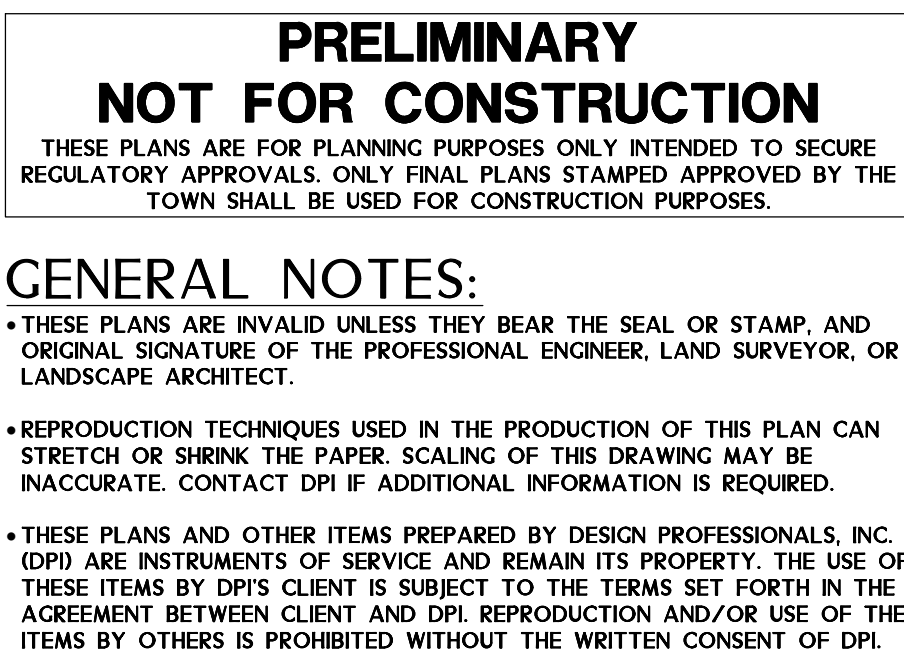


STREET ADDRESS	OWNER	PARCEL ID
7 BAKER LANE	KURIAKOW NISE J &	7100007
20 BAKER LANE	TEMPLE BETH HILLEN	7100020
21 BAKER LANE	PAULPE SUPRIYA	7100021
44 CODY CIRCLE	HAKIEWICZ JOHN T & AMY B	21800044
50 CODY CIRCLE	BRANDOLI RICHARD TR	21800050
55 CODY CIRCLE	STIMSON SCOTT D & SHARON L	21800055
65 CODY CIRCLE	LEARY JOHN F JR & MICHELE	21800065
75 CODY CIRCLE	SOUTH WINDSOR TOWN OF	21800075
80 CODY CIRCLE	ANDREWS PETER J & KRISTIN E	21800080
90 CODY CIRCLE	ROBBIN DAVID A & NANCY A	21800090
95 CODY CIRCLE	DELHAIE RICHARD B JR & SUSAN E	21800095
105 CODY CIRCLE	JEYARAJ GERALD &	21800105
114 CODY CIRCLE	GLUCKMAN JEFFREY L & MINDY-LU	21800114
125 CODY CIRCLE	ZHANG WEI	21800125
126 CODY CIRCLE	BEMIS JEFFREY E & JODY P	21800126
26 EDGEWOOD DRIVE	MCCLEAN KAREN L	29400026
34 EDGEWOOD DRIVE	WITHERELL RYAN D	29400034
42 EDGEWOOD DRIVE	POULIN ROBERT W & ALLISON A	29400042
49 EDGEWOOD DRIVE	SWANSON FRANK J & CAROL ANN	29400049
50 EDGEWOOD DRIVE	KALARICKAL MATHEW M &	29400050
57 EDGEWOOD DRIVE	MILLS DAVID K &	29400057
58 EDGEWOOD DRIVE	CHIPMAN SCOT C & CHANDRA M	29400058
65 EDGEWOOD DRIVE	KILLI SAI &	29400065
66 EDGEWOOD DRIVE	SENGER MARILYN M L/U &	29400066
73 EDGEWOOD DRIVE	CROMBIE PHILIP E & MARGARET L	29400073
74 EDGEWOOD DRIVE	CHANDRA RAGHURAJ SINGH &	29400074
80 EDGEWOOD DRIVE	MONTANA ANTHONY	29400080
81 EDGEWOOD DRIVE	WOLLENBERG CHRISTOPHER H IV &	29400081
88 EDGEWOOD DRIVE	VILKINETZ MARK A & KAREN P	29400088
89 EDGEWOOD DRIVE	BEAUDOIN LUCIEN	29400089
97 EDGEWOOD DRIVE	MARINO CARL A & JILL E	29400097
98 EDGEWOOD DRIVE	DOWNS BARBARA ESTATE OF	29400098
105 EDGEWOOD DRIVE	CONGDON KAREY L	29400105
106 EDGEWOOD DRIVE	BINKOWSKI DENNIS J &	29400106
113 EDGEWOOD DRIVE	CRENSHAW GARY A &	29400113
116 EDGEWOOD DRIVE	SUBRAMANYAN NAGAMATHAN	29400116
121 EDGEWOOD DRIVE	SINGHVI PRIYANK &	29400121
124 EDGEWOOD DRIVE	PICARD MICHAEL ANTHONY	29400124
132 EDGEWOOD DRIVE	SOUTH WINDSOR TOWN OF 16	29400132
135 EDGEWOOD DRIVE	PHILIP VERNELLE	29400135
144 EDGEWOOD DRIVE	DRENGA JOHN L & JILL A	29400144
152 EDGEWOOD DRIVE	COSTA RUI & AMY	29400152
153 EDGEWOOD DRIVE	WIND KEVIN P	29400153
431 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	36900431
441 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	36900441
455 GOVERNORS HIGHWAY	RYAN KATHLEEN T	36900455
470 GOVERNORS HIGHWAY	RYCONDN PROPERTIES LLC	36900470
475 GOVERNORS HIGHWAY	UV VINTAGE LANE II LLC	36900475
550 GOVERNORS HIGHWAY	RULNICK MARTIN	36900550
551 GOVERNORS HIGHWAY	UV VINTAGE LANE II LLC	36900551
560 GOVERNORS HIGHWAY	SMUCK ROBERT	36900560
570 GOVERNORS HIGHWAY	JONES WILLIAM &	36900570
576 GOVERNORS HIGHWAY	JE SHEPARD COMPANY	36900576
584 GOVERNORS HIGHWAY	RONDINOONE STEVEN	36900584
596 GOVERNORS HIGHWAY	BUTLER DERRICK J & CARINA L	36900596
608 GOVERNORS HIGHWAY	DUBIEL JANET H TR	36900608
620 GOVERNORS HIGHWAY	MIELE SCOTT H & CHRISTINE L	36900620
630 GOVERNORS HIGHWAY	WENTZELL TIMOTHY H & DIANNA L	36900630
53 MARILYN ROAD	SEADAR ROBERT S & CAROLE A	56700053
63 MARILYN ROAD	COHAN ANNE M	56700063
64 MARILYN ROAD	KISSELBURGH CINDY E	56700064
280 NUTMEG ROAD	CURRENT RESIDENT	65103028
310 NUTMEG ROAD	OSPREY ASSOCIATES LLC	65103010
444 NUTMEG ROAD	G & S SCRAP REALTY LLC	65103044
5 TALBOT LANE	UV VINTAGE LANE II LLC	88900005
25 TALBOT LANE	UV VINTAGE LANE II LLC	88900025
30 TALBOT LANE	MCCARTHY TALBOT REALTY LLC	88900030
50 TALBOT LANE	NCP REAL ESTATE LLC	88900050
310 NUTMEG ROAD #A1	CURRENT RESIDENT	6510310A1
310 NUTMEG ROAD #A10	CURRENT RESIDENT	6510310A10
310 NUTMEG ROAD #A11	CURRENT RESIDENT	6510310A11
310 NUTMEG ROAD #A12	CURRENT RESIDENT	6510310A12
310 NUTMEG ROAD #A2	CURRENT RESIDENT	6510310A2
310 NUTMEG ROAD #A3	CURRENT RESIDENT	6510310A3
310 NUTMEG ROAD #A4	CURRENT RESIDENT	6510310A4
310 NUTMEG ROAD #A5	CURRENT RESIDENT	6510310A5
310 NUTMEG ROAD #A6	CURRENT RESIDENT	6510310A6
310 NUTMEG ROAD #A7	CURRENT RESIDENT	6510310A7
310 NUTMEG ROAD #A8	CURRENT RESIDENT	6510310A8
310 NUTMEG ROAD #A9	CURRENT RESIDENT	6510310A9
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310 NUTMEG ROAD #B3	CURRENT RESIDENT	6510310B3
310 NUTMEG ROAD #B4	CURRENT RESIDENT	6510310B4
310 NUTMEG ROAD #C1	CURRENT RESIDENT	6510310C1
310 NUTMEG ROAD #C10	CURRENT RESIDENT	6510310C10
310 NUTMEG ROAD #C11	CURRENT RESIDENT	6510310C11
310 NUTMEG ROAD #C12	CURRENT RESIDENT	6510310C12
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310 NUTMEG ROAD #C3	CURRENT RESIDENT	6510310C3
310 NUTMEG ROAD #C4	CURRENT RESIDENT	6510310C4
310 NUTMEG ROAD #C5	CURRENT RESIDENT	6510310C5
310 NUTMEG ROAD #C6	CURRENT	

5 & 25 Talbot Lane and 475 & 551 Governor's Highway
South Windsor, CT
GIS#: 88900005, 88900025, 36900475, 36900551

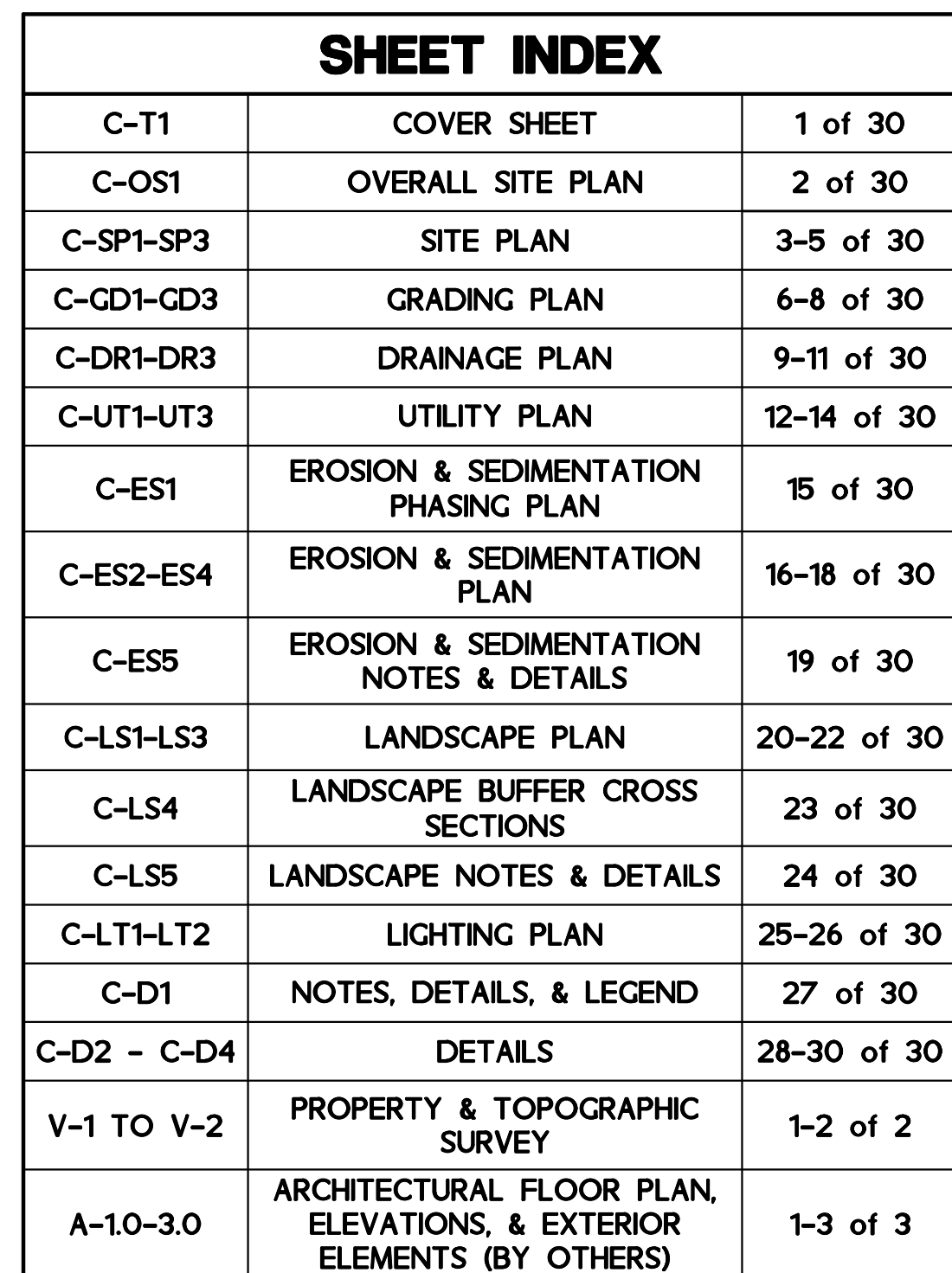


21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

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

Fellner Associates Architects
382 Town Street
PO Box 115
East Haddam, CT 06423
860-873-8230
www.fellnerarchitects.com

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T



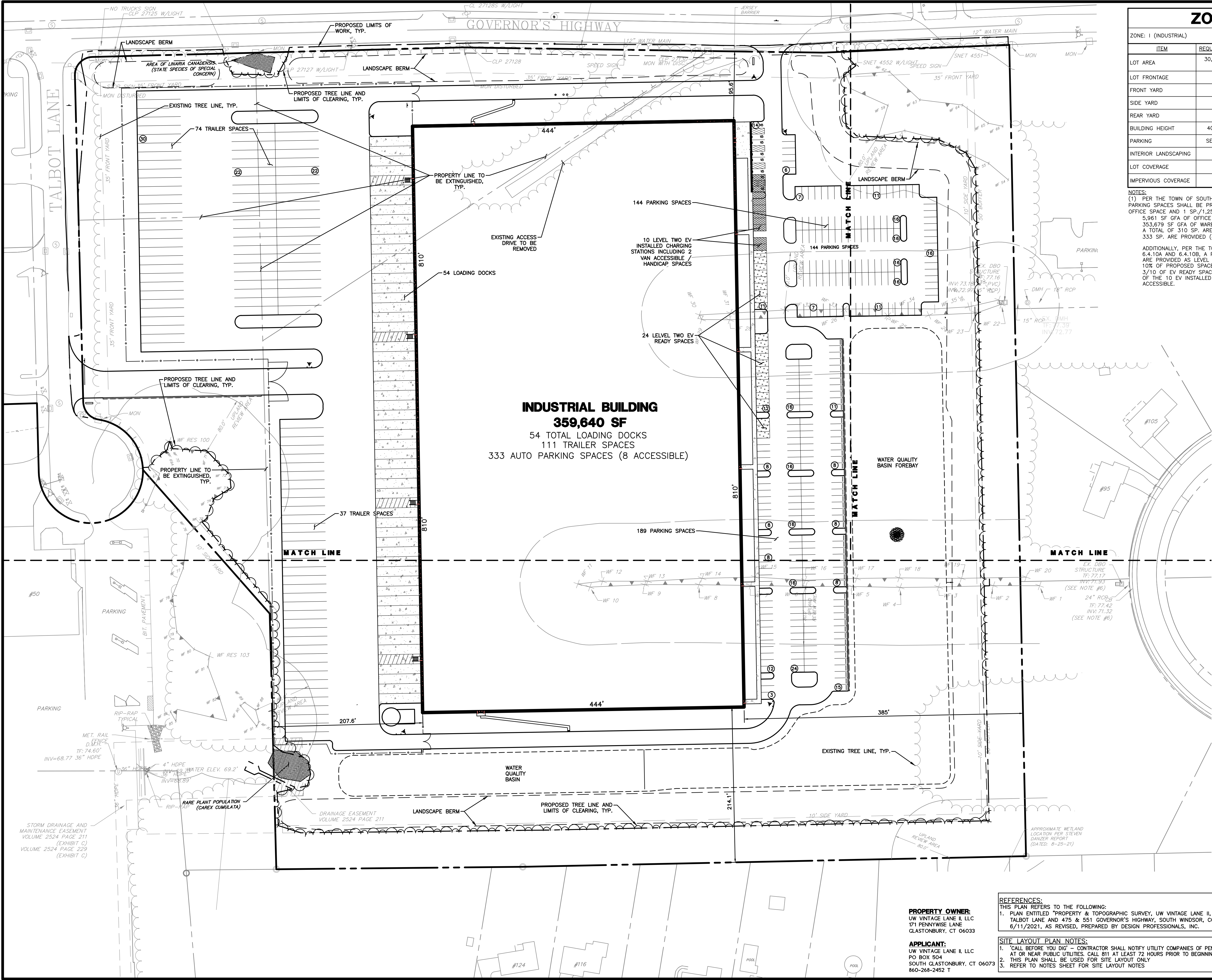
COVER SHEET

SHEET

C-T1

SHEET

1 OF 30



ZONING TABLE			
ZONE: I (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF (0.69 AC)	30.37 AC	30.37 AC
LOT FRONTAGE	100'	1,041.7'	1,041.7'
FRONT YARD	35'	N/A	95.6'
SIDE YARD	10'	N/A	207.6'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	40'/2 STORIES	N/A	1 STORY/ 40'
PARKING	SEE BELOW (1)	N/A	333 (1)
INTERIOR LANDSCAPING	10%	N/A	10.7%
LOT COVERAGE	50%	N/A	27.2%
IMPERVIOUS COVERAGE	65%	0.4%	55.4%

NOTES:
(1) PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, PARKING SPACES SHALL BE PROVIDED AT A RATIO OF 4.5 SP/1,000 SF GFA FOR OFFICE SPACE AND 1 SP/1,250 SF GFA FOR WAREHOUSE SPACE.
5,961 SF GFA OF OFFICE / 1,000 SF = 6*4.5 SP. = 27 SP. REQUIRED
353,679 SF GFA OF WAREHOUSE / 1,250 SF = 283 SP. REQUIRED
A TOTAL OF 310 SP. ARE REQUIRED FOR THIS DEVELOPMENT.
333 SP. ARE PROVIDED (8 HANDICAP SPACES PLUS 325 CONVENTIONAL SPACES)
ADDITIONALLY, PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLES 6.4.10A AND 6.4.10B, A PORTION OF THE PASSENGER VEHICLE PARKING SPACES ARE PROVIDED AS LEVEL TWO EV INSTALLED AND LEVEL TWO EV READY.
10% OF PROPOSED SPACES = 34 EV READY SPACES.
3/10 OF EV READY SPACES = 10 EV INSTALLED SPACES.
OF THE 10 EV INSTALLED SPACES, 2 ARE HANDICAP RESTRICTED VAN ACCESSIBLE.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, 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

OVERALL SITE PLAN

REVISIONS

NO.	DATE	REVISIONS	BY
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ

SCALE: 0 30' 60' 120'

T = 60'

SHEET 2 OF 30

25 TALBOT LANE

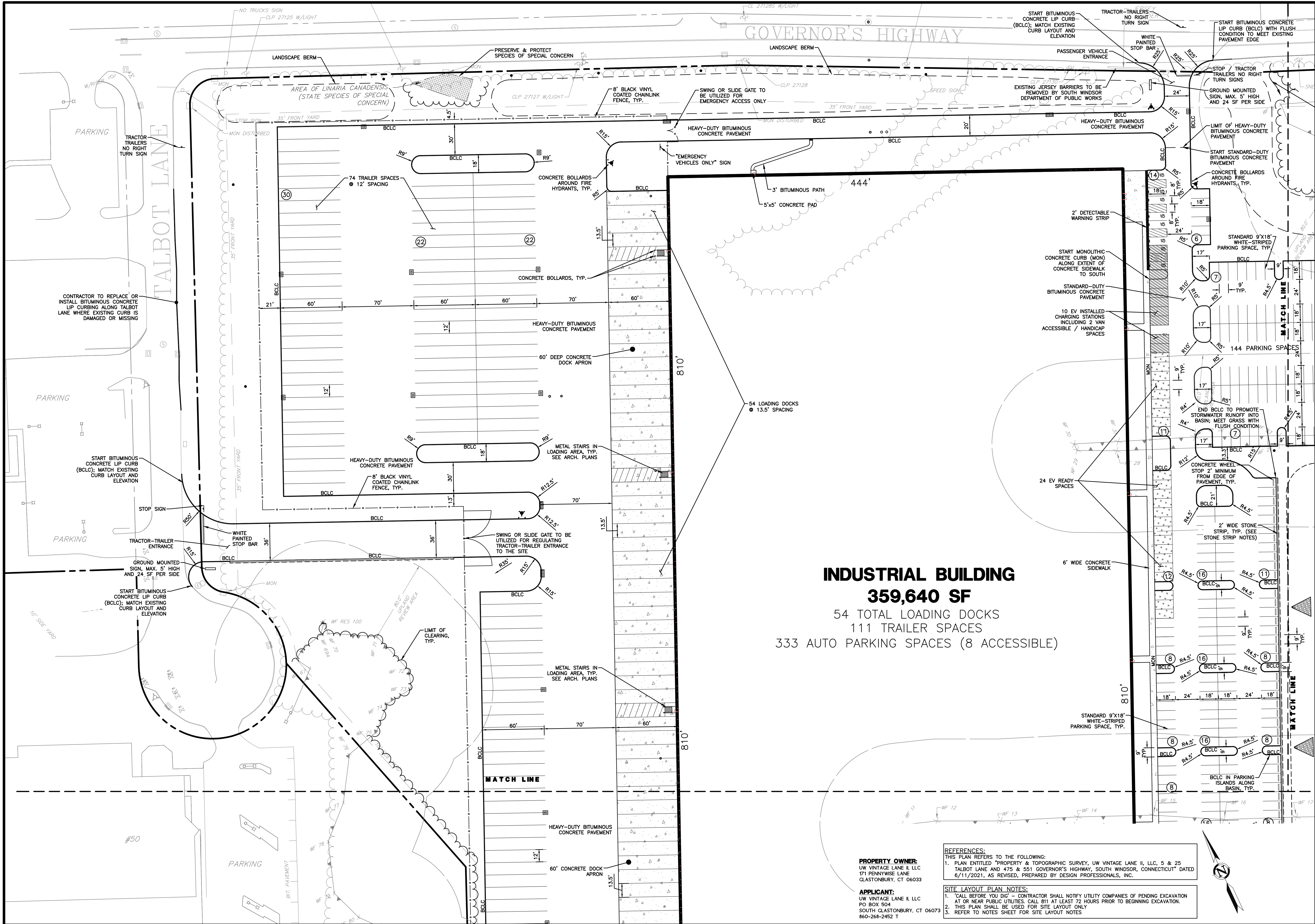
SITE PLAN APPLICATION

UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PREPARED FOR

DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS



INDUSTRIAL BUILDING
359,640 SF
54 TOTAL LOADING DOCKS
111 TRAILER SPACES
333 AUTO PARKING SPACES (8 ACCESSIBLE)

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

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SITE LAYOUT PLAN NOTES:
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3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

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P.O. BOX 167
SOUTH WINDSOR, CT 06074
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PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PROJECT NO.:
1976U
DATE:
07/02/21
DESIGN BY:
BFW
CHECKED BY:
BFW
DATE:
07/02/21

25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

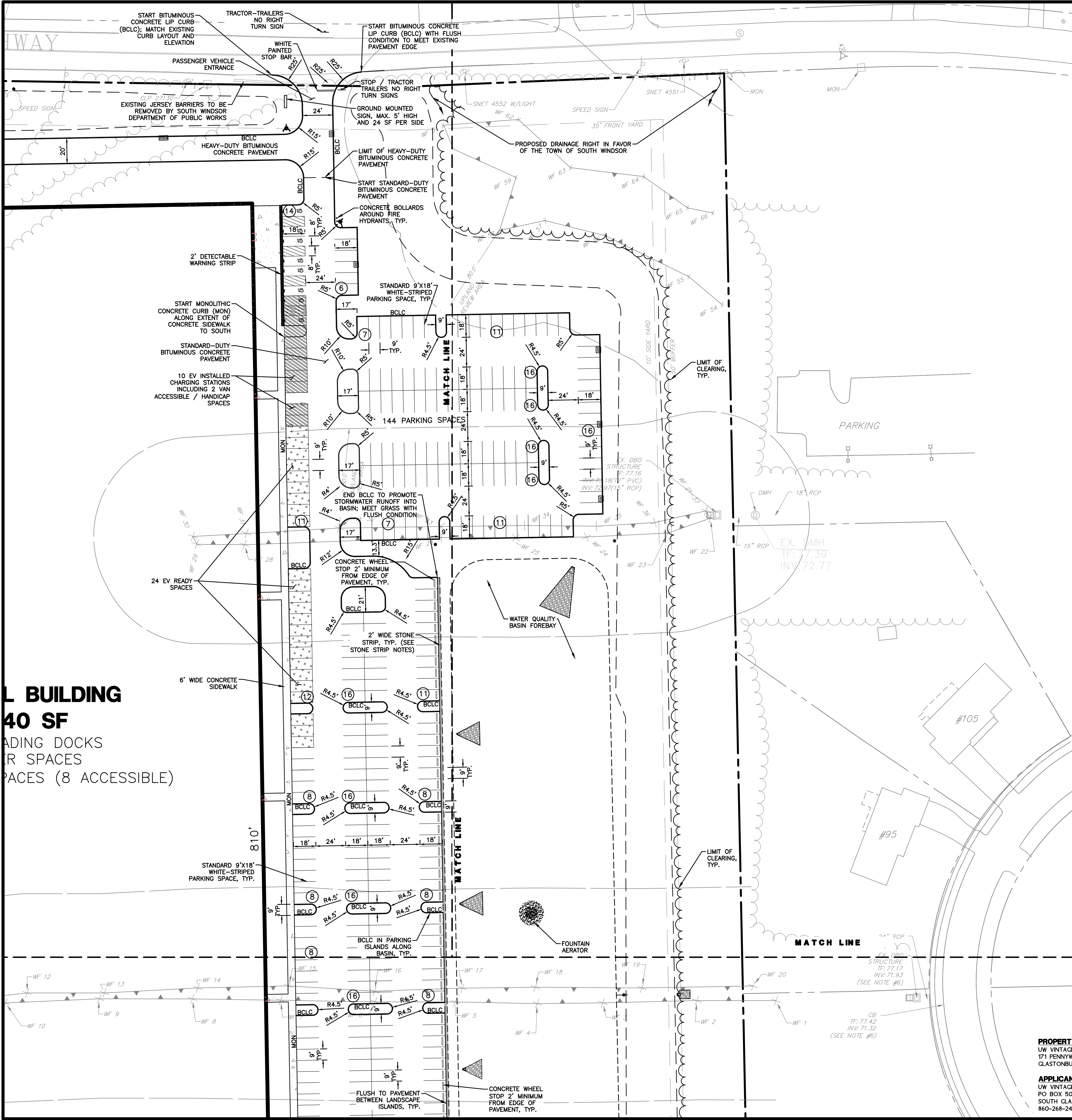
NO.	DATE	REVISIONS	BY	REASON
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	DHJ	
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ	
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ	
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ	
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ	

