

STARTLINE DEVELOPMENT LLC.

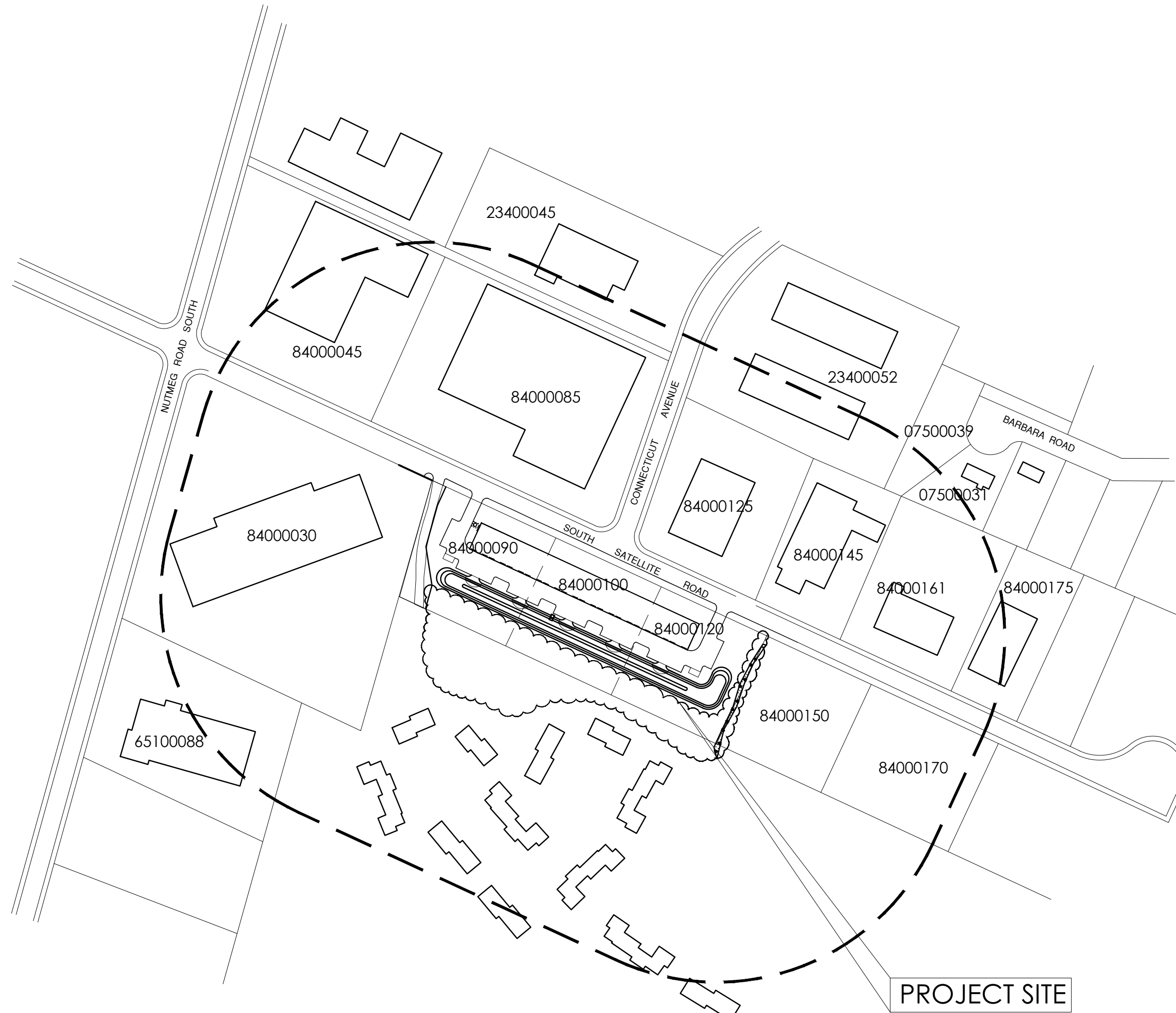
PROPERTY LINE REVISION & SITE PLAN APPROVAL

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT 06074

APPLICATION SET DATED : 4-30-2024

Property Owners Within 500 Feet

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
84000145	145 SOUTH SATELLITE ROAD	LEDYARD STREET LLC	565 TARTER RD STE 620	ELMSFORD	NY	10523-2300-0000
65100140	140 NUTMEG ROAD	COOLEY REALTY LLC	140 NUTMEG ROAD	SOUTH WINDSOR	CT	06074-0000
65100088	88 NUTMEG ROAD	88 SOUTH WINDSOR CT LLC	549 EMPIRE BLVD STE 100	BROOKLYN	NY	11225-0000
84000030	30 SOUTH SATELLITE ROAD	AHS REALTY I LLC	PO BOX 733	GLASTONBURY	CT	06033-0000
84000085	85 SOUTH SATELLITE ROAD LLC	85 SOUTH SATELLITE ROAD LLC	PO BOX 898	SOUTH WINDSOR	CT	06074-0000
23400045	45 CONNECTICUT AVE	BODYCOTE HOOVER INC	12750 MERIT DR STE 1400	DALLAS	TX	75351-1248-0000
23400052	52 CONNECTICUT AVE	CONNECTICUT AVE LLC	2341 BOSTON ROAD SUITE B308	WILBRAHAM	MA	01095-0000
84000045	45 SOUTH SATELLITE ROAD	BLUE BIRD	140 EAST OVERSHORE DR	MADISON	CT	06443-0000
84000125	125 SOUTH SATELLITE ROAD	GLOBAL TURBINE COMPONENT TECHNOLOG LLC	125 SOUTH SATELLITE RD	SOUTH WINDSOR	CT	06074-0000
84000100	100 SOUTH SATELLITE ROAD	STARTLINE DEVELOPMENT LLC	107 OLD WINDSOR RD	BLOOMFIELD	CT	06002-0000
49900061	61 KENNISON COURT	ALEXANDER JERALD SILVESTER LAZARAUS &	61 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900059	59 KENNISON COURT	VAITHIYALINGAM RAJA VIGNESH	59 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900055	55 KENNISON COURT	CHATTERJEE INDRANIL	55 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900051	51 KENNISON COURT	HAIN JONG KYU &	51 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900050	50 KENNISON COURT	RUB ABDUR	50 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900043	43 KENNISON COURT	GOVINDJIWALA SHANTANU &	43 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900042	42 KENNISON COURT	BHUTANI NITIN &	42 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900041	41 KENNISON COURT	PONNUCHAMY LAKSHMANAN RAJA &	41 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900038	38 KENNISON COURT	DESKAN SUGUNA &	38 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900037	37 KENNISON COURT	DAVE HARDIK & MAITRI	37 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900034	34 KENNISON COURT	SURAMPUDI SRAVAN K &	34 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900033	33 KENNISON COURT	HUNDIWALE NIRAJ &	33 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900030	30 KENNISON COURT	BHATIA HARDIK S &	30 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900026	26 KENNISON COURT	DESKAN SUGUNA &	26 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900029	29 KENNISON COURT	KAUR AMARJEET	29 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900025	25 KENNISON COURT	SINGH JASKARANJIT & PALVI	25 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900022	22 KENNISON COURT	GUJARATHI SACHIN	22 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900018	18 KENNISON COURT	KOLLA ANIL KUMAR	18 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900014	14 KENNISON COURT	VERMA BARESH & RESNA	14 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900010	10 KENNISON COURT	MUTHUKRISHNAN SHYAMSUNDHAR	10 KENNISON CT	SOUTH WINDSOR	CT	06074-0000
49900006	6 KENNISON COURT	DEVARAJ SANJAY	6 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
49900003	3 KENNISON COURT	DATTA SUBHANKAR	3 KENNISON COURT	SOUTH WINDSOR	CT	06074-0000
70700328	328 PEPIN PLACE	RANKIREDDY MEGHASHYAM &	328 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700325	325 PEPIN PLACE	TEWARI AJLOK	325 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700324	324 PEPIN PLACE	BHARDWAJ ANKIT &	324 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700320	320 PEPIN PLACE	BHARDWAJ KANIKA &	320 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700316	316 PEPIN PLACE	PATEL VIVEK	316 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700315	315 PEPIN PLACE	KIRUBAKARAN SUDAKAR RAJA &	315 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700312	312 PEPIN PLACE	CHAKRABORTY SAYAK & MONOMITA	312 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700309	309 PEPIN PLACE	CHINTHAPALLI VENKATA MARUTHI R &	309 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700308	308 PEPIN PLACE	JAYAKUMAR KIRUBAVATHY	308 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700305	305 PEPIN PLACE	KAUR GAGANPREET &	305 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700304	304 PEPIN PLACE	KADALE NILESH R & PRADYA N	304 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700301	301 PEPIN PLACE	PALAGIRI SREEKANTH &	301 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700300	300 PEPIN PLACE	RENGASAMY VINOTH KUMAR &	300 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700295	295 PEPIN PLACE	DRONAVAJJALA CHANDRA SEKHAR &	295 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700291	291 PEPIN PLACE	BALRAJ GURUBABU &	291 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700290	290 PEPIN PLACE	PERRA THOMAS J	290 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700287	287 PEPIN PLACE	RAMAKRUPETA NAVEEN REDDY &	287 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700283	283 PEPIN PLACE	BOGOLU SAI CHAITANYA R &	283 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700282	282 PEPIN PLACE	JAINI VENUGOPAL	282 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700279	279 PEPIN PLACE	RAJU KARTHICK &	279 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700278	278 PEPIN PLACE	DHANDAPANI BHASKAR &	278 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700275	275 PEPIN PLACE	ARCOT MEGHANA	275 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700274	274 PEPIN PLACE	SHI SHABAL KANTI &	274 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700271	271 PEPIN PLACE	KUMAR JAJAJ &	271 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700270	270 PEPIN PLACE	GUGGILLA KRISHNA ANANTHAPURAM	270 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700261	261 PEPIN PLACE	CHALLA RAGHAVENDRA SUMMATHIN PHANI	261 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700257	257 PEPIN PLACE	LYNN PATRICK	257 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700253	253 PEPIN PLACE	KRISHNAMOORTHY MANGAYARKARASI	253 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700249	249 PEPIN PLACE	MARUTHI BALAJI HUGHENAHALLY &	249 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700245	245 PEPIN PLACE	THIYAGARAJAN HARIHARASUDHAN	245 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700241	241 PEPIN PLACE	VINAYAGAM GNANAGIRI &	241 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700240	240 PEPIN PLACE	GANESAN SIVA KUMAR TRIPURARI	240 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700230	230 PEPIN PLACE	SAVENA SAURABH D &	230 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700224	224 PEPIN PLACE	DOMMARAJU SUMANTH &	224 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700221	221 PEPIN PLACE	SIVAKUMAR RAJ	221 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700220	220 PEPIN PLACE	LOW JENN CHANG MICHAEL &	220 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
70700219	219 PEPIN PLACE	BHANGAR SHALINI	219 PEPIN PLACE	SOUTH WINDSOR	CT	06074-0000
84000150	150 SOUTH SATELLITE ROAD	LEDYARD STREET LLC	401 SOUTH MACQUESTEN PKY	MOUNT VERNON	NY	10550-0000
84000175	175 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES L L C	171 BARSTOW LANE	TOLLAND	CT	06084-0000
7500039	39 BARBARA ROAD	GUPTA PANKAJ & ANJALI	39 BARBARA ROAD	SOUTH WINDSOR	CT	06074-0000
84000161	161 SOUTH SATELLITE ROAD	OPTIMUS SOUTH WINDSOR LLC	161 SOUTH SATELLITE ROAD	SOUTH WINDSOR	CT	06074-0000
7500031	31 BARBARA ROAD	RAMIREZ RUBEN & STACY	31 BARBARA ROAD	SOUTH WINDSOR	CT	06074-0000
84000170	170 SOUTH SATELLITE ROAD	DALO LLC	229 SOUTH SATELLITE ROAD	SOUTH WINDSOR	CT	06074-0000



KEY MAP
1"=200 FT.

