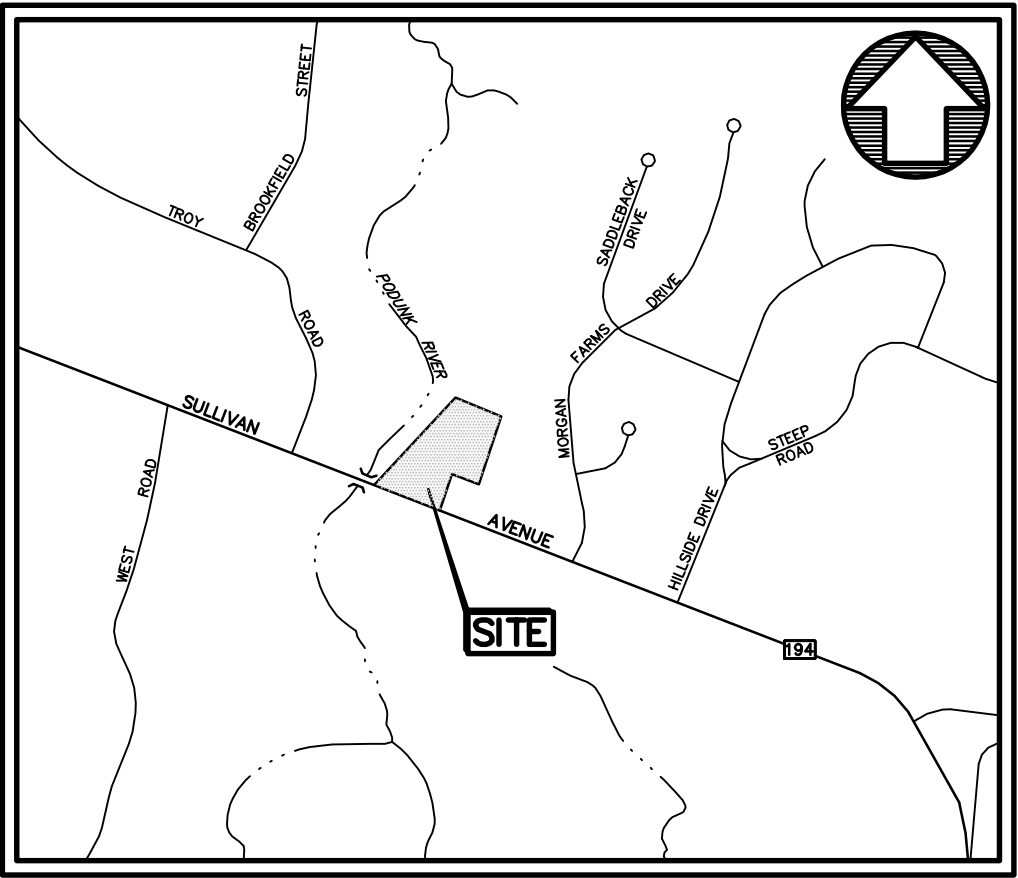
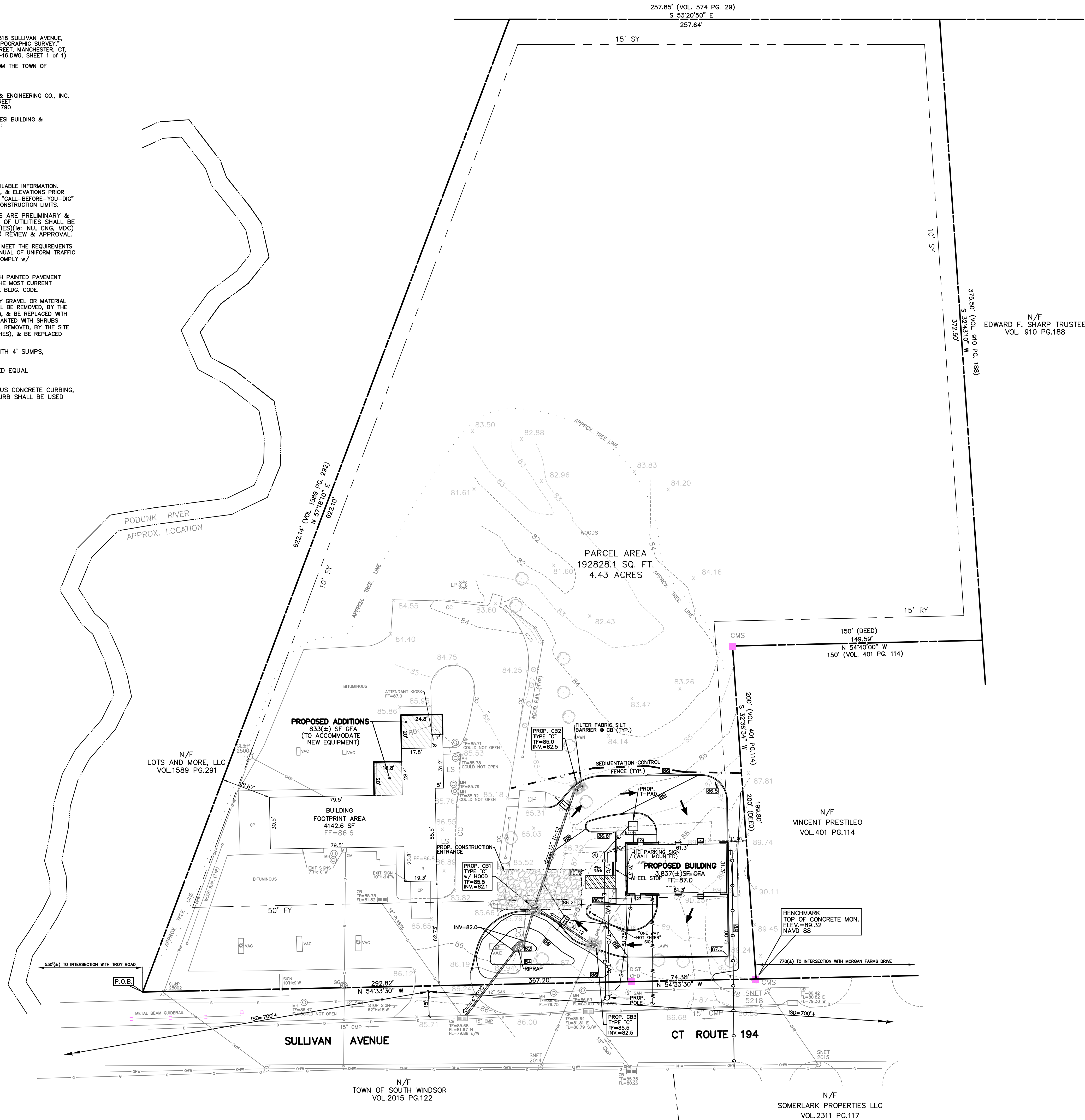


NOTES:

- 1) MAP REFERENCES:
A) DRAWING ENTITLED "PLAN PREPARED FOR EXPCT, LLC, 818 SULLIVAN AVENUE, SOUTH WINDSOR, CT, PROPERTY/BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, PREPARED BY MEHAN & GOODIN, 387 NORTH MAIN STREET, MANCHESTER, CT, DATED 03-02-2020 (PROJECT: 2020-16, ACAD: 2020-16.DWG, SHEET 1 of 1)
B) TOWN OF SOUTH WINDSOR GIS MAPPING, AVAILABLE FROM THE TOWN OF SOUTH WINDSOR WEB SITE.
- 2) OWNER:
EXPCT LLC
45 MAIN STREET, 4TH FLOOR
HARTFORD, CT 06106
- APPLICANT:
BORGHESI BUILDING & ENGINEERING CO., INC.
2155 EAST MAIN STREET
TORRINGTON, CT 06790
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
SP1 SITE PLAN (30 SCALE)
KEY PLAN
SP2 SITE PLAN (20 SCALE)
SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN
SP4 PHOTOMETRIC PLAN
SPD1 EROSION CONTROL NOTES & DETAILS
SPD2 SITE DETAILS
SPD3 SITE DETAILS
- 4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO ANY EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-822-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- 5) ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. FINAL LOCATION(S) OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY(IES)(ie: NU, CNG, MDC) OR MUNICIPAL AUTHORITY(IES), & BASED UPON THEIR REVIEW & APPROVAL.
- 6) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS, & SHALL COMPLY W/ CT STATE BLDG. CODE.
- 7) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY W/ CT STATE BLDG. CODE.
- 8) PRIOR TO BACKFILLING ANY ISLANDS REQUIRING TREES, ANY GRAVEL OR MATERIAL USED IN THE CONSTRUCTION OF THE PARKING AREAS SHALL BE REMOVED, BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 2' (TWO FEET), & BE REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR. ANY AREAS TO BE PLANTED WITH SHRUBS &/OR PERENNIALS SHALL HAVE ANY UNSUITABLE MATERIAL REMOVED, BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 18" (EIGHTEEN INCHES), & BE REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR.
- 9) ALL CATCH BASINS SHALL BE TYPE "C" OR "C-L" WITH 4' SUMPS, UNLESS OTHERWISE NOTED.
- 10) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- 11) ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, UNLESS OTHERWISE NOTED. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.



