

DISTINCTIVE TREE CARE

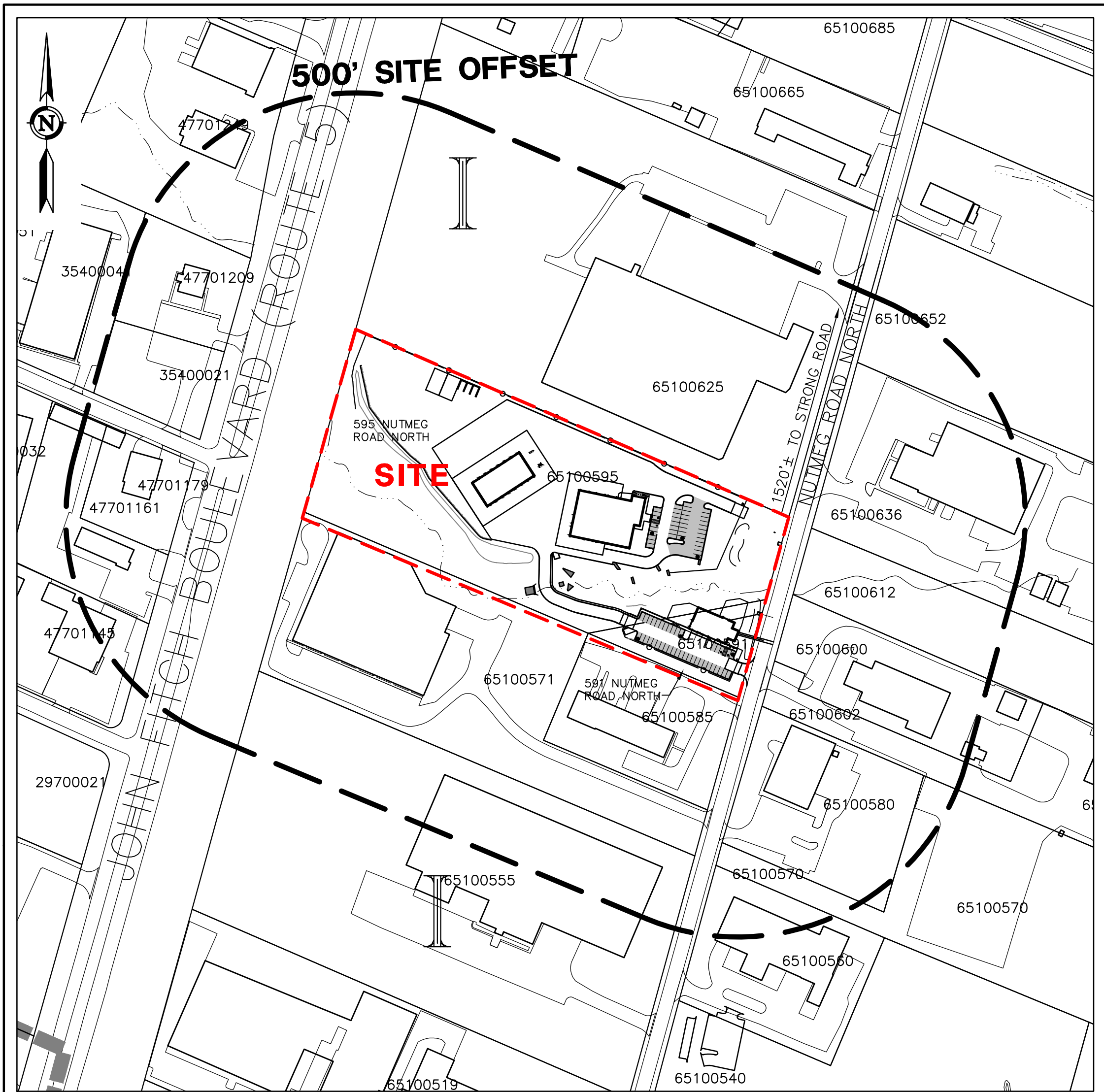
SITE PLAN MODIFICATION

595 & 591 Nutmeg Road North ~ South Windsor ~ Connecticut

GIS PIN: 65100595 & 65100591

N/F 500' ABUTTERS

STREET ADDRESS	OWNER	PARCEL ID
555 NUTMEG ROAD	555 NUTMEG RD NO REALTY LLC	65100555
585 NUTMEG ROAD	SJD PROPERTY MANAGEMENT LLC	65100585
41 GLENDALE ROAD	CHARBONNEAU ANDRE L	35400041
21 GLENDALE ROAD	LUCK FIVE LLC	35400021
580 NUTMEG ROAD	LRG LLC	65100580
571 NUTMEG ROAD	MJJ REALTY LLC	65100571
625 NUTMEG ROAD	SPIRIT MASTER FUNDING X LLC	65100625
612 NUTMEG ROAD	MR SOUTH WINDSOR PROPERTIES LLC	65100612
1161 JOHN FITCH BLVD	MANCHESTER PROPERTY GROUP LLC	47701161
570 NUTMEG ROAD	MR SOUTH WINDSOR PROPERTIES LLC	65100570
600 NUTMEG ROAD	MR SOUTH WINDSOR PROPERTIES LLC	65100600
602 NUTMEG ROAD	MR SOUTH WINDSOR PROPERTIES LLC	65100602
1145 JOHN FITCH BLVD	MELLEN RICHARD B JR &	47701145
1179 JOHN FITCH BLVD	MONTANO DIANA ANN L/U	47701179
636 NUTMEG ROAD	NORTH NUTMEG ASSOCIATES LLC	65100636
652 NUTMEG ROAD	ANNE-KAY CORPORATION	65100652
1209 JOHN FITCH BLVD	1209 JOHN FITCH LLC	47701209
1249 JOHN FITCH BLVD	1239 JFB LLC	47701249
560 NUTMEG ROAD	560 NUTMEG ROAD NORTH LLC	65100560



KEY MAP
SCALE: 1"=200'

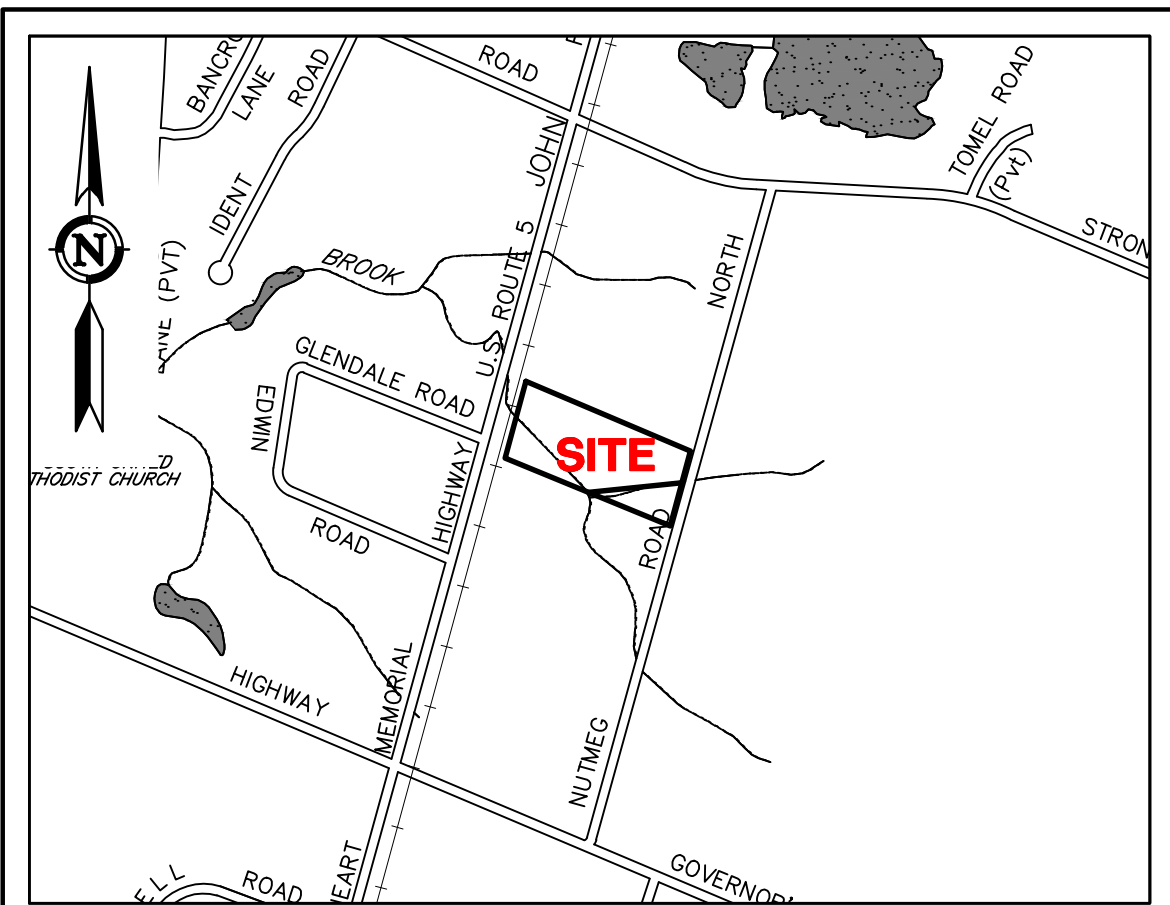
CIVIL ENGINEER,
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& LAND SURVEYOR:



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LOCATION MAP
SCALE: 1"=1,000'

ZONING DATA (LOT 1)

ZONE: INDUSTRIAL (I)		
ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF min.	340,631 SF (7.820 acres)
Frontage	100 ft. min.	150.00 ft.
Lot Depth	150 ft. min.	997.66 ft.
Impervious Coverage	65% max.	53.1%
Lot Coverage	50% max.	6.2%
Building Height	40 ft., 2 stories max.	<40 ft., 1 STORY
Front Yard	35 ft.	302.6 ft.
Side Yard	10 ft.	91.2 ft.
Rear Yard	25 ft.	324.1 ft.
Parking Spaces	50 min.*	38*
Interior Landscaping	10% min.	10.7%

PARKING TABULATION

ZONE: INDUSTRIAL (I)			
MAIN BUILDING			
USE	FORMULA	PROPOSED	REQUIRED
OFFICE	4.5 / 1,000 GSF	4,114 SF	19
WAREHOUSE	1 / 1,250 GSF + 1 / EMPLOYEE	3,300 SF + 1 EMP	4
INDUSTRIAL	1 / 700 GSF	10,600 SF	16
OUT BUILDING			
INDUSTRIAL	1 / 700 GSF	7,200 SF	11
TOTAL		25,214 SF	50

* 12 ADDITIONAL SPACES PROVIDED ON ADJACENT LOT 2

ZONING DATA (LOT 2)

ZONE: INDUSTRIAL (I)		
ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF min.	62,747 SF (1.440 acres)
Frontage	100 ft. min.	253.41 ft.
Lot Depth	150 ft. min.	997.66 ft.
Impervious Coverage	65% max.	46.8%
Lot Coverage	50% max.	7.4%
Building Height	40 ft., 2 stories max.	<40 ft., 1 STORY
Front Yard	35 ft.	37.2 ft.
Side Yard	10 ft.	38.7 ft.
Rear Yard	25 ft.	N/A
Parking Spaces	11 min.	41
Interior Landscaping	10% min.	11.1%

PARKING TABULATION

ZONE: INDUSTRIAL (I)			
USE	FORMULA	PROPOSED	REQUIRED
OFFICE	4.5 / 1,000 GSF	1000 SF	5
INDUSTRIAL	1 / 700 GSF	4,000 SF	6
TOTAL		5,000 SF	11

PROPERTY OWNERS:

LOT 1
NUTMEG ROAD NORTH 595 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

LOT 2
NUTMEG ROAD NORTH 591 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:

DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 528-8733

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PREPARED FOR:

DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 528-8733

PROJECT NO. 3186D

DATE 3/2/21

DESIGNER DP

CHECKED BY

DATE

DISTINCTIVE TREE CARE

591 & 595 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

REVISIONS

BY

NO.

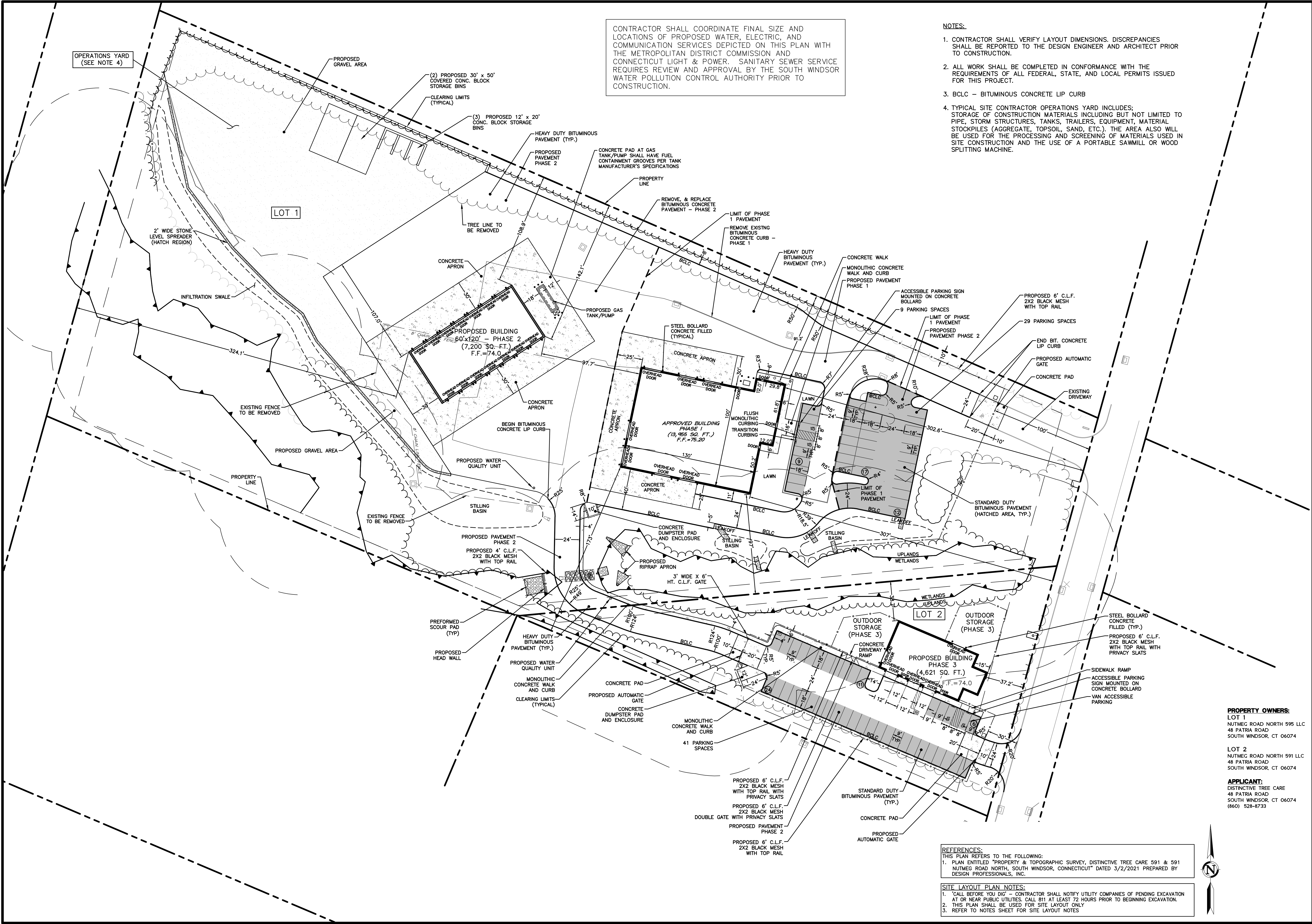
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COVER SHEET

SHEET

C-T1

SHEET 1 OF 14



CONTRACTOR SHALL COORDINATE FINAL SIZE AND LOCATIONS OF PROPOSED WATER, ELECTRIC, AND COMMUNICATION SERVICES DEPICTED ON THIS PLAN WITH THE METROPOLITAN DISTRICT COMMISSION AND CONNECTICUT LIGHT & POWER. SANITARY SEWER SERVICE REQUIRES REVIEW AND APPROVAL BY THE SOUTH WINDSOR WATER POLLUTION CONTROL AUTHORITY PRIOR TO CONSTRUCTION.

- NOTES:
1. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
 2. ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF ALL FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
 3. BCLC - BITUMINOUS CONCRETE LIP CURB
 4. TYPICAL SITE CONTRACTOR OPERATIONS YARD INCLUDES: STORAGE OF CONSTRUCTION MATERIALS INCLUDING BUT NOT LIMITED TO PIPE, STORM STRUCTURES, TANKS, TRAILERS, EQUIPMENT, MATERIAL STOCKPILES (AGGREGATE, TOPSOIL, SAND, ETC.). THE AREA ALSO WILL BE USED FOR THE PROCESSING AND SCREENING OF MATERIALS USED IN SITE CONSTRUCTION AND THE USE OF A PORTABLE SAWMILL OR WOOD SPLITTING MACHINE.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, DISTINCTIVE TREE CARE 591 & 591 NUTMEG ROAD NORTH, SOUTH WINDSOR, CONNECTICUT" DATED 3/2/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

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

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DESIGN PROFESSIONALS
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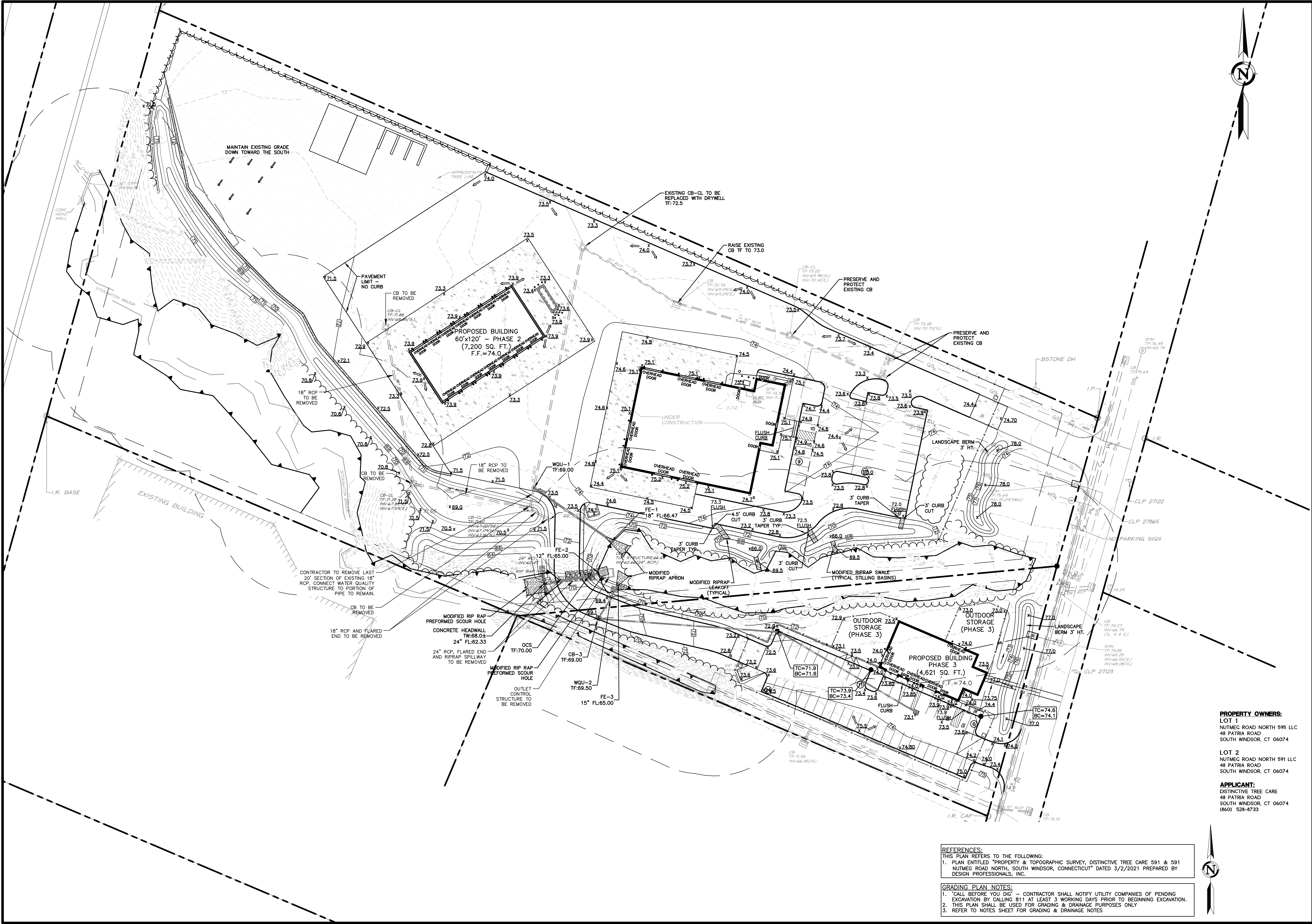
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48 PATRIA ROAD
SOUTH WINDSOR, CT
06074
(860) 528-8733

PROJECT NO.:
3195D
DATE:
3/2/21
DESIGNED BY:
CAM/DHI
CHECKED BY:
CAM/DHI
CONVERTED BY:
DHI

SITE PLAN

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

SHEET
C-SP1
SHEET 2 OF 14



REFERENCES:
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1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, DISTINCTIVE TREE CARE 591 & 591 NUTMEG ROAD NORTH, SOUTH WINDSOR, CONNECTICUT" DATED 3/2/2021 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

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NO.		DATE		REVISIONS		BY	

GRADING PLAN

SCALE: 0 20' 40' 80'

1" = 40'

