

176 DEMING STREET ~ SOUTH WINDSOR ~ CT
GIS #15300395

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

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.

• THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.

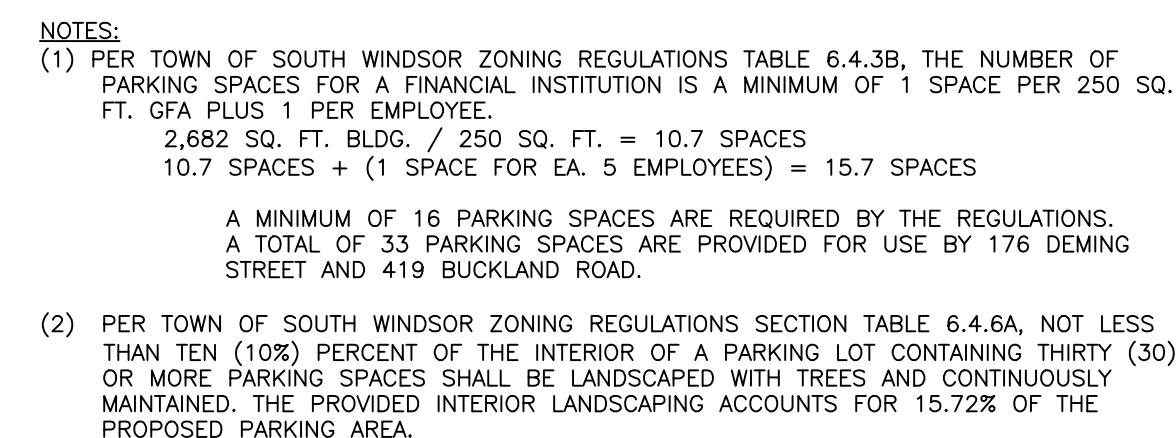
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P.O. Box 1167
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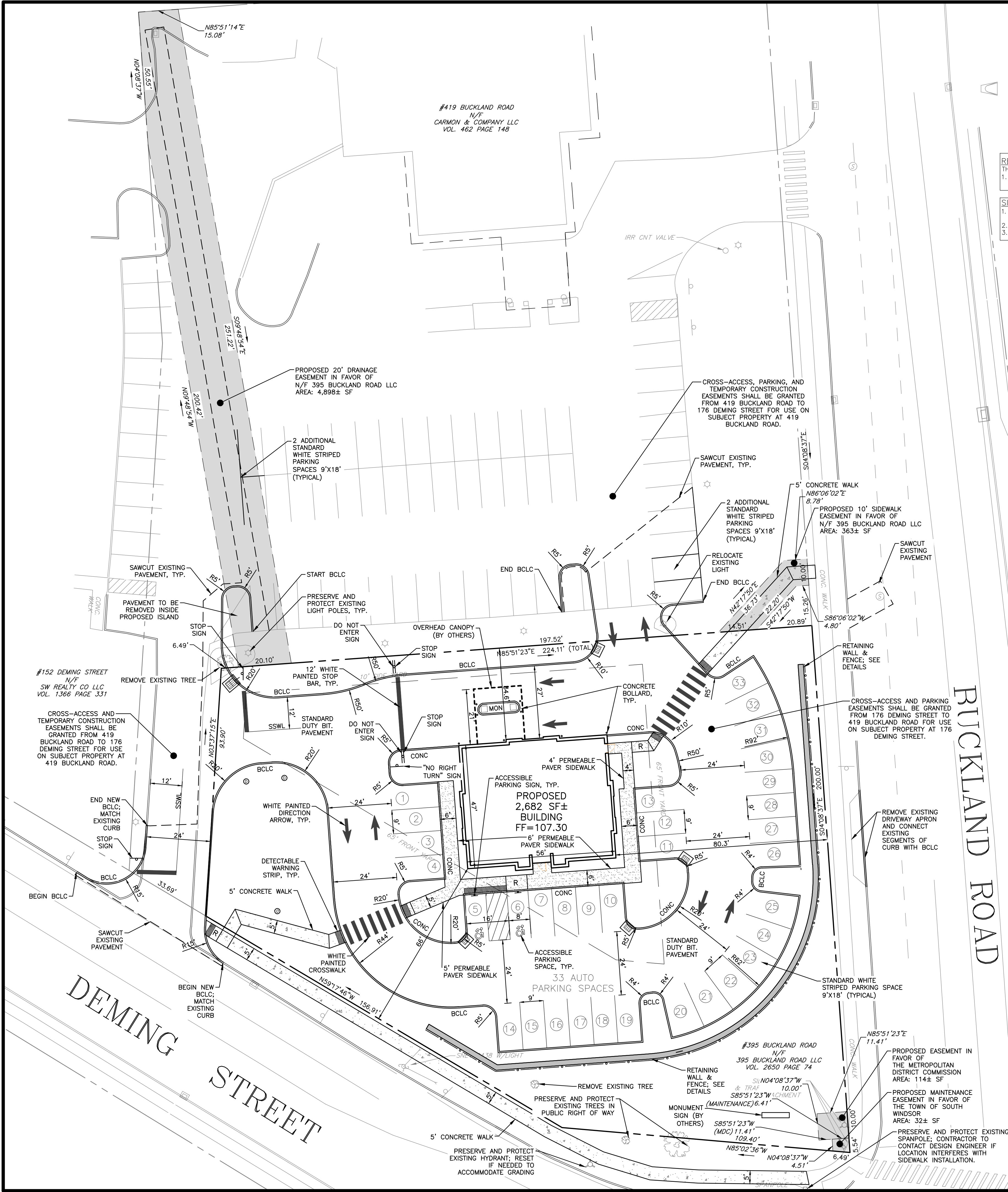
SHEET INDEX

COVER SHEET

SHEET

C-T1

SHEET 1 OF 11



LEGEND	
SYMBOL	DESCRIPTION
	VARIOUS PARKING/DRIVE SIGNS; SEE C-SP1 FOR SIGN TYPE
SSWL	4" WIDE SINGLE SOLID WHITE LINE
BCLC	BITUMINOUS CONCRETE LIP CURB
CONC	CONCRETE CURB
MON	MONOLITHIC CONCRETE CURB

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

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

ZONING TABLE			
ZONE: RC (RESTRICTED COMMERCIAL ZONE)			
ITEM	REQUIRED/ ALLOWED	EXISTING	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%

NOTES:
(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 STREET AND 419 BUCKLAND ROAD.
(2) 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) OR MORE PARKING SPACES SHALL BE LANDSCAPED WITH TREES AND CONTINUOUSLY MAINTAINED. THE PROVIDED INTERIOR LANDSCAPING ACCOUNTS FOR 15.72% OF THE PROPOSED PARKING AREA.

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:
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.

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

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

LAWRENCE R. DESSLER, JR., L.S.

12327
LIC. NO.

21 JEFFREY DRIVE
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 - T
860-298-6164 - F

PROJECT NO:
4437
DATE:
7/12/2020
DESIGNED BY:
BDC
CHECKED BY:
DHL

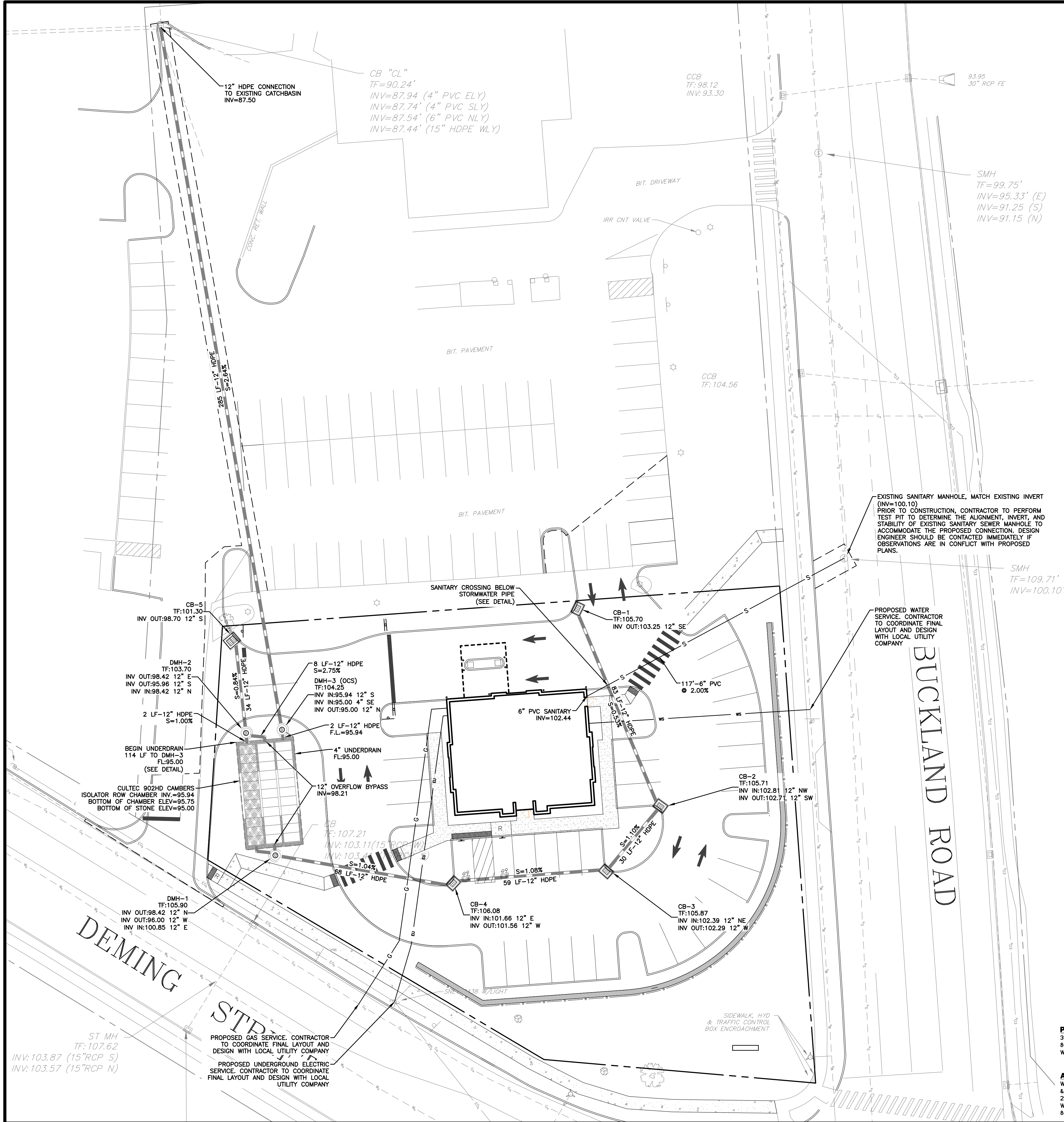
**WINDSOR FEDERAL
SITE PLAN**
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

NO.	DATE	REVISIONS	BY
1	7/10/2020	ADJUST BUILDING LOCATION FOR PZC APPLICATION	REM

SITE PLAN

SCALE: 0' 10' 20' 40'
T = 20'

SHEET
C-SP1
SHEET 2 OF 11



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

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

REFERENCES:
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UTILITY 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 UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

WINDSOR FEDERAL
SAVINGS & LOAN ASSOCIATION

WINDSOR FEDERAL
SAVINGS & LOAN ASSOCIATION

REVISIONS

NO.	DATE	BY	REASON
1	7/10/2020	ADJUST	BUILDING LOCATION FOR PZC APPLICATION

UTILITIES PLAN

SCALE: 0' 10' 20' 40'

T = 20'

SHEET

C-UT1

SHEET 4 OF 11

DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:

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860-298-1444 - T
860-298-6164 - F

PROJECT NO.