LOCATION MAP
APPROX. SCALE: 1"=1000'

ZONING INFORMATION TABLE

ZONE: GC (GENERAL COMMERCIAL)
ASSESSOR'S INFO: 818 SULLIVAN AVENUE (ROUTE 194); MAP/BLOCK: 100/1
EXISTING USE OF PROPERTY: CAR WASH
PROPOSED USE OF PROPERTY: CAR WASH w/ VALVOLINE OIL CHANGE SERVICE
GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: CAR WASH: 4,143(±) SF
OFFICE: 722(±) SF
(OFFICE TO BE REMOVED)

GFA OF EXISTING CAR WASH: 4,143(±) SF
GFA OF PROPOSED ADDITION TO CAR WASH: 833(±) SF
GFA UPON COMPLETION: 4,976(±) SF
GFA OF EXISTING VALVOLINE: 3,843(±) SF
TOTAL GFA UPON COMPLETION: 8,656(±) SF

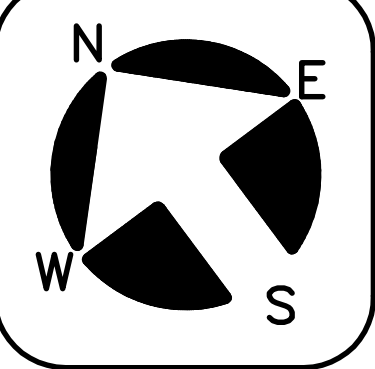
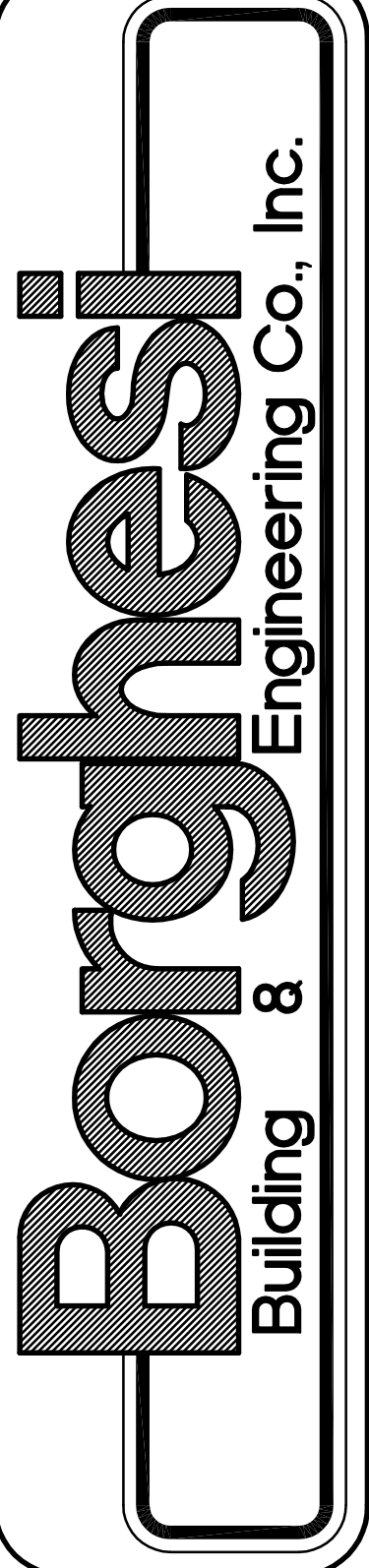
ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	30,000 SF	192,828(±) SF/4.4 ACRES
MINIMUM LOT FRONTAGE	150'	367'(±)
MINIMUM YARD SETBACKS		
FRONT	50'	51'(±)
SIDE	10'	11'(±)
REAR	15'	>400'(±) (EXISTING CONDITION)
MAXIMUM LOT (BUILDING) COVERAGE	30% (ALLOWED)	EXISTING CONDITION: 4,976(±)SF=2.5(±)% PROPOSED CONDITION: 8,656(±)SF=4.5(±)%
MAXIMUM IMPERVIOUS COVERAGE	65% (ALLOWED)	EXISTING CONDITION: 38,503(±)SF=20(±)% PROPOSED CONDITION: 43,383(±)SF=22.5(±)%
MAXIMUM HEIGHT	40'/2 STORIES	20'(±) (EXISTING CONDITION) 27'(±) (PROPOSED CONDITION)
PARKING	OIL CHANGE ONLY, NOT A FULL SERVICE GARAGE CUSTOMER REMAINS IN VEHICLE TO BE DETERMINED BY COMMISSION, BASED UPON SIMILAR USES	3 SPACES ± 1 HC SPACE 4 SPACES
LOADING	TO BE DETERMINED	1

100 YEAR FLOODPLAIN BASED ON FEMA ELEV=86.0
SITEWORK WITHIN THE FLOODPLAIN WITH RESULT IN A NET CUT OF 3,600 CF.

SITE PLAN

SCALE: 1"=30'

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SEAL

REVISIONS
09-16-20 REV. PROP. ADDITION TO EXIST. CAR WASH
09-21-20 REVISED LAYOUT & SIZE OF NEW ADDITIONS TO CAR WASH

PROJECT
Valvoline
VEHICLE
INSTANT OIL CHANGE
818 SULLIVAN AVENUE, SOUTH WINDSOR, CT

DRAWN BY
G.R.W.
DATE
09-18-20
SCALE
AS NOTED
APPROVED BY
A.R.B.
2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613 / WEB: www.borghesibuilding.com

SHEET NO.

SP1

SOIL EROSION & SEDIMENT CONTROL PLAN NARRATIVE

INTRODUCTION:
PURSUANT TO CONNECTICUT P.A. 83-388, A SOIL EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE IS REQUIRED FOR THIS PROJECT.
THIS NARRATIVE DESCRIBES MEASURES REQUIRED TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION OF THE PROPOSED SITE WORK SHOWN ON THIS PLAN. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE DESIGNED IN ACCORDANCE WITH A DOCUMENT ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CT DEP.
THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106 AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

PROJECT DESCRIPTION:
THE APPLICANT PROPOSES TO CONSTRUCT A 3,843(±) SQUARE FOOT BUILDING WITH APPURTENANT PARKING. THE BUILDING WILL BE SERVED BY PUBLIC SEWER AND WATER. THE SITE IS LOCATED AT 818 SULLIVAN AVENUE (CT RTE 194) IN SOUTH WINDSOR, CT.
RUN OFF FROM THE DEVELOPED SITE WILL BE COLLECTED IN CATCH BASINS AND PIPED TO AN ON-SITE DETENTION TORM SET, WHICH WILL OUTLET TO AN EXISTING STORM SEWER SYSTEM IN SULLIVAN AVENUE. RIPRAP WILL BE INSTALLED AT ALL PIPE OUTLETS TO MINIMIZE SOIL EROSION.

ANTICIPATED START OF CONSTRUCTION IS FALL OF 2020. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND WILL BE IN PROPER WORKING ORDER BEFORE CONSTRUCTION BEGINS. SEDIMENT AND EROSION MEASURES WILL BE MAINTAINED IN PROPER WORKING ORDER THROUGH COMPLETION OF CONSTRUCTION AND WILL REMAIN IN PLACE AND CONTINUE TO BE MAINTAINED AFTER CONSTRUCTION HAS BEEN COMPLETED, UNTIL ALL DISTURBED AREAS ARE STABILIZED.

- CONSTRUCTION SCHEDULE:
- OBTAIN A COPY OF ALL PROJECT LAND-USE PERMITS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - INSTALL SILTATION CONTROL FENCES AND FILTER FABRIC SILT BARRIERS AT EXISTING CATCH BASINS.
 - INSTALL CONSTRUCTION ENTRANCE.
 - REMOVE TREES, BRUSH, AND STUMPS IN AREAS TO BE CLEARED AS REQUIRED.
 - STRIP TOPSOIL FROM WORK AREAS, STOCKPILE AND INSTALL SILT FENCE AT TOE OF PILE.
 - ROUGH GRADE DETENTION BASIN.
 - ROUGH GRADE SITE, BEGIN CONSTRUCTION OF BUILDING.
 - INSTALL UTILITIES AND FILTER FABRIC SILT BARRIERS AT NEW CATCH BASINS.
 - BACKFILL FOUNDATION.
 - ROUGH GRADE NEW PARKING AREAS, INSTALL AND GRADE PAVEMENT BASE AND CURBS.
 - PAVE PARKING AREAS AND INSTALL WALKS.
 - GRADE, STABILIZE AND SEED ALL DISTURBED AREAS.
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL A DURABLE GRASS STAND IS ESTABLISHED IN ALL NON-PAVED AREAS.

- LAND DISTURBANCE:
- THE FOLLOWING PROCEDURES SHALL BE USED FOR ALL LAND DISTURBING ACTIVITIES:
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO PROPOSED CONSTRUCTION ACTIVITIES.
 - LAND CLEARING SHALL PROCEED AT THE SAME RATE AS CONSTRUCTION.
 - REMOVAL OF VEGETATION SHALL BE RESTRICTED TO THOSE AREAS NECESSARY FOR CURRENT CONSTRUCTION ACTIVITIES.
 - DISTURBED AREAS SHALL BE LIMITED TO A MAXIMUM OF 20 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE ROADS, DRIVEWAYS, UTILITY TRENCHES, SEPTIC SYSTEMS, AND AREAS TO BE GRADED.
 - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE CONFINED TO THE DISTURBED AREAS ONLY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
 - THE USE, STORAGE, OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLAN OR REQUIRED BY THE REGULATORY AGENCY MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

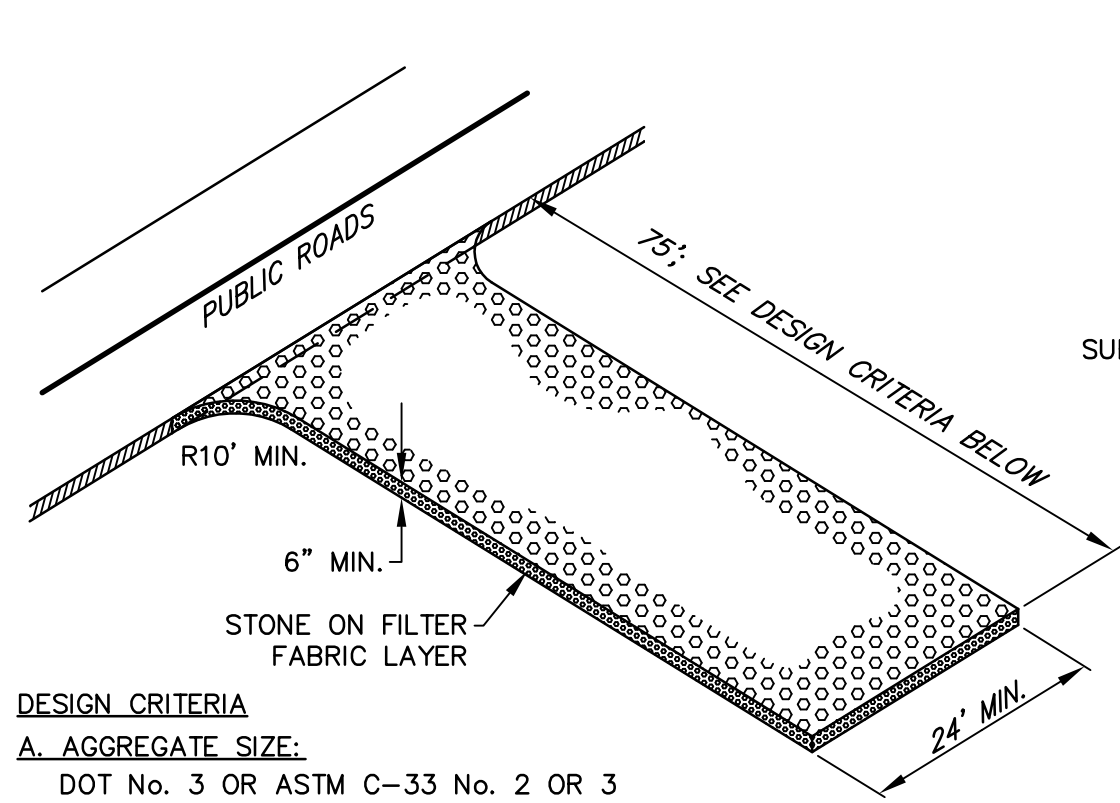
GENERAL NOTES:
WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS OR AS AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:
THE DIVERSION OF WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.
ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT-OF-WAY SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PRESERVE ALL SPECIMEN TREES. THOSE TREES IDENTIFIED TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY SUITABLE MEANS. ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOURS.
EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA.

