

File: U:\MUN\CT\SouthWindsor\65446_SOUTHWINDSOR_CELL TOWER.DWG 65446 BND.DWG

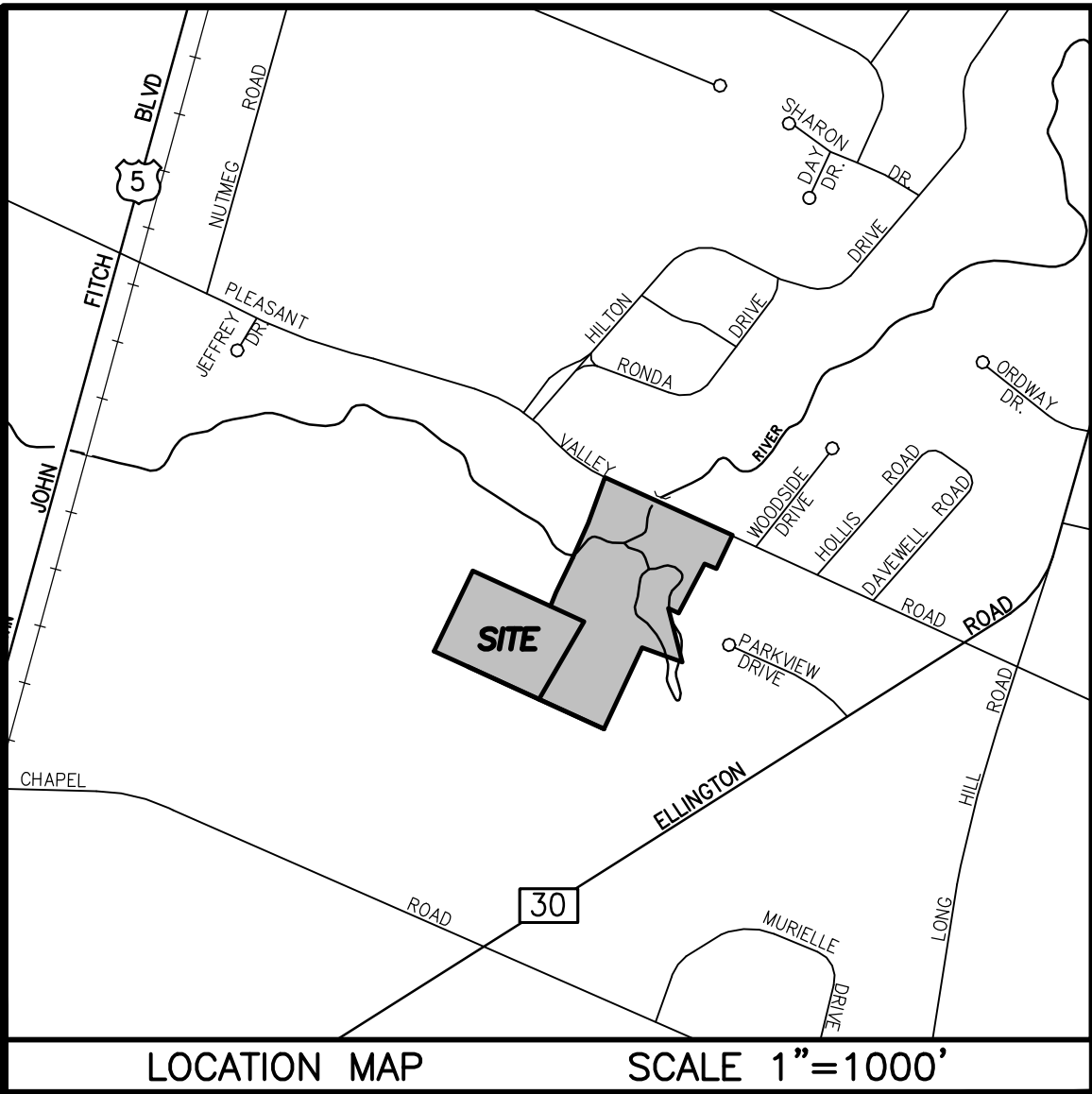
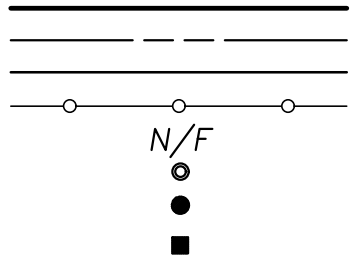
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CRAIG P. BIGGER, L.S. #70413 DATE

80 40 0 80
GRAPHIC SCALE IN FEET

PROPERTY LINE
ABUTTERS LINE
EDGE OF PAVEMENT
CHAIN LINK FENCE
NOW OR FORMERLY
BOUNDARY POINT
IRON MONUMENT
MONUMENT

LEGEND



MAP REFERENCES

- "RESURVEY PREPARED FOR VETERANS MEMORIAL PARK, 565 PLEASANT VALLEY ROAD, SOUTH WINDSOR, CONNECTICUT," SCALE: 1"=100', DATE: 11/1/1999, BY DESIGN PROFESSIONALS, INC. SHEET 2 OF 9, REVISED 6/12/01
- "PROPERTY SURVEYED FOR ALLIED BUILDING SYSTEMS INC. PLEASANT VALLEY ROAD-SOUTH WINDSOR, CONNECTICUT," SCALE: 1"=100', DATE: 7/30/1970, BY G.E., ON FILE AS MAP NO. 8630
- "EXHIBIT 'B' PLOT PLAN CHAPEL HILL CONDOMINIUM PREPARED FOR CHAPEL HILL REALTY, INC. SOUTH WINDSOR, CONNECTICUT," SCALE: 1"=40', DATE: 10-19-1981, SHEET 2 OF 2, BY REINO E. HYPPIA & ASSOCIATES, REVISED 8-9-1983, ON FILE AS MAP NO. 856A
- "SITE ACCESS MAP PREPARED FOR OPTASITE TOWERS LLC, PLEASANT VALLEY ROAD, SOUTH WINDSOR, CONNECTICUT," SCALE: 1"=50', DATE: 7/25/2008, BY CLOUGH HARBOR & ASSOCIATES LLP, PROJECT NUMBER 15363-1038-1601, SHEET A02

NOTES

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND AS AMENDED ON OCTOBER 26, 2018.

