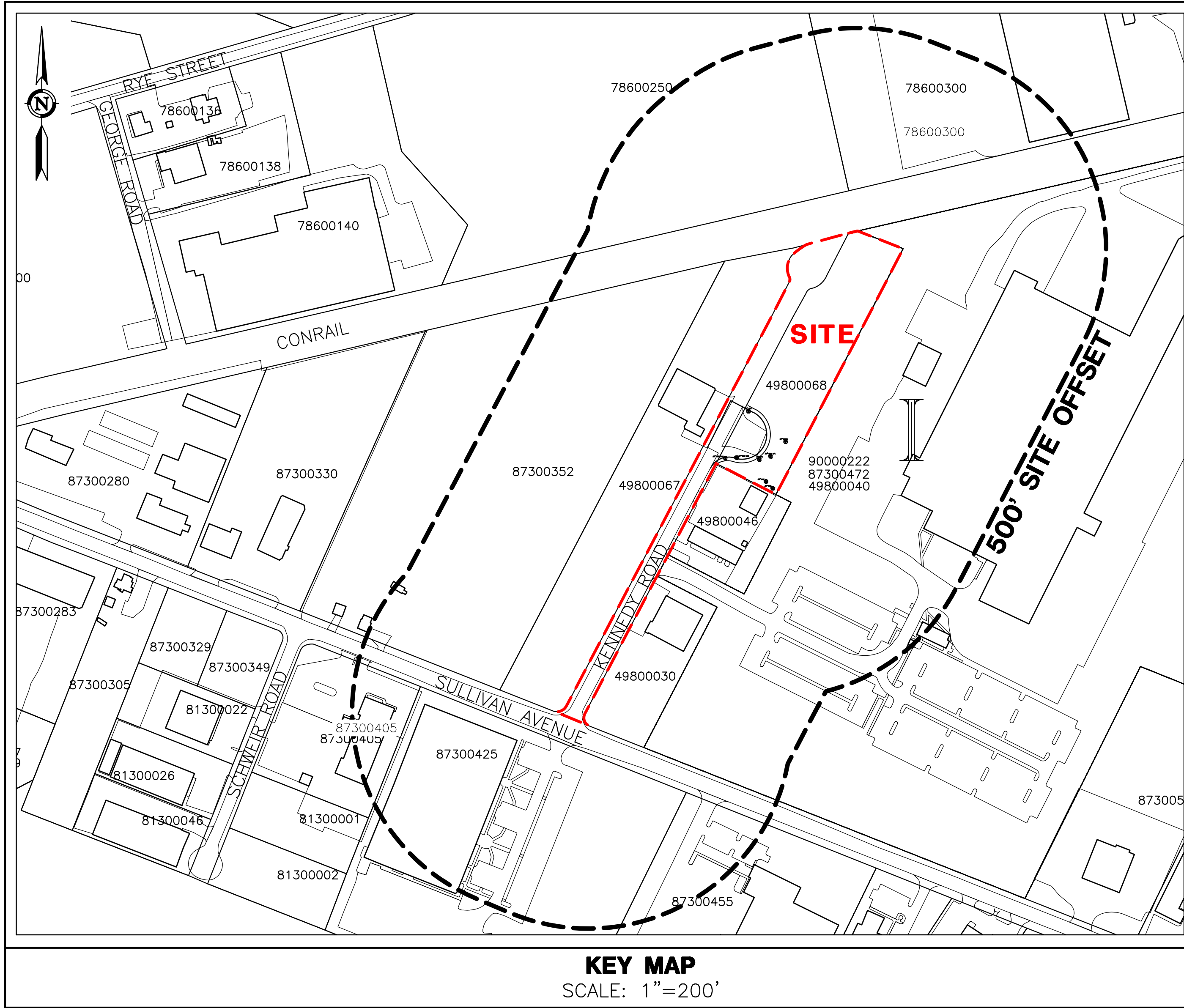
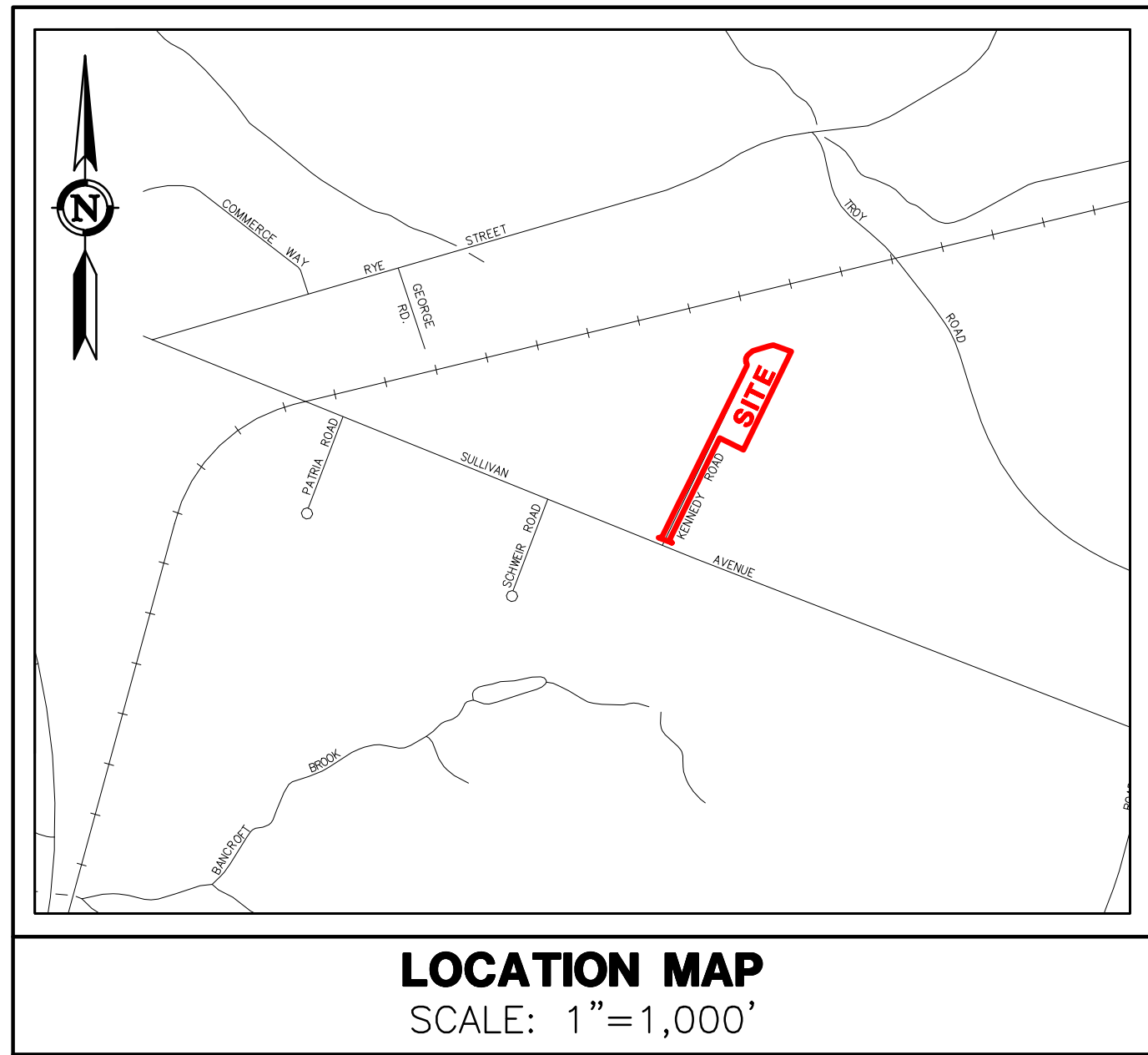


KENNEDY ROAD CUL-DE-SAC RESUBDIVISION

KENNEDY ROAD ~ SOUTH WINDSOR ~ CT
GIS NO. 49800068

N/F 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
30 KENNEDY ROAD	WOODCOCK JOHN J JR TR	49800030
40 KENNEDY ROAD	456 SULLIVAN AVE LLC	49800040
46 KENNEDY ROAD	LAWSON'S PROPERTIES LLC	49800046
67 KENNEDY ROAD	FOUR WOODS LLC	49800067
250 RYE STREET	ALTATWO REALTY COMPANY LLC	78600250
300 RYE STREET	ALTA REALTY COMPANY LLC	78600300
352 SULLIVAN AVE	FOUR WOODS LLC	87300352
405 SULLIVAN AVENUE	KUHNS FAMILY PROPERTIES LLC	87300405
425 SULLIVAN AVENUE	CONDOR PROPERTIES LLC	87300425
455 SULLIVAN AVENUE	PARKSITE INC	87300455
472 SULLIVAN AVENUE	CURRENT RESIDENT	87300472
222 TROY ROAD	CURRENT RESIDENT	90000222



SHEET INDEX		
C-T1	COVER SHEET	1 of 9
C-SP1	RESUBDIVISION SITE PLAN	2 of 9
C-GD1	RESUBDIVISION GRADING PLAN	3 of 9
C-DR1	RESUBDIVISION DRAINAGE PLAN	4 of 9
C-ES1	RESUBDIVISION EROSION & SEDIMENTATION CONTROL PLAN	5 of 9
C-ES2	RESUBDIVISION EROSION & SEDIMENTATION CONTROL NOTES & DETAILS	6 of 9
C-LS1	LANDSCAPE PLAN, DETAILS, & NOTES	7 of 9
C-D1	NOTES, LEGEND, & DETAILS	8 of 9
C-D2	DETAILS	9 of 9
RS-1 & RS-2	PROPERTY SURVEY / RESUBDIVISION PLAN	1-2 of 2

**PRELIMINARY
NOT FOR CONSTRUCTION**
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE
REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE
TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT RESUBDIVISION IMPROVEMENTS TO KENNEDY ROAD AND ASSOCIATED IMPROVEMENTS. REFER TO PLANS SUBMITTED FOR THE 67 KENNEDY ROAD WAREHOUSE AND DISTRIBUTION CENTER FOR INFORMATION RELATED TO THAT SITE AND APPLICATION.

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LANDSCAPE ARCHITECT
& LAND SURVEYOR:**
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21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

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PROPERTY OWNERS:
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C/O JOHN J WOODCOCK III
89 SADDLEBACK DRIVE
SOUTH WINDSOR, CT 06074
APPLICANT:
SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391
(763) 331-8851

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

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ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

PREPARED FOR:
Scannell Properties #644, LLC
294 Grove Lane East
Suite 140
Wayzata, MN 55391
763-331-8851 T

