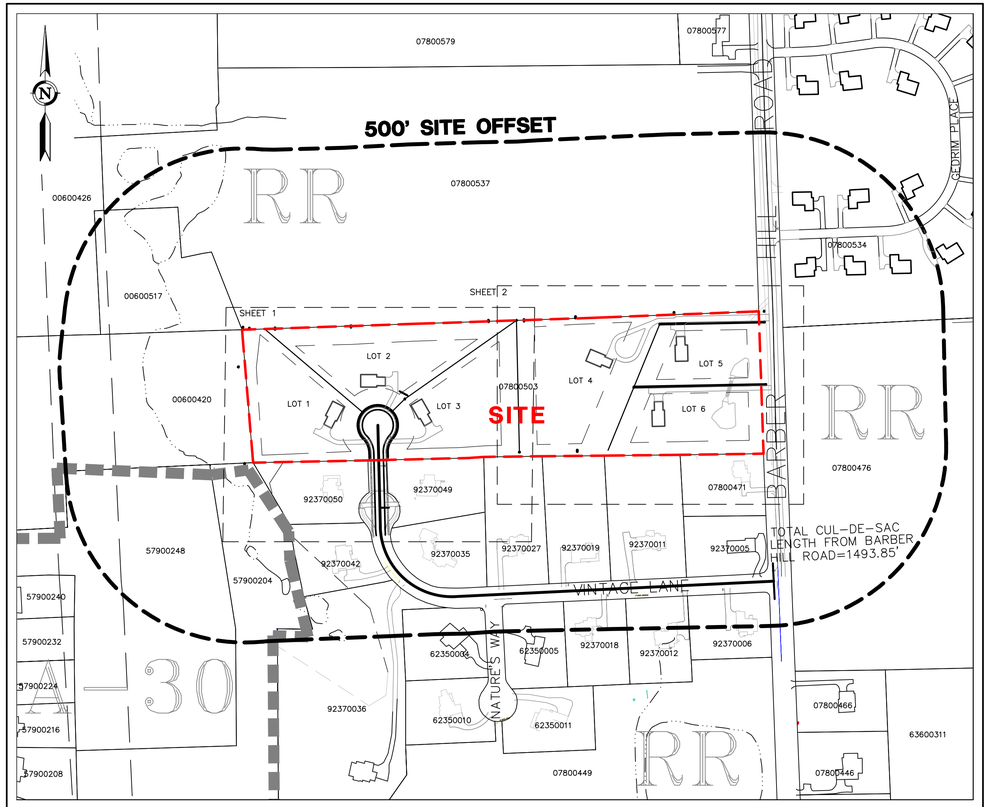
VINTAGE HILLS II

SUBDIVISION / SPECIAL EXCEPTION

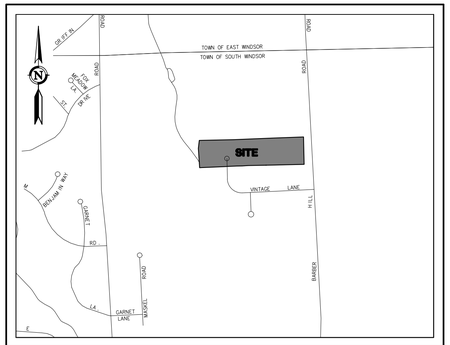
503 BARBER HILL ROAD ~ SOUTH WINDSOR ~ CT

GIS No. 07800503

N/F 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
420 ABBE ROAD	CURRENT RESIDENT	600420
426 ABBE ROAD	RICH ADAM L &	600426
476 BARBER HILL ROAD	CONN STATE OF	7800476
248 MASKEL ROAD	CHARBONNEAU KEVIN P	57900248
6 VINTAGE LANE	KING BRIAN G & AMBER	92370006
12 VINTAGE LANE	MARTIN ARTHUR R JR & SERENA M	92370012
18 VINTAGE LANE	RYAN WILLIAM M & LORI A	92370018
5 NATURES WAY	DANAIS MARC D & KATHLEEN H	62350005
4 NATURES WAY	YOUSSEF MOHAMED &	62350004
36 VINTAGE LANE	KRASKE ANNE &	92370036
42 VINTAGE LANE	ROSOW DANIEL &	92370042
50 VINTAGE LANE	MITCHELL HEATHER & DUSTIN	92370050
49 VINTAGE LANE	HARDY JAMES	92370049
35 VINTAGE LANE	DUVAL RYAN N & MONICA A &	92370035
27 VINTAGE LANE	WING RANDALL C & DEBORAH L	92370027
19 VINTAGE LANE	KEEN LOUIS E	92370019
11 VINTAGE LANE	MEADE JASON D	92370011
5 VINTAGE LANE	MARCHEGIANI STEVEN & HEATHER	92370005
204 MASKEL ROAD	SOUTH WINDSOR TOWN OF	57900204
471 BARBER HILL ROAD	CASSONE KIMBERLY A &	7800471
517 ABBE ROAD	DZEN PROPERTIES LLC	600517
537 BARBER HILL ROAD	DZEN PROPERTIES LLC	7800537
534 BARBER HILL ROAD	GEDRIM THERESA ESTATE OF	7800534



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

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PRELIMINARY
NOT FOR CONSTRUCTION
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

APPLICATION NOTES:

- THIS SUBDIVISION RECEIVED A WAIVER FROM THE SOUTH WINDSOR PLANNING & ZONING COMMISSION TO EXTEND THE CUL-DE-SAC BEYOND THE 1,500' MAXIMUM ON 5/30/19.
- THE DEVELOPER IS REQUESTING TO PAY A FEE IN LIEU OF PROVIDING DEDICATED OPEN SPACE AS ALLOWED IN THE SOUTH WINDSOR SUBDIVISION REGULATIONS.

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 - T

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21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionalsinc.com

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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT
06073
860-268-2452 - T

PROJECT NO:	DATE:	DESIGNED BY:	DRAWN BY:	REVIEWED BY:
4280	11/2/2020	BPW	BPW	CHS

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

COVER SHEET

SHEET
C-T1
SHEET 1 OF 11

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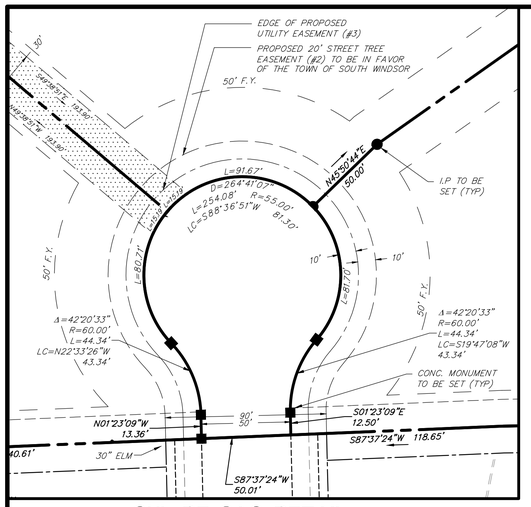
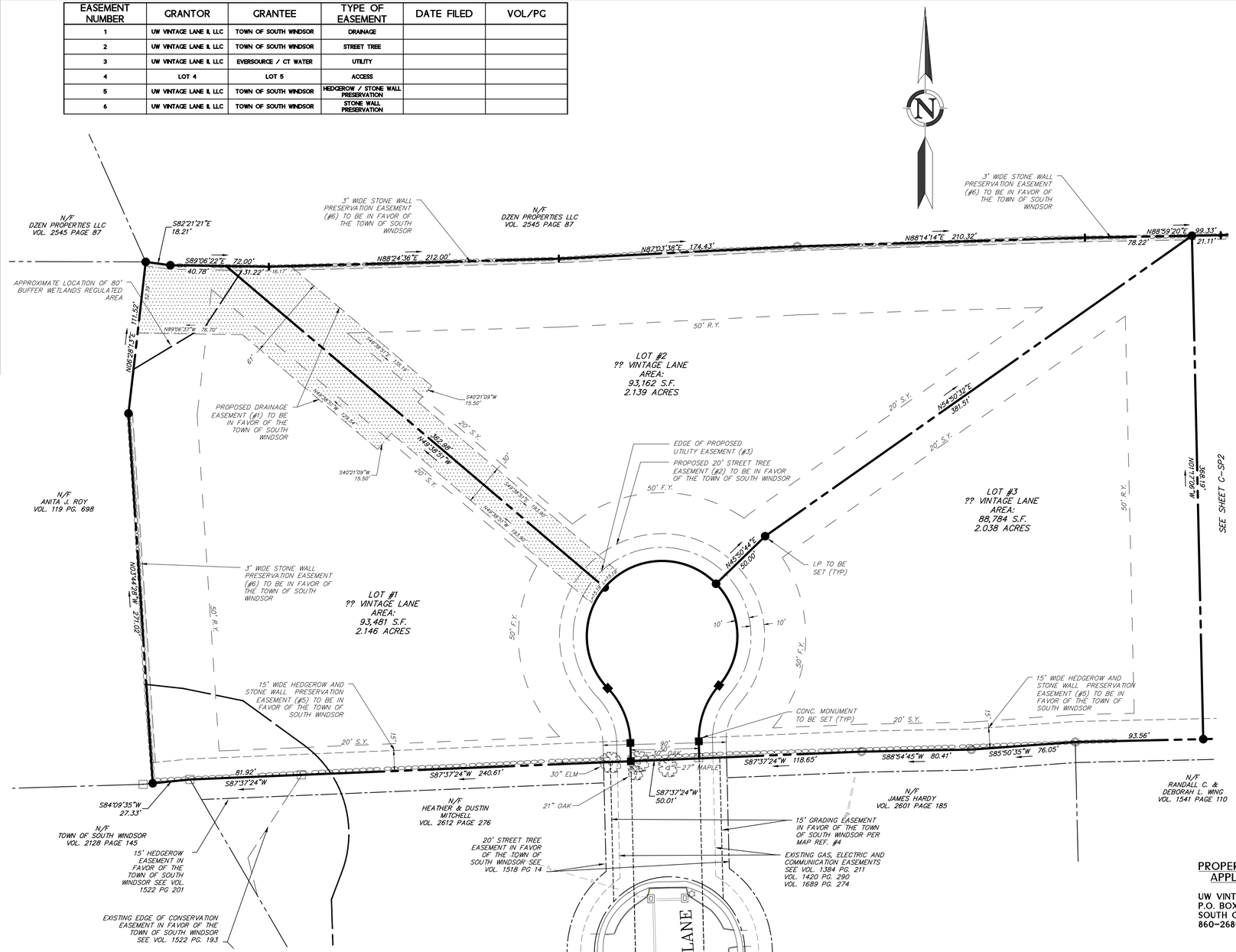
EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	DRAINAGE		
2	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	STREET TREE		
3	UW VINTAGE LANE II, LLC	EVERSOURCE / CT WATER	UTILITY		
4	LOT 4	LOT 5	ACCESS		
5	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	HEDGEROW / STONE WALL PRESERVATION		
6	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	STONE WALL PRESERVATION		



CUL-DE-SAC DETAIL



ZONING TABLE LOT 1

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	93,481 SF
LOT FRONTAGE	175' MIN.	175.71'
LOT DEPTH	200' MIN.	339.21'
LOT COVERAGE	15% MAX	2.30%
FRONT YARD	50' MIN.	52.86'
SIDE YARD	20' MIN.	22.33'
REAR YARD	50' MIN.	234.04
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 2

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	93,162 SF
LOT FRONTAGE	175' MIN.	175.00'
LOT DEPTH	200' MIN.	224.55'
LOT COVERAGE	15% MAX	2.31%
FRONT YARD	50' MIN.	51.46'
SIDE YARD	20' MIN.	50.04'
REAR YARD	50' MIN.	135.83'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 3

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	88,784 SF
LOT FRONTAGE	175' MIN.	175.00'
LOT DEPTH	200' MIN.	353.40'
LOT COVERAGE	15% MAX	2.43%
FRONT YARD	50' MIN.	52.86'
SIDE YARD	20' MIN.	23.91'
REAR YARD	50' MIN.	247.96'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

LEGEND

EXISTING	DESCRIPTION
POWER	
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
SITE FEATURES	
	STONE WALL
OR	TREE
	TREE LINE
STORM SEWER	
	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET

MAP REFERENCES:

1. PROPERTY & TOPOGRAPHIC SURVEY THERESA GEDRIM L006 & 534 BARBER HILL ROAD SOUTH WINDSOR, CONNECTICUT PREPARED FOR ROBERT URSO DATED: 03-22-19 BY: DESIGN PROFESSIONALS INC.

