

CHESTNUT RIDGE

OPEN SPACE SUBDIVISION / SPECIAL EXCEPTION

534 BARBER HILL ROAD ~ SOUTH WINDSOR ~ CT

GIS #07800534

N/F 500' ABUTTERS SOUTH WINDSOR		
STREET ADDRESS	OWNER	PARCEL ID
476 BARBER HILL ROAD	CONN STATE OF	7800476
476 NIEDERWERDER ROAD	SOUTH WINDSOR TOWN OF	63600476
485 NIEDERWERFER ROAD	SCOTT ANDREW & NICOLE GRACE	63600485
495 NIEDERWERFER ROAD	RAMSDELL EDWARD A & AMANNDA	63600495
11 VINTAGE LANE	MEADE JASON D	92370011
471 BARBER HILL ROAD	CASSONE KIMBERLY A &	7800471
528 NIEDERWERFER ROAD	BRITO MICHAEL M	63600528
354 NIEDERWERFER ROAD	BURKE PAULINE L/U	63600354
582 NIEDERWERFER ROAD	CONN LIGHT & POWER CO	63600582
537 BARBER HILL ROAD	DZEN PROPERTIES LLC	7800537
503 BARBER HILL ROAD	GEDRIM THERESA	7800503
577 BARBER HILL ROAD	HAMM JUDITH R & JEFFREY J	7800577
610 NIEDERWERFER ROAD	COOKSLEY DAVID C	63600610
588 NIEDERWERFER ROAD	SARRIS ALEXANDER E	63600588
490 NIEDERWERFER ROAD	CASINGHINO PETER R & SALLY F	63600490
475 NEIDERWERFER ROAD	LOPES ANTONIO D & MAXINE D	63600475
579 BARBER HILL ROAD	DZEN PROPERTIES LLC	7800579
612 NIEDERWERFER ROAD	COULTER MARK	63600612
570 NIEDERWERFER ROAD	PAIXAO FERNANDO S & NUNO F	63600570

N/F 500' ABUTTERS EAST WINDSOR		
STREET ADDRESS	OWNER	PARCEL ID
76 BARBER HILL ROAD	DZEN PROPERTIES LLC	009 71 004
BARBER HILL ROAD	DZEN PROPERTIES LLC	009 71 009
92 BARBER HILL ROAD	MCCONNELL TIMOTHY P & SOPHIE P	009 71 008
87 BARBER HILL ROAD	DZEN LINDA	009 73 011
13 NIEDERWERFER ROAD	RABIDA DONALD B	019 84 002
29 NIEDERWERFER ROAD	FRIEDRICH MARION A	010 84 009
31 NIEDERWERFER ROAD	FILA JOHN S & ELYSE C	010 84 008
26 NIEDERWERFER ROAD	VISEL NICOLE	009 73 007
32 NEIDERWERFER ROAD	MOQUIN TYLER & KARA SURV	010 73 008
35 NIEDERWERFER ROAD	COULTER MARK P	010 84 007
BARBER HILL ROAD	DZEN PROPERTIES LLC	009 73 010
34 NIEDERWERFER ROAD	RABIDA WILLIAM & MAMIE	010 73 009



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**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.

PROPERTY OWNER:
THERESA GEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

**CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:**

**design
professionals**

**CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS**

21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

COVER SHEET		REVISIONS	
NO.	DATE	BY	DATE
1	1/30/2020	DH	
2	3/3/2020	REM	
3	6/16/2020	REM	
C-T1		SHEET 1 OF 28	

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OPEN SPACE SUBDIVISION**

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SOUTH WINDSOR, CONNECTICUT
GIS #07800534

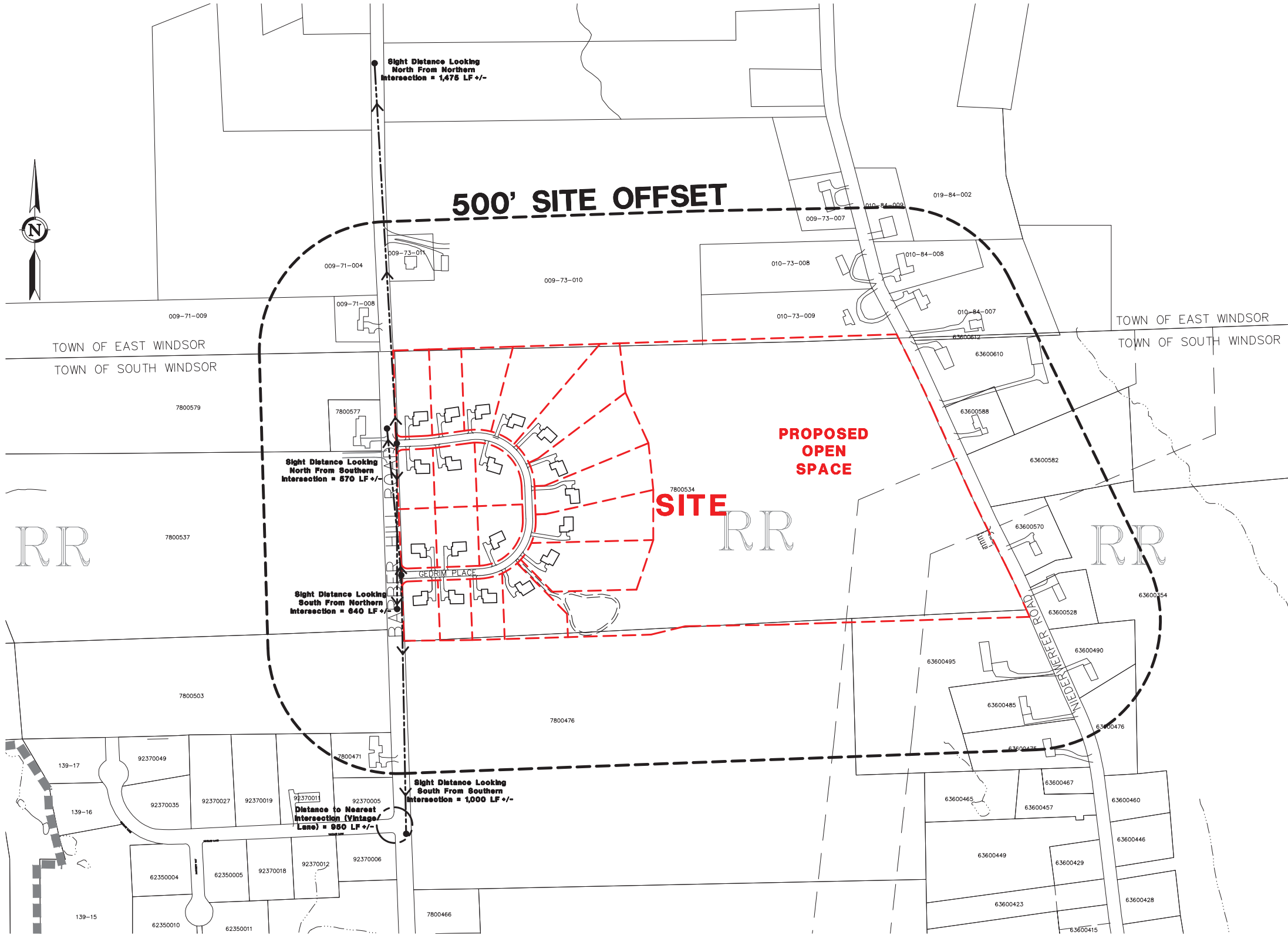
PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

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KEY MAP

NO. DATE BY
1 1/30/2020 RESPONSE TO TOWN COMMENTS
2 3/3/2020 RESPONSE TO TOWN COMMENTS
3 6/16/2020 RESPONSE TO TOWN COMMENTS

SCALE: 0 100' 200' 400'
1" = 200'

C-T2
SHEET 2 OF 28

REVISIONS

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SHEET 2 OF 28

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ZONING TABLE LOT 1		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	46,613 SF
LOT FRONTAGE	75' MIN.	140.9'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	5.16%
FRONT YARD	40' MIN.	41.2'
SIDE YARD	10' MIN.	14.4'
REAR YARD	N/A	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 7		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	65,159 SF
LOT FRONTAGE	75' MIN.	109.6'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	3.71%
FRONT YARD	40' MIN.	119.2'
SIDE YARD	10' MIN.	12.9'
REAR YARD	20' MIN	286.4'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 13		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	32,091 SF
LOT FRONTAGE	75' MIN.	139.7'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	7.49%
FRONT YARD	40' MIN.	40.5'
SIDE YARD	10' MIN.	13.1'
REAR YARD	N/A	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 19		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	32,264 SF
LOT FRONTAGE	75' MIN.	141.5'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	7.45%
FRONT YARD	40' MIN.	41.8'
SIDE YARD	10' MIN.	14.7'
REAR YARD	N/A	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 2		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	40,697 SF
LOT FRONTAGE	75' MIN.	125.6'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	5.93%
FRONT YARD	40' MIN.	42.1'
SIDE YARD	10' MIN.	15.8'
REAR YARD	20' MIN	226.1'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 8		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	68,210 SF
LOT FRONTAGE	75' MIN.	112.7'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	3.54%
FRONT YARD	40' MIN.	95.8'
SIDE YARD	10' MIN.	26.7'
REAR YARD	20' MIN	310.2'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 14		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	32,279 SF
LOT FRONTAGE	75' MIN.	140.1'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	7.45%
FRONT YARD	40' MIN.	40.4'
SIDE YARD	10' MIN.	13.2'
REAR YARD	N/A	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 3		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	48,712 SF
LOT FRONTAGE	75' MIN.	115.8'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	4.95%
FRONT YARD	40' MIN.	40.3'
SIDE YARD	10' MIN.	20.7'
REAR YARD	20' MIN	218.7'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 9		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	81,338 SF
LOT FRONTAGE	75' MIN.	104.9'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	2.93%
FRONT YARD	40' MIN.	62.3'
SIDE YARD	10' MIN.	26.3'
REAR YARD	20' MIN	326.6'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 15		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	37,641 SF
LOT FRONTAGE	75' MIN.	163.2'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	6.43%
FRONT YARD	40' MIN.	42.1'
SIDE YARD	10' MIN.	46.9'
REAR YARD	20' MIN	135.7'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 4		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	79,628 SF
LOT FRONTAGE	75' MIN.	120.8'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	3.03%
FRONT YARD	40' MIN.	40.9'
SIDE YARD	10' MIN.	18.9'
REAR YARD	20' MIN	277.2'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 10		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	51,521 SF
LOT FRONTAGE	75' MIN.	100.3'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	4.68%
FRONT YARD	40' MIN.	62.6'
SIDE YARD	10' MIN.	25.8'
REAR YARD	20' MIN	169.0'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 16		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	33,844 SF
LOT FRONTAGE	75' MIN.	267.7'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	7.11%
FRONT YARD	40' MIN.	42.5'
SIDE YARD	10' MIN.	43.1'
REAR YARD	20' MIN	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 5		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	80,199 SF
LOT FRONTAGE	75' MIN.	109.9'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	3.01%
FRONT YARD	40' MIN.	83.9'
SIDE YARD	10' MIN.	18.3'
REAR YARD	20' MIN	313.0'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 11		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	30,075 SF
LOT FRONTAGE	75' MIN.	126.0'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	8.02%
FRONT YARD	40' MIN.	41.8'
SIDE YARD	10' MIN.	24.5'
REAR YARD	20' MIN	141.7'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 17		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	36,618 SF
LOT FRONTAGE	75' MIN.	283.7'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	6.58%
FRONT YARD	40' MIN.	40.8'
SIDE YARD	10' MIN.	42.8'
REAR YARD	20' MIN	N/A
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 6		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	71,394 SF
LOT FRONTAGE	75' MIN.	110.0'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	3.38%
FRONT YARD	40' MIN.	71.8'
SIDE YARD	10' MIN.	12.1'
REAR YARD	20' MIN	330.7'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 12		
ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)		
ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	20,000 SF MIN.	29,312 SF
LOT FRONTAGE	75' MIN.	125.0'
LOT DEPTH	N/A	N/A
LOT COVERAGE	20% MAX	8.23%
FRONT YARD	40' MIN.	40.6'
SIDE YARD	10' MIN.	27.0'
REAR YARD	20' MIN	141.3'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

SUBDIVISION AND OPEN SPACE CALCULATIONS:

MAXIMUM NUMBER OF LOTS PERMITTED (PER SECTION 7.14.4C OF THE ZONING REGULATIONS)

- TOTAL AREA = 56.13 ACRES
- SUBTRACT 50% OF WETLANDS, WATERCOURSES, WATER BODIES, FLOOD PLAIN ZONES = 50% X 11.86 AC = 5.93 ACRES
- SUBTRACT SLOPES GREATER THAN 20% THAT EXTEND 100 LF OR MORE = 0 ACRES
- SUBTRACT 10% OF TOTAL AREA FOR ROADWAY = 10% X 56.13 AC. = 5.613 ACRES
- NET ACREAGE = 56.13 - 5.93 - 0 - 5.613 = 44.58 ACRES
- 50.04 AC. / 40,000 SF = MAXIMUM 48 LOT BY CALCULATION

OPEN SPACE REQUIREMENT

IN ALL OPEN SPACE SUBDIVISIONS, A MINIMUM OF 50% OF THE SITE SHALL BE PRESERVED AS OPEN SPACE. AT LEAST 20% OF THIS OPEN SPACE MUST BE FREE OF WETLANDS, WATERCOURSES, WATER BODIES, FLOOD PLAIN ZONES, AND SLOPES IN EXCESS OF 20% THAT EXTEND 100 LINEAR FEET OR MORE. (PER SECTION 7.14.4A OF THE ZONING REGULATIONS)

- TOTAL AREA = 56.13 X 50% = 28.07 ACRES OF OPEN SPACE REQUIRED, OF WHICH 5.61 AC MUST BE FREE OF WETLANDS, SLOPES, ETC.
- TOTAL OPEN SPACE PROVIDED = 33.03 AC - 11.86 AC OF WETLANDS, SLOPES, ETC. = 21.17 ACRES OF 'GOOD' OPEN SPACE TO BE PROVIDED

21.17 AC IS 64.09% OF TOTAL OPEN SPACE AREA AND EXCEEDS THE MINIMUM ACREAGE OF 5.61 AC FREE OF WETLANDS, SLOPES, ETC.

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OPEN SPACE
CALCULATIONS &
ZONING TABLES

PREPARED FOR:

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18-3 Arthur Drive
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PREPARED BY	DATE	BY	REVIEWED BY	DATE	BY
	1/30/2020				
	3/3/2020				
	6/16/2020				

21 EBBY ROAD
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DEEP TEST PIT RESULTS:

LOT 1

TEST PIT #13 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 26"	YELLOW BROWN LOAMY SAND	
26" - 48"	RED BROWN SAND WITH GRAVEL	
MOTTLING @ 19" (GRAY LAYER @ 19"-26"), VERY DRY		
TEST PIT #14 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 26"	YELLOW BROWN LOAMY SAND	
26" - 64"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #15 (9/30/19)		
0" - 11"	TOPSOIL	
11" - 24"	BROWN LOAMY SAND	
24" - 67"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 2

TEST PIT #16 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 19"	RED BROWN SAND WITH GRAVEL	
19" - 28"	RED SAND W/ POCKETS OF GRAY (NORTH END OF PIT)	
28" - 64"	RED BROWN SAND WITH GRAVEL	
MOTTLING @ 19", NO WATER		
TEST PIT #17 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 14"	BROWN LOAM	
14" - 65"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #18 (9/30/19)		
0" - 9"	TOPSOIL	
9" - 18"	BROWN LOAMY SAND	
18" - 21"	BROWN LOAMY SAND W/ GRAY POCKETS	
21" - 76"	RED BROWN SAND WITH GRAVEL	
MOTTLING @ 18", NO WATER		

LOT 3

TEST PIT #19 (9/30/19)		
0" - 12"	TOPSOIL	
12" - 24"	YELLOW BROWN LOAMY SAND	
24" - 65"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #20 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 18"	BROWN LOAMY SAND	
18" - 68"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #21 (9/30/19)		
0" - 10"	TOPSOIL	
10" - 14"	YELLOW BROWN LOAMY SAND	
14" - 68"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 4

TEST PIT #25 (9/30/19)		
0" - 10"	TOPSOIL WITH ROOTS	
10" - 12"	YELLOW BROWN LOAMY SAND	
12" - 60"	RED BROWN SAND WITH GRAVEL (DUSTY)	
NO MOTTLING, NO WATER		
TEST PIT #26 (9/30/19)		
0" - 17"	TOPSOIL	
17" - 64"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, GRAVEL LAYER @ 17"		
TEST PIT #27 (9/30/19)		
0" - 13"	TOPSOIL	
13" - 66"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, GRAVEL LAYER @ 13"		

LOT 5

TEST PIT #107 (11/25/19)		
0" - 15"	TOPSOIL	
15" - 19"	RED FINE SAND	
19" - 55"	RED COARSE SAND	
SEEPAGE @ 19", WATER @ 30"		
TEST PIT #108 (11/25/19)		
0" - 16"	TOPSOIL	
16" - 26"	LIGHT BROWN LOAMY SAND	
26" - 54"	RED BROWN COARSE SAND (HARDPAN)	
WATER @ 38", ROOTS THROUGHOUT TOPSOIL		
TEST PIT #109 (11/25/19)		
0" - 35"	TOPSOIL	
35" - 48"	RED FINE SAND	
48" - 60"	RED COARSE SAND	
WATER @ 50", ROOTS THROUGHOUT TOPSOIL		

LOT 6

TEST PIT #1 (8/15/19)		
0" - 15"	TOPSOIL	
15" - 22"	LIGHT BROWN SILTY SAND	
22" - 72"	RED FINE SAND (DAMP)	
MOTTLING @ 30" (GRAY LAYER), NO WATER		
TEST PIT #2 (8/15/19)		
0" - 9"	TOPSOIL	
9" - 18"	BROWN SILTY SAND	
18" - 60"	RED FINE SAND (DAMP)	
MOTTLING @ 31" (GRAY LAYER), NO WATER		
TEST PIT #2A (8/15/19)		
0" - 10"	TOPSOIL	
10" - 17"	MEDIUM FINE RED SAND	
17" - 24"	GRAVEL WITH RED SAND	
24" - 89"	RED FINE SAND (DAMP)	
NO MOTTLING, WATER @ 74"		
TEST PIT #3 (8/15/19)		
0" - 11"	TOPSOIL	
11" - 16"	YELLOW BROWN FINE LOAMY SAND	
16" - 103"	RED FINE SAND	
MOTTLING @ 16" (GRAY LAYER), NO WATER		
TEST PIT #3A (8/15/19)		
0" - 10"	TOPSOIL	
10" - 23"	GRAVEL WITH BROWN FINE SAND	
23" - 88"	RED COARSE SAND (DAMP)	
NO MOTTLING, NO WATER		

LOT 7

TEST PIT #4 (8/15/19)		
0" - 12"	TOPSOIL	
12" - 20"	LIGHT BROWN YELLOW FINE LOAMY SAND	
20" - 87"	RED FINE SAND (DAMP)	
GRAVEL LAYER @ 34", NO MOTTLING, SEEPAGE @ 67"		
TEST PIT #5 (8/15/19)		
0" - 18"	TOPSOIL	
18" - 27"	LIGHT BROWN FINE LOAMY SAND	
27" - 30"	GRAY MOTTLED LAYER	
30" - 95"	RED COARSE SAND (DAMP)	
MOTTLING @ 27", SEEPAGE @ 75"		
TEST PIT #6 (8/15/19)		
0" - 14"	TOPSOIL	
14" - 29"	LIGHT BROWN SAND	
29" - 92"	RED COURSE SAND (DAMP)	
MOTTLING @ 21" (GRAY LAYER), SEEPAGE @ 71"		

LOT 8

TEST PIT #7 (8/15/19)		
MOTTLING @ 16", NO WATER		
TEST PIT #7A (8/15/19)		
0" - 14"	TOPSOIL	
14" - 22"	GRAVEL WITH BROWN FINE SAND	
22" - 78"	RED COURSE SAND (DAMP)	
NO MOTTLING, SEEPAGE @ 58"		
TEST PIT #8 (8/15/19)		
0" - 13"	TOPSOIL	
13" - 19"	YELLOW BROWN FINE SAND	
19" - 95"	RED COURSE SAND (DAMP)	
NO MOTTLING, SEEPAGE @ 64"		
TEST PIT #9 (8/15/19)		
0" - 17"	TOPSOIL	
17" - 25"	YELLOW BROWN FINE LOAMY SAND	
25" - 79"	RED COURSE SAND (DAMP)	
MOTTLING @ 33" (GRAY LAYER), SEEPAGE @ 64"		
TEST PIT #10 (8/15/19)		
0" - 13"	TOPSOIL	
13" - 22"	LIGHT BROWN LOAMY SAND	
22" - 27"	GRAY MOTTLED LAYER	
27" - 72"	RED COARSE SAND (DAMP)	
MOTTLING @ 22", SEEPAGE @ 57"		
TEST PIT #103 (11/25/19)		
0" - 19"	DAMP TOPSOIL	
19" - 25"	YELLOW/BROWN LOAMY SAND	
25" - 60"	RED COARSE SAND	
SEEPAGE @ 25"		
TEST PIT #104 (11/25/19)		
0" - 22"	TOPSOIL	
22" - 28"	RED FINE SAND (DAMP)	
28" - 43"	RED COARSE SAND	
WATER @ 28"		
TEST PIT #105 (11/25/19)		
0" - 16"	TOPSOIL	
16" - 25"	YELLOW/BROWN LOAMY SAND	
25" - 49"	RED COARSE SAND	
SEEPAGE @ 26"		

LOT 9

TEST PIT #11 (8/15/19)		
0" - 18"	TOPSOIL	
18" - 27"	LIGHT BROWN YELLOW LOAMY SAND	
27" - 85"	RED COURSE SAND (DAMP)	
NO MOTTLING, SEEPAGE @ 69"		
TEST PIT #12 (8/15/19)		
0" - 15"	TOPSOIL	
15" - 69"	RED COURSE SAND (DAMP)	
NO MOTTLING, SEEPAGE @ 60"		
TEST PIT #102 (11/25/19)		
0" - 10"	TOPSOIL	
10" - 22"	YELLOW BROWN LOAMY SAND	
22" - 64"	RED COARSE SAND (HARDPAN)	
NO MOTTLING, NO WATER		