4337

DATE

10/12/2020

DESIGNER

BDG

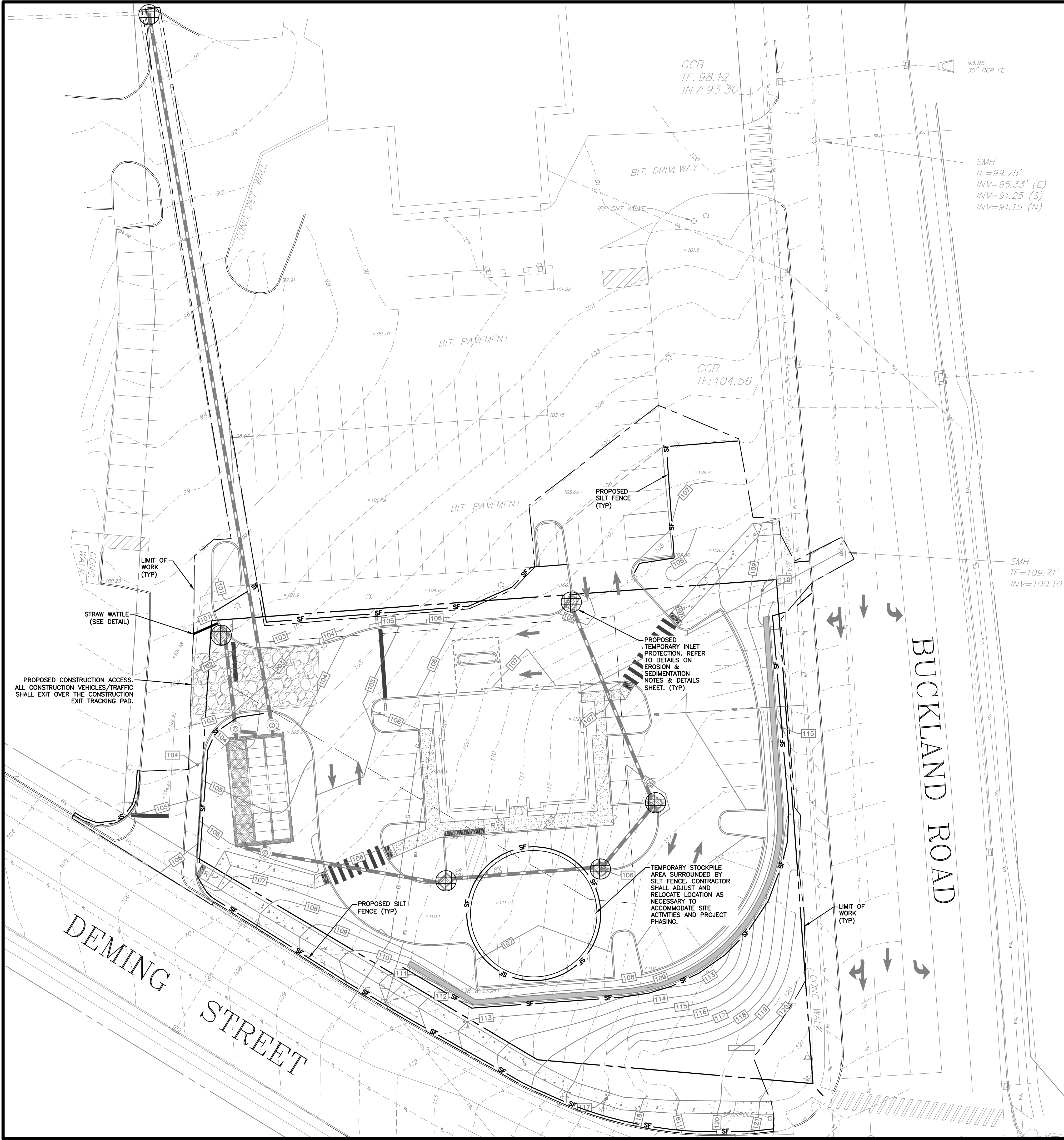
PREPARED BY

BDG

CHECKED BY

DHJ

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EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.



EROSION & SEDIMENTATION CONTROL PLAN

SHEET
C-ES1
SHEET 5 OF 11

NO.	DATE	REVISIONS	BY
1	7/10/2020	ADJUST BUILDING LOCATION FOR PZC APPLICATION	REM



**WINDSOR FEDERAL
SITE PLAN**
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
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860-298-6164 - F

PROJECT NO.:
4337
DATE: 7/12/2020
DESIGN BY: BDC
CHECKED BY: BDC
APPROVED BY: DJH

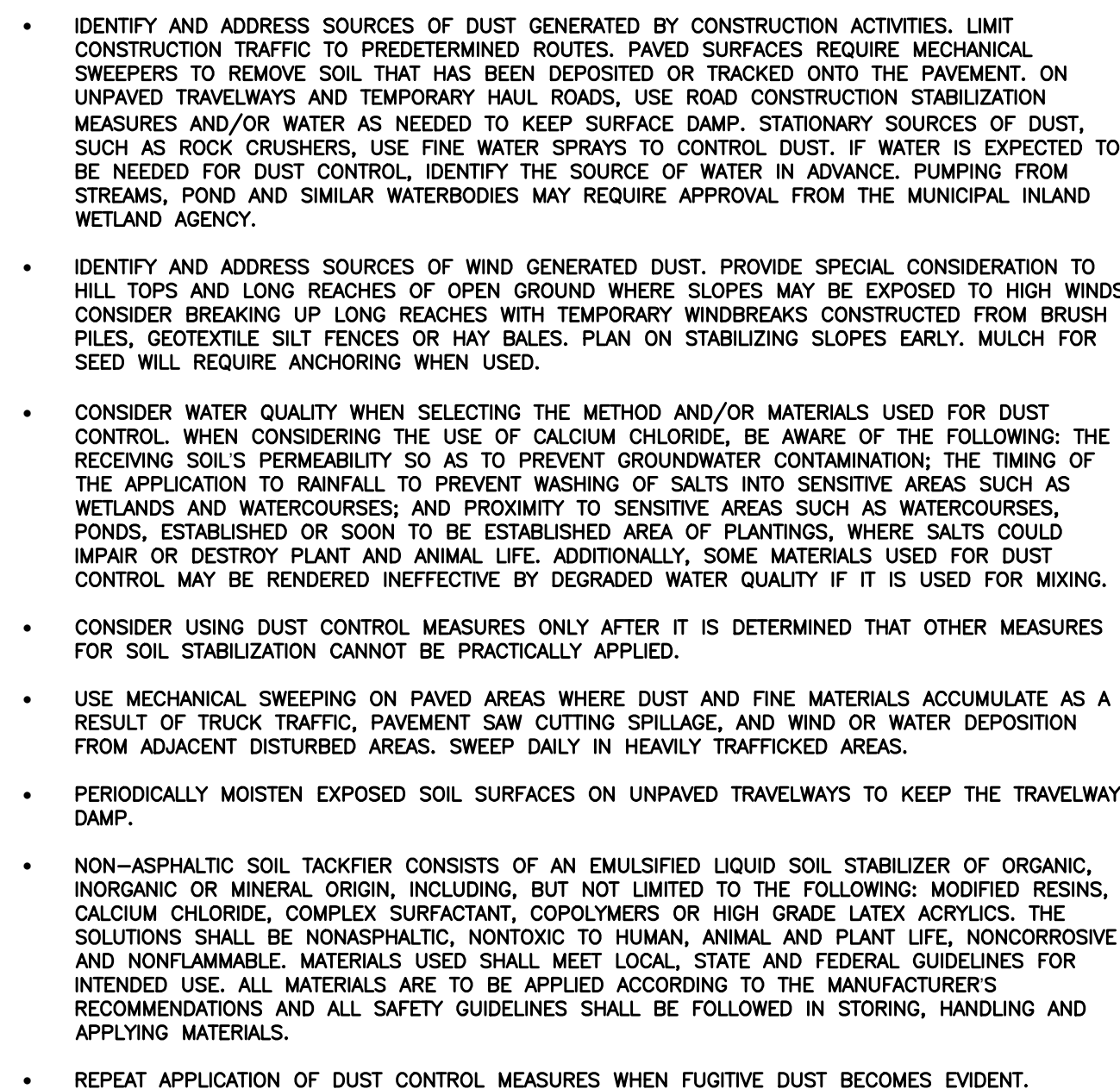
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1. HAYBALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE ENGINEER.
2. PLACE HAYBALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.

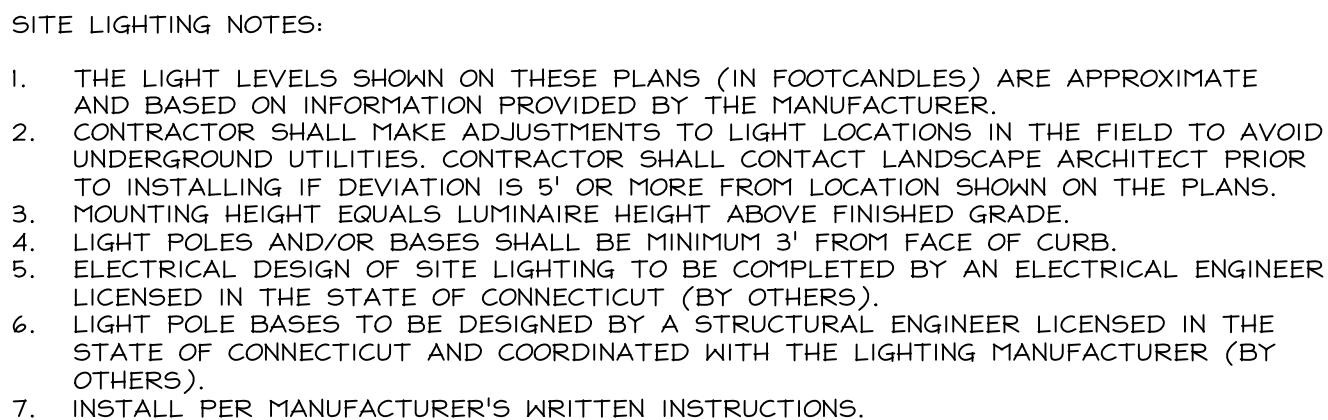




N.T.S.