WORK WITHIN REGULATED AREAS:
IF WORK IS REQUIRED WITHIN A REGULATED WETLAND, WATER COURSE, OR ADJACENT AREA, SITE DISTURBANCE SHALL BE LIMITED TO THE AREA ABSOLUTELY NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMIT(S) FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, MAPS APPROVED BY THE TOWN INDICATING THE LIMITS OF INLAND WETLANDS, AND CONDITIONS FOR CONSTRUCTION WITHIN THESE REGULATED AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

SOIL EROSION AND SEDIMENT CONTROL MEASURES:
ALL WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION.
HAYBALES OR SYNTHETIC FILTER BARRIER FENCE, AS SPECIFIED, IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS, OR WATER COURSES. HAYBALES OR SILT FENCE SHALL BE STAKED AS SHOWN ON THE PLAN, AND ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE HAYBALES OR SILT FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. HAYBALES AND SILT FENCES ARE TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCES ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
DURING CONSTRUCTION, ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND MAINTENANCE OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN.

STRIPPING AND STOCKPILING:
STOCKPILES THAT CONSIST OF ERODIBLE MATERIAL, SUCH AS STRIPPED TOPSOIL, ROAD FILL, SOILS EXCAVATED FROM ROAD CUTS AND FOUNDATION HOLES, ETC., SHALL CONFORM TO THE FOLLOWING CRITERIA:
1. LOCATION-ALL STOCKPILES SHALL BE LOCATED WITHIN THE AREA OF THE PROPOSED DISTURBANCE AND AWAY FROM THE FOLLOWING:
-WETLANDS
-WATER CONVEYANCE CHANNELS
-STORM DRAINAGE SYSTEM INLETS
-TOP OF STEEP SLOPES
2. SEDIMENT CONTROL-ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT BARRIERS, EITHER GEOTEXTILE SILT FENCE OR HAY BALE BARRIERS, PLACED APPROXIMATELY TEN FEET (10') FROM THE TOE OF SLOPE. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1. STOCKPILED MATERIAL NOT TO BE USED WITHIN THIRTY DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS, AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS INLAND WETLANDS, THE UPPER STRATA, TO A DEPTH OF 2 FEET, SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT INTRODUCE ANY FILL MATERIALS INTO ANY AREAS DESIGNATED AS INLAND WETLANDS WITHOUT FIRST OBTAINING A PERMIT(S) FROM THE TOWN WETLANDS COMMISSION.
THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEDED IF NECESSARY.
RIPRAP:
RIPRAP, IF SPECIFIED, IS TO BE INSTALLED FOR ENERGY DISSIPATION AND TO CONTROL EROSION. THE RIPRAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE WORKING, AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED, IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING, MULCHING, OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".
RIPRAP SHALL BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP OR FILTER BLANKET, OR DISLOADED ANY OF THE RIPRAP OR FILTER BLANKET MATERIALS. REPAIR IMMEDIATELY UPON OBSERVED FAILURE.

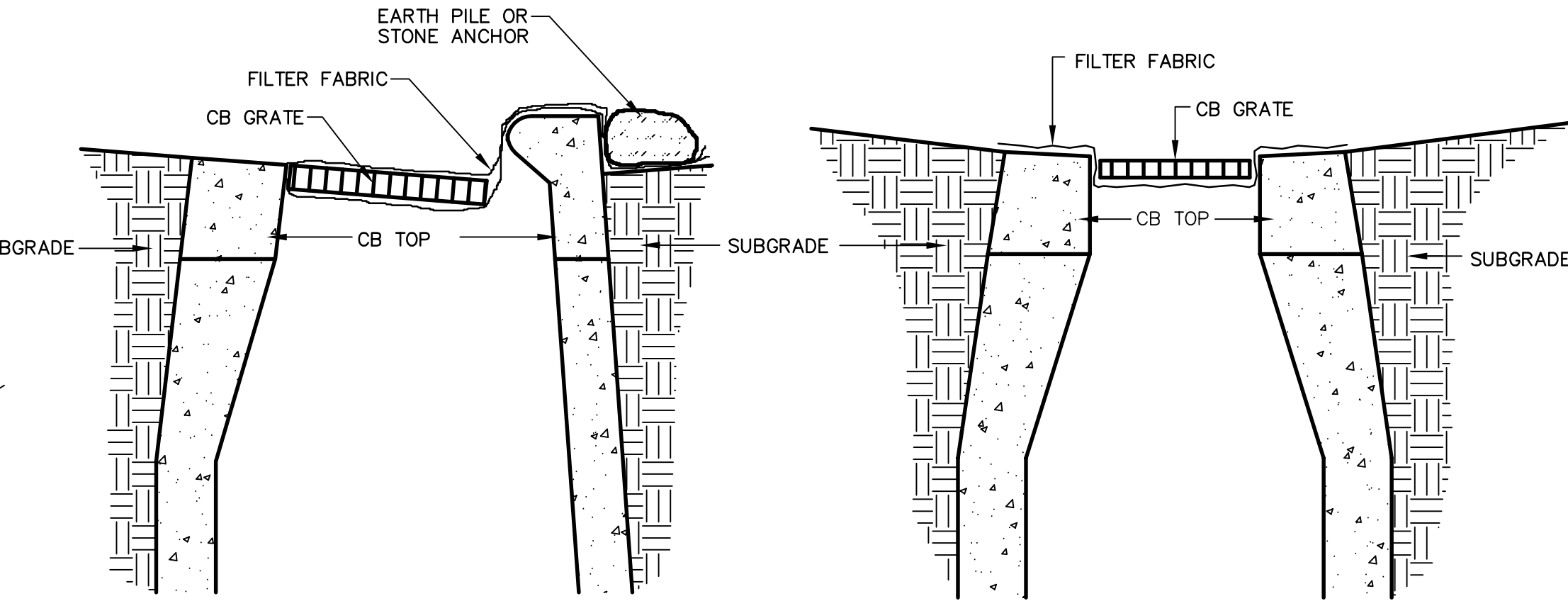
DISPOSAL OF TREES AND BRUSH:
ALL VEGETATION REQUIRING REMOVAL FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE. NO TREES, BRUSH, OR STUMPS SHALL BE BURIED OR OTHERWISE DISPOSED OF ON-SITE.
TRENCH EXCAVATION AND BACKFILL:
CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.
TRENCH EXCAVATION, BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY, SHALL BE STOCKPILED AND USED AS THE TRENCH BACKFILL MATERIAL, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.
ESTABLISH VEGETATION COVER ON DISTURBED AREAS:
1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED; PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.
2. FERTILIZE AT THE FOLLOWING RATES:
a) FOR SPRING SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER AN ADDITIONAL 10 LB.s/1000 SF IS TO BE APPLIED.
b) FOR FALL SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL.
3. SMOOTH AND FIRM SEEDBED; APPLY SEED AT THE RATE(S) SPECIFIED BELOW. COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
APPLY APPROPRIATE SEED MIXTURE PER THE FOLLOWING:
PERMANENT SEEDING
30% CREEPING RED FESCUE
35% SHAMROCK KENTUCKY BLUEGRASS
35% ALL-SPORT PERENNIAL RYE
APPLICATION RATE: 5 LB.s/1000 SF
TEMPORARY SEEDING (WINTER SOIL PROTECTION)
ANNUAL RYE OR PERENNIAL RYE
APPLICATION RATE: 2 LB.s/1000 SF
4. MULCH IMMEDIATELY WITH HAY FREE FROM WEED SEEDS AT A RATE OF 3 BALES/1000 SF.