LOT 10

TEST PIT #70 (9/25/19)		
0" - 6"	TOPSOIL	
6" - 13"	YELLOW BROWN LOAMY SAND	
13" - 85"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, WATER @ 70"		
TEST PIT #71 (9/25/19)		
0" - 6"	TOPSOIL	
6" - 15"	YELLOW BROWN LOAMY SAND	
15" - 85"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #72 (9/25/19)		
0" - 10"	TOPSOIL	
10" - 13"	YELLOW BROWN LOAMY SAND	
13" - 96"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, WATER @ 96"		

LOT 11

TEST PIT #67 (9/25/19)		
0" - 16"	TOPSOIL	
16" - 22"	YELLOW BROWN LOAMY SAND	
22" - 83"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #68 (9/25/19)		
0" - 18"	TOPSOIL	
18" - 28"	YELLOW BROWN LOAMY SAND	
28" - 77"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #69 (9/25/19)		
0" - 11"	TOPSOIL	
11" - 20"	YELLOW BROWN LOAMY SAND	
20" - 85"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 12

TEST PIT #64 (9/25/19)		
0" - 12"	TOPSOIL	
12" - 92"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #65 (9/25/19)		
0" - 13"	TOPSOIL	
13" - 29"	YELLOW BROWN LOAMY SAND	
29" - 89"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #66 (9/25/19)		
0" - 10"	TOPSOIL	
10" - 16"	YELLOW BROWN LOAMY SAND	
16" - 90"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 13

TEST PIT #61 (9/25/19)		
0" - 12"	TOPSOIL	
12" - 21"	LIGHT BROWN RED	
21" - 56"	RED BROWN SAND WITH GRAVEL	
RESTRICTIVE REFUSAL @ 56", NO WATER		
TEST PIT #62 (9/25/19)		
0" - 9"	TOPSOIL	
9" - 24"	YELLOW BROWN LOAMY SAND	
24" - 84"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #63 (9/25/19)		
0" - 11"	TOPSOIL	
11" - 18"	MED-FINE RED SAND WITH GRAVEL	
18" - 86"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 14

TEST PIT #58 (9/26/19)		
0" - 10"	TOPSOIL	
10" - 16"	YELLOW BROWN LOAMY SAND	
16" - 77"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #59 (9/26/19)		
0" - 8"	TOPSOIL	
8" - 13"	YELLOW BROWN LOAMY SAND	
13" - 73"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #60 (9/26/19)		
0" - 10"	TOPSOIL	
10" - 15"	YELLOW BROWN LOAMY SAND	
15" - 22"	LIGHT BROWN SAND	
22" - 72"	POCKET RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 15

TEST PIT #55 (9/26/19)		
0" - 11"	TOPSOIL	
11" - 20"	YELLOW BROWN LOAMY SAND	
20" - 74"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #56 (9/26/19)		
0" - 10"	TOPSOIL	
10" - 18"	YELLOW BROWN LOAMY SAND	
18" - 78"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #57 (9/26/19)		
0" - 13"	TOPSOIL	
13" - 21"	YELLOW BROWN LOAMY SAND	
21" - 79"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 16

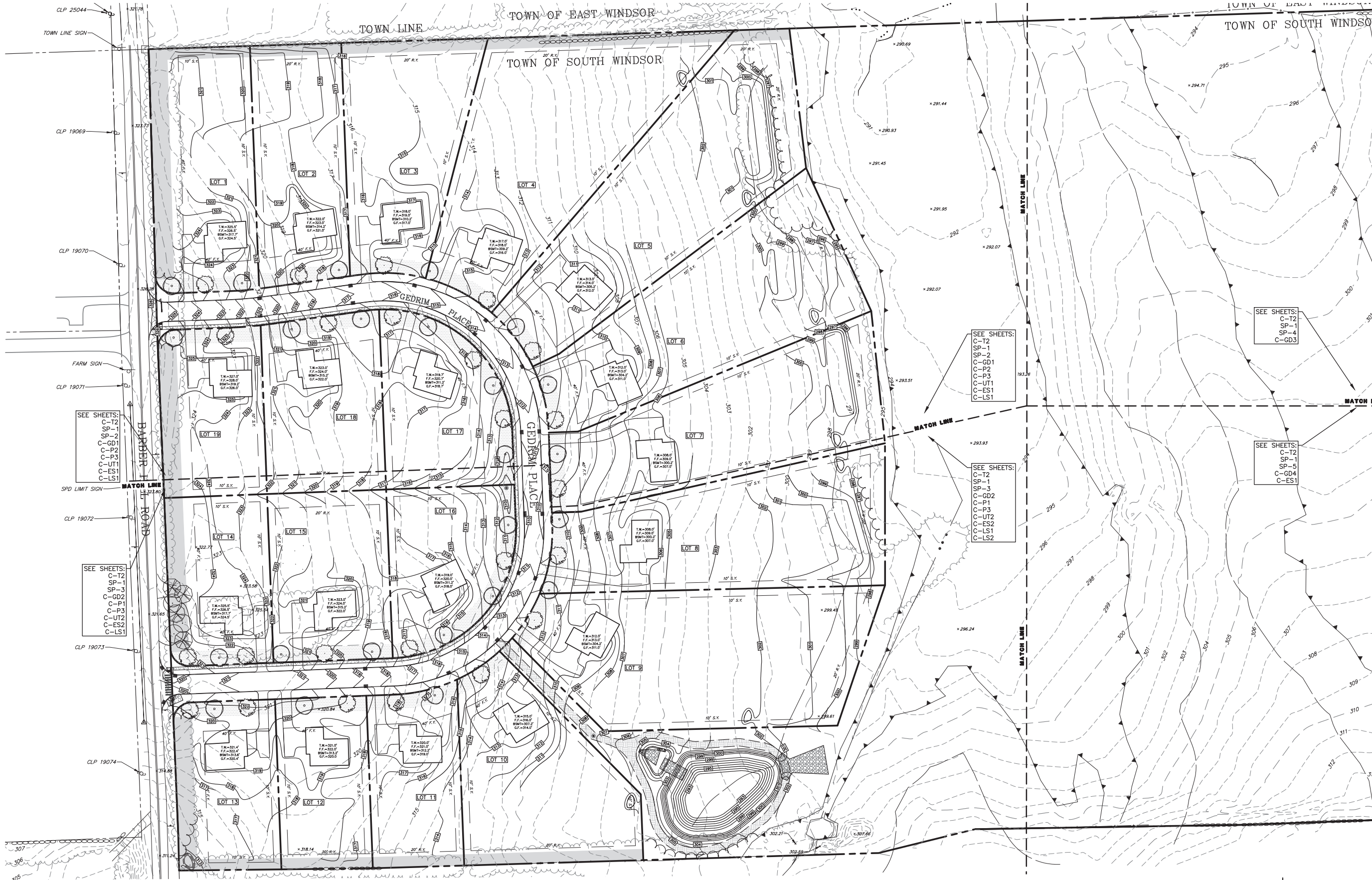
TEST PIT #52 (9/26/19)		
0" - 14"	TOPSOIL	
14" - 18"	YELLOW BROWN LOAMY SAND	
18" - 78"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #53 (9/26/19)		
0" - 12"	TOPSOIL	
12" - 22"	YELLOW BROWN LOAMY SAND	
22" - 77"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #54 (9/26/19)		
0" - 11"	TOPSOIL	
11" - 17"	YELLOW BROWN LOAMY SAND	
17" - 87"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 17

TEST PIT #37 (9/26/19)		
0" - 11"	TOPSOIL	
11" - 17"	YELLOW BROWN LOAMY SAND	
17" - 83"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #38 (9/26/19)		
0" - 11"	TOPSOIL	
11" - 17"	YELLOW BROWN LOAMY SAND	
17" - 76"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
TEST PIT #39 (9/26/19)		
0" - 11"	TOPSOIL	
11" - 20"	LIGHT BROWN LOAMY SAND	
20" - 78"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		

LOT 18

<u>TEST PIT #34 (9/26/19)</u>		
0" - 10"	TOPSOIL	
10" - 19"	YELLOW BROWN LOAMY SAND	
19" - 81"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
<u>TEST PIT #35 (9/26/19)</u>		
0" - 11"	TOPSOIL	
11" - 20"	YELLOW BROWN LOAMY SAND	
20" - 75"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		
<u>TEST PIT #36 (9/26/19)</u>		
0" - 12"	TOPSOIL	
12" - 22"	YELLOW BROWN LOAMY SAND	
22" - 73"	RED BROWN SAND WITH GRAVEL	
NO MOTTLING, NO WATER		



SEE SHEETS:
C-T2
SP-1
SP-2
C-GD1
C-P2
C-P3
C-UT1
C-ES1
C-LS1

SEE SHEETS:
C-T2
SP-1
SP-3
C-GD2
C-P1
C-P3
C-UT2
C-ES2
C-LS1

SEE SHEETS:
C-T2
SP-1
SP-2
C-GD1
C-P2
C-P3
C-UT1
C-ES1
C-LS1

SEE SHEETS:
C-T2
SP-1
SP-3
C-GD2
C-P1
C-P3
C-UT2
C-ES2
C-LS1
C-LS2

SEE SHEETS:
C-T2
SP-1
SP-4
C-GD3

SEE SHEETS:
C-T2
SP-1
SP-5
C-GD4
C-ES1

PROPERTY OWNER:
THERESA CEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452



REVISIONS	
NO.	DATE
1	1/30/2020
2	3/3/2020
3	6/16/2020

INDEX PLAN

SCALE: 0' 30' 60' 120'

SHEET 5 OF 28

C-T5

CHESTNUT RIDGE
OPEN SPACE SUBDIVISION

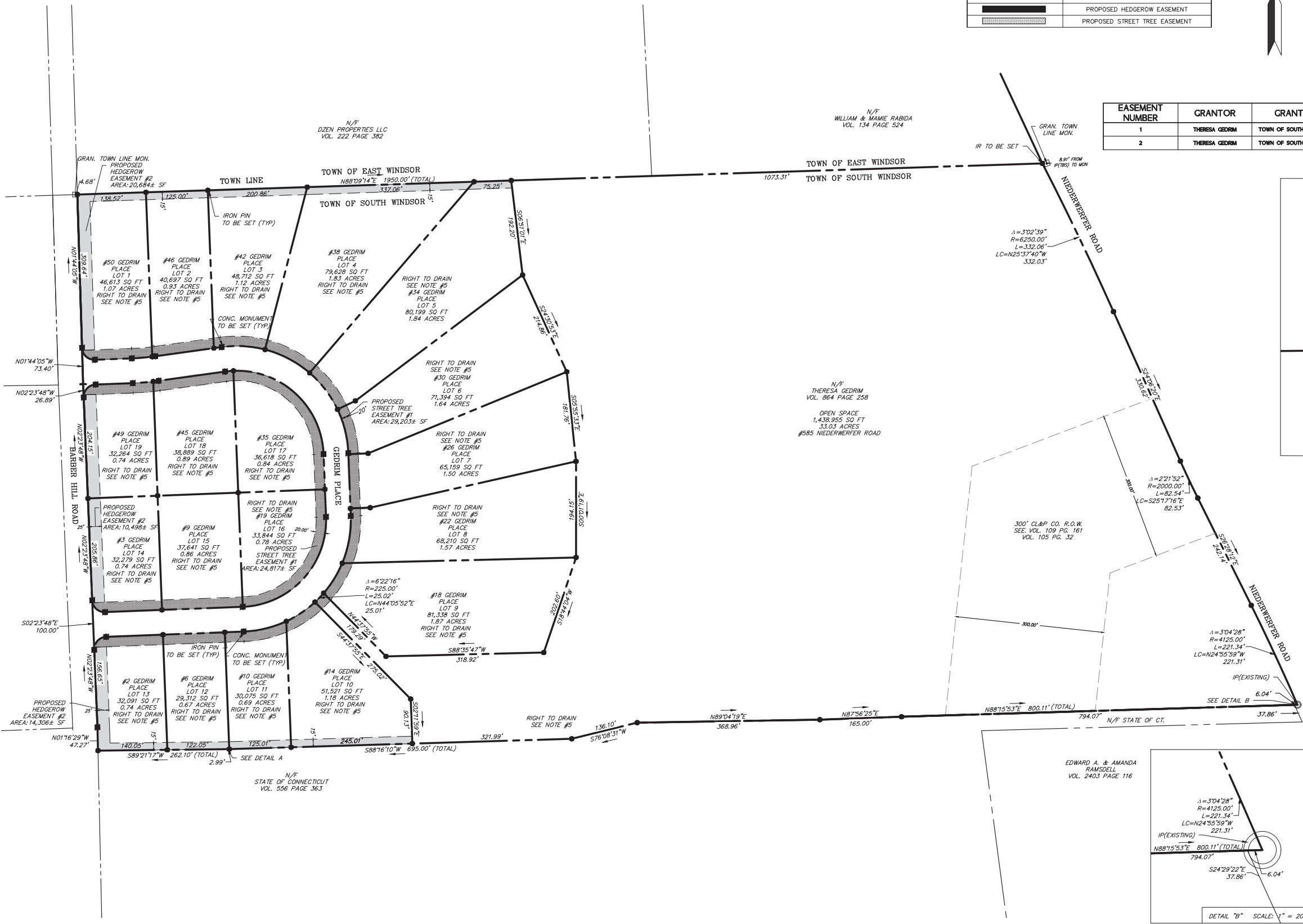
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

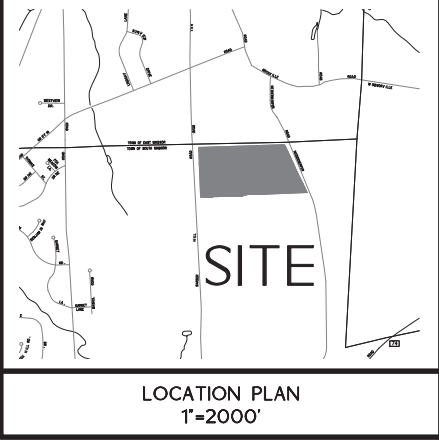
design
professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 EASY STREET
PO BOX 107
SOUTH WINDSOR, CT 06074
860-268-2452 - T
www.designprofessionals.com

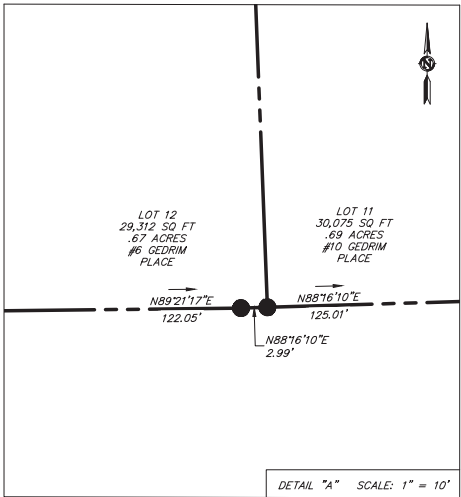
This plan is made under the seal of the State of Connecticut and the seal of the Professional Engineer, Land Surveyor, and Professional Planner. It is the responsibility of the Professional Engineer, Land Surveyor, and Professional Planner to ensure that the plan is in accordance with the laws and regulations of the State of Connecticut. The plan is not to be used for any other purpose without the written consent of the Professional Engineer, Land Surveyor, and Professional Planner.



LEGEND	
SYMBOL	DESCRIPTION
PROPERTY	
○	EXISTING IRON ROD/PIPE
●	IRON ROD TO BE SET
□	EXISTING MONUMENT
■	MONUMENT TO BE SET
---	PROPERTY LINE
---	EASEMENT LINE
EASEMENTS	
▨	PROPOSED HEDGEROW EASEMENT
▨	PROPOSED STREET TREE EASEMENT



EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	STREET TREE		
2	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	HEDGEROW		



NOTE: SEE SHEET SP-2 AND SP-3 FOR LOT EASEMENT DIMENSIONING.
SEE MAP REFERENCE #1 FOR MORE DETAILED PROPERTY INFORMATION

MAP REFERENCES:

- PROPERTY & TOPOGRAPHIC SURVEY THERESA GEDRIM L006 & 534 BARBER HILL ROAD SOUTH WINDSOR, CONNECTICUT DATE: 3/22/19 SCALE 1"=100' PREPARED FOR ROBERT URSO BY DESIGN PROFESSIONALS, INC.

NOTES:

- PROPERTY IS IN THE RR ZONE.
- PARCEL CONTAINS 2,445,064 SQUARE FEET OR 56.131 ACRES.
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09000303807 & 09000303811 TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
- ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RIGHT TO DRAIN SURFACE WATER OVER ABUTTING LOTS AS DEPICTED ON THE APPROVED SUBDIVISION PLANS. NO LOT MAY CREATE AN IMPEDIMENT THAT WOULD RESTRICT THE NATURAL FLOW OF SURFACE WATER FROM ONE LOT TO ANOTHER LOT.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBDIG.COM.

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 28, 2018.

- TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF PROPOSED PROPERTY AND EASEMENT LINES RELATIVE TO EXISTING PROPERTY LINES.
- THIS IS AN ORIGINAL SURVEY BASED ON MAPS REFERENCED HEREON.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

21 JEFFERY DRIVE
SOUTH WINDSOR, CT 06074
860-591-0755 - T
www.designprofessionalsinc.com

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
AND ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452-T

PROJECT NO.
7704U

DATE
6/10/2020

SCALE
AS SHOWN

BY
RUB

CHKD BY
LSC

**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**

534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

REVISIONS	BY	DATE	DESCRIPTION
1	BDC	1/20/2020	REV. LOTS 9, 10, & 11 OPEN SPACE
2	ALG	3/3/2020	RESPONSE TO TOWN COMMENTS
3	REM	6/16/2020	RESPONSE TO TOWN COMMENTS

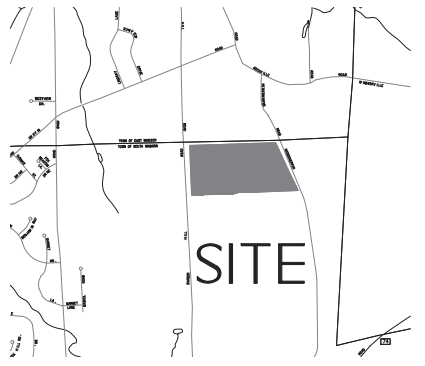
SUBDIVISION PLAN

SP-1

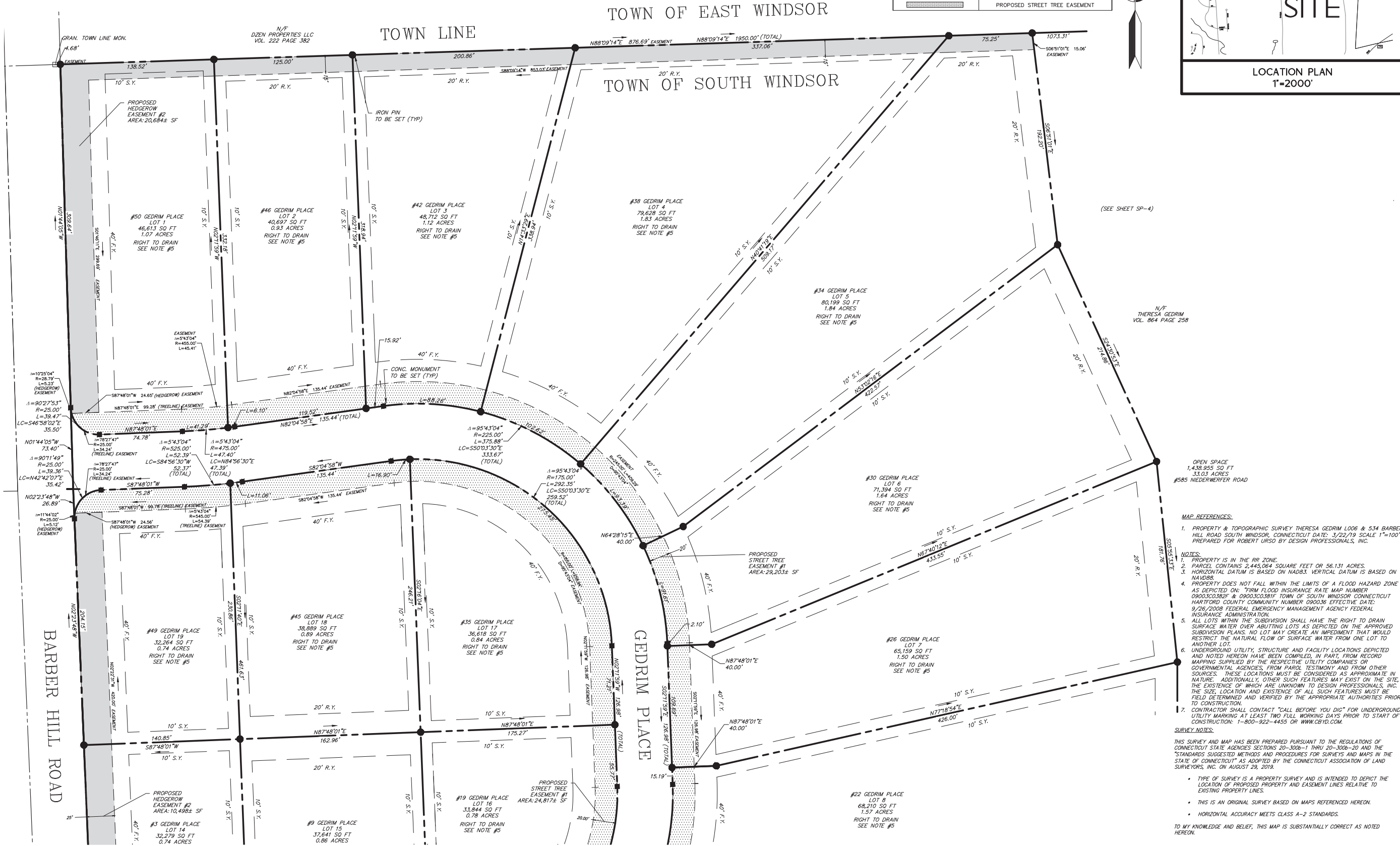
SHEET
6 OF 28

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	STREET TREE		
2	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	HEDGEROW		

LEGEND	
SYMBOL	DESCRIPTION
PROPERTY	
○	EXISTING IRON ROD/PIPE
●	IRON ROD TO BE SET
□	EXISTING MONUMENT
■	MONUMENT TO BE SET
---	PROPERTY LINE
- - -	EASEMENT LINE
EASEMENTS	
	PROPOSED HEDGEROW EASEMENT
	PROPOSED STREET TREE EASEMENT



LOCATION PLAN
1"=2000'



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- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

21 FEBRUARY 2020
P.O. BOX 107
SOUTH WINDSOR, CT 06074
860-594-0755
www.designprofessionals.com

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CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
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PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452-T

PROJECT NO.
1704U
DATE
2/20/2020
BY
RUB
CHECKED BY
LSC

**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

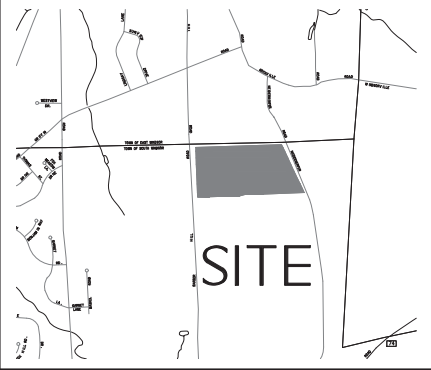
NO	DATE	BY	REVISIONS
1	1/20/2020	BDC	REV LOTS 9, 10, & OPEN SPACE
2	3/3/2020	ALC	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

SUBDIVISION PLAN
SHEET
SP-2
SHEET 7 OF 28

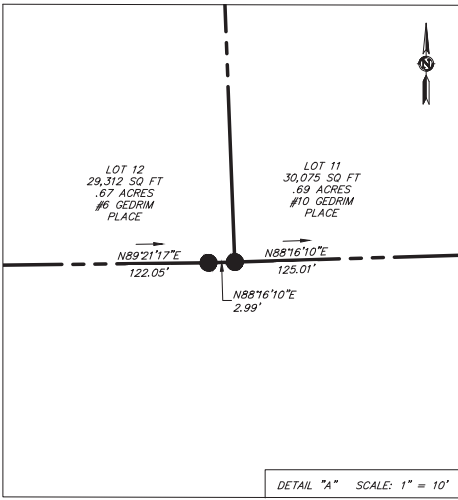
12327
L.C. NO.