NOTES:

1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 547,652 SQUARE FEET OR 12.572 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. AREA OF PROPOSED ROADWAY = 20,067 S.F. – 0.461 ACRES.
5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0382F & 09003C0381F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

SURVEY NOTES:

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 SUBDIVISION PLAN AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING AND PROPOSED PROPERTY LINES.
- THIS IS A INDEPENDENT RESURVEY OF THE PERIMETER PROPERTY LINES BASED ON THE REFERENCED MAP, AND IS AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

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

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 – T

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21 FERRY DRIVE
SUITE 1, UNIT 1
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
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860-268-2452 – T

PROJECT NO: 4280
DATE: 11/2/2020
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: CHL

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

SUBDIVISION PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-SP1
SHEET 2 OF 11

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LEGEND

EXISTING	DESCRIPTION
POWER	
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
SITE FEATURES	
	STONE WALL
OR	TREE
	TREE LINE
STORM SEWER	
	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET

ZONING TABLE LOT 4

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	131,508 SF
LOT FRONTAGE	175' MIN.	410.94'
LOT DEPTH	200' MIN.	247.53'
LOT COVERAGE	15% MAX	1.63%
FRONT YARD	75' MIN. SETBACK	82.84'
SIDE YARD	20' MIN.	91.30'
REAR YARD	50' MIN.	191.22'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 5

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	57,922 SF
LOT FRONTAGE	175' MIN.	175.09'
LOT DEPTH	200' MIN.	293.29'
LOT COVERAGE	15% MAX	3.71%
FRONT YARD	50' MIN.	216.35'
SIDE YARD	20' MIN.	35.05'
REAR YARD	50' MIN.	56.06'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

ZONING TABLE LOT 6

ZONE: RR ZONE (RURAL RESIDENTIAL; OPEN SPACE SUBDIVISION)

ITEM	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	40,000 SF MIN.	71,237 SF
LOT FRONTAGE	175' MIN.	175.00
LOT DEPTH	200' MIN.	369.40'
LOT COVERAGE	15% MAX	3.03%
FRONT YARD	50' MIN.	284.81'
SIDE YARD	20' MIN.	41.08'
REAR YARD	50' MIN.	71.47'
BUILDING HEIGHT	30' & 2-1/2 STORIES. MAX.	< 30' & 2-1/2 STORIES

PROPERTY OWNER & APPLICANT:

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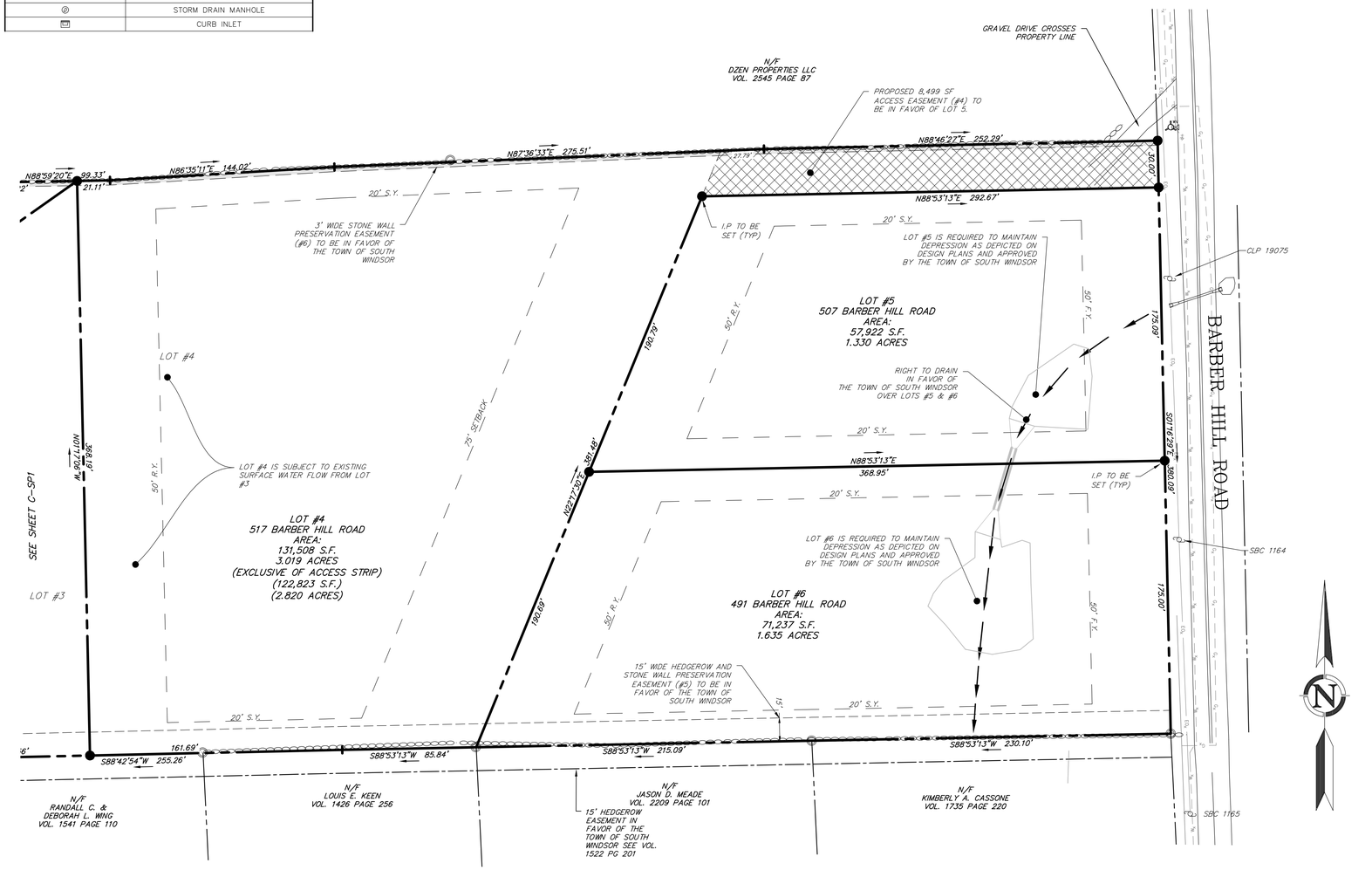
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 - T



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

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

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P.O. BOX 504
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860-291-8757 - F
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P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 - T

PROJECT NO:	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
4280	11/2/2020	BPW	BPW	CHL

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
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NO.	DATE	REVISIONS	BY

SUBDIVISION PLAN

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

SHEET
C-SP2
SHEET 3 OF 11

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STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA. BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
4. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
5. ALL TWINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
8. WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE HARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE HARDEN.
17. NO FERTILIZERS OR WATER POLYMERS SHALL BE APPLIED AT PLANTING.

LANDSCAPE PLANTING SCHEDULE

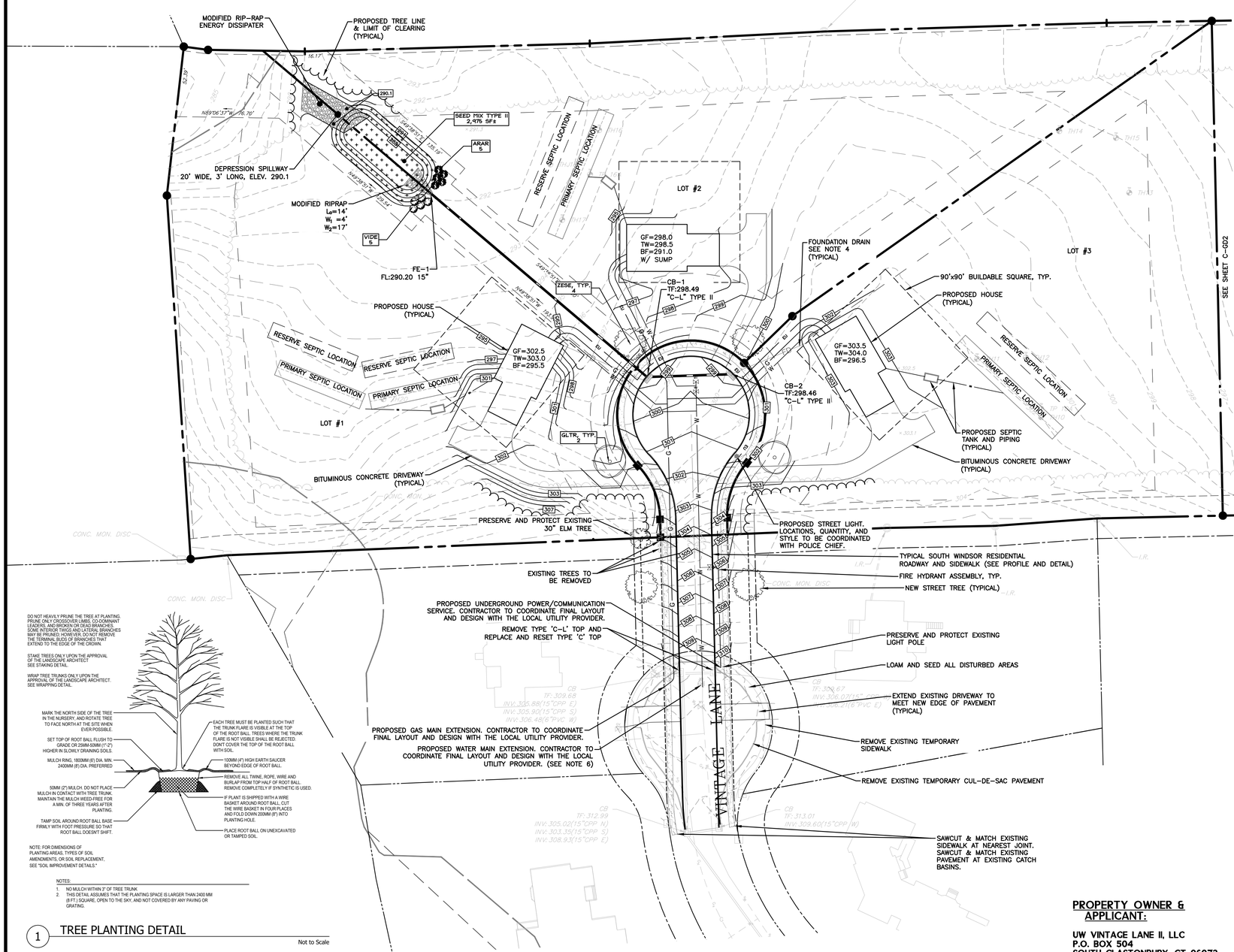
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
GLTR	5	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	3" cal.	B&B	PLANT AS SHOWN
ZESE	6	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B&B	PLANT AS SHOWN
SHRUBS						
ARAR	5	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	No. 5	CONT.	6" O.C.
VIDE	5	Viburnum dentatum	Arrowwood Viburnum	No. 5	CONT.	6" O.C.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS. 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (BASIN SLOPES)
   RETENTION BASIN WILDLIFE MIX - ERNMIX-127
   BY: Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED.
4. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
5. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO CONWED 2000 AND APPLIED AT THE RATE OF 1,400LBS. PER ACRE.
6. CONTRACTOR RESPONSIBLE 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.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, THERESA GEDRIM, L006 & 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT," SHEET V-2, DATED 3/22/19, SCALE 1"=100', PREPARED BY DESIGN PROFESSIONALS, INC.

