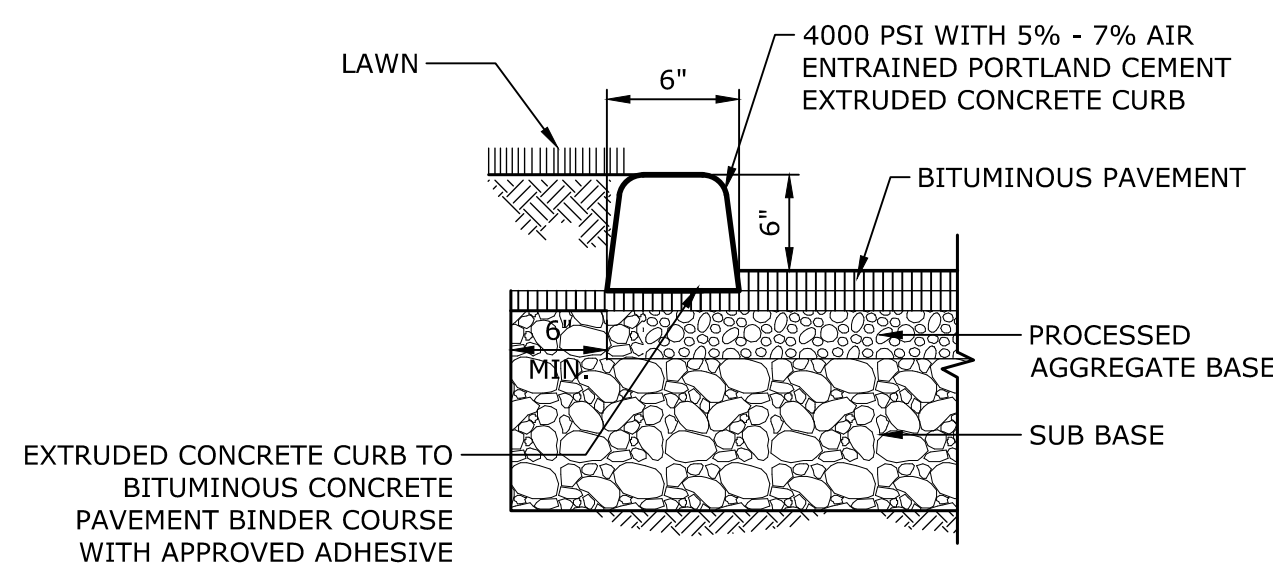
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○ CONCRETE FILLED PROTECTIVE BOLLARD