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	STREET TREE		
2	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	HEDGEROW		

LEGEND	
SYMBOL	DESCRIPTION
PROPERTY	
○	EXISTING IRON ROD/PIPE
●	IRON ROD TO BE SET
□	EXISTING MONUMENT
■	MONUMENT TO BE SET
---	PROPERTY LINE
---	EASEMENT LINE
EASEMENTS	
	PROPOSED HEDGEROW EASEMENT
	PROPOSED STREET TREE EASEMENT



LOCATION PLAN
1"=2000'



DETAIL "A" SCALE: 1" = 10'

MAP REFERENCES:

1. PROPERTY & TOPOGRAPHIC SURVEY THERESA GEDRIM LOT 6 & 534 BARBER HILL ROAD SOUTH WINDSOR, CONNECTICUT DATE: 3/22/19 SCALE 1"=100' PREPARED FOR ROBERT URSD BY DESIGN PROFESSIONALS, INC.

NOTES:

1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 2,445,064 SQUARE FEET OR 56.131 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900300382F & 0900300381F" TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RIGHT TO DRAIN SURFACE WATER OVER ADJUTING LOTS AS DEPICTED ON THE APPROVED SUBDIVISION PLANS. NO LOT MAY CREATE AN IMPEDIMENT THAT WOULD RESTRICT THE NATURAL FLOW OF SURFACE WATER FROM ONE LOT TO ANOTHER LOT.
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

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 28, 2018.

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

12327
LIC. NO.

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Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452-T

PROJECT NO.
7704LU

DATE
6/16/2020

SCALE
AS SHOWN

BY
RMB

CHECKED BY
LRS

**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**

534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

BY
BDC
ALG
REM

REVISIONS
REV LOTS 9, 10, & OPEN SPACE
RESPONSE TO TOWN COMMENTS
RESPONSE TO TOWN COMMENTS

NO
DATE
1 1/20/2020
2 3/3/2020
3 6/16/2020

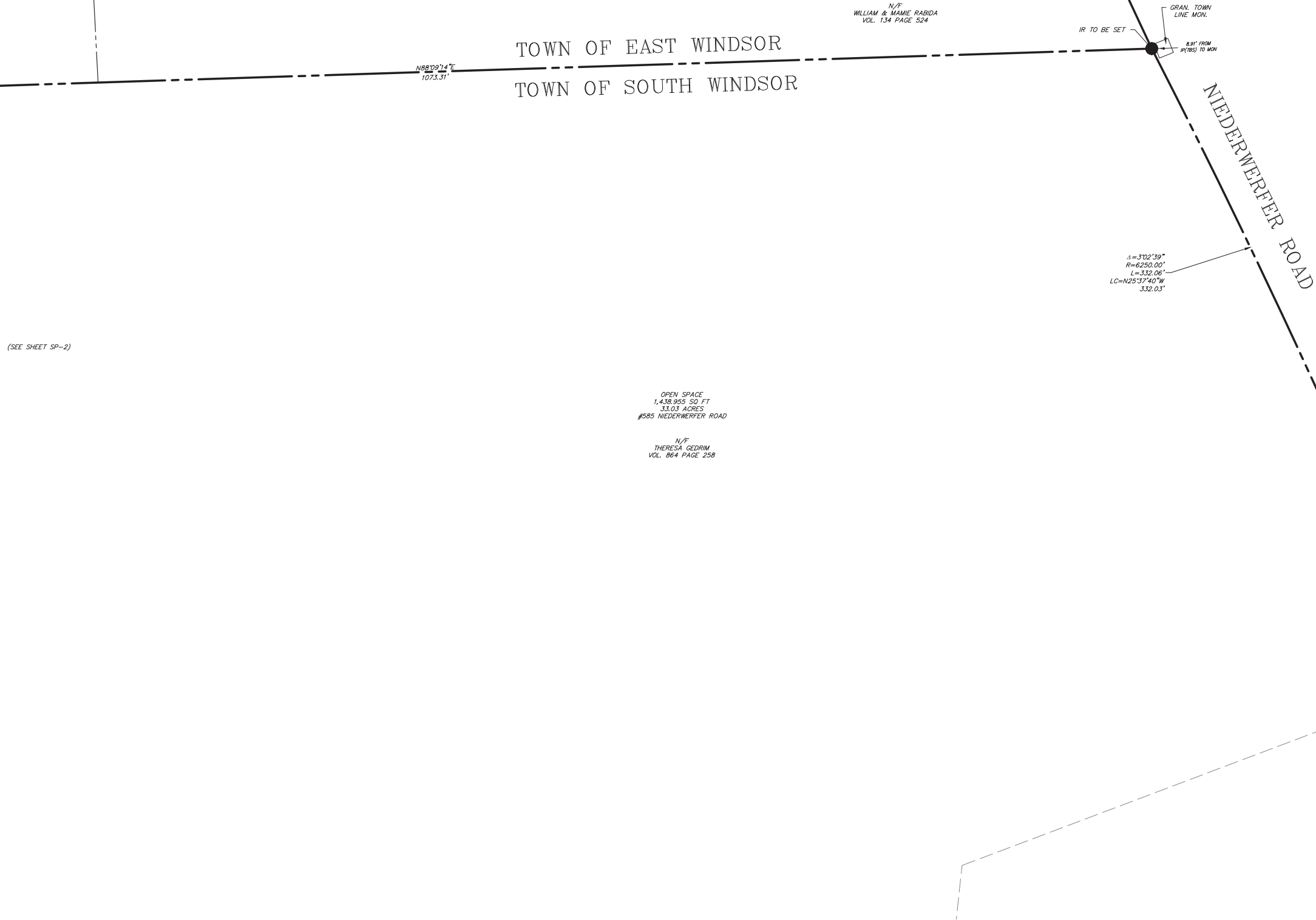
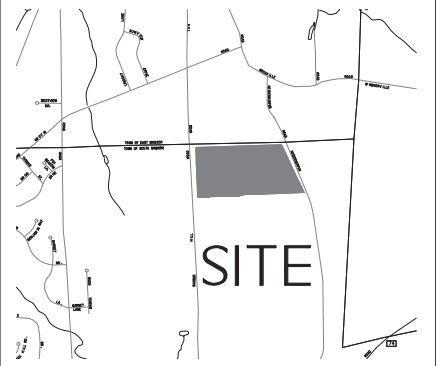
SUBDIVISION PLAN

SP-3

SHEET
SHEET 6 OF 28

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	STREET TREE		
2	THERESA GEDRIM	TOWN OF SOUTH WINDSOR	HEDGEROW		

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING IRON ROD/PIPE
	IRON ROD TO BE SET
	EXISTING MONUMENT
	MONUMENT TO BE SET
	PROPERTY LINE
	EASEMENT LINE
EASEMENTS	
	PROPOSED HEDGEROW EASEMENT
	PROPOSED STREET TREE EASEMENT



(SEE SHEET SP-2)

OPEN SPACE
1,438,955 SQ. FT.
33.03 ACRES
#585 NIEDERWERFER ROAD

N/F
THERESA GEDRIM
VOL. 064 PAGE 258

$\Delta = 3702'39"$
 $R = 6250.00'$
 $L = 332.06'$
 $LC = N25'37'40"W$
 $332.03'$

IR TO BE SET

GRAN. TOWN
LINE MON.
8.91" FROM
P(TBS) TO MON.

NIEDERWERFER ROAD

MAP REFERENCES:

- PROPERTY & TOPOGRAPHIC SURVEY THERESA GEDRIM L006 & 534 BARBER HILL ROAD SOUTH WINDSOR, CONNECTICUT DATE: 3/22/19 SCALE 1"=100' PREPARED FOR ROBERT URSO BY DESIGN PROFESSIONALS, INC.

NOTES:

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- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0382P & 09003C0381P TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
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SURVEY NOTES:

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

12327
LIC. NO.

CHESTNUT RIDGE
OPEN SPACE SUBDIVISION
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

NO.	DATE	BY	REVISIONS
1	1/30/2020	BDC	REV. LOTS 9, 10, & OPEN SPACE
2	3/3/2020	MJC	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

SUBDIVISION PLAN
SP-4

SHEET
SP-4
SHEET 9 OF 28

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452-T

PROJECT NO.	DATE	REVISION	BY	DATE
1704U	3/22/2019	1	BDC	3/22/2019

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ANALYSTS / LANDSCAPE ARCHITECTS
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The design is based on the information provided by the client and is not to be used for any other purpose.
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EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	Theresa Gedrim	Town of South Windsor	Street Tree		
2	Theresa Gedrim	Town of South Windsor	Hedge Row		

MAP REFERENCES:

1. PROPERTY & TOPOGRAPHIC SURVEY THERESA GEDRIM L006 & 534 BARBER HILL ROAD SOUTH WINDSOR, CONNECTICUT DATE: 3/22/19 SCALE 1"=100' PREPARED FOR ROBERT URSO BY DESIGN PROFESSIONALS, INC.

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(SEE SHEET SP-4)

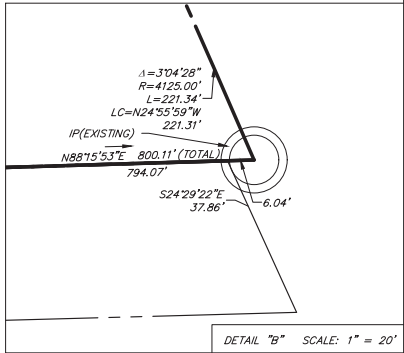
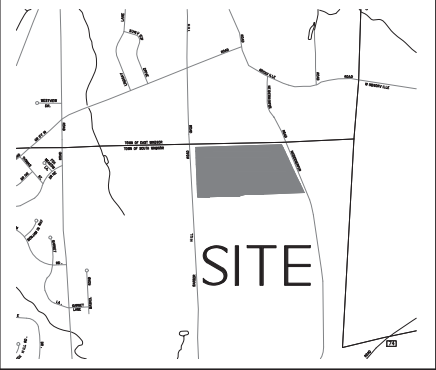
(SEE SHEET SP-3)

OPEN SPACE
1,438,955 SQ FT
33.03 ACRES
#585 NIEDERWERFER ROAD

N/F
THERESA GEDRIM
VOL. 864 PAGE 258

300' CL&P CO. R.O.W.
SEE VOL. 109 PG. 161
VOL. 105 PG. 32

LEGEND	
SYMBOL	DESCRIPTION
PROPERTY	
○	EXISTING IRON ROD/PIPE
●	IRON ROD TO BE SET
□	EXISTING MONUMENT
■	MONUMENT TO BE SET
---	PROPERTY LINE
- - -	EASEMENT LINE
EASEMENTS	
▬	PROPOSED HEDGEROW EASEMENT
▨	PROPOSED STREET TREE EASEMENT



SURVEY NOTES:

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12327
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SOUTH WINDSOR, CT 06074
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AND ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452-T

PROJECT NO.
7704U

DATE
6/16/2020

BY
BDC

REVISIONS

REV LOTS 9, 10, & OPEN SPACE

RESPONSE TO TOWN COMMENTS

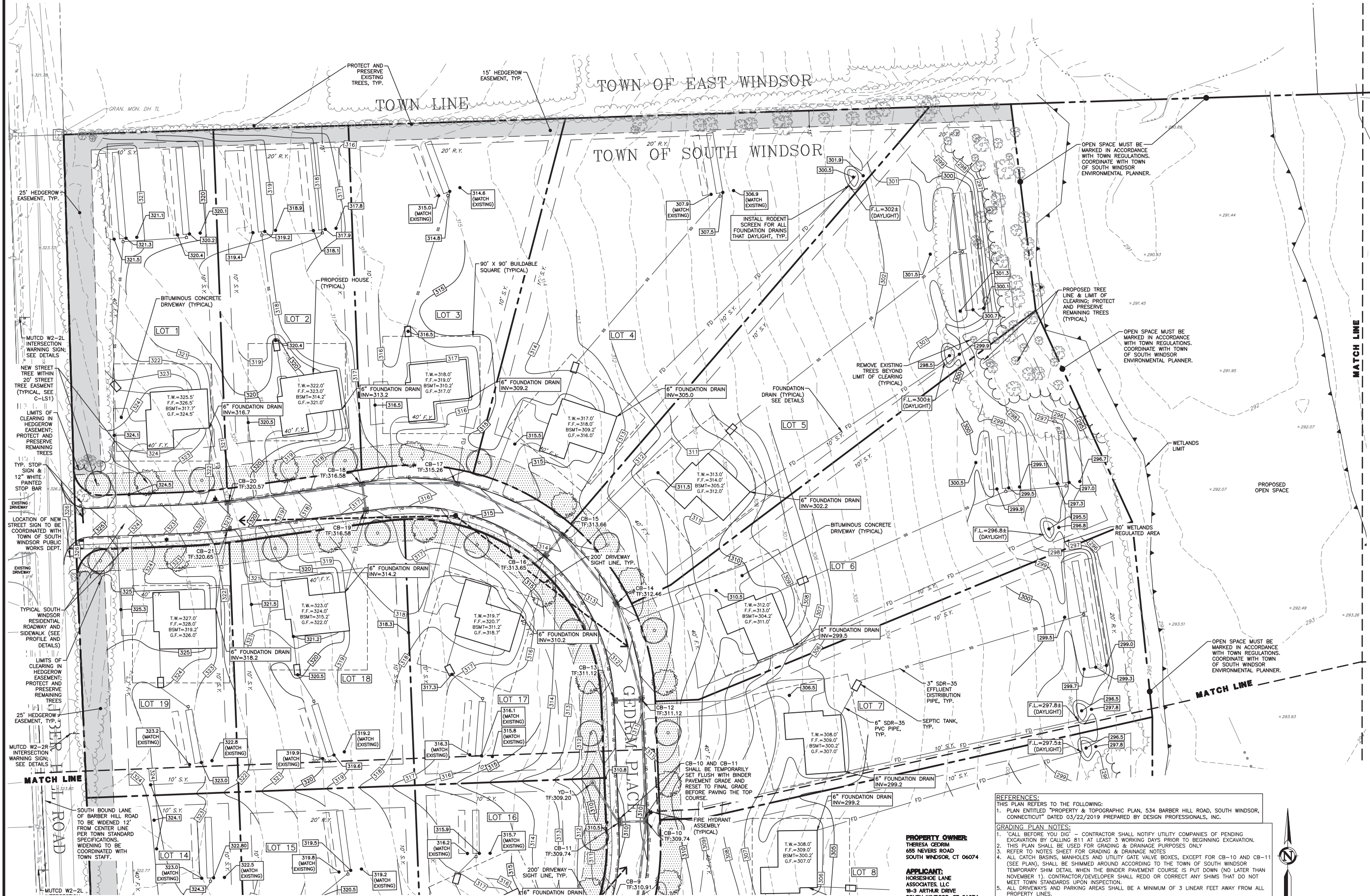
RESPONSE TO TOWN COMMENTS

RESPONSE TO TOWN COMMENTS

SUBDIVISION PLAN

SP-5

SHEET 10 OF 28



REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/22/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

GRADING PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES.
4. ALL CATCH BASINS, MANHOLES AND UTILITY GATE VALVE BOXES, EXCEPT FOR CB-10 AND CB-11 (SEE PLAN), SHALL BE SHIMMED AROUND ACCORDING TO THE TOWN OF SOUTH WINDSOR TEMPORARY SHIM DETAIL WHEN THE BINDER PAVEMENT COURSE IS PUT DOWN (NO LATER THAN NOVEMBER 1). CONTRACTOR/DEVELOPER SHALL REDO OR CORRECT ANY SHIMS THAT DO NOT MEET TOWN STANDARDS UPON INSPECTION.
5. ALL DRIVEWAYS AND PARKING AREAS SHALL BE A MINIMUM OF 3 LINEAR FEET AWAY FROM ALL PROPERTY LINES.
6. FOUNDATION DRAINS ARE TO BE SDR-35 PVC WITH A MINIMUM 6" DIAMETER. RODENT SCREENS SHALL BE INSTALLED AT THE BOTTOM OF ALL FOUNDATION DRAINS THAT DAYLIGHT.

PROPERTY OWNER:
THERESA CEDIM
655 NEVENS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

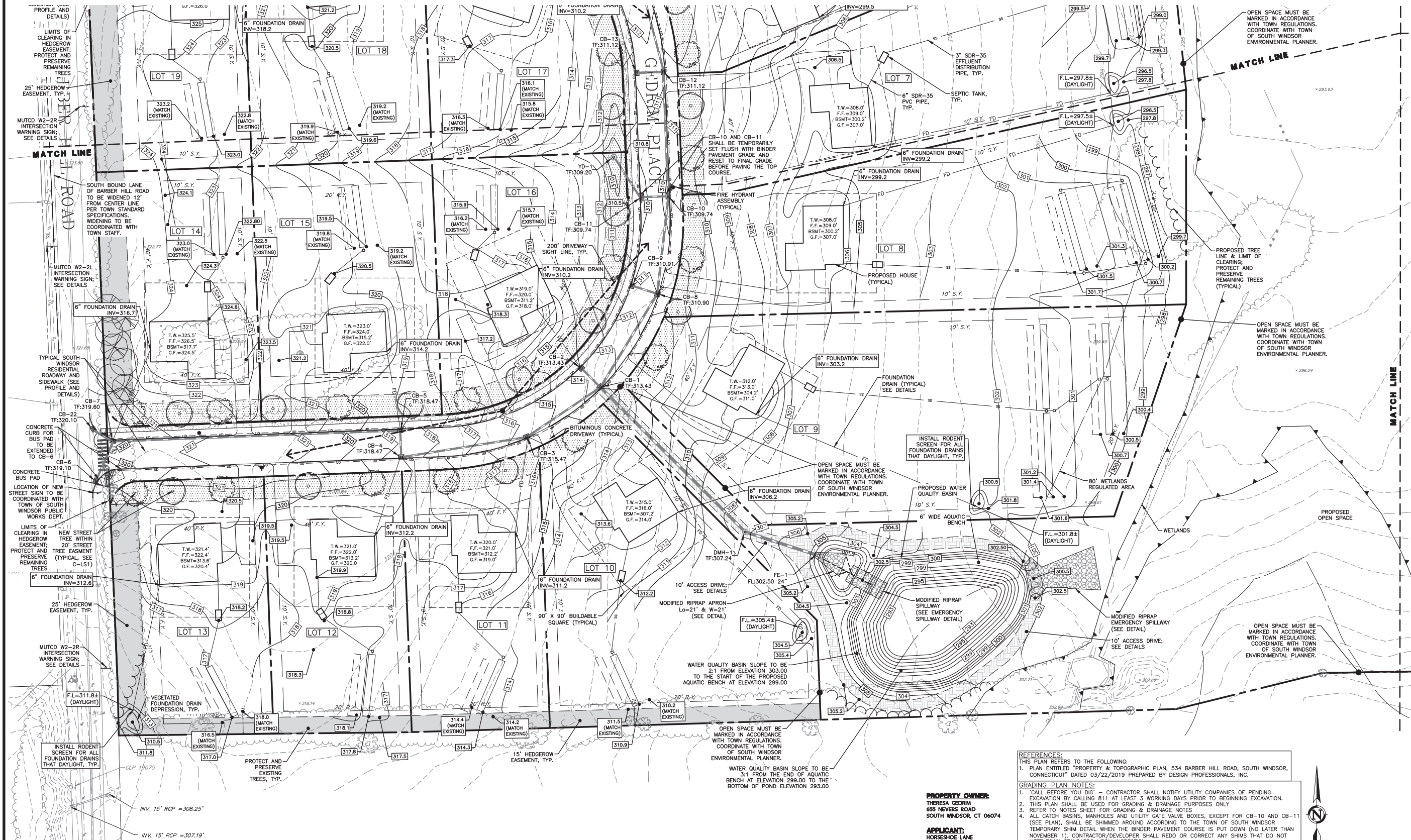
21 EASY DRIVE
PO BOX 100
SOUTH WINDSOR, CT 06074
860-268-2452 - T
www.designprofessionalsinc.com