SHEET 3 OF 14

C-GD1

DISTINCTIVE TREE CARE

591 & 595 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

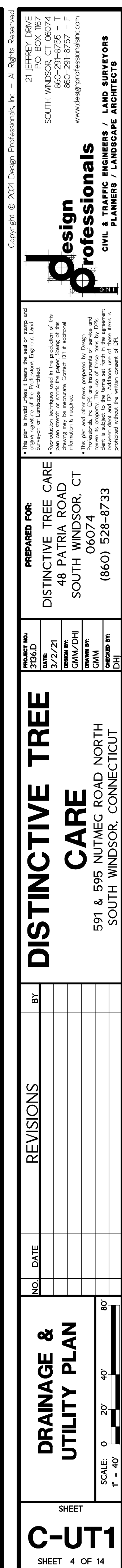
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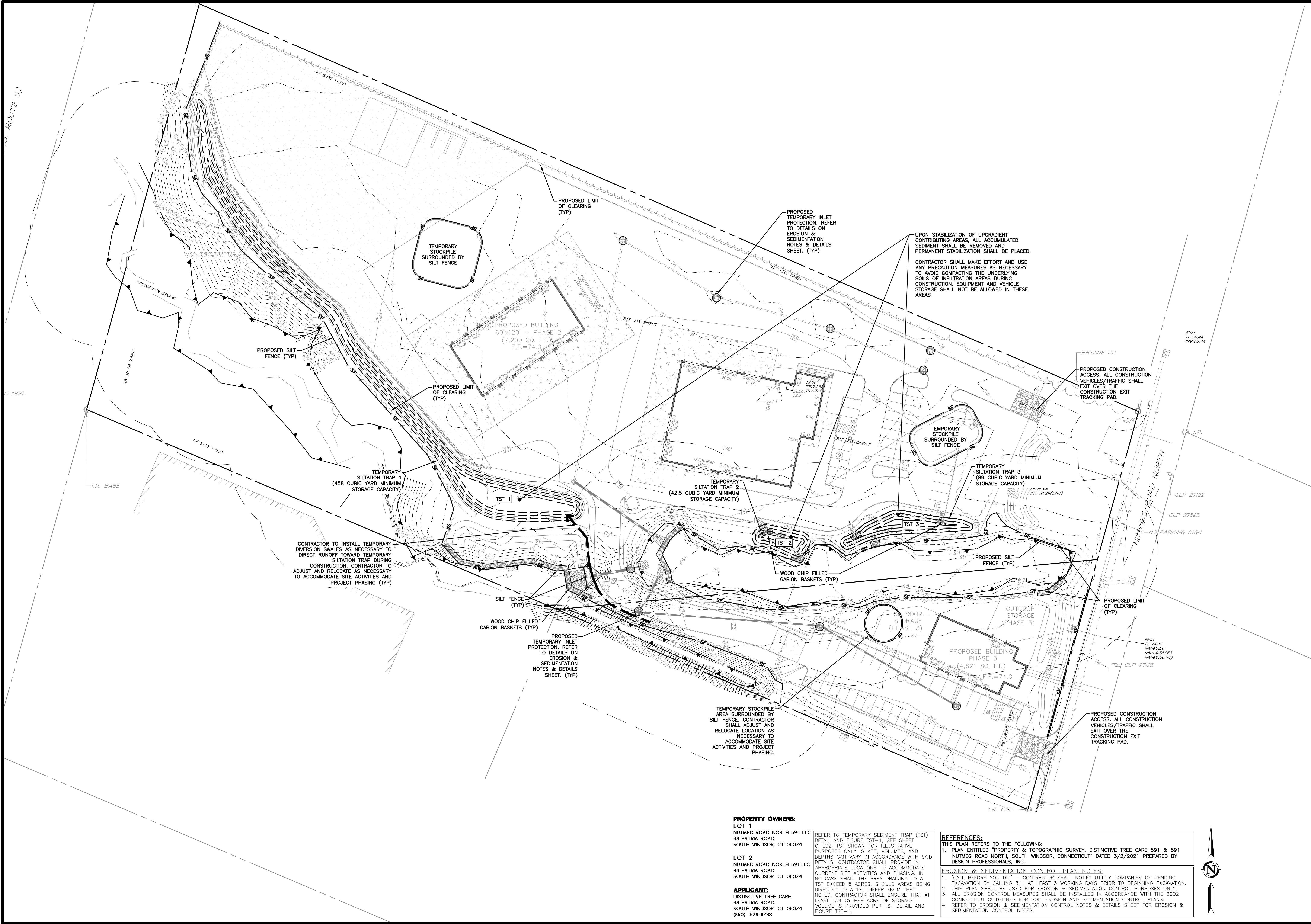
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DESIGN PROFESSIONALS, INC.
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The plan is a final design based on the best available information and is not to be used for construction without the approval of the Engineer. The Engineer is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client.





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

NO.	DATE	REVISIONS	BY

DISTINCTIVE TREE CARE

591 & 595 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

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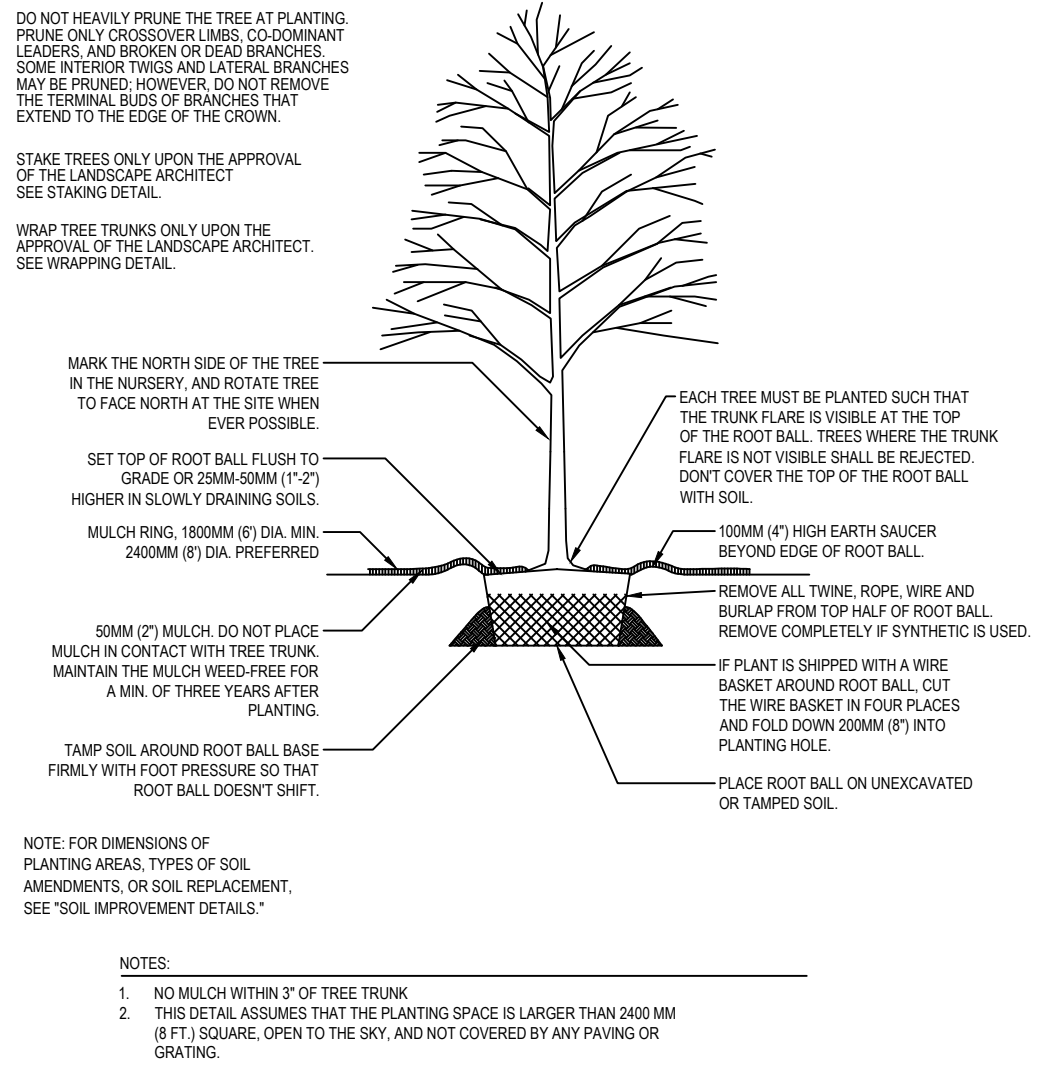
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CHECKED BY: CMM/DHJ
DATE: 3/2/21

LANDSCAPE NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
- DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
- ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
- PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z601, "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM WITH NO OPEN SPACES.
- BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM. NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK." CRACKED OR HUSHROOFED BALLS ARE NOT ACCEPTABLE.
- BASE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM, 1" THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DIG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
- CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
 - A. CONTAINER STOCK SHALL NOT BE POT BOUND.
 - B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
 - C. ALL PLANTS SHANT BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
- CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
- CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
 - A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
- PROVIDE A MINIMUM OF 1" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
- PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
 - A. BARK MULCH/COMPOST 10% - 12%
 - B. COARSE SAND 40 - 45%
 - C. TOPSOIL 45 - 50%
- CONTRACTOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
 - A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE, (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
 - B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
 - C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT GETTING AND DETERIORATION.
- DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS. DATULIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
- NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
- TREES IN EXCESS OF 3' CALIBER TO BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
- CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATE OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS. MOVING AND STORAGE OF PLANT MATERIALS BY CONTRACTOR TO TAKE ALL PRECAUTIONS CONFORMING TO GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERMEN.
- DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
 - A. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
- THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
- NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
- ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES, PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
- CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
 - A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
 - B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
 - C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
- D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
- MULCH TO BE APPLIED AS FOLLOWS:
 - A. AREAS TO RECEIVE MULCH, ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
 - B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
 - C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
 - D. MULCH SHALL BE 6 MONTHS OLD, WELL-NOTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS.
- MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
- MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
- RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
- WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
- REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
- LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
- CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
- ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
- A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
- THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

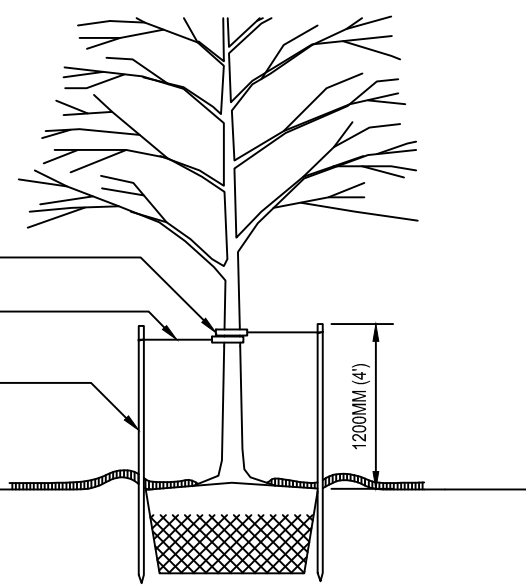
- SEEDING MIXTURE TYPE I (LAWN AREAS):
 - BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
 - CHEWINGS RED FESCUE 30% OF MIXTURE
 - PERENNIAL RYEGRASS 20% OF MIXTURE
 - APPLICATION RATE: 4.50 LBS. PER 1000 S.F.
- SEEDING MIXTURE TYPE II (BASIN SLOPES):
 - RETENTION BASIN WILDOYF MIX - ERNRY-127
 - BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
 - APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
- SEEDING MIXTURE TYPE III (WETLAND CREATION AREA):
 - OBL WETLAND MIX
 - BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
 - APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
- SEEDING MIXTURE TYPE IV (SMALL BOTTOMS):
 - PERENNIAL RYEGRASS 10% OF MIXTURE
 - CREeping RED FESCUE 10% OF MIXTURE
 - ALSike CLOVER 5% OF MIXTURE
 - RED TOP 5% OF MIXTURE
 - TURF-TYPE TALL FESCUE 70% OF MIXTURE
 - APPLICATION RATE: 5.00 LBS PER 1,000 S.F.
- BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
- SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 10% WHEN HYDRO-SEEDING IS USED. HYDRO-MULCH SHALL BE EQUAL TO COMBED 2000 AND APPLIED AT THE RATE OF 1,400 LBS. PER ACRE.
- 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.



TREE PLANTING DETAIL

Not to Scale

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN) CALIPER: 14 GAUGE
TREES 65 MM (2.5 IN) TO 75 MM (3 IN) CALIPER: 12 GAUGE
TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

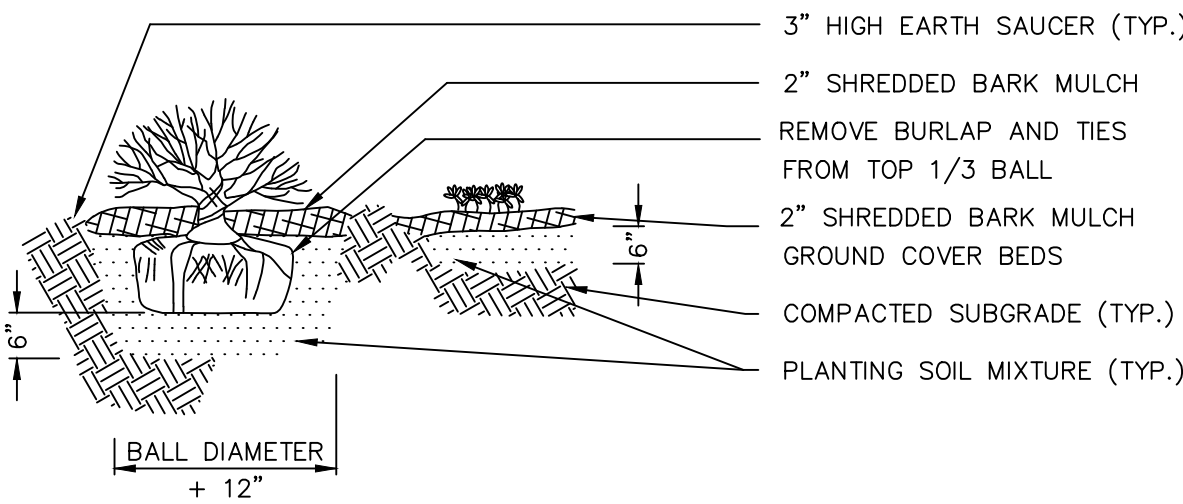


ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN).
REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WEET CLAY SOIL. STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

TREE STAKING DETAIL (3" CAL. OR SMALLER)

Not to Scale



SHRUB & GROUND COVER PLANTING DETAIL

Not to Scale

PROPERTY OWNERS:
LOT 1
NUTMEG ROAD NORTH 595 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

LOT 2
NUTMEG ROAD NORTH 591 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 526-8733

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P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-291-8737 - F
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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PREPARED FOR
DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT
06074
(860) 526-8733

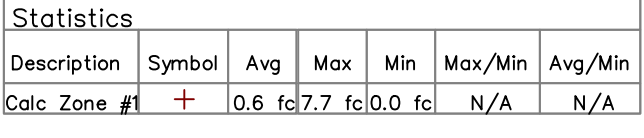
PROJECT NO.
3166.D
DATE
3/2/21
DESIGNED BY
CJM/DHJ
CHECKED BY
CJM/DHJ
DATE
3/2/21

DISTINCTIVE TREE CARE
591 & 595 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	REVISIONS	BY

LANDSCAPE DETAILS & NOTES

SHEET
C-L-52
SHEET 8 OF 14



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.7 fc	0.0 fc	N/A	N/A

SITE LIGHTING PLAN NOTES:

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

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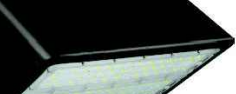
File: C:\users\3356\Engineering\AutoCAD\3356D LS-LT Planding Layout 09 C-LT1 Plotted: 3/2/2021 2:28 PM Last Saved: 3/2/2021 11:28 AM Last Saved By: glennmrtin

Specifications		 	
EPFL	1.25 ft (381 mm)		W
Length	3.31' (1009 mm)		L
Width	0.83' (253 mm)		H
Height	7.122' (2170 mm)		
Weight	22 lbs (10 kg)		

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

[illegible]

 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8061 • www.lithonia.com
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Full Cut Off Wall Pack

Light up your outdoor area with the EnVision Bolt Series, a line of outdoor fixtures with high lumen per watt efficacy. The Bolt Wall Packs are available in a variety of different styles: non-cut-off, fully cut-off, semi cut-off, adjustable, and a rotatable up/down light. EnVision's full cut off wall pack is industry leading with a slim architectural design that features an optic lens that provides forward-throw light.

Applications:

05:00:11.000, 05:01:01.000, 05:03:03.000

Why pick the EnVision Wall Pack?: - Each wall pack is tested for 120 hours before being packed and shipped - Optic lens lends provides forward throw light - Easy installation with twistable screw knock-outs 5 year limited warranty, 10 year warranty available.		Information: - Study die-cast aluminum housing finished with corrosion free powder coat - Suitable for wet location, professionally waterproofed IP67 - Optional photocell available - Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips									
L	E	D	W	D	C	Watts	Color	Finish	Accessories	EMR	Warranty

EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 90201 | Tel: 323-604-0066 | www.envisionledlighting.com

5. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOT-CANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.

6. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DISTANCE IS 15 OR MORE FEET FROM ROTATION SHOWN ON PLANS.

7. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.

8. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.

9. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).

10. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).

11. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY OWNERS:
LOT 1
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48 PATRIA ROAD
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APPLICANT:
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- At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. The contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony, and from other sources. These locations are considered to be 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 details 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 and materials that are to 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.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown must be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.
19. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
20. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with

- appropriate utility companies and the affected end users to minimize impact and service interruption.
21. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
22. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
23. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
24. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
25. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also be responsible for all notification, inspection, monitoring or testing as may be required.
26. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
27. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's responsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.
29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereof. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
31. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be 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.
32. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
34. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footings/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
- Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with split light joints.
- High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for split light 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.
36. 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.
37. 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.
38. 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.
39. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and

service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Water 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.

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.

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

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

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.

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

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

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.

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.

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

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

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

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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

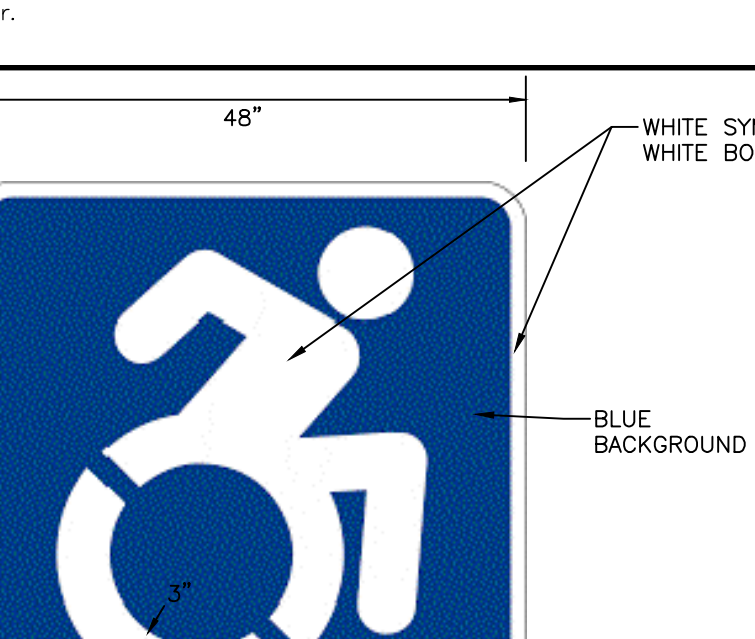
Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails on car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

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.