GEORGE HERMANN
[860-298-1444]

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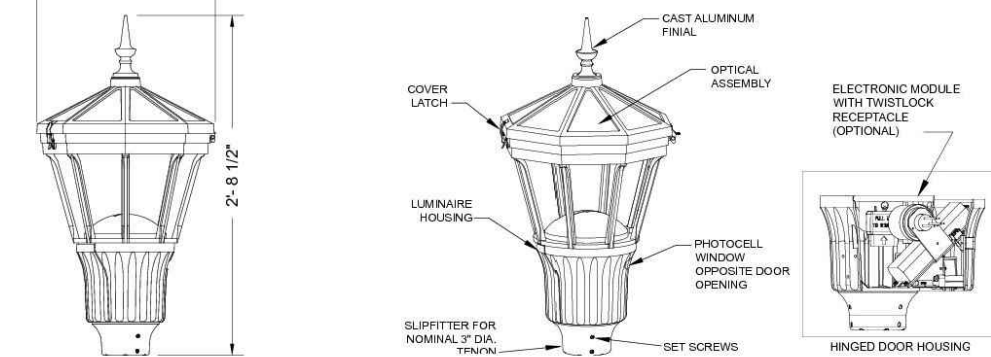


Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per lamp	LLF	Wattage	Mounting Height
	A	3	Holophane	AUCL2 P30 40K XX L5	Utility Arlington F00 LED 2, P30 4000K, Type 5 Optic	AUCL2_P30_40K_XX_L5.ies	6410	0.94	66	16 feet
	B	1	Holophane	AUCL2 P20 40K XX L5	Utility Arlington F00 LED 2, P20 4000K, Type 5 Optic	AUCL2_P20_40K_XX_L5.ies	4395	0.94	45	16 feet

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fd	2.1 fd	0.0 fd	N/A	N/A



DIMENSIONAL DATA



Maximum Weight - 40 lbs
Maximum Effective Projected Area - 1.38 sq. ft.

Acuity Brands | Holophane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
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AUCL2
Utility Arlington Series Luminaire Full Cutoff LED2



ORDERING INFORMATION

ORDERING INFORMATION

Example: AUCL2 P20 30K AS GN L2 N P

Series	LED performance package	LED color temperature	Wavelength	Mixing color	Days to	Final
		nanometers	nm		to	
AX12	US85 Arcturian LEDs	1,500 nm nominal (amber only)	AM: Amber-toning yellow (590 nm-577 nm) 590 nm	IR: Black GR: Gray	2 (type 2 distribution full-cut)	N: None B: Ball
	4,500 nm nominal LEDs	23K: 2390K (cool) 30K: 3000K (cool)	HW: Amber-toning yellow (590 nm-580 nm) 590 nm	GR: Gunmetal GR: Gunmetal	13 (type 1 distribution full-cut)	S: Spike
	6,500 nm nominal lanterns	40K: 4000K (cool) 50K: 5000K (cool)		PP: Prime paint HW: White	14 (type 2 distribution full-cut)	
	8,500 nm nominal lanterns	50K: 5000K (cool)		RZ: Bronze	15 (type 4 distribution full-cut)	
	11,500 nm nominal lanterns			TRC: TRC color color (RAC)* CMC: Custom color match		

Outliers: *Option Compatibility Matrix on page*

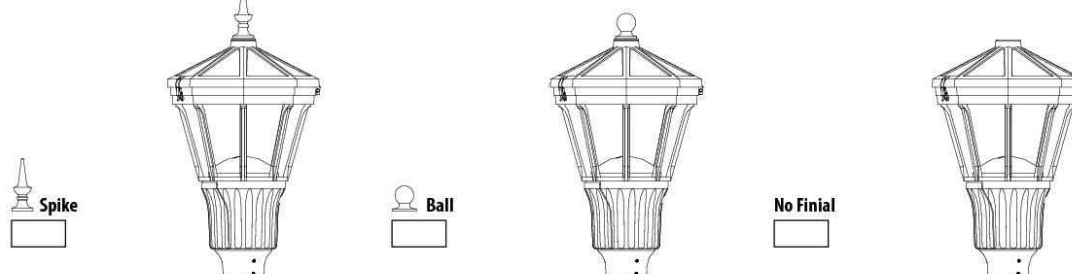
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Accessories: Order as separate catalog number.

XXL2HSS1	Field Accessory - Louvered house side shield (Qty 1)
XXL2HSS50	Field Accessory - Louvered house side shield (Bulk Qty 50)
XXL2SPD10WAS	10Kw/5kA Extreme surge 120-277V
XXL2SPD10W4H	10Kw/5kA Extreme surge 480V
XXL2SPD20WAS	20Kw/10kA Extreme surge 120-277V
XXL2SPD20W4H	20Kw/10kA Extreme surge 480V

FINIAL INFORMATION

Mark Appropriate Box for Final Option



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A33

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

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SITE LIGHTING PLAN NOTES:

1. 'CALL BEFORE YOU DIG' - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY

1. At least two (2) business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational 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.
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 relevant utility companies or governmental agencies, from parcel testimony, and from other sources. These locations may 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 construction activities and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall 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.

- 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 activities.
26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereof. 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/under foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
33. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
- Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
- High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
- Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
34. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
35. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
36. Sewers crossing streams and/or location within 10 feet of the stream, embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
37. Contractor's price for the sewer must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
38. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American

Contractor shall ensure that all work located in existing pavement repaired in accordance with municipal, county and/or DOT details is applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over proposed work.

Where sump pumps are installed, all discharges must be connected to 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 to 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) inch below the facade 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 walks/driveways leading to the buildings. All construction, including grade 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 is required for work that effects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said traffic control.

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 site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or 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 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 receives 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 instructions, standards, recommendations and specifications.

All pumped discharge must utilize silt-sac or approved equal. Monitor and ensure dewatering activities do not cause erosion downstream. Stabilize utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 U.S. Guidelines for Soil Erosion and Sediment Control.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTORS

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components 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 (nominal) 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%).

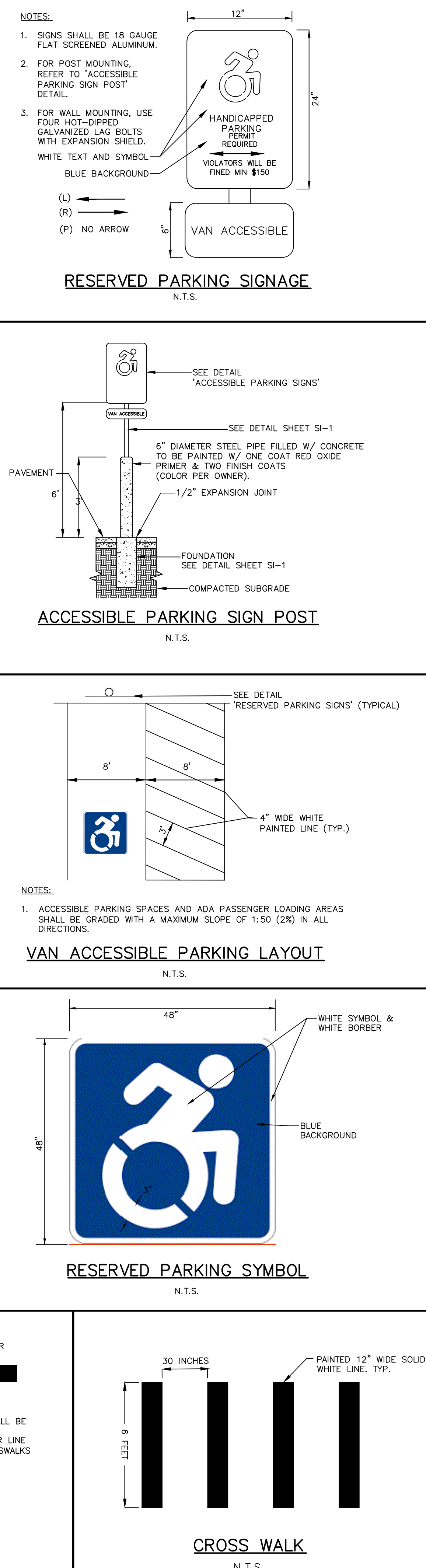
Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.33%) in the direction of travel and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top 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 ramp. 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.

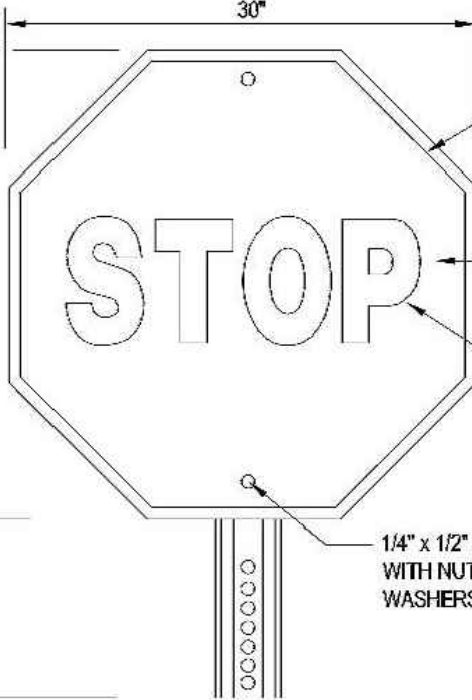
Curb ramps - shall not exceed a 1:12 (8.33%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

The contractor shall verify all existing elevations shown on the plan in 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 release from Engineer.