DESIGN CRITERIA
A. AGGREGATE SIZE:
DOT No. 3 OR ASTM C-33 No. 2 OR 3
B. ENTRANCE DIMENSIONS:

THICKNESS-NOT LESS THAN SIX (6) INCHES OF STONE ON FILTER FABRIC.
WIDTH-TWENTY-FOUR FT. (24') MIN., w/ POINTS OF INGRESS/EGRESS FLARED SUFFICIENTLY TO ACCOMMODATE CONSTRUCTION VEHICLES USED ON SITE
LENGTH-50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS, OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS, EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY
AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHOULD BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE

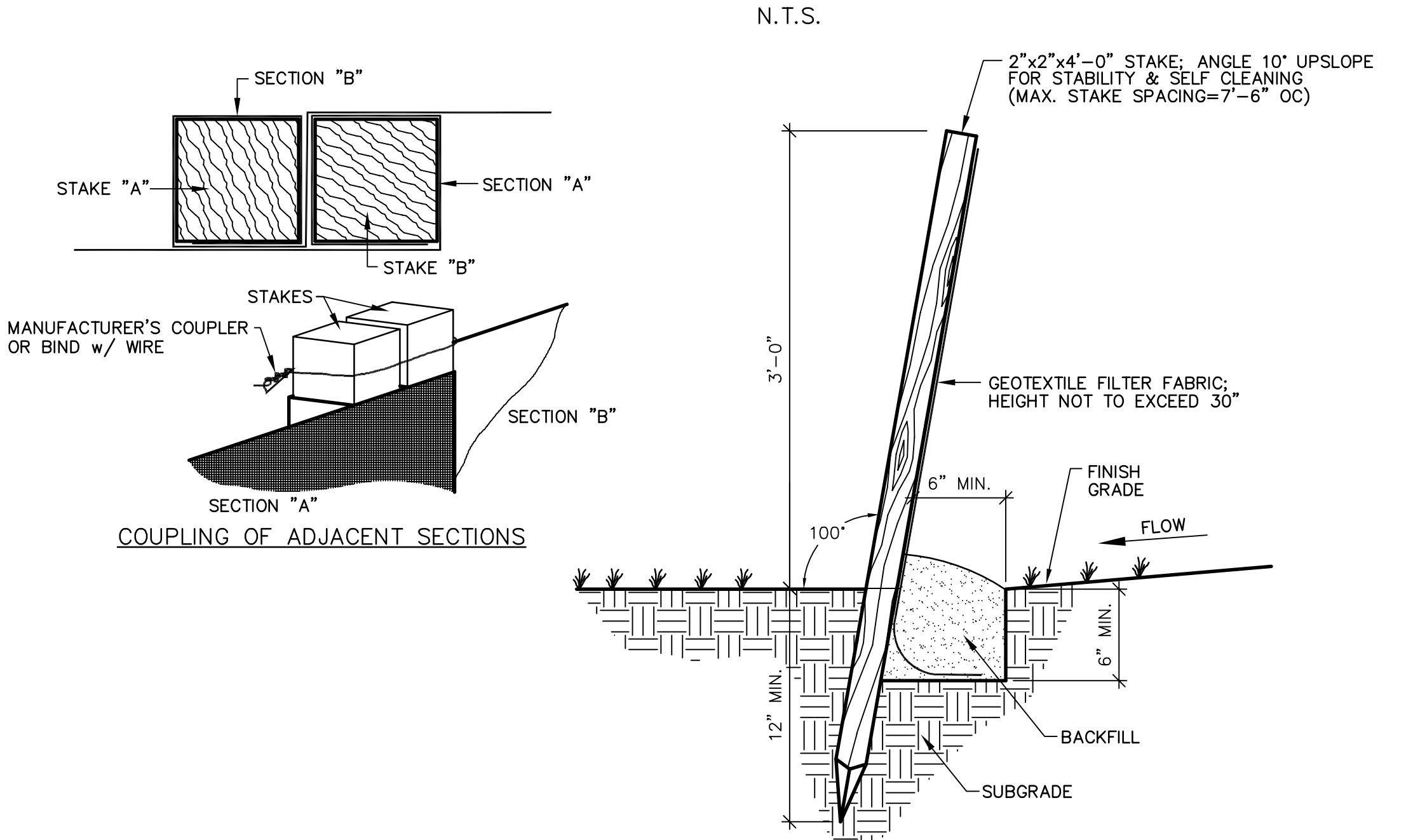
CONSTRUCTION ENTRANCE
N.T.S.



NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR w/ STONE OR EARTH PILE

TYPE "C"

FILTER FABRIC SILT BARRIER AT CATCH BASIN



SILTATION CONTROL FENCE
N.T.S.

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Borghesi Building & Engineering Co., Inc.

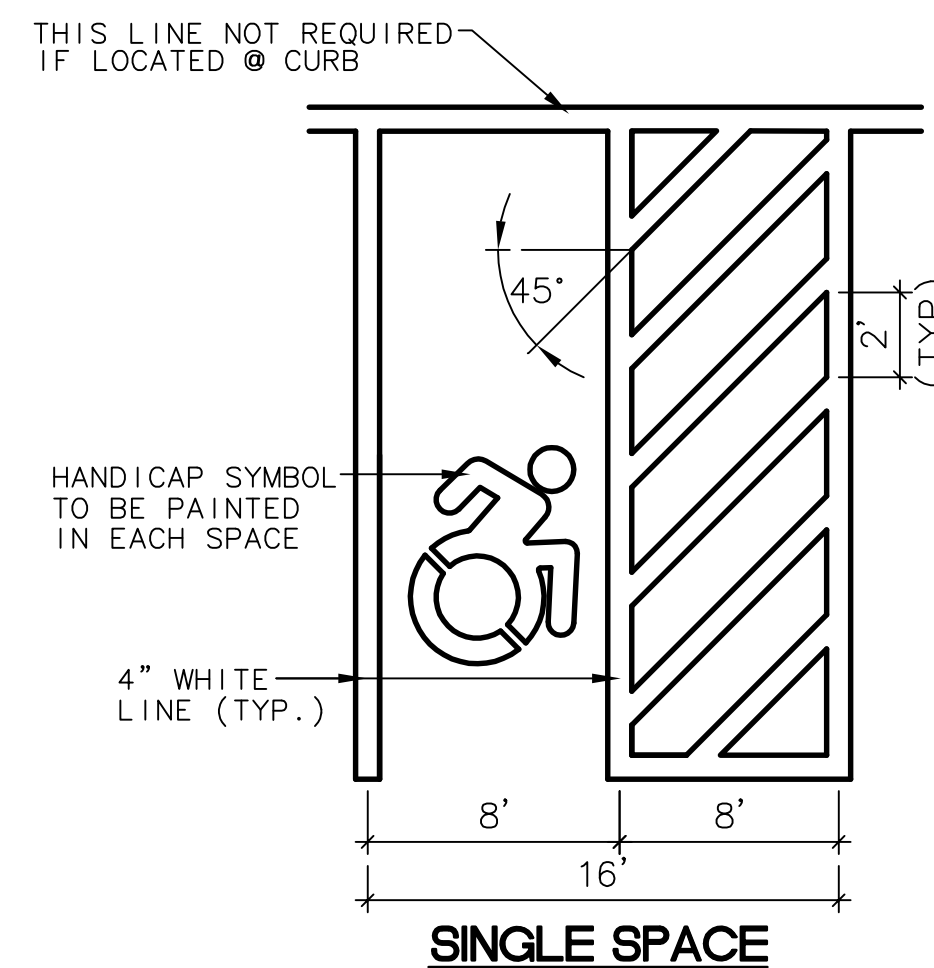
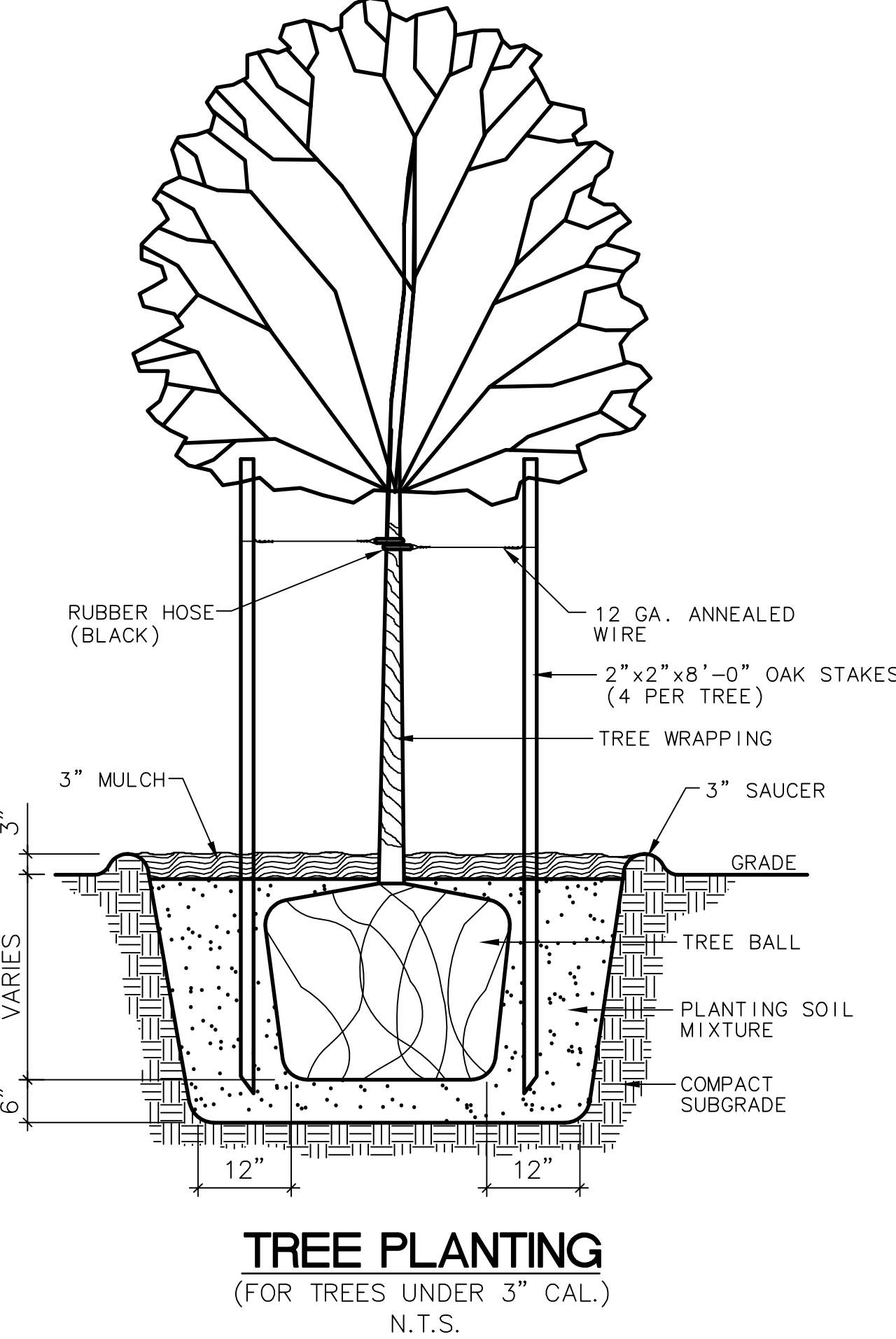
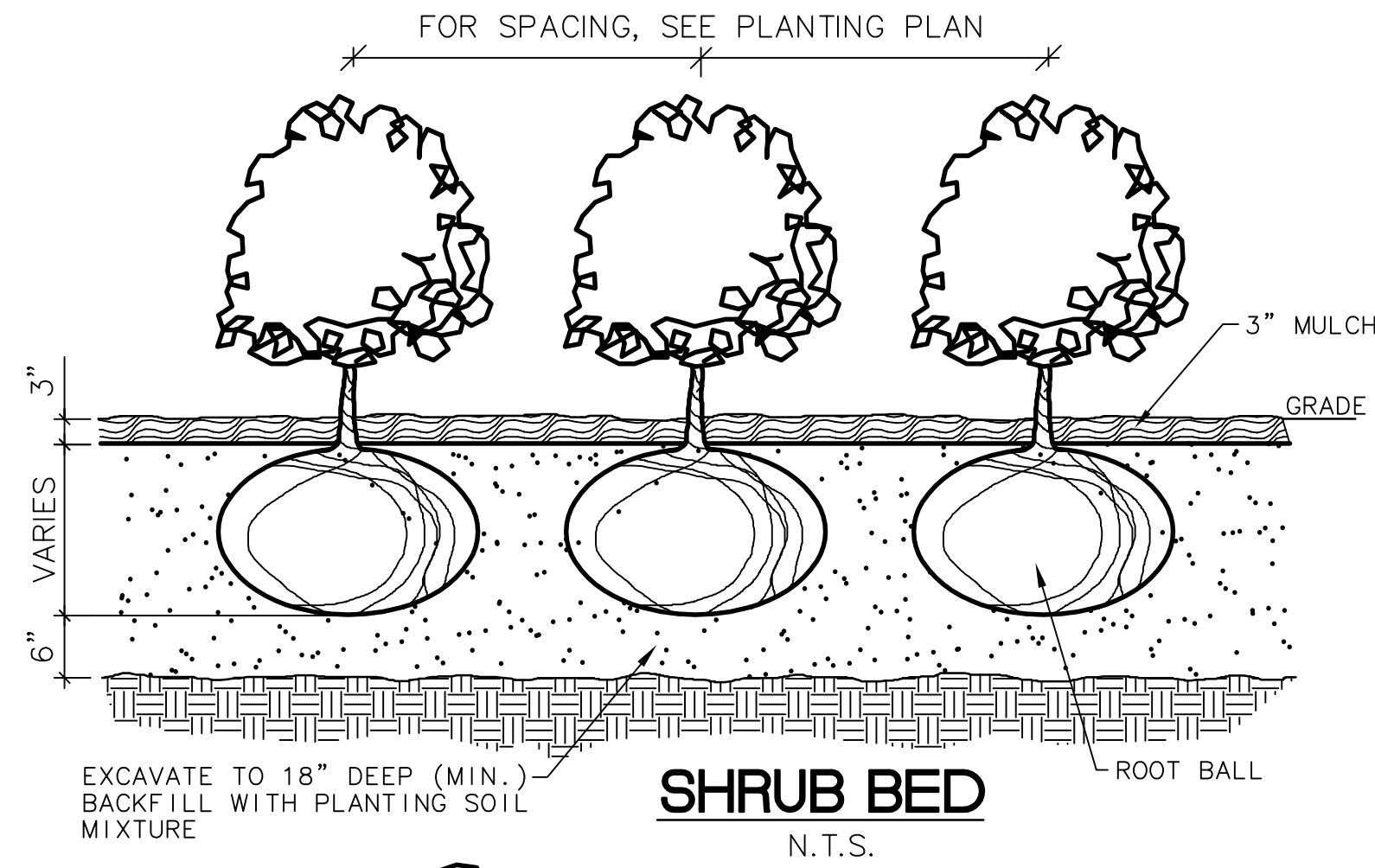
SEAL