PROJECT NO.:
4670

DATE:
4/21/2022

DESIGNED BY:
DHI/BPW

DRAWN BY:
DHI/BPW

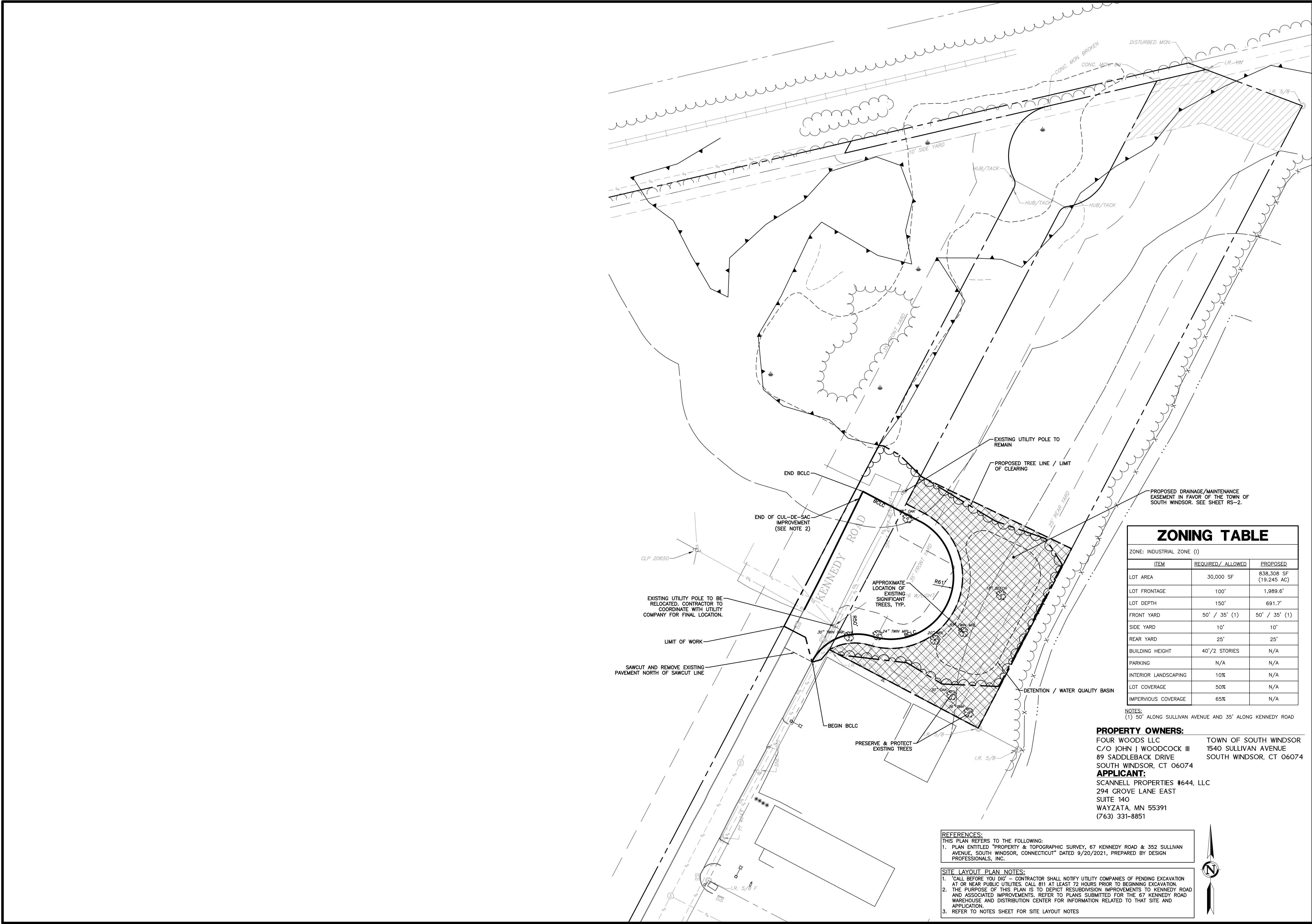
CHECKED BY:
DHI/BPW

**KENNEDY ROAD
CUL-DE-SAC**
KENNEDY ROAD
SOUTH WINDSOR, CONNECTICUT 06074
GIS NO. 49800068

NO.	DATE	REVISIONS	BY
1	4/7/22	EGS PLAN UPDATES	DHI
2	4/21/22	RE-SUBDIVISION PLAN UPDATE	DHI
3	6/7/22	REMOVED SITE PLAN INFO FOR 67 KENNEDY RD	BPW
4	6/23/22	REVISED PER TOWN COMMENT	BPW

TITLE

SHEET
C-T1
SHEET 1 OF 9



ZONING TABLE		
ZONE: INDUSTRIAL ZONE (I)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	30,000 SF	838,308 SF (19,245 AC)
LOT FRONTAGE	100'	1,989.6'
LOT DEPTH	150'	691.7'
FRONT YARD	50' / 35' (1)	50' / 35' (1)
SIDE YARD	10'	10'
REAR YARD	25'	25'
BUILDING HEIGHT	40' / 2 STORIES	N/A
PARKING	N/A	N/A
INTERIOR LANDSCAPING	10%	N/A
LOT COVERAGE	50%	N/A
IMPERVIOUS COVERAGE	65%	N/A

NOTES:
(1) 50' ALONG SULLIVAN AVENUE AND 35' ALONG KENNEDY ROAD

PROPERTY OWNERS:
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C/O JOHN J WOODCOCK III
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SOUTH WINDSOR, CT 06074
TOWN OF SOUTH WINDSOR
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SOUTH WINDSOR, CT 06074

APPLICANT:
SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391
(763) 331-8851

- REFERENCES:**
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 67 KENNEDY ROAD & 352 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT" DATED 9/20/2021, PREPARED BY DESIGN PROFESSIONALS, INC.
- SITE LAYOUT PLAN NOTES:**
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT RESUBDIVISION IMPROVEMENTS TO KENNEDY ROAD AND ASSOCIATED IMPROVEMENTS. REFER TO PLANS SUBMITTED FOR THE 67 KENNEDY ROAD WAREHOUSE AND DISTRIBUTION CENTER FOR INFORMATION RELATED TO THAT SITE AND APPLICATION.
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

REVISIONS

NO.	DATE	BY
1	4/19/22	DHJ
2	4/21/22	DHJ
3	6/17/22	BM
4	6/23/22	BM

RESUBDIVISION SITE PLAN

SCALE: 0 20' 40' 80'

T = 40'

SHEET

C-SP1

SHEET 2 OF 9

PREPARED FOR

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294 Grove Lane East
Suite 140
Wayzata, MN 55391
763-331-8851 T

PROJECT NO.

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DATE

4/21/2022

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BPW

KENNEDY ROAD
CUL-DE-SAC

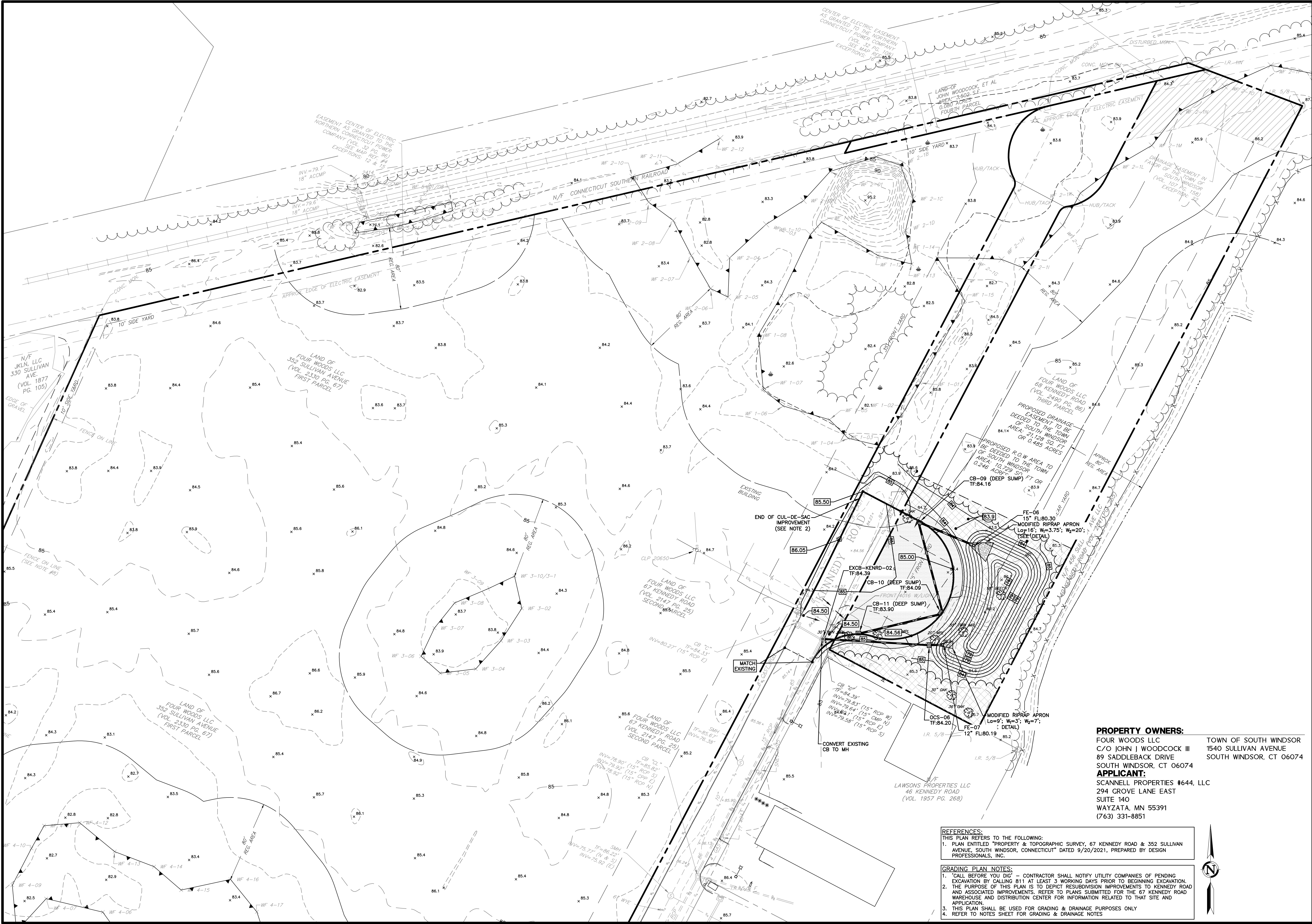
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- GRADING PLAN NOTES:**
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT RESUBDIVISION IMPROVEMENTS TO KENNEDY ROAD AND ASSOCIATED IMPROVEMENTS. REFER TO PLANS SUBMITTED FOR THE 67 KENNEDY ROAD WAREHOUSE AND DISTRIBUTION CENTER FOR INFORMATION RELATED TO THAT SITE AND APPLICATION.
3. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
4. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

REVISIONS

NO.	DATE	BY
1	4/7/22	DHJ
2	4/21/22	DHJ
3	6/7/22	BPW
4	6/23/22	BM

RESUBDIVISION
GRADING PLAN

SHEET
C-GD1

SHEET 3 OF 9

KENNEDY ROAD
CUL-DE-SAC

4/21/2022

DHJ/BPW

PROJECT NO. 4670

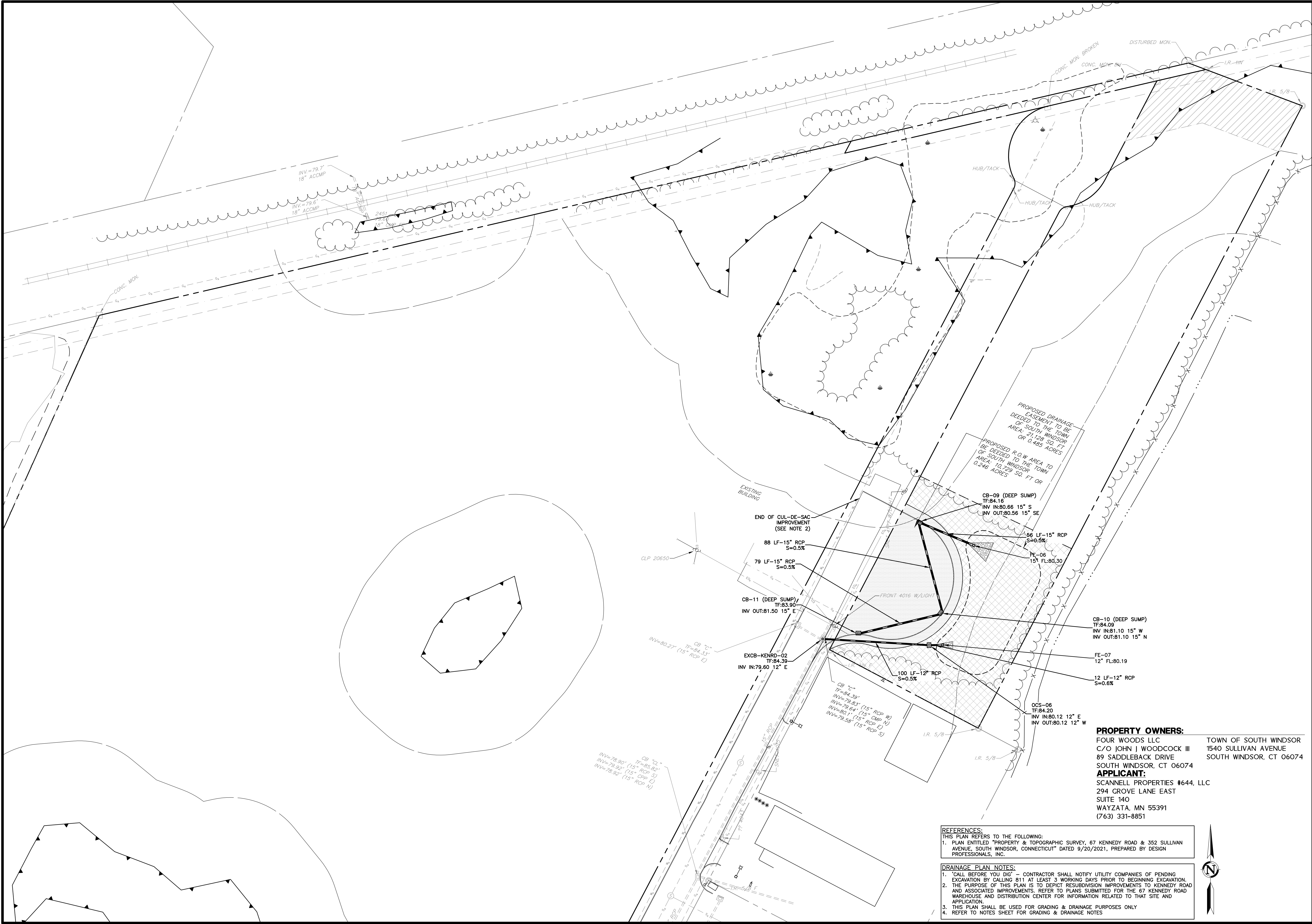
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REFERENCES:
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DRAINAGE PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT RESUBDIVISION IMPROVEMENTS TO KENNEDY ROAD AND ASSOCIATED IMPROVEMENTS. REFER TO PLANS SUBMITTED FOR THE 67 KENNEDY ROAD WAREHOUSE AND DISTRIBUTION CENTER FOR INFORMATION RELATED TO THAT SITE AND APPLICATION.
3. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
4. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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REVISIONS

NO.	DATE	BY
1	4/7/22	DHJ
2	4/21/22	DHJ
3	6/7/22	BPW
4	6/23/22	BPW

RESUBDIVISION
DRAINAGE PLAN

SHEET
C-DR1
SHEET 4 OF 9

KENNEDY ROAD
CUL-DE-SAC

SOUTH WINDSOR, CONNECTICUT 06074
GIS NO. 49800068

PREPARED FOR

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294 Grove Lane East
Suite 140
Wayzata, MN 55391
763-331-8851 T

PROJECT NO.

