

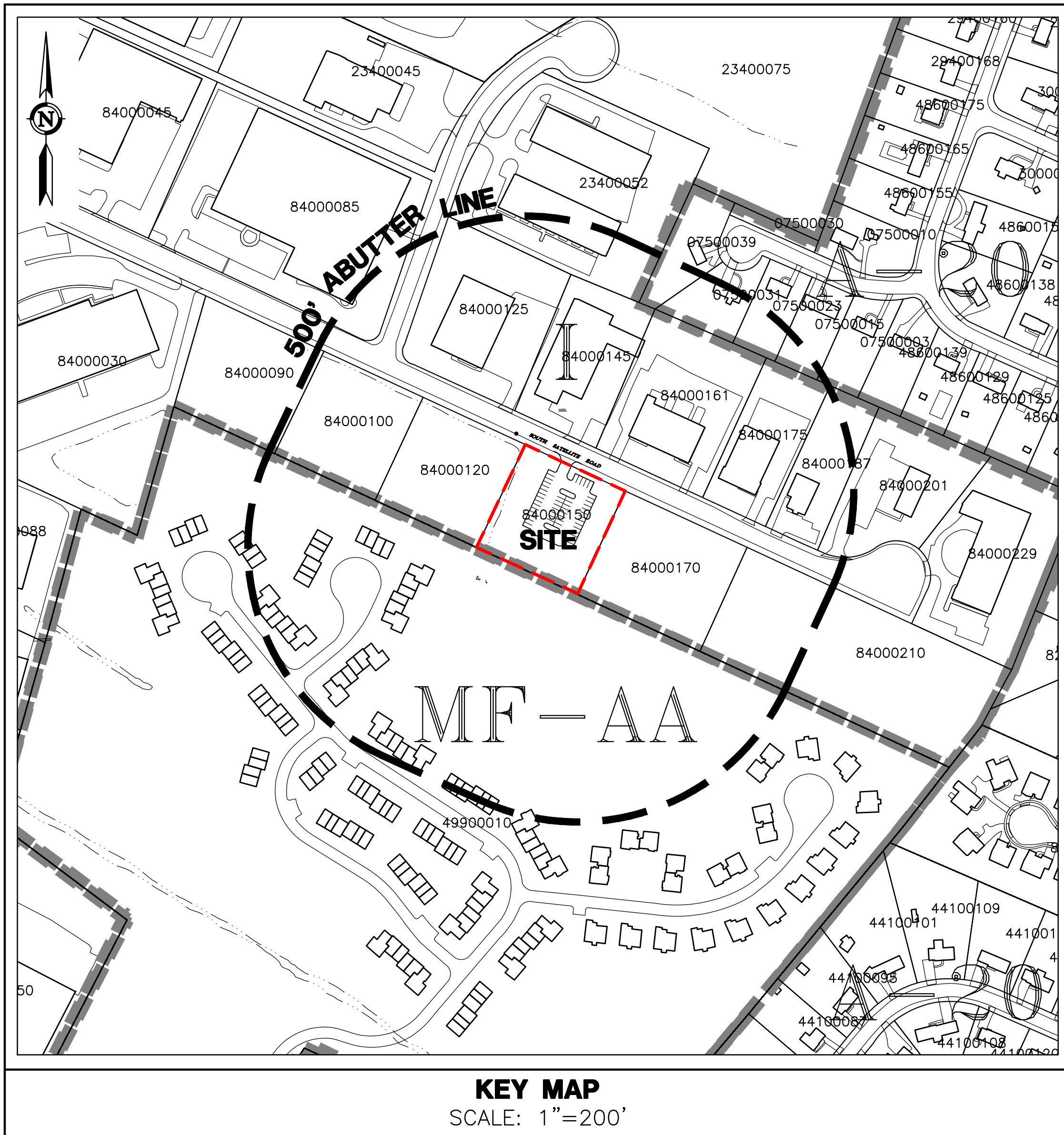
UNITEX

SITE PLAN OF DEVELOPMENT

150 SOUTH SATELLITE ROAD ~ SOUTH WINDSOR ~ CT

GIS PIN: 84000150

N/F 500' ABUTTERS					
PARCEL ID	ADDRESS	OWNER	PARCEL ID	ADDRESS	OWNER
72900408	408 PLEASANT VALLEY ROAD	T & M BUILDING CO INC	82600064	64 SHEPARD WAY	DIRISALA VENKATA NAGA JAGADESH &
84000100	100 SOUTH SATELLITE ROAD	DALO LLC	82600052	52 SHEPARD WAY	OH KYOUNGJO
53450025	25 LEXIE LANE	BETHI LAKSHMI &	82600049	49 SHEPARD WAY	MUTHU VIMALSANTHAKUMAR &
53450019	19 LEXIE LANE	RAGAVAN HARISH	82600043	43 SHEPARD WAY	SRINIVASACHARI VIJAY &
53450015	15 LEXIE LANE	CHANDRASEKHARAN MUTHUKRISHNAN &	82600038	38 SHEPARD WAY	SARKAR MANOJIT
53450011	11 LEXIE LANE	PACHAURI RAGHAV &	82600032	32 SHEPARD WAY	AMBIKAPATHI RAVICHANDAR
53450007	7 LEXIE LANE	GAZZARAPU BRAHMAJI R	82600005	5 SHEPARD WAY	VISHNUMOLAKALA PARTHASARADHI &
70700120	120 PEPIN PLACE	T & M BUILDING CO INC	70700338	338 PEPIN PLACE	RAKINREDDY MEGHASHYAM &
70700116	116 PEPIN PLACE	T & M BUILDING CO INC	70700325	325 PEPIN PLACE	TEWARI ALOK &
70700112	112 PEPIN PLACE	LAKSHI SITA RAMBABU &	70700324	324 PEPIN PLACE	BHARDWAJ ANKIT &
70700108	108 PEPIN PLACE	CHINNASAMY SELVAMOCHAN &	70700320	320 PEPIN PLACE	BHARDWAJ KANIKIA &
70700105	105 PEPIN PLACE	MASELLI BLAISE R JR	70700316	316 PEPIN PLACE	PATEL VIVEK
70700104	104 PEPIN PLACE	WANG YAFENG	70700315	315 PEPIN PLACE	KIRUBAKARAN SUDAKAR RAJA &
70700100	100 PEPIN PLACE	SAMPATH VIKRAM RAVINDRAN &	70700312	312 PEPIN PLACE	KUNAMNENI NEELIMACHOWDARY &
70700025	25 PEPIN PLACE	TALA CHIRAGKUMAR D & KAJAL C	70700309	309 PEPIN PLACE	CHINTHAPALLI VENKATA MARUTHI R &
70700015	15 PEPIN PLACE	LADONNE THERESA	70700308	308 PEPIN PLACE	JAYAKUMAR KIRUBAVATHY
70700007	7 PEPIN PLACE	CHATURVEDI SIDDHARTHA &	70700305	305 PEPIN PLACE	KAUR GAGANPREET &
82600006	6 SHEPARD WAY	COHEN KYLE TODD &	70700304	304 PEPIN PLACE	KADALE NILESH R & PRADYA N
53450004	4 LEXIE LANE	SKORONSKI MARYLEAH & RICHARD TRUSTEES	70700301	301 PEPIN PLACE	PALAGIRI SREEKANTH &
70700145	145 PEPIN PLACE	NAIR VINESH & POOJA	70700300	300 PEPIN PLACE	RENGASAMY VINOTH KUMAR &
70700140	140 PEPIN PLACE	VERMA RAJIV	70700295	295 PEPIN PLACE	DRONAVAJALA CHANDRA SEKHAR &
70700139	139 PEPIN PLACE	LAKSHMINARAYANAN RAMANUJAM &	70700291	291 PEPIN PLACE	BALRAJ GURUBABU &
70700136	136 PEPIN PLACE	LAZICKI DAVID S	70700290	290 PEPIN PLACE	PERRA THOMAS J
70700135	135 PEPIN PLACE	PALLERLA MANI KUMAR &	70700287	287 PEPIN PLACE	RAMAKKAPETA NAVEEN REDDY &
70700132	132 PEPIN PLACE	HAK DONNA CHAN WAH	70700283	283 PEPIN PLACE	BOGOLU SAI CHAITANYA R &
70700131	131 PEPIN PLACE	PANDE RISHABH &	70700282	282 PEPIN PLACE	JAINI VENUGOPAL
70700128	128 PEPIN PLACE	T & M BUILDING CO INC	70700279	279 PEPIN PLACE	BAJU KARTHICK &
70700127	127 PEPIN PLACE	PAUL SIDDHARTH & SUBARNA	70700278	278 PEPIN PLACE	DHANDAPANI BHASKAR &
70700124	124 PEPIN PLACE	T & M BUILDING CO INC	70700275	275 PEPIN PLACE	ARCOT MEGHANA
82600028	28 SHEPARD WAY	T & M BUILDING CO INC	70700274	274 PEPIN PLACE	SHIL SHAIKAL KANTI &
82600027	27 SHEPARD WAY	JOSHI DIBESH D & TRIJA	70700271	271 PEPIN PLACE	KUMAR JALAJ &
82600025	25 SHEPARD WAY	SILVARAJ JOSEPH STALIN MALLAVARPU &	70700270	270 PEPIN PLACE	GUGGILLA KRISHNA ANANTHAPURAM
82600023	23 SHEPARD WAY	JAIN SHIKHA & MANISH RAMESH	70700261	261 PEPIN PLACE	GUPTA ASHISH & SALONI
82600021	21 SHEPARD WAY	TANDON AMIT &	70700257	257 PEPIN PLACE	LYNN PATRICK
82600020	20 SHEPARD WAY	KWON OH SUNG &	70700253	253 PEPIN PLACE	THOTA SRILATHA &
82600019	19 SHEPARD WAY	TARAFDER ANIRBAN	70700249	249 PEPIN PLACE	MARUTHI BALAJI HUGHENAHALLY &
82600017	17 SHEPARD WAY	RANA PAWAL & NISHA	70700245	245 PEPIN PLACE	THIYAGARAJAN HARIHARASUDHAN
82600014	14 SHEPARD WAY	SOMASUNDARAM VADIVELAN	70700241	241 PEPIN PLACE	NAGARAJA SHARATH BANGALORE &
49900061	61 KENNISON COURT	T & M BUILDING CO INC	70700240	240 PEPIN PLACE	T & M BUILDING CO INC
49900059	59 KENNISON COURT	T & M BUILDING CO INC	70700230	230 PEPIN PLACE	SAXENA SAURABH D &
49900055	55 KENNISON COURT	T & M BUILDING CO INC	70700224	224 PEPIN PLACE	DOMMARAJU SUMANTH &
49900051	51 KENNISON COURT	T & M BUILDING CO INC	70700221	221 PEPIN PLACE	RAMAMURTHY SIVAKUMAR
49900050	50 KENNISON COURT	T & M BUILDING CO INC	70700220	220 PEPIN PLACE	LOW JENN CHANG MICHAEL &
49900043	43 KENNISON COURT	GOVINDHIAVALA SHANTANU &	70700219	219 PEPIN PLACE	BHANGAR SHALINI
49900042	42 KENNISON COURT	T & M BUILDING CO INC	70700216	216 PEPIN PLACE	OBULRAJAVATHI RAJ KRISHNARAJ SOUNDARARAJ
49900041	41 KENNISON COURT	LAKSHMANAN RAJA PONNUCHAMY &	70700215	215 PEPIN PLACE	PALLIKURU SURESH
49900038	38 KENNISON COURT	T & M BUILDING CO INC	70700212	212 PEPIN PLACE	NAGARAJAN UMASUDEN
49900037	37 KENNISON COURT	DAVE HARDIK & MAITRI	70700209	209 PEPIN PLACE	RADHAKRISHNAN RAJESH
49900034	34 KENNISON COURT	T & M BUILDING CO INC	70700205	205 PEPIN PLACE	SANGHVI DIPTI
49900033	33 KENNISON COURT	HUNDIWALE NIRAJ &	70700201	201 PEPIN PLACE	BASKARAN SHANTHARAM &
49900030	30 KENNISON COURT	T & M BUILDING CO INC	70700200	200 PEPIN PLACE	KENNY JAMES D & THERESA
49900026	26 KENNISON COURT	T & M BUILDING CO INC	70700192	192 PEPIN PLACE	BARDHAN KRISHANU &
49900023	23 KENNISON COURT	DALTON FREDERICK F	70700191	191 PEPIN PLACE	PAUL DEEPAK &
49900025	25 KENNISON COURT	SINGH JASKARANJIT & PALVI	70700188	188 PEPIN PLACE	THAVAMANI KALAIYANAN
49900022	22 KENNISON COURT	T & M BUILDING CO INC	70700187	187 PEPIN PLACE	DUBBA HARSHA V
49900018	18 KENNISON COURT	T & M BUILDING CO INC	70700184	184 PEPIN PLACE	YADAV ARUN K & SHIKHA
49900014	14 KENNISON COURT	T & M BUILDING CO INC	70700183	183 PEPIN PLACE	MADHURI BURLA &
49900010	10 KENNISON COURT	T & M BUILDING CO INC	70700180	180 PEPIN PLACE	GUNASEKHARAN ARAVIND &
49900006	6 KENNISON COURT	T & M BUILDING CO INC	70700179	179 PEPIN PLACE	AGRAWAL ASHISH & CHANDNI
49900003	3 KENNISON COURT	DATTA SUBHANKAR	70700176	176 PEPIN PLACE	JAGTIANI VISHAL
53450088	88 LEXIE LANE	NATAL KATIE F	70700175	175 PEPIN PLACE	KUMAR SAJEV &
53450086	86 LEXIE LANE	MARLOWE FAMILY REVOCABLE TRUST	70700172	172 PEPIN PLACE	RAZA ALI
53450084	84 LEXIE LANE	SRIVASTAVA ASHISH &	70700171	171 PEPIN PLACE	DAMDODARAN RANJITH &
53450082	82 LEXIE LANE	RANA MUHAMMAD A &	70700164	164 PEPIN PLACE	KHAN USMAN
53450079	79 LEXIE LANE	GUAY ELIZABETH	70700158	158 PEPIN PLACE	HALASAN KAREN
53450077	77 LEXIE LANE	KLINE JENNIFER	70700154	154 PEPIN PLACE	KAUR AMARJEET
53450075	75 LEXIE LANE	YOON BLISS	70700150	150 PEPIN PLACE	DEROSA SAMANTHA ANN
53450073	73 LEXIE LANE	HEO KYEON &	70700146	146 PEPIN PLACE	AMBATI RAVINDER &
53450062	62 LEXIE LANE	SWAMINATHAN AMBIKA	82600058	58 SHEPARD WAY	HUGAR KIRAN
53450058	58 LEXIE LANE	DHANABALAN KARTHIK	70700035	35 PEPIN PLACE	T & M BUILDING CO INC
53450054	54 LEXIE LANE	KUMAR DILIP &	84000210	210 SOUTH SATELLITE ROAD	DALO LLC
53450050	50 LEXIE LANE	AHMED SHAHID &	84000170	170 SOUTH SATELLITE ROAD	DALO LLC
53450046	46 LEXIE LANE	JAGADEESAN VENKATESAN &	84000150	150 SOUTH SATELLITE ROAD	DALO LLC
53450042	42 LEXIE LANE	LOHH BORIN &	84000120	120 SOUTH SATELLITE ROAD	DALO LLC
53450036	36 LEXIE LANE	BENOIT RYAN J & KRISTEN M	84000090	90 SOUTH SATELLITE ROAD	DALO LLC
53450032	32 LEXIE LANE	GILLIGAN SEAN T	7500015	15 BARBARA ROAD	BOLDUC RUSSELL A & JOANNA I
53450028	28 LEXIE LANE	KIM HEEJOO GWEN	7500003	3 BARBARA ROAD	CZAJA DANIEL E & JENNIFER A
53450024	24 LEXIE LANE	LAD SRAJAN J & SHRUTI S	84000145	145 SOUTH SATELLITE ROAD	LEDYARD STREET LLC
53450020	20 LEXIE LANE	MAHALINGAM RAJESH KANNAN &	84000085	85 SOUTH SATELLITE ROAD	85 SOUTH SATELLITE ROAD LLC
53450016	16 LEXIE LANE	GAO RUHOU	84000175	175 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES L L C
82600085	85 SHEPARD WAY	T & M BUILDING CO INC	7500039	39 BARBARA ROAD	GUPTA PANKAJ & ANJALI
82600082	82 SHEPARD WAY	T & M BUILDING CO INC	84000161	161 SOUTH SATELLITE ROAD	OPTIMUS SOUTH WINDSOR LLC
82600079	79 SHEPARD WAY	GANDHIRAJAN MURALIDHARAN N &	23400052	52 CONNECTICUT AVE	LAKE REYNOLDS LLC & BLYTHEWOOD P.M. LLC
82600076	76 SHEPARD WAY	T & M BUILDING CO INC	7500031	31 BARBARA ROAD	RAMIREZ RUBEN & TACY
82600075	75 SHEPARD WAY	GARI DEVENDRA REDDY GOPAL REDDY &	84000187	187 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES LLC
82600070	70 SHEPARD WAY	T & M BUILDING CO INC	7500023	23 BARBARA ROAD	HUYNH TUNG &
82600069	69 SHEPARD WAY	GOWDA JAYASINHIA VENKATE &	84000125	125 SOUTH SATELLITE ROAD	GLOBAL TURBINE COMPONENT TECHNOLO LLC
82600067	67 SHEPARD WAY	GIRIDHARAN ARUN &	84000201	201 SOUTH SATELLITE ROAD	K R HOLDINGS LLC