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

NO.	DATE	BY	REVISIONS
1	1/30/2020	DH	RESPONSE TO TOWN COMMENTS
2	3/3/2020	REM	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

GRADING PLAN

SHEET
C-GD1
SHEET 11 OF 28



PROPERTY OWNER:
THERESA CEDRIM
655 NEVENS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

- REFERENCES:**
THE PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/22/2019 PREPARED BY DESIGN PROFESSIONALS, INC.
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DESIGN PROFESSIONALS
OPEN & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

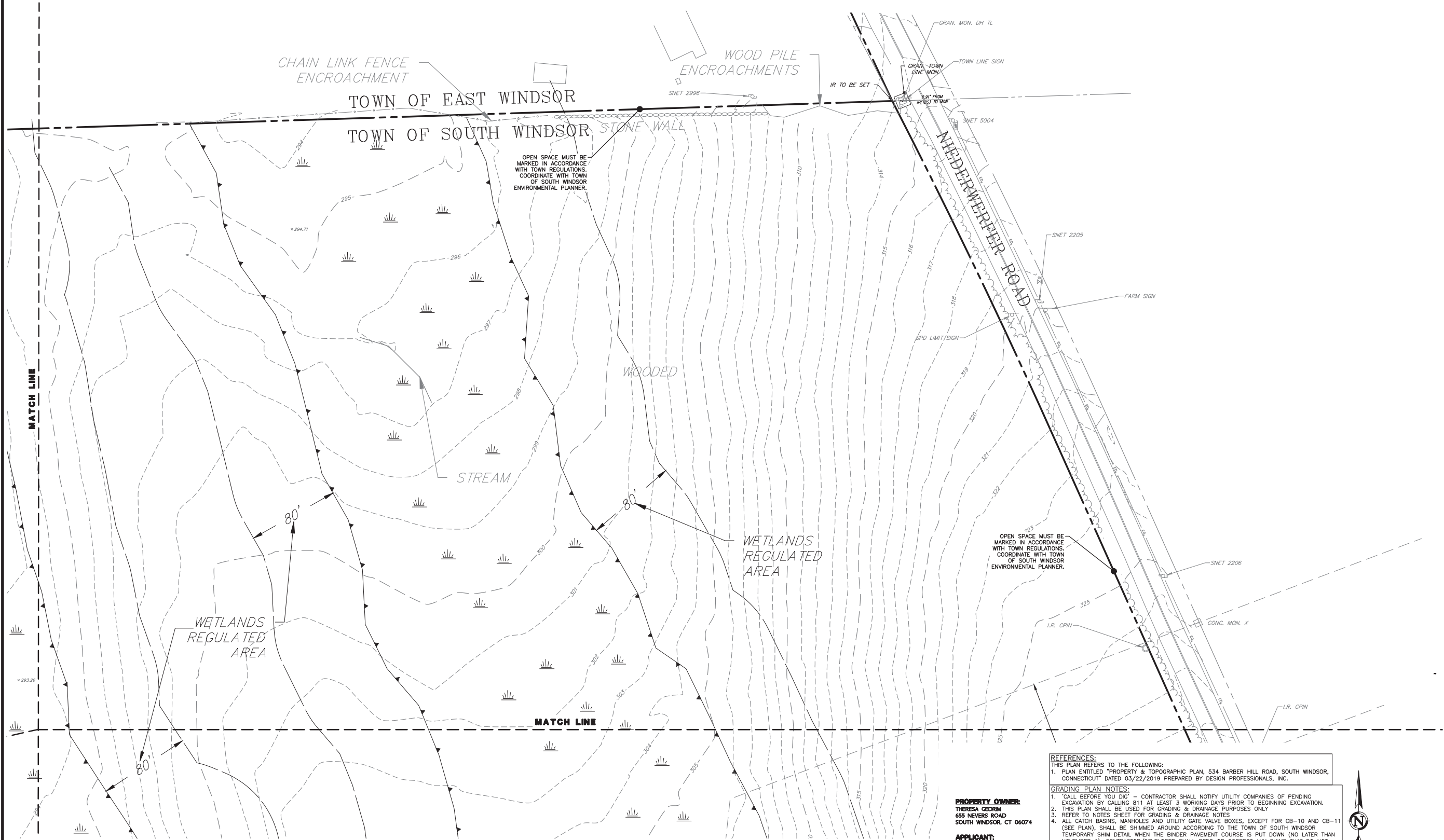
21 EIGHTH AVENUE
PO BOX 100
SOUTH WINDSOR, CT 06074
860-268-2452 - T
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PREPARED FOR:
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18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

NO.	DATE	REVISIONS	BY
1	1/30/2020	RESPONSE TO TOWN COMMENTS	DH
2	3/3/2020	RESPONSE TO TOWN COMMENTS	REM
3	6/16/2020	RESPONSE TO TOWN COMMENTS	REM

GRADING PLAN

SHEET
C-GD2
SHEET 12 OF 28



REFERENCES:
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PROPERTY OWNER:
THERESA CEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 EIGHTY EIGHT
PO BOX 1067
SOUTH WINDSOR, CT 06074
860-268-2452 - T
www.designprofessionalsinc.com

PREPARED FOR:
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18-3 Arthur Drive
South Windsor, CT 06074
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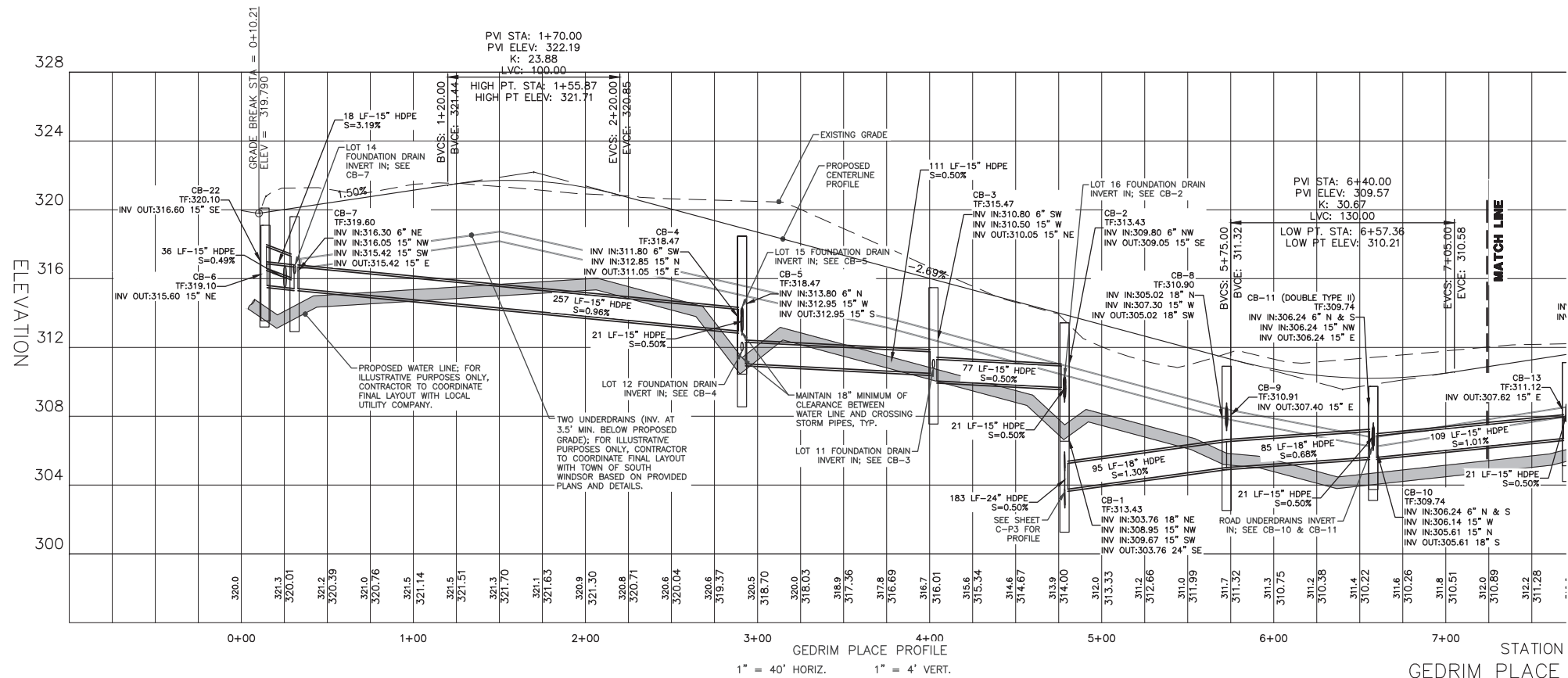
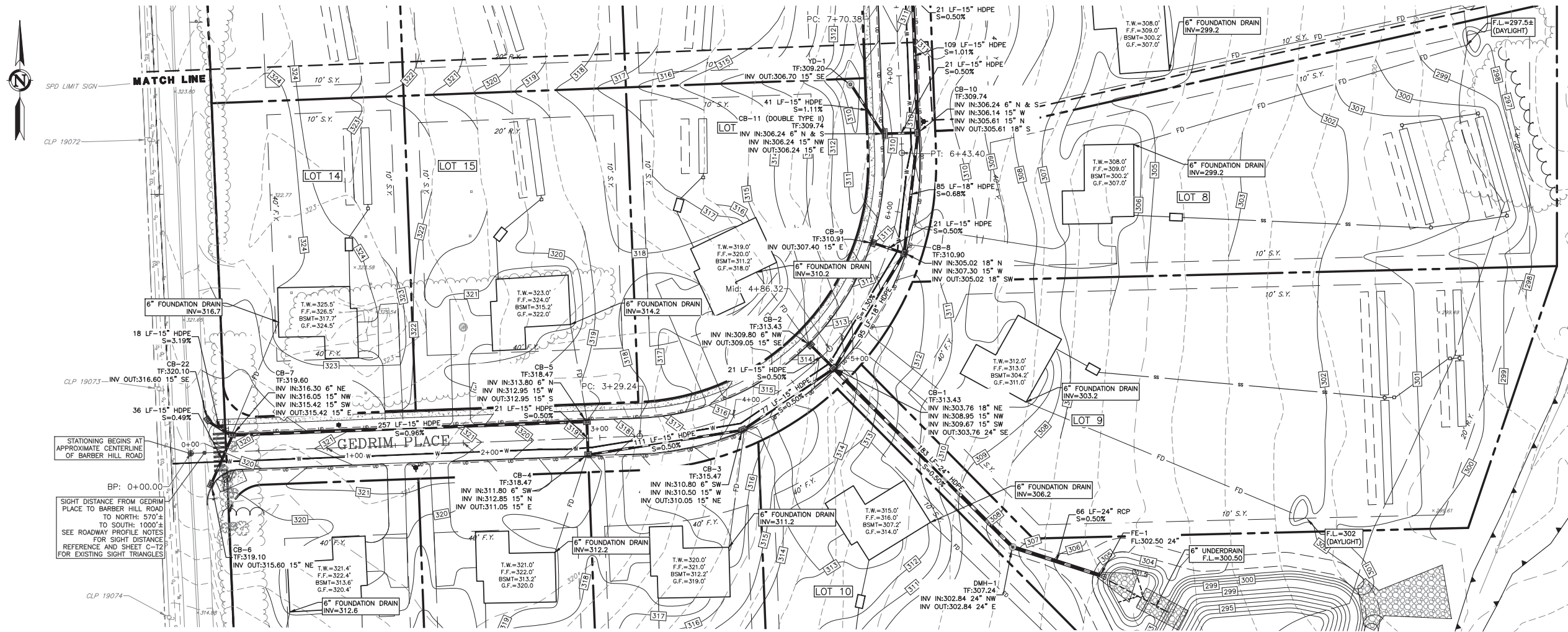
PROJECT NO:
1704U
DATE:
1/30/2020
BY:
DHJ
REVISIONS:
NO. DATE BY
1 1/30/2020 RESPONSE TO TOWN COMMENTS
2 3/3/2020 RESPONSE TO TOWN COMMENTS
3 6/16/2020 RESPONSE TO TOWN COMMENTS

PROJECT NO:
1704U
DATE:
1/30/2020
BY:
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NO. DATE BY
1 1/30/2020 RESPONSE TO TOWN COMMENTS
2 3/3/2020 RESPONSE TO TOWN COMMENTS
3 6/16/2020 RESPONSE TO TOWN COMMENTS

CHESTNUT RIDGE
OPEN SPACE SUBDIVISION
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

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

SHEET
C-GD3
SHEET 13 OF 28



ROADWAY PROFILE NOTES:
1. PLAN AND PROFILE REFER TO "CT DOT 2003 HIGHWAY DESIGN MANUAL" FOR INTERSECTION SIGHT DISTANCES (ISD).
1.1. BARBER HILL ROAD HAS A DESIGN SPEED OF 35 MPH, REQUIRING A 390' ISD MINIMUM FROM PROPOSED GEDRIM PLACE. ASSUMING PASSENGER VEHICLES DRIVE UP TO 50 MPH ON BARBER HILL ROAD, INCREASING THE MINIMUM ISD TO 555', THE EVALUATED SIGHT DISTANCES FROM GEDRIM PLACE MEET THE CT DOT'S REGULATIONS.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/22/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

PROPERTY OWNER:
THERESA GEDRIM
685 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

DESIGN PROFESSIONALS

OPEN & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

Horseshoe Lane Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

PROJECT NO:

1704U

DATE:

1/30/2020

BY:

DHJ

REVISIONS

NO.	DATE	REVISIONS
1	1/30/2020	RESPONSE TO TOWN COMMENTS
2	3/3/2020	RESPONSE TO TOWN COMMENTS
3	6/16/2020	RESPONSE TO TOWN COMMENTS

