

ARCADIS
 LEGAL ENTITY:
 ARCADIS U.S., INC.

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SEALS

WILLIAM L. KENNY
 PROFESSIONAL ENGINEER

TOWN OF SOUTH WINDSOR

BENEDICT DRIVE, CLARK STREET, AND PLEASANT VALLEY ROAD PUMP STATION COMPREHENSIVE UPGRADES

N/F
 TOWN OF SOUTH WINDSOR
 575 PLEASANT VALLEY ROAD
 VOL 102 / PG 637
 MAP 23 / BLOCK 91
 "VETERANS MEMORIAL PARK"

REVISIONS

NO.	DATE	ISSUED FOR	BY

NO. DATE ISSUED FOR BY

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PROJECT STATUS: 95% SUBMITTAL

PROJECT NO.: 30039906

DATE: JUNE 2023

DESIGNED BY: EFH

DRAWN BY: EFH

CHECKED BY: JCP

SHEET TITLE

GENERAL PLEASANT VALLEY ROAD EXISTING CONDITIONS MAP

SCALE: 1" = 10'

DRAWING NO.: G-005

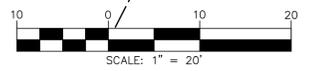
SHEET NO.: 5 OF 91

LEGEND

---	PROPERTY LINE	-550-	CONTOURS
- - -	RIGHT OF WAY	X 621.5	SPOT ELEVATION
- - -	EASEMENT LINE	☀	CONIFEROUS TREE
⊘	STONE WALL	☀	DECIDUOUS TREE
▭	STRUCTURE	☀	BUSH
—	EDGE OF PAVEMENT	—	CHAIN LINK FENCE
⊕	TEST BORING	—	WOOD FENCE
⊘	CATCH BASIN	—	GUIDERAIL
⊘	STORM MANHOLE	⊕	LIGHT POLE
⊘	SANITARY MANHOLE	⊕	UTILITY POLE
W	WATER	⊕	HYDRANT
G	GAS	⊕	WATER VALVE
E	ELECTRIC	⊕	GAS VALVE
T	TELEPHONE	⊕	MONUMENT FOUND
FO	FIBER OPTIC LINE	⊕	IRON PIPE OR PIN FOUND
—	OVERHEAD WIRES	⊕	DRILL HOLE FOUND

