

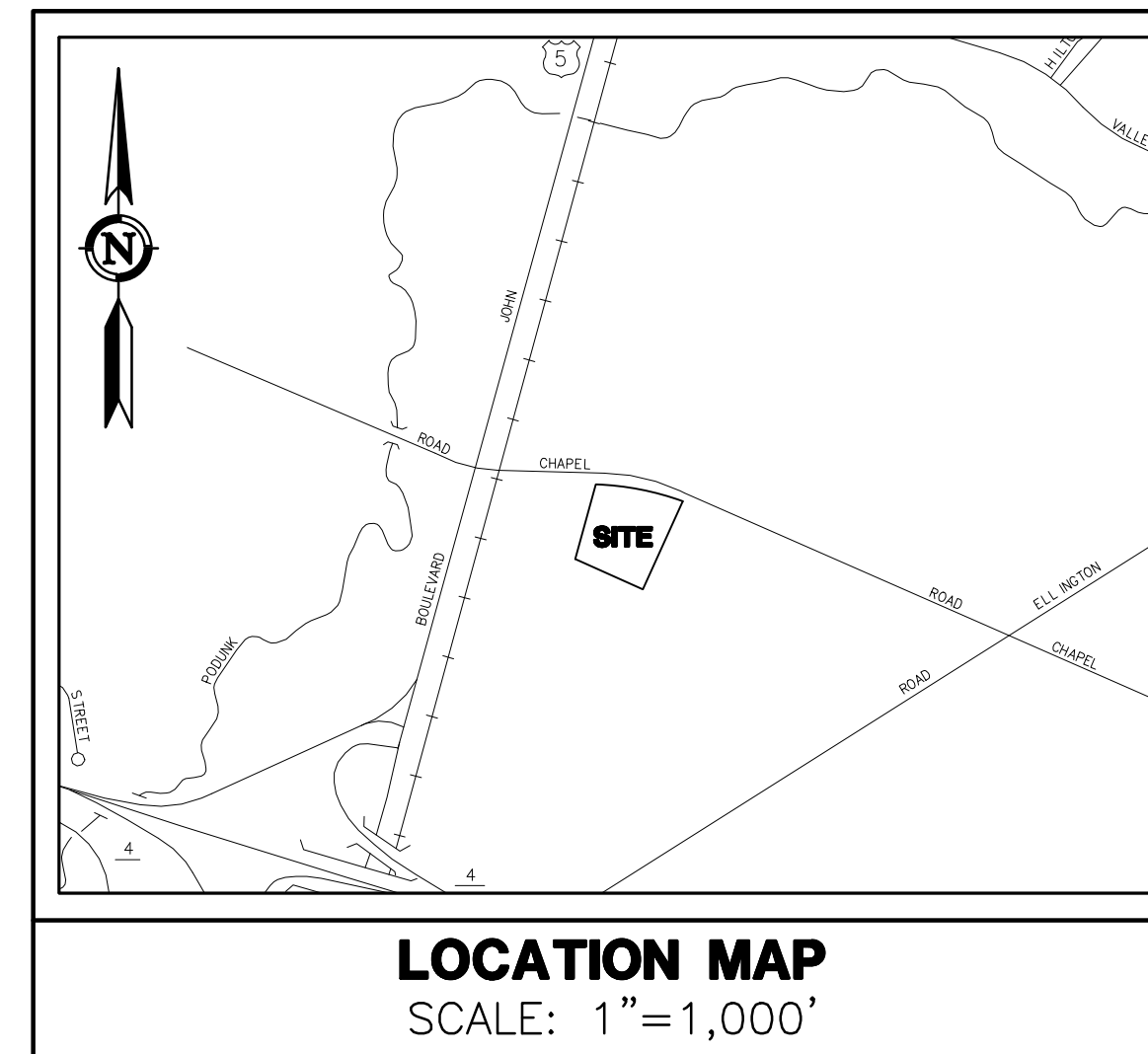
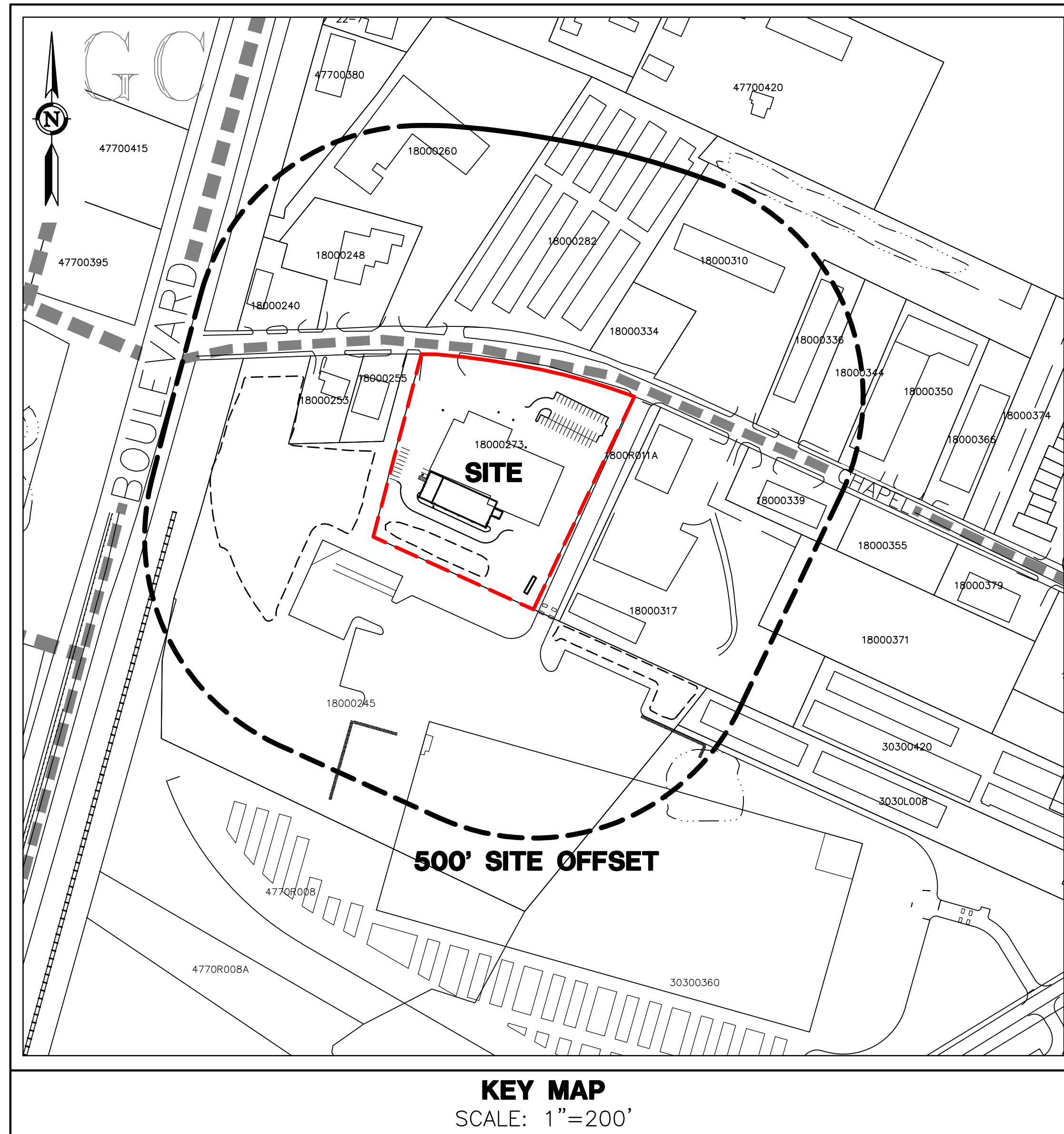
# TWIN MANUFACTURING

## SITE PLAN MODIFICATION

273 CHAPEL ROAD ~ SOUTH WINDSOR ~ CT  
GIS #18000273

### N/F 500' ABUTTERS

STREET ADDRESS	OWNER	PARCEL ID
240 CHAPEL ROAD	DABROWSKI HIPOLIT C & BOZENA	18000240
380 JOHN FITCH BOULEVARD	HALLER EVE FAMILY LLC	47700380
360 ELLINGTON ROAD	SCANNELL PROPERTIES #418 LLC (64%)	30300360
282 CHAPEL ROAD	CUBESMART LP	18000282
334 CHAPEL ROAD	CURRENT RESIDENT	18000334
310 CHAPEL ROAD	JACQUES JEAN MARC	18000310
339 CHAPEL ROAD	MATHER FAMILY LIVING TRUST	18000339
260 CHAPEL ROAD	PTB OF SOUTH WINDSOR AND	18000260
248 CHAPEL ROAD	AINSWORTH REALTY LLC	18000248
336 CHAPEL ROAD	TRI STATE RENTALS LLC	18000336
344 CHAPEL ROAD	TRI STATE RENTALS LLC	18000344
350 CHAPEL ROAD	RODRIQUE TIMOTHY TRUSTEE	18000350
253 CHAPEL ROAD	R&J CLOUTIER LLC	18000253
317 CHAPEL ROAD	MARTO REALTY LLC	18000317
371 CHAPEL ROAD	MARTO REALTY LLC	18000371
255 CHAPEL ROAD	255 CHAPEL ROAD LLC	18000255
245 CHAPEL ROAD	CURRENT RESIDENT	18000245
299 CHAPEL ROAD	CURRENT RESIDENT	1800R011A



### SHEET INDEX

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### ZONING TABLE

ZONE: I-291 CORRIDOR DEVELOPMENT ZONE (CD)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	5 ACRES	4.60 ACRES (1)	4.60 ACRES (1)
LOT FRONTAGE	150'	467.5'	467.5'
LOT DEPTH	200'	458'	458'
FRONT YARD	50'	115.54'	115.54'
SIDE YARD	20'	22.57'	22.57'
REAR YARD	20'	95.44'	95.44'
BUILDING HEIGHT	60' MAX.	30'±	30'±
PARKING	81 (2)	69	106
INTERIOR LANDSCAPING	10%	1.82% (3)	10% (3)
IMPERVIOUS COVERAGE	65%	56.12%	64.75%

NOTES:  
(1) EXISTING NON-CONFORMING TO THE MINIMUM LOT SIZE.  
(2) PARKING CALCULATION:  
MANUFACTURING: 1 SP/700 SF GFA (42,290 SF) = 60.41 SP  
OFFICE: 4.5 SP/1000 SF GFA (5,745) = 25.85 SP  
TOTAL = 87 PARKING SPACES REQUIRED  
106 PARKING SPACES PROPOSED WITH 5 REQUIRED ACCESSIBLE SPACES (3 PROPOSED IN ADDITION TO 2 EXISTING)  
(3) EXISTING NON-CONFORMING TO THE INTERIOR LANDSCAPING REQUIREMENTS. INTERIOR LANDSCAPING AND PLANTING REQUIREMENTS ARE MET FOR NEW PARKING SPACES.