GEDRIM PLACE ROADWAY PLAN & PROFILE

BY: DHJ

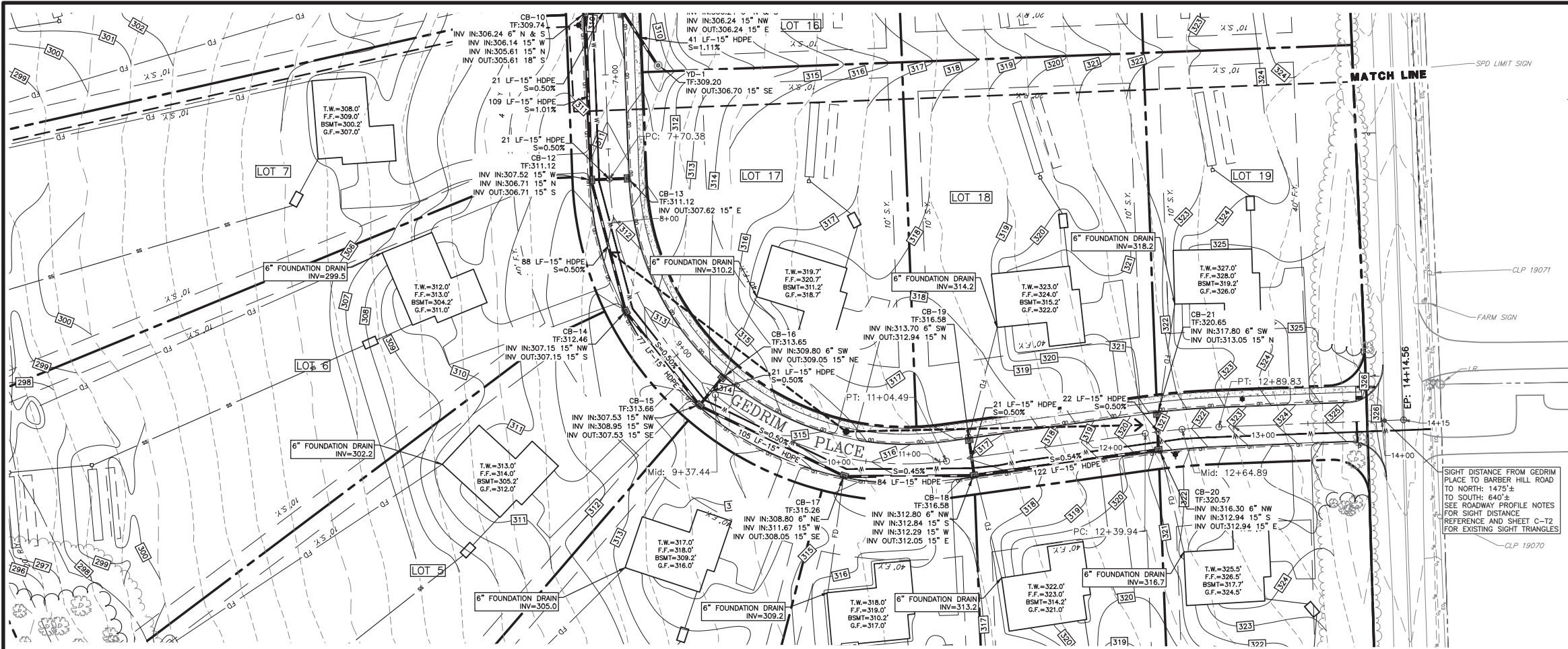
DATE: 1/30/2020

REVISIONS: 3

SHEET

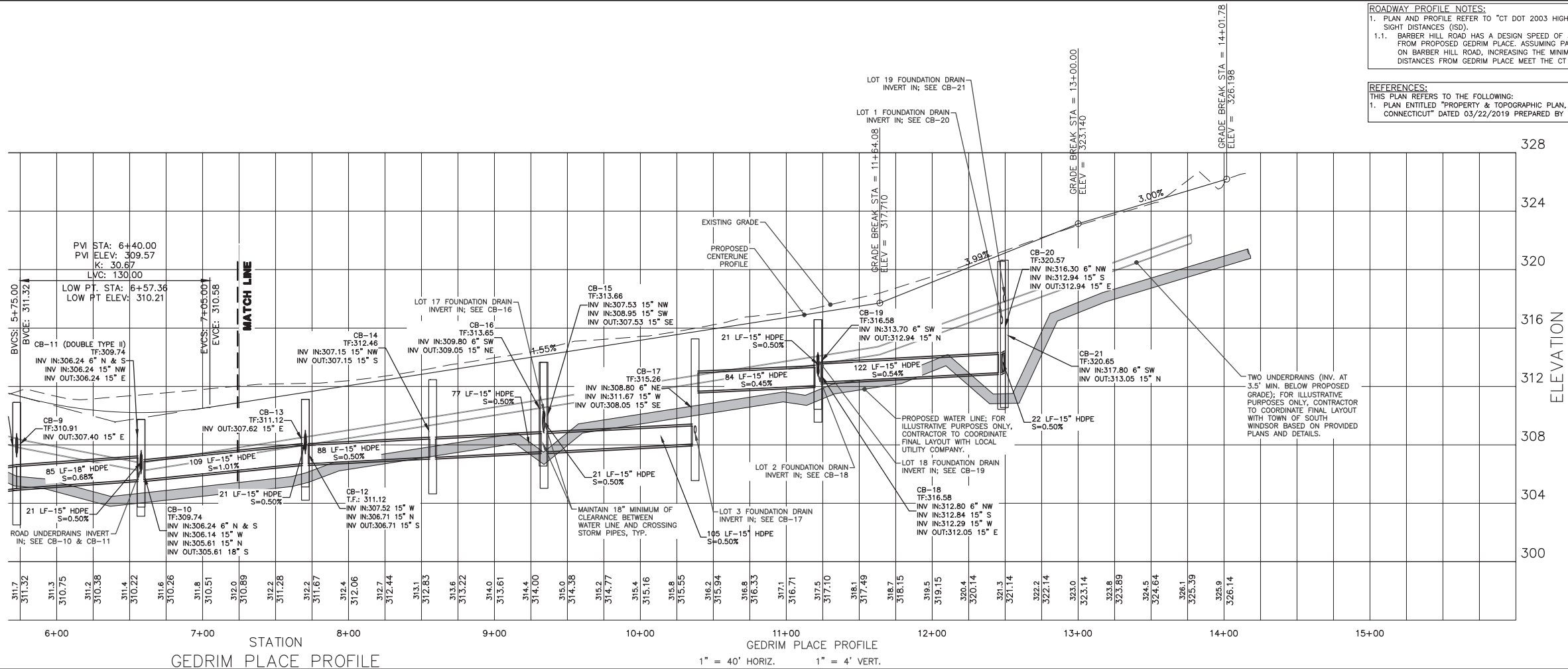
C-P1

SHEET 15 OF 28



ROADWAY PROFILE NOTES:
1. PLAN AND PROFILE REFER TO "CT DOT 2003 HIGHWAY DESIGN MANUAL" FOR INTERSECTION SIGHT DISTANCES (ISD).
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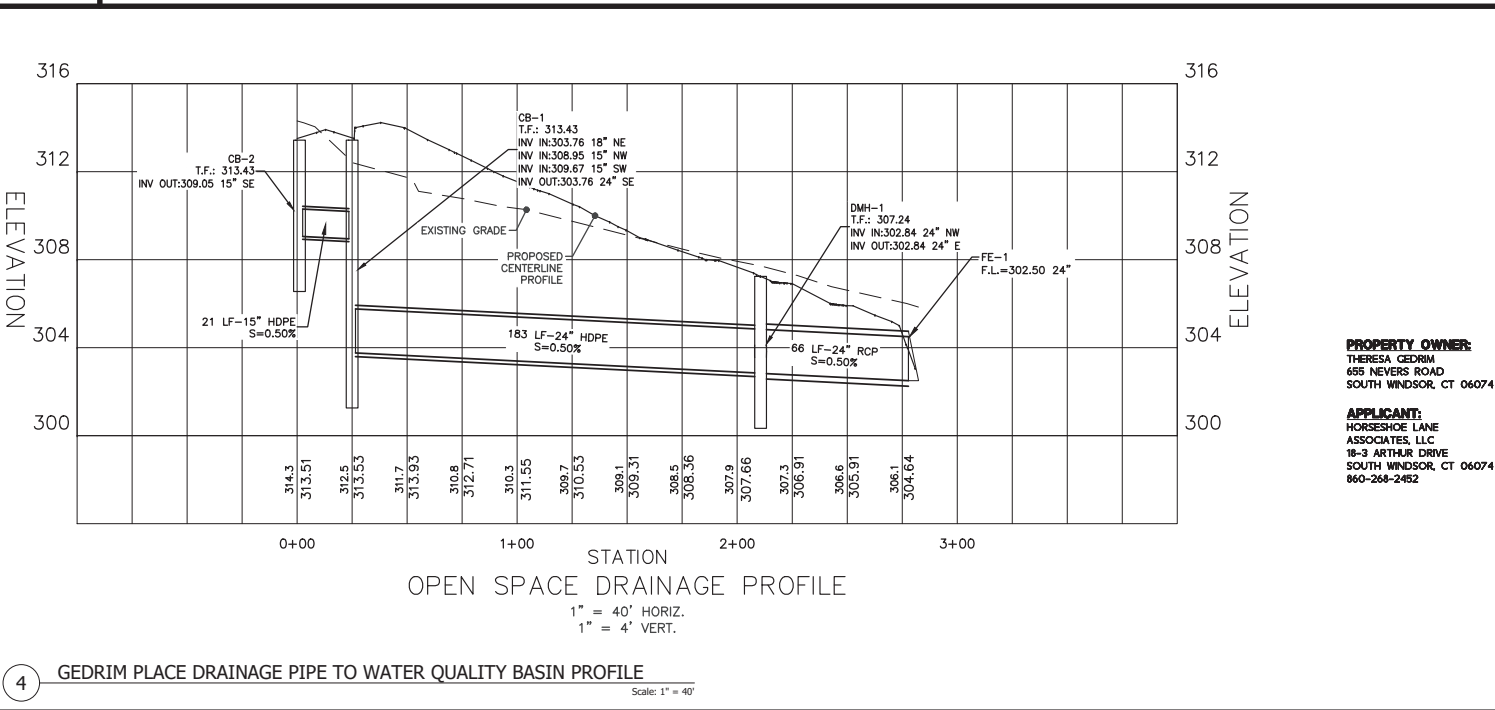
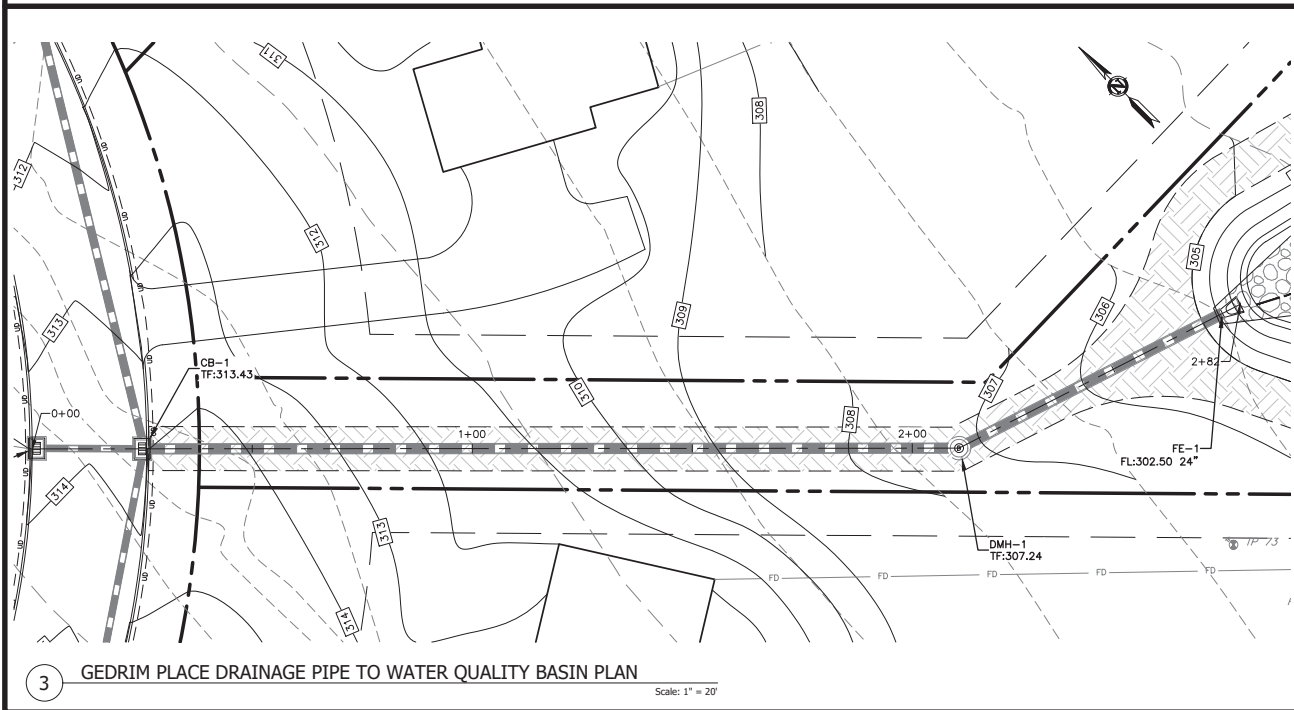
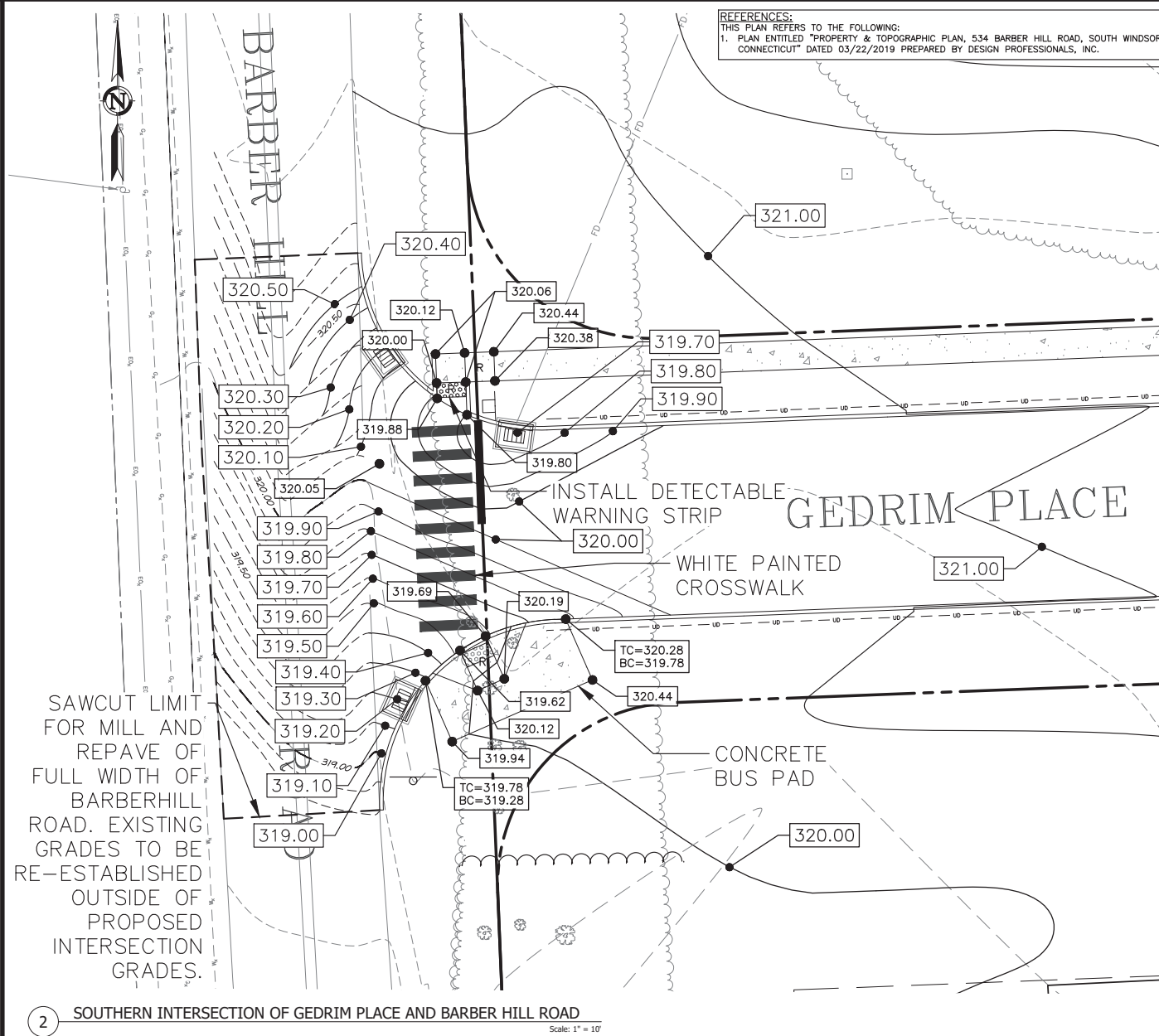
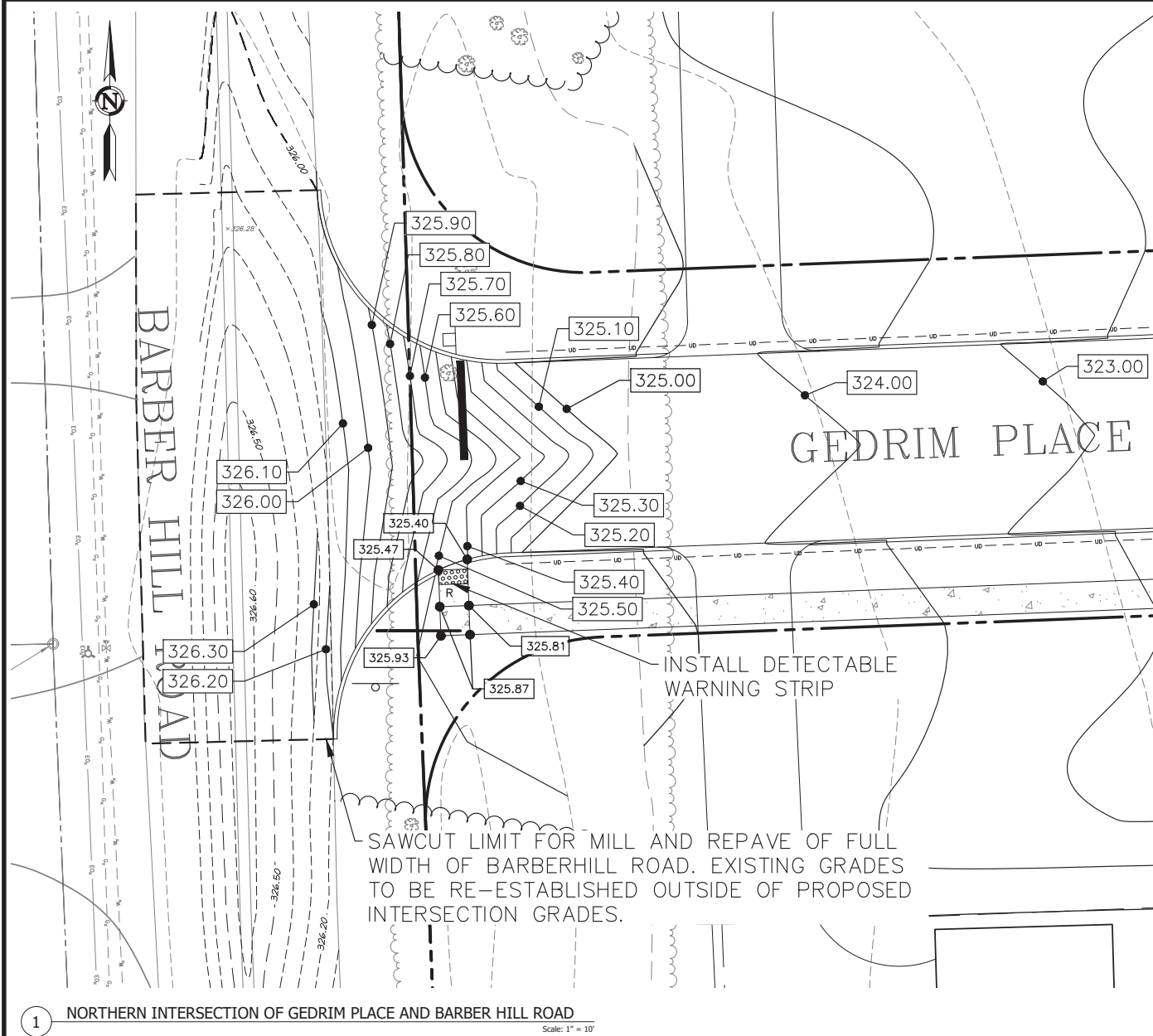
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South Windsor, CT 06074
860-268-2452 - T

DATE	BY	REVISIONS
1/30/2020	DH	RESPONSE TO TOWN COMMENTS
3/3/2020	REM	RESPONSE TO TOWN COMMENTS
6/16/2020	REM	RESPONSE TO TOWN COMMENTS

**GEDRIM PLACE
ROADWAY PLAN
& PROFILE**

SHEET
C-P2
SHEET 16 OF 28



PROPERTY OWNER:
TERESA GEDRIM
655 NEVERS ROAD
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860-268-2452 - T

PROJECT NO:
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DATE:
1/30/2020

BY:
DHJ

REVISIONS:

NO.	DATE	REVISIONS
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2	3/3/2020	RESPONSE TO TOWN COMMENTS
3	6/16/2020	RESPONSE TO TOWN COMMENTS

**GEDRIM PLACE
ROADWAY PLAN
& PROFILE**

C-P3
SHEET 17 OF 28

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



1 NIEDERWERFER ROAD GRAVEL PARKING LOT
1" = 40'

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REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/22/2019 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.

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PROJECT NO.
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DATE
1/30/2020

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DH

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NO.

DATE

REVISIONS

BY

REVISIONS

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DATE

REVISIONS

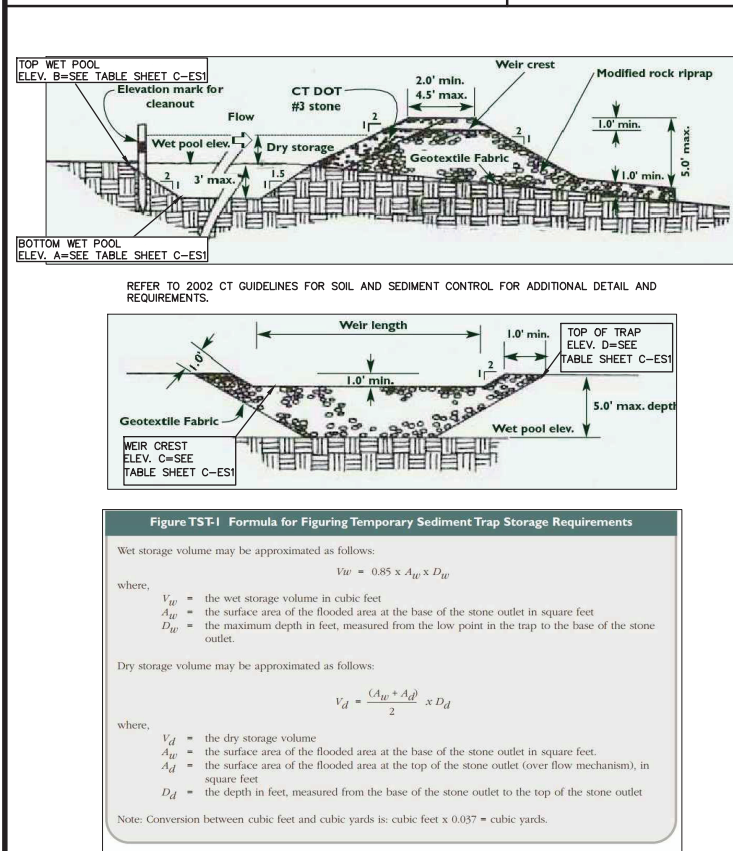
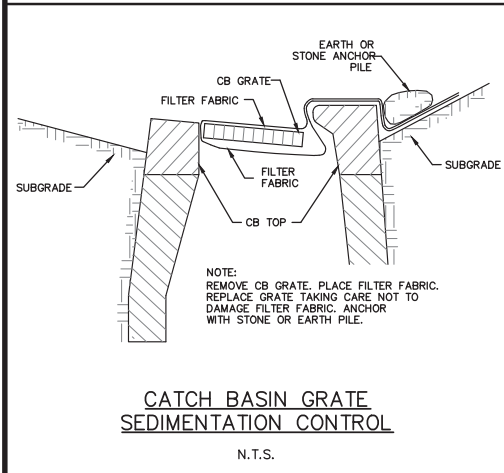
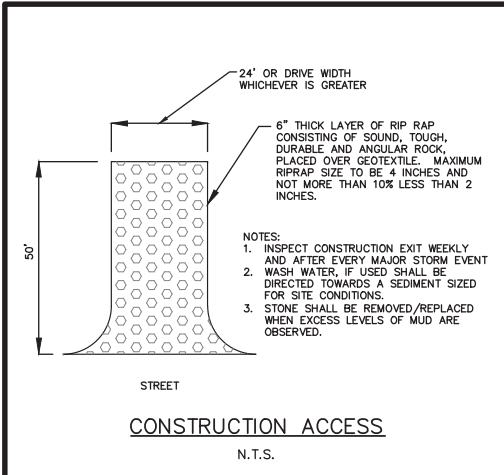
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PROJECT NAME
CHESTNUT RIDGE
OPEN SPACE SUBDIVISION
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

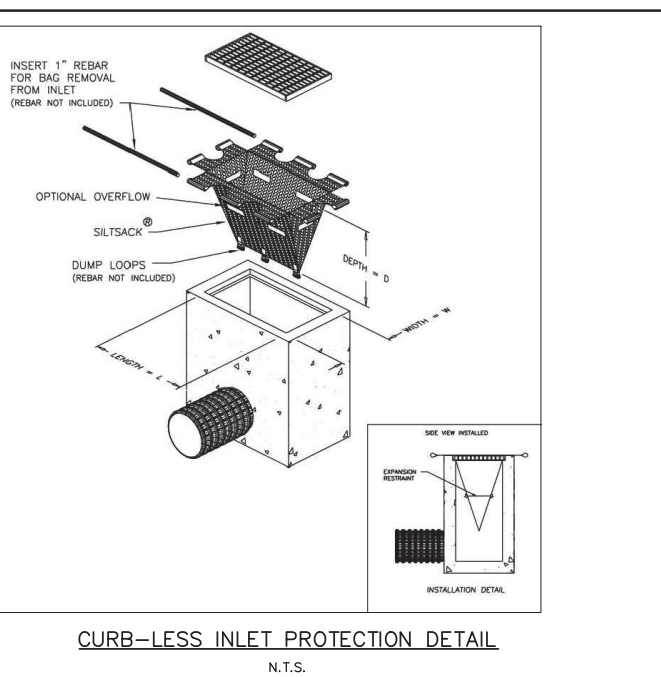
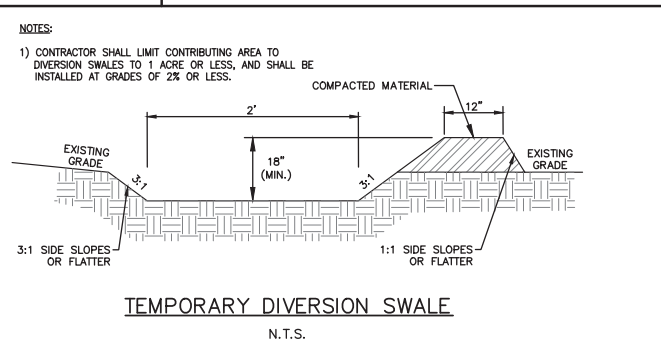
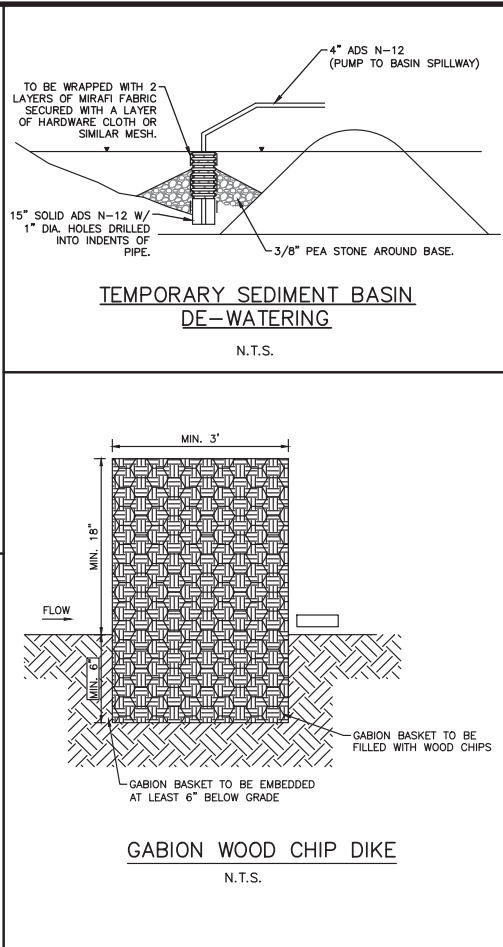
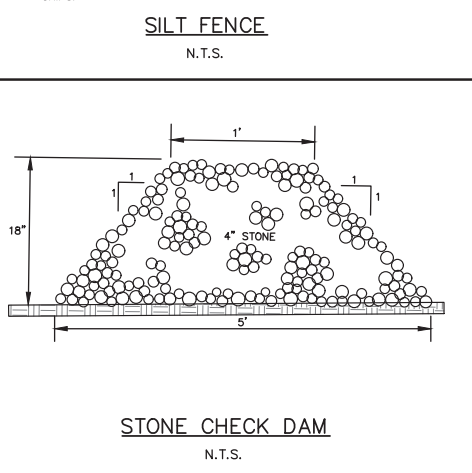
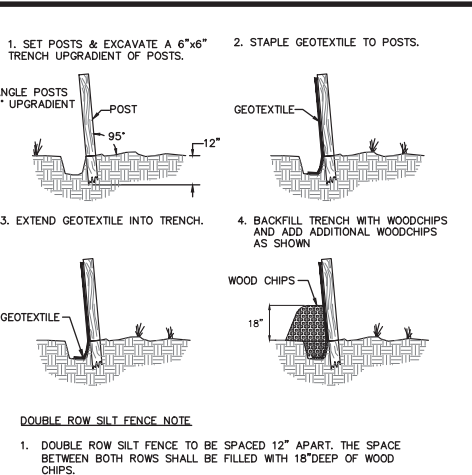
PREPARED FOR
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Associates, LLC
18-3 Arthur Drive
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860-268-2452 - T

SCALE
0 20' 40'
1" = 40'

SHEET
C-ES1
SHEET 20 OF 28



TEMPORARY SEDIMENT TRAP
N.T.S.



