

INDUSTRIAL FLEX

SITE PLAN APPLICATION

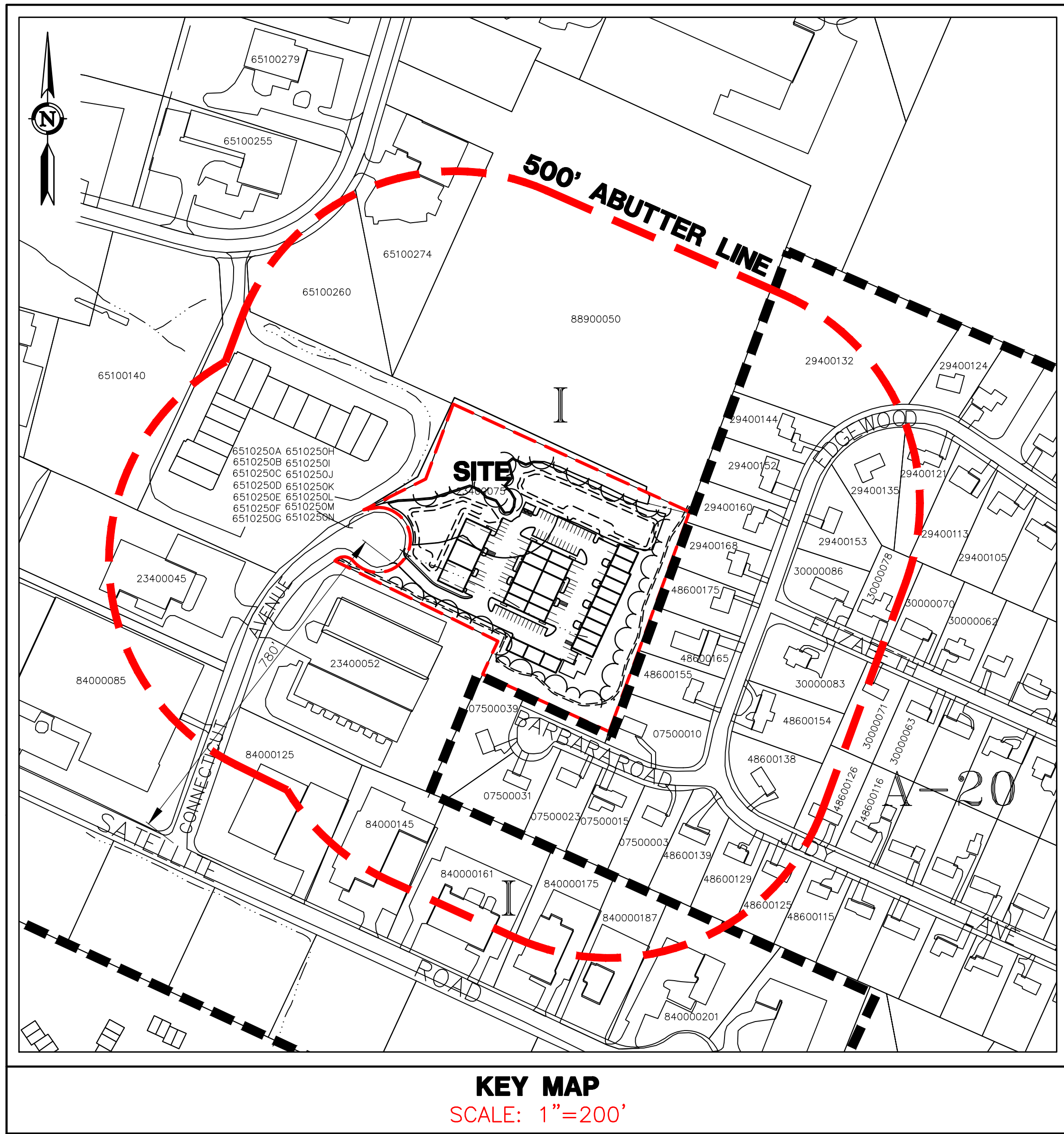
75 CONNECTICUT AVENUE ~ SOUTH WINDSOR ~ CT

GIS PIN: 23400075

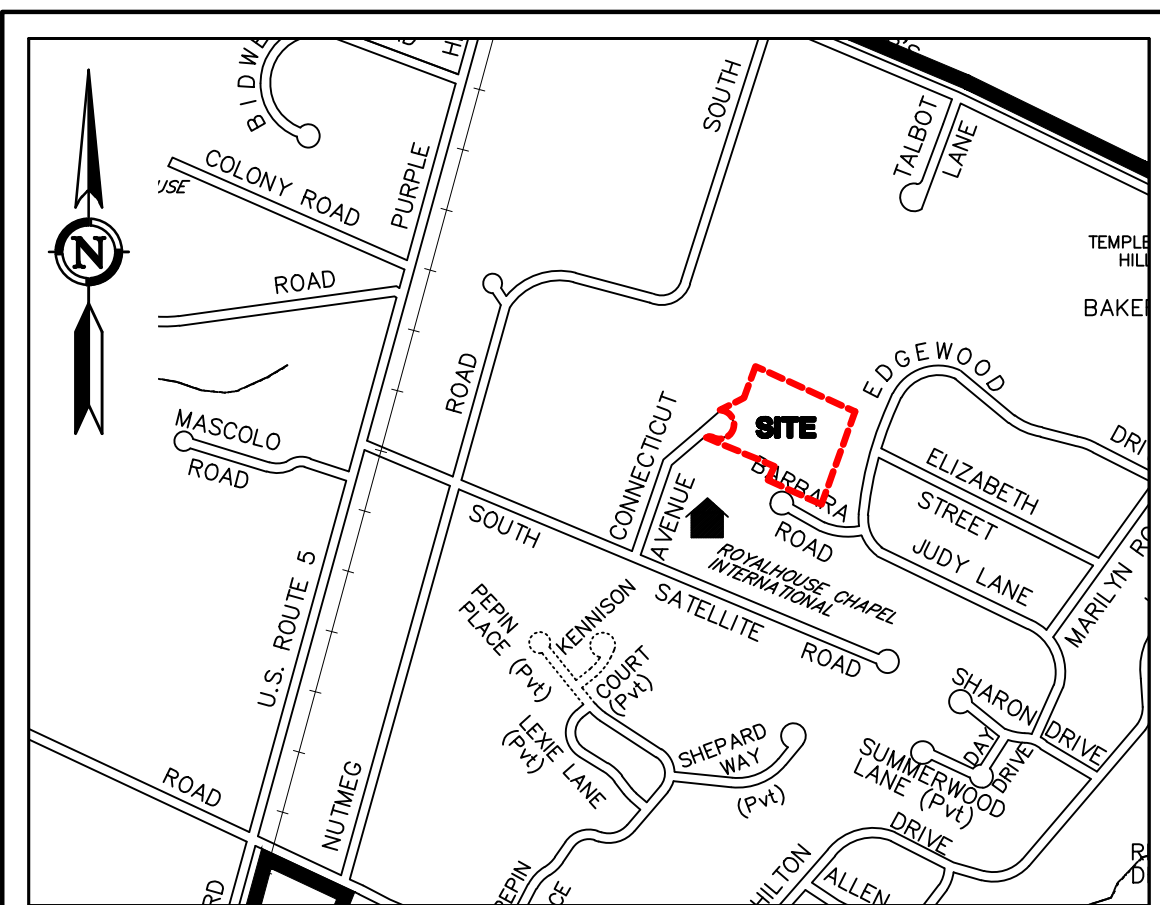
N/F 500' ABUTTERS

TOWN OF SOUTH WINDSOR, CONNECTICUT

Parcel ID	Site Address	Owner Name
7500003	3 BARBARA ROAD	CZAJA DANIEL E & JENNIFER A
7500010	10 BARBARA ROAD	STODDARD ROBERT E
7500015	15 BARBARA ROAD	BOLDUC RUSSELL A & JOANNA I
7500023	23 BARBARA ROAD	HUYNH TUNG &
7500031	31 BARBARA ROAD	RAMIREZ RUBEN & STACY
7500039	39 BARBARA ROAD	GUPTA PANKAJ & ANJALI
23400045	45 CONNECTICUT AVE	BODYCOTE HOOVEN INC
23400052	52 CONNECTICUT AVE	CONNECTICUT AVE LLC
29400113	113 EDGEWOOD DRIVE	CRENSHAW GARY A &
29400121	121 EDGEWOOD DRIVE	SINGHVI PRIYANK &
29400132	132 EDGEWOOD DRIVE	SOUTH WINDSOR TOWN OF
29400135	135 EDGEWOOD DRIVE	PHILLIP VERNELLE
29400144	144 EDGEWOOD DRIVE	DRENGA JOHN L & JILL A
29400152	152 EDGEWOOD DRIVE	COSTA RUI & AMY
29400153	153 EDGEWOOD DRIVE	WIND KEVIN P & DAWN
29400160	160 EDGEWOOD DRIVE	PANT VIVEK &
29400168	168 EDGEWOOD DRIVE	LAPENTA PAUL L & BARBARA
30000071	71 ELIZABETH STREET	LYONS CATHERINE L/U
30000078	78 ELIZABETH STREET	SARPONG AKUA P
30000083	83 ELIZABETH STREET	PATTERSON WILLIAM H & KAREN P
30000086	86 ELIZABETH STREET	CURRIN DANIEL E
48600125	125 JUDY LANE	KISZ IWONA & WOJCIECH
48600126	126 JUDY LANE	BUCHANAN PATRICIA
48600129	129 JUDY LANE	PRANITIS ERIC & RACHEL O
48600138	138 JUDY LANE	STATZ CHRISTOPHER M & CARA M
48600139	139 JUDY LANE	GIAMMARINO JESSE M JR & JANET G
48600154	154 JUDY LANE	KILLINGBECK EDWARD J & LYNN F
48600155	155 JUDY LANE	GRECH STEPHEN J
48600165	165 JUDY LANE	FOTARAS NIKOLAOS & MICHELLE
48600175	175 JUDY LANE	MARRYAT ALLAN F & JANICE E
65100140	140 NUTMEG ROAD	COOLEY REALTY LLC
65100260	260 NUTMEG ROAD	KF REALTY LLC
65100274	274 NUTMEG ROAD	NUTMEG ROAD SOUTH LLC
84000085	85 SOUTH SATELLITE ROAD	85 SOUTH SATELLITE ROAD LLC
84000125	125 SOUTH SATELLITE ROAD	GLOBAL TURBINE COMPONENT
84000145	145 SOUTH SATELLITE ROAD	TECHNOLO LLC
84000161	161 SOUTH SATELLITE ROAD	LEDYARD STREET LLC
84000175	175 SOUTH SATELLITE ROAD	OPTIMUS SOUTH WINDSOR LLC
84000187	187 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES L L C
84000201	201 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES LLC
88900050	50 TALBOT LANE	NFP REAL ESTATE LLC
6510250A	250 NUTMEG ROAD #A	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250B	250 NUTMEG ROAD #B	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250C	250 NUTMEG ROAD #C	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250D	250 NUTMEG ROAD #D	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250E	250 NUTMEG ROAD #E	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250F	250 NUTMEG ROAD #F	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250G	250 NUTMEG ROAD #G	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250H	250 NUTMEG ROAD #H	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250I	250 NUTMEG ROAD #I	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250J	250 NUTMEG ROAD #J	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250K	250 NUTMEG ROAD #K	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250L	250 NUTMEG ROAD #L	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250M	250 NUTMEG ROAD #M	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250N	250 NUTMEG ROAD #N	PENN HILLS LLC



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

PARKING REQUIREMENTS

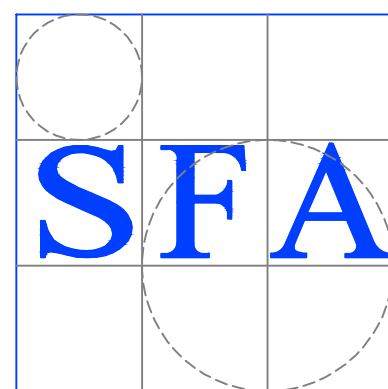
USE	FORMULA	PROPOSED AREA/UNITS	PROPOSED EMPLOYEES	REQUIRED
INDUSTRIAL & MANUFACTURING	1 SPACE/700 GSF	38,030 GSF	N/A	54.33
OFFICE	4.5 SPACES/1,000 GSF	1820 GSF	N/A	8.19
TOTAL		39,850 GSF	TOTAL	63

PARKING PROVIDED

TYPE	QUANTITY
PARKING	69*
RESERVE PARKING	8/NET 5
TOTAL	74*

NOTES:
* PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, PARKING SPACES SHALL BE PROVIDED AT A RATIO OF 4.5 SP./1,000 SF GFA FOR OFFICE SPACE AND 1 SP./700 SF GFA FOR INDUSTRIAL/MANUFACTURING SPACE.
1,820 SF GFA OF OFFICE / 1,000 SF = 1.82*4.5 SP. = 8.19 SPACES REQUIRED
38,030 SF GFA OF INDUSTRIAL/ 700 SF = 54.33 SPACES REQUIRED
8.19 + 54.33 = 62.52
A TOTAL OF 63 SPACES ARE REQUIRED FOR THIS DEVELOPMENT INCLUDING 3 ACCESSIBLE SPACES. 69 SPACES ARE PROVIDED PLUS 5 RESERVE SPACES FOR A TOTAL OF 74 SPACES.
26 ADDITIONAL SPACES ARE AVAILABLE IN FRONT OF OVERHEAD DOORS (BUILDINGS 1, 2 & 3) AND AN ADDITIONAL 32 GARAGE SPACES IN BUILDINGS 1-4.
74 + 26 + 32 = 132 POTENTIAL SPACES.
ADDITIONALLY, PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLES 6.4.10A AND 6.4.10B, A PORTION OF THE PASSENGER VEHICLE PARKING SPACES ARE PROVIDED AS LEVEL TWO EV INSTALLED AND LEVEL TWO EV READY.
10% OF PROPOSED SPACES = 7 EV READY SPACES. (69 SPACES x .10 = 6.9)
3/10 OF EV READY SPACES = 2 EV INSTALLED SPACES. (7 SPACES x .3 = 2.1)
OF THE 2 EV INSTALLED SPACES, 2 ARE VAN ACCESSIBLE.

ARCHITECT:



STEPHEN FLESHMAN
ARCHITECT

99 APPLE ROAD
BRIMFIELD, MA 01010
P: 508.347.7188
F: 508.347.8939
E: FLESHMAN@SF-ARCH.COM

GENERAL CONTRACTOR

Aldrich Construction
Company Inc.

1395 Tolland Turnpike
Manchester Connecticut 06042-1632
860.647.7544

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

SHEET INDEX

C-T1	TITLE SHEET	1 of 14
C-SP1	SITE PLAN	2 of 14
C-SP2	SITE PLAN WB-50 TURNING MOVEMENT	3 of 14
C-GD1	GRADING PLAN	4 of 14
C-DU1	DRAINAGE & UTILITY PLAN	5 of 14
C-ES1	EROSION & SEDIMENTATION PLAN	6 of 14
C-ES2	EROSION & SEDIMENTATION NOTES & DETAILS	7 of 14
C-LS1	LANDSCAPE PLAN	8 of 14
C-LS2	LANDSCAPE NOTES & DETAILS	9 of 14
C-LS3	LANDSCAPE CROSS SECTIONS	10 of 14
C-LT1	LIGHTING PLAN	11 of 14
C-D1	NOTES, DETAILS, & LEGEND	12 of 14
C-D2 - C-D3	DETAILS	13-14 of 14
V-1	PROPERTY & TOPOGRAPHIC SURVEY	1 of 1
	PROPOSED FLOOR PLANS	1 of 4
	PROPOSED ELEVATIONS	1 of 4

ZONING TABLE

ZONE: INDUSTRIAL (I)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
USE	PLUMBING, HEATING, ELECTRICAL, MECHANICAL, INDUSTRIAL AND GENERAL CONTRACTING ESTABLISHMENTS (TABLE 4.1.1.A ZONING REGULATIONS)	-	PLUMBING, HEATING, ELECTRICAL, MECHANICAL, INDUSTRIAL AND GENERAL CONTRACTING ESTABLISHMENTS (TABLE 4.1.1.A ZONING REGULATIONS)
LOT AREA	30,000 SF	280,424 SF (6.44 AC)	280,424 SF (6.44 AC)
LOT FRONTAGE	100'	252'	252'
FRONT YARD	35'	N/A	82.7'
SIDE YARD	10'	N/A	18.3'
REAR YARD	25'	N/A	76.7'
BUILDING HEIGHT	2 STORIES / 40'	N/A	<27'
PARKING	63	-	74 (WITH 5 RESERVE)
LOT COVERAGE	50%	0.0%	14.2%
IMPERVIOUS COVERAGE	65%	0.0%	33.9%
IMPERVIOUS COVERAGE WITH RESERVE PARKING	65%	0.0%	34.6%
PARKING LOT LANDSCAPING	10%	-	10.7%

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.

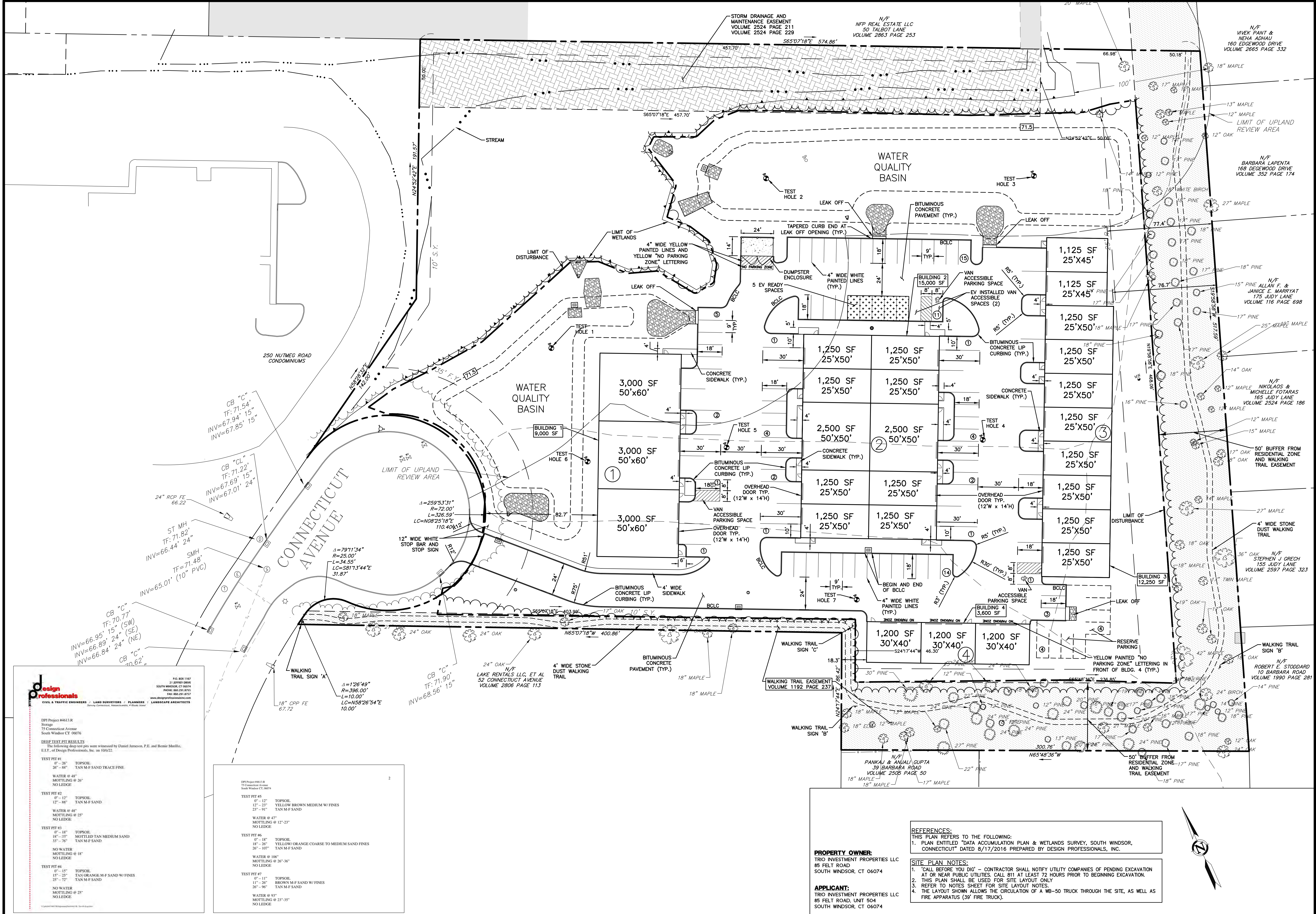
GENERAL NOTES:

- 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.

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

21 Jeffrey Drive
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DPI Project #4613.R
Storage: 75 Connecticut Avenue
South Windsor CT 06076

DEEP TEST PIT RESULTS
The following deep test pits were witnessed by Daniel Amos, P.E. and Bonnie Mullis, E.I.T., of Design Professionals, Inc. on 10/6/22.

TEST PIT #	DEPTH	TOPSOIL	TAN M-F SAND	WATER	NO LEDGE
TEST PIT #1	0" - 20"	TOPSOIL	TAN M-F SAND TRACE FINE	WATER @ 48"	MOTTLED @ 26"
TEST PIT #2	0" - 12"	TOPSOIL	TAN M-F SAND	WATER @ 48"	MOTTLED @ 25"
TEST PIT #3	0" - 18"	TOPSOIL	MOTTLED TAN MEDIUM SAND	NO WATER	MOTTLED @ 18"
TEST PIT #4	0" - 15"	TOPSOIL	TAN ORANGE M-F SAND W/FINES	NO WATER	MOTTLED @ 25"
TEST PIT #5	0" - 12"	TOPSOIL	TAN M-F SAND	WATER @ 47"	MOTTLED @ 12" - 23"
TEST PIT #6	0" - 18"	TOPSOIL	YELLOW BROWN MEDIUM W/FINES	WATER @ 100"	MOTTLED @ 26" - 36"
TEST PIT #7	0" - 11"	TOPSOIL	BROWN M-F SAND W/FINES	NO LEDGE	

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TEST PIT #7	0" - 11"	TOPSOIL	BROWN M-F SAND W/FINES	NO LEDGE	

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE 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. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES.
4. THE LAYOUT SHOWN ALLOWS THE CIRCULATION OF A W-50 TRUCK THROUGH THE SITE, AS WELL AS FIRE APPARATUS (39' FIRE TRUCK).

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

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P.O. BOX 167
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionals.com

PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613.R
DATE: 6/7/23
DESIGNED BY: BKM/CHM
CHECKED BY: BKM/CHM
DATE: 6/7/23

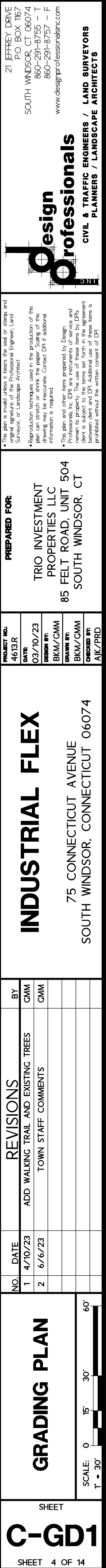
REVISIONS

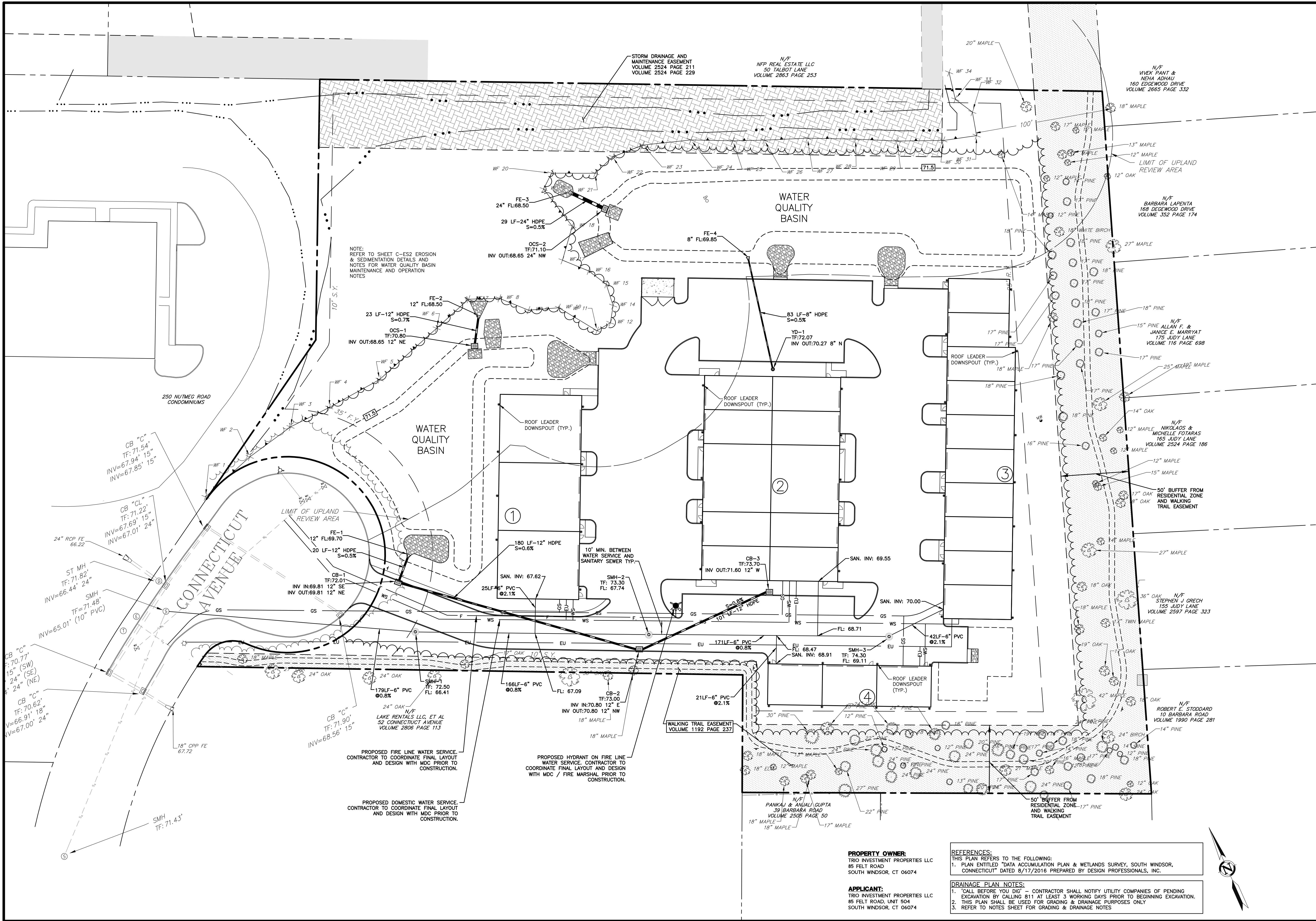
NO.	DATE	BY	ADD	WALKING TRAIL AND EXISTING TREES	TOWN STAFF COMMENTS
1	4/10/23	CHM			
2	6/7/23	CHM			

SITE PLAN

SCALE: 0' 15' 30' 60'

SHEET 2 OF 14





PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 PREPARED BY DESIGN PROFESSIONALS, INC.

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. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY
1	4/10/23	ADD WALKING TRAIL AND EXISTING TREES	GM
2	6/6/23	TOWN STAFF COMMENTS	GM

DRAINAGE & UTILITY PLAN

SHEET 5 OF 14

INDUSTRIAL FLEX

TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PROJECT NO.

