# SITE PLAN

176 DEMING STREET ~ SOUTH WINDSOR ~ CT

GIS #15300395

**ARCHITECT:** 

860-548-0802

www.tectonarchitects.com

Suite 200

N/F 500' ABUTTERS					
STREET ADDRESS	OWNER	PARCEL ID			
350 BUCKLAND ROAD	BUCKLAND COMMONS LLC	15300350			
465 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300465			
152 DEMING STREET	SOUTH WINDSOR REALTY CO LLC	27600152			
435 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300435			
240 DEMING STREET	CALVARY CHURCH OF THE ASSEMBLIES	27600240			
112 DEMING STREET	CURRENT RESIDENT	27600112			
100 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300100			
2800 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES II LLC	89302400			
EVERGREEN WALK	CURRENT RESIDENT	31300000			
2400 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES LLC	00202000			
2400 I AIVIAKACK AVENUE	EVERGREEN WALK LIFESTYLE	89302800			
800 EVERGREEN WAY	CENTER LLC	31300800			
100 CEDAR AVENUE	REALTY INCOME PROPERTIES 21 LLC	17850100			
35 TAMARACK AVENUE	BUCKLAND ROAD RETAIL LLC	89300035			
200 DEMING STREET	SOUTH WINDSOR FARMS PROPCO LLC	27600200			
481 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300481			
475 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300475			
479 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300479			
1000 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651000			
1200 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651200			
50 ANDREWS WAY	SOUTH WINDSOR DEVELOPERS LLC	3200050			
900 HEMLOCK AVENUE	EVERGREEN CROSSINGS RETIREMENT COMMUNITY	41350900			
432 BUCKLAND ROAD	KRE BSL HUSKY BUCKLAND LLC	15300432			
419 BUCKLAND ROAD	CARMON & COMPANY LLC	15300419			
112 DEMING STREET #B	BTE REAL ESTATE LLC	27600112B			
112 DEMING STREET #C	BTE REAL ESTATE LLC	276001120			
130 DEMING STREET	130 DEMING LLC	27600130			
112 DEMING STREET #A	BTE REAL ESTATE LLC	27600112A			
440 BUCKLAND ROAD	BERRY PATCH II ASSOCIATES LIMITED	15300440			
179 BUCKLAND ROAD	EVERGREEN WALK LLC	15300179			

#### **PROPERTY OWNERS:** 395 BUCKLAND ROAD LLC 807 BLOOMFIELD AVENUE

WINDSOR, CT 06095

**APPLICANT:** WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION 250 BROAD STREET WINDSOR, CT 06095

860-298-1444

### **PRELIMINARY** NOT FOR CONSTRUCTION

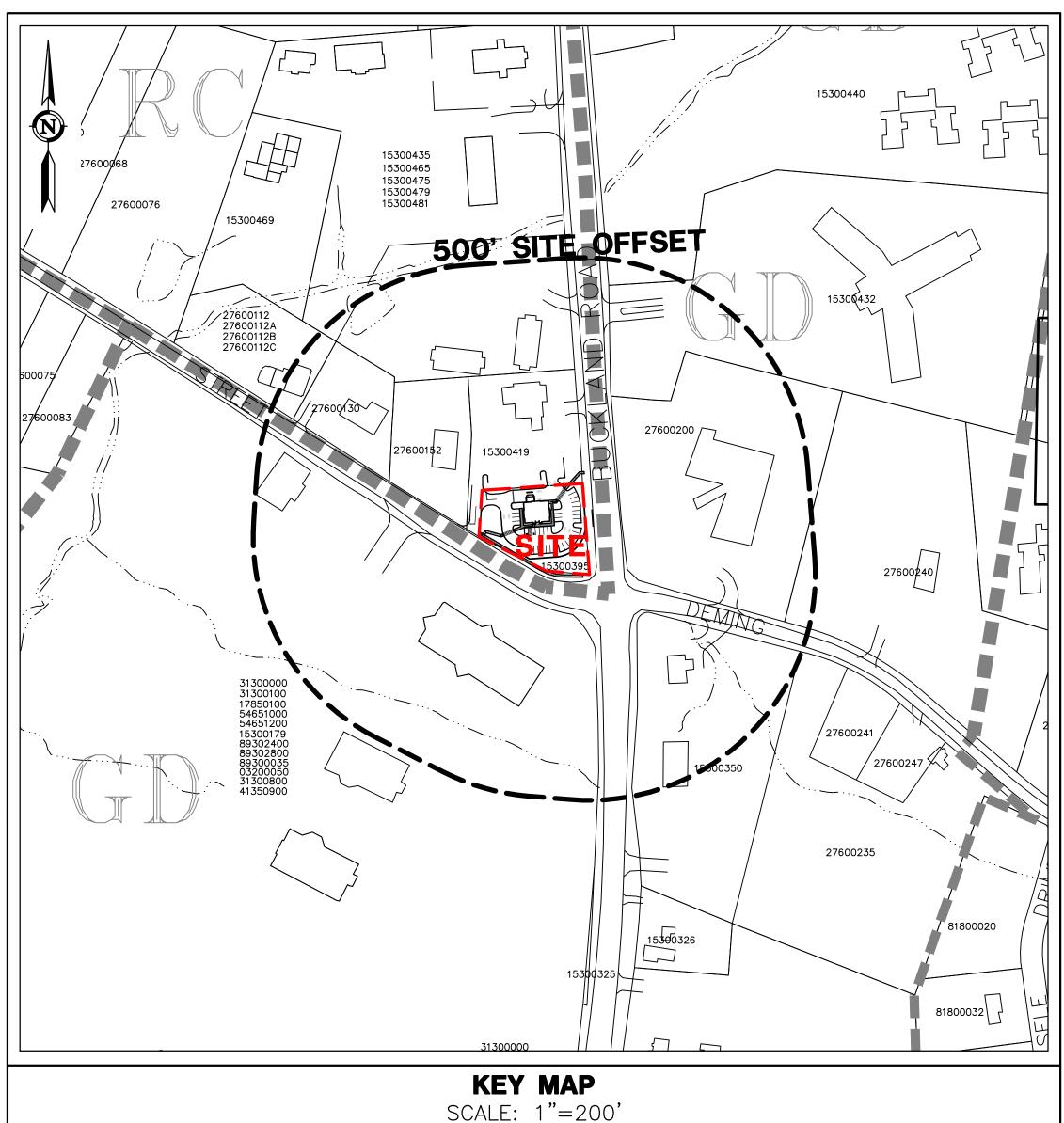
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

**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.



CIVIL ENGINEER,

LANDSCAPE ARCHITECT

& LAND SURVEYOR:

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS

PLANNERS / LANDSCAPE ARCHITECTS

Phone: 860-291-8755

www.designprofessionalsinc.com

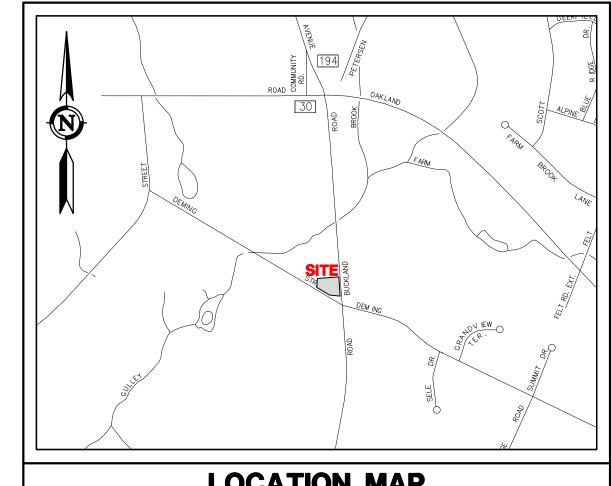
Fax: 860-291-8757

rofessionals

21 Jeffrey Drive

South Windsor, CT 06074

P.O. Box 1167



LOCAT	TION	<b>MAP</b>
SCM F.	1 "— 1	000

	ZONING	<b>TABLE</b>				
ZONE: RC (RESTRICTED COMMERCIAL ZONE)						
<u>ITEM</u>	REQUIRED/ ALLOWED	<u>EXISTING</u>	PROPOSED			
LOT AREA	30,000 SQ. FT. MIN.	37,833 SQ. FT.	37,833 SQ. FT.			
LOT FRONTAGE	150' MIN.	200.0'	200.0'			
LOT DEPTH	150' MIN.	233.5'	233.5'			
FRONT YARD	65' MIN.	N/A	66.0'			
SIDE YARD	10' MIN.	N/A	34.6'			
REAR YARD	25' MIN.	N/A	N/A			
BUILDING HEIGHT	3 STORIES OR 45' MAX.	N/A	1 STORY (25'±)			
PARKING	SEE BELOW (1)	N/A	33 SP. (1)			
INTERIOR LANDSCAPING	SEE BELOW (2)	N/A	15.72%			
LOT COVERAGE	25% MAX.	0%	7.16%			
IMPERVIOUS COVERAGE	60% MAX.	0%	58.62%			

(1) PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, THE NUMBER OF PARKING SPACES FOR A FINANCIAL INSTITUTION IS A MINIMUM OF 1 SPACE PER 250 SQ. FT. GFA PLUS 1 PER EMPLOYEE. 2,682 SQ. FT. BLDG. / 250 SQ. FT. = 10.7 SPACES

10.7 SPACES + (1 SPACE FOR EA. 5 EMPLOYEES) = 15.7 SPACES A MINIMUM OF 16 PARKING SPACES ARE REQUIRED BY THE REGULATIONS. A TOTAL OF 33 PARKING SPACES ARE PROVIDED FOR USE BY 176 DEMING

OR MORE PARKING SPACES SHALL BE LANDSCAPED WITH TREES AND CONTINUOUSLY MAINTAINED. THE PROVIDED INTERIOR LANDSCAPING ACCOUNTS FOR 15.72% OF THE

SIREET	ROAD 30 BROOK AND BROOK BLAKERY	FARM	RH BROOK LANKE
Surer	ROAD BUCKLA	SELE DR.	Rose Susums De Feis Ros Err

LOCATIO	ON MAP
SCALE: 1	"=1,000°

ZONING TABLE							
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## Tecton Architects 34 Sequassen Street Hartford, CT 06106 Neighbors Helping Neighbors Since 1936!

	STREET AND 419 BUCKLAND ROAD.
)	PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS SECTION TABLE 6.4.6A, NOT LESS
•	THAN TEN (10%) PERCENT OF THE INTERIOR OF A PARKING LOT CONTAINING THIRTY (30)

Windsor Federal

1 of 11

2 of 11

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1 of 1

SHEET INDEX

**COVER SHEET** 

SITE PLAN

GRADING PLAN

UTILITY PLAN

**EROSION & SEDIMENTATION** 

PLAN

**EROSION & SEDIMENTATION** 

NOTES & DETAILS

LANDSCAPE PLAN & DETAILS

LIGHTING PLAN

NOTES, DETAILS, & LEGEND

**DETAILS** 

PROPERTY & TOPOGRAPHIC

SURVEY

ARCHITECTURAL PLAN AND

**ELEVATIONS (BY OTHERS)** 

EXTERIOR SIGN ELEVATIONS AND DETAILS (BY OTHERS)

C-T1

C-SP1

C-GD1

C-UT1

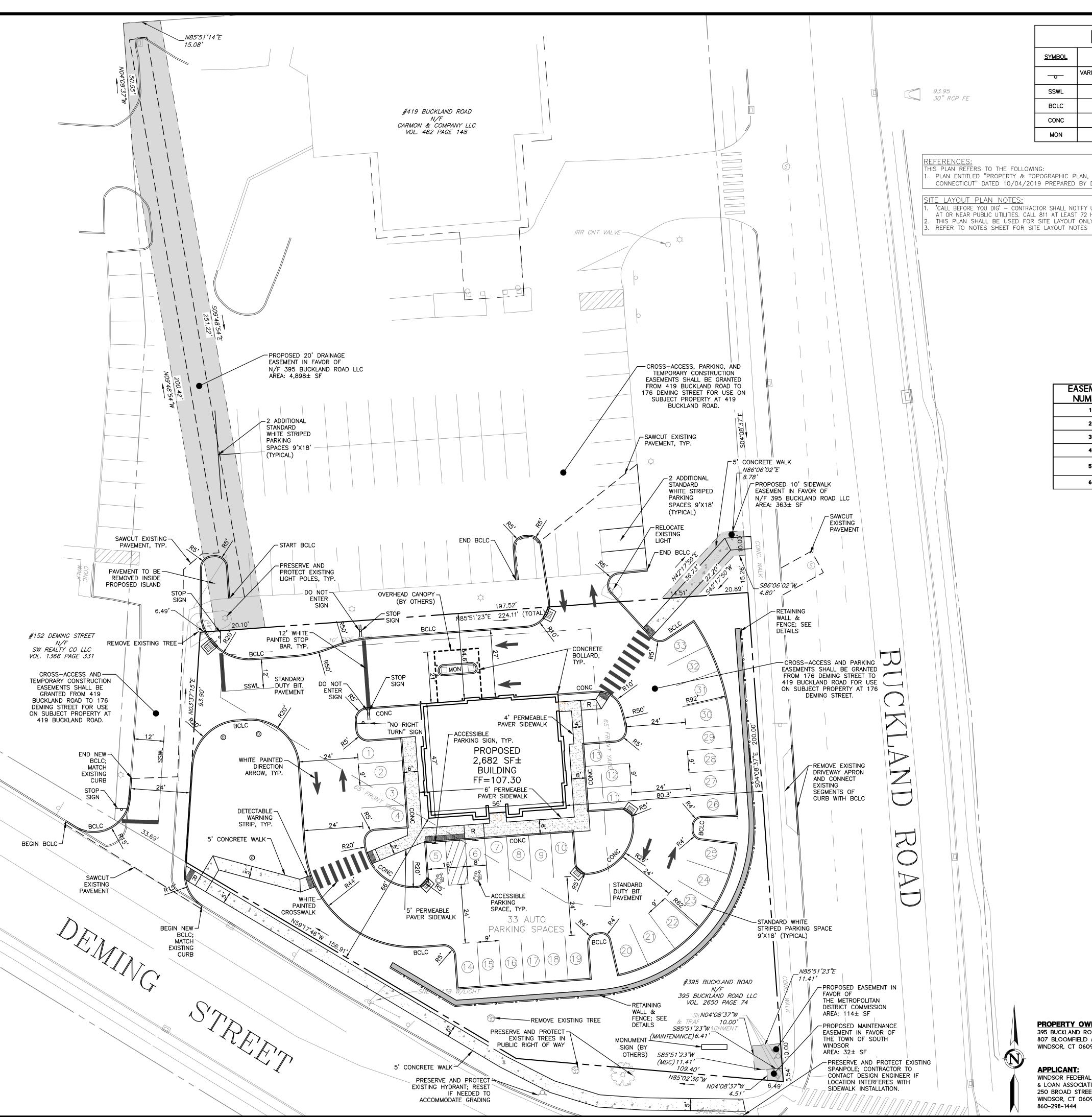
C-ES1

C-ES2

C-LT1

C-D2 - C-D3

C-T1



	LEGEND				
SYMBOL	DESCRIPTION				
VARIOUS PARKING/DRIVE SIGNS; SEE C-SP-FOR SIGN TYPE					
SSWL	4" WIDE SINGLE SOLID WHITE LINE				
BCLC	BITUMINOUS CONCRETE LIP CURB				
CONC	CONCRETE CURB				
MON	MONOLITHIC CONCRETE CURB				

. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

'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 SITE LAYOUT ONLY

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EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	CARMON & COMPANY LLC	395 BUCKLAND ROAD LLC	DRAINAGE		
2	CARMON & COMPANY LLC	395 BUCKLAND ROAD LLC	SIDEWALK		
3	395 BUCKLAND ROAD LLC	THE METROPOLITAN DISTRICT COMMISSION	MAINTENANCE		
4	395 BUCKLAND ROAD LLC	TOWN OF SOUTH WINDSOR	MAINTENANCE		
5	419 BUCKLAND ROAD	176 DEMING STREET	CROSS-ACCESS, PARKING & TEMPORARY CONSTRUCTION		
6	176 DEMING STREET	419 BUCKLAND ROAD	CROSS-ACCESS & PARKING		

SURVEY NOTES:

**PROPERTY OWNERS:** 

395 BUCKLAND ROAD LLC

807 BLOOMFIELD AVENUE

WINDSOR FEDERAL SAVINGS HEREON.

WINDSOR, CT 06095

& LOAN ASSOCIATION

250 BROAD STREET WINDSOR, CT 06095

**APPLICANT:** 

860-298-1444

1. 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 "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 SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF PROPOSED IMPROVEMENTS & EASEMENT LINES RELATIVE TO

EXISTING PROPERTY LINES. • THIS IS A RESURVEY BASED ON MAP REFERENCE #1.

• HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY

MEETS CLASS V-2 STANDARDS. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED

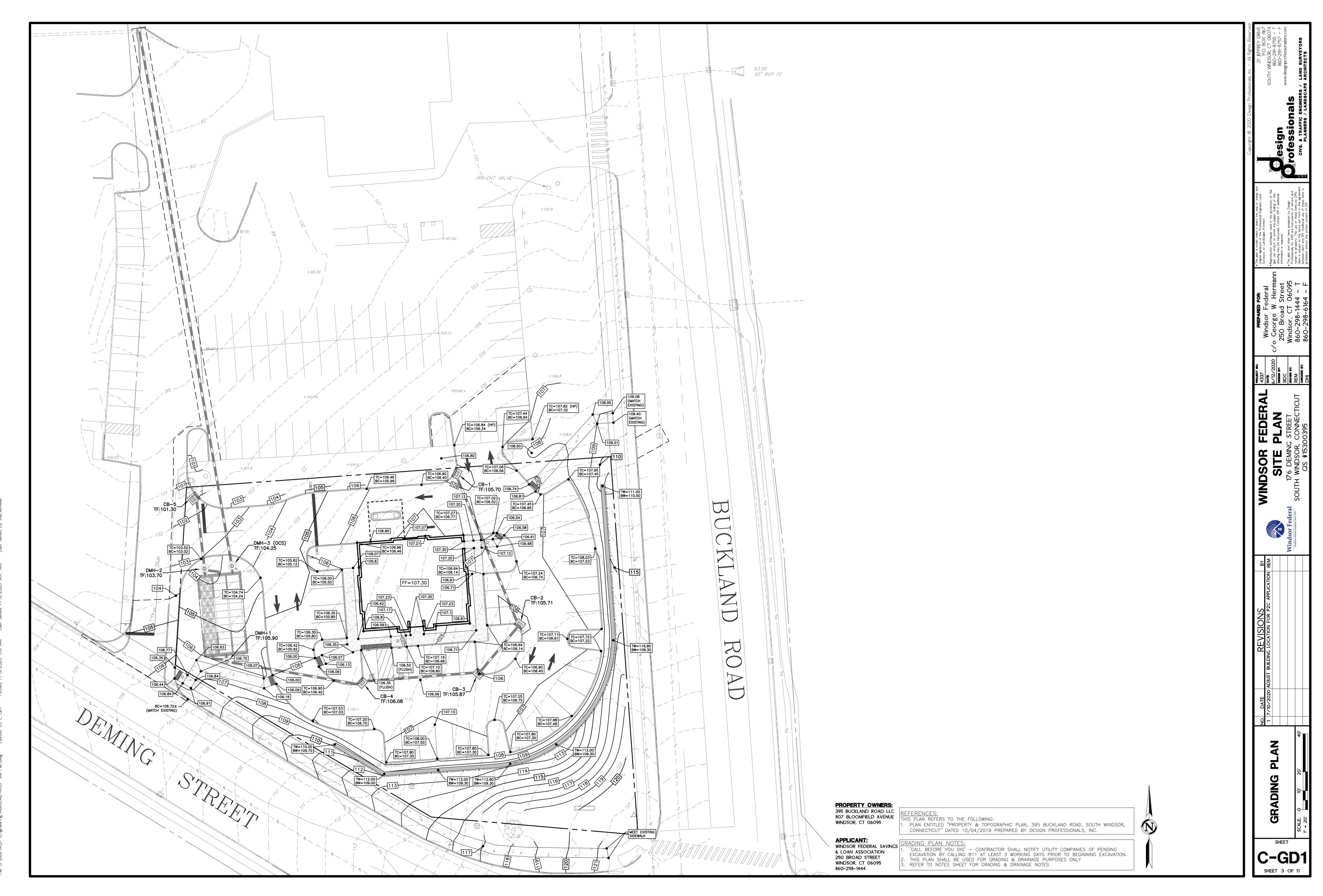
LAWRENCE R. GEISSLER, JR., L.S.