### ARCHITECT:

FLB Architecture & Planning, Inc.  
19 Silver Lane  
East Hartford, CT 06118  
860-568-4030  
www.flbarch.com

**PROPERTY OWNER:**  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074

**APPLICANT:**  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074  
860-289-6041

### 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**

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

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

**PREPARED FOR:**  
Daniel Peach, President  
Twin Manufacturing Co.  
273 Chapel Road  
South Windsor, CT 06074  
860-289-6041 T

**PROJECT NO.:** 2228  
**DATE:** 6/26/2020  
**DESIGNED BY:** DJH  
**PROJECT MGR:** DJH  
**CHECKED BY:** DJH

**TWIN MANUFACTURING  
SITE PLAN MODIFICATION**  
273 CHAPEL ROAD  
SOUTH WINDSOR, CONNECTICUT  
GIS #18000273

NO.	DATE	REVISIONS	BY

**TITLE**

**C-T1**  
SHEET 1 OF 9





ZONING TABLE			
ZONE: I-291 CORRIDOR DEVELOPMENT ZONE (CD)			
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273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074  
860-289-6041

**REFERENCES:**  
THIS PLAN REFERS TO THE FOLLOWING:  
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 273 CHAPEL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/27/2020 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



SITE PLAN

SCALE: 0 20' 40' 80'

T = 40'

NO.	DATE	REVISIONS	BY

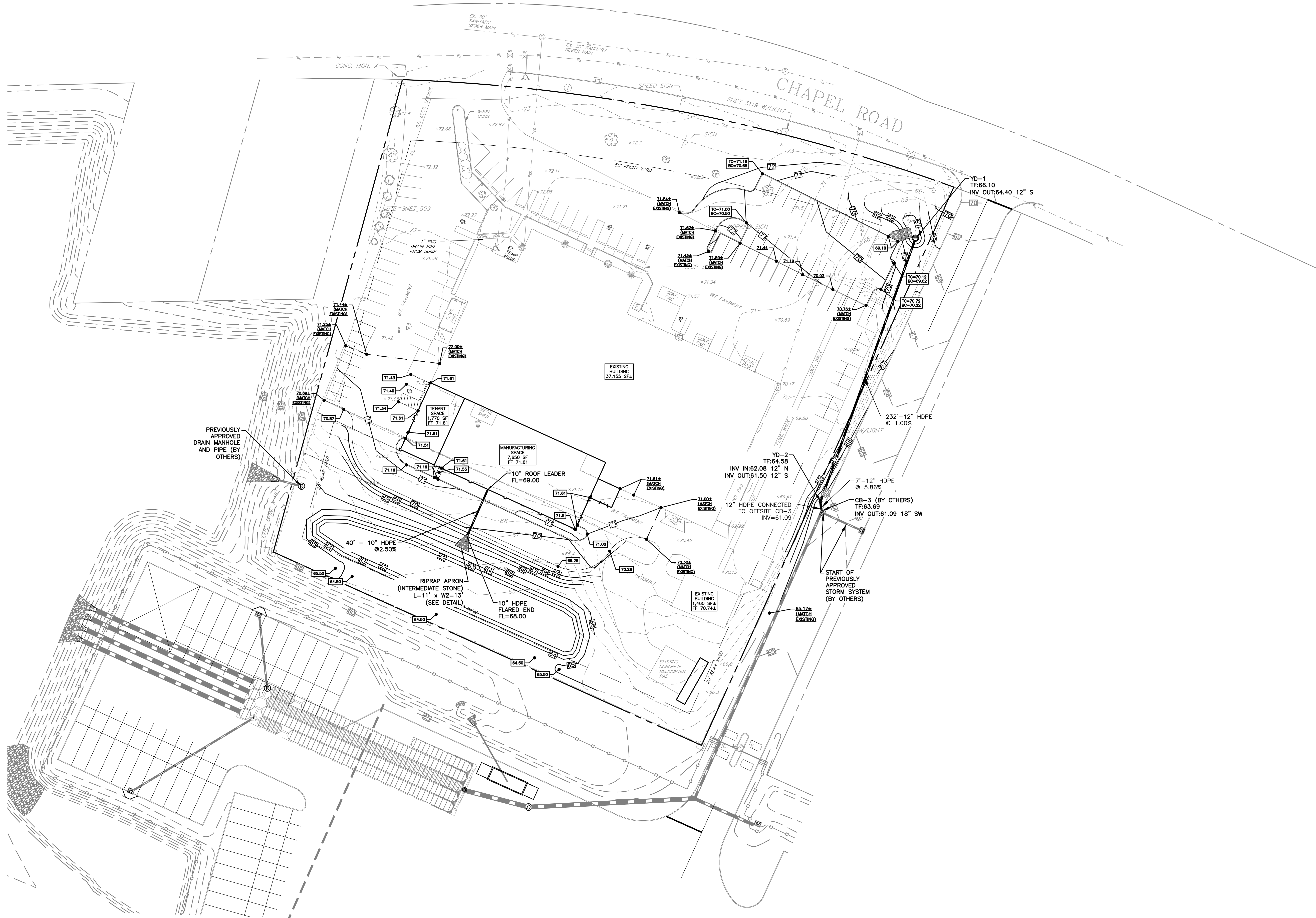
**TWIN MANUFACTURING  
SITE PLAN MODIFICATION**

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1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 273 CHAPEL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 03/27/2020 PREPARED BY DESIGN PROFESSIONALS, INC.

- GRADING PLAN NOTES:**  
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.  
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.  
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES



**GRADING PLAN**

SHEET  
**C-GD1**  
SHEET 3 OF 9

NO.	DATE	REVISIONS	BY

**TWIN MANUFACTURING  
SITE PLAN MODIFICATION**

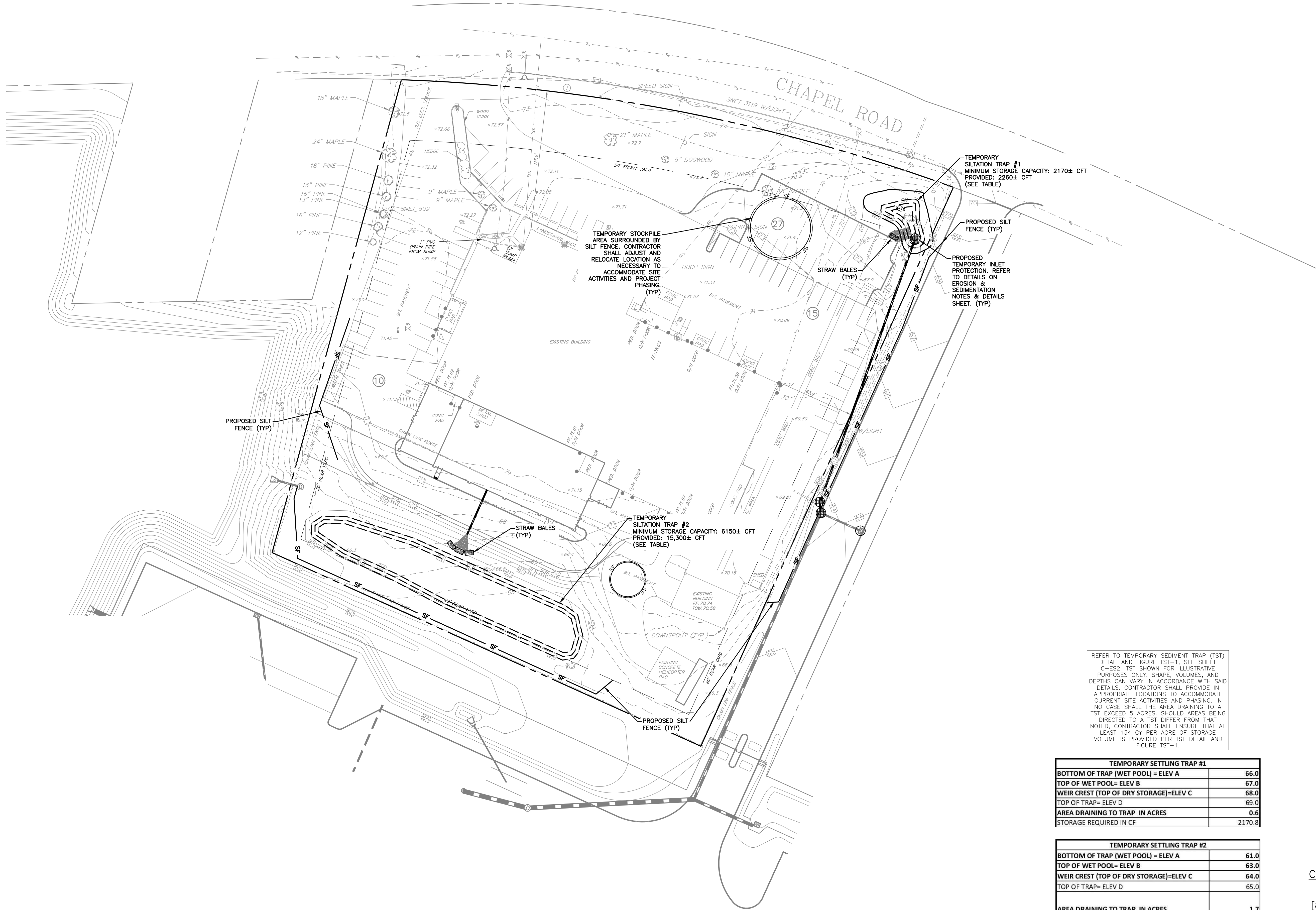
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REFER TO TEMPORARY SEDIMENT TRAP (TST) DETAIL AND FIGURE TST-1, SEE SHEET C-ES2. TST SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, VOLUMES, AND DEPTHS CAN VARY IN ACCORDANCE WITH SAID DETAILS. CONTRACTOR SHALL PROVIDE IN APPROPRIATE LOCATIONS TO ACCOMMODATE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

TEMPORARY SETTLING TRAP #1	
BOTTOM OF TRAP (WET POOL) = ELEV A	66.0
TOP OF WET POOL= ELEV B	67.0
WEIR CREST (TOP OF DRY STORAGE)=ELEV C	68.0
TOP OF TRAP= ELEV D	69.0
AREA DRAINING TO TRAP IN ACRES	0.6
STORAGE REQUIRED IN CF	2170.8

TEMPORARY SETTLING TRAP #2	
BOTTOM OF TRAP (WET POOL) = ELEV A	61.0
TOP OF WET POOL= ELEV B	63.0
WEIR CREST (TOP OF DRY STORAGE)=ELEV C	64.0
TOP OF TRAP= ELEV D	65.0
AREA DRAINING TO TRAP IN ACRES	1.7
STORAGE REQUIRED IN CF	6150.6

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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.

