

GDS ESTIMATING

RESUBDIVISION & SITE PLAN APPROVAL APPLICATION

450 & 470 GOVENORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074

OWNER:

RYCONN PROPERTIES, LLC

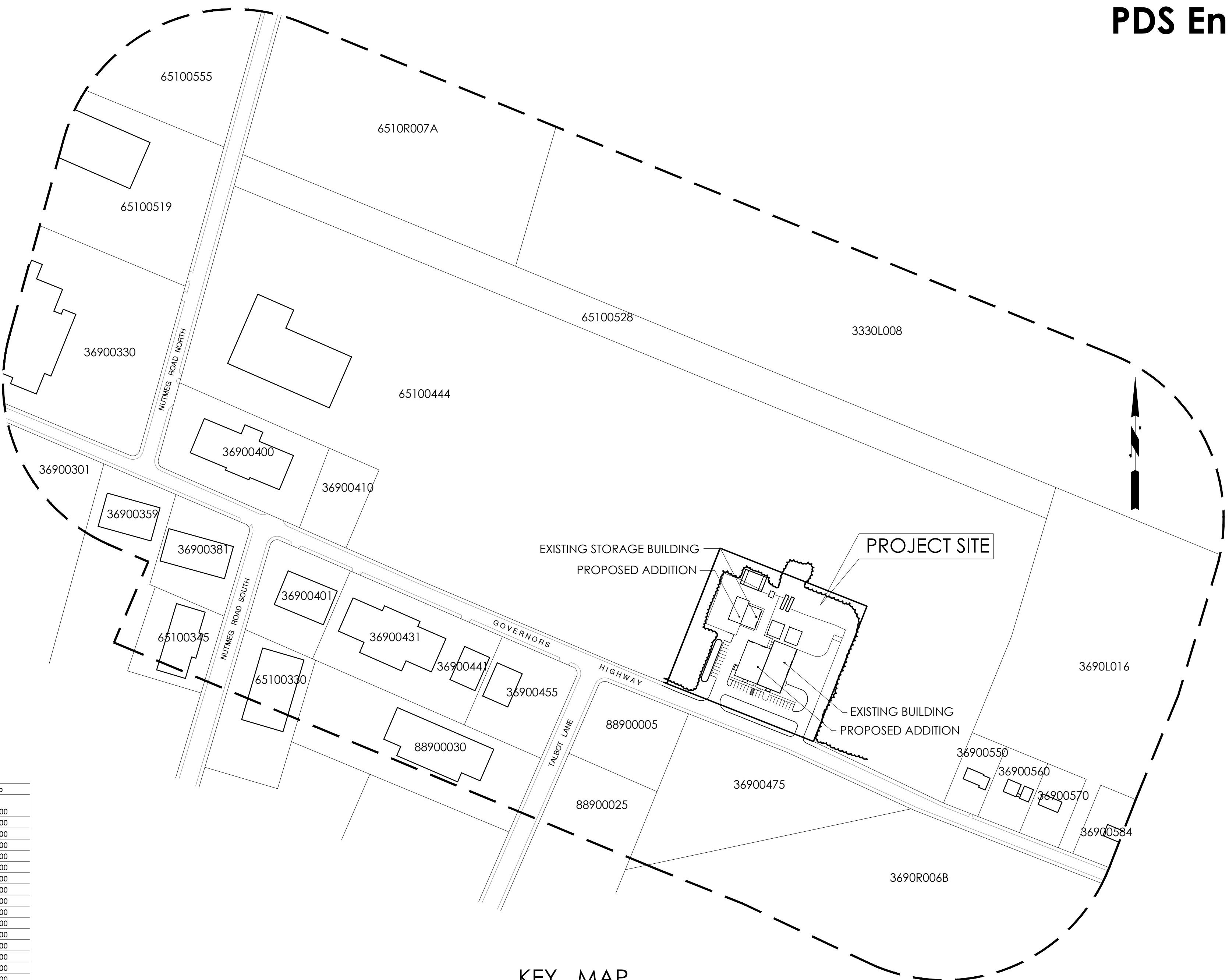
470 GOVENORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074
(860) 282-7122 TELEPHONE

APPLICANT

PDS Engineering & Construction , Inc.

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

APPLICATION SET DATED : 3-6-2023
REVISED : 6-12-2023



KEY MAP
1"=200 FT.

ZONING DATA TABLE

ZONE : I (INDUSTRIAL)			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 SF	133,795.44 SF	161,710.84 SF
LOT WIDTH	100 FT.	388.94 FT.	418.94 FT.
LOT DEPTH	150 FT.	336.00 FT.	386.00 FT.
FRONT YARD	35 FT.	70.10 FT.	70.10 FT.
SIDE YARD	10 FT.	93.98 FT.	80.00 FT.
REAR YARD	25 FT.	61.99 FT.	26.00 FT. ((RELOCATED CONTAINERS & ROOF)
MAX BUILDING COVER	50%	12.09 %	15.37 %
IMPERVIOUS COVER	65%	43.50 % (INCLUDES GRAVEL)	57.75 % (INCLUDES GRAVEL & RESERVED PARKING)

EXISTING WETLAND AREA = 2,299 SF
DISTURBED WETLAND AREA PROPOSED = 0
PREVIOUSLY DISTURBED WETLAND AREA = 120 SF
PROPOSED MITIGATED WETLAND AREA = 1,200 SF

TOTAL UPLAND REVIEW AREA = 93.034 SF (2.13 ACRES)
PROPOSED DISTURBED UPLAND REVIEW AREA = 16,880 SF (0.38 ACRE)

PROPOSED PARKING CALCULATION :

EXISTING OFFICE = 2470 SF / 1000 (4.5)	= 11
EXISTING MANUFACTURING = 11,405 SF / 700	= 17
EXISTING STORAGE BUILDING = 2,200 SF / 1250	= 2
PROPOSED OFFICE = 1500 SF / 1000 (4.5)	= 7
PROPOSED MANUFACTURING = 5,000 SF / 700	= 8
PROPOSED STORAGE BUILDING = 2,275 SF / 1250	= 2

TOTAL REQUIRED = 47 (2 HANDICAP)
TOTAL PROVIDED = 51 (3 HANDICAP)
TOTAL RESERVED = 16

PROPOSED EV READY PARKING SPACES = 47 (3%) = 1.41 (2 Provided)

INTERIOR PARKING LOT LANDSCAPE CALCULATION :

PROPOSED PARKING AREA & ACCESS DRIVES = 33,830 SF (Includes Reserved Parking)
REQUIRED INTERIOR LANDSCAPE AREA = 33,830 x .10 = 3,383 SF
INTERIOR LANDSCAPE AREA PROVIDED = 4,152 SF (12.27%)

SHEET INDEX

CIVIL ENGINEERING:

	TITLE SHEET
	PROPERTY LINE REVISION PLAN
	EXISTING CONDITION SITE SURVEY
C-100	SITE GRADING & UTILITY PLAN
C-101	EROSION & SEDIMENTATION CONTROL PLAN
C-102	SITE DETAILS
C-103	LANDSCAPE PLAN
C-104	WETLAND MITIGATION PLAN
SL-1	SITE LIGHTING PLAN

ARCHITECTURAL:

A-100	ADDITION FLOOR PLAN
A-200	ADDITION EXTERIOR ELEVATIONS
A-300	STORAGE BUILDING FLOOR PLAN & ELEVATIONS

TOWN OF SOUTH WINDSOR, CONNECTICUT

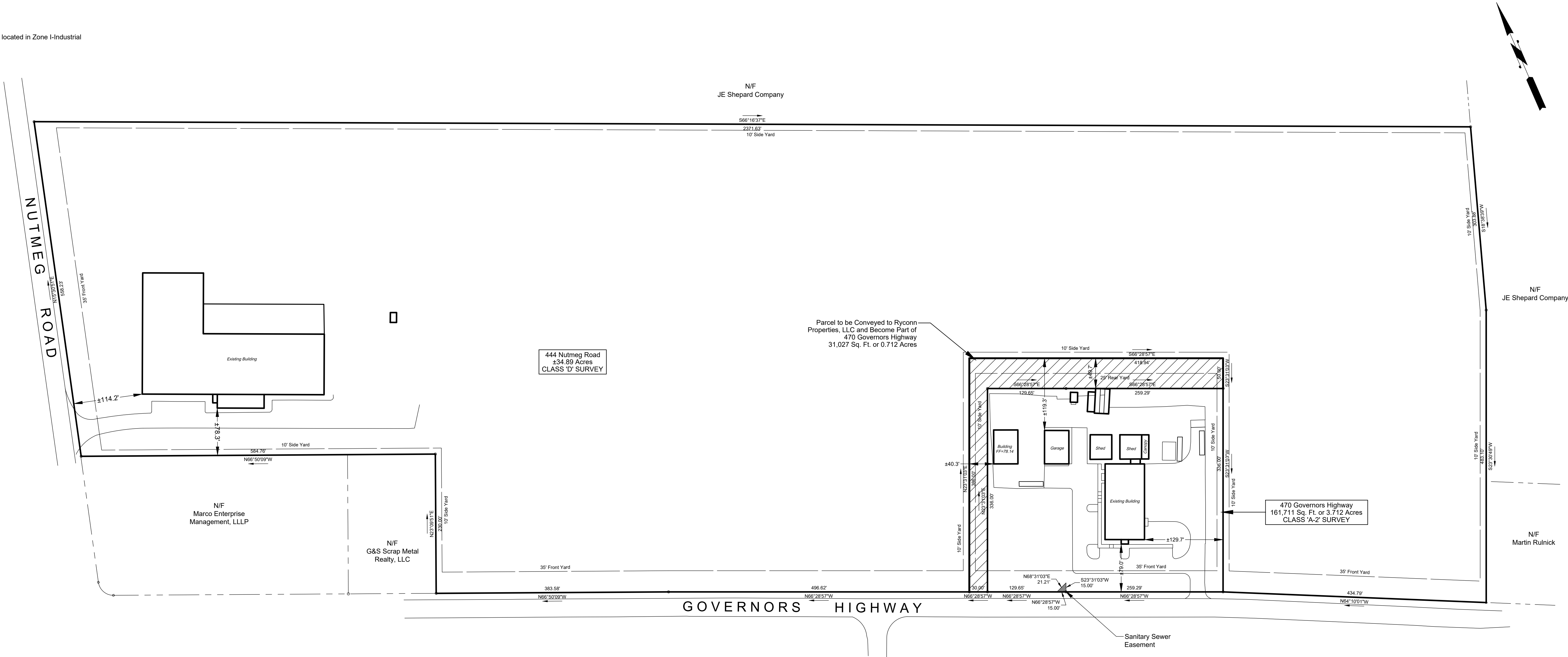
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
36900400	400 GOVERNORS HIGHWAY	MARCO ENTERPRISE MANAGEMENT LLP	PO BOX 1143	SOUTH WINDSOR	CT	06074-0000
65100345	345 NUTMEG ROAD	NUTMEG PROPERTIES OF CT LLC	40 DONNA MAE LN	TOLLAND	CT	06084-0000
36900584	584 GOVERNORS HIGHWAY	RONDI NONE STEVEN	584 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
36900301	301 GOVERNORS HIGHWAY	MACY'S LOGISTICS LLC	7 WEST SEVENTH STREET	CINCINNATI	OH	45202-0000
65100560	560 NUTMEG ROAD	560 NUTMEG ROAD NORTH LLC	560 NUTMEG ROAD N	SOUTH WINDSOR	CT	06074-0000
65100540	540 NUTMEG ROAD	MR SOUTH WINDSOR PROPERTIES LLC	15 MULLEN ROAD	ENFIELD	CT	06082-0000
36900550	550 GOVERNORS HIGHWAY	RULNICK MARTIN	550 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
36900455	455 GOVERNORS HIGHWAY	RYAN KATHLEEN T	455 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
36900330	330 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	330 GOVERNORS HWY	SOUTH WINDSOR	CT	06074-0000
36900576	576 GOVERNORS HIGHWAY	JE SHEPARD COMPANY	PO BOX 415	E WINDSOR HILL	CT	06028-0000
65100538	538 NUTMEG ROAD	JE SHEPARD COMPANY	PO BOX 415	E WINDSOR HILL	CT	06028-0000
33300550	550 FOSTER ROAD	JE SHEPARD COMPANY	PO BOX 415	E WINDSOR HILL	CT	06028-0000
36900381	381 GOVERNORS HIGHWAY	RSS REAL ESTATE LLC	105A FILLEY STREET REAR	BLOOMFIELD	CT	06002-0000
36900401	401 GOVERNORS HIGHWAY	RSS REAL ESTATE LLC	105A FILLEY STREET REAR	BLOOMFIELD	CT	06002-0000
36900560	560 GOVERNORS HIGHWAY	SNUCK ANTHONY G L/U	560 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
65100555	555 NUTMEG ROAD	555 NUTMEG RD NO REALTY LLC	28-40 31ST STREET	LONG ISLAND CITY	NY	11105-0000
36900570	570 GOVERNORS HIGHWAY	JONES WILLIAM &	570 GOVERNORS HWY	SOUTH WINDSOR	CT	06074-0000
36900475	475 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	171 PENNYWISE LANE	GLASTONBURY	CT	06033-0000
71000202	20 BAKER LANE	TEMPLE BETH HILLEL	20 BAKER LANE	SOUTH WINDSOR	CT	06074-0000
88900005	5 TALBOT LANE	UW VINTAGE LANE II LLC	171 PENNYWISE LANE	GLASTONBURY	CT	06033-0000
88900025	25 TALBOT LANE	UW VINTAGE LANE II LLC	171 PENNYWISE LANE	GLASTONBURY	CT	06033-0000
36900470	470 GOVERNORS HIGHWAY	RYCONN PROPERTIES LLC	470 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
65100444	444 NUTMEG ROAD	G & S SCRAP REALTY LLC	99 EAST RIVER DRIVE	EAST HARTFORD	CT	06108-0000
88900030	30 TALBOT LANE	MCCARTHY TALBOT REALTY LLC	30 TALBOT LANE	SOUTH WINDSOR	CT	06074-0000
36900596	596 GOVERNORS HIGHWAY	BUTLER DERRICK J & CARINA L	596 GOVERNOR'S HIGHW	SOUTH WINDSOR	CT	06074-0000
36900410	410 GOVERNORS HIGHWAY	G & S SCRAP REALTY LLC	99 EAST RIVER DRIVE	EAST HARTFORD	CT	06108-0000
65100519	519 NUTMEG ROAD	ELECTRO-METHODS INC	330 GOVERNORS HWY	SOUTH WINDSOR	CT	06074-0000
36900441	441 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	330 GOVERNORS HWY	SOUTH WINDSOR	CT	06074-0000
36900431	431 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	330 GOVERNORS HWY	SOUTH WINDSOR	CT	06074-0000
36900300	300 GOVERNORS HIGHWAY	ELECTRON TECHNOLOGIES CORPORATIO	300 GOVERNORS HIGHWAY	SOUTH WINDSOR	CT	06074-0000
36900551	551 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	171 PENNYWISE LANE	GLASTONBURY	CT	06033-0000
36900359	359 GOVERNORS HIGHWAY	HAGEUN ASSOCIATES LLC	23 DOCKEREL ROAD	VERNON	CT	06066-0000
65100330	330 NUTMEG ROAD	NUTMEG ROAD ASSOCIATES LLC	PO BOX 2838	WATERBURY	CT	06720-2838-0000