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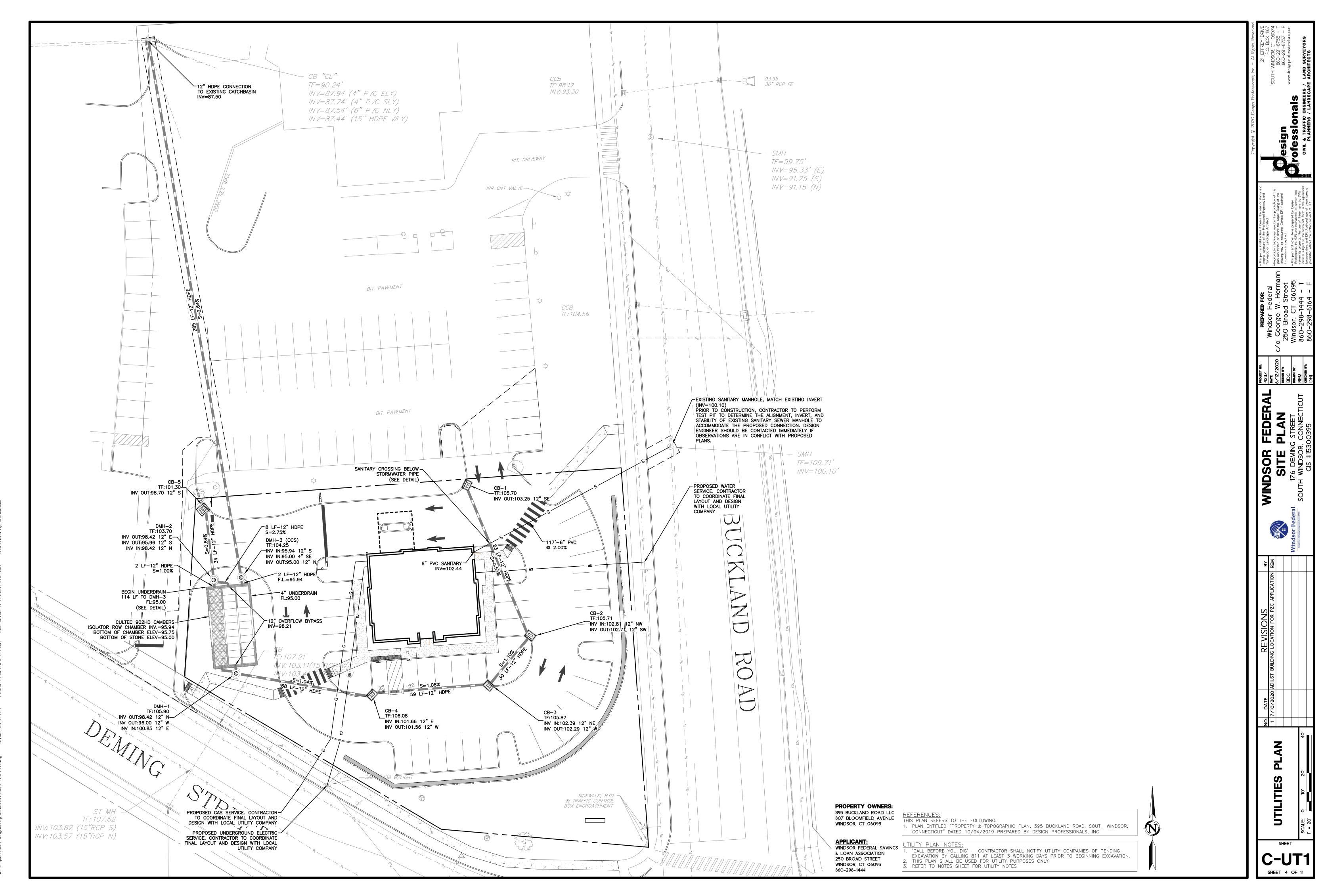
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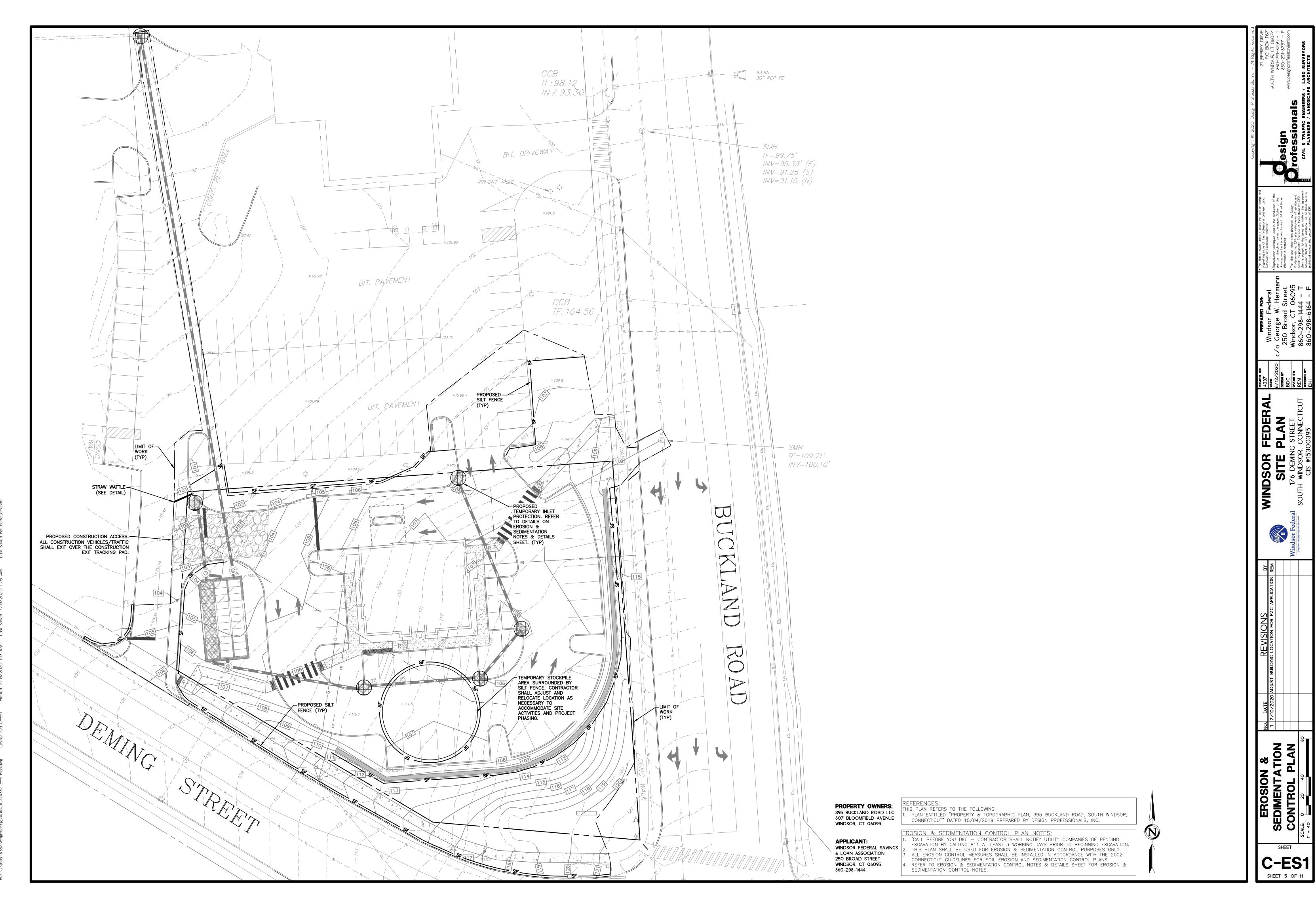
SHEET 2 OF 11



C. Jobs 4337 Engineering Auto CAD 4337 Site Plandwg Layout, 03 C-GD1 Plotted, 7713/2020 11:10 AM Last Save



6. C. Johe V 3377 Francoaring A. M. M. C. A. M. M. M. M. M. M. L. Seved. 7



CATCH BASIN GRATE SEDIMENTATION CONTRO

DAMAGE FILTER FABRIC. ANCHOR

WITH STONE OR EARTH PILE.

SILT FENCE N.T.S.

1. SET POSTS & EXCAVATE A 6"x6" 2. STAPLE GEOTEXTILE TO POSTS.

GEOTEXTILE-

WOOD CHIPS

4. BACKFILL TRENCH WITH WOODCHIPS

AND ADD ADDITIONAL WOODCHIPS

TRENCH UPGRADIENT OF POSTS.

3. EXTEND GEOTEXTILE INTO TRENCH.

ANGLE POSTS

5° UPGRADIENT

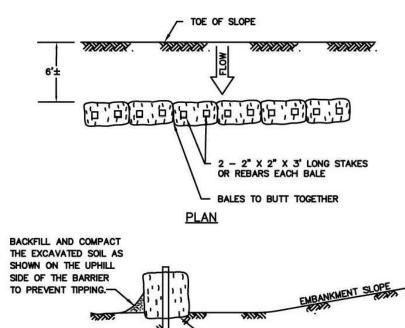
GEOTEXTILE -

STONE CHECK DAM

· ANCHOR WITH TWO 2"x2"x3' STAKES IN EACH BALE

STRAW BALE INSTALLATION AT CATCH **BASINS** 

N.T.S.



18" MIN. INTO GROUND -

 HAYBALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE ENGINEER. 2. PLACE HAYBALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.

STRAW BALES FOR EROSION **CONTROL** 

N.T.S.

EROSION & SEDIMENTATION CONTROL NARRATIVE

UNDERGROUND STORMWATER STORAGE SYSTEM:

(WEEKLY CONSTRUCTION REPORTS):

TWELVE INCHES.

**CONSTRUCTION SEQUENCE:** 

WITHIN LIMITS SHOWN ON PLAN.

5. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.

FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.

AND FILTER FABRIC AS SHOWN IN THE DETAILS.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

PRACTICES AS REQUIRED.

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.