06074

DATE

03/10/23

DESIGNED BY

BKM/CMM

CHECKED BY

BKM/CMM

APPROVED BY

AKC/PRD

SCALE:

0 15' 30'

1" = 30'

60'

21 FEFREY DRIVE
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257 - F
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STAGE STORAGE TABLE (TST1)						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
70.00	11,092.85	N/A	N/A	0.00	N/A	0.00
71.00	12,704.67	1.00	11898.76	11898.76	11889.65	11889.65
71.50	14,354.98	0.50	6764.91	18663.67	6760.72	18650.37

STAGE STORAGE TABLE (TST2)						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
70.00	16,818.22	N/A	N/A	0.00	N/A	0.00
71.00	19,028.12	1.00	17923.17	17923.17	17911.81	17911.81
71.50	22,018.11	0.50	10261.56	28184.73	10252.47	28164.28

PROPERTY OWNER:
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85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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 1.34 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 "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 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. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

**EROSION &
SEDIMENTATION
CONTROL PLAN**

SHEET
C-ES1
SHEET 6 OF 14

REVISIONS			BY
NO.	DATE	ADD WALKING TRAIL AND EXISTING TREES	GM
2	6/6/23	TOWN STAFF COMMENTS	GM

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

PROJECT NO.:
10371023
DATE:
03/10/23
DESIGNED BY:
BK/M/CMH
CHECKED BY:
BK/M/CMH
IN CHARGE:
AK/PRD

PREPARED FOR:
TRIO INVESTMENT
PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

DESIGN PROFESSIONALS
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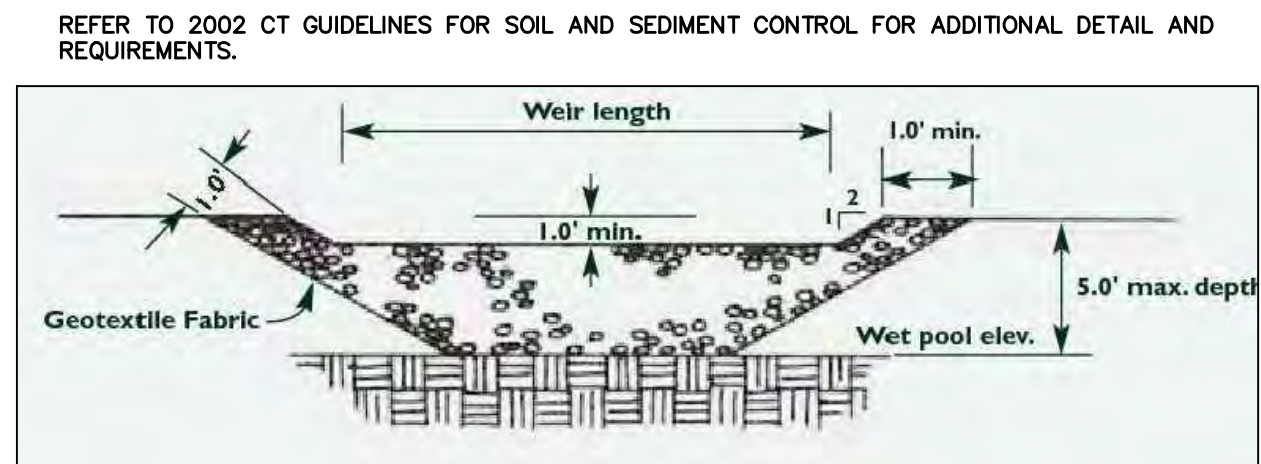
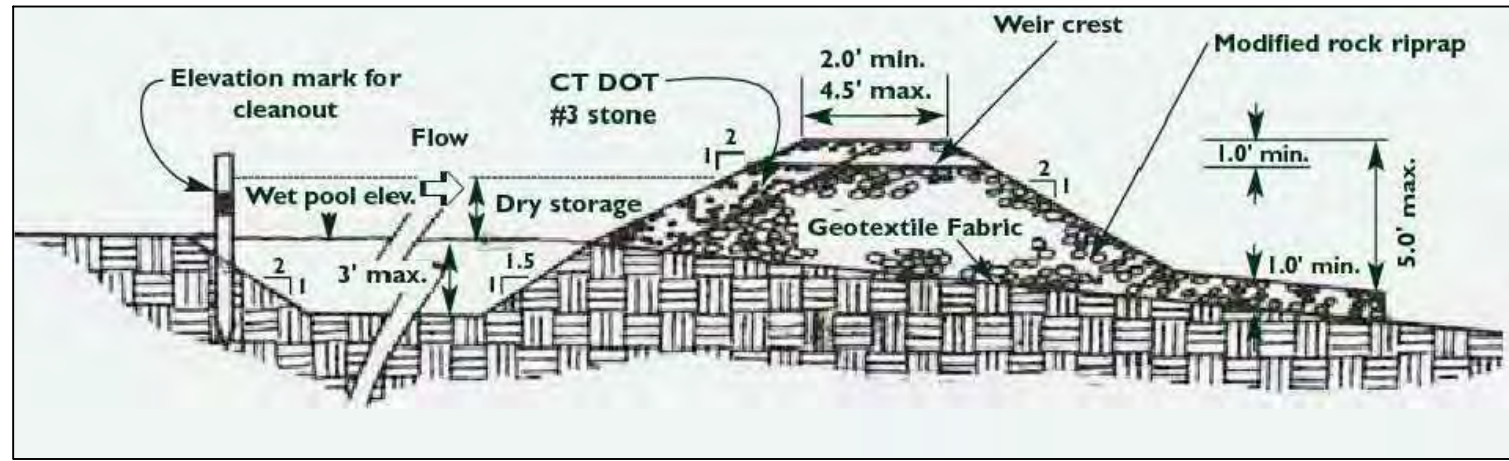
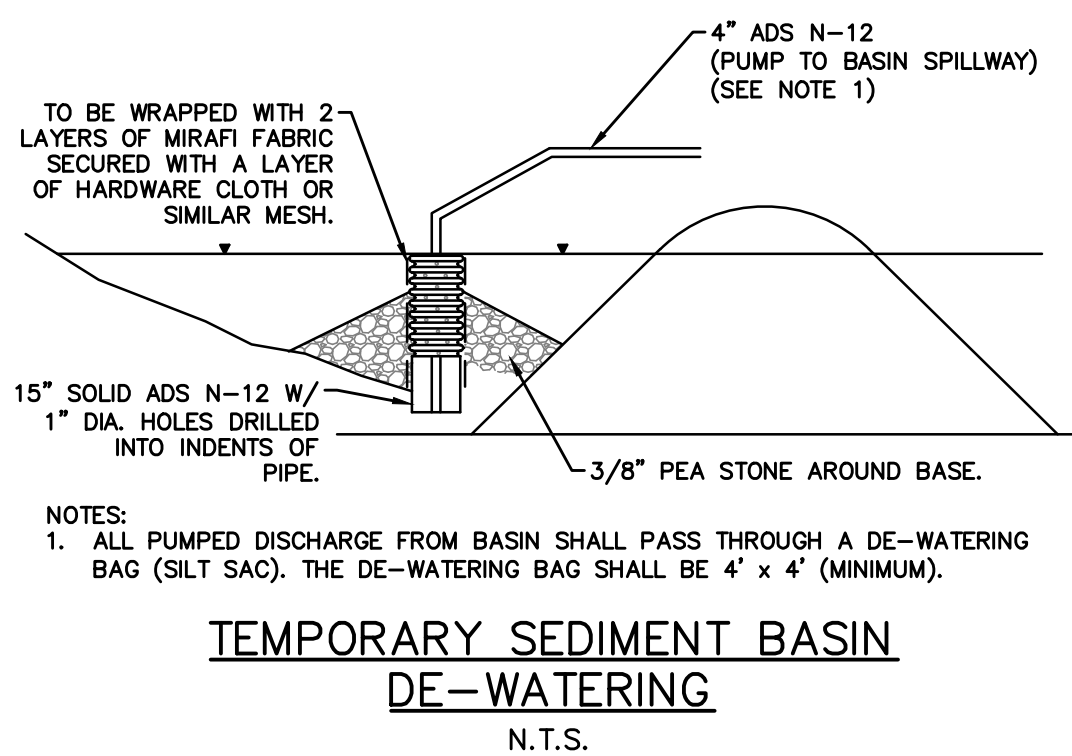
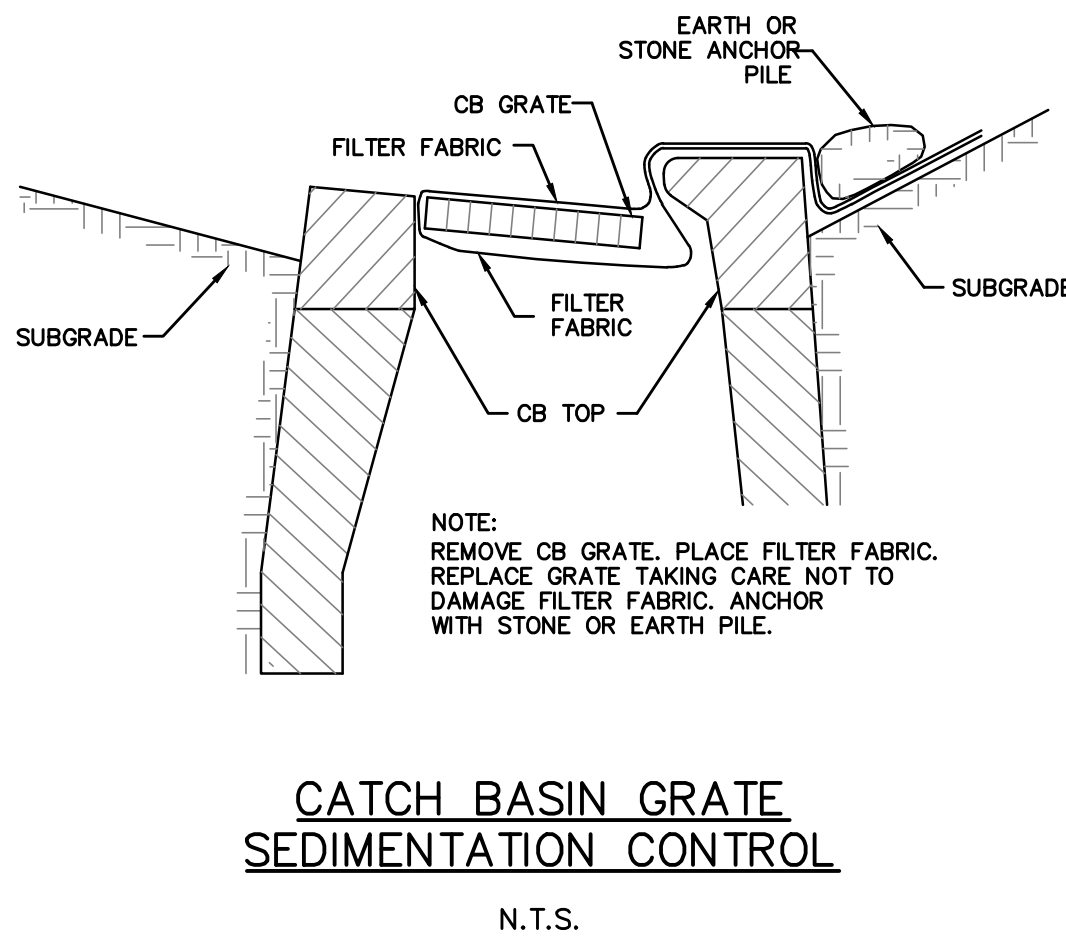
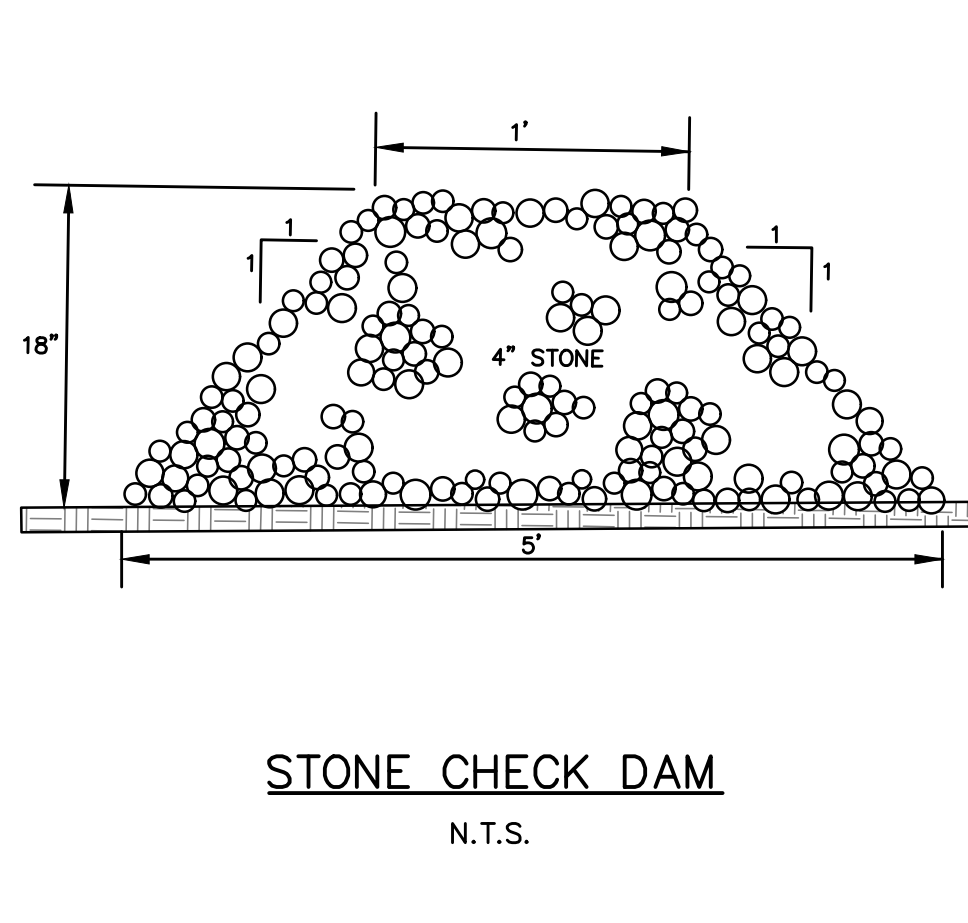
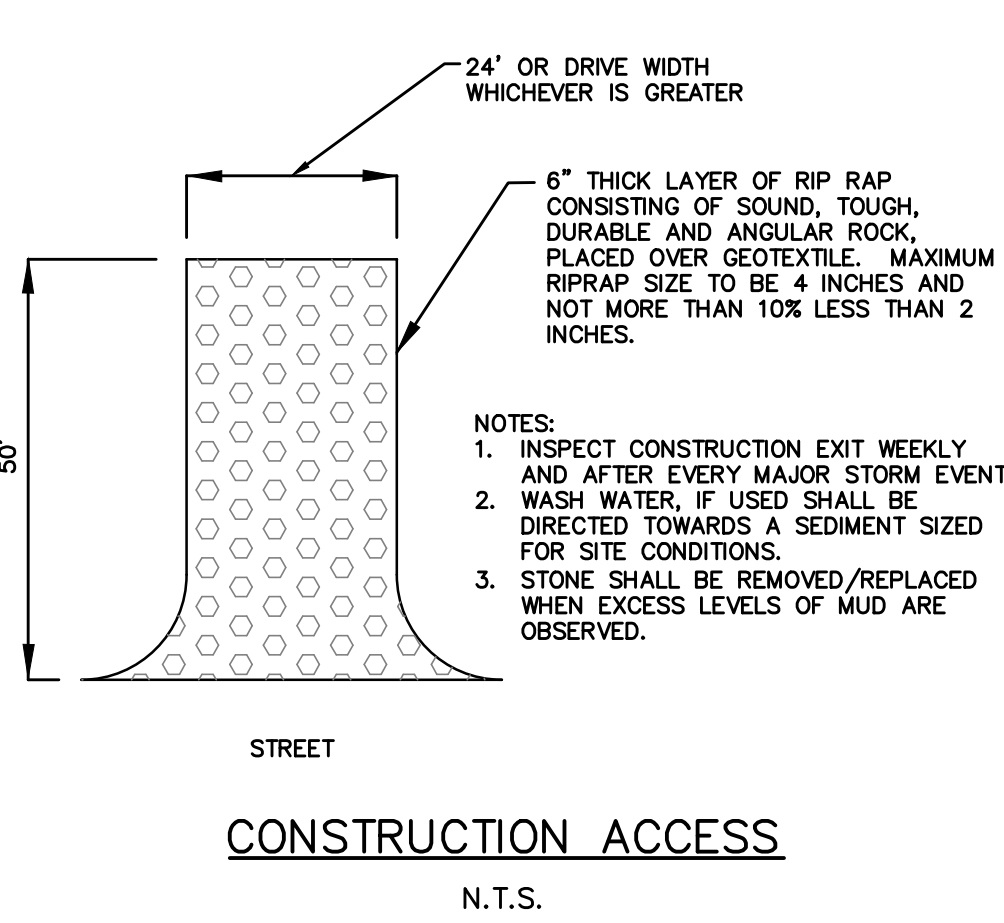
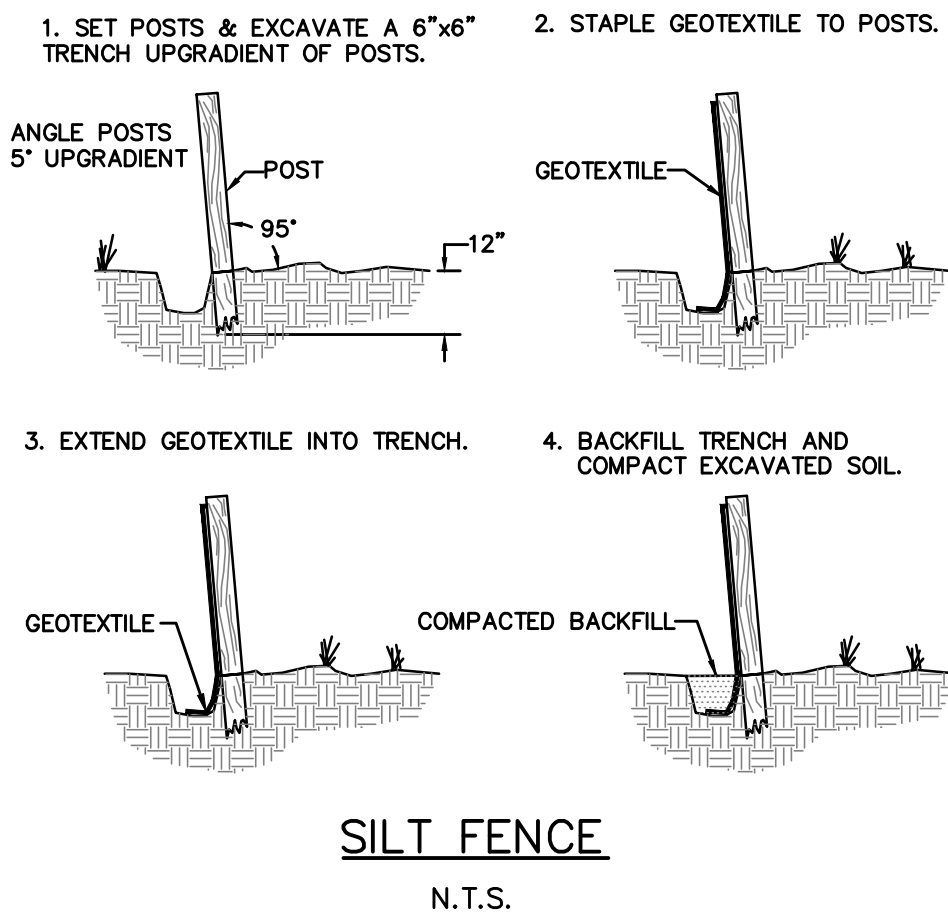


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

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,

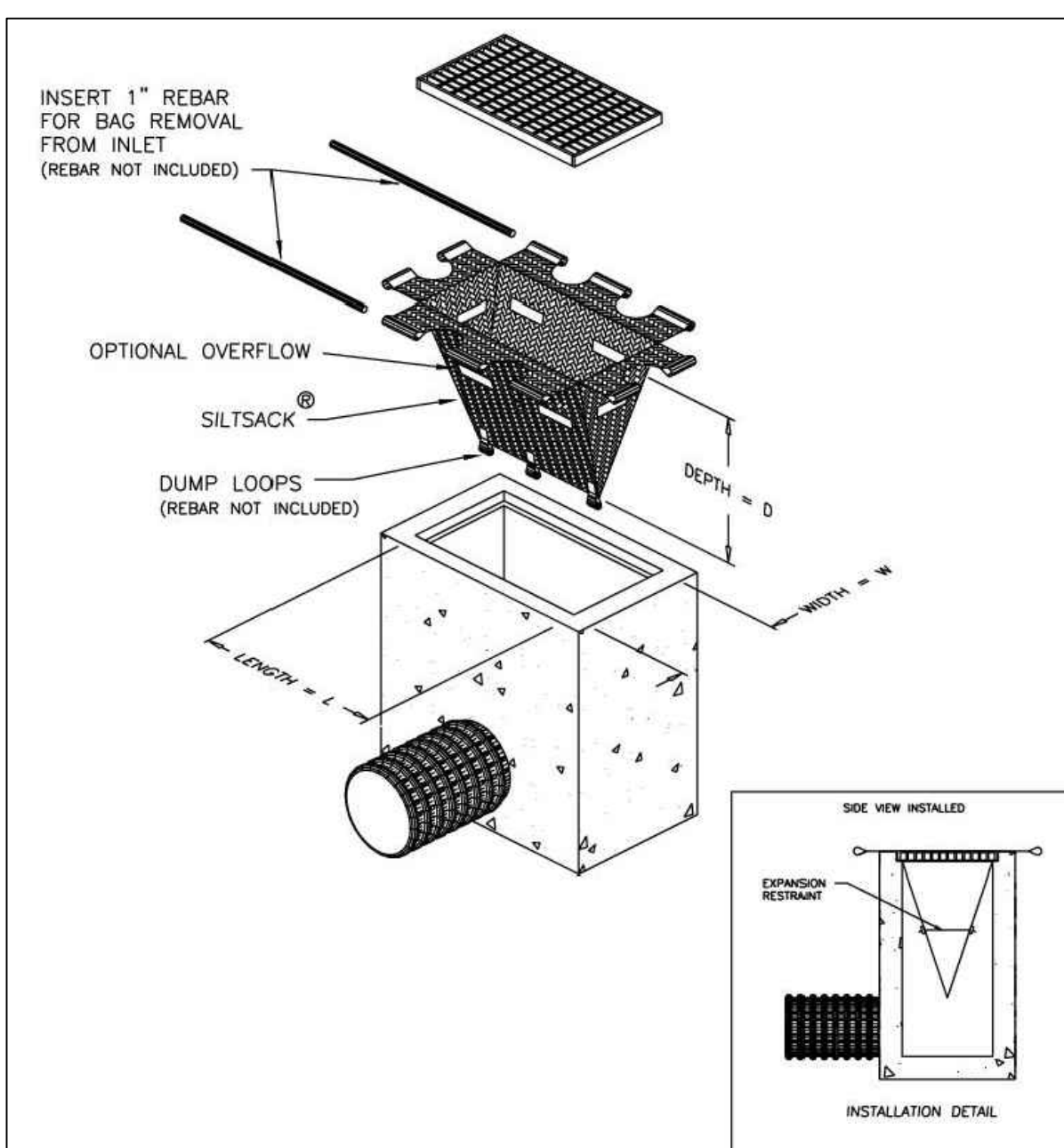
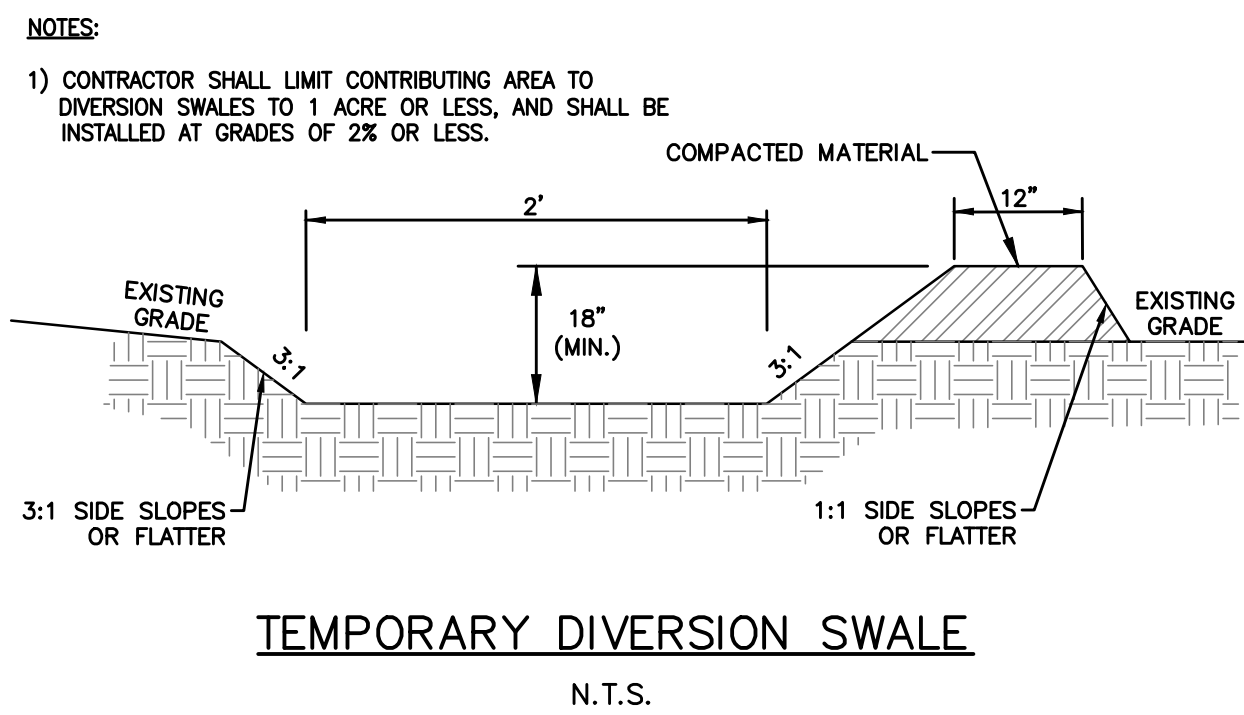
- V_d = the dry storage volume
- A_w = the surface area of the flooded area at the base of the stone outlet in square feet
- A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
- D_d = the depth in feet, measured from the base of the stone outlet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



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

- INSTALL CONSTRUCTION ACCESS AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION THAT 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." (IF DRAINING TO IMPAIRED WATER: ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 14 DAYS. SEED WITHIN 3 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.

SEDIMENT FOREBAYS: SHALL BE INSPECTED BIANNUALLY. ALL LARGE WOODY NON LANDSCAPE GROWTH THAT MAY AFFECT THE FLOW OF WATER OR THE STABILITY OF THE BASIN SHALL BE REMOVED. RIPRAP SHALL BE RE-ARRANGED AND ADDED TO AS REQUIRED. ANY EROSION OR OTHER PROBLEMS THAT MAY AFFECT THE PROPER OPERATION OF THE BASIN SHALL BE REPAIRED PROMPTLY. ACCUMULATED SEDIMENT SHALL BE REMOVED.

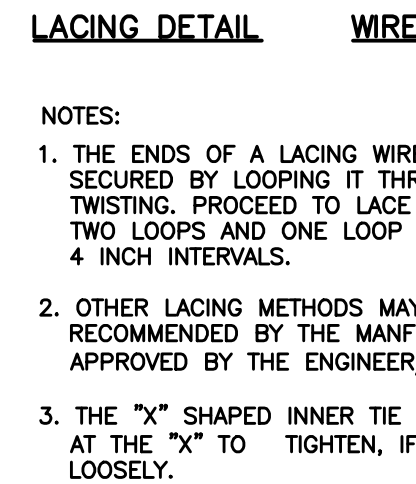
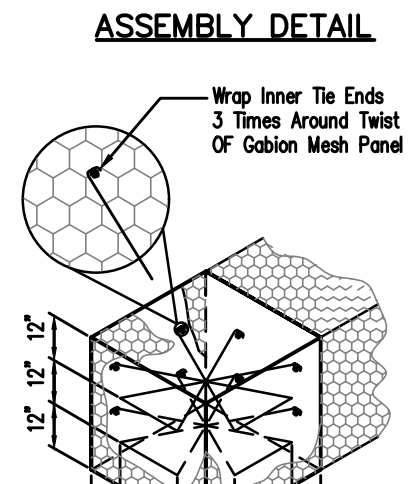
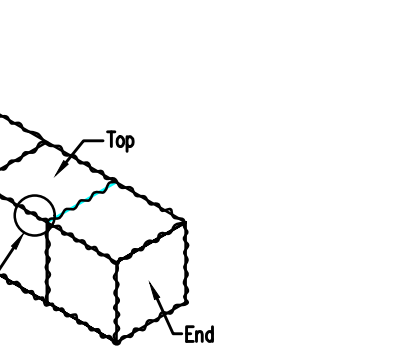
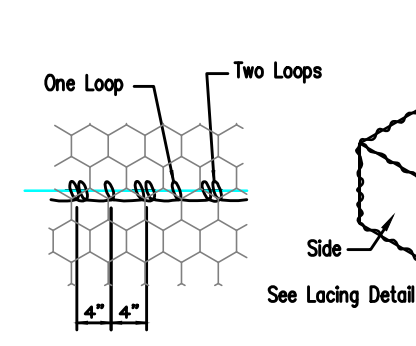
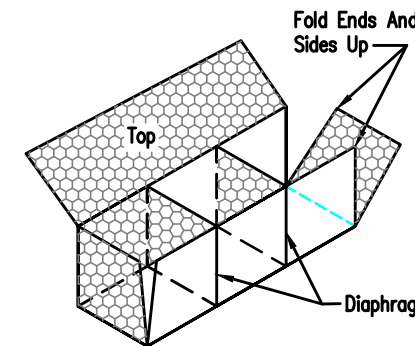
WATER QUALITY BASIN: SHALL BE INSPECTED 4 TIMES PER YEAR. ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIATED IMMEDIATELY. THE BASIN SHALL BE MONITORED TO ASSURE PROPER 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 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 DRY WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-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:



WOOD CHIP FILLED GABION BASKETS

N.T.S.