Map References:

- Improvement Location Plan - Record, Prepared for G&S Scrap Metal LLC, 444 Nutmeg Road North, South Windsor, Connecticut, Scale 1"=40', 7/19/2009, Design Professionals, South Windsor, Connecticut
- Site Grading and Utility Plan, GDS Estimating, 470 Governors Highway, South Windsor, Connecticut, Scale 1" = 20', Date 2/20/13, Revised to 6/19/13, Prepared by PDS Engineering and Construction, Bloomfield, CT

Notes:

- Parcel is located in Zone I-Industrial



ZONING DATA TABLE
ZONE : I (INDUSTRIAL)

	REQUIRED	EXISTING - 444 NUTMEG ROAD NORTH	EXISTING - 470 GOVENORS HIGHWAY
LOT AREA	30,000 SF	1,550,690.20 SF	130,683.84 SF
LOT WIDTH	100 FT.	558.23 FT.	388.94 FT.
LOT DEPTH	150 FT.	2371.63 FT.	336.00 FT.
FRONT YARD	35 FT.	114.24 FT.	79.10 FT.
SIDE YARD	10 FT.	77.55 FT.	93.96 FT.
REAR YARD	25 FT.	1921.36 FT.	61.99 FT.
MAX.BUILDING COVER	50%	2.57 %	12.09 %
IMPERVIOUS COVER	65%	23.16 %	43.50 % (INCL. GRAVEL)

	REQUIRED	PROPOSED - 444 NUTMEG ROAD NORTH	PROPOSED - 470 GOVENORS HIGHWAY
LOT AREA	30,000 SF	1,519,663.20 SF	161,710.84 SF
LOT WIDTH	100 FT.	558.23 FT.	418.94 FT.
LOT DEPTH	150 FT.	2371.63 FT.	386.00 FT.
FRONT YARD	35 FT.	114.24 FT.	79.10 FT.
SIDE YARD	10 FT.	77.55 FT.	89.05 FT.
REAR YARD	25 FT.	1921.36 FT.	26.75 FT.
MAX.BUILDING COVER	50%	2.62 %	15.37 %
IMPERVIOUS COVER	65%	23.21 %	57.75 % (INCL. GRAVEL & RESERVED PARKING)

Property Line Revision
Prepared For
Ryconn Properties, LLC and
G&S Scrap Realty, LLC
470 Governors Highway & 444 Nutmeg Road
South Windsor Connecticut
Scale: 1"=80' February 8, 2023

Prepared By
Neriani Land Surveying, LLC
56 Hillcrest Drive - Barkhamsted, Connecticut 06063
(860) 677-7732

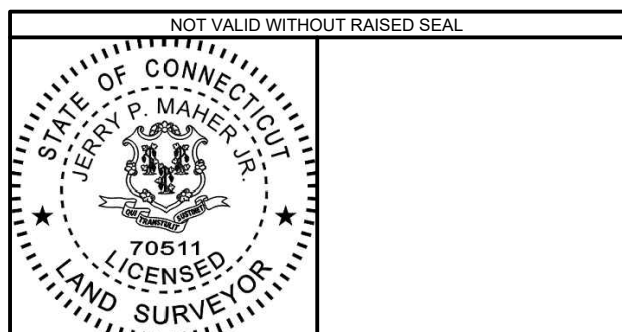
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS AN PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY.

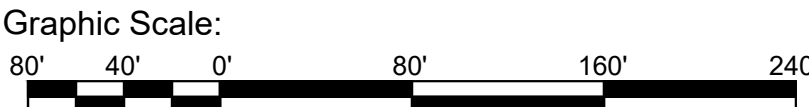
CLASS OF ACCURACY: CLASS A-2 & D

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JERRY P. MAHER JR. - LAND SURVEYOR
CT LSX.0070511



Revisions:
1. May 25, 2023: Add Zoning Data Table
2. June 8, 2023: Additional buildings



DRAWN BY:	CHECKED BY:	JOB NO.
GRA	JPM	M-12-22-LLR

Underground Utility Legend

- E Site Lighting Conduit
T/E/C Electrical Primary, Telephone and Cable
G Gas Line
RL Roof Leader
SAN Sanitary Sewer Lateral
S Storm Drainage Pipes
W Water Line

Map References:

- Improvement Location Plan - Record, Prepared for G&S Scrap Metal LLC, 444 Nutmeg Road North, South Windsor, Connecticut, Scale 1"=40', 7/19/2009, Design Professionals, South Windsor, Connecticut
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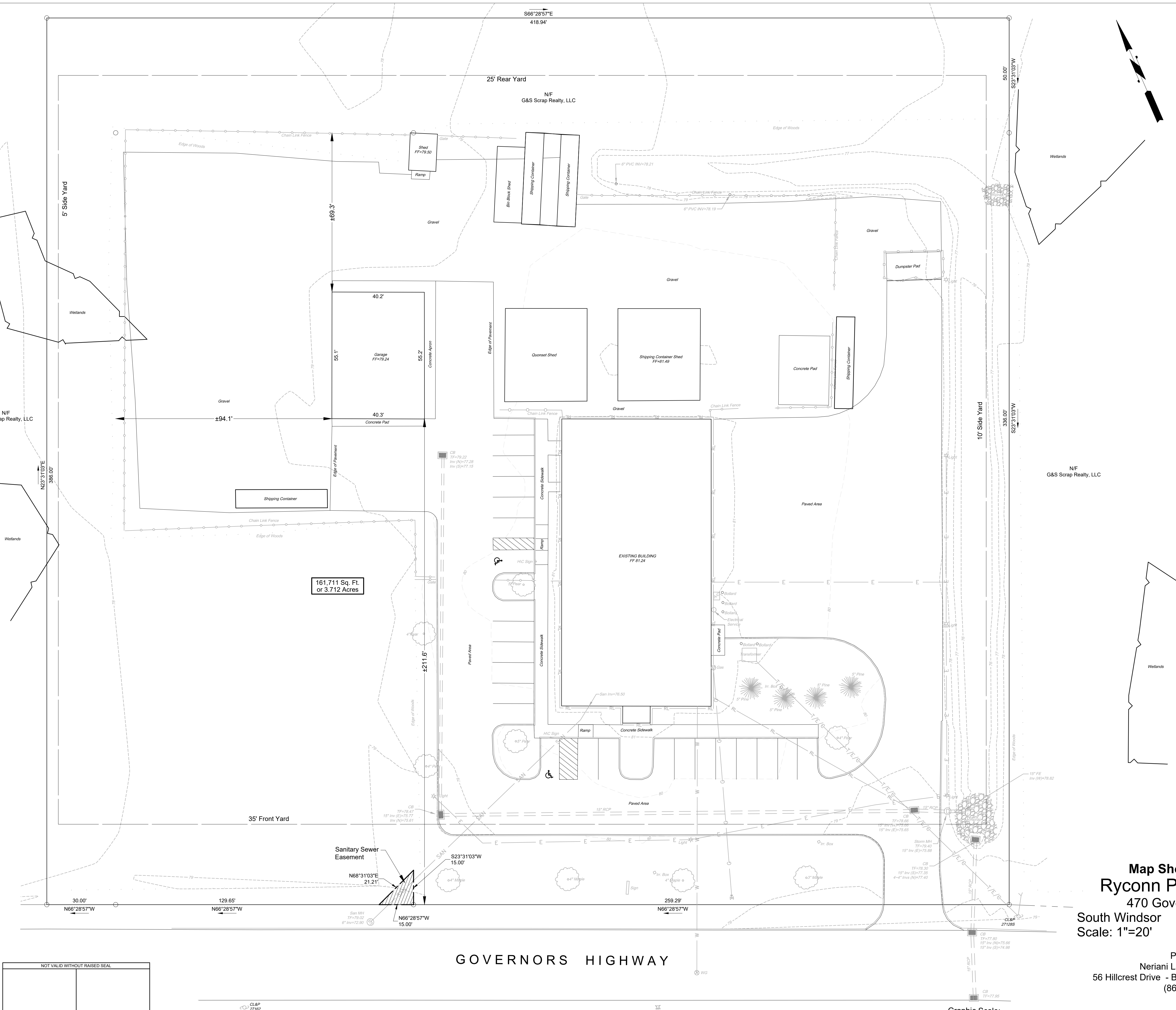
Notes:

- Parcel is located in Zone I-Industrial
- Underground utility locations obtained from the installer, not field verified by this office.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS AN ASBUILT SURVEY BASED UPON A DEPENDENT RESURVEY.

CLASS OF ACCURACY: CLASS A-2.



Map Showing Land of
Ryconn Properties, LLC
470 Governors Highway
South Windsor, Connecticut
Scale: 1"=20' February 21, 2023

Prepared By
Neriani Land Surveying, LLC
56 Hillcrest Drive - Barkhamsted, Connecticut 06063
(860) 677-7732



DRAWN BY:	CHECKED BY:	JOB NO.
GRA	JPM	12-22

ZONING DATA TABLE
ZONE : I (INDUSTRIAL)

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EXISTING WETLAND AREA = 2,299 SF
DISTURBED WETLAND AREA PROPOSED = 0
PREVIOUSLY DISTURBED WETLAND AREA = 120 SF
PROPOSED MITIGATED WETLAND AREA = 1,200 SF

TOTAL UPLAND REVIEW AREA = 93,034 SF (2.13 ACRES)
PROPOSED DISTURBED UPLAND REVIEW AREA = 16,880 SF (0.38 ACRE)

PROPOSED PARKING CALCULATION :

EXISTING OFFICE = 2470 SF / 1000 (4.5)	= 11
EXISTING MANUFACTURING = 11,405 SF / 700	= 17
EXISTING STORAGE BUILDING = 2,200 SF / 1250	= 2
PROPOSED OFFICE = 1500 SF / 1000 (4.5)	= 7
PROPOSED MANUFACTURING = 5,000 SF / 700	= 8
PROPOSED STORAGE BUILDING = 2,275 SF / 1250	= 2

TOTAL REQUIRED = 47 (2 HANDICAP)
TOTAL PROVIDED = 31 (3 HANDICAP)
TOTAL RESERVED = 16

PROPOSED EV READY PARKING SPACES = 47 (3%) = 1.41 (2 Provided)

INTERIOR PARKING LOT LANDSCAPE CALCULATION :

PROPOSED PARKING AREA & ACCESS DRIVES = 33,830 SF (Includes Reserved Parking)
REQUIRED INTERIOR LANDSCAPE AREA = 33,830 x .10 = 3,380 SF
INTERIOR LANDSCAPE AREA PROVIDED = 4,152 SF (12.27%)

GENERAL SITE PLAN NOTES:

THE DEVELOPER SHALL NOTIFY THE TOWN ENGINEER'S OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF SUB-BASE, GRAVEL, PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES AND PIPES, SANITARY SEWERS AND MANHOLES.

ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF SOUTH WINDSOR STANDARDS AND CONNECTICUT D.O.T. FORM 814,AS AMENDED

EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE " EROSION AND SEDIMENTATION CONTROL HANDBOOK " PREPARED BY THE SOIL CONSERVATION SERVICE.

NO SITE IMPROVEMENTS SUCH AS DRAINAGE, SANITARY SEWER, SIDEWALKS, EXCAVATIONS, FILLING, PAVEMENT OPERATIONS, ECT. SHALL COMMENCE UNTIL THE SITE ENGINEERING BOND, AS REQUIRED BY THE PLANNING AND ZONING COMMISSION, IS POSTED WITH THE TOWN OF SOUTH WINDSOR.