SHEET INDEX

CIVIL ENGINEERING:		
		TITLE SHEET
	C-1	APPROVAL LETTERS & GENERAL NOTES
	C-2	PROPERTY LINE REVISION PLAN
	C-3	SITE LAYOUT PLAN
	C-4	SITE GRADING & UTILITY PLAN
	C-5	EROSION & SEDIMENTATION CONTROL PLAN
	C-6	LANDSCAPE PLAN
	C-7	SITE DETAILS
	C-8	SITE DETAILS
	SL-1	SITE LIGHTING PHOTOMETRIC PLAN
ARCHITECTURAL:		
	A-100	FLOOR PLAN & EXTERIOR ELEVATIONS

ZONING DATA TABLE		
ZONE : I (INDUSTRIAL)		
	REQUIRED	PROPOSED
LOT AREA	30,000 SF	188,159 SF
LOT WIDTH	100 FT.	773.27 FT.
LOT DEPTH	150 FT.	250.00 FT.
FRONT YARD	35 FT.	37.00 FT.
SIDE YARD	10 FT.	114.53 FT.
REAR YARD	25 FT.	227.00 FT.
MAX BUILDING COVER	50%	16.05 %
IMPERVIOUS COVER	65%	33.16 %
EXISTING WETLAND AREA = 796 SF		
DISTURBED WETLAND AREA PROPOSED = 0		
TOTAL UPLAND REVIEW AREA = 28,023 SF (0.64 ACRE)		
PROPOSED DISTURBED UPLAND REVIEW AREA :		
PROPOSED DRIVE, PARKING & GRADING = 13,437 SF (0.31 ACRE)		
PROPOSED PARKING CALCULATION :		
PROPOSED MANUFACTURING	= 15,000 SF / 700 = 22	
PROPOSED STORAGE BUILDING	= 15,200 SF / 1250 = 13	
		TOTAL REQUIRED = 35 (2 HANDICAP)
		TOTAL PROVIDED = 54 (2 HANDICAP)
PROPOSED EV READY PARKING SPACES = 54 (7%) = 3.78 (4 Provided)		
INTERIOR PARKING LOT LANDSCAPE CALCULATION :		
PROPOSED PARKING AREA & ACCESS DRIVES = 32,192 SF		
REQUIRED INTERIOR LANDSCAPE AREA = 32,192 x 10 = 3,219 SF		
INTERIOR LANDSCAPE AREA PROVIDED = 3,220 SF (10 %)		

OWNER:

STARTLINE DEVELOPMENT LLC.

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

APPLICANT

PDS Engineering & Construction , Inc.

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

SEDIMENT & EROSION CONTROL NARRATIVE

1. THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:
A. CONSTRUCTION OF A NEW 30,200 SQUARE FOOT BUILDING.
B. CONSTRUCTION OF A TWO ENTRANCES FROM SOUTH SATELLITE ROAD FOR VEHICULAR/FIRE ACCESS.
C. NEW STORMWATER COLLECTION AND MANAGEMENT SYSTEMS, CONSISTING OF NEW PIPING AND DETENTION BASIN.
D. THE INSTALLATION OF DOMESTIC WATER; SANITARY SEWER; NATURAL GAS AND ELECTRIC SERVICE TO THE SITE.
2. FOR THIS PROJECT, THERE ARE APPROXIMATELY 3.20 ACRES OF THE SITE BEING DISTURBED.
3. THERE IS 79% SF OF WETLANDS LOCATED ON THE SITE.
4. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN JULY OF 2024 AND WILL BE COMPLETED IN APPROXIMATELY 6 MONTHS.
5. REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
6. STORMWATER MANAGEMENT DESIGN CRITERIA UTILIZES THE APPLICABLE SECTIONS OF THE 2004 CONNECTICUT STORMWATER QUALITY MANUAL TO THE EXTENT POSSIBLE AND PRACTICABLE FOR THIS PROJECT ON THIS SITE. EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
7. DETAILS FOR THE TYPICAL STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON PLAN SHEET C-5.
8. CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION AREA:
A. STAGED CONSTRUCTION;
B. MINIMIZE THE DISTURBED AREAS DURING CONSTRUCTION;
C. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE WITH TEMPORARY OR PERMANENT MEASURES;
D. MINIMIZE IMPERVIOUS AREAS;
E. UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES

SUGGESTED CONSTRUCTION SEQUENCE

- THE FOLLOWING SUGGESTED SEQUENCE OF CONSTRUCTION ACTIVITIES IS PROJECTED BASED UPON ENGINEERING JUDGEMENT AND BEST MANAGEMENT PRACTICES. THE CONTRACTOR MAY ELECT TO ALTER THE SEQUENCING TO BEST MEET THE CONSTRUCTION SCHEDULE, THE EXISTING SITE ACTIVITIES AND WEATHER CONDITIONS.
1. CONTACT TOWN OF SOUTH WINDSOR STAFF TO SCHEDULE A PRECONSTRUCTION MEETING. PHYSICALLY FLAG THE LIMITS OF CLEARING IN THE FIELD AS NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING..
2. CONDUCT A PRECONSTRUCTION MEETING TO DISCUSS THE PROPOSED WORK AND EROSION AND SEDIMENTATION CONTROL MEASURE. THE MEETING SHOULD BE ATTENDED BY THE OWNER, THE OWNER REPRESENTATIVE(S), THE GENERAL CONTRACTOR, DESIGNATED SUB-CONTRACTORS AND THE PERSON, OR PERSONS, RESPONSIBLE FOR THE IMPLEMENTATION, OPERATION, MONITORING AND MAINTENANCE OF THE EROSION AND SEDIMENTATION MEASURES. THE STORMWATER POLLUTION CONTROL PLAN (SWPCP) AND CONSTRUCTION PROCEDURES FOR THE ENTIRE PROJECT SHALL BE REVIEWED AT THIS MEETING.
3. NOTIFY TOWN OF SOUTH WINDSOR STAFF AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT. NOTIFY CALL BEFORE YOU DIG AT 1-800-922-4455.
4. REMOVE EXISTING IMPROVEMENTS AS NECESSARY AND PROVIDE MINIMAL CLEARING AND GRUBBING TO INSTALL THE REQUIRED CONSTRUCTION ENTRANCES.
5. CLEAR AND GRUB AND DEMOLISH, AS REQUIRED, TO INSTALL THE PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES AND, IF APPLICABLE, TREE PROTECTION. WRAP FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL FILTER SACKS ON EXISTING CATCH BASIN INLETS AS REQUIRED. ALL WETLAND AREAS AND EXISTING CATCH BASINS SHALL BE PROTECTED BEFORE MAJOR CONSTRUCTION BEGINS.
6. PERFORM THE REMAINING CLEARING AND GRUBBING AND DEMOLITION AS NECESSARY. REMOVE CUT WOOD AND STUMPS. CHIP BRUSH AND SLASH AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE.
7. REMOVE AND STOCKPILE TOPSOIL TO ITS DESIGNATED AREA. PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AROUND THE STOCKPILE. TEMPORARILY SEED THE STOCKPILE WHEN STOCKPILING IS COMPLETED OR IF IT WILL NOT BE DISTURBED FOR THIRTY (30) DAYS OR MORE.
8. CONSTRUCT THE TEMPORARY SEDIMENT TRAP/BASIN(S) OR DETENTION BASIN, IF UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION, AS SHOWN ON THE PLANS.
9. TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.
10. EXCAVATE AND ROUGH GRADE.
12. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE ROUGH SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED, AND BENCH THE BUILDING PAD TO A SUBGRADE. MAINTAIN A MINIMUM SETBACK AROUND THE BUILDING FOOTPRINT FOR CONSTRUCTION ACTIVITIES.
13. INSTALL STORM DRAINAGE SYSTEM BEGINNING AT THE DOWNSTREAM END AND PROCEEDING UPGRADE. INSTALL UNDERGROUND DETENTION FACILITIES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. INSTALL NECESSARY SEDIMENT CONTROLS FOR EACH NEW CATCH BASIN AS NEEDED.
14. INSTALL ON REMAINING UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING OR AS DIRECTED OTHERWISE.
15. BEGIN BUILDING CONSTRUCTION.
16. PREPARE SUBBASE, PARKING AREAS, SLOPES AND ACCESS DRIVES FOR FINAL GRADING.
17. INSTALL PROCESSED AGGREGATE IN PARKING AREAS AND DRIVEWAYS.
18. PLACE TOPSOIL WHERE REQUIRED AND COMPLETE PERIMETER LANDSCAPING.
19. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN TWO (2) FEET OF CURBING.
20. AFTER SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE REMAINING SITE WORK AND STABILIZE ALL DISTURBED AREAS.
22. INSTALL THE BINDER COURSE OF THE PAVEMENT.
23. INSTALL CURBING.
24. COMPLETE EXTERIOR BUILDING CONSTRUCTION.
25. FINE GRADE, RAKE, SEED AND MULCH DISTURBED AREAS AROUND THE INSTALLED CURBING.
26. INSTALL PAVEMENT SURFACE COURSE.
27. AFTER THE SITE IS STABILIZED AND WITH THE APPROVAL OF THE TOWN OF SOUTH WINDSOR STAFF, REMOVE PERIMETER EROSION AND SEDIMENTATION CONTROLS AND ANY REMAINING TEMPORARY SEDIMENT TRAPS/BASINS.

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF NEW BRITAIN. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS/BASINS, TEMPORARY DIVERSION SWALES AND ANTI-TRACKING PADS, SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS WHEN DIRECTED BY THE ENGINEER.SEE SEDIMENT AND EROSION CONTROL DETAILS AND SUGGESTED CONSTRUCTION SEQUENCE FOR MORE INFORMATION. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A, §30B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
4. A BOND MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
5. THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.2 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
8. ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE, OR AS DETAILED, WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
11. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER. STAKED HAY BALES OR SILT FENCES SHALL ALSO BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND MATERIAL STOCKPILES.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE AND UNDISTURBED FOR MORE THAN 30 DAYS.
13. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENT TRAP OUTLET CONTROL ORIFICES UNTIL SITE IS STABILIZED AND BLOCK END OF STORM DRAINS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
14. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
15. METAL WASTE CONTAINERS SHALL BE PROVIDED AT THE SITE TO FACILITATE THE COLLECTION OF REFUSE MATERIAL GENERATED FROM CONSTRUCTION ACTIVITIES. SUCH MATERIAL SHALL NOT BE BURIED OR BURNED AT THE SITE.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDDED WITH TACKIFIER.
17. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
18. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOTS, CLEAN THE STORM DRAINAGE SYSTEMS AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM THE TOWN ENGINEER.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR

E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CATCH BASIN FILTER BASKET/SEDIMENT BARRIER	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REMOVE SEDIMENT WHEN IT REACHES 1/2 SEDIMENT VOLUME IN THE FABRIC OR 1/2 THE HEIGHT OF THE BARRIER
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
HAY BALES	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE BALE.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"	REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.

GENERAL SITE PLAN NOTES:

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

DATE	ISSUE
4-30-2024	IWA/CC APPLICATION P&Z APPLICATION



PDS ENGINEERING & CONSTRUCTION, INC.

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

CONSULTANTS:

PROJECT NAME:

STARTLINE DEVELOPMENT LLC.