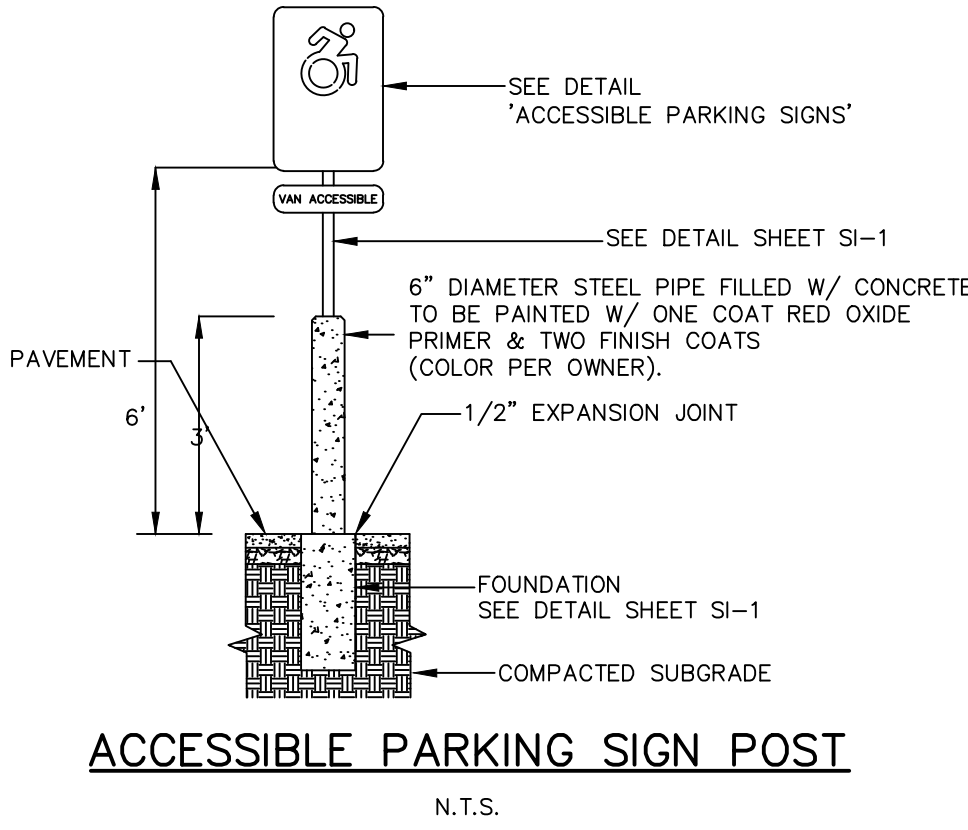
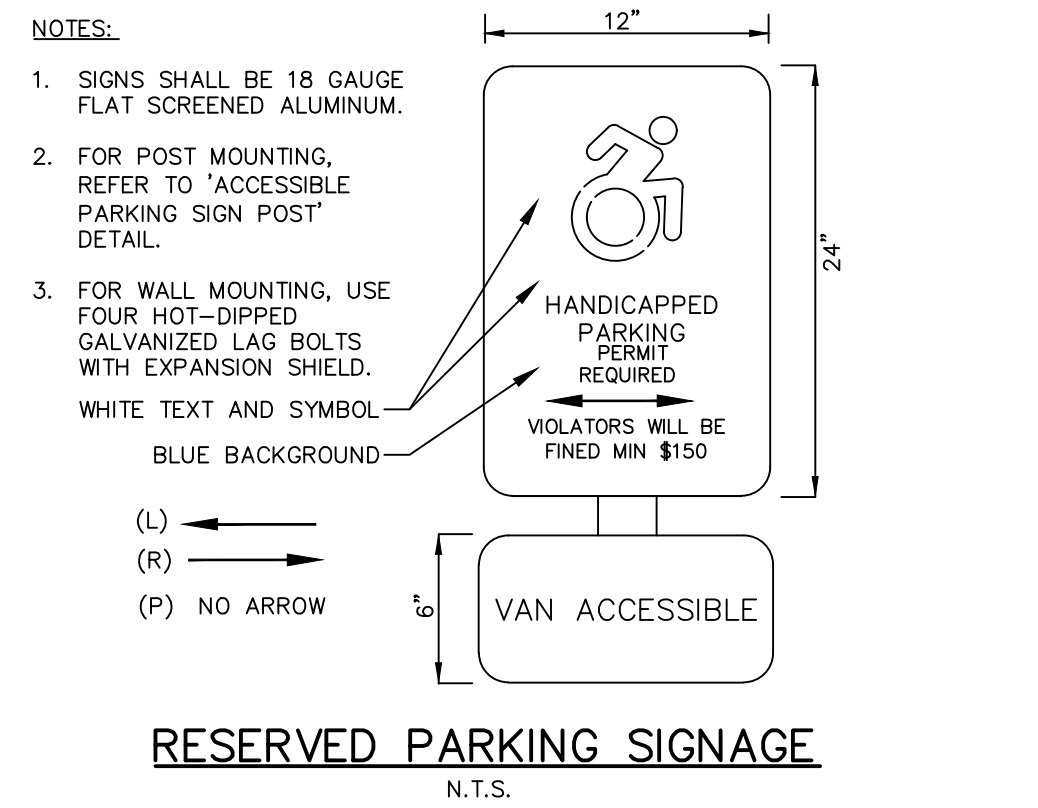
A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations

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.



RESERVED PARKING SYMBOL



AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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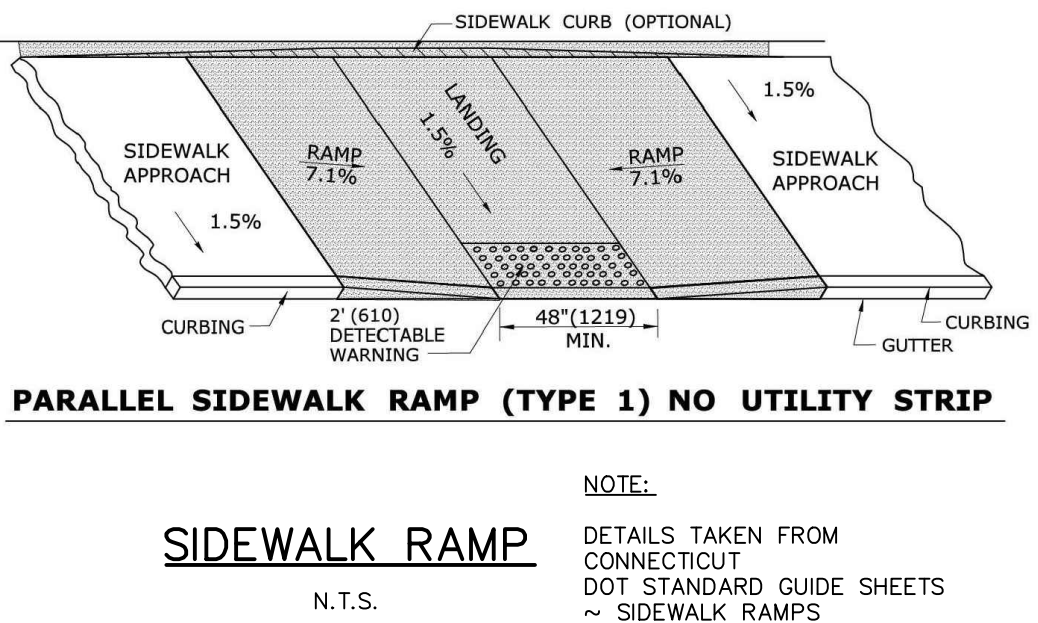
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RESERVED PARKING SYMBOL



SEE DETAIL
'RESERVED PARKING SIGNS' (TYPICAL)

8'

8'

4" WIDE WHITE
PAINTED LINE (TYP.)

20"

WHEELCHAIR SYMBOL

NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.