NO STUMPS TO BE BURIED ON SITE.

AN AS-BUILT PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY.

ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY STAFF DURING CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF STAFF.

THE USE,STORAGE, OR DISPOSAL OF ANY MATERIALS NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

ALL FRONT LOT CORNERS ARE TO BE PINNED/STAKED AT THE TIME OF SUBMITTAL OF A REQUEST FOR A BUILDING PERMIT. WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED, ALL LOT CORNERS MUST BE PINNED.

NO SIGNAGE PROPOSED FOR THIS APPLICATION

ANY EXCESS EXCAVATED MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.

ANY APPROVED LANDSCAPING WILL BE SUBJECT TO FINAL REVIEW BY THE TOWN PLANNER FOR ADEQUACY AND SUITABILITY OF SPECIES IN THE LOCATIONS PROPOSED.

A DRAIN LAYERS PERMIT WILL BE REQUIRED TO INSTALL SANITARY SEWER SYSTEM

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

HORIZONTAL DATUM BASED ON N.A.D. 1983

PARCEL IS NOT AFFECTED BY 100 YEAR FLOOD PLAIN

ALL ROOF LEADERS SHALL BE TIED INTO STORM DRAINAGE SYSTEM

ALL UTILITIES TO BE INSTALLED UNDERGROUND

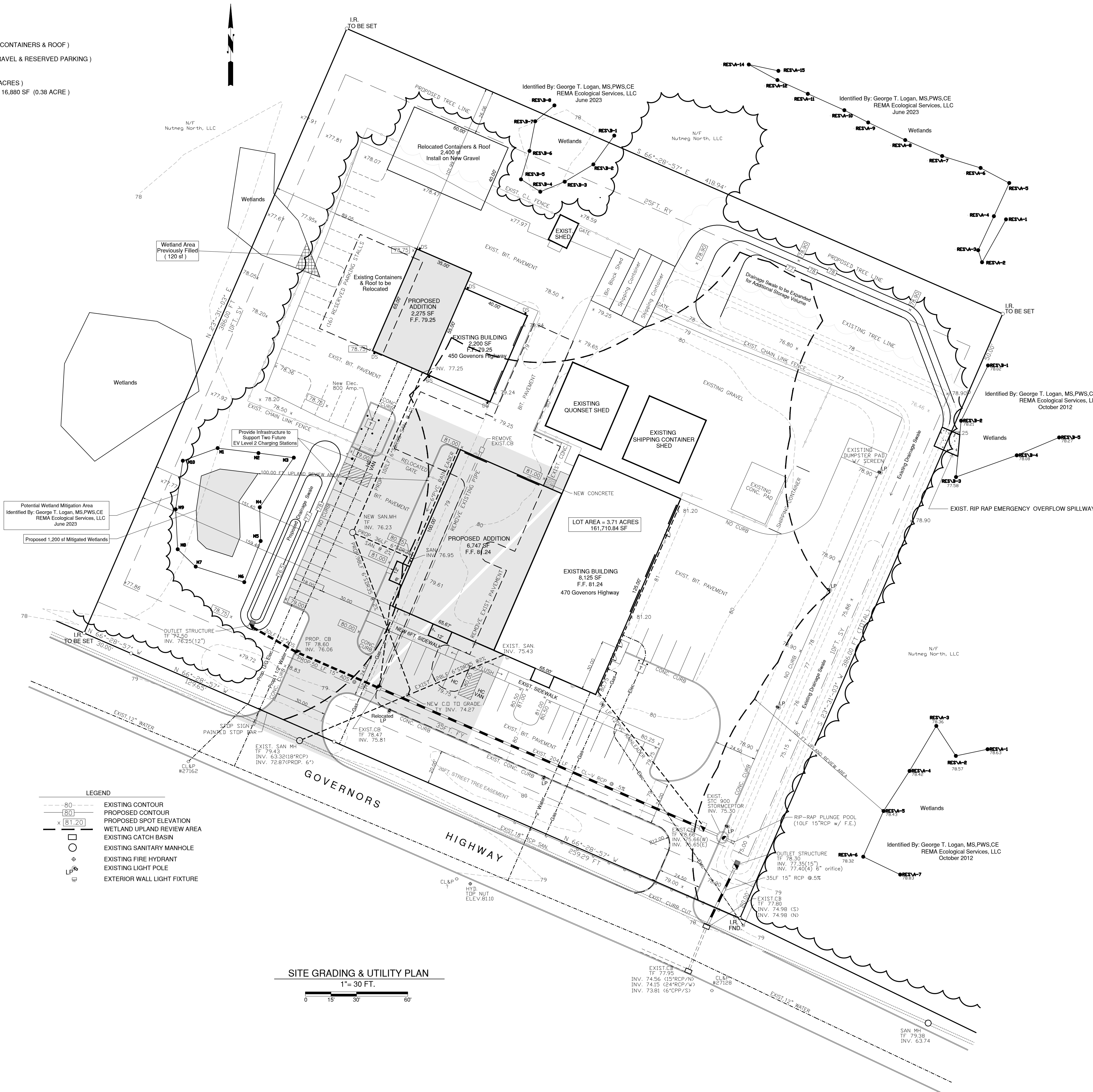
MAP REFERENCES :

1. IMPROVEMENT LOCATION PLAN - RECORD, PREPARED FOR G&S SCRAP METAL LLC, 444 NUTMEG ROAD NORTH, SOUTH WINDSOR, CONNECTICUT, SCALE 1"=40', 7/19/2009, DESIGN PROFESSIONALS, SOUTH WINDSOR, CONNECTICUT
2. SITE GRADING AND UTILITY PLAN, GDS ESTIMATING, 470 GOVERNORS HIGHWAY, SOUTH WINDSOR, CONNECTICUT, SCALE 1"=20', DATE 2/20/13, REVISED TO 6/19/13, PREPARED BY PDS ENGINEERING AND CONSTRUCTION, BLOOMFIELD, CT.
3. PROPERTY LINE REVISION PREPARED FOR RYCONN PROPERTIES, LLC AND G&S SCRAP REALTY, LLC, 470 GOVERNORS HIGHWAY, SOUTH WINDSOR, CT, SCALE 1"=100', 2/8/2023, PREPARED BY NERIANI LAND SURVEYING, LLC, BARKHAMSTED, CONNECTICUT JOB NO. M-12-22

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT TO MY KNOWLEDGE AND BELIEF AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 DEPENDENT RESURVEY AS DEFINED IN SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES * MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT * EFFECTIVE 6-21-96 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS , INC. ON SEPT 26, 1996.

FRANK BORAWSKI , L.S. # 13422

DATE



DATE	ISSUE
6-13-22	PROGRESS DRAWING
9-9-22	PROPOSED ADDITION
9-26-22	OLD LOCATIONS & GARAGE ADDITION
11-2-22	UTILITY LOCATIONS
1-24-2023	ADDITIONAL LAND
3-6-2023	P&Z APPLICATION
6-26-2023	STAFF COMMENTS 4-4-23



PDS ENGINEERING & CONSTRUCTION, INC.

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

OWNER:

Ryconn Properties
7 Fox Hill Road
South Windsor, CT. 06074

APPLICANT:

PDS Engineering & Construction Inc.
107 Old Windsor Road
Bloomfield, Connecticut 06002
Telephone: (860) 242-8586

Land Surveyor / Engineer

Frank Borawski P.E./L.S.
PDS Engineering & Construction Inc.
107 Old Windsor Road
Bloomfield, Connecticut 06002
Telephone: (860) 242-8586

PROJECT NAME:

**GDS ESTIMATING
PROPOSED ADDITION**

450 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

PROPOSED LAYOUT PLAN

SEAL

ENGINEER: FB

ARCHITECT:

PROJECT MGR:

DRAFTED BY: BF

C-100

SITE AREA : 3.71 ACRES
AREA OF DISTURBANCE : 0.78 ACRE
TOPOGRAPHY : FLAT

PROPOSED SITE DRAINAGE : SHEET FLOW TO PROPOSED DRAINAGE SWALE & EXISTING STORM SEWER

EROSION CONTROL AREAS OF CONCERN :

1. SEDIMENT ENTERING WETLANDS & EXISTING DRAINAGE SWALE AREAS TO BE PROTECTED BY SILT FENCE
THE CONTRACTOR SHALL KEEP EROSION CONTROL MEASURES IN PLACE UNTIL ALL AREAS ARE STABILIZED.
2. WIND EROSION
WIND EROSION SHOULD NOT BE A MAJOR CONCERN ON THIS PROPERTY AS IT IS PROTECTED BY THE EXISTING BUILDING AND THE EXISTING TREES. IF WIND EROSION DOES OCCUR, THE SITE SHALL BE WATERED TO REDUCE THE WIND EROSION.
3. INSPECTION AND MAINTENANCE OF E&S CONTROL MEASURES
E&S CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HRS. AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH
4. CONSTRUCTION AND TIMING
THE CONTRACTOR SHALL PLAN THE CONSTRUCTION ACTIVITIES TO MINIMIZE ANY EROSION AND SEDIMENTATION CONTROL PROBLEMS AND MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSIIVE FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE. TEMPORARY SEEDING OR PERMANENT HYDROSEEDING SHOULD TAKE PLACE IMMEDIATELY UPON COMPLETION OF GRADING. GERMINATED SEEDING WILL BE SCHEDULED DURING THE PERIOD OF APRIL 1 - JUNE 15 ; SEPTEMBER 1 - SEPTEMBER 30

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE AND WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

HAYBALE AND SILT FENCE FILTERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AS WELL AS AT ALL CULVERT OUTLETS.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD IF NECESSARY AS REQUIRED.

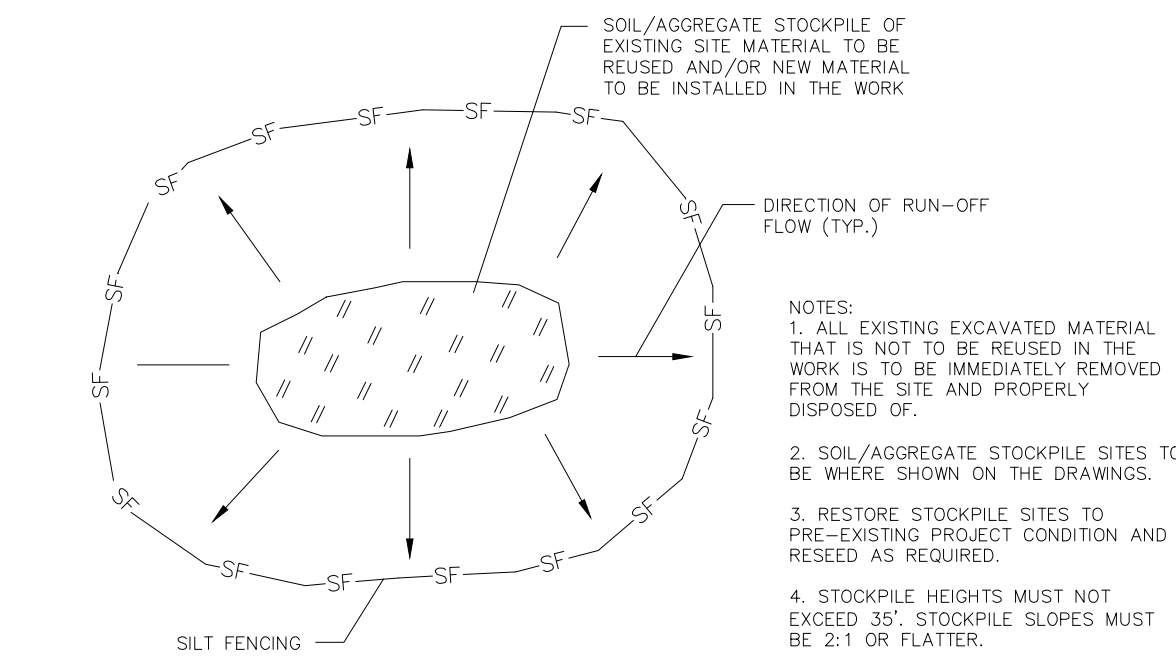
ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE EROSION CONTROL HANDBOOK AS PREPARED BY THE CONNECTICUT COUNCIL ON SOIL & WATER CONSERVATION IN COOPERATION WITH CONNECTICUT D.E.P. D.E.P. BULLETIN 34, 2002.

SEEDING DATES : APRIL THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH SEPTEMBER 30.