REVISIONS

PROJECT	Valvoline INSTANT OIL CHANGE 818 SULLIVAN AVENUE, SOUTH WINDSOR, CT
DRAWN BY	G.R.W.
DATE	08-18-20
APPROVED BY	A.R.B.
SCALE	AS NOTED
2155 EAST MAIN STREET, TORRINGTON, CT 06790	860-482-7613/WEB: www.borghesibuilding.com

SHEET NO.

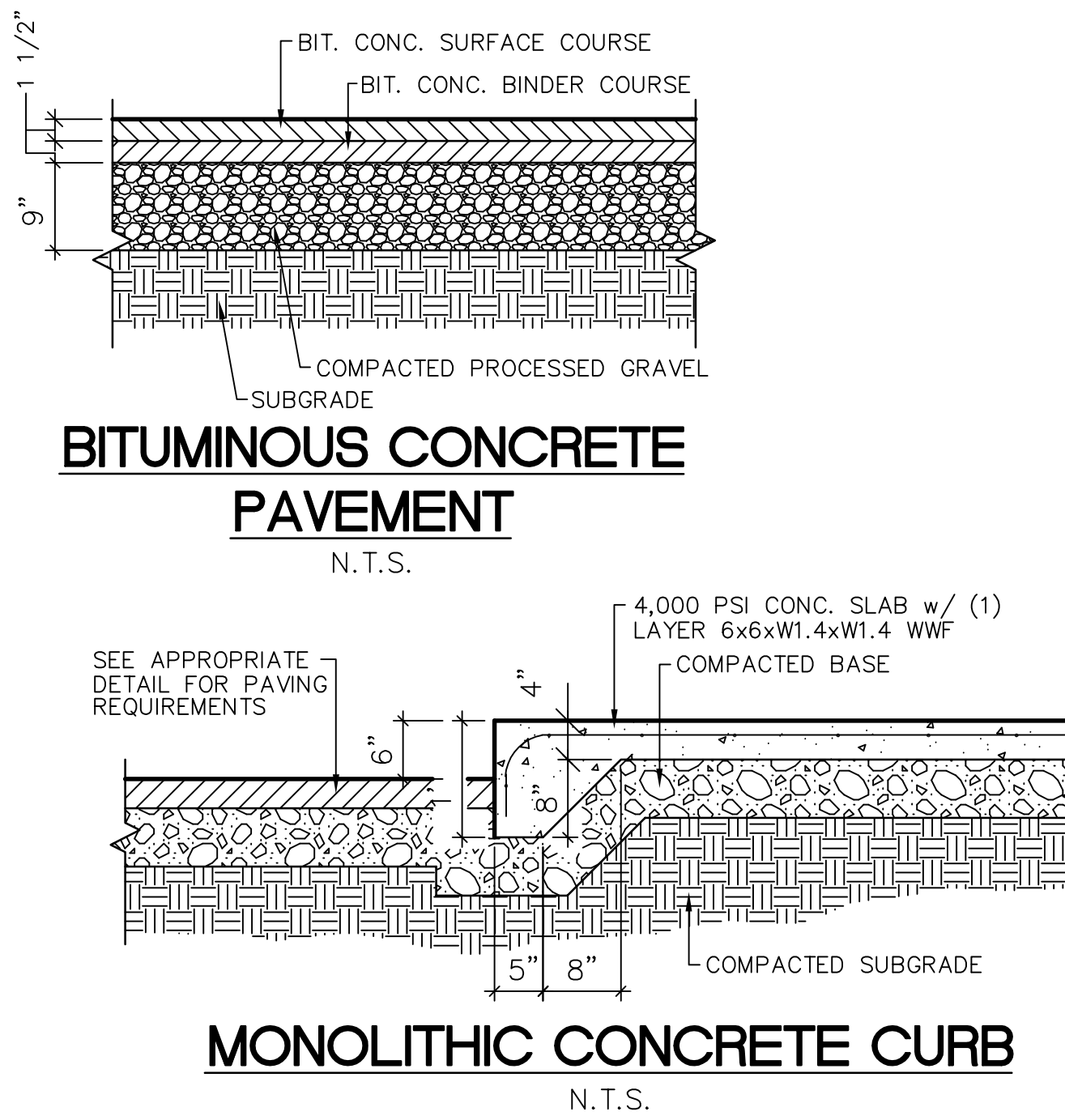
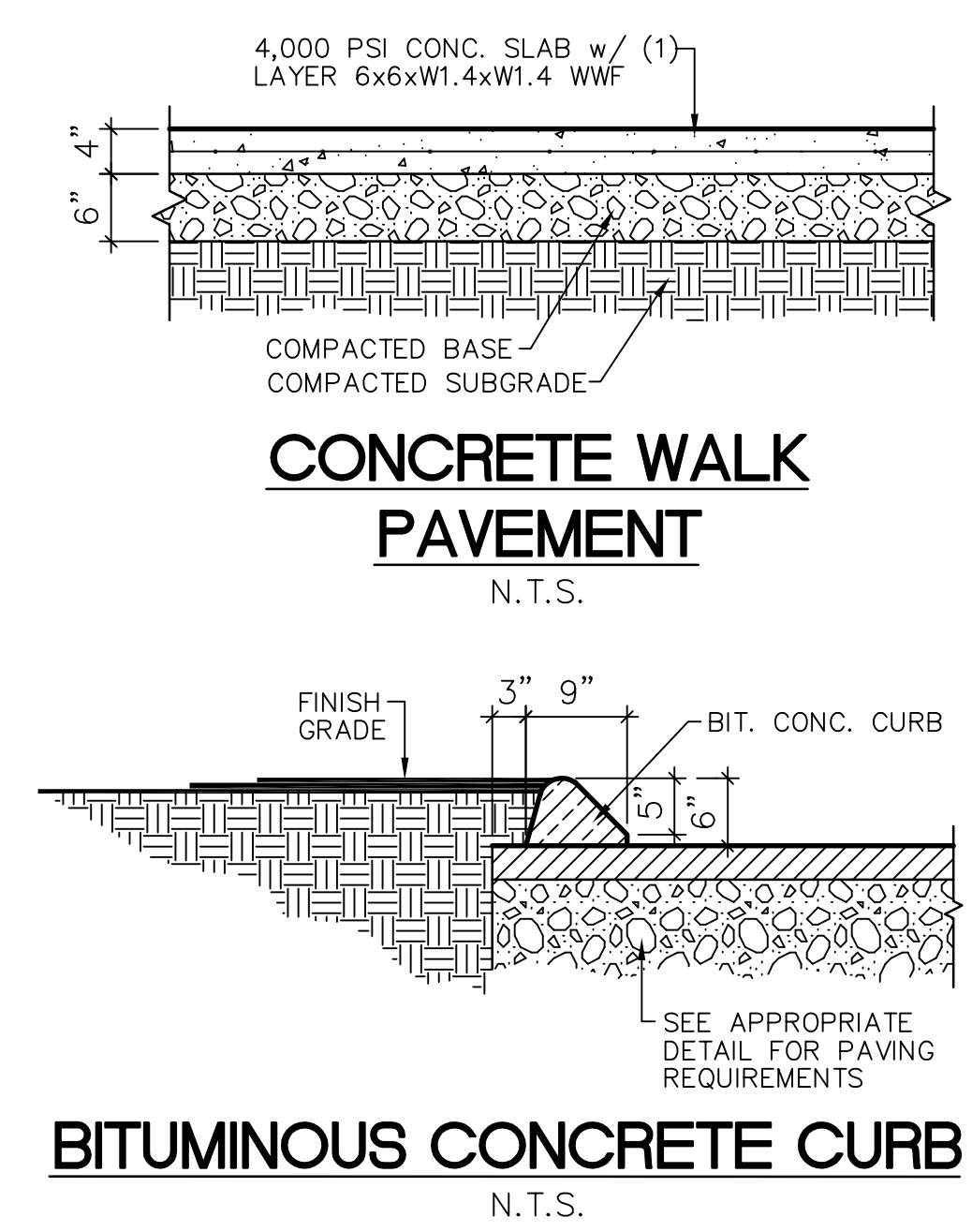
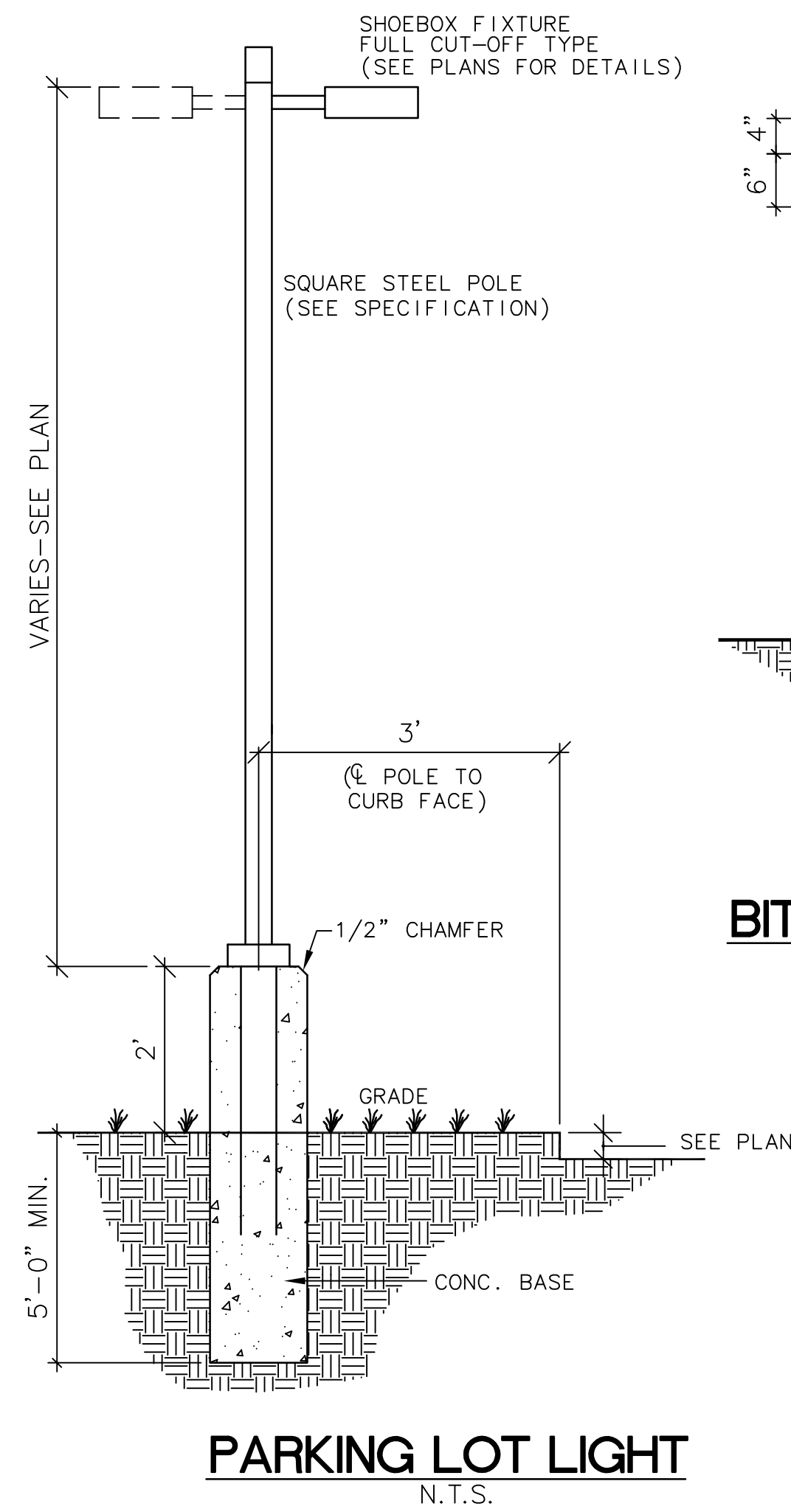
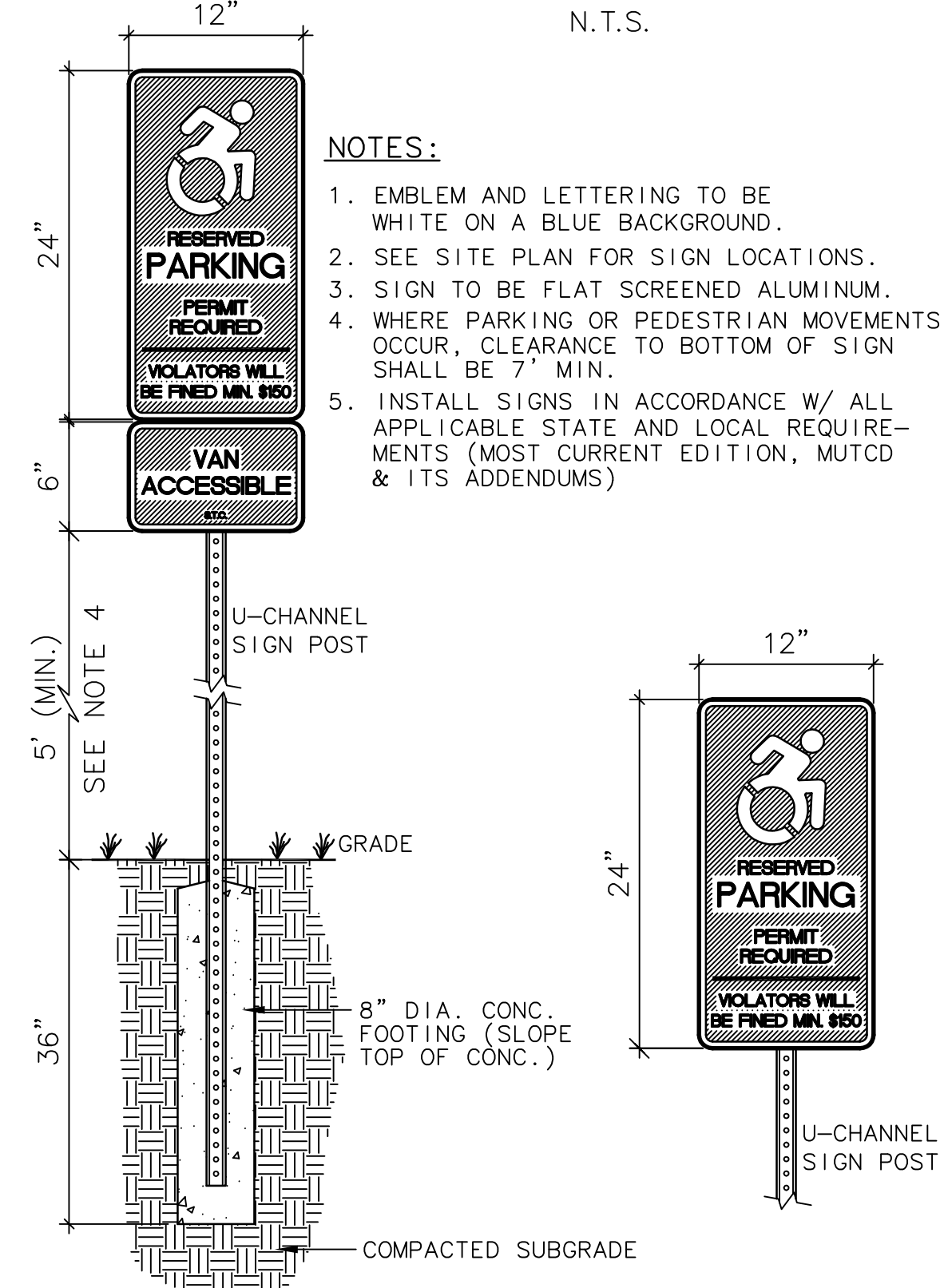
SPD1



NOTES:

1. HATCHED ACCESS AISLES FOR HANDICAP SPACES MAY BE SHARED.
2. HATCHED ACCESS AISLES MAY BE ON EITHER SIDE OF THE VAN OR CAR SPACES. HOWEVER, ANGLED VAN SPACES SHALL HAVE THE ACCESS AISLE ON THE PASSENGER SIDE OF THE PARKING SPACE.

HANDICAP ACCESSIBLE PARKING STALL
N.T.S.



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CONSENT OF BORGHESI BUILDING & ENGINEERING CO., INC.

Borghesi
Building & Engineering Co., Inc.