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APPLICANT:  
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860-289-6041

PROJECT  
CONTACT INFO:  
DAN PEACH  
[860-289-6041]

EROSION & SEDIMENTATION CONTROL PLAN

SHEET 4 OF 9

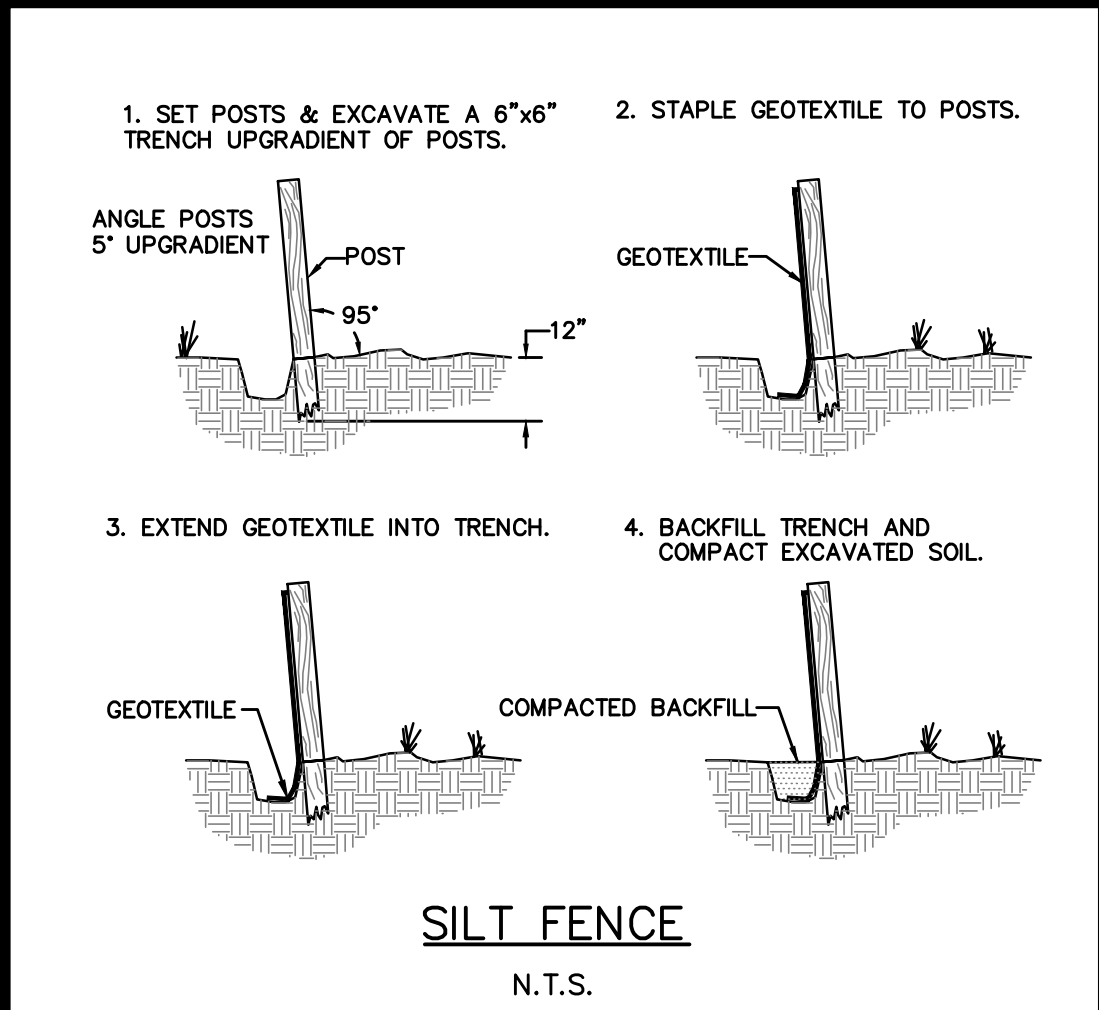
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PROJECT NO.  
2228  
DATE  
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DESIGN BY  
DJH  
CHECKED BY  
DJH

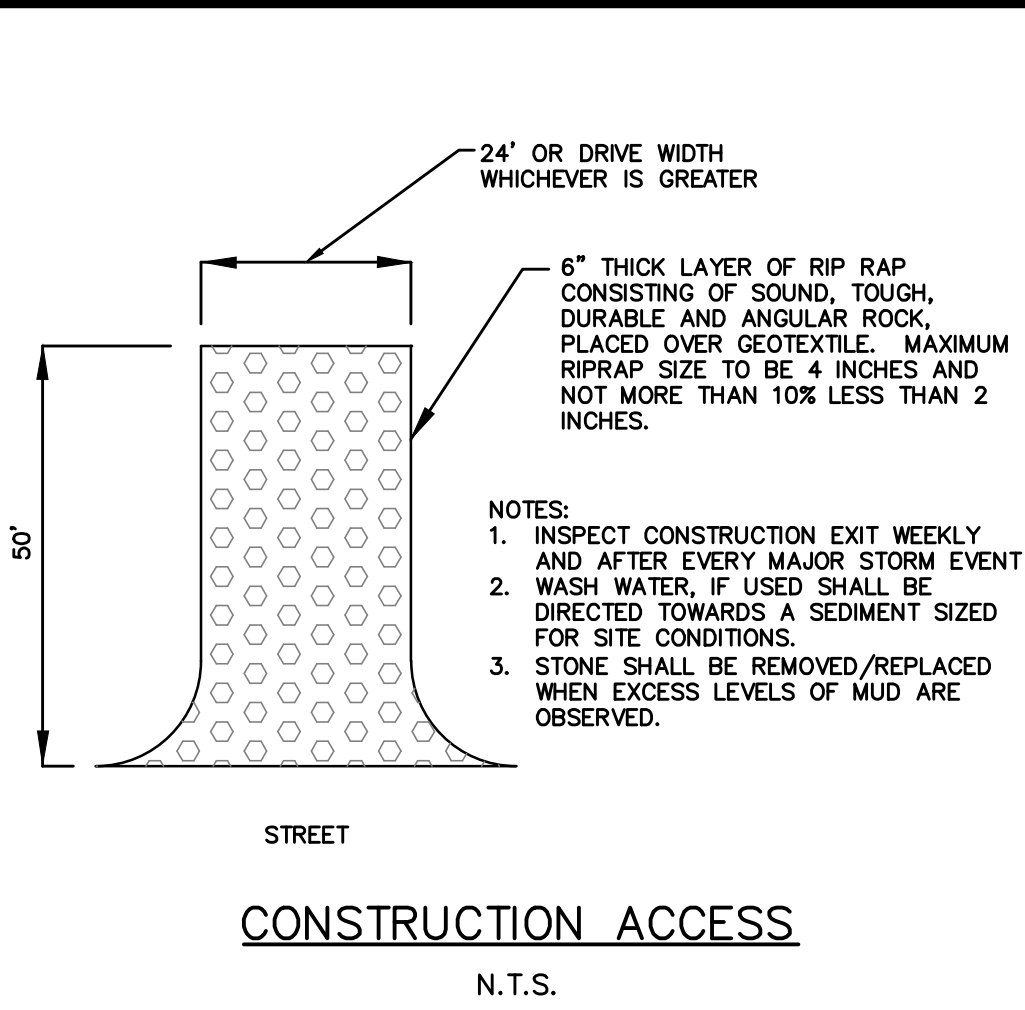
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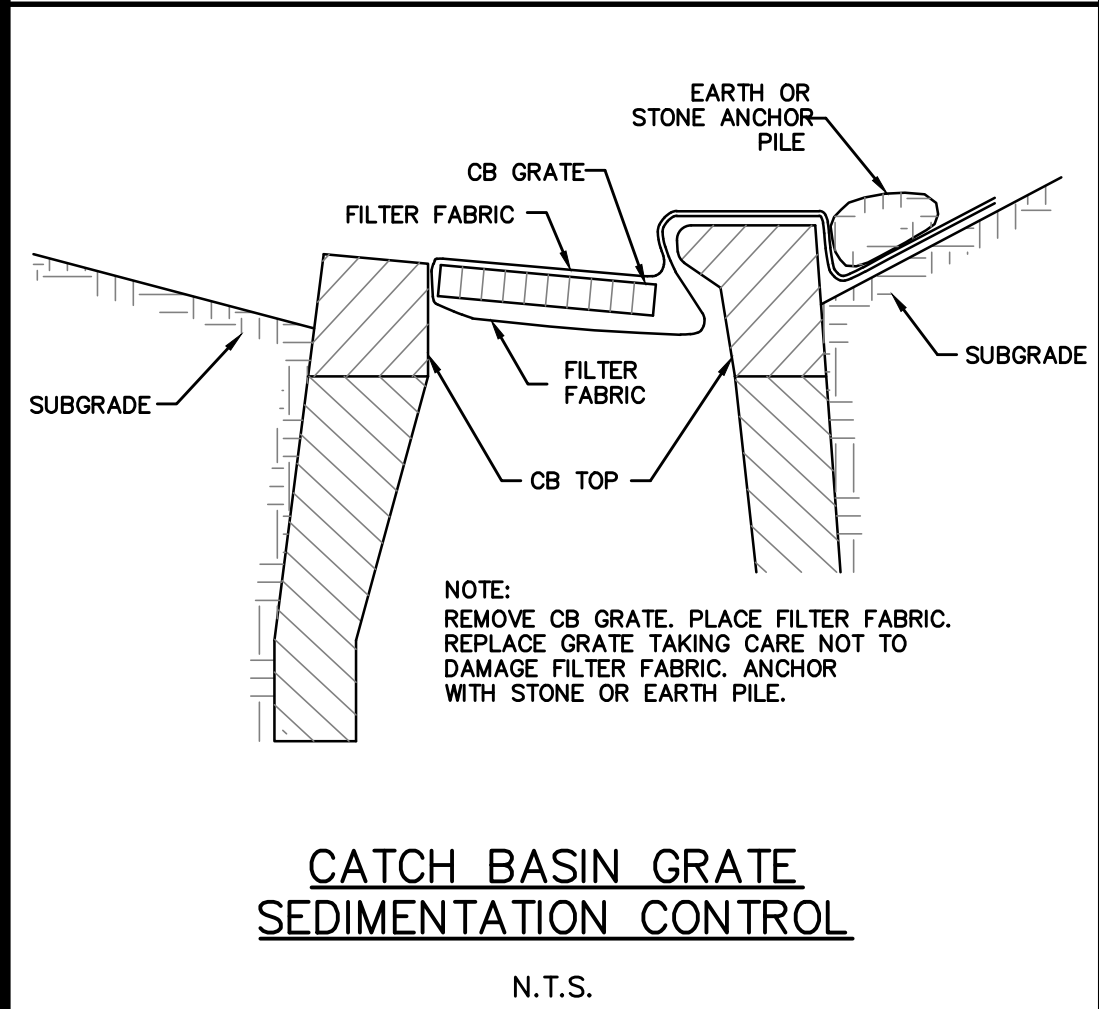
SILT FENCE

N.T.S.