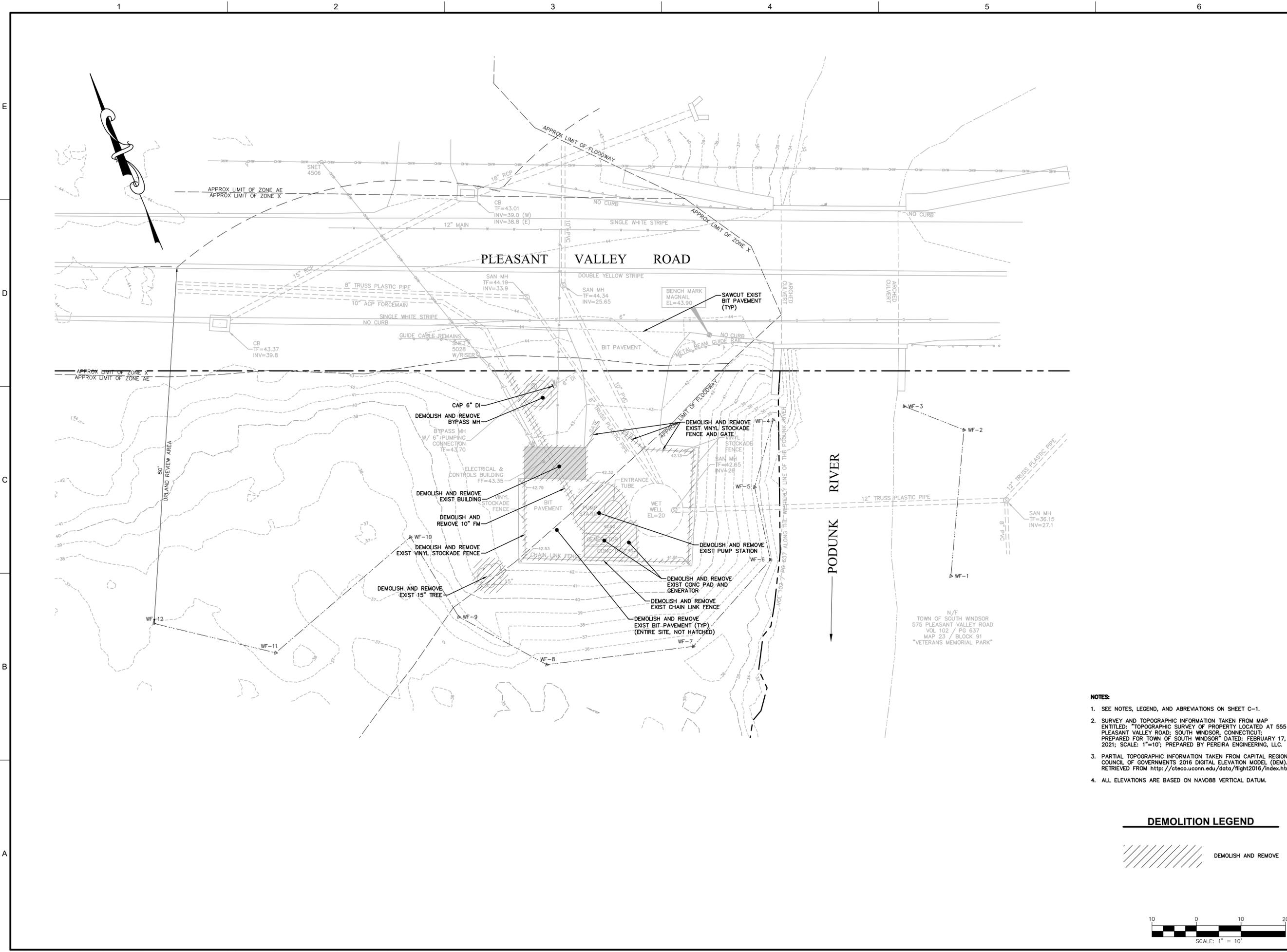
THE WETLAND BOUNDARIES SHOWN ON THIS PLAN ARE SUBSTANTIALLY CORRECT

William L. Kenny
 WILLIAM L. KENNY, SOIL SCIENTIST

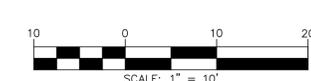
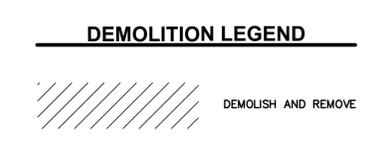


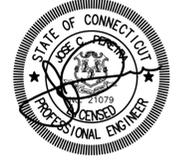


NO.	DATE	ISSUED FOR	BY



- NOTES:**
- SEE NOTES, LEGEND, AND ABBREVIATIONS ON SHEET C-1.
 - SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP ENTITLED: "TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 555 PLEASANT VALLEY ROAD; SOUTH WINDSOR, CONNECTICUT; PREPARED FOR TOWN OF SOUTH WINDSOR" DATED: FEBRUARY 17, 2021; SCALE: 1"=10'; PREPARED BY PEREIRA ENGINEERING, LLC.
 - PARTIAL TOPOGRAPHIC INFORMATION TAKEN FROM CAPITAL REGION COUNCIL OF GOVERNMENTS 2016 DIGITAL ELEVATION MODEL (DEM). RETRIEVED FROM <http://cteco.uconn.edu/data/flight2016/index.htm>.
 - ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.