TRAFFIC ARROW



EXISTING		DESCRIPTION	PROPOSED
		BORING / TEST PIT LOCATION	
--- C _u ---		UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER			
--- W _u --- W _s ---		WATER MAIN	W
--- F _u --- F _s ---		WATER SERVICE FIRE SERVICE LINE	WS F
--- NFW _u ---		NON-POTABLE WATER LINE	NFW
 		WATER VALVE / FIXTURES	 
		FIRE HYDRANT	
LIQUID FUEL			
--- L _u ---		MAIN LIQUID FUEL LINE	LF
--- L _{su} ---		LIQUID FUEL SERVICE LINE	LFS
--- L _{fo} ---		LIQUID FUEL LINE, ABANDONED	
--- I _u --- I _s ---		IRRIGATION LINES	I
LIGHTING			
 / 		POLE / GROUND MOUNTED LIGHT	 / 
NATURAL GAS			
--- G _u --- G _s ---		GAS MAIN	G
--- G _{so} ---		GAS SERVICE LINE	GS
POWER			
--- E _u ---		ELECTRICAL LINES, OVERHEAD	EO
--- E _u ---		ELECTRICAL LINES, UNDERGROUND	EU
		UTILITY POLE	
PROPERTY			
		PROPERTY LINE	---
		EASEMENT LINE	---
		IRON PIPE	
		IRON ROD	●
		MONUMENT	■
ROADS			
--- G _u --- G _s ---		GUARD RAIL	---●---
EROSION CONTROL			
		SILT FENCE	---SF---
SITE FEATURES			
		4" DOUBLE SOLID YELLOW LINE	DSYL
		4" SINGLE SOLID WHITE LINE	SSWL
		BIT. CONC. LIP CURB	BCLC
		PRECAST CONCRETE CURB	PCC
SANITARY SEWER			
--- S _u --- S _s ---		SANITARY SEWER MAIN	---S---
--- S _{su} ---		SANITARY SEWER SERVICE LINE SANITARY SEWER MANHOLE	SS 
STORM SEWER			
--- RL _u --- RL _s ---		STORM DRAIN PIPE	---RL---
--- RL _u --- RL _s ---		ROOF LEADER	RL
--- UD _u --- UD _s ---		UNDERDRAIN	UD _u --- UD _s --- UD _{so} ---
		STORM DRAIN MANHOLE	
		CURB INLET	
		CATCH BASIN	
		YARD DRAIN	
TOPOGRAPHY			
--- 95 ---		CONTOUR	 95
× 81.95		SPOT ELEVATION	 95
OTHER			
		RAMP	R
		LANDSCAPE AREA	LSA

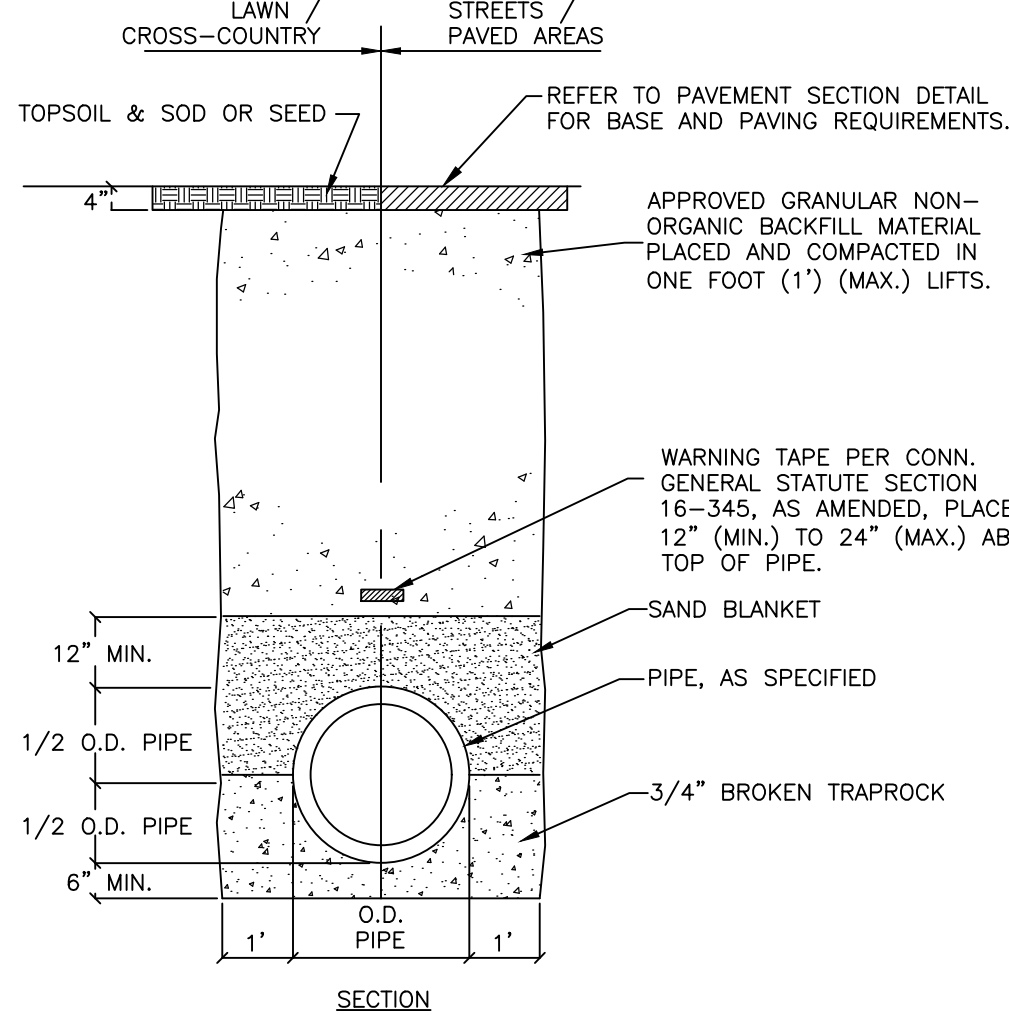


STOP SIGN

N. T. S.

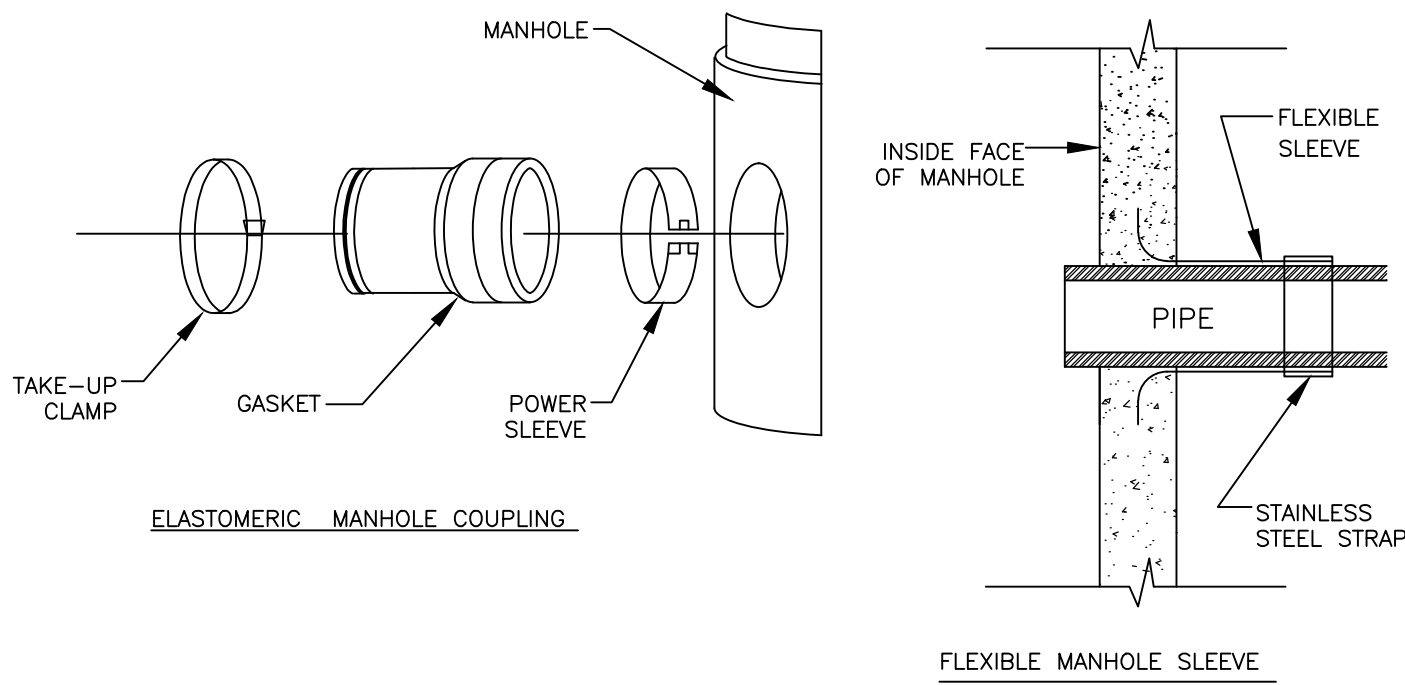
PROPERTY OWNERS:
 395 BUCKLAND ROAD LLC
 807 BLOOMFIELD AVENUE
 WINDSOR, CT 06095

APPLICANT:
 WINDSOR FEDERAL SAVINGS
 & LOAN ASSOCIATION
 250 BROAD STREET
 WINDSOR, CT 06095
 860-295-1444



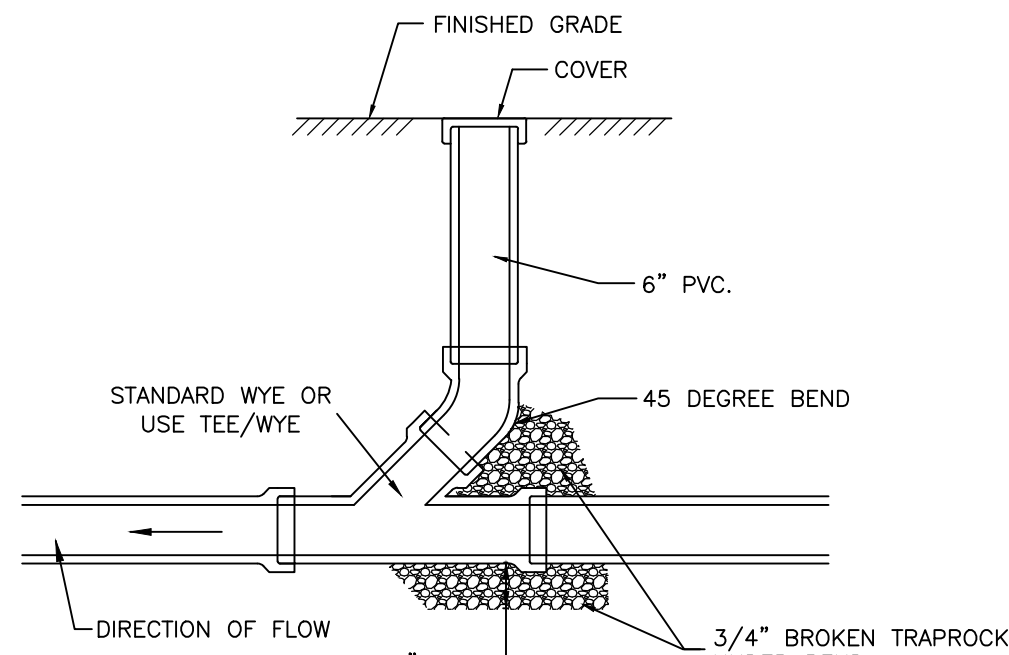
SANITARY SEWER TRENCH SECTION

N.T.S.