GRADING PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES.
4. ALL FOUNDATION DRAINS TO BE 6" SDR-35 PVC.
5. ALL UNDISTURBED AGGRICULTURAL AREAS TO BE SEEDED WITH LAWN MIXTURE (SEEDING MIXTURE TYPE I).
6. CONTRACTOR TO COORDINATE THE FINAL SIZE OF THE PROPOSED WATER MAIN AND SERVICES WITH THE LOCAL UTILITY PRIOR TO CONSTRUCTION.



NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

NOTES:
1. NO MULCH WITHIN 3" OF TREE TRUNK
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

1 TREE PLANTING DETAIL

Not to Scale

DEEP TEST PIT RESULTS

The following deep test pits were witnessed by Heather Otis and Daniel Jameson, P.E. of Design Professionals, Inc. on 5/7/19

TEST PIT #10
0" – 12" TOP SOIL
12" – 72" RED ROCKY LOAM

HARDPAN / REFUSAL @ 72", NO WATER

TEST PIT #10A
0" – 12" TOP SOIL
12" – 74" RED LOAM

HARDPAN / REFUSAL @ 74", NO WATER

TEST PIT#11
HARD PAN @ 35", NO WATER

TEST PIT #12
0" – 11" TOP SOIL
11" – 20" LIGHT BROWN SAND
20" – 86" RED ROCKY LOAM

LEDGE @ 86", NO WATER

TEST PIT #13
0" – 13" TOP SOIL
13" – 23" BROWN SAND
23" – 95" RED ROCKY LOAM

WATER @ 79", NO LEDGE

TEST PIT #14
0" – 14" TOP SOIL
14" – 26" LIGHT BROWN SAND
26" – 47" RED ROCKY LOAM

WATER @ 47", LEDGE @ 47"

TEST PIT #15
0" – 9" TOP SOIL
9" – 17" LIGHT BROWN SAND
17" – 80"RED ROCKY LOAM

WATER @ 63", LEDGE @ 80" (LARGE ROCK AT EAST END OF HOLE)

TEST PIT #16
HARD PAN @ 43", NO WATER

TEST PIT #16A
0" – 12" TOP SOIL
12" – 32" LIGHT BROWN FINE SAND
32" – 71" RED COARSE SAND

WATER @ 71", NO LEDGE

TEST PIT #17
0" – 18" TOP SOIL
18" – 29" LIGHT BROWN FINE SAND
29" – 77" RED COARSE SAND

WATER @ 77", NO LEDGE

TEST PIT #18
0" – 13" TOP SOIL
13" – 29" LIGHT BROWN FINE SAND
29" – 72" RED COARSE SAND

WATER @ 40", NO LEDGE

TEST PIT #19
0" – 10" TOP SOIL
10" – 26" LIGHT BROWN FINE SAND
26" – 80" RED COARSE SAND (SOME ROCKS)

NO WATER, NO LEDGE

TEST PIT #20
0" – 11" TOP SOIL
11" – 24" LIGHT BROWN FINE SAND
24" – 70" RED COARSE SAND

HARD PAN @ 70", POCKETS OF GRAY-DECOMPOSING TREE STUMPS

TEST PIT #21
0" – 10" TOP SOIL
10" – 16" LIGHT BROWN FINE SAND
16" – 74" RED COARSE SAND

NO WATER, NO LEDGE

SEPTIC DESIGN:

LOT 1
PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: 12.3 MIN/IN = 10.1 TO 20.0 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 675+112.5=787.5 SF

DESIGN:
1,250-GALLON (MINIMUM) SEPTIC TANK
2-68' ROWS OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 136' X 5.9 SF/LF = 802.4 SF > 787.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE LOT WAS DETERMINED TO BE 70" (REFUSAL) BELOW EXISTING GRADE PER TP-20. NO MLSS REQUIRED

LOT 2
PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: PR MIN/IN = LESS THAN 10.1 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 495+82.5=577.5 SF

DESIGN:
1,250-GALLON (MINIMUM) SEPTIC TANK
1-100' ROW OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 100' X 5.9 SF/LF = 590 SF > 577.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE LOT WAS DETERMINED TO BE 71" (WATER) BELOW EXISTING GRADE PER TP-16A. NO MLSS REQUIRED.

LOT 3
PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: 1.63 MIN/IN = LESS THAN 10.1 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 495+82.5=577.5 SF

DESIGN:
1,250-GALLON (MINIMUM) SEPTIC TANK
1-100' ROW OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 100' X 5.9 SF/LF = 590 SF > 577.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE SITE WAS DETERMINED TO BE 47" (LEDGE) BELOW EXISTING GRADE PER TP-14.

HF: HF [SLOPE=4% & RECEIVING SOIL DEPTH =47"] 26
FF: 1.75 (4 BEDROOM SINGLE FAMILY)
PF: 1 (< 10.1MIN/INCH PERC RATE)
MLSS= HF X FF X PF= 46±FT (100 FT PROVIDED)

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 – T

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21 FRENCH DRIVE
P.O. BOX 516
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-298-9735 – F
www.designprofessionals.com
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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 – T

PROJECT NO: 4280
DATE: 11/2/2020
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: CMS

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

GRADING & UTILITY PLAN

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

SHEET
C-GD1
SHEET 4 OF 11

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LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
GLTR	2	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	3" cal.	B&B	PLANT AS SHOWN
ZESE	1	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
ABBA	8	Abies balsamea	Balsam Fir	6'–8' ht.	B&B	PLANT AS SHOWN
PIAB	5	Picea abies	Norway Spruce	6'–8' ht.	B&B	PLANT AS SHOWN
PIST	5	Pinus strobus	Eastern White Pine	6'–8' ht.	B&B	PLANT AS SHOWN

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (BASIN SLOPES)
   RETENTION BASIN WILDLIFE MIX - ERNMX-127
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
2. SEEDING MIXTURE TYPE III (RAIN GARDEN).
   RAIN GARDEN GRASS MIX - ERNMX-180
   BY: Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.33 LBS PER 1,000 S.F., 15 LBS PER ACRE
3. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED.
4. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
5. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO CONWED 2000 AND APPLIED AT THE RATE OF 1,400LBS. PER ACRE.
6. CONTRACTOR RESPONSIBLE 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.

REFERENCES:
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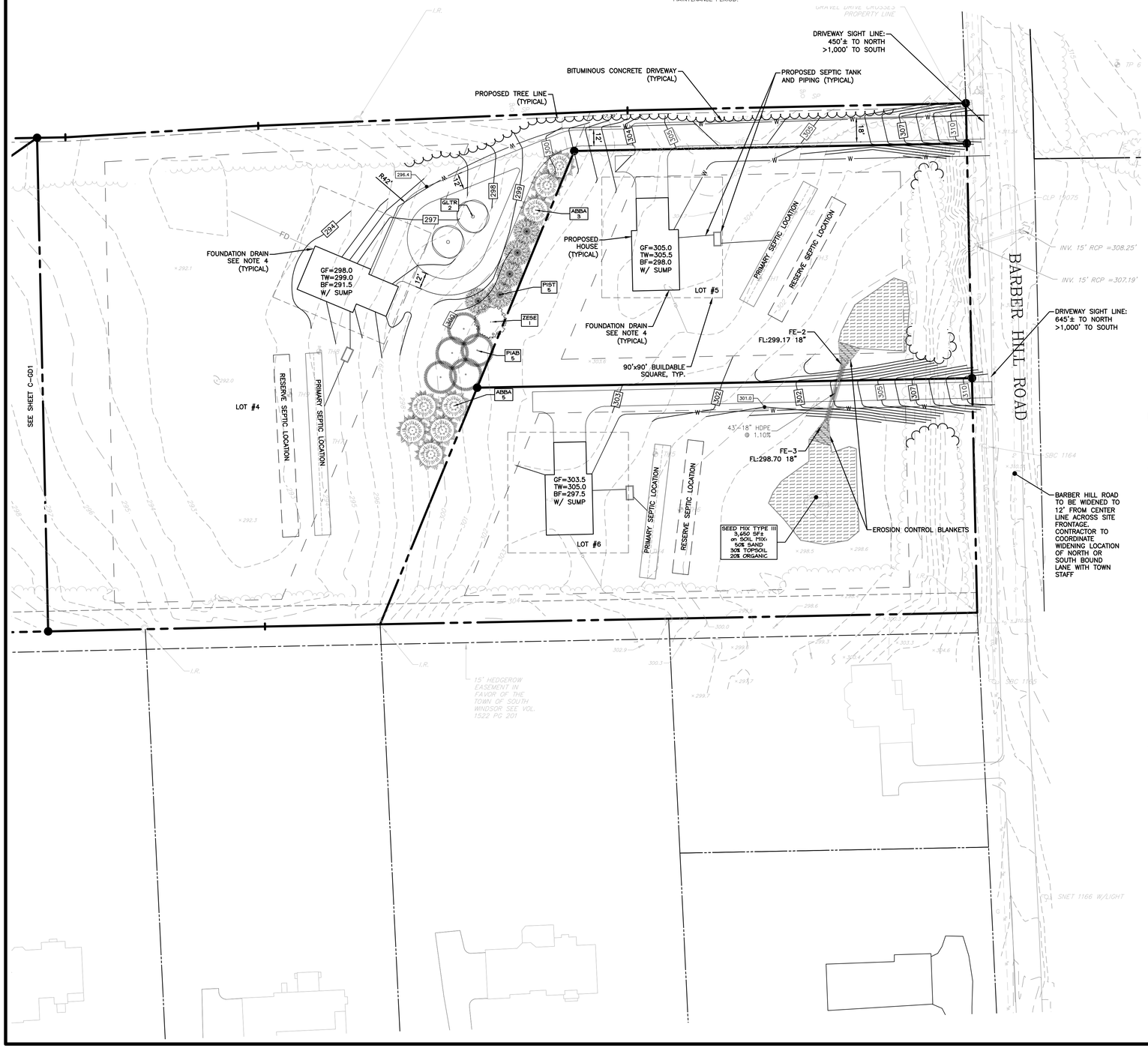
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES.
4. ALL FOUNDATION DRAINS TO BE 6" SDR–35 PVC.
5. ALL UNDISTURBED AGGRICULTURAL AREAS TO BE SEEDED WITH LAWN MIXTURE (SEEDING MIXTURE TYPE I).
6. CONTRACTOR TO COORDINATE THE FINAL SIZE OF THE PROPOSED WATER MAIN AND SERVICES WITH THE LOCAL UTILITY PRIOR TO CONSTRUCTION.



SEPTIC DESIGN:

LOT 4

PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: 13.18 MIN/IN = LESS THAN 10.1 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 675+112.5=787.5 SF

DESIGN:
1,250–GALLON (MINIMUM) SEPTIC TANK
2–68' ROWS OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 136' X 5.9 SF/LF = 802.4 SF > 787.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE LOT WAS DETERMINED TO BE 34" (WATER) BELOW EXISTING GRADE PER TP–X.

HF: HF [SLOPE=5% & RECEIVING SOIL DEPTH =34"]
FF: 1.75 (4 BEDROOM SINGLE FAMILY)
PF: 1.25 (10.1–20.0 MIN/INCH PERC RATE)
MLSS= HF X FF X PF= 62±FT (136 FT PROVIDED)

LOT 5

PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: 4.34 MIN/IN = LESS THAN 10.1 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 495+82.5=577.5 SF

DESIGN:
1,250–GALLON (MINIMUM) SEPTIC TANK
1–100' ROWS OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 100' X 5.9 SF/LF = 590 SF > 577.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE SITE WAS DETERMINED TO BE 96" (WATER) BELOW EXISTING GRADE PER TP–2.
NO MLSS REQUIRED.

LOT 6

PROPOSED USAGE: 4 BEDROOM SINGLE FAMILY HOUSE
DESIGN PERCOLATION RATE: 2.39 MIN/IN = LESS THAN 10.1 MINUTES/INCH
REQUIRED EFFECTIVE LEACHING AREA: 495+82.5=577.5 SF

DESIGN:
1,250–GALLON (MINIMUM) SEPTIC TANK
1–100' ROWS OF DOUBLE WIDE 12" TALL INFILTRATOR QUICK4 PLUS STANDARD CHAMBERS.