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

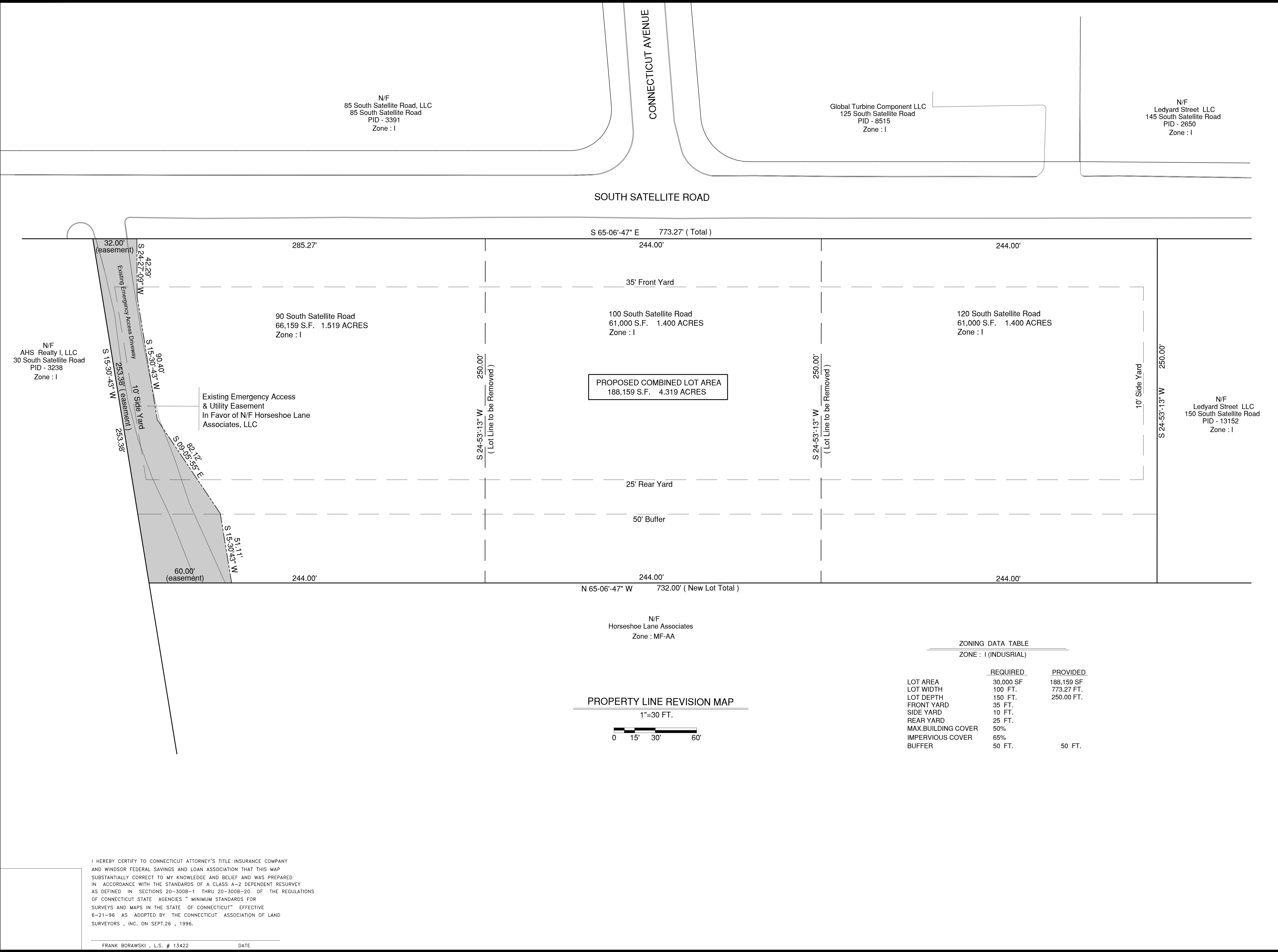
DRAWING TITLE:

APPROVAL LETTERS
SITE PLAN NOTES

SEAL

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

C-1



DATE
4-30-2024

ISSUE
IWA/CC APPLICATION
P&Z APPLICATION

PDS ENGINEERING & CONSTRUCTION, INC.
107 Old Windsor Road
Bloomfield, Connecticut 06002
Telephone: (860) 242-8586
FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME:
STARTLINE DEVELOPMENT LLC.

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:
PROPERTY LINE REVISION

SEAL

ENGINEER: FB

ARCHITECT:

PROJECT MGR:

DRAFTED BY: FB

C-2

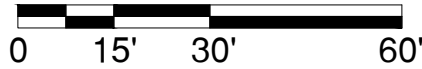
I HEREBY CERTIFY TO CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY AND WINDSOR FEDERAL SAVINGS AND LOAN ASSOCIATION THAT THIS MAP SUBSTANTIALLY CORRECT TO MY KNOWLEDGE AND BELIEF AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 DEPENDENT RESURVEY AS DEFINED IN SECTIONS 20-300B-1 THRU 20-300B-20 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.

FRANK BORAWSKI , L.S. # 13422

DATE

PROPERTY LINE REVISION MAP

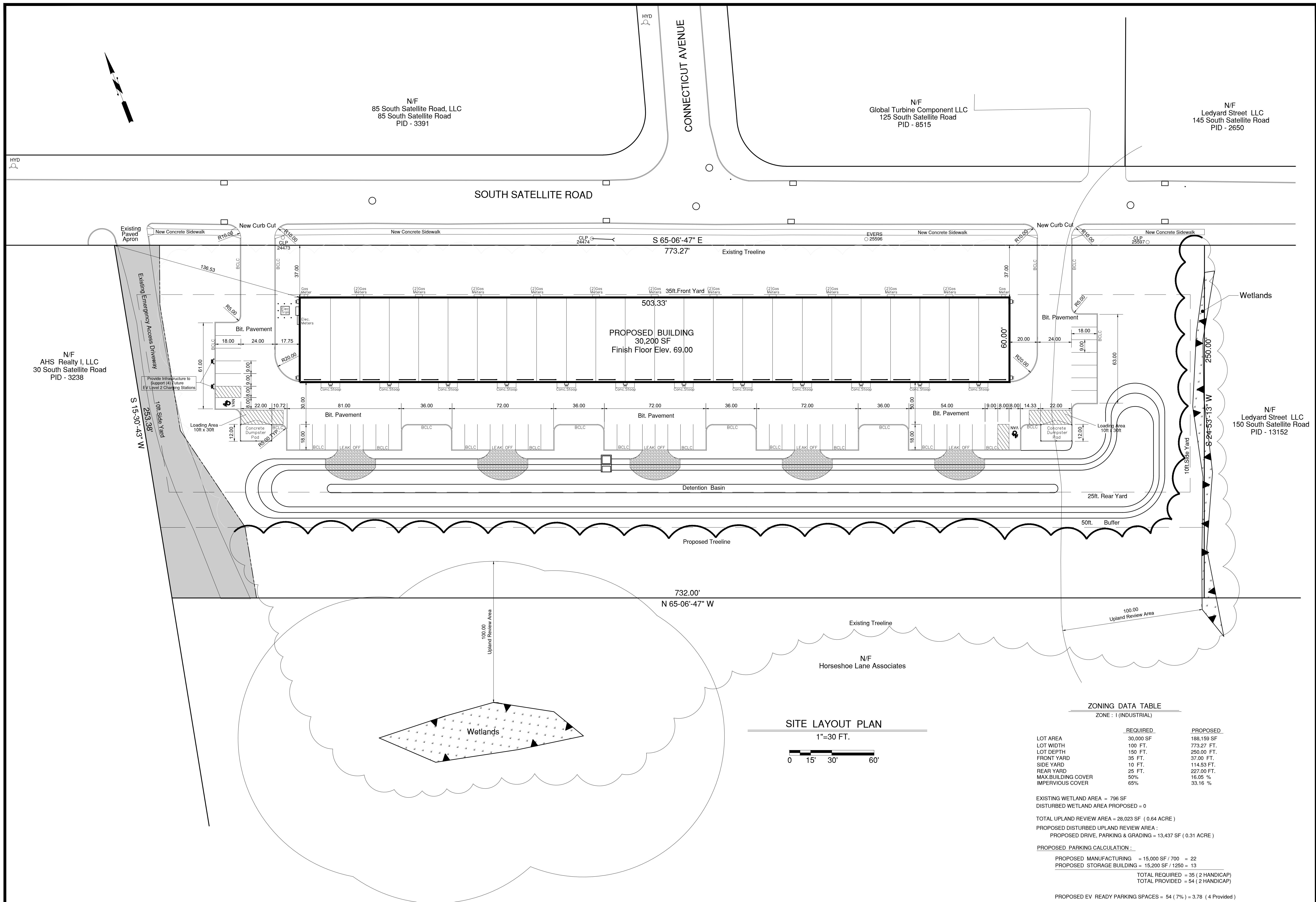
1"=30 FT.



ZONING DATA TABLE

ZONE : I (INDUSRIAL)

	REQUIRED	PROVIDED
LOT AREA	30,000 SF	188,159 SF
LOT WIDTH	100 FT.	773.27 FT.
LOT DEPTH	150 FT.	250.00 FT.
FRONT YARD	35 FT.	
SIDE YARD	10 FT.	
REAR YARD	25 FT.	
MAX.BUILDING COVER	50%	
IMPERVIOUS COVER	65%	
BUFFER	50 FT.	50 FT.

[illegible]

**PDS ENGINEERING &
CONSTRUCTION, INC.**

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

CONSULTANTS:

STARTLINE DEVELOPMENT LLC.

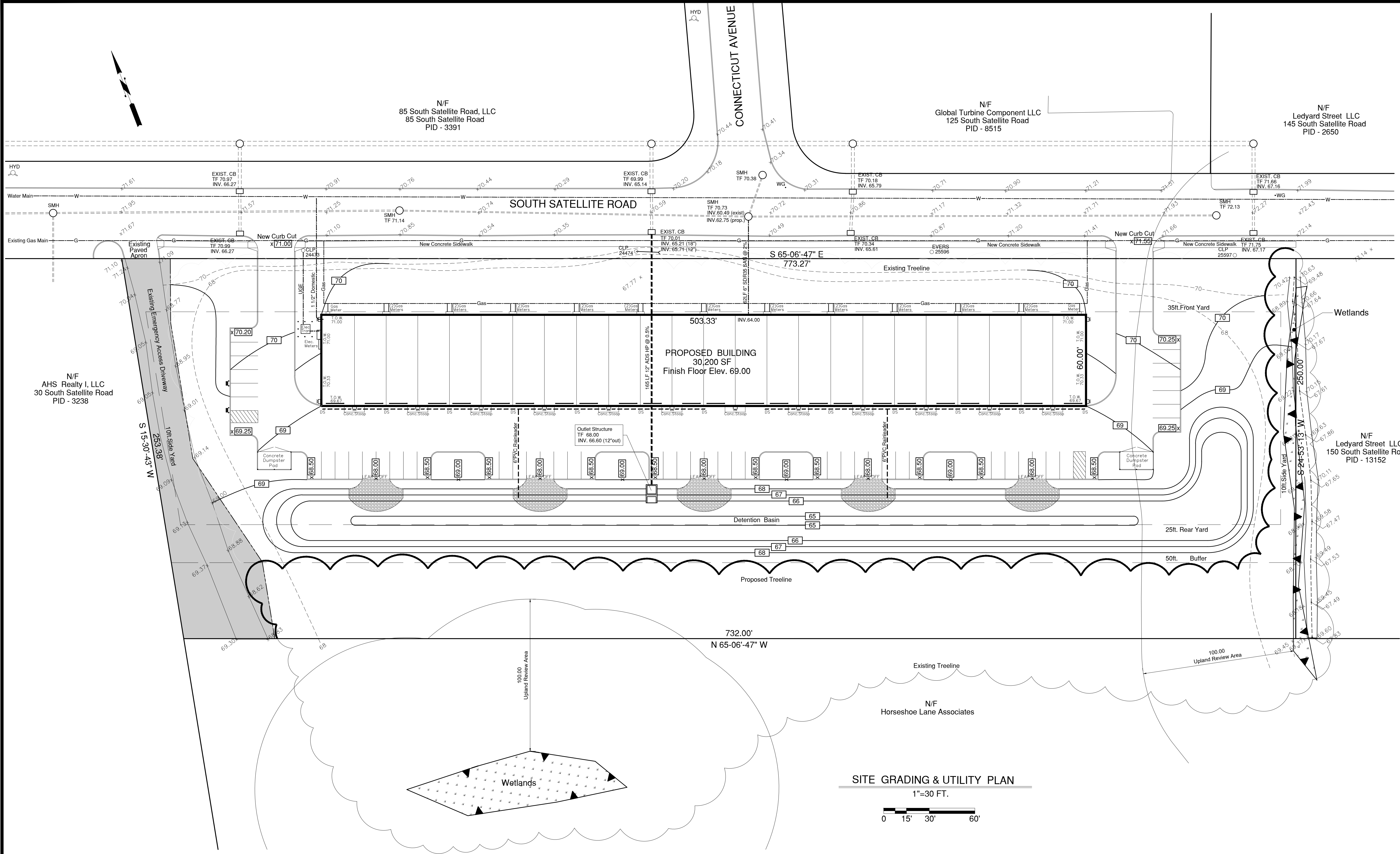
90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE: SITE LAYOUT PLAN