SANITARY LATERAL CONNECTION TO MANHOLE

N.T.S.

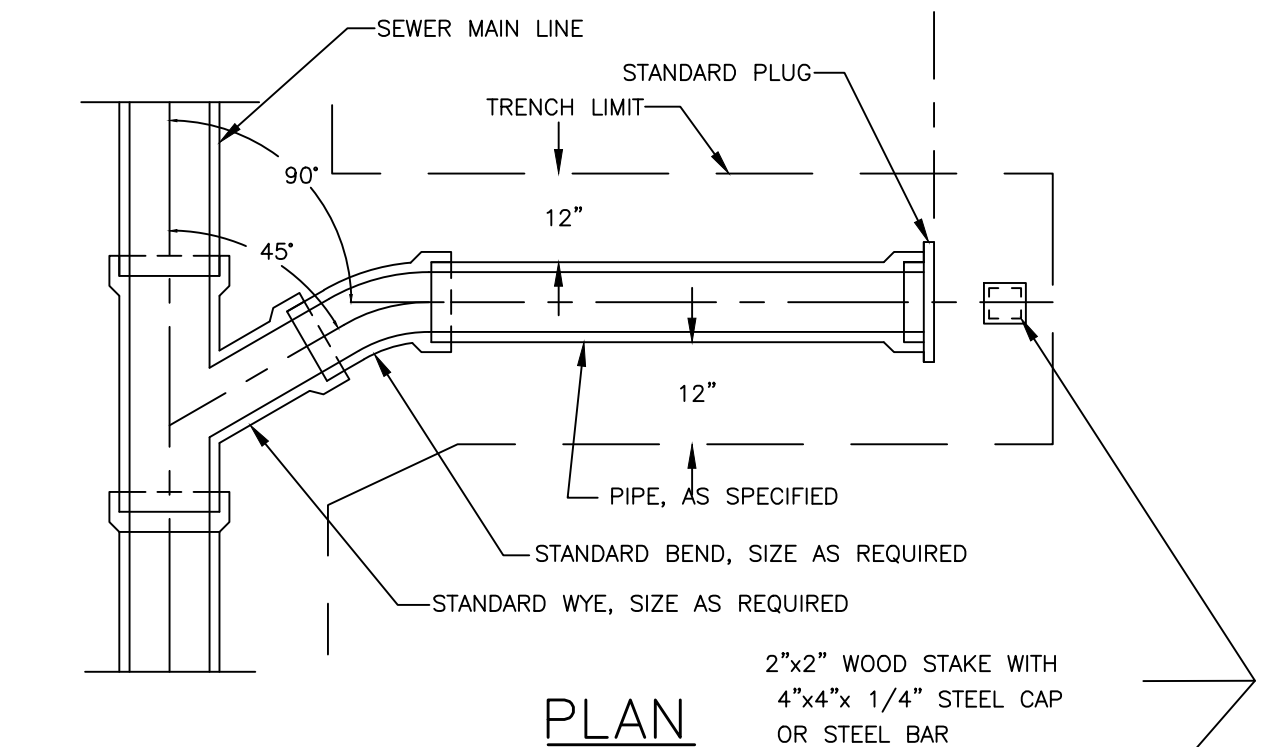


NOTES:

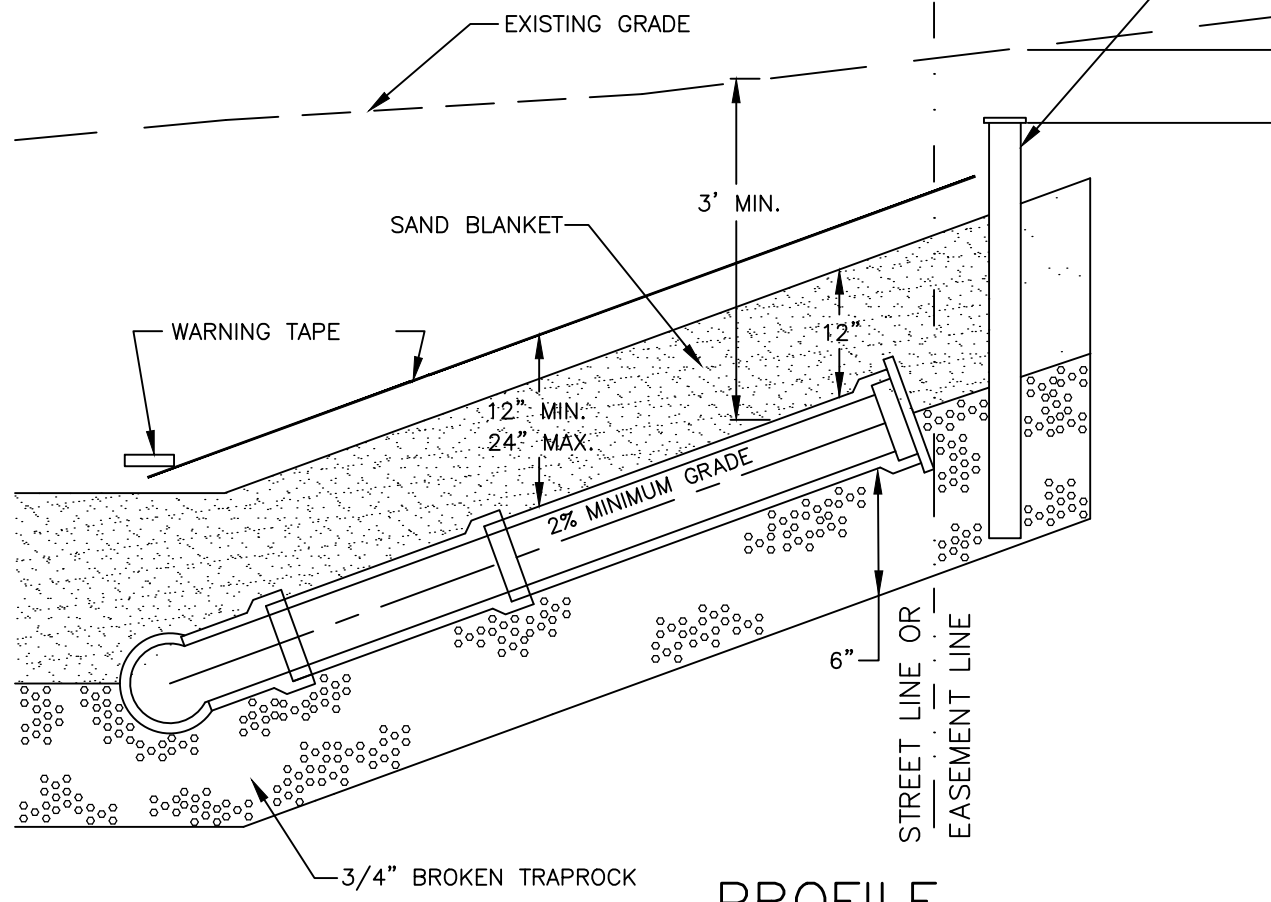
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER / SANITARY CLEAN OUT

N.T.S.



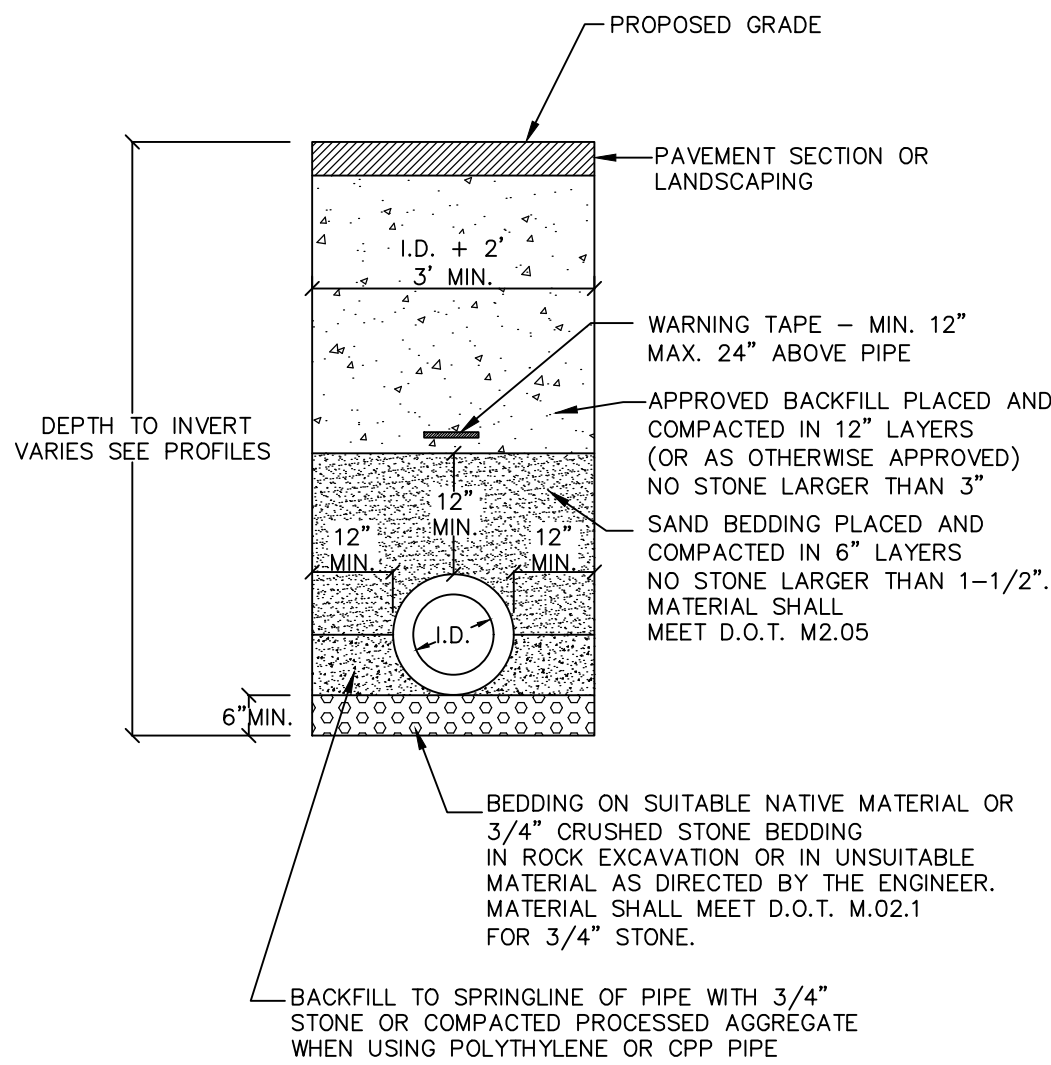
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PROFILE