CIVIL ENGINEER,
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& LAND SURVEYOR:

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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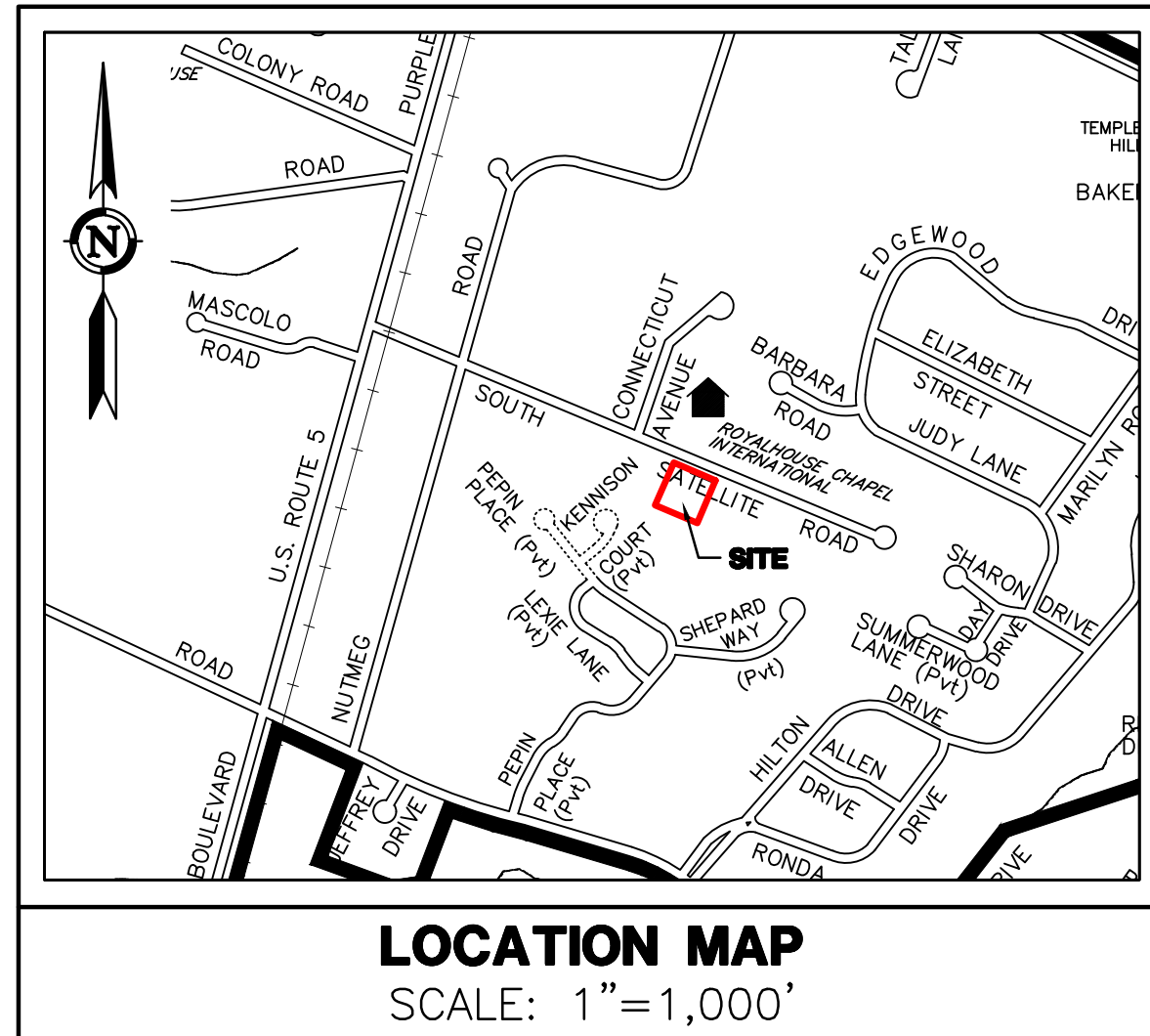
**PRELIMINARY
NOT FOR CONSTRUCTION**
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE
REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE
TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-840-3205