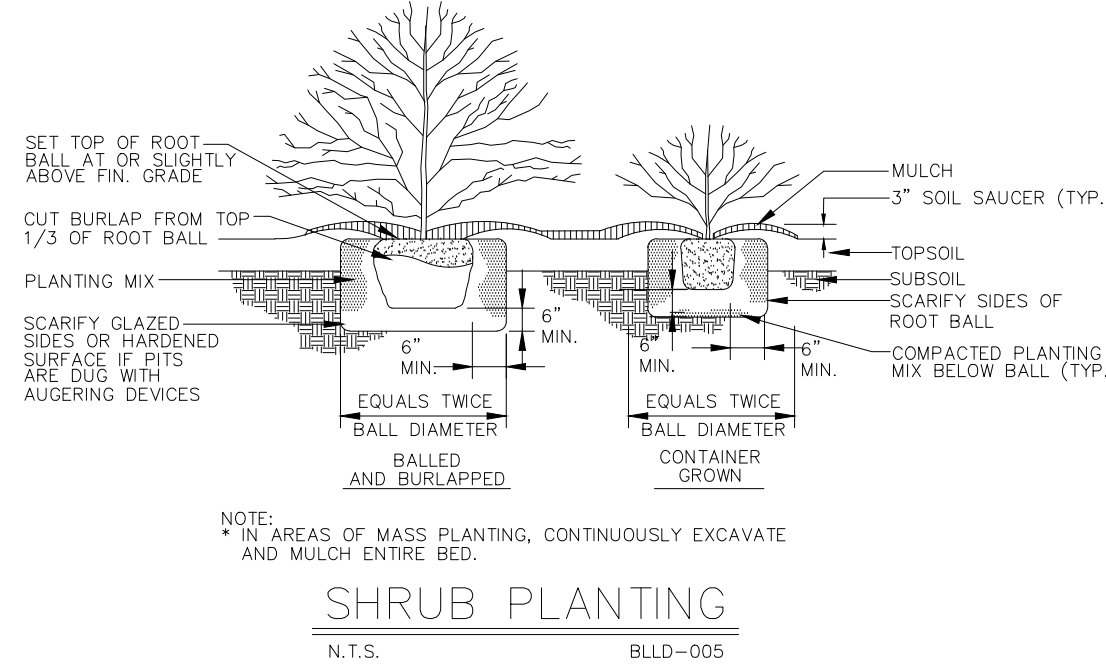
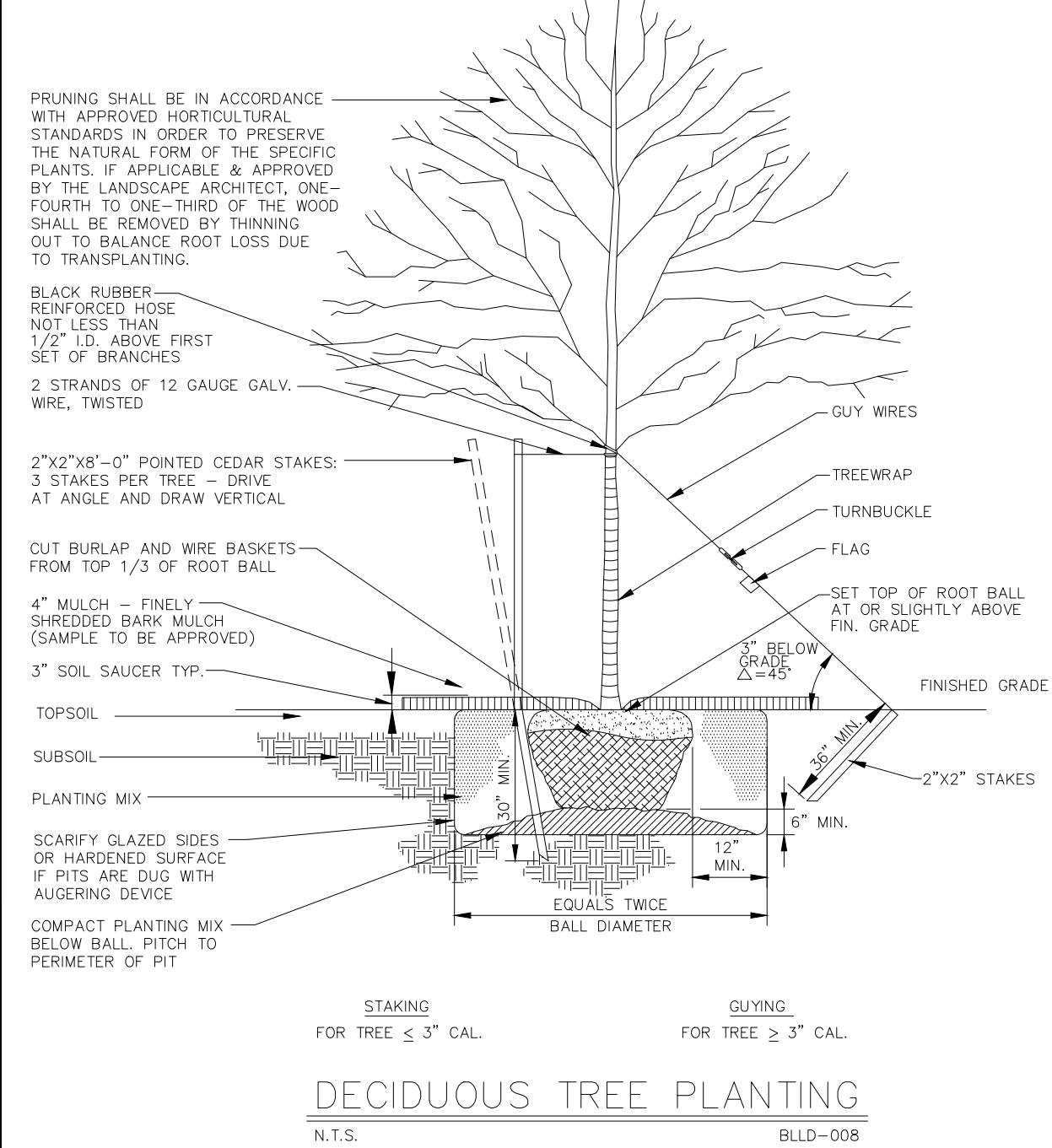
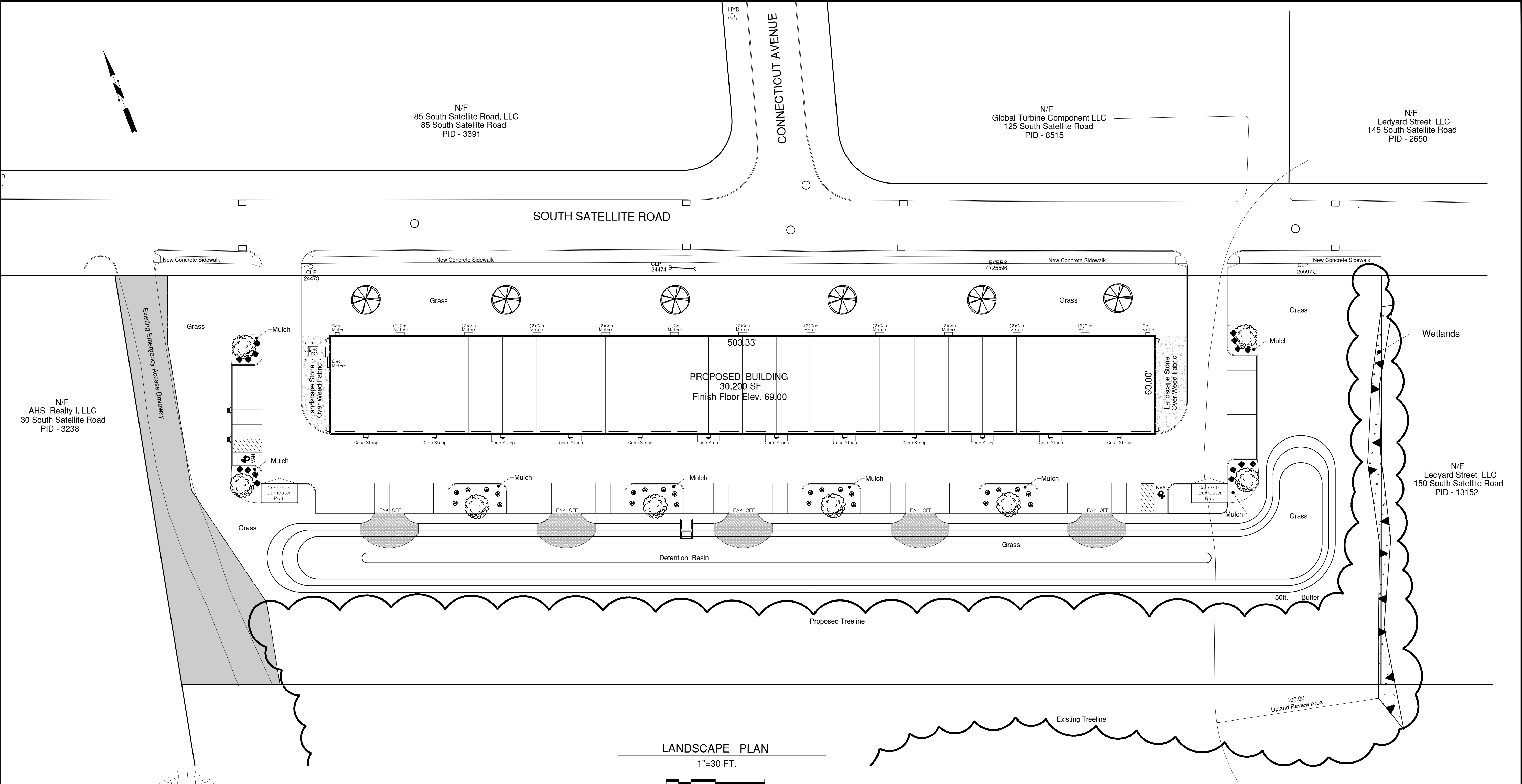
PROJECT NAME:

SEAL

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



DATE 4-30-2024	ISSUE IWA/CC APPLICATION P&Z APPLICATION
 PDS ENGINEERING & CONSTRUCTION, INC. 107 Old Windsor Road Bloomfield, Connecticut 06002 Telephone: (860) 242-8586 FAX (860) 242-8587	
CONSULTANTS:	
PROJECT NAME: STARTLINE DEVELOPMENT LLC. 90, 100 & 120 SOUTH SATELLITE ROAD SOUTH WINDSOR, CONNECTICUT DRAWING TITLE: SITE GRADING & UTILITY PLAN	
SEAL	
ENGINEER: FB ARCHITECT: PROJECT MGR: DRAFTED BY: BF	
C-4	



LANDSCAPE PLAN
1"=30 FT.
0 15' 30' 60'

LANDSCAPE SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY.	PLANTED SIZE	MATURE SIZE
RHODODENDRON	RHODODENDRON 'PJM'	24	18-24" SPD.	4 FT.
JUNIPER	PFITZERIANA 'NICK'S COMPACTA'	16	18-24" SPD.	GROUND COVER
CALLERY PEAR	CLEVELAND SELECT	8	2"- 2 1/2" B&B	30-40 FT. HIGH
ZELKOVA	SERRATA VILLAGE GREEN	6	2"- 2 1/2" B&B	30-40 FT. HIGH

NOTE:
ALL PLANTING BEDS TO RECEIVE 4" MIN. PINE BARK MULCH , EXCEPT AS NOTED

DATE
4-30-2024

ISSUE
IWA/CC APPLICATION
P&Z APPLICATION

PDS ENGINEERING & CONSTRUCTION, INC.

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

CONSULTANTS:

PROJECT NAME:
STARTLINE DEVELOPMENT LLC.