SITE PLAN

80'
40'
20'
0'

T = 40'

SHEET
C-SP1
SHEET 3 OF 30



- STONE STRIP NOTES:**
1. PROVIDE 2' STONE STRIP ON THE EASTERN SIDE OF THE BUILDING AS NOTED ON THE PLAN.
 2. GRAVEL SHALL BE 4" DEEP, WITH A MAX STONE SIZE OF 3".
 3. PROVIDE 10-MIL POLY WEED BARRIER UNDER GRAVEL.
 4. PROVIDE PLASTIC LANDSCAPE EDGING AROUND PERIMETER OF GRAVEL NOT ABUTTING THE PARKING LOT. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, S & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
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2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

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SOUTH WINDSOR, CT 06074
860-268-8727 - F
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PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.:
1976LU
DATE:
07/02/21
DESIGNED BY:
BFW
CHECKED BY:
DHL

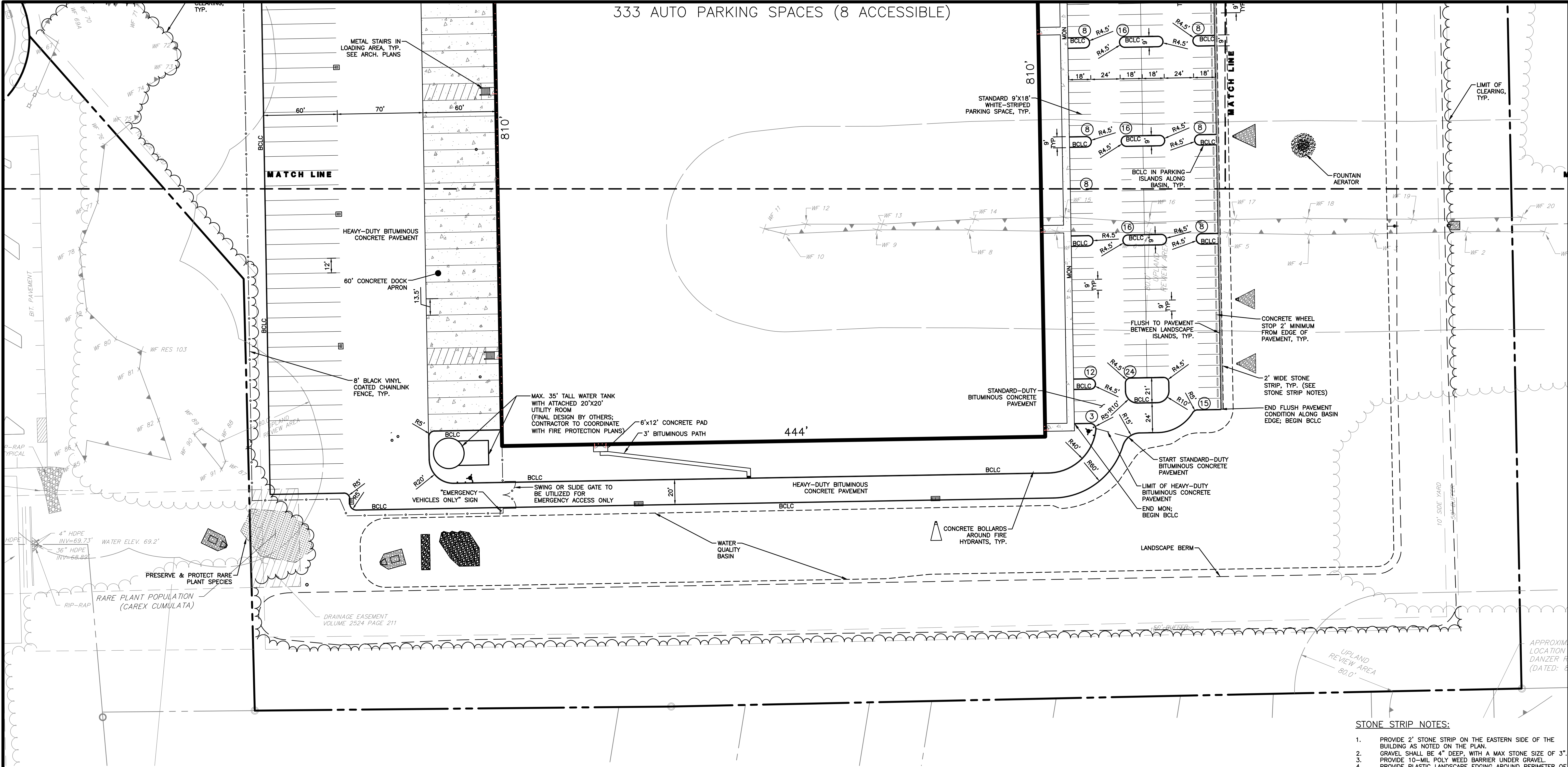
25 TALBOT LANE
SITE PLAN APPLICATION
S & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

NO.	DATE	REVISIONS	BY
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHL
3	10/1/2021	REVISED PER TOWN COMMENTS	DHL
4	10/6/2021	REVISED PER TOWN COMMENTS	DHL
5	10/14/2021	REVISED PER TOWN COMMENTS	DHL

SITE PLAN

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

SHEET
C-SP2
SHEET 4 OF 30



- STONE STRIP NOTES:**
1. PROVIDE 2' STONE STRIP ON THE EASTERN SIDE OF THE BUILDING AS NOTED ON THE PLAN.
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PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
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SITE LAYOUT PLAN NOTES:
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2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES.

25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900025, 88900025, 36900475, 36900551

PREPARED FOR:
UW Vintage Lane II, LLC
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PLANNERS / LANDSCAPE ARCHITECTS

REVISIONS

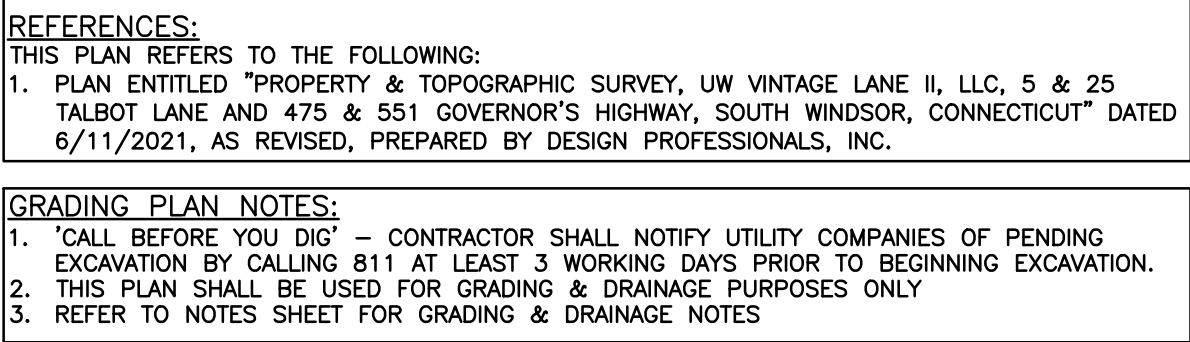
NO.	DATE	REVISIONS
1	8/2/2021	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	REVISED PER TOWN COMMENTS
3	10/1/2021	REVISED PER TOWN COMMENTS
4	10/6/2021	REVISED PER TOWN COMMENTS
5	10/14/2021	REVISED PER TOWN COMMENTS

SITE PLAN

SCALE: 0 20' 40' 80'
T = 40'

SHEET
C-SP3
SHEET 5 OF 30





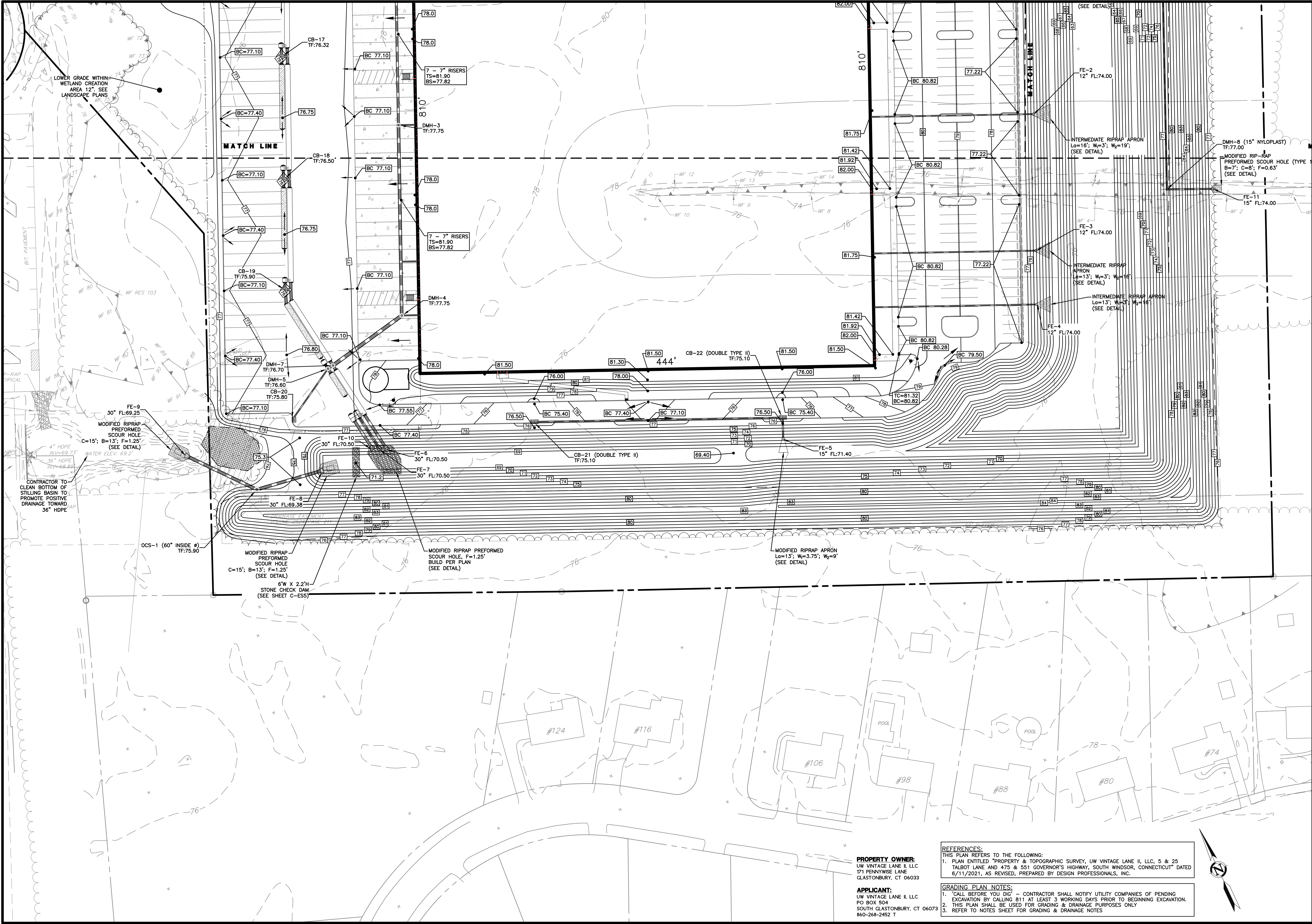
APPLICANT:
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SOUTH GLASTONBURY, CT 06073
860-268-2452 T

GRADING PLAN		NO.	DATE	REVISIONS	BY
C-GD2	SHEET	1	8/2/2021	COORDINATION WITH GE CONSULTANTS	REM
		2	8/25/2021	REVISED PER TOWN COMMENTS	DHI
		3	10/1/2021	REVISED PER TOWN COMMENTS	DHI
		4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
		5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

PREPARED FOR:
JW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
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PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
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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

GRADING PLAN

SHEET
C-GD3
SHEET 8 OF 30

REVISIONS		BY	DATE
1	COORDINATION WITH GE CONSULTANTS	REM	8/25/2021
2	REVISED PER TOWN COMMENTS	DHJ	8/25/2021
3	REVISED PER TOWN COMMENTS	DHJ	10/1/2021
4	REVISED PER TOWN COMMENTS	DHJ	10/6/2021
5	REVISED PER TOWN COMMENTS	DHJ	10/14/2021

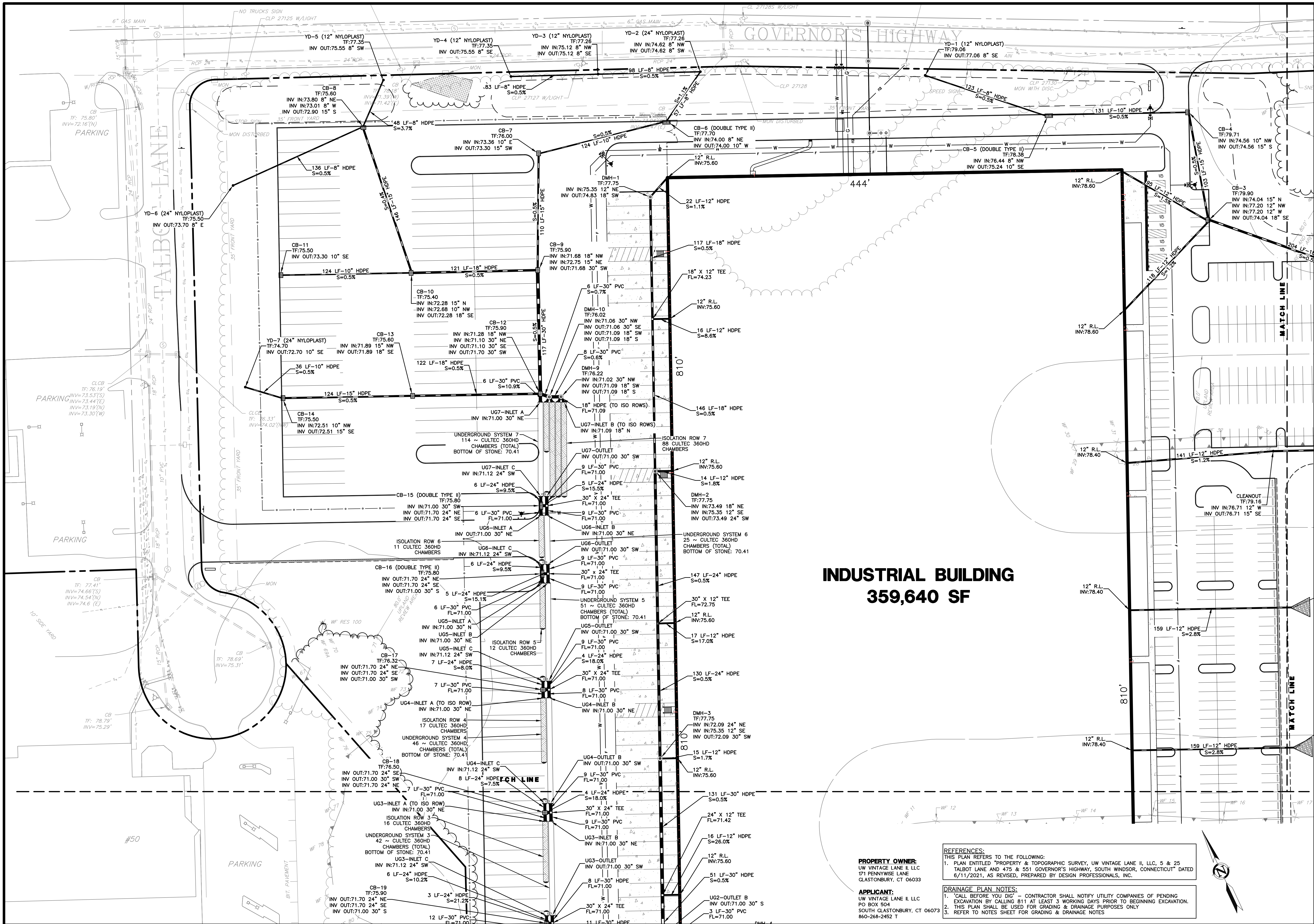
**25 TALBOT LANE
SITE PLAN APPLICATION**

5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976LU
DATE: 07/02/21
DESIGNER: BFW
REVIEWER: BFW
APPROVED BY: DHJ

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
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PO BOX 167
SOUTH WINDSOR, CT 06074
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DRAINAGE PLAN

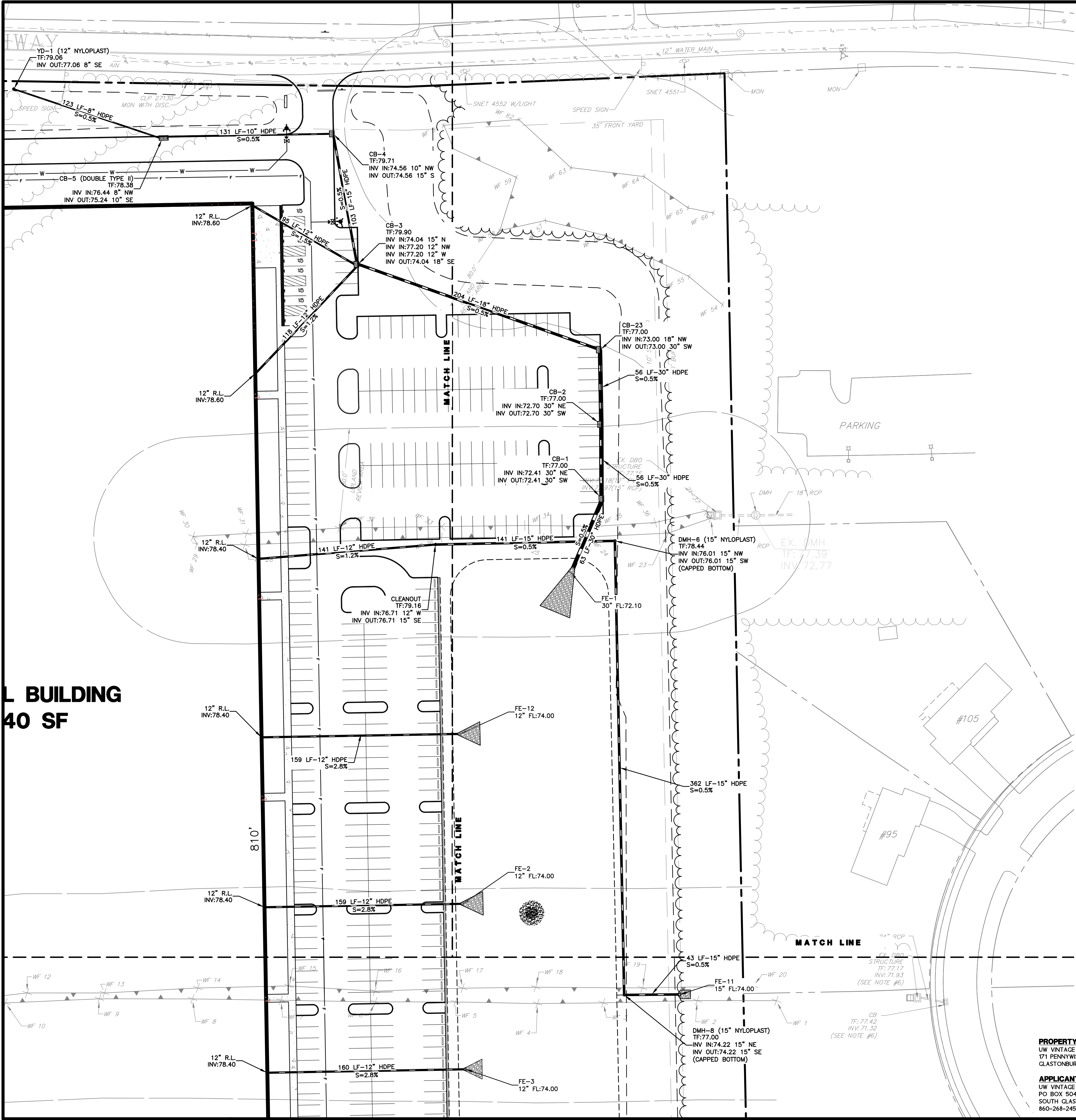
REVISIONS

NO.	DATE	REVISION
1	8/2/2021	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	REVISED PER TOWN COMMENTS
3	10/1/2021	REVISED PER TOWN COMMENTS
4	10/6/2021	REVISED PER TOWN COMMENTS
5	10/14/2021	REVISED PER TOWN COMMENTS

PREPARED FOR:
UW VINTAGE LANE II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

DESIGN PROFESSIONALS, INC.
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 EBBETT DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-268-8727 F
www.designprofessionalsinc.com

SHEET 9 OF 30



REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, PREPARED BY DESIGN PROFESSIONALS, INC.

DRAINAGE 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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860-268-8297 - F
www.designprofessionalsinc.com

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PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PROJECT NO.:
1976LU

DATE:
07/02/21

DESIGN BY:
BFW

REVIEW BY:
DHI

DATE:
07/02/21

DESIGN BY:
BFW

REVIEW BY:
DHI

25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

NO.	DATE	REVISIONS	BY
1	8/2/2021	COORDINATION WITH GEI CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHI
3	10/1/2021	REVISED PER TOWN COMMENTS	DHI
4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