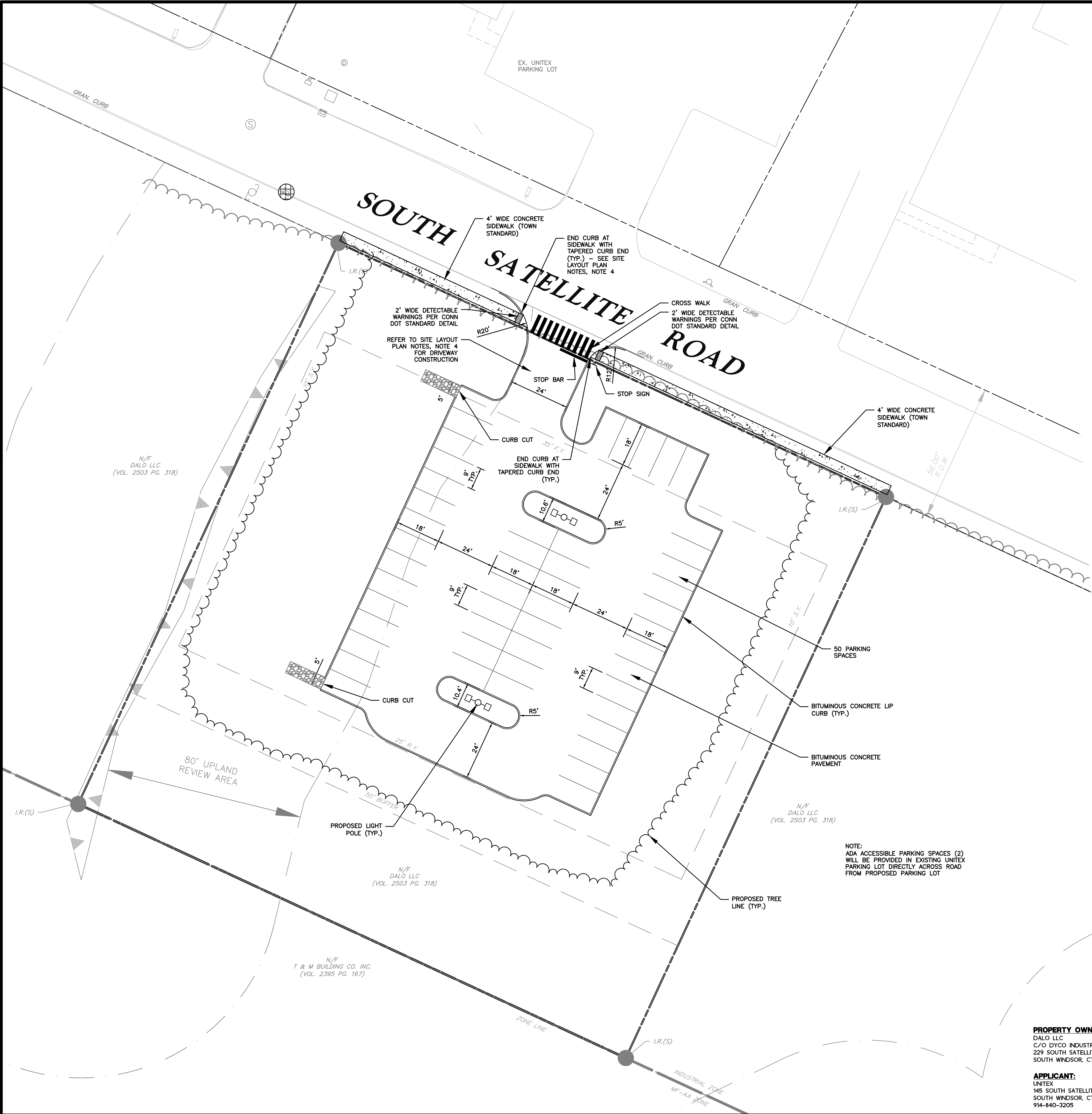


ZONING TABLE

ZONE: 1 ZONE (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF	61,000 SF	61,000 SF
LOT FRONTAGE	100'	244'	244'
FRONT YARD	35'	-	N/A
SIDE YARD	10'	-	N/A
REAR YARD	25'	-	N/A
HEIGHT	40'	-	N/A
STORIES	2	-	N/A
LOT COVERAGE	50%	0%	N/A
IMPERVIOUS COVERAGE	65%	0%	29.1%
PARKING LOT LANDSCAPING	10% OF INTERIOR PARKING LOT	-	10.4%

SHEET INDEX

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ZONING TABLE			
ZONE: I ZONE (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF	61,000 SF	61,000 SF
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LOT COVERAGE	50%	0%	N/A
IMPERVIOUS COVERAGE	65%	0%	29.1%
PARKING LOT LANDSCAPING	10% OF INTERIOR PARKING LOT	-	10.4%

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, UNITEX, 150 SOUTH SATELLITE ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 4/21/2021 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.
4. CONTRACTOR SHALL COORDINATE THE FINAL PARKING LOT DRIVEWAY LAYOUT CONNECTION TO FUTURE ROAD CONSTRUCTION OF SOUTH SATELLITE ROAD WITH THE TOWN OF SOUTH WINDSOR.

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
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PREPARED FOR:
Unitex
145 South Satellite Road,
South Windsor, CT 06074

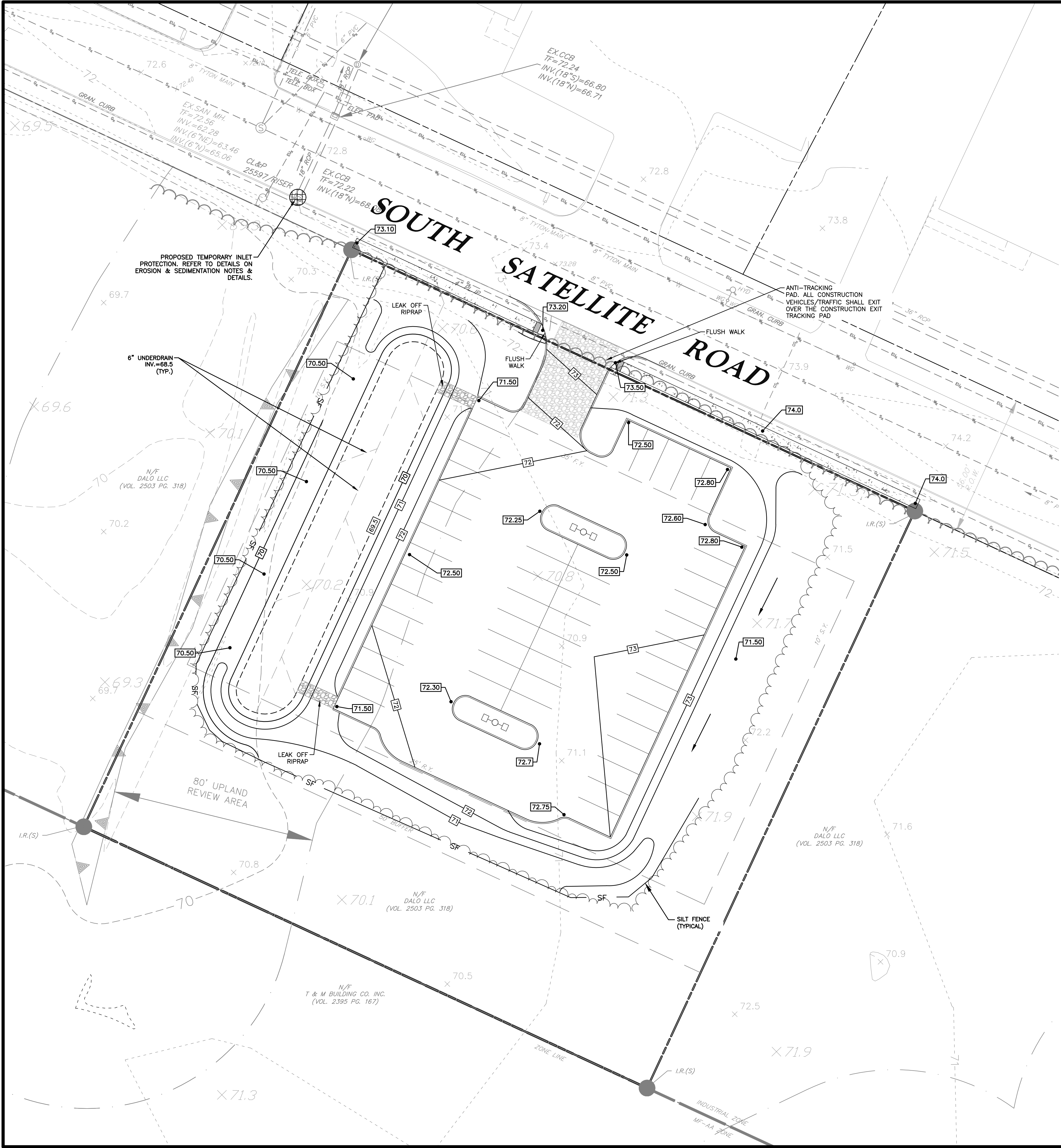
PROJECT NO.: 46502
DATE: 5/4/21
DESIGN BY: CM
CHECKED BY: SC

UNITEX
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

NO. DATE REVISIONS BY

SITE PLAN
SCALE: 0' 10' 20' 40'
T = 20'

SHEET
C-SP1
SHEET 2 OF 9



PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
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REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, UNITEX, 150 SOUTH SATELLITE ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 4/21/2021 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