4670

DATE

4/21/2022

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BPW

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REFER TO TEMPORARY SEDIMENT TRAP (TST) DETAIL AND FIGURE TST-1, SEE SHEET C-ES2. TST SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, VOLUMES, AND DEPTHS CAN VARY IN ACCORDANCE WITH SAID DETAILS. CONTRACTOR SHALL PROVIDE IN APPROPRIATE LOCATIONS TO ACCOMMODATE CURRENT SITE ACTIVITIES AND PHASING. IN NO CASE SHALL THE AREA DRAINING TO A TST EXCEED 5 ACRES. SHOULD AREAS BEING DIRECTED TO A TST DIFFER FROM THAT NOTED, CONTRACTOR SHALL ENSURE THAT AT LEAST 134 CY PER ACRE OF STORAGE VOLUME IS PROVIDED PER TST DETAIL AND FIGURE TST-1.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 67 KENNEDY ROAD & 352 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT" DATED 9/20/2021, PREPARED BY DESIGN PROFESSIONALS, INC.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT RESUBDIVISION IMPROVEMENTS TO KENNEDY ROAD AND ASSOCIATED IMPROVEMENTS. REFER TO PLANS SUBMITTED FOR THE 67 KENNEDY ROAD WAREHOUSE AND DISTRIBUTION CENTER FOR INFORMATION RELATED TO THAT SITE AND APPLICATION.
3. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
5. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

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SOUTH WINDSOR, CT 06074

TST-1 STAGE STORAGE TABLE						
ELE V	AREA (sq. ft.)	DEP TH (ft)	AVG END INC. VOL (cu. ft.)	AVG END TOTAL VOL (cu. ft.)	CONIC INC. VOL (cu. ft.)	CONIC TOTAL VOL (cu. ft.)
77	2,234.09	N/A	N/A	0.00	N/A	0.00
78	2,919.45	1.00	2576.77	2576.77	2569.14	2569.14
79	3,661.35	1.00	3290.40	5867.17	3283.41	5852.55
80	5,828.66	1.00	4745.00	10612.18	4703.21	10555.76
81	6,861.17	1.00	6344.91	16957.09	6337.90	16893.66
82	7,950.23	1.00	7405.70	24362.79	7399.01	24292.67
83	9,095.83	1.00	8523.03	32885.82	8516.61	32809.28