DRAINAGE PLAN

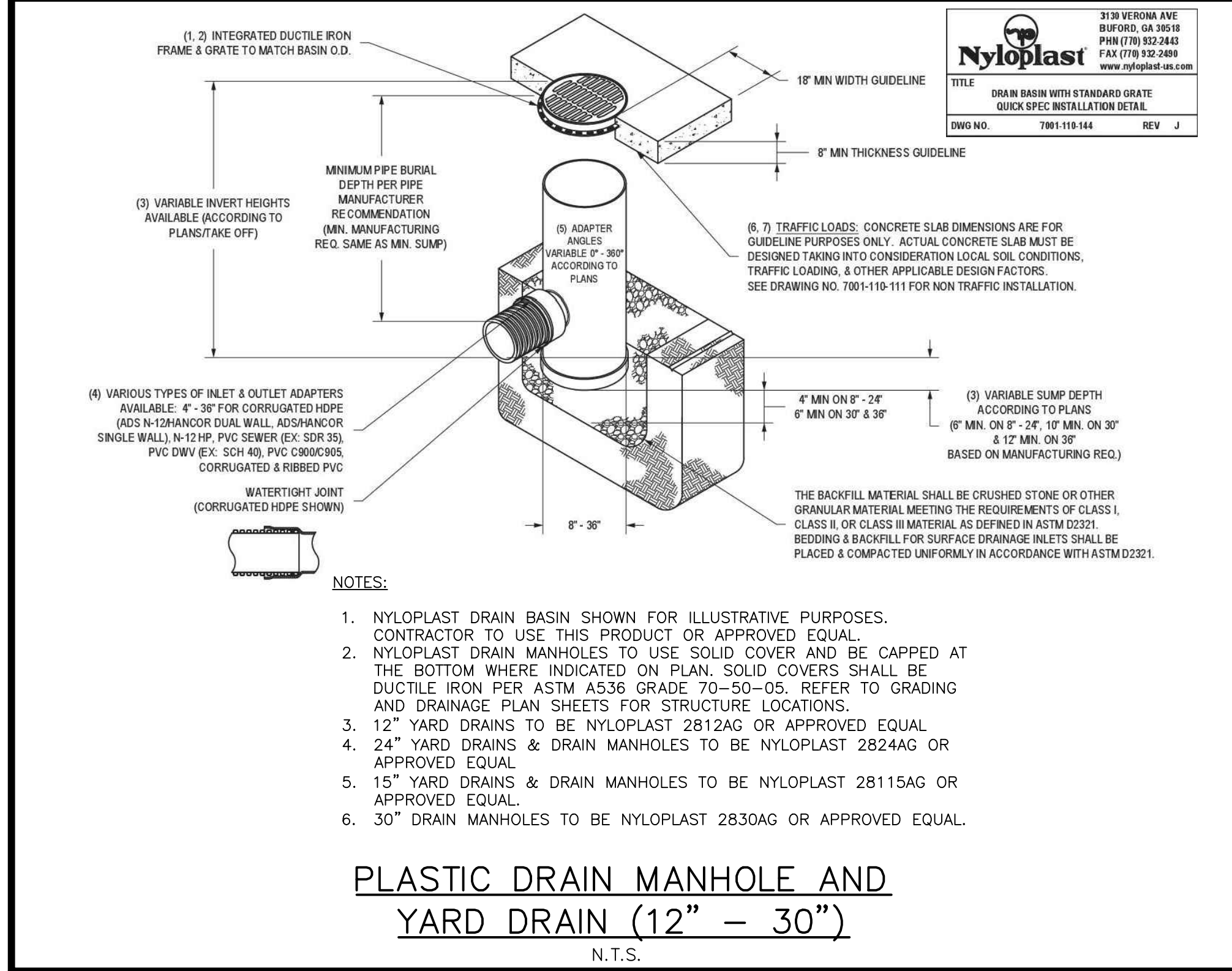
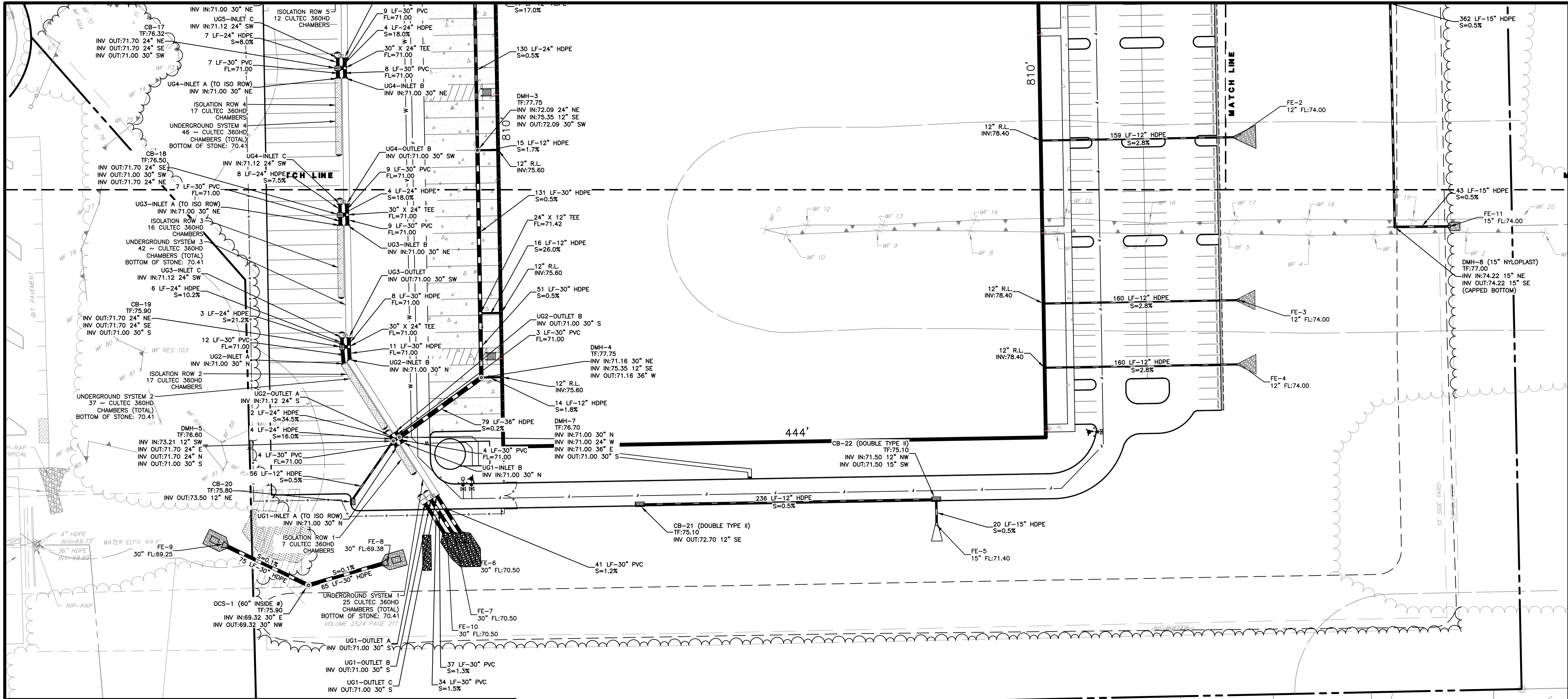
80'
40'
20'
0

T = 40'

SHEET

C-DR2

SHEET 10 OF 30



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860-268-8727 - F
www.designprofessionalsinc.com

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PREPARED FOR:
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PO Box 504
South Windsor, CT 06073
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PROJECT NO.:
1976.U
DATE:
07/02/21
DESIGNER:
BFW
CHECKER:
DHL

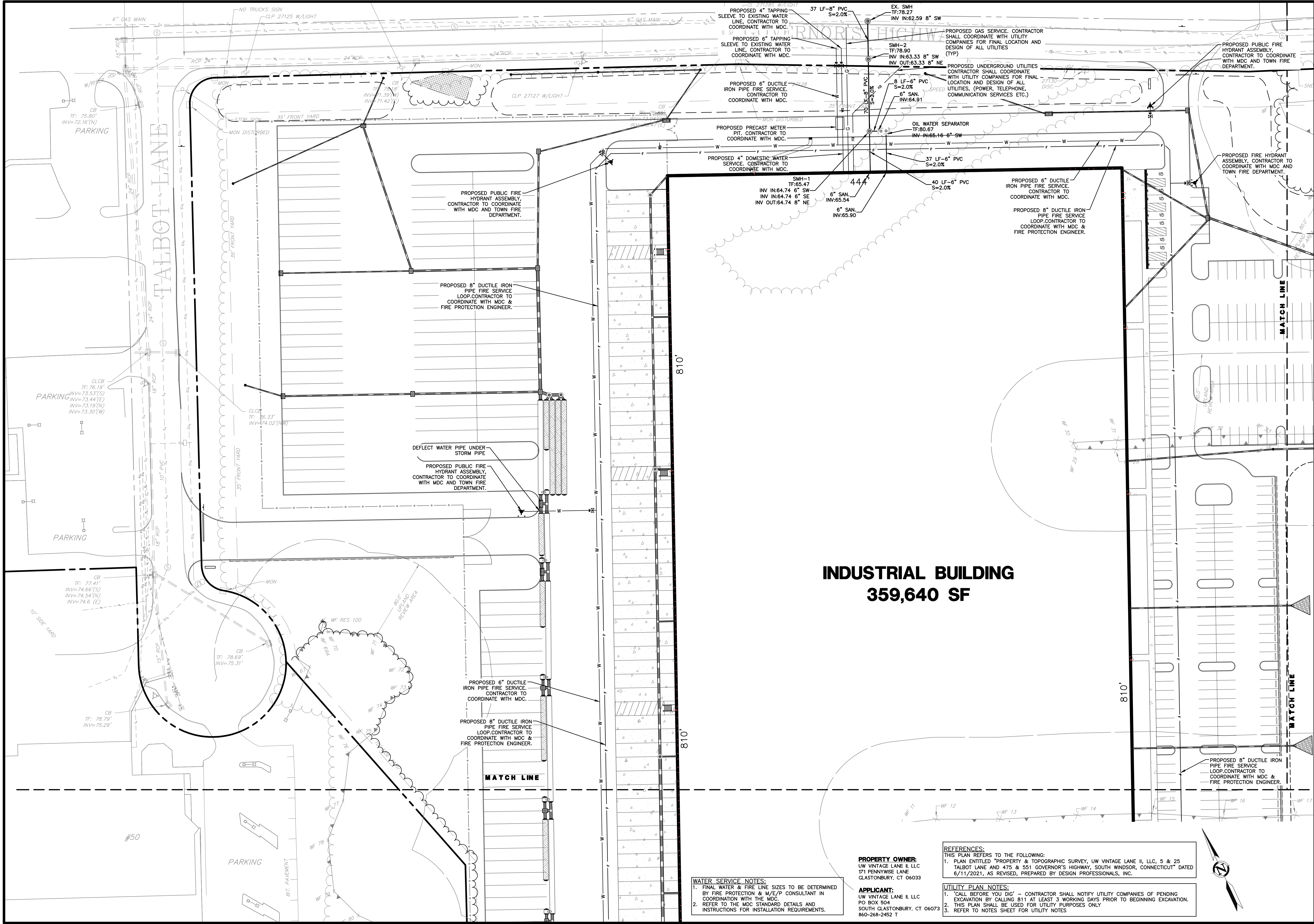
**25 TALBOT LANE
SITE PLAN APPLICATION**
S & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

NO.	DATE	REVISIONS	BY
1	8/2/2021	COORDINATION WITH G&E CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHL
3	10/1/2021	REVISED PER TOWN COMMENTS	DHL
4	10/6/2021	REVISED PER TOWN COMMENTS	DHL
5	10/14/2021	REVISED PER TOWN COMMENTS	DHL

DRAINAGE PLAN

C-DR3

SHEET 11 OF 30



**INDUSTRIAL BUILDING
359,640 SF**

WATER SERVICE NOTES:
1. FINAL WATER & FIRE LINE SIZES TO BE DETERMINED BY FIRE PROTECTION & W/E/P CONSULTANT IN COORDINATION WITH THE MDC.
2. REFER TO THE MDC STANDARD DETAILS AND INSTRUCTIONS FOR INSTALLATION REQUIREMENTS.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
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UTILITY 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.
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3. REFER TO NOTES SHEET FOR UTILITY NOTES

UTILITY PLAN

SHEET 12 OF 30

REVISIONS

NO.	DATE	BY	REASON
1	8/2/2021	DHJ	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS
3	10/1/2021	DHJ	REVISED PER TOWN COMMENTS
4	10/6/2021	DHJ	REVISED PER TOWN COMMENTS
5	10/14/2021	DHJ	REVISED PER TOWN COMMENTS

25 TALBOT LANE
SITE PLAN APPLICATION

5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT

GIS Nos. 88900005, 88900025, 36900475, 36900551

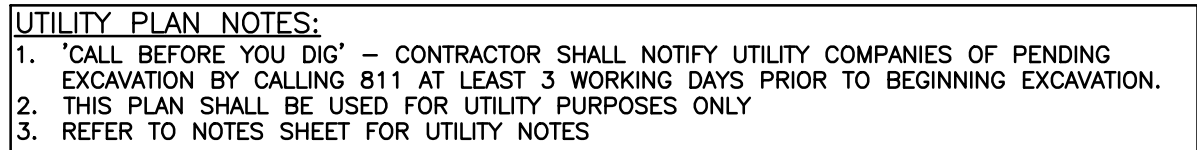
PREPARED FOR

UW VINTAGE LANE II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

DESIGN PROFESSIONALS

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PLANNERS / LANDSCAPE ARCHITECTS

21 EBBETT DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-268-8727 F
www.designprofessionalsinc.com



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
2. WATER MAIN TO BE INSTALLED IN ACCORDANCE WITH THE METROPOLITAN DISTRICT'S "WATER SERVICE CONNECTION MANUAL."
3. THE WATER MAIN SHALL BE CONSTRUCTED UNDER A WATER SERVICE PERMIT AND SHALL BE BUILT BY A LICENSED PLUMBER UNDER PERMIT BY AND UNDER THE SUPERVISION OF THE DIRECTOR OF ENGINEERING AND PLANNING OR THEIR DESIGNEE.
4. "CALL BEFORE YOU DIG" - THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION OF THE UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL CALL 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING THE EXCAVATION.
5. ALL FEDERAL AND STATE OSHA SAFETY STANDARDS MUST BE FOLLOWED DURING WATER MAIN INSTALLATIONS AND TESTING, INCLUDING 29 CFR 1926.650 - 1926.652, THAT ADDRESS EXCAVATION WORK AND REQUIREMENTS FOR PROTECTIVE SYSTEMS.
6. TEST PITS SHALL BE DUG WELL IN ADVANCE OF THE WATER MAIN INSTALLATION TO DETERMINE POSSIBLE OBSTACLES ABOVE OR BELOW OTHER UTILITIES, STRUCTURES OR OBSTACLES.
7. EXTREME CARE MUST BE EXERCISED BY THE CONTRACTOR TO PROTECT EXISTING SANITARY SEWERS, SANITARY SEWER LATERALS, STORM DRAINS AS WELL AS OTHER UTILITIES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A MATERIALS LIST AND SUBMITTALS, FOR APPROVAL, PRIOR TO THE INSTALLATION OF THE PROPOSED WATER MAIN.
9. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
10. ALL WATER MAIN AND APPURTENANCES SHALL BE STAKED (SURVEYED) OUT BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. THE SURVEY SHALL INCLUDE AN OFFSET LINE OR STREET LINE EVERY FIFTY FEET (50'0"), FINAL ROAD OR SURFACE ELEVATION.
11. TEST PRESSURE SHALL BE 150 PSI, AS CONFIRMED BY THE METROPOLITAN DISTRICT INSPECTOR ON SITE.
12. GATE OPERATIONS FOR THIS PROJECT SHALL BE "OPEN LEFT".
13. HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN FIRE MARSHAL.
14. PER SOUTH WINDSOR PUBLIC IMPROVEMENT SPECIFICATIONS, HYDRANTS SHALL BE MODEL A423 5.25" SUPER CENTURION 250 3-WAY FIRE HYDRANT MANUFACTURED BY THE MUELLER CO. OR APPROVED EQUIV. HYDRANTS SHALL BE UL/FM APPROVED AND SHALL BE LEFT. FINAL HYDRANT MODEL TO BE CONFIRMED BY CONTRACTOR AND APPROVED BY SOUTH WINDSOR FIRE MARSHAL.
15. MINIMUM DEPTH OF COVER OVER PROPOSED WATER MAIN SHALL BE 4.5 FEET AS MEASURED FROM THE UNDERSIDE OF THE PAVEMENT TO THE TOP OF THE PIPE.
16. ALL WATER MAINS SHALL BE CLASS 54 SANS/AWWA C151/A21.51-81 DUCTILE IRON OR DUCTILE CENTRICALLY CAST IN METAL SLOES OR SAND LINED MOLDLS FOR WATER OR OTHER LIQUIDS.
17. WHERE ROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE PROPOSED WATER MAIN, THE PROPOSED MAIN SHALL BE LAID ON A PRE-COMPACTED BED OF APPROVED MATERIAL A MINIMUM SIX INCHES (6") IN DEPTH.
18. ALL FITTINGS, UNLESS OTHERWISE SPECIFIED, SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RESTRAINT IN EACH DIRECTION.
19. WHERE RESTRAINT IS INDICATED, APPROVED RETAINER GLANDS OR RODDING MAY BE UTILIZED.
20. WHERE "PULLING" OR DEFLECTING PIPE IS INDICATED, SUCH DEFLECTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF "THE DIPRA HANDBOOK," IN NO CASE SHOULD THE DEFLECTION BE GREATER THAN FIVE DEGREES (3 DEGREES IF RESTRAINED).
21. ALL GATE VALVES, AIR VALVES AND BLOWOFFS SHALL BE INSTALLED COMPLETE WITH DISTRICT APPROVED GATE BOXES AND APPURTENANCES UNLESS OTHERWISE NOTED.
22. GATE NUT EXTENSION STEMS REQUIRED WHERE GATE VALVE NUTS ARE PLACED AT A DEPTH GREATER THAN 4.5 FEET BELOW FINAL GRADE.
23. CONCRETE COLLARS FOR FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO THE METROPOLITAN DISTRICT PLACING THE WATER MAIN INTO SERVICE.
24. MAINTAIN A MINIMUM DISTANCE OF 10 FEET (10'0") HORIZONTAL BETWEEN THE WATER MAIN AND ANY EXISTING OR PROPOSED SANITARY SEWER. WHEN LOCAL CONDITIONS PREVENT THIS, A LESSER DISTANCE IS ALLOWED IF (A) THE WATER MAIN IS IN A SEPARATE TRENCH, OR (B) IT IS LOCATED IN THE SAME TRENCH TO ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH AT LEAST TWELVE INCHES (12"), AND PREFERABLY EIGHTEEN INCHES (18") HORIZONTAL SEPARATION BETWEEN THE EDGES OF THE SEWER PIPE AND THE WATER MAIN. IN EITHER CASE, THE BOTTOM OF THE WATER MAIN SHALL BE EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER PIPE.
25. WHERE THE WATER MAIN IS TO BE INSTALLED BELOW DRAIN PIPE, MAINTAIN A MINIMUM OF 18 INCHES BETWEEN THE BOTTOM OF STORM DRAIN AND THE CROWN OF THE WATER MAIN.
26. ANY CONFLICT BETWEEN THE PROPOSED WATER MAIN, EXISTING OR PROPOSED UTILITIES AND/OR STORM DRAINS SHALL BE RESOLVED AT THE EXPENSE OF THE CONTRACTOR.
27. AFTER PLACING APPROXIMATELY TWO FEET (2'0") OF BACKFILL MATERIAL OVER THE WATER MAIN, THE CONTRACTOR SHALL PLACE A SIX-INCH WIDE STRIP OF DURABLE, NON-DETECTABLE, COLOR CODED (BLUE FOR WATER) UNDERGROUND UTILITY DETECTION TAPE IMPRINTED WITH THE APPROPRIATE WARNING INDICATING THE PRESENCE OF A BURIED UTILITY CONDUIT.
28. TRENCH BACKFILL UNDER ROADWAYS AND WALKWAYS SHALL BE BANK RUN GRAVEL, SAND, OR ACCEPTABLE NATIVE SOIL SATISFACTORY TO THE TOWN, CITY, AND/OR STATE AUTHORITY HAVING JURISDICTION.
29. ROADWAYS REQUIRING FILL SHALL HAVE A MINIMUM OF THREE FEET (3'0") OF ACCEPTABLE FILL PLACED ABOVE THE TOP OF THE PROPOSED PIPE ELEVATION OR TO ESTABLISHED GRADE, AND COMPACTED TO 95% DENSITY PRIOR TO INSTALLATION OF THE WATER MAIN.
30. TEMPORARY AND PERMANENT PAVING RESTORATION SHALL BE MADE IN ACCORDANCE WITH DISTRICT AND/OR TOWN AND/OR STATE SPECIFICATIONS.
31. CHLORINATION BY INJECTION METHOD AND DECHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ABIDE BY THE DISTRICT'S STANDARDS FOR DISINFECTING WATER MAINS, INCLUDING PROPERLY NEUTRALIZING THE CHLORINATED WATER AND DISCHARGING THE WATER ACCORDINGLY. ALL WORK TO BE COORDINATED WITH THE METROPOLITAN DISTRICT.
32. APPROVAL IS FOR THE MAIN LINE ONLY. INDIVIDUAL PERMITS FOR DOMESTIC AND FIRE SERVICES AND HYDRANTS SHALL BE OBTAINED AT THE MDC UTILITY SERVICES DEPARTMENT, 125 MAXIM ROAD, HARTFORD, CONNECTICUT.
33. ALL WEDGE VALVES SHALL BE REMOVED UPON COMPLETION OF WATER MAINS UNLESS OTHERWISE INSTRUCTED TO REMAIN AND/OR TO BE CONVERTED.
34. CONTRACTOR SHALL CALL MDC SYSTEMS REPAIR (860-278-7850 EXT. 3627) AFTER JOB CONFERENCE WITH DISTRICT TO SCHEDULE ANY REQUIRED TAPS OF MDC WATER MAINS.

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT
860-268-2452 T

C-UT2

SHEET 13 OF 30

SCALE: 0' = 40'

0' 20' 40'

T = 40'

UTILITY PLAN

SHEET

REVISONS		BY	
NO.	DATE	REVISIONS	REM
1	8/2/2021	COORDINATION WITH GEI CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ

25 TALBOT LANE

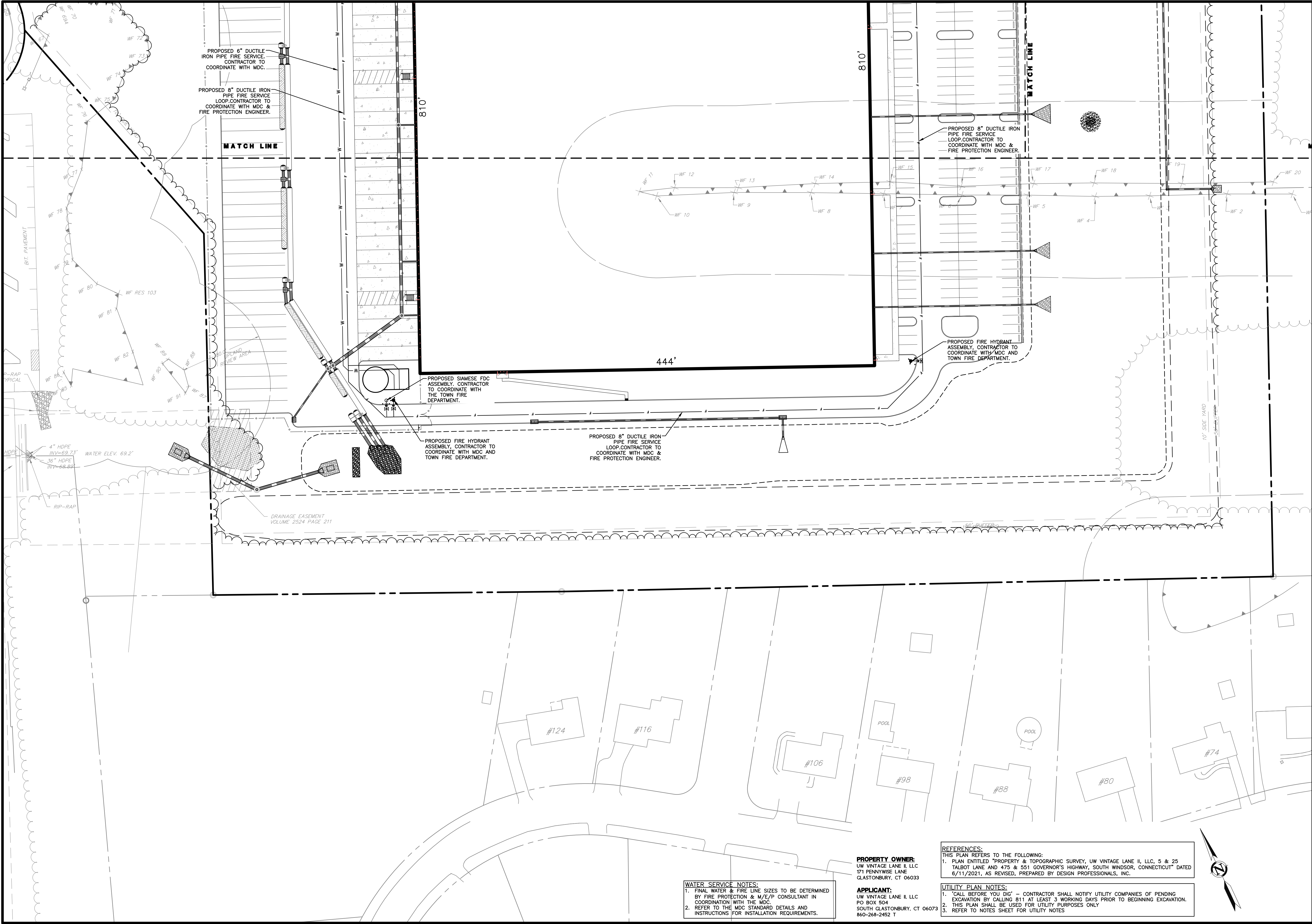
SITE PLAN APPLICATION

5 & 25 TALBOT LANE &
551 GOVERNOR'S HIGHWAY
06073

475 & 551 GOVERNOR'S HIGHWAY
SOUTH SUTTON, CONNECTICUT
06073

QIS Nos. 889000025, 889000025, 36900475, 369000551

80' ±



WATER SERVICE NOTES:
1. FINAL WATER & FIRE LINE SIZES TO BE DETERMINED BY FIRE PROTECTION & M/E/P CONSULTANT IN COORDINATION WITH THE MDC.
2. REFER TO THE MDC STANDARD DETAILS AND INSTRUCTIONS FOR INSTALLATION REQUIREMENTS.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
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UTILITY PLAN NOTES:
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3. REFER TO NOTES SHEET FOR UTILITY NOTES

NO.		DATE		REVISIONS		BY	
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	REM				
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ				
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ				
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ				
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ				

UTILITY PLAN

SCALE: 0 20' 40' 80'

T = 40'

C-UT3

SHEET 14 OF 30

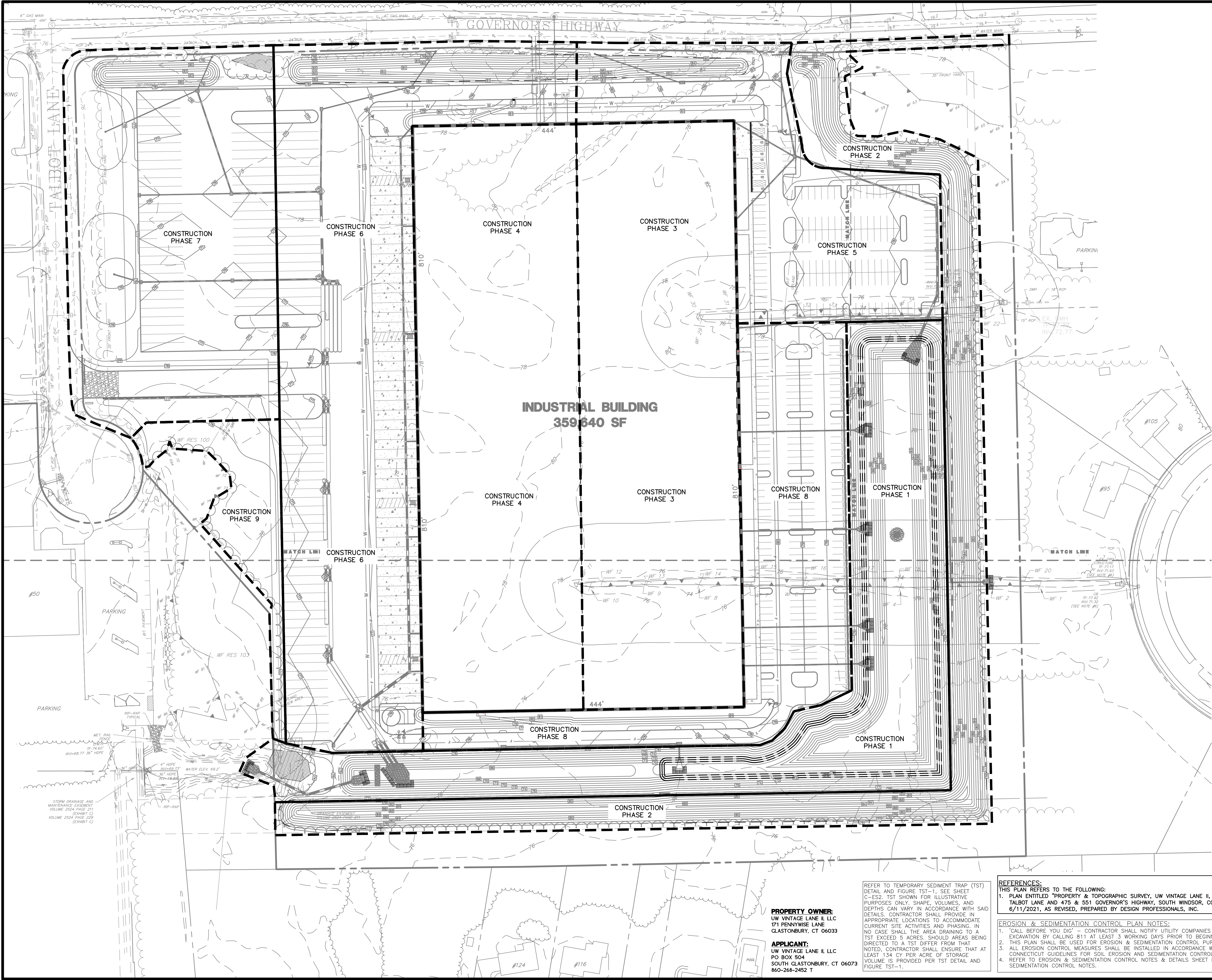
DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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21 JEFFREY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-268-8727 - F
860-268-8727 - T
www.designprofessionalsinc.com

PREPARED FOR:
UW VINTAGE LANE II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PROJECT NO.: 1976U
DATE: 07/02/21
DESIGNER: DHJ
REVIEWER: BFW
APPROVED BY: DHJ



PROPERTY OWNER:
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171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFER TO TEMPORARY SEDIMENT TRAP (TST) DETAIL AND FIGURE TST-1, SEE SHEET C-ES2. TST SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, VOLUMES, AND DEPTHS CAN VARY IN ACCORDANCE WITH SAID DETAILS. CONTRACTOR SHALL PROVIDE IN APPROPRIATE LOCATIONS TO ACCOMMODATE CURRENT SITE ACTIVITIES AND PHASING. IN NO CASE SHALL THE AREA DRAINING TO A TST EXCEED 5 ACRES. SHOULD AREAS BEING DIRECTED TO A TST DIFFER FROM THAT NOTED, CONTRACTOR SHALL ENSURE THAT AT LEAST 134 CY PER ACRE OF STORAGE VOLUME IS PROVIDED PER TST DETAIL AND FIGURE TST-1.