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

MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES

ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.

3. CONSTRUCT TEMPORARY SETTLING OR SILTATION BASINS, SEDIMENT TRAPS AND OTHER BEST MANAGEMENT

REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE

ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE

7. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH HAYBALES

9. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY

10. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE

GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS

SYSTEM, DETENTION BASIN, AND/OR UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A

PIPE OUTLET LOCATIONS: PIPE OUTLETS SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS.

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

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEPT AT LEAST TWICE PER YEAR. ONCE IN THE SPRING

THE UNDERGROUND STORMWATER STORAGE SYSTEM SHALL BE INSPECTED ANNUALLY. IF LESS THAN 3 INCHES OF BUILD UP IS OBSERVED, NO MAINTENANCE IS REQUIRED. IF MORE THAN 3 INCHES IS

EROSION & SEDIMENTATION CONTROL MAINTENANCE AND INSPECTION PROGRAM

PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND

GRATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION

AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OR

OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL

OBSERVED, THE SYSTEM OWNER MUST FOLLOW MAINTENANCE PROCEDURES SPECIFIED IN THE OPERATOR &

CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

SHORTLY AFTER THE END OF THE SNOW SEASON. AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING

DAYS. REFER TO LANDSCAPE PLANS FOR TEMPORARY SEEDING REQUIREMENTS.

8. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.

HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.

(0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL

BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT

FENCE. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30

SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE

2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL

3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC &

COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEPT CLEAN AT ALL TIMES. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7

DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR 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.

6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

90# / 1000 S.F. **TEMPORARY SEEDING:** PERENNIAL RYEGRASS 1.0# / 1000 S.F.

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

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

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

16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR

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 - FALL 2020 ESTIMATED COMPLETION DATE SUMMER 2021

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

 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

NON-ASPHALTIC SOIL TACKFIER 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.

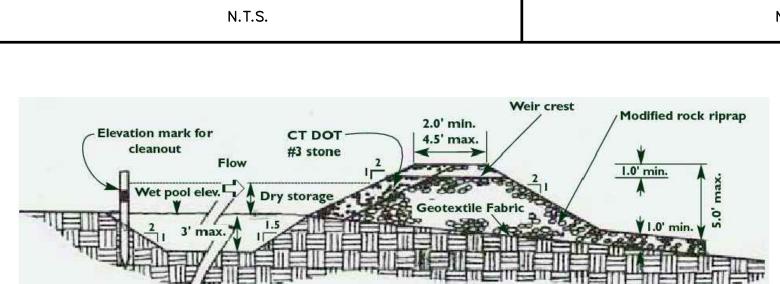
<u>PROJECT</u> CONTACT INFO:

GEORGE HERMANN [860-298-1444]

**PROPERTY OWNERS:** 395 BUCKLAND ROAD LLC 807 BLOOMFIELD AVENUE WINDSOR, CT 06095

APPLICANT: WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION 250 BROAD STREET WINDSOR, CT 06095

860-298-1444



REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND

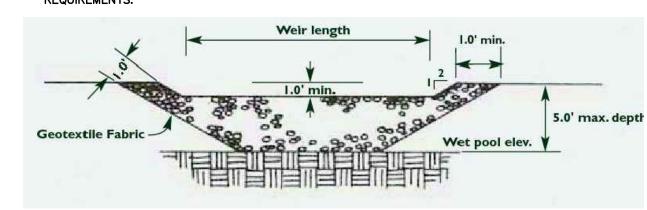
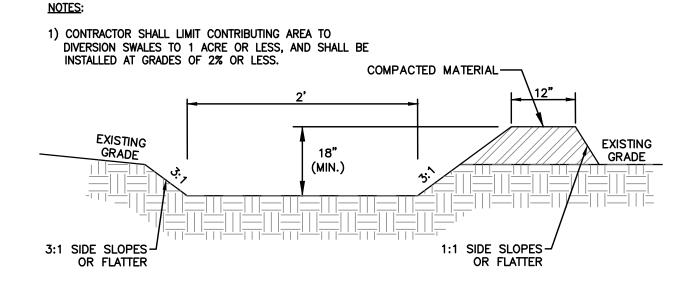


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements Wet storage volume may be approximated as follows:  $Vw = 0.85 \times A_w \times D_w$  $V_{w}$  = the wet storage volume in cubic feet  $A_{in}$  = the surface area of the flooded area at the base of the stone outlet in square feet  $D_{W}$  = the maximum depth in feet, measured from the low point in the trap to the base of the stone Dry storage volume may be approximated as follows:  $V_d = \frac{(A_w + A_d)}{2} \times D_d$  $V_d$  = the dry storage volume  $A_{yy}$  = the surface area of the flooded area at the base of the stone outlet in square feet.  $A_d$  = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in  $D_d$  = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR GENERAL SIZING CALCULATIONS FOR TST AS NECESSARY IN THE FIELD.

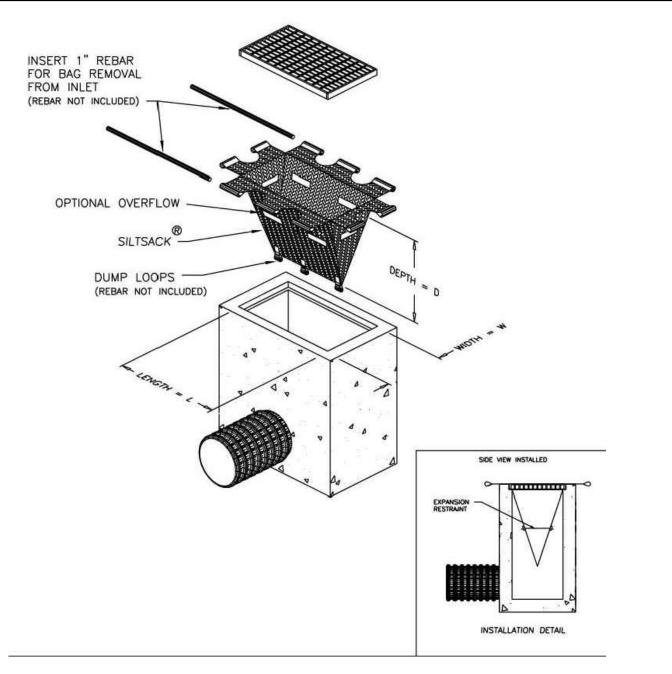
TEMPORARY SEDIMENT TRAP

N.T.S.



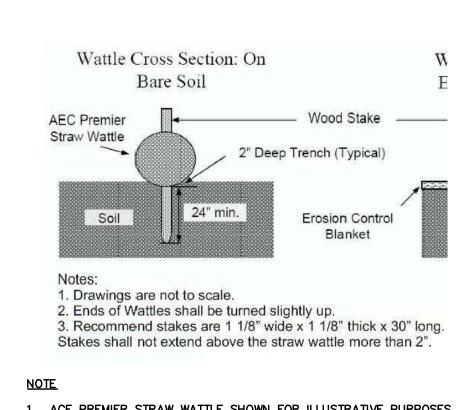
TEMPORARY DIVERSION SWALE

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.



ONLY. CONTRACTOR TO USE THIS PRODUCT OR APPROVED EQUAL,

N.T.S.