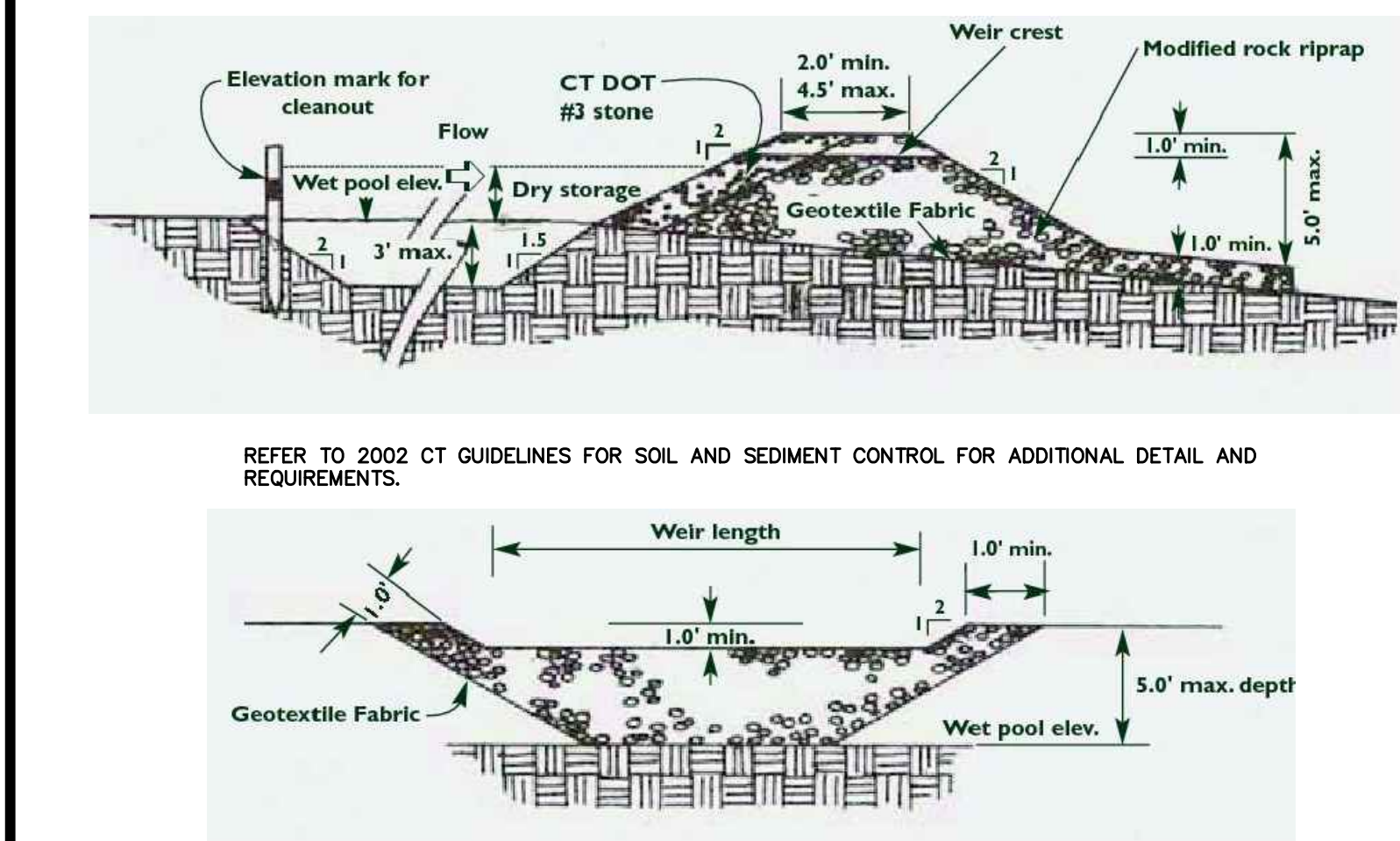
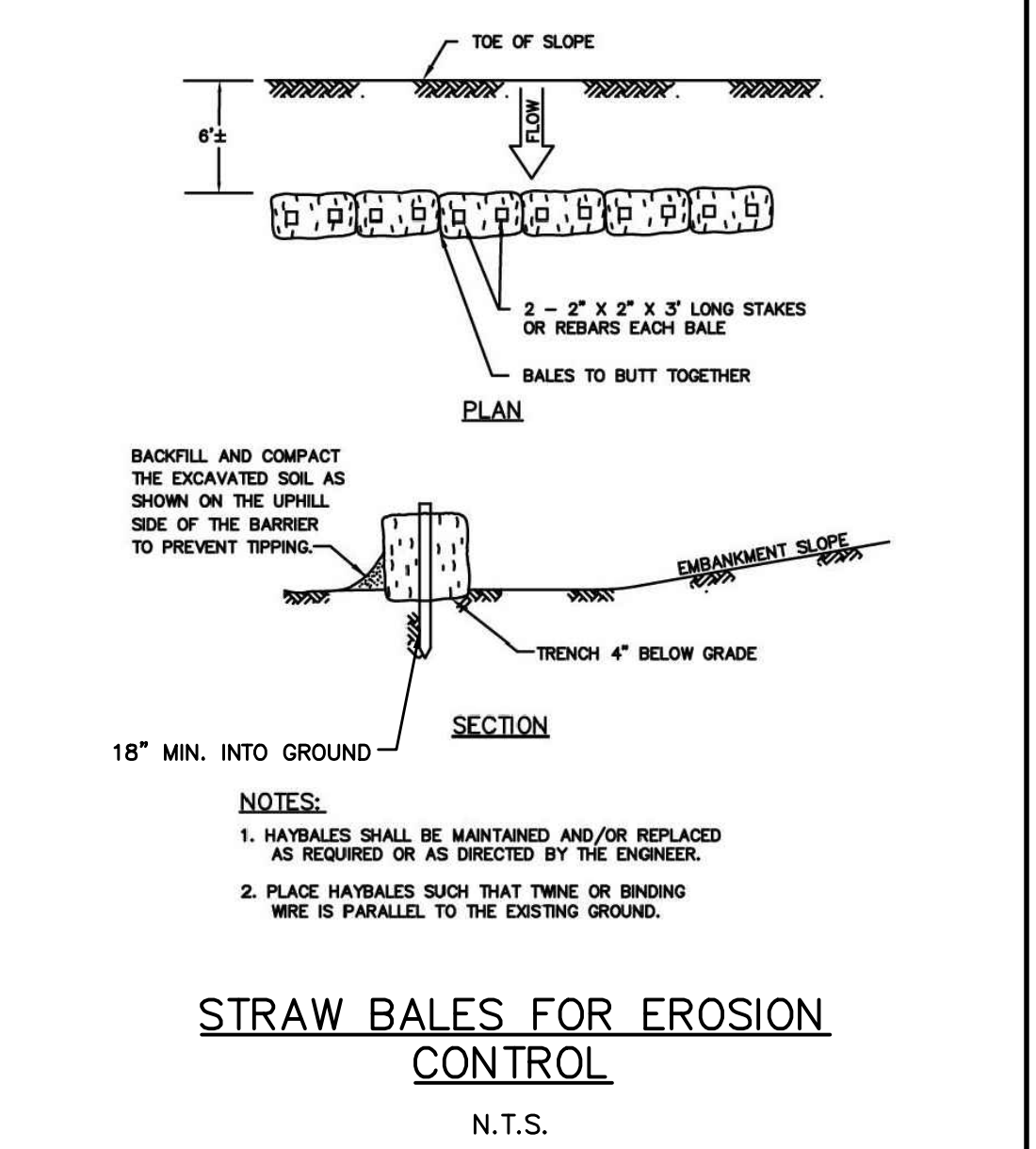
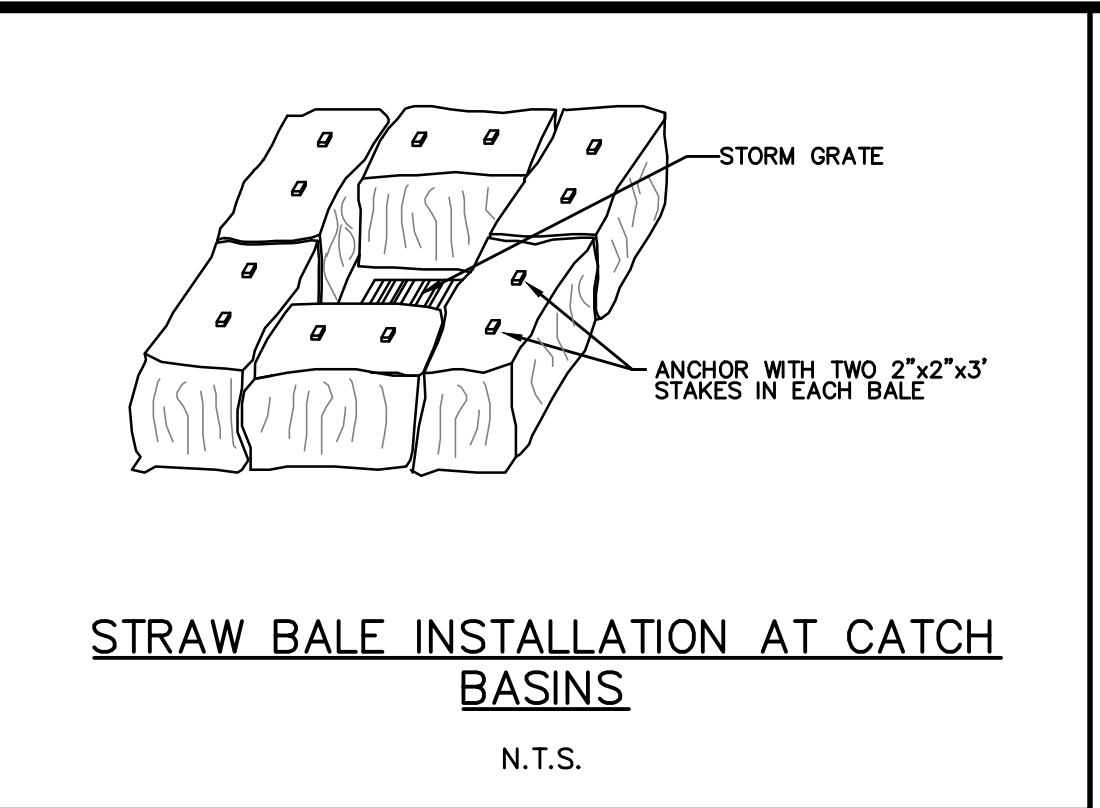
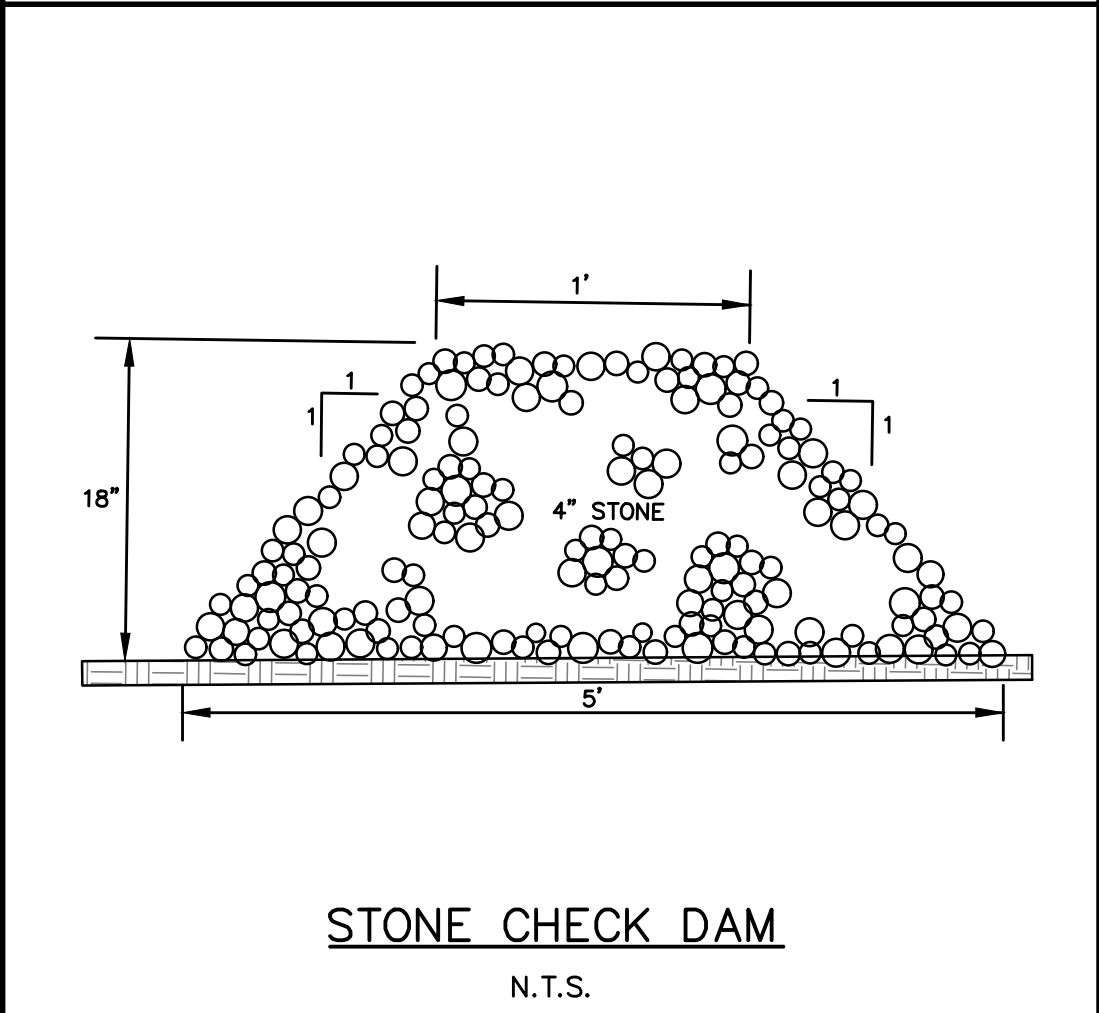
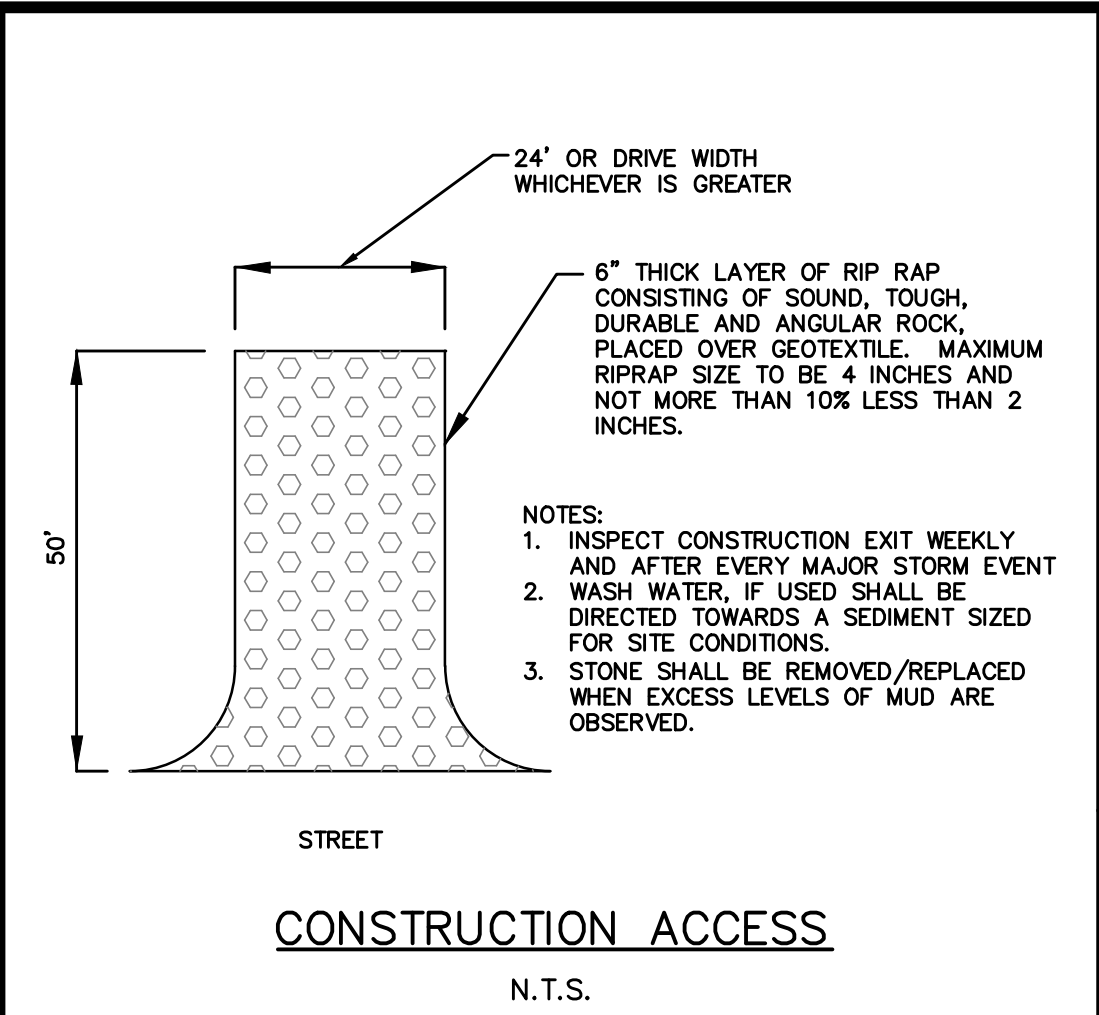
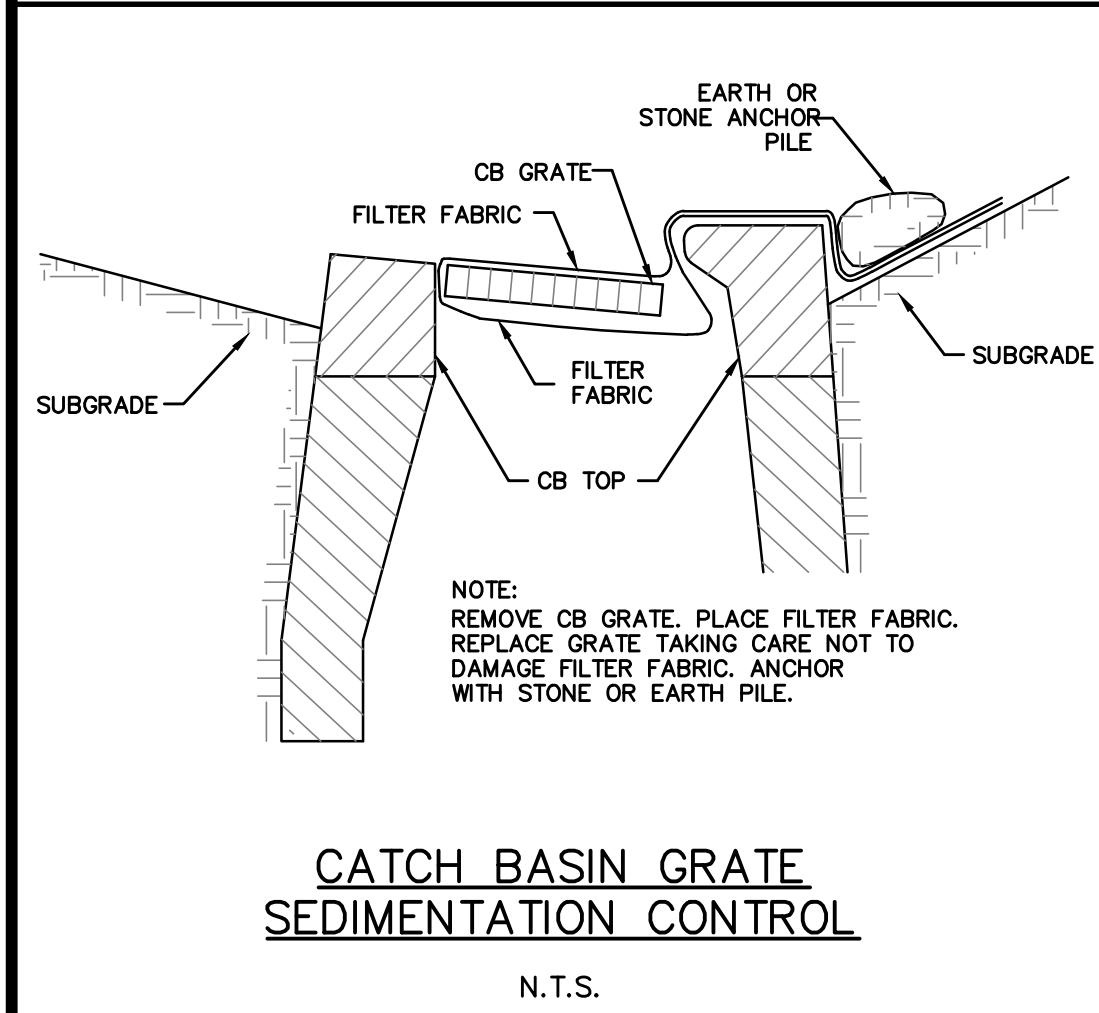
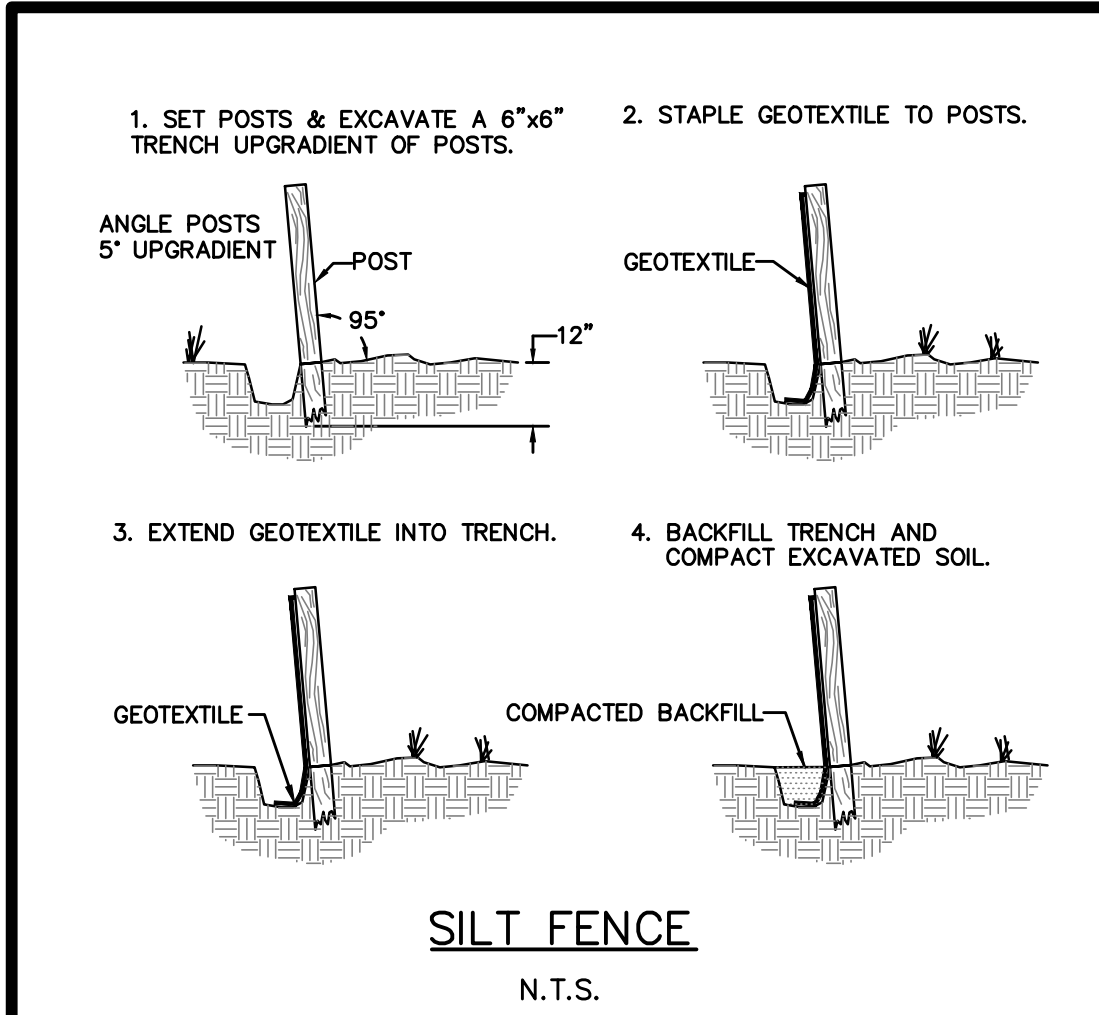