CONSTRUCTION SEQUENCE (DETENTION BASIN):

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ADJUTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. 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.
3. CONSTRUCT TEMPORARY SETTLING OR SILTATION BASINS, SEDIMENT TRAPS AND OTHER BEST MANAGEMENT PRACTICES AS SHOWN ON THE PLANS.
4. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE PLANS. STOCKPILES 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. REFER TO LANDSCAPE PLANS FOR TEMPORARY SEEDING REQUIREMENTS.
5. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
6. 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.
7. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH HAYBALES AND FILTER FABRIC AS SHOWN IN THE DETAILS.
8. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
9. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
10. 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/OR 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 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 SWEEP 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.

WATER QUALITY BASIN AND 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.

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. 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.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEEP CLEAN AT ALL TIMES.
5. AREAS WERE SUBSURFACE SOIL WILL BE LEFT EXPOSED FOR MORE THAN 2 DAYS SHALL BE ROUGHENED AND BROAD OVER SEEDED WITH ANNUAL RYE GRASS. SURFACE ROUGHENING SHALL PROVIDE DEPRESSIONS THAT ARE AT LEAST 1 INCH DEEP AND SPACED NO MORE THAN 12 INCHES APART. ROUGHING DEPRESSIONS SHALL BE ORIENTED PERPENDICULAR TO THE SLOPE OF THE AREA.
6. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR 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.
7. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

MULCH: RATE: 90# / 1000 S.F.

STRAW

TEMPORARY SEEDING: RATE: 1.0# / 1000 S.F.

PERENNIAL RYEGRASS

7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.

8. 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.
9. 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.
10. 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.
11. 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.
12. THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
13. THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.
14. 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.
15. 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.
16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
17. IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
18. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

ESTIMATED CONSTRUCTION START DATE - SUMMER 2020
ESTIMATED COMPLETION DATE - SUMMER 2022

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 SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

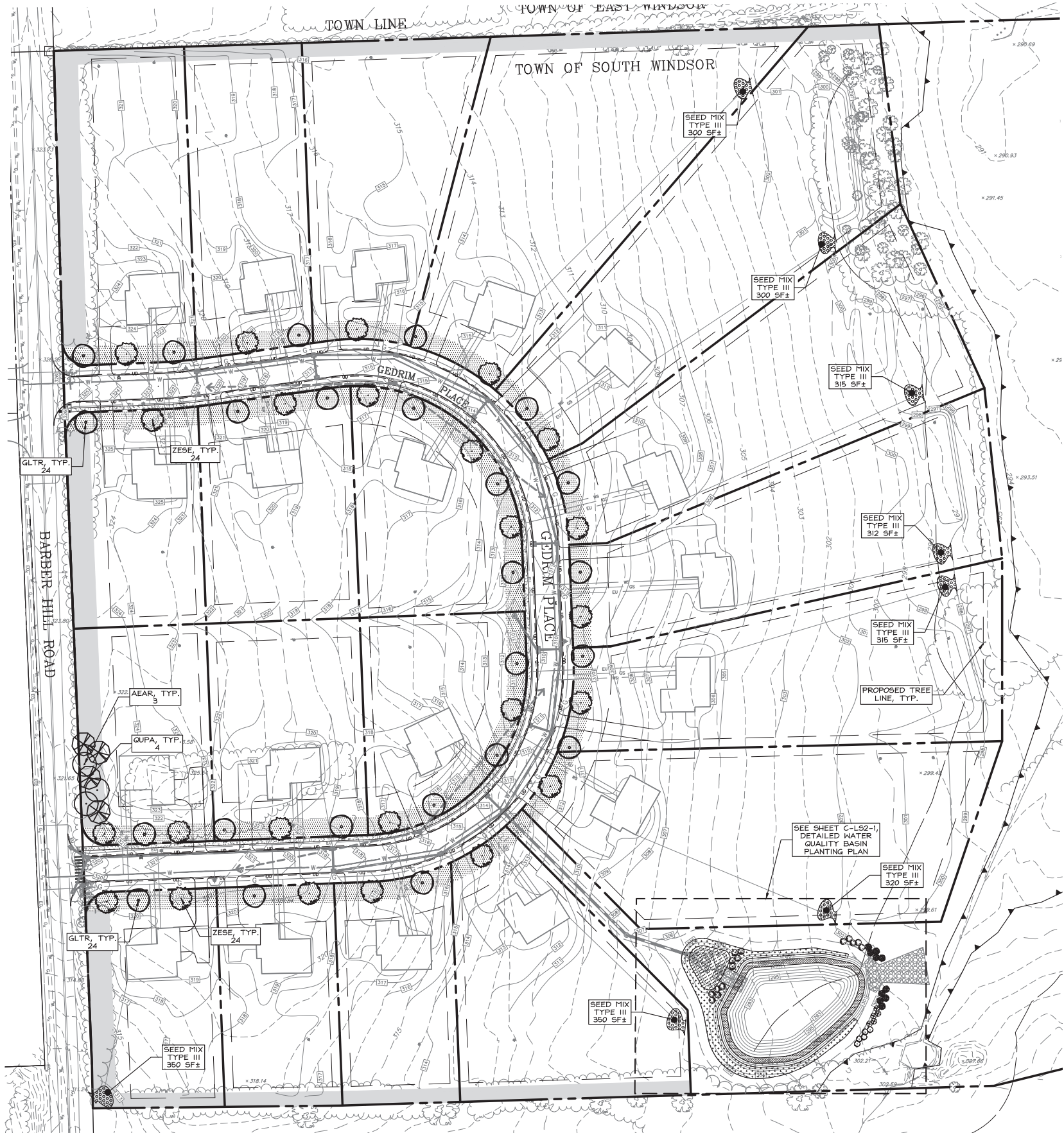
REVISION NO.	DATE	BY	REVISIONS
1	1/30/2020	DH	RESPONSE TO TOWN COMMENTS
2	3/3/2020	REM	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET

C-ES3

SHEET 22 OF 28



LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
AEAR	3	Aesculus x arnoldiana 'Autumn Splendor'	Autumn Splendor Buckeye	2"-3" cal.	B&B	PLANT AS SHOWN
GLTR	24	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	3" cal.	B&B	PLANT AS SHOWN
QUPA	4	Quercus palustris	Pin Oak	3" cal.	B&B	PLANT AS SHOWN
ZESE	24	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B&B	PLANT AS SHOWN
SHRUBS						
ARAR	5	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	No. 5	CONT.	6' O.C.
COSE	10	Cornus sericea	Redosier Dogwood	No. 3	CONT.	6' O.C.
ILVE	15	Ilex verticillata	Winterberry	No. 3	CONT.	6' O.C., 1 MALE PER GROUPING
VIDE	5	Viburnum dentatum	Arrowwood Viburnum	No. 5	CONT.	6' O.C.

FOREBAY PLANTING SCHEDULE (1,408 SF)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
32	Calamagrostis canadensis	Canada Bluejoint	ONE YR GROWTH	2" POT	2' O.C.
32	Carex stricta	Tussock Sedge	ONE YR GROWTH	2" POT	2' O.C.
32	Juncus effusus	Soft Rush	ONE YR GROWTH	2" POT	2' O.C.
32	Leersia oryzoides	Rice Cutgrass	ONE YR GROWTH	2" POT	2' O.C.
32	Mimulus ringens	Monkey-flower	ONE YR GROWTH	2" POT	2' O.C.
32	Sagittaria latifolia	Northern Arrowhead	ONE YR GROWTH	2" POT	2' O.C.
32	Scirpus cyperinus	Wool Grass	ONE YR GROWTH	2" POT	2' O.C.
32	Scirpus pungens	Common Three-Square	ONE YR GROWTH	2" POT	2' O.C.
32	Scirpus validus	Soft-stem Bulrush	ONE YR GROWTH	2" POT	2' O.C.
32	Sparganium angustifolium	Giant Burreed	ONE YR GROWTH	2" POT	2' O.C.
32	Verbena hastata	Blue Vervain	ONE YR GROWTH	2" POT	2' O.C.

BASIN BENCH PLANTING SCHEDULE (2,450 SF)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
137	Peltandra virginica	Arrow Arum	ONE YR GROWTH	2" POT	3' O.C.
137	Sagittaria latifolia	Duck Potato	ONE YR GROWTH	2" POT	3' O.C.

SEEDING NOTES:

- SEEDING MIXTURE TYPE I (LAWN AREAS):
 - BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
 - CHEVINGS RED FESCUE 30% OF MIXTURE
 - PERENNIAL RYEGRASS 20% OF MIXTURE
 - APPLICATION RATE: 4.50 LBS. PER 1000 S.F.
- SEEDING MIXTURE TYPE II (POND SLOPES):
 - RETENTION BASIN HILLOUSE MIX - ERNIX-127
 - BY Ernst Conservation Seeds, 9006 Mercor Pike, Medville, PA 16335 (800) 873-3321
 - APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
- SEEDING MIXTURE TYPE III (DEPRESSIONS FOR FOUNDATION DRAIN DAYLIGHTING):
 - RAIN GARDEN GRASS MIX - ERNIX-180-1
 - BY Ernst Conservation Seeds, 9006 Mercor Pike, Medville, PA 16335 (800) 873-3321
 - APPLICATION RATE: 15 LBS PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LBS PER ACRE
- ANY SEEDING AREA NOT LABELED AS TYPE II, TYPE III, OR FOREBAY PLANTINGS SHALL BE SEEDING MIXTURE TYPE I (LAWN).
- BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED.
- SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
- SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO CORNED 2000 AND APPLIED AT THE RATE OF 1,400 LBS. PER ACRE.
- CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDING AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

REFERENCES:

- THIS PLAN REFERS TO THE FOLLOWING:
- PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/22/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

LANDSCAPE PLAN NOTES:

- "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.
- THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY.
- ALL TREES MUST BE PLANTED AT LEAST 15 LINEAR FEET AWAY FROM INTERIOR DRIVEWAYS AND SHALL BE PRUNED IN ACCORDANCE WITH THE TOWN OF SOUTH WINDSOR PUBLIC IMPROVEMENT SPECIFICATIONS TO MAINTAIN APPROPRIATE SIGHT LINES.

PROPERTY OWNER:
THERESA GEDRIM
688 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
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860-268-2452

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3	6/16/2020	RESPONSE TO TOWN COMMENTS	REM

LANDSCAPE PLAN

SHEET 23 OF 28

C-LS1

**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**

534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

[illegible]

2. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
3. ALL TREES OR THINNE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND THE EXCAVATED AREA SHALL BE REGRADED TO ORIGINAL GRADE.
4. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 ROLLED AFTER THE TREE IS RECED IN THE PLANTING AREA.
5. THE TREE SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
6. IF ANY OTHER RASE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE EXCAVATED.
7. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE TOP OF THE ROOT OR ON THE TRUNK.
8. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
9. IF ANY FILING OR FILLING IS REQUIRED TO REGRADE TO ORIGINAL GRADE, AVOID ANY AIR POCKETS, CARE MUST BE TAKEN NOT TO COMPACT GRUNDY REDUND EXCESSIVELY.
10. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
11. THE ROOT SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
12. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
13. TREES SHALL HAVE SHARP, CLEAN, UNIFORM, AND REGULAR CUTS.
14. TREES SHALL NOT STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
15. THE DEPTH OF ALL PULVE SHALL NOT EXCEED MORE THAN TWO INCHES.
16. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
17. NO TREE HARDENED OR WATER POLYESTERS SHALL BE USED.
18. NO FERTILIZERS OR WATER POLYESTERS SHALL BE APPLIED AT PLANTING.

SEEDING MIXTURE TYPE I (LAWN AREAS).
 BLUEGRASS BLEND (VARIETIES) 50% OF MIXTURE
 PERENNIAL RYEGRASS 30% OF MIXTURE
 CHENINGED RED FESCUE 20% OF MIXTURE
 APPLICATION RATE: 4.50LBS PER 500 SQ. FT.
 SEEDING MIXTURE TYPE II (POND SLOPES).
 APPLICATION RATE: 4.50LBS PER 500 SQ. FT.
 RETENTION BASIN W/OUT DETENTION: 1.00 LBS PER 500 SQ. FT.
 BY Ernst Conservation Seeds, 9006 Herkner Pike, Madison, PA 6355 (800) 873-3321
 SEEDING MIXTURE TYPE: 0.50 LBS PER 1,000 SQ. FT., 20 LBS PER ACRE
 SEEDING MIXTURE TYPE: 0.50 LBS PER 1,000 SQ. FT., 20 LBS PER ACRE
 RAIN GARDEN GRASSES MIX - ERHMN-100-1
 BY Ernst Conservation Seeds, 9006 Herkner Pike, Madison, PA 6355 (800) 873-3321
 APPLICATION RATE: 15 LBS PER ACRE WITH A COVER CROP OF GRASS RYE
 15 LBS PER ACRE
 ANY SEEDING AREA NOT LABELED AS TYPE I, TYPE II, OR FOREBAY TAPINGS SHALL BE SEEDING MIXTURE TYPE I (LAWN).
 SEEDING SHALL BE DONE WITHIN 14 DAYS OF 6" OF "TRACKED" TPOFNS UNLESS OTHERWISE NOTED.
 SEEDING IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
 SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDROSEEDING SHALL BE DONE WITHIN 14 DAYS OF SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROSPRINK SHALL BE EQUAL TO HYDROSEED AND HYDROSEEDING SHALL BE DONE WITHIN 14 DAYS OF SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED.
 CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS SHALL BE RESPONSIBLE FOR REPLANTING ANY PLANTS, TREES, OR REPLANT BARE AREAS REPAIRED AREAS UNTIL END OF MAINTENANCE PERIOD.



SHEET
C-L
SHEET 24

NO.		DATE	REVISIONS	BY
1	1	1/30/2020	RESPONSE TO TOWN COMMENTS	DHJ
2	2	3/3/2020	RESPONSE TO TOWN COMMENTS	REM
3	3	6/16/2020	RESPONSE TO TOWN COMMENTS	REM

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SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

CONSTRUCTION NOTES:

- 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.
- 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.
- The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (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.
- 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.
- The 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.
- The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
- 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.
- 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.
- The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
- 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.
- 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.
- 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.
- 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.
- 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.
- At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
- 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.
- 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.
- The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

- 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 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 all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- 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 joint points.
- 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 silt tight joints.
 - High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
 - Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- 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 pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
- Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
- 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 (DI) 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.

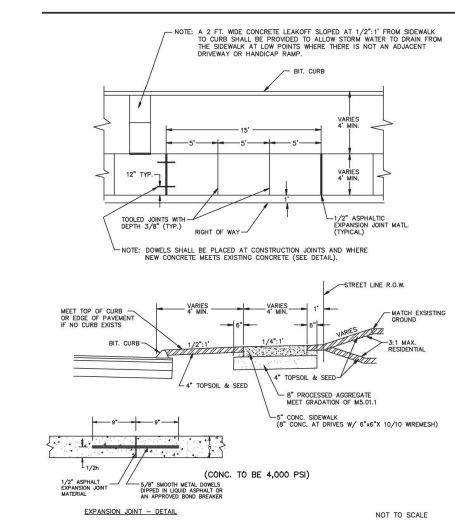
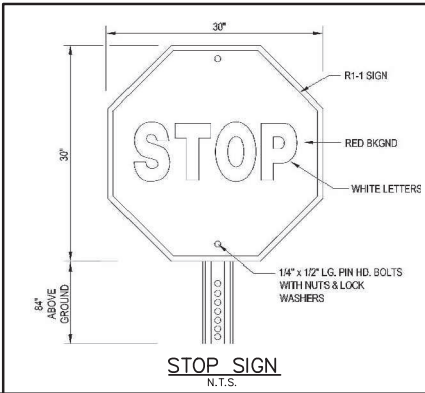
- The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
- Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
- 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.
- 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.
- All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
- 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.
- 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.
- 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.

- All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
- 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.
- All pumped discharge must utilize silt-soc or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

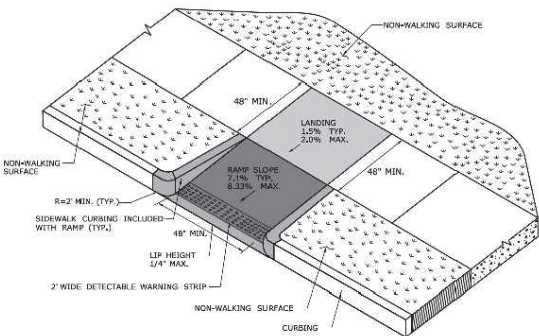
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

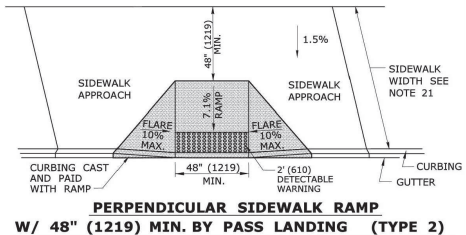
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and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



TYPICAL SIDEWALK DETAIL
N.T.S.



PERPENDICULAR RAMP
WITH NON-WALKING SURFACE
(TYPE 13)



PERPENDICULAR SIDEWALK RAMP
W/ 48" (1219) MIN. BY PASS LANDING (TYPE 2)

SIDEWALK RAMP
N.T.S.











































































































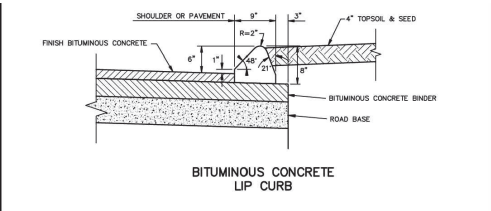
MUTCD W2-2L INTERSECTION
WARNING SIGN
N.T.S.