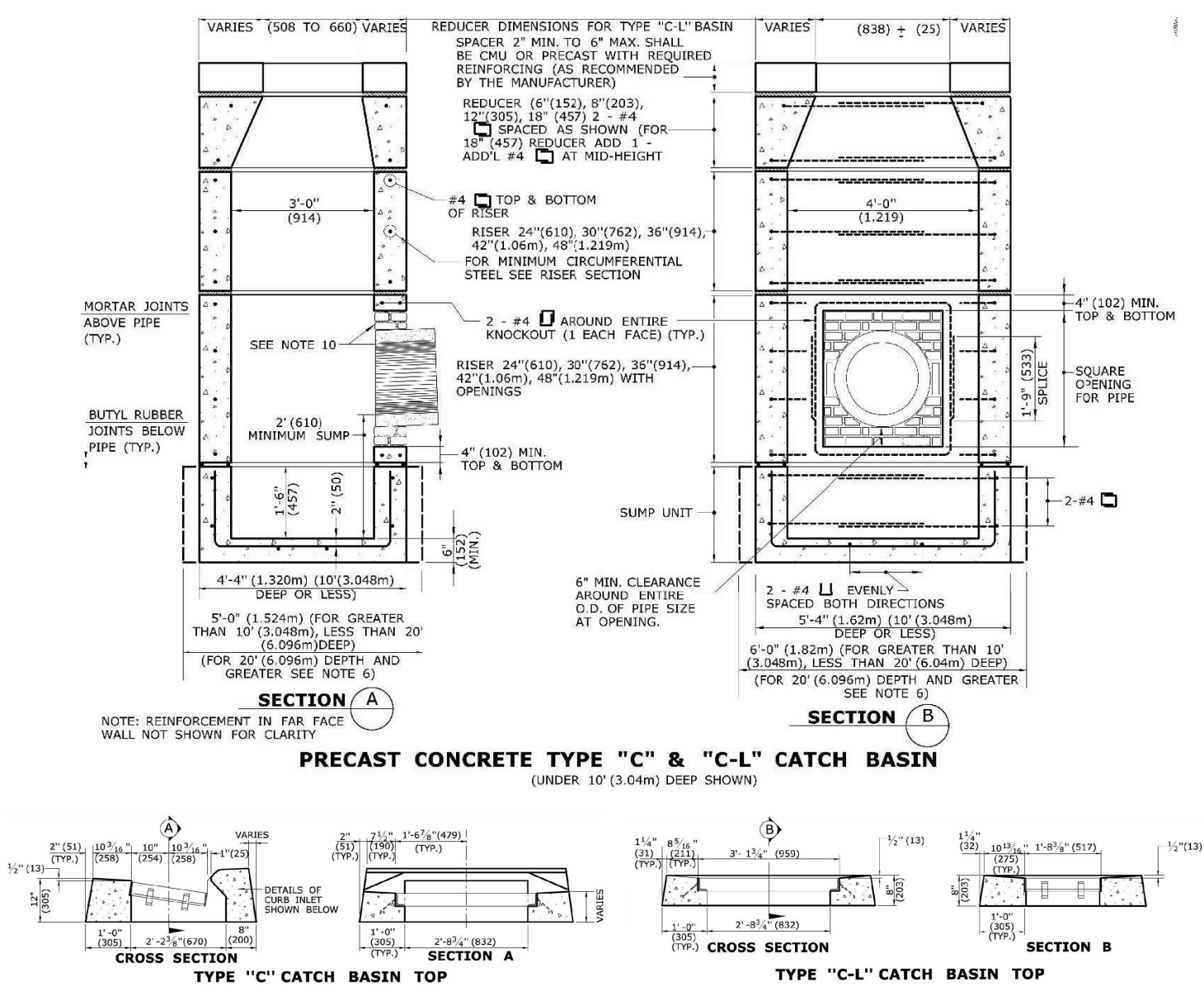
BUILDING SEWER

N.T.S.

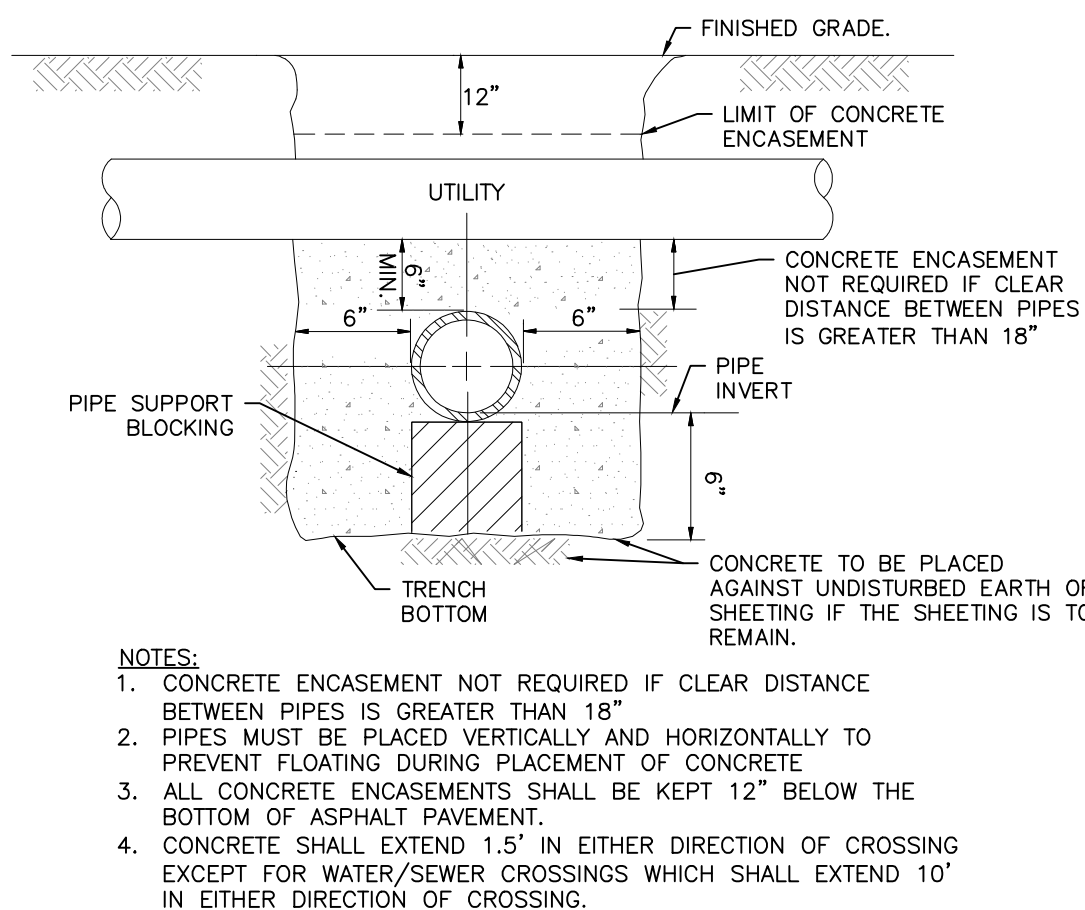


STORM SEWER TRENCH SECTION

N.T.S.



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

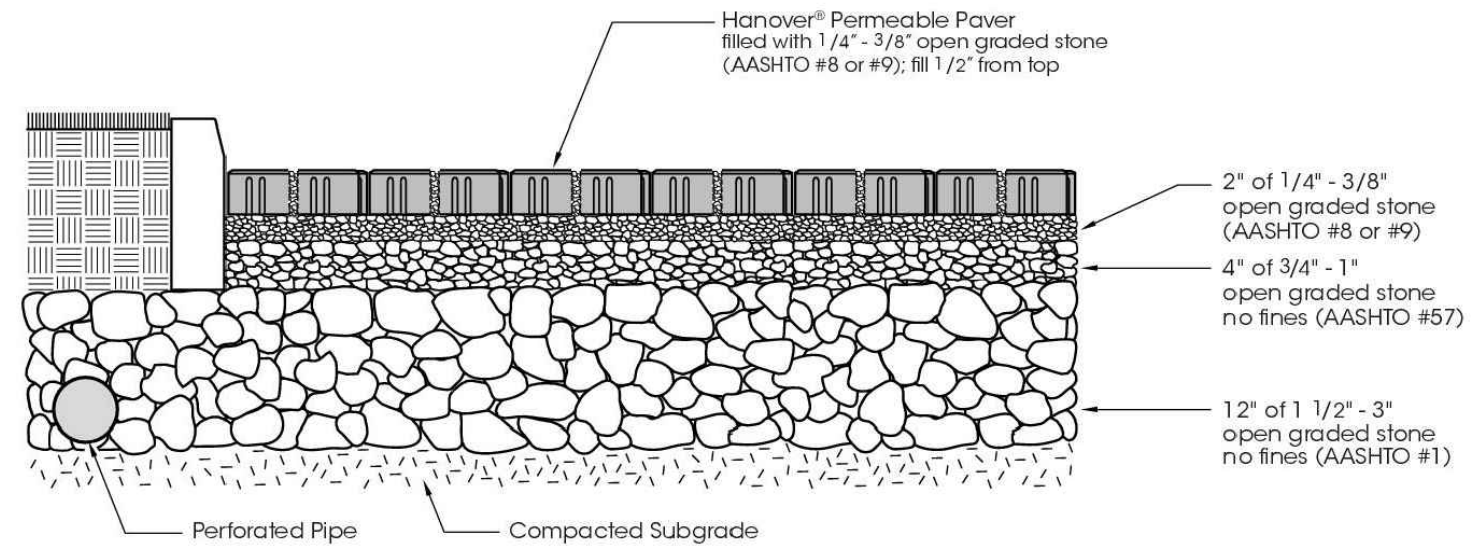


NOTES:

1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18"
2. PIPES MUST BE PLACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND 1.5' IN EITHER DIRECTION OF CROSSING EXCEPT FOR WATER/SEWER CROSSINGS WHICH SHALL EXTEND 10' IN EITHER DIRECTION OF CROSSING.

SEWER & STORM CROSSING
CONCRETE ENCASEMENT

N.T.S.