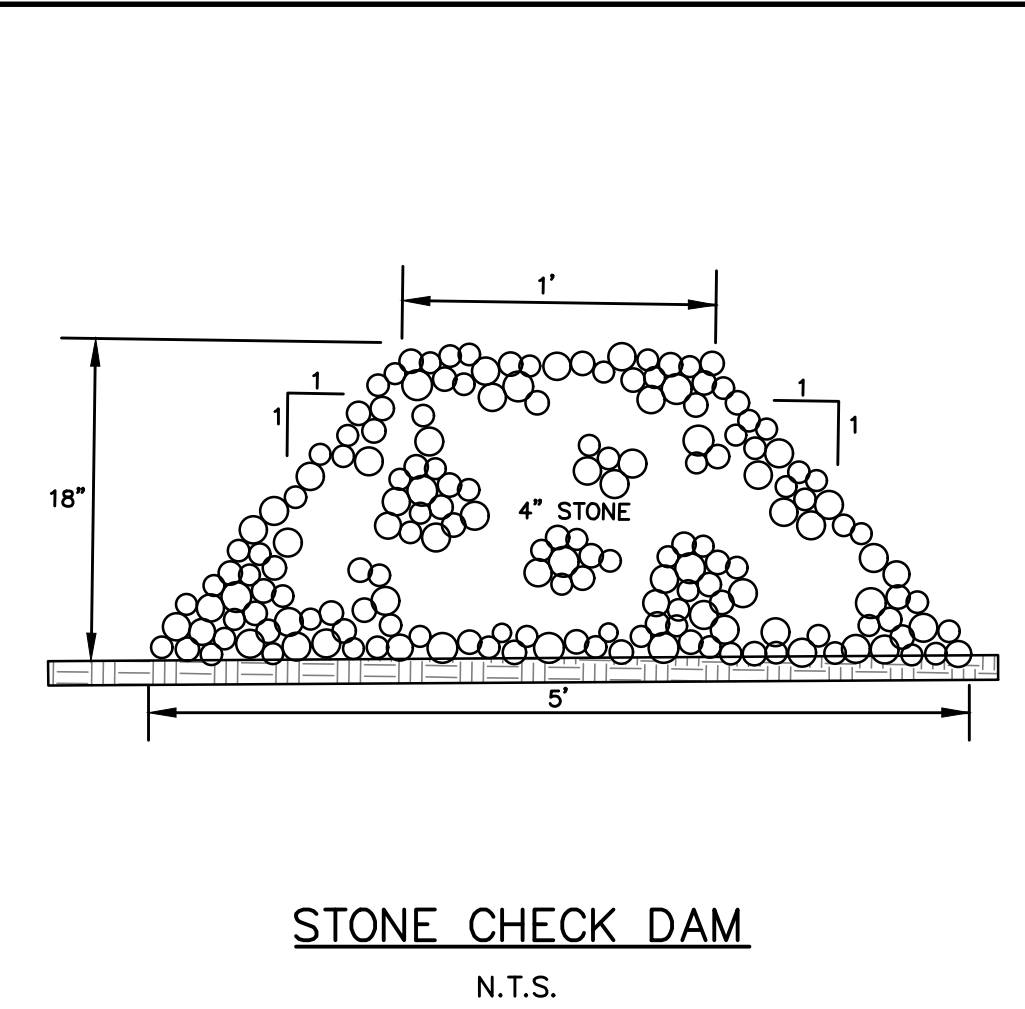
CONSTRUCTION ACCESS

N.T.S.



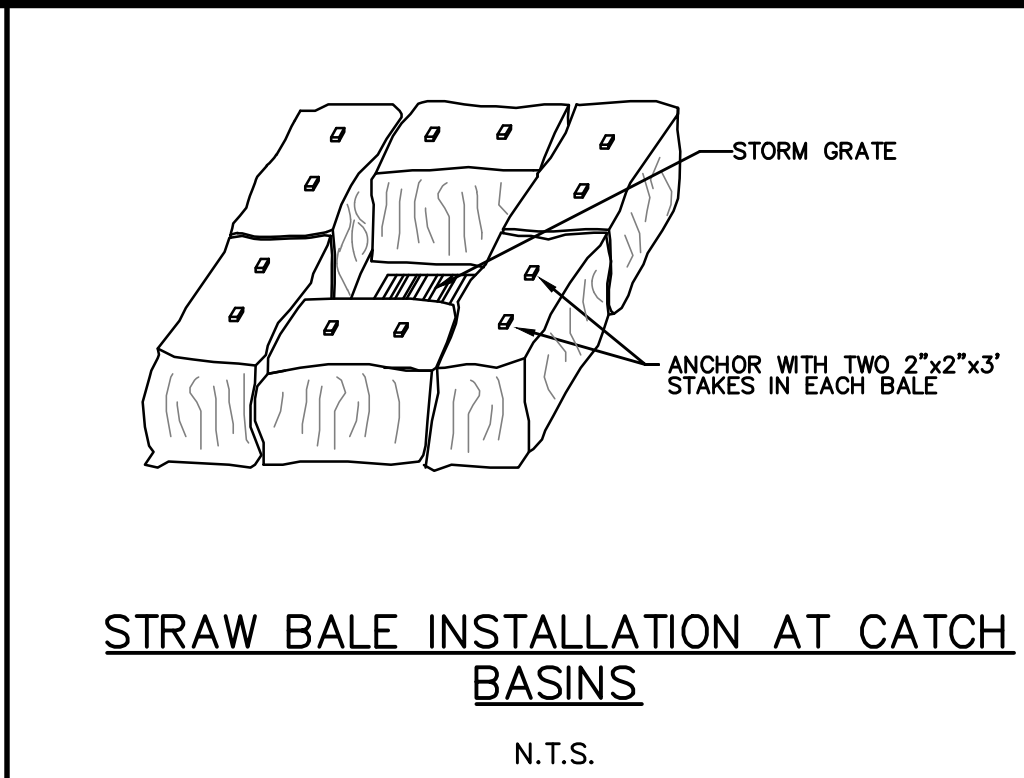
CATCH BASIN GRATE SEDIMENTATION CONTROL

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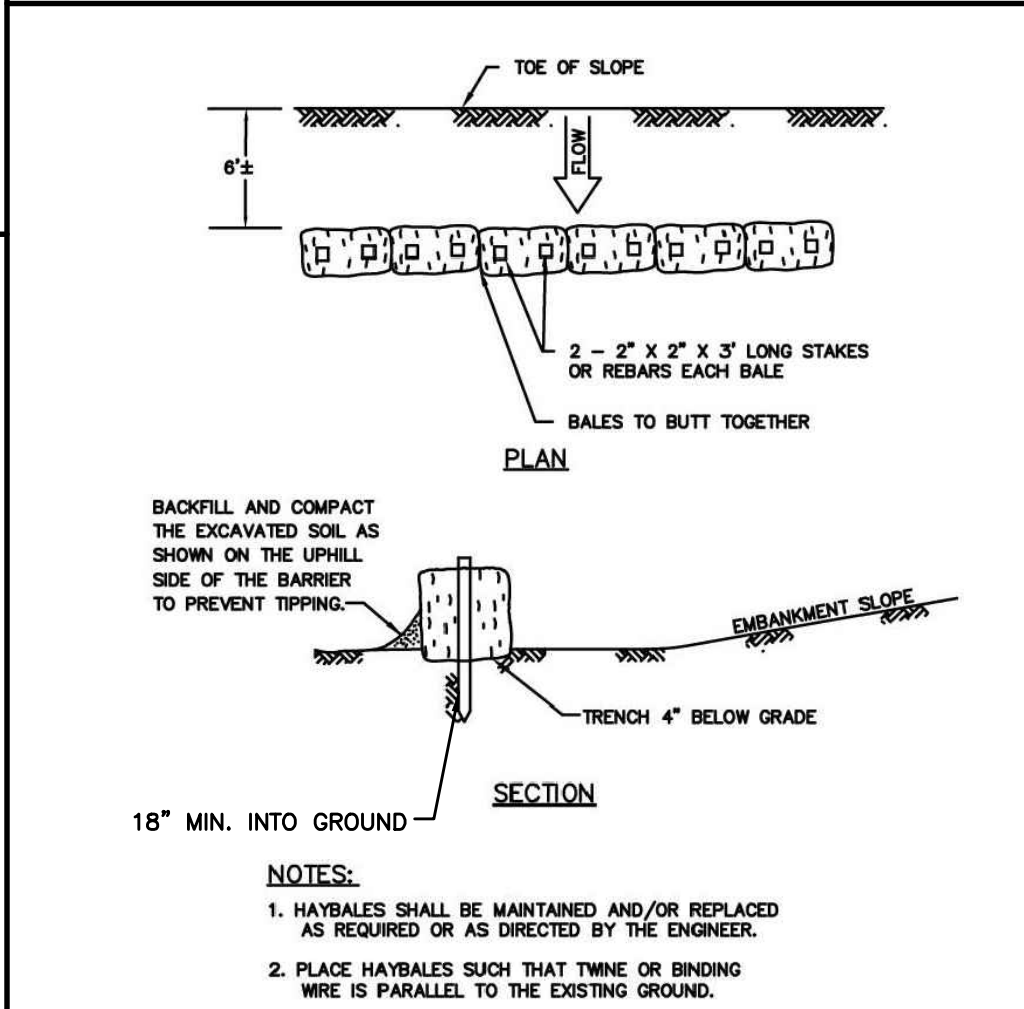
STONE CHECK DAM

N.T.S.



STRAW BALE INSTALLATION AT CATCH BASINS

N.T.S.



STRAW BALES FOR EROSION CONTROL

N.T.S.

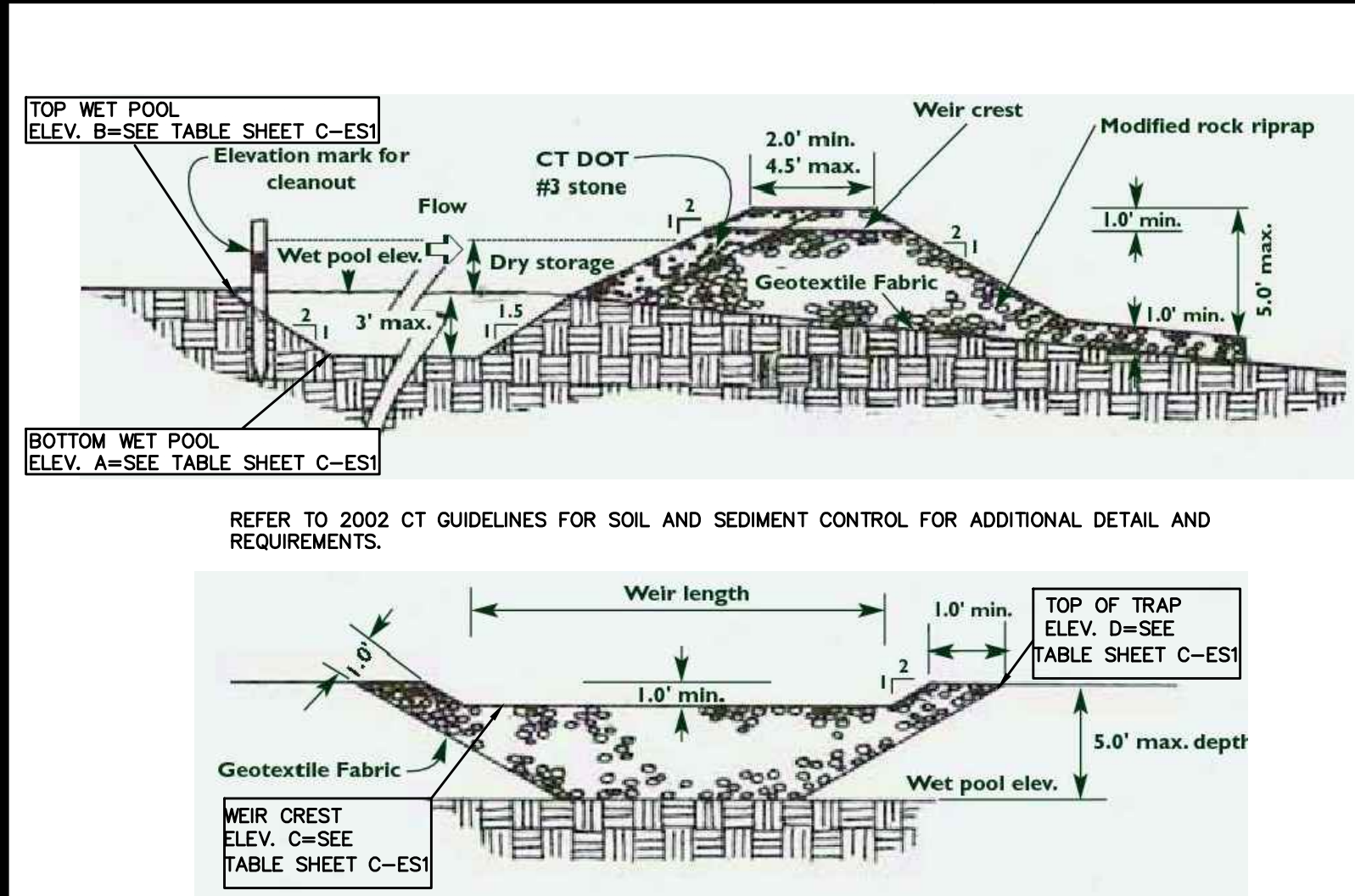


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

where,

$$V_w = \text{the wet storage volume in cubic feet}$$
$$A_{wp} = \text{the surface area of the flooded area at the base of the stone outlet in square feet}$$
$$D_{wp} = \text{the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.}$$