LEACHING AREA PROVIDED:
1 x 100' X 5.9 SF/LF = 590 SF > 577.5 SF

MINIMUM LEACHING SYSTEM SPREAD CALCULATION (MLSS)
*RESTRICTIVE LAYER FOR THE SITE WAS DETERMINED TO BE 60" (WATER) BELOW EXISTING GRADE PER TP–6.
NO MLSS REQUIRED.

DEEP TEST PIT RESULTS

The following deep test pits were witnessed by Heather Otis and Daniel Jameson, P.E. of Design Professionals, Inc. on 5/7/19

TEST PIT #1
0" – 10" TOP SOIL
10" – 22" LIGHT BROWN SAND
22" – 100" RED ROCKY LOAM

WATER @ 100", NO LEDGE, NO CLEAR TRANSITION WITHOUT ROCKS

TEST PIT #2
0" – 12" TOP SOIL
12"–16" LIGHT BROWN ROCKY SAND
16" – 53" RED LOAM ROCKY SAND
53" – 96" RED LOAM WITHOUT ROCKS

WATER @ 96", NO LEDGE, ROCKY TRANSITION @ 53"

TEST PIT #3
0" – 8" TOP SOIL
8" – 20" LIGHT BROWN ROCKY SAND
20" – 58" RED ROCKY LOAM
58" – 120" RED LOAM WITHOUT ROCKS

NO WATER, NO LEDGE, ROCKY TRANSITION @ 58"

TEST PIT #4
0" – 13" TOP SOIL
13" – 23" LIGHT BROWN SAND
23" – 108" RED ROCKY LOAM

WATER @ 62" (EAST FACE), WATER @ 69 (WEST FACE), NO LEDGE

TEST PIT #5
0" – 9" TOP SOIL
9" – 16" LIGHT BROWN SAND
16" – 96" RED ROCKY LOAM

WATER @ 96", NO LEDGE

TEST PIT #6
0" – 9" TOP SOIL
9" – 100" RED ROCKY LOAM

WATER @ 60", NO LEDGE

TEST PIT #7
0" – 12" TOP SOIL
12" – 19" LIGHT BROWN SAND
19" – 68" RED ROCKY LOAM

WATER @ 40", NO LEDGE

TEST PIT #8
0" – 13" TOP SOIL
13" – 33" BROWN SAND
33" – 72" RED ROCKY LOAM

WATER @ 34", NO LEDGE

TEST PIT #9
0" –10" TOP SOIL
10" – 56" RED ROCKY LOAM

WATER @ 36", UNSTABLE TRENCH (SIDES CAVING IN), NO LEDGE

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860–268–2452 – T

21 FIFIELD DRIVE
P.O. BOX 504
SOUTH WINDSOR, CT 06074
860–291–8755 – T
860–298–9735 – F
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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 - T

PROJECT NO: 4280
DATE: 11/2/2020
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: CHL

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

GRADING & UTILITY PLAN

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

SHEET
C–GD2
SHEET 5 OF 11

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REFERENCES:
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PROPERTY OWNER & APPLICANT:

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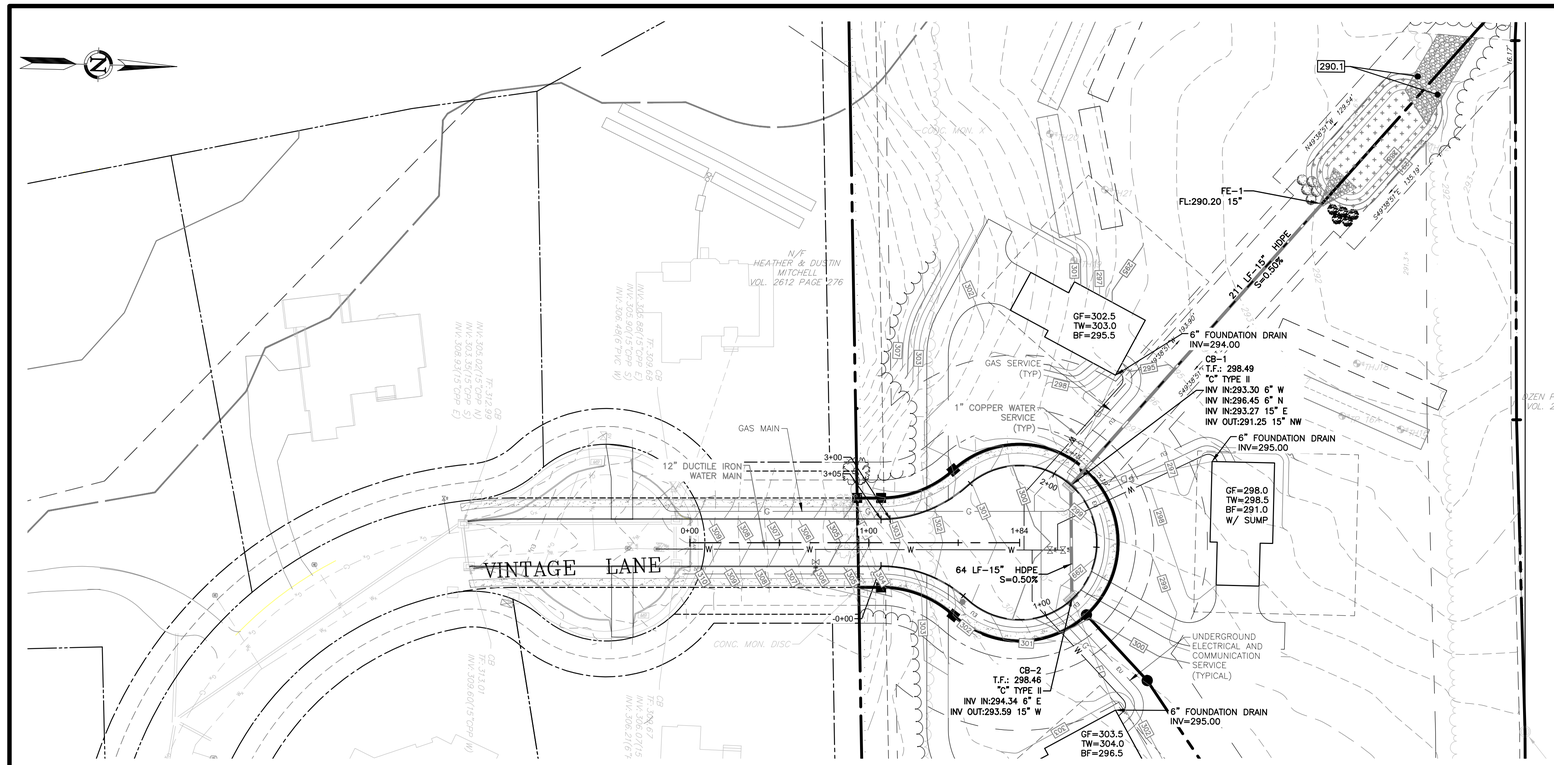
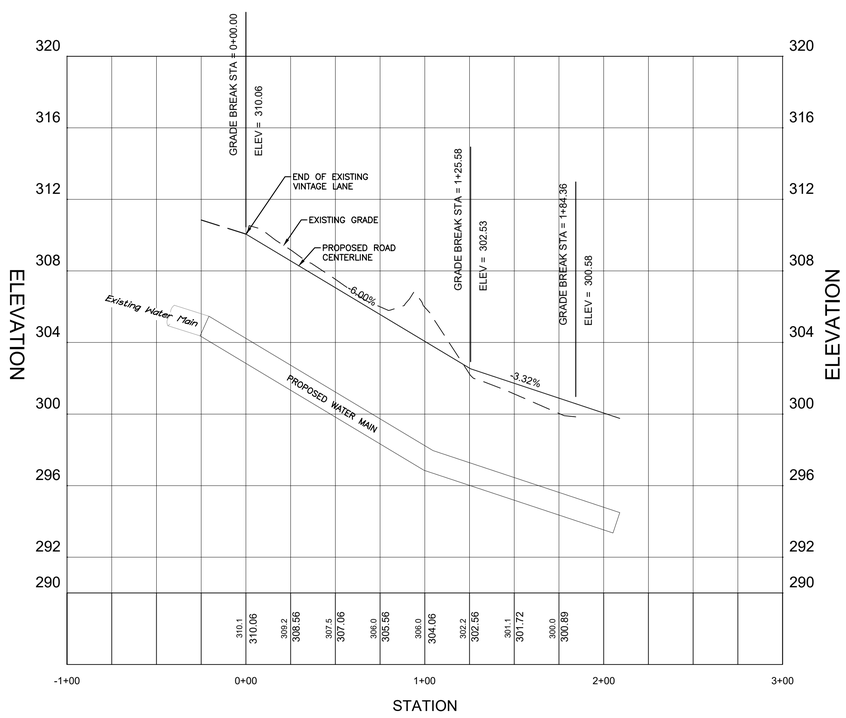
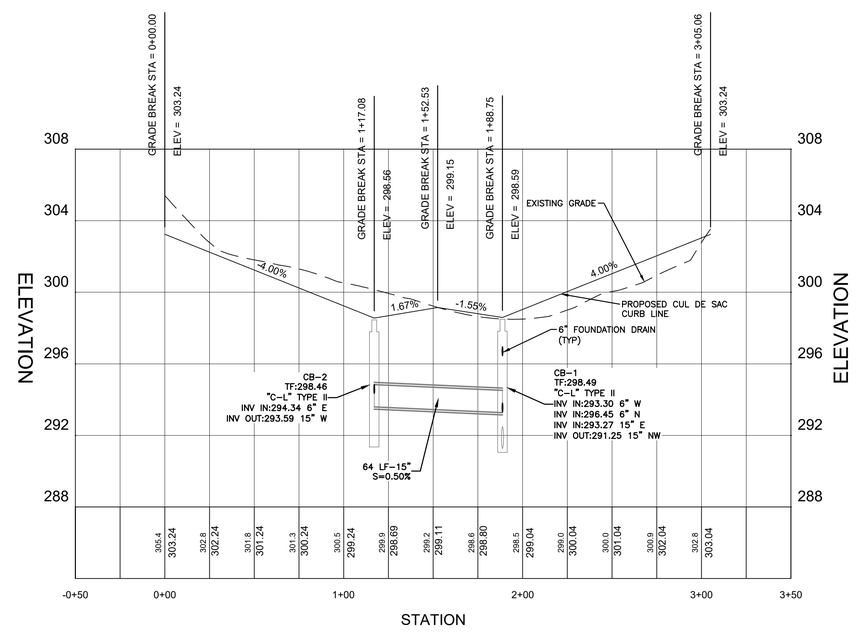
860-268-2452 - T





VINTAGE LANE EXTENSION PROFILE



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P.O. BOX 504
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
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South Glastonbury, CT
06073
860-268-2452 - T

PROJECT NO: 4280
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DRAWN BY: BPW
REVIEWED BY: CMS

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GIS No. 07800503

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VINTAGE LANE PLAN & PROFILE

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

SHEET
C-P1
SHEET 6 OF 11

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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.