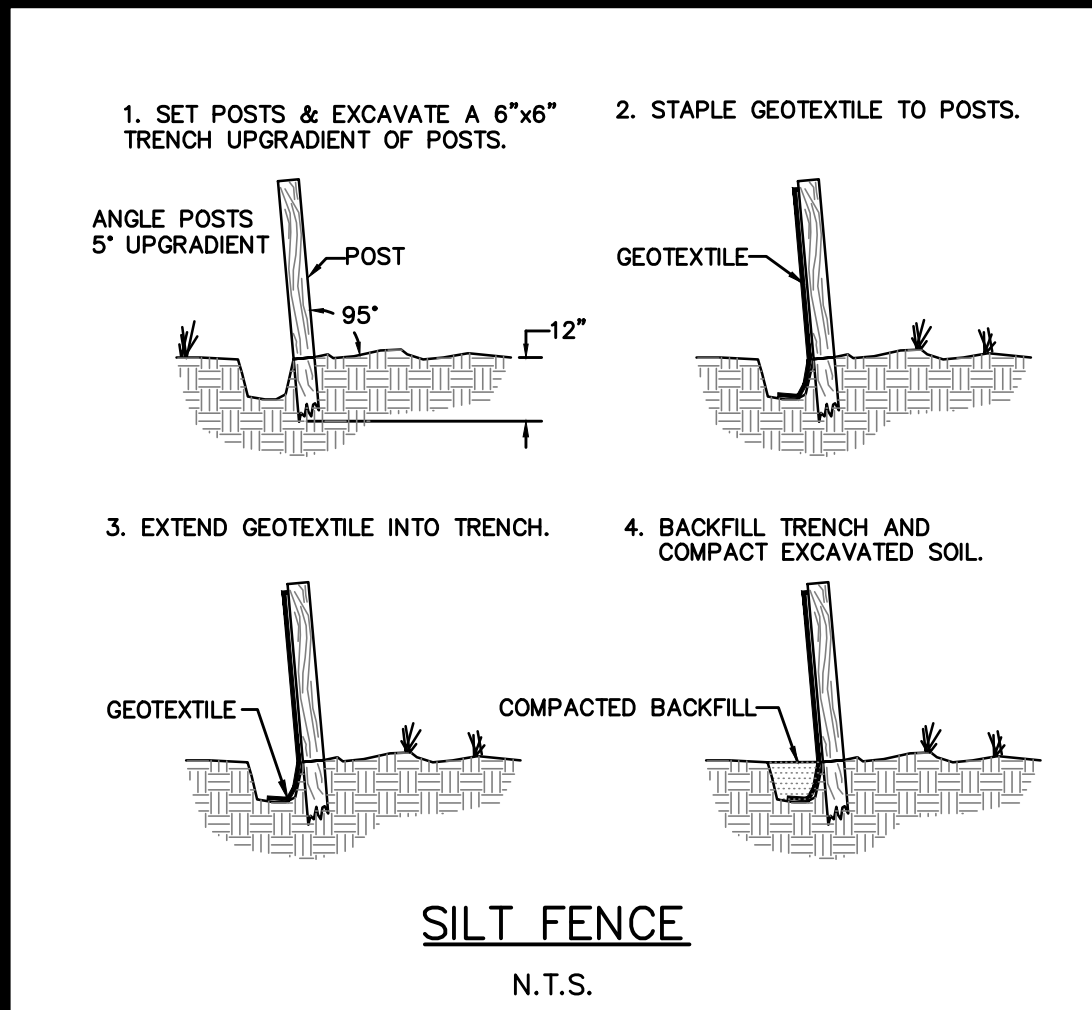
NO.	DATE	REVISIONS	BY

UNITEX
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

PREPARED FOR:
Unitex
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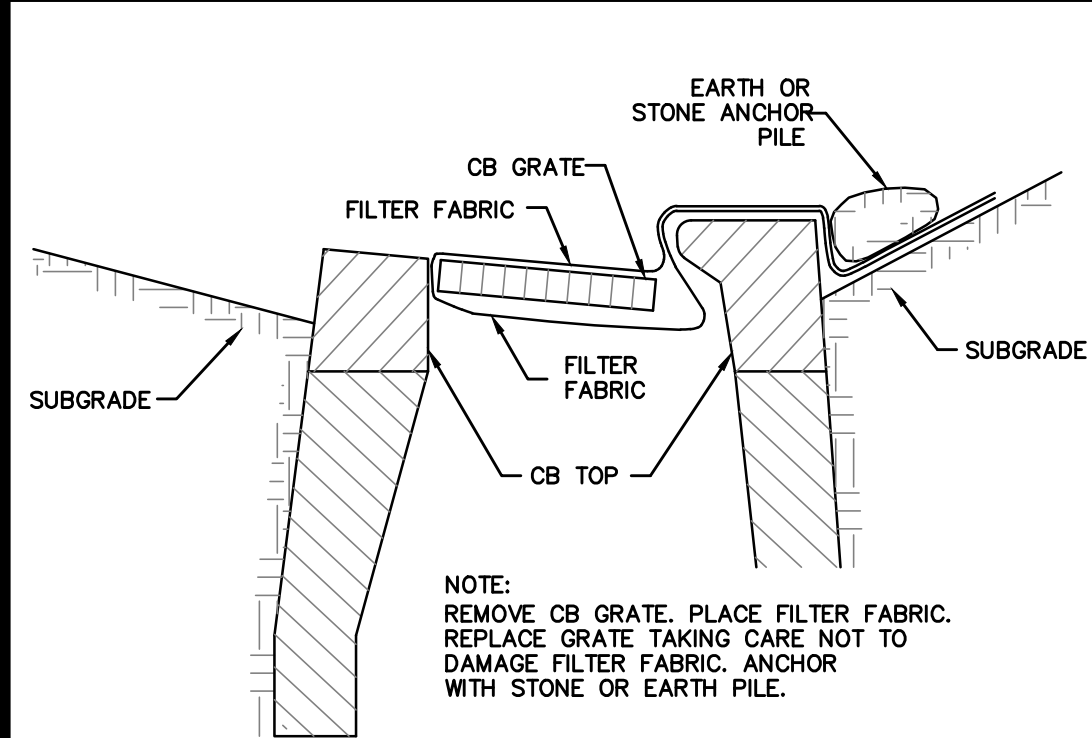
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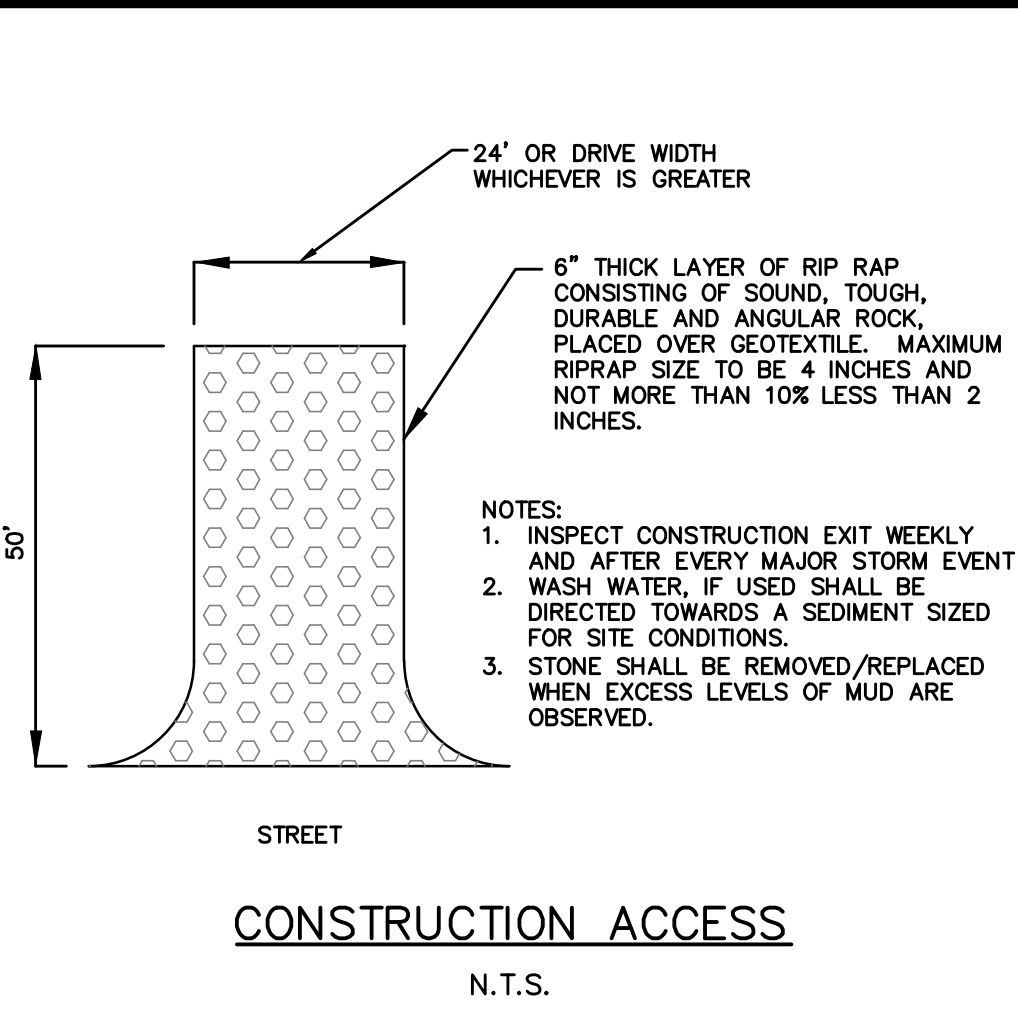
SILT FENCE

N.T.S.



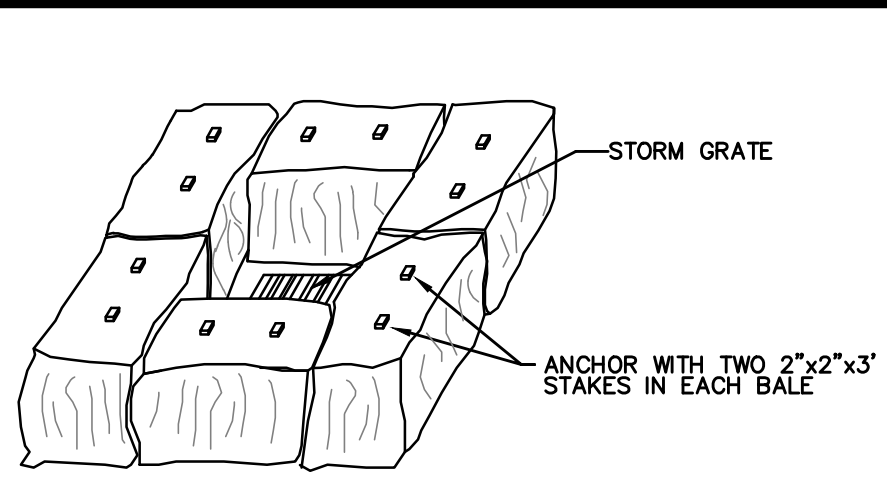
CATCH BASIN GRATE
SEDIMENTATION CONTROL

N.T.S.



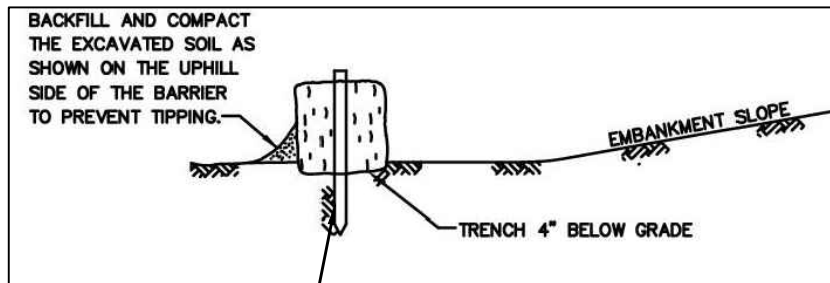
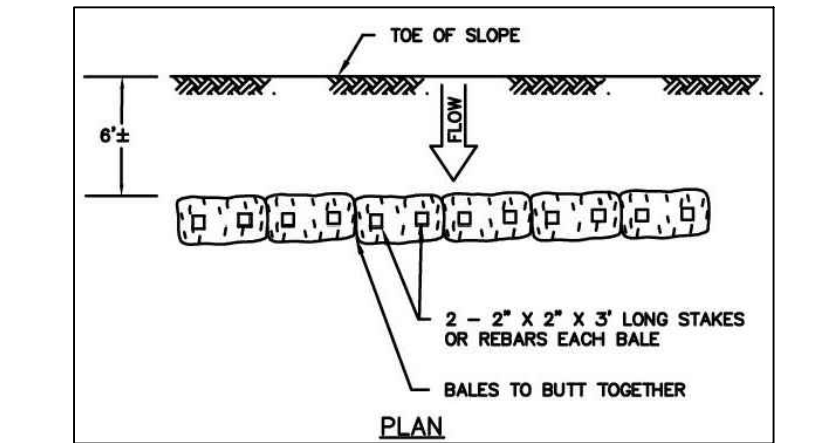
CONSTRUCTION ACCESS

N.T.S.



STRAW BALE INSTALLATION AT CATCH
BASINS

N.T.S.



NOTES:

1. HAYBALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE ENGINEER.
2. PLACE HAYBALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.

STRAW BALES FOR EROSION
CONTROL

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 DETENTION BASIN AS SHOWN ON THE PLANS TO ACT AS THE TEMPORARY SEDIMENT BASIN.
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 AND DETENTION BASIN. 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.

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

INFILTRATION BASIN/DETENTION BASIN: SHALL BE INSPECTED BIANNUALLY. ALL LARGE WOODY NON LANDSCAPE GROWTH THAT MAY AFFECT THE FLOW OF WATER OR THE STABILITY OF THE BASIN SHALL BE REMOVED. RIPRAP SHALL BE RE-ARRANGED WHEN REQUIRED TO MAINTAIN THE STABILITY OF THE BASIN. TOPS SHALL BE REMOVED TO PREVENT THE PROPER OPERATION OF THE BASIN SHALL BE REPAIRED PROMPTLY. ACCUMULATED SEDIMENT SHALL BE REMOVED.

WATER QUALITY BASIN/DETENTION BASIN: SHALL BE INSPECTED TWICE PER YEAR. ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY EROSION/RILLS NOTED WITHIN THE BASIN 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 REMEDIATED IMMEDIATELY. THE BASIN SHALL BE MONITORED TO ASSURE PROPER 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 BOTTOM OF BASIN SHALL BE EXCAVATED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACE WITH 4" OF LOAM AND SEED.

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

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 SWEEPED 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 CATCH BASIN 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.