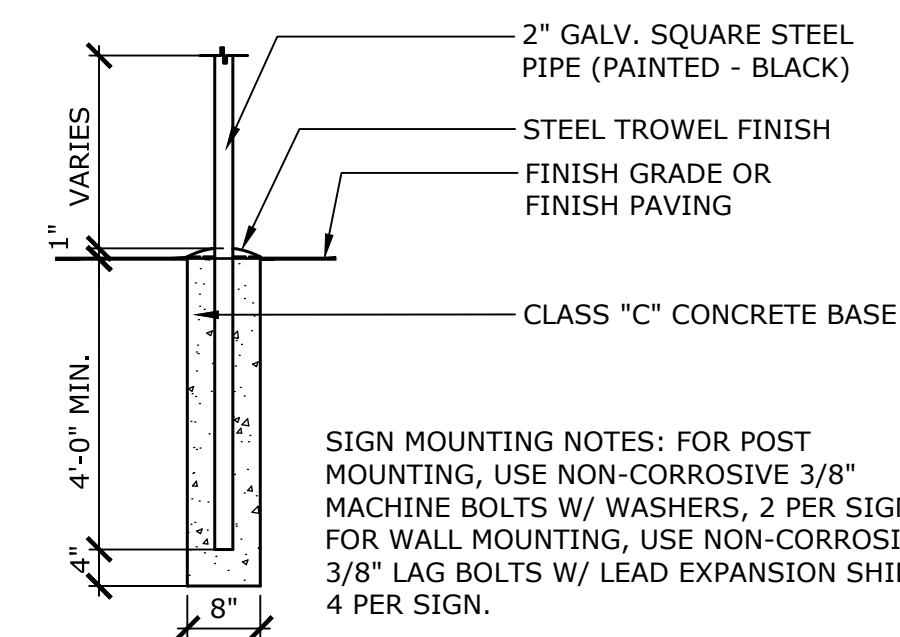
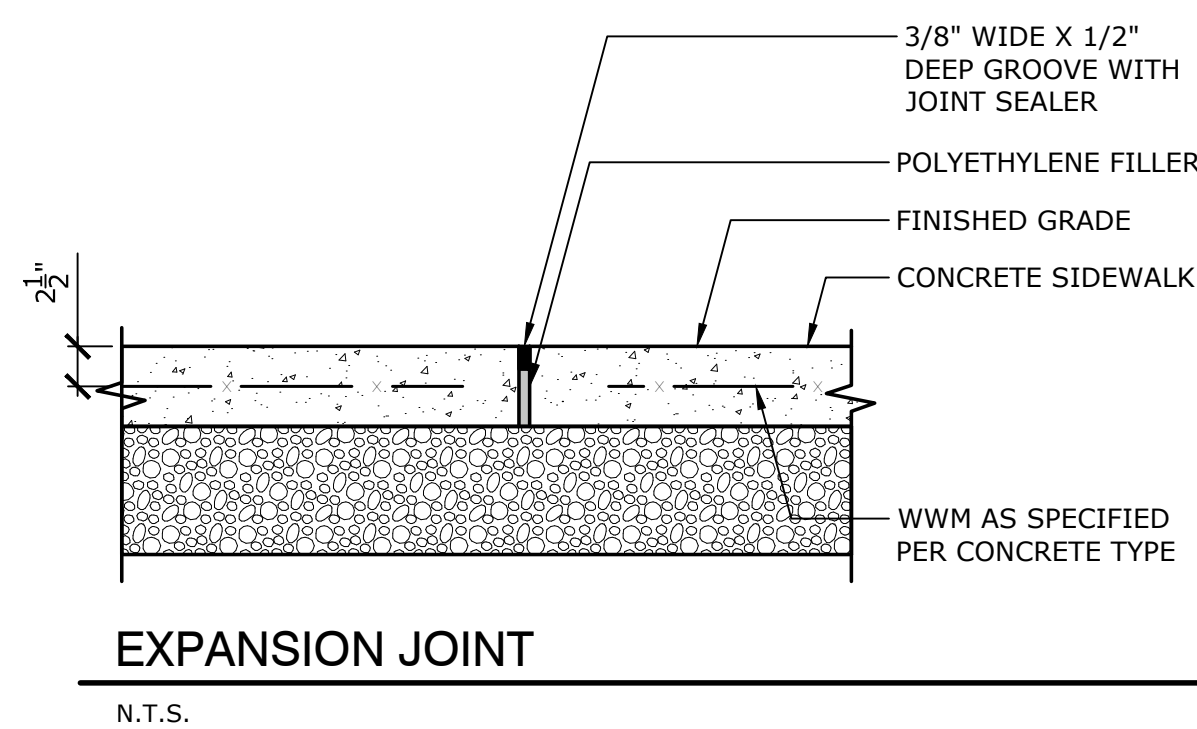
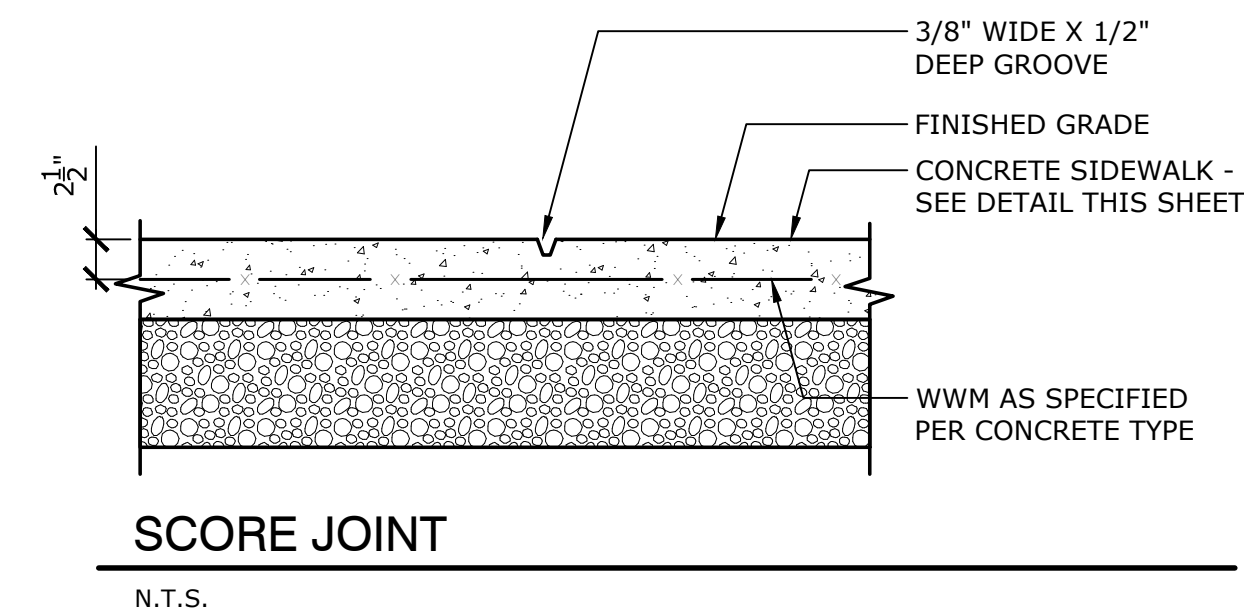
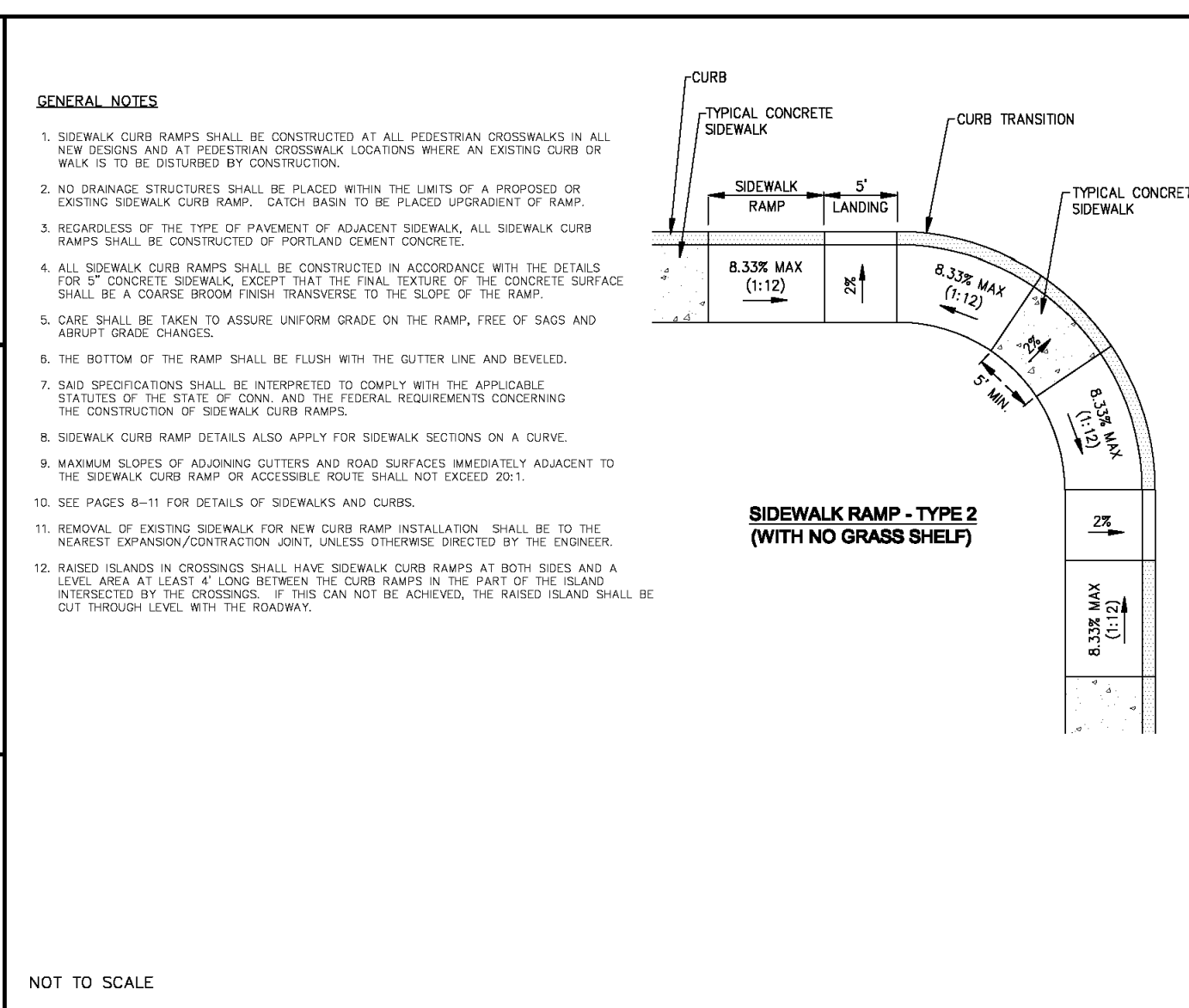
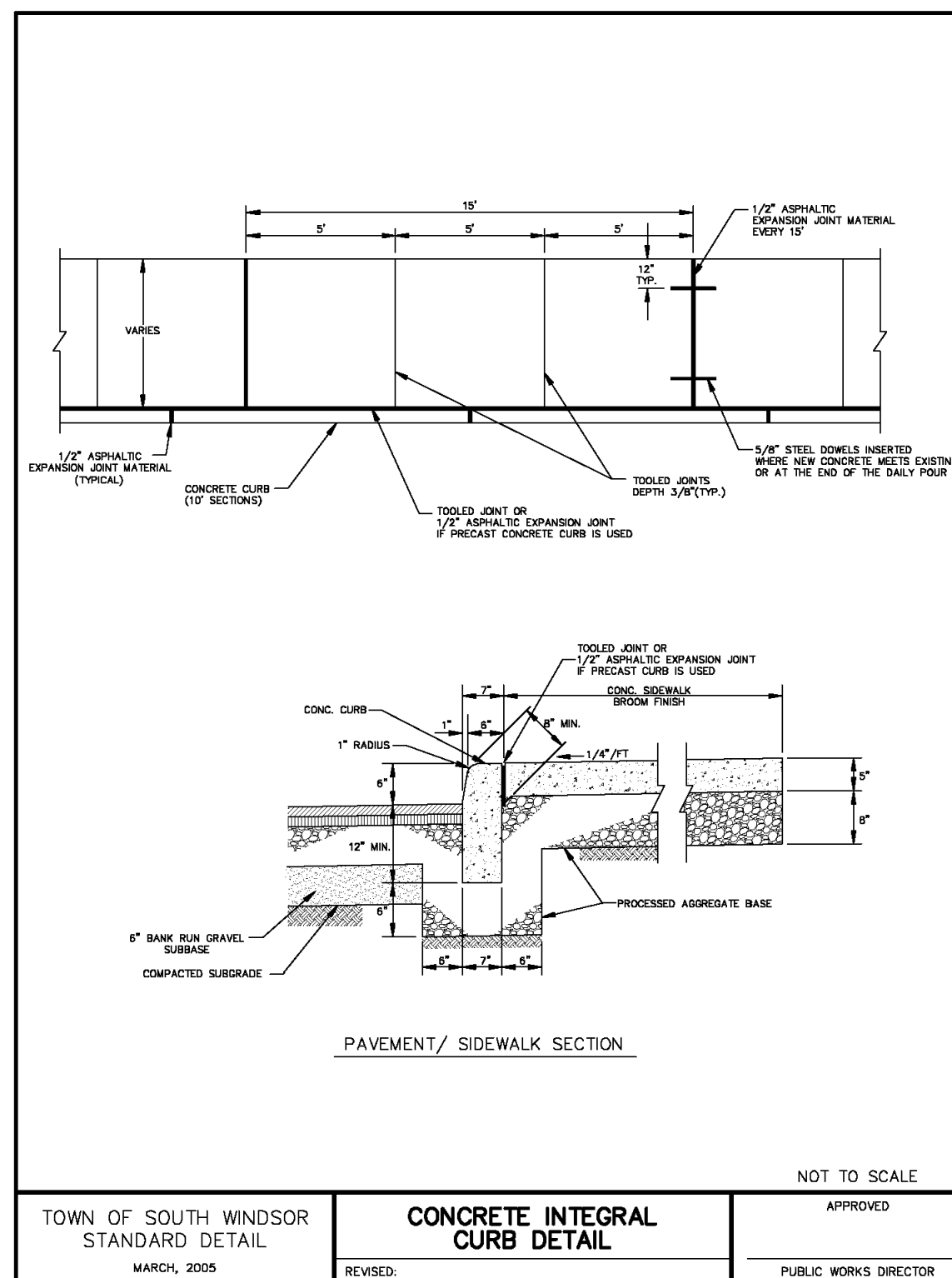
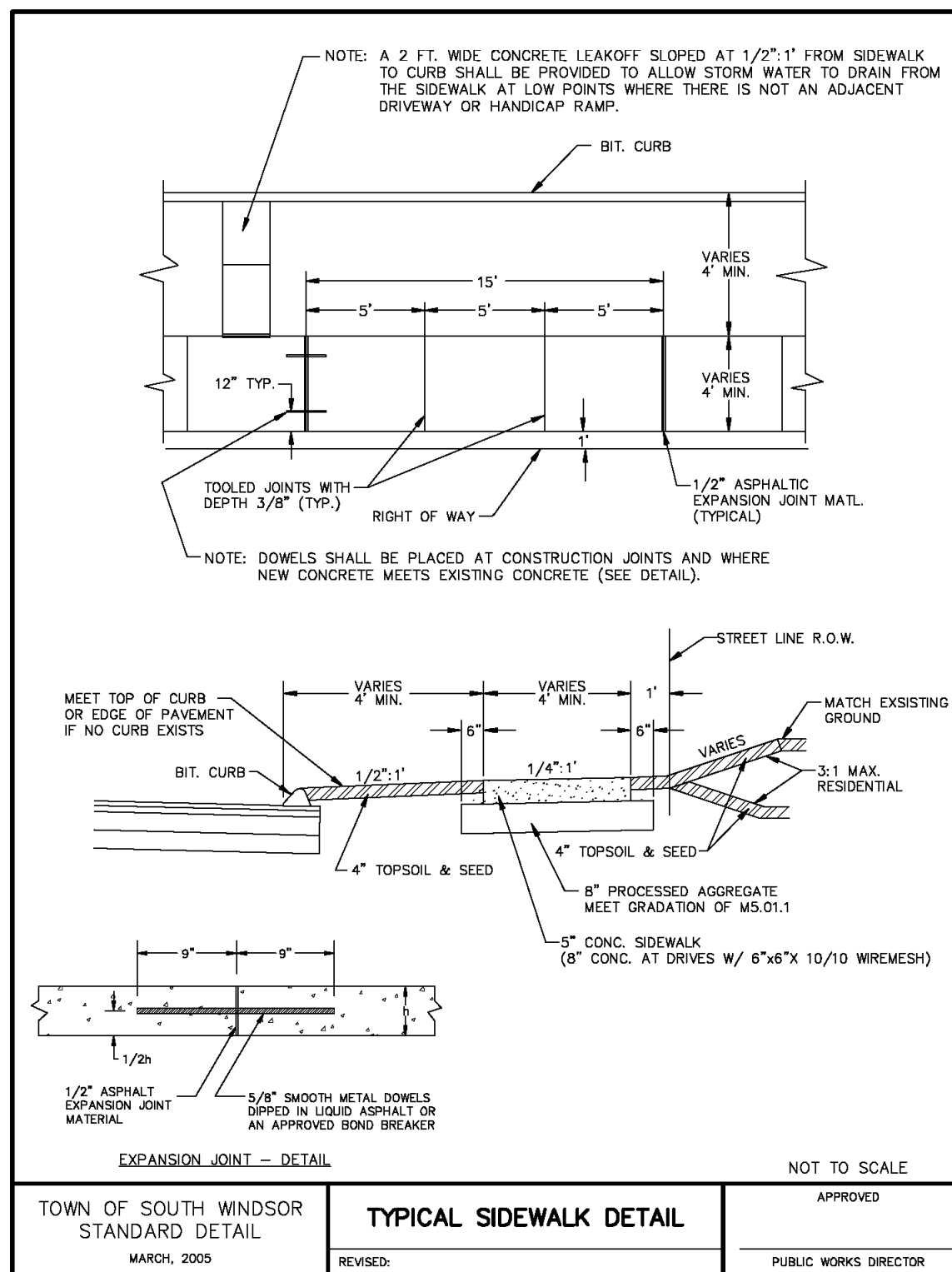
BITUMINOUS CONCRETE CURB



**NOTES:**

1. CONTROL JOINTS TOOLED AT 5' INTERVALS
2. ADHESIVE TO BE APPLIED BETWEEN CONCRETE SURFACE AND BITUMINOUS CONCRETE SURFACE

○ EXTRUDED CONCRETE CURB



NOTE:  
1. BOTTOM OF FOOTING TO BE 1'-0" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST  
N.T.S.

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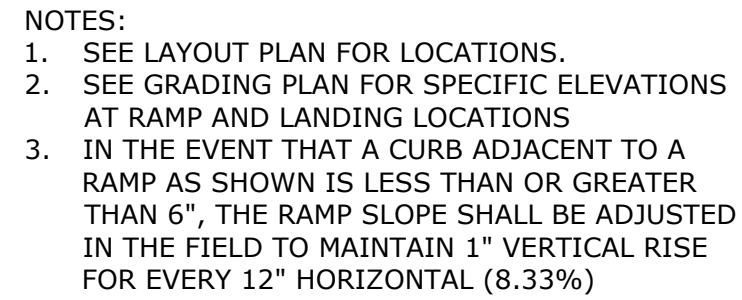
# SITE DETAILS

## SITE PLAN OF DEVELOPMENT FOR PEOPLESBANK

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

<b>VEH</b> DESIGNED	<b>STN</b> DRAWN	<b>DLO</b> CHECKED
<b>AS NOTED</b>		
SCALE		
<b>JANUARY 18, 2022</b>		
DATE		
<b>14899.00004</b>		
PROJECT NO.		

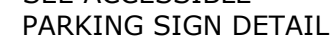
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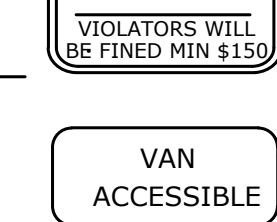
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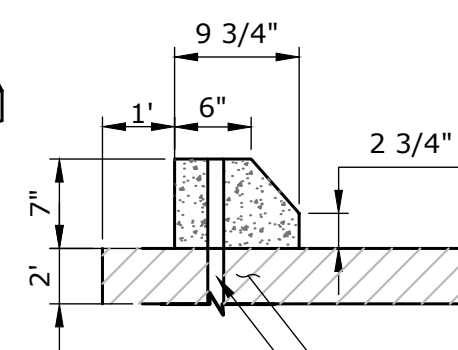
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**NOTE:**  
1. REFER TO SHEET C1.10 FOR LOCATIONS.