REFERENCES:

THIS PLAN REFERS TO THE FOLLOWING:

1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, THERESA GEDRIM, L006 & 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT," SHEET V-2, DATED 3/22/19, SCALE 1"=100', PREPARED BY DESIGN PROFESSIONALS, INC.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

PROPERTY OWNER & APPLICANT:

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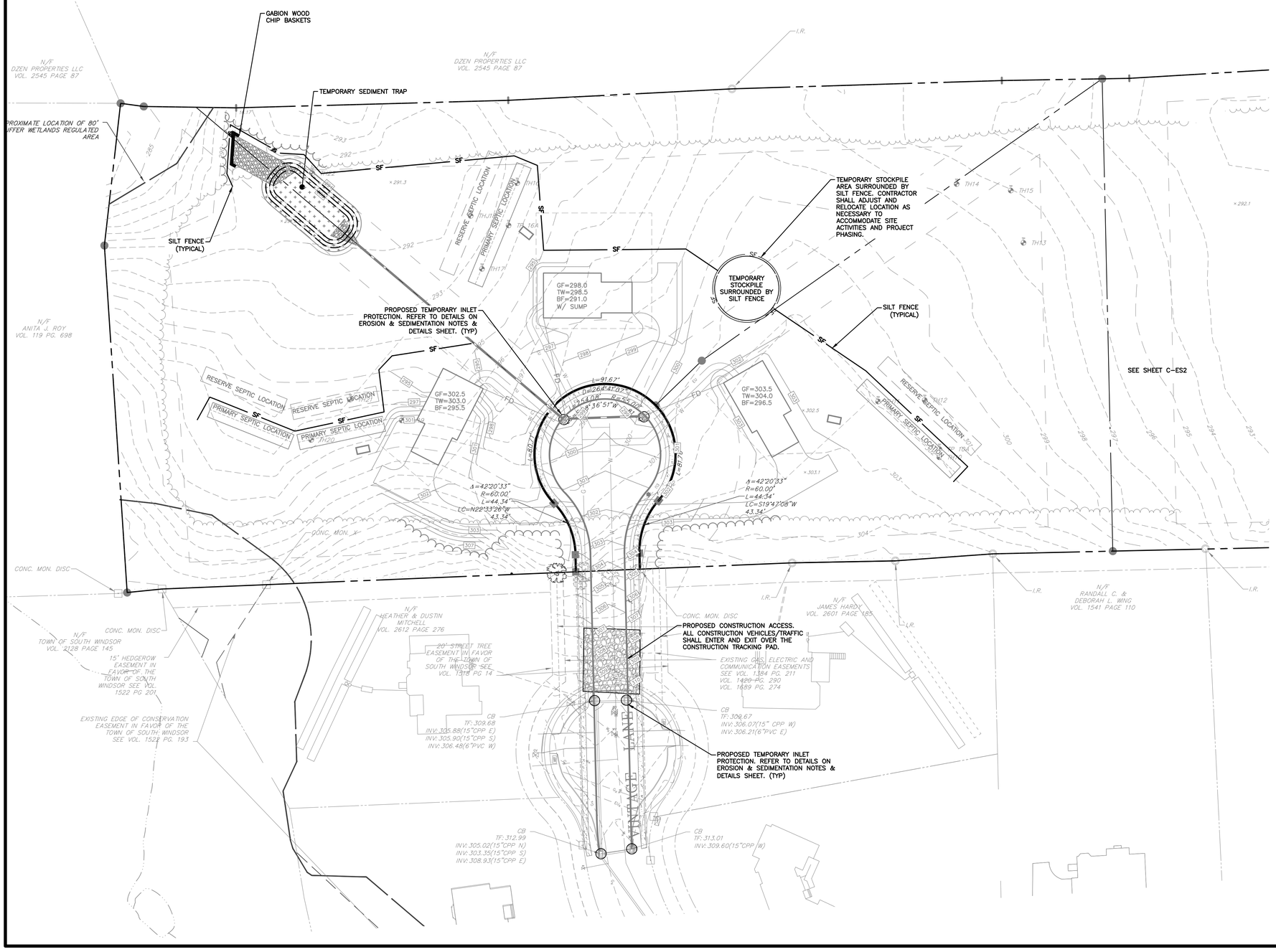
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 – T



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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 - T

PROJECT NO:	DATE:	DESIGNED BY:	DRAWN BY:	REVIEWED BY:
4280	11/2/2020	BPW	BPW	CMS

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES1
SHEET 7 OF 11

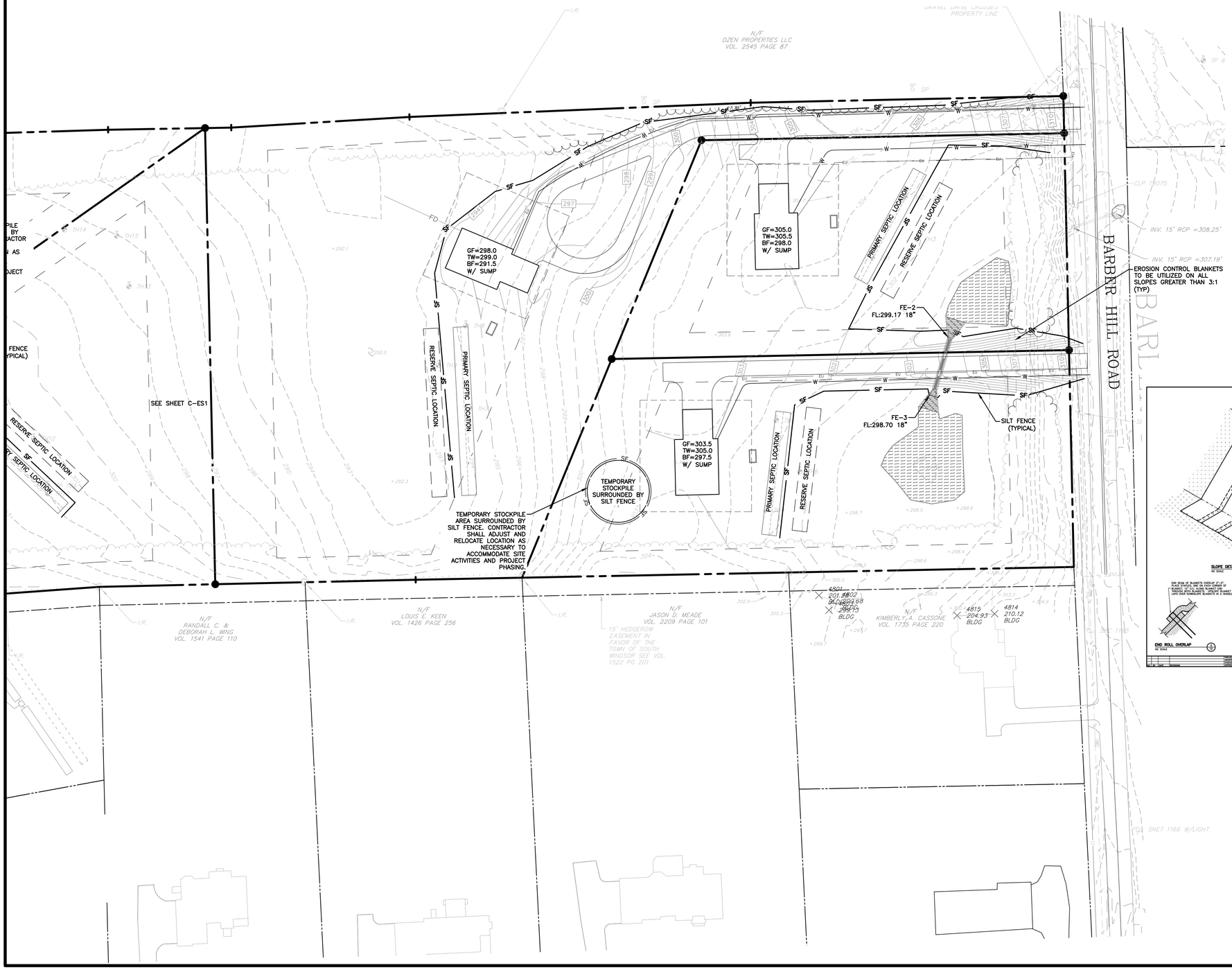
File: C:\jobs\4280\Engineering\AutoCAD\4280 Eng Base.dwg Layout: 07 C-ES1 Plotted: 10/30/2020 8:45 AM Last Saved: 10/29/2020 5:16 PM Last Saved By: RachelWeier

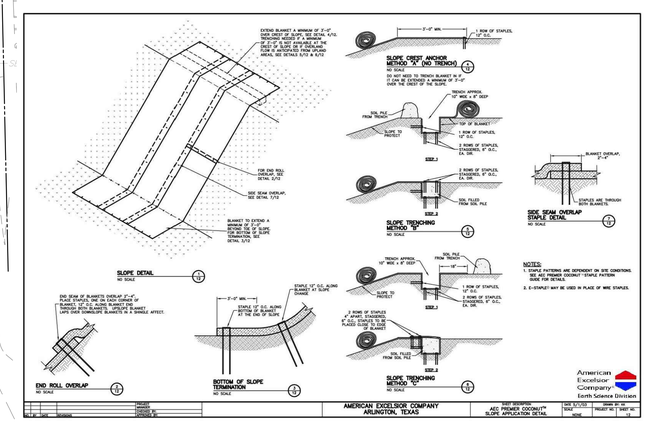
REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, THERESA GEDRIM, L006 & 534 BARBER HILL ROAD, SOUTH WINDSOR, CONNECTICUT," SHEET V-2, DATED 3/22/19, SCALE 1"=100', PREPARED BY DESIGN PROFESSIONALS, INC.

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

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 – T





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.

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P.O. BOX 1967
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860-291-8755 – T
860-291-8757 – F
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UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 - T

PROJECT NO:	4280
DATE:	11/2/2020
DESIGNED BY:	BPW
DRAWN BY:	BPW
CHECKED BY:	CHL

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

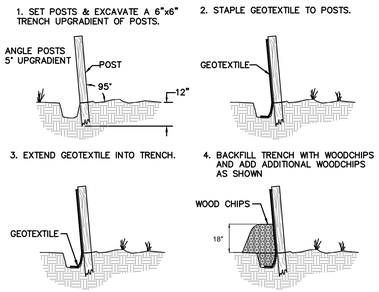
NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES2
SHEET 8 OF 11

File: C:\jobs\4280\Engineering\AutoCAD\4280 Eng Base.dwg Layout: 08 C-ES2 Plotted: 10/30/2020 8:48 AM Last Saved: 10/29/2020 5:16 PM Last Saved By: RachelMeier



SILT FENCE

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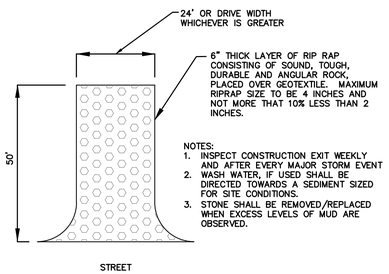
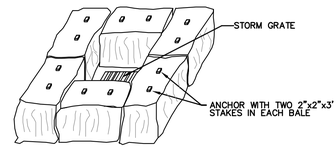


CONSTRUCTION ACCESS

N.T.S.



STRAW BALE INSTALLATION AT CATCH BASINS

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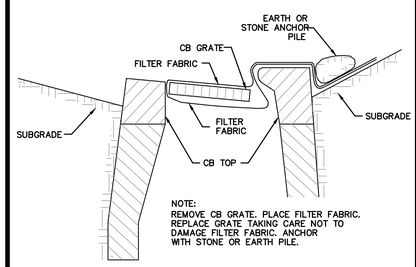

CATCH BASIN GRATE SEDIMENTATION CONTROL

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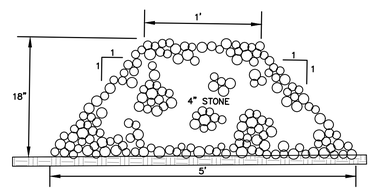
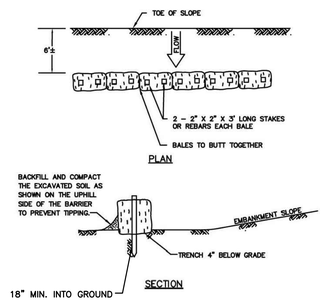


STONE CHECK DAM

N.T.S.