PROJECT
CONTACT INFO:

John Onofrio
860-289-1527
ext. 829

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 - SUMMER 2021

CONSTRUCTION DUST CONTROL NOTES

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

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-640-3205

UNITEX
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

EROSION & SEDIMENTATION
NOTES & DETAILS

SHEET
C-ES2

SHEET 4 OF 9

PROJECT NO. 4652
DATE 5/4/21
BY CM
REVISIONS
NO. DATE
BY

UNITECH
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

EROSION & SEDIMENTATION
NOTES & DETAILS

SHEET
C-ES2

SHEET 4 OF 9

PREPARED FOR
Unitex
145 South Satellite Road,
South Windsor, CT 06074

PROJECT NO. 4652
DATE 5/4/21
BY CM
REVISIONS
NO. DATE
BY

UNITECH
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

EROSION & SEDIMENTATION
NOTES & DETAILS

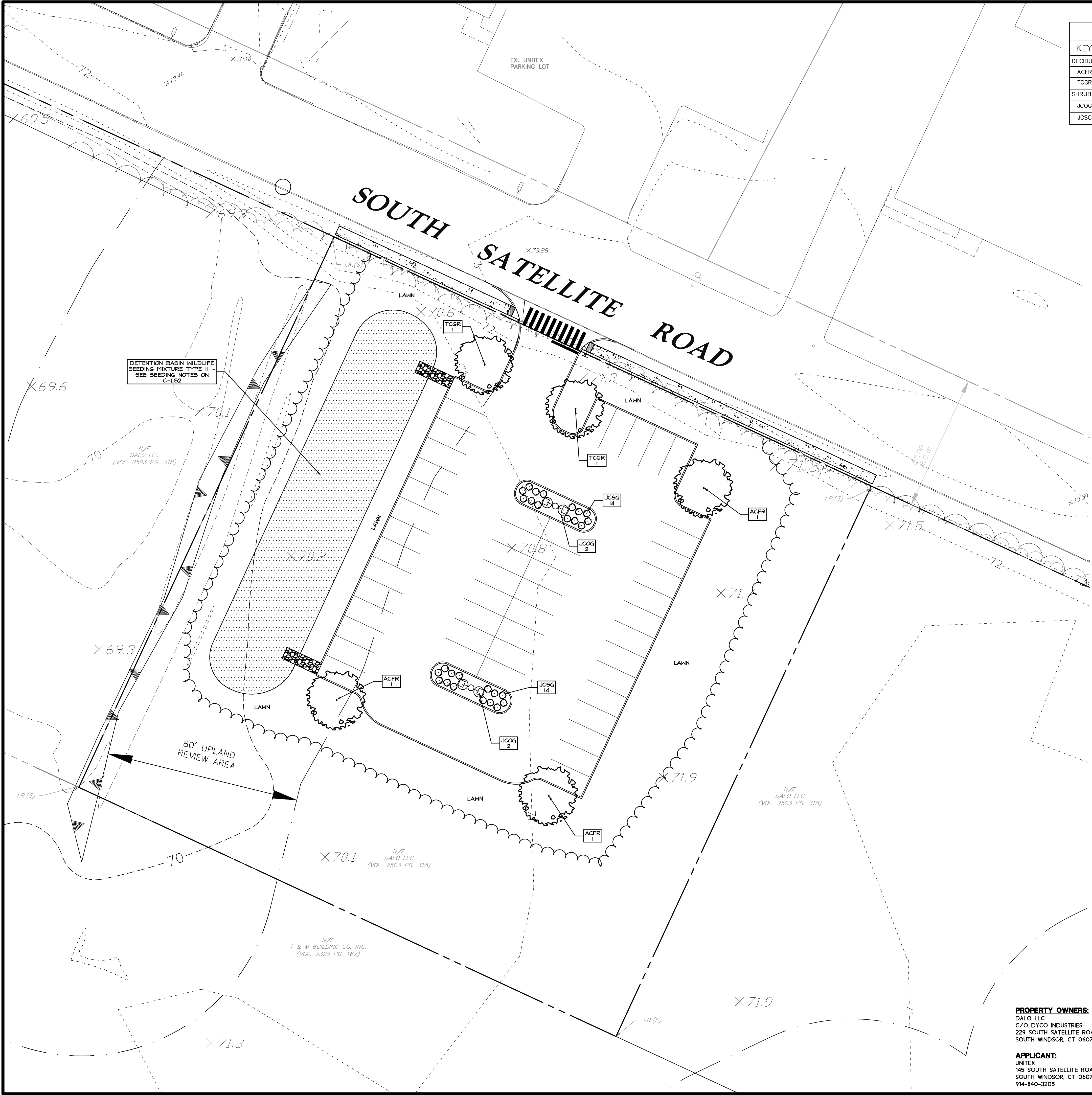
SHEET
C-ES2

SHEET 4 OF 9

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Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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DETENTION BASIN WILDLIFE
SEEDING MIXTURE TYPE II -
SEE SEEDING NOTES ON
C-LS2

N/F
DALO LLC
(VOL. 2503 PG. 318)

N/F
DALO LLC
(VOL. 2503 PG. 318)

N/F
T & M BUILDING CO. INC.
(VOL. 2395 PG. 167)

EX. UNITEX
PARKING LOT

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-840-3205

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, UNITEX, 150 SOUTH SATELLITE ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 4/21/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

LANDSCAPE 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 LANDSCAPING ONLY.
3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	3	Acer x. freemanii 'Jeffers' Red'	Autumn Blaze Maple	2.5" cal.	B&B	PLANT AS SHOWN
TCGR	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	PLANT AS SHOWN
SHRUBS						
JCOG	4	Juniperus chinensis 'Old Gold'	Old Gold Juniper	3 gal.	CONT.	FULL & DENSE
JCSG	28	Juniperus chinensis var. sargentii 'Glaucou'	Blue Sargent Juniper	3 gal.	CONT.	FULL & DENSE

LANDSCAPE PLAN

SHEET
C-LS1
SHEET 5 OF 9

REVISIONS

NO.	DATE	BY

UNITEX

150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

PREPARED FOR

Unitex
145 South Satellite Road,
South Windsor, CT 06074

PROJECT NO.	4652
DATE	5/4/21
DESIGN BY	CM
REVIEW BY	SC
CHECKED BY	SC

This plan is a final plan and does not show any field or change work. It is the responsibility of the user to verify all information shown on this plan. The user is advised to consult the original survey and other documents for complete information. The user is also advised to consult the original survey and other documents for complete information. The user is also advised to consult the original survey and other documents for complete information.

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PLANNERS / LANDSCAPE ARCHITECTS

LANDSCAPE NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIGHT 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 RECEIVED 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 Z60.1 "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 VOIDS AND OPEN SPACES.
- BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT WEIGHT AND DENSITY TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEMS. NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK," CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
- A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM, THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
- 5.B. CONTAINER-GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED ITS SOIL TOGETHER, FIRM AND WHOLE.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.B.B. CONTAINER STOCK SHALL NOT BE IN THE CONTAINER.
- 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
- CONTRACTOR RESPONSIBLE TO HARRANTY 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 NEGLECT 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 ESTABLISHMENT. AT OPTION OF OWNER AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION 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.
- 9.A. PLANTING MATERIALS SHALL 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 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
- PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
 - BARK MULCH/COMPOST 10%-10%
 - COARSE SAND 40%-45%
 - TOPSOIL 46%-50%
- PRIOR 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.
- LIFE SHALL BE FERTILIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MINIMUM OF 60% OXIDE, (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 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.
- 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 WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER, STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
- DATILIES 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" CALIPER SHALL 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 CERTIFICATES 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 CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
- MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKSMANSHIP 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 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 SPECIFIED 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 1/4 INCH AND SUCH WOUNDS MUST SHOWN VIGOROUS BARK ON ALL EDGES.
- ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES. PERMEABLE TO PERMIT TRANSPARATION. 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:
 - REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
 - MULTIPLE LEADER PLANTS WHICH WILL BEST PROTECT THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
 - PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
 - ALL TREES DIRECTLY ADJACENT TO HIGHWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
- MULCH TO BE APPLIED AS FOLLOWS:
 - AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
 - 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.
 - APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
 - MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF MOOD CURBS AND SANDUST.
- 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 AND 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 GUARANTEE 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 1-800-922-4465 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.
- 34.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:

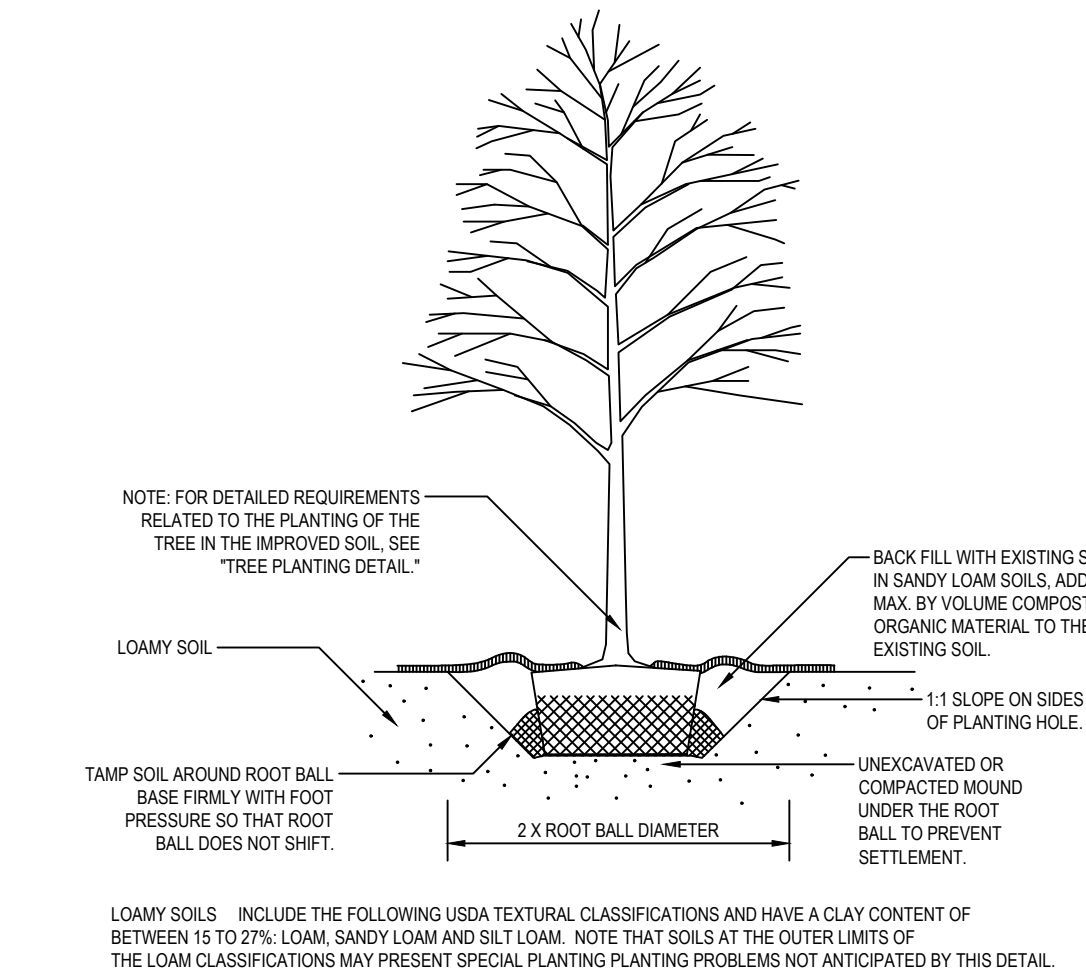
- SEEDING MIXTURE TYPE I (LAWN AREAS):
 - BULGARIAN BLUEGRASS (3 VARIETIES) 50% OF MIXTURE
 - CHEWINGS RED FESCUE 30% OF MIXTURE
 - PERENNIAL RYEGRASS 20% OF MIXTURE
 - APPLICATION RATE: 4.50LBS. PER 1000 S.F.
- SEEDING MIXTURE TYPE II (BASIN SLOPES):
 - DETENTION BASIN WILDLIFE MIX - ERN919-127
 - BY 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):
 - SEL 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 (SHALE BOTTOMS):
 - PERENNIAL RYEGRASS 10% OF MIXTURE
 - CREeping RED FESCUE 10% OF MIXTURE
 - ALSKIE 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 I) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 10% TO SEEDINGS WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO COMBED 2000 AND APPLIED AT THE RATE OF 1,400LBS. 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.