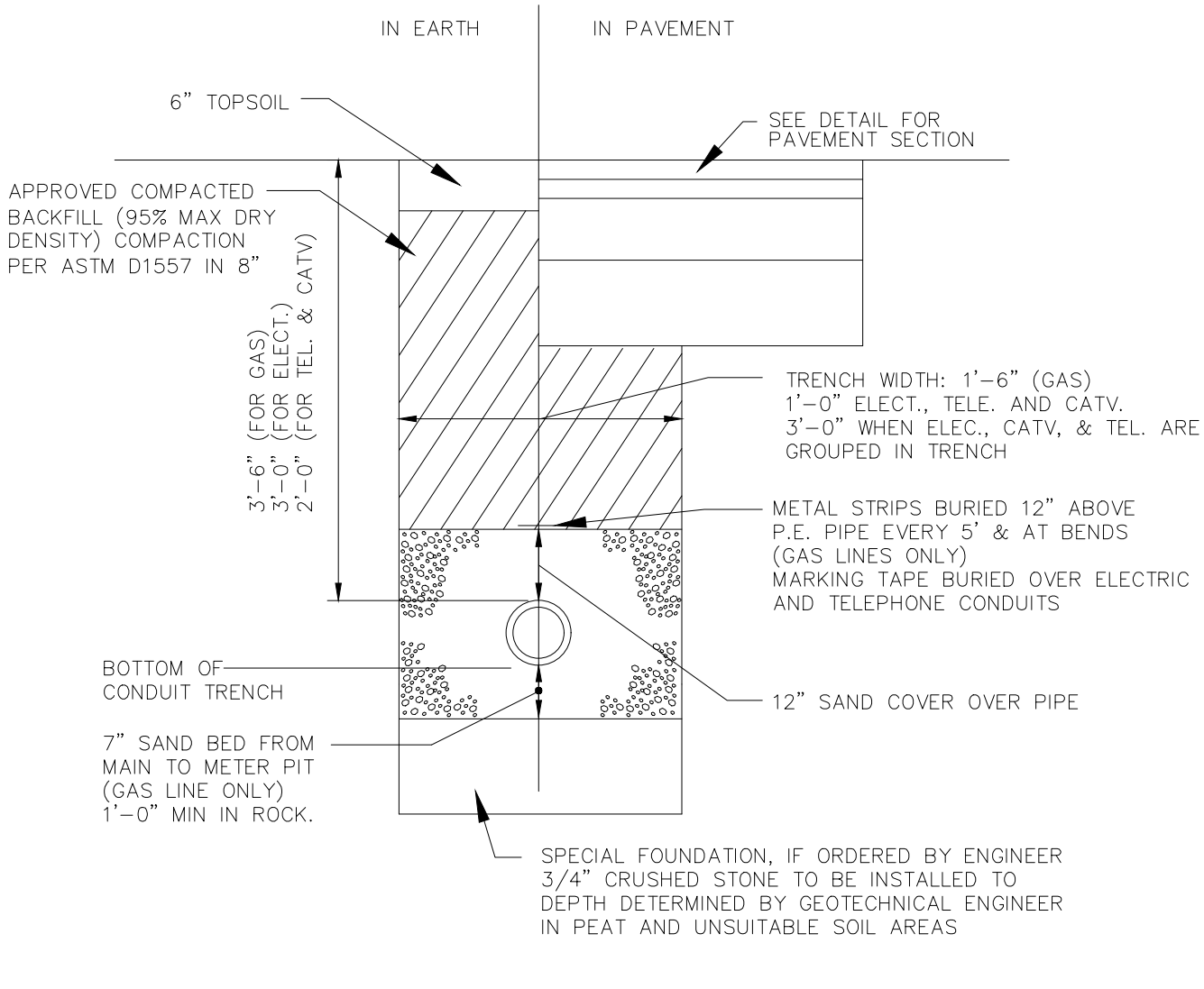
90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:
LANDSCAPE PLAN

SEAL

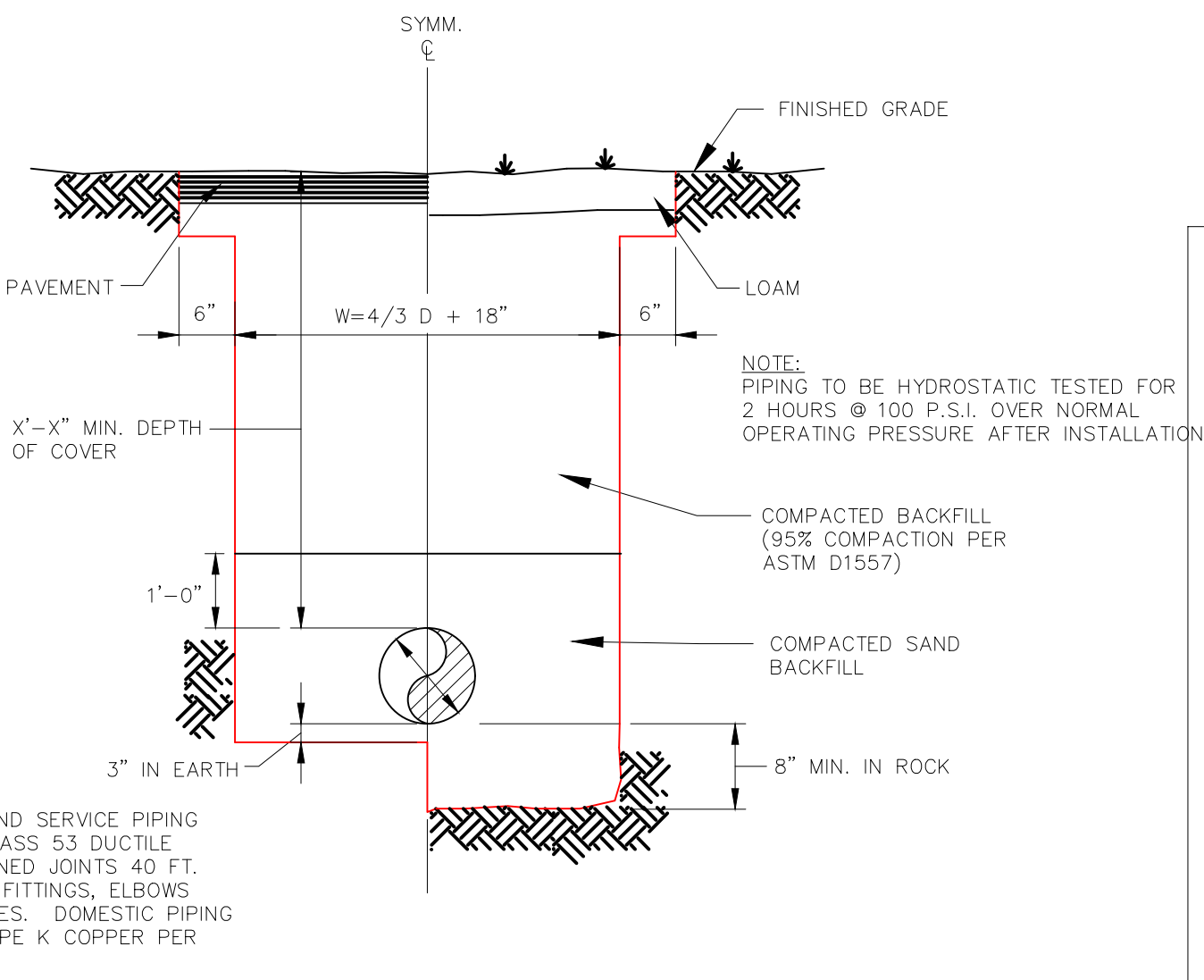
ENGINEER: FB
ARCHITECT:
PROJECT MGR:
DRAFTED BY: BF

C-6



ELECTRICAL, TELEPHONE
AND GAS TRENCH DETAIL

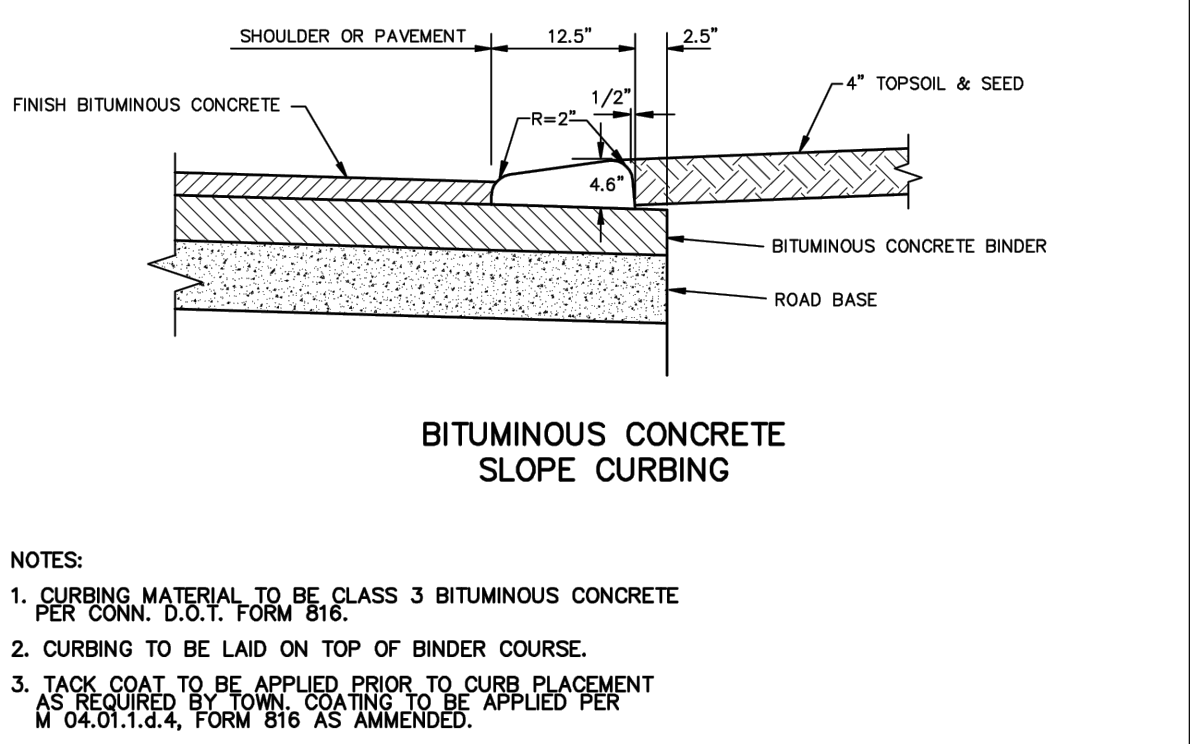
N.T.S.



TYPICAL WATER MAIN AND
SERVICE TRENCH DETAIL

N.T.S.

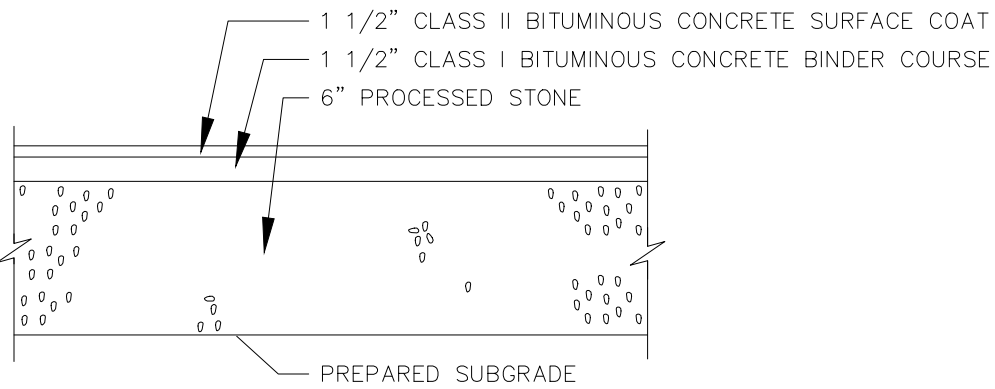
BLWD-005



NOT TO SCALE		
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	BITUMINOUS CONCRETE CURBING REVISED:	APPROVED PUBLIC WORKS DIRECTOR