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.

EROSION & SEDIMENTATION CONTROL PHASING PLAN

C-ES1
SHEET 15 OF 30

NO.	DATE	REVISIONS		BY	REM
		COORDINATION WITH GE CONSULTANTS	REVISOR		
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	DHJ		
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ		
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ		
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ		
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ		

25 TALBOT LANE SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT

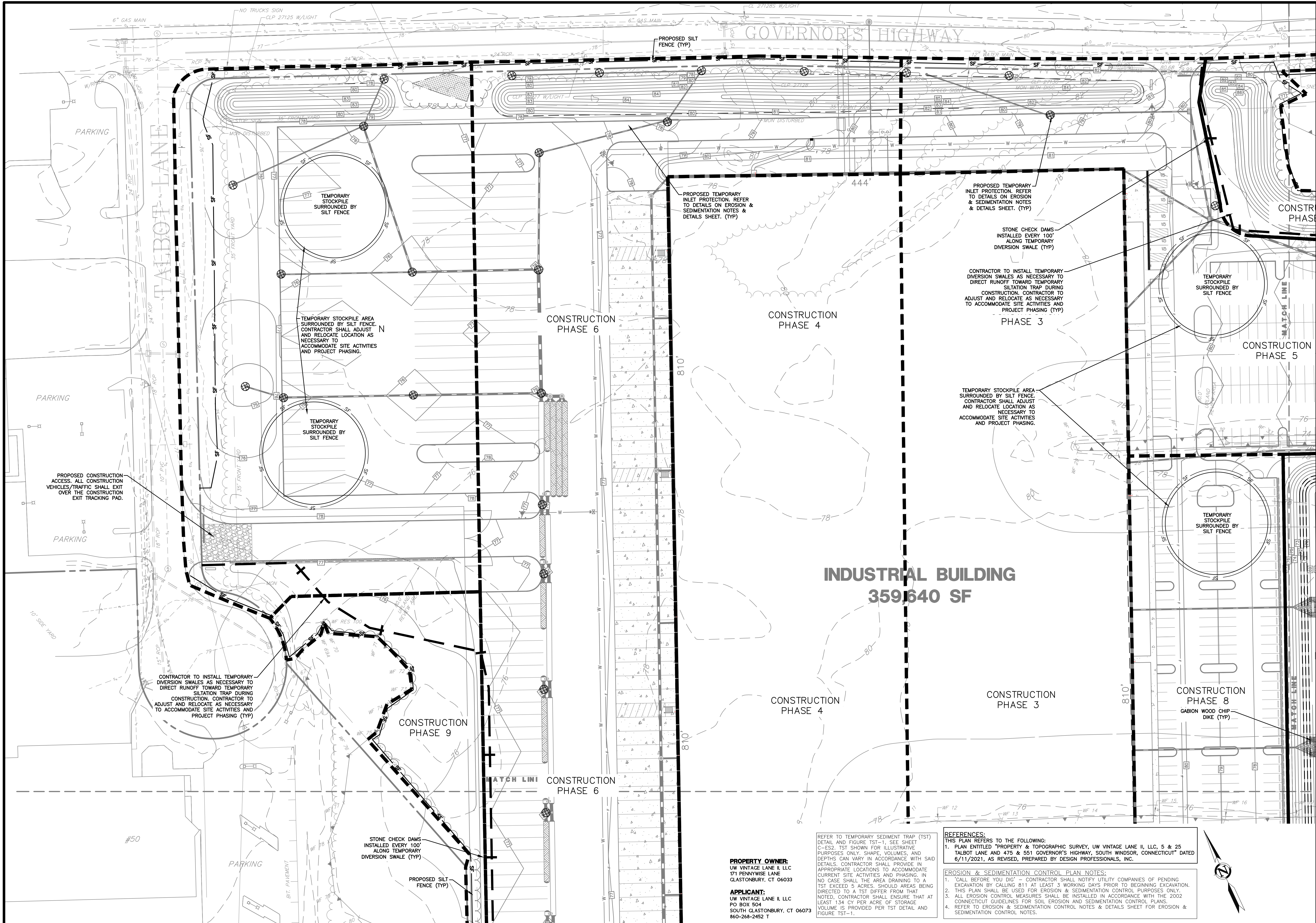
GIS Nos. 88900005, 88900025, 36900475, 36900551

PROJECT NO. 1976LU
DATE 07/02/21
DESIGNER DHJ
CHECKER BFW
APPROVED BY DHJ

PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

DESIGN PROFESSIONALS, INC.
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4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

EROSION & SEDIMENTATION CONTROL PLAN

SHEET C-E52

SHEET 16 OF 30

NO. DATE

1 8/2/2021

2 8/25/2021

3 8/17/2021

4 10/6/2021

5 10/14/2021

REVISIONS

COORDINATION WITH GE CONSULTANTS

REVISED PER TOWN COMMENTS

REVISED PER TOWN COMMENTS

REVISED PER TOWN COMMENTS

REVISED PER TOWN COMMENTS

BY

REM

DHJ

DHJ

DHJ

DHJ

PROJECT NO.

1976U

DATE

07/02/21

DESIGNER

BPW

REVIEWER

BPW

APPROVED BY

DHJ

PREPARED FOR

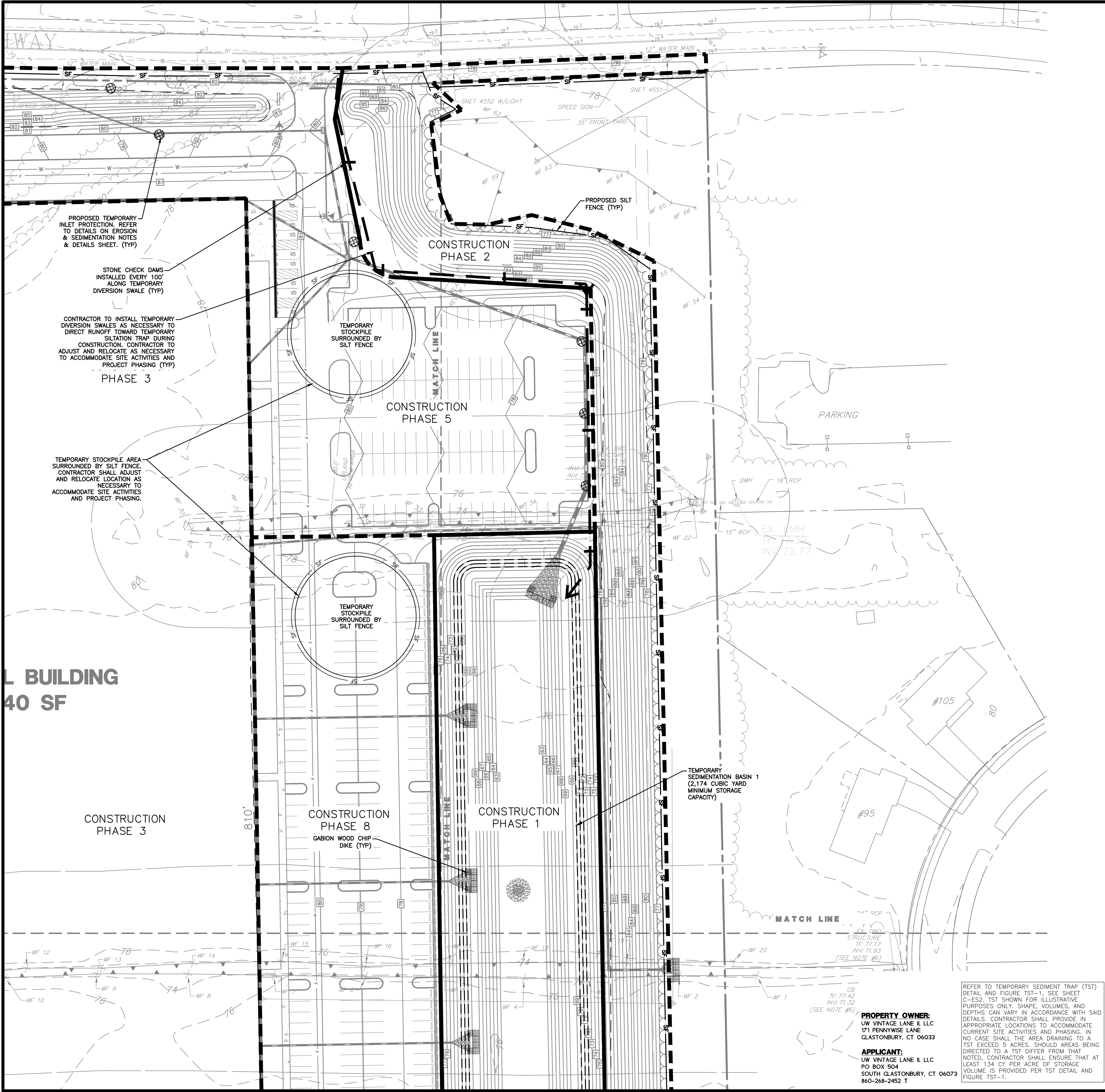
UW Vintage Lane II, LLC
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DESIGN PROFESSIONALS, INC.

21 EBBERT DRIVE
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-9797 F
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS

PLANNERS / LANDSCAPE ARCHITECTS



TEMPORARY SEDIMENTATION BASIN DESIGN PARAMETERS

$$V = \frac{(DA)(A)(E)(R)(S)(D)(T)}{(24)(365)(ft/yr)}$$

where:

- V = the volume of sediment trapped in ac. ft./yr.
DA = the total drainage area in acres
A = the average annual erosion in tons per acre per year using either values from the Universal Soil Loss Equation, the Revised Universal Soil Loss Equation or the values in Figure SB-1 for the listed land use.
DR = the delivery ratio determined from Figure SB-12.
TE = the trap efficiency as given above. (Use 0.8)
γ = the estimated sediment density in the sediment basin in lbs/cu. ft. (from Figure SB-2).

TEMPORARY SEDIMENTATION BASIN 1

COVER	AVERAGE ANNUAL EROSION SOURCES		
	AREA (DA) [ACRES]	EROSION RATE [A] [Ton/Acre/Yr]	DA * A [Ton/Yr]
Woodlands	0	0.2	0
Urban	0	1	0
Construction	27.35	50	1368
TOTAL	27.35		1368

DA	0.043 Sq. Mi
DR	0.76%
TE	0.8%
V	85 Lbs /CuFt
Vw	0.449 Ac. Ft Sediment Storage
Vt	0.898 Ac. Ft Wet Storage (*2 x Sediment Storage Min.)
	58,690 CuFt

TEMPORARY SEDIMENTATION BASIN INSTALLATION NOTES:

- REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.
- AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER UNSUITABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FROM APPROVED BORROW AREAS. IT SHALL BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOD, OVERSIZED STONES, ROCKS, MAN MADE MATERIALS, OR OTHER PERISHABLE OR UNSUITABLE MATERIAL.
- AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN THE PROPER AMOUNT OF MOISTURE TO ENSURE THAT AT LEAST 90% - 95% STANDARD PROCTOR COMPACTION WILL BE ACHIEVED. FILL MATERIAL WILL BE PLACED IN 9-INCH CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROUTING THE HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OR TREAD TRACK OF THE EQUIPMENT, OR BY USING A COMPACTOR.

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.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, PREPARED BY DESIGN PROFESSIONALS, INC.

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

EROSION & SEDIMENTATION CONTROL PLAN

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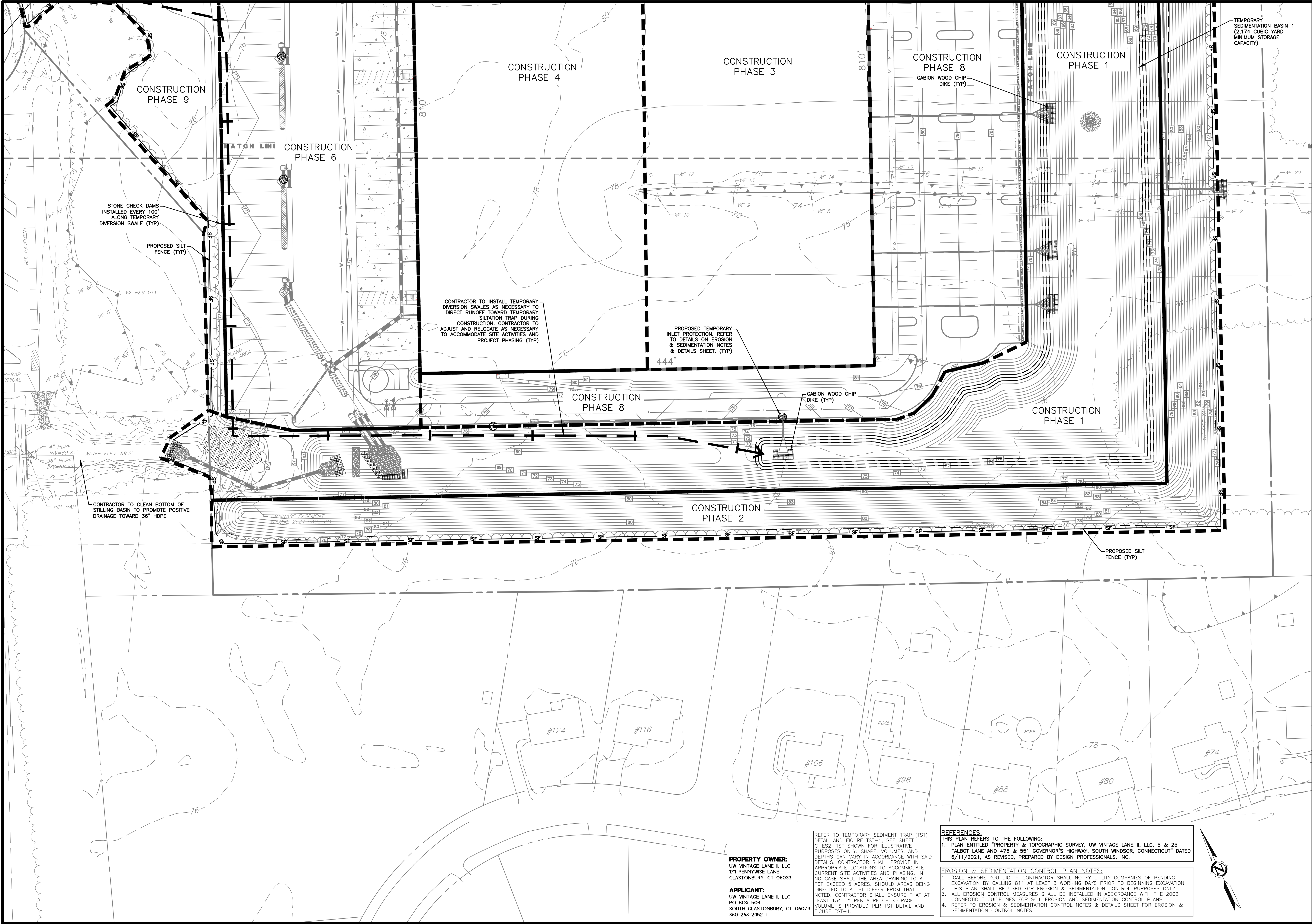
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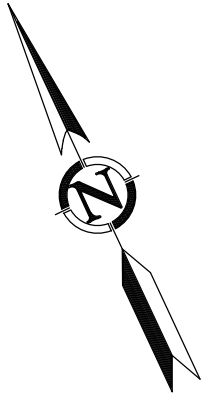
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2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.



NO.		DATE	REVISIONS
1	BY	8/2/2021	COORDINATION WITH GE CONSULTANTS
2	REM	8/25/2021	REVISED PER TOWN COMMENTS
3	DHJ	10/1/2021	REVISED PER TOWN COMMENTS
4	DHJ	10/6/2021	REVISED PER TOWN COMMENTS
5	DHJ	10/14/2021	REVISED PER TOWN COMMENTS

**25 TALBOT LANE
SITE PLAN APPLICATION**

5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT

GIS Nos. 88900005, 88900025, 36900475, 36900551

PROJECT NO.
1976LU

DATE
07/02/21

DESIGN BY
BFW

REVIEW BY
DHJ

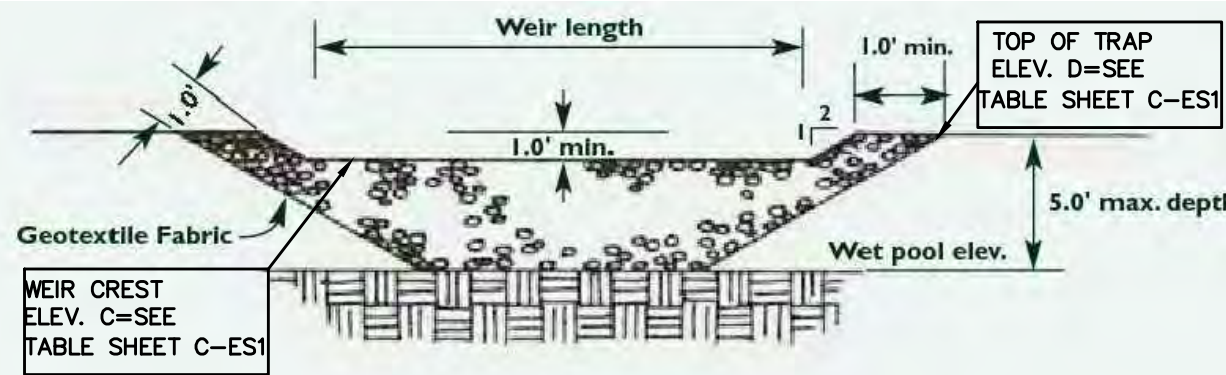
DATE
07/02/21

PREPARED FOR
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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860-268-8727 - F
860-268-8727 - T
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APPLICANT:
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- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT

C-ES5

SHEET 19 OF 30

SHEET

EROSION & SEDIMENTATION DETAILS & NOTES

25 TALBOT LANE
SITE PLAN APPLICATION

NO.	DATE	REVISIONS	BY
1	8/3/2021	COORDINATION WITH GE CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
3	10/7/2021	REVISED PER TOWN COMMENTS	DHJ
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ

UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073

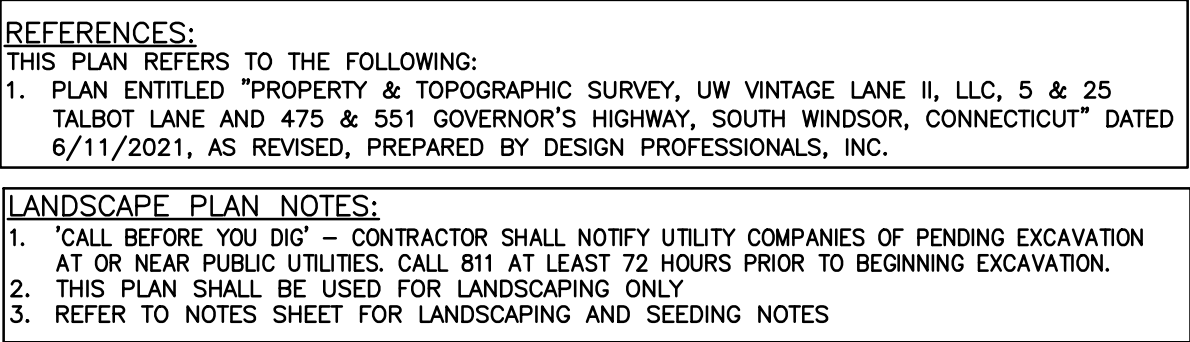
860-266-2452 T

25 TALBOT LANE
SITE PLAN APPLICATION

36900475, 36900551

25 TALBOT LANE
SITE PLAN APPLICATION

36900475, 36900551



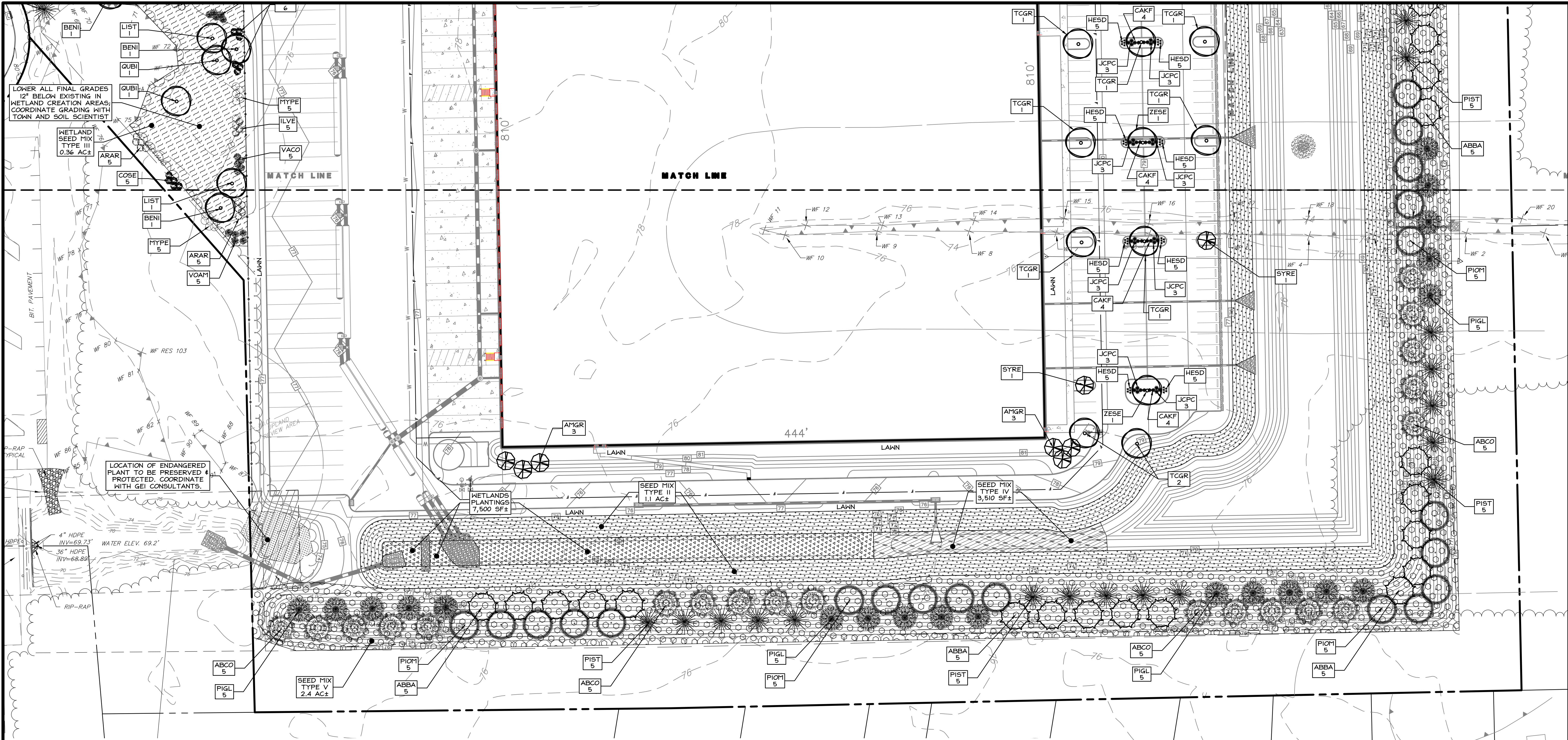
APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