STRAW BALES FOR EROSION CONTROL

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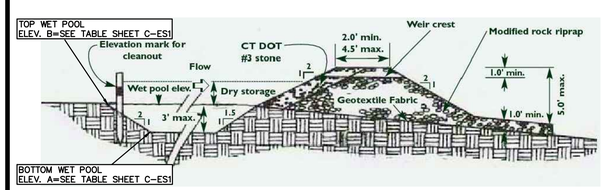


REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

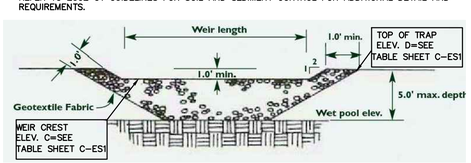


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$Vw = 0.85 \times A_w \times D_w$$

where,

V_w = the wet storage volume in cubic feet
A_w = the surface area of the flooded area at the base of the stone outlet in square feet
D_w = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_w + A_d)}{2} \times D_d$$

where,

V_d = the dry storage volume
A_w = the surface area of the flooded area at the base of the stone outlet in square feet.
A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

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

NOTE:

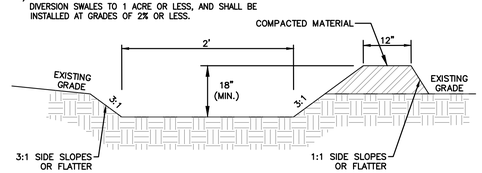
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

NOTES:

1) CONTRACTOR SHALL LIMIT CONTRIBUTING AREA TO DIVERSION SWALES TO 1 ACRE OR LESS, AND SHALL BE INSTALLED AT GRADES OF 2% OR LESS.



TEMPORARY DIVERSION SWALE

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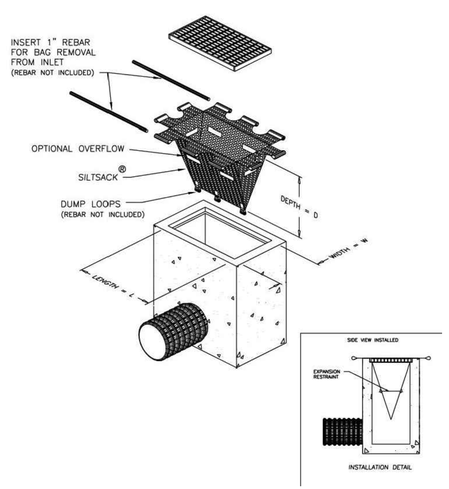


CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
3. CONSTRUCT TEMPORARY SEDIMENT BASINS AND/OR TRAPS AS SHOWN ON THE PLANS.
4. 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.
5. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
6. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
7. ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
8. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
9. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
10. AFTER STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS TO THE TEMPORARY SEDIMENT BASINS AND/OR TRAPS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.
11. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
12. 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 UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET LOCATIONS: PIPE OUTLETS AND ASSOCIATED RIPRAP 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 SWEPT 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.

OUTLET STRUCTURE: SHALL BE INSPECTED ANNUALLY AND SUMP CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OF RAIN OR MORE) THE OUTLET STRUCTURE SHALL BE INSPECTED TO ENSURE PROTECTIVE SCREENS ARE CLEAR OF ANY DEBRIS OR OBSTRUCTING ITEMS.

UNDERGROUND DETENTION/INFILTRATION SYSTEM: SHALL BE INSPECTED BI-ANNUALLY. REFER TO MANUFACTURING MAINTENANCE REQUIREMENTS.

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

WATER QUALITY BASIN: SHALL BE INSPECTED TWICE PER YEAR, ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY NOTED EROSION/RILLS NOTED WITHIN THE BASIN AND/OR ITS OUTFALL SHALL BE REPAIRED TO PROVIDE STABILIZED SURFACES. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIED IMMEDIATELY. THE TOP LAYER OF MULCH SHALL BE REMOVED AND REPLACED AS NEEDED TO PREVENT ANY UNNECESSARY EROSION/SEDIMENT DISCHARGE FROM THE BASIN. THE BASIN SHALL BE MONITORED TO ASSURE PROPERTY DEWATERING/EMPTYING OF STORMWATER. BASIN SHALL COMPLETELY DEWATER/EMPTY WITH 72 HOURS AFTER A STORM EVENT. IF STANDING WATER IS OBSERVED AFTER THIS 72 HOUR PERIOD, THE ENGINEERED SOIL MEDIA SHALL BE REMOVED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACED.

WATER QUALITY UNIT: UNIT SHALL BE INSPECTED POST-CONSTRUCTION, PRIOR TO BEING PUT INTO SERVICE. INSPECT EVERY SIX MONTHS FOR THE FIRST YEAR OF OPERATION TO DETERMINE THE OIL AND SEDIMENT ACCUMULATION RATE. IN SUBSEQUENT YEARS, INSPECTIONS CAN BE BASED ON FIRST-YEAR OBSERVATIONS OR LOCAL REQUIREMENTS. CLEANING IS RECOMMENDED ONCE THE SEDIMENT DEPTH REACHES 15% OF STORAGE CAPACITY, (GENERALLY TAKING ONE YEAR OR LONGER). REFER TO MANUFACTURING MAINTENANCE REQUIREMENTS.

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEPT CLEAN AT ALL TIMES.
5. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

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

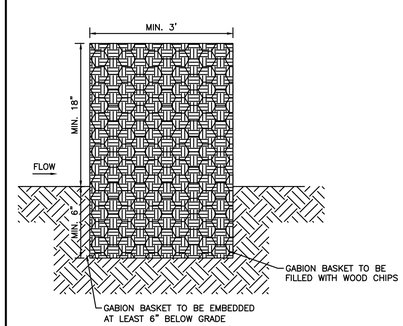
TEMPORARY SEEDING:	RATE:
PERENNIAL RYEGRASS	1.0# / 1000 S.F.

7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
9. AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
10. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
11. AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.
12. THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
13. THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.
14. THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFILLING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILING OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.
15. ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.
16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
17. IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
18. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

ESTIMATED CONSTRUCTION START DATE – SPRING 2021
ESTIMATED COMPLETION DATE – SPRING 2022

CONSTRUCTION DUST CONTROL NOTES

- IDENTIFY AND ADDRESS SOURCES OF DUST GENERATED BY CONSTRUCTION ACTIVITIES. LIMIT CONSTRUCTION TRAFFIC TO PREDETERMINED ROUTES. PAVED SURFACES REQUIRE MECHANICAL SWEEPERS TO REMOVE SOIL THAT HAS BEEN DEPOSITED OR TRACKED ONTO THE PAVEMENT. ON UNPAVED TRAVELWAYS AND TEMPORARY HAUL ROADS, USE ROAD CONSTRUCTION STABILIZATION MEASURES AND/OR WATER AS NEEDED TO KEEP SURFACE DAMP. STATIONARY SOURCES OF DUST, SUCH AS ROCK CRUSHERS, USE FINE WATER SPRAYS TO CONTROL DUST. IF WATER IS EXPECTED TO BE NEEDED FOR DUST CONTROL, IDENTIFY THE SOURCE OF WATER IN ADVANCE. PUMPING FROM STREAMS, POND AND SIMILAR WATERBODIES MAY REQUIRE APPROVAL FROM THE MUNICIPAL INLAND WETLAND AGENCY.
- IDENTIFY AND ADDRESS SOURCES OF WIND GENERATED DUST. PROVIDE SPECIAL CONSIDERATION TO HILL TOPS AND LONG REACHES OF OPEN GROUND WHERE SLOPES MAY BE EXPOSED TO HIGH WINDS. CONSIDER BREAKING UP LONG REACHES WITH TEMPORARY WINDBREAKS CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SEED WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: THE RECEIVING SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.



GABION WOOD CHIP DIKE

N.T.S.

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 – T

PROJECT CONTACT INFO:

ROBERT URSO
860-268-2452

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21 FRESH POND LANE
P.O. BOX 1307
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-298-9755 – F
www.designprofessionals.com
design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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Prepared for:

UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT
06073
860-268-2452 – T

PROJECT NO: 4280
DATE: 11/2/2020
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: CMS

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

REVISIONS

NO.	DATE		BY

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

SHEET
C-ES3
SHEET 9 OF 11

File: C:\jobs\4280\Engineering\AutoCAD\4280 Eng Base.dwg Layout: 09 C-ES3 Plotted: 10/30/2020 8:50 AM Last Saved: 10/29/2020 5:16 PM Last Saved By: RachelWeier

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 Health and Safety (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 parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

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

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

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

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

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

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.

21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.

22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.

23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.

24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.

25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal 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 thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.

29. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

30. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.

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

32. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

33. Unless indicated otherwise or required by the authority having jurisdiction, all 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 water service 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 Water Works Association (AWWA) standards in effect at the time of the service application.

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

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

41. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

42. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

43. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

44. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer orthe authority having jurisdiction.

45. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

46. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

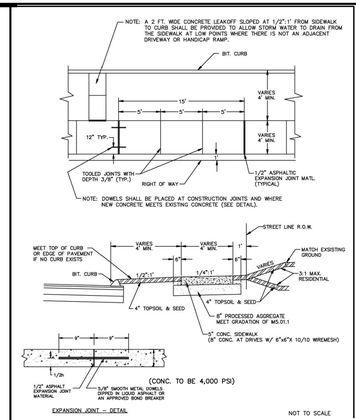
47. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

48. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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



TYPICAL SIDEWALK DETAIL

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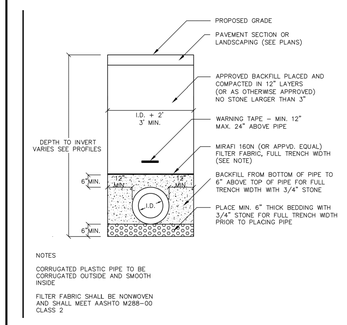

CORRUGATED PLASTIC PIPE STORM DRAIN TRENCH DETAIL

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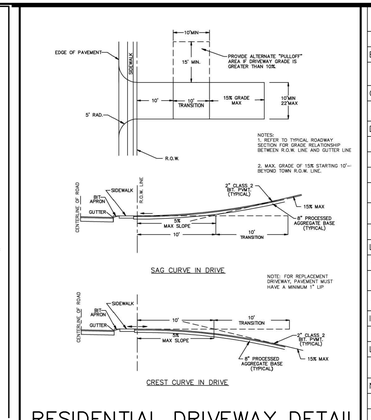

RESIDENTIAL DRIVEWAY DETAIL

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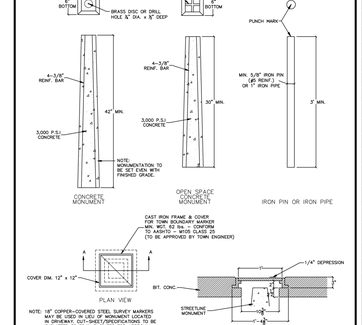
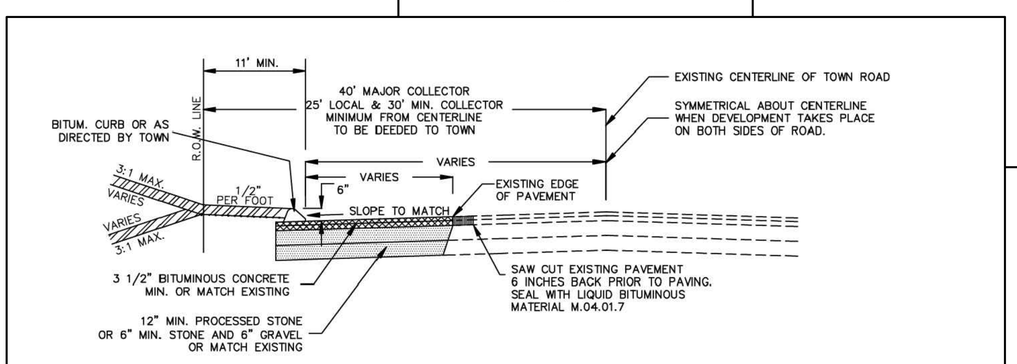