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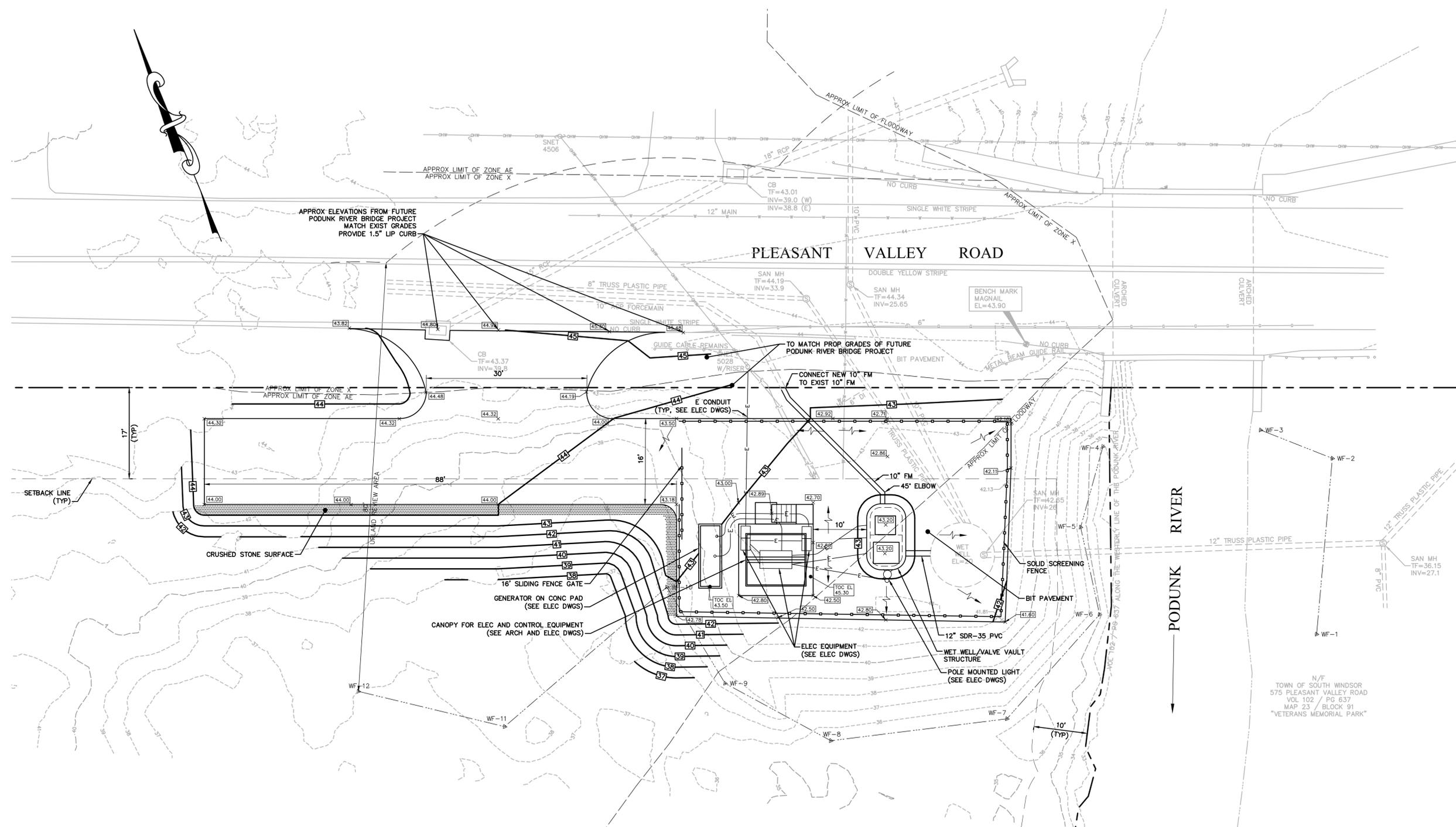
SHEET TITLE

CIVIL
PLEASANT VALLEY ROAD
SITE PLAN

SCALE: 1" = 10'

DRAWING NO.: C-004

SHEET NO.: 15 OF 91



ZONING COMPLIANCE TABLE

A-20 ZONE: Pleasant Valley PS	LOT AREA (SF)	FRONT YARD (FEET)	REAR YARD (FEET)	SIDE YARD (FEET)	HEIGHT (FEET)	LOT COVERAGE
REQUIRED:	20,000	17 ^b (40)	40 or 10 if Height < 12	10	30	20%
ACTUAL:	1,042,391	-	-	-	-	0%
GENERATOR	-	25	>40	>10	6	-
ELECTRIC & CONTROL EQUIPMENT & CANOPY	-	27	>40	>10	12	-

Note:
b. For the PV Rd. PS site located at 947 Pleasant Valley Road, a variance was granted by the South Windsor Zoning Board of Appeals on June 16, 2005 for pump station improvements to allow modification of an existing nonconforming structure MF zone. A Site Plan for 565 PV Road, prepared by CDM and P.E. signed 3/17/03 indicates a 17 ft front yard setback from the property line for the electrical and controls building. The number in parentheses is the normal setback required by the Zoning Regulations.

Abbreviations:
PS Pump station

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