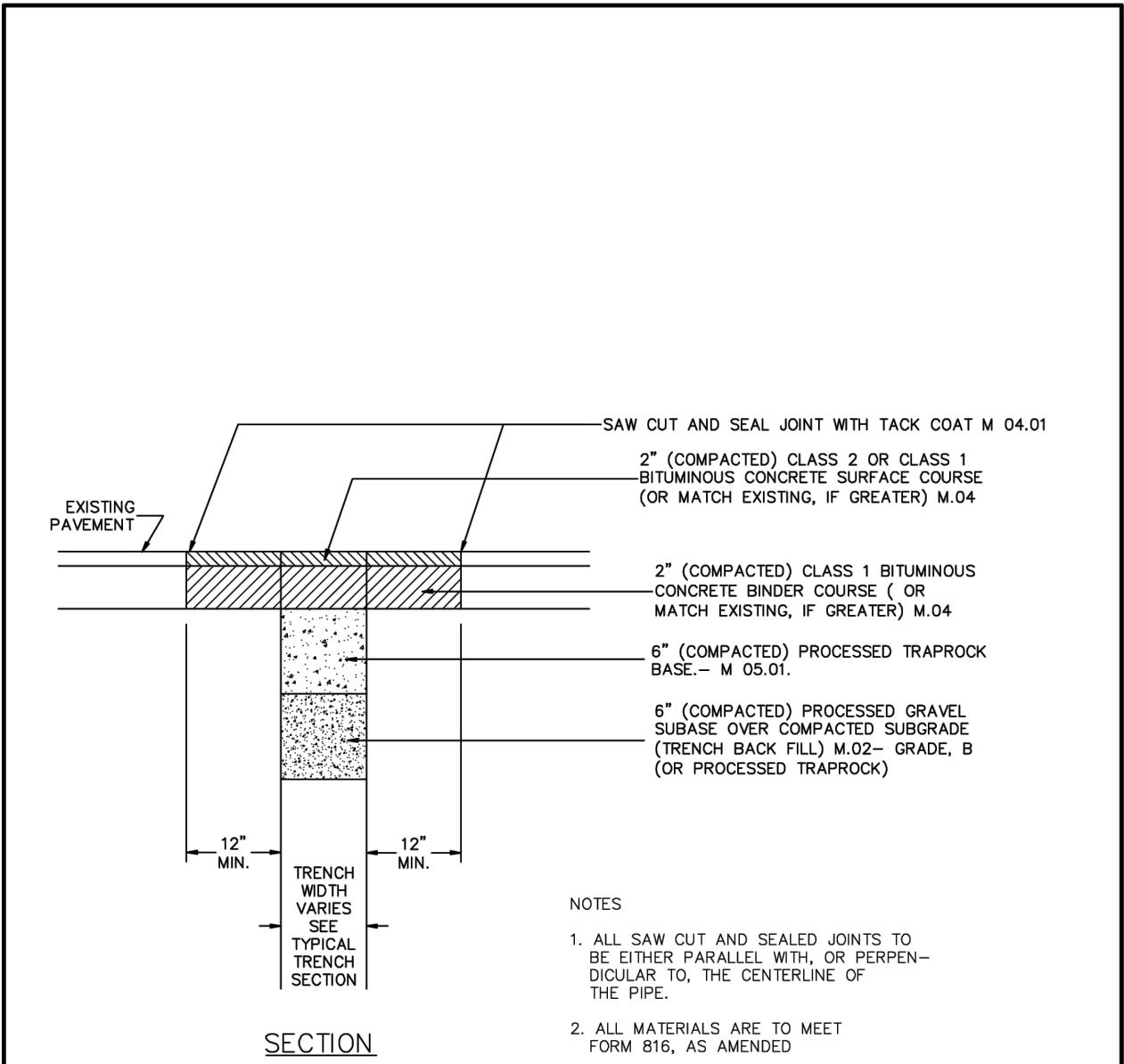
SD-9

BITCURBLWG



CONCRETE PAVEMENT DETAIL

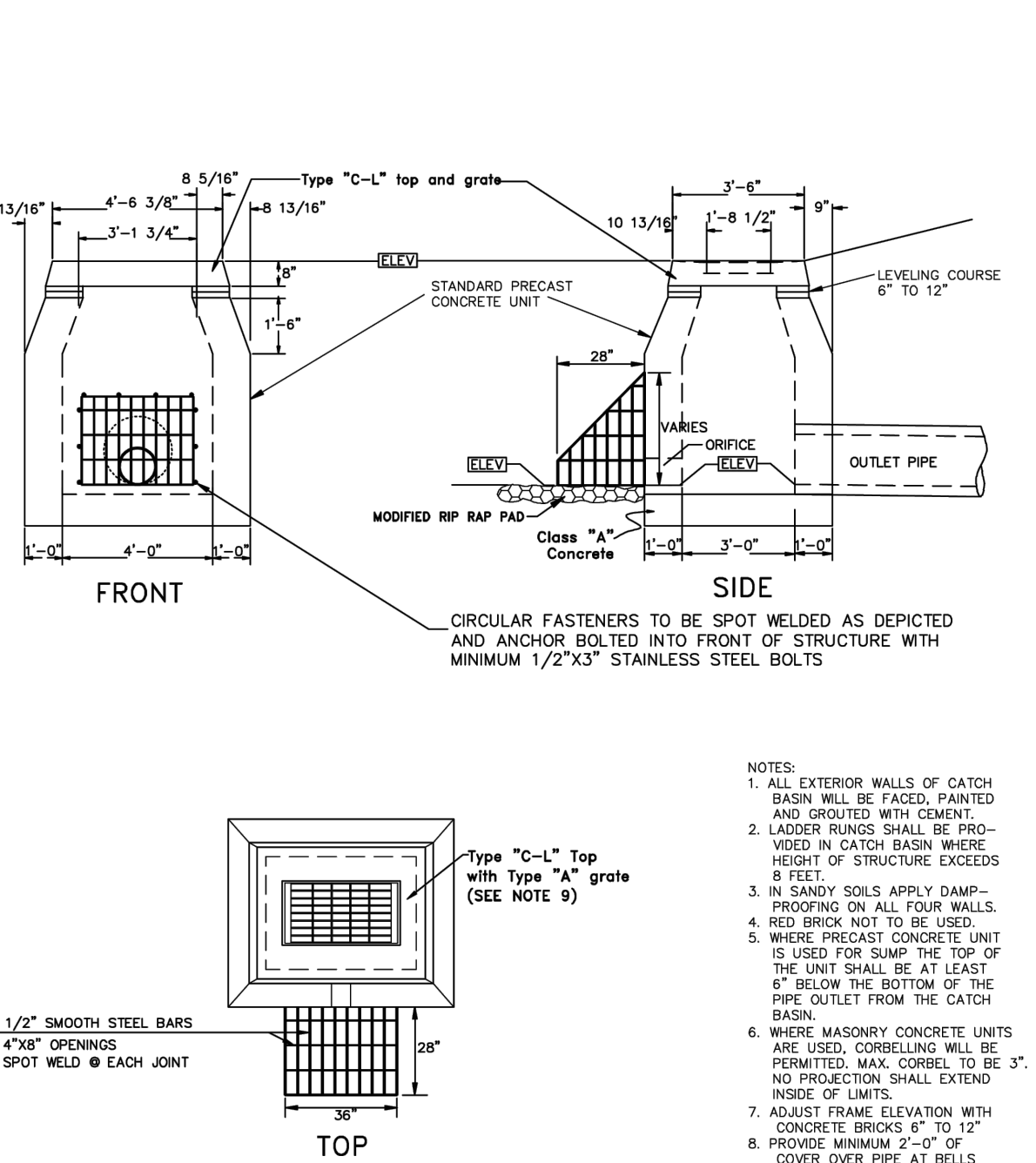
N.T.S.



NOT TO SCALE		
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	PERMANENT PAVEMENT PATCHING DETAIL REVISED:	APPROVED PUBLIC WORKS DIRECTOR

SD-42

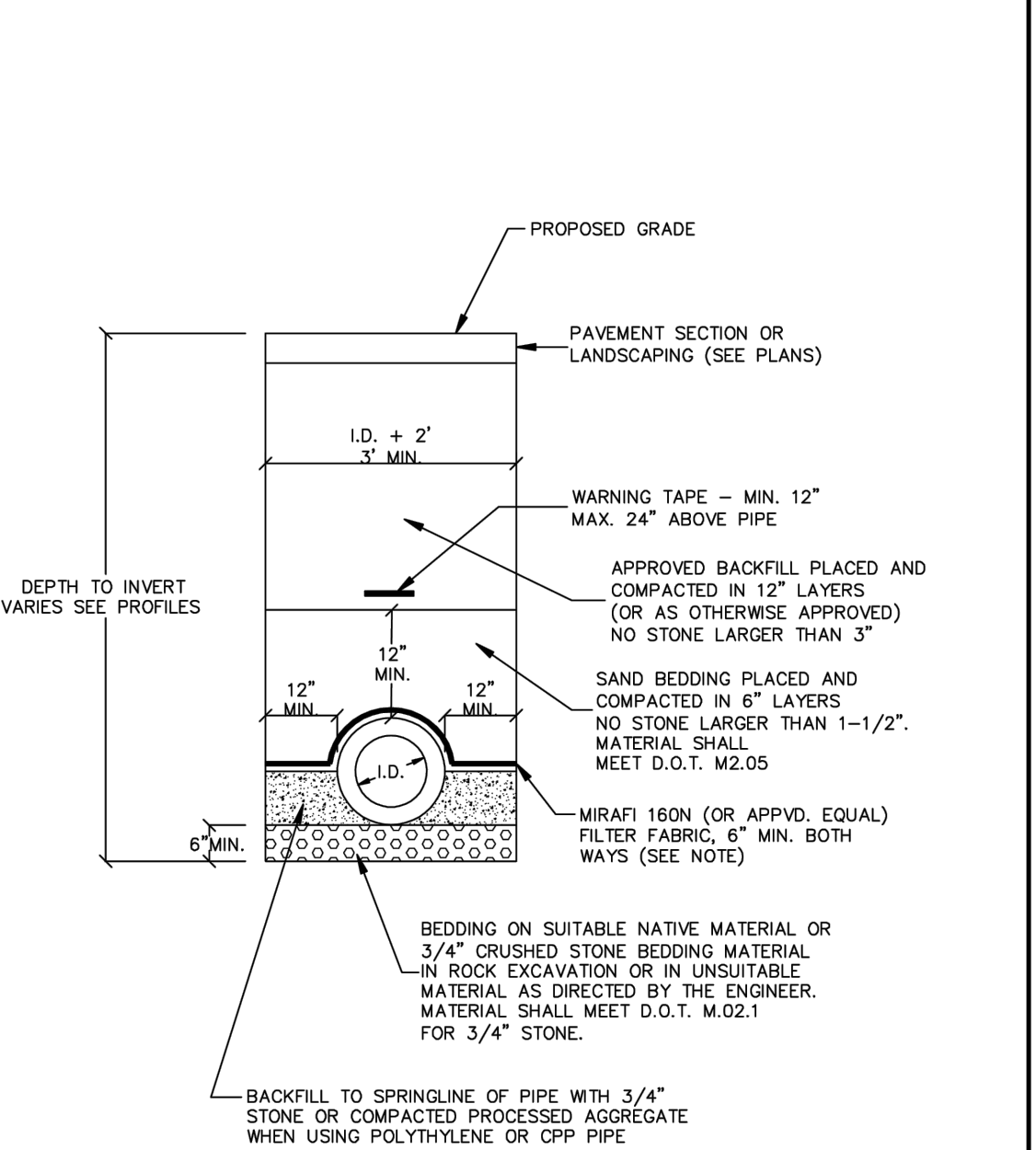
PERMPATCHDWG



NOT TO SCALE		
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	DETENTION BASIN OUTLET REVISED: MAY, 2001	APPROVED PUBLIC WORKS DIRECTOR

SD-30

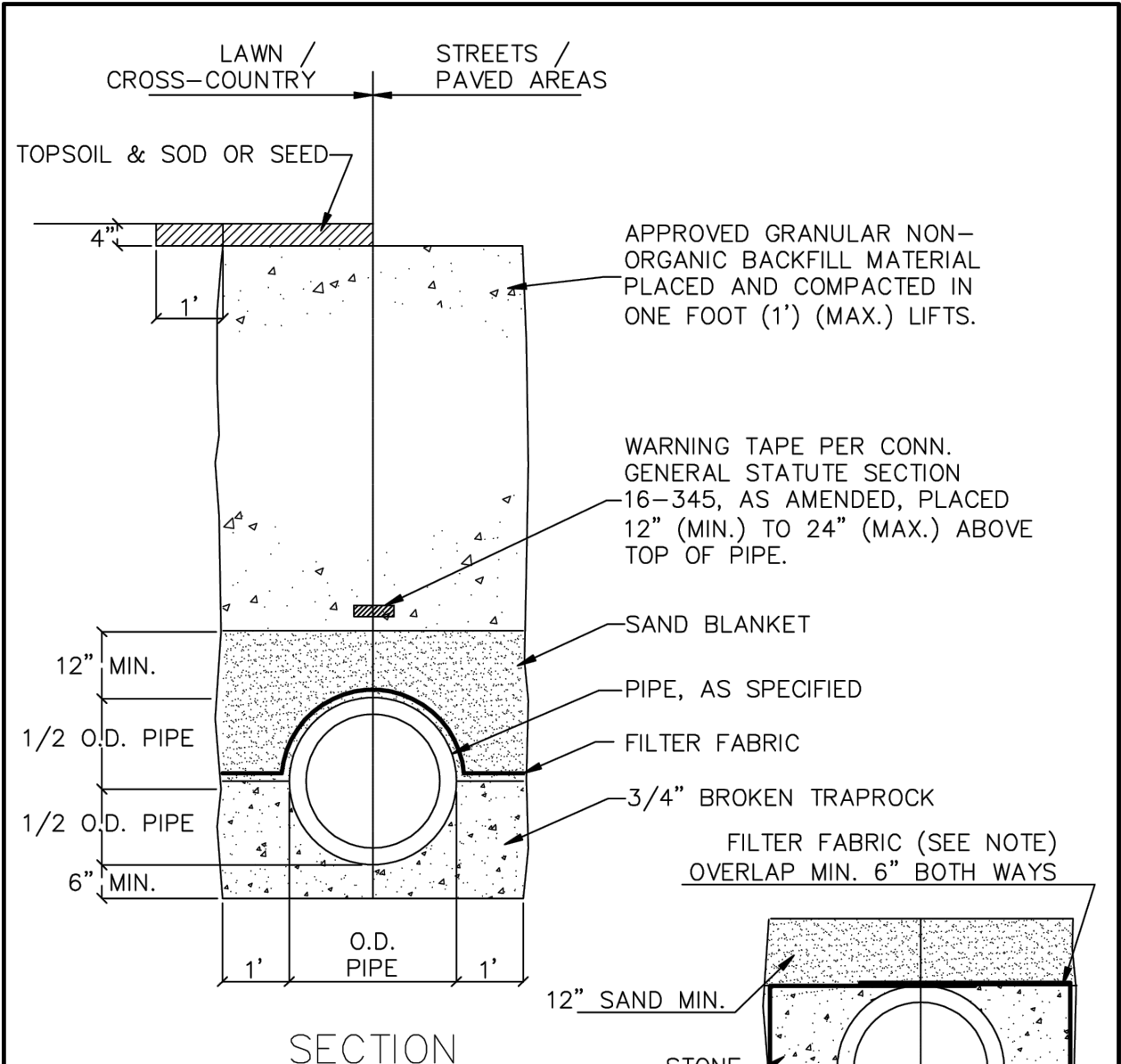
SDDETENT.DWG



NOT TO SCALE		
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	STORM DRAIN TRENCH DETAIL REVISED:	APPROVED PUBLIC WORKS DIRECTOR