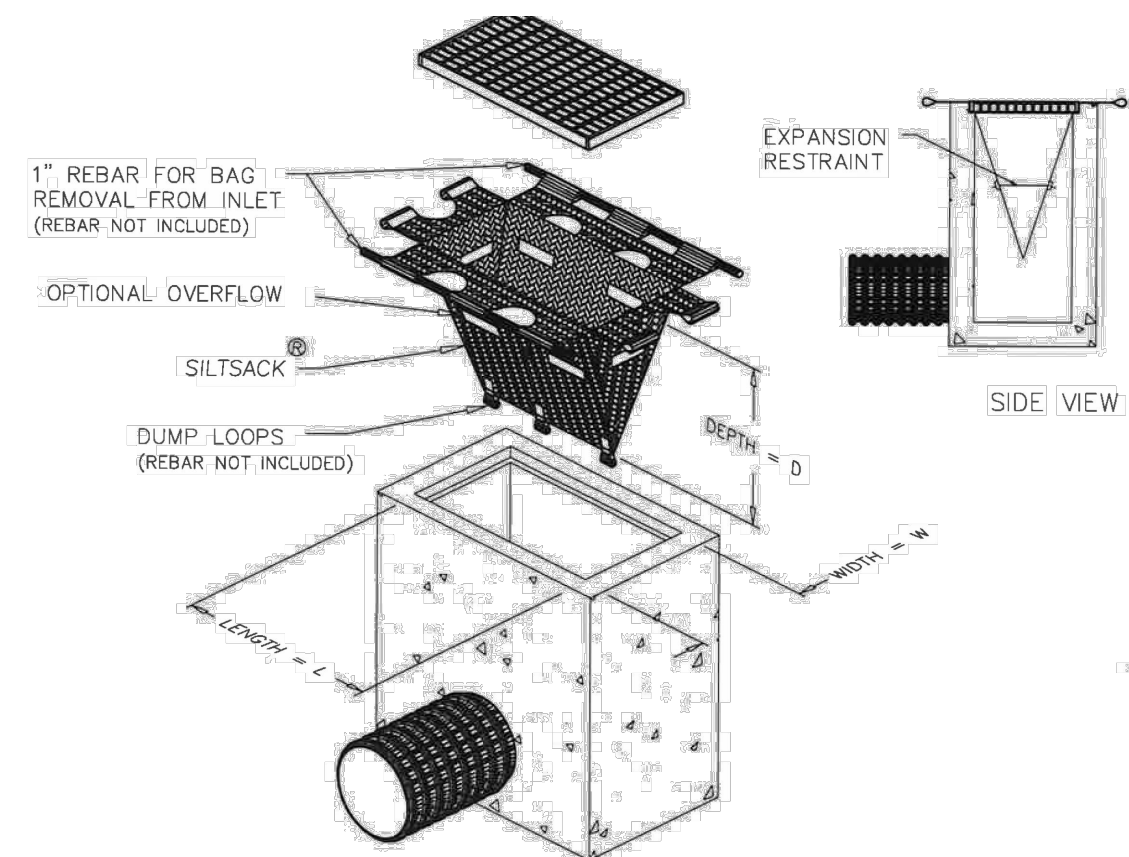
IF SEEDING CANNOT BE DONE WITHIN SEEDING DATES, USE MULCHING MEASURES TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

FERTILIZE WITH 25-0-8 @ 7.5 LBS./1000 SF. LIME (50
PLUS MAGNESIUM OXIDE)
100 LBS./1000 SF.
MULCH (ALL SLOPES 3% OR GREATER)

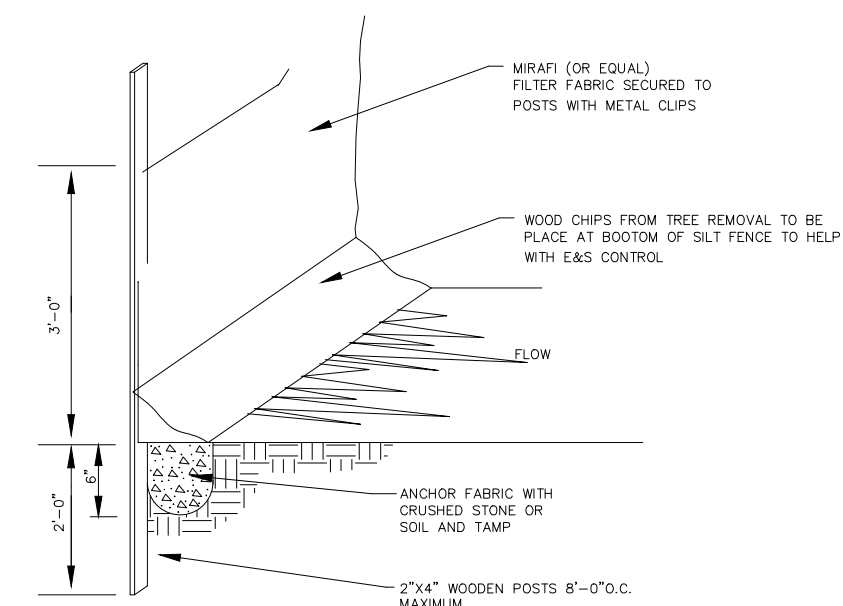
USE STRAW OR HAY (70-90 LBS./1000 SF) FREE OF WEEDS OR
COURSE MATERIAL. CHEMICAL BINDERS SUCH AS PETROSET TERRATRACK
HYDRO MULCH AND AEROSPRAY WILL BE USED AS RECOMMENDED BY
MANUFACTURER TO ANCHOR MULCH. MULCH MUST BE INSPECTED
PERIODICALLY, IN PARTICULAR, AFTER A RAINSTORM TO CHECK FOR
FILL EROSION. WHERE EROSION IS SEVERE , ADDITIONAL MULCH SHOULD
BE APPLIED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL
A GROUND COVER IS ACHIEVED , WHICH IS MATURE ENOUGH TO
CONTROL SOIL EROSION TO SURVIVE SEVERE WEATHER CONDITIONS.



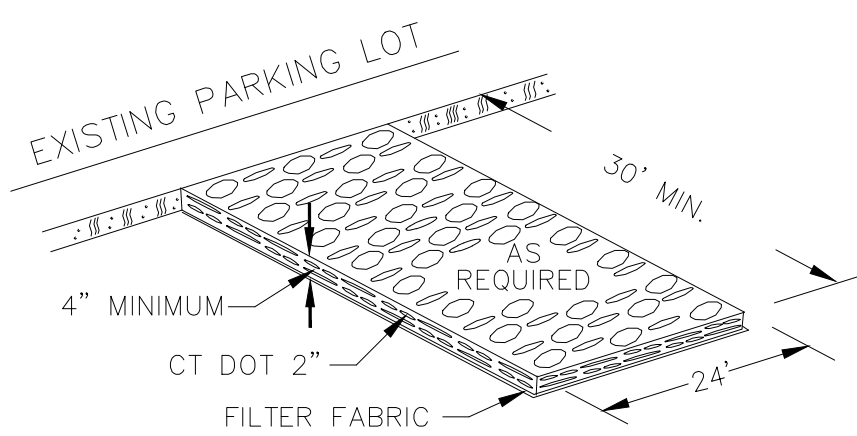
N.T.S. CTEC-016



8 SILTSACK INSTALLATION AT TYPE C-L CATCH BASIN
SCALE: N.T.S.

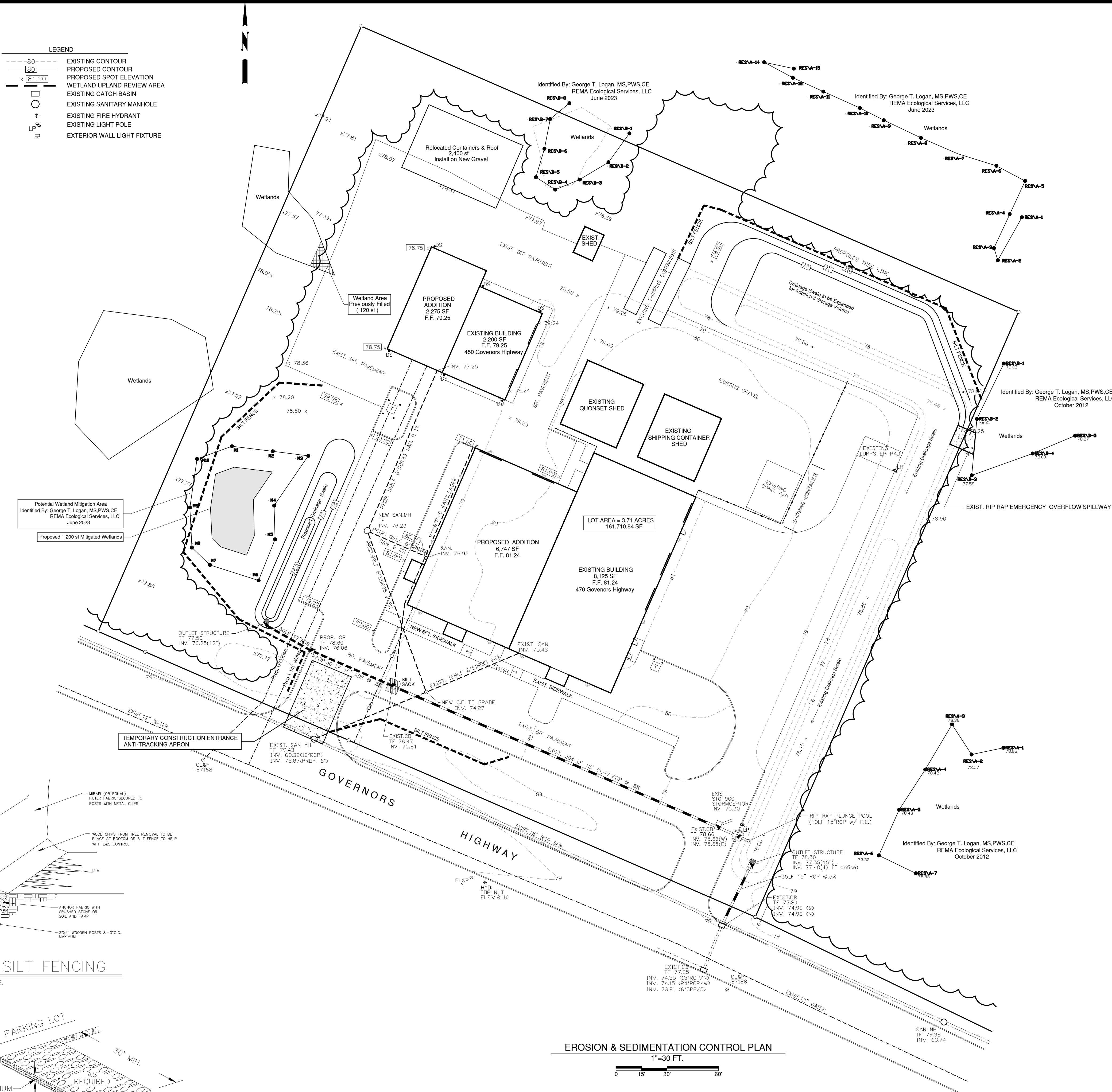


N.T.S.



N.T.S.

XEC-008



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PROJECT NAME:

GDS ESTIMATING PROPOSED ADDITION

450 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

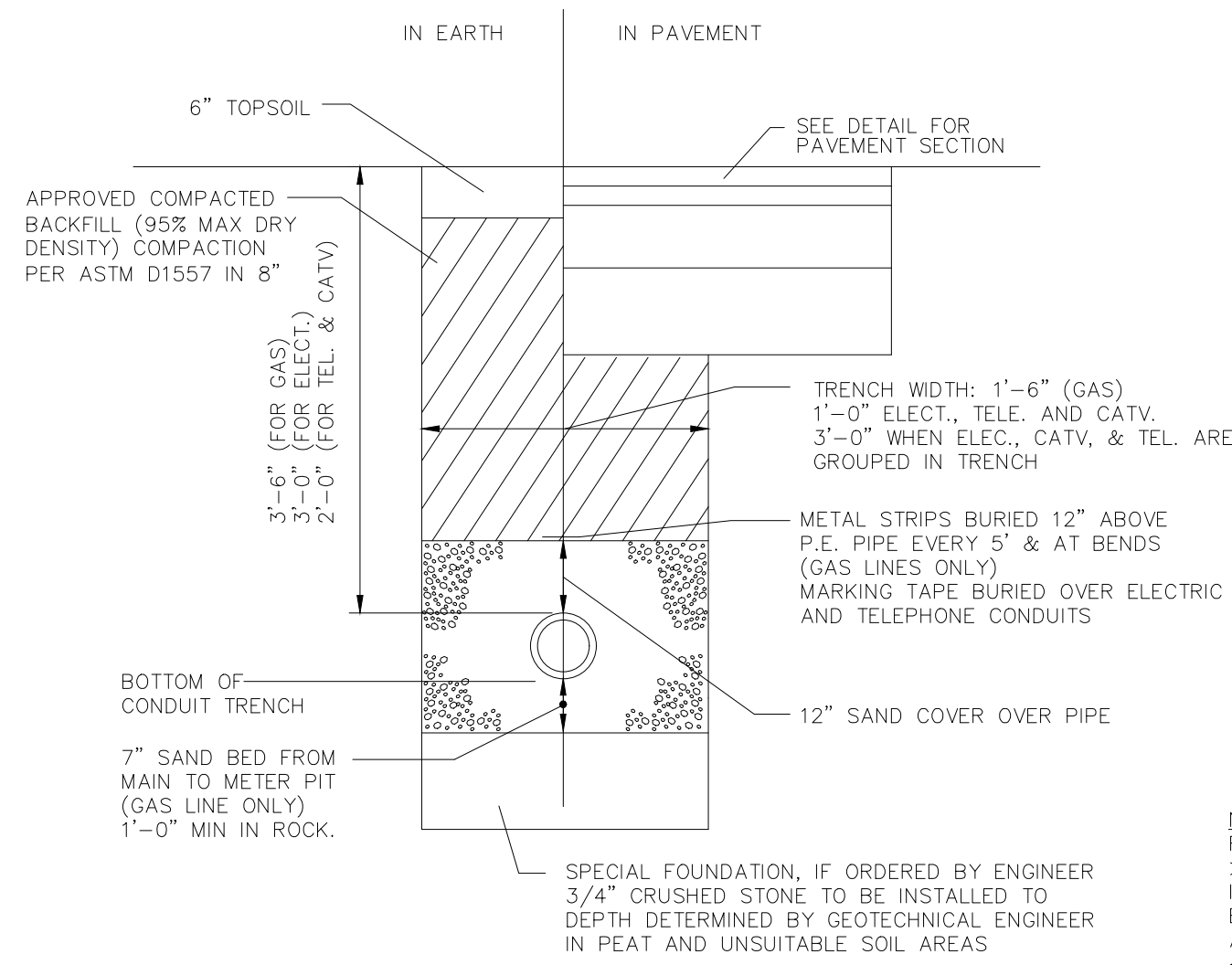
DRAWING TITLE:

EROSION & SEDIMENT CONTROL PLAN

SEAL

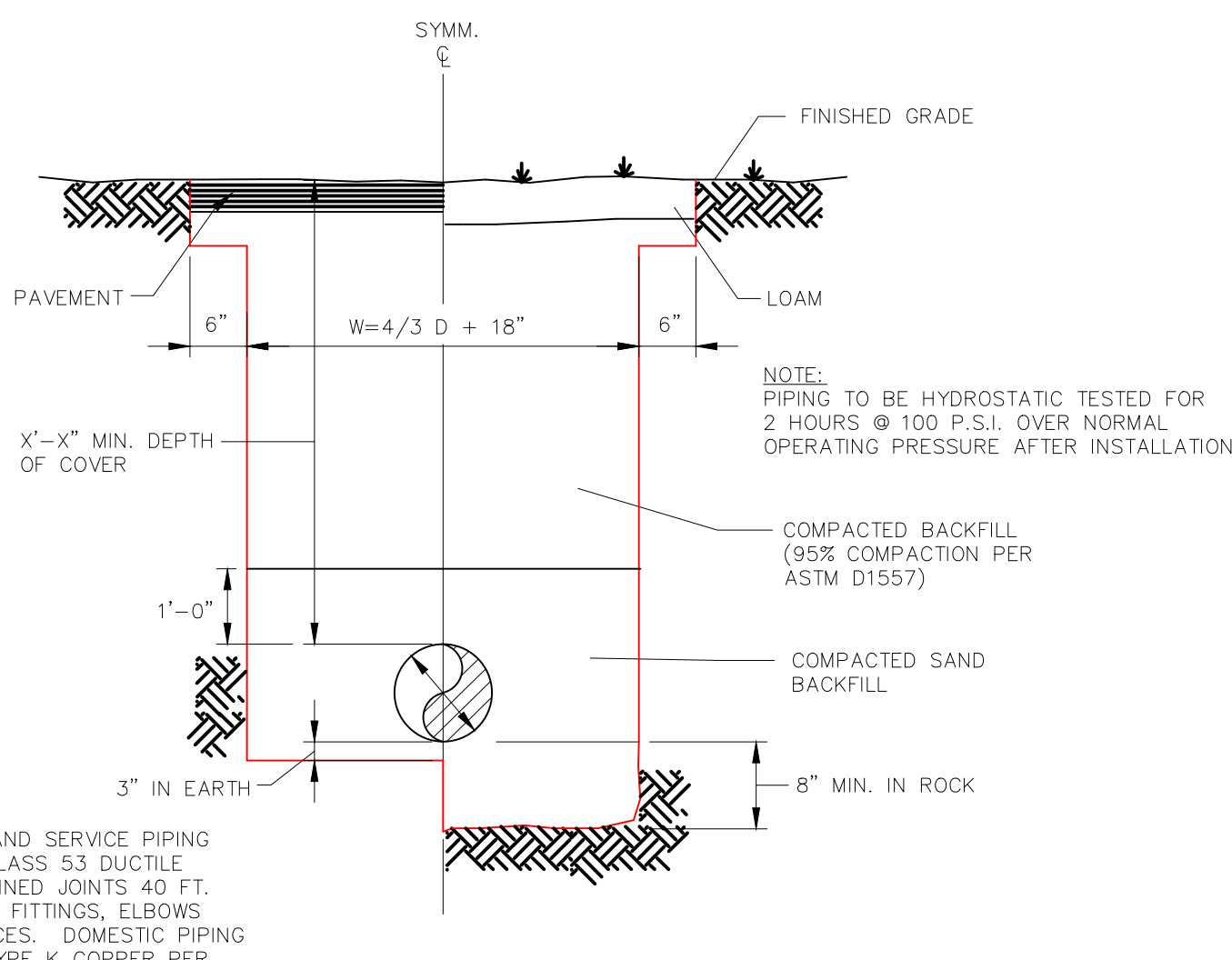
ENGINEER: FB
ARCHITECT:
PROJECT MGR
DRAFTED BY: E

C-101



ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

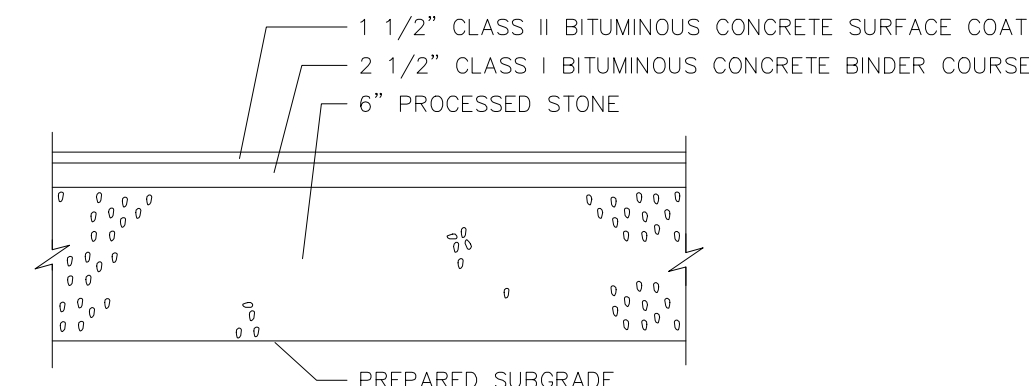
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TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

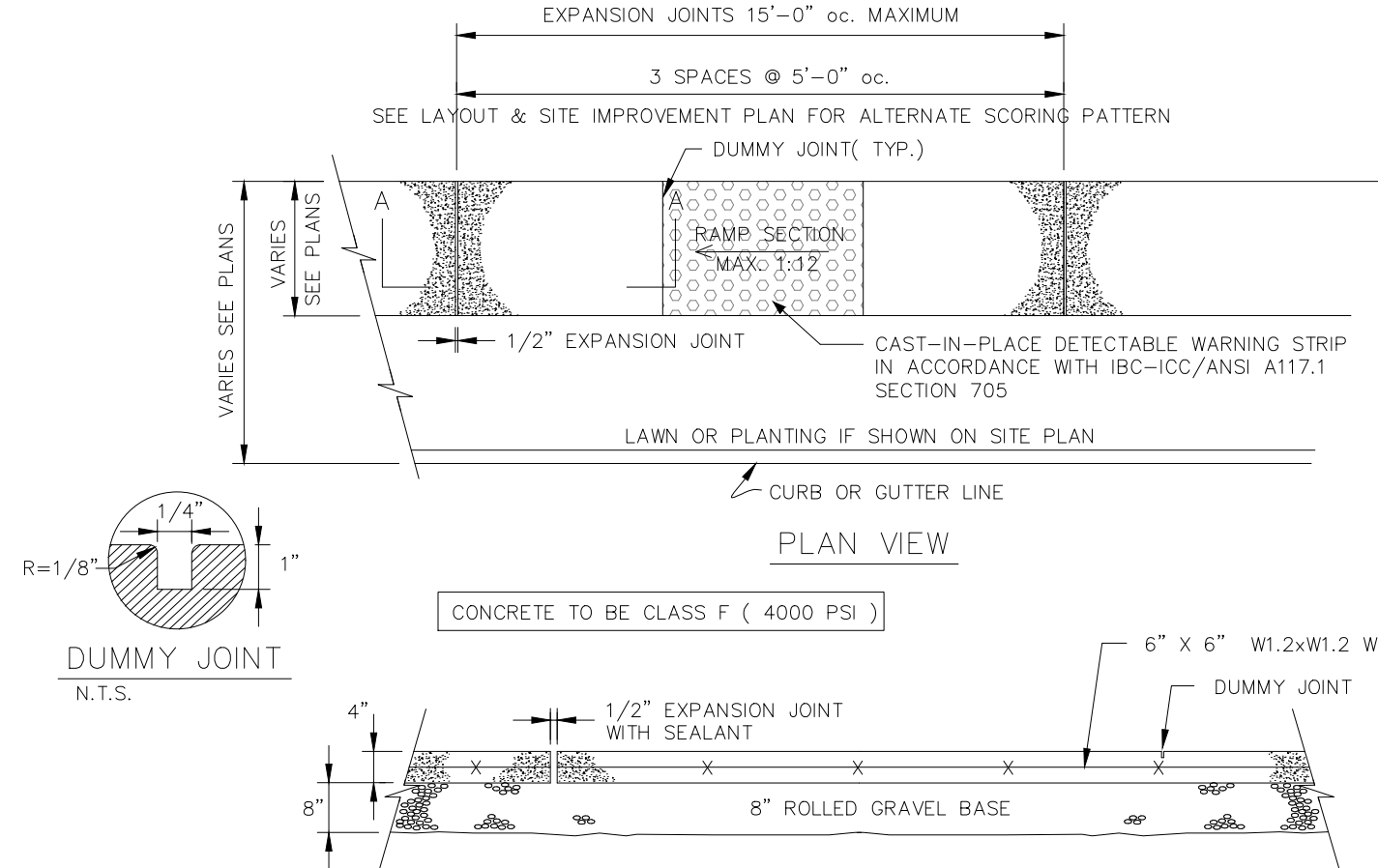
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BLWD-005



CONCRETE PAVEMENT DETAIL

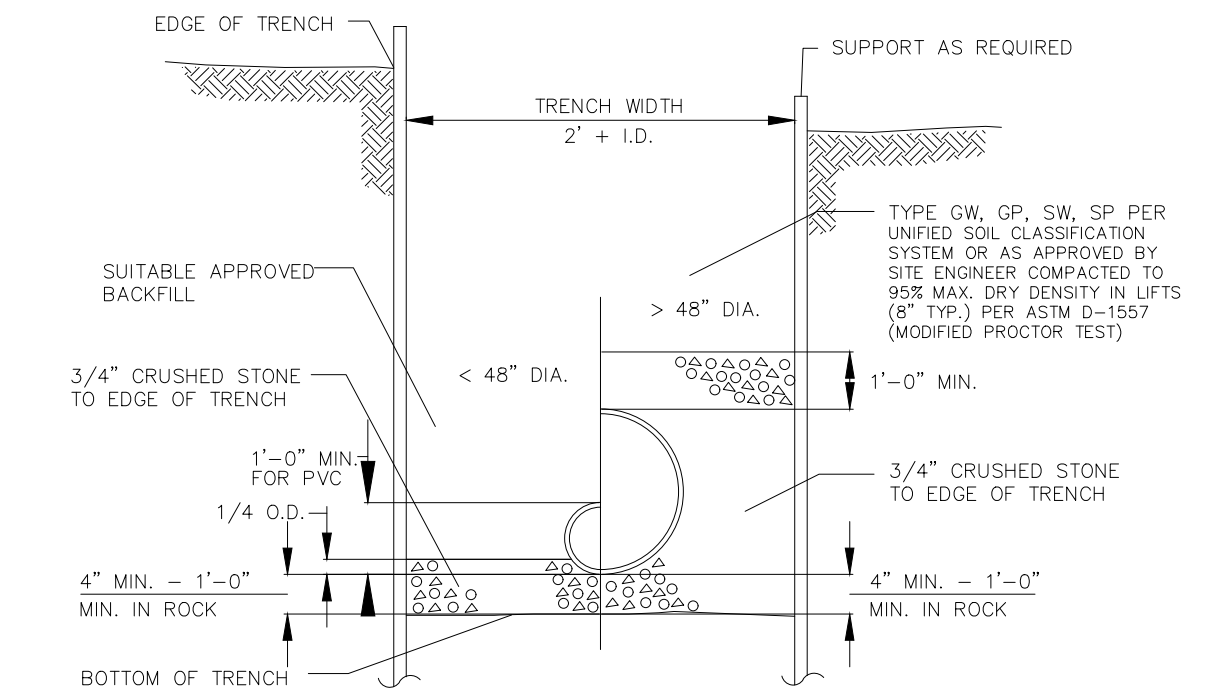
N.T.S.