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- NOTES:**
1. CONCRETE: CLASS "F"
  2. WEIGHT, 300 LBS.
  3. REINFORCEMENT, (2) #4 BARS
  4. (2) 3/4" HOLES CAST IN FOR ANCHORING
  5. (2) PROVIDE 5/8" x 30" REBAR FOR ANCHORING



DOME SPACING

- NOTES:**
1. MAXIMUM SLOPE 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 FORM ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
  3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "CC" 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 SURFACE ALONG 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/CONTRACT JOINT OR DUMMY JOINT. 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRAB. IN RECOGNITION OF THIS, A MINIMUM LENGTH OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL JOINTS NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
  7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION 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 SIDEWALK", 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 814A SECTIONS 8.11 AND 8.13.
  11. HANDICAP 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 EDGE 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.

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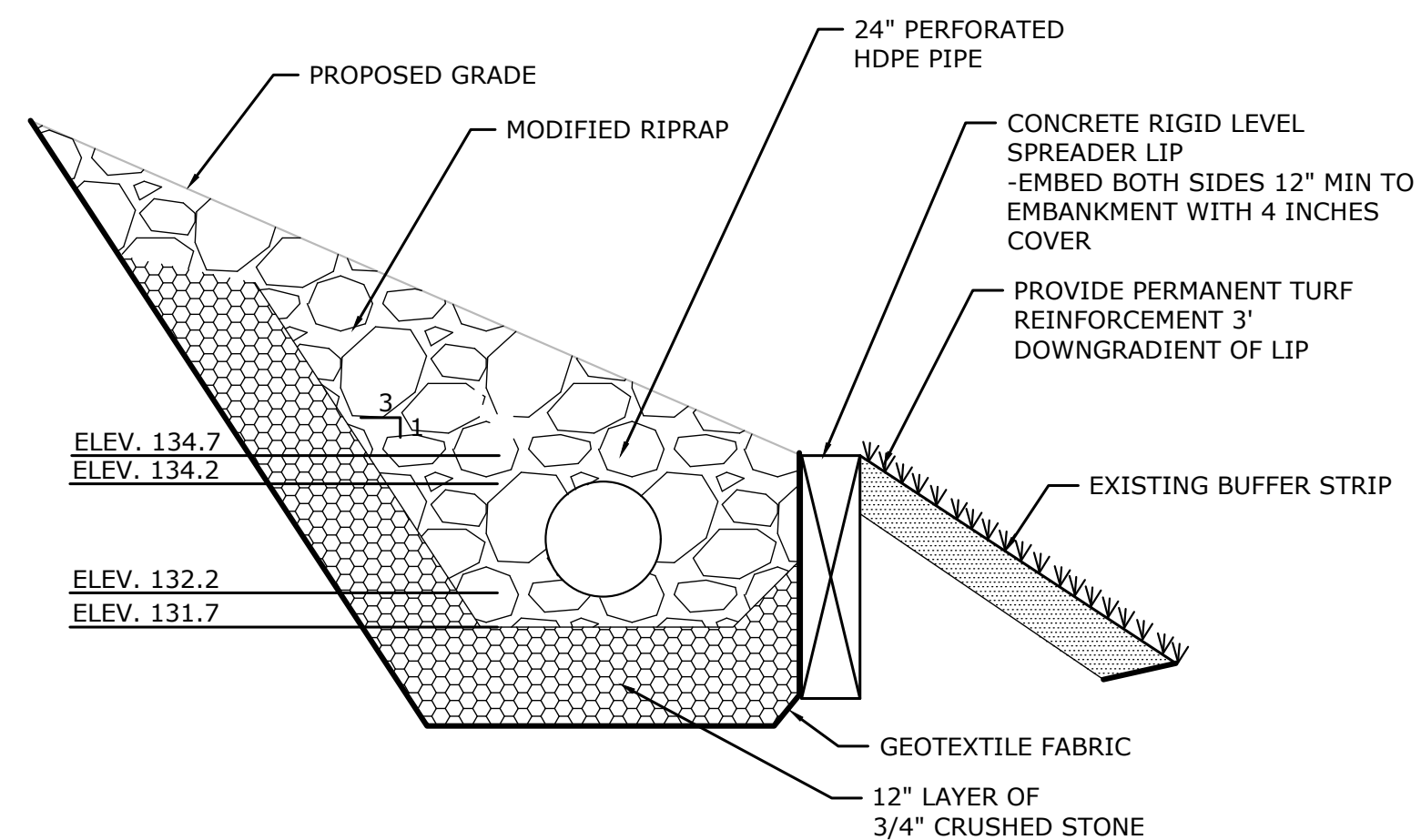
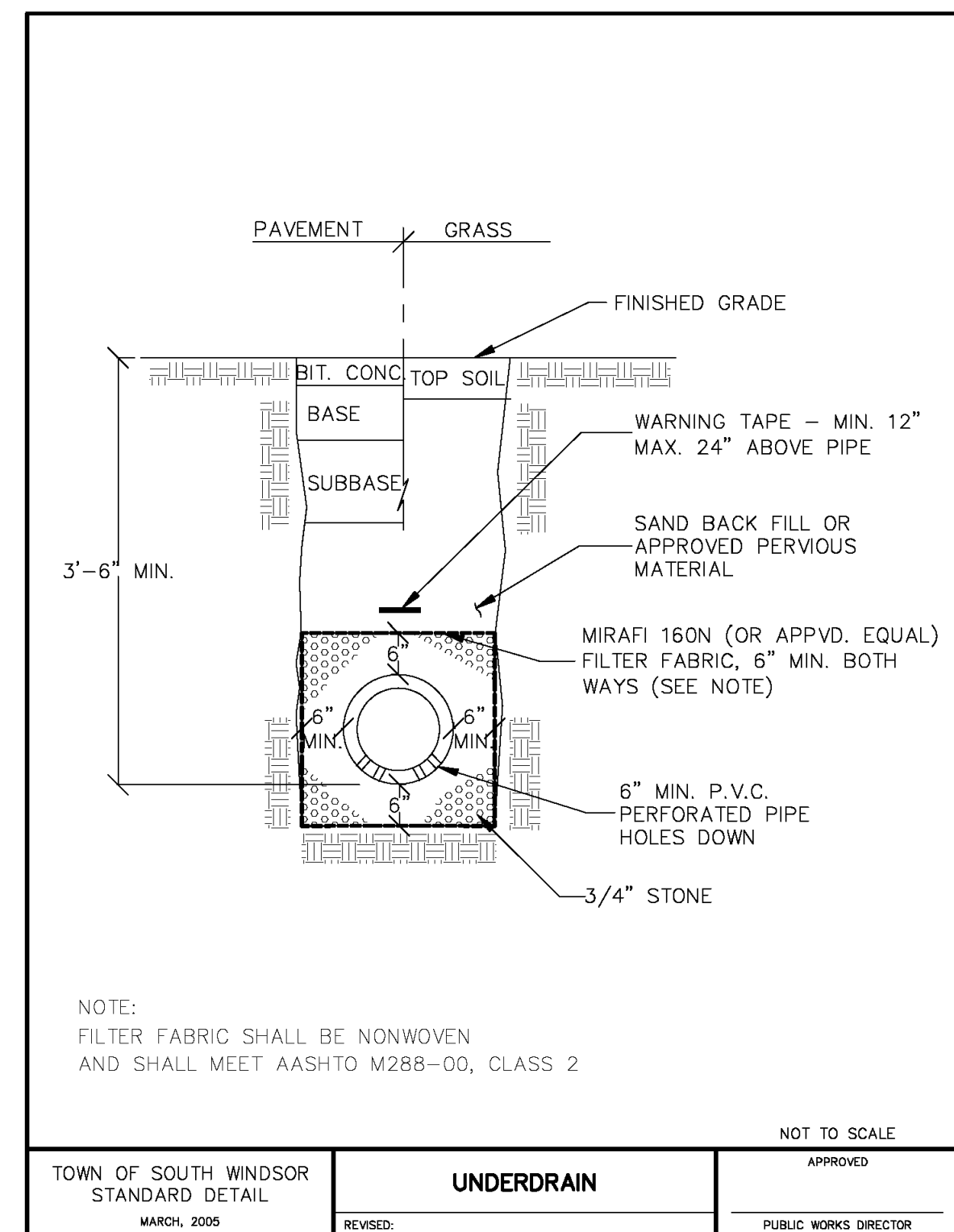
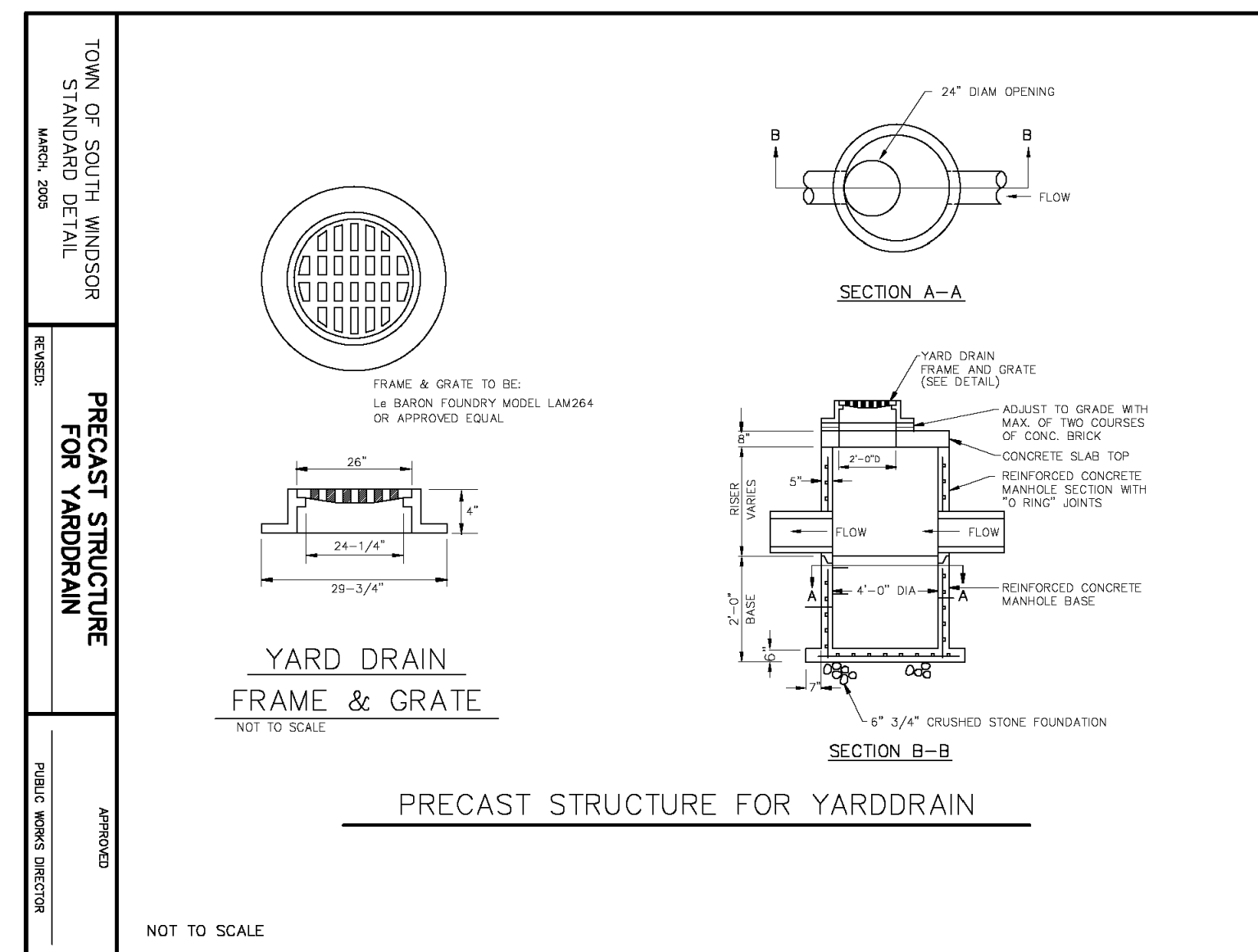
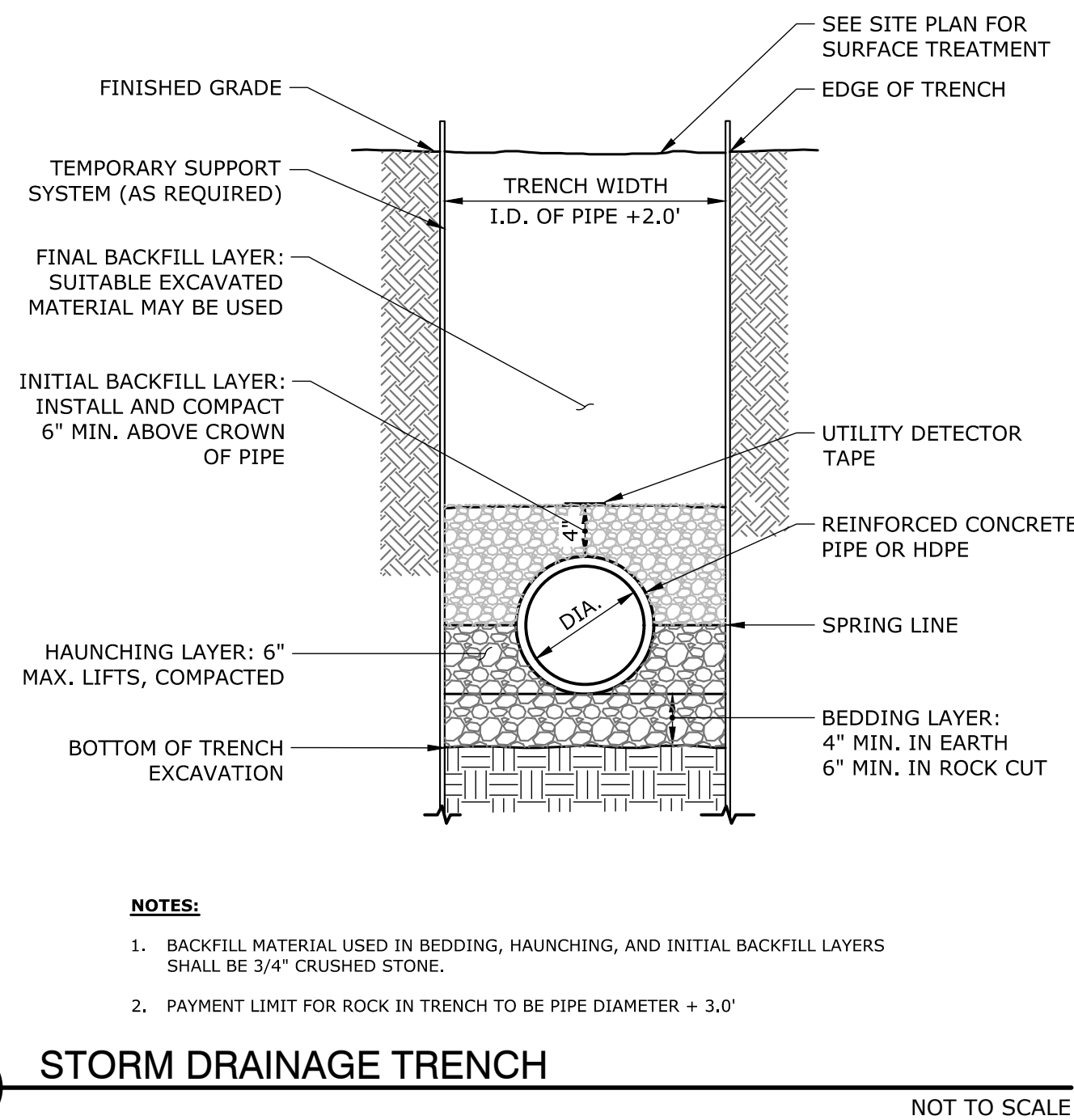
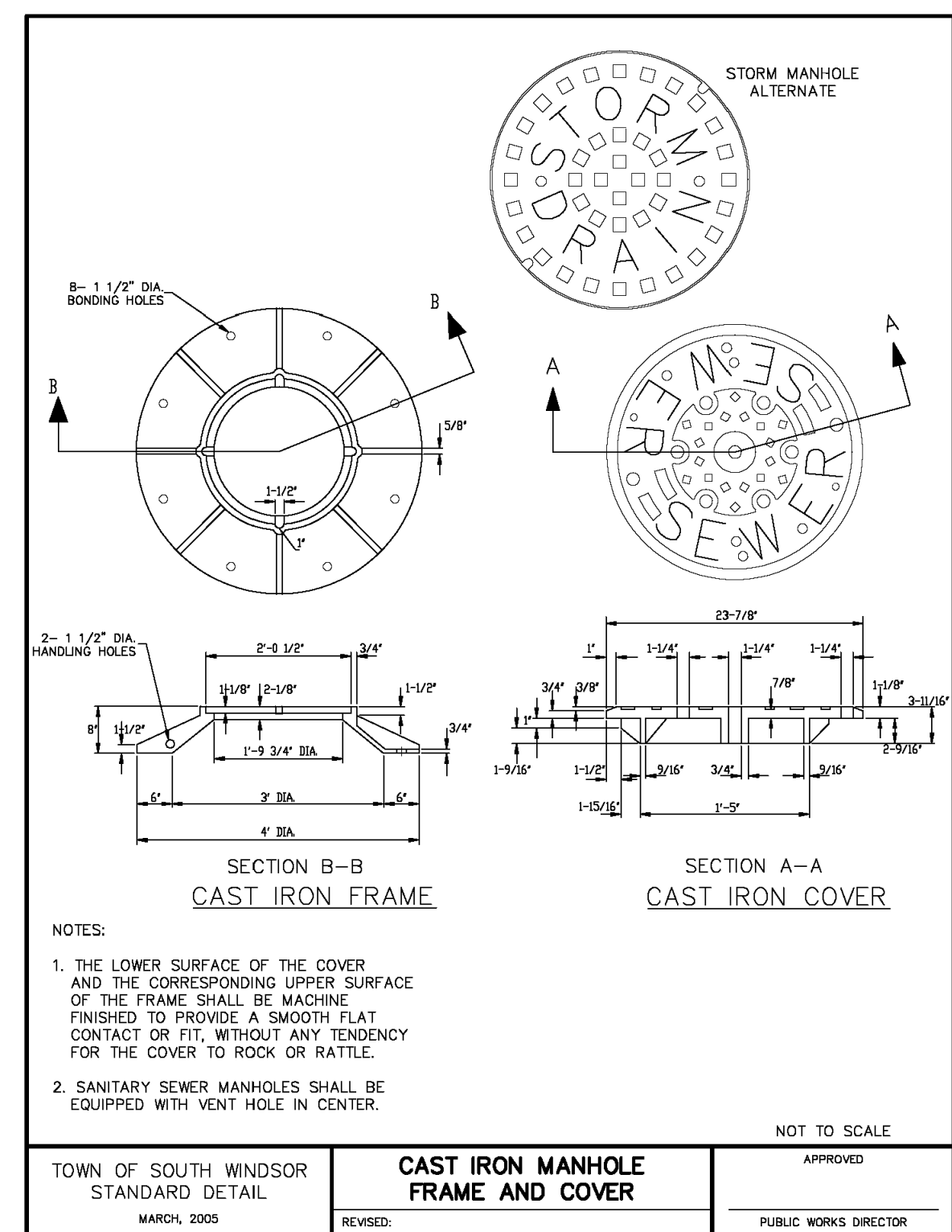
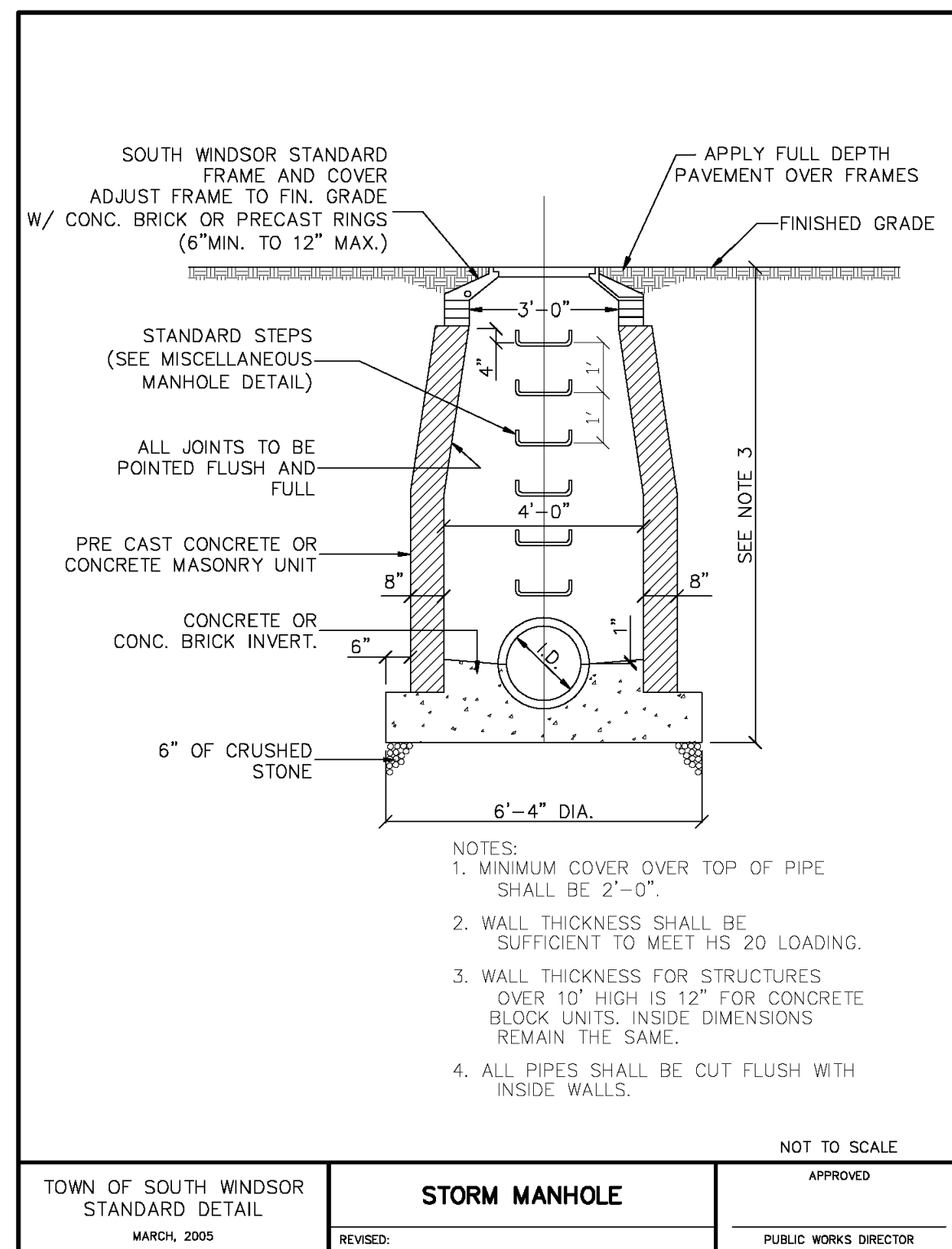
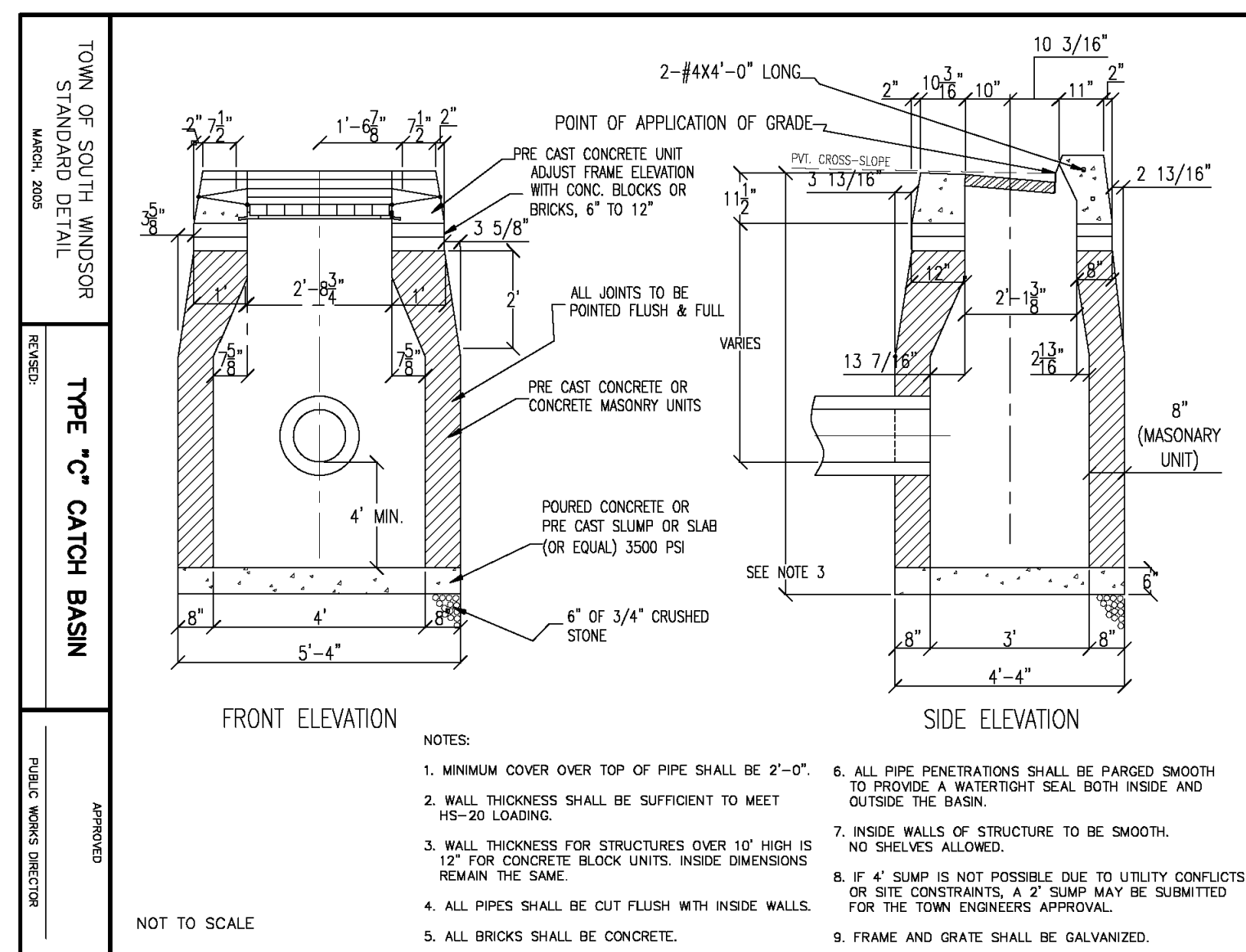
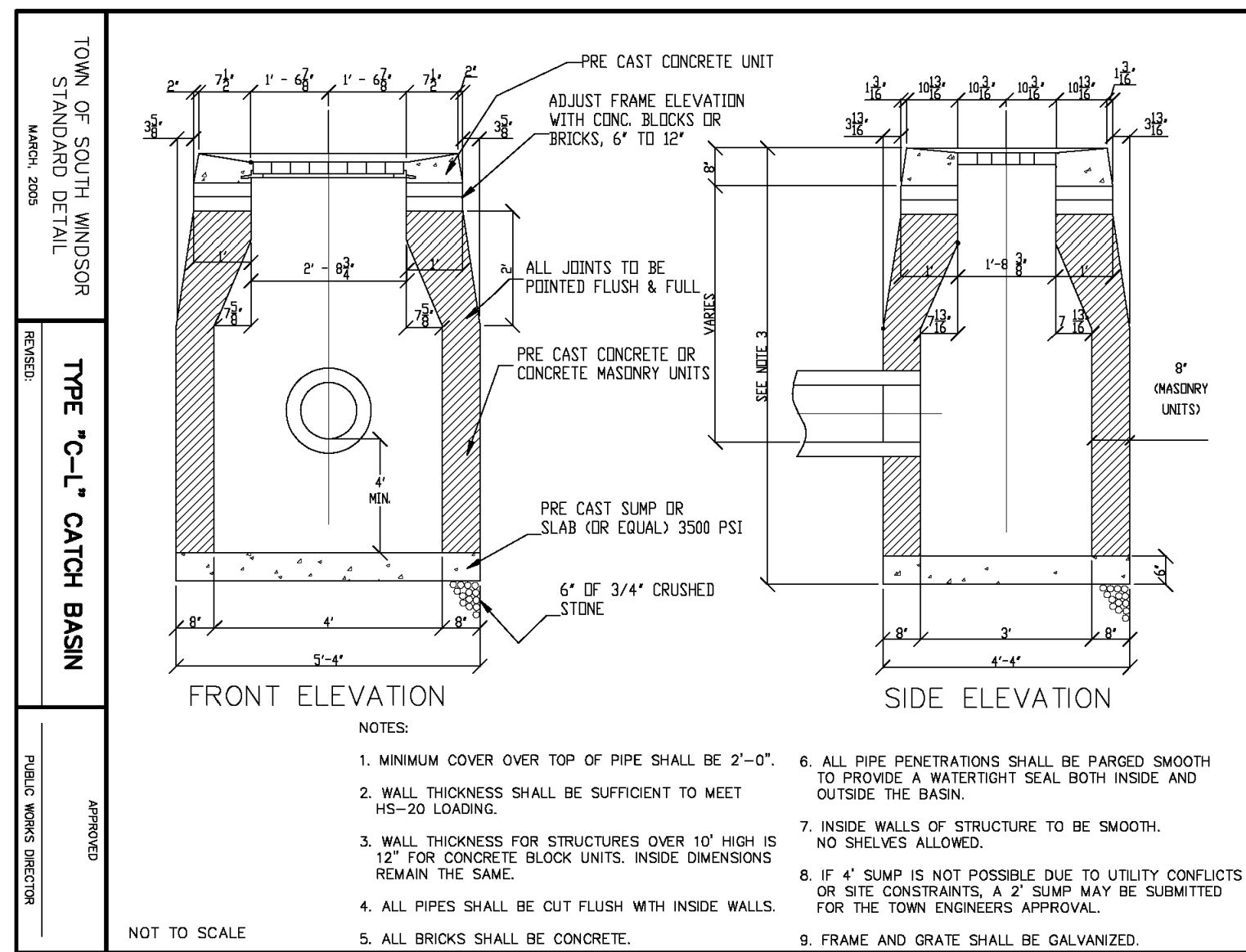
**SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK**

**CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT**

VEH DESIGNED	STN DRAWN	DLO CHECKED
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SCALE		
JANUARY 18, 2022		
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14899.00004		
PROJECT NO.		

SHEET NAME



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**SITE DETAILS**

**SITE PLAN OF DEVELOPMENT  
FOR PEOPLESBANK**

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

<b>VEH</b> DESIGNED	<b>STN</b> DRAWN	<b>DLO</b> CHECKED
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**C5.03**



N.T.S.



SECTION

- NOTES:
1. ALL GROUND COVER TO BE PLANTED IN TRIANGULAR PATTERN. SEE DETAIL PLAN AND GROUND COVER SPACING TABLE.

NOT TO SCALE



**NOTES:**

1. SUPPORT POSTS SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION
2. WHERE TREES ARE PLANTED IN COMPACTED SOILS CONTRACTOR TO INSURE PLANT PIT DRAINS 1.5"/ HOUR
3. DO NOT COVER TREE TRUNK WITH MULCH



NOT TO SCALE



N.T.S.



N.T.S.



N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)		*	
PEAK FLOW RATE (CFS OR L/s)		*	
RETURN PERIOD OF PEAK FLOW (YRS)		*	
SCREEN APERTURE (2400 OR 4700)		*	
PIPE DATA:	IE	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

\* PER ENGINEER OF RECORD

GENERAL NOTES

2. CONTACT TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
4. FOR FABRICATION DRAWINGS WITH DESIGNATIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTACT ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.hess.com](http://www.hess.com)
5. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
6. CDS WATER QUALITY STRUCTURE SHALL MEET HS2002 (ASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
7. 1/2" SLOPE PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

## INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. D. D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES TO ASSEMBLY INVERT WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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3Y