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$V_w = 0.85 \times A_w \times D_w$$

where,

- V_w = the wet storage volume in cubic feet
- A_w = the surface area of the flooded area at the base of the stone outlet in square feet
- D_w = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_w + A_d)}{2} \times D_d$$

where,

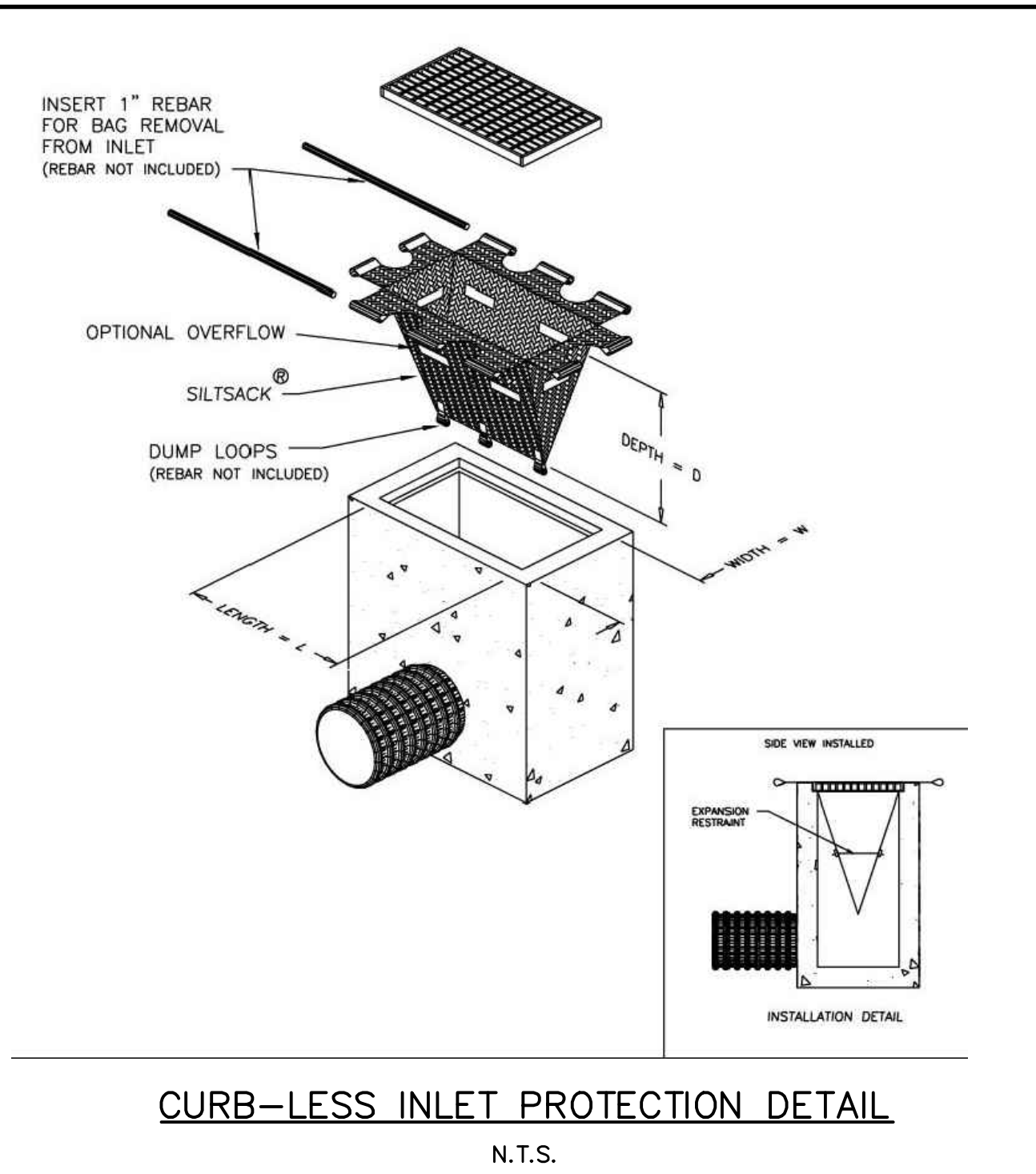
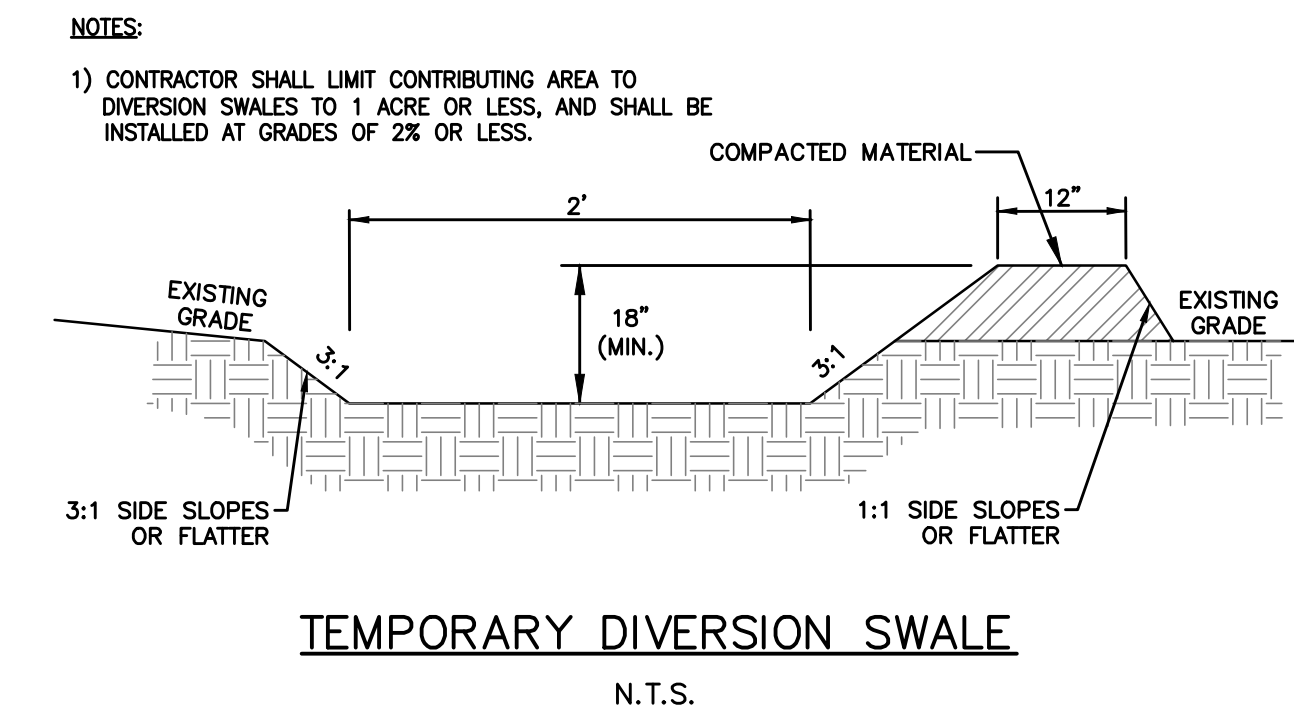
- V_d = the dry storage volume
- A_w = the surface area of the flooded area at the base of the stone outlet in square feet.
- A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
- D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

- NOTE:
- VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.



- CONSTRUCTION SEQUENCE:
- INSTALL CONSTRUCTION ACCESS AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ADJUTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
 - STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
 - CONSTRUCT TEMPORARY SEDIMENT BASINS AND/OR TRAPS AS SHOWN ON THE PLANS.
 - REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
 - ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
 - CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
 - ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
 - INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
 - INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
 - AFTER STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS TO THE TEMPORARY SEDIMENT BASINS AND/OR TRAPS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.
 - MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
 - ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM, DETENTION BASIN, AND UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET LOCATIONS: PIPE OUTLETS AND ASSOCIATED RIPRAP SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

CATCHBASINS: SHALL BE INSPECTED ANNUALLY AND SUMPS CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES.

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEEPED AT LEAST TWICE PER YEAR. ONCE IN THE SPRING SHORTLY AFTER THE END OF THE SNOW SEASON, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

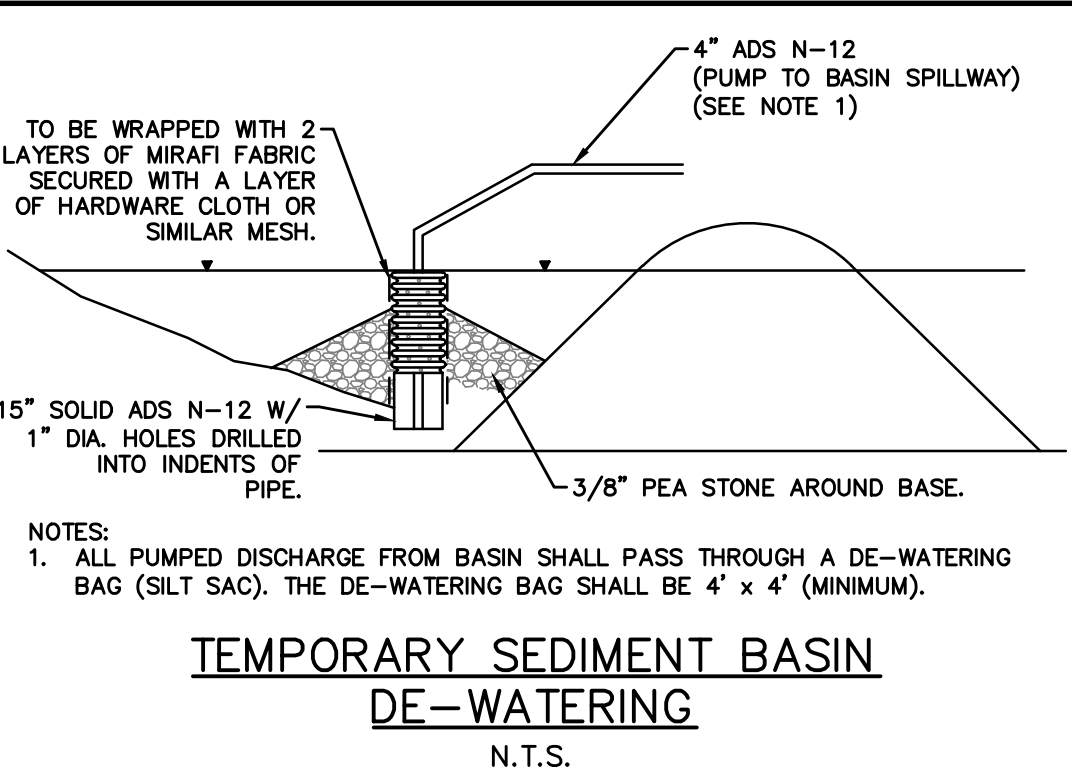
OUTLET STRUCTURE: SHALL BE INSPECTED ANNUALLY AND SUMP CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OF RAIN OR MORE) THE OUTLET STRUCTURE SHALL BE INSPECTED TO ENSURE PROTECTIVE SCREENS ARE CLEAR OF ANY DEBRIS OR OBSTRUCTING ITEMS.