THE TYPE OF SURVEY PERFORMED IS A PERIMETER SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2. IT IS A RESURVEY OF LOT 92 AND A DEPENDENT RESURVEY OF LOT 91. A NEW SURVEY OF THE ENTIRE PERIMETER OF LOT 91 WAS NOT PERFORMED AS PART OF THIS SURVEY.

THIS SURVEY WAS PREPARED TO DEPICT THE PERIMETER OF LOT 92 TO COMBINE LOTS 92 AND 91 INTO A CONTIGUOUS PARCEL OF LAND.

5. THE SUBJECT PARCEL WAS CONVEYED TO THE TOWN OF SOUTH WINDSOR, THROUGH CONVEYANCES RECORDED IN VOLUME 128, PAGE 436 & VOLUME 462, PAGE 554 OF THE SOUTH WINDSOR LAND RECORDS.

6. THE SUBJECT PROPERTIES ARE SHOWN ON THE SOUTH WINDSOR TAX ASSESSOR MAP No. 23 AS LOTS 91 & 92 AND HAVE BEEN ASSIGNED ADDRESS'S OF: LOT 91 - 575 PLEASANT VALLEY ROAD AND LOT 92 - 555 PLEASANT VALLEY ROAD, SOUTH WINDSOR, CONNECTICUT.

7. TOTAL AREA OF PROPERTY = 23.93± ACRES (1,042,397± SQUARE FEET).

8. SITE IS LOCATED IN ZONE A20 & INDUSTRIAL.

9. 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 CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

DIMENSIONAL REQUIREMENTS

INDUSTRIAL & A20 RESIDENTIAL ZONE PER SECTION 7.18 TELECOMMUNICATION FACILITIES

ZONING CRITERIA	REQUIRED	PROVIDED
APPLICANT	LICENSED CARRIER OR TOWN OF SOUTH WINDSOR	TOWN OF SOUTH WINDSOR
MINIMUM LOT AREA	30,000 SF (INDUSTRIAL)	±1,042,397 SF
TOWER DESIGN	MONOPOLE	MONOPOLE
MAXIMUM TOWER HEIGHT	175'	175'
LOT FRONTAGE	100'	±760.7'
FRONT YARD SETBACK	40' (A20) 1/3 OF TOWER HEIGHT (131.25') (SECTION 7.18 FOR RESIDENTIAL ZONES)	±893' TO CENTER OF TOWER
SIDE YARD SETBACK	10' (I & A20) 100' (SECTION 7.18 FOR RESIDENTIAL ZONES)	±169' TO CENTER OF TOWER
REAR YARD SETBACK	40' (A20) 100' (SECTION 7.18 FOR RESIDENTIAL ZONES)	±348' TO CENTER OF TOWER
SETBACK TO RESIDENCE	500' FOR COMMERCIALY OWNED TOWER	MUNICIPALLY OWNED ±400' TO CONDOS TO THE SOUTH
SETBACK TO PLAYGROUND OR SCHOOL	1,000' FOR COMMERCIALY OWNED TOWER	MUNICIPALLY OWNED ±509' TO TOWN POOL ±850' TO CONDO TENNIS COURT

SITE DEVELOPMENT PLAN
PREPARED FOR:

VETERANS MEMORIAL
PARK CELL TOWER

575 & 555 PLEASANT
VALLEY ROAD
SOUTH WINDSOR,
CONNECTICUT

APPLICANT:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT
06074
860-644-2511

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNDER THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd	By	Date

LOT MERGER PLAN & KEY MAP

Designed By: PMP	Drawn By: ZBC/PMP	Checked By:
Issue Date: 01-25-2021	Project No: 065446	Scale: 1" = 80'