VAN ACCESSIBLE PARKING LAYOUT

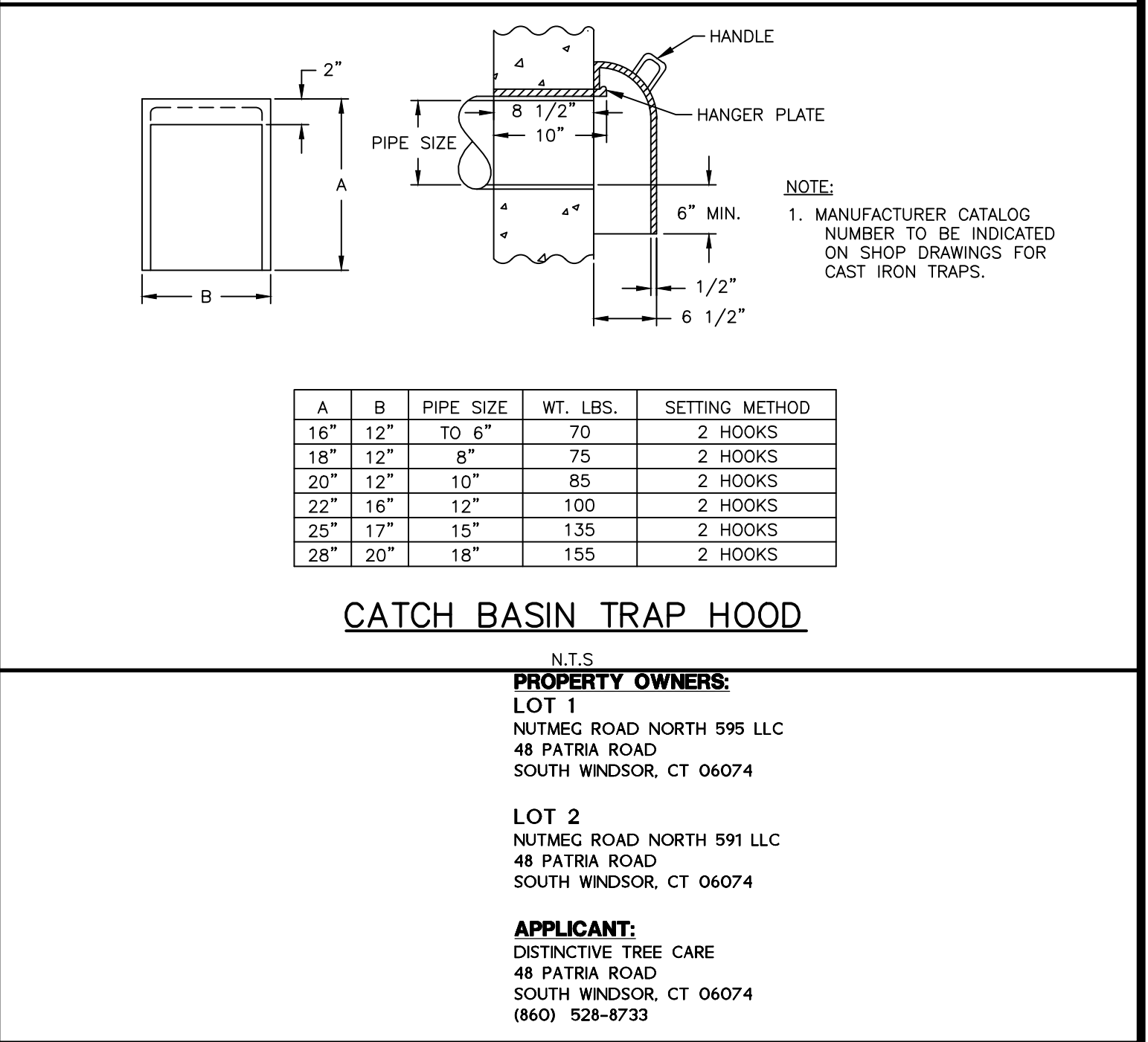
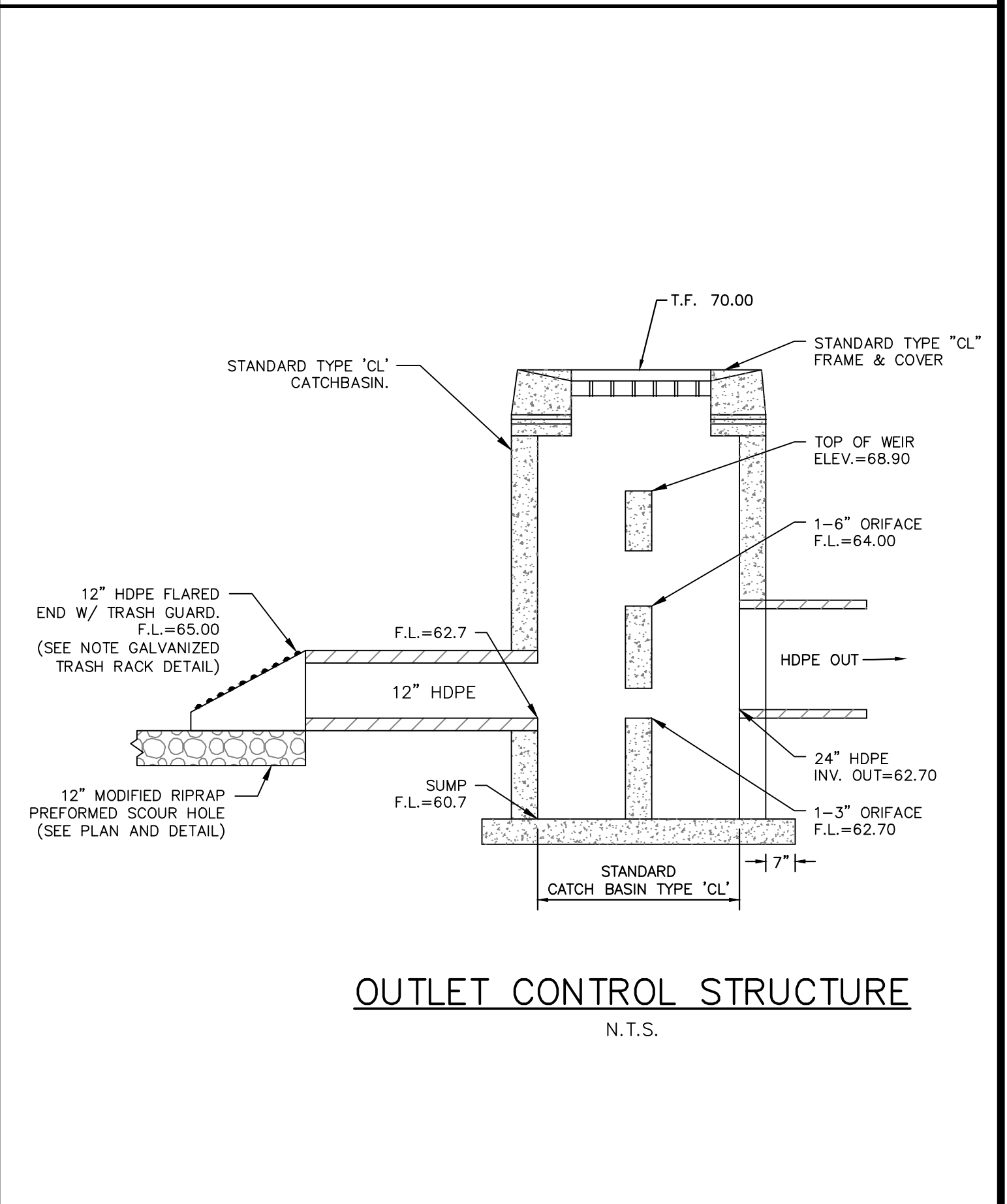
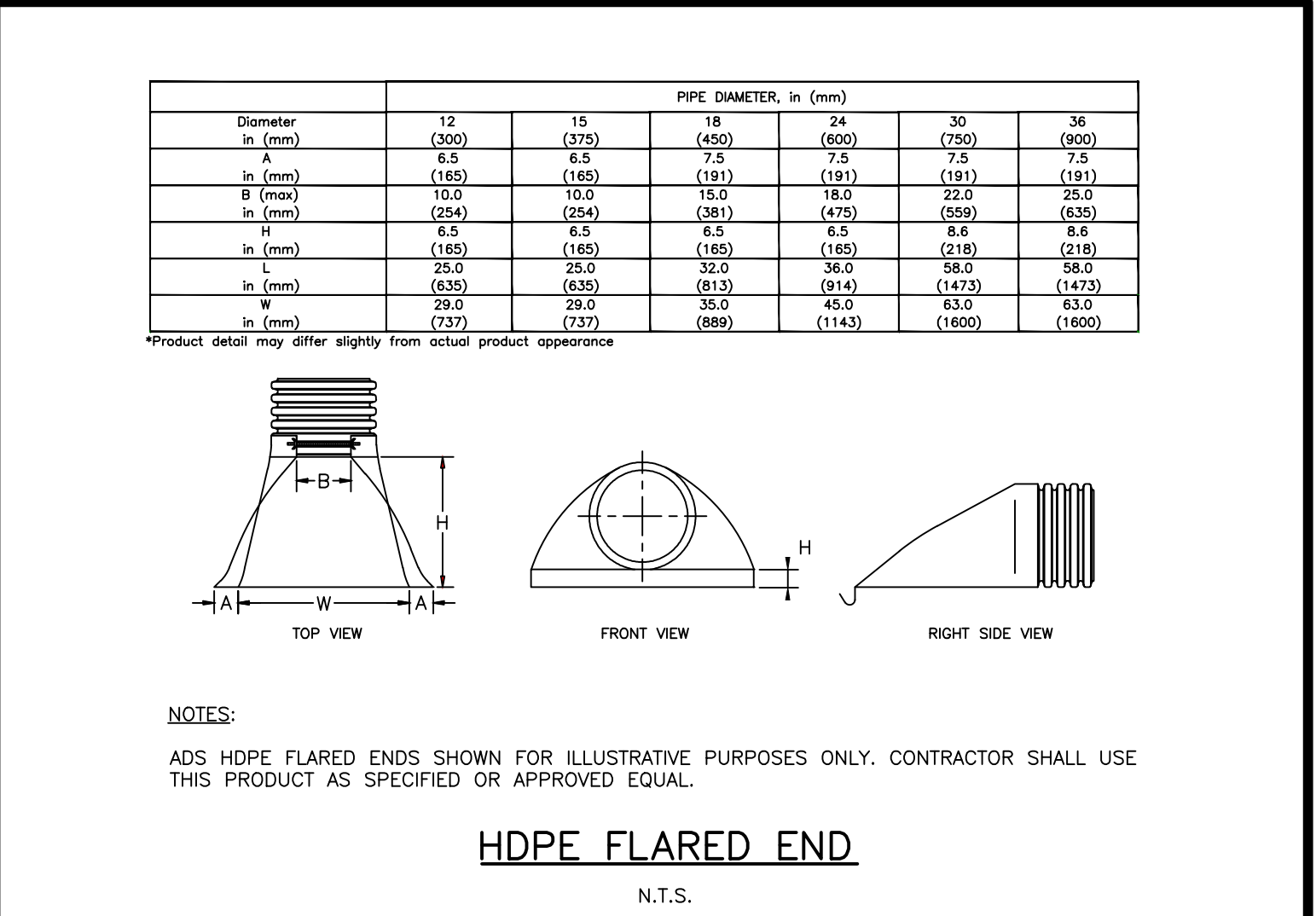
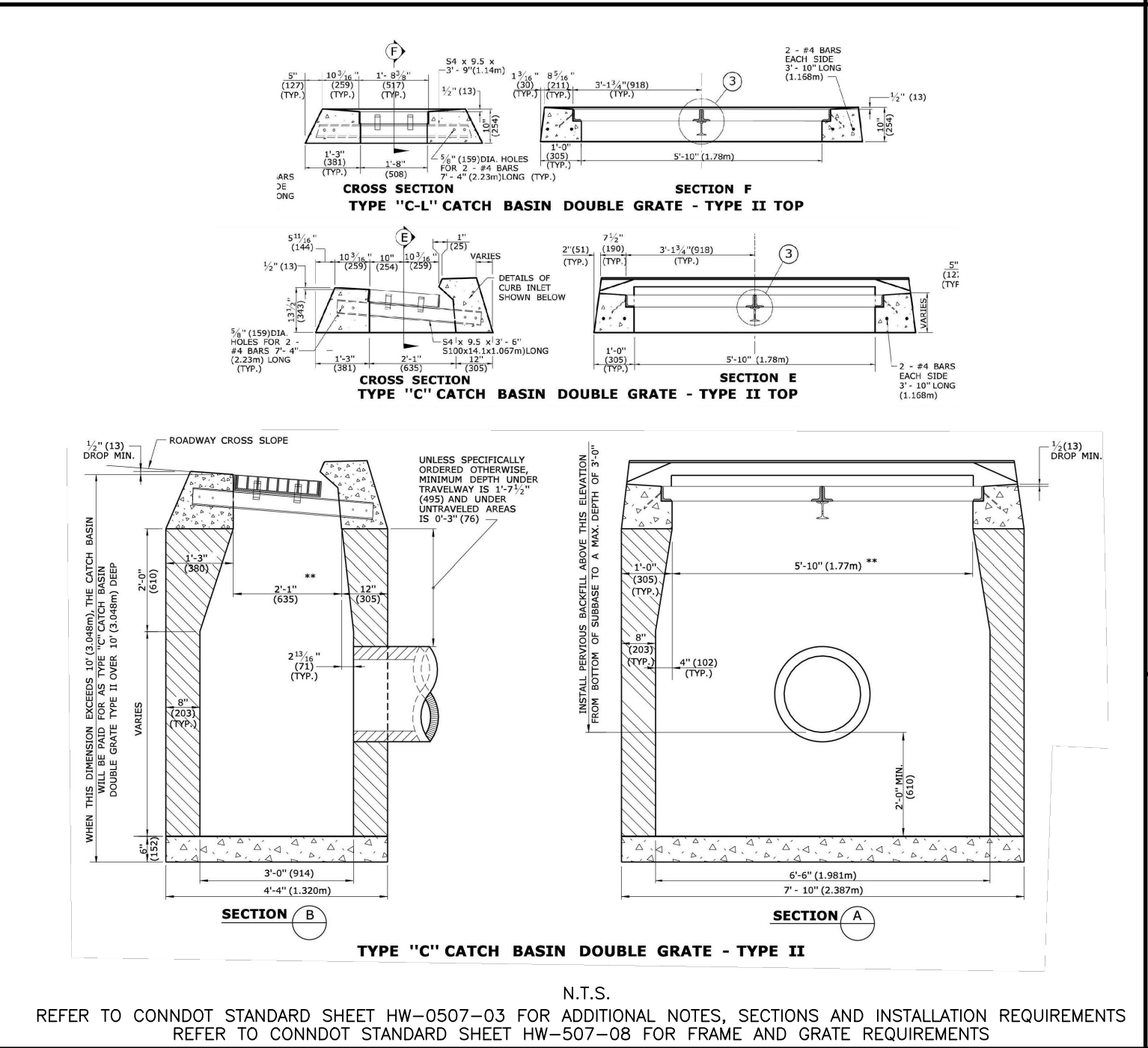
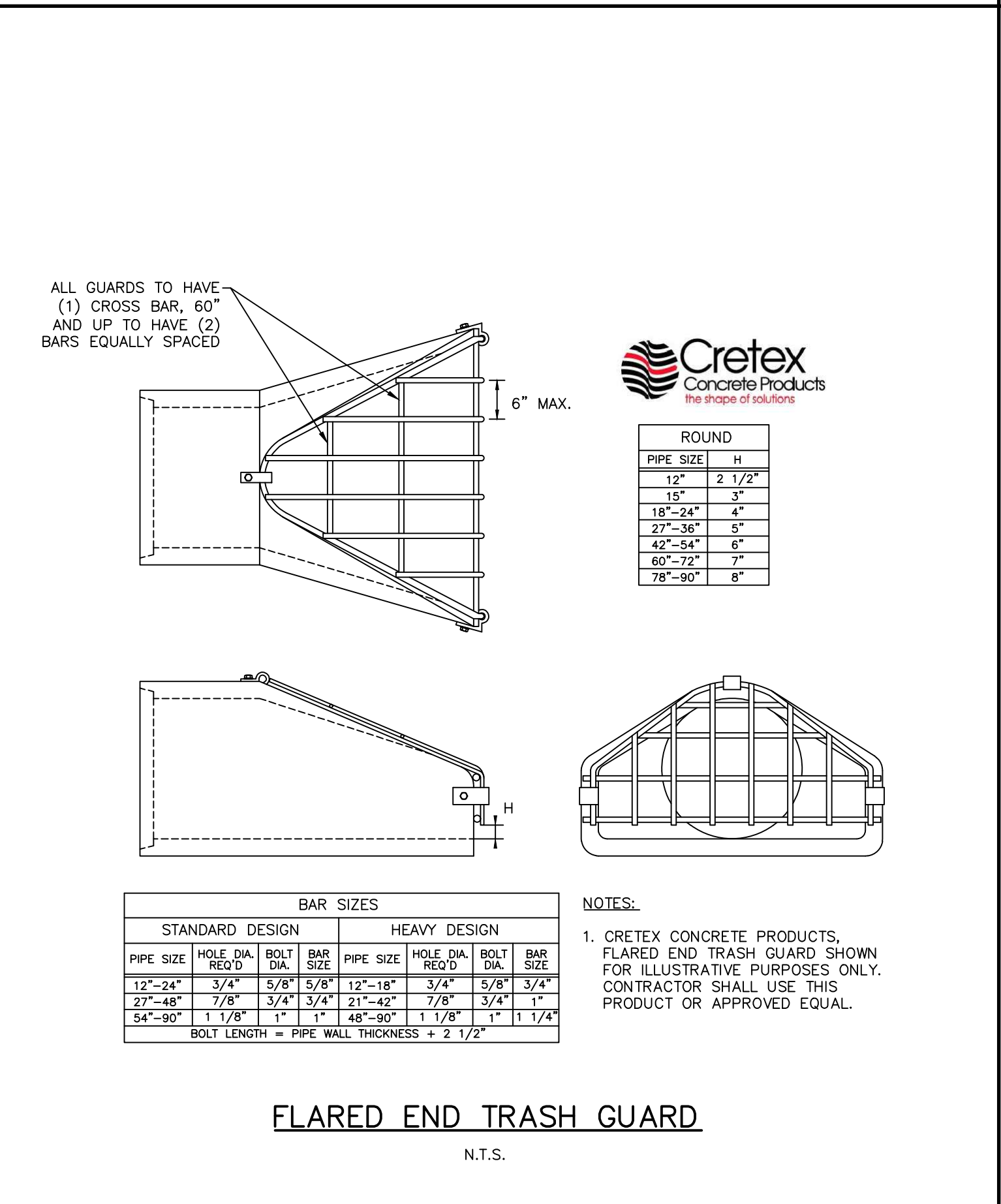
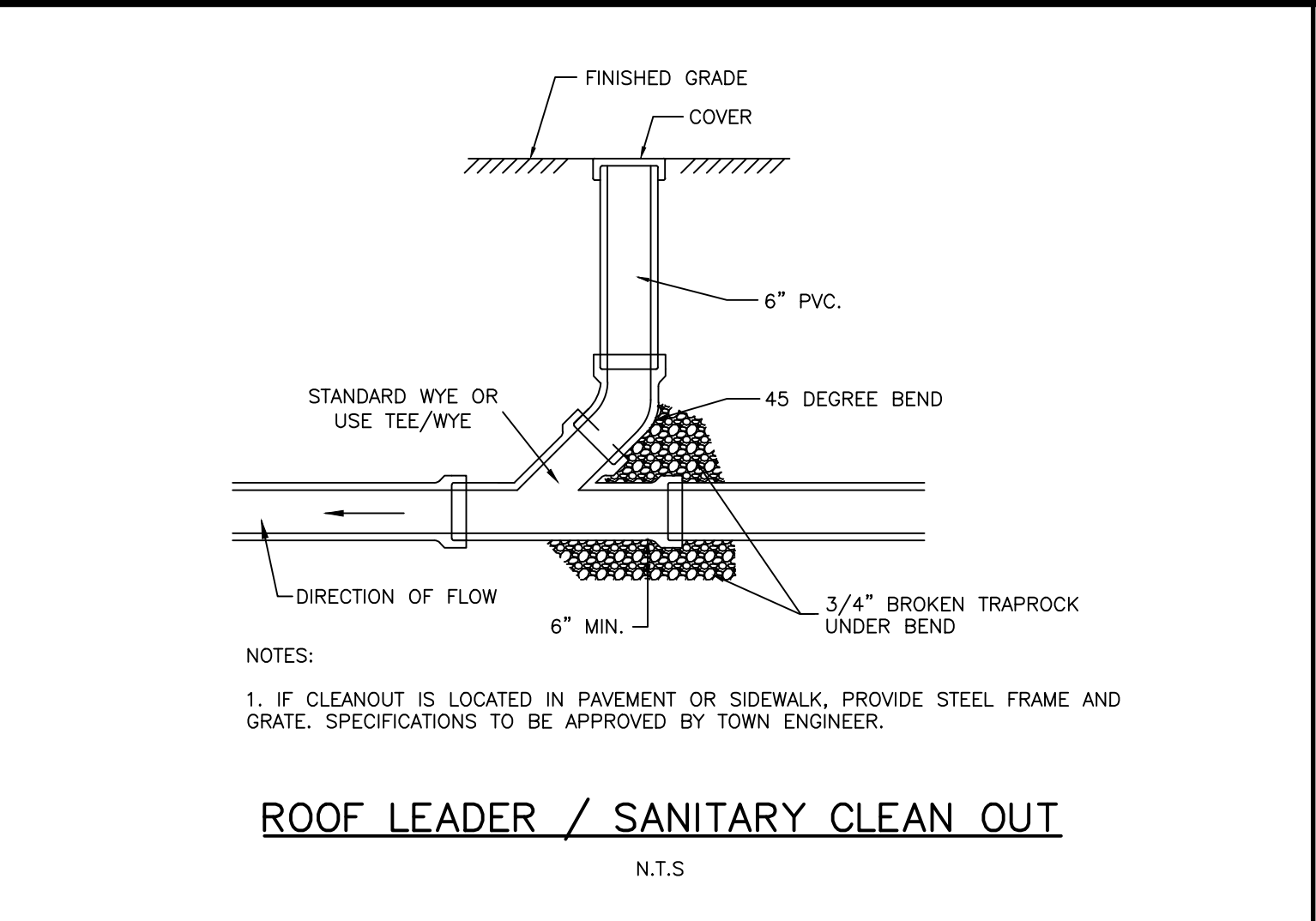
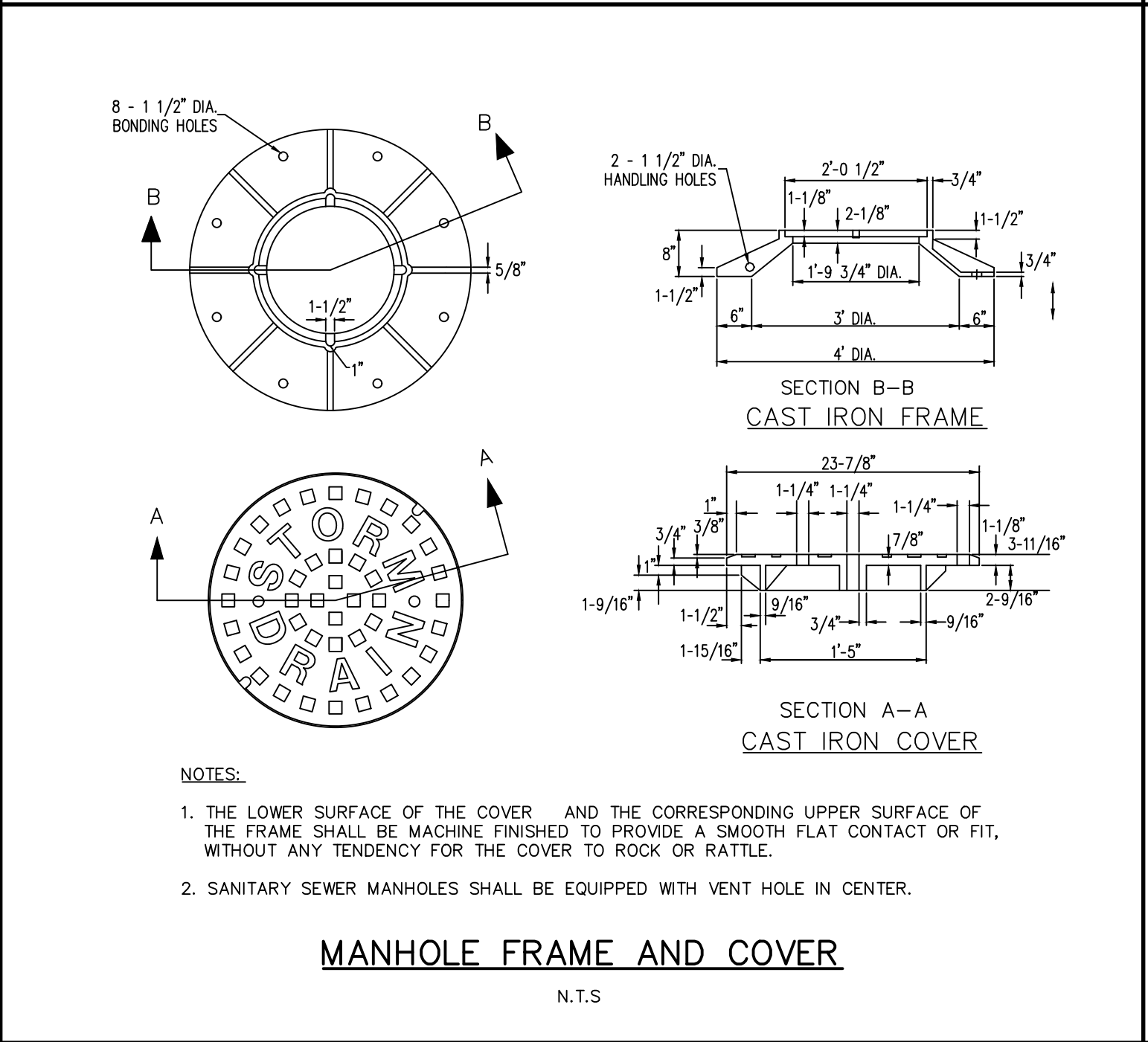
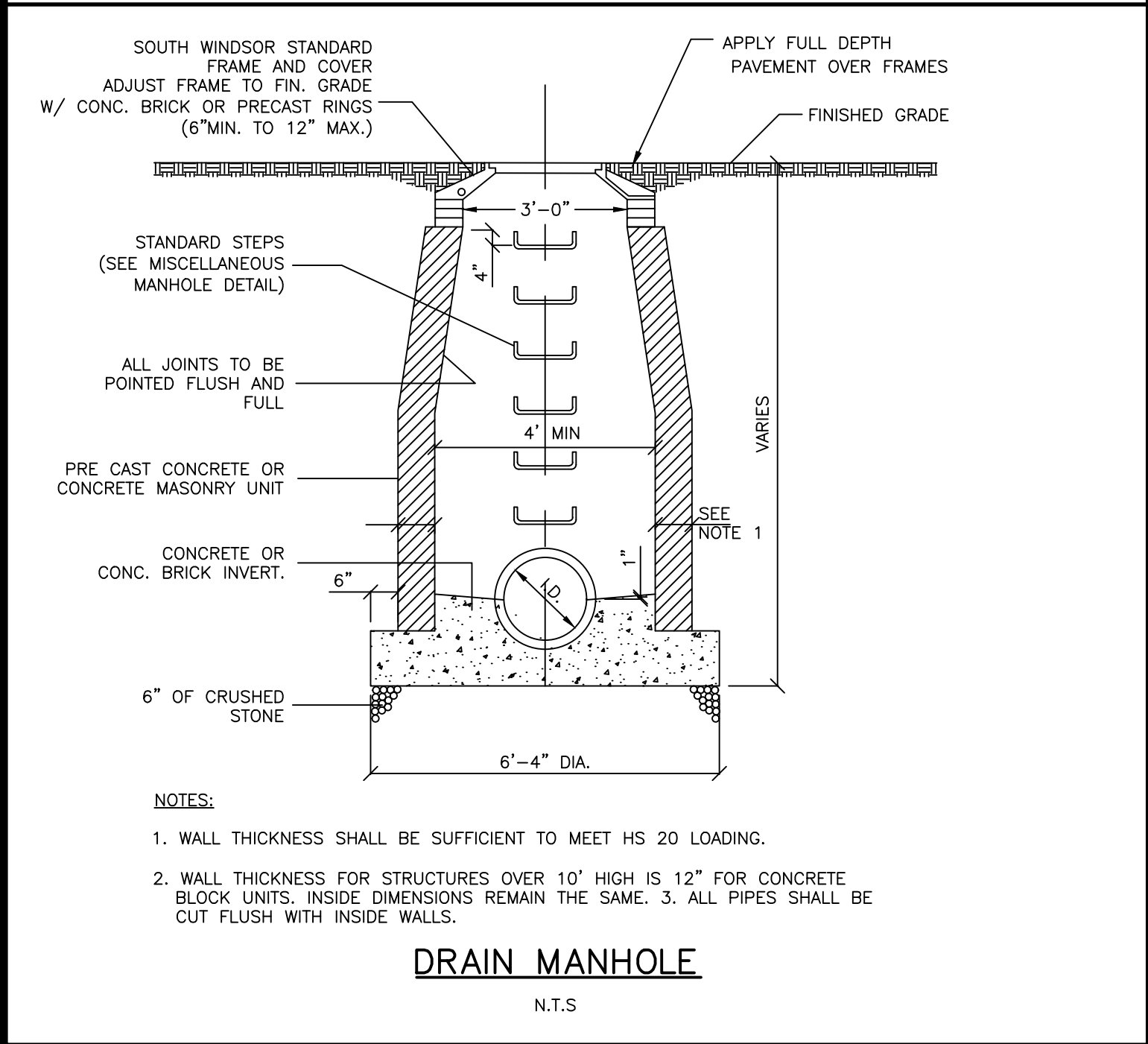
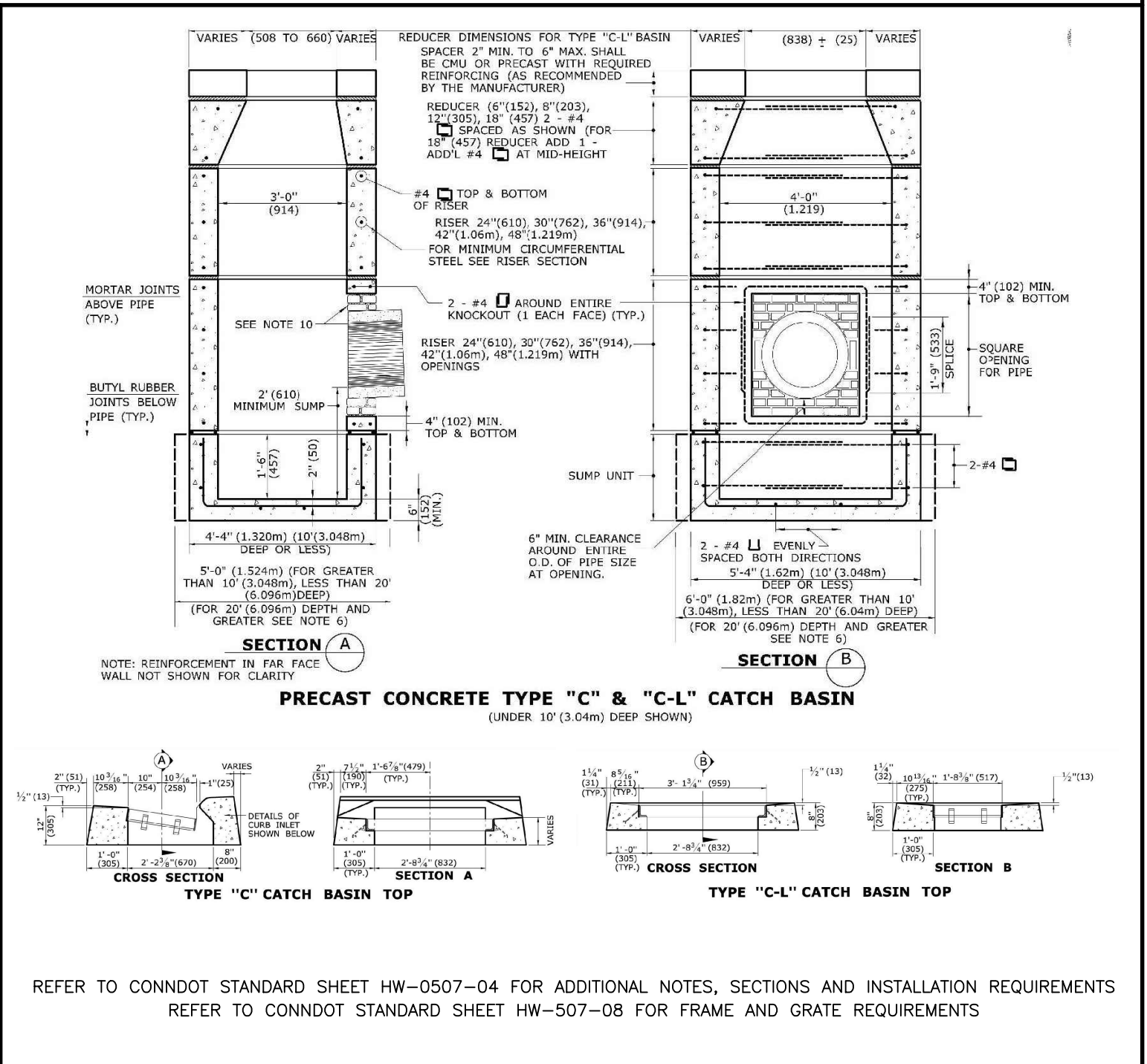
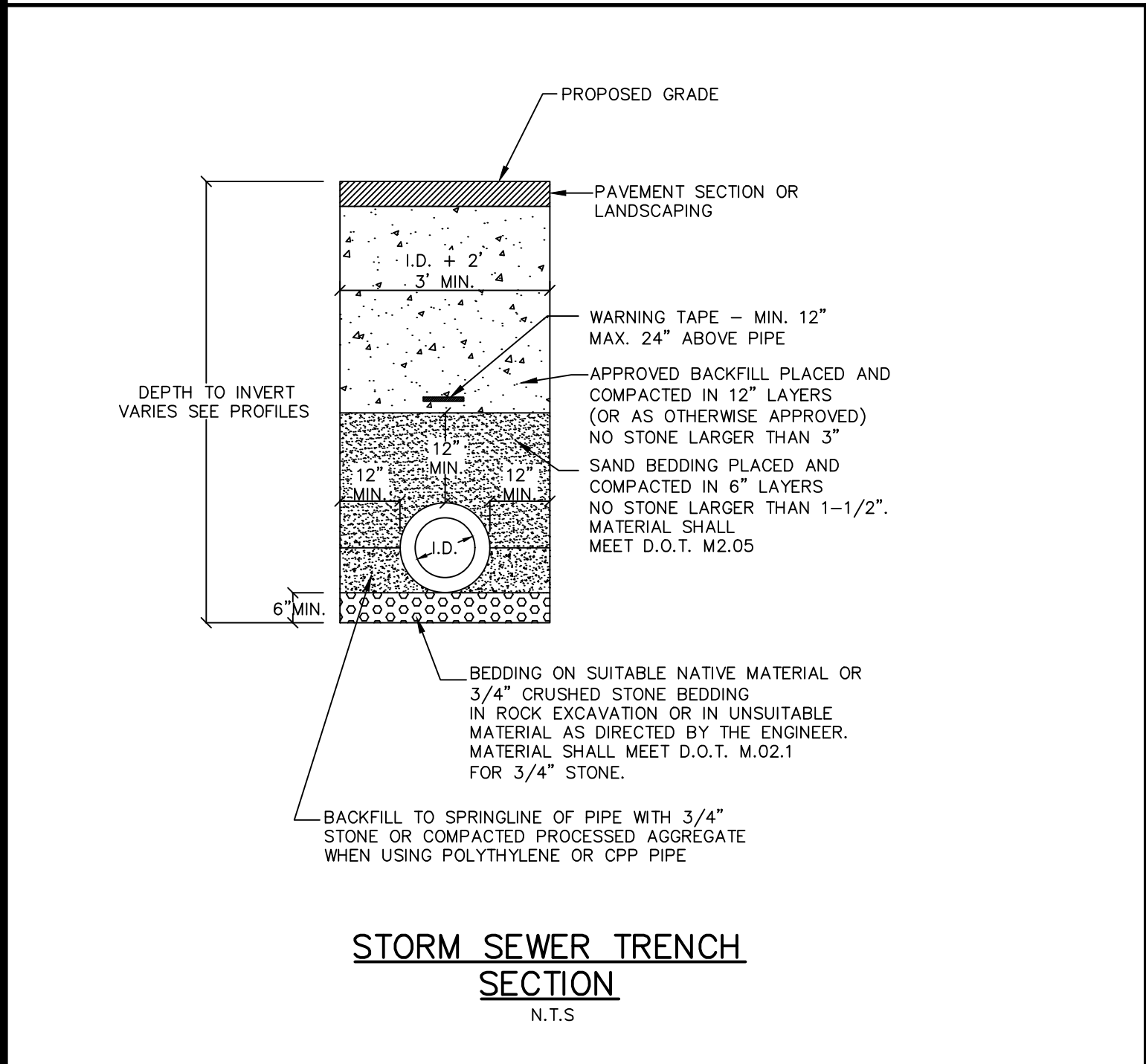
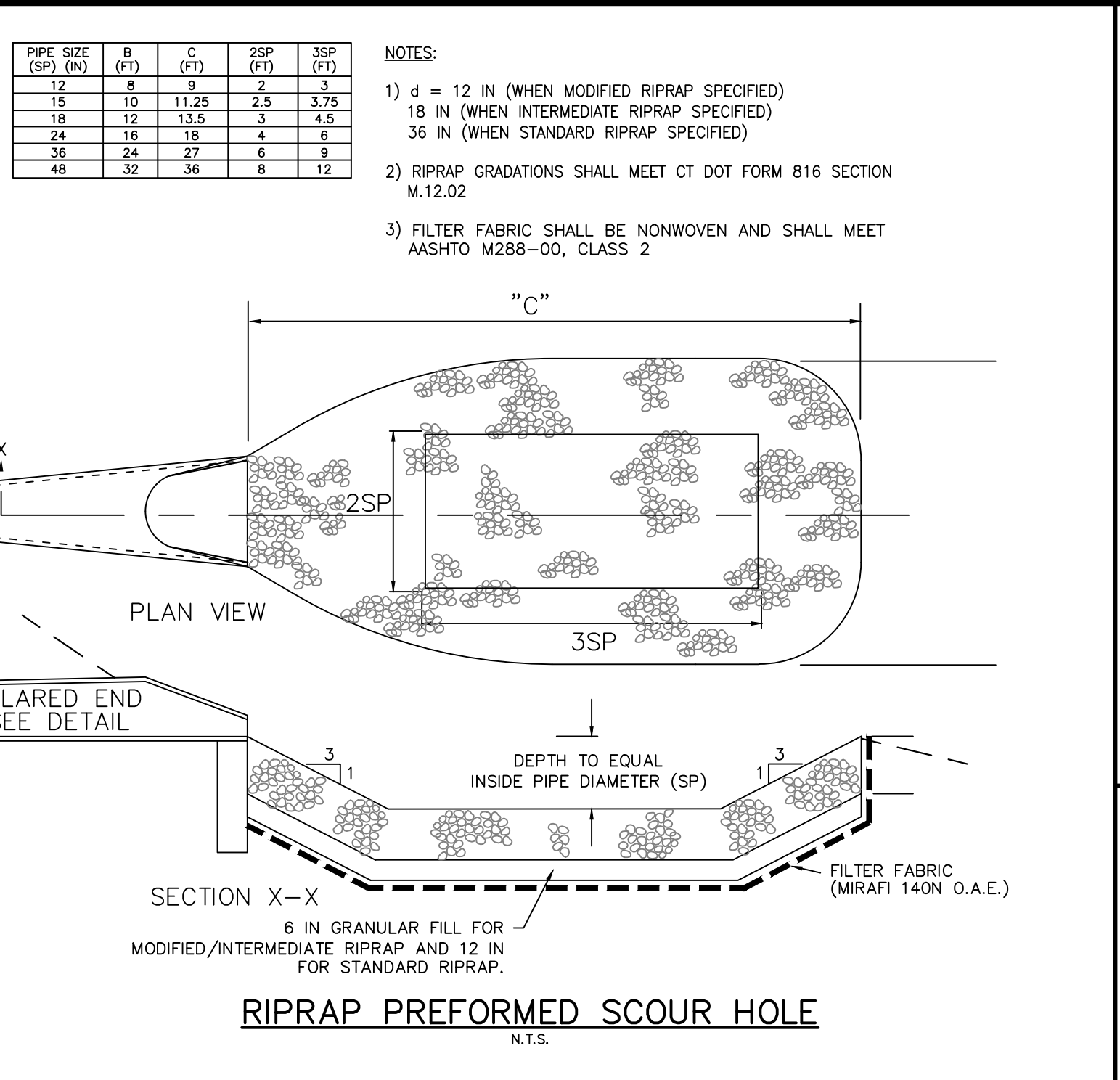
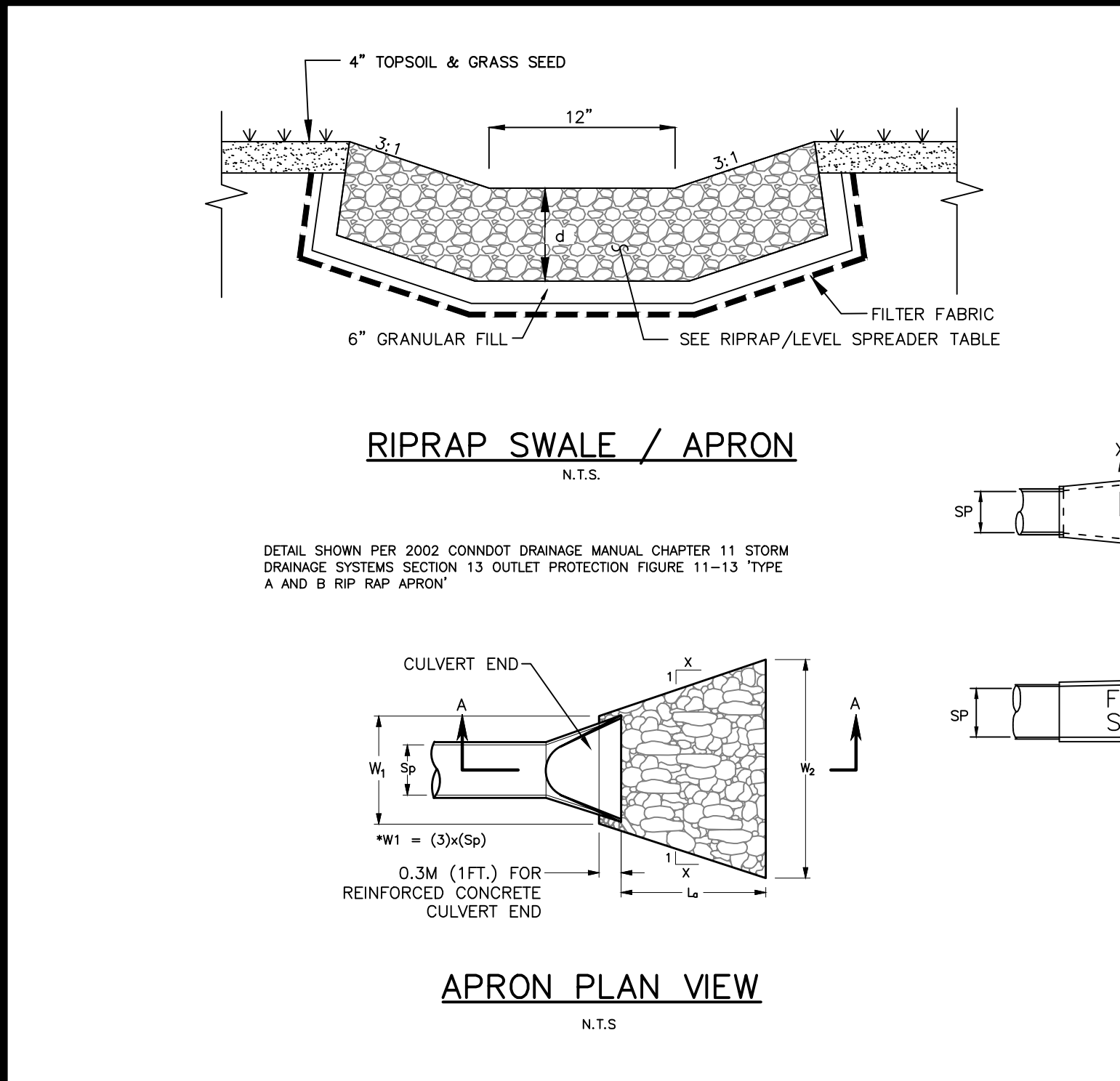
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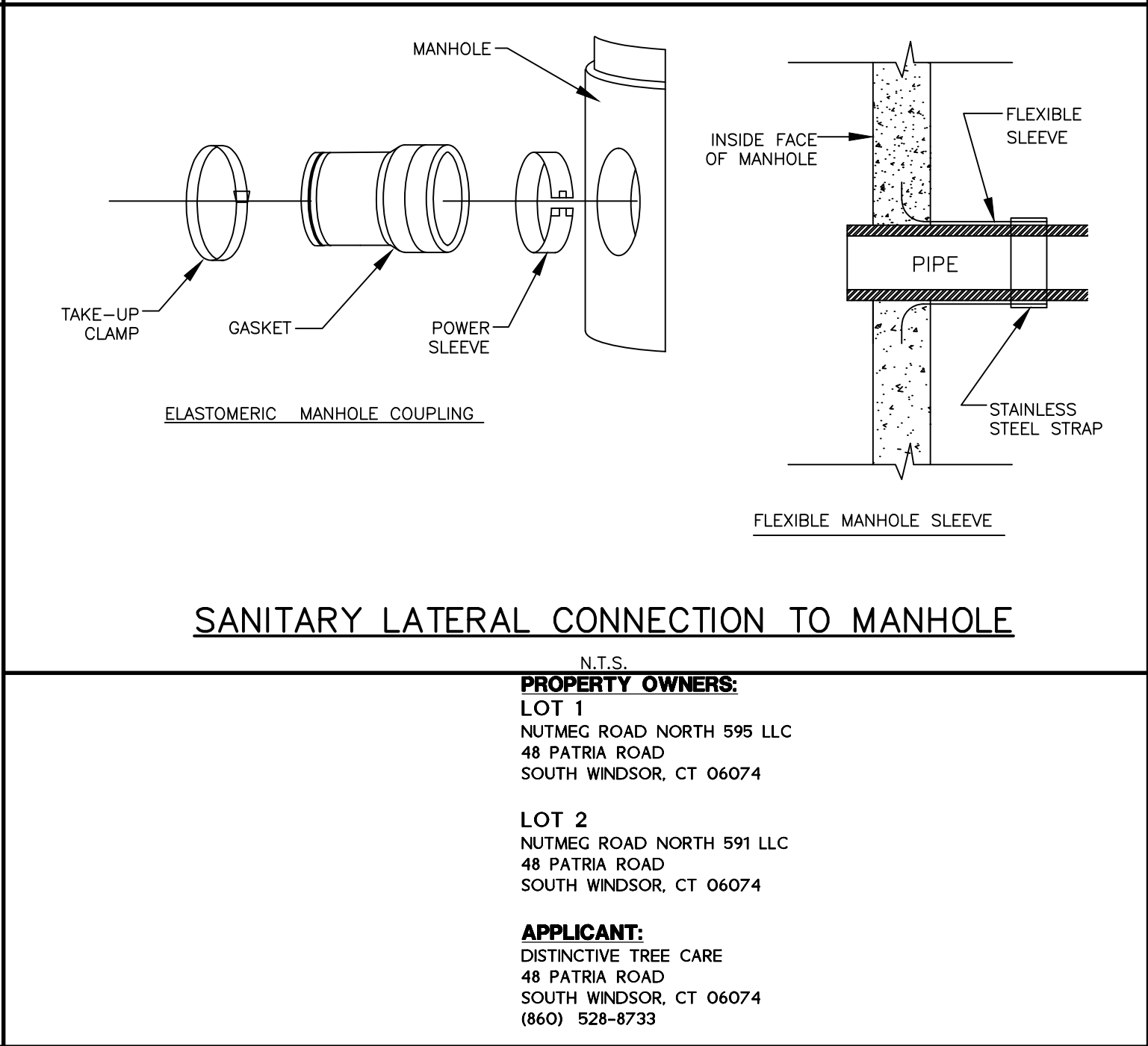
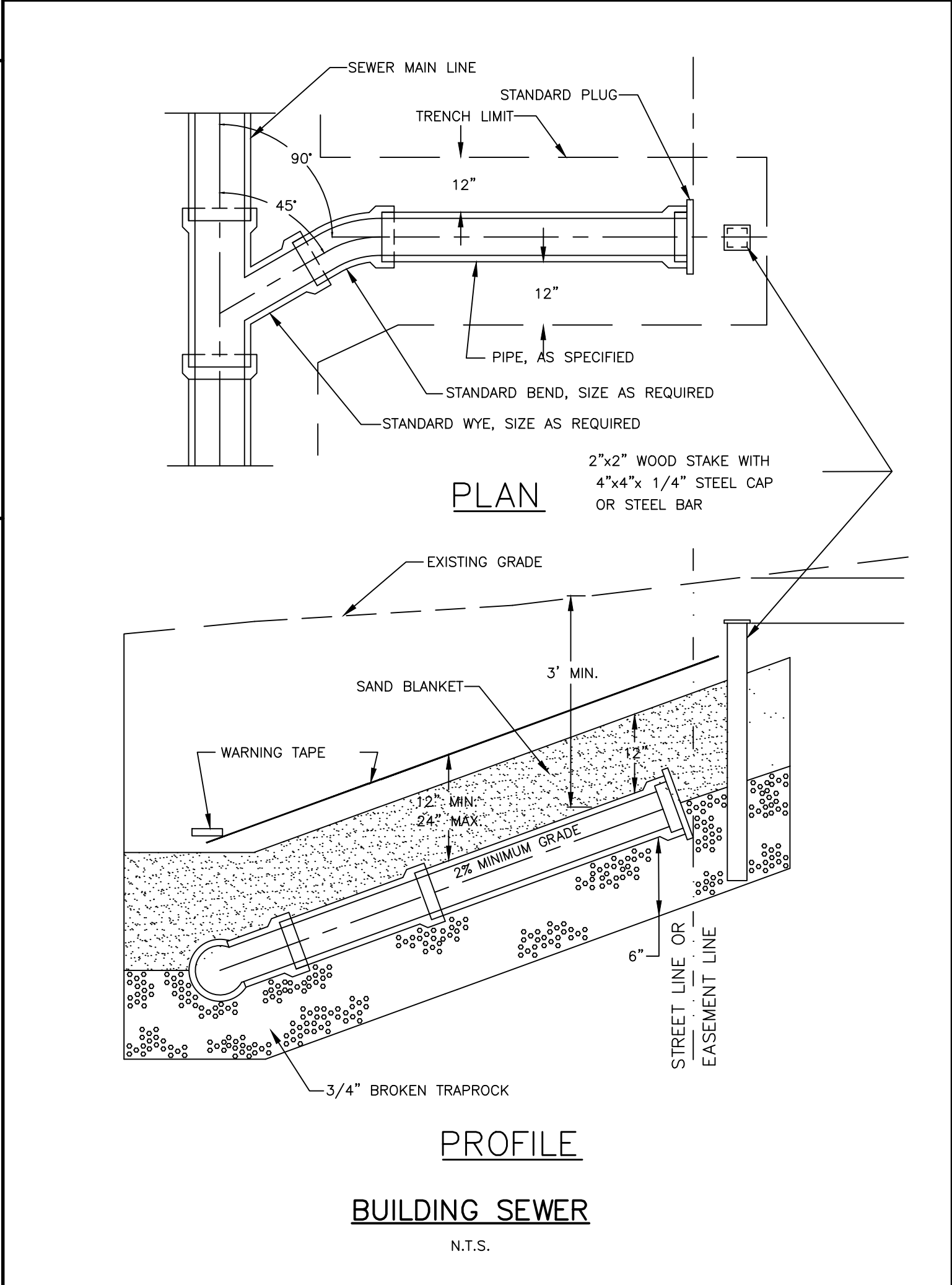
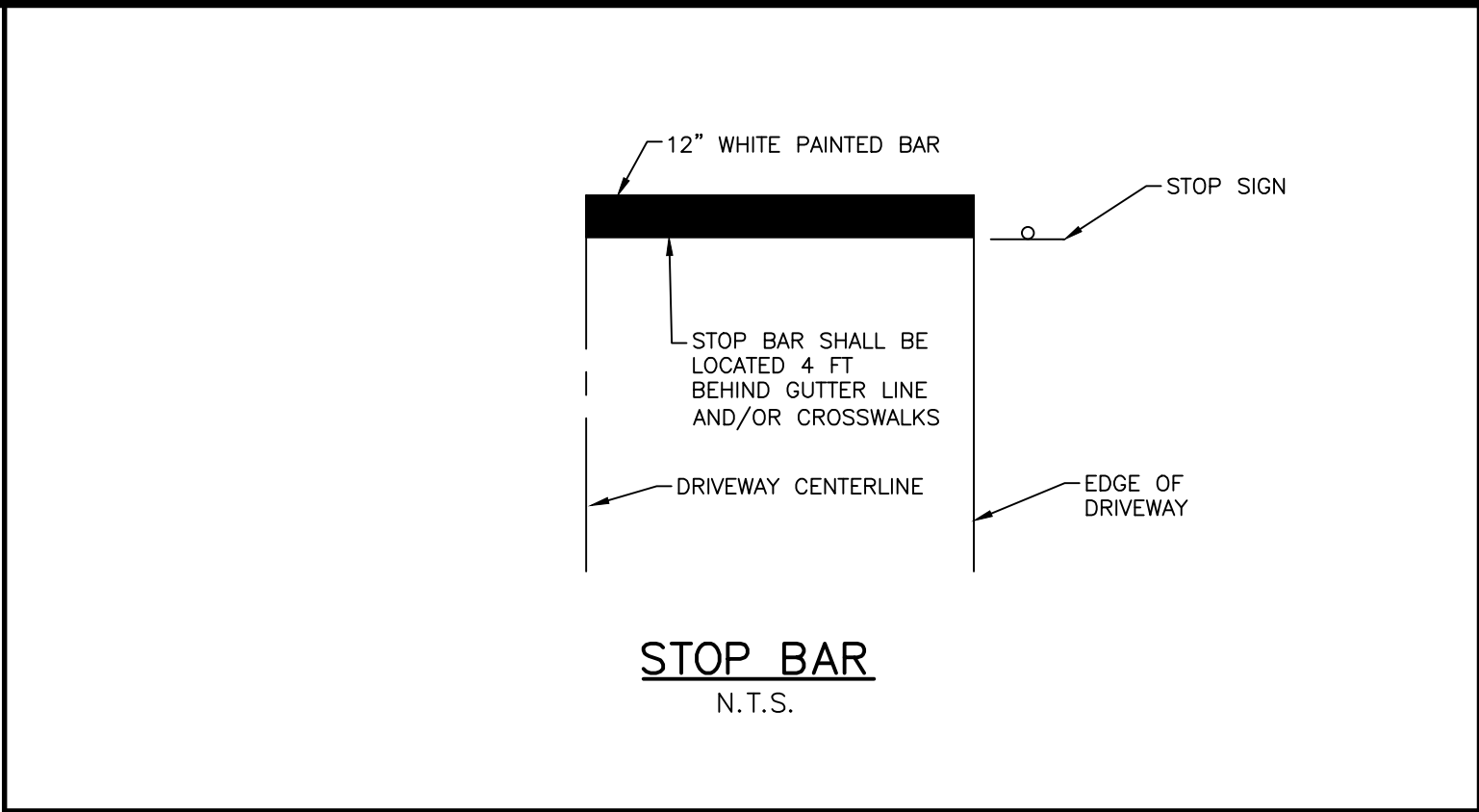
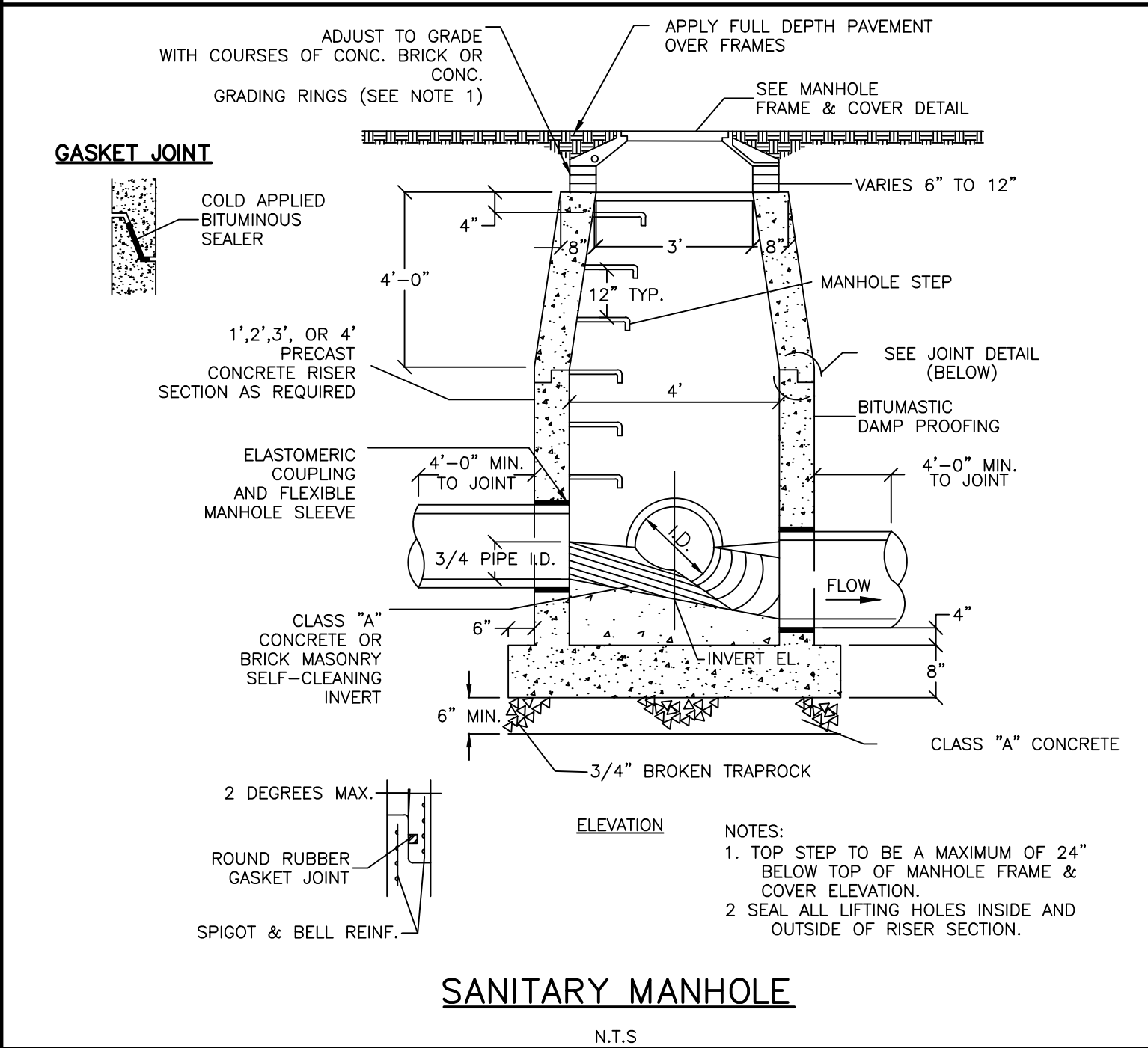
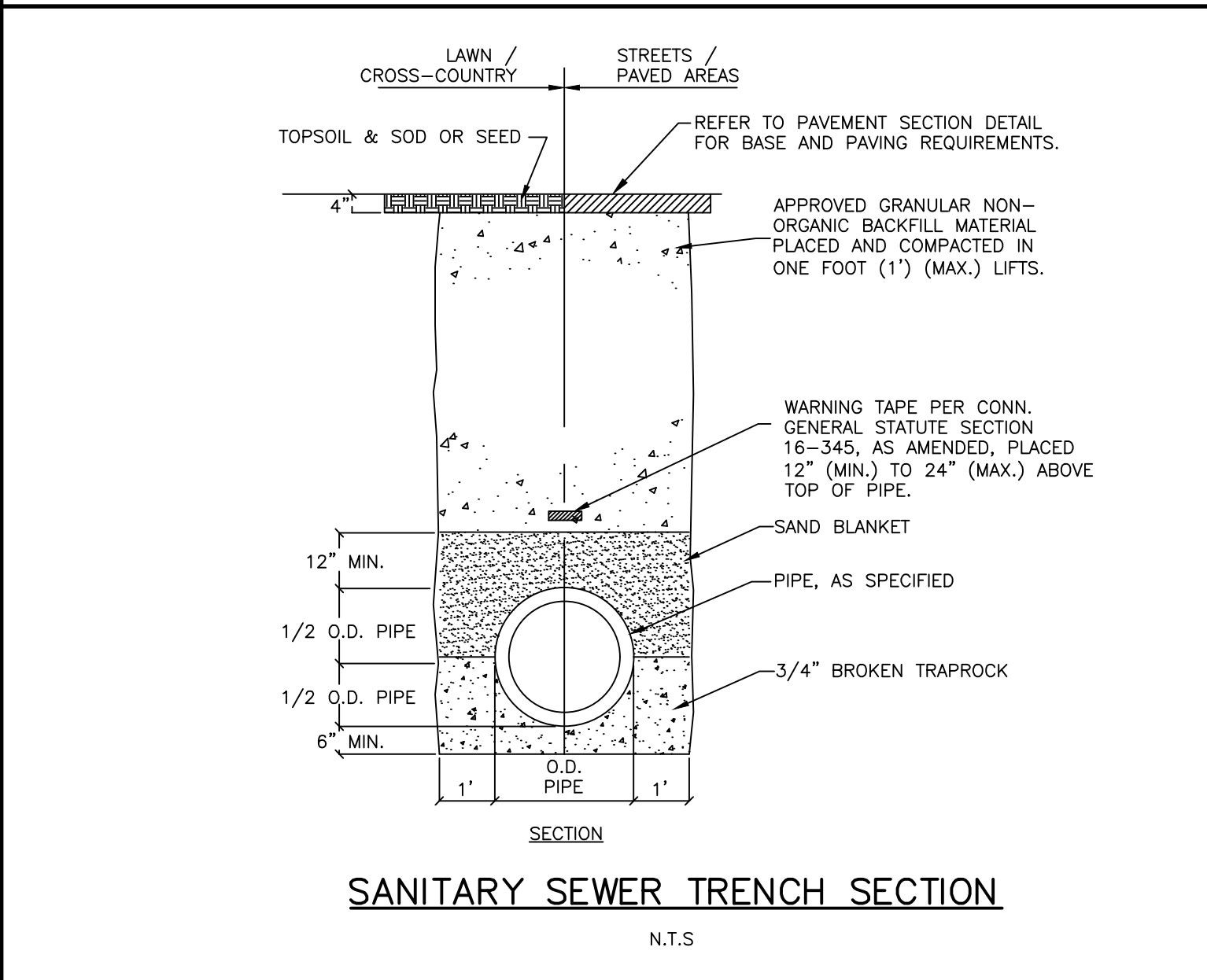
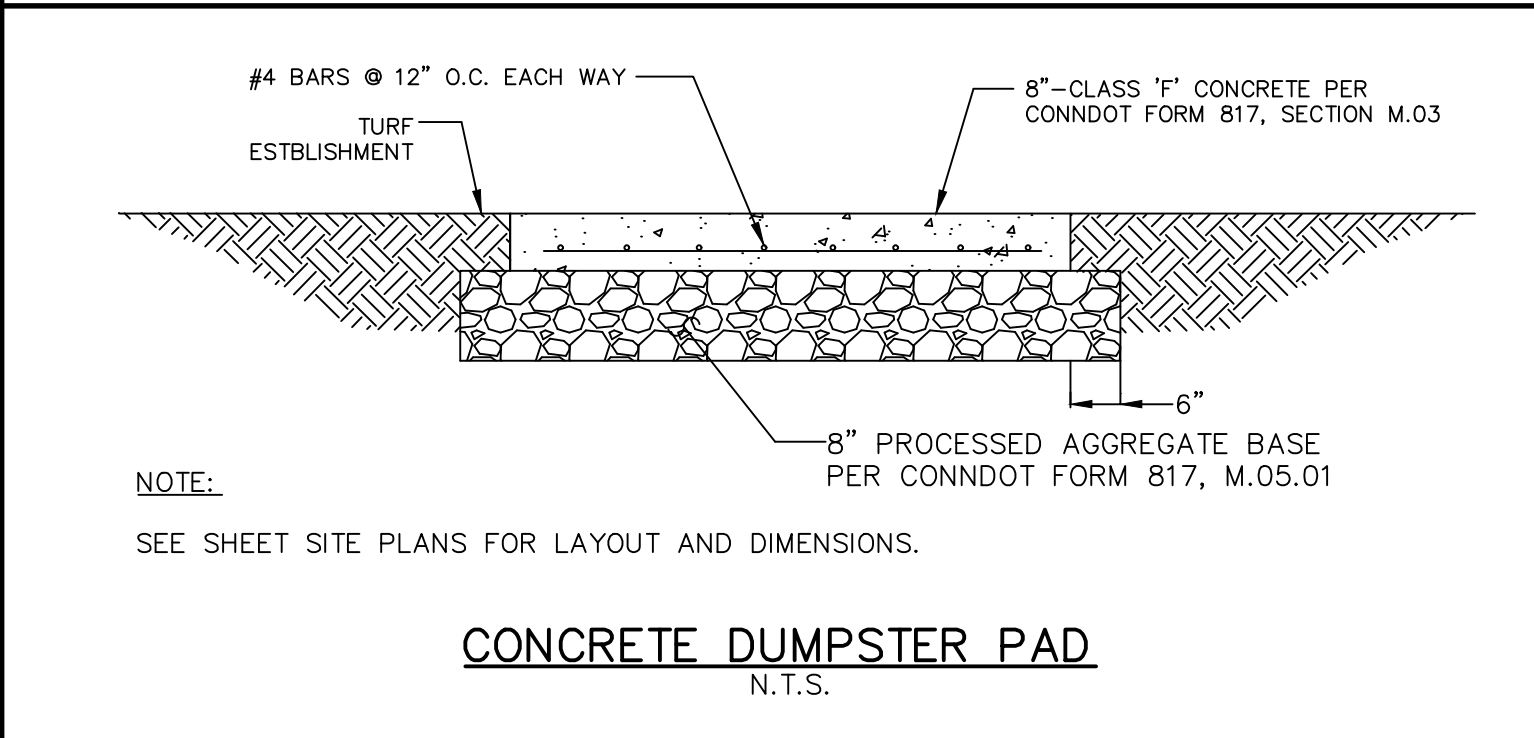