WATER QUALITY BASIN: SHALL BE INSPECTED TWICE PER YEAR. ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY EROSION/RILLS NOTED WITHIN THE BASIN SHALL BE REPAIRED TO PROVIDE STABILIZED SURFACES. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIATED IMMEDIATELY. THE BASIN SHALL BE MONITORED TO ASSURE PROPER DEWATERING/EMPTYING OF STORMWATER. BASIN SHALL COMPLETELY DEWATER/EMPTY WITH 72 HOURS AFTER A STORM EVENT. IF STANDING WATER IS OBSERVED AFTER THIS 72 HOUR PERIOD, THE BOTTOM OF BASIN SHALL BE EXCAVATED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACE WITH 4" OF LOAM AND SEED.

EROSION & SEDIMENTATION CONTROL MAINTENANCE AND INSPECTION PROGRAM (WEEKLY CONSTRUCTION REPORTS):

PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OR GREATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

- EROSION & SEDIMENTATION CONTROL NARRATIVE**
- PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
 - CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES.
 - AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDING WITH PERENNIAL, PRE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



- ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:
- | | |
|--------|-----------------|
| MULCH: | RATE: |
| STRAW | 90# / 1000 S.F. |
- TEMPORARY SEEDING:
 - PERENNIAL RYEGRASS
 - RATE:
 - 1.0# / 1000 S.F.
- CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
 - DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
 - AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
 - AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
 - AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING OILS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.
 - THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.
 - THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFILLING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILING OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.
 - ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.
 - CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
 - IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
 - FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

CONSTRUCTION DUST CONTROL NOTES

- IDENTIFY AND ADDRESS SOURCES OF DUST GENERATED BY CONSTRUCTION ACTIVITIES. LIMIT CONSTRUCTION TRAFFIC TO PREDETERMINED ROUTES. PAVED SURFACES REQUIRE MECHANICAL SWEEPERS TO REMOVE SOIL THAT HAS BEEN DEPOSITED OR TRACKED ONTO THE PAVEMENT. ON UNPAVED TRAVELWAYS AND TEMPORARY HAUL ROADS, USE ROAD CONSTRUCTION STABILIZATION MEASURES AND/OR WATER AS NEEDED TO KEEP SURFACE DAMP. STATIONARY SOURCES OF DUST, SUCH AS ROCK CRUSHERS, USE FINE WATER SPRAYS TO CONTROL DUST. IF WATER IS EXPECTED TO BE NEEDED FOR DUST CONTROL, IDENTIFY THE SOURCE OF WATER IN ADVANCE. PUMPING FROM STREAMS, POND AND SIMILAR WATERBODIES MAY REQUIRE APPROVAL FROM THE MUNICIPAL INLAND WETLAND AGENCY.
- IDENTIFY AND ADDRESS SOURCES OF WIND GENERATED DUST. PROVIDE SPECIAL CONSIDERATION TO HILL TOPS AND LONG REACHES TO WHERE SLOPES MAY BE EXPOSED TO HIGH WINDS. CONSIDER BREAKING UP LONG REACHES WITH TEMPORARY WINDBREAKS CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SEED WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: THE RECEIVING SOILS PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

PROJECT CONTACT INFO:

SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391

PROPERTY OWNERS:

FOUR WOODS LLC C/O JOHN J WOODCOCK III 89 SADDLEBACK DRIVE SOUTH WINDSOR, CT 06074	TOWN OF SOUTH WINDSOR 1540 SULLIVAN AVENUE SOUTH WINDSOR, CT 06074
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APPLICANT:
SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391
(763) 331-8851

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Scannell Properties #644, LLC
294 Grove Lane East
Suite 140
Wayzata, MN 55391
763-331-8851 T

PROJECT NO.:
4670

DATE:
4/21/2022

DESIGNED BY:
DJI/BFW

CHECKED BY:
DJI/BFW

IN CHARGE BY:
DJI/BFW

**KENNEDY ROAD
CUL-DE-SAC**

KENNEDY ROAD
SOUTH WINDSOR, CONNECTICUT 06074
GIS NO. 49800608

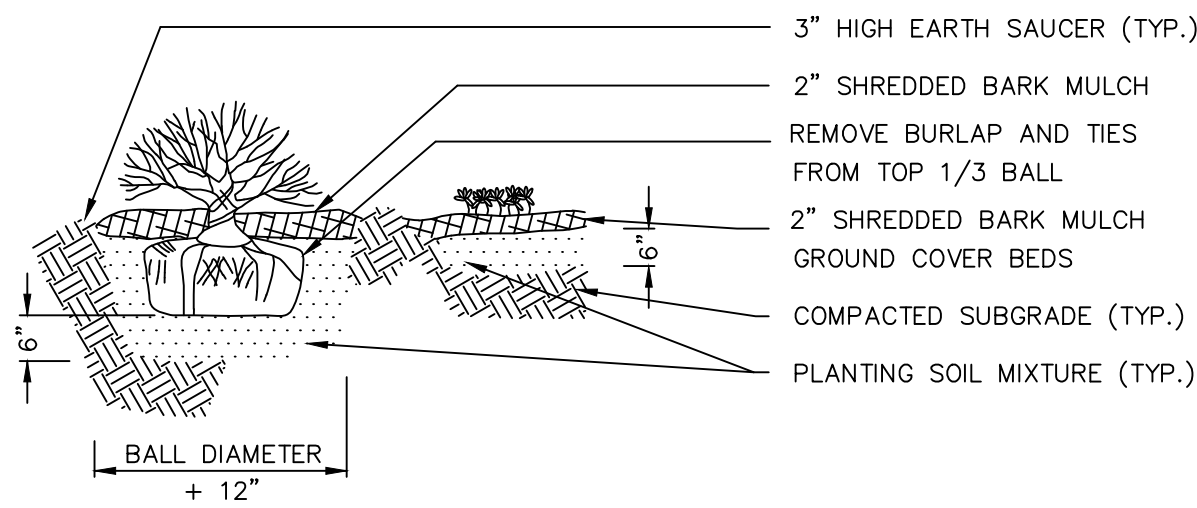
NO.	DATE	REVISIONS
1	4/19/22	E-S PLAN UPDATE
2	4/19/22	RE-SUBDIVISION PLAN UPDATE
3	6/19/22	REMOVED SITE PLAN INFO FOR 67 KENNEDY RD
4	6/23/22	REVISED PER TOWN COMMENT

**RESUBDIVISION EROSION
& SEDIMENTATION
DETAILS & NOTES**

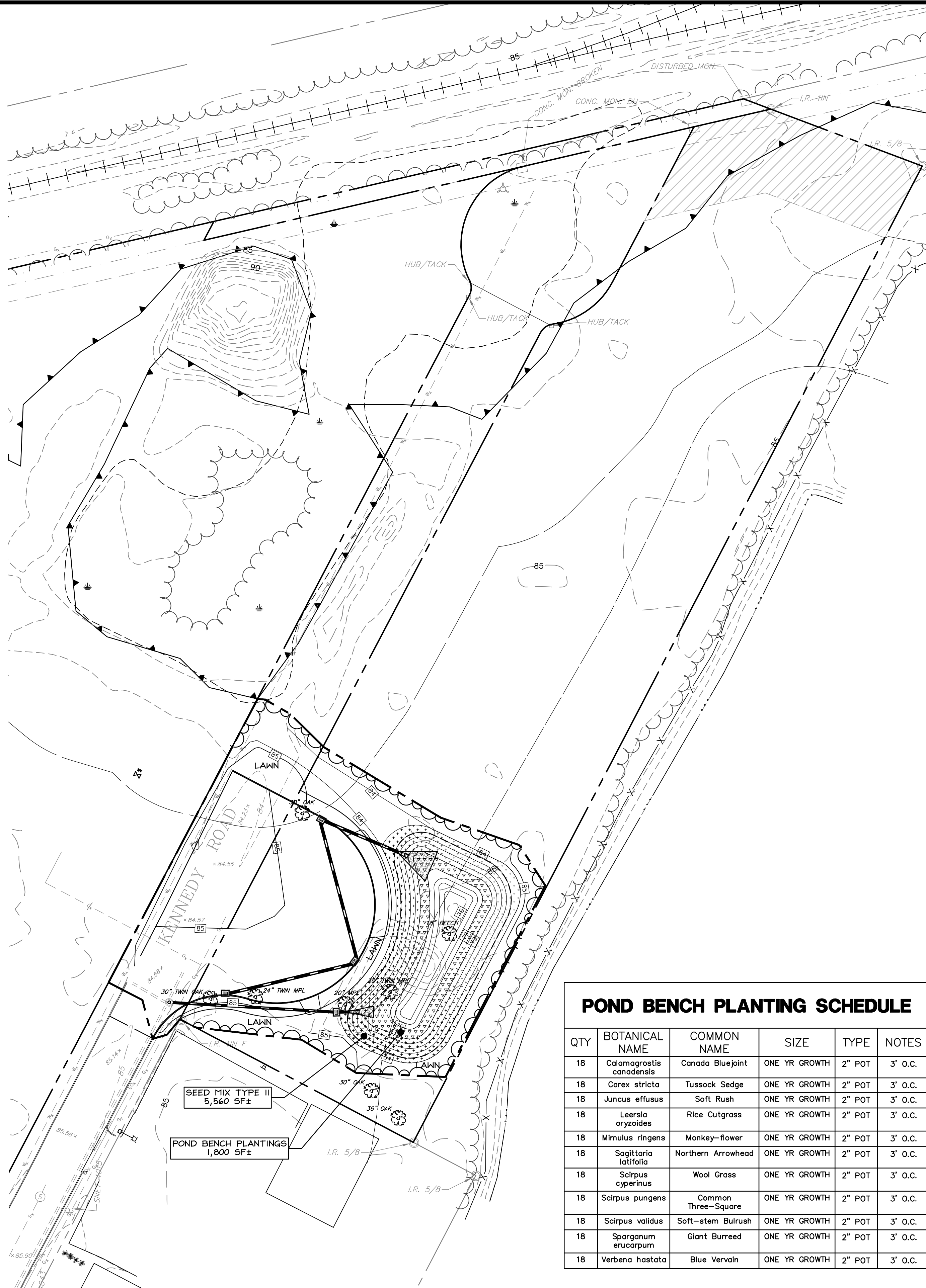
SHEET
C-ES2
SHEET 6 OF 9

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1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEWINGS REED FESCUE 30% OF MIXTURE
PERENNIAL TEEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.5 LBS/BS PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (BASIC SOILS):
RETENTION BASIN WILDLIFE MIX - ERMP1X-127
By Ernst Conservation Seeds, 4006 Pierce Pike, Meadowdale, PA 16335 (800) 873-3721
APPLICATION RATE: 0.5 LBS PER 1000 S.F. 0.2 LBS PER ACRE
SEEDING MIXTURE TYPE III (WETLAND CREATION/RESTORATION AREAS)
OBL WETLAND MIX
By Ernst Conservation Seeds, 4006 Pierce Pike, Meadowdale, PA 16335 (800) 873-3721
APPLICATION RATE: 0.5 LBS PER 1000 S.F. 0.2 LBS PER ACRE
3. SEEDING MIXTURE TYPE IV
SUCKY NORTHEAST NATIVE WILDLIFE MIX - ERMP1X-153-I
By Ernst Conservation Seeds, 4006 Pierce Pike, Meadowdale, PA 16335 (800) 873-3721
APPLICATION RATE: 0.5 LBS PER 1000 S.F.
4. SEEDING MIXTURE TYPE V
BASIC GULF A MINIMUM 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED
SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO
DEMORING AND TO BE IN PLACE AT THE START OF WATER SYSTEMS
5. SEEDING OF BASIC SOILS (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING
AND AN ADDITIONAL .5K TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL
TO 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000 AND 2000
6. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY
GROWTH IS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF
MAINTENANCE PERIOD.