MULCH: STRAW
RATE: 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 SOLIDS, 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 INSURE 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.

ESTIMATED CONSTRUCTION START DATE - FALL 2023
ESTIMATED COMPLETION DATE - FALL 2024

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 OF OPEN GROUND 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, NONTXIC 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:

TEODORA ROTAUR
860-796-5618

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

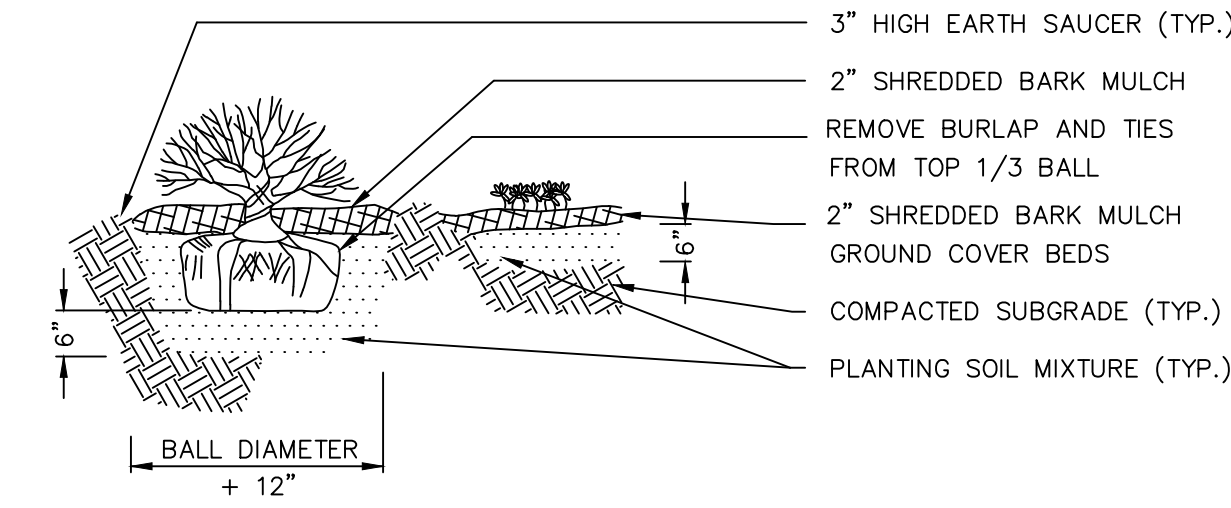
PROJECT NO.: 21-001
DATE: 03/10/23
BY: JRM/CHM
CHECKED BY: BKM/CHM
DATE: 06/07/23

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

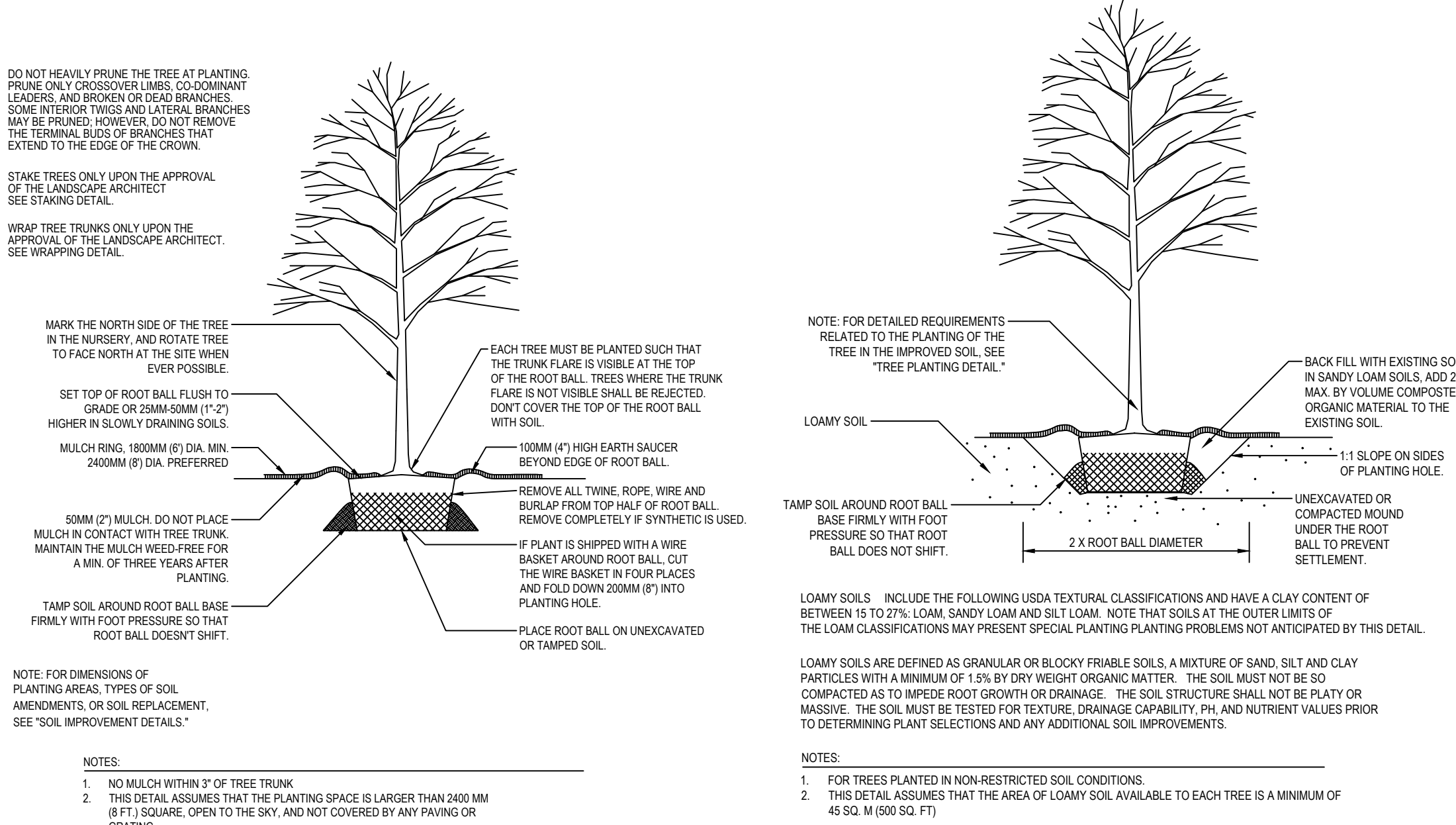
NO.	DATE	REVISIONS	BY
1	4/10/23	ADD WALKING TRAIL AND EXISTING TREES	CHM
2	6/6/23	TOWN STAFF COMMENTS	CHM

EROSION & SEDIMENTATION DETAILS & NOTES

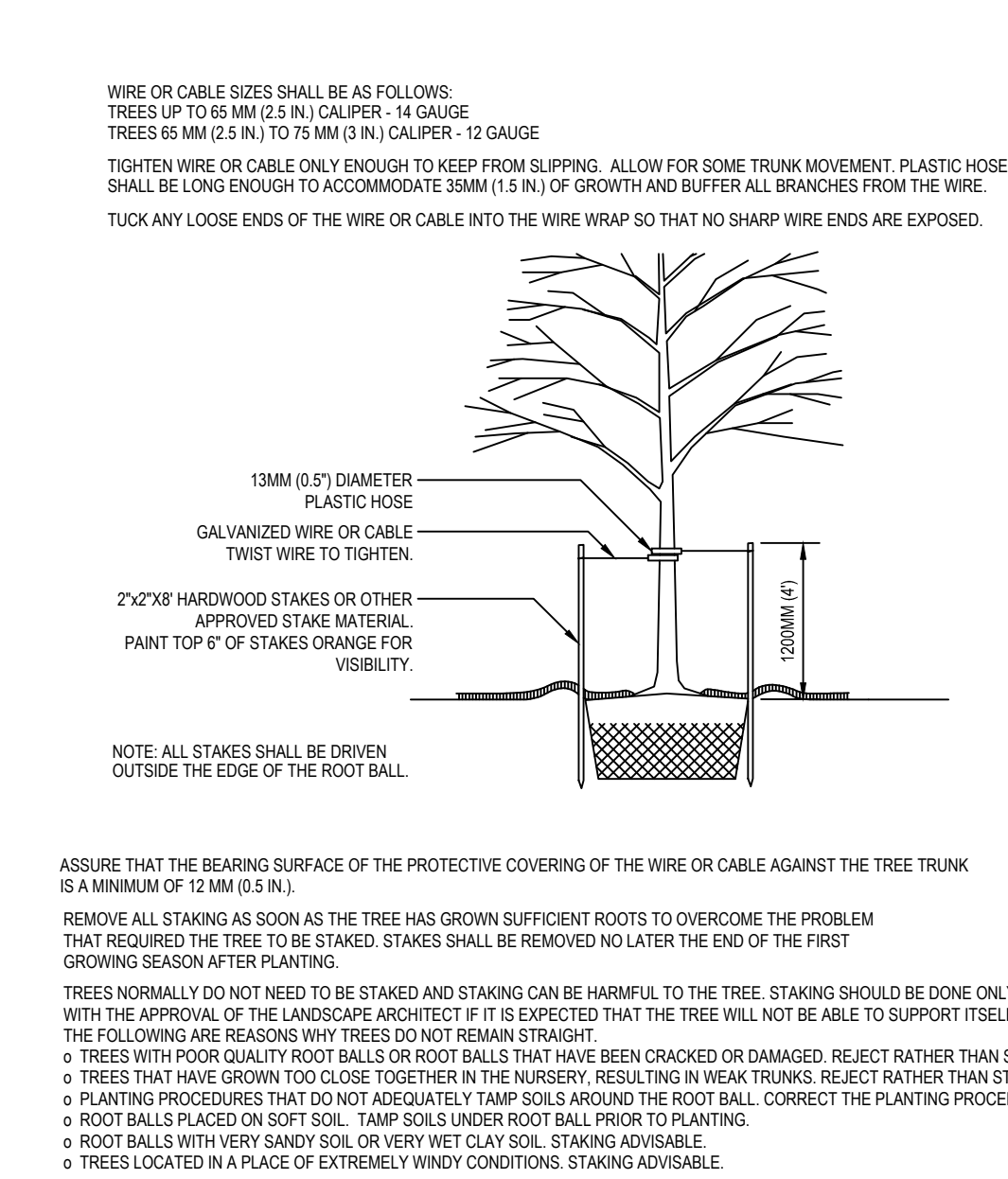
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1 SHRUB & GROUND COVER PLANTING DETAIL



TREE PLANTING DETAIL

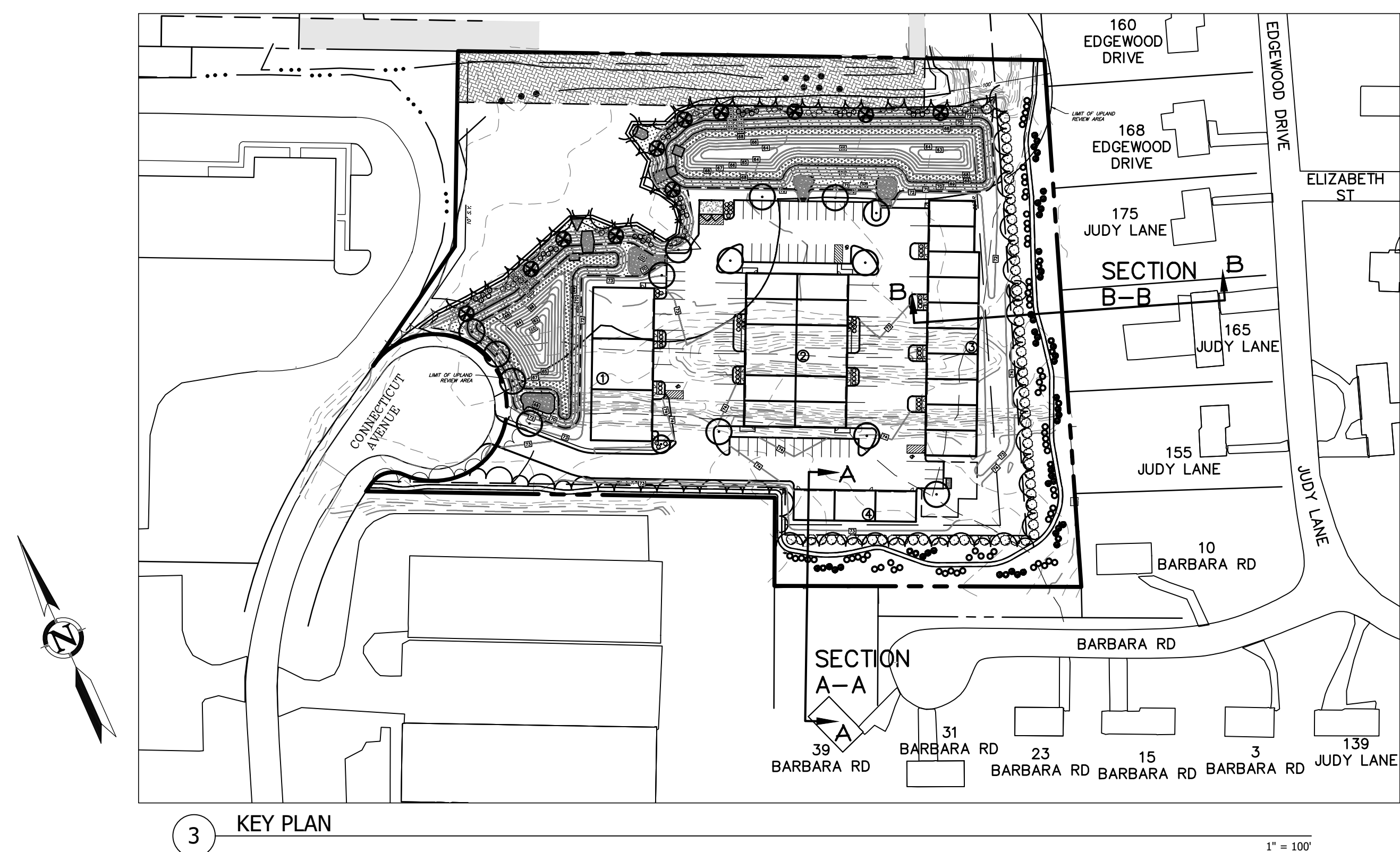
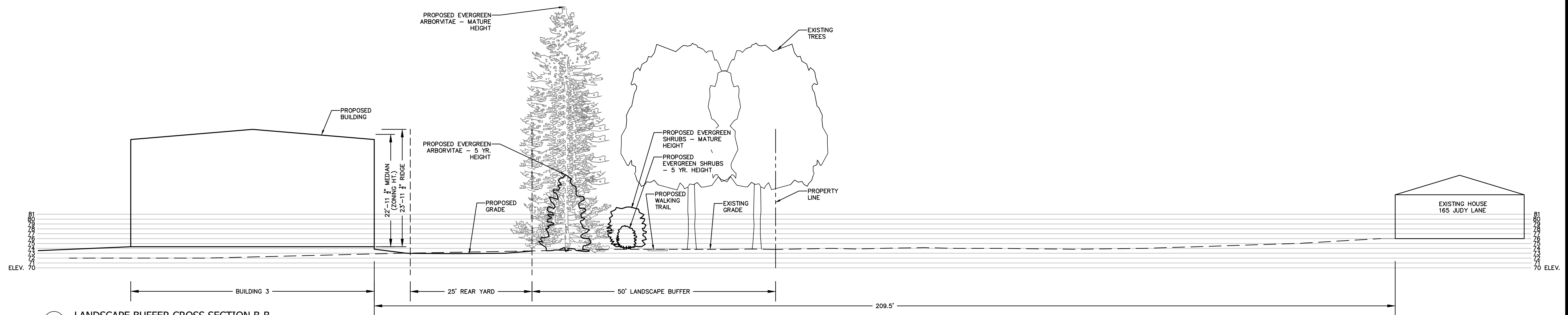
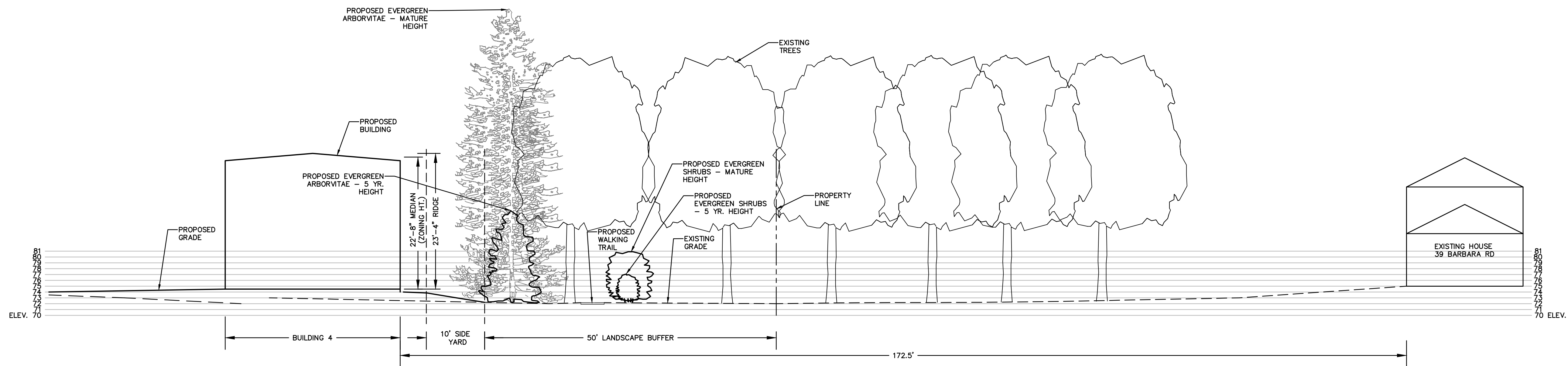


④ TREE STAKING DETAIL (3" CAL. OR SMALLER)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
90	<i>Calamagrostis canadensis</i>	Canada Bluejoint	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Carex stricta</i>	Tussock Sedge	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Iris versicolor</i>	Blue Flag Iris	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Juncus effusus</i>	Soft Rush	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Lespedeza oryzoides</i>	Rice Cutgrass	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Mimulus ringens</i>	Monkey-flower	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Sagittaria latifolia</i>	Northern Arrowhead	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Scirpus cyperinus</i>	Wool Grass	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Scirpus pungens</i>	Common Three-Square	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Scirpus validus</i>	Soft-stem Bulrush	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Spartanum eucaerum</i>	Giant Burreed	ONE YR GROWTH	2" POT	3' O.C.
90	<i>Verbena hastata</i>	Blue Vervain	ONE YR GROWTH	2" POT	3' O.C.

LANDSCAPE PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	3	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	2" cal.	B&B	PLANT AS SHOWN
AMCA	11	Amelanchier canadensis	Serviceberry	5'-6" Ht.	B&B	PLANT AS SHOWN
AFAR	1	Acer x. freemanii 'Armstrong'	Armstrong Maple	2" Cal.	B&B	PLANT AS SHOWN
BENI	2	Betula nigra 'Heritage'	Heritage River Birch	8'-10" Ht.	B&B	PLANT AS SHOWN
GLTR	5	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2" cal.	B&B	PLANT AS SHOWN
QUPA	4	Quercus palustris	Pin Oak	2" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
TPGG	68	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6'-8' ht.	B&B	PLANT AS SHOWN
SHRUBS						
ARME	15	Aronia melanocarpa	Black Chokeberry	No. 3	CONT.	PLANT AS SHOWN
CLAL	16	Clethra alnifolia	Sweet Pepperbush	No. 3	CONT.	PLANT AS SHOWN
COAM	15	Corylus americana	American Hazelnut	No. 3	CONT.	PLANT AS SHOWN
ICGL	22	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	No. 3	CONT.	PLANT AS SHOWN
JCOG	10	Juniperus chinensis 'Old Gold'	Old Gold Juniper	No. 3	CONT.	PLANT AS SHOWN
JHYO	10	Juniperus horizontalis 'Youngstown'	Compact Pfiftzer Juniper	No. 3	CONT.	PLANT AS SHOWN
KLLA	65	Kalmia latifolia	Mt. Laurel	No. 3	CONT.	PANT AS SHOWN
MYPE	11	Myrica pensylvanica	Northern Bayberry	No. 3	CONT.	PLANT AS SHOWN
RHMA	55	Rhododendron maximum	Rosebay Rhododendron	No. 3	CONT.	PLANT AS SHOWN
TAME	8	Taxus x media 'Densaformis'	Dense Spreading Yew	No. 3	CONT.	PLANT AS SHOWN
VIBL	6	Viburnum lentago	Nannyberry	No. 3	CONT.	PLANT AS SHOWN

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND 3 VARIETIES 50% OF MIXTURE
CHENIERE RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.50 LBS./SQ. PER 1,000 S.F.
2. SEEDING MIXTURE TYPE II (BASIN AREAS):
RETENTION BASIN WILDFIRE MIX - ERNRY-127
By Etnel Conservation Seeds, 9006 E. Mainway, Placerville, CA 95365 (800) 473-8731
APPLICATION RATE: 0.50 LBS. PER 1,000 S.F. 2.50 LBS. PER ACRE
BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 4" OF "FRACKED" TOPSOIL, UNLESS OTHERWISE NOTED.
SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER DETENTION BASIN.
3. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING, AND AN APPLICATION RATE OF 2.50 LBS. OF TOPSOIL SHALL BE SO TO COVER DETENTION BASIN TO A MINIMUM OF 2000' AND APPLIED AT THE RATE OF 1.40 LBS./SQ. PER ACRE.
4. CONTINUED RESPONSE TO THE STORMWATER DETENTION BASIN MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH IS ESTABLISHED.
5. THE SEEDING SHALL BE DONE BY THE OWNER, REPAIR, BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.



PROPERTY OWNER:
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85 FELT ROAD
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85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

<div style="display: flex; justify-content: space-between;"> <div> C-LS3 <small>SHEET 10 OF 14</small> </div> <div> LANDSCAPE CROSS SECTIONS </div> <div> <small>SHEET</small> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> NO. 1 2 </div> <div> DATE 4/7/23 6/6/23 </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> REVISIONS ADD WALKING TRAIL AND EXISTING TREES TOWN STAFF COMMENTS </div> <div> BY GMM GMM </div> </div>	

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

PROJECT NO.:	4613R
DATE:	03/10/23
DESIGN BY:	BGM/GMM
DRAWN BY:	BGM/GMM
CHECKED BY:	AIV/RHD

PREPARED FOR:
TRIO INVESTMENT
PROPERTIES LLC
FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

• This plan is invalid unless it bears the seal and stamp, and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect.

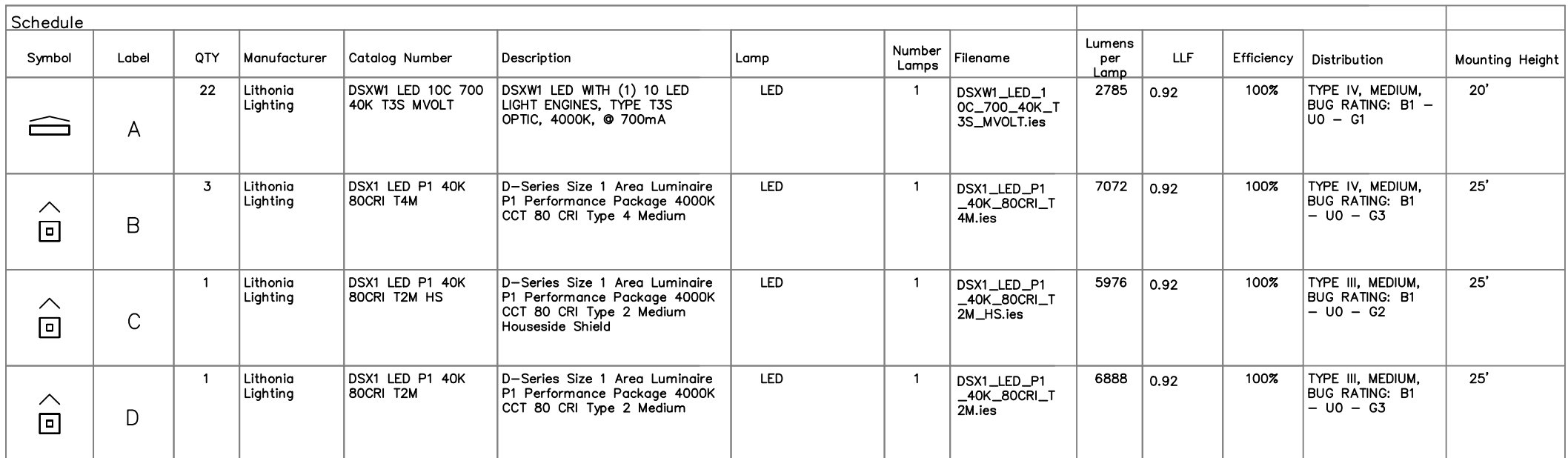
• Reproduction techniques used in the production of this drawing must comply with the current Society of Professional Engineers, Inc. (SPE) standards. Scale of the drawing may be inaccurate. Contact DPI if additional information is required.

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1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOT-CANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. SURFACE MOUNTING SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. ALL LUMINAIRE BASES SHALL BE INSTALLED ON THE REAR FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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 SITE LIGHTING ONLY

12 Not available with EDAC.

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COMMERCIAL OUTDOOR

DSWH LED Rev. 3/21/22

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 and 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, in part, from 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 shall 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 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 other 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.

- 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.
- 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.
- 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.
- The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and for 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.
- 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 responsible for all notification, inspection, monitoring or testing as may be required.
- 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.
- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 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.
- 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 for all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.
- 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.
- Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- 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.
- 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 slit tight joints.
 - RCP Class V pipe shall be used in paved areas with less than 1 ft. of cover or in locations noted on the plans.
 - High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for slit 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.
- 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.
- 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.
- 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 must 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.

3. Contractor's price for water service must include all fees, costs and apprenticeships required by the utility to provide full and complete working service.
39. 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.
40. 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.
41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
42. 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.
43. 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.
44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
45. 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.
46. 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.
47. 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.
48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
49. 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.