MUTCD W2-2R INTERSECTION
WARNING SIGN
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
	COMMUNICATION	
	UNDERGROUND COMMUNICATION LINES	
	DOMESTIC WATER	
	WATER MAIN	
	WATER SERVICE	
	FIRE SERVICE LINE	
	NON-POTABLE WATER LINE	
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
	LIQUID FUEL	
	MAIN LIQUID FUEL LINE	
	LIQUID FUEL SERVICE LINE	
	LIQUID FUEL LINE, ABANDONED	
	IRRIGATION	
	LIGHTING	
	NATURAL GAS	
	GAS MAIN	
	GAS SERVICE LINE	
	ELECTRICAL LINES, OVERHEAD	
	ELECTRICAL LINES, UNDERGROUND	
	UTILITY POLE	
	PROPERTY	
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
	ROADS	
	GUARD RAIL	
	EROSION CONTROL	
	4" DOUBLE SOLID YELLOW LINE	
	4" SINGLE SOLID WHITE LINE	
	BIT. CONC. LIP CURB	
	PRECAST CONCRETE CURB	
	SANITARY SEWER	
	SANITARY SEWER MAIN	
	SANITARY SEWER SERVICE LINE	
	SANITARY SEWER MANHOLE	
	STORM SEWER	
	STORM DRAIN PIPE	
	ROOF LEADER	
	UNDERDRAIN	
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
	TOPOGRAPHY	
	CONTOUR	
	SPOT ELEVATION	
	RAMP	
	LANDSCAPE AREA	



- NOTES:
- FINISH MATERIAL TO BE CLASS 3 BITUMINOUS CONCRETE
 - CURBING TO BE LAID ON TOP OF BINDER COURSE.
 - TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT

TOWN OF SOUTH WINDSOR MARCH, 2009	BITUMINOUS CONCRETE CURBING	APPROVED PUBLIC WORKS DIRECTOR
--------------------------------------	--------------------------------	-----------------------------------

PROPERTY OWNER:
THERESA CEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
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860-268-2452

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**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**

534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

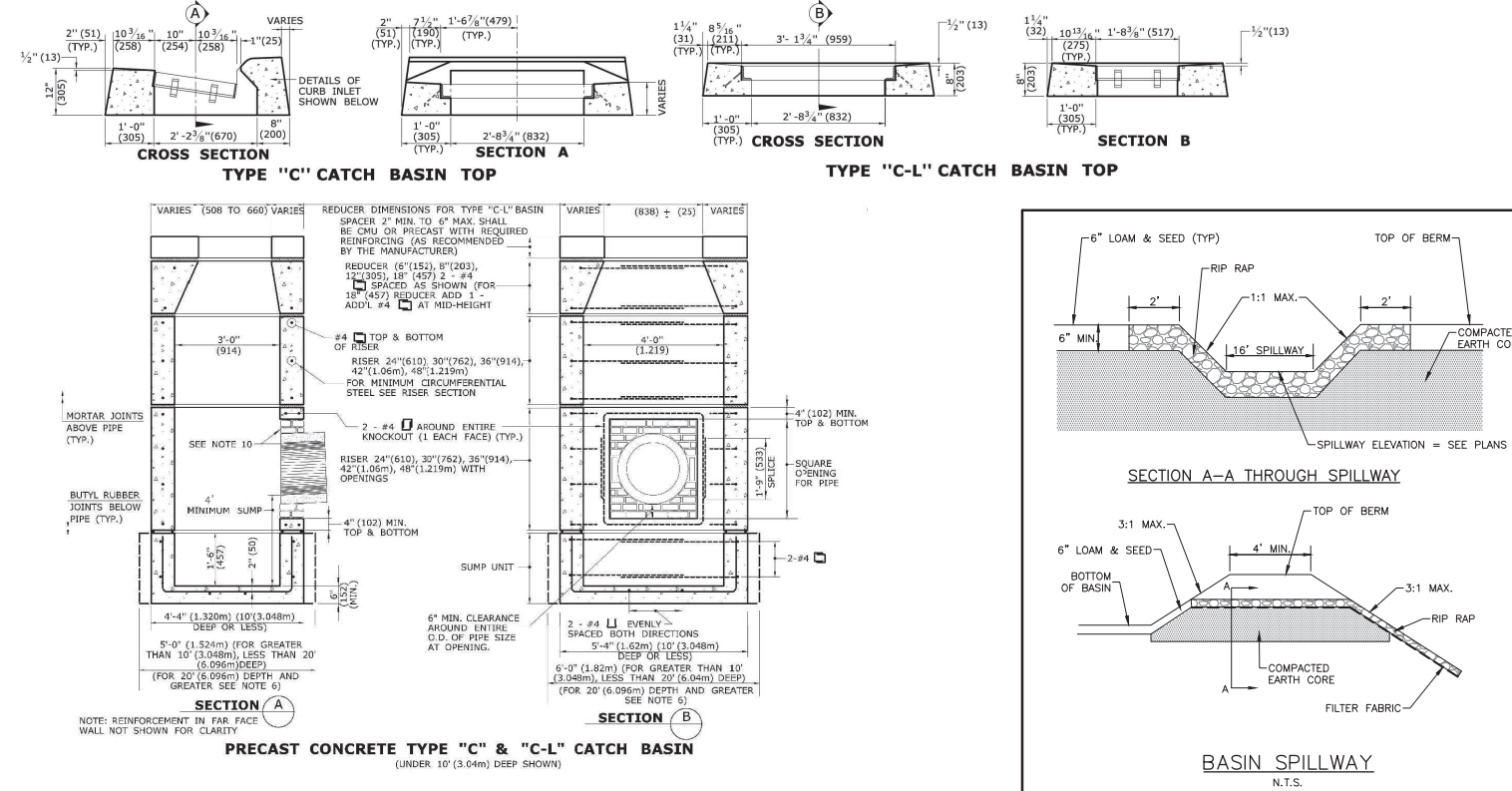
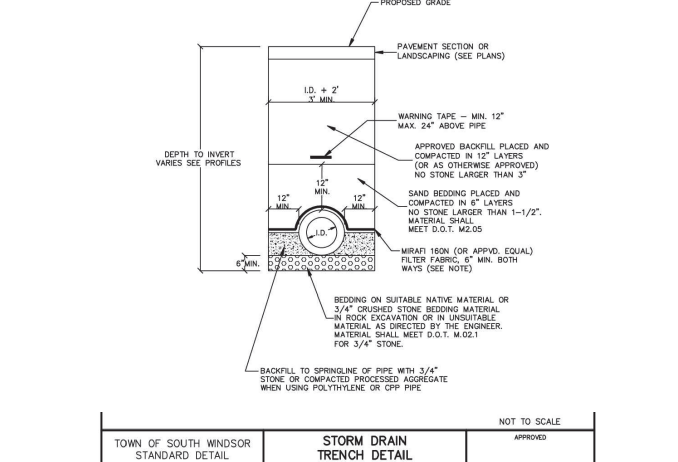
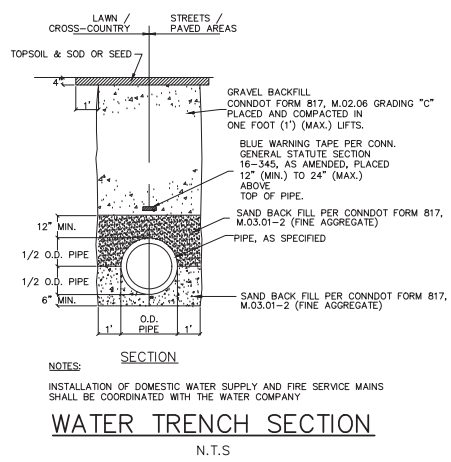
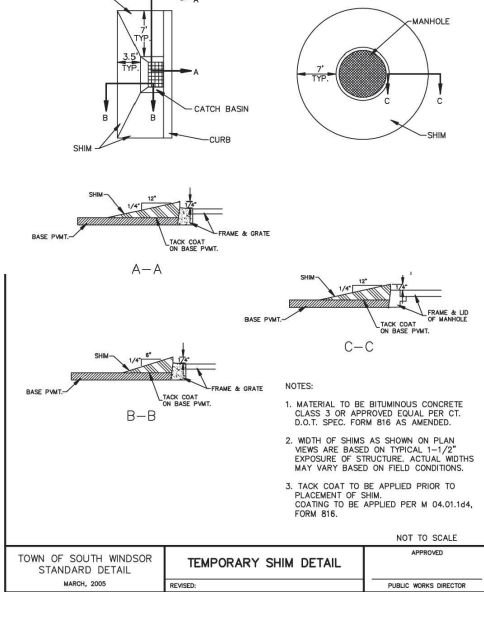
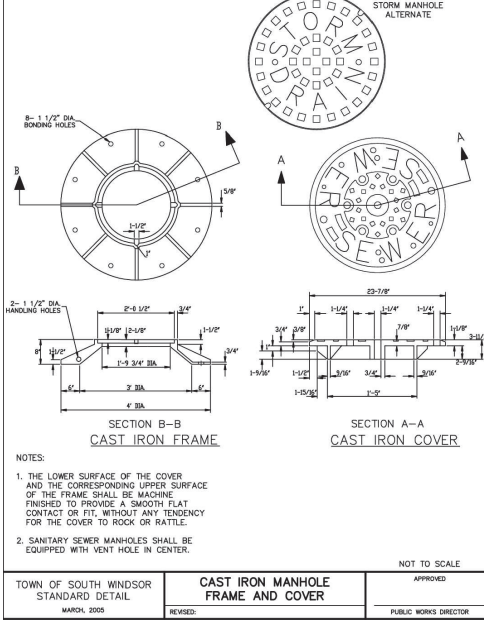
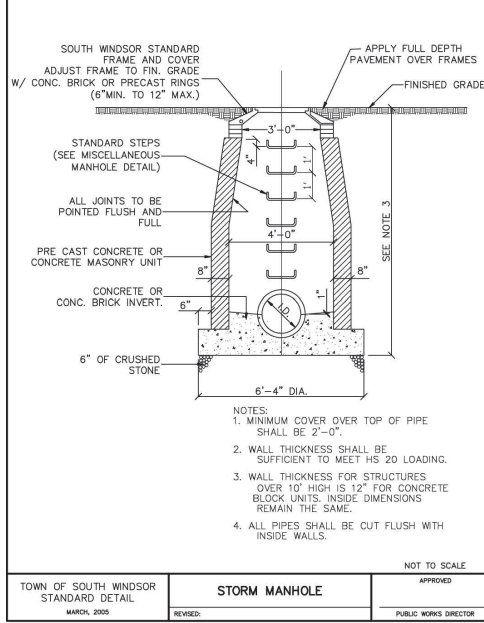
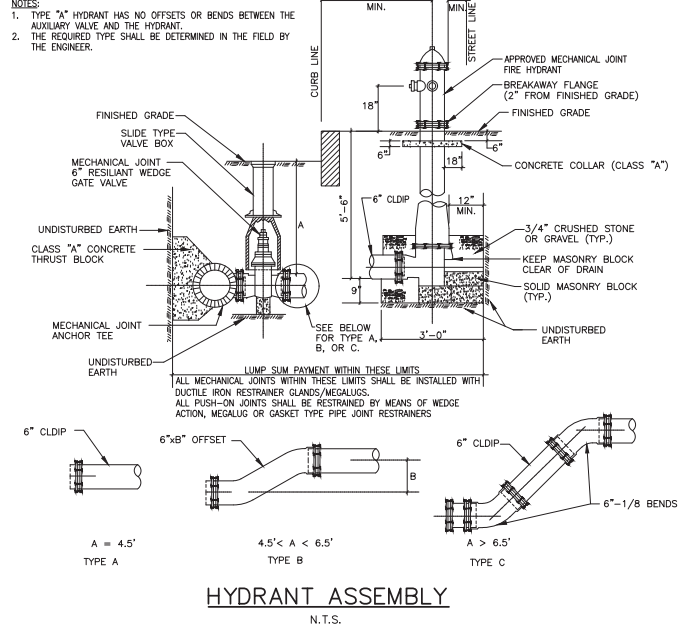
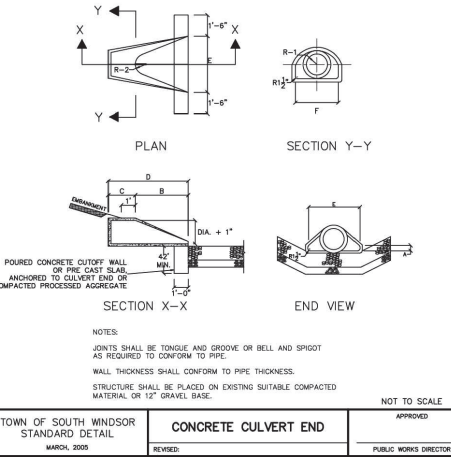
REVISIONS

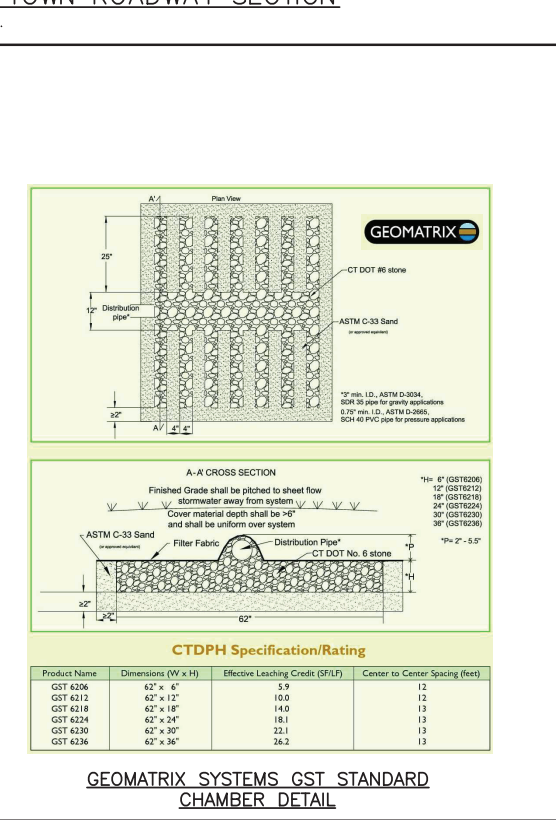
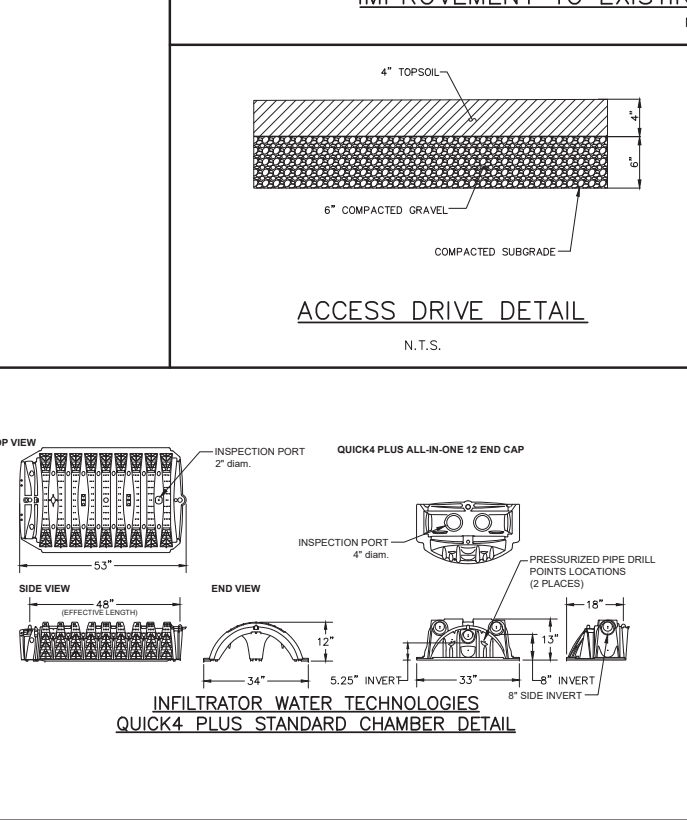
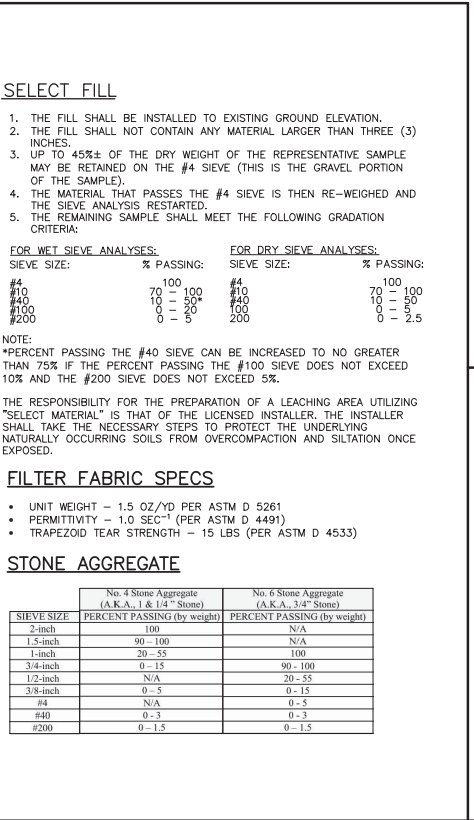
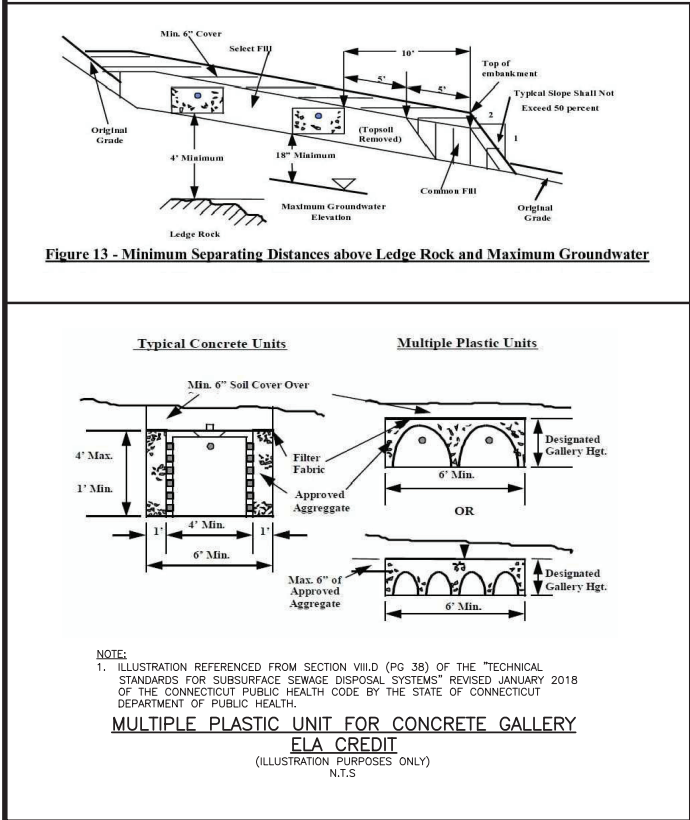
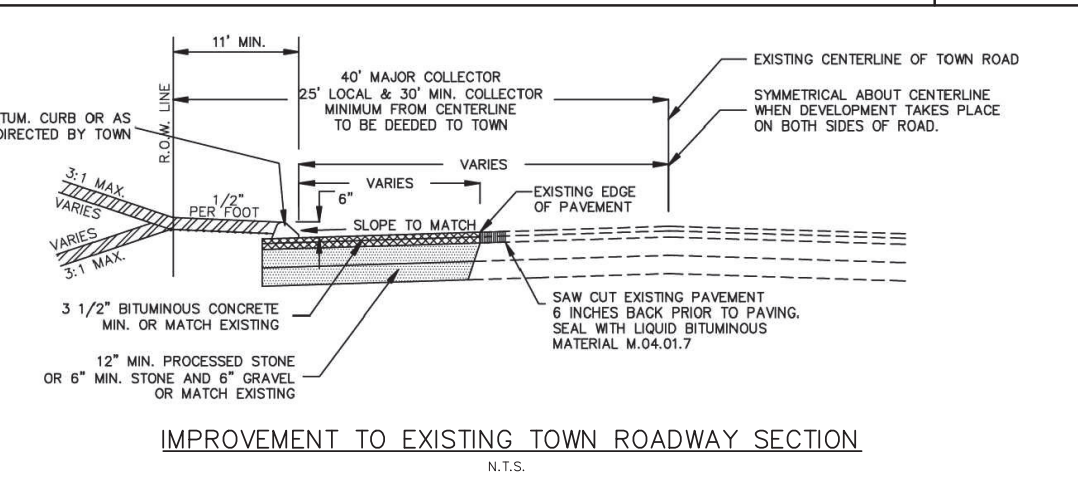
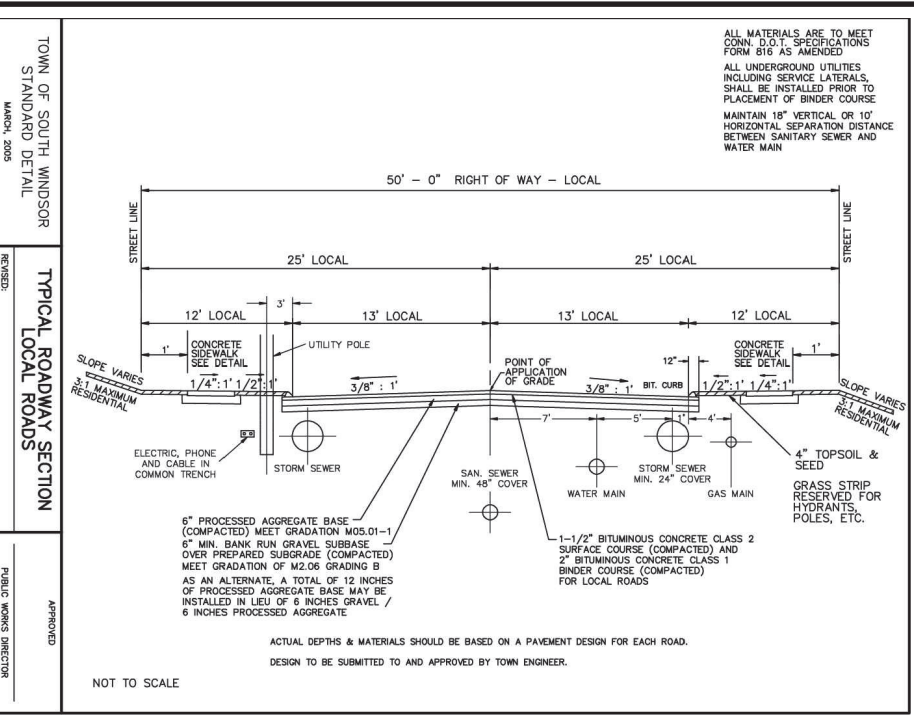
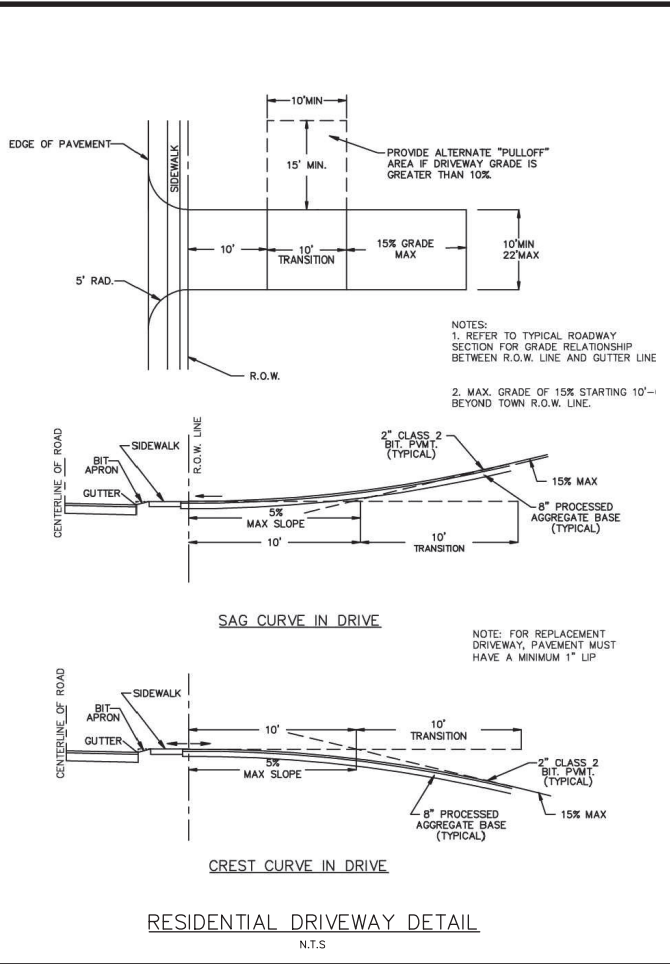
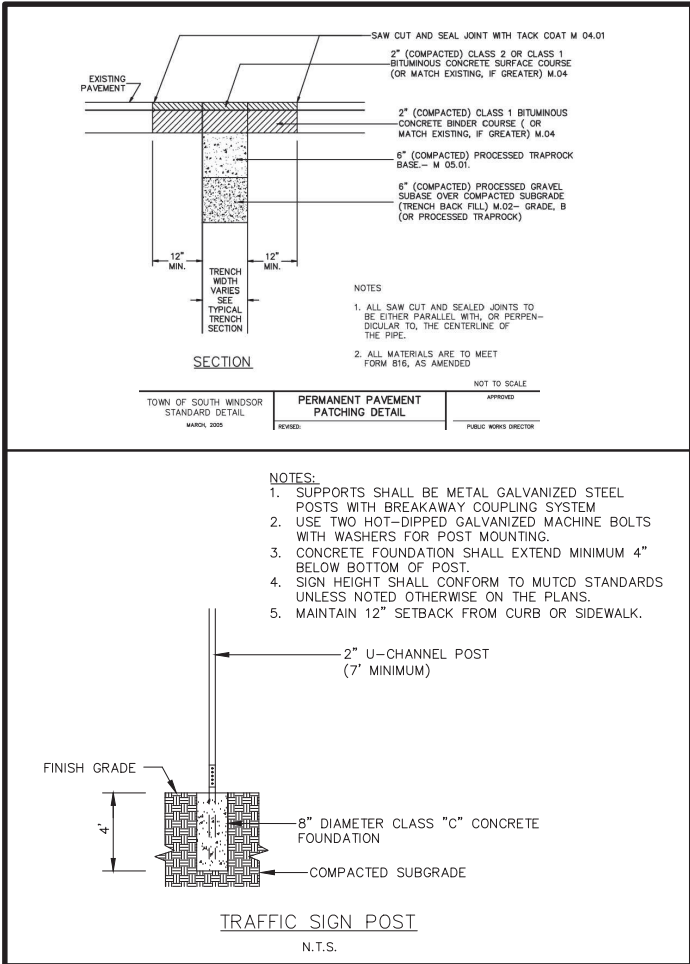
NO.	DATE	BY	DESCRIPTION
1	1/30/2020	DH	RESPONSE TO TOWN COMMENTS
2	3/3/2020	REM	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