Dry storage volume may be approximated as follows:

$$V_d = \frac{A_{wp} + A_d}{2} \times D_d$$

where,

$$V_d = \text{the dry storage volume}$$
$$A_{wp} = \text{the surface area of the flooded area at the base of the stone outlet in square feet.}$$
$$A_d = \text{the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet}$$
$$D_d = \text{the depth in feet, measured from the base of the stone outlet to the top of the stone outlet}$$

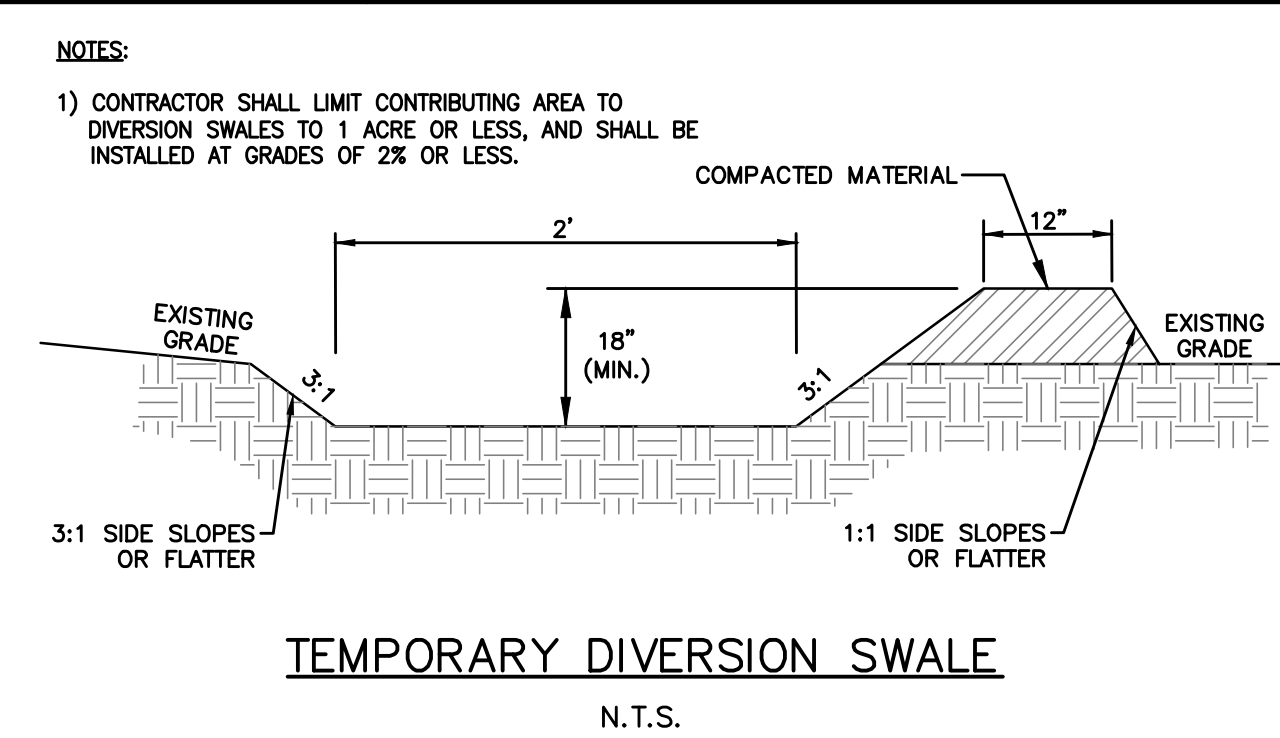
Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

NOTE:

- VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

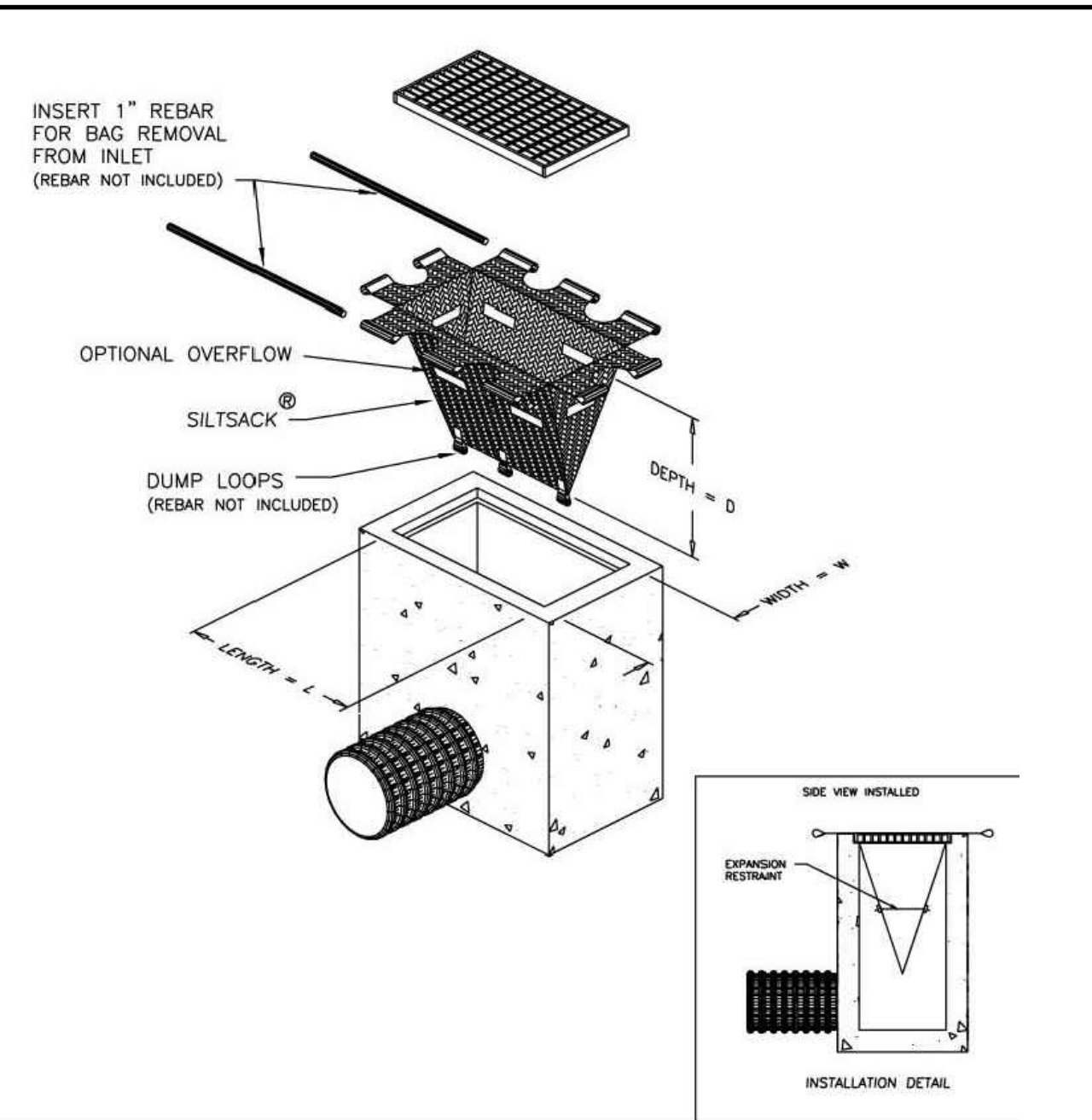
TEMPORARY SEDIMENT TRAP

N.T.S.



TEMPORARY DIVERSION SWALE

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE (DETENTION BASIN):

- INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ADJUTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
- STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
- CONSTRUCT TEMPORARY SETTLING OR SILTATION BASINS, SEDIMENT TRAPS AND OTHER BEST MANAGEMENT PRACTICES AS SHOWN ON THE PLANS.
- REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. REFER TO LANDSCAPE PLANS FOR TEMPORARY SEEDING REQUIREMENTS.
- CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
- ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUIV. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
- INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH HAYBALES AND FILTER FABRIC AS SHOWN IN THE DETAILS.
- INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
- MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
- ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM, DETENTION BASIN, AND/OR UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET/SPILLWAY LOCATIONS: PIPE OUTLETS AND SPILLWAYS SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

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

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEEPED AT LEAST TWICE PER YEAR. ONCE IN THE SPRING SHORTLY AFTER THE END OF THE SNOW SEASON, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

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

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

- PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEEPED CLEAN AT ALL TIMES.
- AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR 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.
- ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

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

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

- CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
- DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
- AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
- AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
- AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING AREA.
- THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF

PROJECT CONTACT INFO:

DAN PEACH  
[860-289-6041]

PROPERTY OWNER:

TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074

APPLICANT:

TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074  
860-289-6041

WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.