The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the

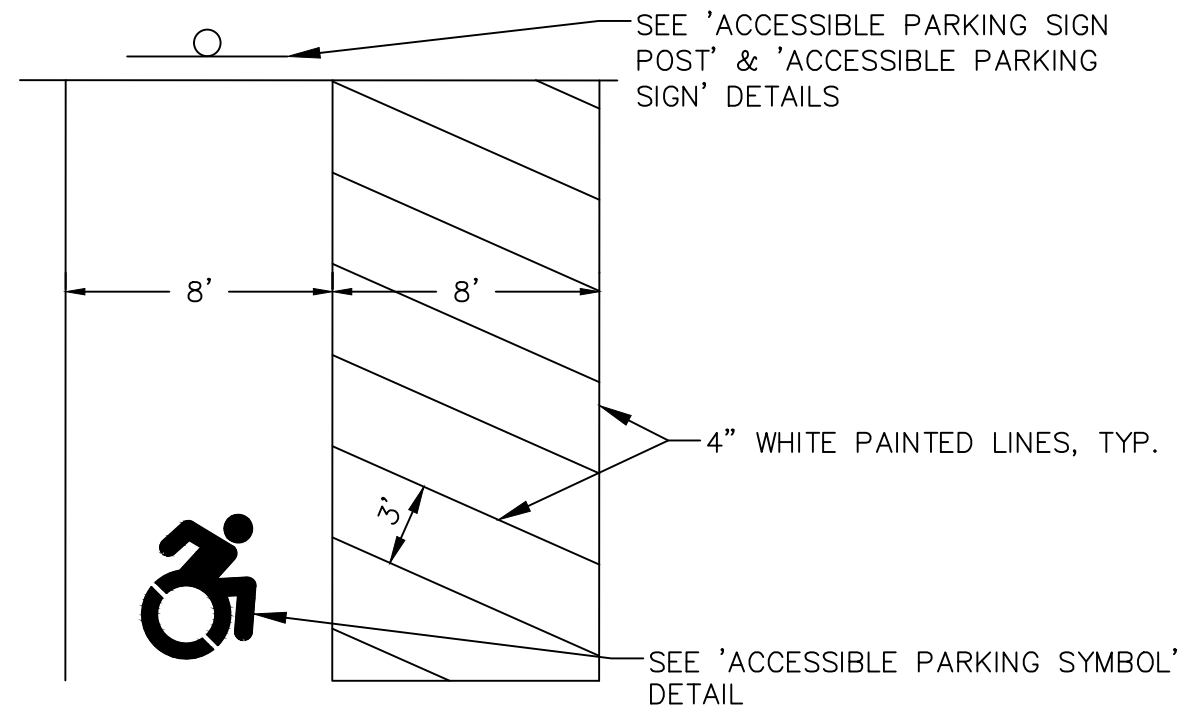
The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components 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 OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

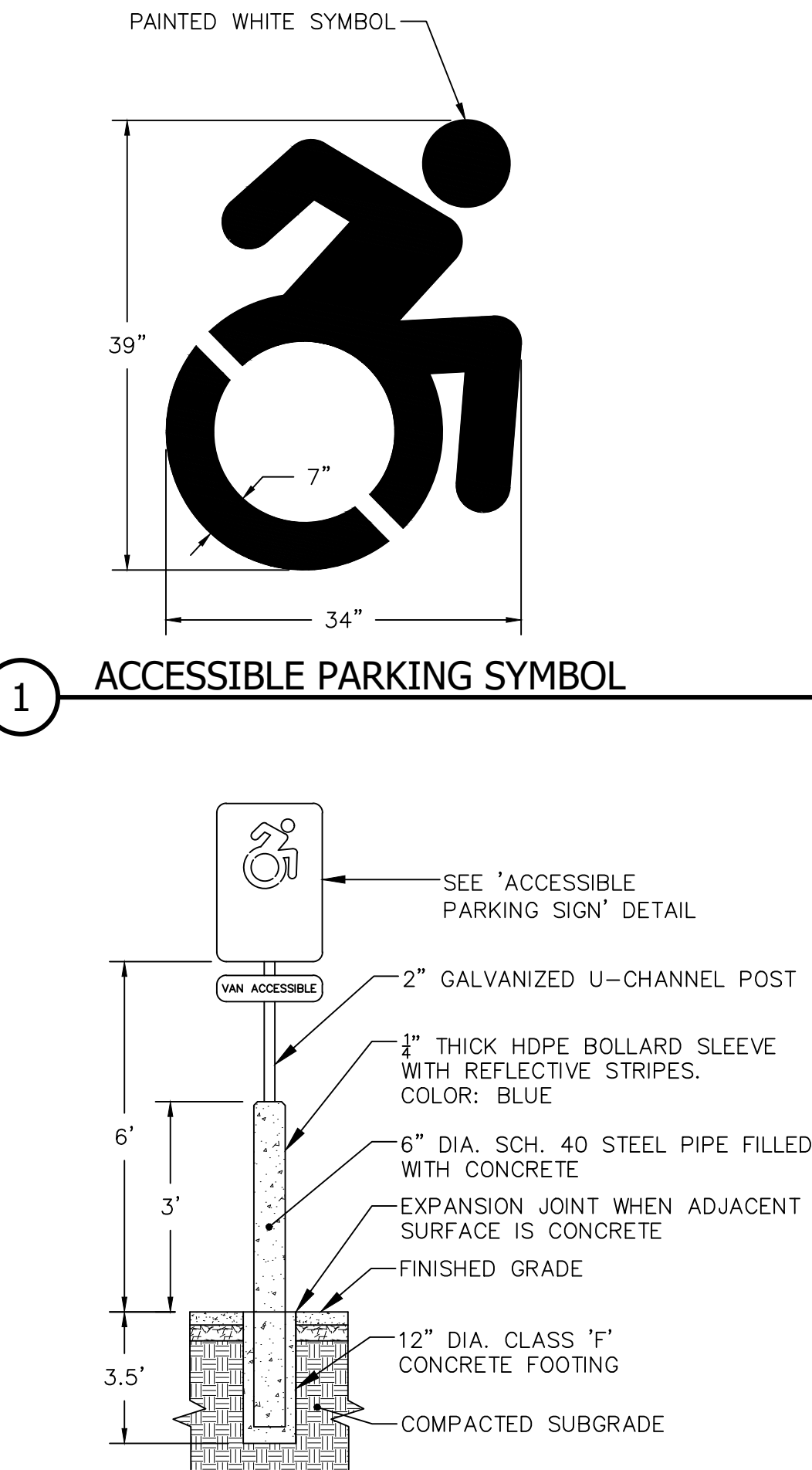
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
BORINGS		
	BORING / TEST PIT LOCATION	
COMMUNICATION		
— — — — C _u — — — — C _u —	UNDERGROUND COMMUNICATION LINES	— — — — C —
DOMESTIC WATER		
— — — — W _u — — — — W _u —	WATER MAIN	— — — — W —
— — — — WS _u — — — — WS _u —	WATER SERVICE	— — — — WS —
— — — — F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



NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.

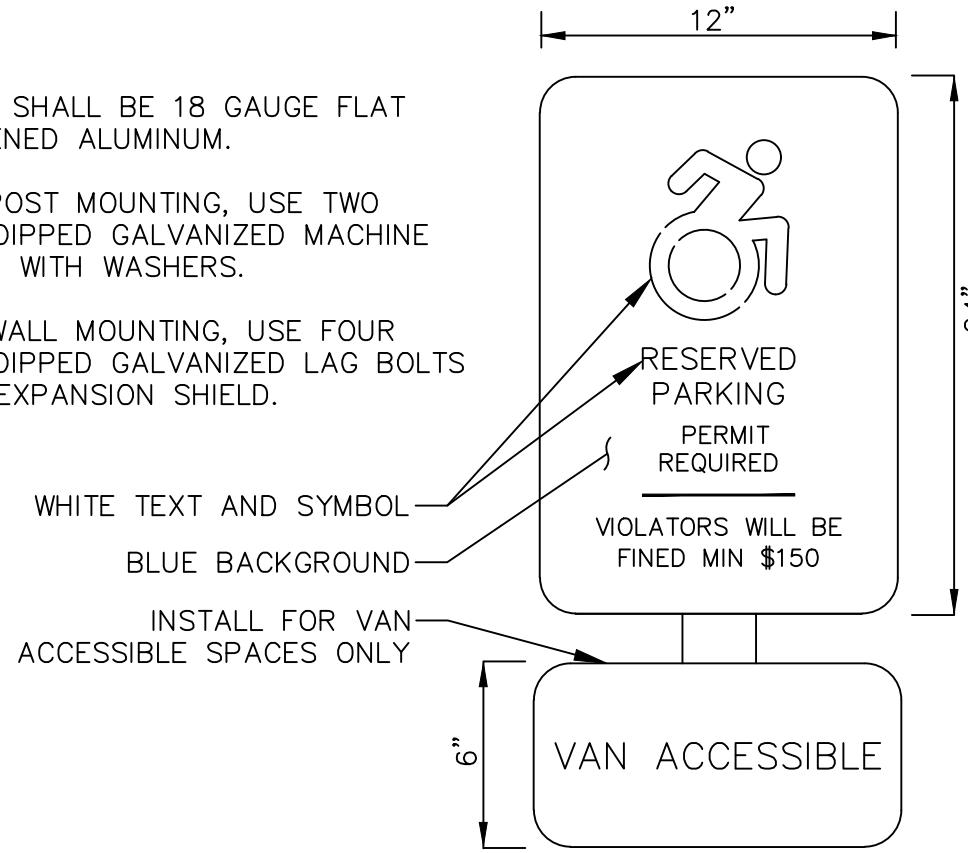
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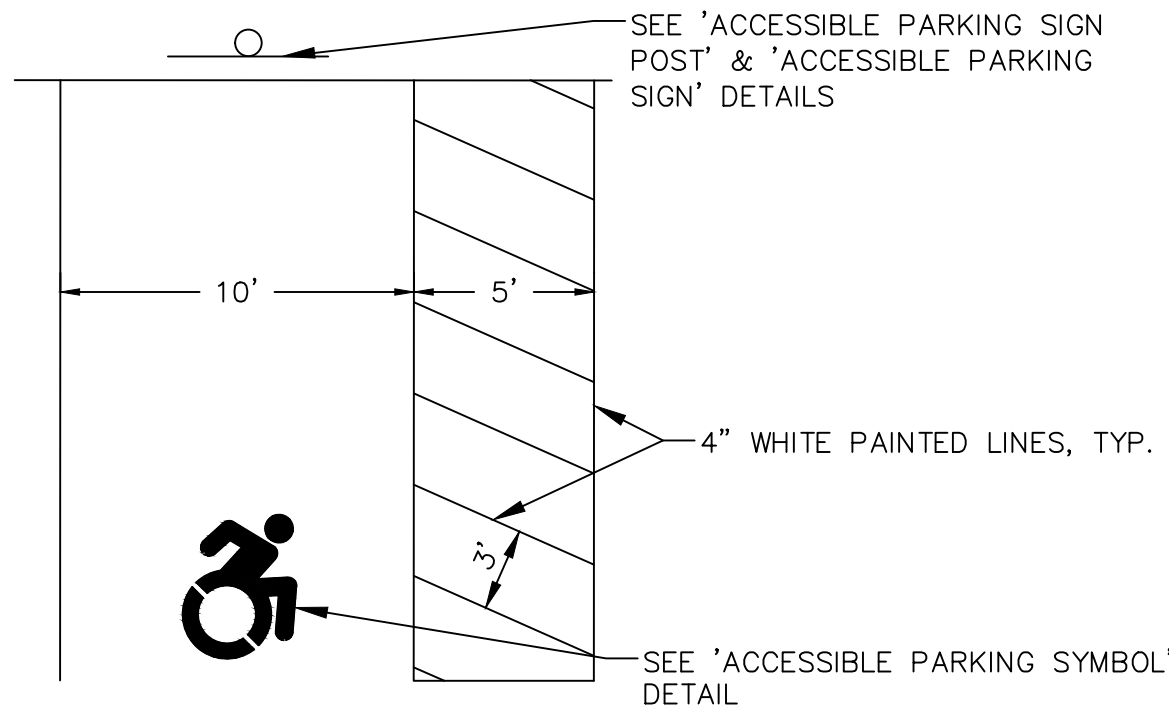
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NOTES:

1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



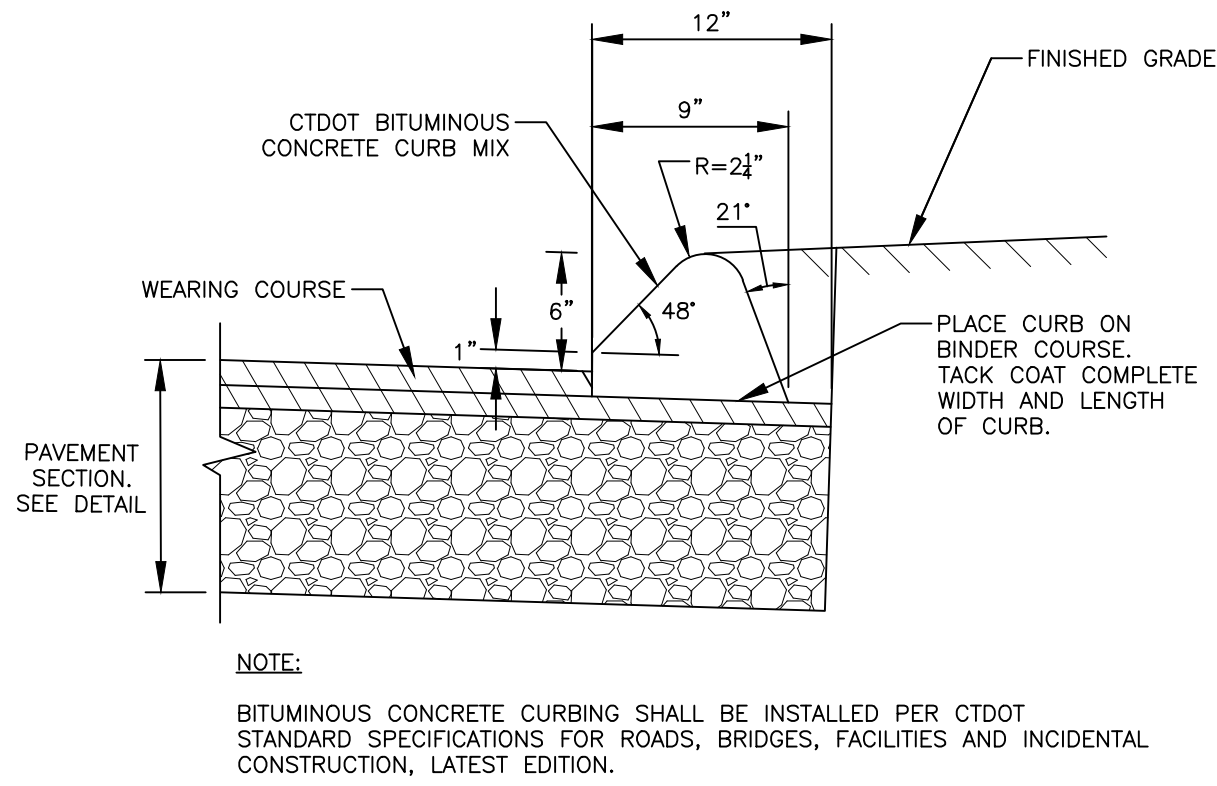
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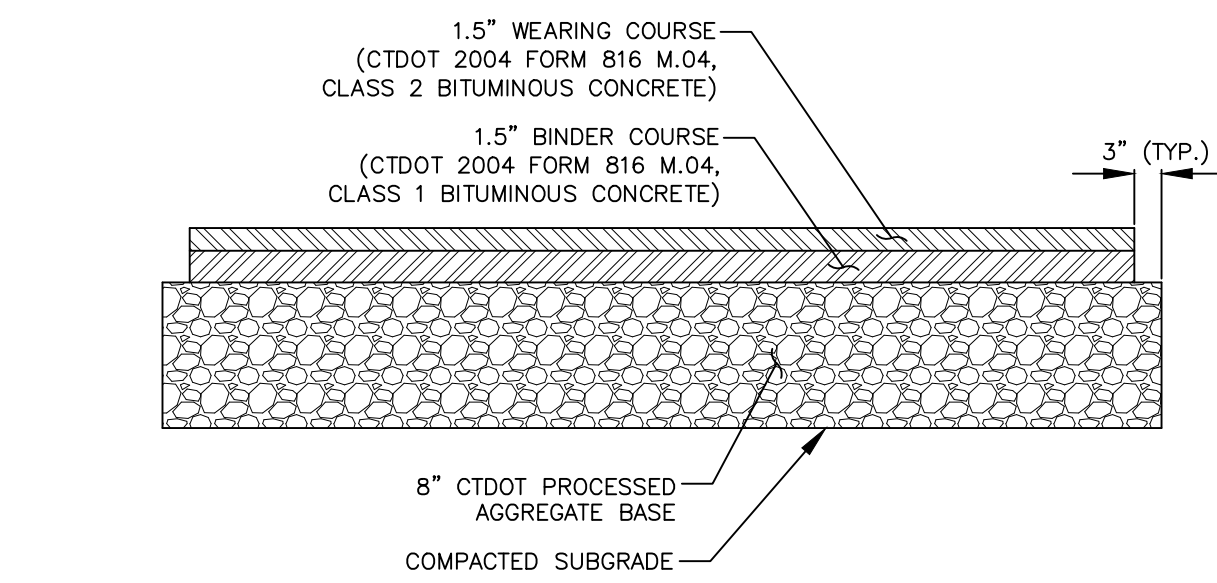
NOTES:

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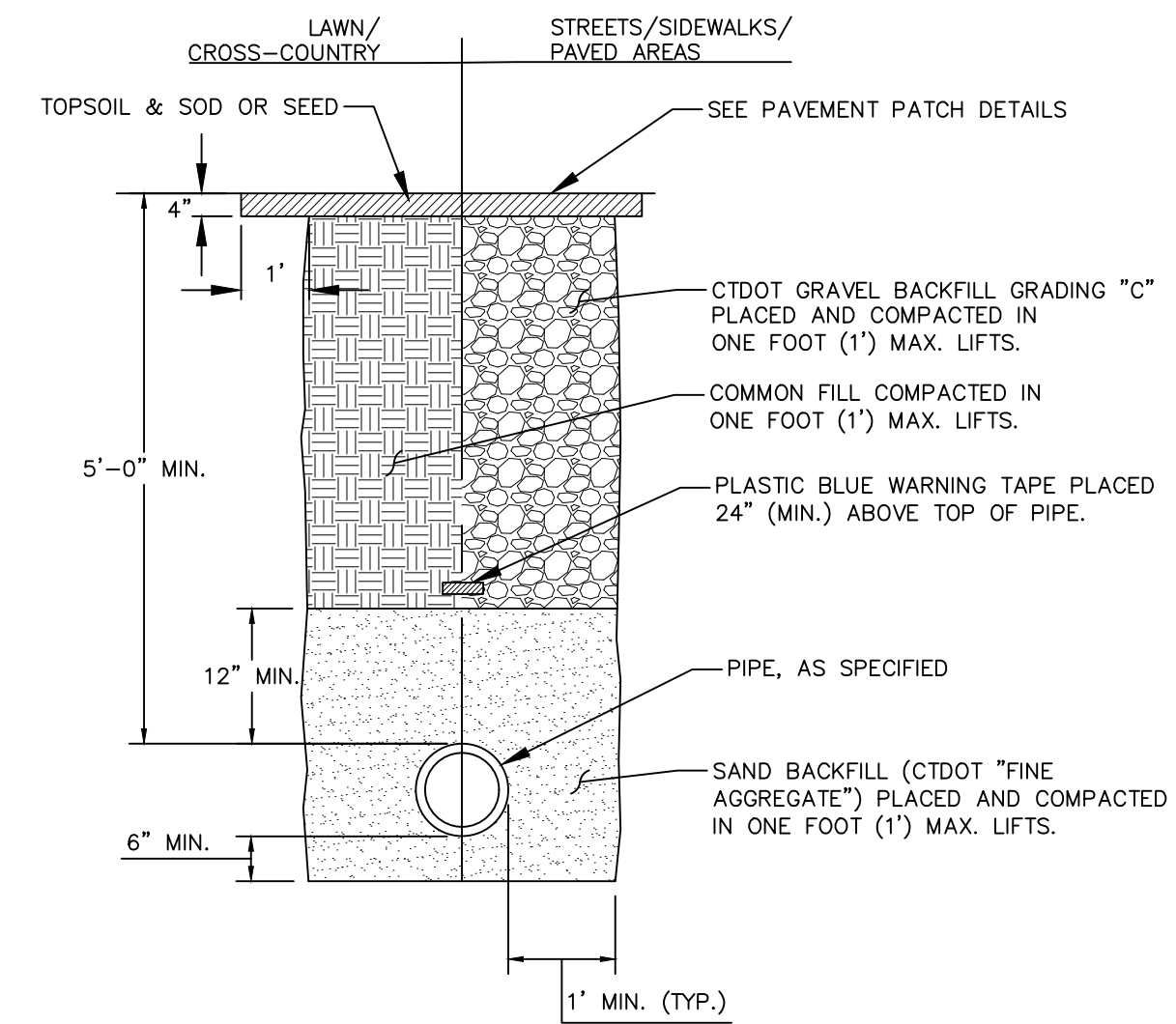
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1 BITUMINOUS CONCRETE LIP CURB Not to Scale

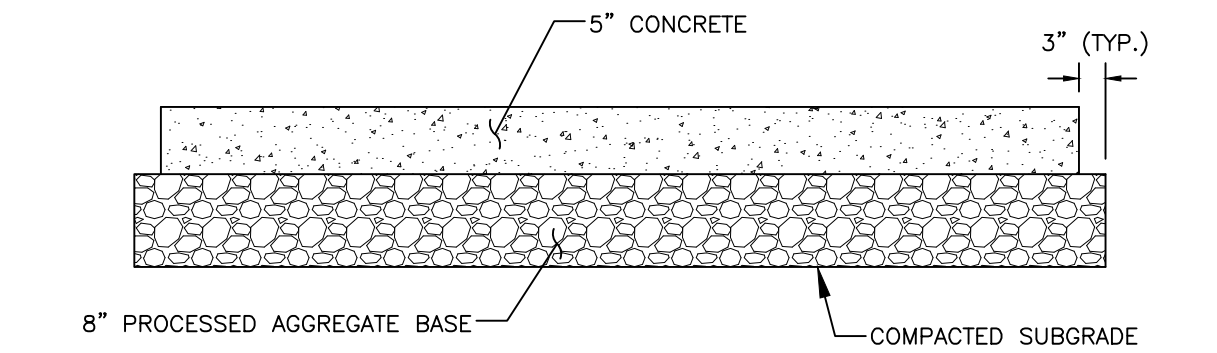


2 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY Not to Scale



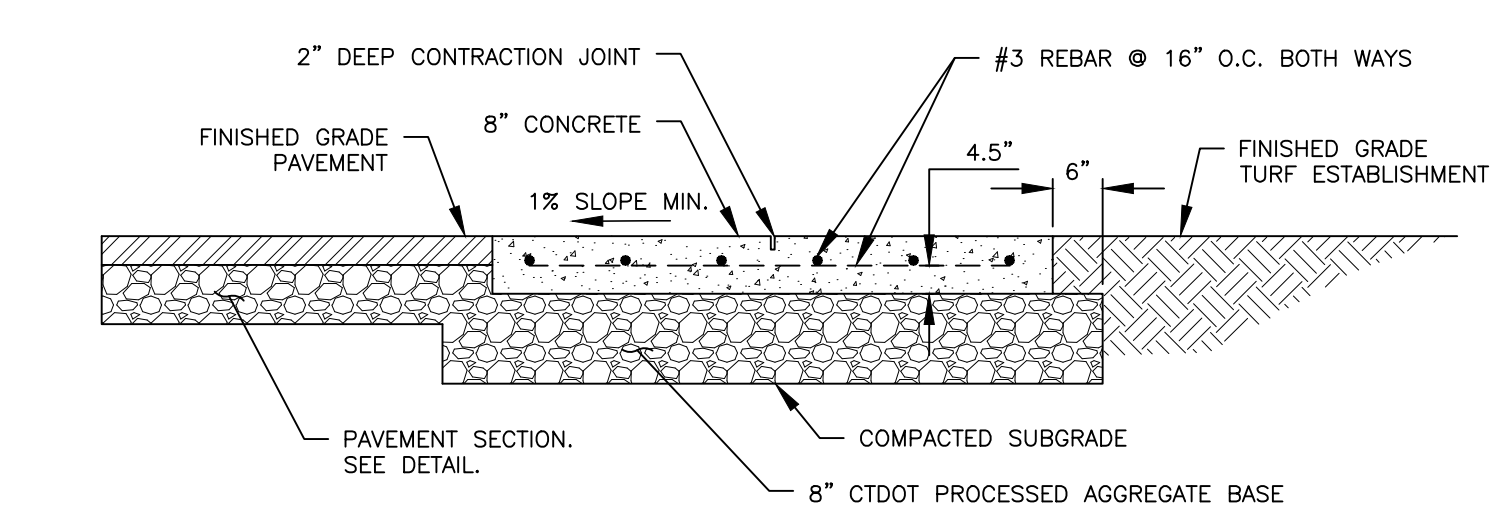
NOTES:
1. INSTALLATION OF DOMESTIC WATER/FIRE SERVICE AND MAINS SHALL BE COORDINATED WITH THE WATER COMPANY AND INSTALLED PER THEIR REGULATIONS.

3 WATER SERVICE TRENCH SECTION Not to Scale



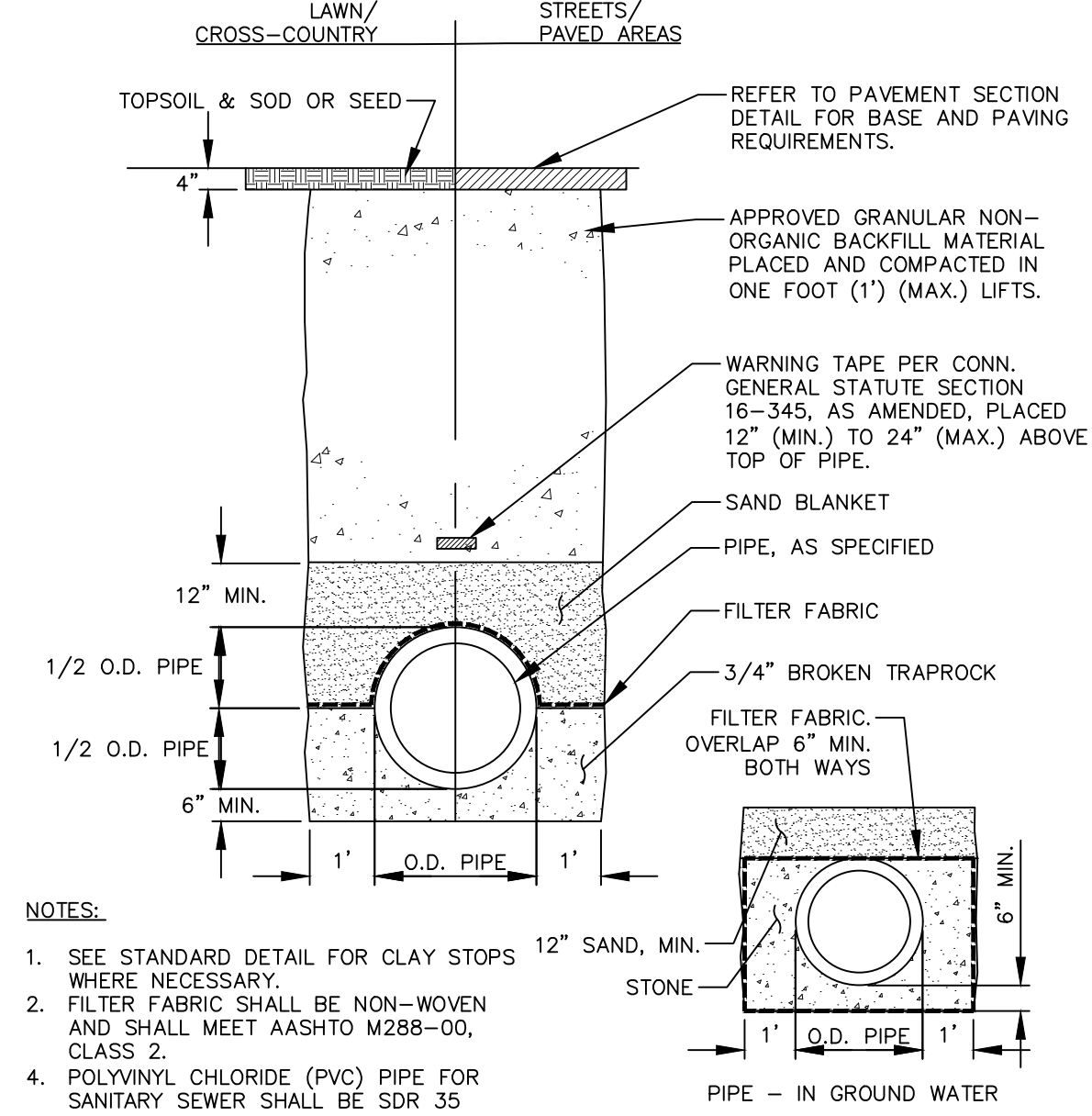
NOTES:
1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