1. ACE PREMIER STRAW WATTLE SHOWN FOR ILLUSTRATIVE PURPOSES

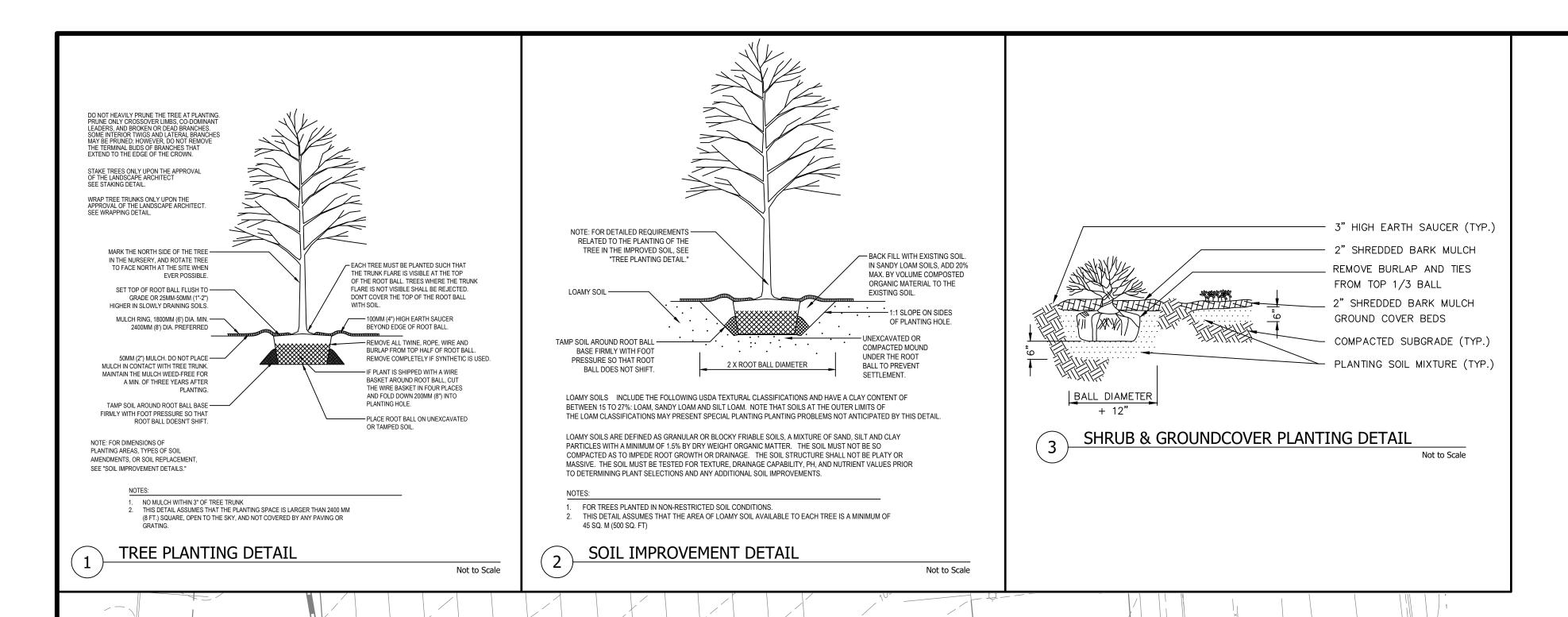
2. WOOD STAKES TO BE PLACED 4' ON CENTER.

STRAW WATTLE

**1 1 1** 

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LAWN

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PROTECT AND

PRESERVE

EXISTING TREES

ACSA

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JCPC

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REMOVE

EXISTING

BUSH

		LANDSCAPE	PLANTING SCHE	DULE		
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUO	JS TREES				•	
ACSA	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" cal.	B&B	PLANT AS SHOWN
SYRE	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
TCGR	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	PLANT AS SHOWN
SHRUBS					'	
CARS	10	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	No. 3	CONT.	3' O.C.
COSE	4	Cornus sericea	Redosier Dogwood	No. 3	CONT.	6' O.C.
JCPC	33	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	No. 3	CONT.	3' O.C.
JHYO	6	Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	No. 3	CONT.	3' O.C.
RPJM	8	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	3' O.C.
TAME	28	Taxus x. media 'Everlow'	Everlow Yew	No. 3	CONT.	3' O.C.
TOBB	4	Thuja occidentalis 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	No. 3	CONT.	3' O.C.
PERENNIA	ALS				'	
HEHR	77	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
HOPA	20	Hosta 'Patriot'	Patriot Hosta	No. 1	CONT.	3' O.C.
SEAF	8	Sedum spectabile 'Autumn Fire'	Autumn Fire Stonecrop	No. 1	CONT.	2' O.C.
ORNAMEN	NTAL GRA	SSES			'	
CAKF	25	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
PEAL	10	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	No. 2	CONT.	3' O.C.

#### LANDSCAPE NOTES:

LOAM AND

SEED AREA

OF REMOVED APRON

ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY

OWNER'S REPRESENTATIVE. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.

BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF

HE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.

BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT

CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.

CONTAINER STOCK SHALL NOT BE POT BOUND.

CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.

ONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS OND THE PROJECT INCLUDING DEATH AND

CONDITION FOR A PERIOD OF I YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.

CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN

ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.

CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF

NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.

PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:

A. BARK MULCH/COMPOST 10%-12% B. COARSE SAND

C. TOPSOIL 45-50%
PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF

LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE. (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC

NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED

CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT NETTING AND DETERIORATION. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE

SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.

MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED

SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGII O PREVENT DEHYDRATION LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.

FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE

SIZE INDICATED ON THE DRAWINGS. HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN I INCH AND SUCH WOUNDS MUST

SHOW VIGOROUS BARK ON ALL EDGES.
ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.

ALKALI, ORGANIC MAITER OR OTHER SUBSTANCES HARTIFUL TO FLANTS.

CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:

REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.

MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A

MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE. MULCH TO BE APPLIED AS FOLLOWS: AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BI PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF

PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THA 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.

CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS: MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT

MATERIAL AND REMOVE DEAD MATERIAL CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE

REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.

LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALBE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.

CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE

ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.

35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**PROPERTY OWNERS:** 395 BUCKLAND ROAD LLC 807 BLOOMFIELD AVENUE

WINDSOR, CT 06095

THIS PLAN REFERS TO THE FOLLOWING:

PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

APPLICANT: WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION 250 BROAD STREET WINDSOR, CT 06095

860-298-1444

'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

REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES



| S 20 % | § .

**SEEDING NOTES:** 

PERENNIAL RYEGRASS

SEEDING MIXTURE TYPE I

OF MAINTENANCE PERIOD.

SEEDING MIXTURE TYPE I (LAWN AREAS):

BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE CHEWINGS RED FESCUE 50% OF MIXTURE

APPLICATION RATE: 4.50LBS. PER 1000 S.F.

MULCH SHALL BE PLACED DIRECTLY AROUND ALL PLANTINGS PER DETAILS UNLESS SPECIFIC AREA OF MULCH IS OTHERWISE NOTED.