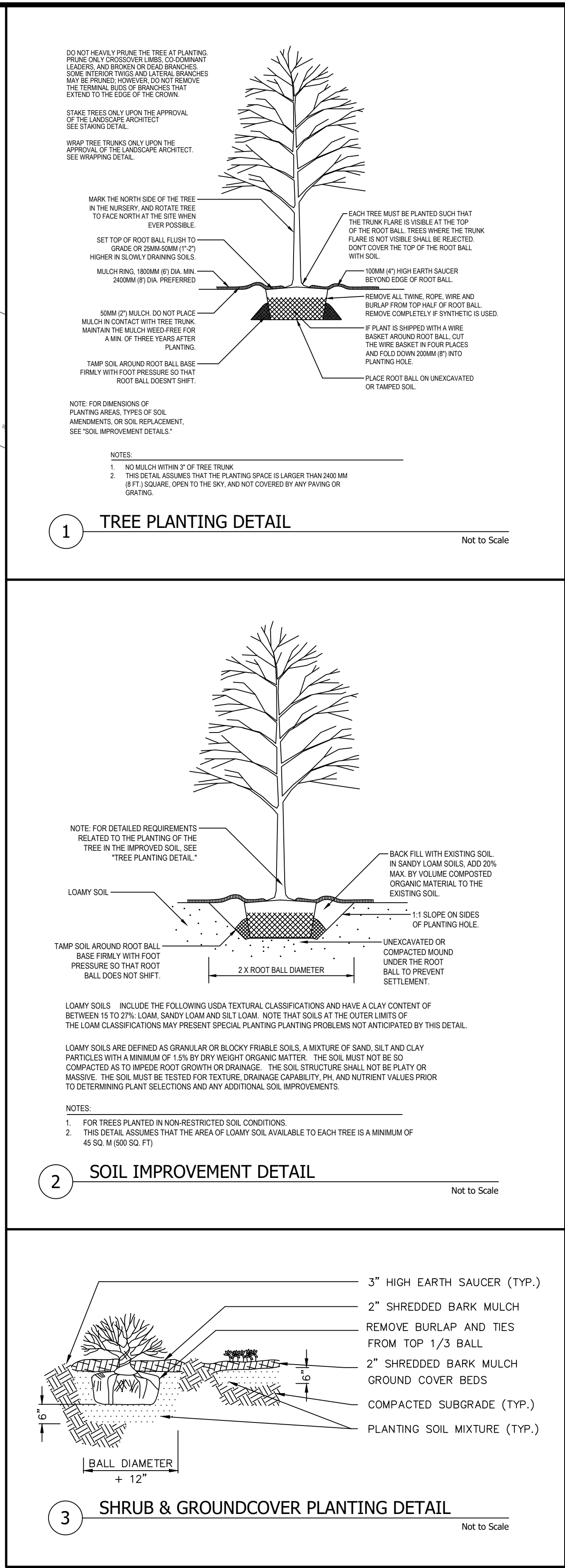
- THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFILLING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILING OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.
- ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.
- CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
- IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
- FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

ESTIMATED CONSTRUCTION START DATE - SUMMER 2020  
ESTIMATED COMPLETION DATE - SPRING 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 SEED WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: THE RECEIVING SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.





<p><b>PROPERTY OWNER:</b> TWIN MANUFACTURING COMPANY 273 CHAPL ROAD SOUTH WINDSOR, CT 06074</p>	<p><b>REFERENCES:</b> THIS PLAN REFERS TO THE FOLLOWING: 1. PLAN ENTITLED "PROPERTY &amp; TOPOGRAPHIC SURVEY, 273 CHAPL ROAD, CONNECTICUT" DATED 03/27/2020 PREPARED BY DESIGN PROFESSIONALS</p>
<p><b>APPLICANT:</b> TWIN MANUFACTURING COMPANY 273 CHAPL ROAD SOUTH WINDSOR, CT 06074</p>	<p><b>LANDSCAPE PLAN NOTES:</b> 1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PLANT OR NEAR PUBLIC UTILITIES, CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING 2. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY 3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES</p>

[illegible]

## SEEDING NOTES:

- SEEDING MIXTURE TYPE I (LAWN AREAS).  
 BLUEGRASS BUNCH (3 VARIETIES) 50% OF MIXTURE  
 CHEIKINGS RED FESCUE 30% OF MIXTURE  
 PERENNIAL KYRGRASS 20% OF MIXTURE  
 APPLICATION RATE: 4.50LBS. PER 1000 S.F.
- SEEDING MIXTURE TYPE II (BASIN SLOPES).  
 APPLICATION BASIN MIXTURE MIX - ENRHY-127  
 By Ernst Conservation Seeds, 9006 Heron Pk., Meadowlark, PA 16395 (800) 873-3321  
 APPLICATION RATE: 0.50 LBS PER 1000 S.F. 20 LBS PER ACRE  
 ANY SEEDING AREA NOT LABELED AS TYPE II SHALL BE SEEDING MIXTURE TYPE I (LAWN).  
 AND MIXES IN WITH TYPE I SEEDING MIXTURE. SEEDING SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.  
 SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING AND ADD HYDRO-MULCH TO THE SEEDING MIXTURE. HYDRO-SEEDING IS USED: HYDROMULCH SHALL BE EQUAL TO COMBED 2000 AND APPLIED AT THE RATE OF 1400LBS. PER ACRE.  
 SEEDING OF STORMWATER FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.  
 ALL CONSTRUCTION EQUIPMENT UTILIZED IN THE INFILTRATION BASINS SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.  
 FLOOR OF INFILTRATION BASINS SHALL NOT RECEIVE TOPSOIL TO PROMOTE INFILTRATION.  
 INFILTRATION BASINS SHALL BE MOWED BETWEEN NOVEMBER 1 AND MARCH 1, NO MORE THAN TWICE PER YEAR. CLIPPING SHALL NOT BE REMOVED IF IMPACTING INFILTRATION RUNOFF. AFTER TWO YEARS OF MAINTENANCE INFILTRATION RESULTS SHALL BE PRESENTED TO TOWN STAFF, AT WHICH POINT MORE REGULAR MOWING MAY BE REQUIRED.  
 BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF TRACKED TOPSOIL UNLESS OTHERWISE NOTED.

[illegible]







CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.

2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. The contractor must comply, to the fullest extent, with the latest Occupational 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 respective utility companies or governmental agencies, from parcel testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.

12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.

13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.

15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall 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. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown must be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.

19. 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.

20. 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
21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.

28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's responsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.

29. 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.

30. 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.

31. 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 determined 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.

32. 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.

33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

34. 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 footings/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.

35. 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.

water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

41. 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.
42. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
43. 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 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 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.
44. 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.

45. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
46. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
47. 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.
48. 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.
49. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
50. 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.
51. All pumped discharge must utilize silt-soc or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.

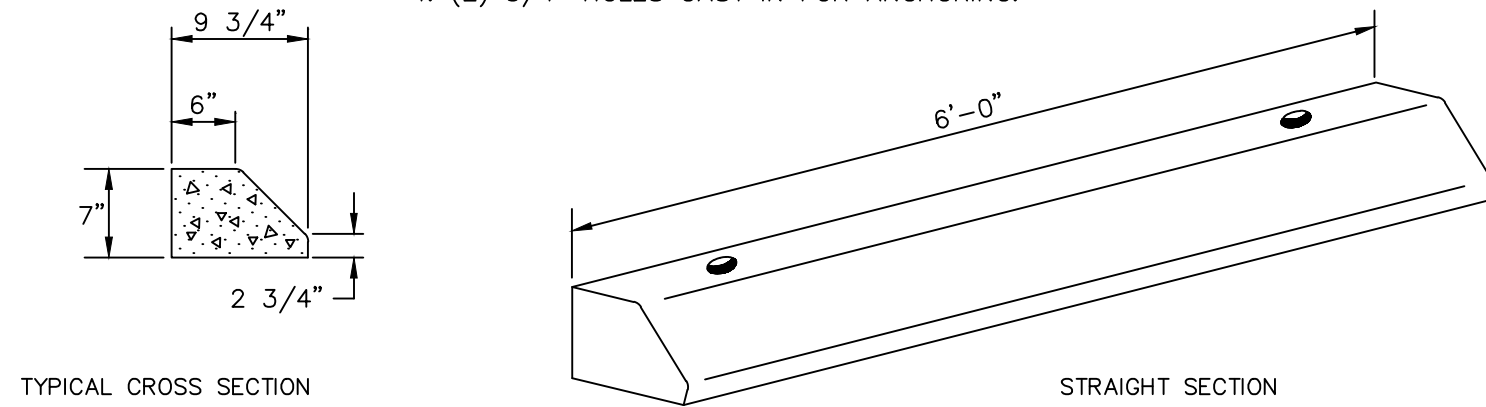
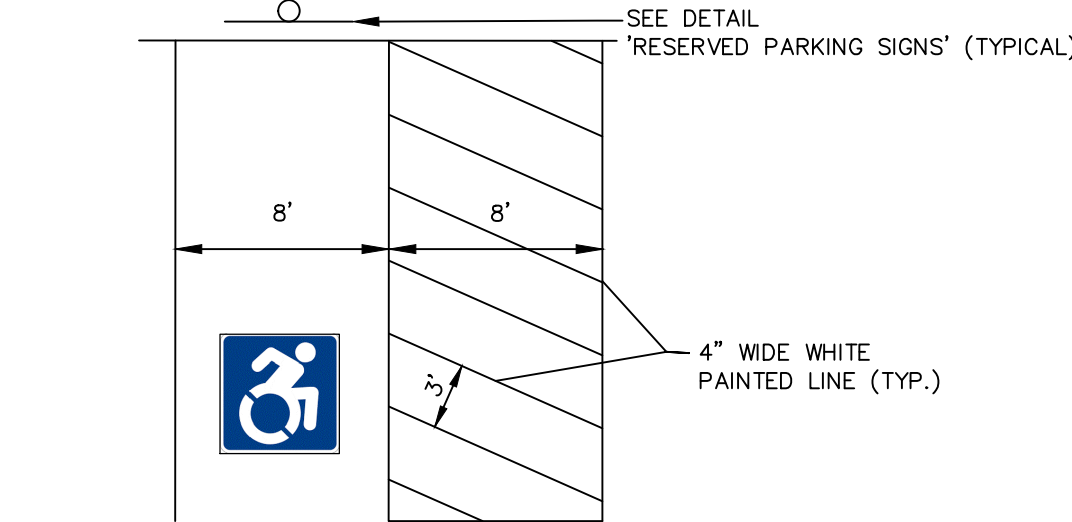
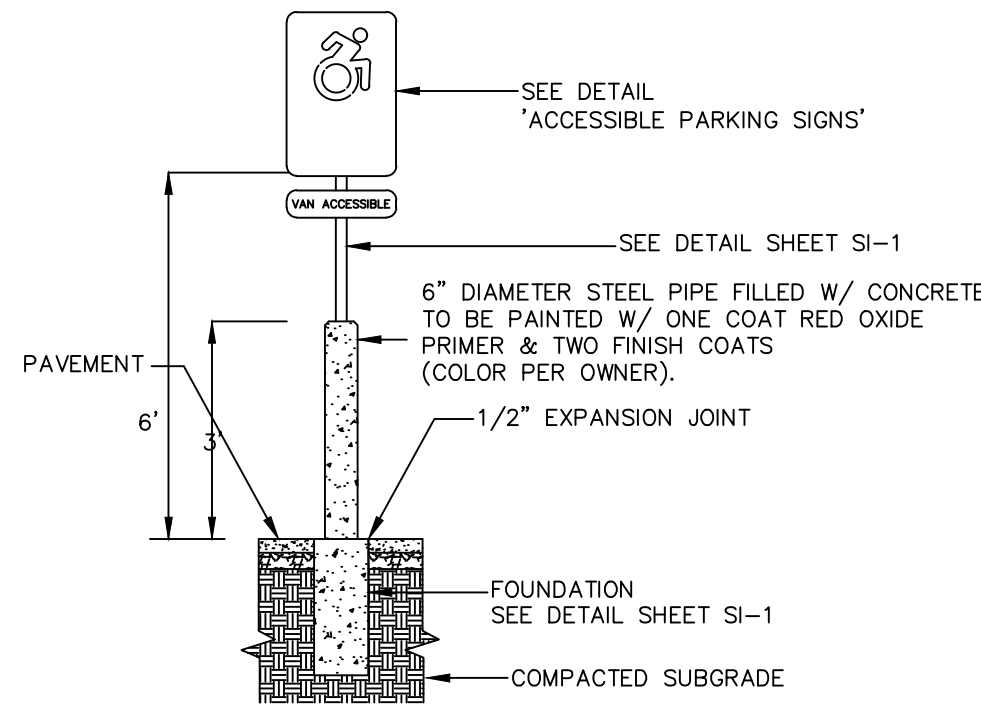
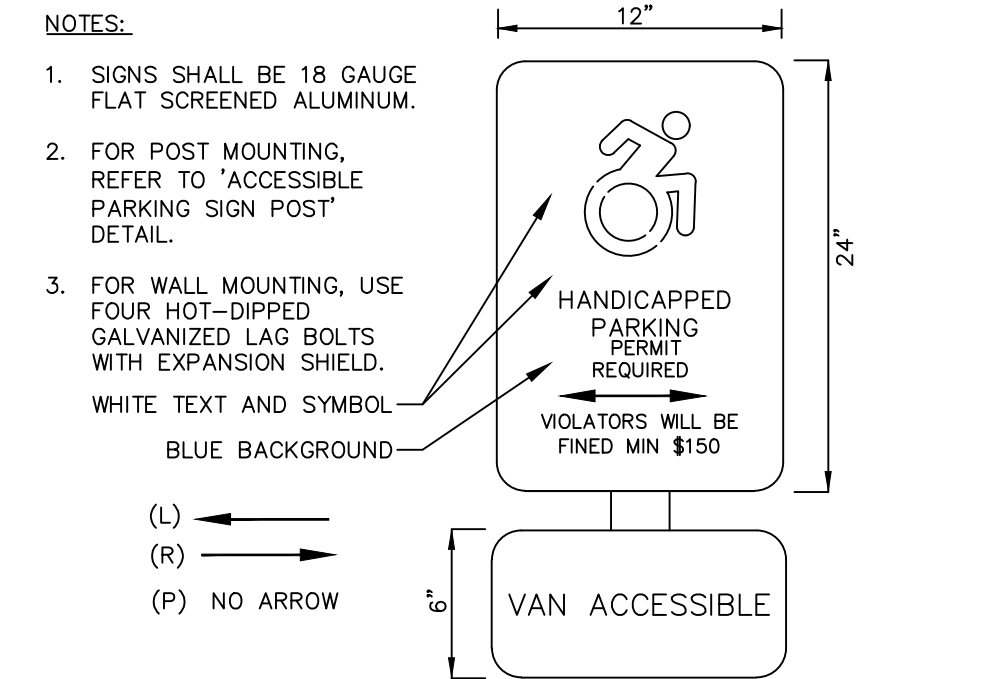
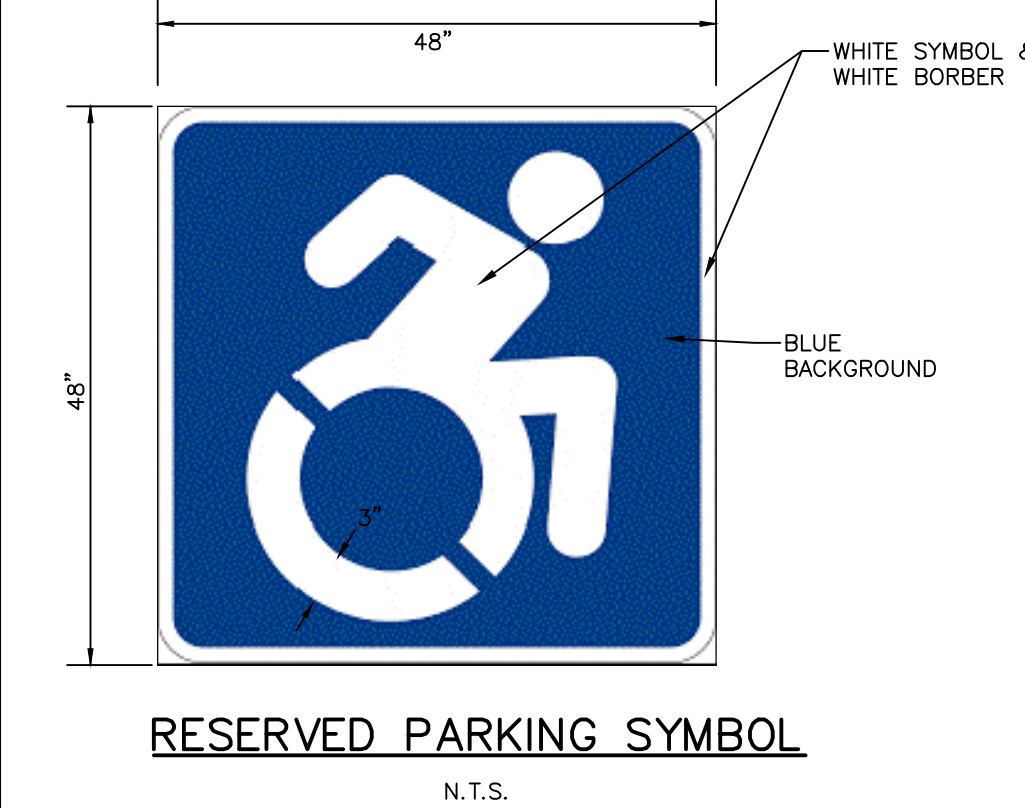
Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.