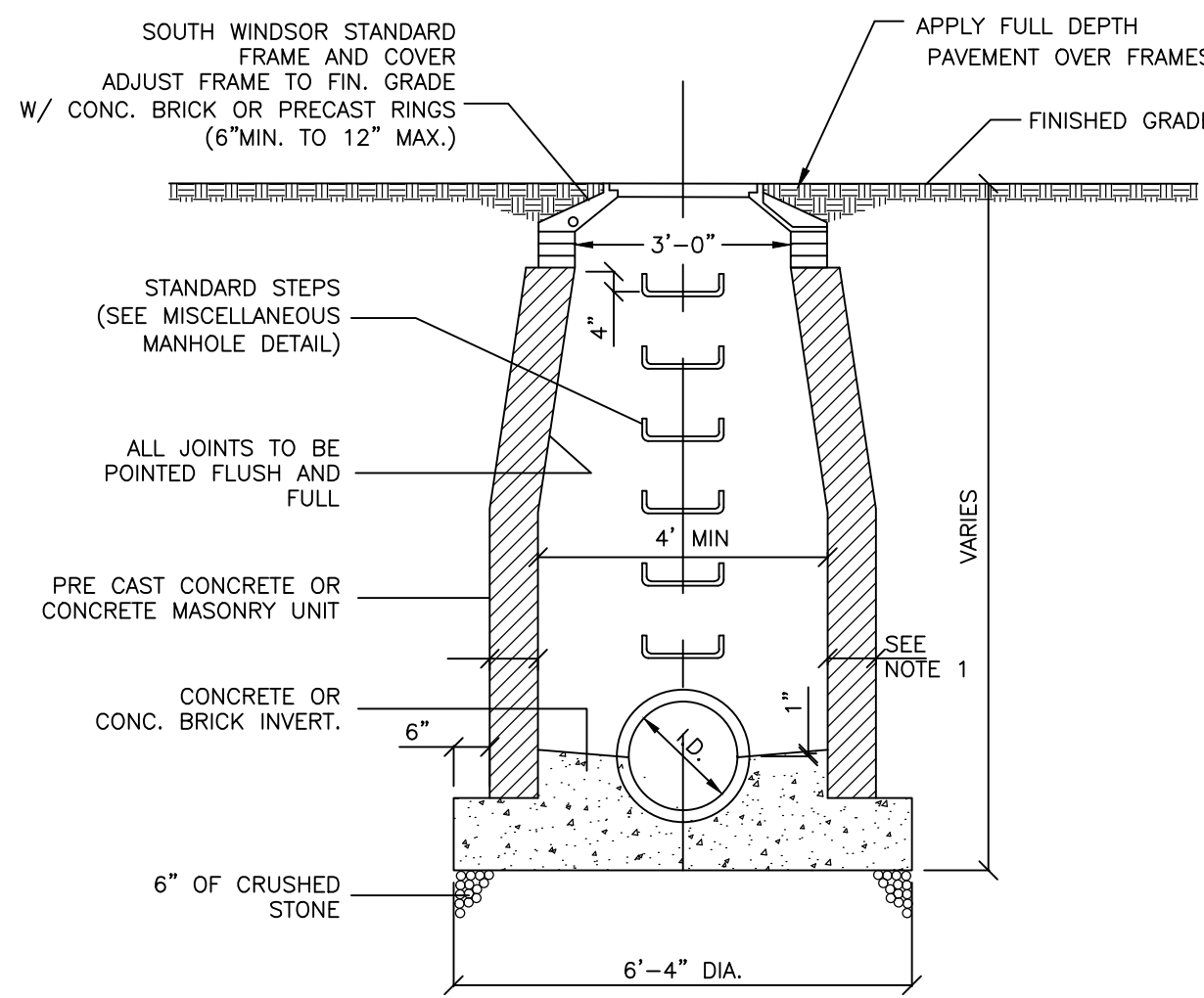


NOTES:

1. DETAIL TAKEN FROM HANOVER ARCHITECTURAL PRODUCTS. SHOWN FOR ILLUSTRATIVE PURPOSES. CONTRACTOR CAN USE SIMILAR PRODUCT WITH APPROVAL FROM ENGINEER.
2. INSTALL PER MANUFACTURER INSTRUCTIONS.
3. TIE PERFORATED PIPE INTO NEAREST CATCH BASIN UNDERGROUND.

PERMEABLE PAVERS

N.T.S.

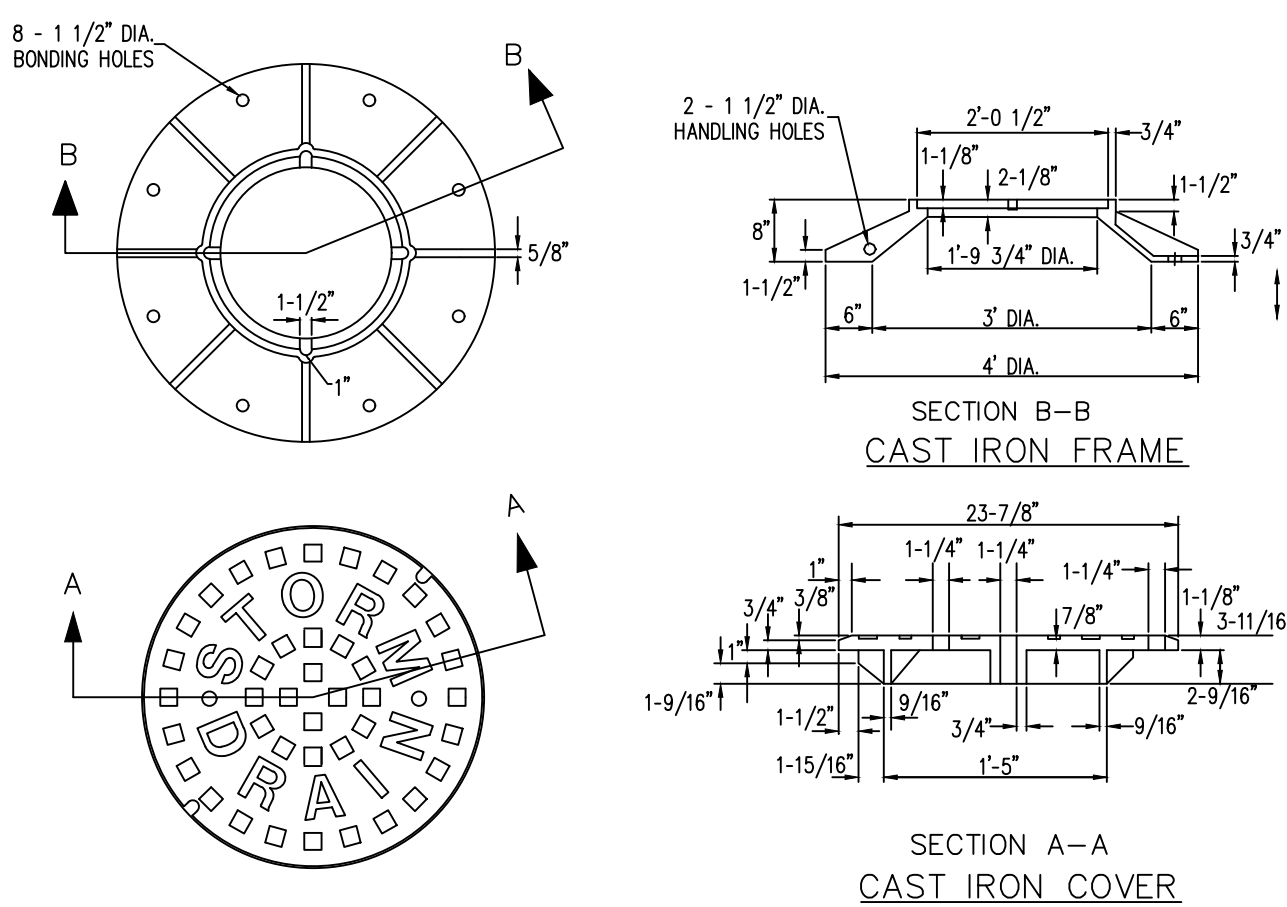


NOTES:

1. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
2. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S.