4 CONCRETE SIDEWALK SECTION - STANDARD DUTY Not to Scale

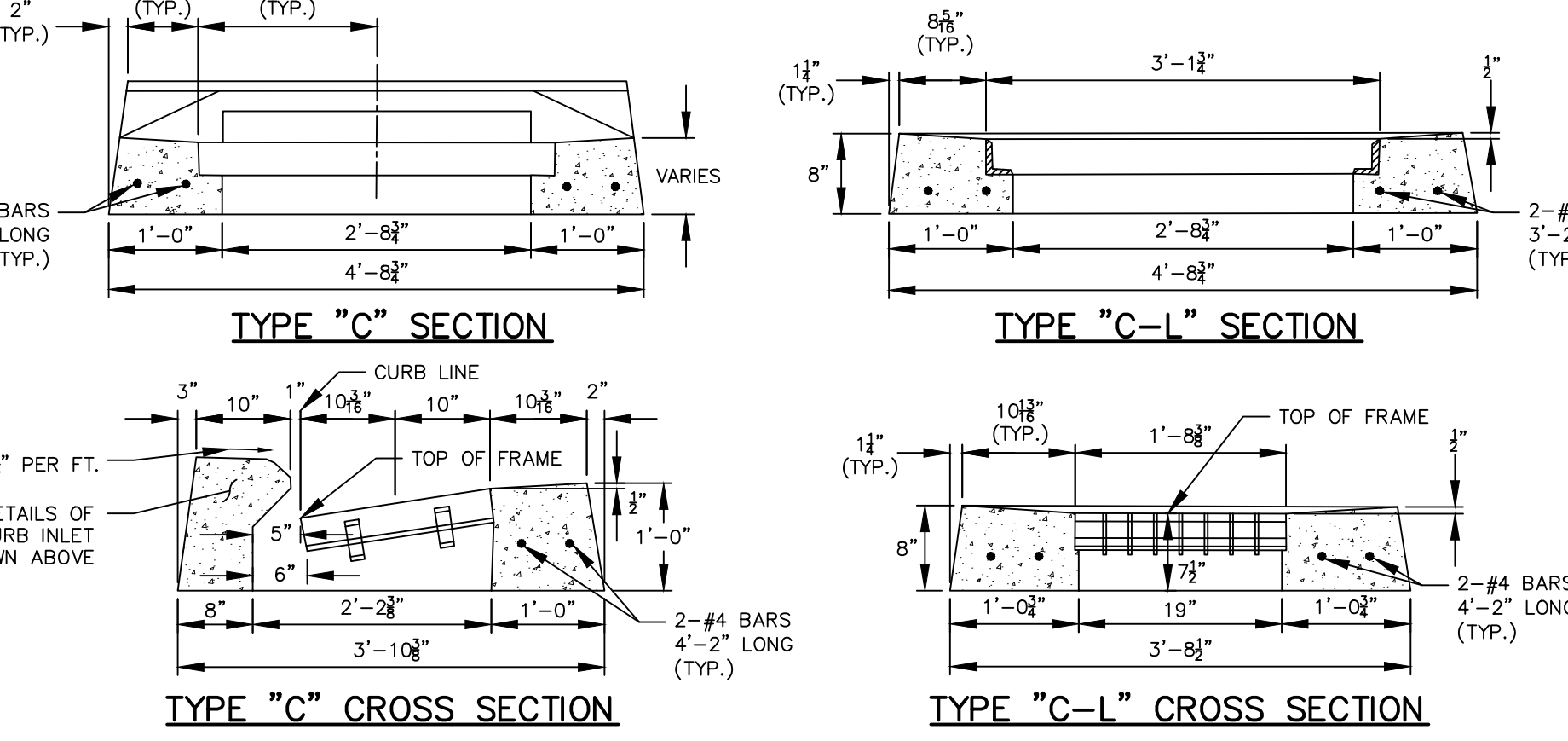
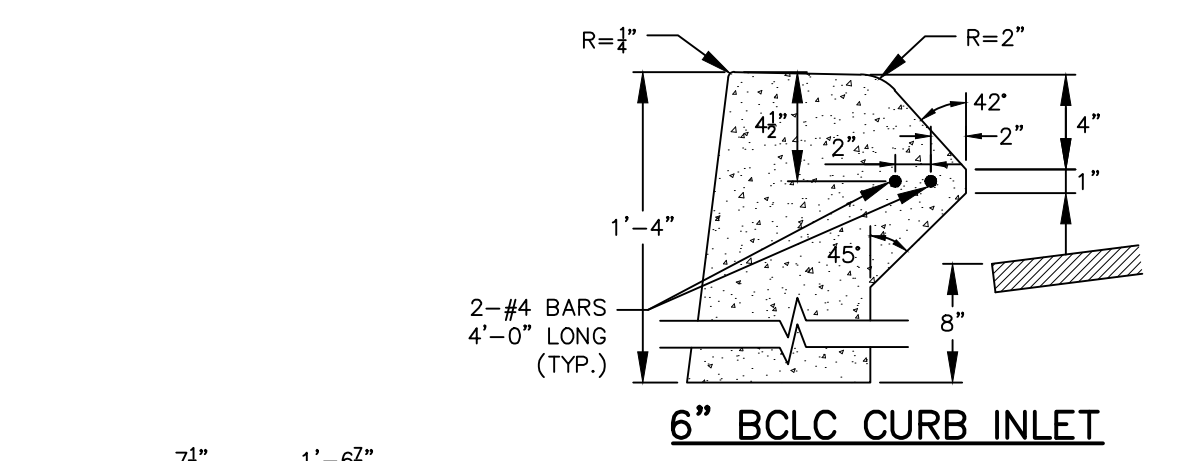


NOTES:
1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
3. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
4. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

5 DUMPSTER PAD SECTION Not to Scale



6 SANITARY SEWER TRENCH SECTION Not to Scale

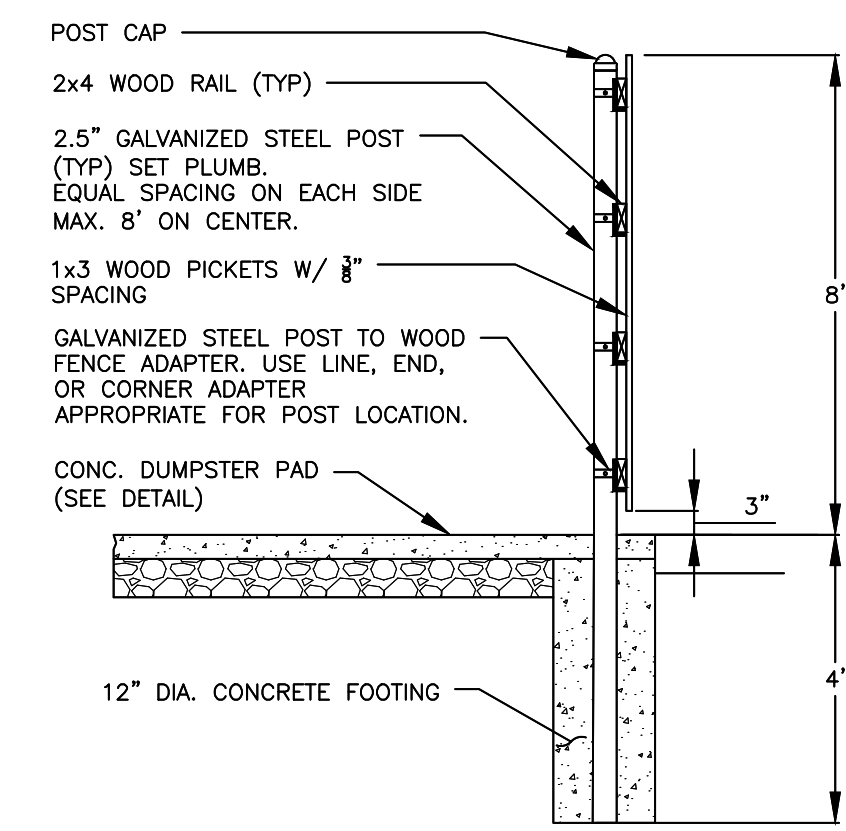


7 STANDARD CATCH BASIN TOPS Not to Scale

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

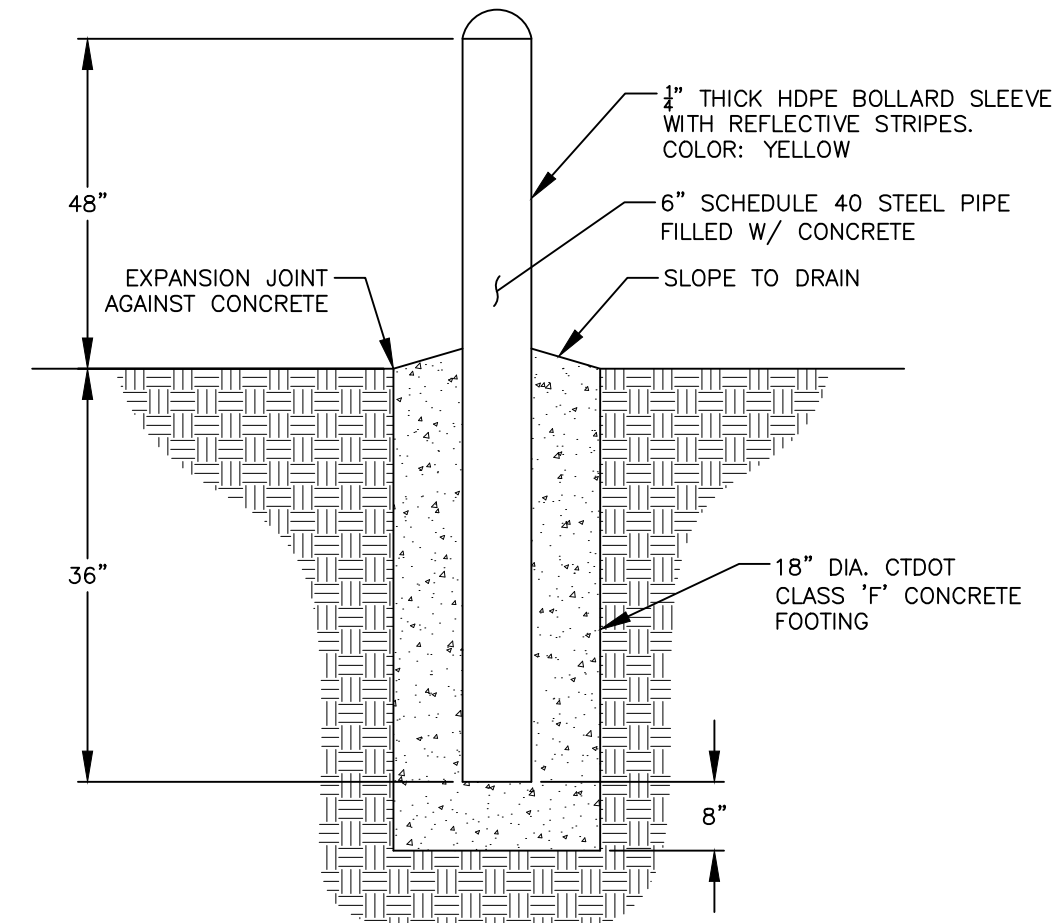
APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

10 PRECAST CONCRETE TYPE "C" AND "C-L" CATCH BASIN Not to Scale

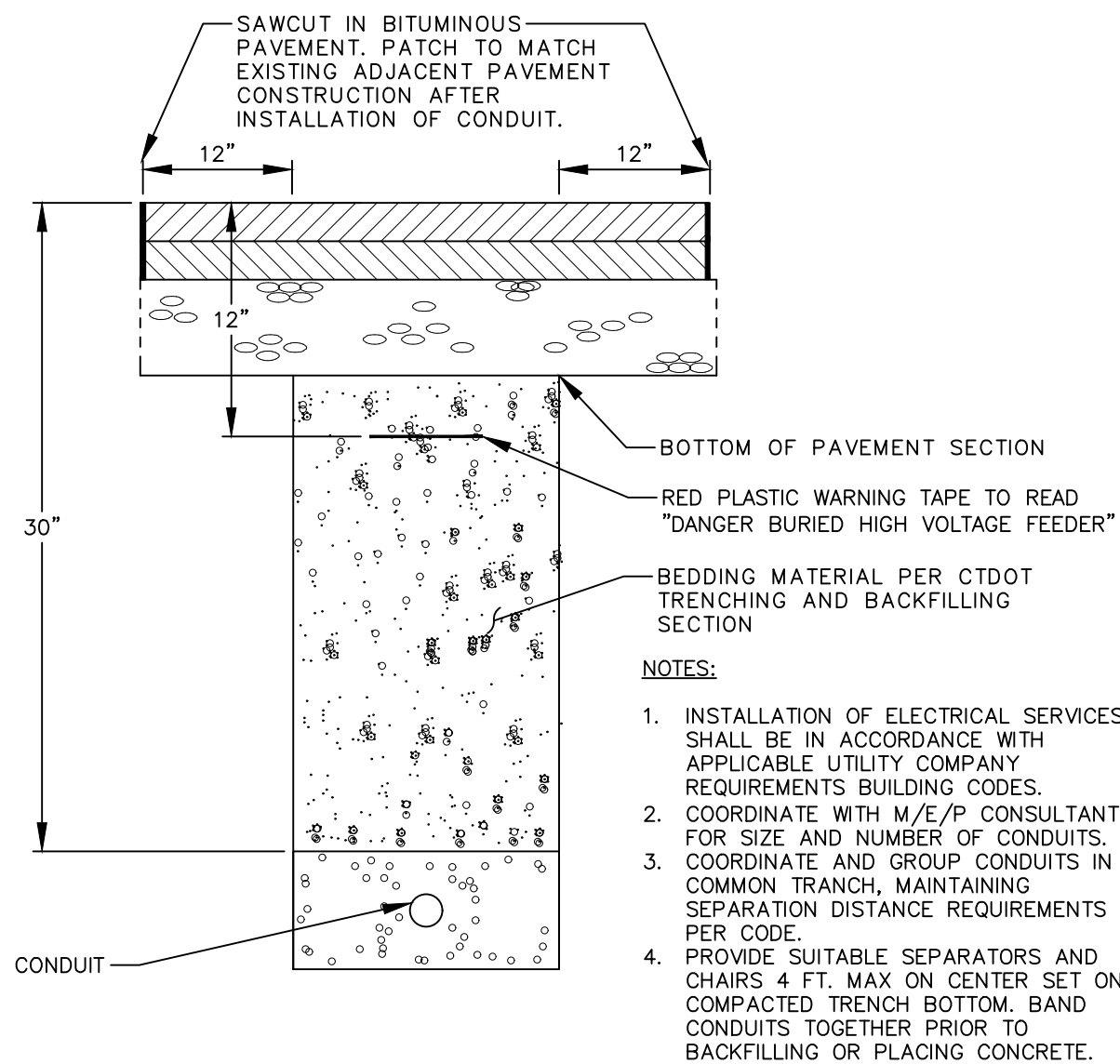


NOTES:
1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

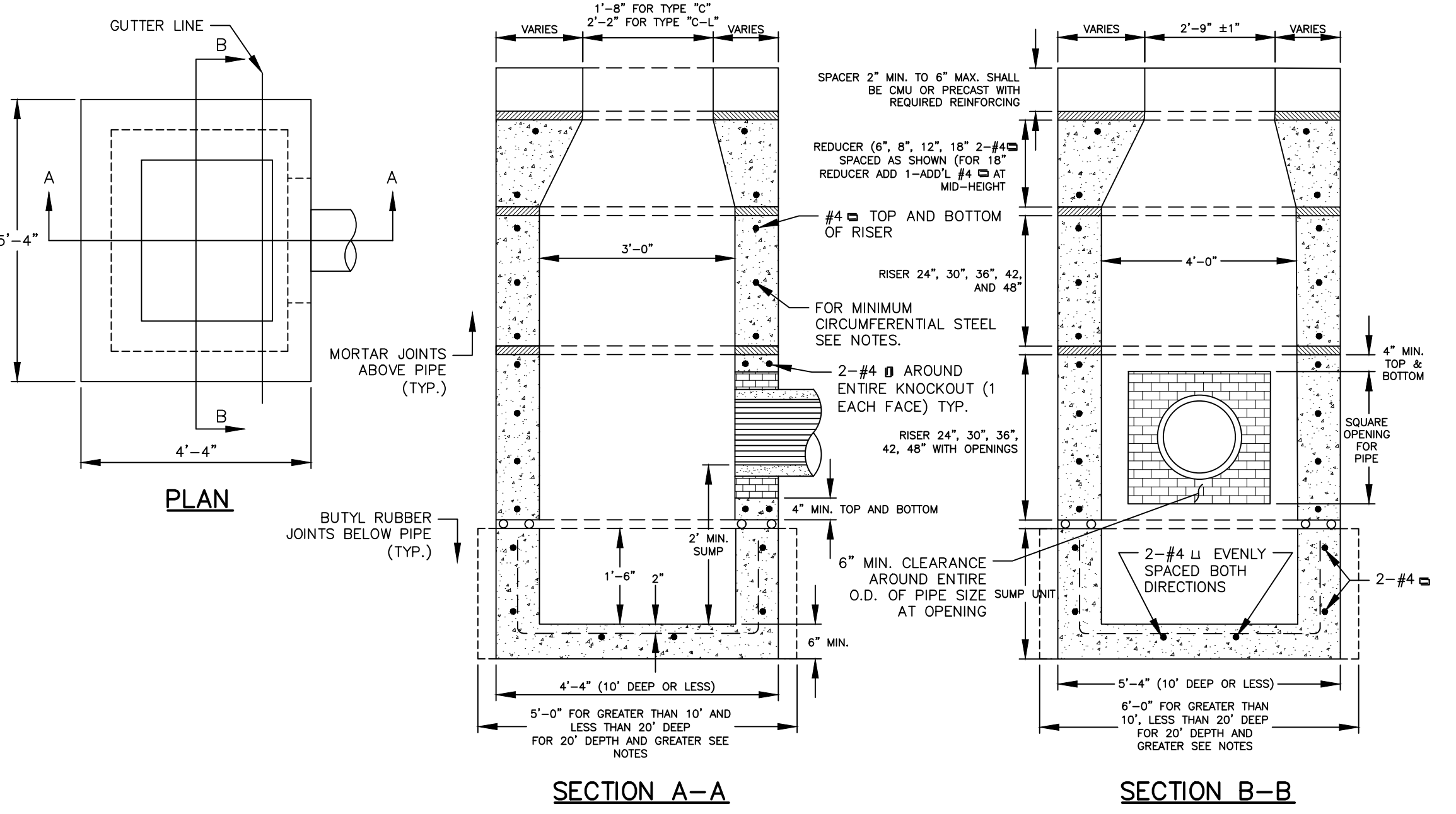
11 DUMPSTER ENCLOSURE SECTION Not to Scale



9 CONCRETE BOLLARD Not to Scale



12 ELECTRIC / TELECOMMUNICATIONS TRENCH Not to Scale



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PROJECT NO:	06074
DATE:	03/10/23
DESIGN BY:	BKM/CMH
CHECKED BY:	BKM/CMH
IN CHARGE:	AKC/PRD

PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

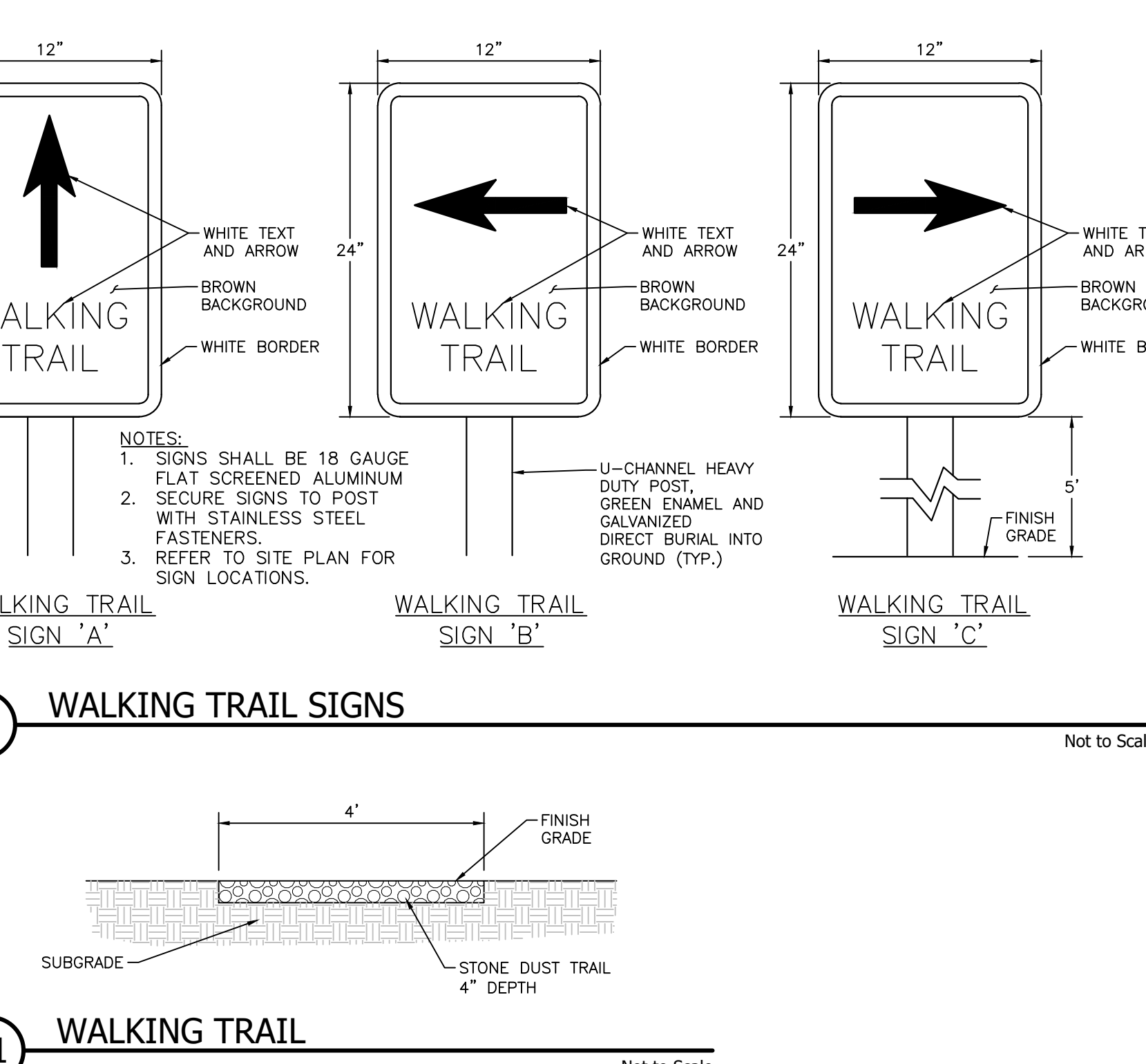
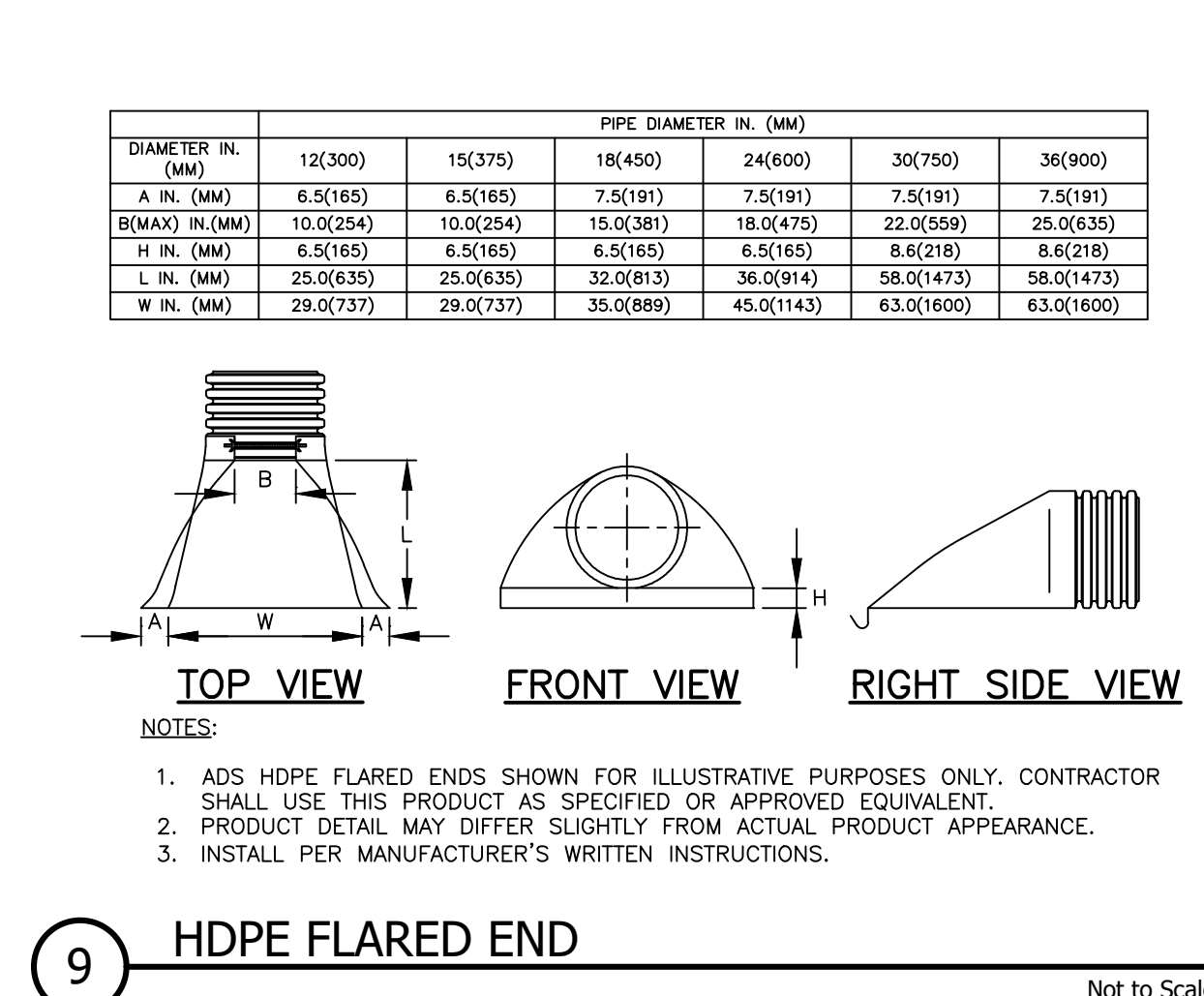
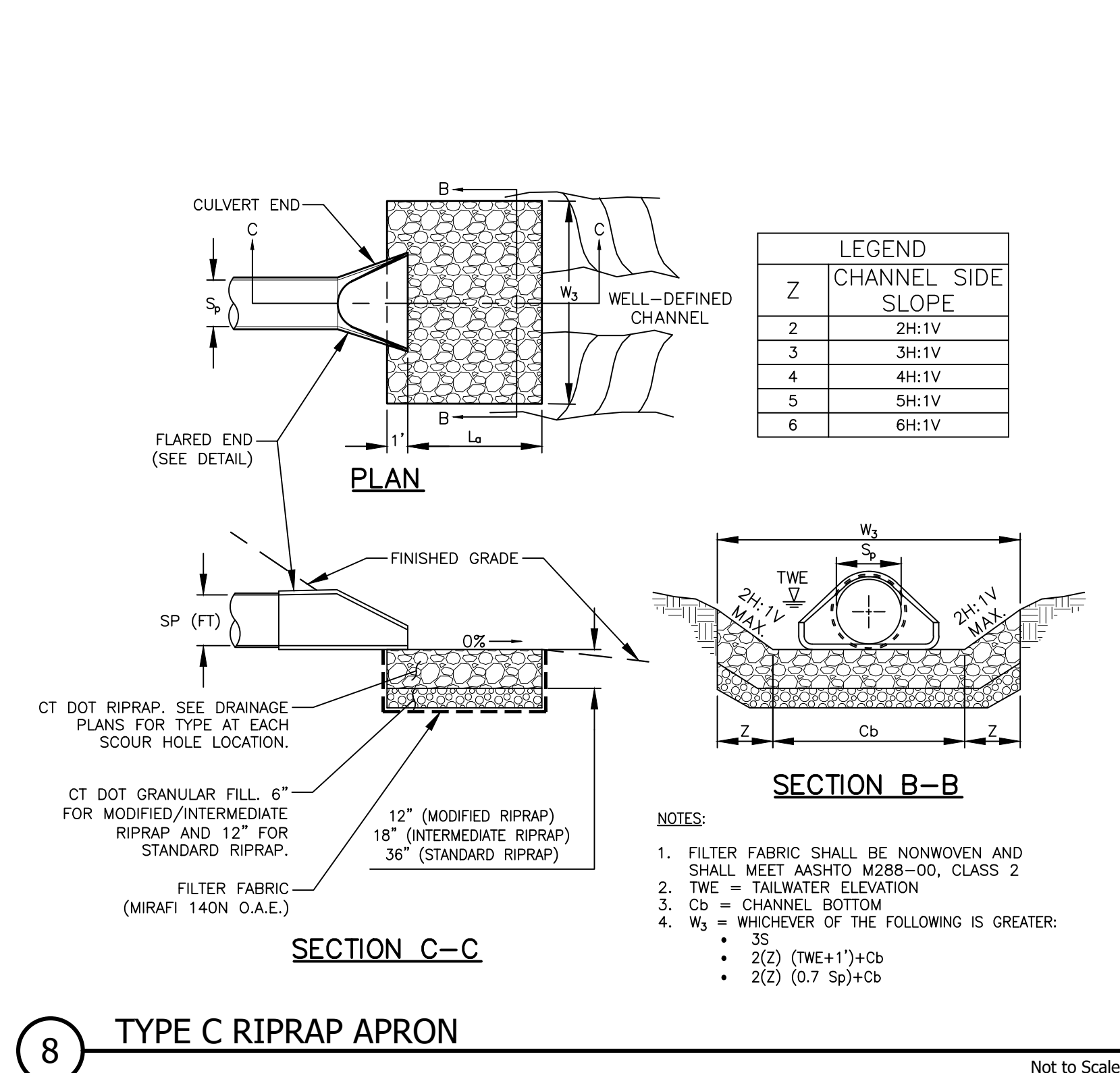
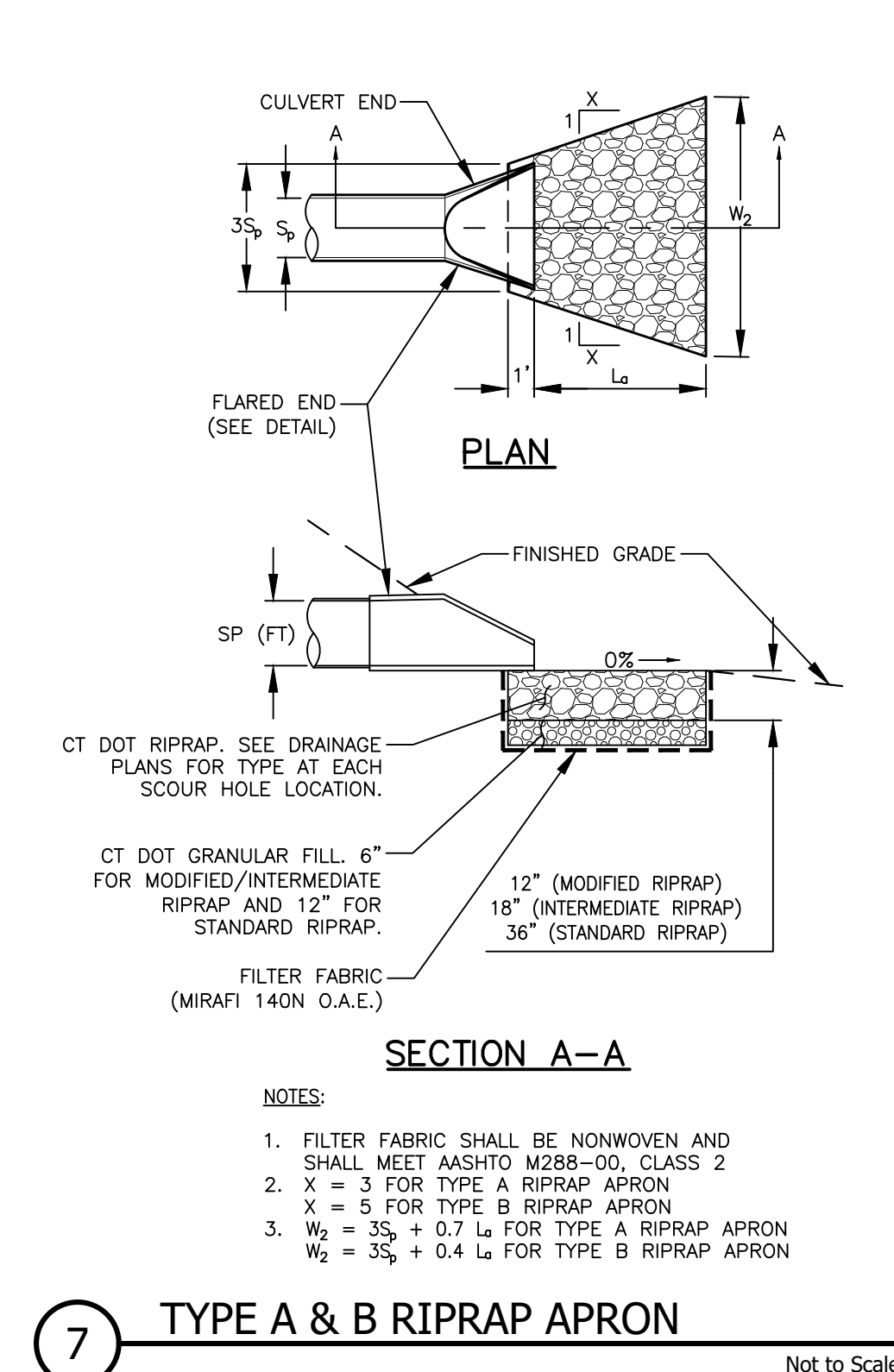
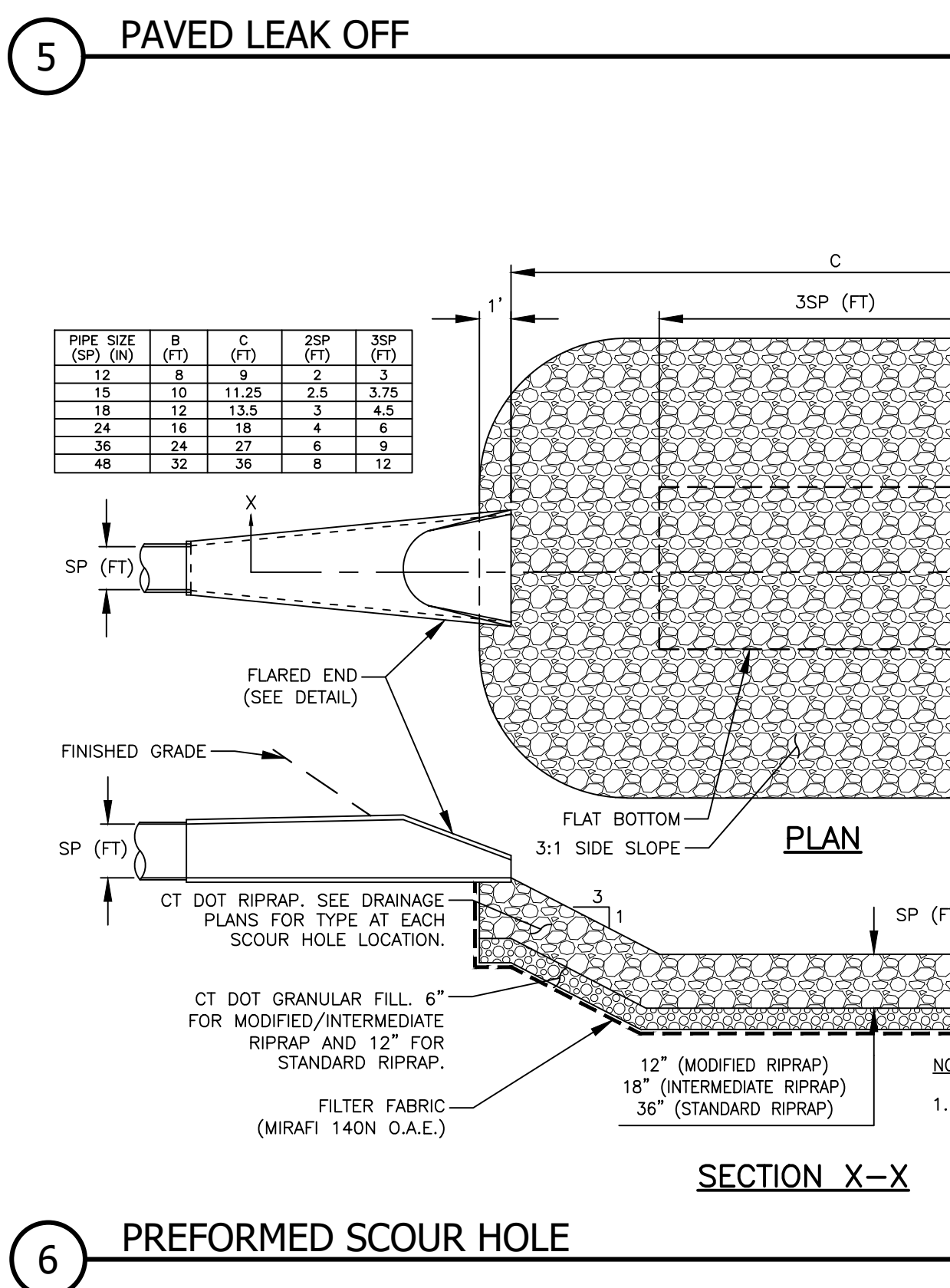
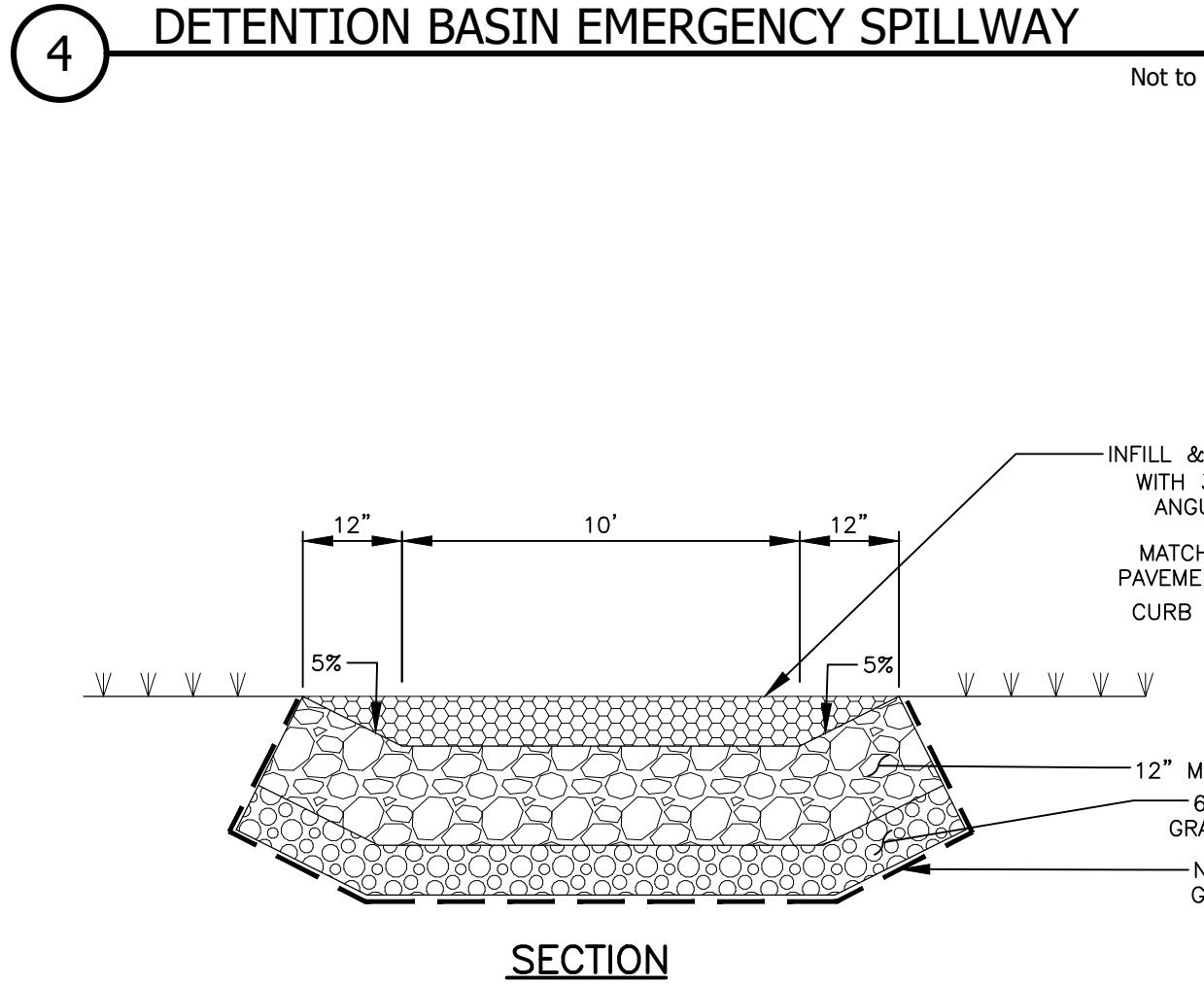
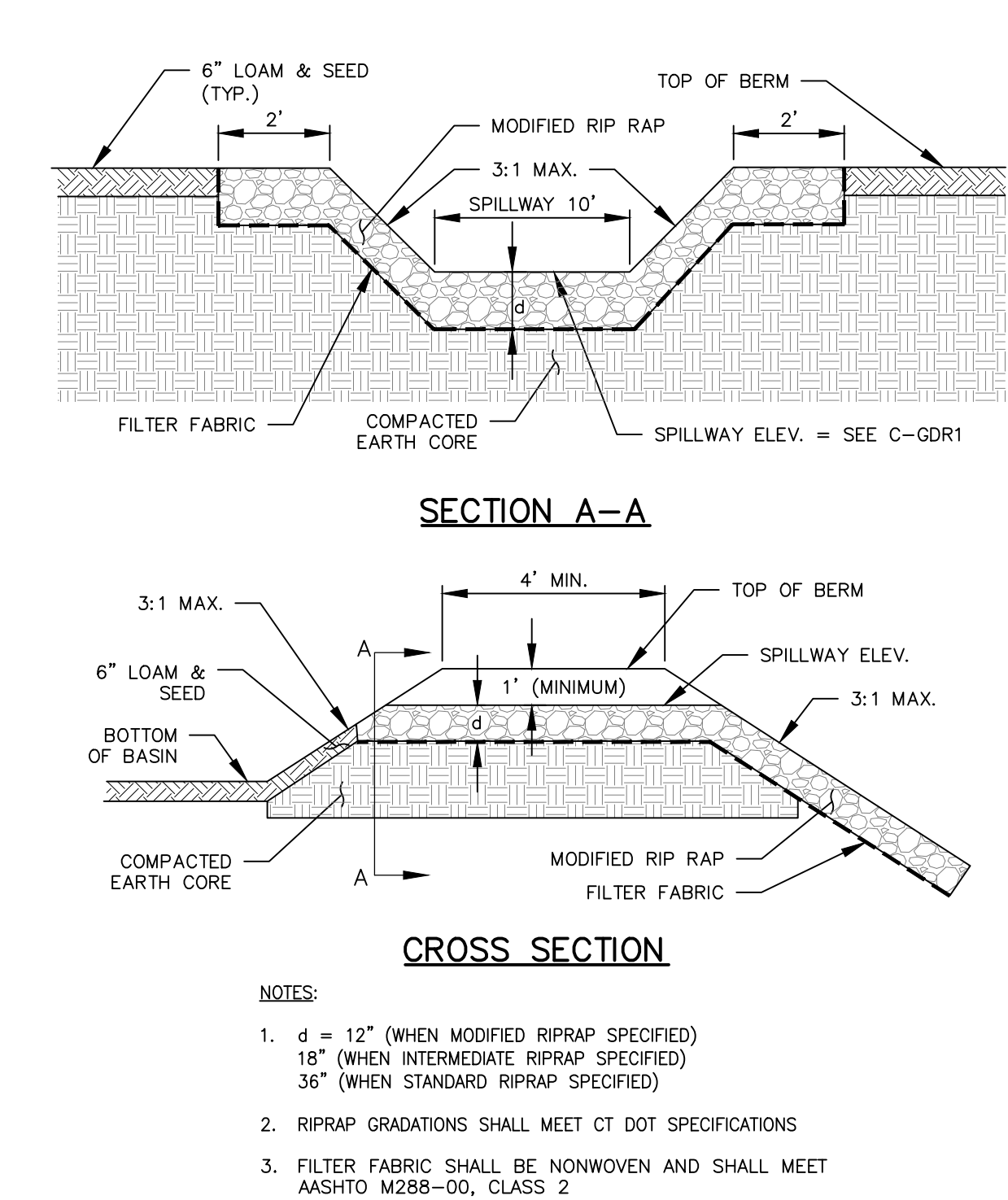
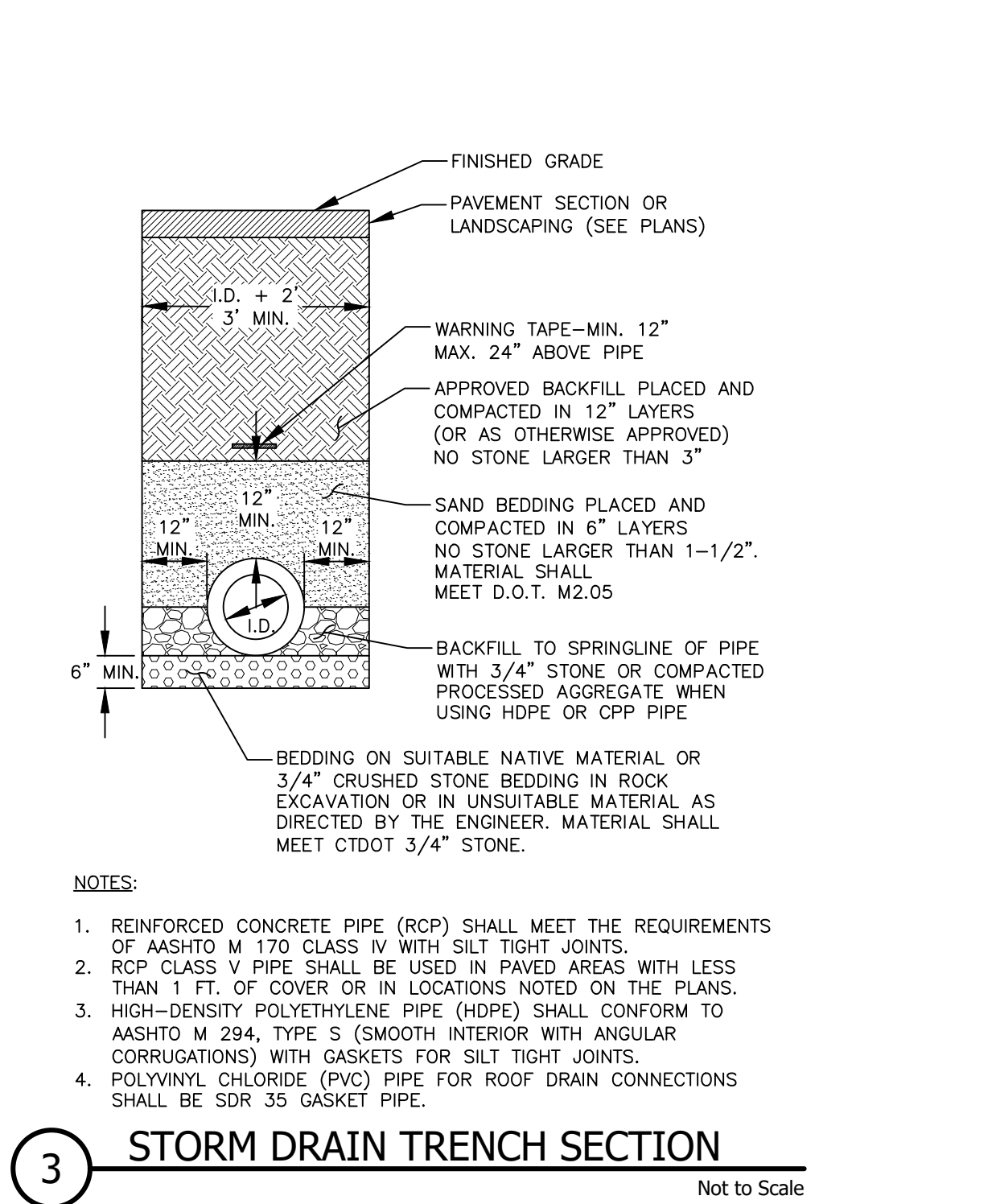
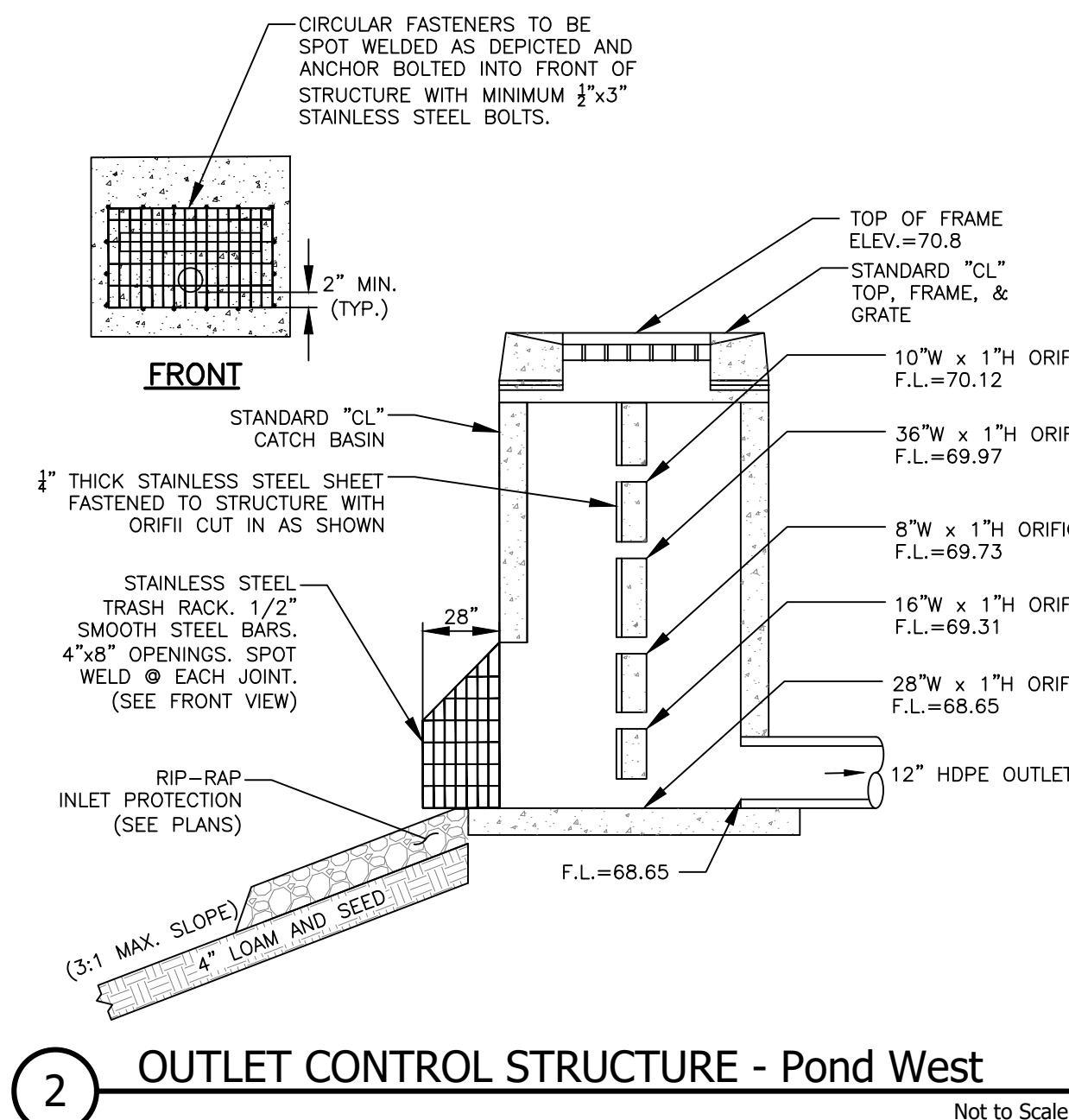
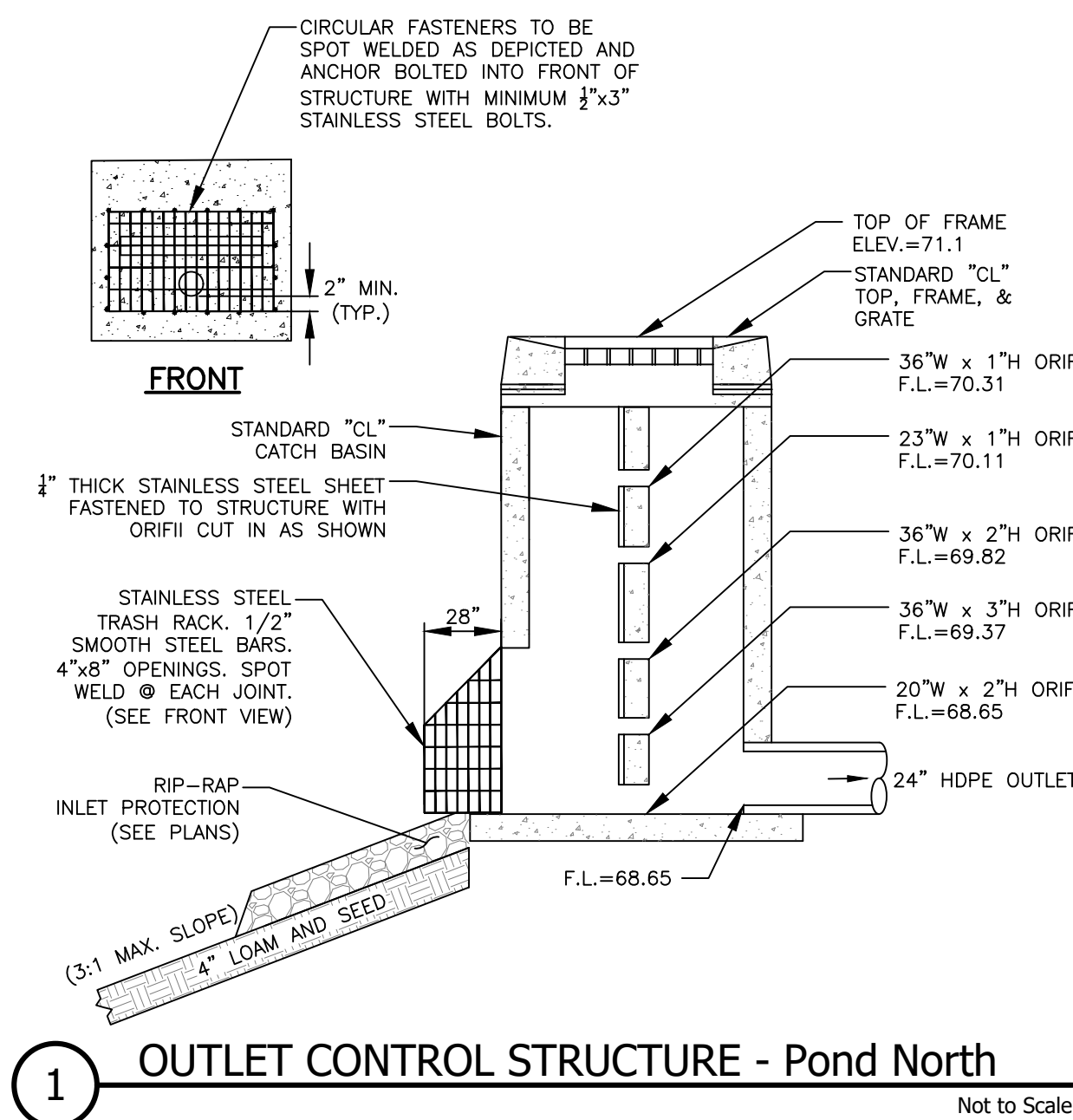
INDUSTRIAL FLEX