CONCRETE SIDEWALK DETAIL - PRIVATE ON SITE

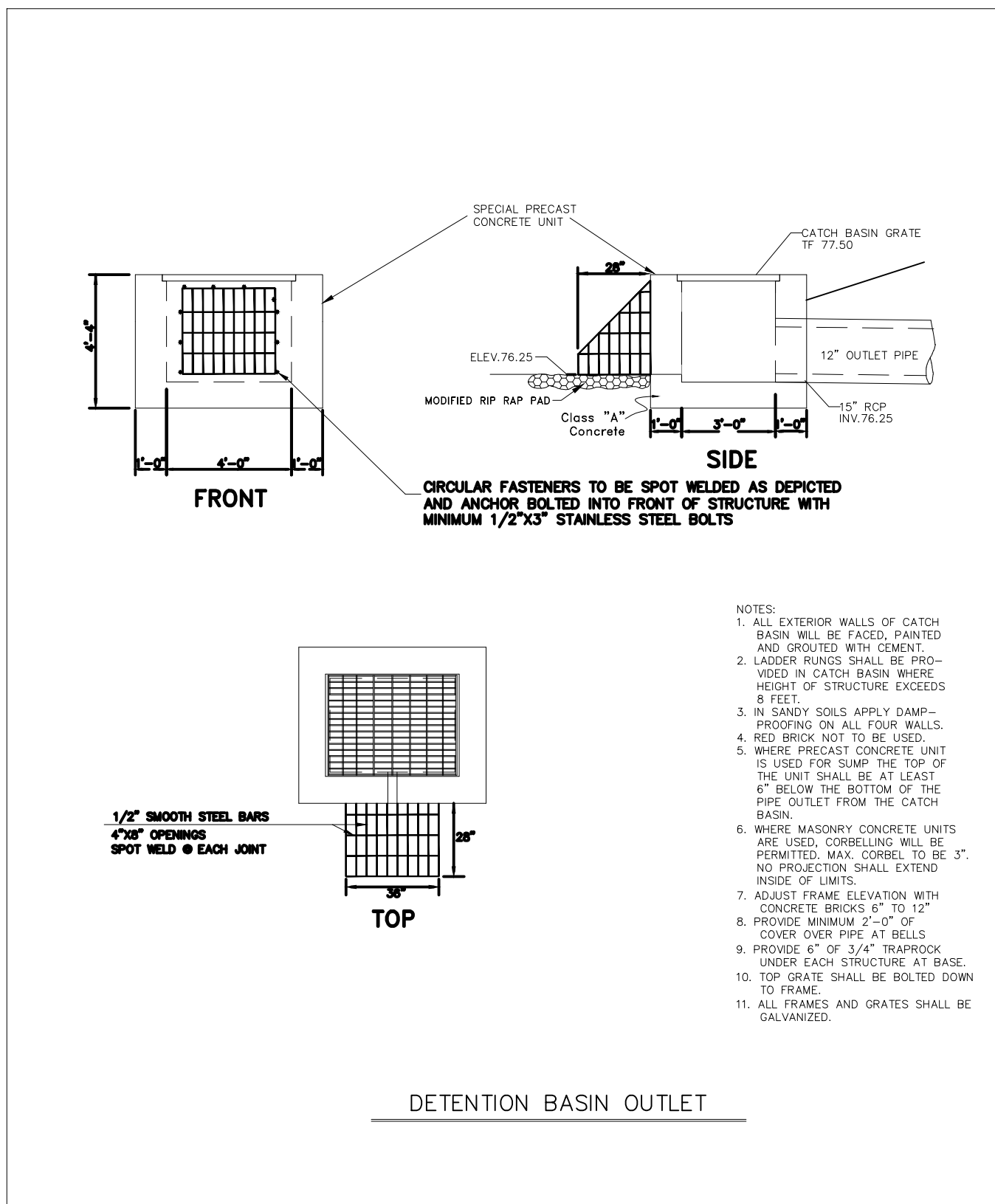
N.T.S.

BLSR-001



TYPICAL STORM SEWER TRENCH SECTION

N.T.S.



DATE	ISSUE
3-6-2023	P&Z APPLICATION
6-26-2023	STAFF COMMENTS 4-4-23



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PROJECT NAME:

GDS ESTIMATING PROPOSED ADDITION

450 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

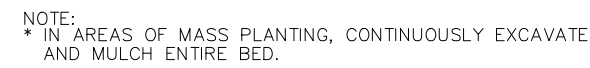
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SITE DETAILS

SEAL

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

C-102



SHRUB PLANTING

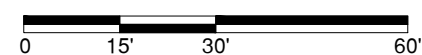
N.T.S. BLLD-005

PARKING LOT LANDSCAPE SCHEDULE

NOTE:
ALL PLANTING BEDS TO RECEIVE 4" MIN. PINE BARK MULCH



1"=30 FT.



DATE	ISSUE
3-6-2023	P&Z APPLICATION
6-26-2023	STAFF COMMENTS 4-4-23



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GDS ESTIMATING PROPOSED ADDITION

450 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

LANDSCAPE PLAN

SEAL

ENGINEER: FB

ARCHITECT:

PROJECT MGR

DRAFTED BY: BF

C-103

Table 4: Seed Mixes for Wetland Mitigation Area

		Total Pounds per Seed Mix
Wetland Mitigation Area	Totals	
COMMENTS: See notes accompanying each seed mix for additional guidance pertaining to the season that seed mix is applied. Implementation notes also include a section of seeding.		
NEWP Seed Mix #1 New England Wetmix 1 lb/2,500 sf	Wetland Mitigation Area	
	2	2
NEWP Seed Mix #2 New England Conservation/Wildlife Mix 1 lb/1,750 sf	Edges of Wetland Mitigation Area	
	2	2
	Total	4

Notes:

1. Mix 1:1 with filler (coarse sand, kitty litter, Speedy Dry) to help correctly divide seed packages and for even spreading.
2. Mixes contain seeds with a range of hydrologic tolerances, so different species will thrive in different areas.
3. Plants will set seed and spread further, increasing in density, becoming concentrated in most suitable areas.
4. Mulch (do not seed) areas under and around plug & shrub clusters, to exclude weeds and hold moisture.
(Coverage specified assumes area occupied by mulched woody plantings has been subtracted.)
5. A late fall seeding will require 20% more seed, because some seed will be lost to wash off and herbivory, but germination rates will actually be higher the following spring, due to the cold winter stratification of the seed.

Sources:

New England Wetland Plants, South Hadley, MA; phone: 413-548-8000

TABLES OF PLANTING MATERIALS FOR WETLAND MITIGATION AREA
470 Governors Highway, South Windsor, Connecticut

Table 1. Trees							Wetland Affiliation Area %	Totals
Hydrologic Zones: Zone A: Saturated/Shallow inundation; Zone B: seasonally saturated, moist Zone C: moderately well drained, usually moist								
Scientific Name	Zone	Common Name	Size	Shade tolerant?	Form			
FULL SIZE TREES								
<i>Myrica sylvatica</i>	B,C	Black gum	4'-6'	Y	nursery pot	2	2	2
Total:						2	2	2
SMALL TREES/LARGE SHRUBS								
<i>Amenlaechier canadensis</i>	C	Shadblow	3'-4'	Y/N	nursery pot	2	2	2
Total:						2	2	2
Table 2. Shrubs							Totals	
Scientific Name	Zone	Common Name	Size	Shade tolerant?	Form			
MEDIUM TO LOW SHRUBS								
<i>Aronia arbutifolia</i>	B,C	Chokeberry	3'-4'	N	nursery pot	2	2	
<i>Clethra alnifolia</i>	B,C	Sweet pepperbush	3'-4'	Y	nursery pot	4	4	
<i>Ilex verticillata</i>	B,C	Winterberry	3'-4'	Y	nursery pot	4	4	
<i>Lyonia ligustrina</i>	B,C	Malebane	3'-4'	Y/N	nursery pot	4	4	
<i>Vaccinium corymbosum</i>	B	Highbush blueberry	3'-4'	Y	nursery pot	2	2	
<i>Viburnum lentago</i>	B,C	Nannyberry	3'-4'	Y	nursery pot	10	10	
<i>Spiraea latifolia</i>	B,C	Meadowsweet	3'-4'	N	nursery pot	2	2	
<i>Swida racemosa</i>	A	Gray dogwood	3'-4'	Y	nursery pot	5	5	
<i>Rosa palustris</i>	A	Swamp rose	3'-4'	Y	nursery pot	2	2	
Total:						35	35	

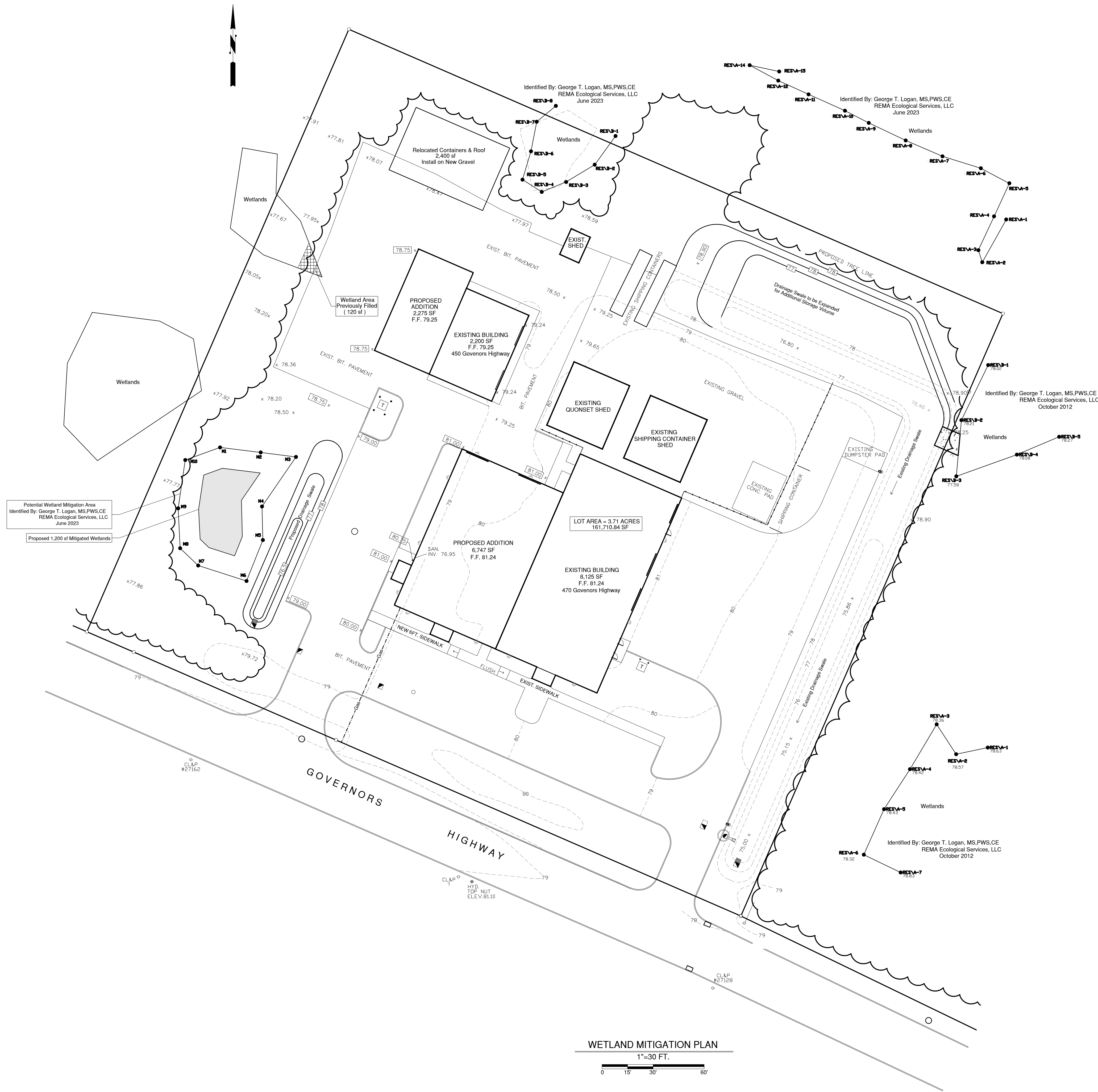
Table 3. Herbs

Hydrologic Zones: Zone A: Saturated/Shallow inundation; Zone B: seasonally saturated, moist Zone C: moderately well drained, usually moist; Zone D: well-drained						Wetland Mitigation Area, ^a	Totals
Scientific Name	Zone	Common Name	Form	NWI*	Spacing		
<i>Asclepias incarnata</i>	A,B	Swamp milkweed	2' plug	OBL	2'OC	50	50
<i>Carex lupulina</i>	B	Hop sedge	2' plug	FACV	2'OC	50	50
<i>Carex stricta</i>	A,B	Tussock sedge	2' plug	OBL	3'OC	50	50
<i>Minutaria ringens</i>	B	Monkey-flower	2' plug	OBL	2'OC	50	50
<i>Osmundastrum cinnamomeum</i>	B	Cinnamon fern	6" pot	FACV	2'OC	15	15
Total:						215	215

* NWI Status (National Wetland Inventory; National Wetland Plant List: Northcentral & Northeast)

NOTES:

1. Preferably plant herbs before August 15th, other herbaceous plantings between April 15 & June 15th.
2. Purchased woody material may be installed either in the spring (April 15th to June 15th, or in the fall (August 15th to Oct.15th)
3. Plant in same species groupings of three to six shrubs, ten to twenty for herbs
4. Use seed mixes from New England Wetland Plants, Inc., South Hadley, MA (see Table 4), at specified seeding rate.
5. No seeding or plants in 3" diameter circle around each shrub and tree, 1" around plugs; mulch with shredded leaf litter.
6. Water as needed during first growing season.