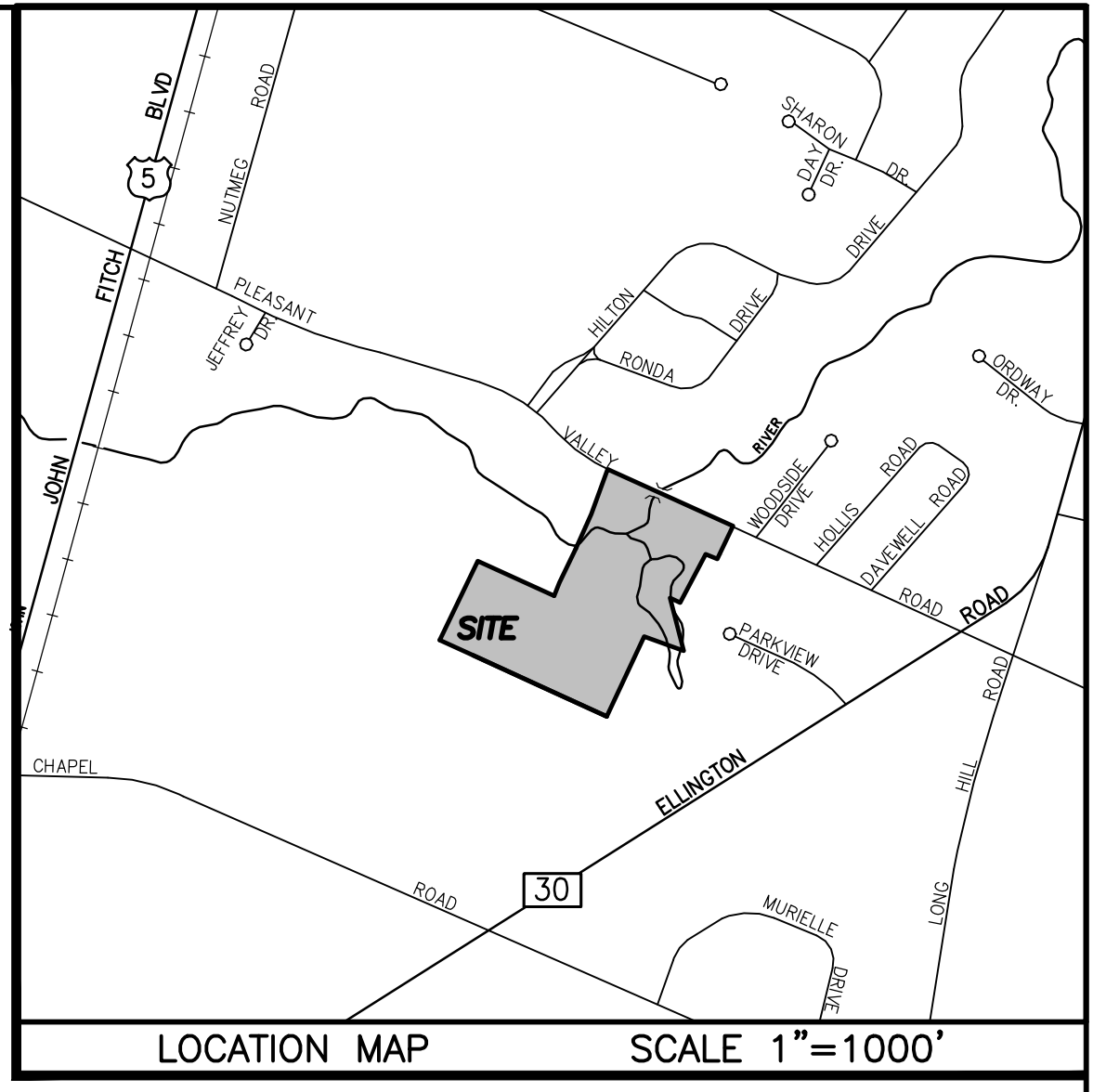
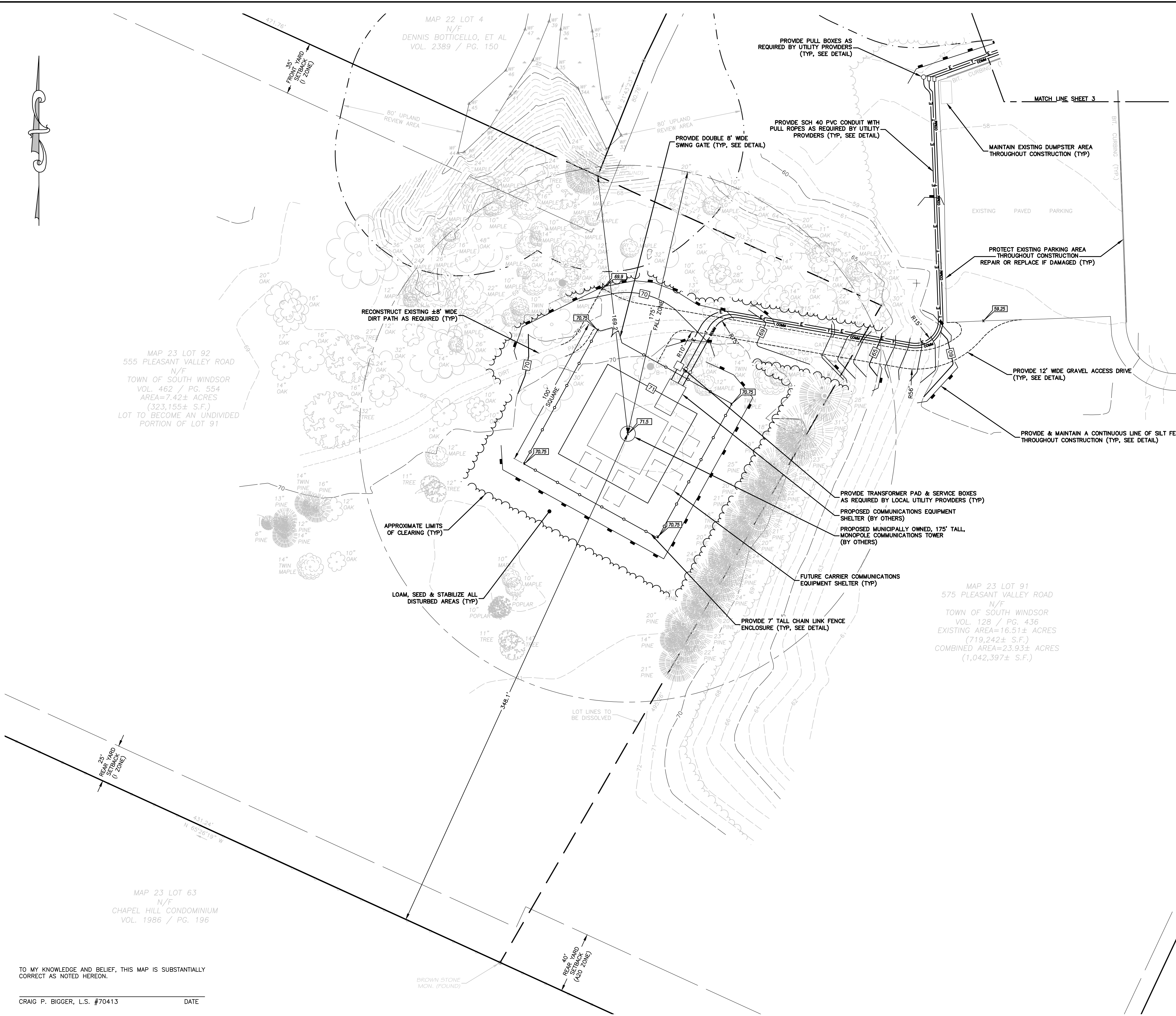
Drawing No.:

SHEET 1

File: U:\MUN\CT\SouthWindsor\065446_SouthWindsor_Cell Tower\DWG\065446 STD.DWG

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
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CRAIG P. BIGGER, L.S. #70413 DATE



SITE DEVELOPMENT PLAN
PREPARED FOR:

VETERANS MEMORIAL
PARK CELL TOWER

575 & 555 PLEASANT
VALLEY ROAD
SOUTH WINDSOR,
CONNECTICUT

APPLICANT:

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IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
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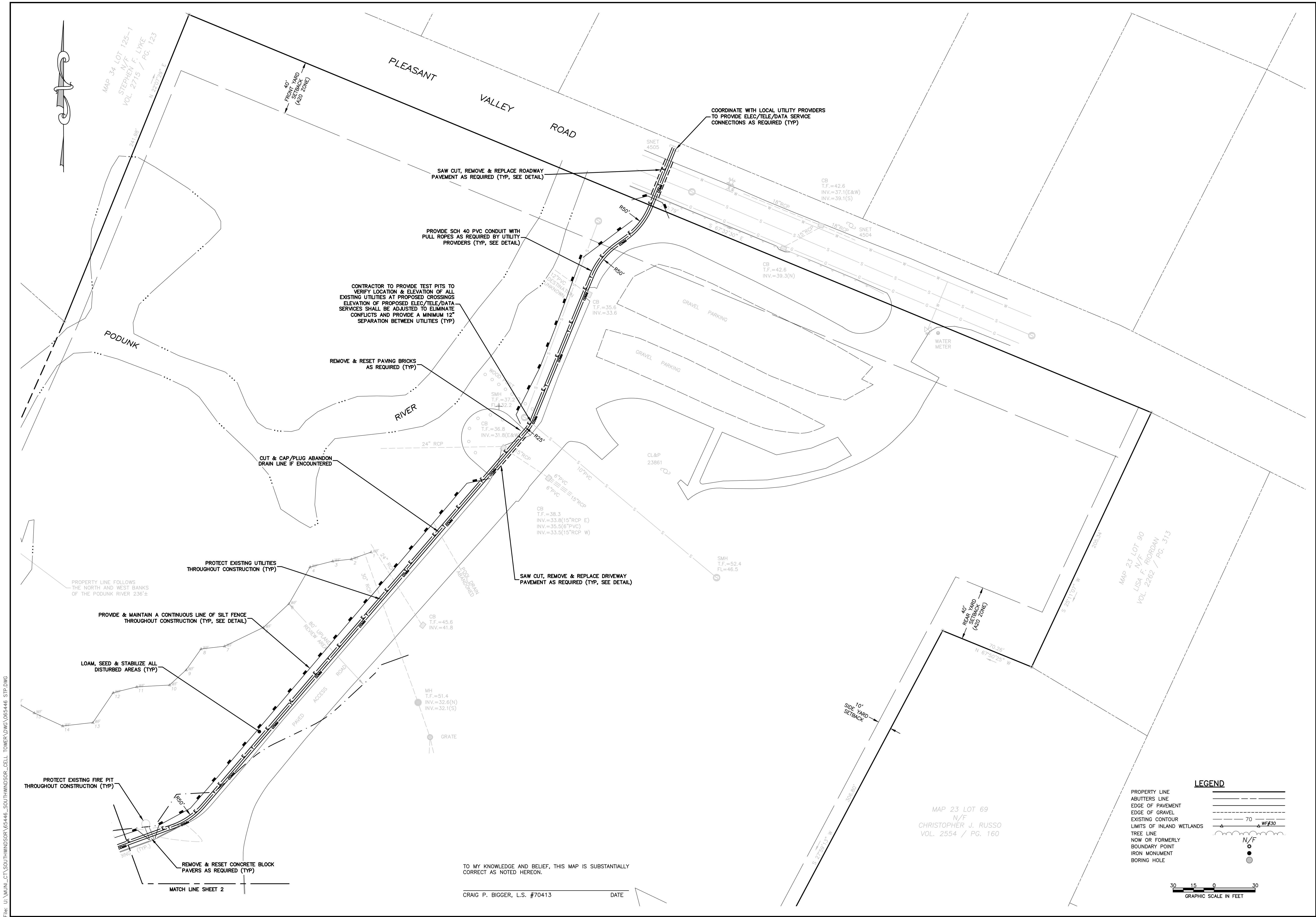
No.	Submittal / Revision	App'd.	By	Date

Designed By:	Drawn By:	Checked By:
PMP	ZBC/PMP	
Issue Date:	Project No:	Scale:
01-25-2021	065446	1" = 30'

[illegible]

Designed By: PMP	Drawn By: ZBC/PMP	Checked By:
Issue Date: 01-25-2021	Project No: 065446	Scale: 1" = 30'

SHEET 3



SITE DEVELOPMENT PLAN
PREPARED FOR:

VETERANS MEMORIAL
PARK CELL TOWER

575 & 555 PLEASANT
VALLEY ROAD
SOUTH WINDSOR,
CONNECTICUT

APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT
06074
860-644-2511

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
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SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE
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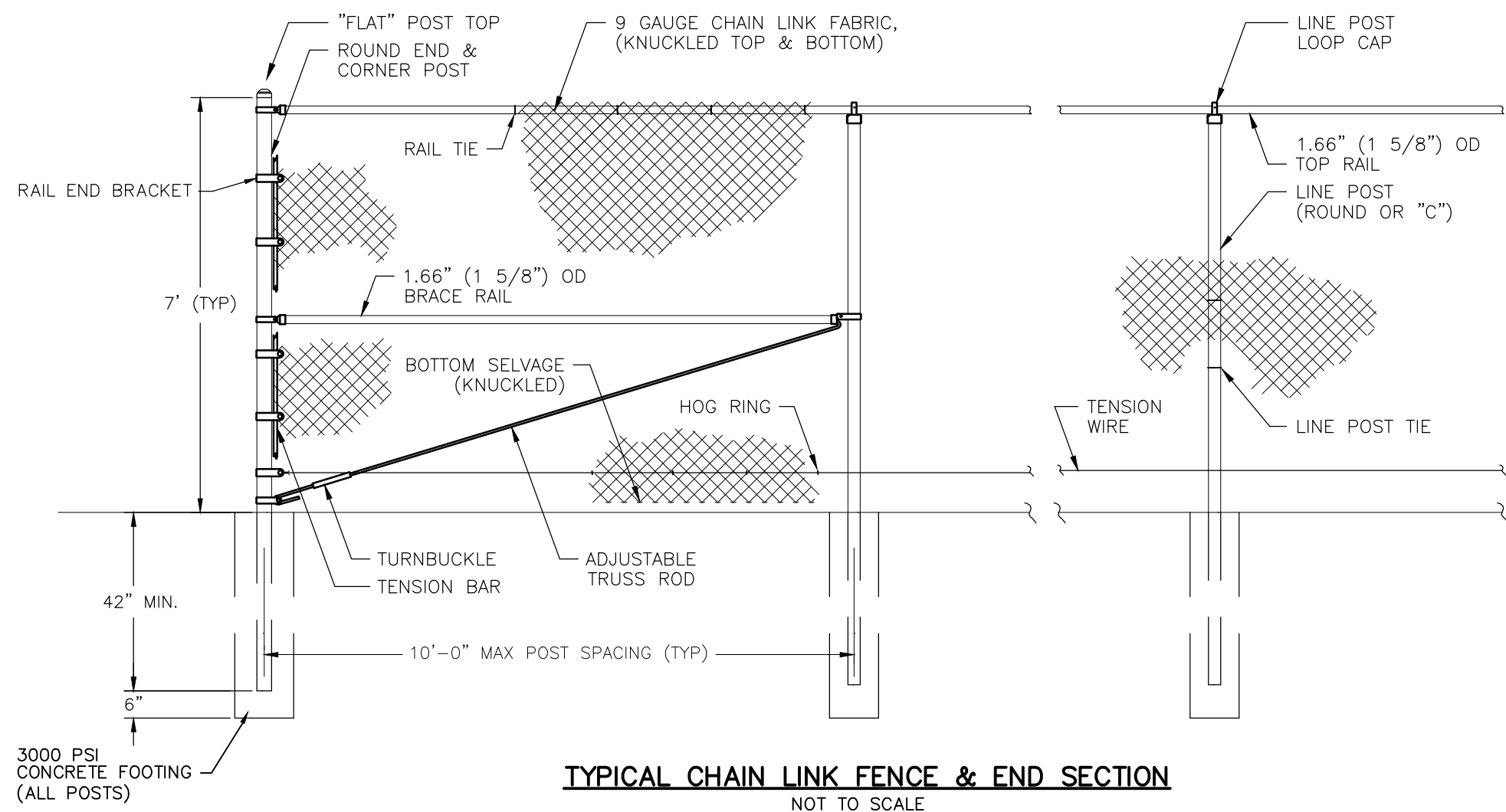
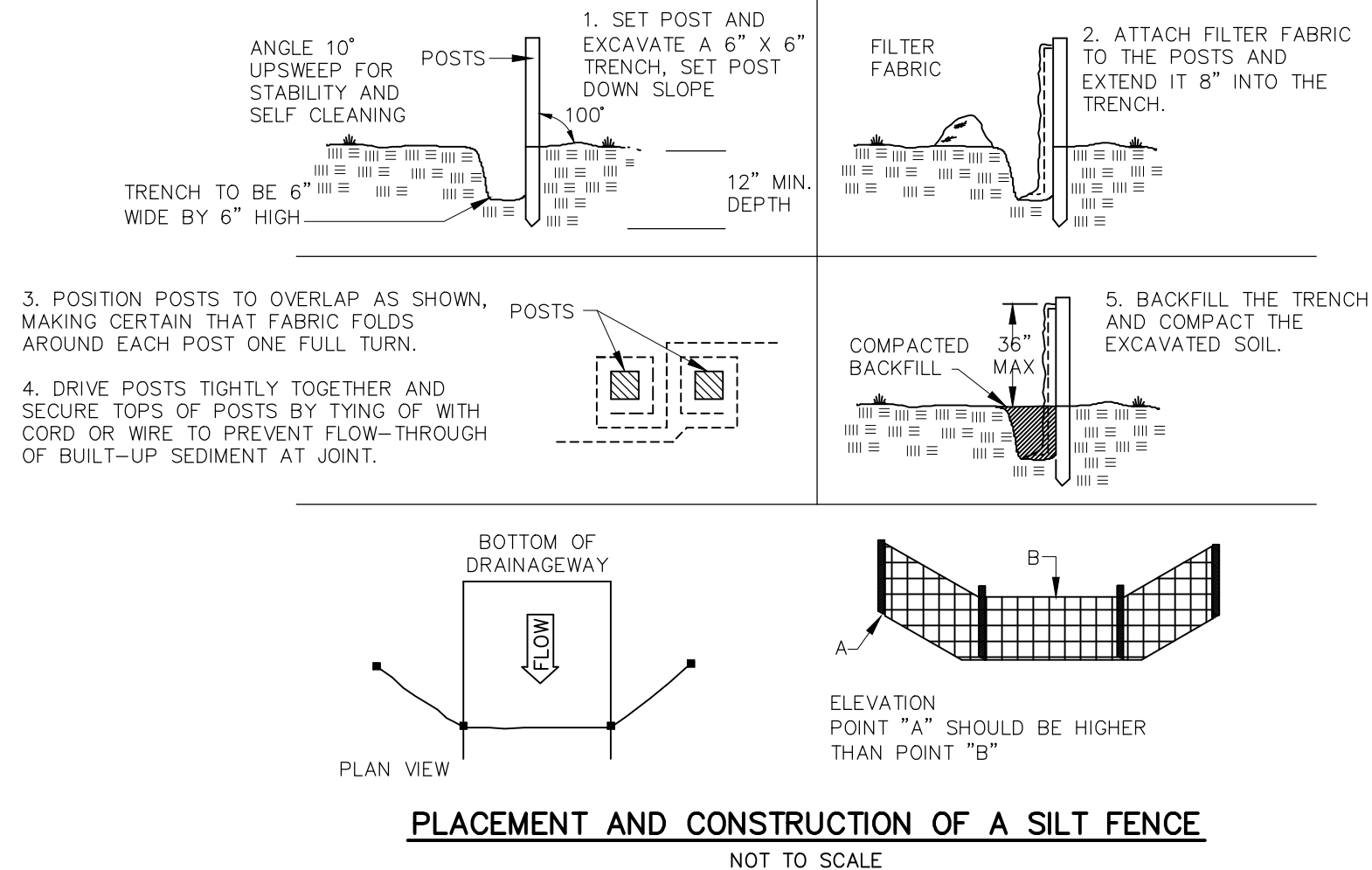
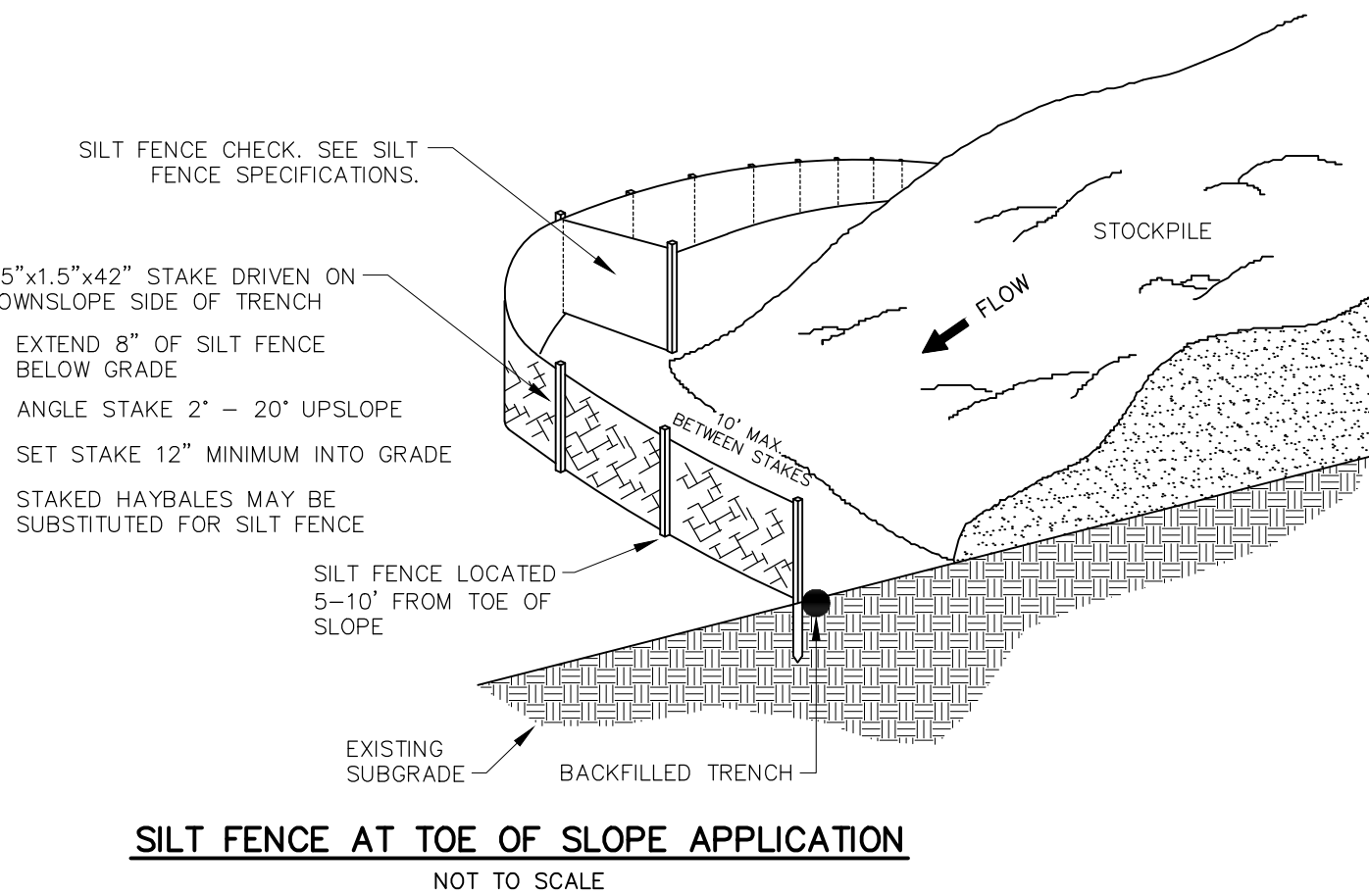
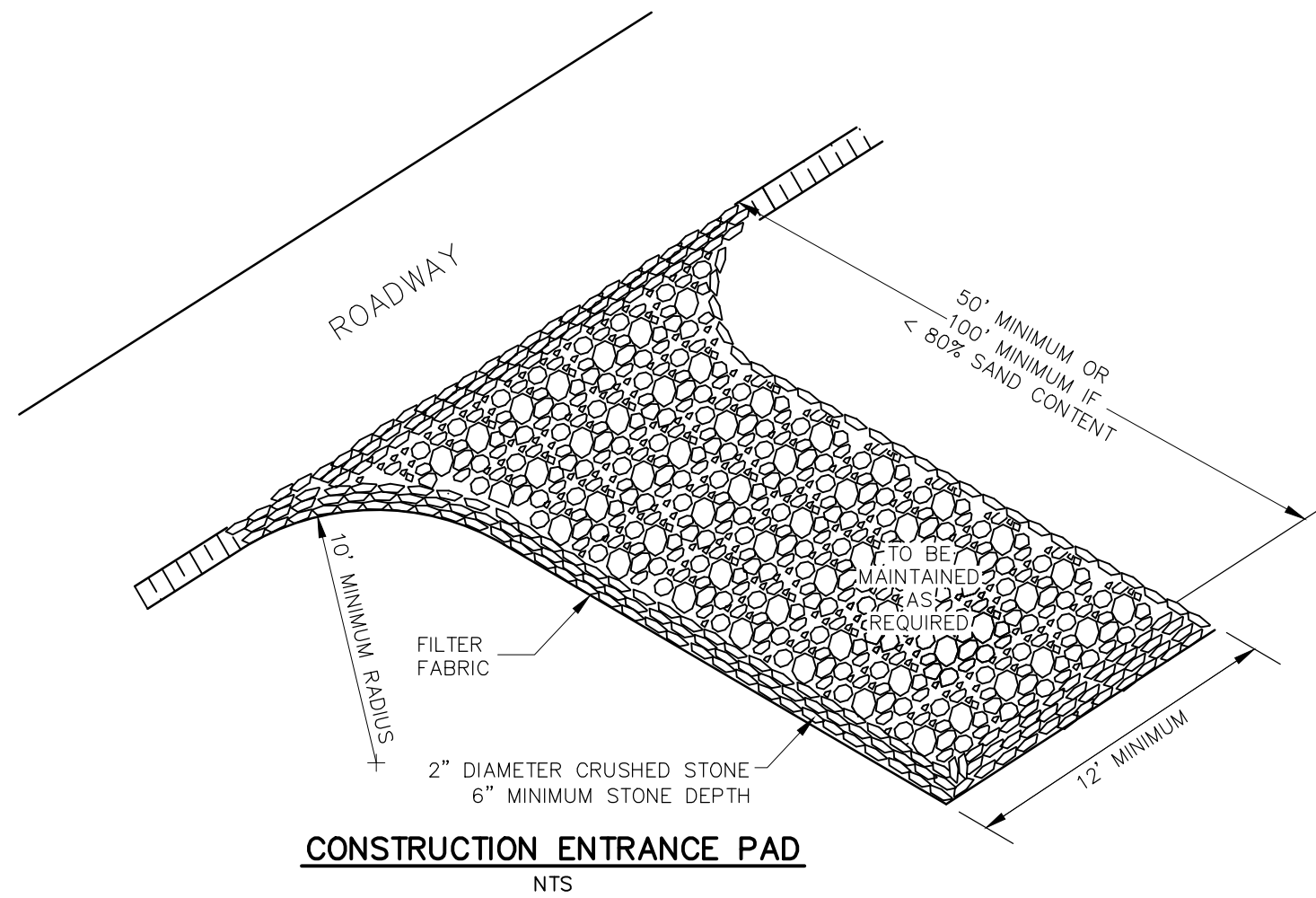
No.	Submittal / Revision	App'd.	By	Date