STREET TREE NOTES:

- ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
- ALL ROPE OR THINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE BOLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
- ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
- ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
- ALL THINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
- 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.
- ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
- 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.
- THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
- WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
- ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
- ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
- TREES SHALL NOT BE STAKED OR GUTED UNLESS DICTATED BY THE TREE WARDEN.
- THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
- ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
- NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
- 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.

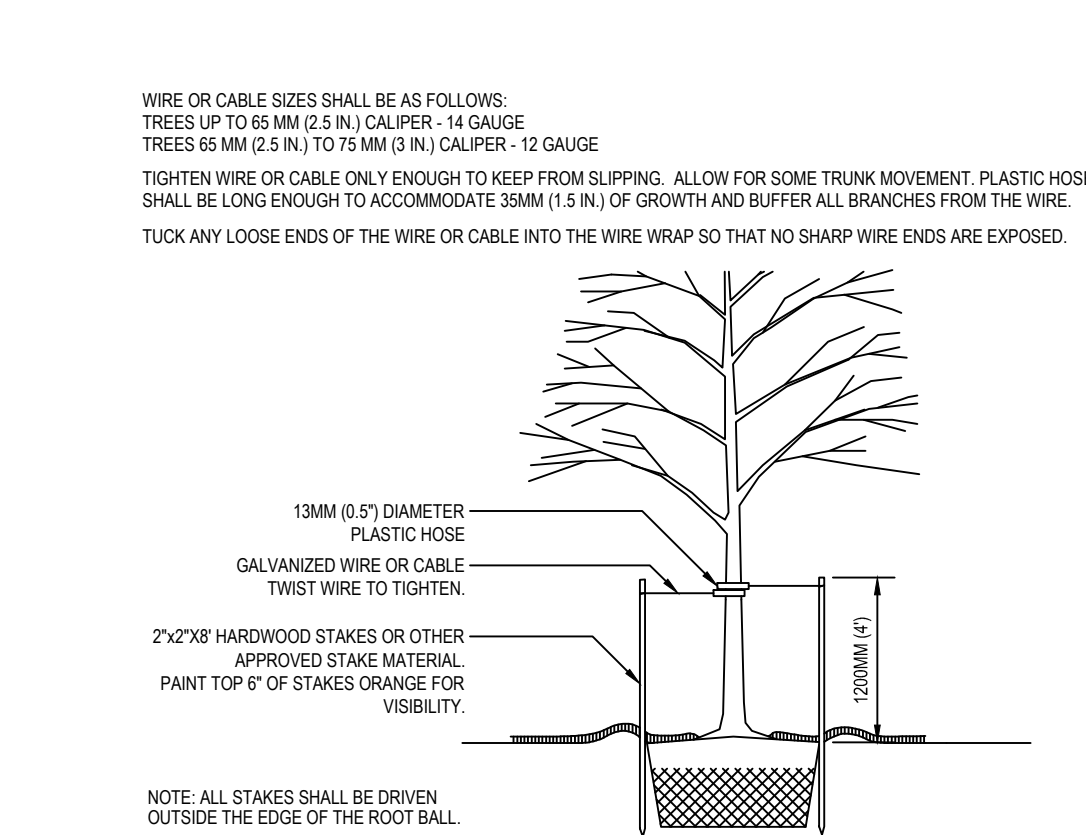
1 TREE PLANTING DETAIL

Not to Scale



2 SOIL IMPROVEMENT DETAIL

Not to Scale



3 TREE STAKING DETAIL (3" CAL. OR SMALLER)

Not to Scale

5 TREE WRAPPING DETAIL

Not to Scale

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPICATOR:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-640-3205

21 EBBEY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
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860-291-8737
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design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
PROJECT NO.: 4652
DATE: 5/4/21
DESIGN BY: JLM
CHECKED BY: JLM
SCALE: AS SHOWN

UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
150 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT

NO.	DATE	REVISIONS	BY

LANDSCAPE DETAILS & NOTES

C-L52

SHEET 6 OF 9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 fc	3.8 fc	0.0 fc	N/A	N/A



1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOT-CANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. THE SURFACE SHALL BE TO LIGHT THE SURFACE OF THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. ANALYSE THE PLANS SHALL BE COMPLETED BY THE FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-840-3205

REFERENCES:

THIS PLAN REFERS TO THE FOLLOWING:

1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, UNITEX, 150 SOUTH SATELLITE ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 4/21/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

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

[illegible]

CONSTRUCTION NOTES:

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

- appropriate utility companies and the affected end users to minimize impact and service interruption.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 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.
- 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.
- 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.
- 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.
- 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.
- The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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%).

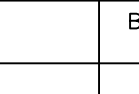
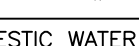
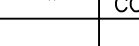
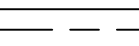
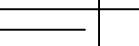
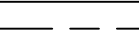
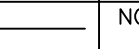
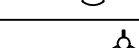
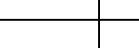
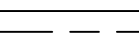
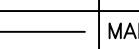
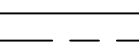
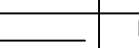
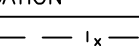
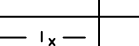
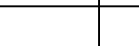
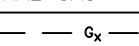
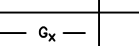
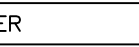
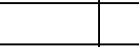
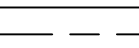
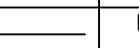
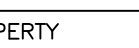
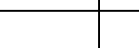
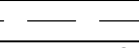
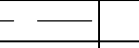
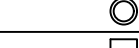
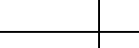
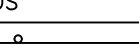
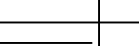
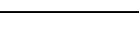
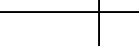
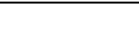
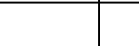
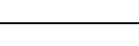
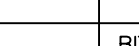
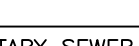
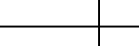
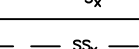
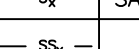
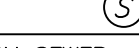
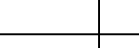
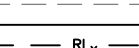
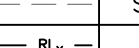
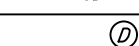
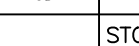
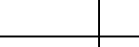
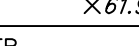
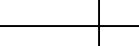
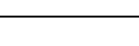
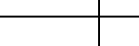
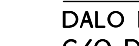
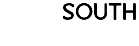
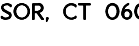
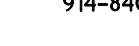
Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top 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.

40. 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.
41. All temporary and permanent on-site and off-site signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
42. 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.
43. 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.
44. 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.
45. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
46. 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.
47. All pumped discharge must utilize silt-soc or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
	COMMUNICATION	
	UNDERGROUND COMMUNICATION LINES	
	DOMESTIC WATER	
	WATER MAIN	
	WATER SERVICE	
	FIRE SERVICE LINE	
	NON-POTABLE WATER LINE	
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
	LIQUID FUEL	
	MAIN LIQUID FUEL LINE	
	LIQUID FUEL SERVICE	
	LIQUID FUEL LINE, ABANDONED	
	IRRIGATION	
	IRRIGATION LINES	
	LIGHTING	
	POLE / GROUND MOUNTED LIGHT	
	NATURAL GAS	
	GAS MAIN	
	GAS SERVICE LINE	
	POWER	
	ELECTRICAL LINES, OVERHEAD	
	ELECTRICAL LINES, UNDERGROUND	
	UTILITY POLE	
	PROPERTY	
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
	ROADS	
	GUARD RAIL	
	EROSION CONTROL	
	SILT FENCE	
	SITE FEATURES	
	4" DOUBLE SOLID YELLOW LINE	
	4" SINGLE SOLID WHITE LINE	
	BIT. CONC. LIP CURB	
	PRECAST CONCRETE CURB	
	SANITARY SEWER	
	SANITARY SEWER MAIN	
	SANITARY SEWER SERVICE LINE	
	SANITARY SEWER MANHOLE	
	STORM SEWER	
	STORM DRAIN PIPE	
	ROOF LEADER	
	UNDERDRAIN	
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
	TOPOGRAPHY	
	CONTOUR	
	SPOT ELEVATION	
	RAMP	
	LANDSCAPE AREA	

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-840-3205

21 EFFEY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-291-8727
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PREPARED FOR
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