# DATA

**DESCRIPTION**

## SITE DETAILS

# SITE PLAN OF DEVELOPMENT FOR PEOPLESBANK

CEDAR AVE AND BUCKLAND RD  
SOUTH WINDSOR, CONNECTICUT

<b>VEH</b>	<b>STN</b>	<b>DLC</b>
DESIGNED	DRAWN	CHECKED

**AS NOTED**

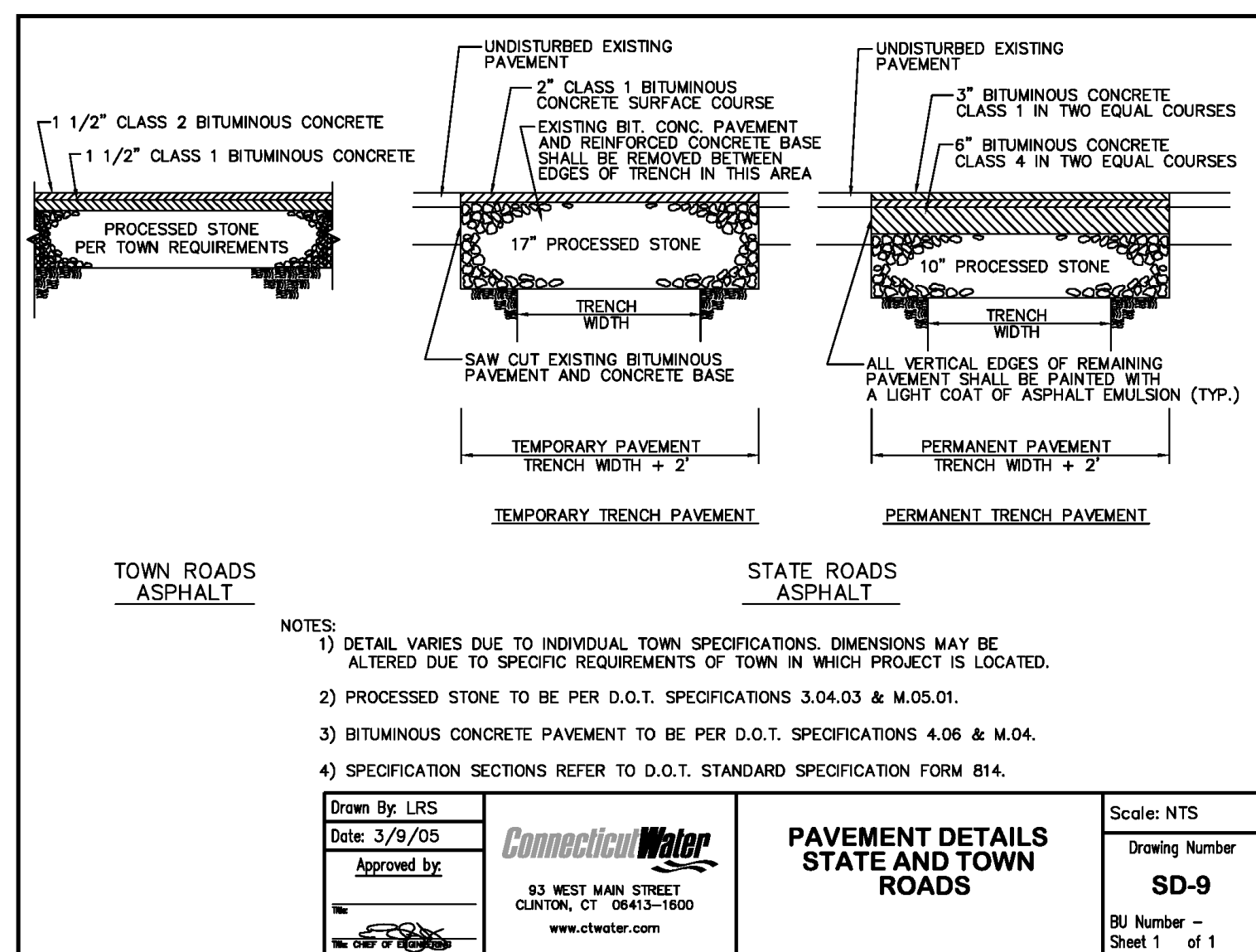