A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

Curb ramps- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
BORINGS		
	BORING / TEST PIT LOCATION	
COMMUNICATION		
---	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
---	WATER MAIN	W
---	WATER SERVICE	WS
---	FIRE SERVICE LINE	F
---	NON-POTABLE WATER LINE	NPW
	WATER VALVE / FITTINGS	
	FIRE HYDRANT	
LIQUID FUEL		
---	MAIN LIQUID FUEL LINE	LF
---	LIQUID FUEL SERVICE LINE	UFS
---	LIQUID FUEL LINE, ABANDONED	UFS
IRRIGATION		
---	IRRIGATION LINES	I
LIGHTING		
	POLE / GROUND MOUNTED LIGHT	
NATURAL GAS		
---	GAS MAIN	G
---	GAS SERVICE LINE	GS
POWER		
---	ELECTRICAL LINES, OVERHEAD	EO
---	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
PROPERTY		
---	PROPERTY LINE	---
---	EASEMENT LINE	---
	IRON PIPE	---
	IRON ROD	---
	MONUMENT	---
ROADS		
---	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		
---	SANITARY SEWER MAIN	S
---	SANITARY SEWER SERVICE LINE	SS
	SANITARY SEWER MANHOLE	
STORM SEWER		
---	STORM DRAIN PIPE	---
---	ROOF LEADER	RL
---	UNDERDRAIN	UD
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
---	CONTOUR	95
---	SPOT ELEVATION	95
OTHER		
---	RAMP	R
---	LANDSCAPE AREA	LSA

PROPERTY OWNER:  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074

APPLICANT:  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074  
860-289-6041

NOTES, LEGEND, & DETAILS

TWIN MANUFACTURING  
SITE PLAN MODIFICATION

273 CHAPEL ROAD  
SOUTH WINDSOR, CONNECTICUT  
GIS #18000273

REVISIONS

NO.	DATE	BY

21 EBBEY DRIVE  
P.O. BOX 167  
SOUTH WINDSOR, CT 06074  
860-289-8797 - F  
www.designprofessionals.com

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

PREPARED FOR  
**Daniel Peach, President**  
**Twin Manufacturing Co.**  
273 Chapel Road  
South Windsor, CT 06074  
860-289-6041 T

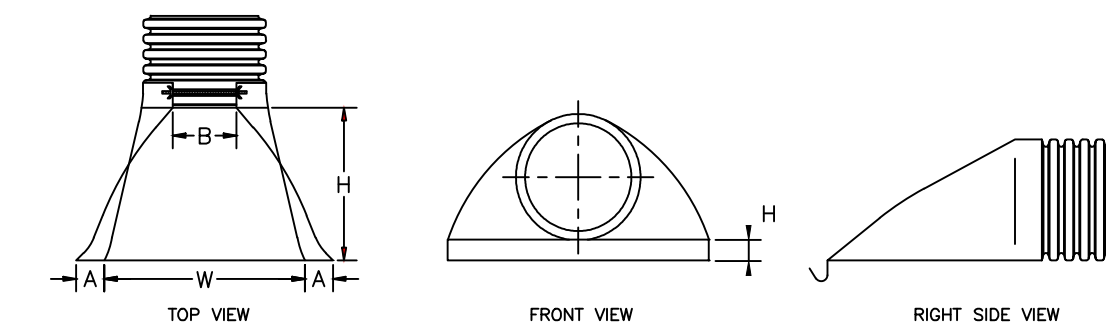
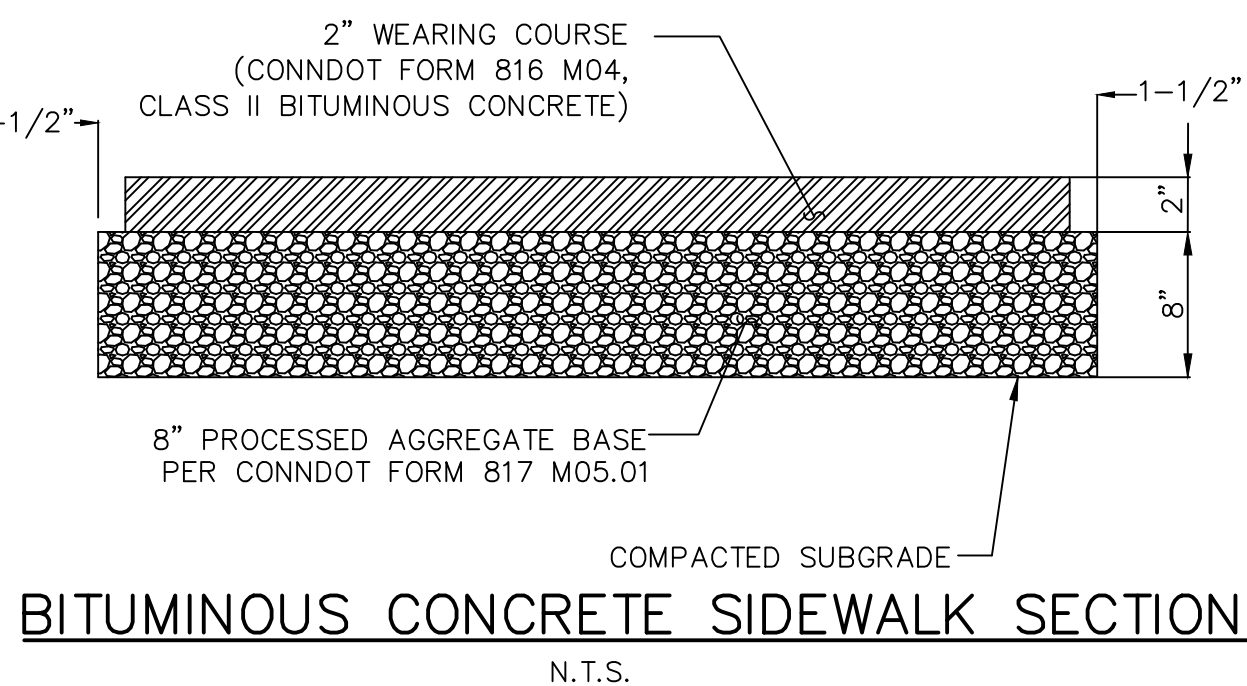
PROJECT NO.  
2228  
DATE  
6/26/2020  
DESIGN BY  
DHP  
CHECKED BY  
DHP

The plan is based upon a survey of the site and of existing conditions. It is the responsibility of the Engineer to verify the accuracy of the information shown on the plan. The Engineer is not responsible for any errors or omissions in the plan. The Engineer is not responsible for any damages or injuries resulting from the use of the plan. The Engineer is not responsible for any construction or other activities that may be required to implement the plan. The Engineer is not responsible for any construction or other activities that may be required to implement the plan.