Not to Scale



FOUR WOODS LLC
C/O JOHN J WOODCOCK III
89 SADDLEBACK DRIVE
SOUTH WINDSOR, CT 06074
APPLICANT:
SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391
(763) 331-8851

THIS PLAN REFERS TO THE FOLLOWING:

1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 67 KENNEDY ROAD & 352 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT" DATED 9/20/2021, PREPARED BY DESIGN PROFESSIONALS, INC.

1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY
3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES

POND BENCH PLANTING SCHEDULE					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
18	<i>Calamagrostis canadensis</i>	Canada Bluejoint	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Carex stricta</i>	Tussock Sedge	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Juncus effusus</i>	Soft Rush	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Leersia oryzoides</i>	Rice Cutgrass	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Mimulus ringens</i>	Monkey-flower	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Sagittaria latifolia</i>	Northern Arrowhead	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Scirpus cyperinus</i>	Wool Grass	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Scirpus pungens</i>	Common Three-Square	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Scirpus validus</i>	Soft-stem Bulrush	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Sporangium erucarpum</i>	Giant Burrhead	ONE YR GROWTH	2" POT	3' O.C.
18	<i>Verbena hastata</i>	Blue Vervain	ONE YR GROWTH	2" POT	3' O.C.

LANDSCAPE PLAN DETAILS & NOTES		NO.	DATE	BY	REVISIONS
1		4/7/12		BT	EGS PLANT UPGRADES
2		4/21/22		DHI	
3		6/8/22		DHI	RE-SUBDIVISION PLANT UPGRADE
4		6/23/22		BPW	REMOVED SITE PLAN INFO FOR 67 KENNEDY RD
					REVISED PER TOWN COMMENT
					BKM

The price is fixed unless a lower cost of steel and/or lumber is available. The price is subject to change without notice. © 2004 Southern Forest Products, Inc. All rights reserved.

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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KENNEDY ROAD
CUL-DE-SAC
KENNEDY ROAD
SOUTH WINDSOR, CONNECTICUT 06074
GIS NO. 49800068

CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect, in the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and site not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also be responsible for all notification, inspection, monitoring or testing as may be required.
25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
29. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

30. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of joint bounts.
31. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
32. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
33. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.

Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.

34. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
35. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
36. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

37. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.

38. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
39. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
40. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
41. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
42. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
43. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
44. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
45. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
46. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
47. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
48. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps— shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

PROPERTY OWNERS:

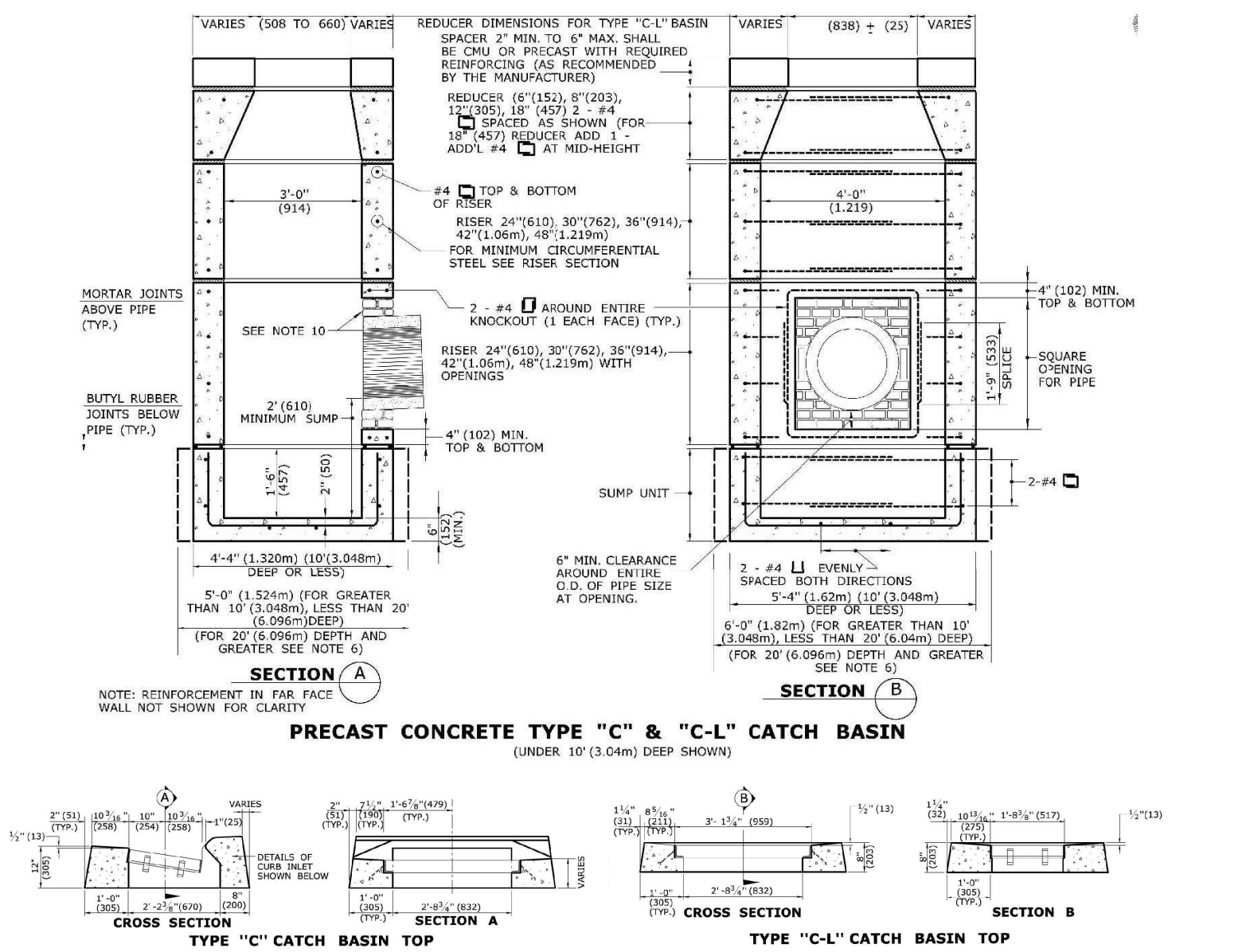
FOUR WOODS LLC
C/O JOHN J WOODCOCK III
89 SADDLEBACK DRIVE
SOUTH WINDSOR, CT 06074

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

APPLICANT:

SCANNELL PROPERTIES #644, LLC
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391
(763) 331-8851

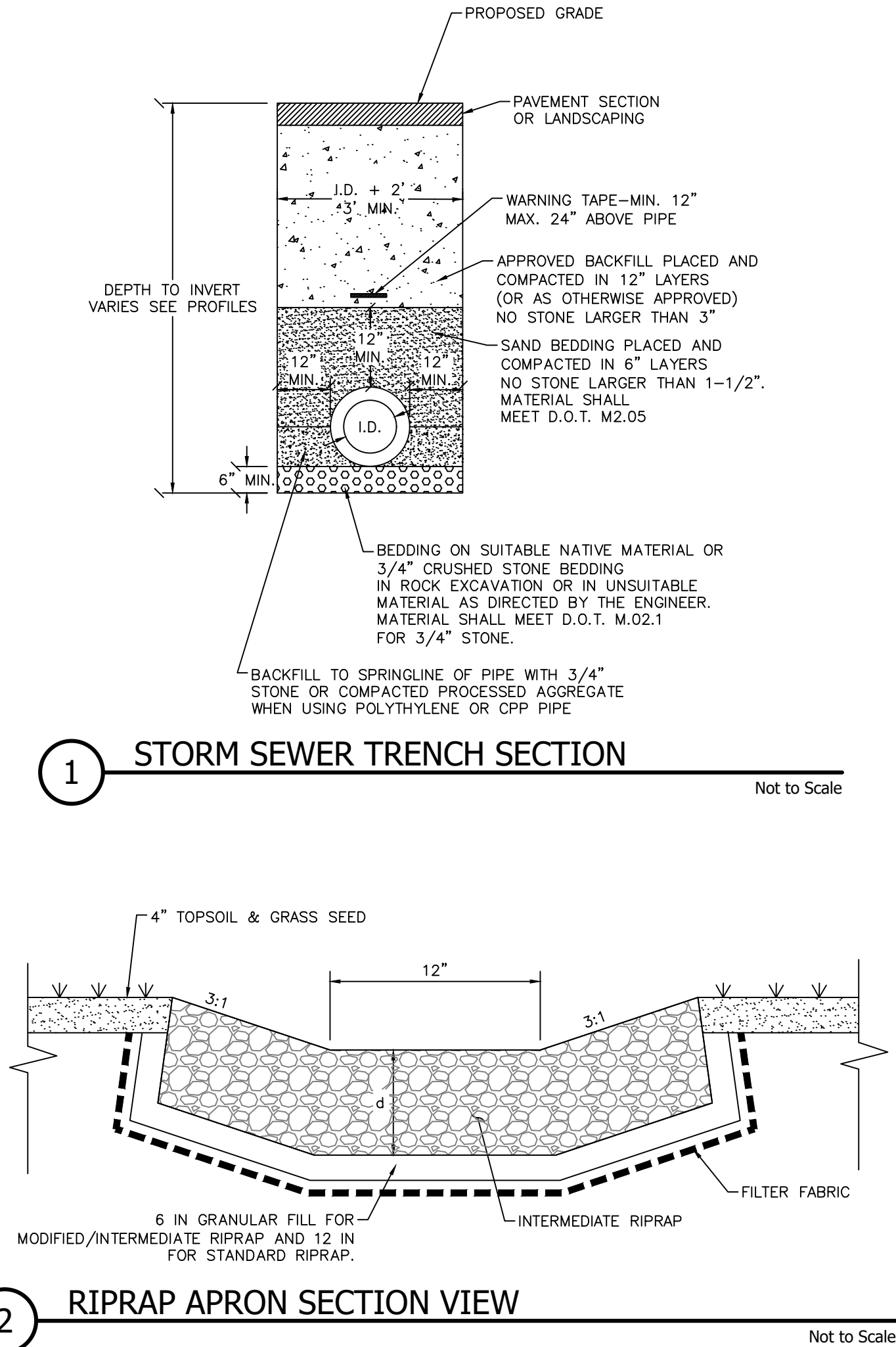
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
	COMMUNICATION	
— C —	UNDERGROUND COMMUNICATION LINES	C
— W —	WATER MAIN	W
— WS —	WATER SERVICE	WS
— F —	FIRE SERVICE LINE	F
— NPW —	NON-POTABLE WATER LINE	NPW
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
	LIQUID FUEL	
— LF —	MAIN LIQUID FUEL LINE	LF
— LFS —	LIQUID FUEL SERVICE LINE	LFS
— LA —	LIQUID FUEL LINE, ABANDONED	
— I —	IRRIGATION	
— I —	IRRIGATION LINES	I
	LIGHTING	
	POLE / GROUND MOUNTED LIGHT	
— G —	NATURAL GAS	
— G —	GAS MAIN	G
— GS —	GAS SERVICE LINE	GS
	POWER	
— EO —	ELECTRICAL LINES, OVERHEAD	EO
— EU —	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
—	PROPERTY	
—	PROPERTY LINE	—
—	EASEMENT LINE	—
	IRON PIPE	—
	IRON ROD	—
	MONUMENT	—
—	ROADS	
—	GUARD RAIL	—
—	EROSION CONTROL	
—	SILT FENCE	SF
—	SITE FEATURES	
—	4" DOUBLE SOLID YELLOW LINE	DSYL
—	4" SINGLE SOLID WHITE LINE	SSWL
—	BIT. CONC. LIP CURB	BCLC
—	PRECAST CONCRETE CURB	PCC
—	SANITARY SEWER	
— S —	SANITARY SEWER MAIN	S
— SS —	SANITARY SEWER SERVICE LINE	SS
	SANITARY SEWER MANHOLE	
—	STORM SEWER	
— RL —	STORM DRAIN PIPE	RL
— RL —	ROOF LEADER	RL
— UD —	UNDERDRAIN	UD
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
—	TOPOGRAPHY	
— 95 —	CONTOUR	95
— X61.95 —	SPOT ELEVATION	95
—	OTHER	
—	RAMP	R
—	LANDSCAPE AREA	LSA



REFER TO CONDOT STANDARD SHEET HW-0507-04 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS

TYPE C & CL CATCH BASIN

Not to Scale



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design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR
Scannell Properties #644, LLC
294 Grove Lane East
Suite 140
Wayzata, MN 55391
763-331-8851 T