MONUMENT DETAILS

N.T.S

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — C_X — — — C_X —	UNDERGROUND COMMUNICATION LINES	— — — C — — —
DOMESTIC WATER		
— — — W_X — — — W_X —	WATER MAIN	— — — W — — —
— — — WS_X — — —	WATER SERVICE	— — — WS — — —
— — — F_X — — — F_X —	FIRE SERVICE LINE	— — — F — — —
— — — NPW_X — — —	NON-POTABLE WATER LINE	— — — NPW — — —
W W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
— — — LF_X — — —	MAIN LIQUID FUEL LINE	— — — LF — — —
— — — LFS_X — — —	LIQUID FUEL SERVICE LINE	— — — LFS — — —
— — — LF_G — — —	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — I_X — — — I_X —	IRRIGATION LINES	— — — I — — —
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
— — — G_X — — — G_X —	GAS MAIN	— — — G — — —
— — — GS_X — — —	GAS SERVICE LINE	— — — GS — — —
POWER		
— — — EO_X — — —	ELECTRICAL LINES, OVERHEAD	— — — EO — — —
— — — EU_X — — —	ELECTRICAL LINES, UNDERGROUND	— — — EU — — —
$^{\circ}CO_X$	UTILITY POLE	$^{\circ}CO_X$
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		
— — — S_X — — — S_X —	SANITARY SEWER MAIN	— — — S — — —
— — — SS_X — — — SS_X —	SANITARY SEWER SERVICE LINE	— — — SS — — —
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
— — — RL_X — — — RL_X —	ROOF LEADER	— — — RL — — —
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD — — —
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — 95 — — —	CONTOUR	— — — 95 — — —
×61.95	SPOT ELEVATION	• 95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



IMPROVEMENT TO EXISTING TOWN ROADWAY SECTION

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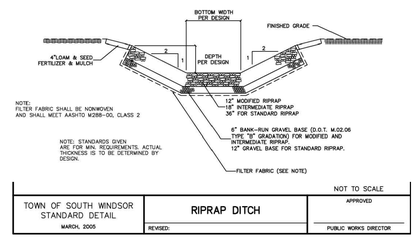
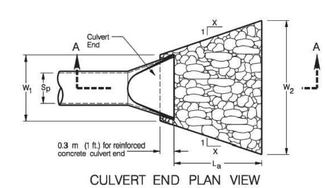


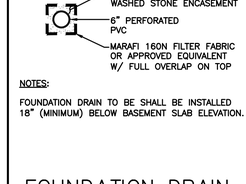
TOWN OF SOUTH WINDSOR STANDARD DETAIL	RIPRAP DITCH	NOT TO SCALE APPROVED
MARCH, 2005	REVISED:	PUBLIC WORKS DIRECTOR



CULVERT END PLAN VIEW

RIPRAP DITCH / APRON PLAN VIEW

N.T.S

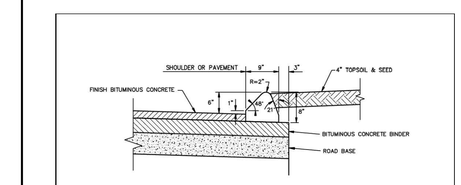


NOTES:

FOUNDATION DRAIN TO BE SHALL BE INSTALLED 18" (MINIMUM) BELOW BASEMENT SLAB ELEVATION.

FOUNDATION DRAIN

N.T.S.



BITUMINOUS CONCRETE LIP CURB

NOTES:
1. CURBING MATERIAL TO BE CLASS 3 BITUMINOUS CONCRETE PER CONN. D.O.T. FORM 816.
2. CURBING TO BE LAID ON TOP OF BINDER COURSE.
3. TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1.4.4, FORM 816 AS AMMENDED.

TOWN OF SOUTH WINDSOR STANDARD DETAIL	BITUMINOUS CONCRETE CURBING	NOT TO SCALE APPROVED
MARCH, 2005	REVISED:	PUBLIC WORKS DIRECTOR

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 - T

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21 FRISBIE COURT
P.O. BOX 1748
SOUTH WINDSOR, CT 06074
860-291-8755 - T
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860-268-2452 - T

PROJECT NO: 4280
DATE: 11/2/2020
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: CHB

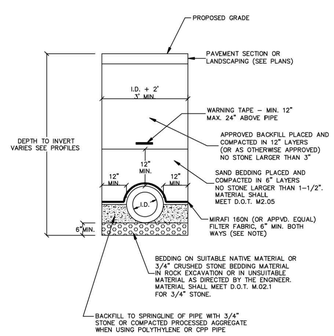
VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

NO.	DATE	REVISIONS	BY

NOTES, DETAILS, & LEGEND

SHEET
C-D1
SHEET 10 OF 11

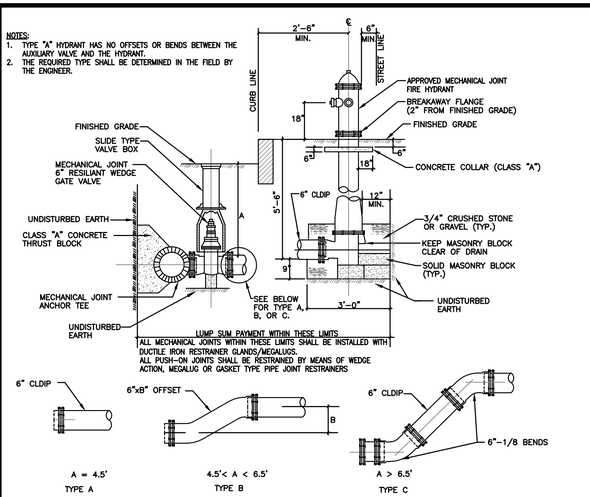
File: C:\Jobs\4280\Engineering\AutoCAD\4280 Eng Baseding Layout: 10 C-D1 Plotted: 10/30/2020 8:55 AM Last Saved 10/29/2020 5:16 PM Last Saved By: RachelMeier



NOT TO SCALE

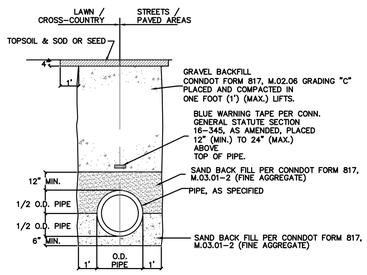
TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	STORM DRAIN TRENCH DETAIL REVISED:	APPROVED PUBLIC WORKS DIRECTOR

NOTES:
1. TYPE "A" HYDRANT HAS NO OFFSETS OR BENDS BETWEEN THE AUXILIARY VALVE AND THE HYDRANT.
2. THE REQUIRED TYPE SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.



HYDRANT ASSEMBLY

N.T.S.



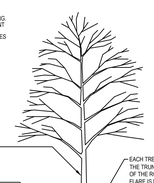
SECTION

NOTES:

INSTALLATION OF DOMESTIC WATER SUPPLY AND FIRE SERVICE MAINS SHALL BE COORDINATED WITH THE WATER COMPANY

WATER TRENCH SECTION

N.T.S



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSIVER LIMBS, COUDOMINANT LEADERS, AND BROKEN OR DISTRESSED BRANCHES. DURING THE FIRST YEAR, ONLY DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25MM-50MM (1"-2") HIGHER IN SLOWLY DRAINING SOILS.

MULCH RING, 1800MM (6') DIA. MIN. 2400MM (8') DIA. PREFERRED

50MM (2") MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MIN. OF THREE YEARS AFTER PLANTING.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOESNT SHIFT.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DONT COVER THE TOP OF THE ROOT BALL WITH SOIL.

100MM (4") HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. REMOVE COMPLETELY IF SYNTHETIC IS USED.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200MM (8") INTO PLANTING HOLE.

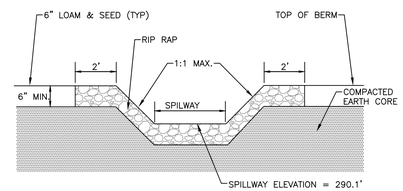
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

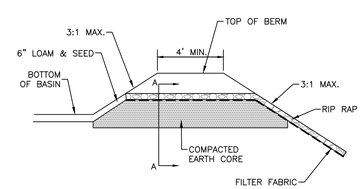
NOTES:
1. NO MULCH WITHIN 3" OF TREE TRUNK.
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

1 TREE PLANTING DETAIL

Not to Scale

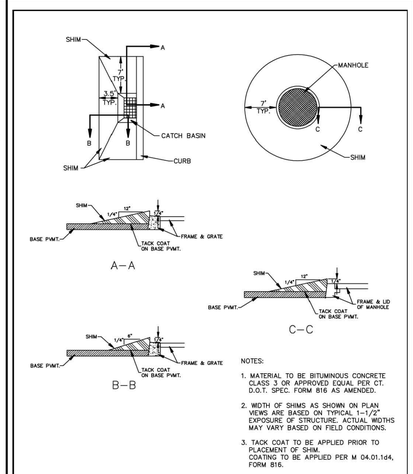


SECTION A–A THROUGH SPILLWAY



BASIN SPILLWAY

N.T.S.



NOTES:
1. MATERIAL TO BE BITUMINOUS CONCRETE CLASS 3 OR APPROVED EQUAL PER CT. D.O.T. SPEC. FORM 816 AS AMENDED.
2. WIDTH OF SHIMS AS SHOWN ON PLAN VIEWS ARE BASED ON TYPICAL 1–1/2" EXPOSURE OF STRUCTURE. ACTUAL WIDTHS MAY VARY BASED ON FIELD CONDITIONS.
3. TACK COAT TO BE APPLIED PRIOR TO PLACEMENT OF SHIM. COATING TO BE APPLIED PER M 04.01.1d4, FORM 816.

NOT TO SCALE

TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	TEMPORARY SHIM DETAIL REVISED:	APPROVED PUBLIC WORKS DIRECTOR

TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005

TYPICAL ROADWAY SECTION LOCAL ROADS

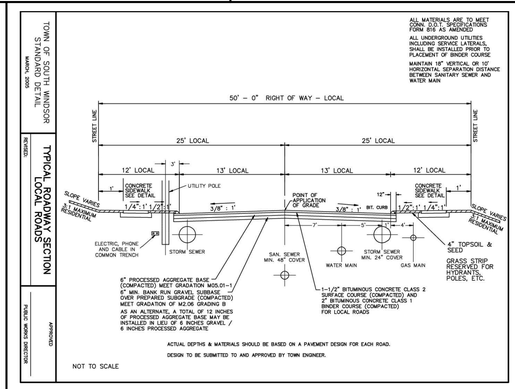
REVISED:

APPROVED:

ALL MATERIALS ARE TO MEET CONN. D.O.T. SPECIFICATIONS FORM 816 AS AMENDED

ALL UNDERGROUND UTILITIES INCLUDING SERVICE LATERALS, SHALL BE INSTALLED PRIOR TO PLACEMENT OF BINDER COURSE

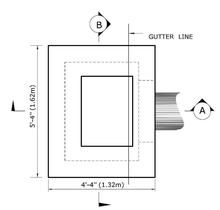
MAINTAIN 18" VERTICAL OR 10' HORIZONTAL SEPARATION DISTANCE BETWEEN SANITARY SEWER AND WATER MAIN



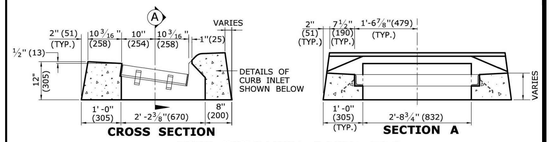
ACTUAL DEPTHS & MATERIALS SHOULD BE BASED ON A PAVEMENT DESIGN FOR EACH ROAD.

DESIGN TO BE SUBMITTED TO AND APPROVED BY TOWN ENGINEER.