LANDSCAPE PLAN		REVISIONS	
NO.	DATE	BY	REVISION
1	8/3/2021		COORDINATION WITH GE CONSULTANT'S
2	8/25/2021		REVISED PER TOWN COMMENTS
3	10/1/2021		REVISED PER TOWN COMMENTS
4	10/6/2021		REVISED PER TOWN COMMENTS
5	10/14/2021		REVISED PER TOWN COMMENTS

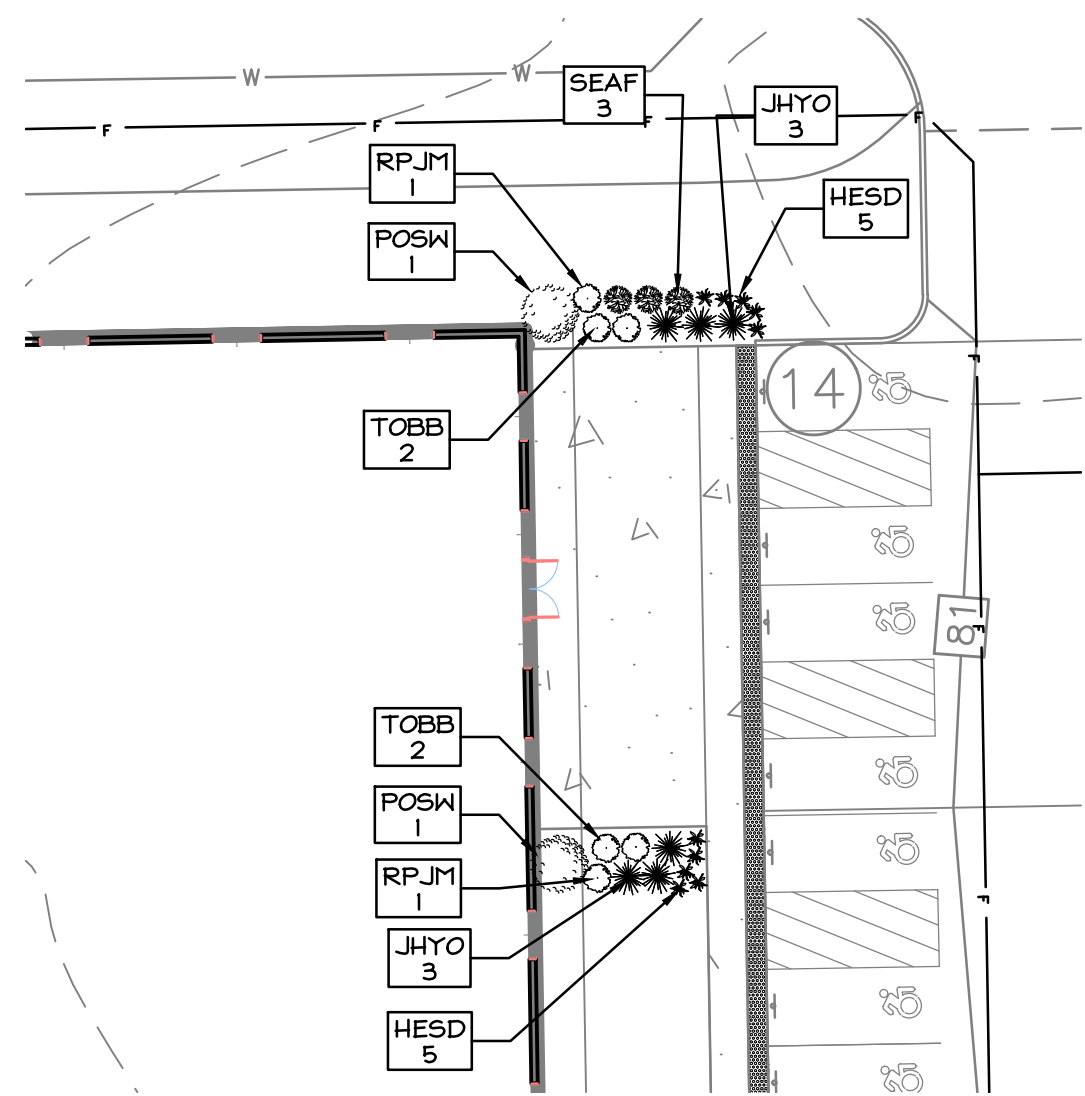
25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
889000005, 889000025, 36900475, 369000551
GIS Nos.

PREPARED FOR:
JW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

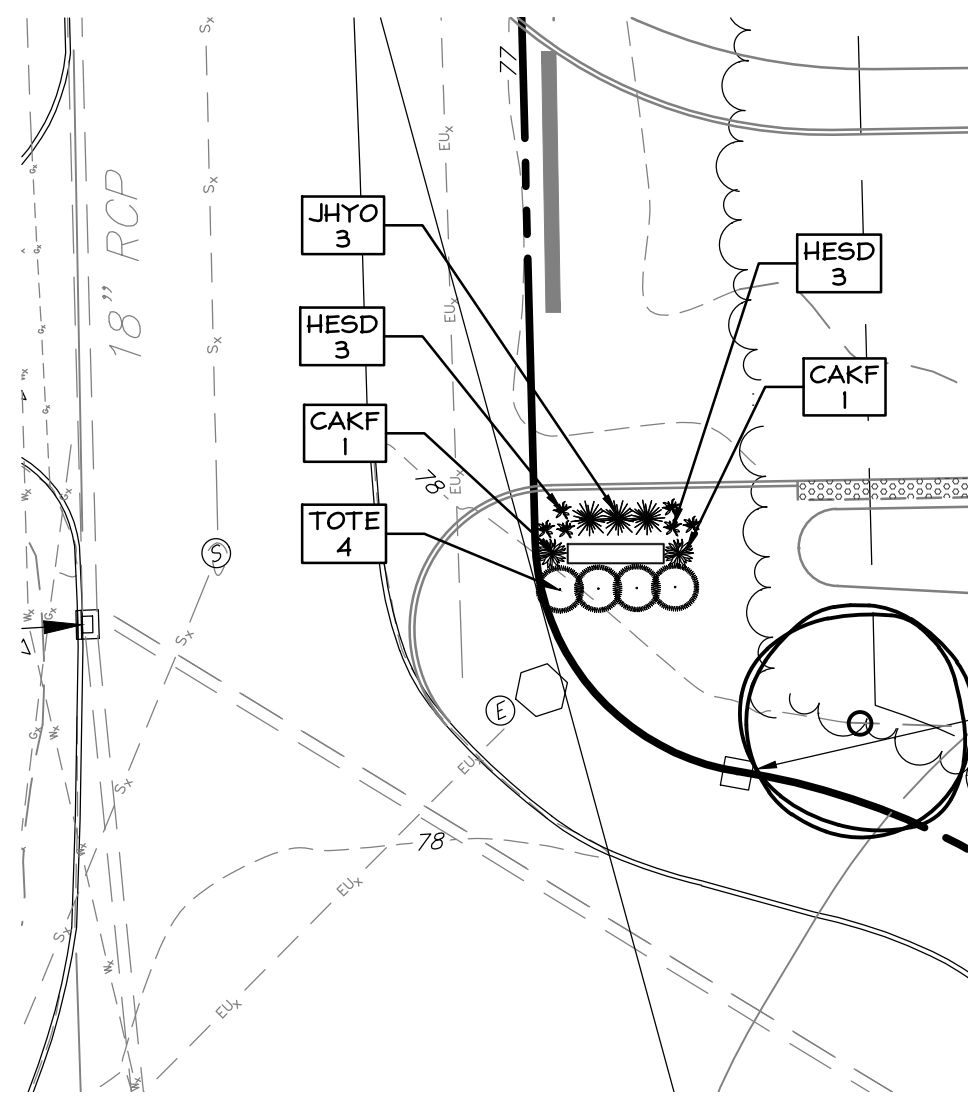
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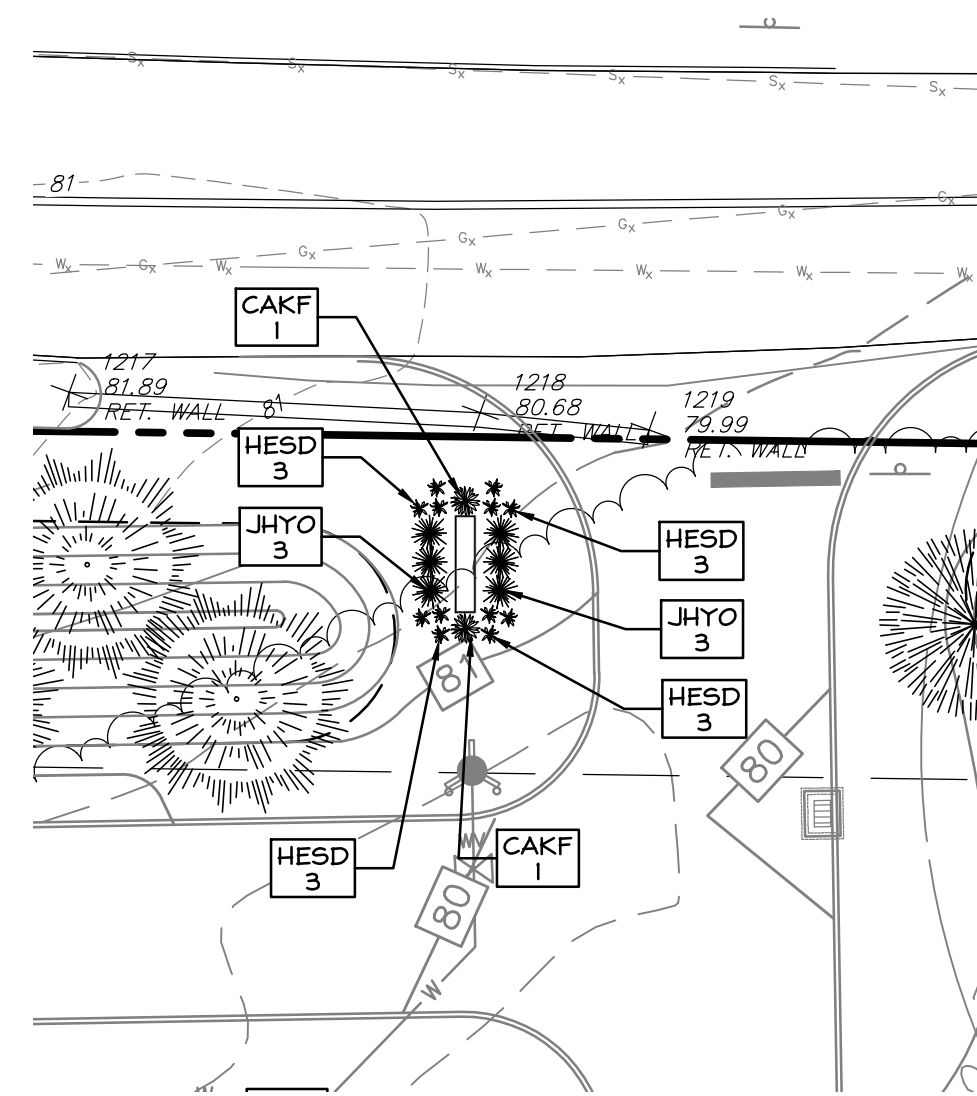
1 OVERALL LANDSCAPE PLAN



2 NE ENTRANCE LANDSCAPE PLAN DETAIL



3 ENTRANCE SIGN LANDSCAPE PLAN DETAIL



4 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, S & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, 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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REVISIONS		LANDSCAPE PLAN	
NO.	DATE	BY	REASON
1	8/22/2021	DHJ	COORDINATION WITH GEI CONSULTANTS
2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS
3	10/1/2021	DHJ	REVISED PER TOWN COMMENTS
4	10/6/2021	DHJ	REVISED PER TOWN COMMENTS
5	10/14/2021	DHJ	REVISED PER TOWN COMMENTS

Scale: 0' 20' 40' 80'

T = 40'

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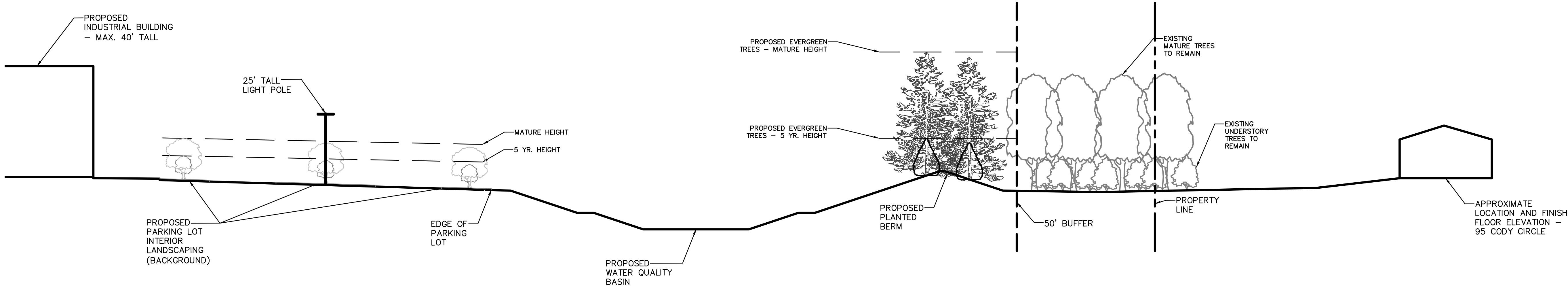
PREPARED FOR:
UW VINTAGE LANE II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGNER: BFW
REVIEWER: DHJ
APPROVED BY: DHJ

**25 TALBOT LANE
SITE PLAN APPLICATION**
S & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

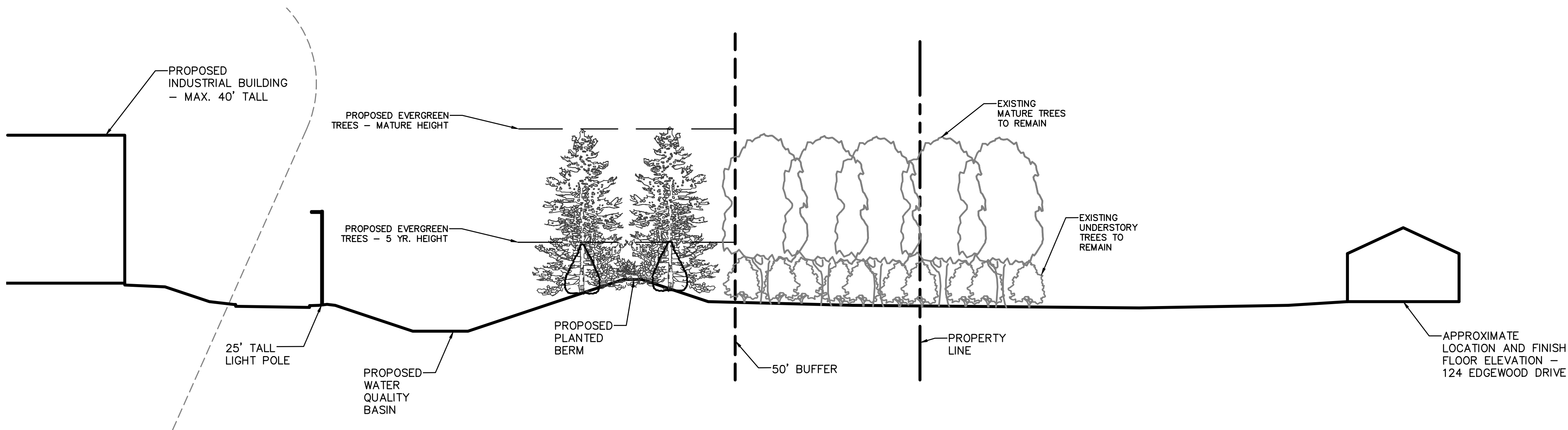
C-L53
SHEET 22 OF 30

File: C:\jeda\1976\1976U\Landscap Arch\AutoCAD\1976U LS-LT Plot.dwg Layout: 23 C-LS4 Plotted: 10/15/2021 12:26 PM Last Saved: 10/15/2021 12:23 PM Last Saved By: bernwheeler



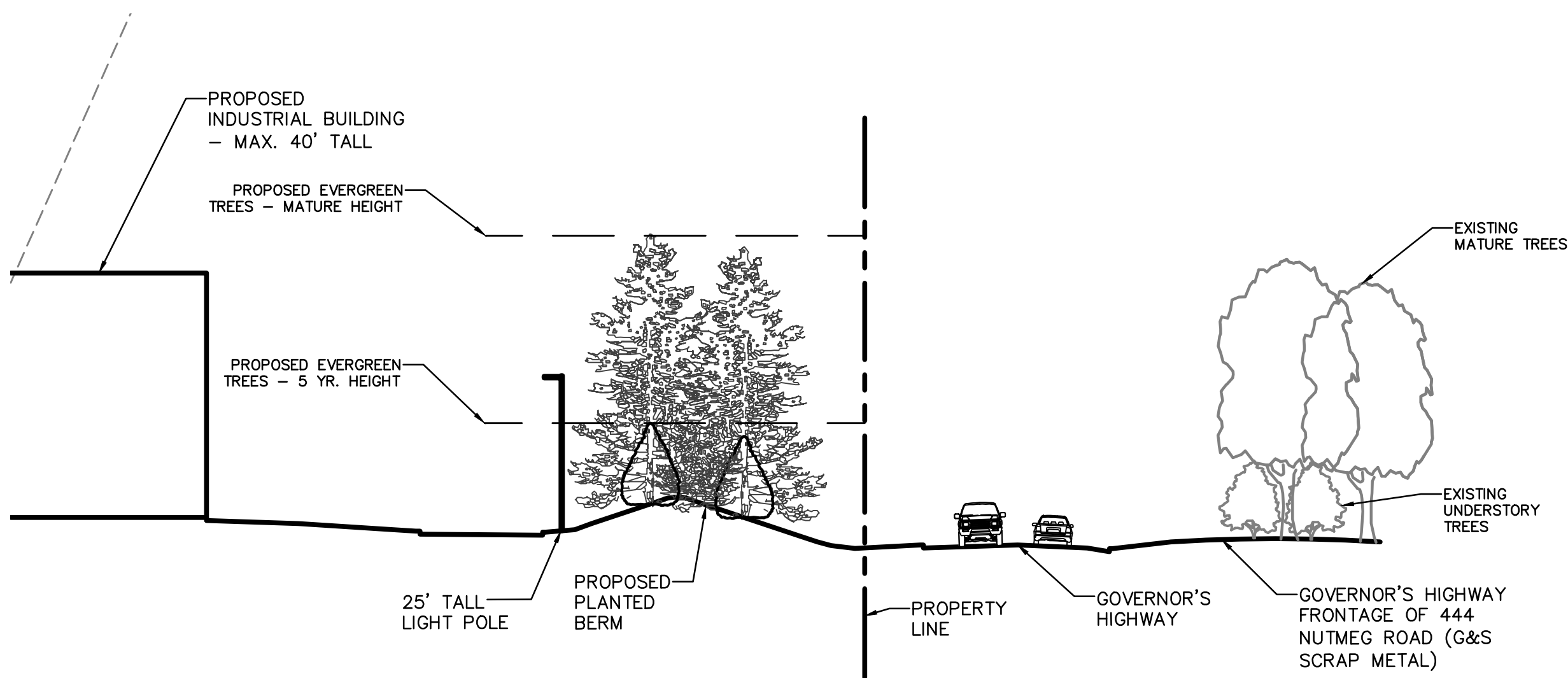
1 EAST-WEST BUFFER CROSS SECTION

1" = 20'



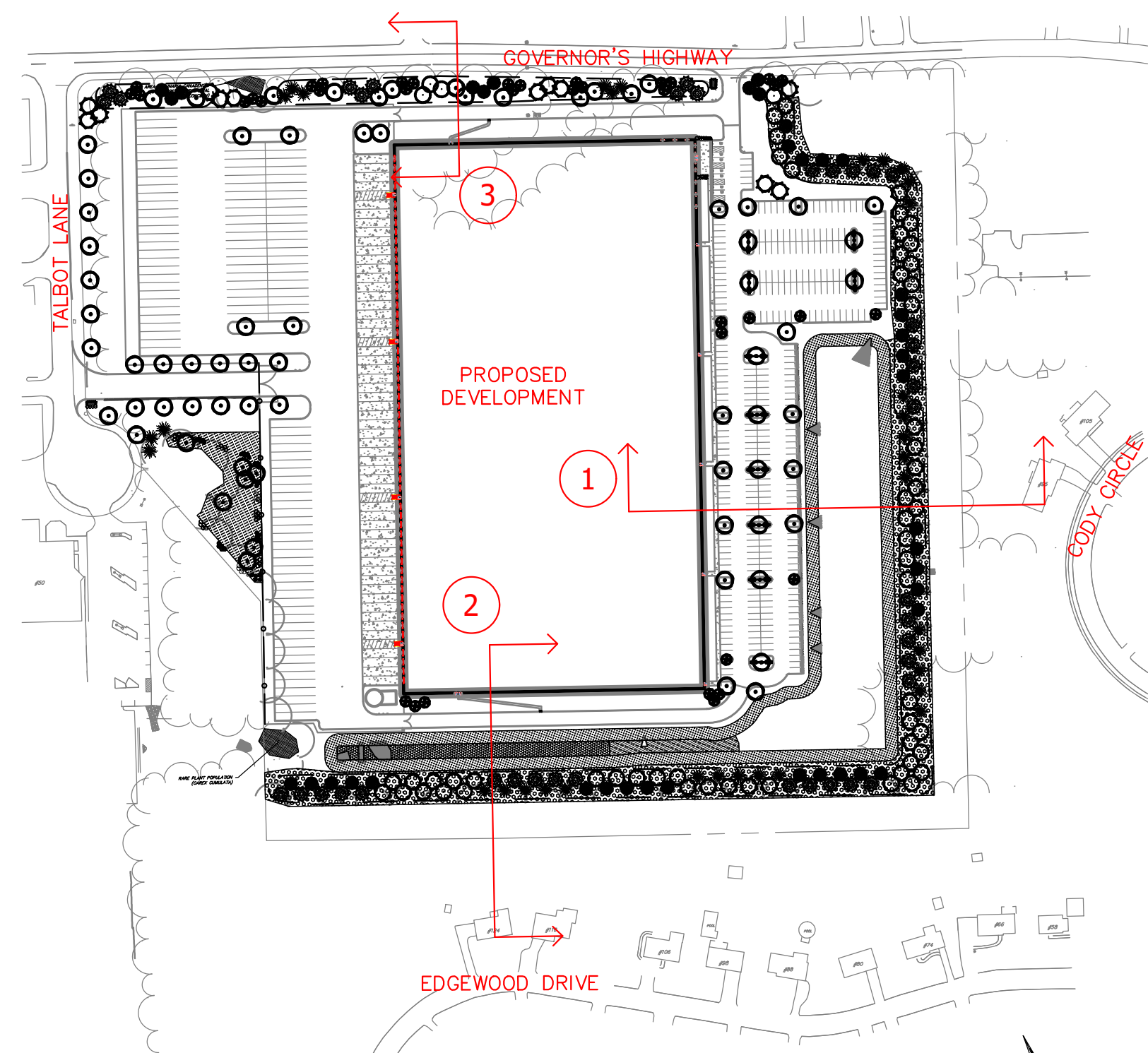
2 NORTH-SOUTH BUFFER CROSS SECTION

1" = 20'



3 GOVERNOR'S HIGHWAY BERM CROSS SECTION

1" = 20'



4 CROSS SECTION KEY MAP

1" = 200'

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
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860-268-2452 T

LANDSCAPE
BUFFER CROSS
SECTIONS

SHEET
C-LS4
SHEET 23 OF 30

NO.	DATE	REVISIONS
1	8/2/2021	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	REVISED PER TOWN COMMENTS
3	10/1/2021	REVISED PER TOWN COMMENTS
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5	10/14/2021	REVISED PER TOWN COMMENTS

25 TALBOT LANE
SITE PLAN APPLICATION

5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT

GIS Nos. 88900005, 88900025, 36900475, 36900551

PROJECT NO.
1976U
DATE
07/02/21
DESIGN BY
BFW
CHECKED BY
DHI

PREPARED FOR
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

This plan is a final plan and does not show any other information. It is the responsibility of the user to verify the accuracy of the information shown on this plan. The user is advised that the information shown on this plan is for informational purposes only and is not intended to be used for any other purpose. The user is advised that the information shown on this plan is for informational purposes only and is not intended to be used for any other purpose.

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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 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 OWNERS 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 FORTH WITHOUT Voids, THE FIBROUS AND FEEDING ROOT SYSTEM.
- 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 HUSHROOVED BALLS ARE NOT ACCEPTABLE. BARE-ROOT PLANTS: DIG 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.
- 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.
- CONTAINER STOCK SHALL NOT BE POT, CRACKED, OR OTHERWISE DAMAGED.
- CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- 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 HARRANT 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, CANINUSUR, APHRODIA 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 HARRANT PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF HARRANTY PERIOD, AND EXTEND HARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
- CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNUSUAL CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNERS 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.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN, AS LONG AS REMAINING SPECIFICATIONS ARE MAINTAINED. 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 10x:10x
B. COARSE SAND 40-45%
C. TOPSOIL 45-50%
- 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 PELLETED LIFE MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 40% 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 DEHYDRATION.
- 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 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 OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
- MOVING AND STORAGE OF PLANTS: CONTRACTOR TO TAKE ALL PRECAUTIONS TO PREVENT DAMAGE 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 NURSERYMEN.
- DIG, PACK, AND SHIP 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 STORAGE. BEFORE PLANTING, INSPECT EACH SHIPMENT INVOICE OR ORDER TO 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 MATERIAL 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.
E. 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-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAND/DUST.
- 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, THICE 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 COMPLETION OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
- LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMPLETING 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 GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
- 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 WILDOLEIFE MIX - ERN7X-127
BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
OBL WETLAND MIX
BY Ernst Conservation Seeds, 4006 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, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
APPLICATION RATE: 1.0 LBS PER 1,000 S.F.
- SEEDING MIXTURE TYPE IV (BIOHAULE)
RETENTION BASIN FLOOR MIX - ERN7X-126
BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
APPLICATION RATE: 1.0 LBS PER 1,000 S.F.
- SEEDING MIXTURE TYPE V (SOUTH 4 EAST BERT)
SHOCKY NORTHEAST NATIVE WILDOLEAFER MIX - ERN7X-163-1
BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
APPLICATION RATE: 5.0 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 STORAGE WATER SYSTEM.
- SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING, ADD AN ADDITIONAL 1% TO SEEDING MIXTURE 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.