SEAL

REVISIONS

Valvoline
INSTANT OIL CHANGE

618 SULLIVAN AVENUE, SOUTH WINDSOR, CT

PROJECT

DATE

DRAWN BY

APPROVED BY

08-18-20

2155 EAST MAIN STREET
TORRINGTON, CT 06790
860-482-7613/WEB: www.borghesibuilding.com

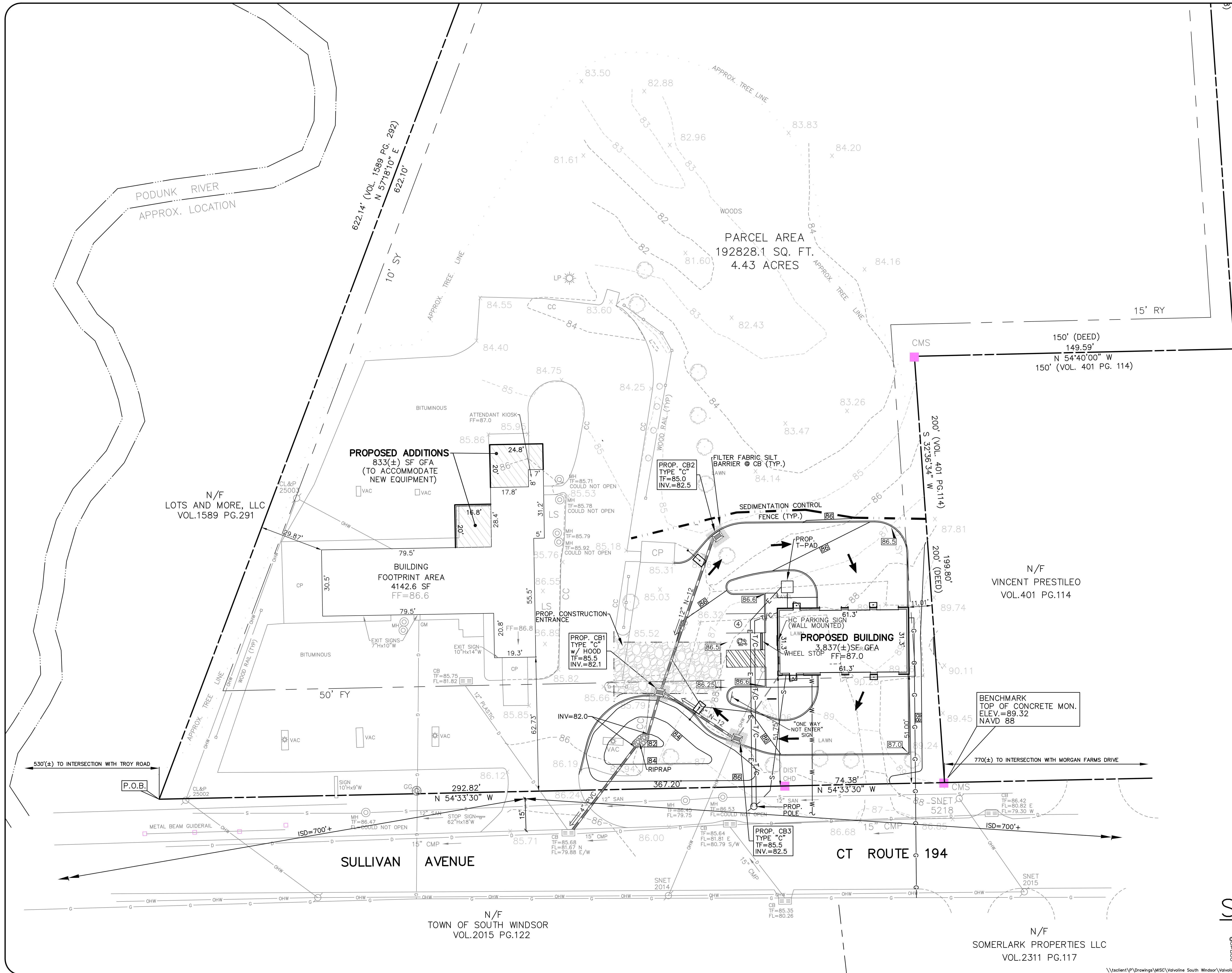
SCALE

AS NOTED

A.R.B.

SHEET NO.

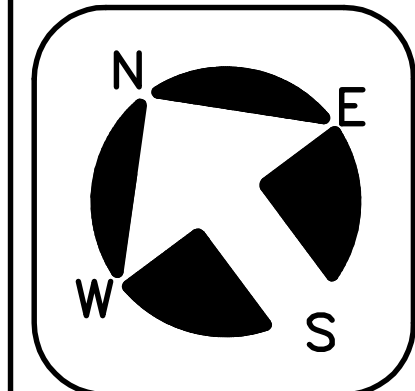
SPD3



SITE PLAN

SCALE: 1"=20'

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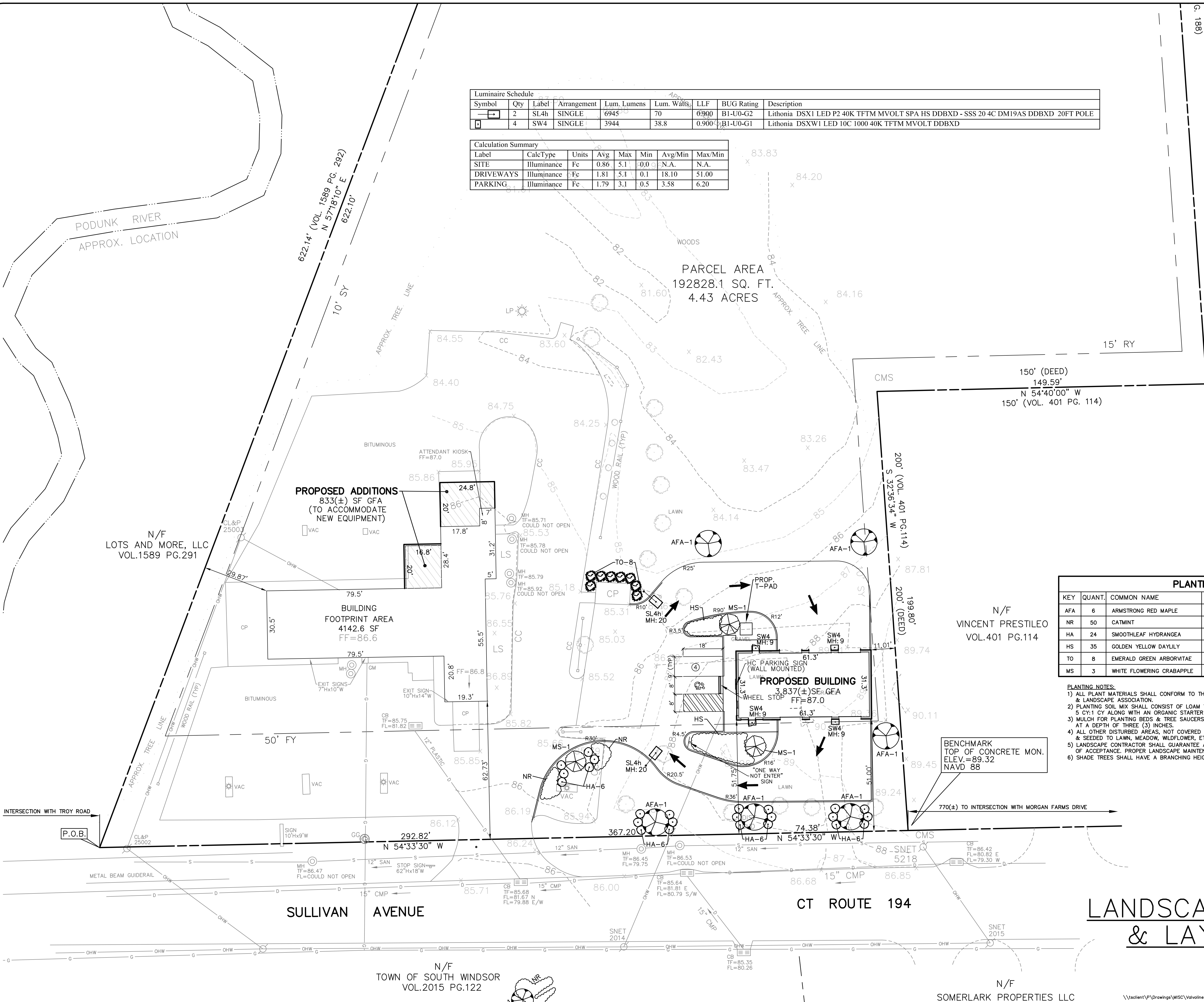
SEAL

REVISIONS
09-18-20 REV. 1: PROPOSED ADDITION TO EXIST. CAR WASH
09-27-20 REV. 2: REVISED LAYOUT & SIZE OF NEW ADDITIONS TO CAR WASH

PROJECT
Valvoline Instant Oil Change
818 SULLIVAN AVENUE, SOUTH WINDSOR, CT

DATE	DRAWN BY	C.R.W.	APPROVED BY	A.R.B.
09-18-20	SCALE	AS NOTED		

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613 / WEB: www.borghesibuilding.com



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description	
	2	SL4h	SINGLE	6945	70	0.900	B1-U0-G2	Lithonia DSX1 LED P2 40K TFTM MVOLT SPA HS DDBXD - SSS 20 4C DM19AS DDBXD 20FT POLE	
	4	SW4	SINGLE	3944	38.8	0.900	B1-U0-G1	Lithonia DSXW1 LED 10C 1000 40K TFTM MVOLT DDBXD	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.86	5.1	0.0	N.A.	N.A.
DRIVEWAYS	Illuminance	Fc	1.81	5.1	0.1	18.10	51.00
PARKING	Illuminance	Fc	1.79	3.1	0.5	3.58	6.20

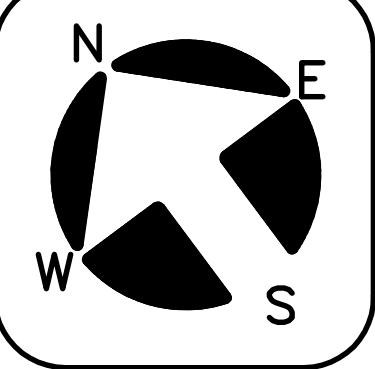
PLANTING LEGEND				
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
AFA	6	ARMSTRONG RED MAPLE	ACER x FREEMANII 'ARMSTRONG'	2 1/2"-3" CAL.
NR	50	CATMINT	NEPETA RACEMOSA 'BLUE WONDER'	1 GAL.
HA	24	SMOOTHLEAF HYDRANGEA	HYDRANGEA ARBORESCENS 'INCREDIBALL'	3 GAL.
HS	35	GOLDEN YELLOW DAYLILY	HEMOROCALLIS STELLA D'ORO	1 GAL.
TO	8	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6"-7" HT.
MS	3	WHITE FLOWERING CRABAPPLE	MALUS 'SNOWDRIFT'	2"-2 1/2" CAL.