**NOTES, LEGEND, &
DETAILS**

SHEET
C-D1
SHEET 25 OF 28

DIMENSIONS									
DIA.	A	B	C	D	E	F	R-1	R-2	
12"	4"	2'-0"	8'-0 3/8"	8'-0 3/8"	2'-0"	1'-7 15/16"	1'-0 1/4"	8"	
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-0 1/2"	11"	
18"	8"	2'-6"	3'-10"	6'-1"	3'-0"	2'-5"	1'-3 1/2"	1'-0"	
24"	8 1/2"	3'-2 1/2"	2'-8"	6'-1 1/2"	4'-0"	2'-3 3/16"	1'-4 13/16"	1'-2"	
30"	1'-0"	4'-5"	1'-7 3/4"	6'-1 3/4"	5'-0"	3'-1"	1'-6 1/2"	1'-5"	
36"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	3'-11 13/16"	2'-0 5/16"	1'-8"	
42"	1'-6"	5'-2"	2'-11"	8'-2"	6'-6"	4'-5 7/8"	2'-3 1/2"	1'-10"	
48"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	4'-8 1/2"	2'-4 1/2"	1'-10"	





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PREPARED FOR:
Horseshoe Lane
Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074
860-268-2452 - T

REVISION	DATE	BY	COMMENTS
1	1/30/2020	DH	RESPONSE TO TOWN COMMENTS
2	3/3/2020	REM	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

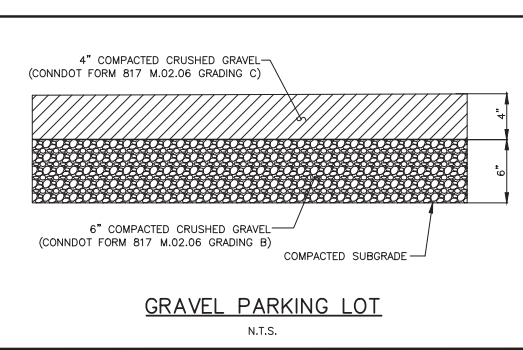
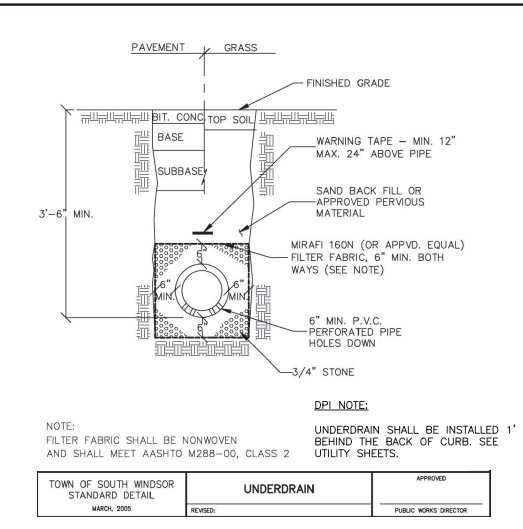
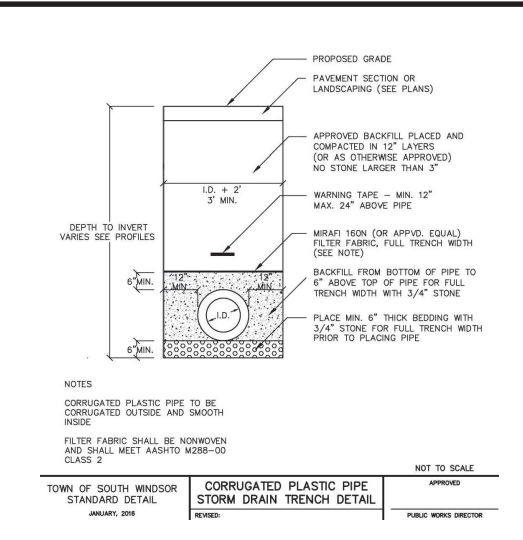
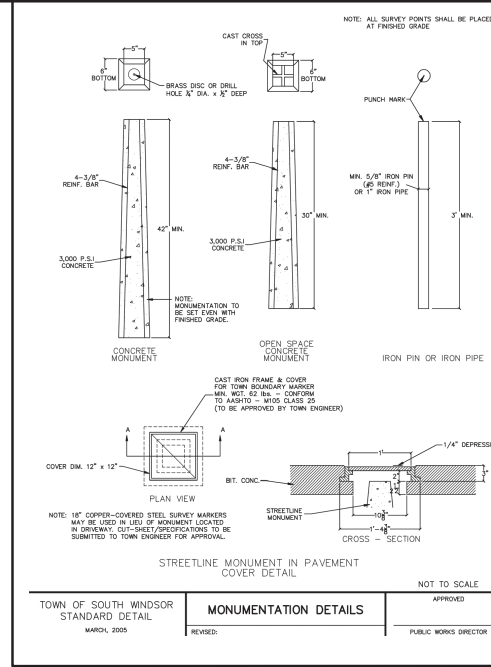
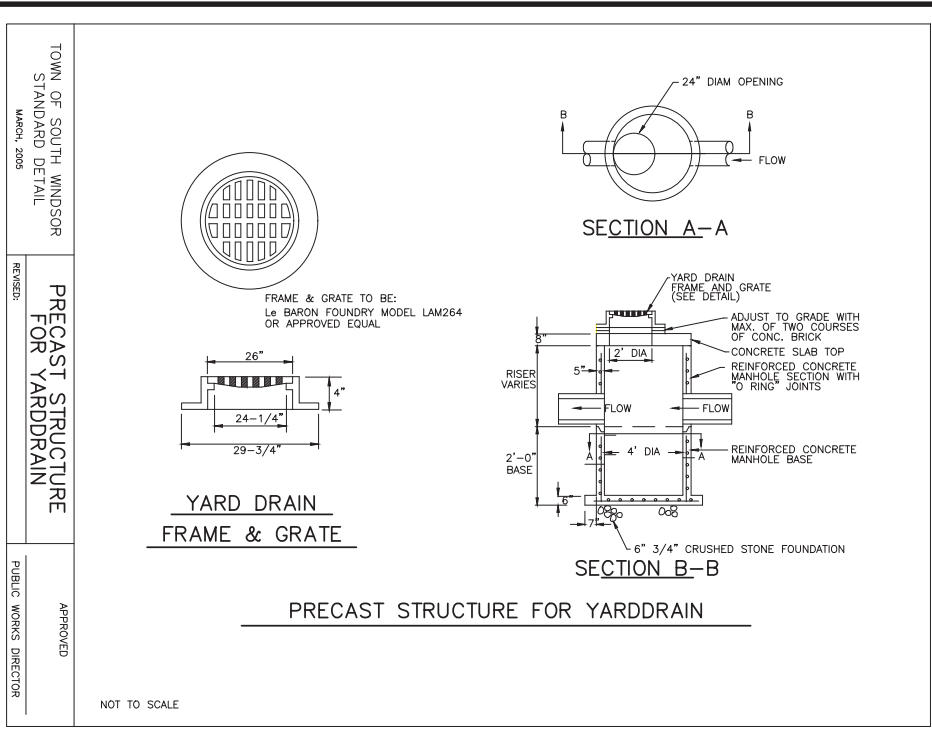
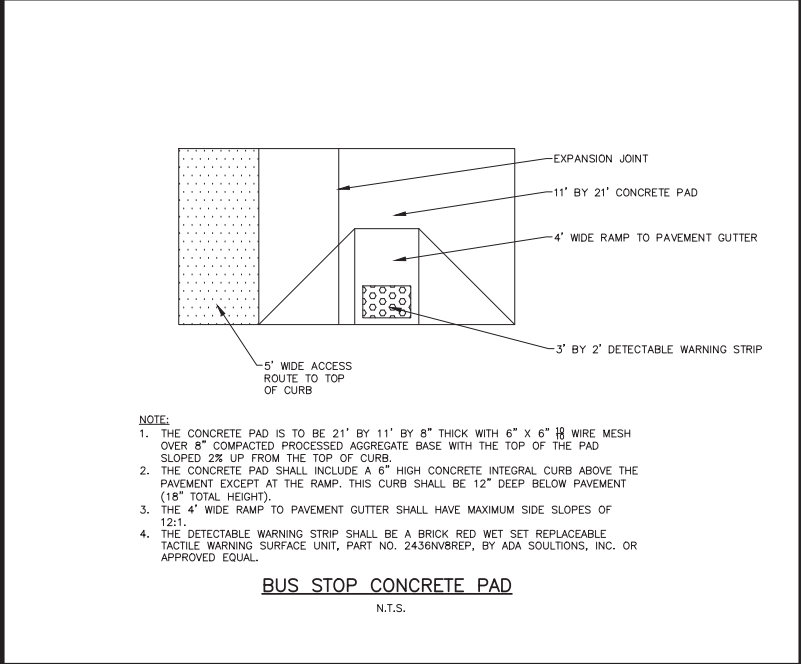
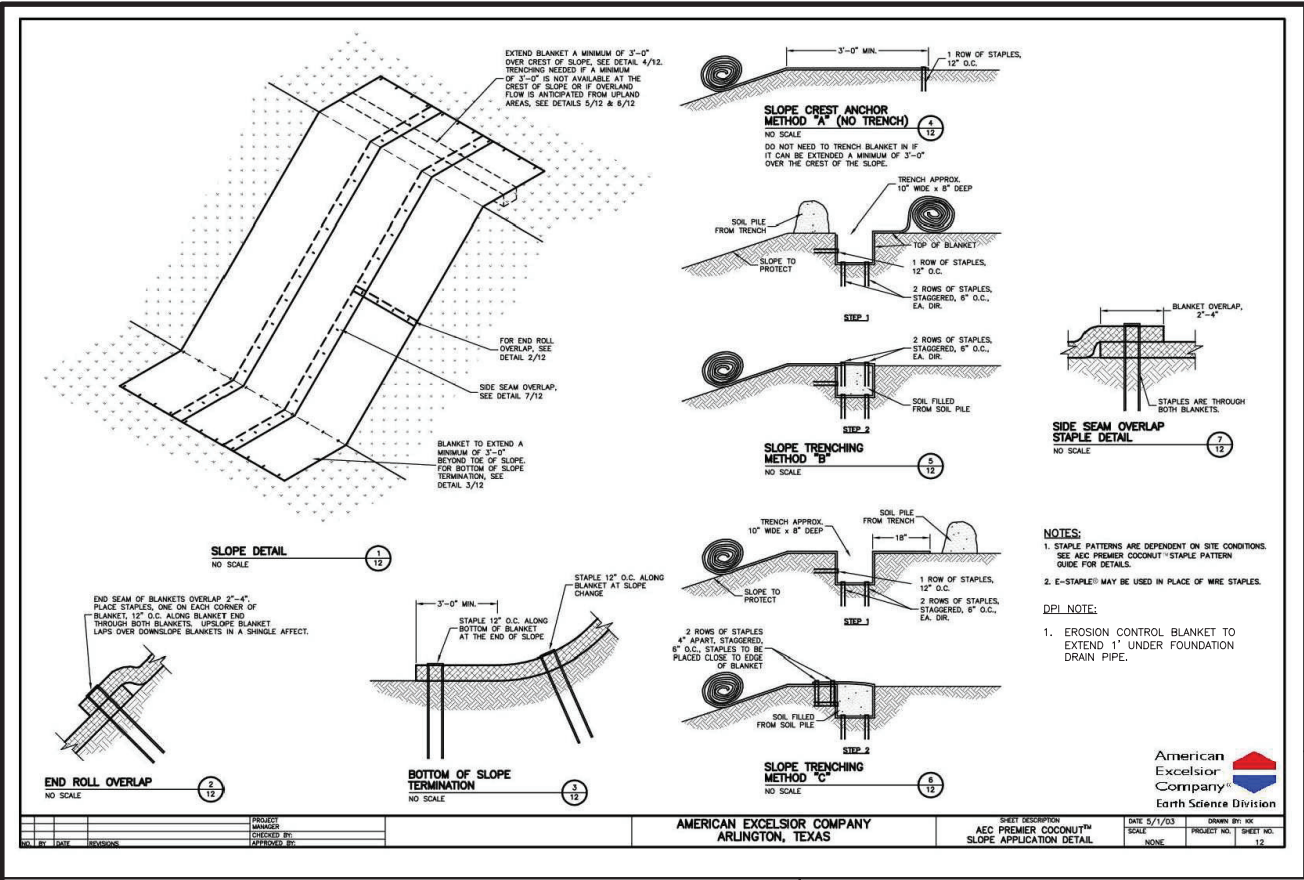
**CHESTNUT RIDGE
OPEN SPACE SUBDIVISION**
534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS #07800534

PROPERTY OWNER:
THERESA GEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

DETAILS

SHEET
C-D3
SHEET 27 OF 28



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PROPERTY OWNER:
THERESA GEDRIM
655 NEVERS ROAD
SOUTH WINDSOR, CT 06074

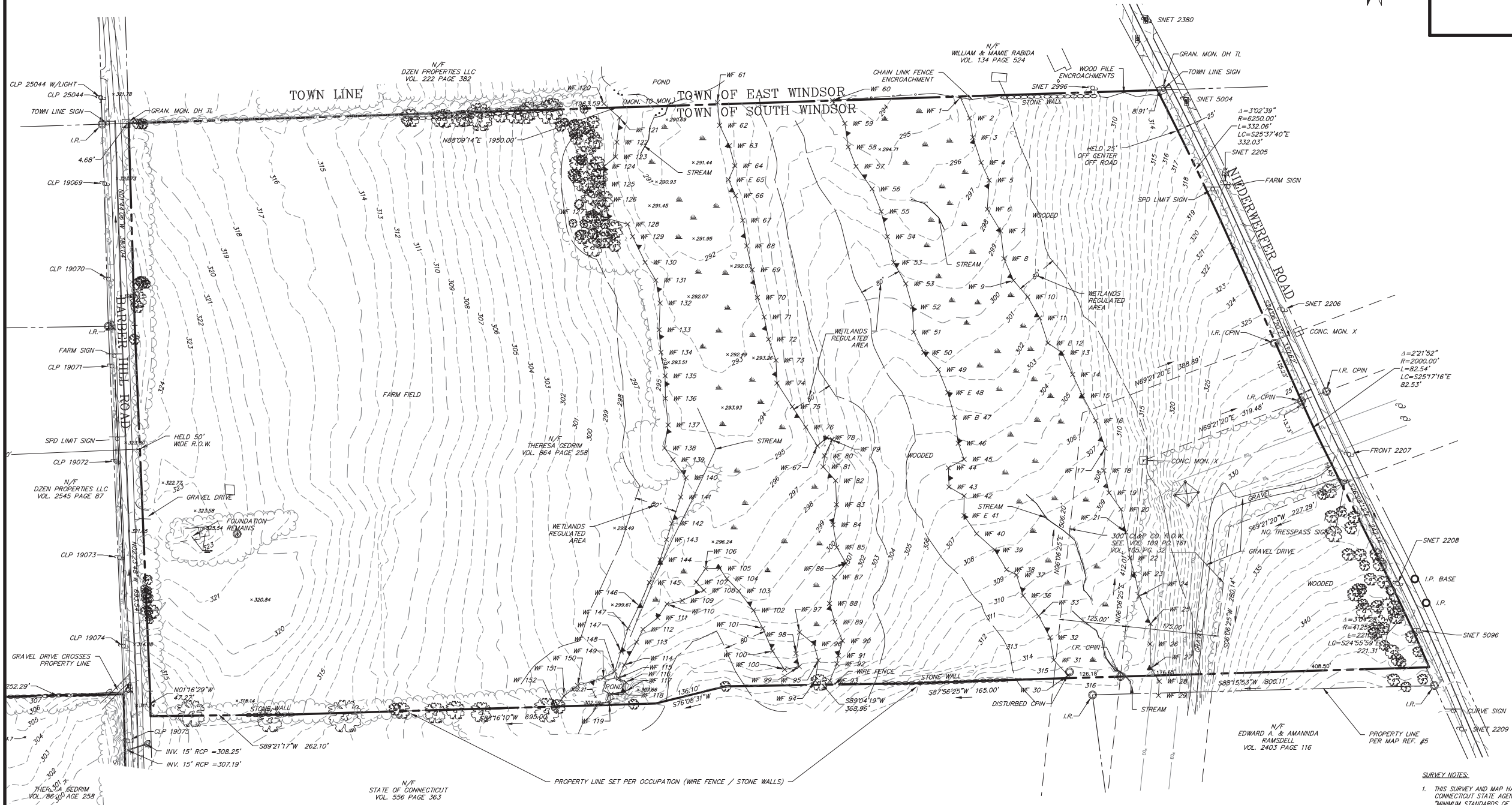
APPLICANT:
HORSESHOE LANE
ASSOCIATES, LLC
18-3 ARTHUR DRIVE
SOUTH WINDSOR, CT 06074
860-268-2452

REVISIONS

NO.	DATE	BY	REVISIONS
1	1/30/2020	DH	RESPONSE TO TOWN COMMENTS
2	3/3/2020	REM	RESPONSE TO TOWN COMMENTS
3	6/16/2020	REM	RESPONSE TO TOWN COMMENTS

DETAILS

SHEET
C-D4
SHEET 28 OF 28

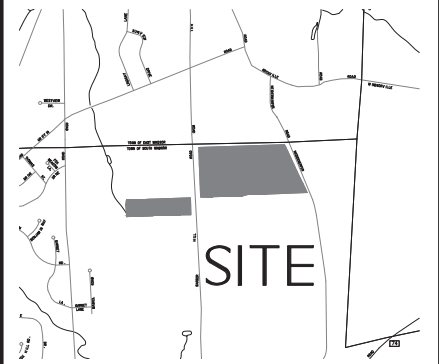


MAP REFERENCES:

1. PROPERTY OF CLINTON H. ABBE ET AL PREPARED FOR REGIONAL PROPERTIES, INC. ABBY & BARBER HILL ROAD, SOUTH WINDSOR, CONN. SCALE 1 IN. = 100 FT. DATE: JAN 9, 1973 BY ALFORD ASSOCIATES.
2. LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF EVANGELINE DELANCKY AND OTHERS TOWN OF SOUTH WINDSOR; COUNTY OF HARTFORD; STATE OF CONNECTICUT SCALE 1"=200' DECEMBER 1963.
3. PLOT PLAN PINE WOODS SUBDIVISION PREPARED FOR GIRONX CONSTRUCTION SOUTH WINDSOR, CONN. DATE: 2-5-02 SCALE 1"=40' REV. 4-22-02 SHEET 2 OF 3 BY AESCHLIMAN LAND SURVEYING.
4. RECORD AS-BUILT SUBDIVISION AS-BUILT PROPERTY SURVEY/RESURVEY PREPARED FOR: VINTAGE HILLS BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT DATE: 02-01-05 SHEETS 1-5 BY: DESIGN PROFESSIONALS, INC.
5. PLOT PLAN PINE WOODS SUBDIVISION PREPARED FOR GIRONX CONSTRUCTION SOUTH WINDSOR, CONN. BY: AESCHLIMAN LAND SURVEYING INC. DATED: 2-5-02 REV. 4-22-02 SCALE: 1"=40'

NOTES:

1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 2,445,064 SQUARE FEET OR 56.131 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: FIRM FLOOD INSURANCE RATE MAP NUMBER 0900300380F & 0900300381F TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL, TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.



LOCATION PLAN
1"=2000'

21 FEBRUARY 2020
P.O. BOX 107
SOUTH WINDSOR, CT 06074
860-591-9755 - T
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AND ANALYSTS / LANDSCAPE ARCHITECTS

PROJECT NO.
7704U

DATE
3/2/2020

SCALE
RMB
1"=100'

LOG

PREPARED FOR:
Robert Urso
18-3 Arthur Lane
South Windsor, CT 06074

THERESA GEDRIM
LO06 & 534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	BY	REVISIONS
1	3/2/2020	RMB	ADDITIONAL TOPOGRAPHY

PROPERTY & TOPOGRAPHIC SURVEY

V-1

12327
LIC. NO.

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

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308-1 THRU 20-308-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON MAPS REFERENCED HEREON.
- 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.