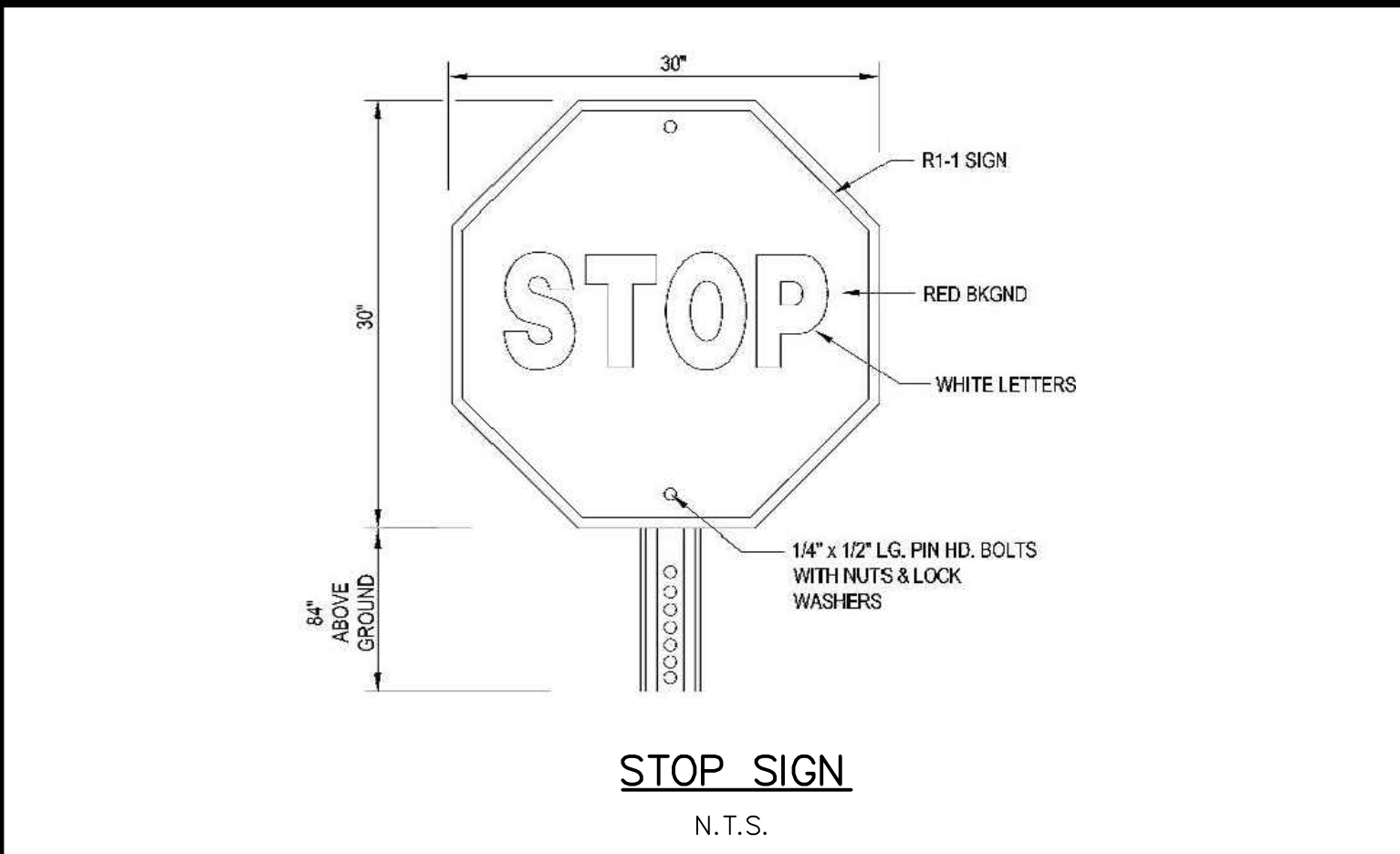
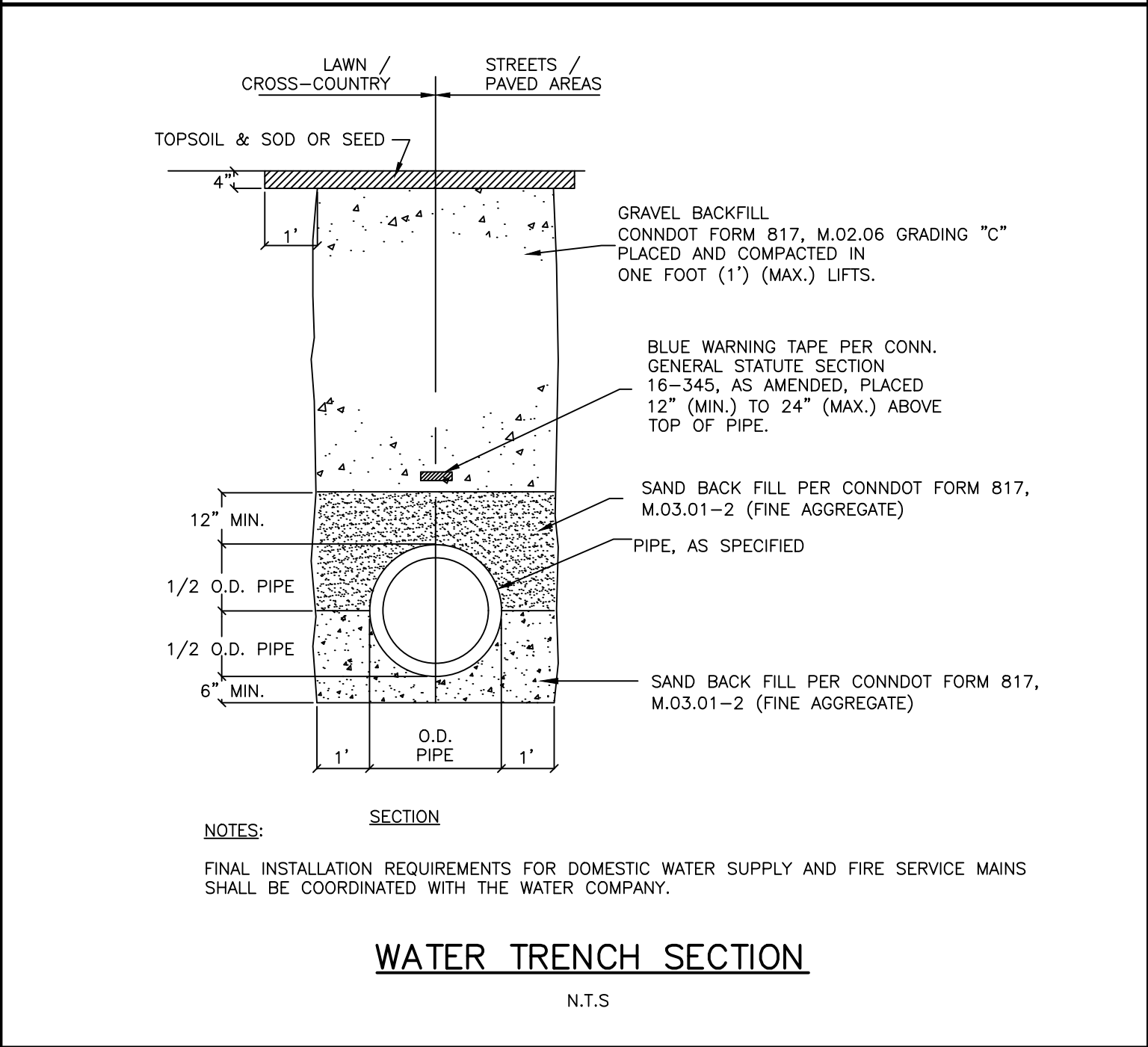
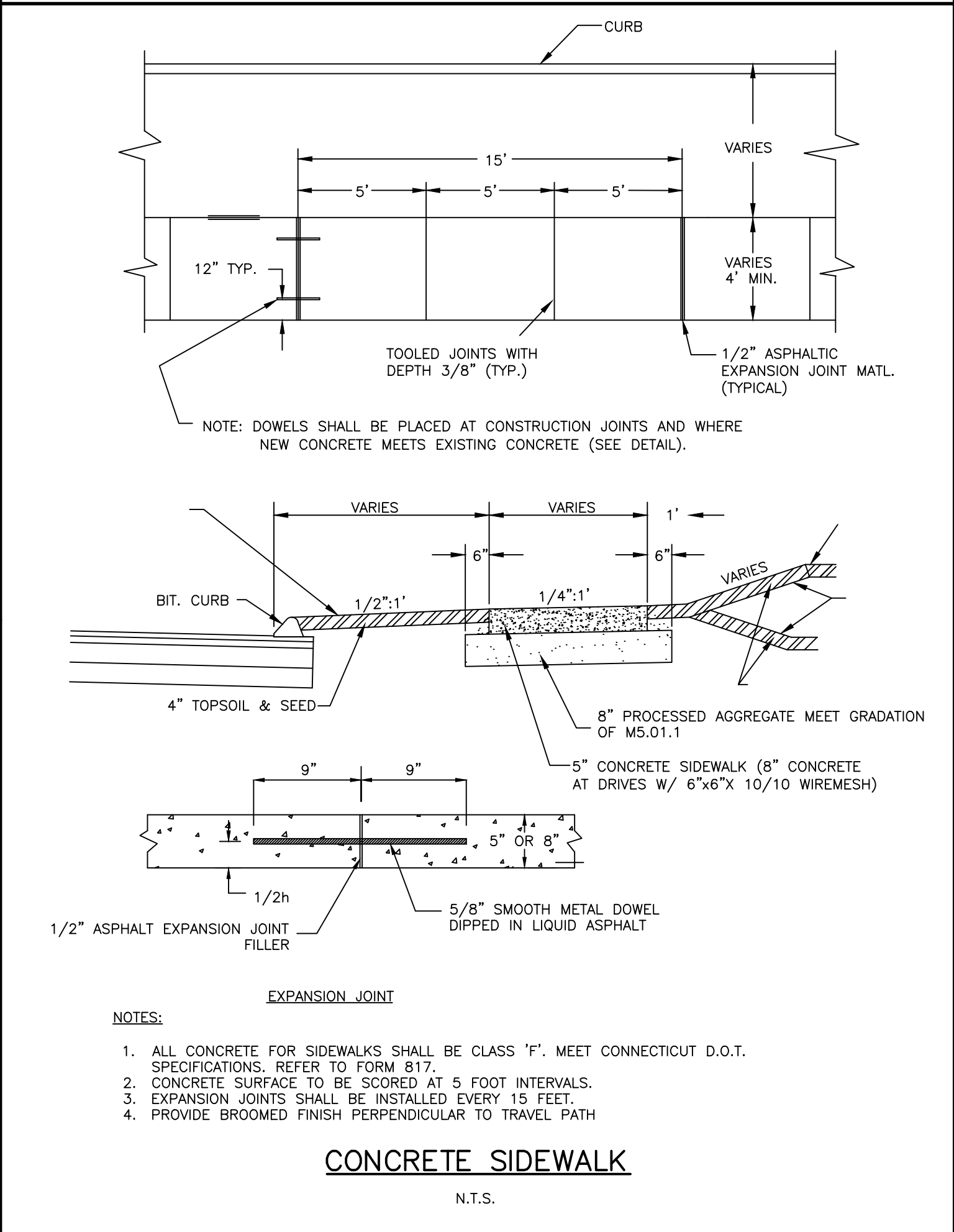
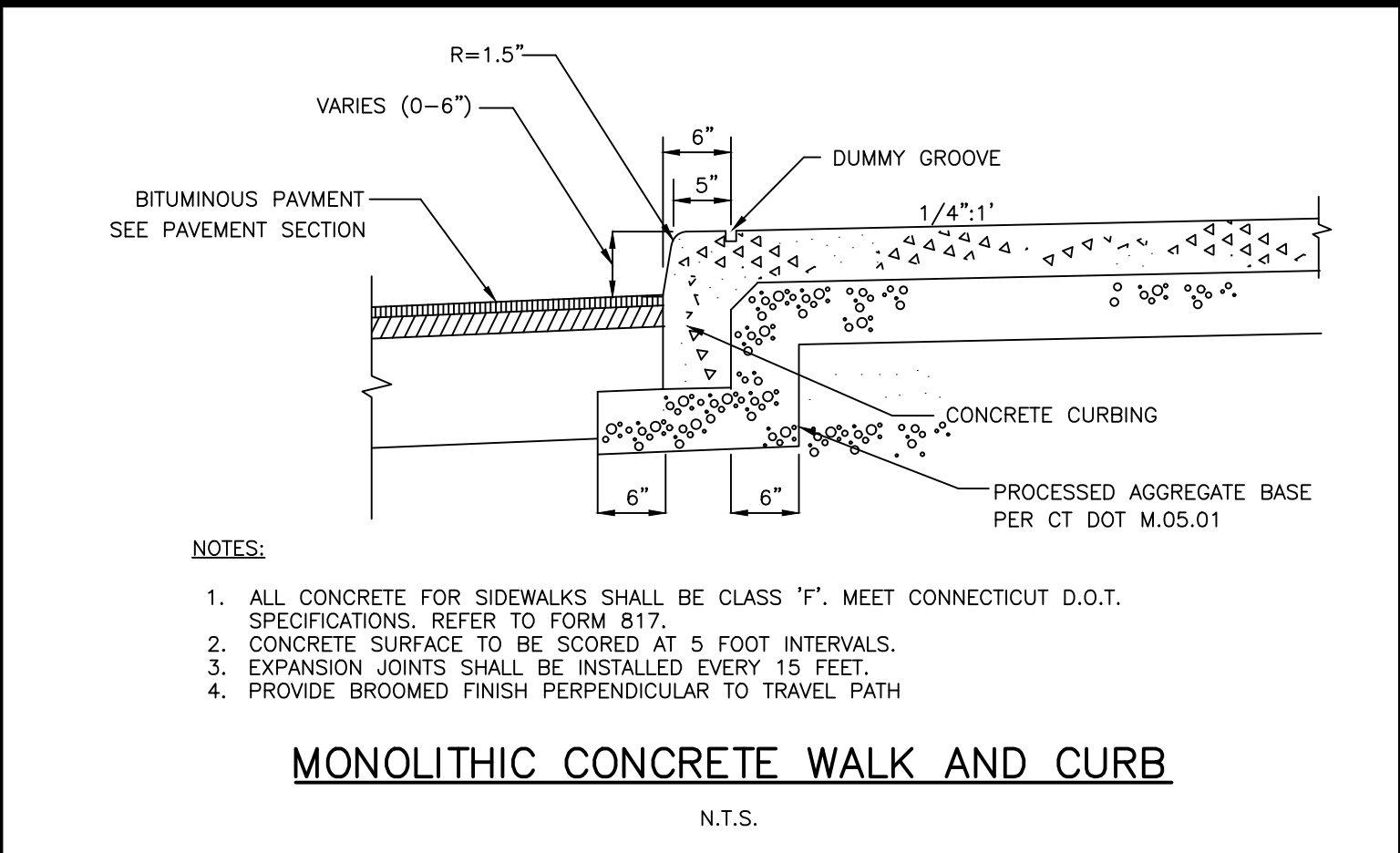
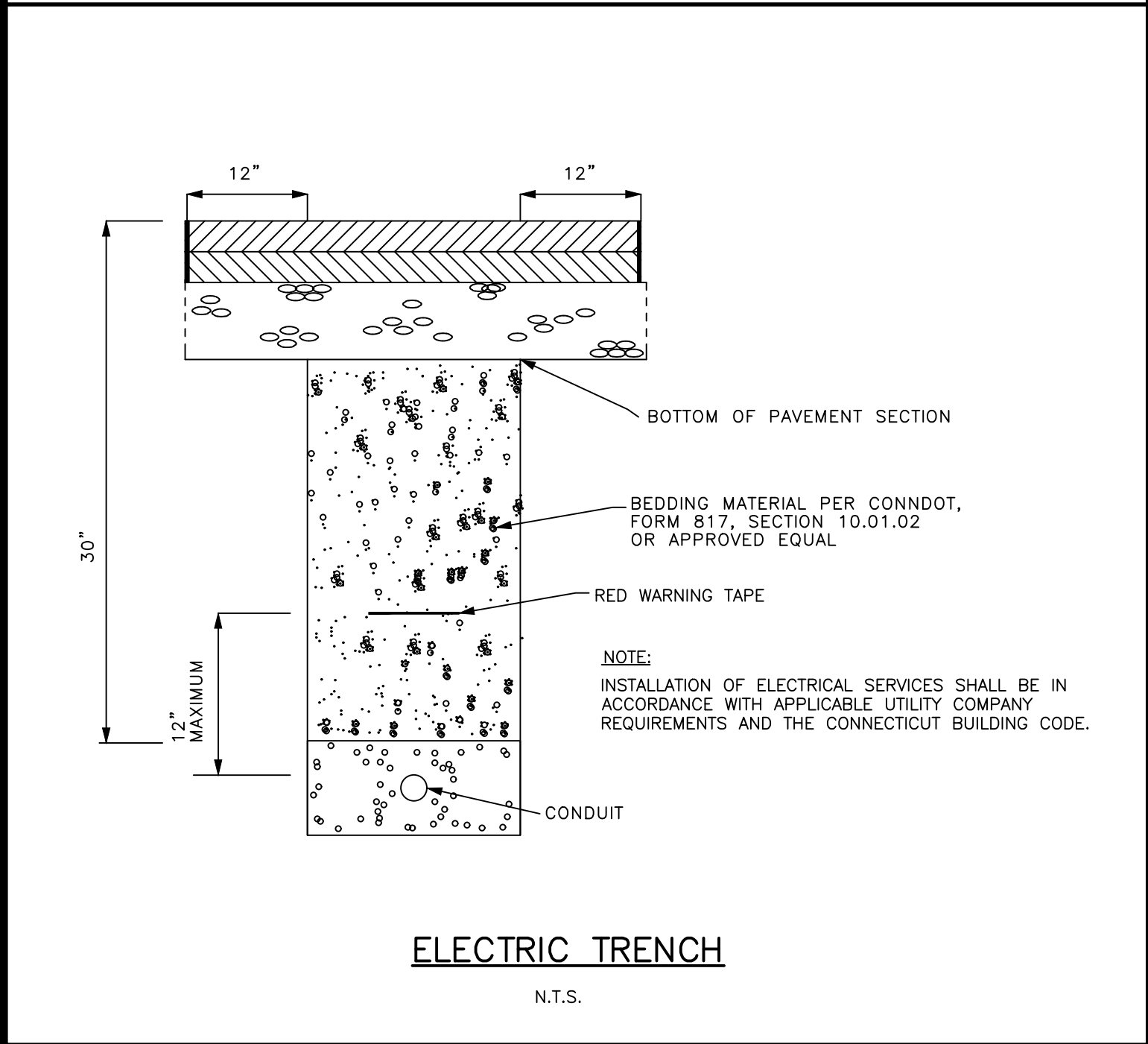
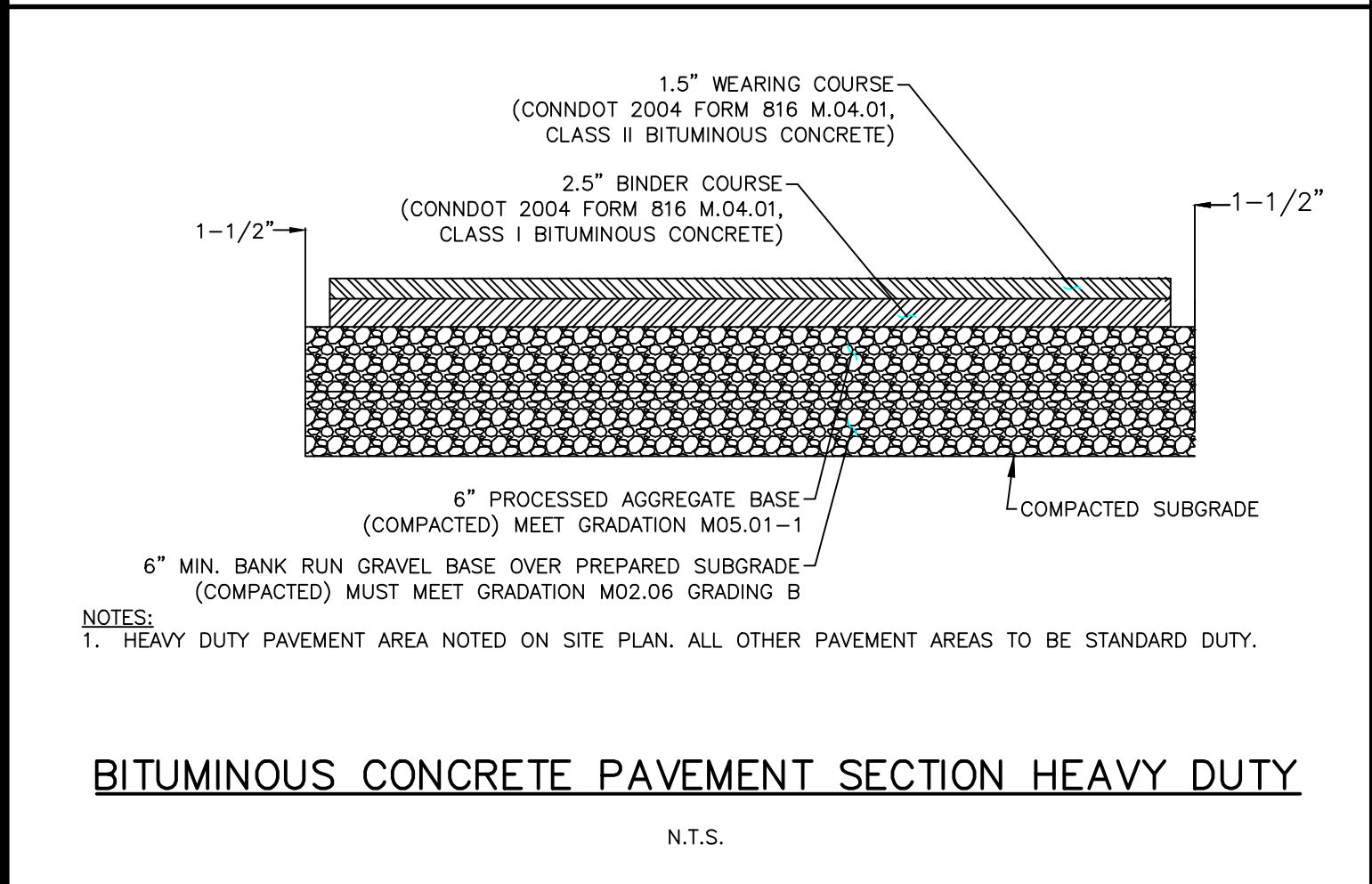
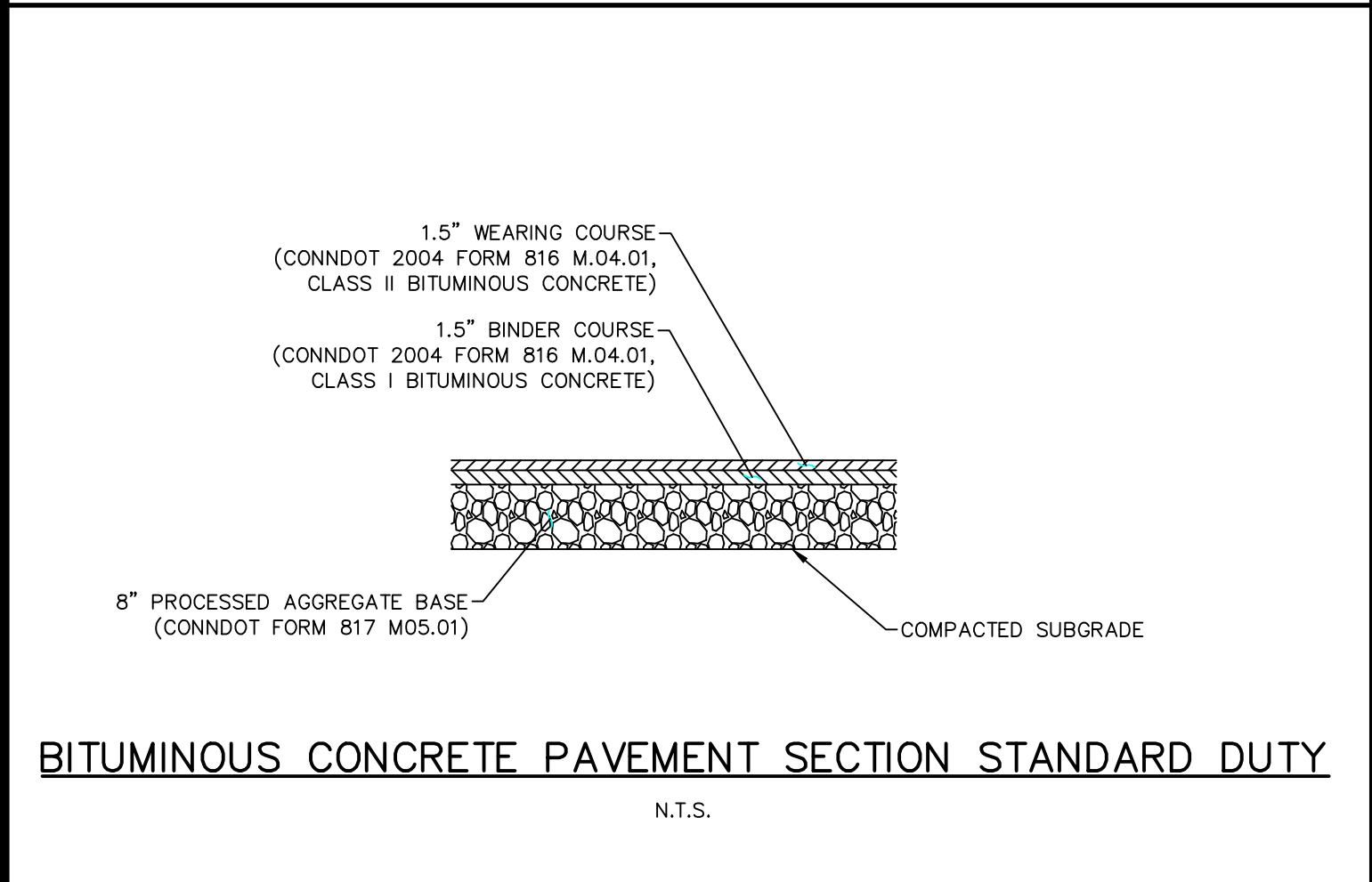
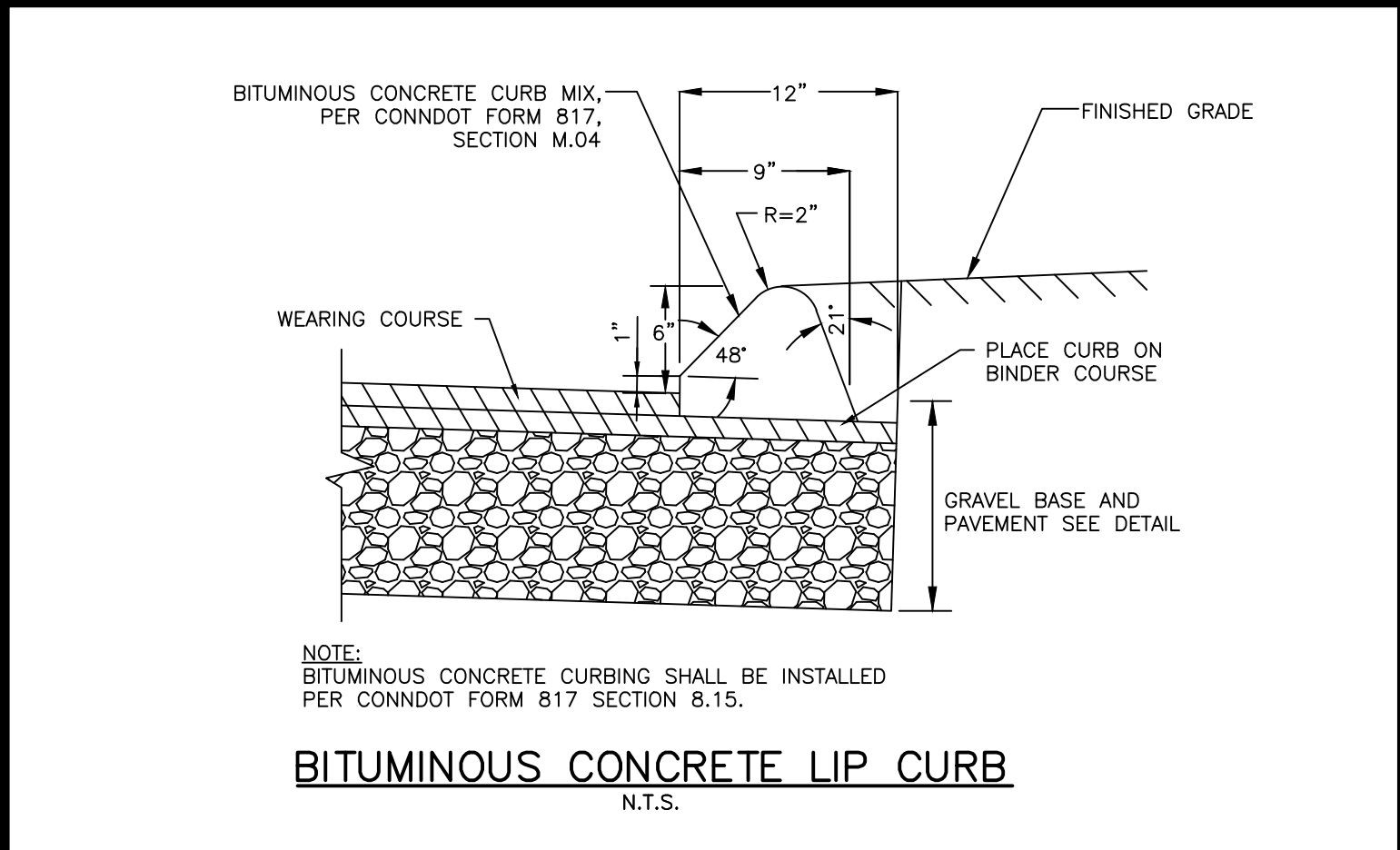
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
 BORINGS	BORING / TEST PIT LOCATION	
— — — — C_u — — — — C_u — —	UNDERGROUND COMMUNICATION LINES	— — — — C — — — —
DOMESTIC WATER		
— — — — W_u — — — — W_u — —	WATER MAIN	— — — — W — — — —
— — — — WS_u — — — —	WATER SERVICE	— — — — WS — — — —
— — — — F_u — — — — F_u — —	FIRE SERVICE LINE	— — — — F — — — —
— — — — NPW_u — — — —	NON-POTABLE WATER LINE	— — — — NPW — — — —
 	WATER VALVE / FIXTURES	 
	FIRE HYDRANT	
LIQUID FUEL		