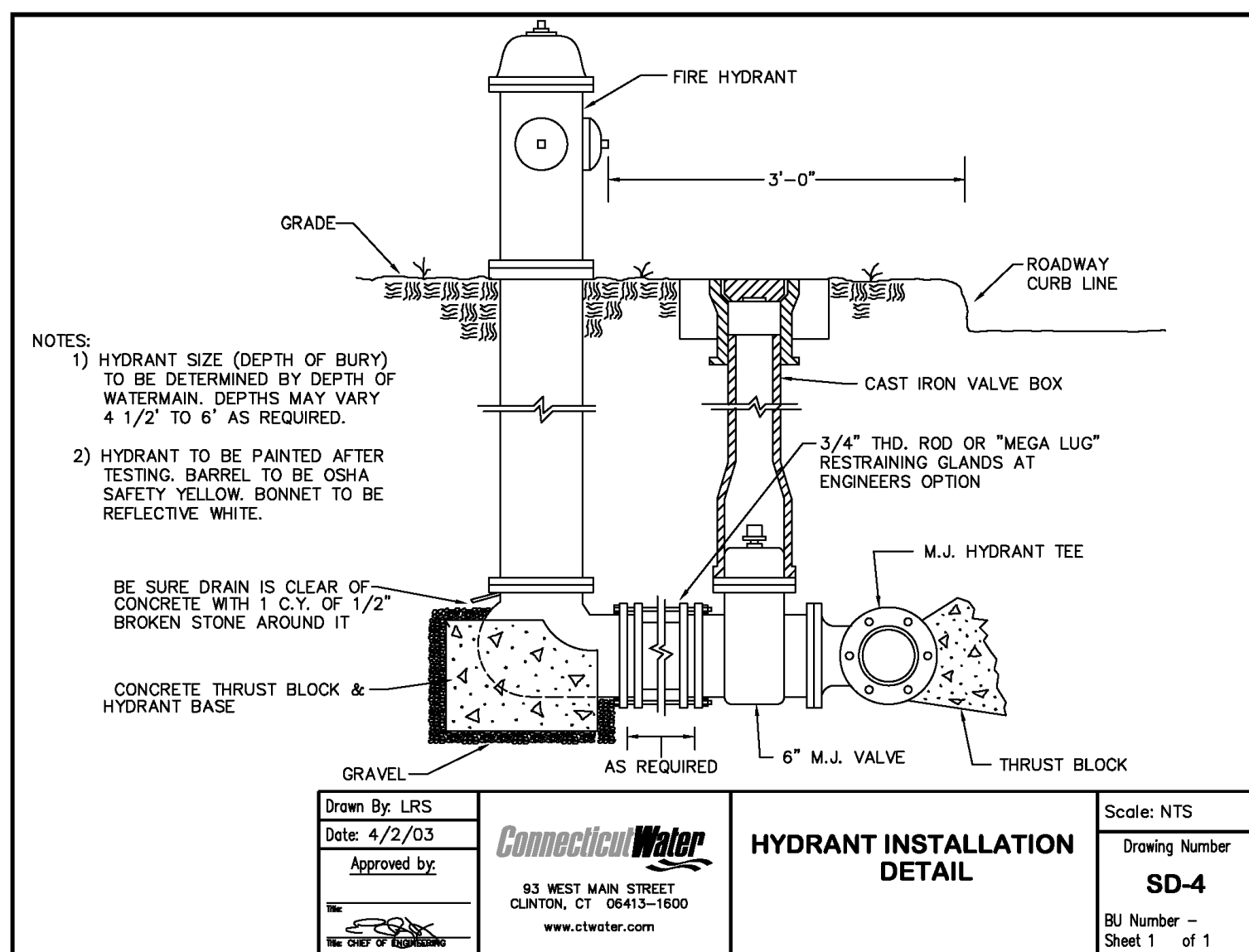
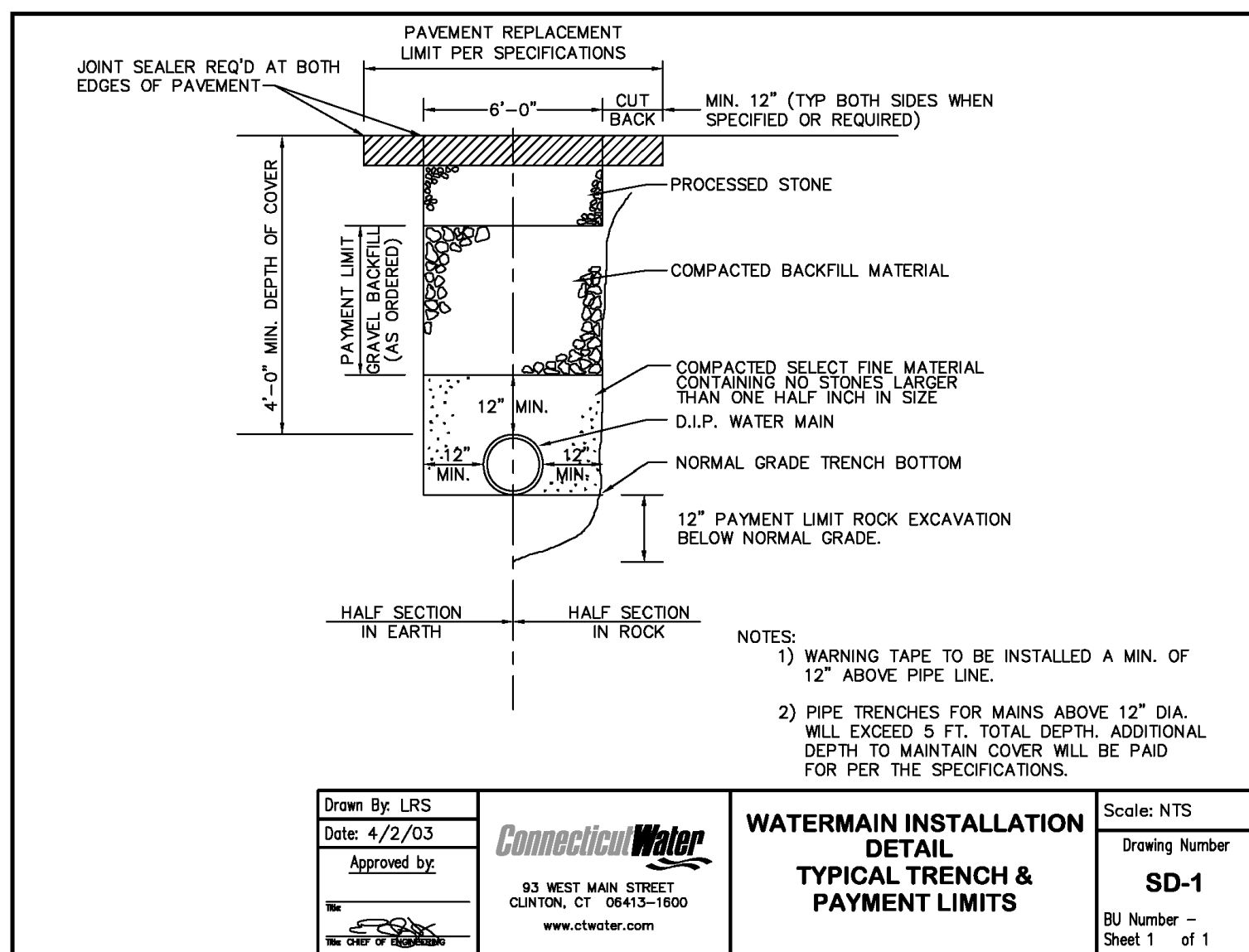
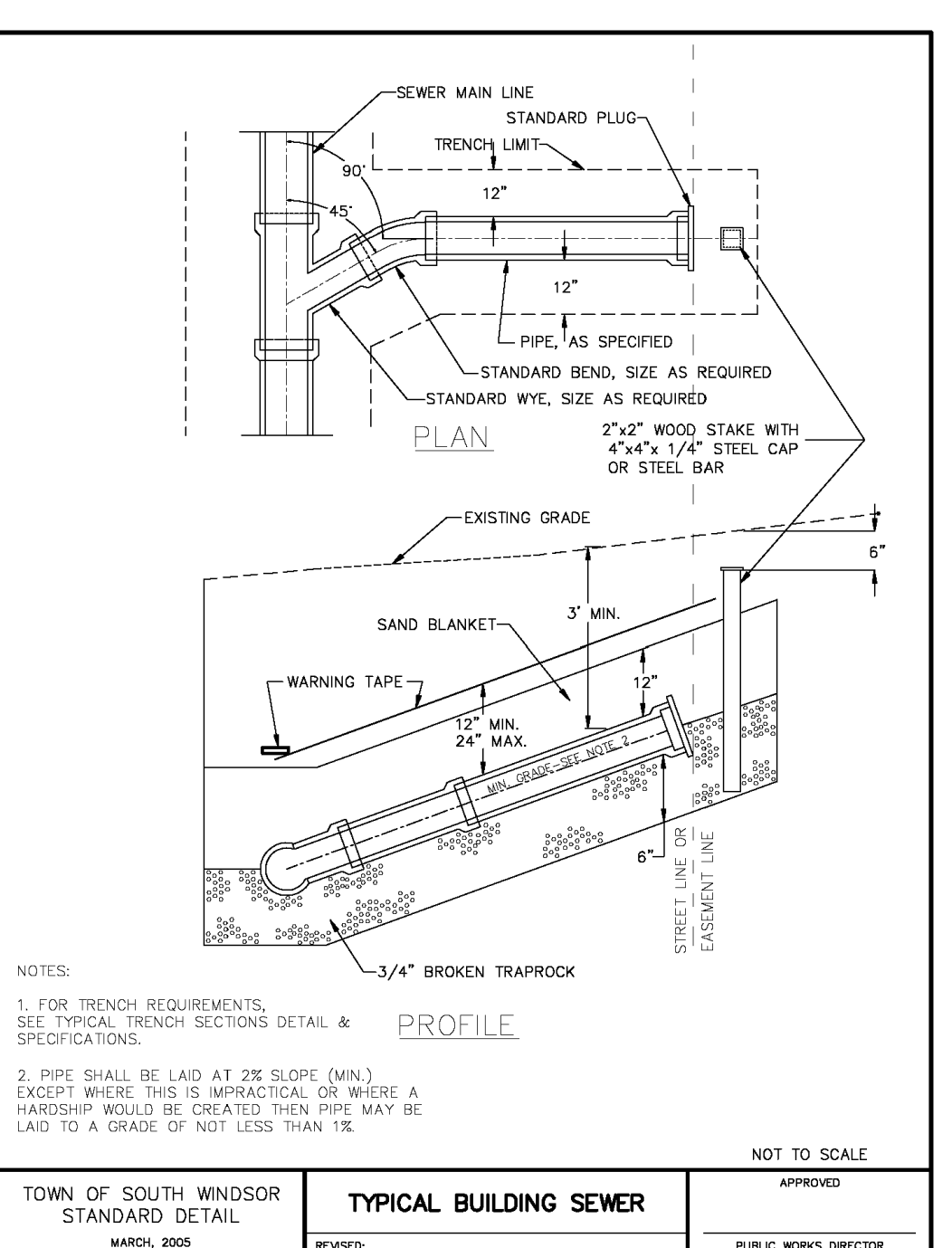
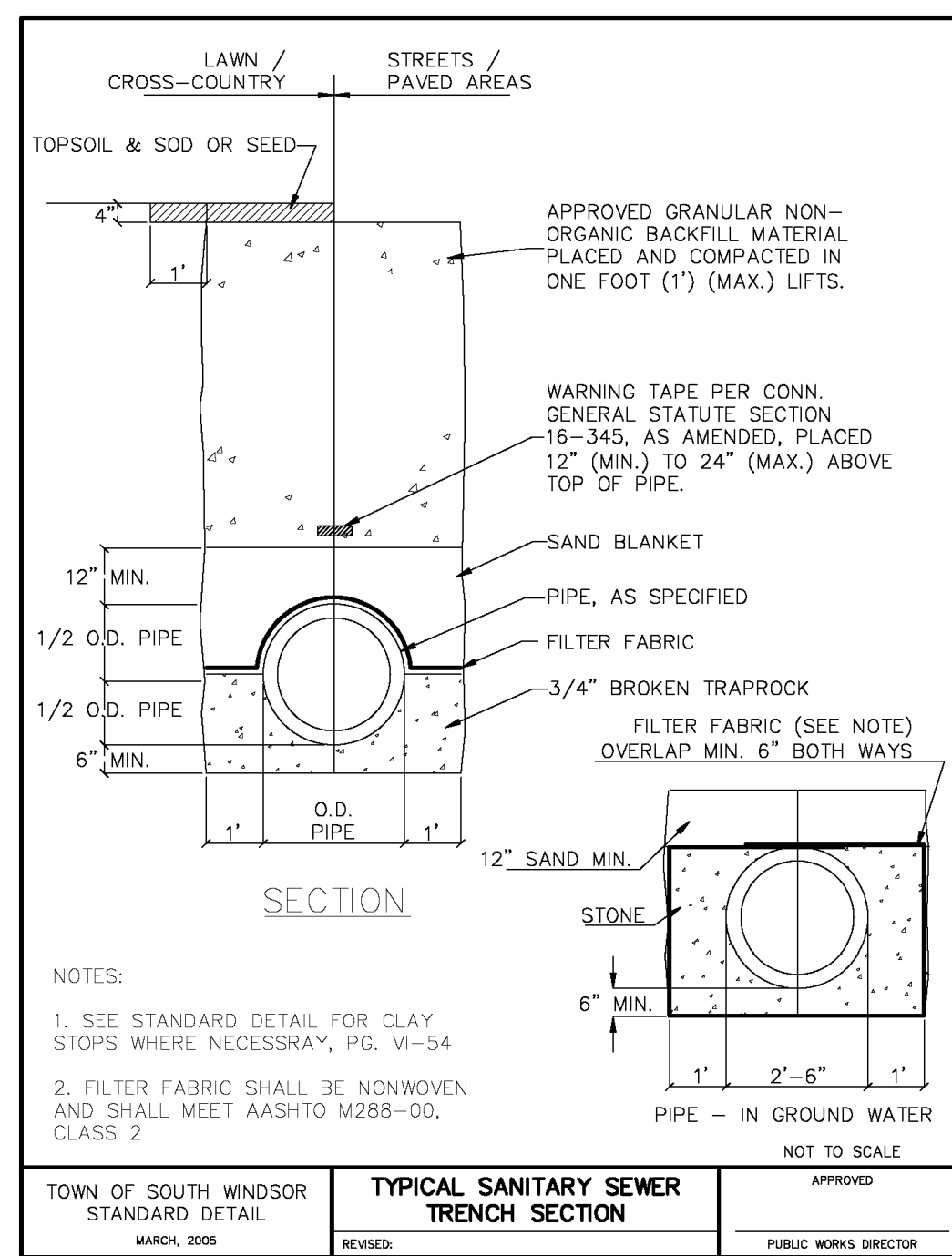
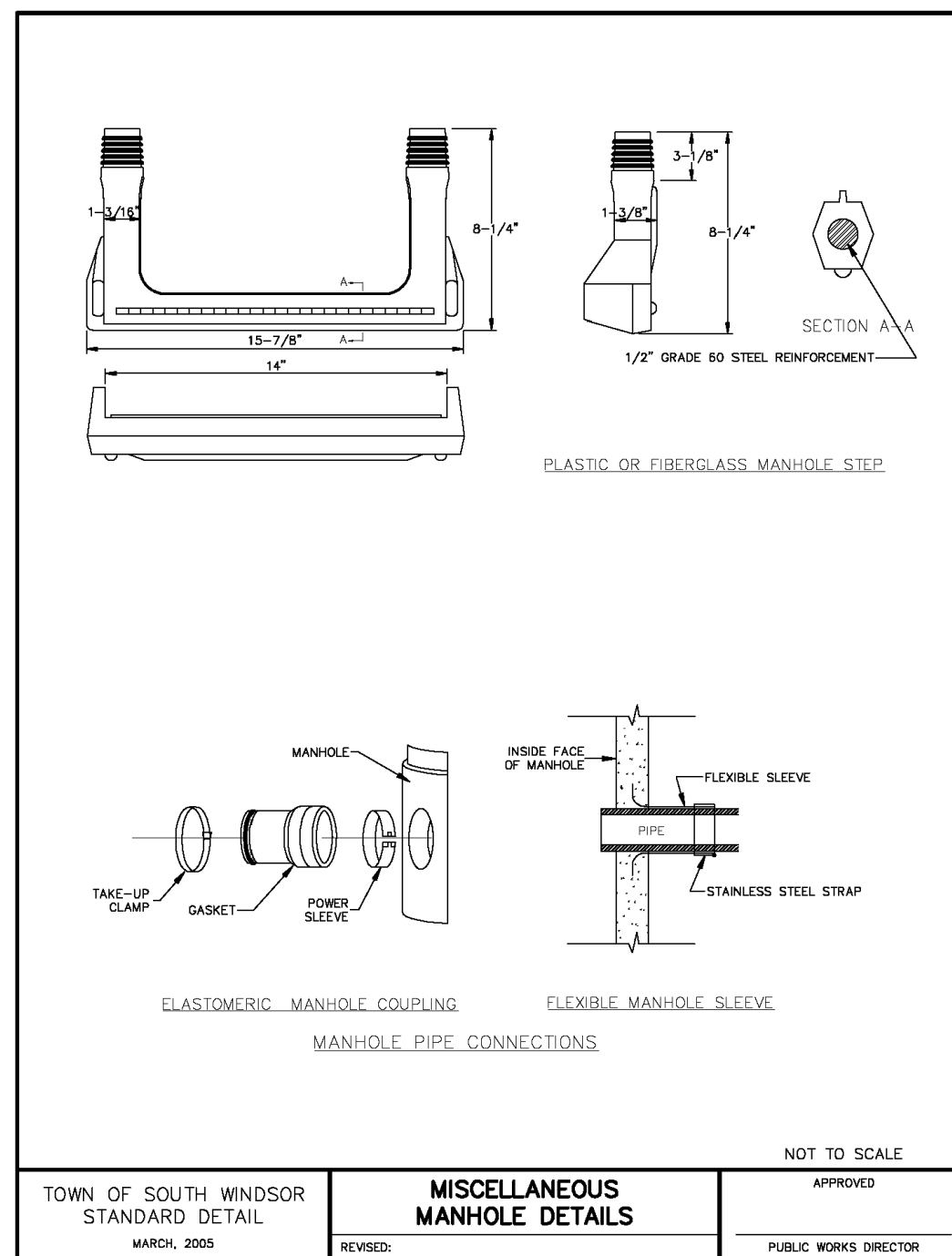
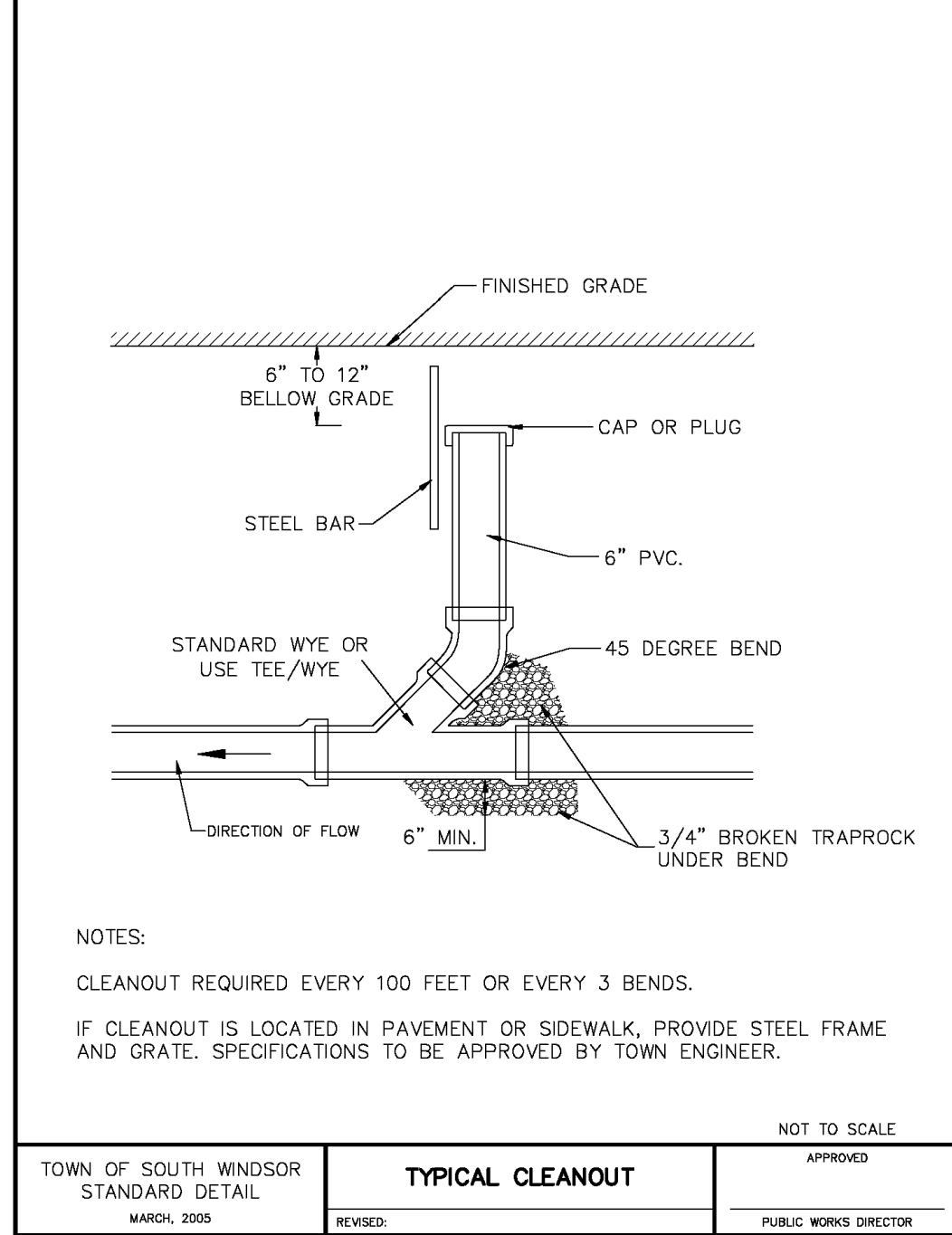