SD-32

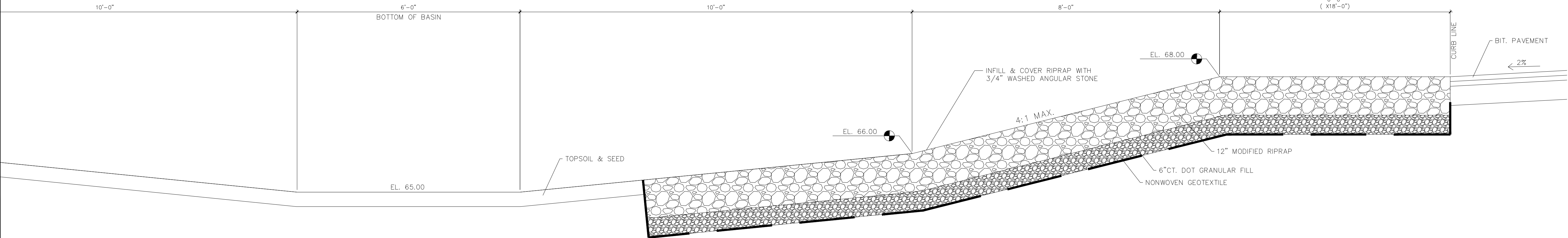
SDTRENCH.DWG



NOT TO SCALE		
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	TYPICAL SANITARY SEWER TRENCH SECTION REVISED:	APPROVED PUBLIC WORKS DIRECTOR

SD-50

SEWTRENCH.DWG



SECTION @ LEAK OFF

N.T.S.

DATE: 4-22-2024
ISSUE: P&Z APPLICATION



PDS ENGINEERING &
CONSTRUCTION, INC.

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

CONSULTANTS:

STARTLINE DEVELOPMENT LLC.

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

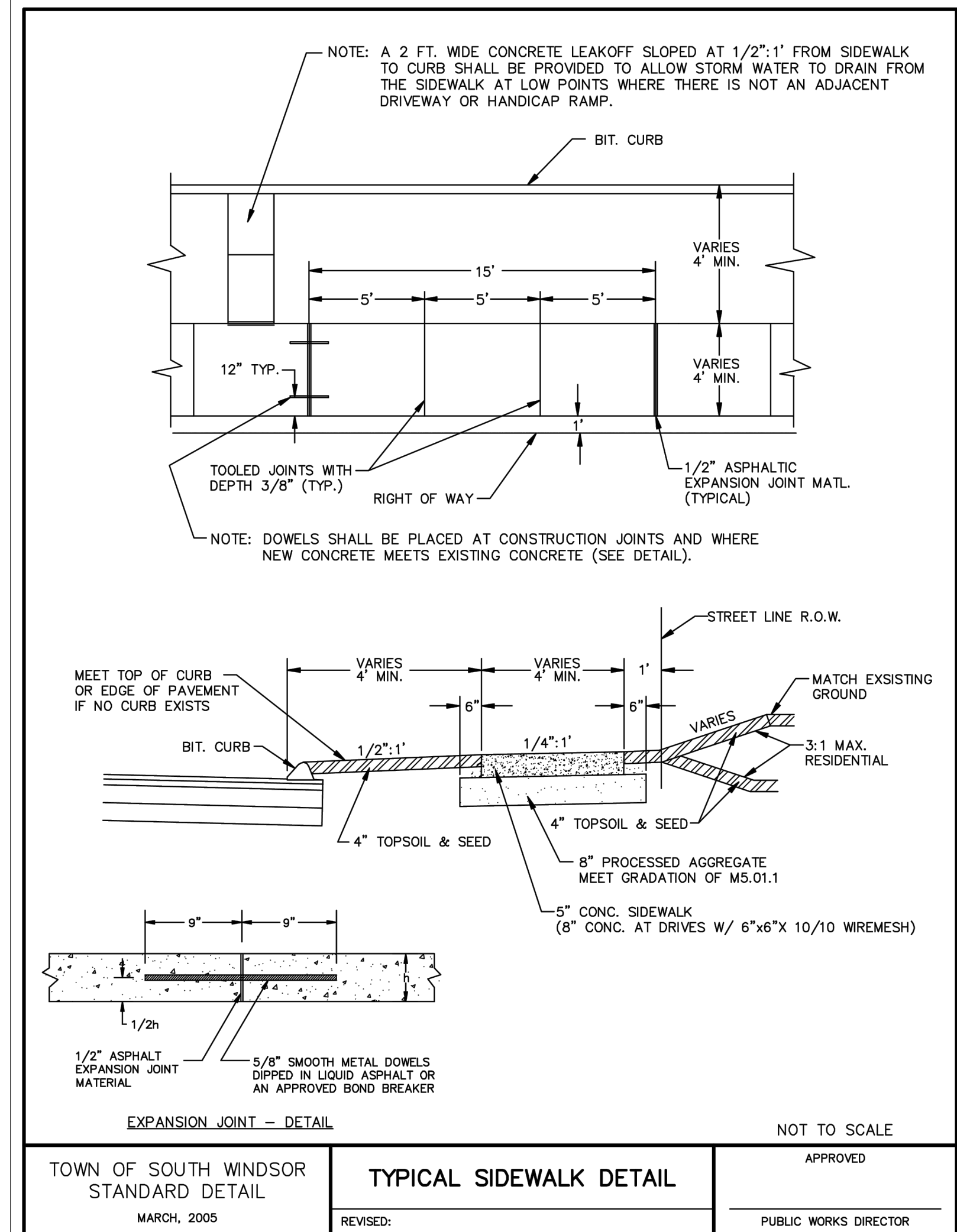
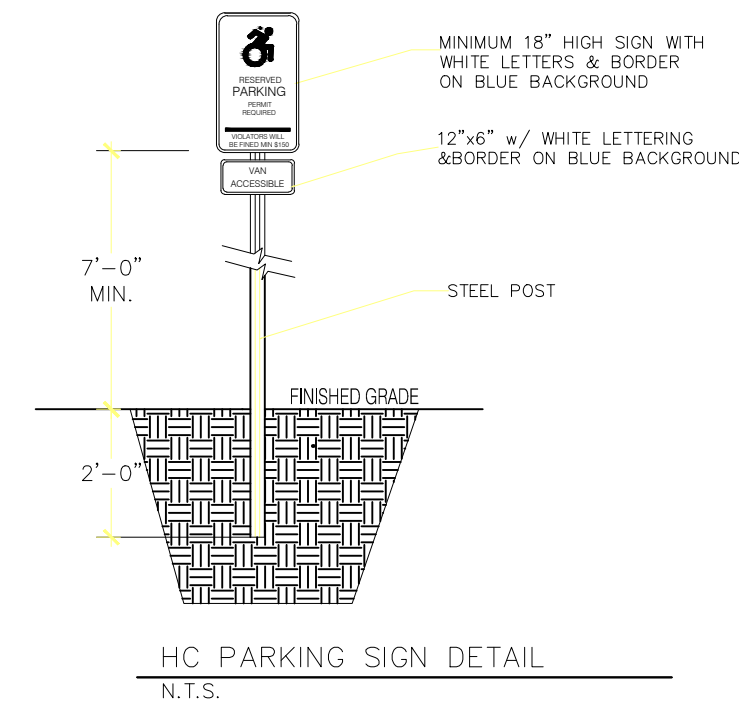
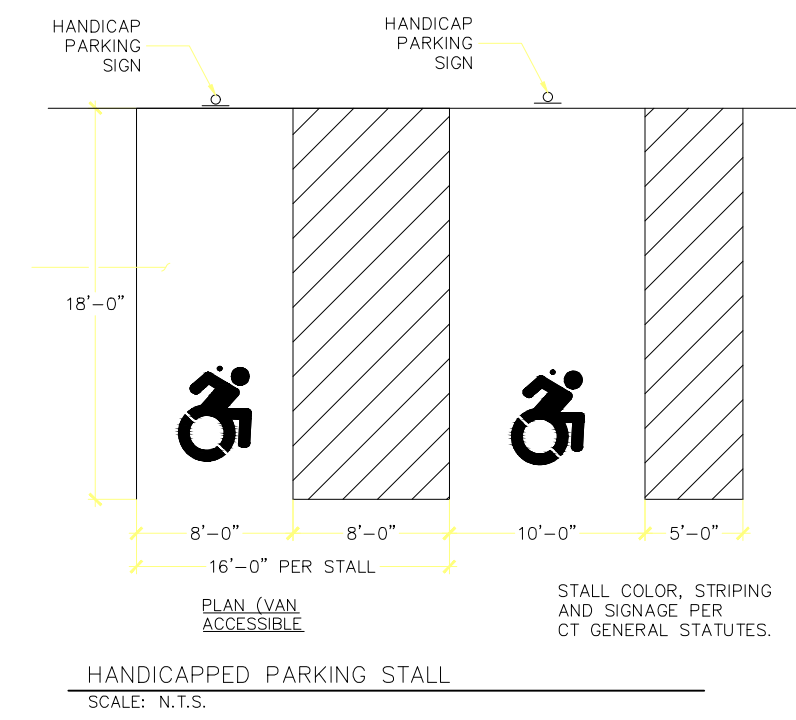
DRAWING TITLE:
SITE DETAILS

PROJECT NAME:

SEAL

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

C-7

[illegible]

**PDS ENGINEERING &
CONSTRUCTION, INC.**

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

CONSULTANTS:

PROJECT NAME:

STARTLINE DEVELOPMENT LLC.

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

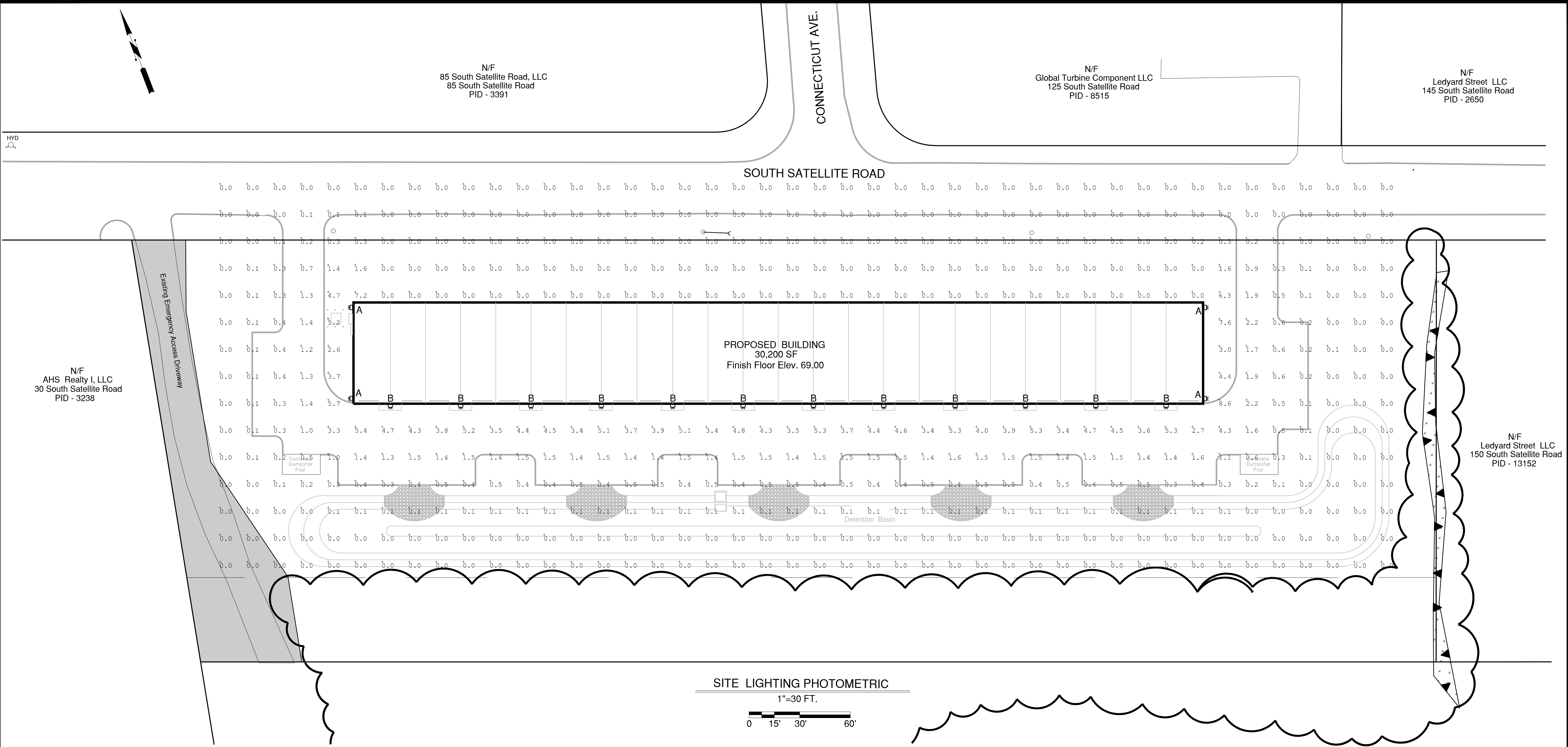
DRAWING TITLE:

SITE DETAILS

SEAL

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

C-8



DATE	ISSUE
4-30-2024	IWA/CC APPLICATION P&Z APPLICATION

PDS ENGINEERING & CONSTRUCTION, INC.