WETLAND CREATION AREA NOTES:

- ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
- EXCAVATE AREA TO A DEPTH 12" BELOW FINISH GRADE WITH TOPSOIL STOCKPILED BEYOND THE LIMITS OF WETLANDS.
- MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT OUTSIDE OF THE WETLANDS CREATION AREA. USE TOPSOIL FROM WETLAND TO BE DISTURBED.
- PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND CREATION AREA TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED.
- SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
- AREA SHALL BE TOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A NET MEADOW.

1 TREE PLANTING DETAIL

Not to Scale

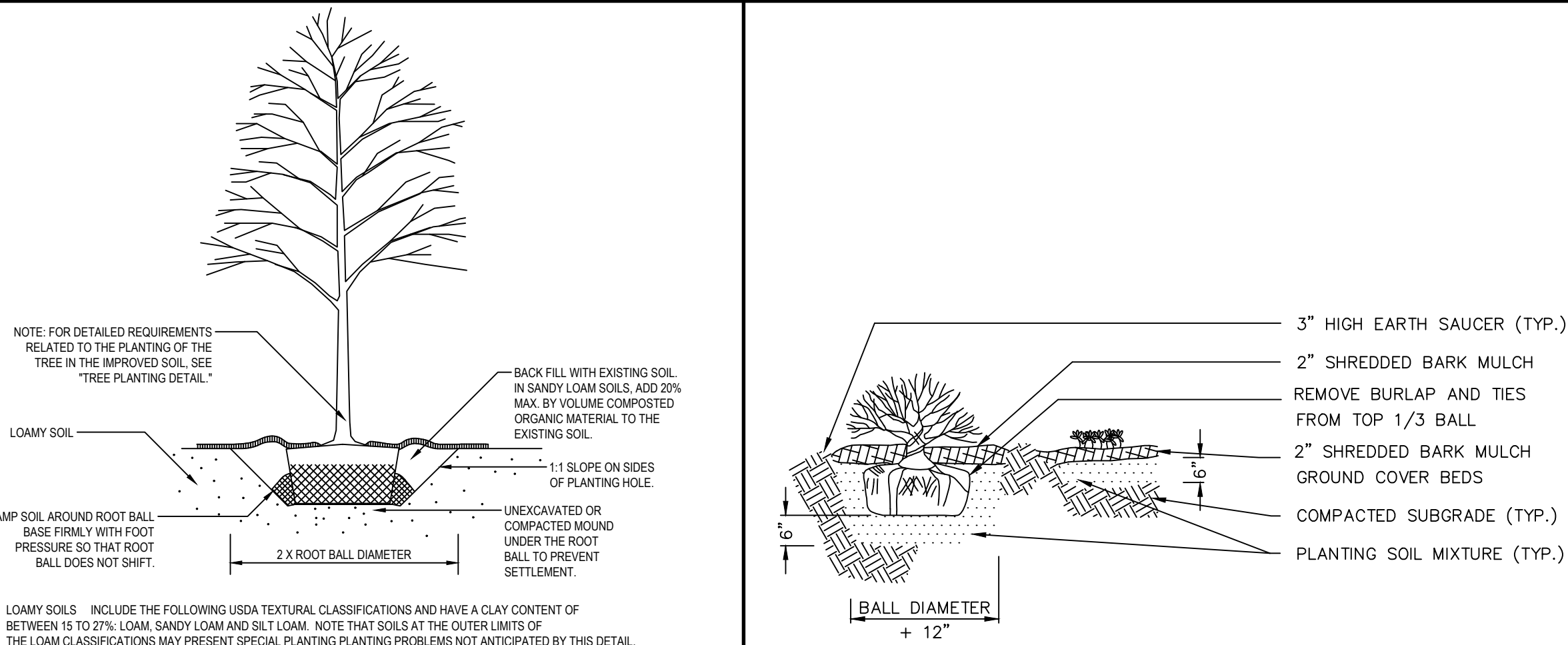
2 SOIL IMPROVEMENT DETAIL

Not to Scale

WETLAND PLANTING SCHEDULE						
QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES	
75	<i>Calamagrostis canadensis</i>	Canada Bluejoint	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Carex stricta</i>	Tussock Sedge	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Juncus effusus</i>	Soft Rush	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Leersia oryzoides</i>	Rice Outgrass	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Mimulus ringens</i>	Monkey-flower	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Sagittaria latifolia</i>	Northern Arrowhead	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Scirpus cyperinus</i>	Wool Grass	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Scirpus pungens</i>	Common Three-Square	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Scirpus validus</i>	Soft-stem Bulrush	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Sporogonum erucarpum</i>	Giant Burreed	ONE YR GROWTH	2" POT	3' O.C.	
75	<i>Verbena hastata</i>	Blue Vervain	ONE YR GROWTH	2" POT	3' O.C.	

WETLAND PLANTING NOTES:

- ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
- EXCAVATE AREA TO A DEPTH 12" BELOW FINISH GRADE WITH TOPSOIL STOCKPILED BEYOND THE LIMITS OF WETLANDS.
- MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT OUTSIDE OF THE WETLANDS CREATION AREA. USE TOPSOIL FROM WETLAND TO BE DISTURBED.
- PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND CREATION AREA TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED.
- PLANTS TO BE PLACED IN FIELD WITH SPACING AS SPECIFIED. EVENLY DISTRIBUTE ALL SPECIES THROUGHOUT ENTIRE PLANTING AREA.



3 SHRUB & GROUND COVER PLANTING DETAIL

Not to Scale

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	19	<i>Acer x. freemanii</i> 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	PLANT AS SHOWN
AMGR	12	<i>Amelanchier x. grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
BENI	3	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	2" cal.	B&B	PLANT AS SHOWN
CKMW	6	<i>Cornus kousa</i> 'Milky Way'	Milky Way Dogwood	2" cal.	B&B	PLANT AS SHOWN
LIST	8	<i>Liquidambar styraciflua</i> 'Ward'	Cherokee Seedless Sweetgum	3" cal.	B&B	PLANT AS SHOWN
MAST	6	<i>Molus</i> 'Sugar Tyme'	Sugar Tyme Crabapple	2" cal.	B&B	PLANT AS SHOWN
PCCP	6	<i>Prunus x cerasifera</i> 'Crimson Pointe'	Crimson Pointe Flowering Plum	2" cal.	B&B	PLANT AS SHOWN
QUBI	2	<i>Quercus bicolor</i>	Swamp White Oak	2" cal.	B&B	PLANT AS SHOWN
SYRE	7	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
TGCR	22	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	3" cal.	B&B	PLANT AS SHOWN
ZESE	17	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	3" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
ABBA	38	<i>Abies balsamea</i>	Balsam Fir	6'-8" ht.	B&B	PLANT AS SHOWN
ABCO	39	<i>Abies concolor</i>	White Fir	6'-8" ht.	B&B	PLANT AS SHOWN
PGL	39	<i>Picea glauca</i>	White Spruce	6'-8" ht.	B&B	PLANT AS SHOWN
PIOM	33	<i>Picea omorika</i>	Serbian Spruce	6'-8" ht.	B&B	PLANT AS SHOWN
PIST	34	<i>Pinus strobus</i>	Eastern White Pine	6'-8" ht.	B&B	PLANT AS SHOWN
TOTE	4	<i>Thuja occidentalis</i> 'Techny'	Mission Arborvitae	6'-8" ht.	B&B	4' O.C.
SHRUBS						
ARAR	15	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	No. 3	CONT.	6' O.C.
COSE	11	<i>Cornus sericea</i>	Redosier Dogwood	No. 3	CONT.	6' O.C.
ILVE	10	<i>Ilex verticillata</i>	Winterberry	No. 3	CONT.	6' O.C., 1 MALE PER GROUPING
JCPC	60	<i>Juniperus chinensis</i> 'Pfritzeriana Compacta'	Compact Pfitzer Juniper	No. 3	CONT.	3' O.C.
JHYO	15	<i>Juniperus horizontalis</i> 'Youngstown'	Youngstown Andorra Juniper	No. 3	CONT.	3' O.C.
MYPE	10	<i>Myrica pensylvanica</i>	Northern Bayberry	No. 3	CONT.	6' O.C.
POSW	2	<i>Physocarpus opulifolius</i> 'Summer Wine'	Summer Wine Ninebark	No. 5	CONT.	6' O.C.
RPJM	2	<i>Rhododendron</i> 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	3' O.C.
TOBB	4	<i>Thuja occidentalis</i> 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	No. 3	CONT.	3' O.C.
VACO	10	<i>Vaccinium corymbosum</i>	High Bush Blueberry	No. 3	CONT.	6' O.C.
VOAM	10	<i>Viburnum opulus</i> var. <i>americanum</i>	American Cranberrybush	No. 3	CONT.	6' O.C.
PERENNIALS						
HESD	128	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	No. 1	CONT.	2' O.C.
SEAF	3	<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire Stonecrop	No. 1	CONT.	3' O.C.
ORNAMENTAL GRASSES						
CAKF	44	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

ARCHITECT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

LANDSCAPE DETAILS & NOTES

SHEET

C-L-LS5

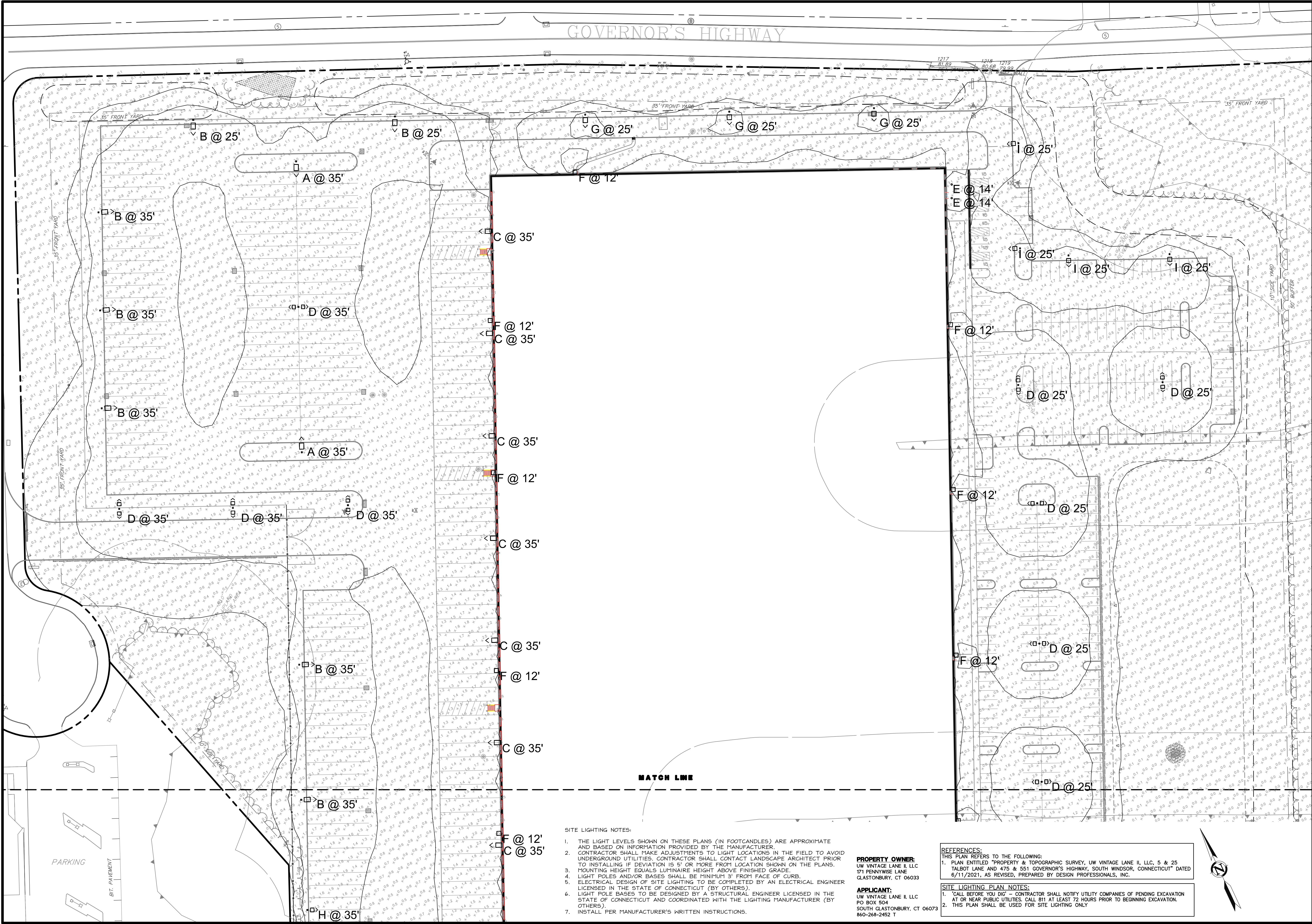
SHEET 24 OF 30

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21 EBBETT DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-268-2452 T
860-268-2452 F
www.designprofessionals.com
Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE & HIGHWAY 475 & 551 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06073
GIS Nos.: 88900005, 88900025, 36900475, 36900551

REVISIONS		BY	DATE	REASON
1	8/25/2021	DHJ	COORDINATION WITH GC CONSULTANTS	
2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS	
3	10/1/2021	DHJ	REVISED PER TOWN COMMENTS	
4	10/6/2021	DHJ	REVISED PER TOWN COMMENTS	
5	10/14/2021	DHJ	REVISED PER TOWN COMMENTS	



SITE LIGHTING NOTES:

1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN 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. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
3. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
4. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
5. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
6. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:

- THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LIGHTING PLAN NOTES:

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

SITE LIGHTING
PLAN

SHEET

C-LT1

SHEET 25 OF 30

NO.	DATE	REVISIONS	
		BY	REM
1	8/2/2021	DHJ	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS
3	10/1/2021	DHJ	REVISED PER TOWN COMMENTS
4	10/6/2021	DHJ	REVISED PER TOWN COMMENTS
5	10/14/2021	DHJ	REVISED PER TOWN COMMENTS

25 TALBOT LANE
SITE PLAN APPLICATION

5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
06073
GIS Nos. 88900005, 88900025, 36900475, 36900551

PROJECT NO.
1976.U
DATE
07/02/21
DESIGNER
BFW
REVIEWER
BFW
CHECKER
BFW

PREPARED FOR
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 EFFEY DRIVE
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SOUTH WINDSOR, CT 06074
860-291-9737 - F
www.designprofessionals.com

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6. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



Ordering Information

EXAMPLE: DSK1 LED P7 40K T3M MVOLT SPA DBX8D

SKU	LED	Forward optics	Color temperature	Control	Mounting	Shipped included
DSK1LED	P7	P4	3000K	T5	Type I short	DSK1
	P2	P5	4000K	T5	Type I short	DSK1
	P3	P6	5000K	T5	Type I short	DSK1
	P4	P7	6000K	T5	Type I short	DSK1
	P5	P8	7000K	T5	Type I short	DSK1
	P6	P9	8000K	T5	Type I short	DSK1
	P7	P10	9000K	T5	Type I short	DSK1
	P8	P11	10000K	T5	Type I short	DSK1
	P9	P12	11000K	T5	Type I short	DSK1
	P10	P13	12000K	T5	Type I short	DSK1
	P11	P14	13000K	T5	Type I short	DSK1
	P12	P15	14000K	T5	Type I short	DSK1
	P13	P16	15000K	T5	Type I short	DSK1
	P14	P17	16000K	T5	Type I short	DSK1
	P15	P18	17000K	T5	Type I short	DSK1
	P16	P19	18000K	T5	Type I short	DSK1
	P17	P20	19000K	T5	Type I short	DSK1
	P18	P21	20000K	T5	Type I short	DSK1
	P19	P22	21000K	T5	Type I short	DSK1
	P20	P23	22000K	T5	Type I short	DSK1
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	P23	P26	25000K	T5	Type I short	DSK1
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	P25	P28	27000K	T5	Type I short	DSK1
	P26	P29	28000K	T5	Type I short	DSK1
	P27	P30	29000K	T5	Type I short	DSK1
	P28	P31	30000K	T5	Type I short	DSK1
	P29	P32	31000K	T5	Type I short	DSK1
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	P93	P96	95000K	T5	Type I short	DSK1
	P94	P97	96000K	T5	Type I short	DSK1
	P95	P98	97000K	T5	Type I short	DSK1
	P96	P99	98000K	T5	Type I short	DSK1
	P97	P100	99000K	T5	Type I short	DSK1
	P98	P101	100000K	T5	Type I short	DSK1

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	P44	P47	46000K	T5	Type I short	DSK1
	P45	P48	47000K	T5	Type I short	DSK1
	P46	P49	48000K	T5	Type I short	DSK1
	P47	P50	49000K	T5	Type I short	DSK1
	P48	P51	50000K	T5	Type I short	DSK1
	P49	P52	51000K	T5	Type I short	DSK1
	P50	P53	52000K	T5	Type I short	DSK1
	P51	P54	53000K	T5	Type I short	DSK1
	P52	P55	54000K	T5	Type I short	DSK1
	P53	P56	55000K	T5	Type I short	DSK1
	P54	P57	56000K	T5	Type I short	DSK1
	P55	P58	57000K	T5	Type I short	DSK1
	P56	P59	58000K	T5	Type I short	DSK1
	P57	P60	59000K	T5	Type I short	DSK1
	P58	P61	60000K	T5	Type I short	DSK1
	P59	P62	61000K	T5	Type I short	DSK1
	P60	P63	62000K	T5	Type I short	DSK1
	P61	P64	63000K	T5	Type I short	DSK1
	P62	P65	64000K	T5	Type I short	DSK1
	P63	P66	65000K	T5	Type I short	DSK1
	P64	P67	66000K	T5	Type I short	DSK1
	P65	P68	67000K	T5	Type I short	DSK1
	P66	P69	68000K	T5	Type I short	DSK1
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	P70	P73	72000K	T5	Type I short	DSK1
	P71	P74	73000K	T5	Type I short	DSK1
	P72	P75	74000K	T5	Type I short	DSK1
	P73	P76	75000K	T5	Type I short	DSK1
	P74	P77	76000K	T5	Type I short	DSK1
	P75	P78	77000K	T5	Type I short	DSK1
	P76	P79	78000K	T5	Type I short	DSK1
	P77	P80	79000K	T5	Type I short	DSK1
	P78					

- 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 the receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations should 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. Once the Engineer, the Engineer, and 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 and no local 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, planner and zoning administrator, the Engineer, and the 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 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.
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

water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

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.

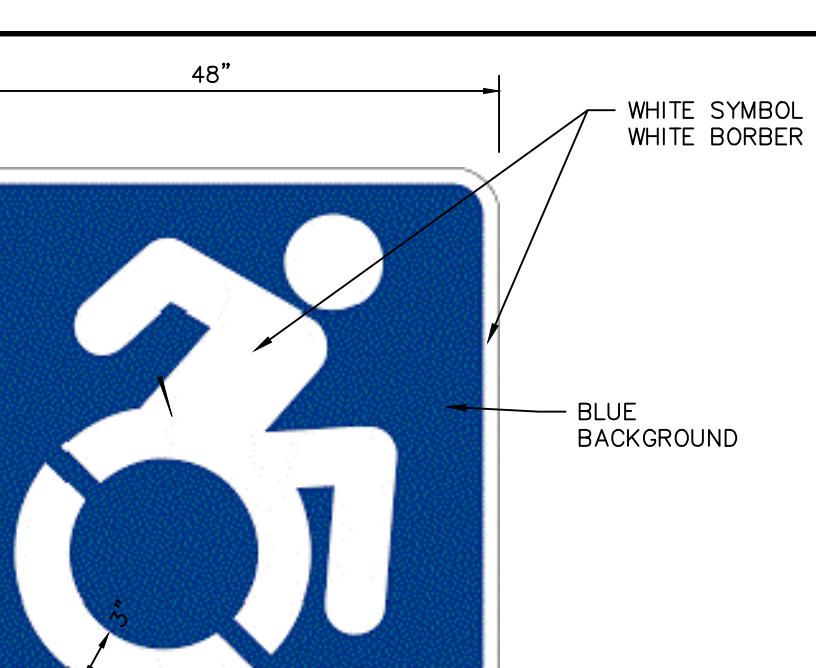
Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails on car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

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.

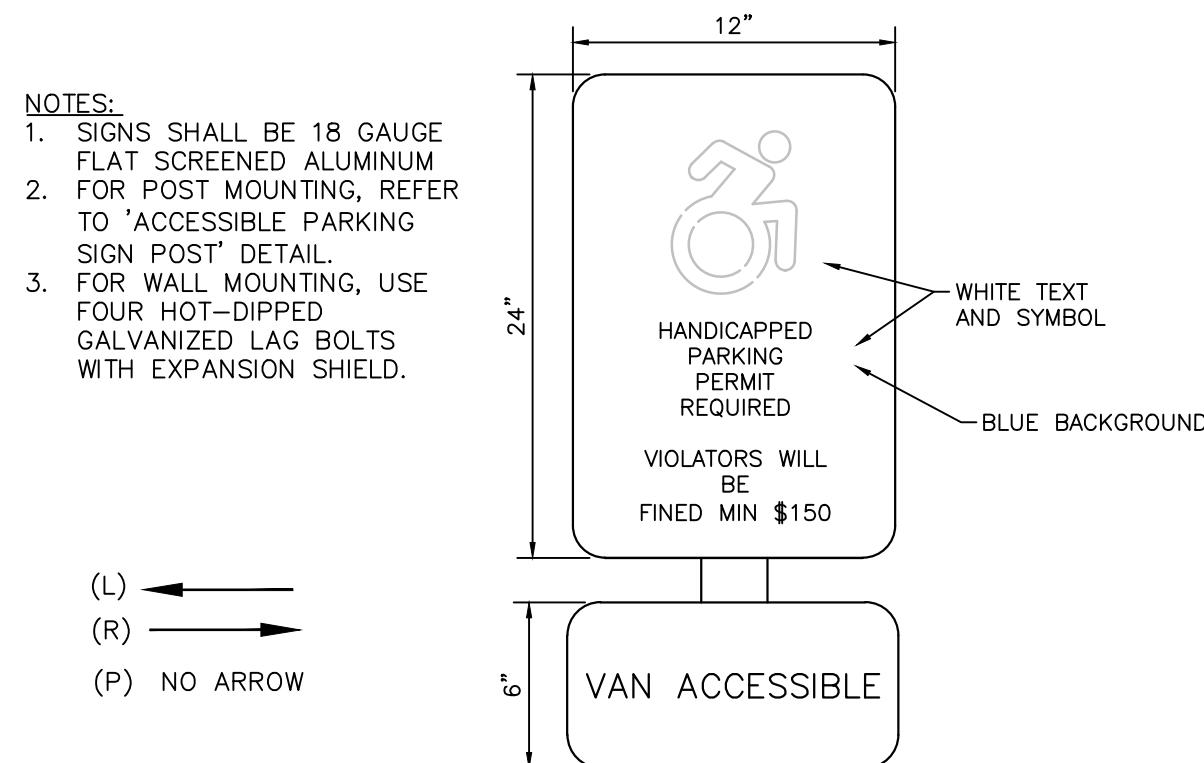
A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

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.

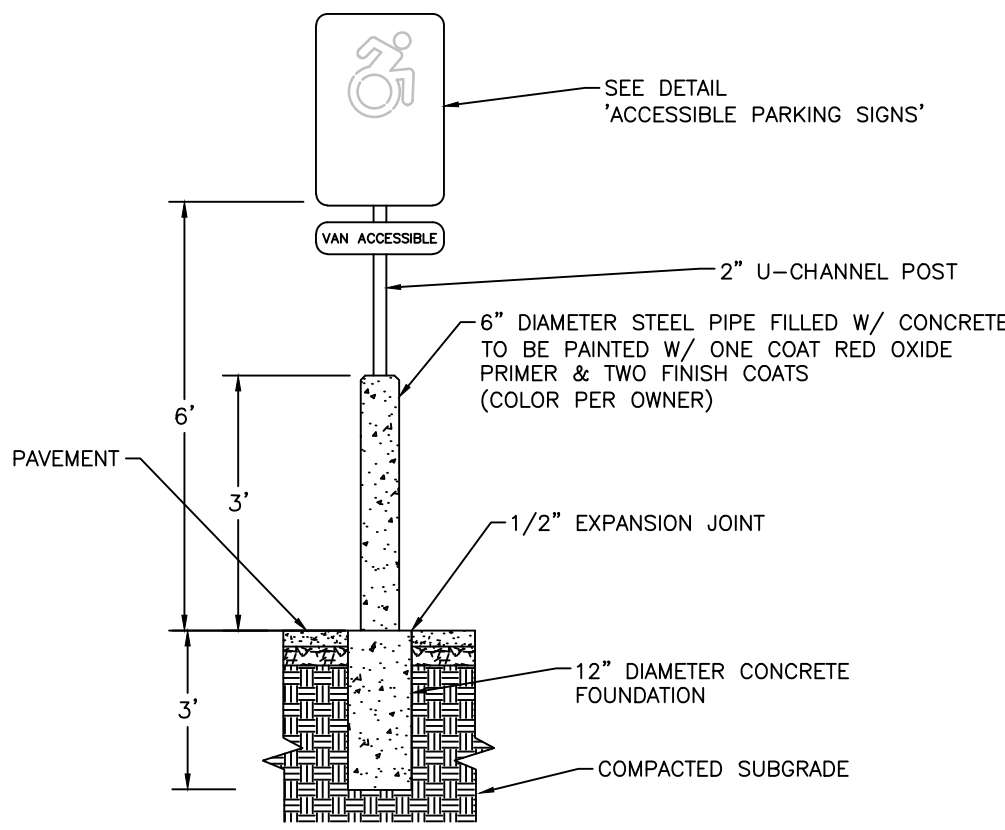
The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements 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.