DATE	ISSUE
6-26-2023	IWWC & P&Z APPLICATION

ISSUE	
IWWC & P&Z	APPLICATION
1. The IWWC & P&Z is a... 2. The IWWC & P&Z is a... 3. The IWWC & P&Z is a...	1. The IWWC & P&Z is a... 2. The IWWC & P&Z is a... 3. The IWWC & P&Z is a...



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PROJECT NAME:

GDS ESTIMATING PROPOSED ADDITION

PROPOSED ADDITION

450 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

430 & 470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:

WETLAND MITIGATION PLAN

SEAL

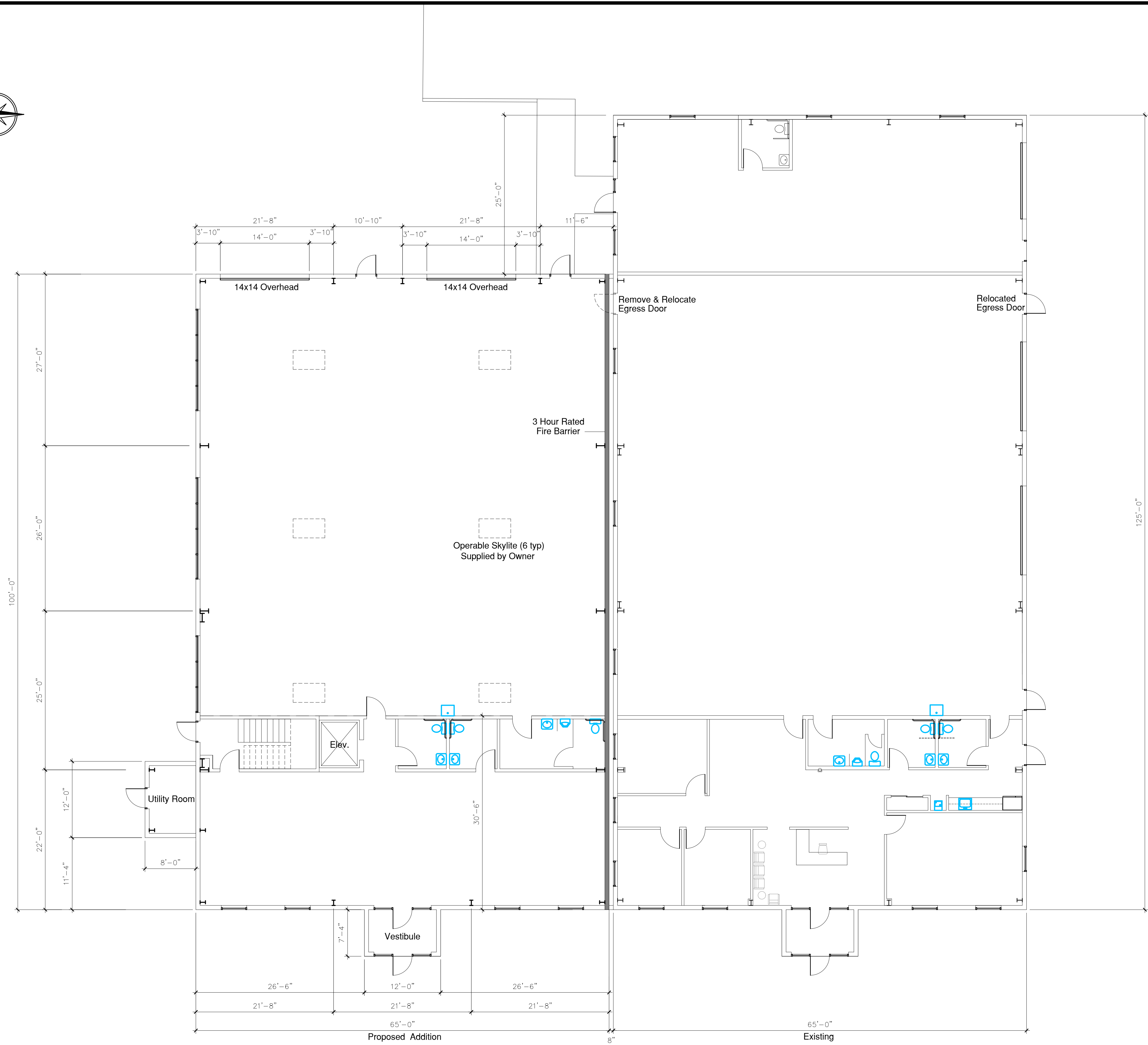
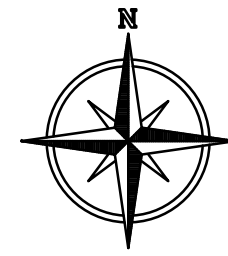
ENGINEER: FB

ARCHITECT:

PROJECT MGR:

DRAFTED BY: BF

C-104



FLOOR PLAN
1/8"=1'-0"

DATE	ISSUE
3-6-2023	P&Z APPLICATION



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PROJECT NAME:

GDS ESTIMATING

470 GOVENORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

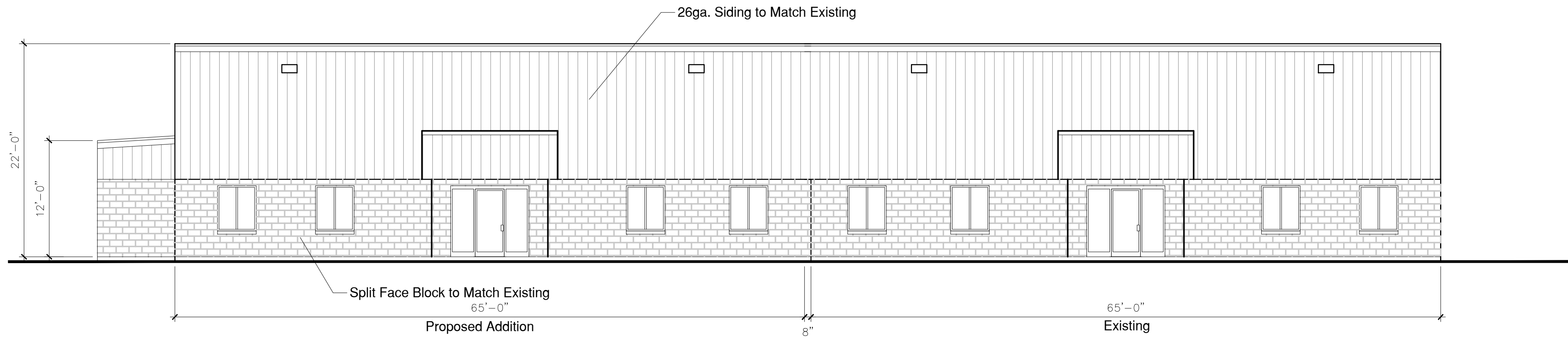
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BUILDING FLOOR PLAN

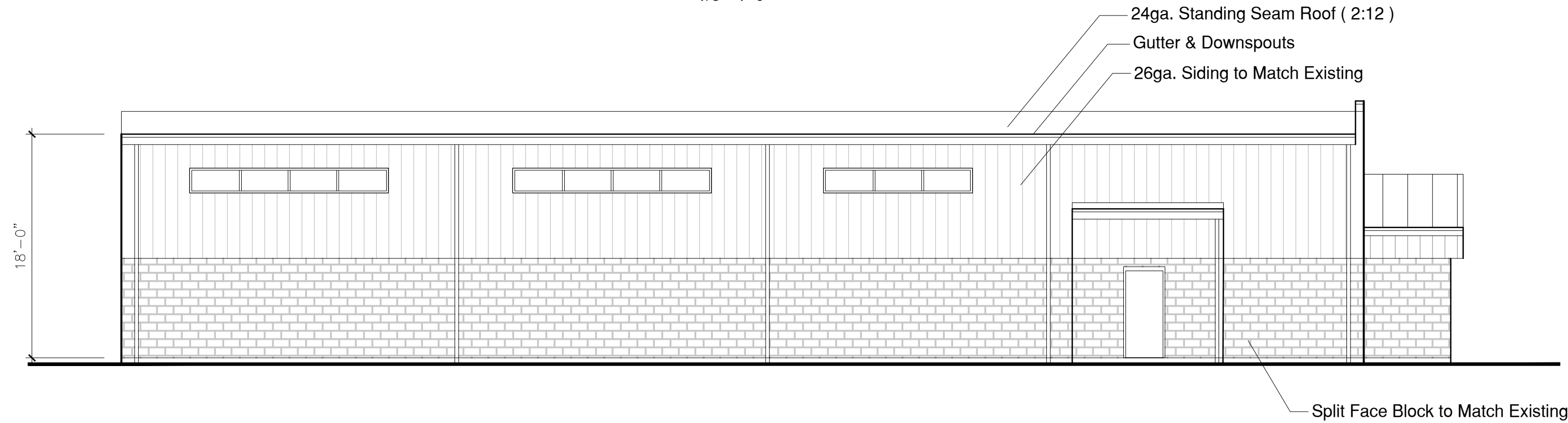
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ARCHITECT:
PROJECT MGR:
DRAFTED BY: BF

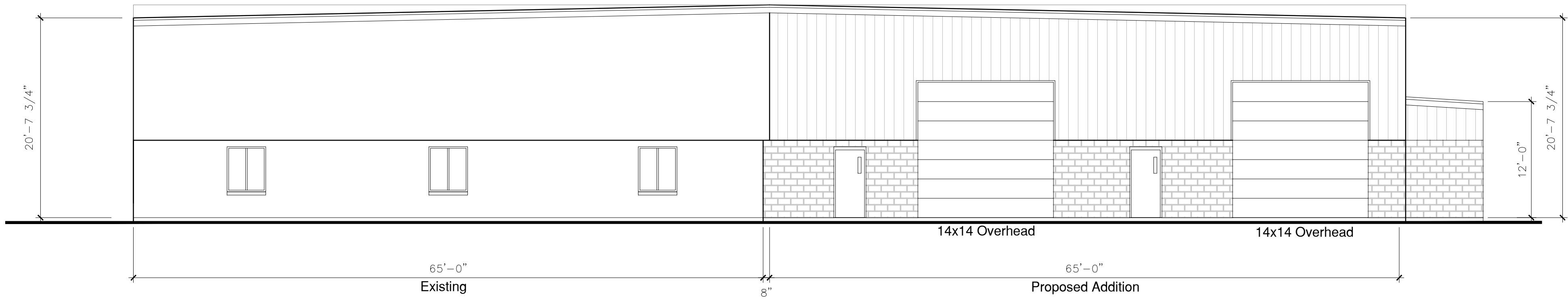
A-100



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



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



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

DATE	ISSUE
3-6-2023	P&Z APPLICATION



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CONSULTANTS:

PROJECT NAME:

GDS ESTIMATING

470 GOVENORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

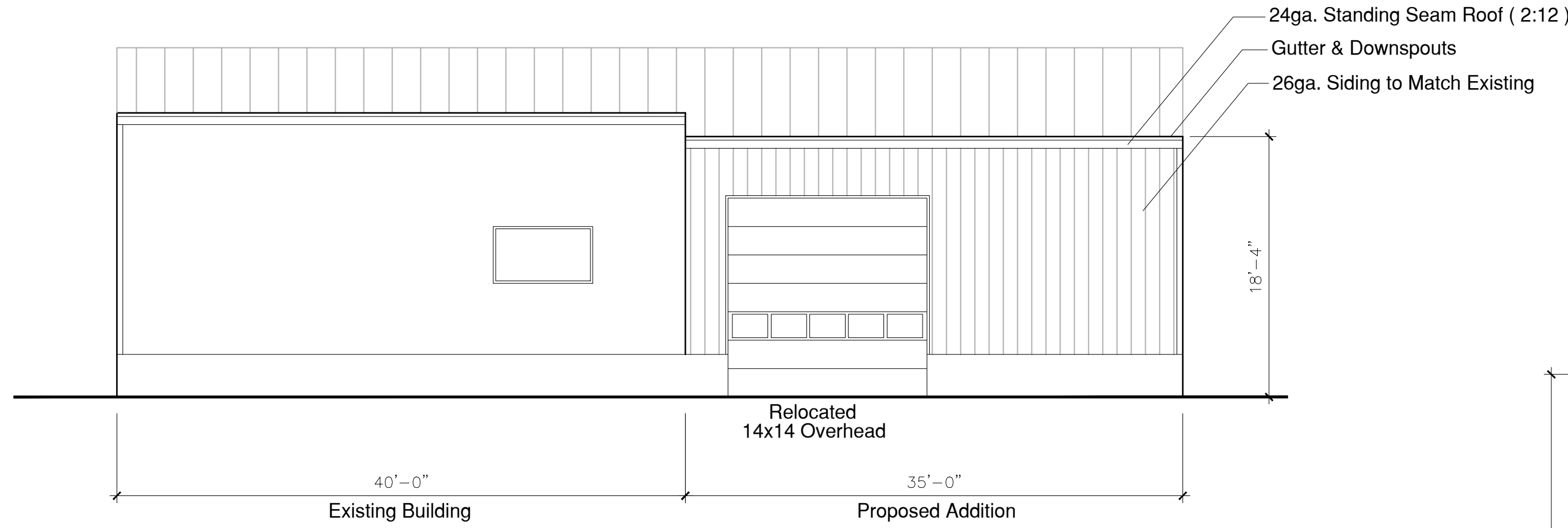
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EXTERIOR ELEVATIONS