— — — — L_u — — — —	MAIN LIQUID FUEL LINE	— — — — LF — — — —
— — — — LFS_u — — — —	LIQUID FUEL SERVICE LINE	— — — — LFS — — — —
— — — — LF_u — — — —	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — — I_u — — — — I_u — —	IRRIGATION LINES	— — — — I — — — —
LIGHTING		
 / 	POLE / GROUND MOUNTED LIGHT	 / 
NATURAL GAS		
— — — — G_u — — — — G_u — —	GAS MAIN	— — — — G — — — —
— — — — GS_u — — — —	GAS SERVICE LINE	— — — — GS — — — —
POWER		
— — — — E_u — — — —	ELECTRICAL LINES, OVERHEAD	— — — — EO — — — —
— — — — EU_u — — — —	ELECTRICAL LINES, UNDERGROUND	— — — — EU — — — —
— — — — U_u — — — —	UTILITY POLE	— — — — 
PROPERTY		
	PROPERTY LINE	— — — — — — — —
	EASEMENT LINE	— — — — — — — —
 	IRON PIPE IRON ROD	
	MONUMENT	
ROADS		
— — — — — — — —	GUARD RAIL	— — — —  — — — —
EROSION CONTROL		
	SILT FENCE	— — — — SF — — — —
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	— — — — DSYL — — — —
	4" SINGLE SOLID WHITE LINE	— — — — SSWL — — — —
	BIT. CONC. LIP CURB	— — — — BCLC — — — —
	PRECAST CONCRETE CURB	— — — — PCC — — — —
SANITARY SEWER		
— — — — S_u — — — — S_u — —	SANITARY SEWER MAIN	— — — — S — — — —
— — — — SS_u — — — — SS_u — —	SANITARY SEWER SERVICE LINE	— — — — SS — — — —
	SANITARY SEWER MANHOLE	
STORM SEWER		
— — — — — — — —	STORM DRAIN PIPE	— — — —  — — — —
— — — — RL_u — — — — RL_u — —	ROOF LEADER	— — — — RL — — — —
— — — — UD — — — — UD — —	UNDERDRAIN	— — — — UD — — — — UD — —
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — — 95 — — — —	CONTOUR	— — — — 95 — — — —
— — — — $\times 61.85$ — — — —	SPOT ELEVATION	— — — —  61.85 — — — —
OTHER		
	RAMP	— — — — R — — — —
	LANDSCAPE AREA	— — — — LSA — — — —