NOT TO SCALE

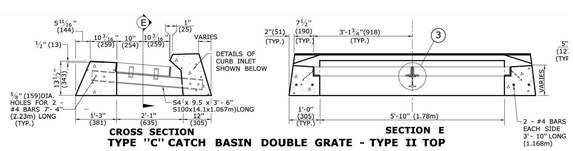


PLAN



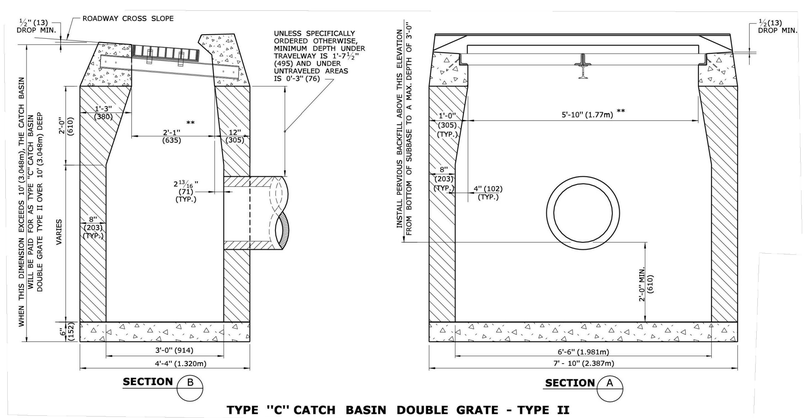
CROSS SECTION — SECTION A

TYPE "C" CATCH BASIN TOP



CROSS SECTION — SECTION E

TYPE "C" CATCH BASIN DOUBLE GRATE - TYPE II TOP



TYPE "C" CATCH BASIN DOUBLE GRATE - TYPE II

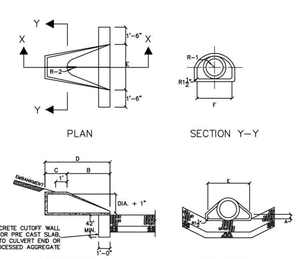
N.T.S.

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

PROPERTY OWNER & APPLICANT:

UW VINTAGE LANE II, LLC
P.O. BOX 504
SOUTH GLASTONBURY, CT 06073
860–268–2452 – T

PIPE SIZE	A	B	C	D	E	F	G	H	WT RIP–RAP IN TONS
15"	10'	7'	1 1/2'	1'	1'	4 1/2'	1 1/2'	3'	6
18"	12'	8'	2'	1'	1'	5'	2'	4'	8
21"	13'	9'	2 1/2'	1 1/2'	1'	7'	2 1/2'	4 1/2'	12
24"	17'	10'	2 1/2'	1 1/2'	1'	8'	2 1/2'	5 1/2'	15
30"	20'	13'	3'	2'	2'	9'	3'	6'	22
36"	22'	16'	3 1/2'	2'	2'	9 1/2'	3 1/2'	7'	33



PLAN — SECTION Y–Y — SECTION X–X — END VIEW

NOTES:

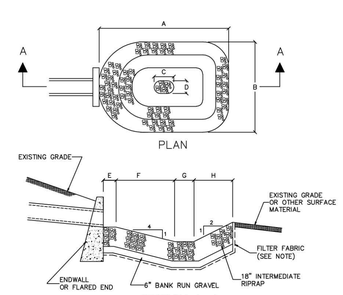
JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE.

WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.

STRUCTURE SHALL BE PLACED ON EXISTING SUITABLE COMPACTED MATERIAL OR 12" GRAVEL BASE.

NOT TO SCALE

TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	CONCRETE CULVERT END REVISED:	APPROVED PUBLIC WORKS DIRECTOR



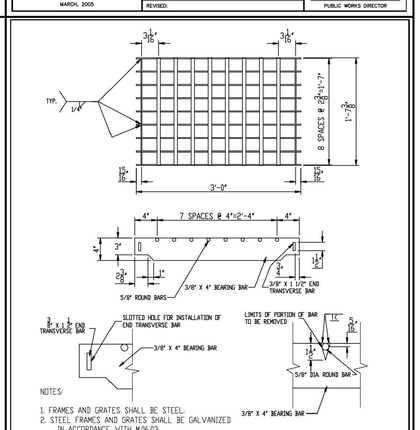
PLAN — SECTION A–A

NOTE: FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288–00, CLASS 2

NOTE: THIS IS A MINIMUM SIZING OF RIP RAP AND SHALL BE IN ACCORDANCE WITH DOT OR NRCS METHOD

NOT TO SCALE

TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	ENERGY DISSIPATER REVISED:	APPROVED PUBLIC WORKS DIRECTOR



NOTES:
1. FRAMES AND GRATES SHALL BE STEEL.
2. STEEL FRAMES AND GRATES SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.
3. ALL METAL UNITS SUBJECT TO MANUFACTURING TOLERANCES.
4. ONLY LOW HYDROGEN ELECTRODES SHALL BE USED.
5. DIMENSIONAL TOLERANCES MAY BE +/- 1/16".
6. WELDING WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION.
7. ALL BARS SHALL BE WELDED AT ALL INTERSECTIONS

NOT TO SCALE

TOWN OF SOUTH WINDSOR STANDARD DETAIL MARCH, 2005	TYPE "A" GRATE DETAIL REVISED:	APPROVED PUBLIC WORKS DIRECTOR

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P.O. BOX 714
SOUTH WINDSOR, CT 06074
860–291–9755 – T
860–291–9757 – F
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Prepared for:
UW Vintage Hills II, LLC
P.O. Box 504
South Glastonbury, CT 06073
860–268–2452 – T

REVISIONS		
NO.	DATE	BY

PROJECT NO.	42403
DATE:	11/2/2020
DESIGN BY:	BPW
DRAWN BY:	BPW
CHECKED BY:	DHI

VINTAGE HILLS II SUBDIVISION & SPECIAL EXCEPTION APPLICATION
503 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT
GIS No. 07800503

DETAILS

SHEET
C–D2
SHEET 11 OF 11

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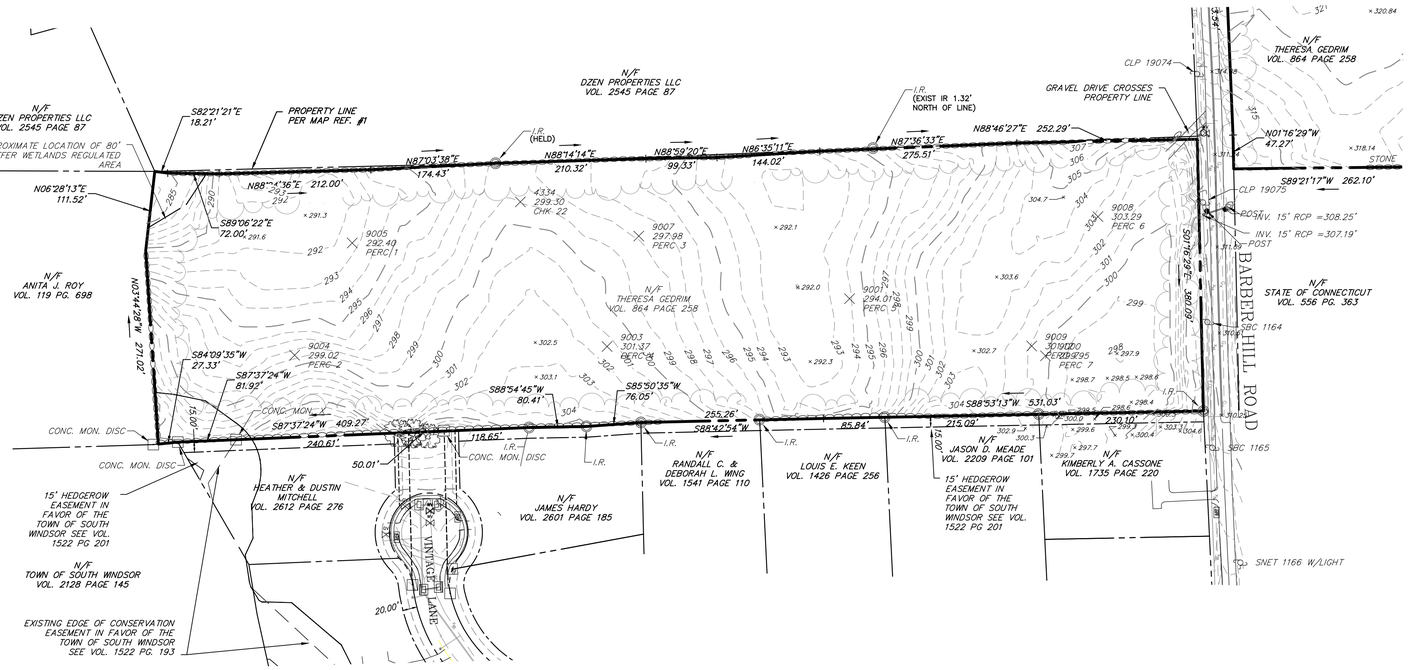
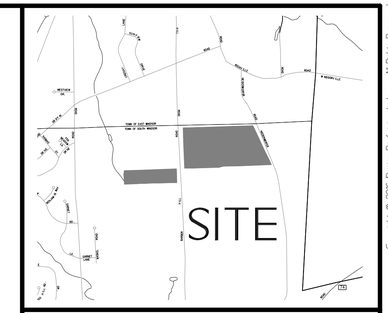
LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_x	UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_x	WATER MAIN
WS_x	WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G_x	GAS MAIN
GS_x	GAS SERVICE LINE
POWER	
EO_x	ELECTRICAL LINES, OVERHEAD
EU_x	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
x	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_x	SANITARY SEWER MAIN
SS_x	SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
STORM SEWER	
D_x	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE





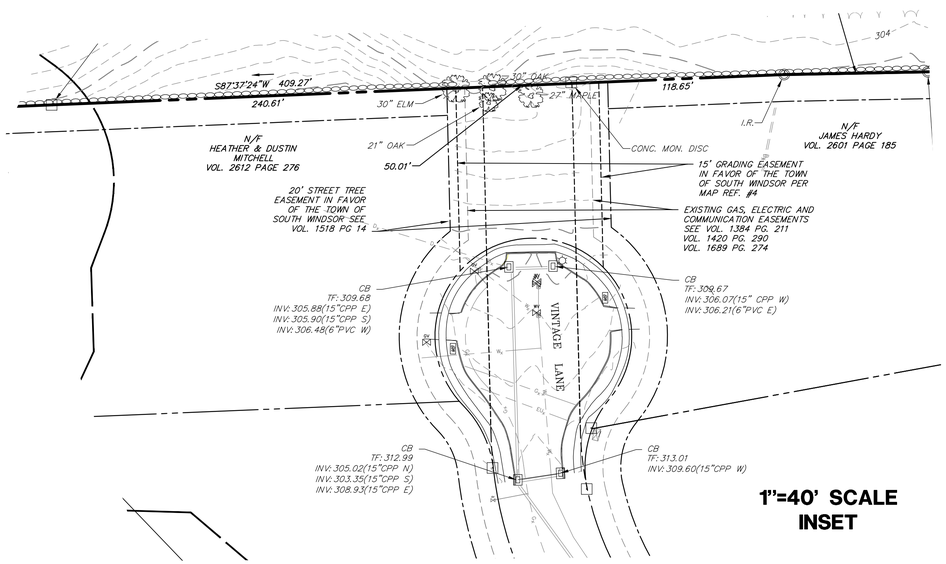
LOCATION PLAN
1"=2000'

NOTES:

1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 547,652 SQUARE FEET OR 12.572 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0382F & 09003C0381F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

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



1"=40' SCALE
INSET

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 A INDEPENDENT RESURVEY BASED ON MAPS REFERENCED HEREON.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

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

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21 JEFFREY DRIVE
P.O. BOX 1767
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
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This plan is valid only if bearing from an original signature of the Professional Engineer, Land Surveyor or Landscape Architect.
Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
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PREPARED FOR:
Robert Urso
18-3 Arthur Lane
South Windsor, CT 06074

PROJECT NO: 17D4U
DATE: 07/22/19
DRAWN BY: ---
CHKD BY: RVMB
APPROVED BY: LRG

THERESA GEDRIM

LOOG & 534 BARBER HILL ROAD
SOUTH WINDSOR, CONNECTICUT

REVISIONS

NO.	DATE		BY
1	7-12-2019	TOWN COMMENTS	BDC

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 0 50 100' 200'
1" = 100'

SHEET
V-2

File: C:\jobs\17D4\Survey\17D4 Survey Basemap Layout: V-2 Plotted: 7/15/2019 11:37 AM Last Saved: 7/15/2019 11:36 AM Last Saved By: Ben Wheeler