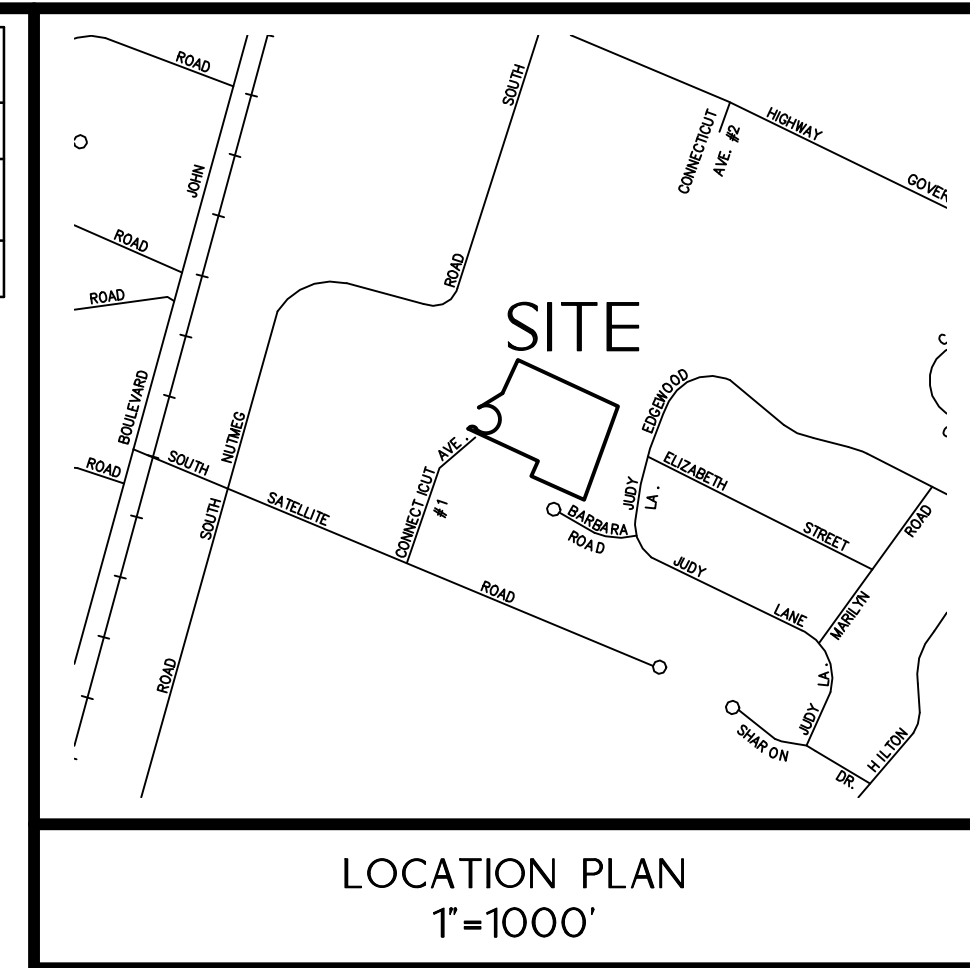
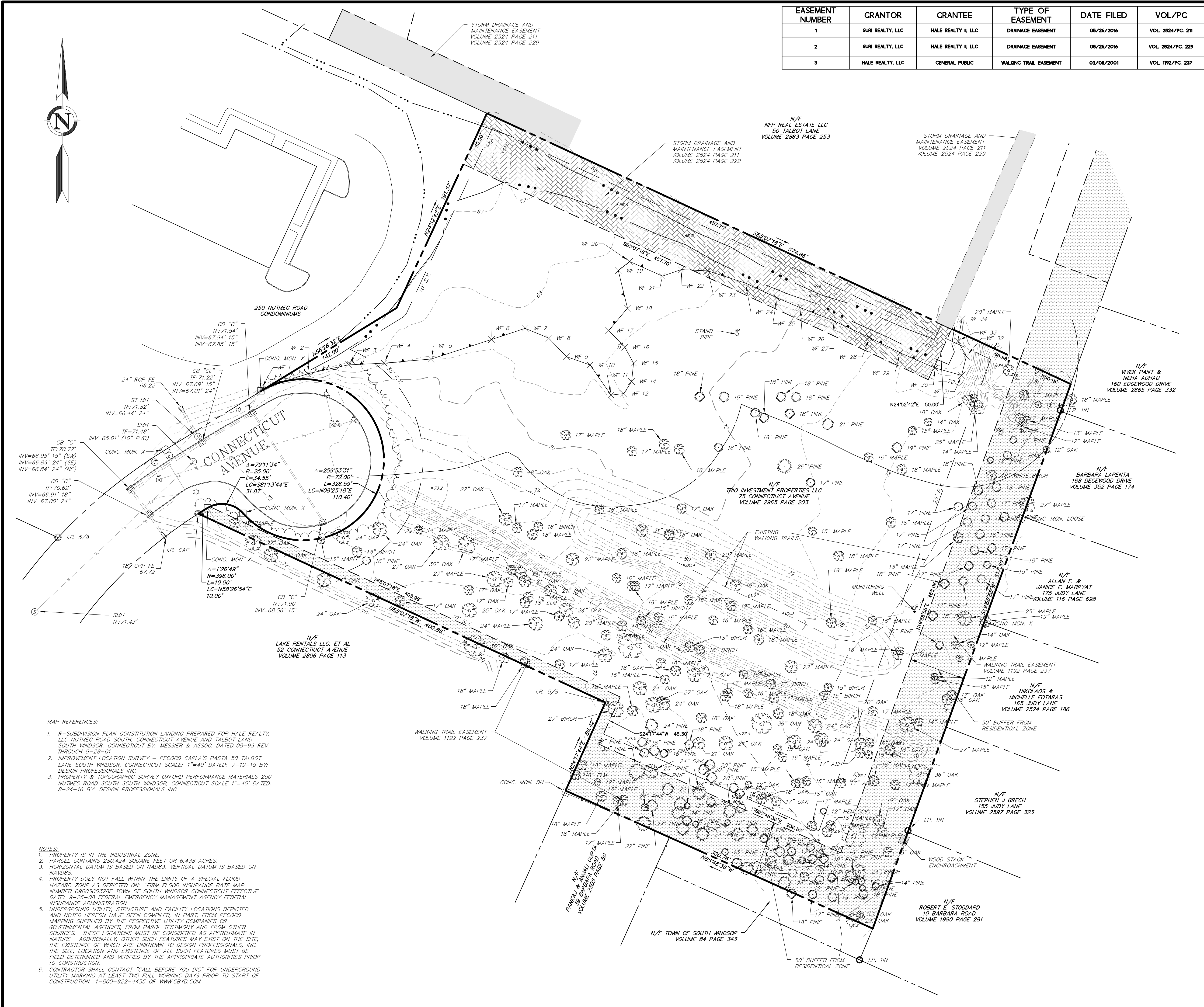
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY
1	4/10/23	ADD WALKWAY AND EXISTING TREES	CMH
2	6/6/23	TOWN STAFF COMMENTS	CMH

DETAILS

SHEET
C-D2
SHEET 13 OF 14





LEGEND	
EXISTING	DESCRIPTION
COMMUNICATION	
---	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
---	APPROX. UNDERGROUND COMMUNICATION LINES
DOMESTIC WATER	
---	APPROX. WATER MAIN
---	APPROX. WATER SERVICE
---	WATER VALVE
---	FIRE HYDRANT
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
SITE FEATURES	
---	EDGE OF WATER
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	STOCKADE 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
---	CATCH BASIN
TOPOGRAPHY	
---	CONTOUR
---	SPOT ELEVATION
WETLANDS	
---	WETLANDS LINE

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 & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON REFERENCED MAPS.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S.

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	SURI REALTY, LLC	HALE REALTY II, LLC	DRAINAGE EASEMENT	05/26/2016	VOL. 2524/PG. 211
2	SURI REALTY, LLC	HALE REALTY II, LLC	DRAINAGE EASEMENT	05/26/2016	VOL. 2524/PG. 229
3	HALE REALTY, LLC	GENERAL PUBLIC	WALKING TRAIL EASEMENT	03/08/2001	VOL. 1192/PG. 237

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PREPARED FOR:

TRIO INVESTMENT PROPERTIES, LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

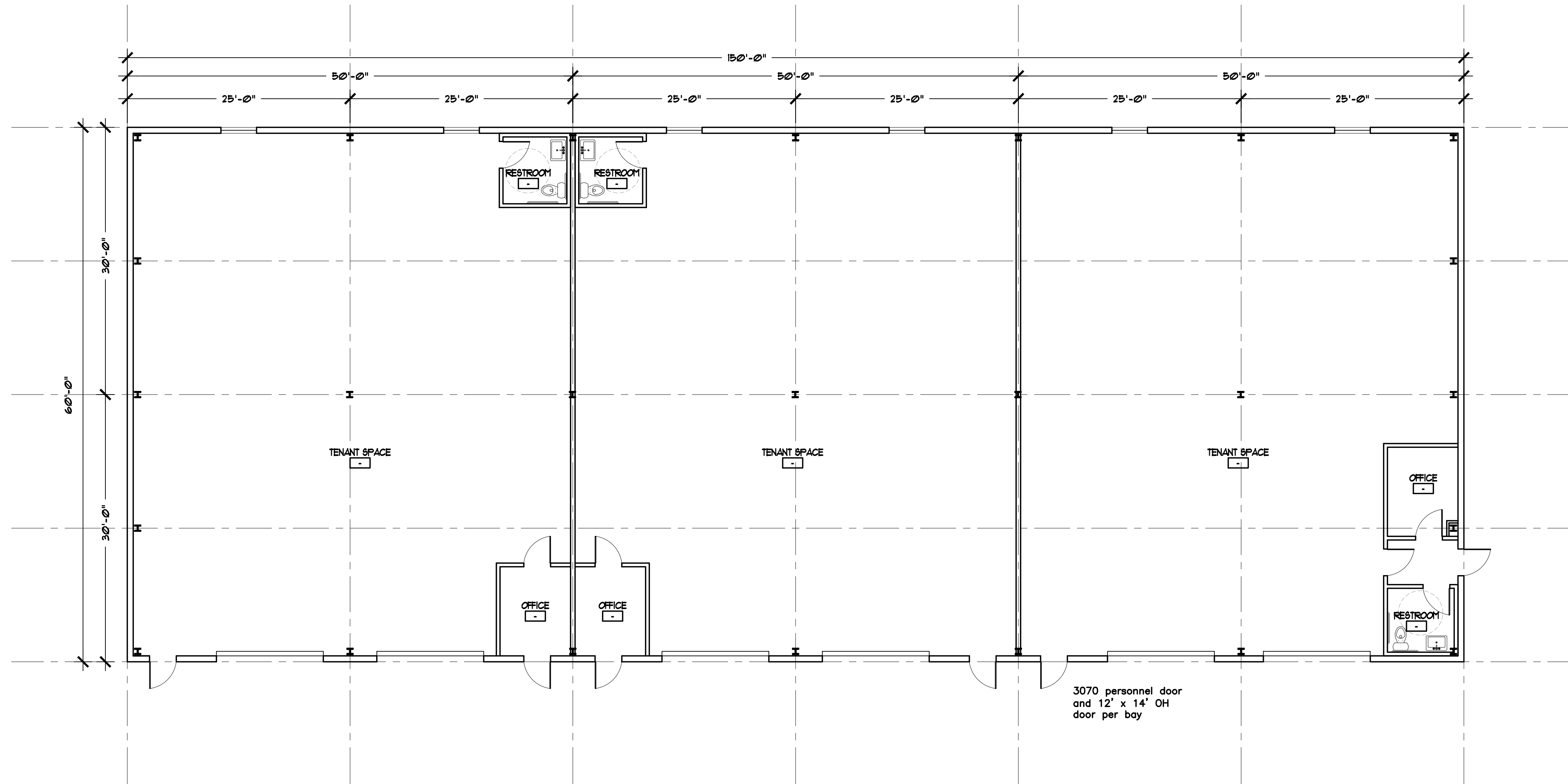
PROJECT NO: 4610
DATE: 4-12-21
DESIGN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	2/17/23	MHA	UPDATE TITLE
2	03-17-23	SK	TO SHOW LOCATION OF SIGNIFICANT TREES

PROPERTY & TOPOGRAPHIC SURVEY

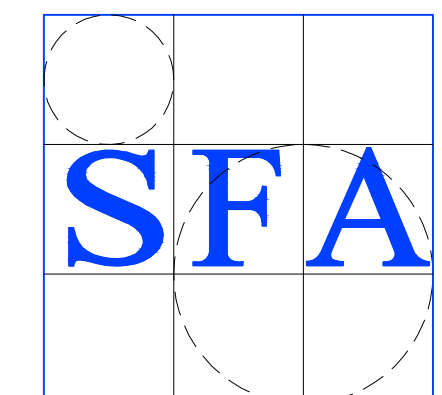
SHEET V-1



WEST
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

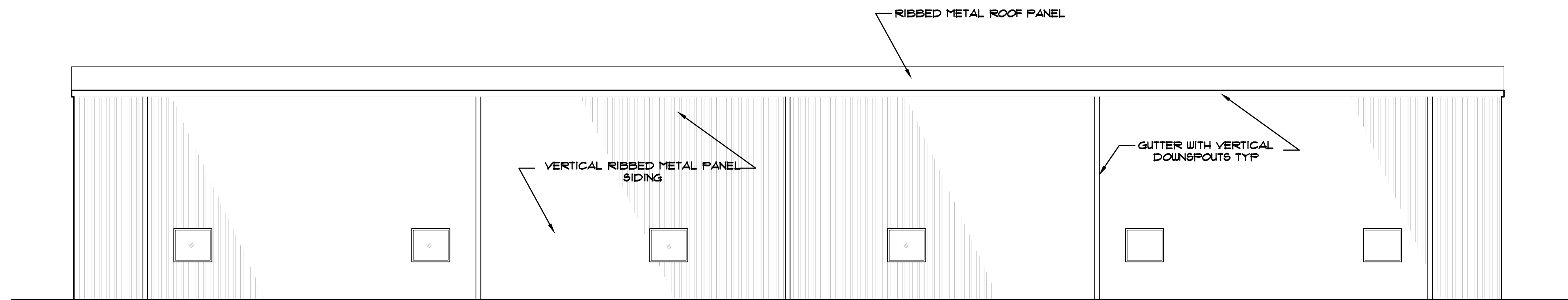
BUILDING 1 (WEST) PROPOSED FLOOR PLAN

MAY 4, 2023
SCALE: 1/8"=1'-0"

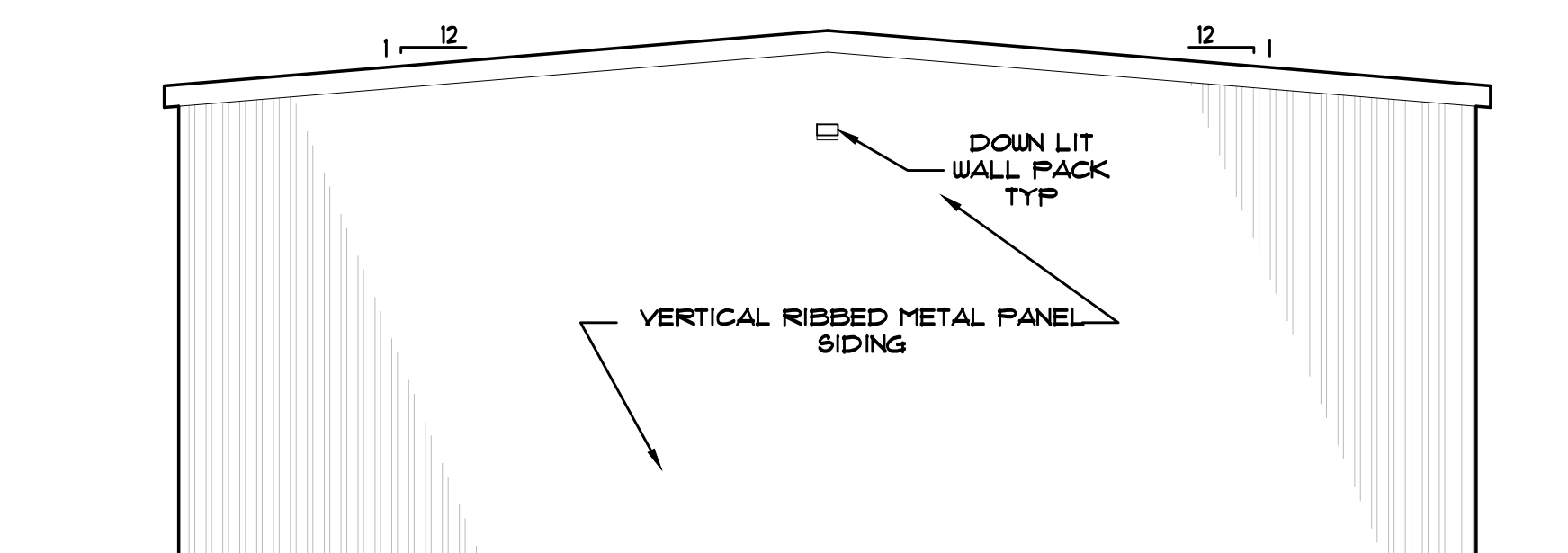


**STEPHEN FLESHMAN
ARCHITECT**

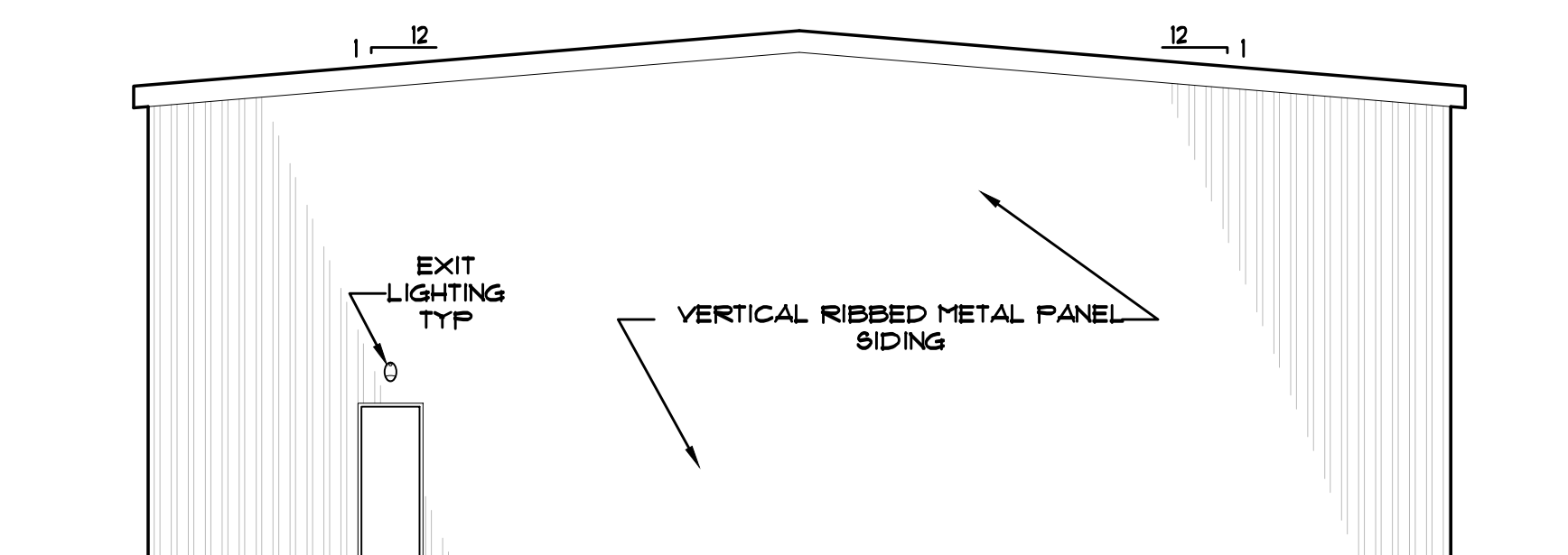
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Brimfield, MA 01010
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F: 508.347.8939
E: Fleshman@SF-Arch.com



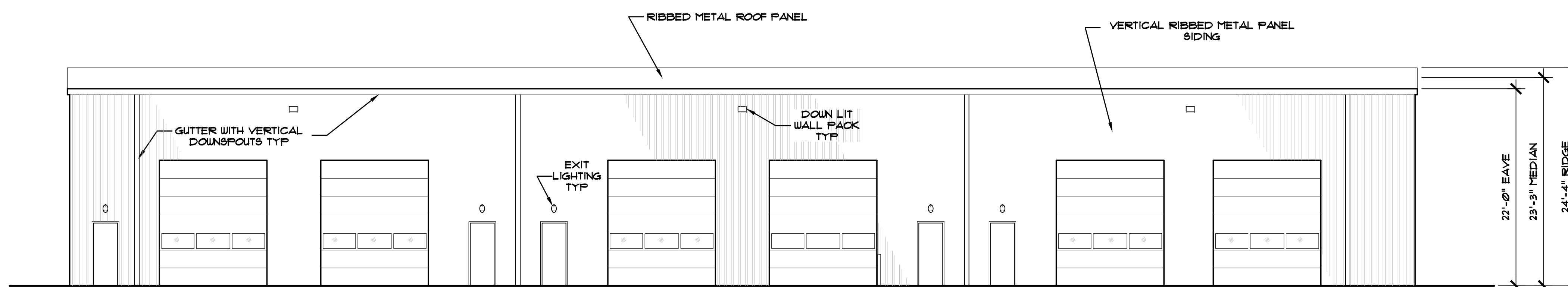
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

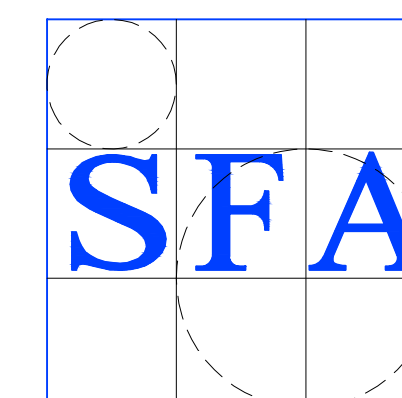


EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -
PERSONNEL DOORS - 3'-0" X
4'-0" INSULATED PAINTED
HOLLOW METAL
OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL

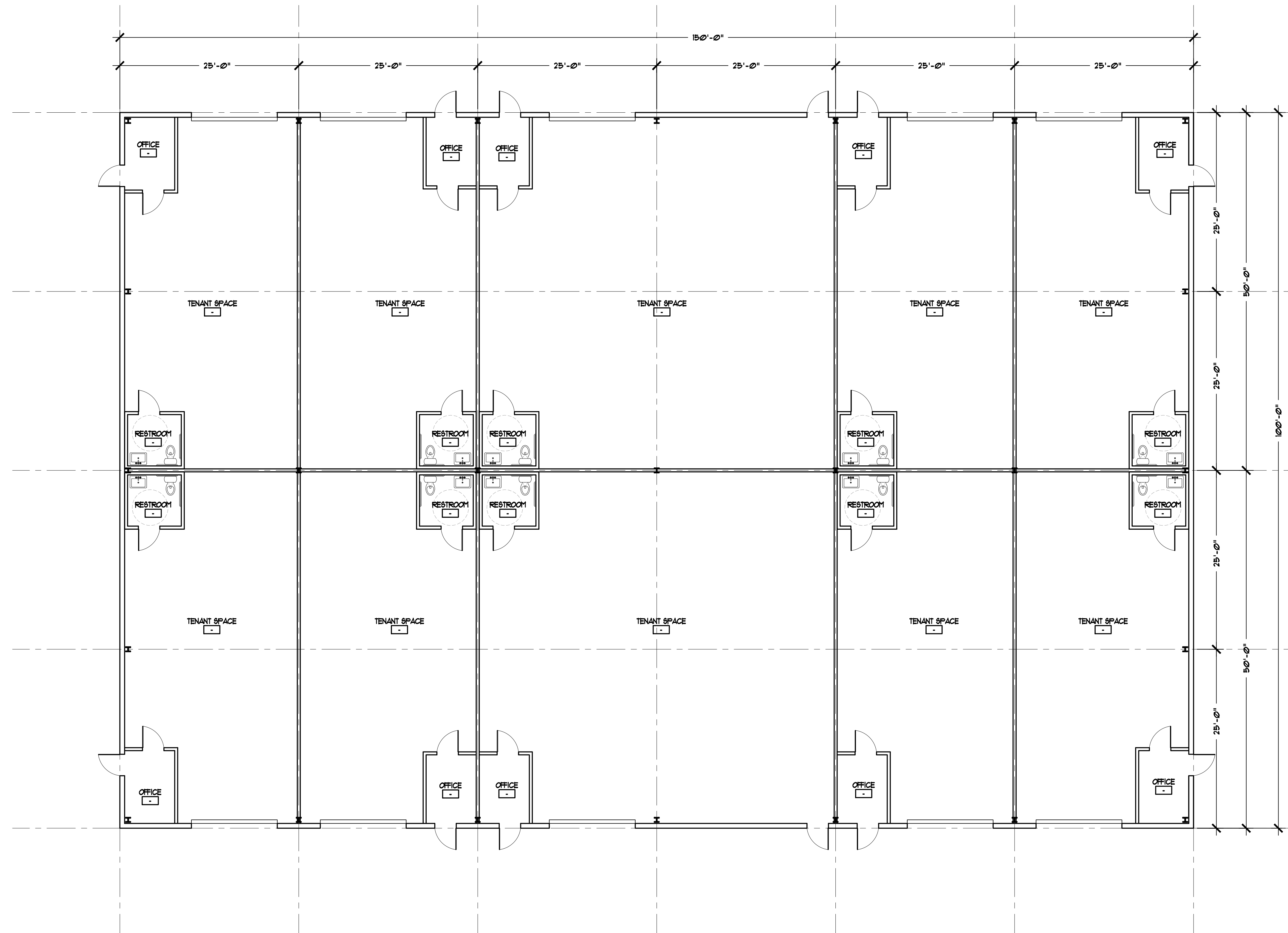
BUILDING 1 (WEST) PROPOSED ELEVATIONS

MAY 4, 2023
SCALE: 1/8"=1'-0"



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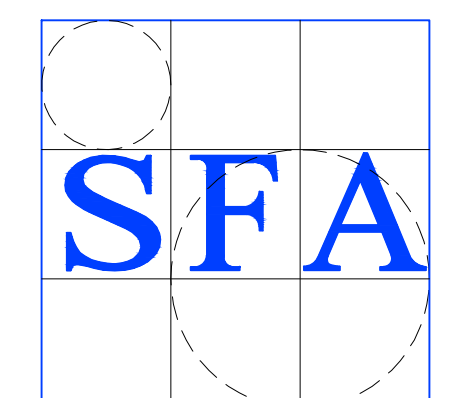
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F: 508.347.8939
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CENTER
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

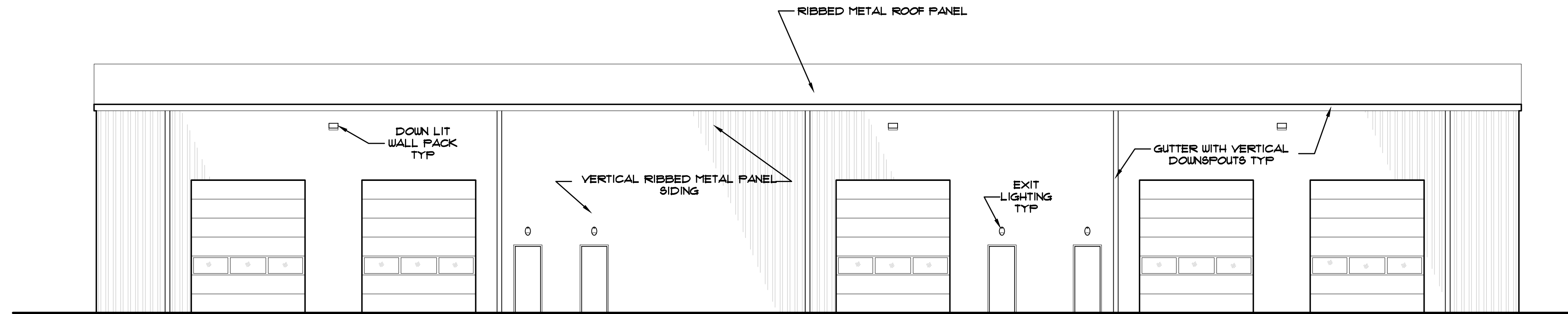
BUILDING 2 (CENTER) PROPOSED FLOOR PLAN

MAY 4, 2023
SCALE: 1/8"=1'-0"

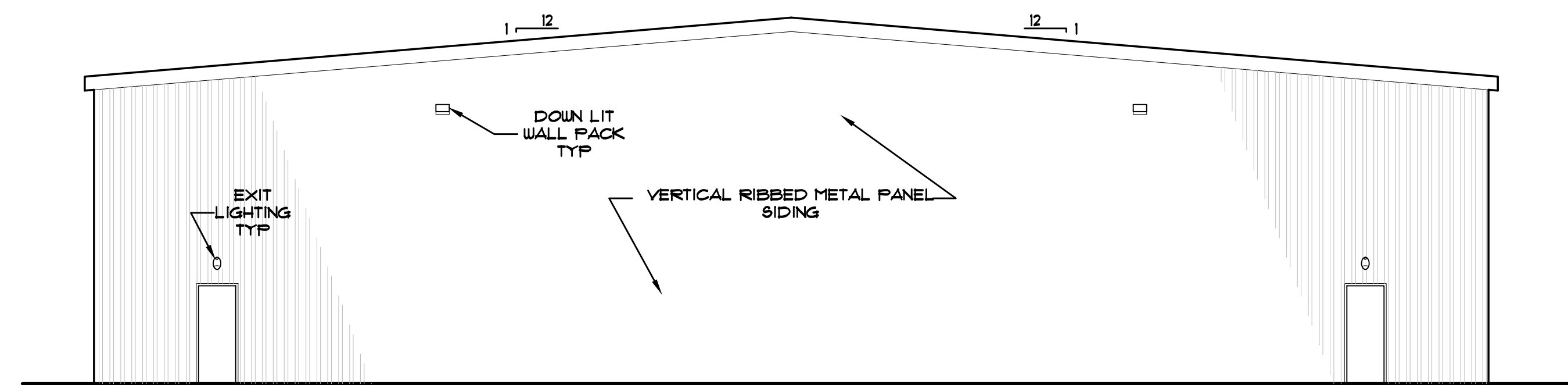


STEPHEN FLESHMAN
ARCHITECT

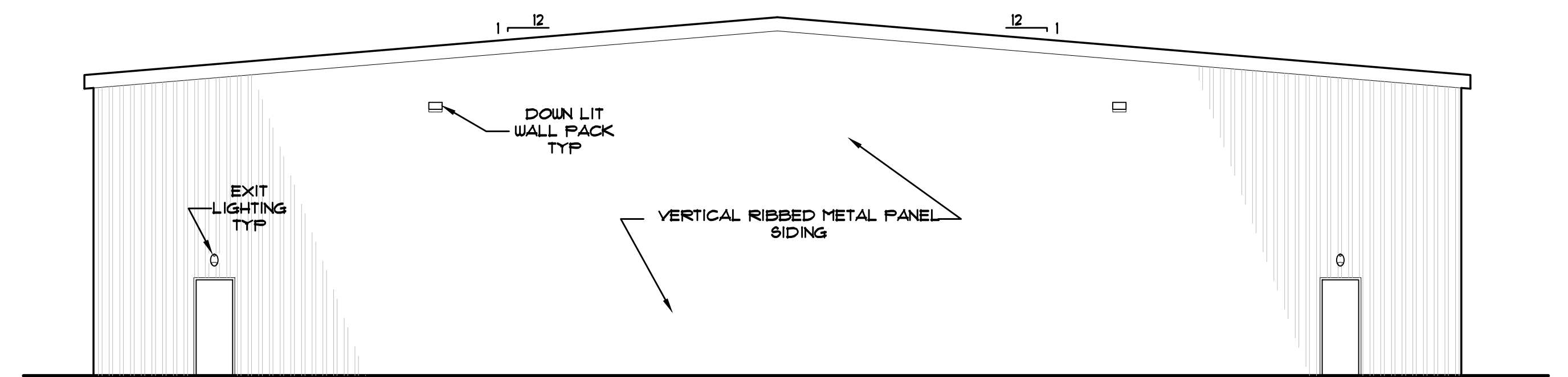
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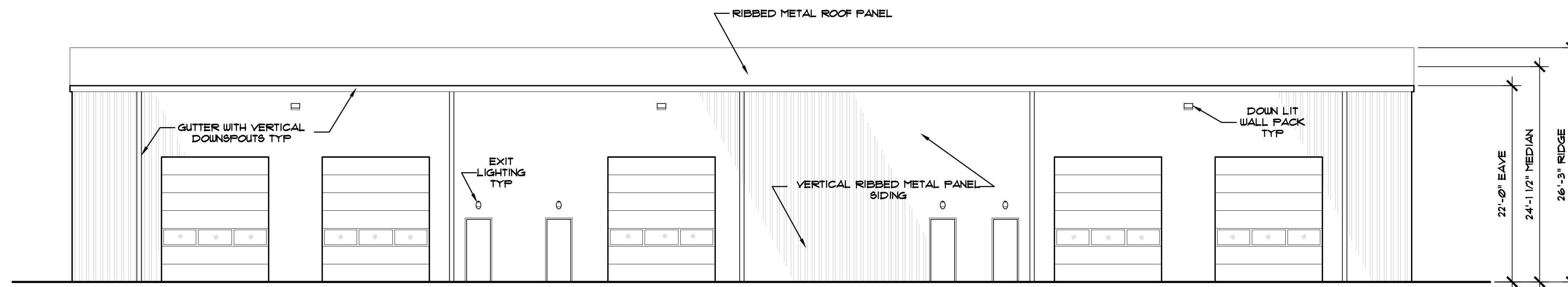
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