PROPERTY OWNERS:
LOT 1
NUTMEG ROAD NORTH 595 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

LOT 2
NUTMEG ROAD NORTH 591 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 528-8733





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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 528-8733

PROJECT NO.: 3136D
DATE: 3/2/21
DESIGN BY: CMM/DHI
CHECKED BY: CMM/DHI
APPROVED BY: CMM/DHI

DISTINCTIVE TREE CARE
591 & 595 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

BY:
NO. DATE
REVISIONS

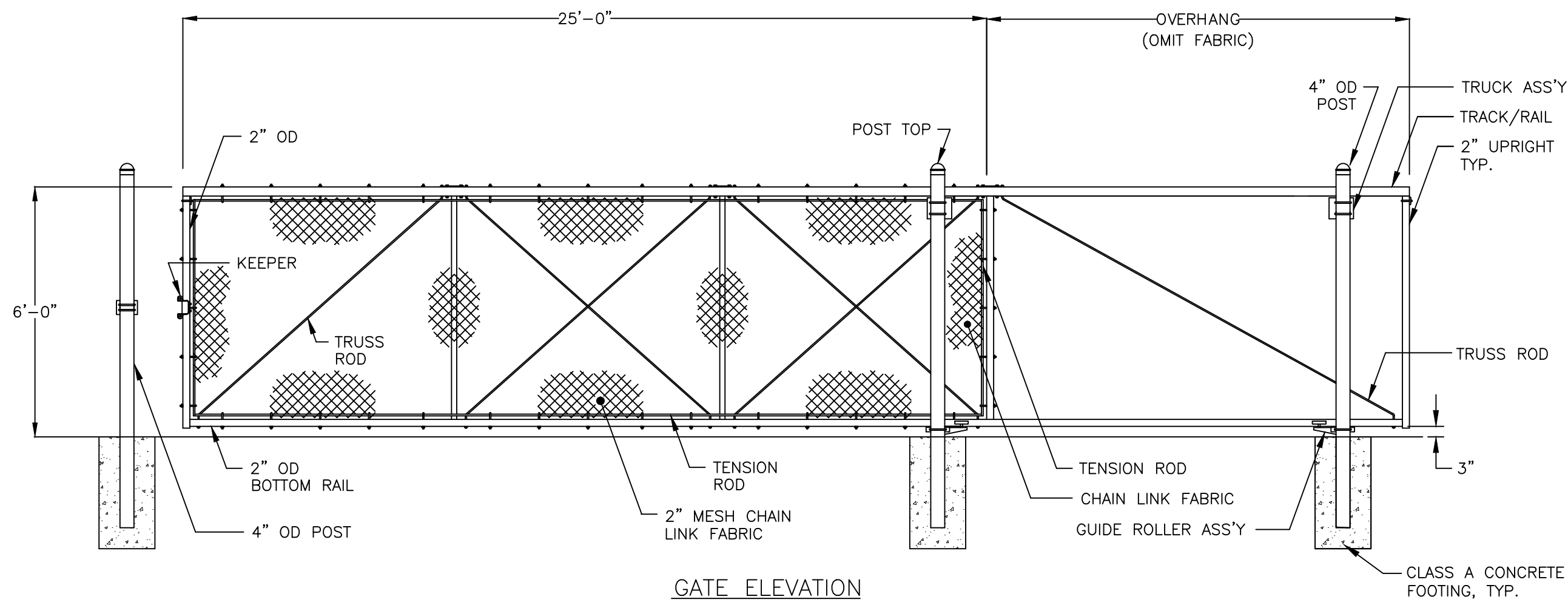
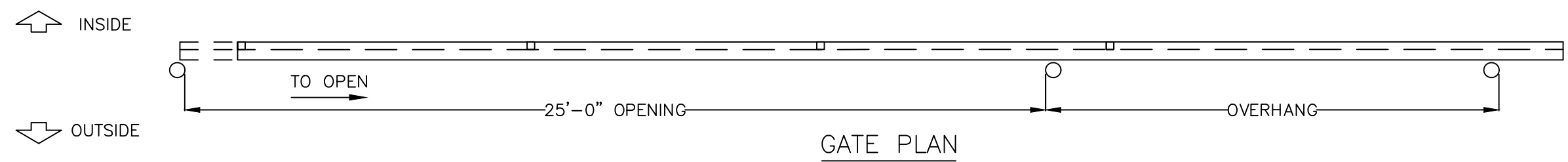
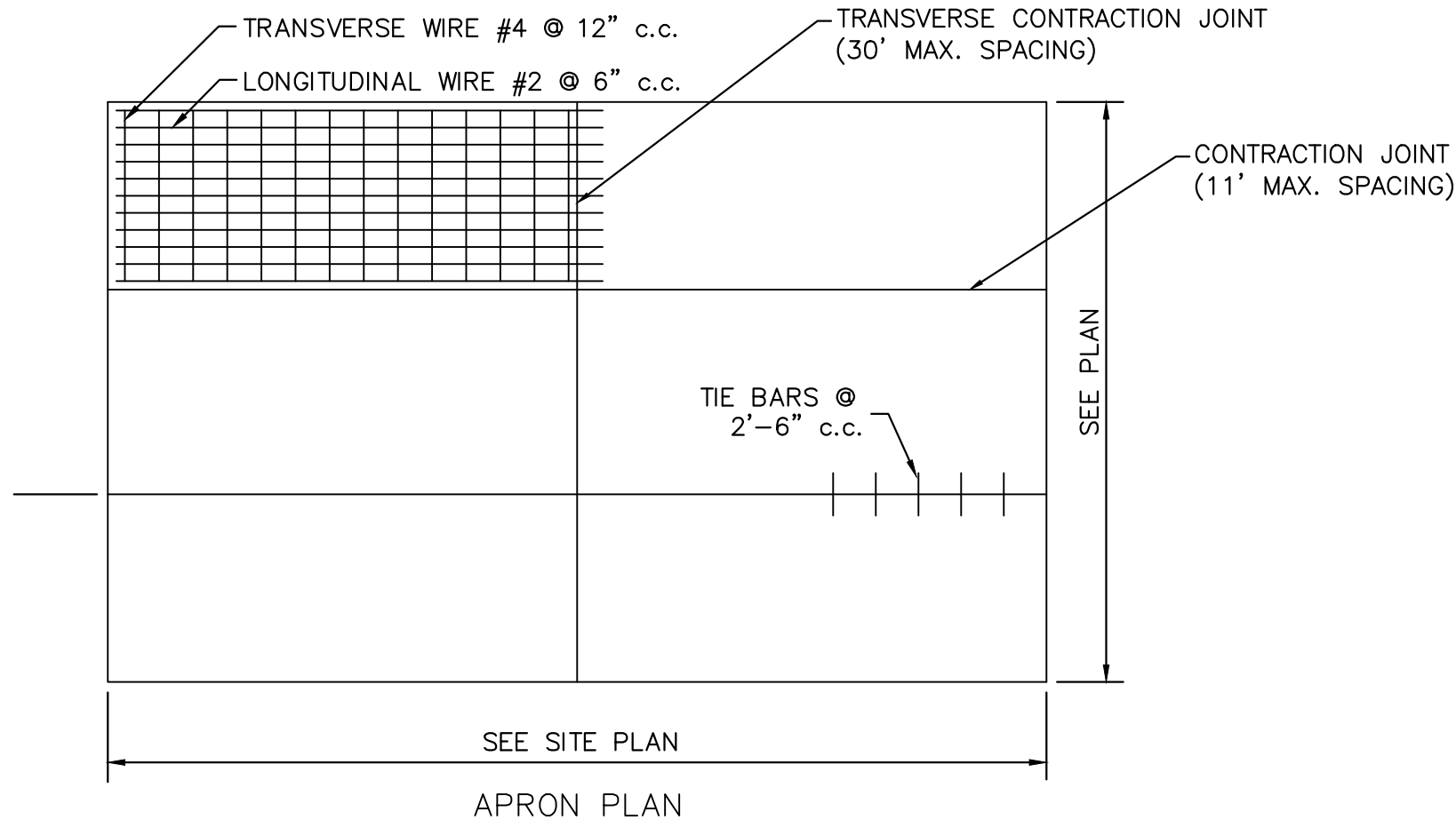
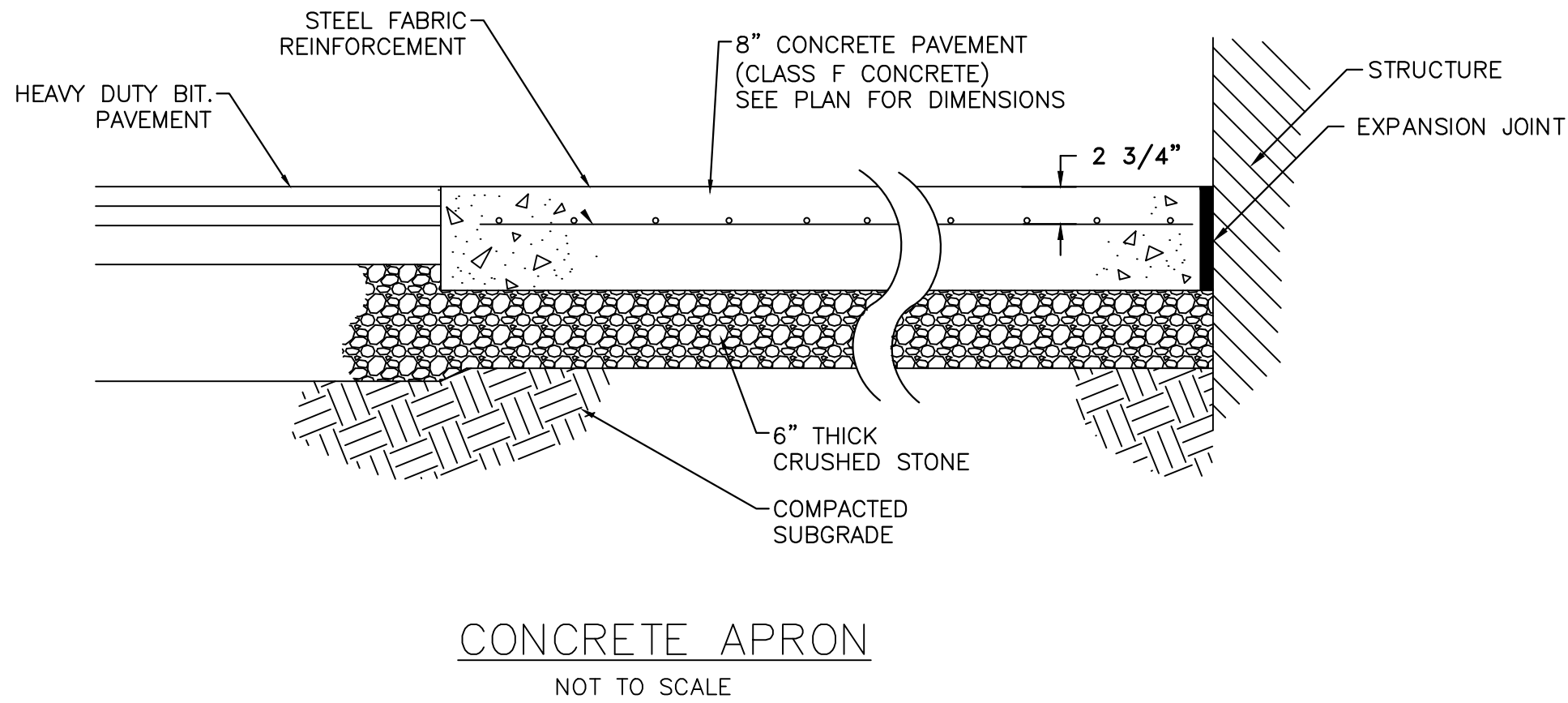
DETAILS

C-D3
SHEET 12 OF 14



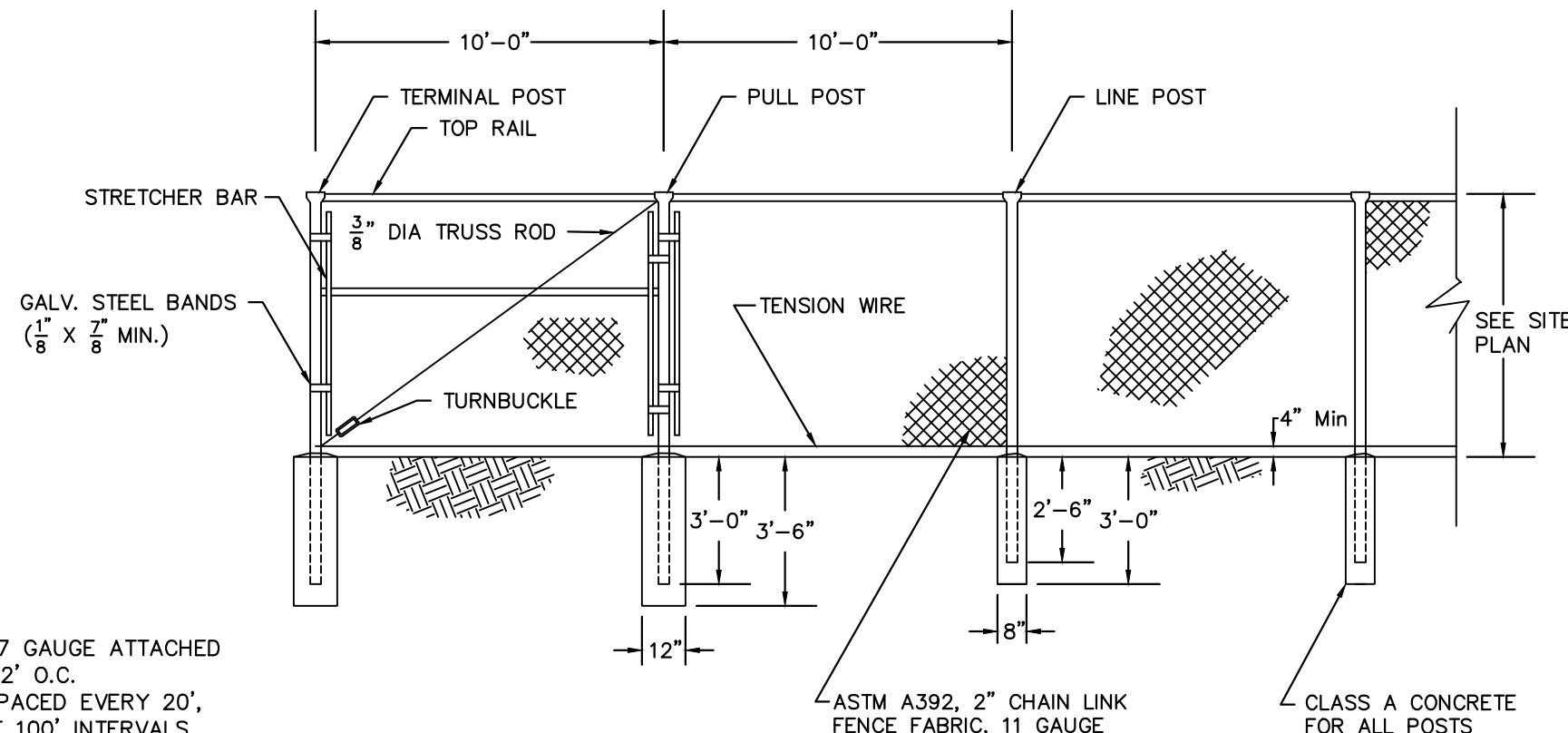
SIGN AREA ALLOWED: 2 SF PER LF OF BUILDING FRONTAGE
2 SF X 112 LF BUILDING FRONTAGE = 224 SF
SIGN AREA PROPOSED: 7.5' X 22' = 165 SF

PROPOSED LOT 1 MAIN BUILDING SIGNAGE AND ACCENT LIGHTING
NOT TO SCALE



- NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN DEPTH TO BE 36".
 2. FENCE COMPONENTS SHALL BE GALVANIZED STEEL WITH BLACK VINYL COATING.

CHAIN LINK SLIDING GATE
N.T.S.



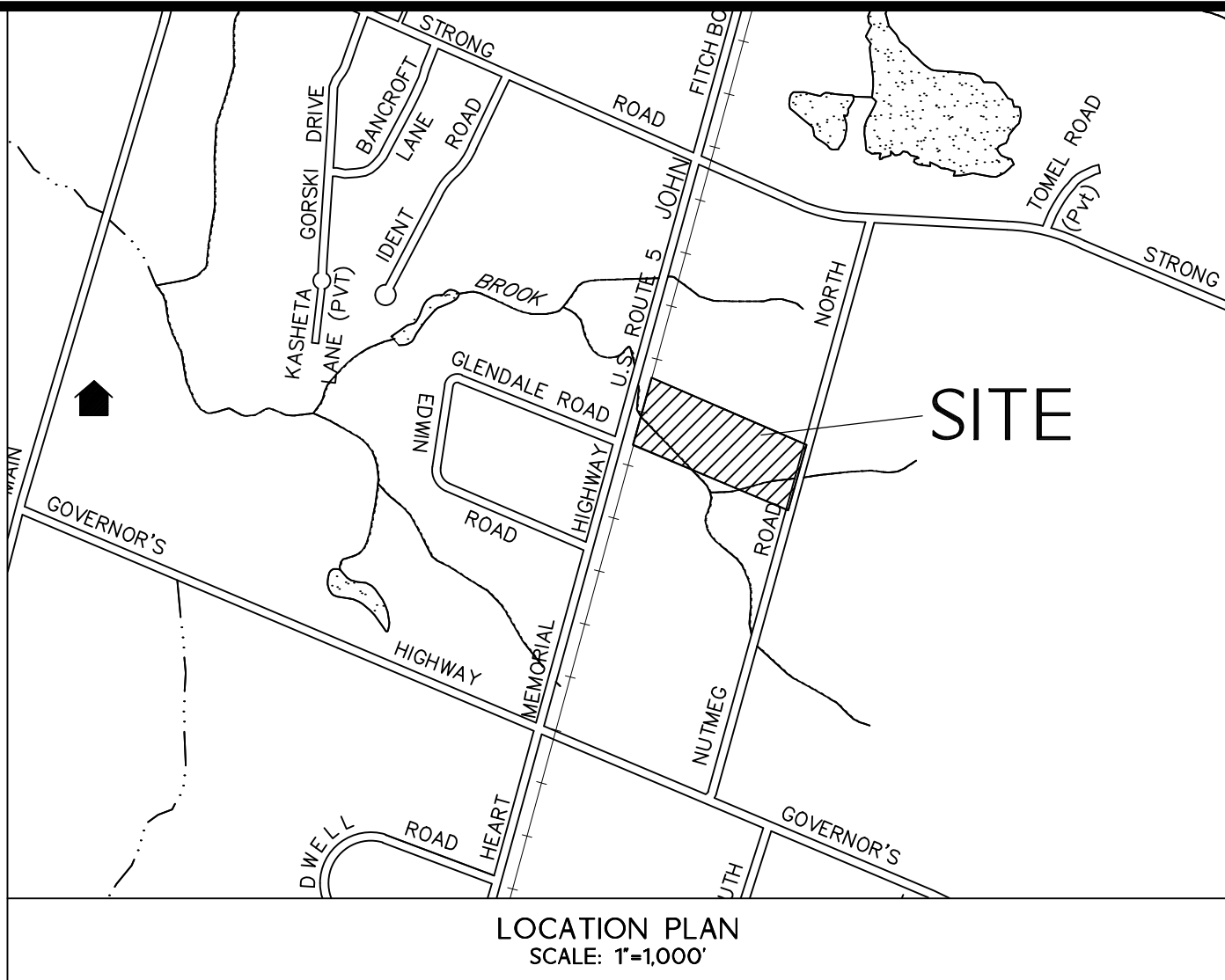
- NOTES:
1. BOTTOM TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12 1/2 GAUGE HOG RINGS, 12' O.C.
 2. TOP RAIL COUPLINGS SHALL BE SPACED EVERY 20', EXPANSION COUPLINGS SPACED AT 100' INTERVALS.
 3. TOP RAIL WIRE TIES SHALL BE SPACED AT 24" MAXIMUM. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.
 4. POSTS TO BE 2" O.D.
 5. TOP RAIL TO BE 1-3/8" O.D.
 6. FENCE COMPONENTS SHALL BE GALVANIZED STEEL WITH BLACK VINYL COATING.
 7. PRIVACY SLATS TO BE INSERTED INTO OUTDOOR STORAGE SCREEN FENCING.

CHAIN LINK FENCE
N.T.S.

PROPERTY OWNERS:
LOT 1
NUTMEC ROAD NORTH 595 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

LOT 2
NUTMEC ROAD NORTH 591 LLC
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
DISTINCTIVE TREE CARE
48 PATRIA ROAD
SOUTH WINDSOR, CT 06074
(860) 528-8733



- NOTES:
1. PROPERTY IS IN THE INDUSTRIAL ZONE.
 2. PARCEL CONTAINS 403,378 SQUARE FEET OR 9.260 ACRES.
 3. THERE IS NOT AN ESTABLISHED STREET LINE FOR NUTMEG ROAD NORTH. THE ASSUMED STREET LINE DEPICTED HEREON IS BASED ON A 50.00 FOOT WIDE RIGHT OF WAY AS DEPICTED ON PROPERTY PLANS IN THE TOWN OF SOUTH WINDSOR LAND RECORDS AND MAP REFERENCE #6.
 4. THE INLAND WETLANDS DEPICTED HEREON WERE DELINEATED BY JOHN IANNI OF HIGHLAND SOILS AND FIELD LOCATED BY DESIGN PROFESSIONALS, INC. ON NOVEMBER 8, 2013.
 5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 378 OF 675 COMMUNITY PANEL NUMBER 0803030878 EFFECTIVE DATE SEPTEMBER 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.CBTD.COM](http://www.cbtyd.com).
 8. REVISIONS TO PLAN REFLECT ADDITIONAL TOPOGRAPHY NORTH OF BROOK AT WEST END OF SITE AND DO NOT REFLECT NEW FEATURES CURRENTLY UNDER CONSTRUCTION.

LEGEND

EXISTING	DESCRIPTION
COMMUNICATION	
C _x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
DOMESTIC WATER	
W _x	WATER MAIN
WS _x	WATER SERVICE
WV	WATER VALVE
Δ	FIRE HYDRANT
LIGHTING	
☆	POLE MOUNTED LIGHT
NATURAL GAS	
G _x	GAS MAIN
POWER	
EO _x	ELECTRICAL LINES, OVERHEAD
EU _x	ELECTRICAL LINES, UNDERGROUND
U _x	UTILITY POLE
PROPERTY	
	PROPERTY LINE
□	IRON PIN
MON	MONUMENT
ROADS	
GR	GUARD RAIL
SITE FEATURES	
X	BARBED WIRE FENCE
CL	CHAIN LINK FENCE
=	RAIL FENCE
+	STOCKADE FENCE
+	WIRE FENCE
OR	TREE
TL	TREE LINE
SANITARY SEWER	
S _x	SANITARY SEWER MAIN
SM	SANITARY SEWER MANHOLE
STORM SEWER	
D _x	STORM DRAIN PIPE
DM	STORM DRAIN MANHOLE
CI	CURB INLET
CB	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
61.95	SPOT ELEVATION
WETLANDS	
▲	WETLANDS LINE

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 "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - TYPE OF SURVEY IS A PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS AND VERTICAL 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. LIC. NO. 12327

MAP REFERENCE:

1. PLAN ENTITLED "STATUTORY DIVISION, FOLSOM CONSTRUCTION 591 & 595 NUTMEG ROAD NORTH, SOUTH WINDSOR, CONNECTICUT" DATED 1/30/14 PREPARED BY DESIGN PROFESSIONALS, INC.

PROPERTY & TOPOGRAPHIC SURVEY

SHEET 1 OF 1

V-1

NO. DATE

REVISIONS

BY

PREPARED FOR:

DISTINCTIVE TREE CARE

48 PATRIA ROAD

SOUTH WINDSOR, CT

06074

(860) 528-8733

DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS

PLANNERS / LANDSCAPE ARCHITECTS

21 JEFFERY ROAD

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