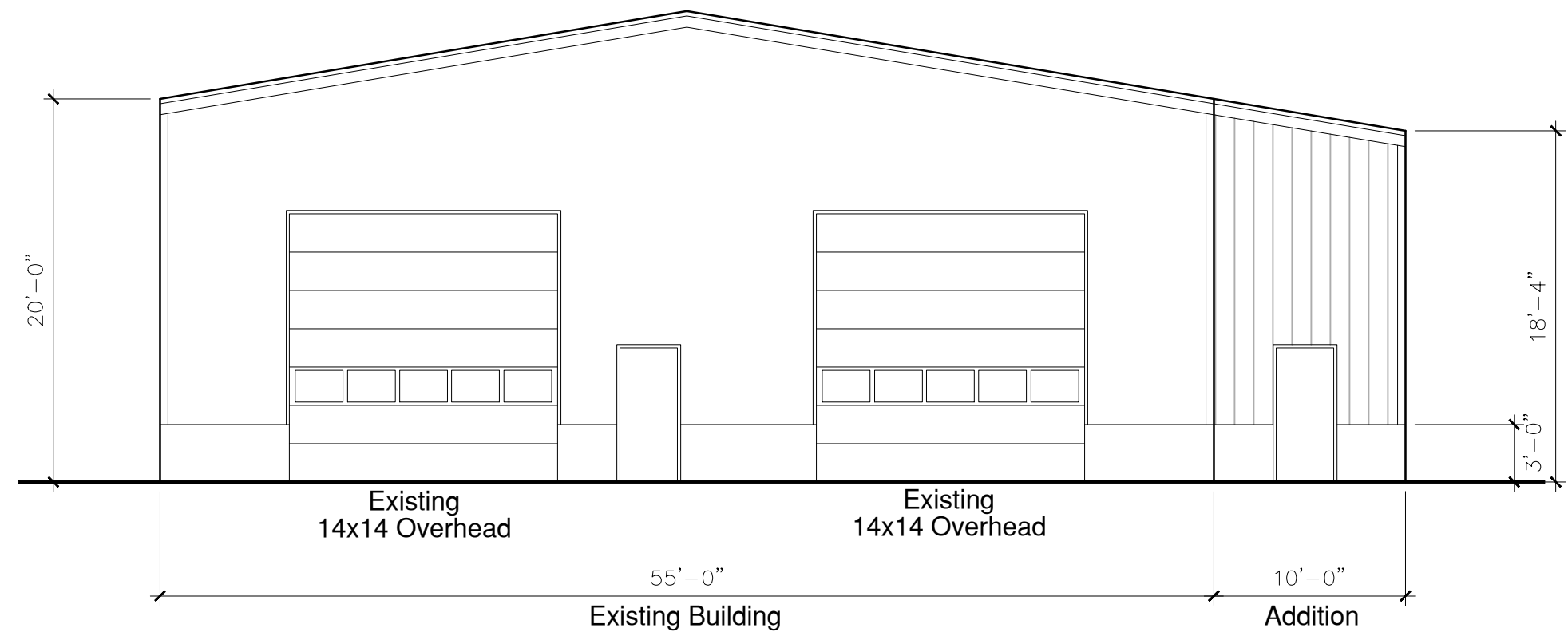
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ARCHITECT:
PROJECT MGR:
DRAFTED BY: BF

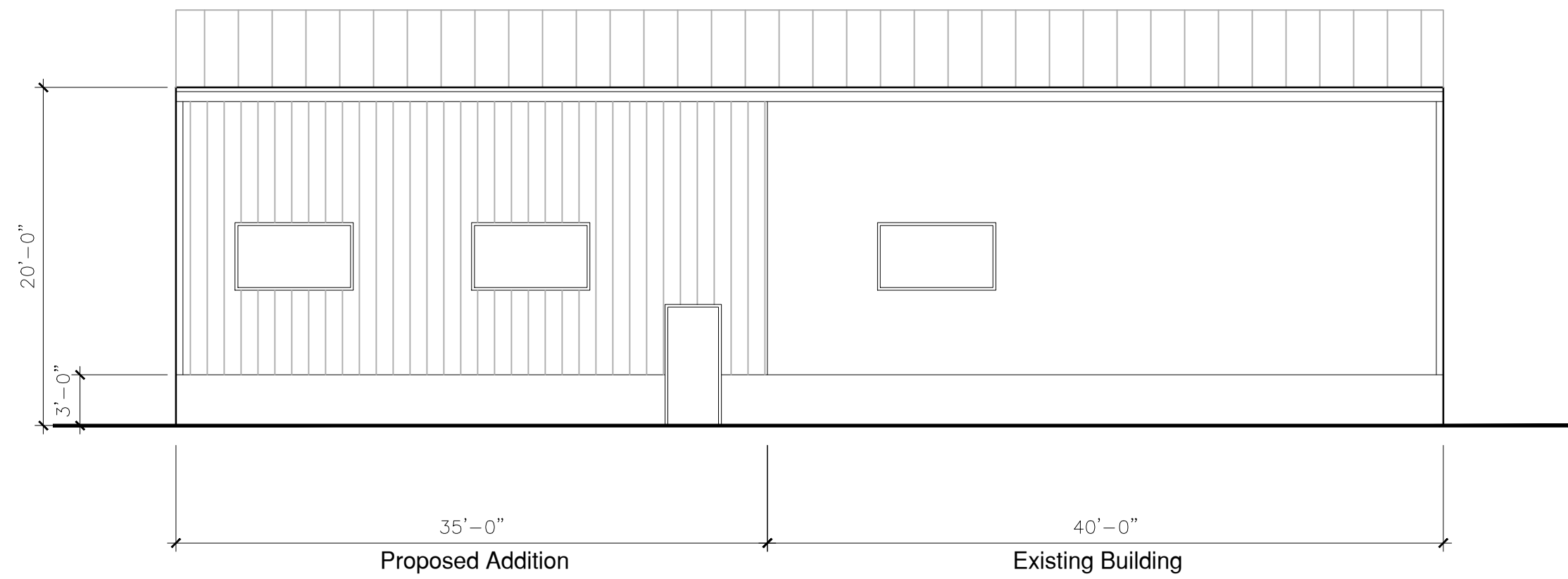
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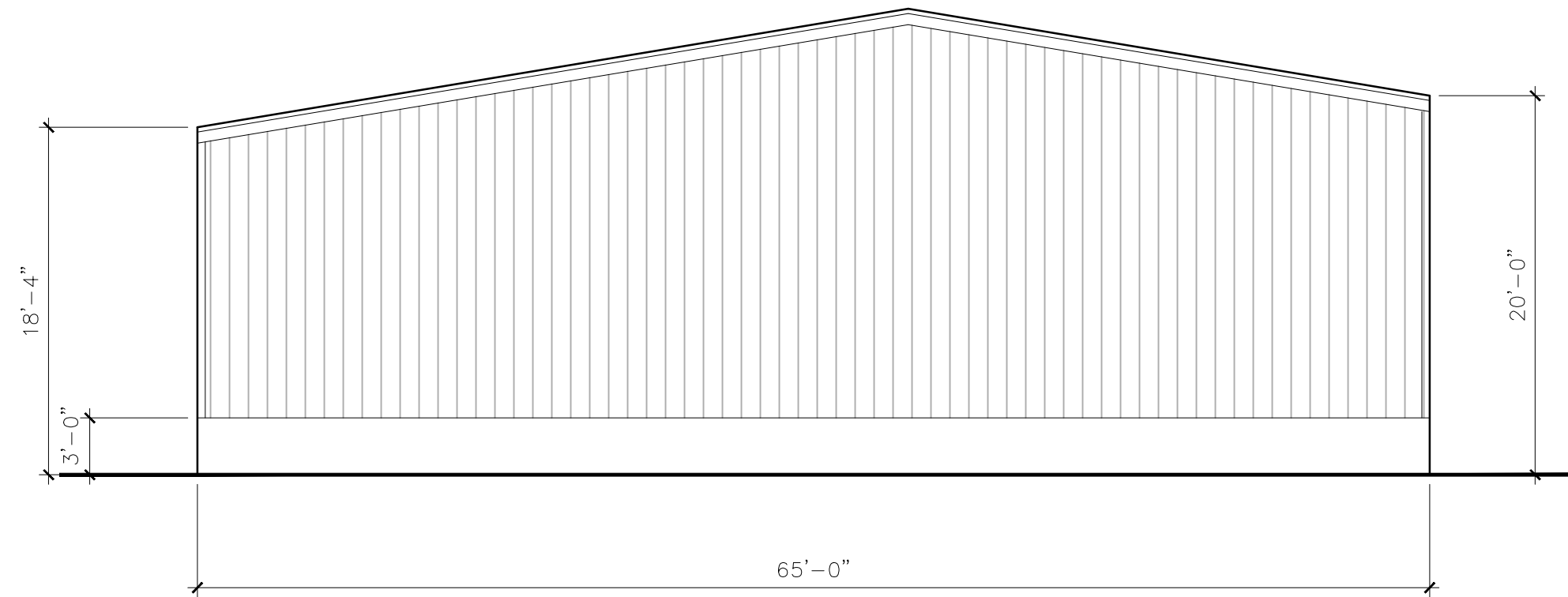
NORTH ELEVATION
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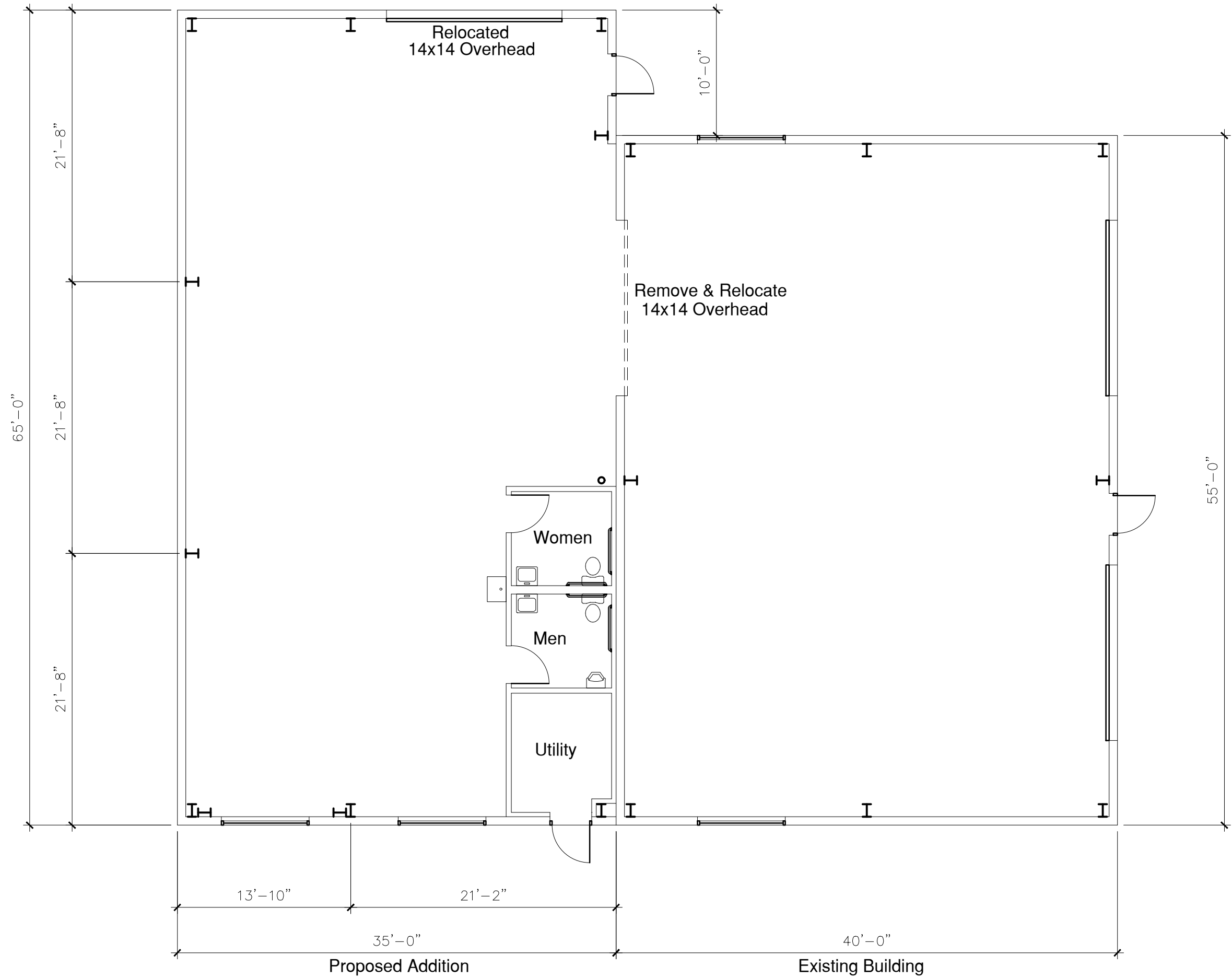
EAST ELEVATION
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SOUTH ELEVATION
1/8"=1'-0"



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



FLOOR PLAN
1/8"=1'-0"

DATE	ISSUE
3-6-2023	P&Z APPLICATION
3-24-2023	RESTROOM & UTILITY RM.



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PROJECT NAME:
**GDS ESTIMATING
STORAGE BUILDING ADDITION**

470 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

DRAWING TITLE:
FLOOR PLAN & ELEVATIONS

SEAL

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

A-300