PROJECT NO.
4670
DATE
4/21/2022
DESIGNED BY
DHW/BPW
CHECKED BY
CWH/BPW

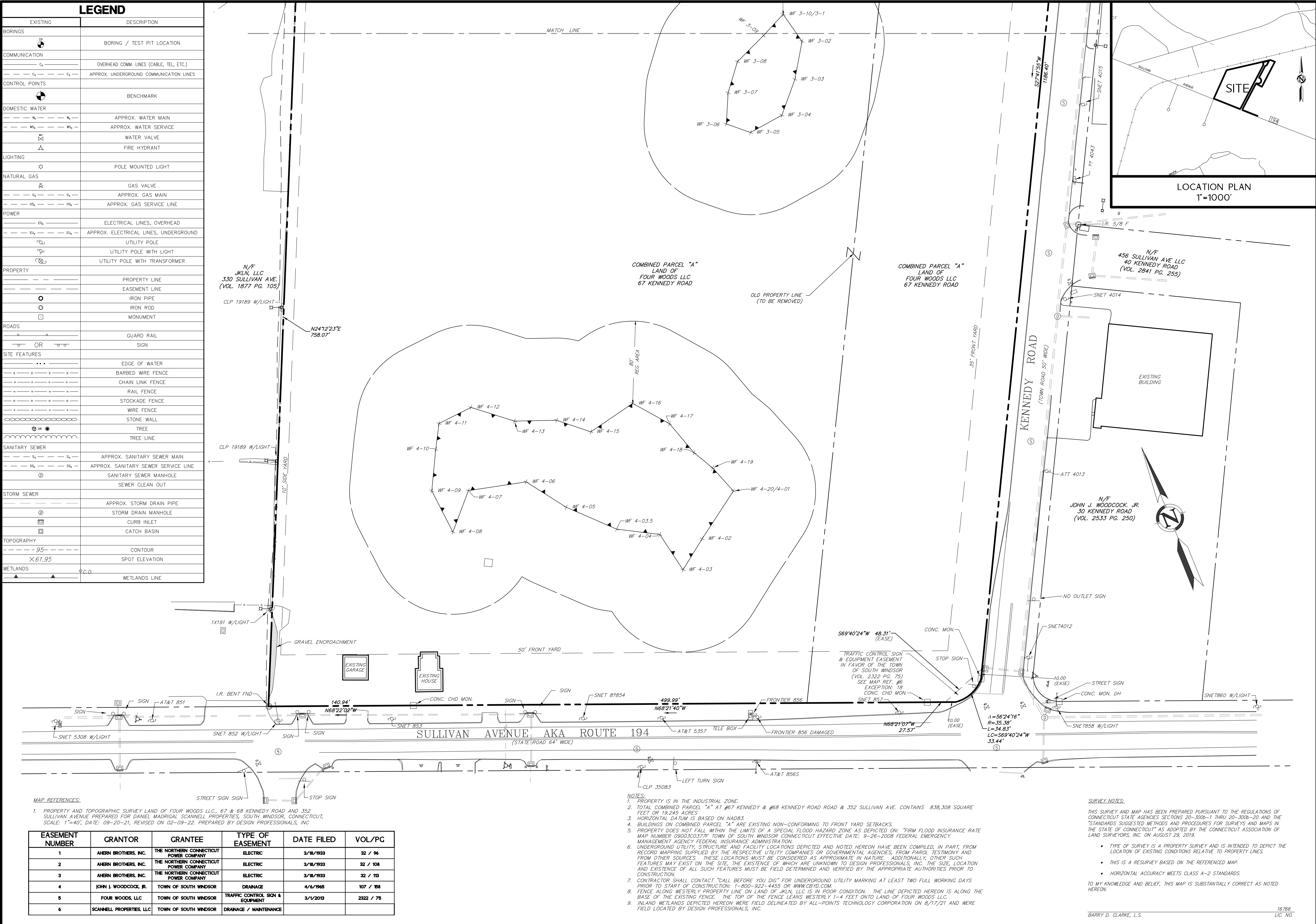
BY
DHW
DHW
BPW
BKM

REVISIONS
EAS PLAN UPDATES
RE-SUBMISSION PLAN UPDATE
REMOVED SITE PLAN INFO FOR 67 KENNEDY RD
REVISED PER TOWN COMMENT

RESUBDIVISION
NOTES, LEGEND, &
DETAILS

SHEET
C-D1
SHEET 8 OF 9

LEGEND	
EXISTING	DESCRIPTION
	BORING / TEST PIT LOCATION
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
	BENCHMARK
	DOMESTIC WATER
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
	LIGHTING
	POLE MOUNTED LIGHT
	NATURAL GAS
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
	POWER
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
	PROPERTY
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
	ROADS
	GUARD RAIL
	SIGN
	SITE FEATURES
	EDGE OF WATER
	X X X X X X X X
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
	SANITARY SEWER
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	STORM SEWER
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
	TOPOGRAPHY
	CONTOUR
	SPOT ELEVATION
	WETLANDS
	WETLANDS LINE



EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	AHERN BROTHERS, INC.	THE NORTHERN CONNECTICUT POWER COMPANY	ELECTRIC	3/18/1933	32 / 96
2	AHERN BROTHERS, INC.	THE NORTHERN CONNECTICUT POWER COMPANY	ELECTRIC	3/18/1933	32 / 108
3	AHERN BROTHERS, INC.	THE NORTHERN CONNECTICUT POWER COMPANY	ELECTRIC	3/18/1933	32 / 113
4	JOHN J. WOODCOCK, JR.	TOWN OF SOUTH WINDSOR	DRAINAGE	4/6/1965	107 / 158
5	FOUR WOODS, LLC	TOWN OF SOUTH WINDSOR	TRAFFIC CONTROL SIGN & EQUIPMENT	3/1/2013	2322 / 75
6	SCANNELL PROPERTIES, LLC	TOWN OF SOUTH WINDSOR	DRAINAGE / MAINTENANCE		

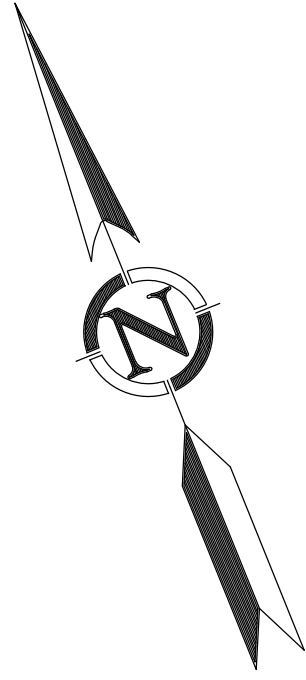
	16766
<u>BARRY D. CLARKE, L.S.</u>	LIC. NO.

MAP REFERENCES:

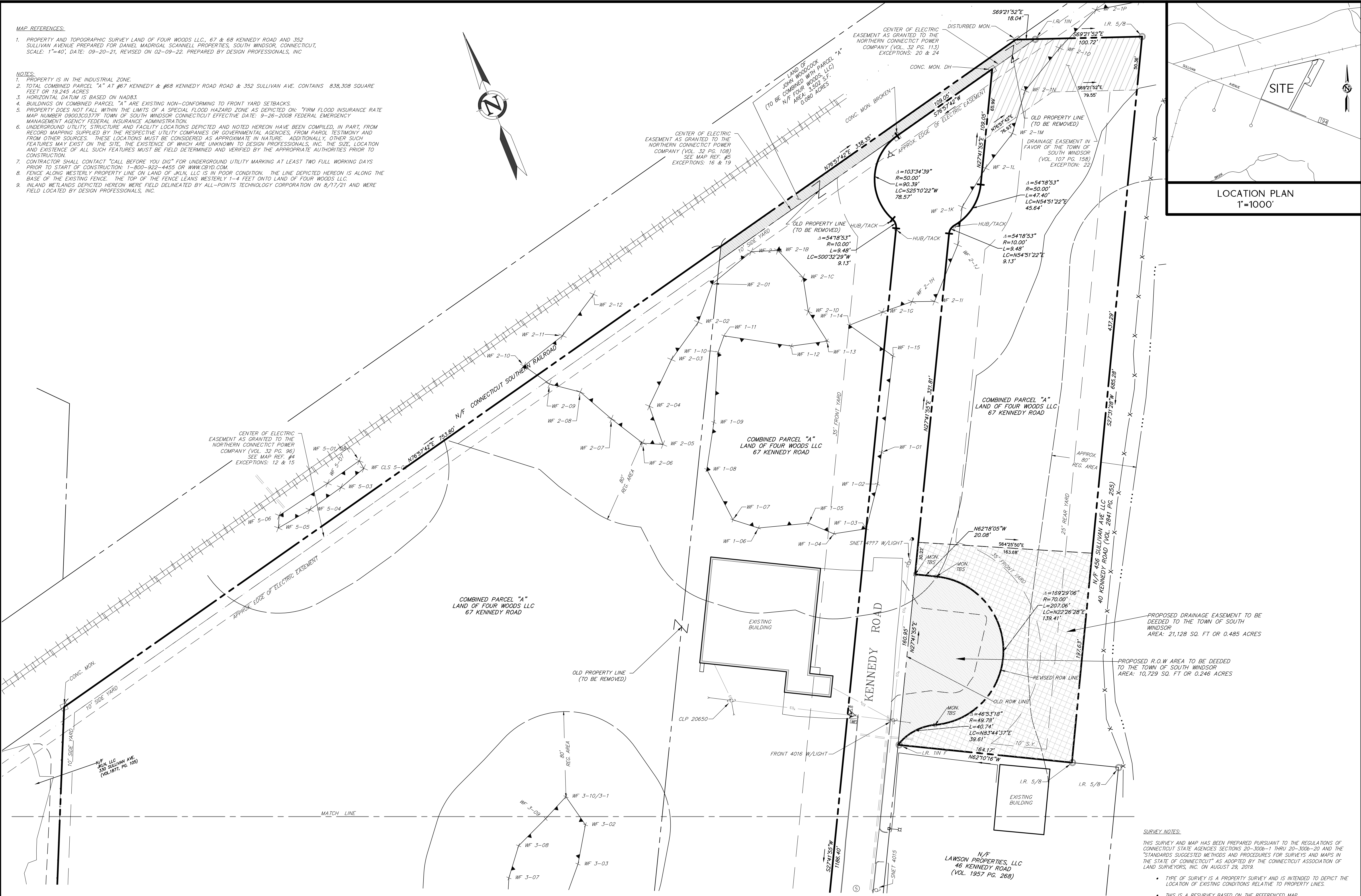
1. PROPERTY AND TOPOGRAPHIC SURVEY LAND OF FOUR WOODS LLC., 67 & 68 KENNEDY ROAD AND 352 SULLIVAN AVENUE PREPARED FOR DANIEL MADRIGAL SCANNELL PROPERTIES, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=40', DATE: 09-20-21, REVISED ON 02-09-22. PREPARED BY DESIGN PROFESSIONALS, INC

NOTES:

1. PROPERTY IS IN THE INDUSTRIAL ZONE.
2. TOTAL COMBINED PARCEL "A" AT #67 KENNEDY & #68 KENNEDY ROAD ROAD & 352 SULLIVAN AVE. CONTAINS 838,308 SQUARE FEET OR 19.245 ACRES
3. HORIZONTAL DATUM IS BASED ON NAD83.
4. BUILDINGS ON COMBINED PARCEL "A" ARE EXISTING NON-CONFORMING TO FRONT YARD SETBACKS.
5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09033C0377F TOWN OF SOUTH WINDSOR CONNECTICUT EFFECTIVE DATE: 9-26-2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.
8. FENCE ALONG WESTERLY PROPERTY LINE ON LAND OF JKLN, LLC IS IN POOR CONDITION. THE LINE DEPICTED HEREON IS ALONG THE BASE OF THE EXISTING FENCE. THE TOP OF THE FENCE LEANS WESTERLY 1-4 FEET ONTO LAND OF FOUR WOODS LLC.
9. INLAND WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION ON 6/17/21 AND WERE FIELD LOCATED BY DESIGN PROFESSIONALS, INC.



LOCATION PLAN
1"=1000'



SEE SHEET V-1
FOR LEGEND

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON THE REFERENCED MAP.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

16766
LIC. NO.

21 JEFFERY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-9757 - F
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design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
DANIEL MADRIGAL
SCANNELL PROPERTIES
294 GROVE LANE EAST
SUITE 140
WAYZATA, MN 55391

PROJECT NO:
4670
DATE:
03-30-22
DESIGN BY:
BCL
CHECKED BY:
BCL
LIC:

RESUBDIVISION PLAN
LAND OF
FOUR WOODS LLC
352 SULLIVAN AVE. 67 & 68 KENNEDY ROAD
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	REVISIONS	BY
1	4/20/22	REVISED ADDRESS OF COMBINED PARCEL	BPW
2	6-8-2022	PROPOSED DRAINAGE EASEMENT ADDED	BCL

PROPERTY
SURVEY

SCALE: 0 20' 40' 80'
1" = 40'

SHEET
RS-2