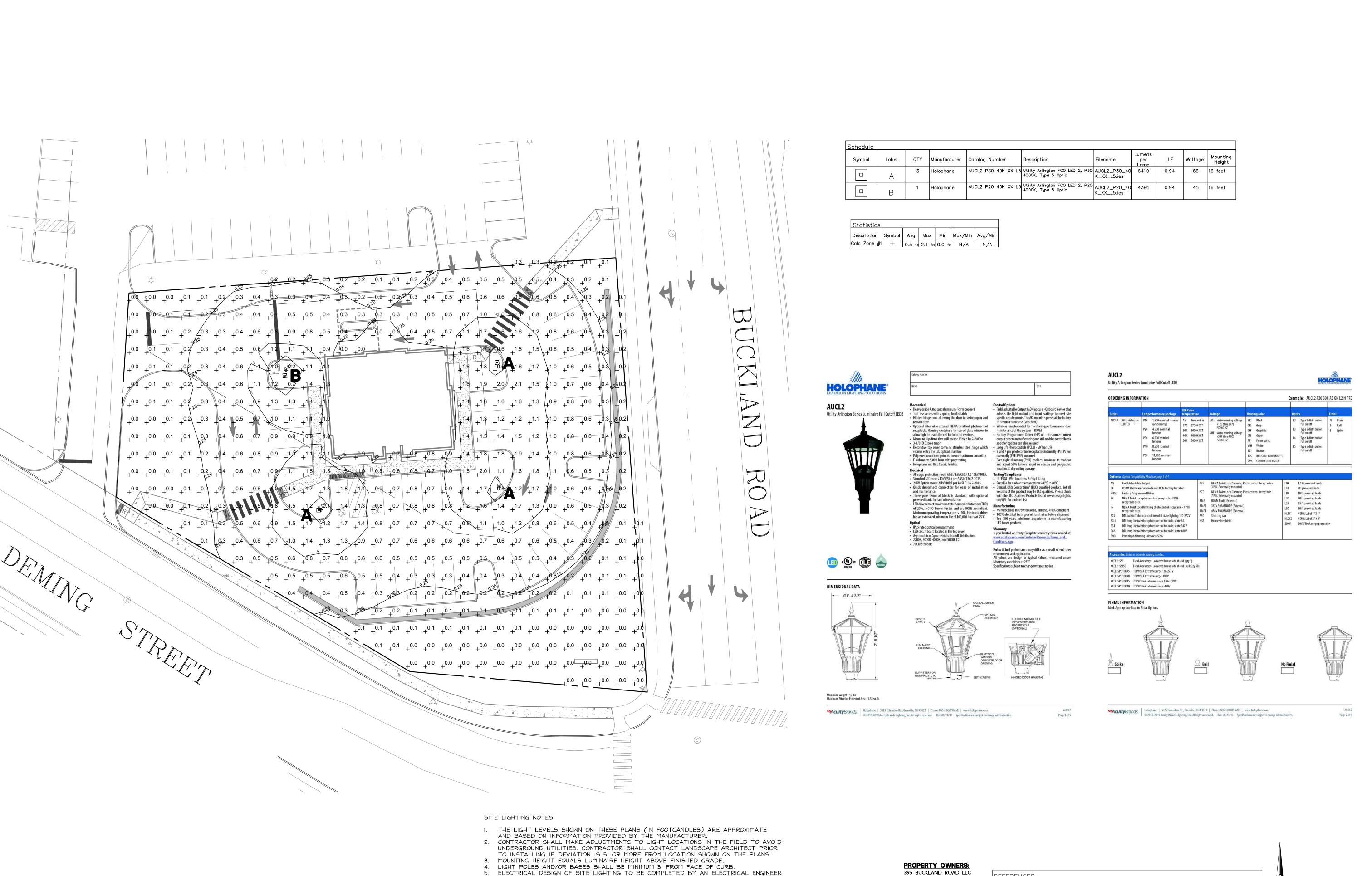
ALL OTHER AREAS NOTED AS "LAWN" SHALL RECEIVE THE ABOVE

HE OWNER. REPLANT BARE AND REPAIR ERODED ARES UNTIL END

CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED B'

20% OF MIXTURE

SHEET



807 BLOOMFIELD AVENUE

WINDSOR FEDERAL SAVINGS

& LOAN ASSOCIATION

250 BROAD STREET WINDSOR, CT 06095 860-298-1444

WINDSOR, CT 06095

**APPLICANT:** 

THIS PLAN REFERS TO THE FOLLOWING:

<u>SITE LIGHTING PLAN NOTES</u>

PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR,

'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 SITE LIGHTING ONLY

CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).

7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE

STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY

SITE LIGHTING

PLAN

PLAN

REVISIONS

WINDSOR FEDERAL

STALE

Windsor Federal

Windsor Federal

Windsor Redarial

Windsor Wind

SHEET 8 OF 11

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

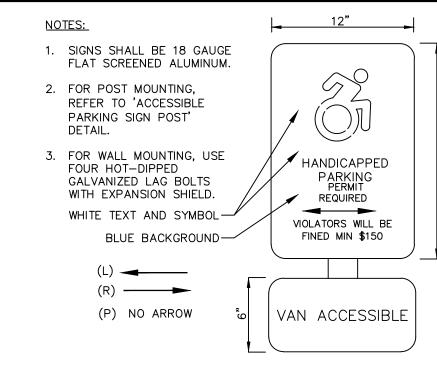
- 20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
- 21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
- 22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
- 23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
- 24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.
- 25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal
- 26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
- 28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- 29. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
- 30. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- 31. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- 32. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
- 33. Unless indicated otherwise or required by the authority having jurisdiction, all
  - Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
  - High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
  - Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- 34. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
- 35. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
- 36. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip—on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
- 37. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working
- 38. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American

Water Works Association (AWWA) standards in effect at the time of the service application.

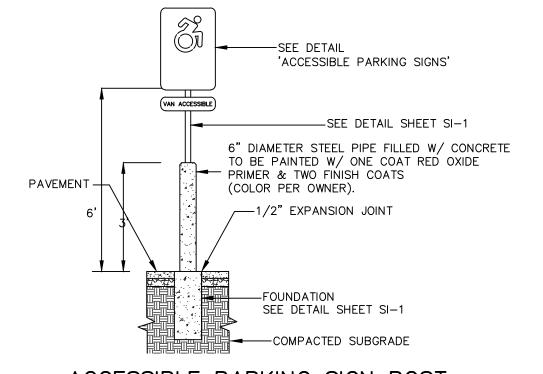
- 39. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the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

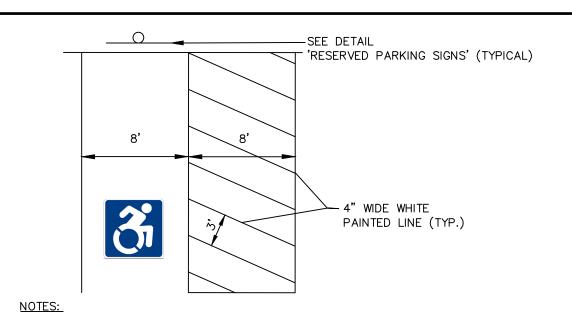
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and 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.



RESERVED PARKING SIGNAGE

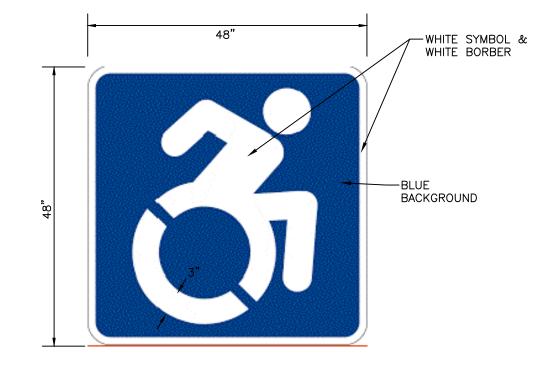


ACCESSIBLE PARKING SIGN POST

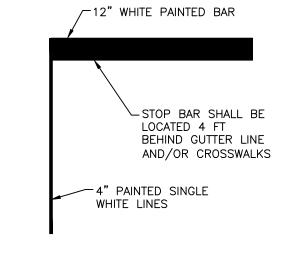


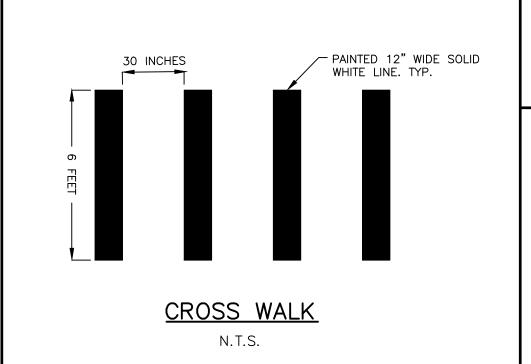
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.

VAN ACCESSIBLE PARKING LAYOUT



RESERVED PARKING SYMBOL N.T.S.