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

CONSULTANTS:

N/F
AHS Realty I, LLC
30 South Satellite Road
PID - 3238

N/F
Global Turbine Component LLC
125 South Satellite Road
PID - 8515

N/F
Ledyard Street LLC
145 South Satellite Road
PID - 2650

N/F
Ledyard Street LLC
150 South Satellite Road
PID - 13152

PROJECT NAME:
STARTLINE DEVELOPMENT LLC.

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:
SITE LIGHTING PHOTOMETRIC

SEAL

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

SL-1

WallMax Full Cutoff Wall Pack

Dimensions

15-28W MODELS

40-100W MODELS

WallMax Full Cutoff Wall Pack

Accessories

MODEL #	ORDER CODE	DESCRIPTION	IMAGE
CN-THRT*	10294	C-MAX RECTANGULAR MOTION SENSOR/PCB REQUIRES REMOTE CONTROL TO PROGRAM. USE INTERNAL PHOTOCELL AND DISABLE THE PHOTOCELL ON THE SENSOR (CN-THRT).	
CN-REMO*	10287	C-MAX REMOTE CONTROL, AT LEAST ONE REQUIRED PER PROJECT TO PROGRAM MOTION SENSOR.	
CEA-RED**	10755	EXTERNAL BRONZE ADAPTER FOR FIELD INSTALLED ROUND C-MAX NETWORK CONTROL NODES.	
NR-RED**	10587	C-MAX NETWORK CONTROL NODE ROUND BRONZE (REQUIRES CEA TO INSTALL AND C-MAX APP TO PROGRAM).	
NR-RED**	10625	C-MAX NETWORK CONTROL NODE ROUND MOTION SENSOR/PCB (REQUIRES CEA TO INSTALL AND C-MAX APP TO PROGRAM).	

Specifications

	WPC15	WPC20	WPC28	WPC40	WPC70	WPC100
SELECTABLE BETWEEN 3000K/4000K/5000K						
CCT	15	20	28	40	70	100
Input Power (W)	15	20	28	40	70	100
Efficiency (lm/W)	140 - 150	140 - 150	130 - 140	130 - 140	120 - 144	120 - 135
Lumens	2,100-2,250	2,800-3,000	3,600-4,100	5,600-5,800	9,400-10,100	10,400-13,000
CRI	≥80					
L70 Lifetime (hrs)	≥100,000					
Voltage	120-277V	120-277V	120-277V	120-277V	120-277V	120-277V
Power Factor	≥0.9					
Dimming	0-10V and high-end triac with C-Max Controls					
Controls	Protocol with on/off switch included and compatible with field-installed C-Max controls standard					
Battery Backup	120V or 277V only, 600-800 hours, 40-recharge in 10-15V and 40-11V charging range, PC 100, 30% 1000. Using EMMS for product will require an EMMS kit.					
Operating Temperature	-20°F to 104°F (-30°C to 40°C)					
Certification	UL, ETL, PSE, FCC, TUV, and NRTL Certified					
Construction	Die Cast Aluminum housing with corrosion resistant powder paint and 100% stainless steel mounting hardware					
Environment	Outdoor Wet Location and IP65					
Warranty	10 Year Standard Warranty					

WallMax Full Cutoff Wall Pack

Product Description:

WallMax Full Cutoff Wall Packs are a full cutoff architectural wall mounted fixture ideal for commercial offices, schools and other public administrative buildings. Offers a wide range of outputs and options including CCT, selectability so the customer can choose between 3000K, 4000K and 5000K color temperatures.

Features:

- CCT selectable between 3000K, 4000K or 5000K
- Wattage Selectable - 28W and 100W versions
- Sealed housing - control nodes are mounted internally without impacting the fixture sealing or aesthetics
- 4 x 1/2" conduit holes, one on each side for surface conduit applications

Controls Options:

- Internal photocell with on/off switch included standard
- Control Ready for field-installed C-Max controls

Construction:

- Die Cast Aluminum housing with polycarbonate LED lens

Listings:

- UL listed for Wet Locations, Outdoor
- IP65
- DLC Premium
- Not all product variations listed on this page are DLC qualified. Visit <https://www.designlights.org/search/> to confirm qualification.
- RoHS Compliant

Ordering Structure

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	CONTROL OPTIONS	DR OPTS
WPC15-WPC100	15-100W	120-277V	T=1 Type I	3000K-5000K	Black or Bronze	Control Ready - Standard see accessories chart for control details	Black or Bronze
WPC15-WPC100	15-100W	120-277V	T=1 Type I	3000K-5000K	Black or Bronze	Control Ready - Standard see accessories chart for control details	Black or Bronze

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC15-WPC100	15W15	P103L213
WPC20-WPC100	20W20	P103L213
WPC28-WPC100	28W28	P103L213
WPC40-WPC100	40W40	P103L213
WPC70-WPC100	70W70	P103L213
WPC100-WPC100	100W100	P103L213

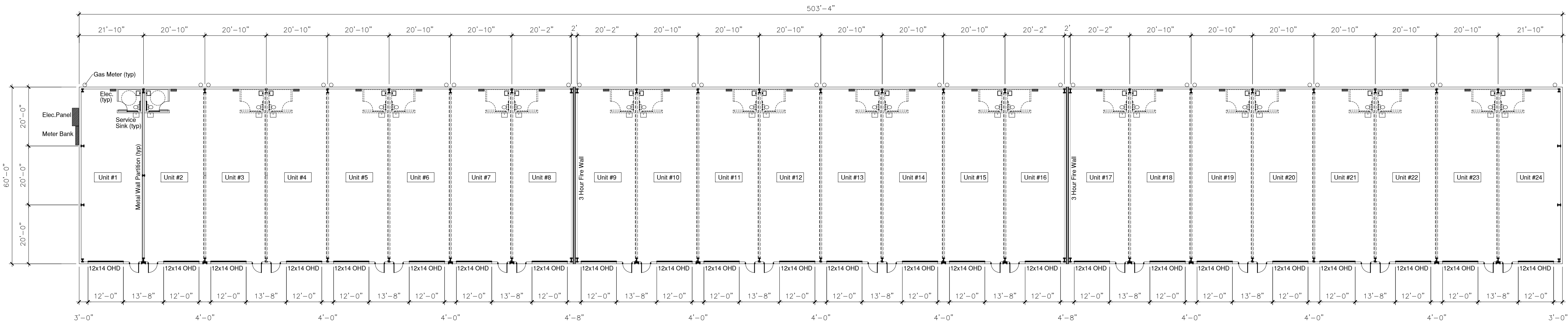
10 Year standard warranty with labor allowance (for details see www.startline.com/warranty)

Warranty Limitations: Product must be used for application per the Product Data Sheet (PDS); operated ≤10 hrs; in ambient temperatures -4°F to 177°F; if ambient temperatures fall outside the -4°F to 177°F range, product is warranted for 5 years according to the operating temperature range specified on the PDS. Up to \$50/unit, registration required. Additional coverage may be available for purchase, contact MaxLite.

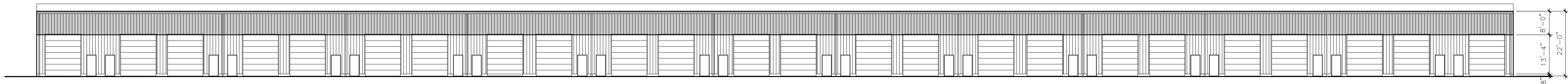
Excludes EMMS versions; component warranty applies.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	12	B	SINGLE	0.903	WPC70UT4-CSBPCCR	68.5
	4	A	SINGLE	0.903	WPC100UT4-WCSBPCCR	94.74

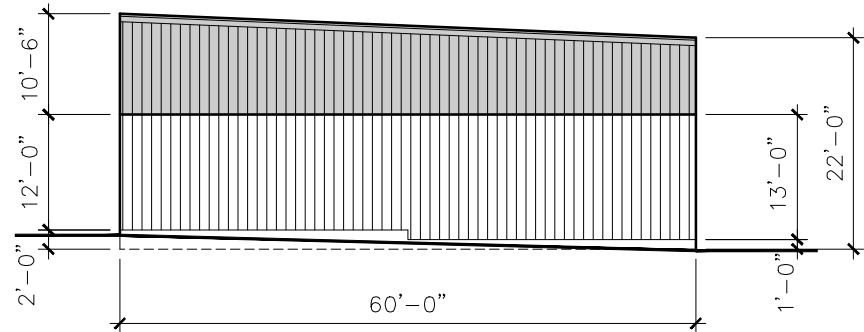
ALL OF THE CUTOFF FIXTURES ARE MOUNTED AT 18'



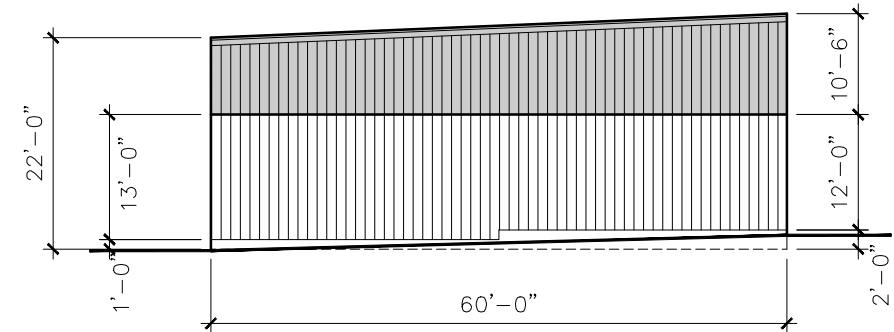
FLOOR PLAN
1"= 20 FT.



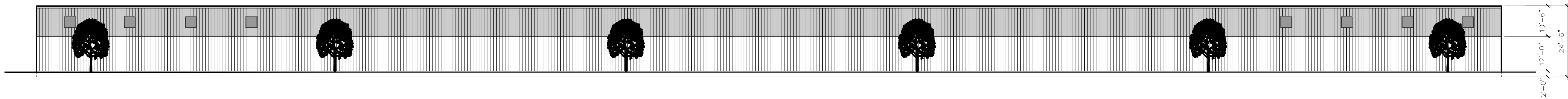
SOUTH ELEVATION
1"= 20 FT.



WEST ELEVATION
1"= 20 FT.



EAST ELEVATION
1"= 20 FT.



NORTH ELEVATION
1"= 20 FT.

DATE	ISSUE
1-3-2024	PROGRESS DRAWING
2-16-2024	BAY DIMENSIONS & ADD FIRE WALLS



PDS ENGINEERING & CONSTRUCTION, INC.

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

CONSULTANTS:

PROJECT NAME:
STARTLINE DEVELOPMENT, LLC

90, 100 & 120 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:
FLOOR PLAN & ELEVATIONS

SEAL

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

A-100