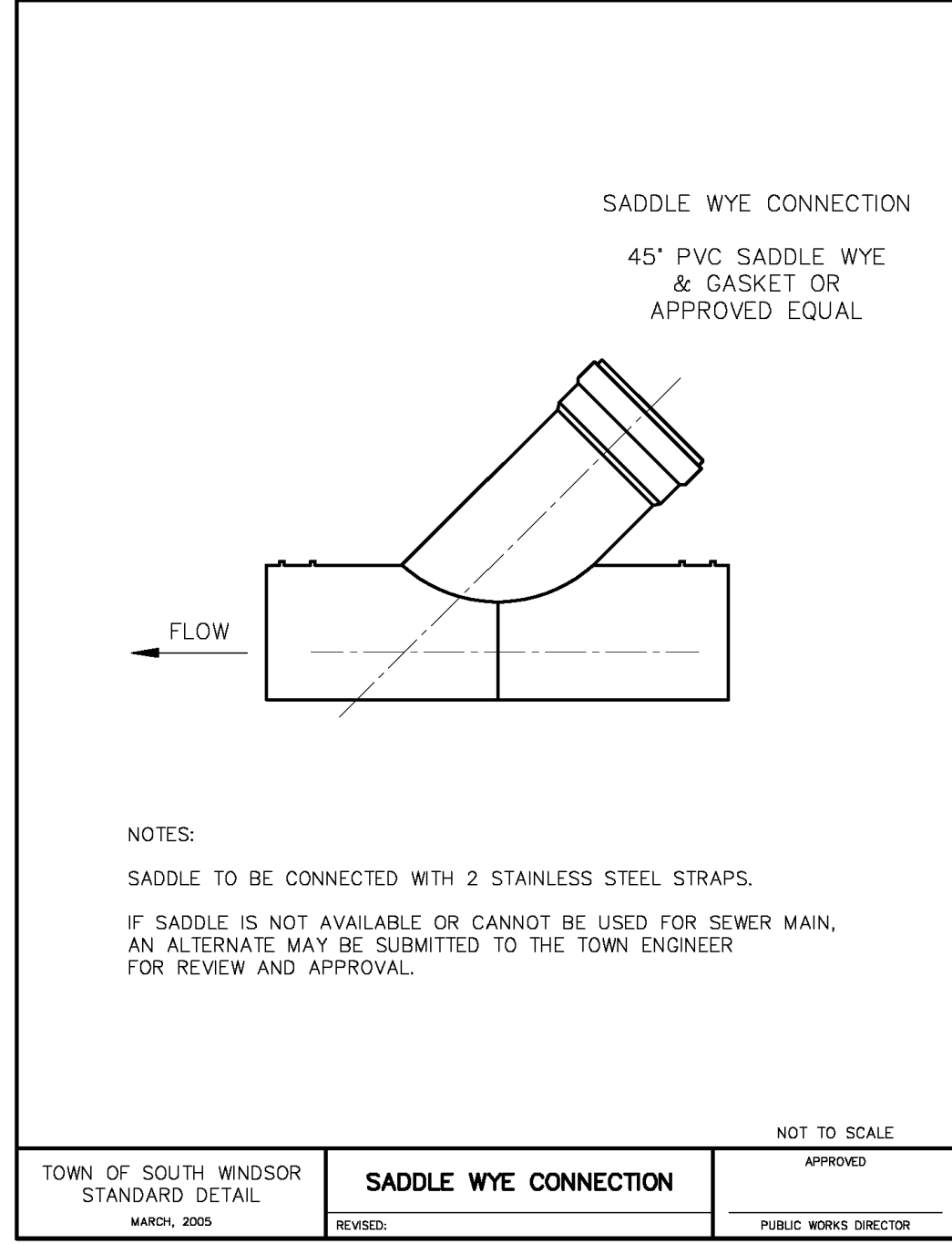
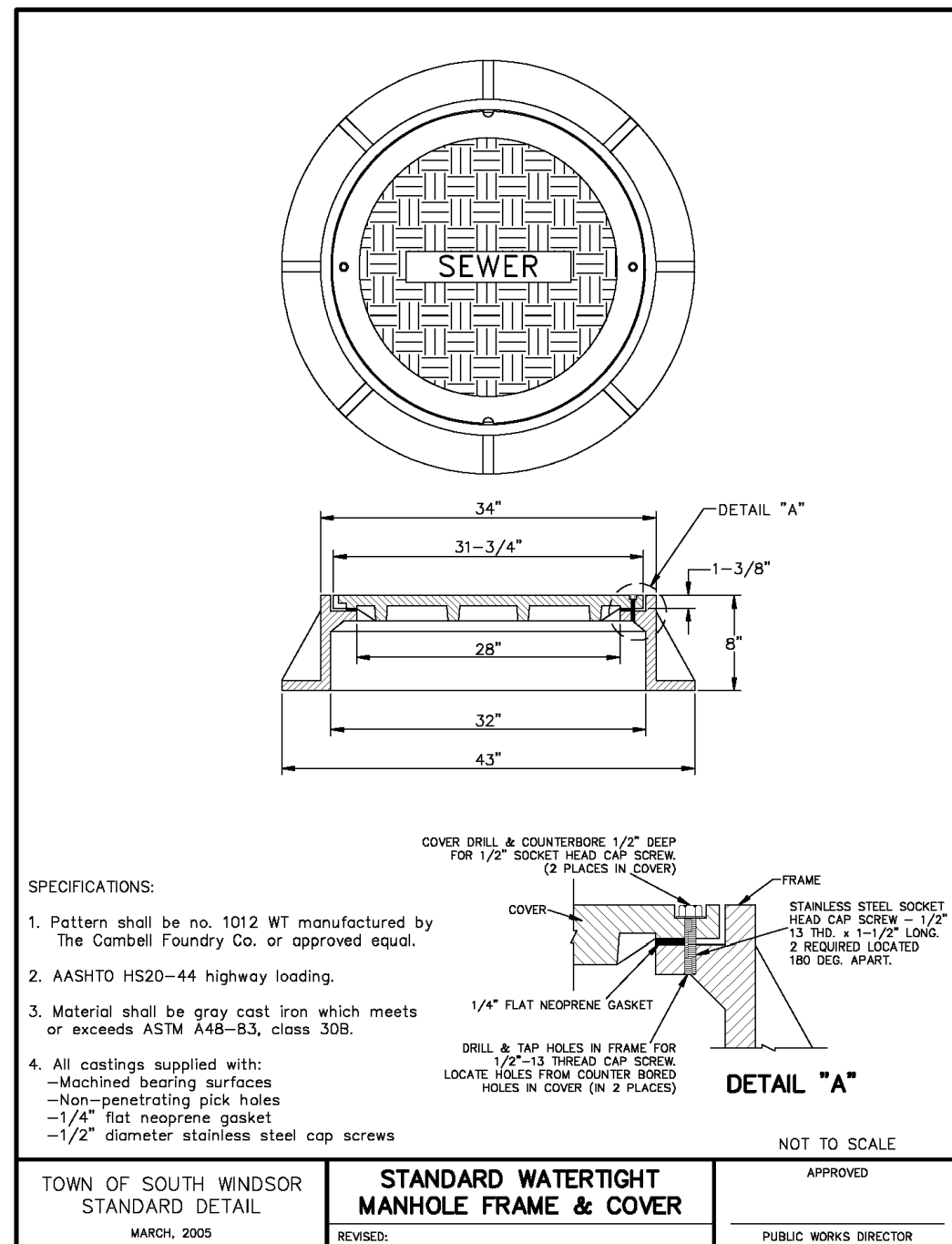
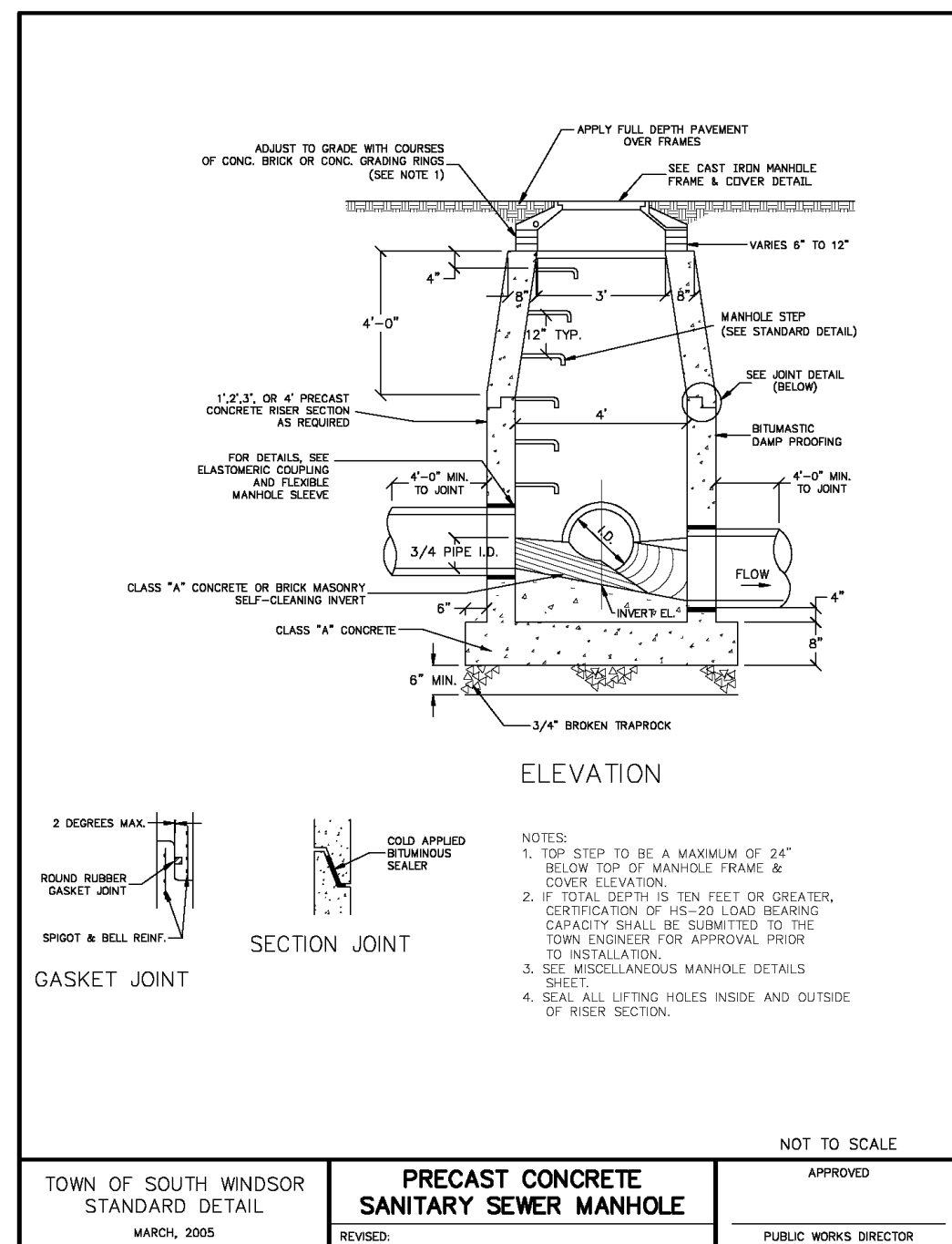
JANUARY 18, 2022

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## C5.04

SHEET NAME

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