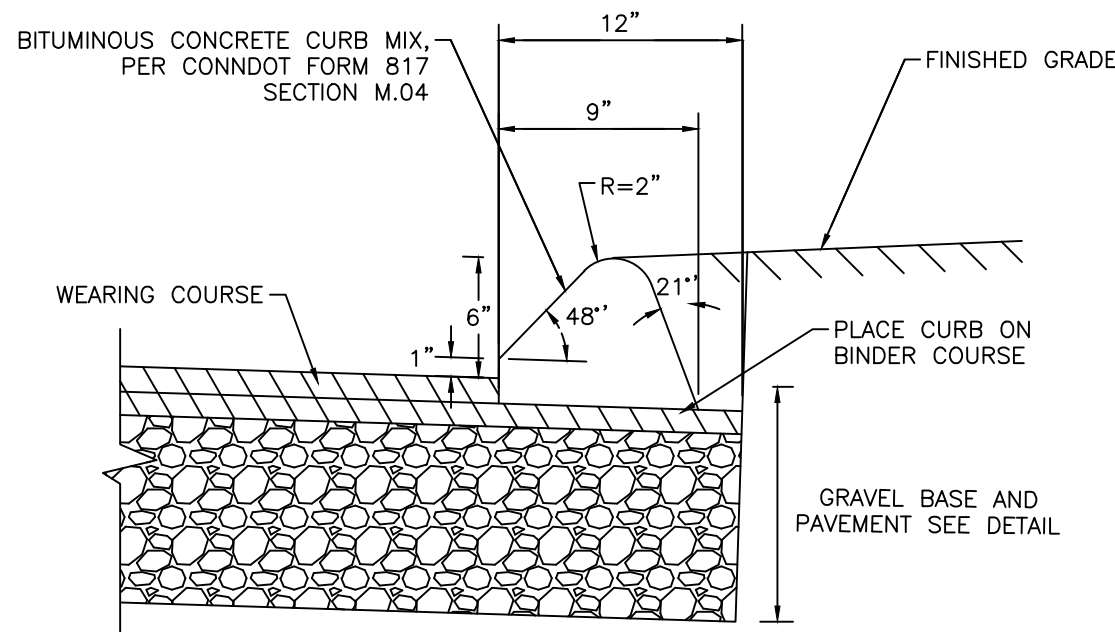
PROJECT NO.
4652
DATE
5/4/21
BY
CM
DESIGNED BY
JW
CHECKED BY
SC

NO. DATE REVISIONS

BY

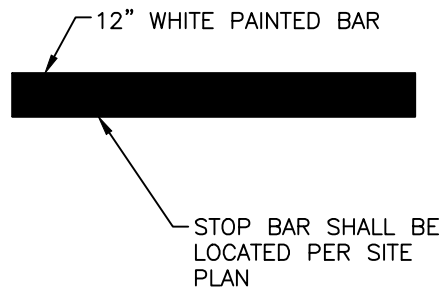
NOTES, LEGEND, & DETAILS

SHEET
C-D1
SHEET 8 OF 9

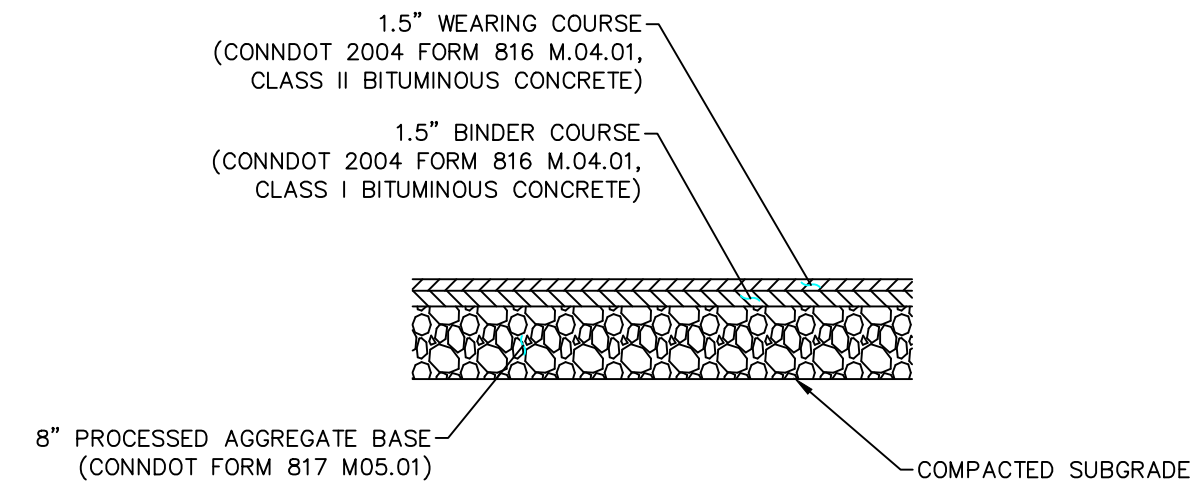
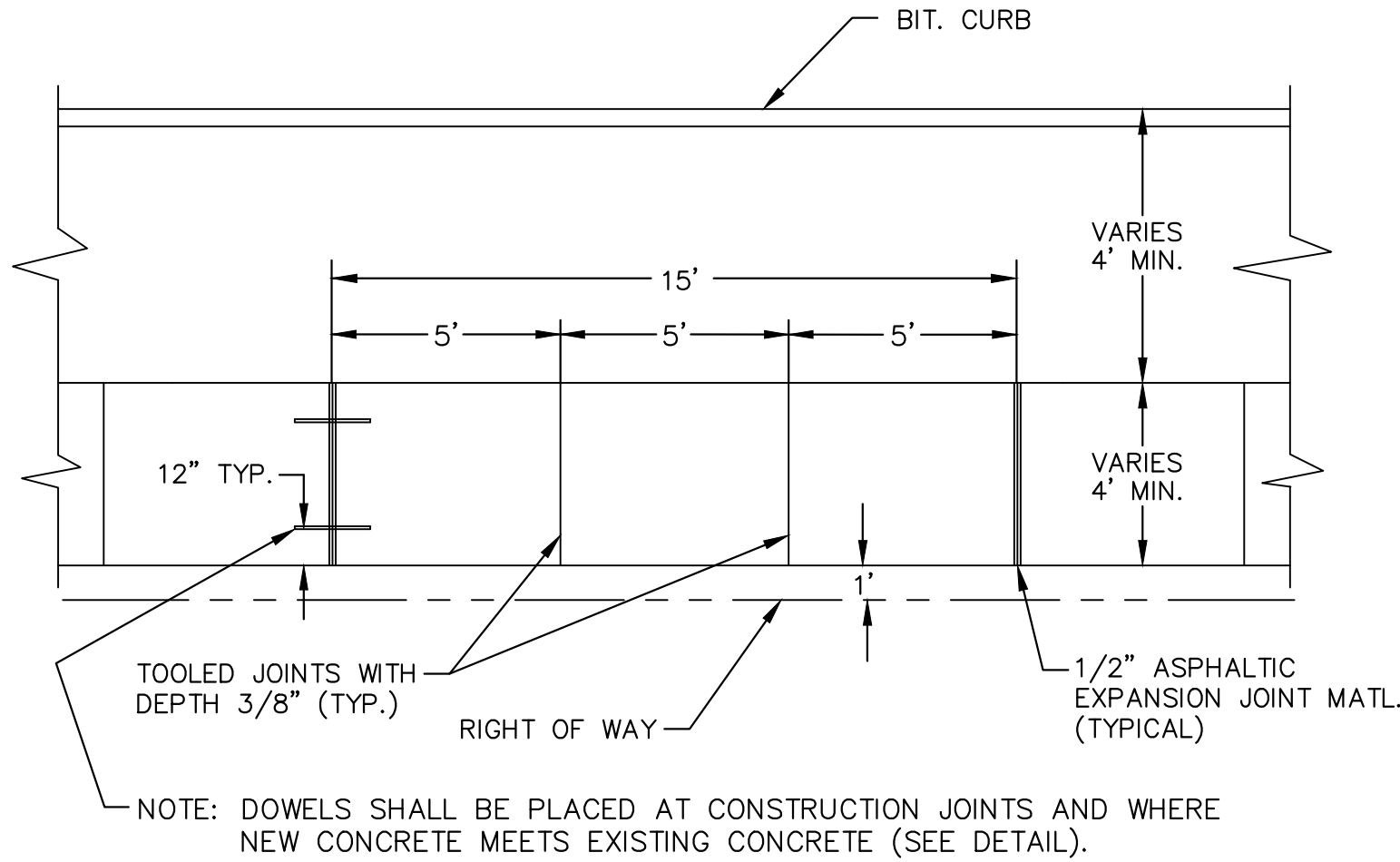


NOTE:
BITUMINOUS CONCRETE CURBING SHALL BE INSTALLED
PER CONNDOT FORM 817 SECTION 8.15.

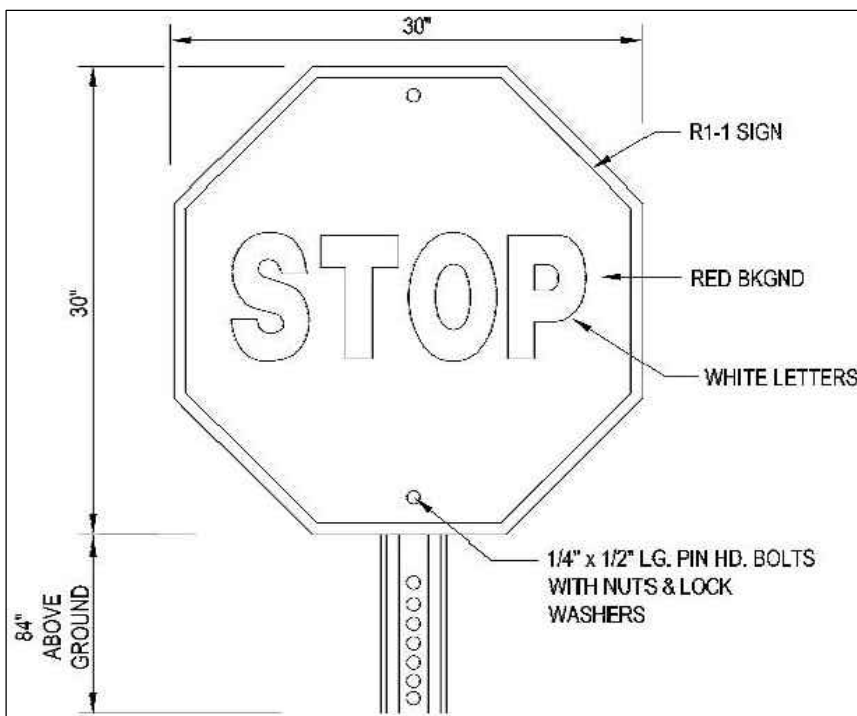
BITUMINOUS CONCRETE LIP CURB
N.T.S.



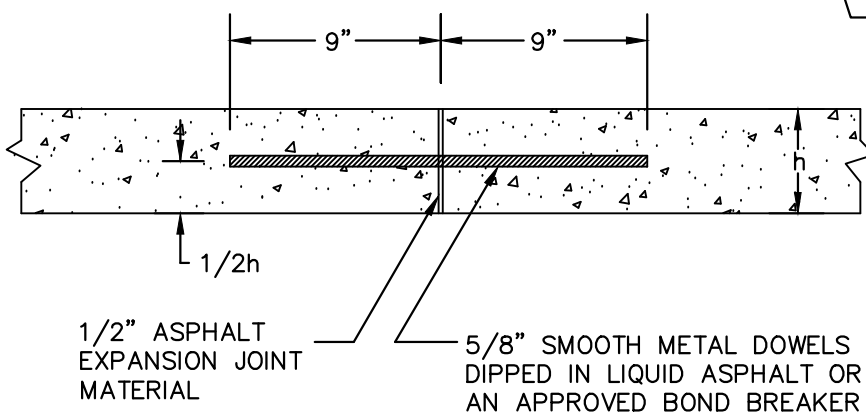
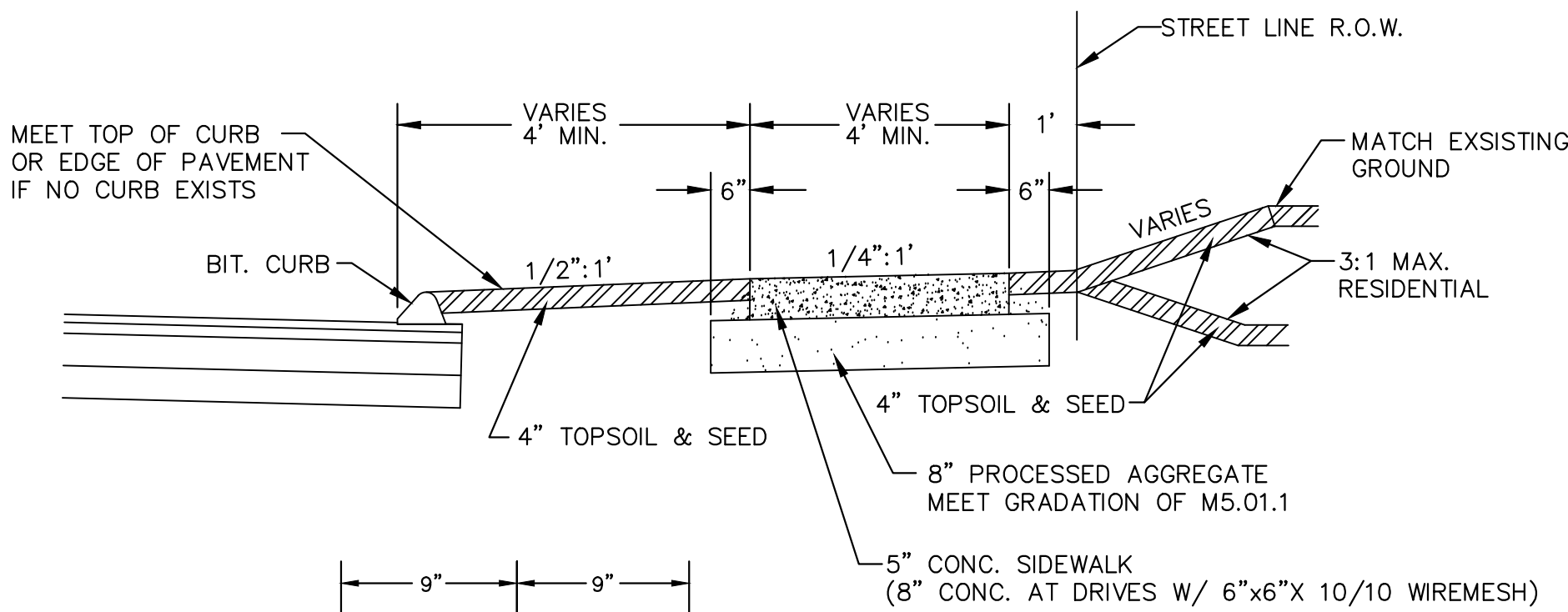
STOP BAR
N.T.S.



BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY
N.T.S.