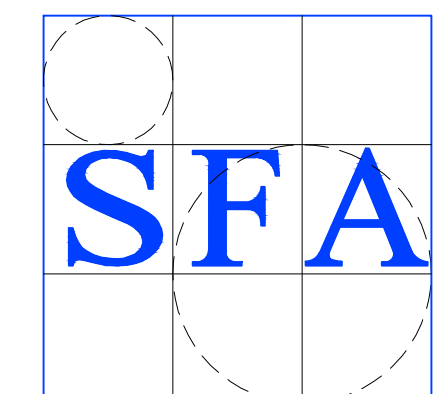


EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -
PERSONNEL DOORS - 3'-0" X
4'-0" INSULATED PAINTED
HOLLOW METAL
OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL

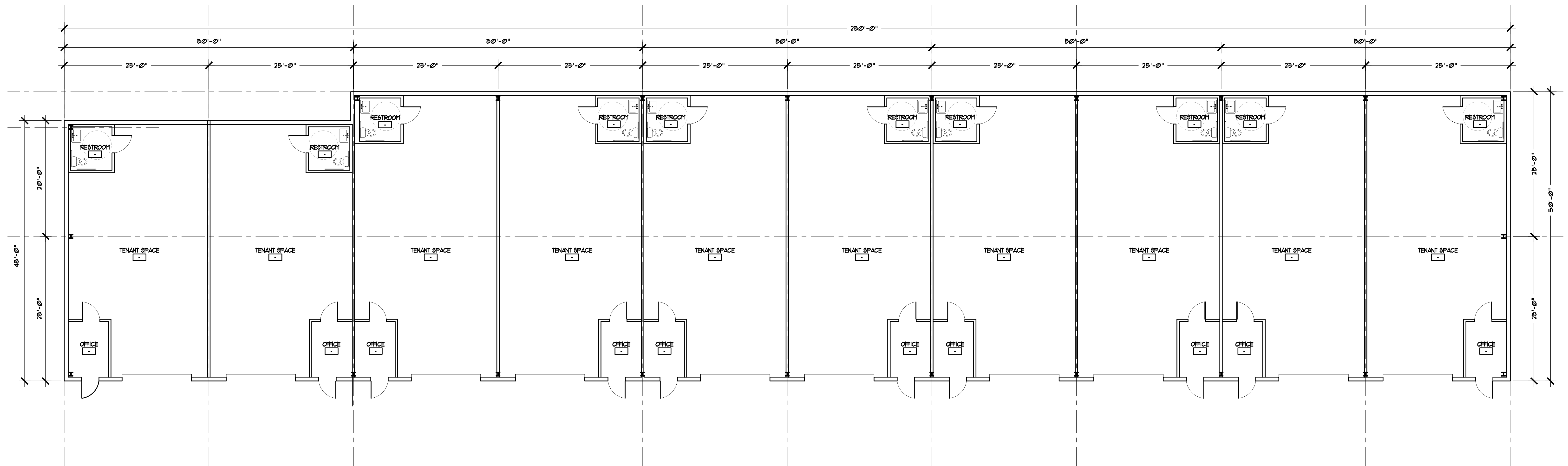
BUILDING 2 (CENTER) PROPOSED ELEVATIONS

MAY 4, 2023
SCALE: 1/8"=1'-0"



**STEPHEN FLESHMAN
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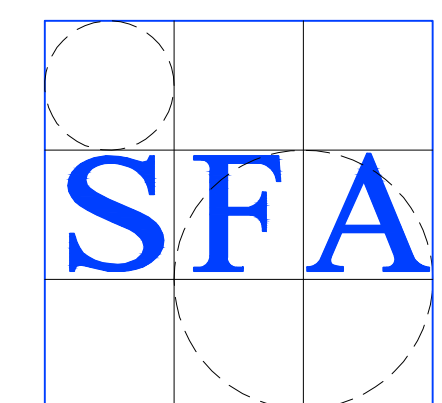
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E: Freshman@SF-Arch.com



 EAST
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

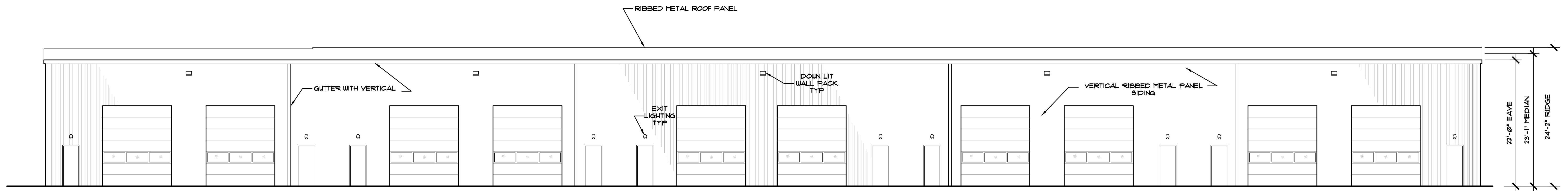
MAY 4, 2023
SCALE: 1/8"=1'-0"

BUILDING 3 (EAST) PROPOSED FLOOR PLAN

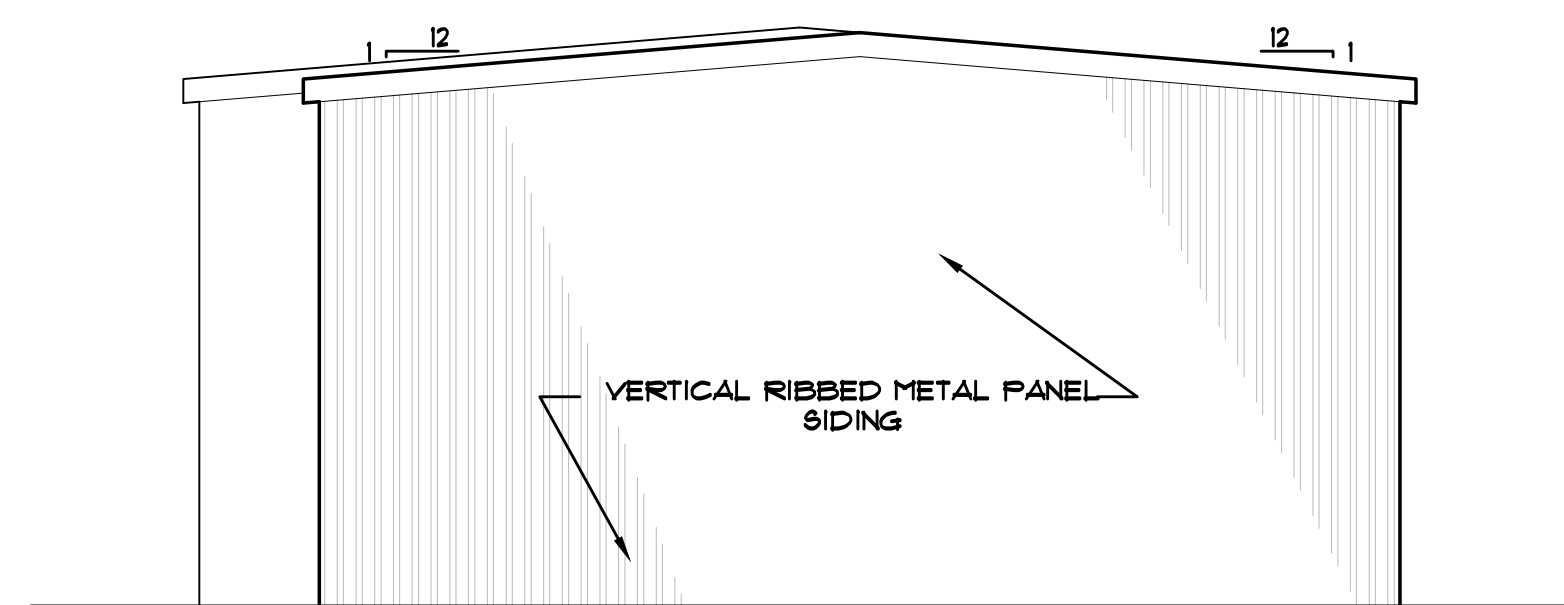


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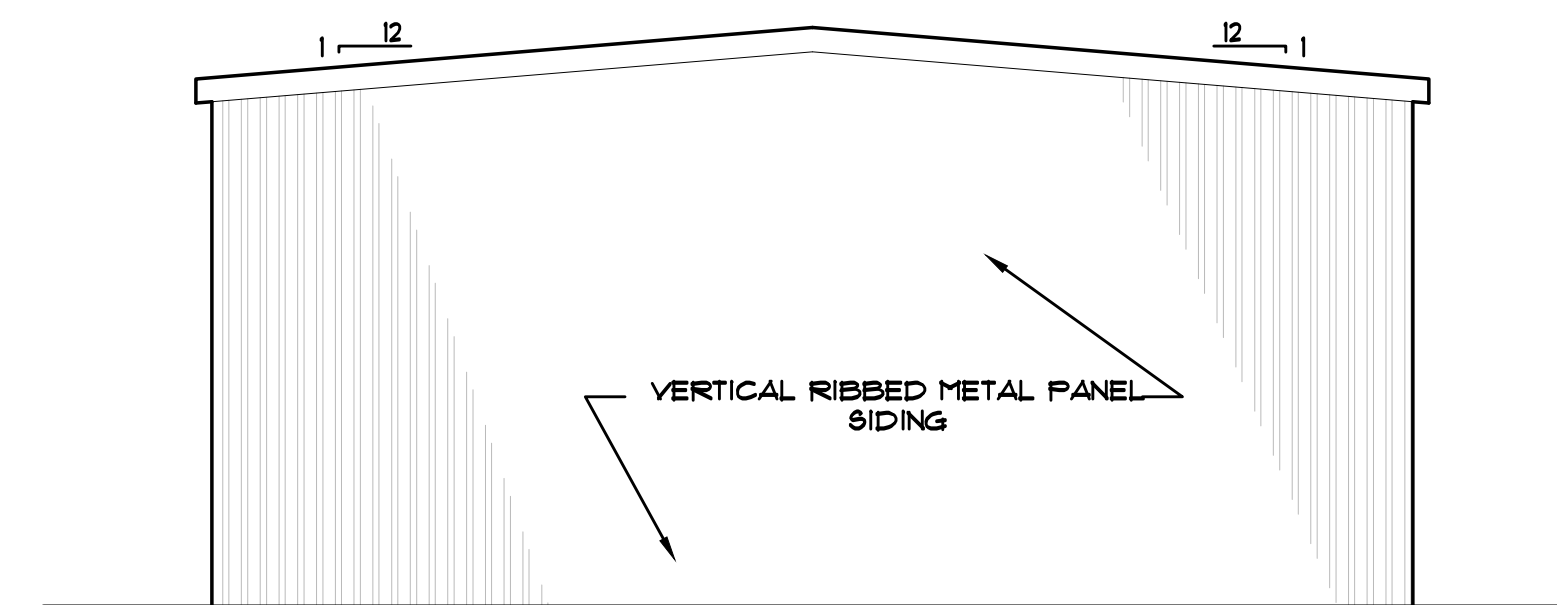
99 Apple Road
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E: Freshman@SF-Arch.com



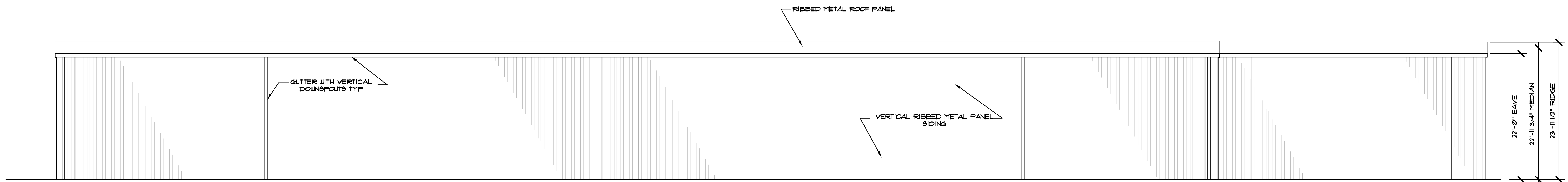
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

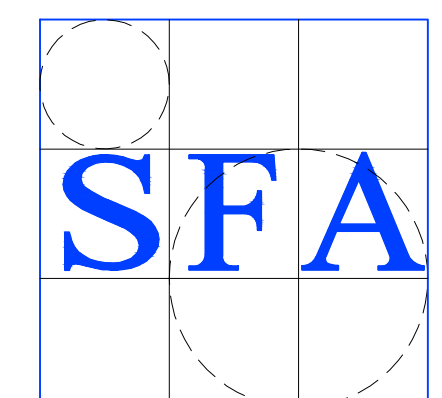


EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -
PERSONNEL DOORS - 3'-0" X
4'-0" INSULATED PAINTED
HOLLOW METAL
OVERHEAD DOORS -
12'-0" X 14'-0" INSULATED METAL

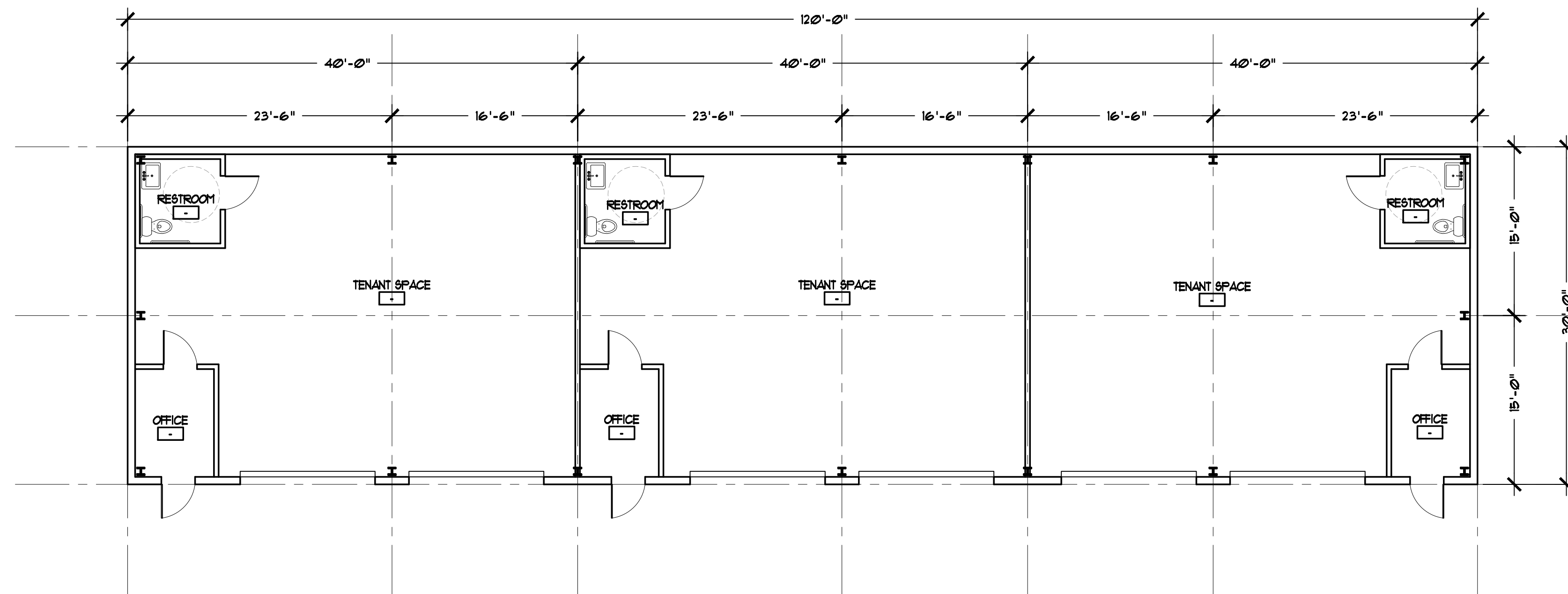
BUILDING 3 (EAST) PROPOSED ELEVATIONS

MAY 4, 2023
SCALE: 1/8"=1'-0"



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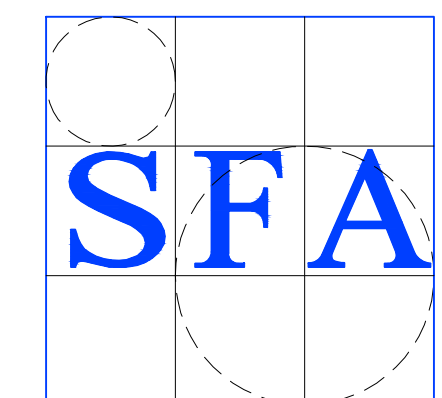
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F: 508.347.8939
E: Freshman@SF-Arch.com



SOUTH
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

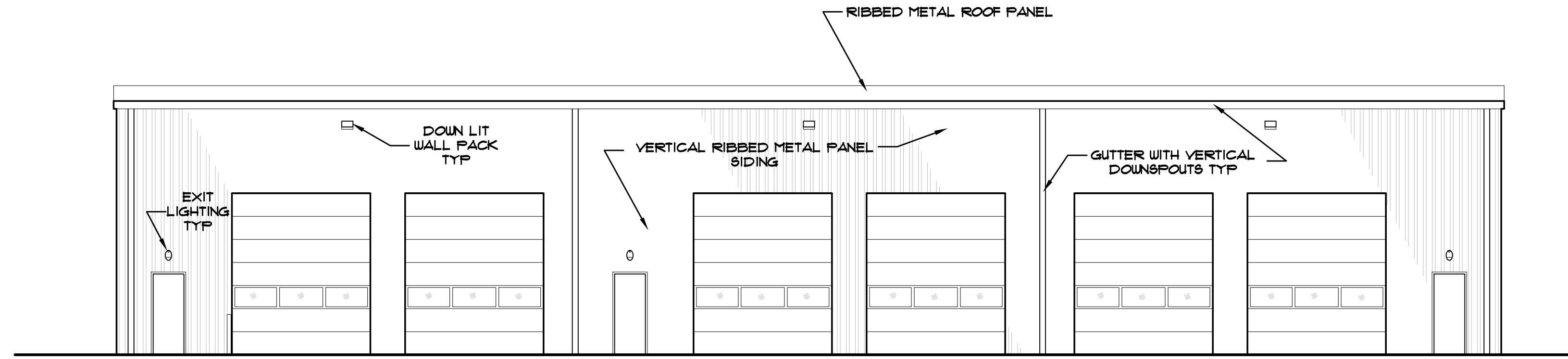
MAY 4, 2023
SCALE: 1/8"=1'-0"

BUILDING 4 (SOUTH) PROPOSED FLOOR PLAN

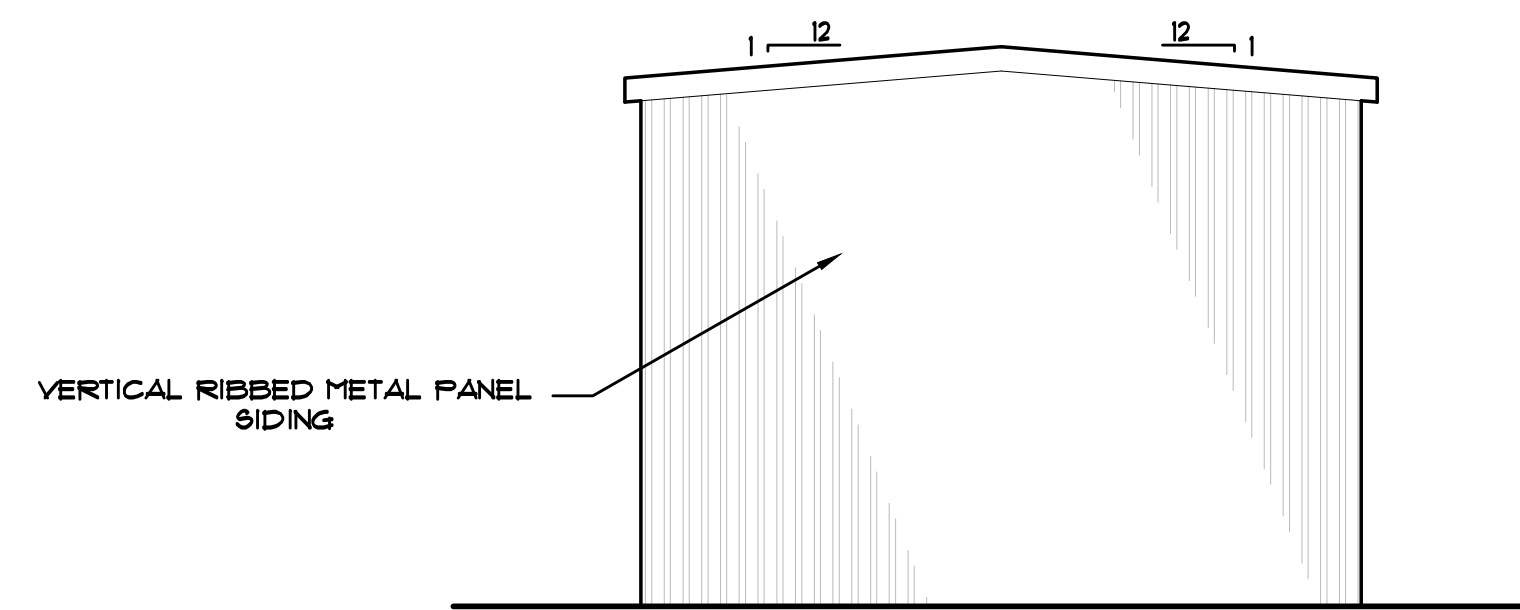


STEPHEN FLESHMAN
ARCHITECT

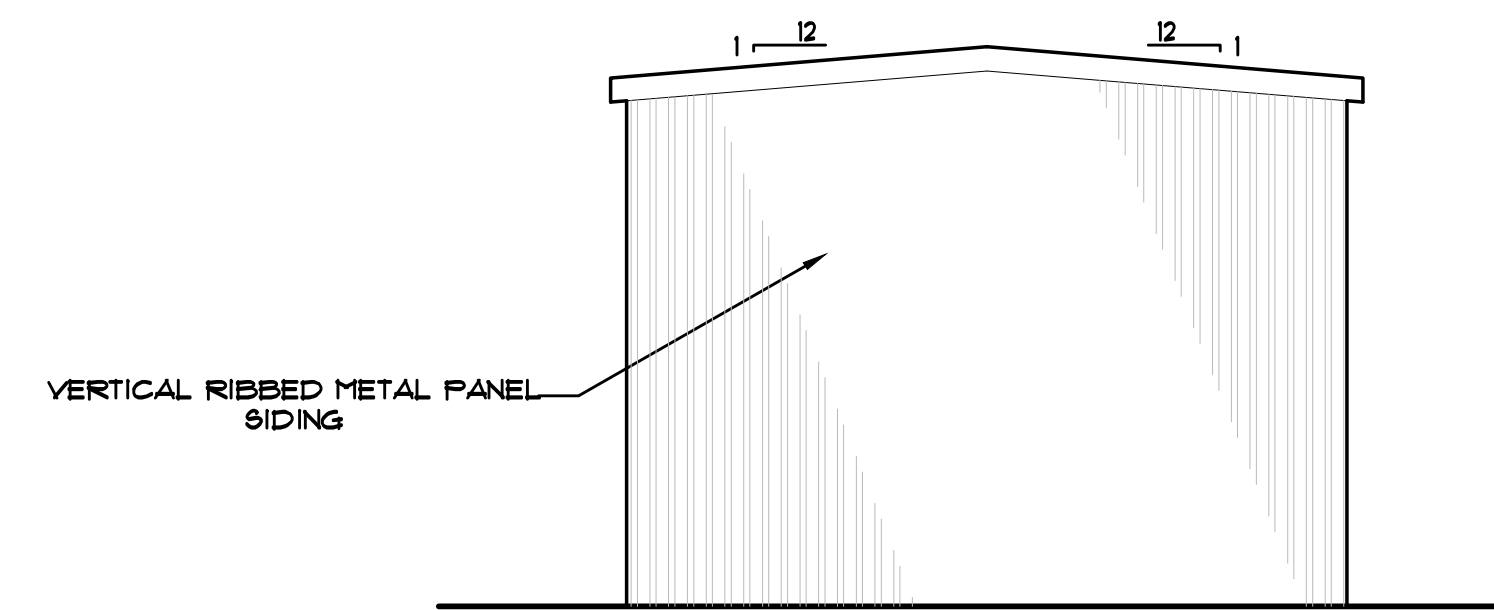
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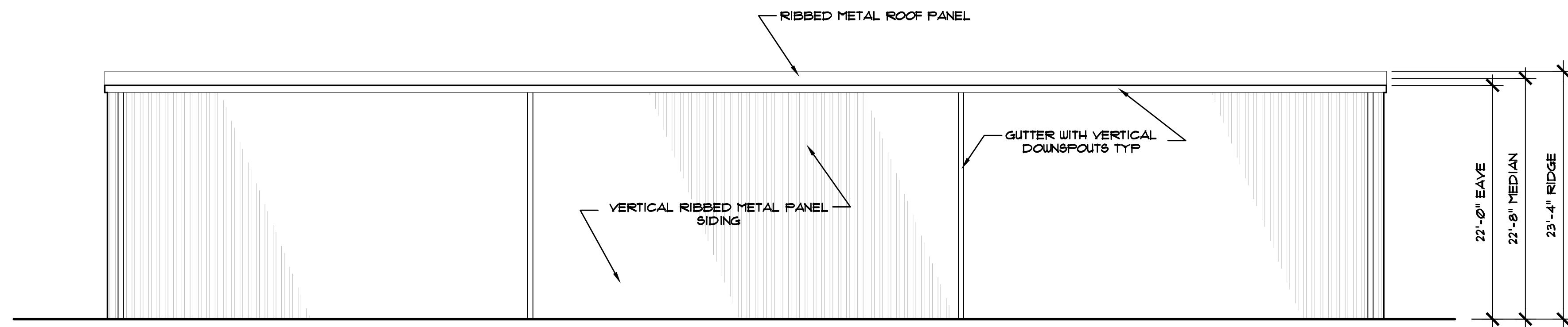
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

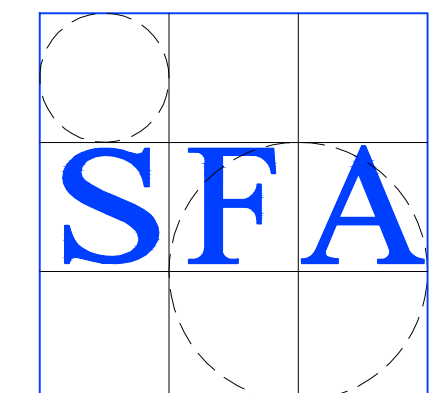


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -
PERSONNEL DOORS - 3'-0" X
4'-0" INSULATED PAINTED
HOLLOW METAL
OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL

BUILDING 4 (SOUTH) PROPOSED ELEVATIONS

MAY 4, 2023
SCALE: 1/8"=1'-0"



**STEPHEN FLESHMAN
ARCHITECT**

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