CONSTRUCTION
DETAILS

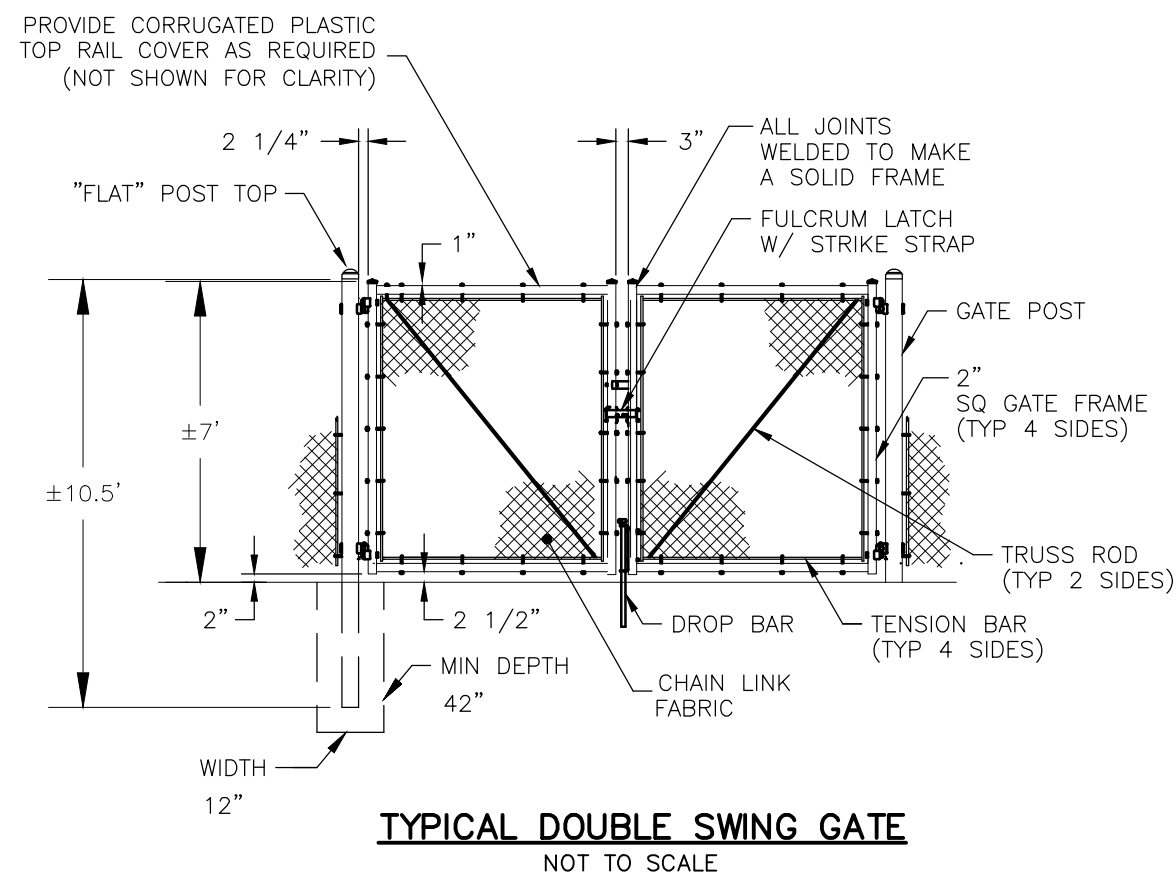
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Issue Date: 01-25-2021	Project No: 065446	Scale: AS NOTED

Drawing No.:

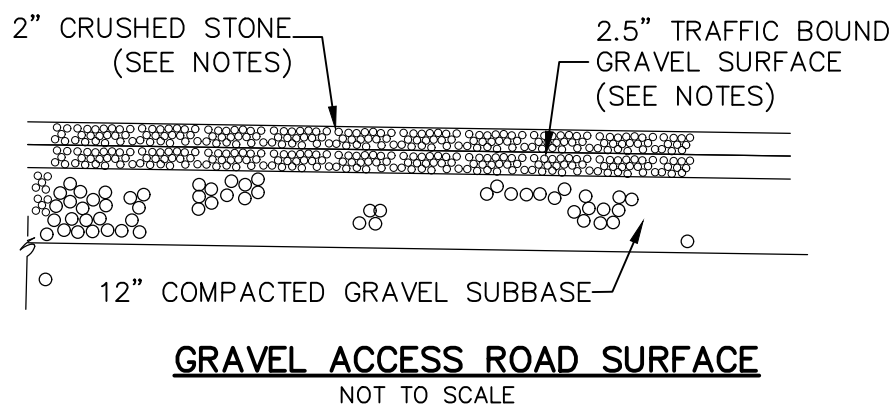
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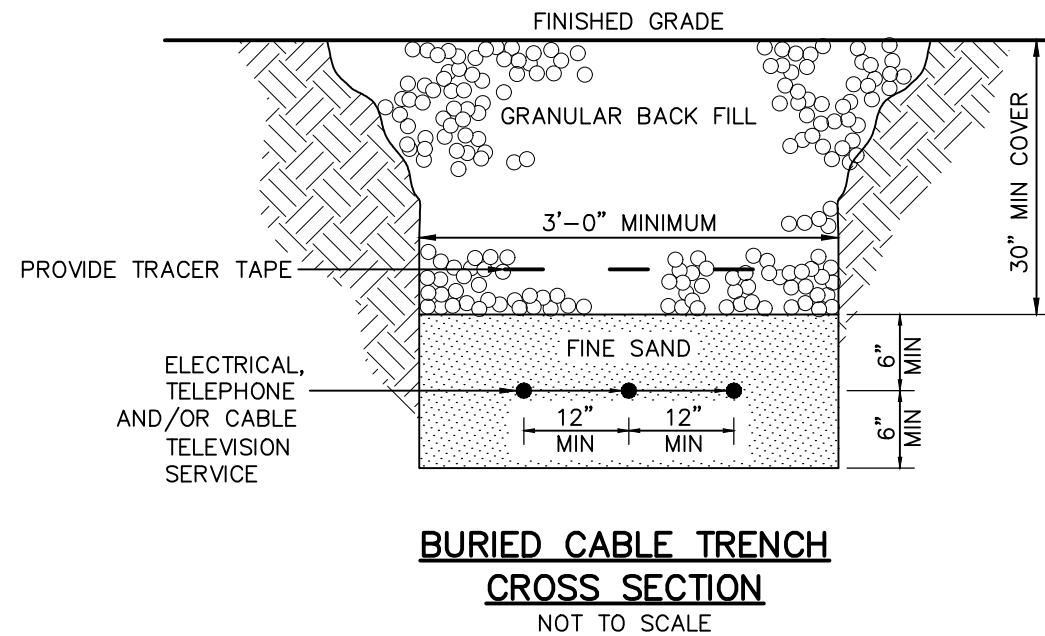
FOR COLORED COATED PERIMETER FENCES			
TYPE	4' HIGH	6' HIGH	10' HIGH
TERMINAL/CORNER POSTS	3-1/2\"	3-7/8\"	3-7/8\"
LINE POSTS	1-1/2\"	2-1/8\"	2-1/2\"
TOP RAILS	1-5/8\"	1-5/8\"	1-5/8\"
INTERMEDIATE RAILS	N/A	N/A	1-5/8\"
BOTTOM RAILS	N/A	N/A	1-5/8\"



- NOTE:
- ALL FENCE COMPONENTS SHALL BE BLACK PVC COATED
 - PROVIDE DROP BAR FOR EACH GATE & GROUND INSERT TO STABILIZE GATES IN BOTH CLOSED & OPEN CONDITIONS. PROVIDE LATCH POSTS TO STABILIZE GATES IN OPEN POSITION IF GROUND ELEVATIONS VARY.



- NOTE:
- TRAFFIC BOUND GRAVEL SURFACE SHALL MEET CT DOT STANDARD SPECIFICATIONS M.02.06 GRADATION, GRADING "C".
 - CRUSHED STONE SHALL MEET CT DOT STANDARD SPECIFICATIONS M.01.01 NO.3.



SEEDING SPECIFICATIONS

- IF GROUND HAS BEEN PREVIOUSLY MULCHED, MULCH MUST BE REMOVED OR ADDITIONAL NITROGEN MUST BE ADDED.
- REMOVE ALL SURFACE STONES 2" OR LARGER AS WELL AS ALL DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, CLUMPS, OR OTHER UNSUITABLE MATERIAL.
- APPLY FERTILIZER AT 7.5 POUNDS PER 1,000 SQUARE FEET AND LIME AT 200 POUNDS PER 1,000 SQUARE FEET UNLESS SOIL TESTING FOR REQUIREMENTS IS PERFORMED.
- NO MOWING IS TO BE UNDERTAKEN UNTIL THE MAJORITY OF THE VEGETATION IS AT LEAST 6" HIGH. MOWING SHOULD CUT THE TOP 1/3 OF VEGETATION. DO NOT UNDER ANY CIRCUMSTANCES CUT VEGETATION BELOW 3".
- DO NOT APPLY ANY FORM OF WEED CONTROL UNTIL GRASS HAS BEEN MOWED AT LEAST 4 TIMES.
- THESE SEEDING MEASURES ARE NOT TO BE USED ON SLOPES IN EXCESS OF 2:1 GRADING.
- PERMANENT SEEDING MEASURES ARE TO BE USED INSTEAD OF TEMPORARY SEEDING MEASURES WHERE WORK IS TO BE SUSPENDED FOR A PERIOD OF TIME LONGER THAN 1 YEAR.
- IF THERE IS NO EROSION, BUT SEED SURVIVAL IS LESS THAN 100 PLANTS PER SQUARE FOOT AFTER 4 WEEKS OF GROWTH, RE-SEED AS PLANTING SEASON ALLOWS.
- ALL DISTURBED AREAS OUTSIDE THE PAVEMENT AREA SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE SUGGESTED SEEDING MIXTURES TABLE.

SUGGESTED SEEDING MIXTURES AND PRACTICES

AREAS WHERE SEED MIX APPLIES	SEEDING MIXTURES BY WEIGHT	RATE PER 1,000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	RED FESCUE 45% KENTUCKY BLUEGRASS 45% PERENNIAL RYEGRASS 10%	1 LBS.	APRIL 1 - JUNE 15 OR AUG. 15 - OCT. 1
ROAD CUTS, FILLS, DIVERSION DITCHES, & STORMWATER BASINS	KENTUCKY TALL FESCUE 47% REDTOP 6% CREEPING RED FESCUE 47%	0.95 LBS.	APRIL 1 - JUNE 15 OR AUG. 15 - OCT. 1
WHERE TREES ARE TO BE RETAINED, THE SEED MIXTURE SHOULD BE ADAPTED FOR SHADY CONDITIONS.			
TEMPORARY SEEDING	ANNUAL RYEGRASS OR PERENNIAL RYEGRASS	1-1/2 LBS.	WITHIN 7 DAYS AFTER SUSPENSION OF GRADING WORK