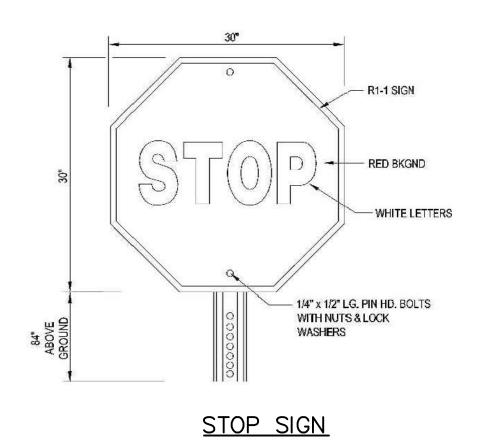
BORINGS BORING / TEST PI LOCATION COMMUNICATION UNDERGROUND \_ \_ \_ c<sub>x</sub> \_ \_ \_ c<sub>x</sub> DOMESTIC WATER  $I - - - w_x - - w_x - |$ WATER MAIN — w —— \_\_\_\_\_ \_\_ WS<sub>x</sub> \_\_\_\_ WATER SERVICE - - -  $\mathsf{F}_{\mathsf{x}}$  - - -  $\mathsf{F}_{\mathsf{x}}$  -FIRE SERVICE LINE NON-POTABLE WATER ---- NPW<sub>x</sub>----WATER VALVE / (W)FIXTURES FIRE HYDRANT ٨ • LIQUID FUEL - MAIN LIQUID FUEL LINE —LF —— —— — LF<sub>x</sub> —— LIQUID FUEL SERVICE —— — LFS<sub>x</sub> — LIQUID FUEL LINE, ——— LF<sub>a</sub> —— ABANDONED IRRIGATION \_ \_ \_ ı<sub>x</sub>\_\_ \_ \_ ı<sub>x</sub>\_\_ | IRRIGATION LINES LIGHTING POLE / GROUND MOUNTED LIGHT **☆** / **④ \*** / **€** NATURAL GAS \_ \_ \_ G<sub>x</sub> \_ \_ \_ G<sub>x</sub> \_ | GAS MAIN — G — ----- --- GS<sub>x</sub> ------GAS SERVICE LINE — GS — POWFR ELECTRICAL LINES, OVERHEAD ELECTRICAL LINES. ---- EU<sub>x</sub> ---— EU — UNDFRGROUND ф UTILITY POLE PROPERTY PROPERTY LINE \_ \_ \_ \_ EASEMENT LINE \_\_\_\_\_ - --- --- --- $\mathbf{O}$ IRON PIPE IRON ROD MONUMENT ROADS 0 GUARD RAIL EROSION CONTROL SILT FENCE — SF — SITE FEATURES 4" DOUBLE SOLID DSYL YELLOW LINE " SINGLE SOLID WHITE SSWL BIT. CONC. LIP CURB BCLC PRECAST CONCRETE SANITARY SEWER — — — s<sub>x</sub> — — s<sub>x</sub> — | Sanitary Sewer Main | SANITARY SEWER - - -  $ss_x$  - -  $ss_x$  -SERVICE LINE SANITARY SEWER MANHOLE STORM SEWER STORM DRAIN PIPE \_ \_ \_ RL<sub>x</sub> \_ \_ \_ RL<sub>x</sub> \_ ROOF LEADER UNDERDRAIN — — up — — up -— — — du — — ub — STORM DRAIN MANHOLE CURB INLET CATCH BASIN YARD DRAIN TOPOGRAPHY · — — — – 95— — — — — 95 **9**5 ×61.95 SPOT ELEVATION OTHER RAMP LANDSCAPE AREA

**LEGEND** 

DESCRIPTION

PROPOSED

EXISTING



PROPERTY OWNERS: 395 BUCKLAND ROAD LLC

807 BLOOMFIELD AVENUE

WINDSOR, CT 06095

N.T.S.

APPLICANT: WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION 250 BROAD STREET WINDSOR, CT 06095 860-298-1444

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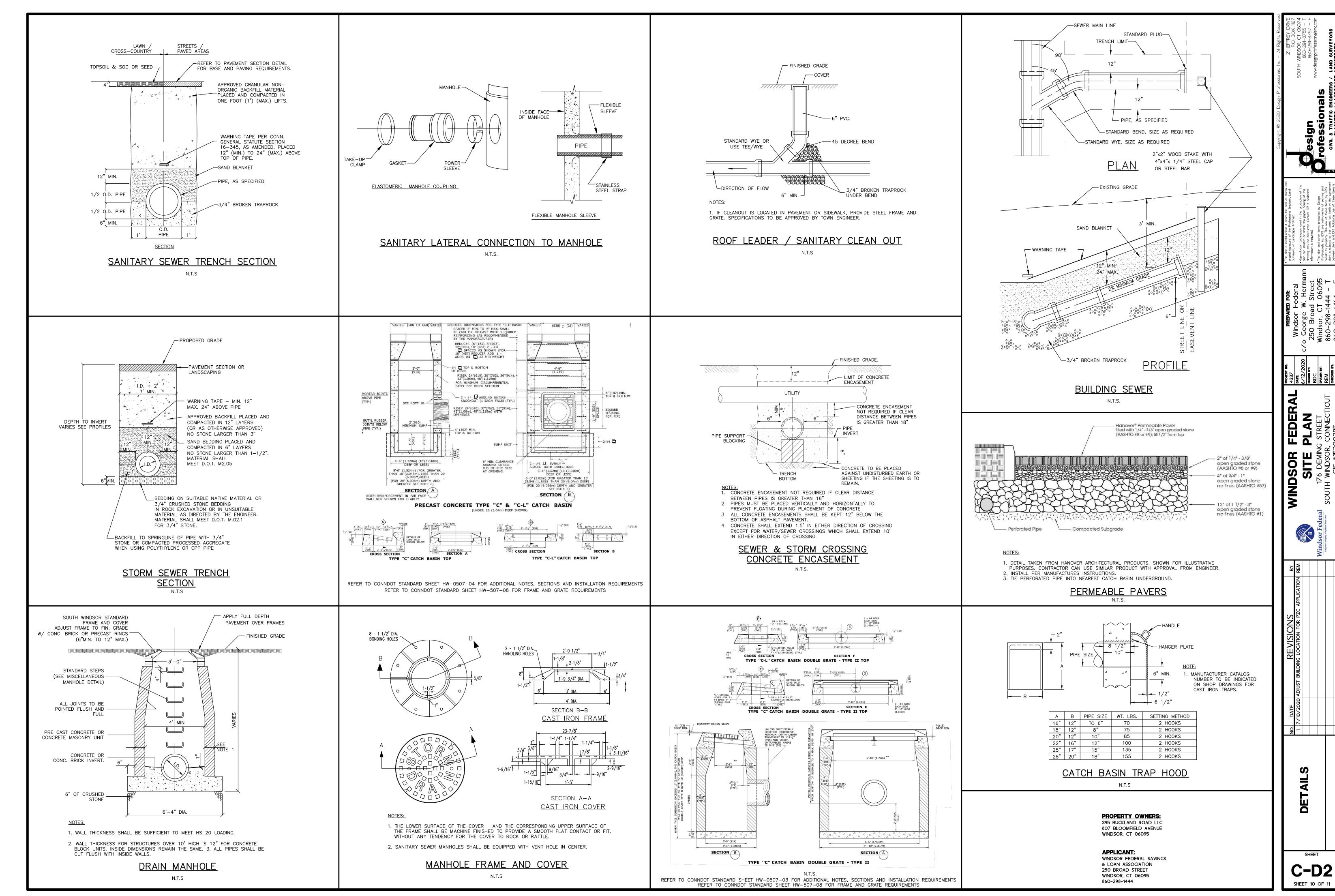
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