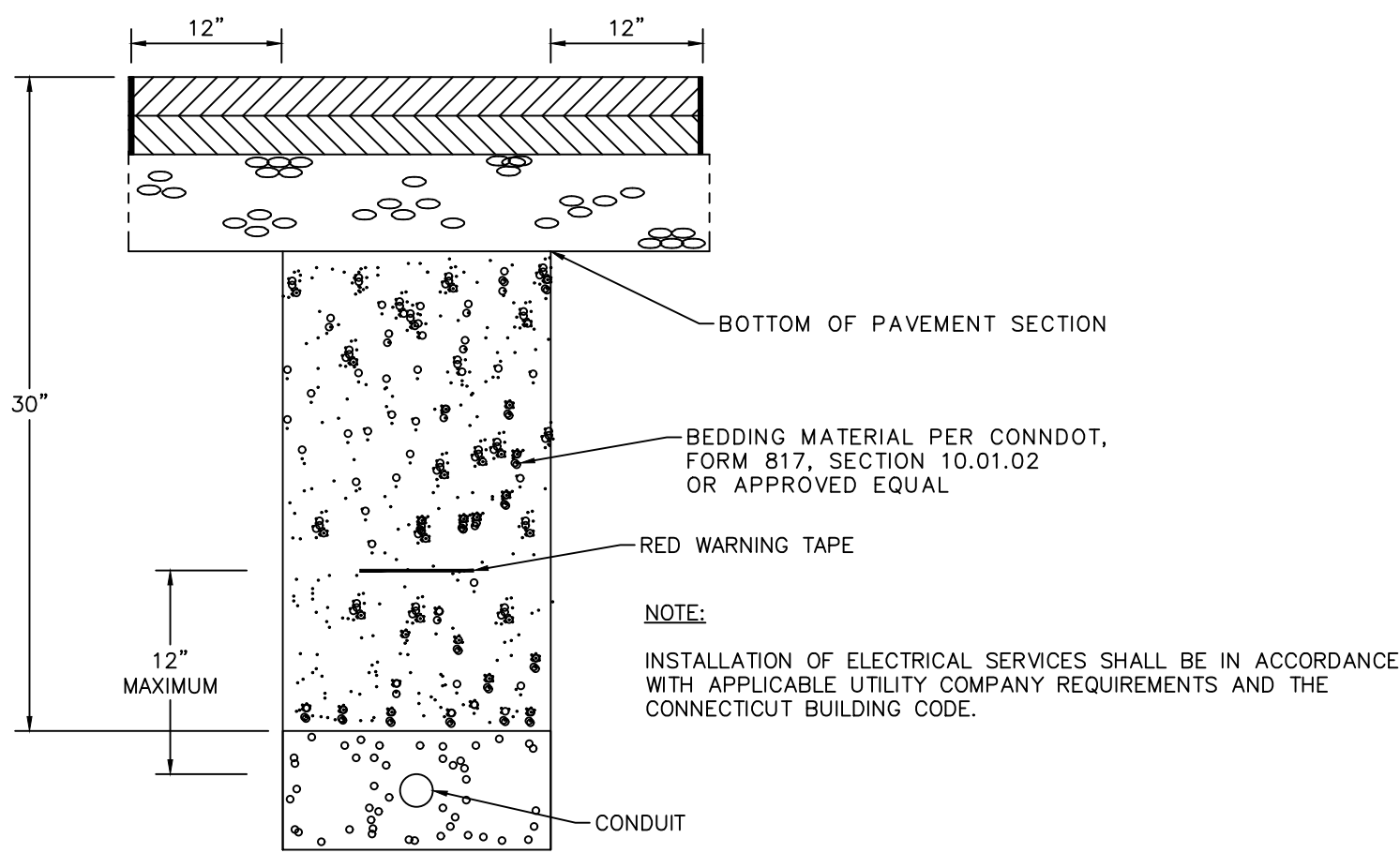


STOP SIGN
N.T.S.

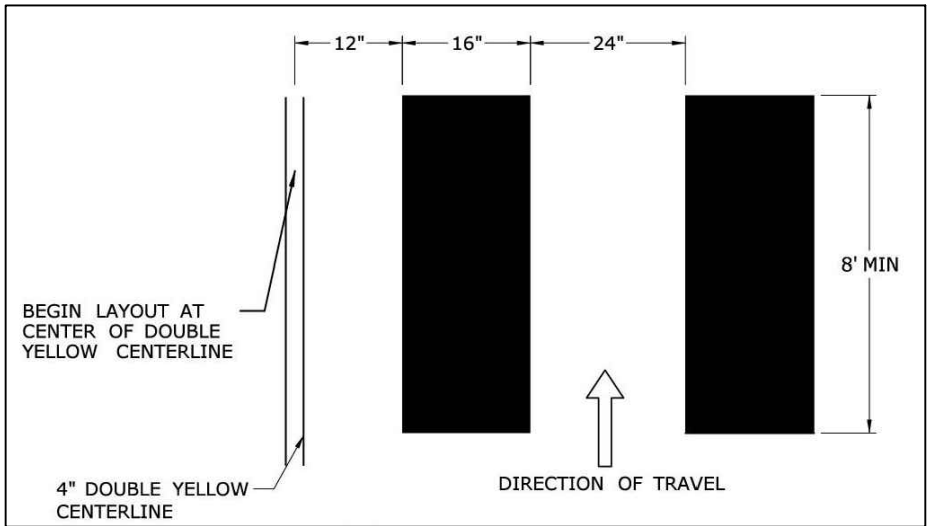


EXPANSION JOINT - DETAIL

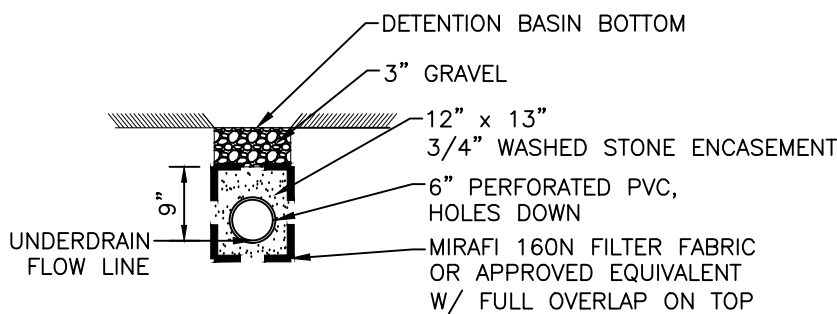
CONCRETE SIDEWALK
(TOWN OF SOUTH WINDSOR
STANDARD DETAIL)
N.T.S.



ELECTRIC TRENCH
N.T.S.



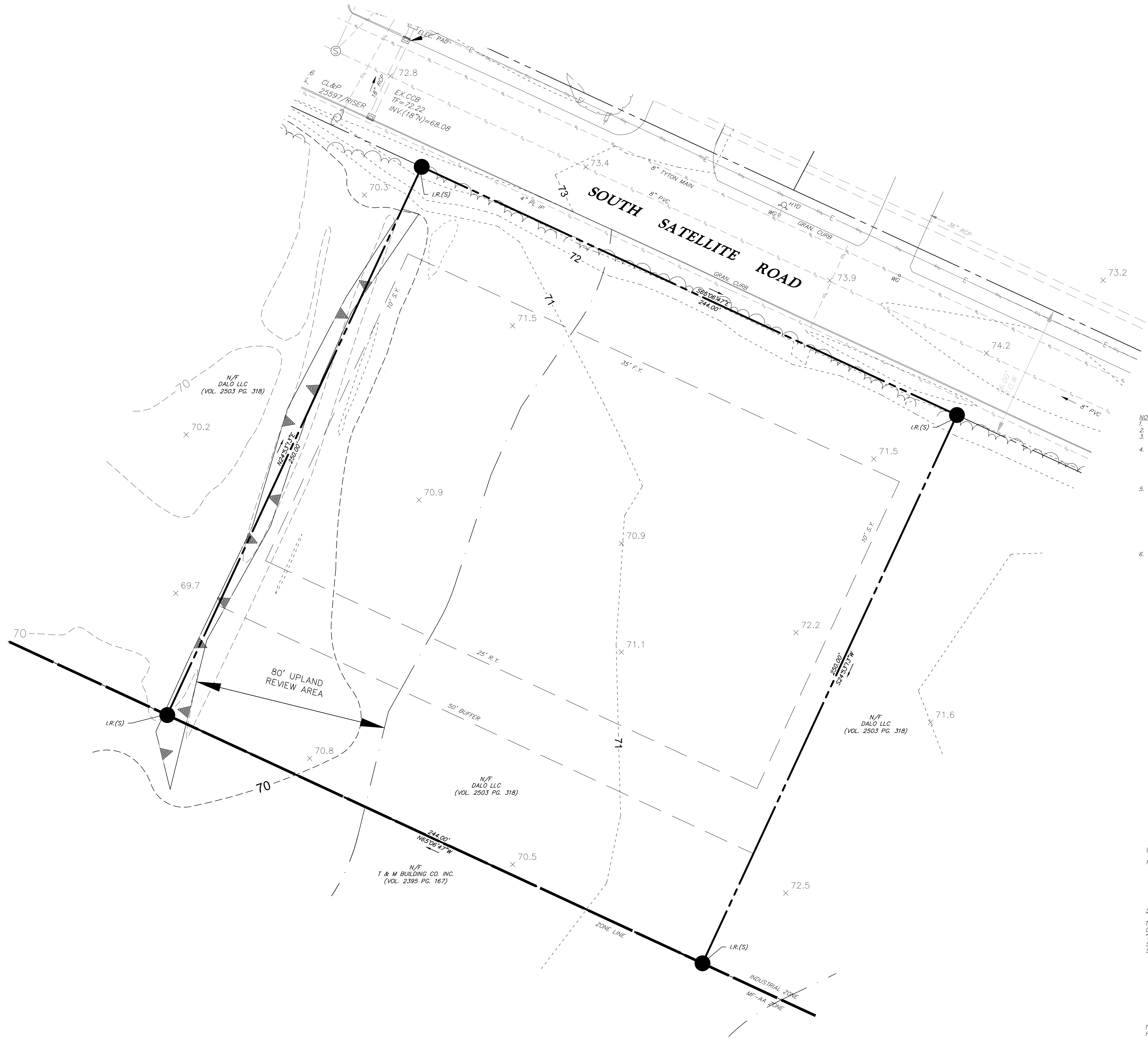
CROSSWALK
N.T.S.
NOTE:
1. CROSSWALK LINES SHALL BE PARALLEL TO VEHICULAR DIRECTION OF TRAVEL.
2. CROSSWALK DETAIL TAKEN FROM CTDOT STANDARD SHEET "TR-1210.04: PAVEMENT MARKING LINES AND SYMBOLS".



DETENTION BASIN UNDERDRAIN
N.T.S.

PROPERTY OWNERS:
DALO LLC
C/O DYCO INDUSTRIES
229 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
UNITEX
145 SOUTH SATELLITE ROAD
SOUTH WINDSOR, CT 06074
914-640-3205

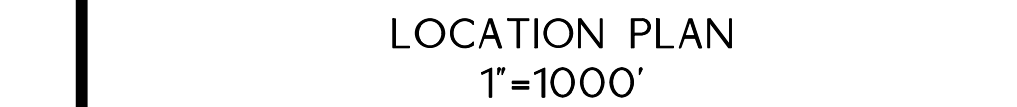
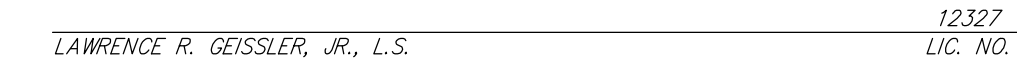


SURVEY NOTES:

SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THRU 20-300B-50 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO PRECISE THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
- 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.



* This plan is invalid unless it bears the seal or stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect.

Layout 1:

Layout: V-1