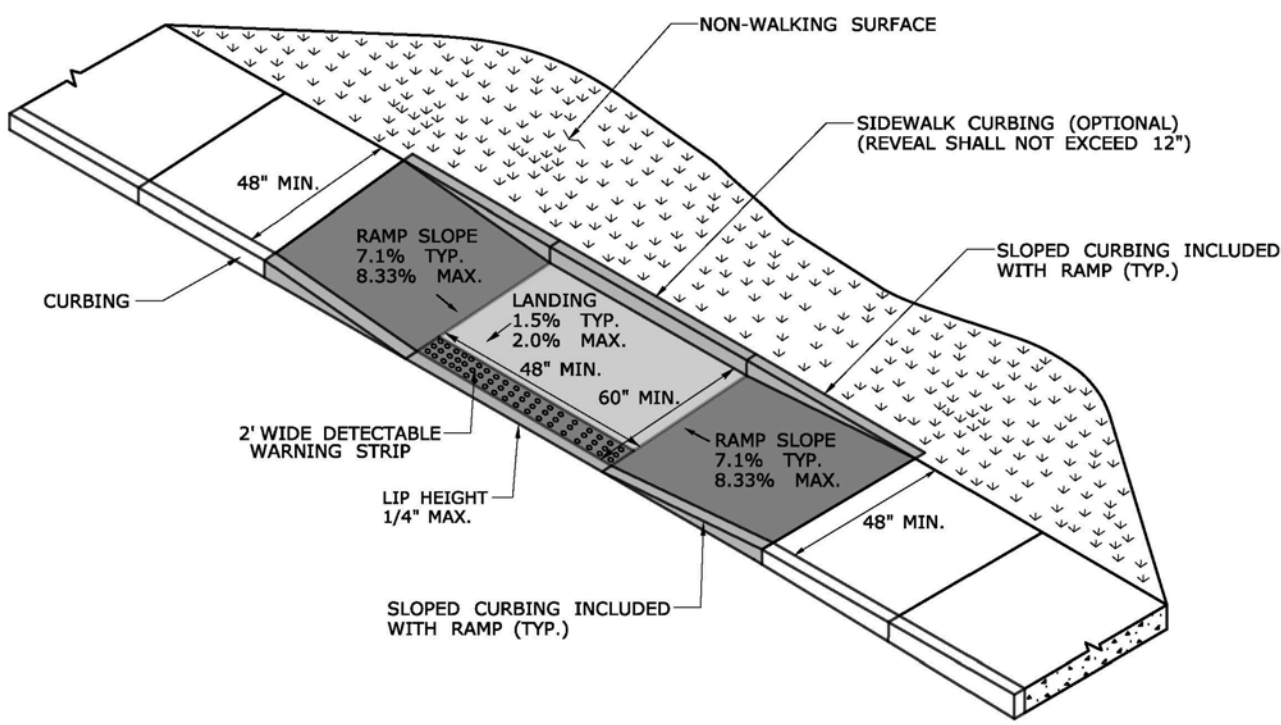
RESERVED PARKING SYMBOL



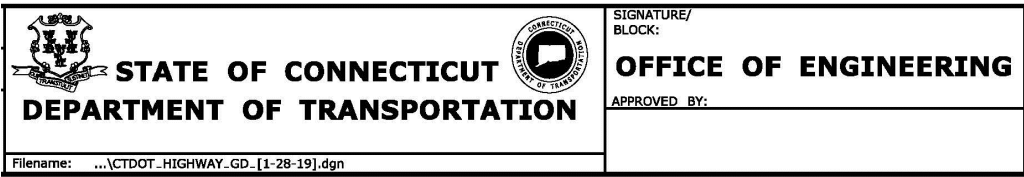
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SIGNATURE

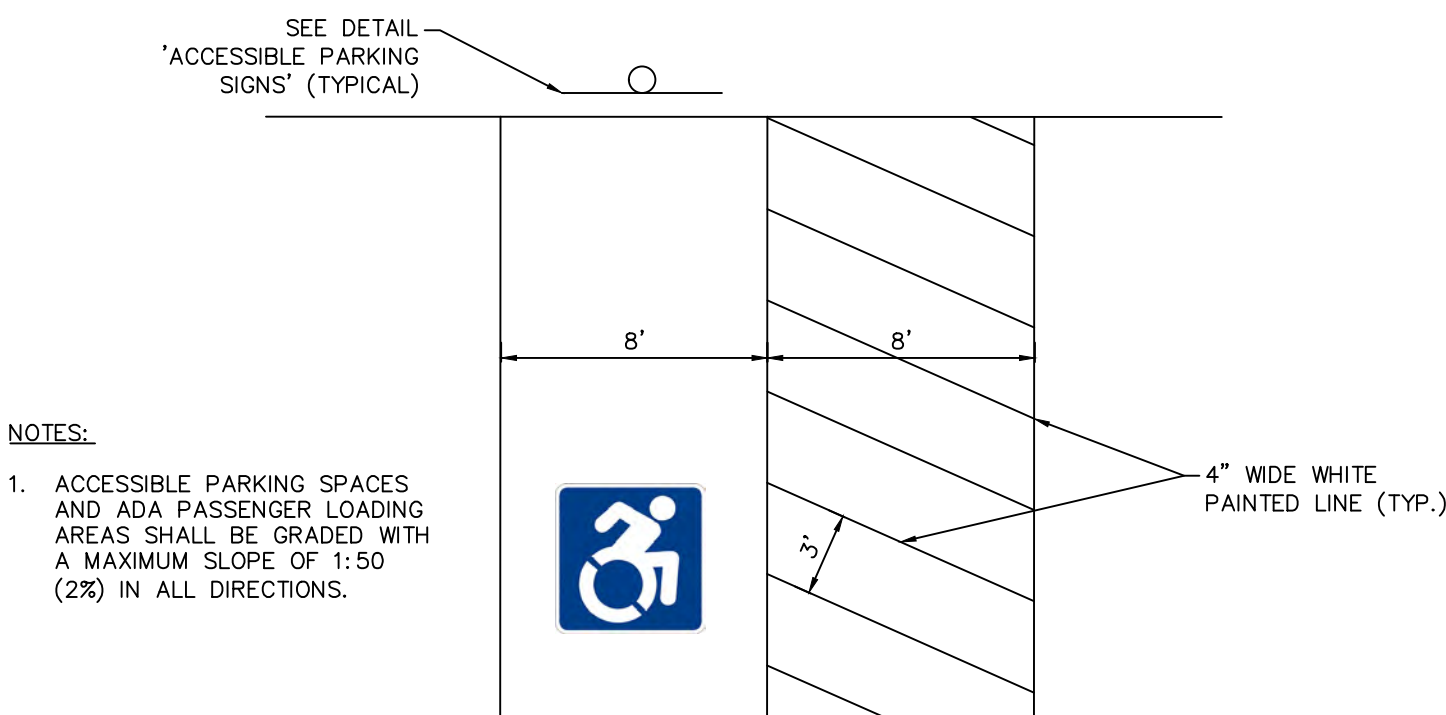


N.T.S.

N.T.S.

NOTE:

DETAILS TAKEN FROM CONNECTICUT
DOT STANDARD GUIDE SHEETS ~
CONCRETE SIDEWALK RAMPS



N.T.S.

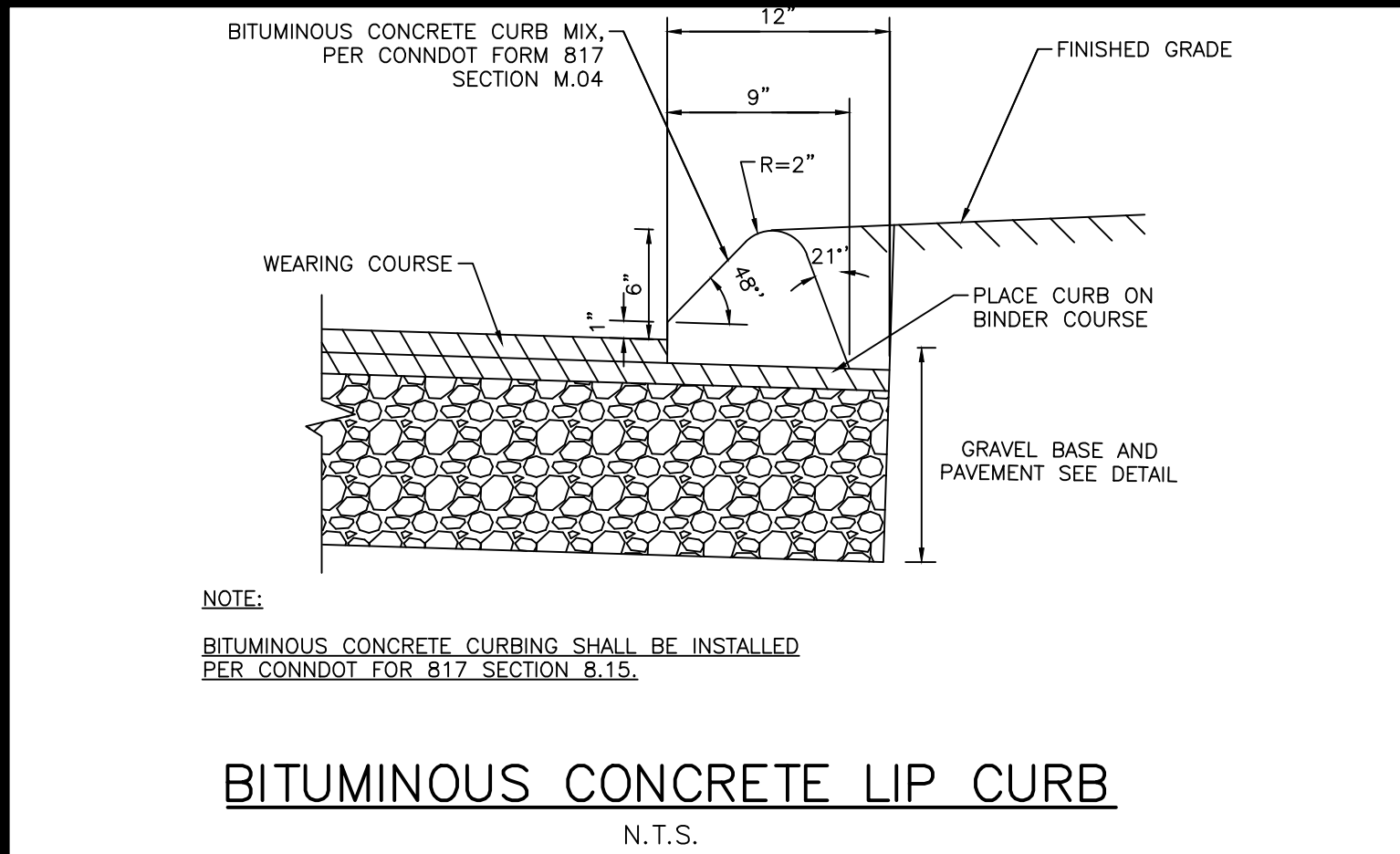
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
COMMUNICATION --- C _u --- C _g ---	UNDERGROUND COMMUNICATION LINES	--- C ---
DOMESTIC WATER --- W _u --- W _g --- --- WS _u --- --- F _u --- F _g --- --- NPW _u ---	WATER MAIN WATER SERVICE FIRE SERVICE LINE NON-POTABLE WATER LINE	--- W --- --- WS --- --- F --- --- NPW ---
 	WATER VALVE / FIXTURES FIRE HYDRANT	
LIQUID FUEL --- LF _u --- --- LFS _u --- --- LF _g ---	MAIN LIQUID FUEL LINE LIQUID FUEL SERVICE LINE LIQUID FUEL LINE, ABANDONED	--- LF --- --- LFS --- ---
IRRIGATION --- I _u --- I _g ---	IRRIGATION LINES	--- I ---
LIGHTING 	POLE / GROUND MOUNTED LIGHT	
NATURAL GAS --- G _u --- G _g --- --- GS _u ---	GAS MAIN GAS SERVICE LINE	--- G --- --- GS ---
POWER --- E _u --- --- E _g --- --- U _g ---	ELECTRICAL LINES, OVERHEAD ELECTRICAL LINES, UNDERGROUND UTILITY POLE	--- EO --- --- EU ---
PROPERTY --- P _u --- P _g --- --- E _u --- E _g --- 	PROPERTY LINE EASEMENT LINE IRON PIPE IRON ROD MONUMENT	--- P --- --- E ---
ROADS --- R _u --- R _g ---	GUARD RAIL	--- R ---
EROSION CONTROL --- S _u --- S _g ---	SILT FENCE	--- SF ---
SITE FEATURES --- 4" DOUBLE SOLID YELLOW LINE --- --- 4" SINGLE SOLID WHITE LINE --- --- BIT. CONC. LIP CURB --- --- PRECAST CONCRETE CURB ---	4" DOUBLE SOLID YELLOW LINE 4" SINGLE SOLID WHITE LINE BIT. CONC. LIP CURB PRECAST CONCRETE CURB	--- DSYL --- --- SSWL --- --- BCLC --- --- PCC ---
SANITARY SEWER --- S _u --- S _g --- --- SS _u --- 	SANITARY SEWER MAIN SANITARY SEWER SERVICE LINE SANITARY SEWER MANHOLE	--- S --- --- SS ---
STORM SEWER --- RL _u --- RL _g --- --- UD --- UD --- 	STORM DRAIN PIPE ROOF LEADER UNDERDRAIN STORM DRAIN MANHOLE CURB INLET CATCH BASIN YARD DRAIN	--- RL --- --- UD --- UD ---
TOPOGRAPHY --- 95 --- --- X61.95 ---	CONTOUR SPOT ELEVATION	--- 95 ---
OTHER --- R --- --- LSA ---	RAMP LANDSCAPE AREA	--- R --- --- LSA ---

1. A mosquito larvicide containing *Bacillus thuringiensis* var. *israeli*

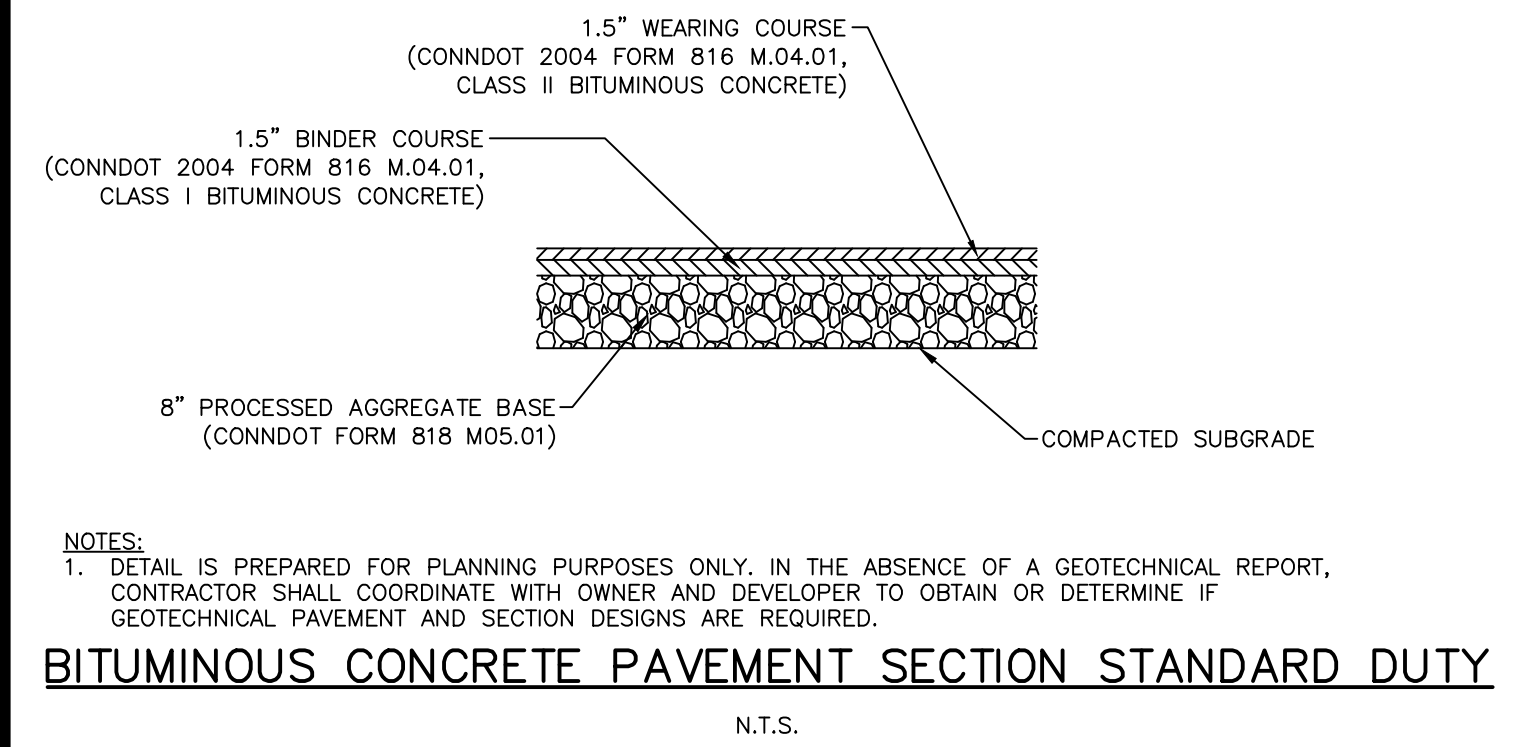
1. A mosquito larvicide containing *Bacillus thuringiensis var. israelensis* shall be utilized in the water quality basin, water quality basin forebay, and all catch basins on the site.
2. Larvicide shall be applied by a pesticide applicator licensed in the State of Connecticut following all local, state, and federal regulations.
3. The applicator shall obtain any permits required prior to use.
4. The larvicide shall be in be in tablet, briquette, pellets, or granule form and shall not be in liquid form.
5. The first application each year shall be when air temperatures consistently reach 50 degrees Fahrenheit or above, typically around the middle of April.
6. The application rate and frequency shall follow the manufacturer's written recommendations.
7. Application shall continue as required until the air temperatures consistently fall below 50 degrees Fahrenheit.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

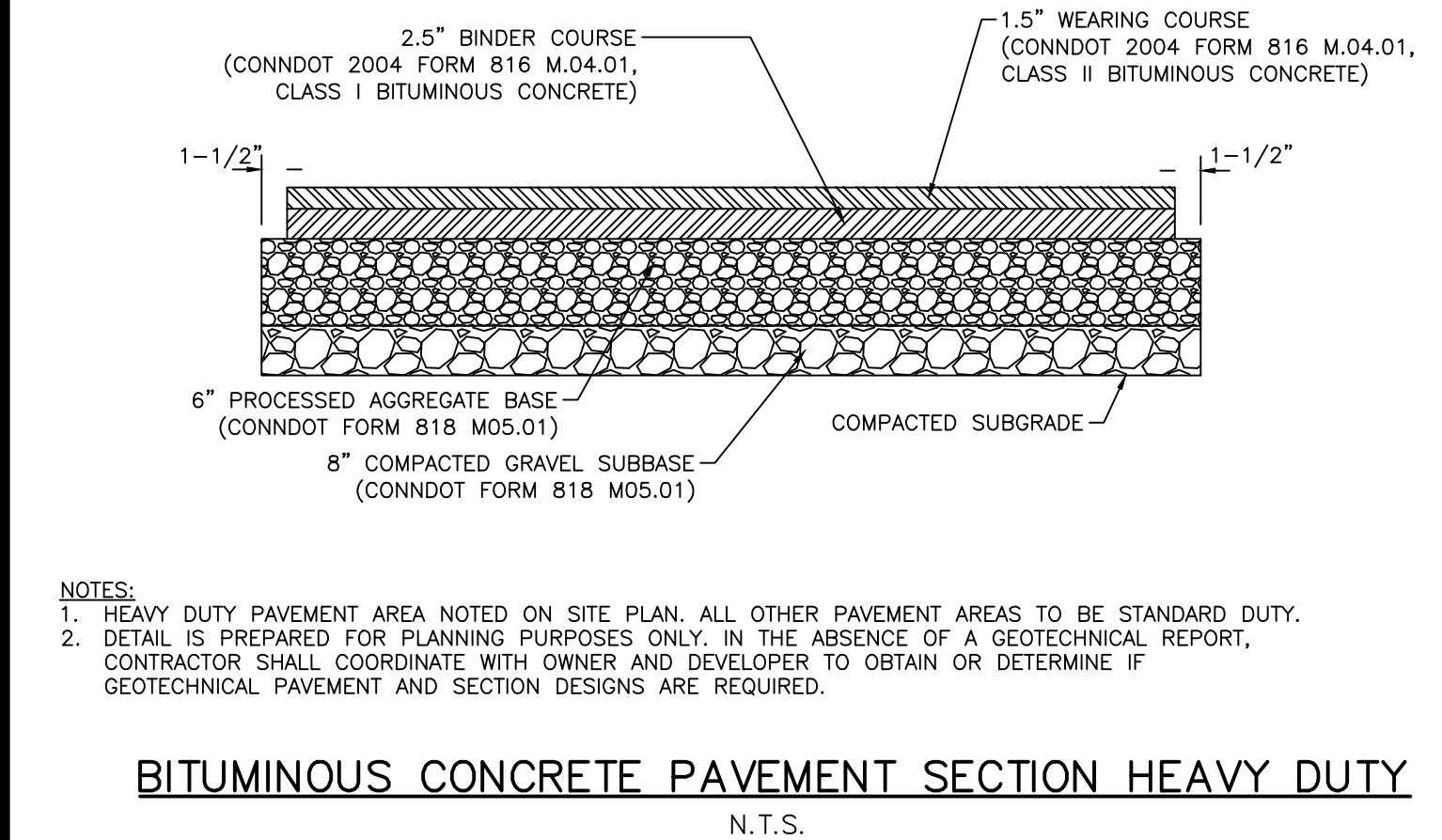
APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T



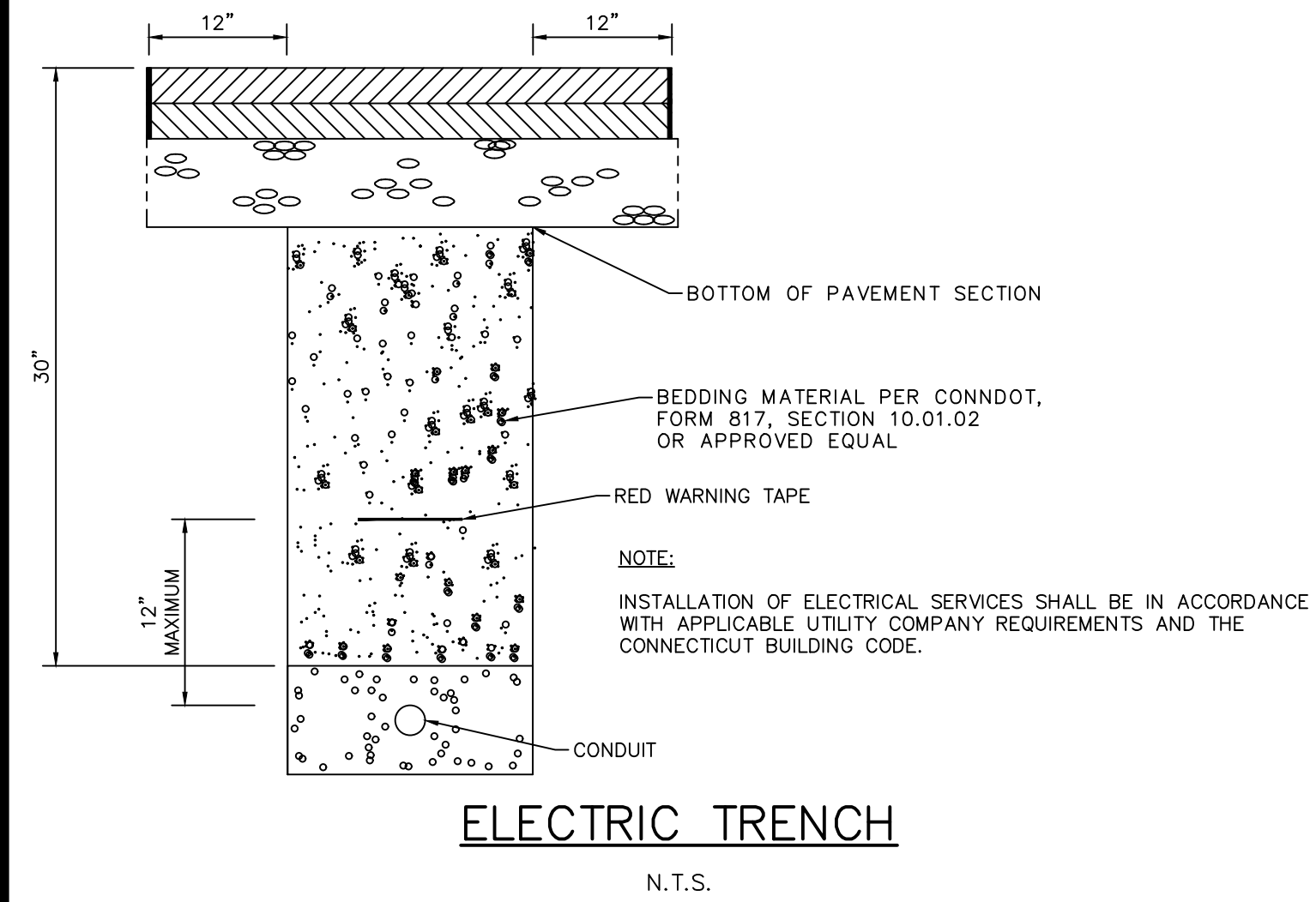
BITUMINOUS CONCRETE LIP CURB
N.T.S.