\* Reproductions techniques used in the production of this drawing are not to be used for any other purpose without the written consent of the Engineer.

\* Professional Seal: A Professional Engineer in the State of Connecticut is required to seal and sign all drawings. The seal and signature of the Engineer are required for the drawing to be valid. The Engineer is not responsible for any construction or other activities that may be required to implement the plan.





ADS HDPE FLARED ENDS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT AS SPECIFIED OR APPROVED EQUAL.

HDPE FLARED END

N.T.S



N.T.S.

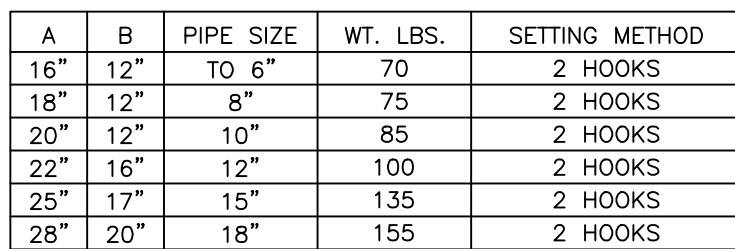


N.T.S.

## RIPRAP APRON / LEVEL SPREADER

RIPRAP DESIGN NOTES:

- 1) REFER PLAN SHEETS FOR LAYOUT.
- 2) RIPRAP APRON/SCOUR HOLES SHALL EXTEND 1' UNDER THE FLARED END SECTION (MINIMUM)
- 3) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)  
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)  
36 IN (WHEN STANDARD RIPRAP SPECIFIED)
- 4) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02
- 5) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

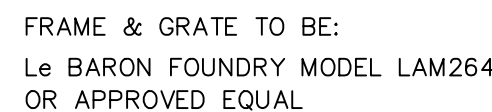


### CATCH BASIN TRAP HOOD

N.T.S.

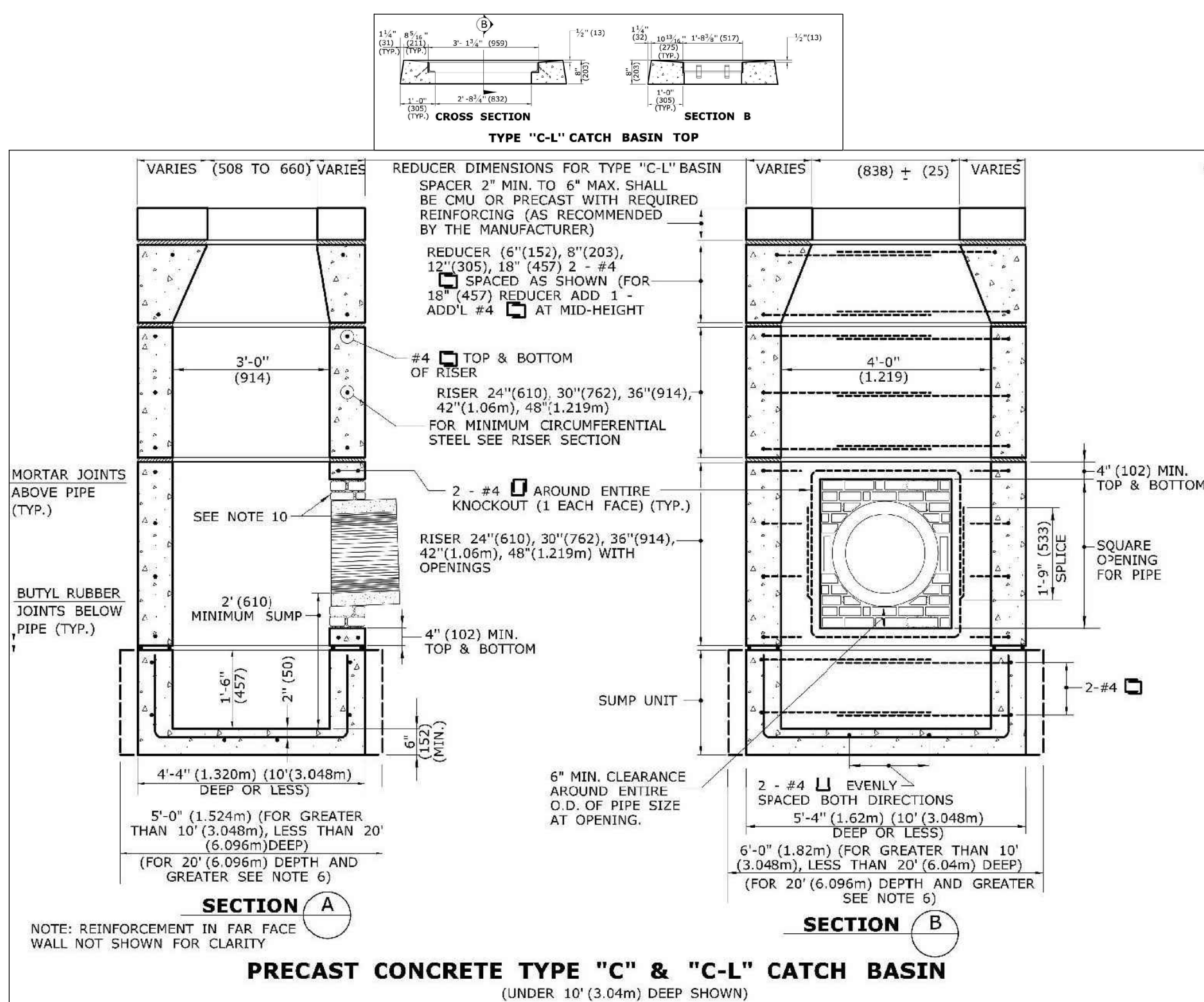


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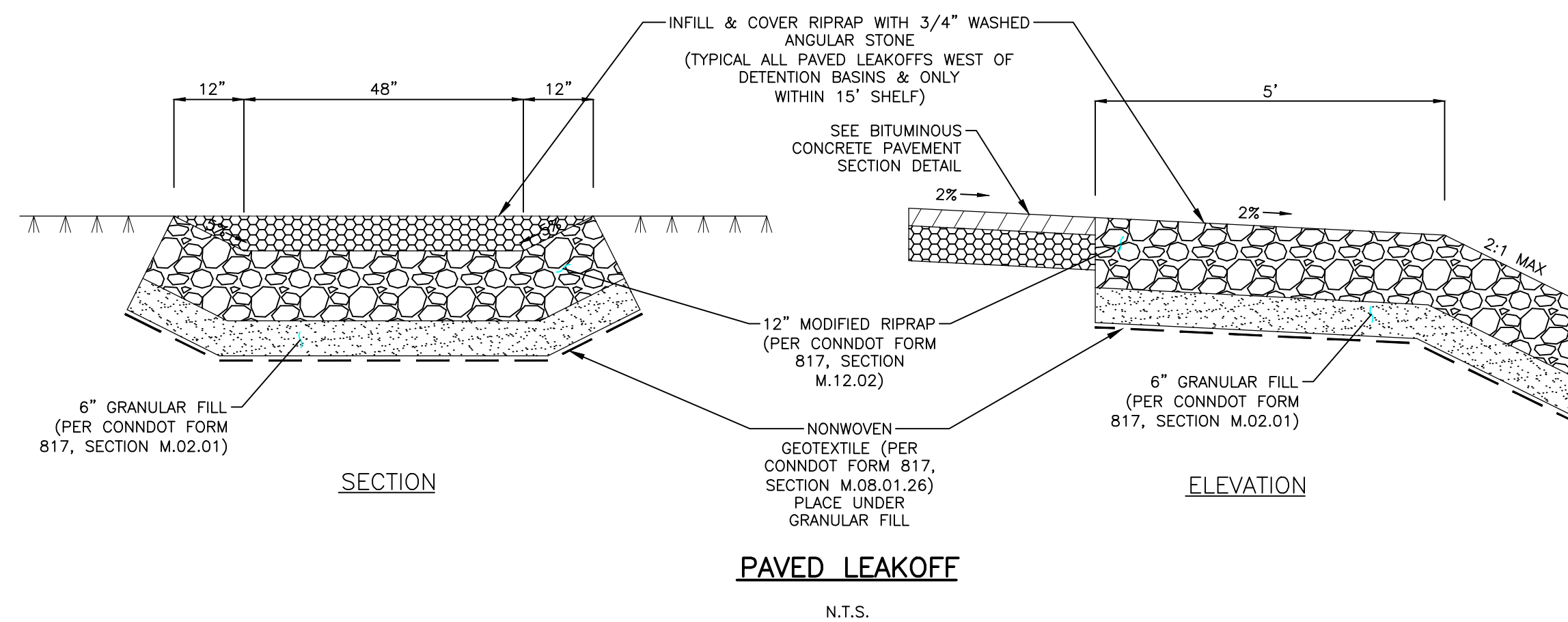
YARD DRAIN  
FRAME & GRATE

## PRECAST STRUCTURE FOR YARDDRAIN

N.T.S



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



PAVED LEAKOFF

NTS

**PROPERTY OWNER:**  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074

**APPLICANT:**  
TWIN MANUFACTURING COMPANY  
273 CHAPEL ROAD  
SOUTH WINDSOR, CT 06074  
860-289-6041



[illegible]

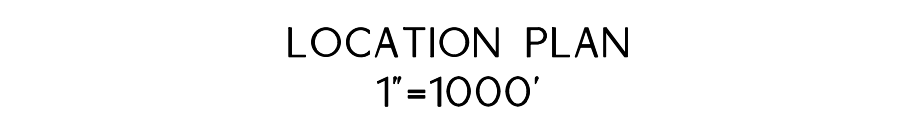
MAP REFERENCES:

1. RESURVEY PREPARED FOR: TWIN MANUFACTURING, LLC 273 CHAPEL ROAD SOUTH WINDSOR, CONNECTICUT RECORD AS-BUILT DATED: 1-02-07 REVISED TO 06/05/15 SCALE 1" = 40 FEET BY DESIGN PROFESSIONALS, INC.
2. ALTA/ASPS LAND TITLE SURVEY SCANNELL PROPERTIES #417, LLC SCANNELL PROPERTIES #418, LLC 360 ELLINGTON ROAD SOUTH WINDSOR, CT DATE: 5/17/19 PREPARED FOR: SCANNELL PROPERTIES, LLC REVISED TO 2/3/2020 SCALE 1"=100' BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-30b-1 THRU 20-30b-20 AND THE STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

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



SHEET		PROPERTY & TOPOGRAPHIC SURVEY		NO.		DATE		REVISED		BY	
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