- PLANTING NOTES:
- 1) ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - 2) PLANTING SOIL MIX SHALL CONSIST OF LOAM THOROUGHLY INCORPORATED WITH COMPOST PROPORTIONED 5 CY:1 CY ALONG WITH AN ORGANIC STARTER FERTILIZER AT RECOMMENDED RATES.
 - 3) MULCH FOR PLANTING BEDS & TREE SAUCERS TO BE AGED, DOUBLE GROUND PINE BARK APPLIED AT A DEPTH OF THREE (3) INCHES.
 - 4) ALL OTHER DISTURBED AREAS, NOT COVERED BY BY BUILDINGS, PAVEMENT, ETC., SHALL BE GRADED & SEED TO LAWN, MEADOW, WILDFLOWER, ETC., AS DIRECTED BY THE OWNER.
 - 5) LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. PROPER LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - 6) SHADE TREES SHALL HAVE A BRANCHING HEIGHT OF FIVE (5') MINIMUM.

LANDSCAPE, LIGHTING, & LAYOUT PLAN

SCALE: 1"=20'

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SEAL

REVISIONS
09-18-20 REV 1: PROP. ADDITION TO EXIST. CAR WASH
09-21-20- REVISED LAYOUT & SIZE OF NEW ADDITIONS TO CAR WASH

PROJECT
818 SULLIVAN AVENUE, SOUTH WINDSOR, CT

DRAWN BY
G.R.W.

APPROVED BY
A.R.B.

DATE
09-08-20

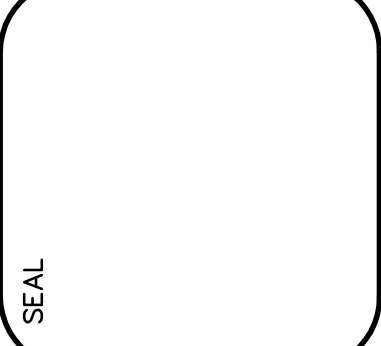
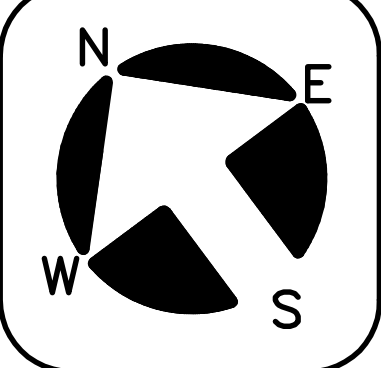
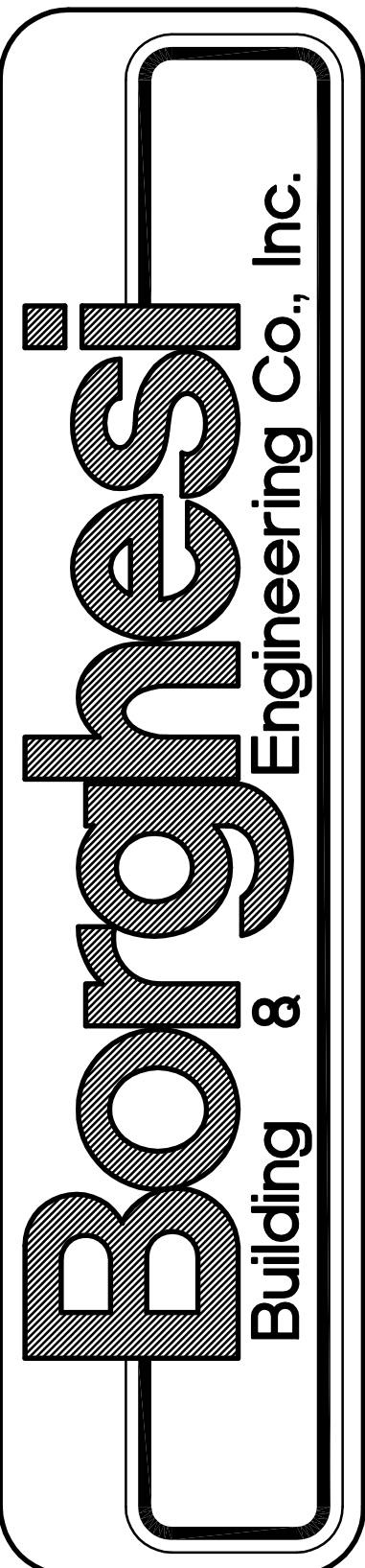
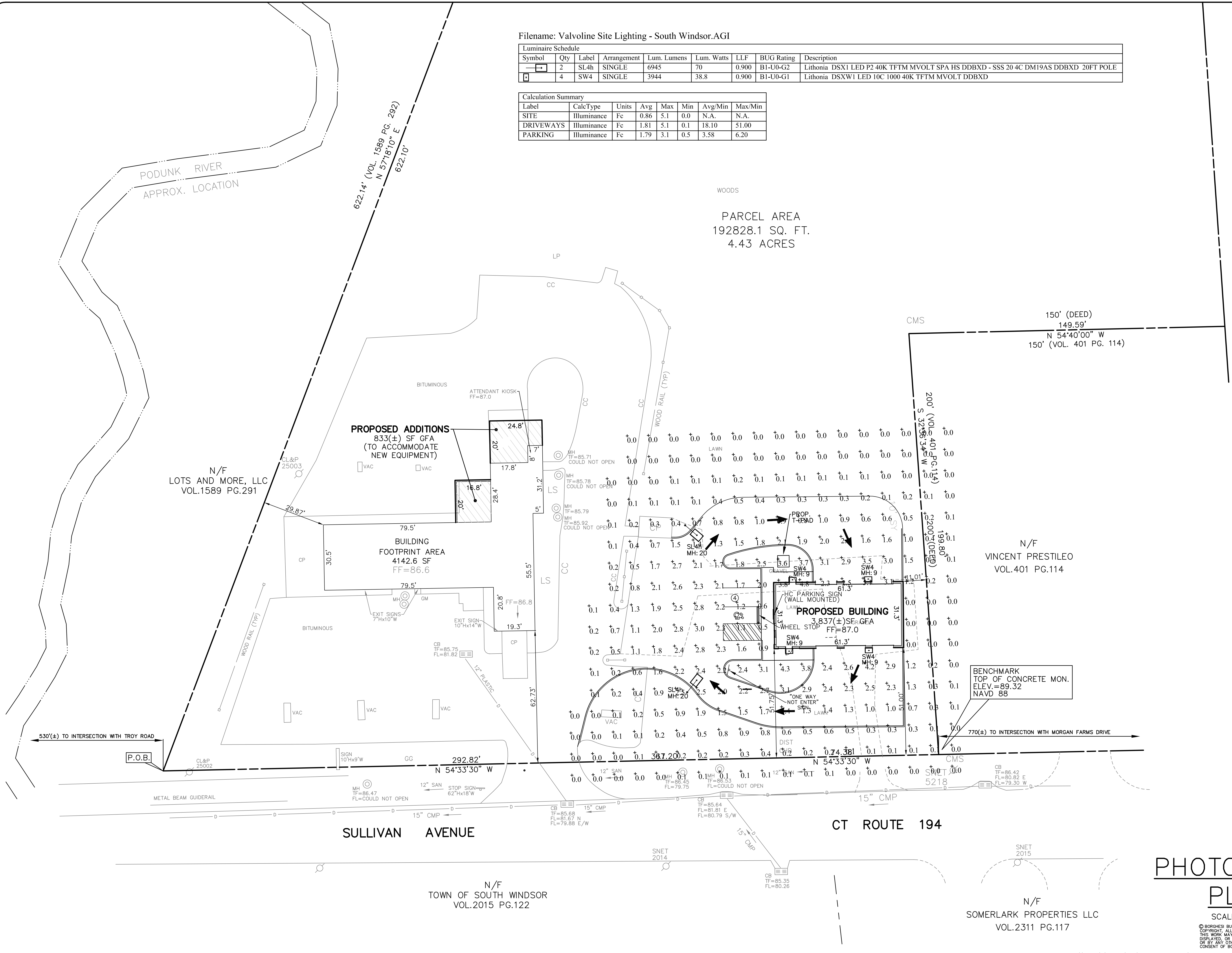
SCALE
AS NOTED

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613 WEB: www.borghesibuilding.com

Filename: Valvoline Site Lighting - South Windsor.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description	
	2	SL4h	SINGLE	6945	70	0.900	B1-U0-G2	Lithonia DSX1 LED P2 40K TFTM MVOLT SPA HS DDBXD - SSS 20 4C DM19AS DDBXD 20FT POLE	
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Calculation Summary									
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DRIVEWAYS	Illuminance	Fc	1.81	5.1	0.1	18.10	51.00		
PARKING	Illuminance	Fc	1.79	3.1	0.5	3.58	6.20		



REVISIONS 08-18-20 REV. PREP. ADDITION TO EAST CAR WASH
09/21/20-- RENISED LAYOUT & SIZE OF NEW ADDITIONS TO CAR WASH

PROJECT Valvoline
818 SULLIVAN AVENUE, SOUTH WINDSOR, CT
DRAWN BY G.R.W.
DATE 09-08-20
SCALE AS NOTED
APPROVED BY A.R.B.
SHEET NO. SP4

PHOTOMETRIC PLAN

SCALE: 1"=20'

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