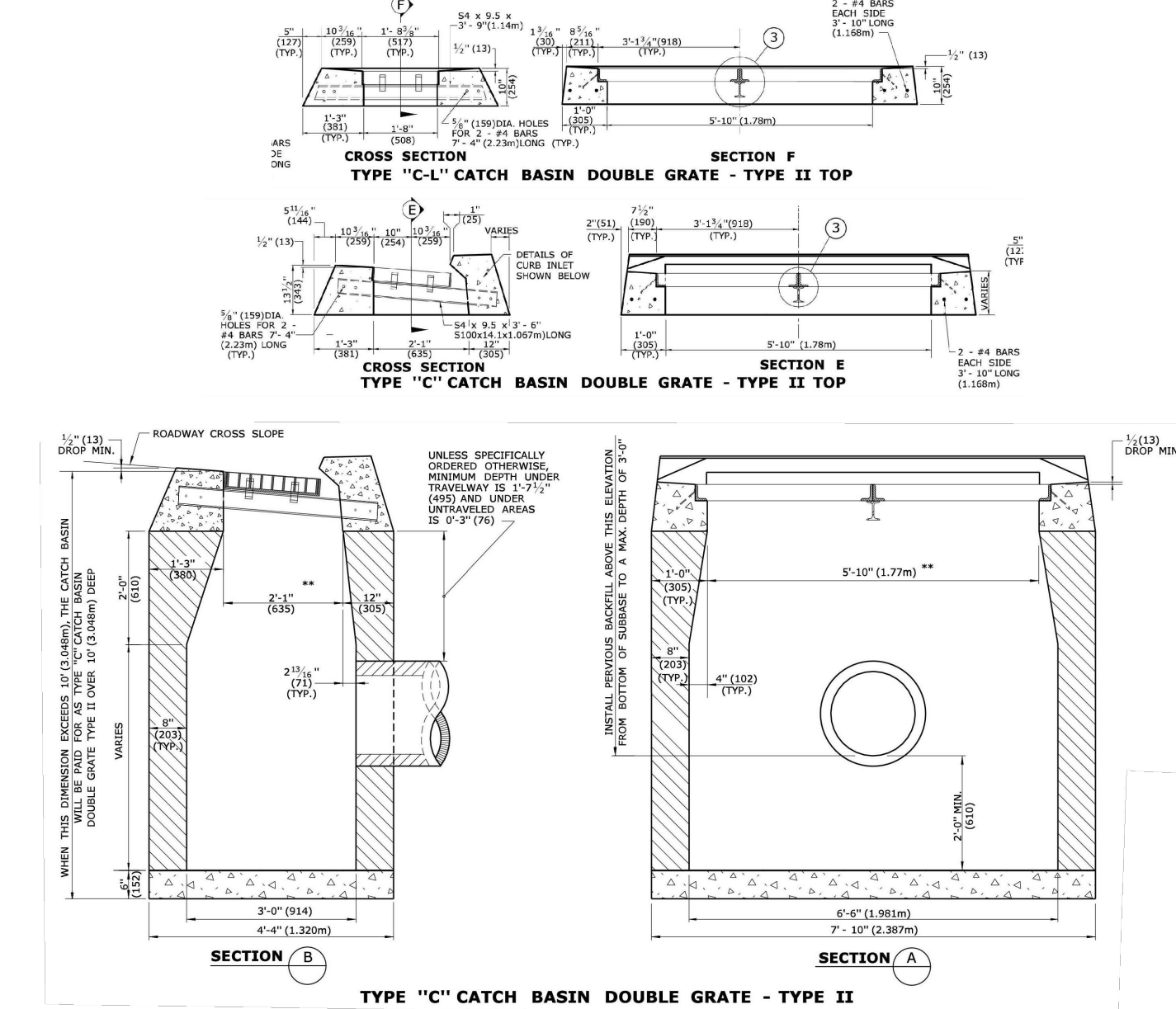


NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

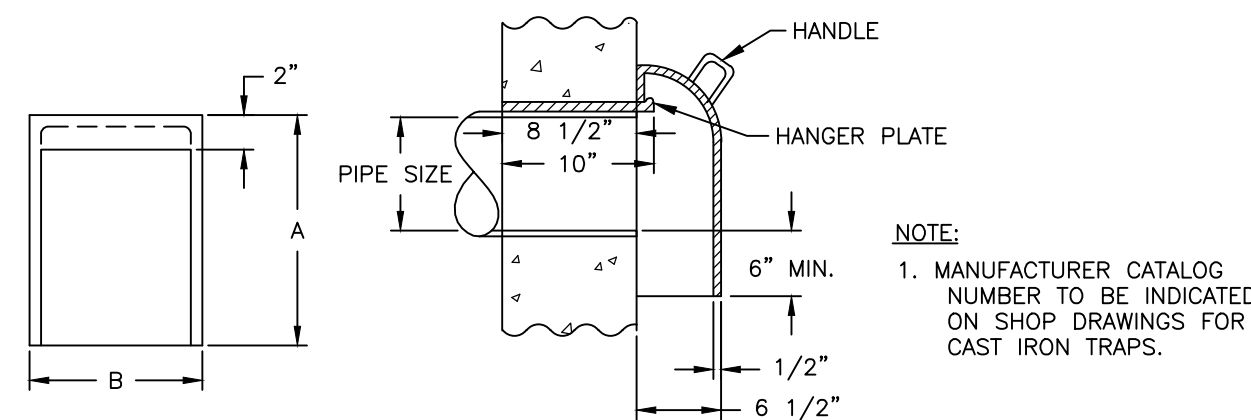
MANHOLE FRAME AND COVER

N.T.S.



NOTES:

REFER TO CONDOT STANDARD SHEET HW-0507-03 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



NOTE:

1. MANUFACTURER CATALOG NUMBER TO BE INDICATED ON SHOP DRAWINGS FOR CAST IRON TRAPS.

A	B	PIPE SIZE	WT. LBS.	SETTING METHOD
16"	12"	TO 6"	70	2 HOOKS
18"	12"	8"	75	2 HOOKS
20"	12"	10"	85	2 HOOKS
22"	16"	12"	100	2 HOOKS
25"	17"	15"	135	2 HOOKS
28"	20"	18"	155	2 HOOKS

CATCH BASIN TRAP HOOD

N.T.S.

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

BITUMINOUS CONCRETE LIP CURB
N.T.S.

MONOLITHIC CONCRETE WALK AND CURB

PERPENDICULAR SIDEWALK RAMP

PERMANENT PAVEMENT PATCHING DETAIL

BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY

CONCRETE SIDEWALK

TYPICAL SECTION – SEGMENTAL CONCRETE RETAINING WALL

OUTLET CONTROL STRUCTURE (DMH-3)

PRECAST CONCRETE CURB



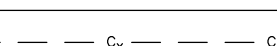
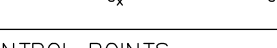




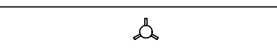





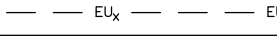
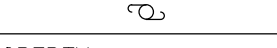

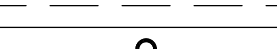
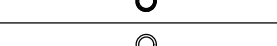








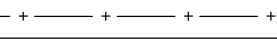


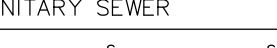
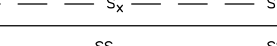
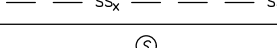
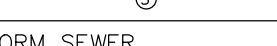
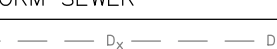
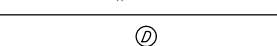
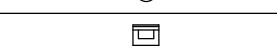

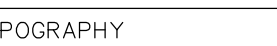


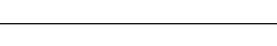









ELECTRIC TRENCH

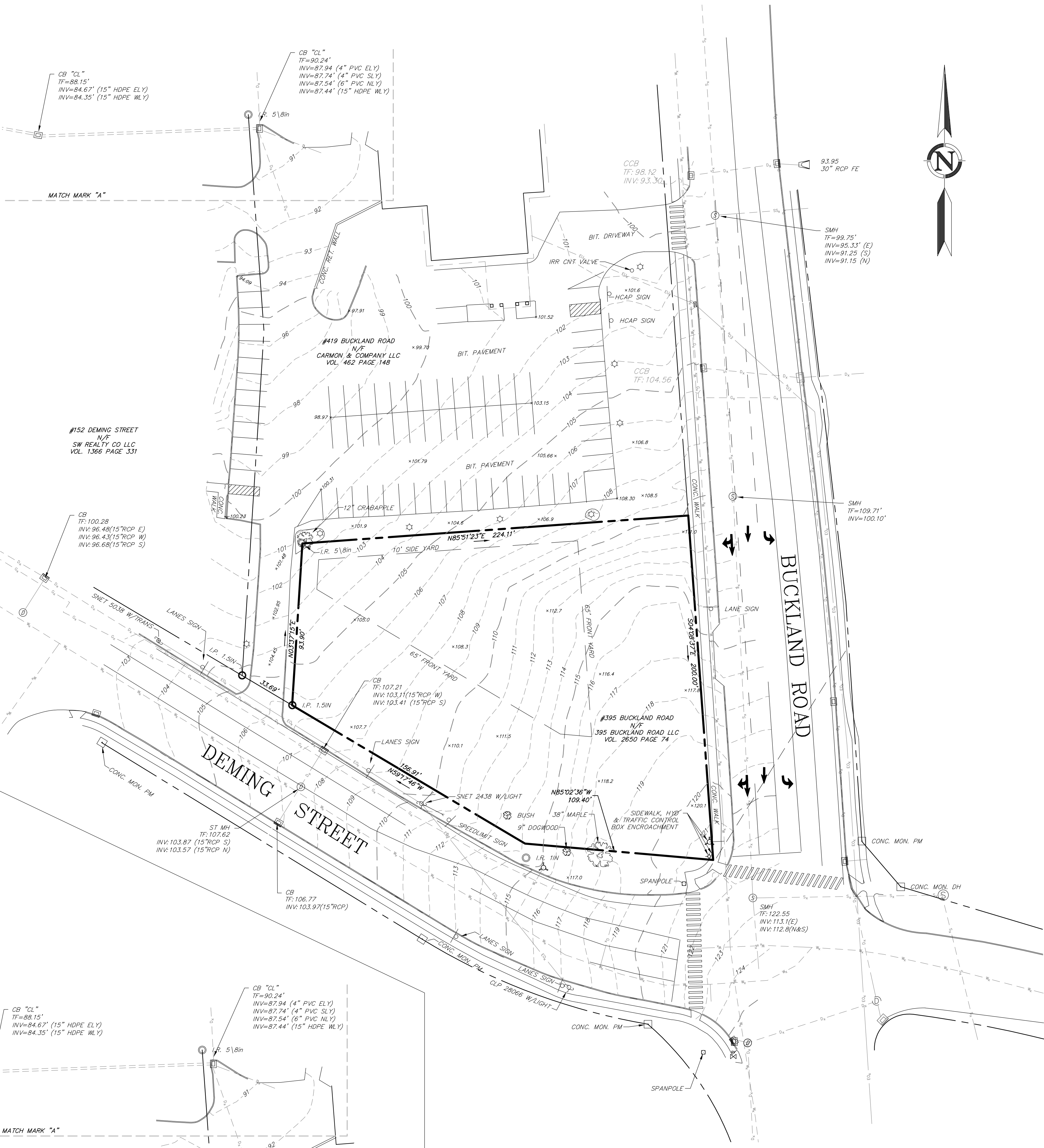
WATER TRENCH SECTION

CULTEC R-902HD CHAMBERS

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

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



- NOTES:
1. PROPERTY IS IN THE RC ZONE / CENTER CORE OVERLAY ZONE.
 2. PARCEL CONTAINS 37,833± SQUARE FEET OR 0.869 ACRES.
 3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
 4. PROPERTY SUBJECT TO VARIANCE FILED AUGUST 13, 1980 FOR OUTSIDE STAIRS AND SIGN NOT TO EXCEED 16 FEET.
 5. PROPERTY SUBJECT TO POLE LINE PERMIT FROM E.A. BUCKLAND AMERICAN TELEPHONE & TELEGRAPH CO. DATED MAY 8, 1902. SEE VOLUME 14 AT PAGE 235.
 6. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0383F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 7. 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.
 8. 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.

- MAP REFERENCES:
1. SCHEDULE A-3 PAGE 2 OF 2 SURVEY EVERGREEN WALK PLANNED COMMUNITY BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT DATE: 11/06/03 SCALE 1"=300± REVISED TO 08/23/18 BY FUSS & O'NEILL
 2. PROPERTY SURVEYED FOR SHERWOOD WALDRON BUCKLAND ROAD & DEMING STREET SOUTH WINDSOR, CONN. SCALE 1 INCH = 40 FEET SEPT., 1976 BY PETERSON & HOFFMAN
 3. SUBDIVISION PLAN PREPARED FOR SHERWOOD WALDRON BUCKLAND ROAD & DEMING STREET - SOUTH WINDSOR, CONN. BY GRISWOLD & FUSS, INC.
 4. ALTA/NSPS LAND TITLE SURVEY THE RESIDENCE AT SOUTH WINDSOR FARMS 200 DEMING STREET SOUTH WINDSOR, CONNECTICUT 06074 DATE: 8/16/18 REVISED TO 9/26/2018 PREPARED FOR: DLA PIPER LLP SCALE 1"=50' BY DESIGN PROFESSIONALS, INC.

- SURVEY NOTES:
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 & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS AN INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S. 12327 LIC. NO.



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PREPARED FOR:
Windsor Federal Savings
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095

PROJECT NO:
4337
DATE:
01/04/20
DESIGN BY:

CHECKED BY:

DATE:

SCALE:

PROPERTY & TOPOGRAPHIC SURVEY
SHEET
V-1

395 BUCKLAND ROAD LLC
395 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

NO. DATE REVISIONS BY

SCALE: 0' 15' 30' 60'
1" = 30'