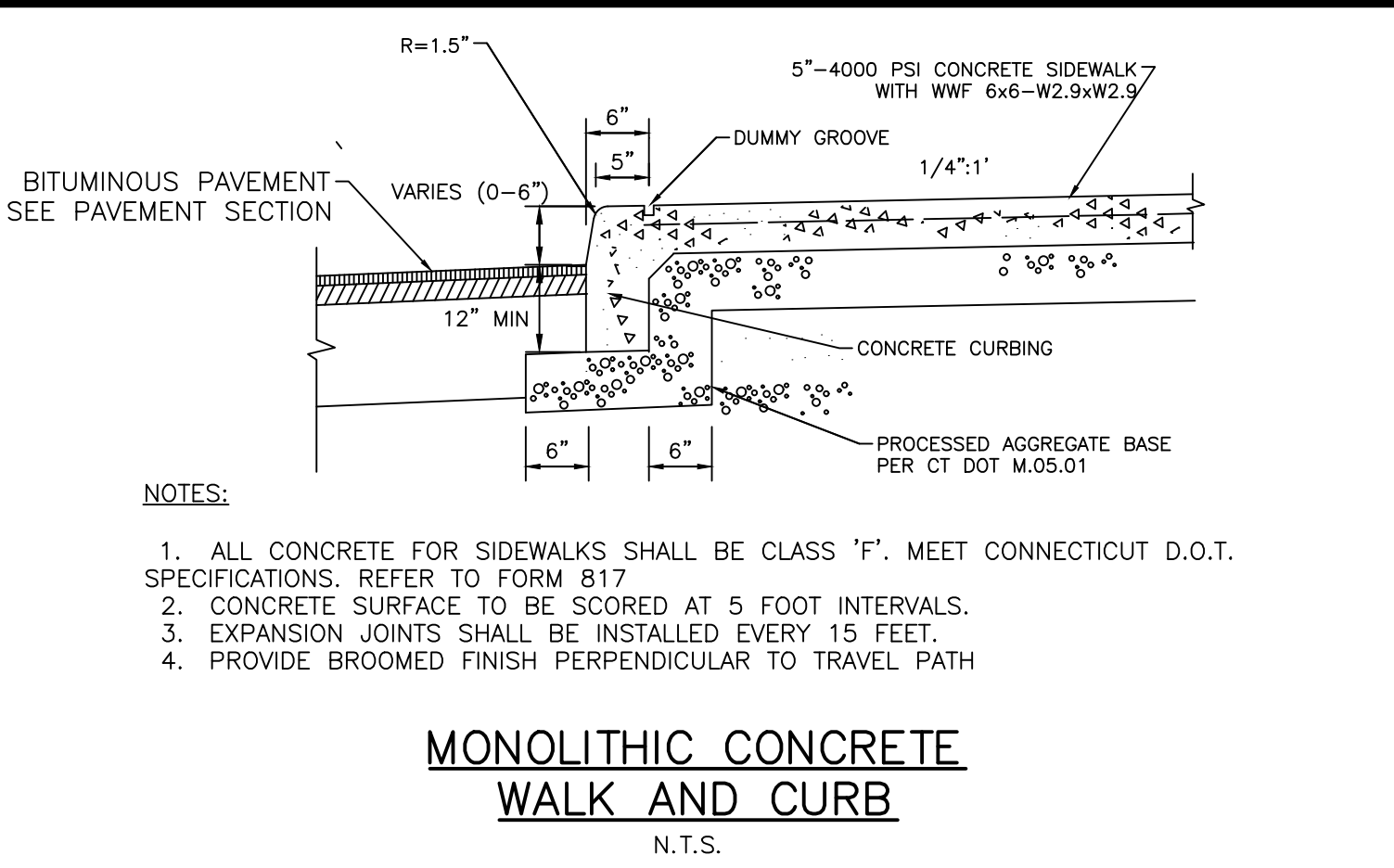
BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY
N.T.S.



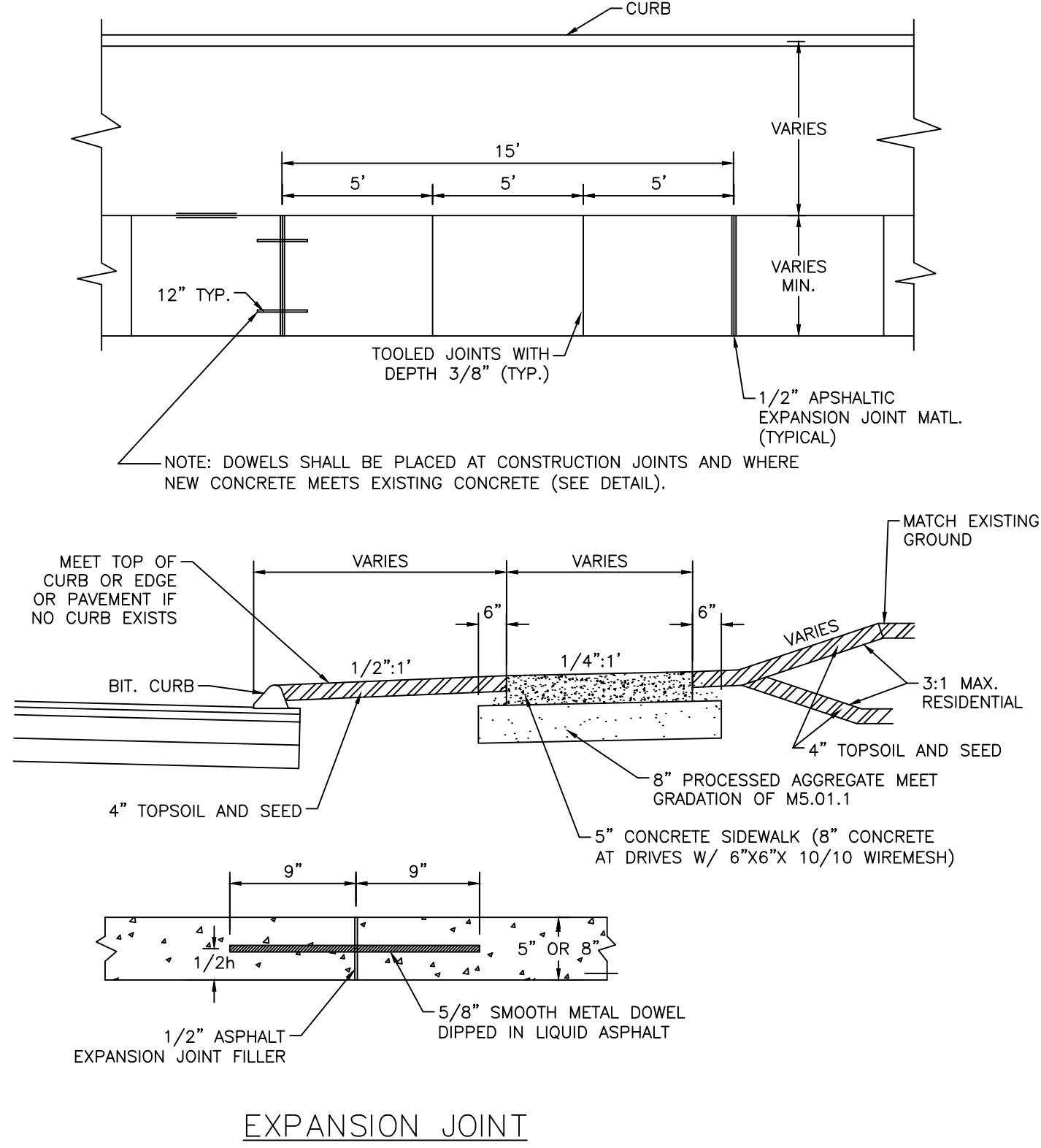
BITUMINOUS CONCRETE PAVEMENT SECTION HEAVY DUTY
N.T.S.



ELECTRIC TRENCH
N.T.S.



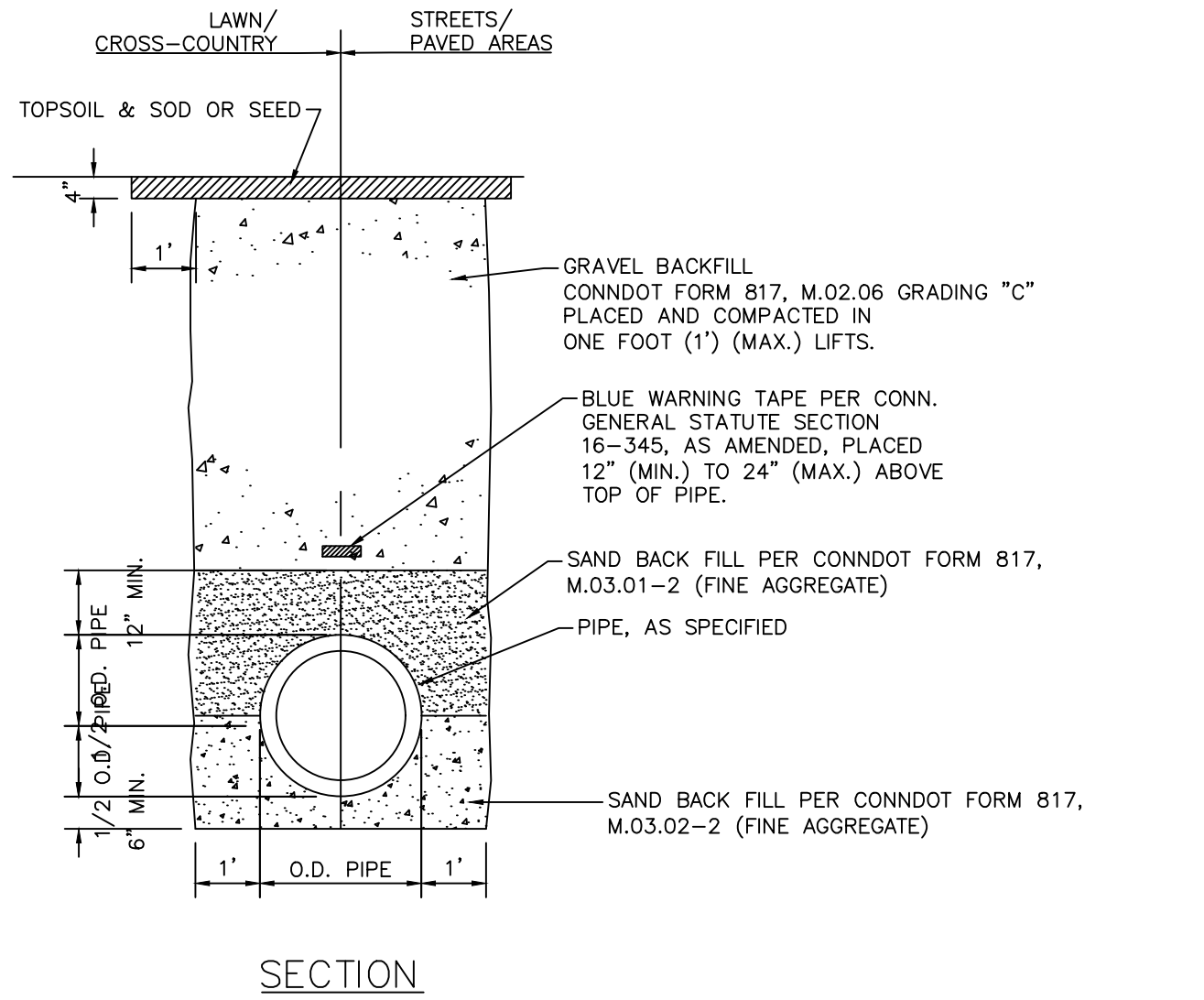
MONOLITHIC CONCRETE WALK AND CURB
N.T.S.



EXPANSION JOINT

- NOTES:
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS "F". MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
 2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
 3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
 4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

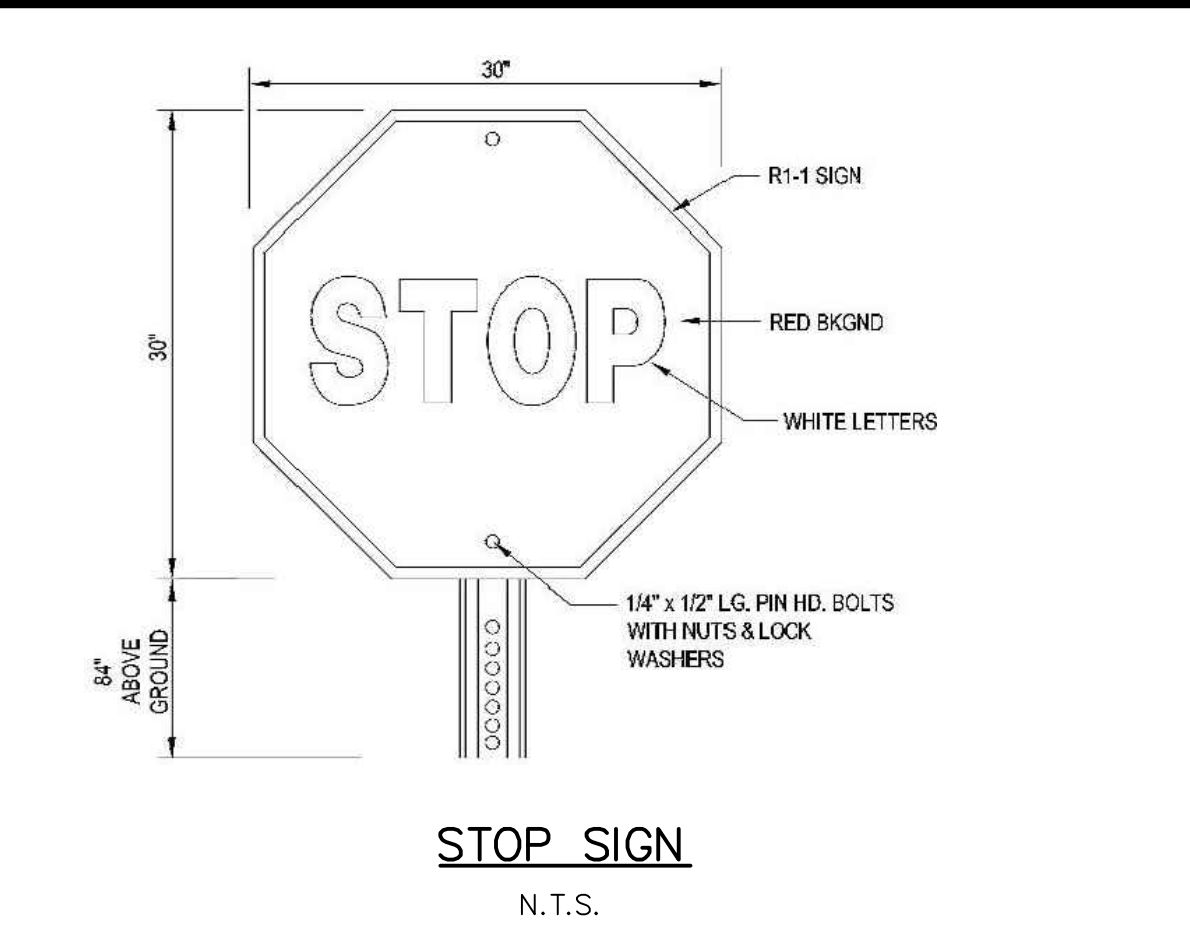
CONCRETE SIDEWALK
N.T.S.



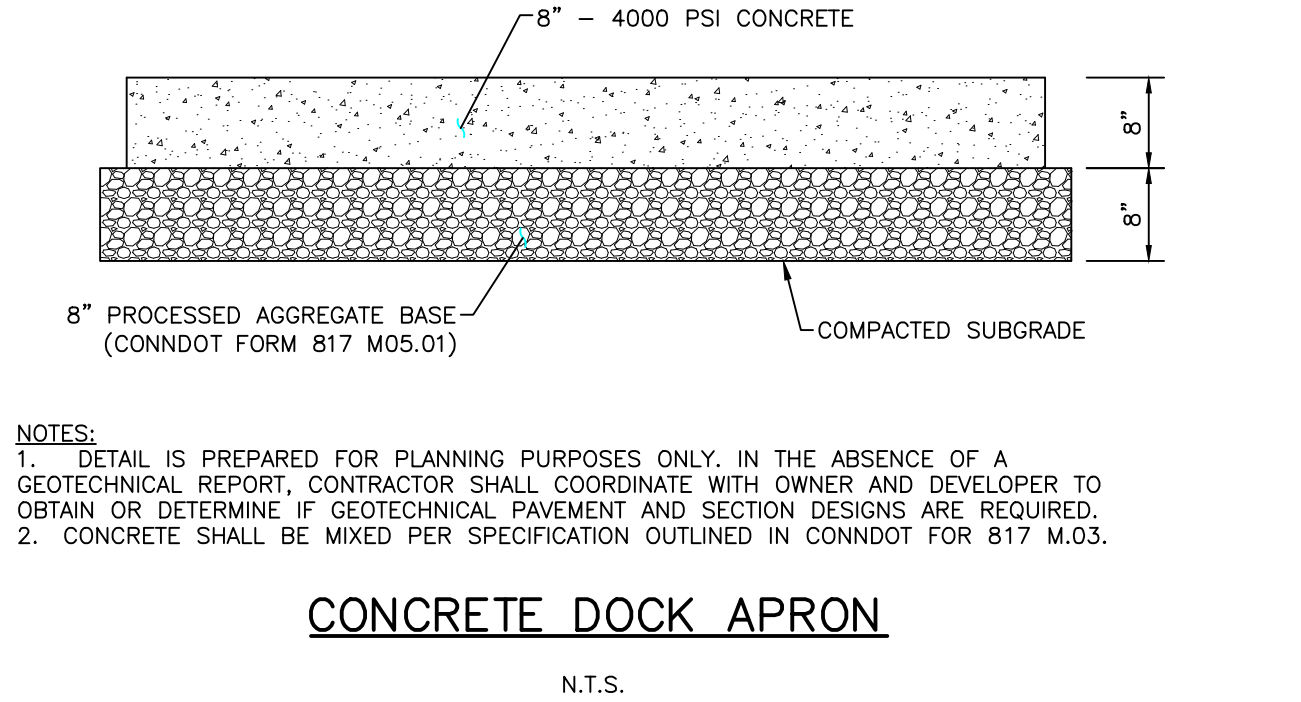
SECTION

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

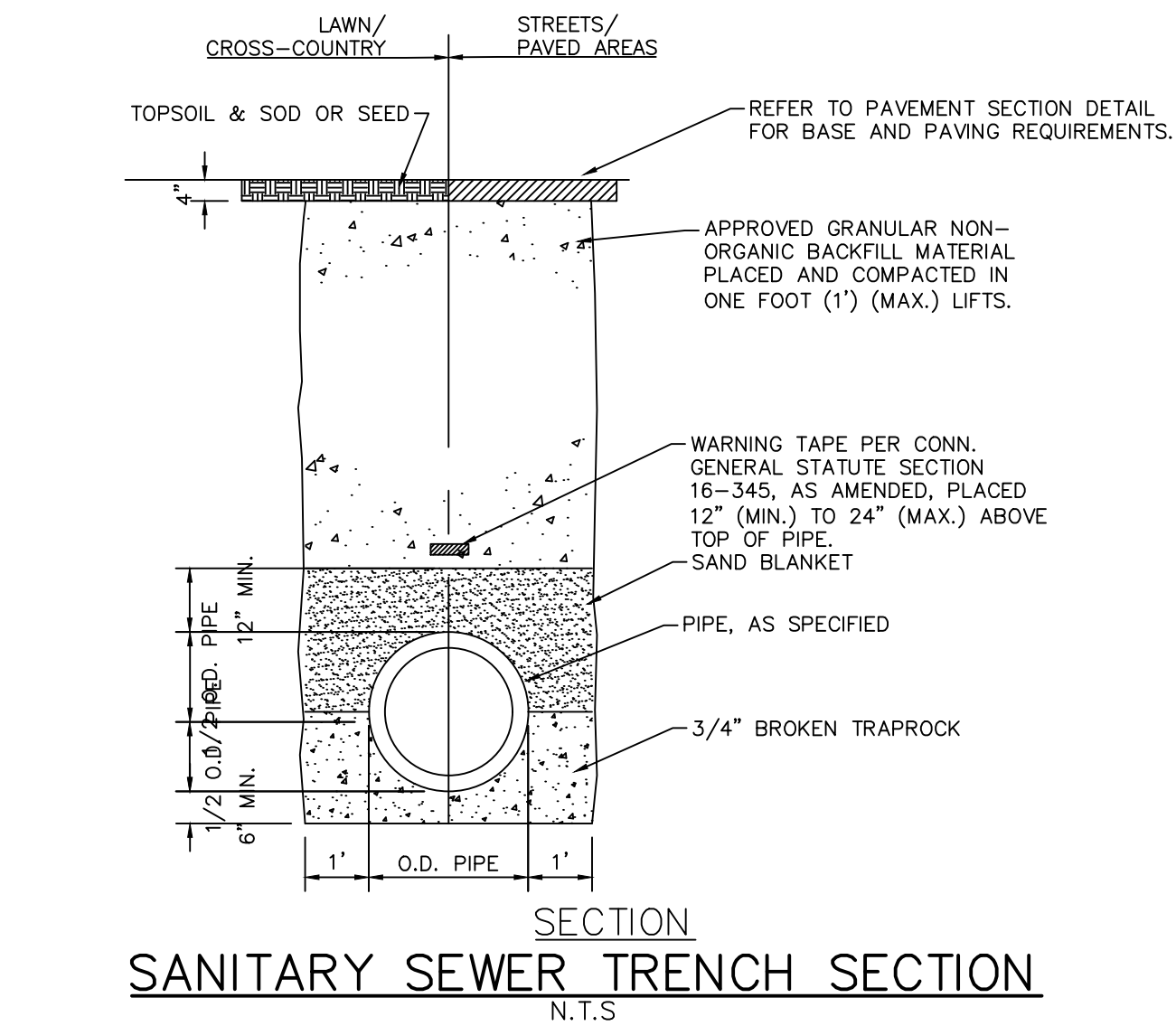
WATER TRENCH SECTION
N.T.S.



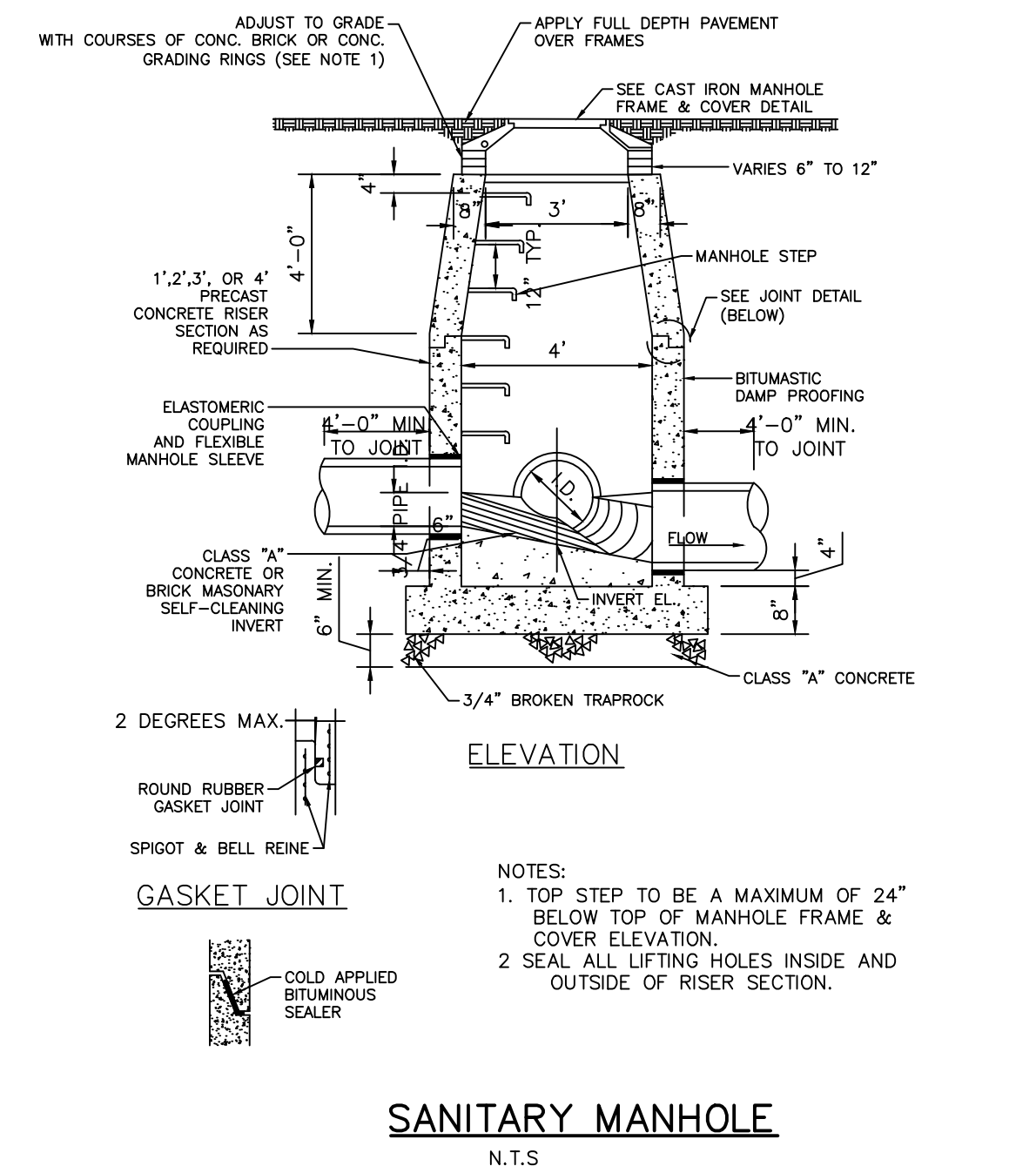
STOP SIGN
N.T.S.



CONCRETE DOCK APRON
N.T.S.



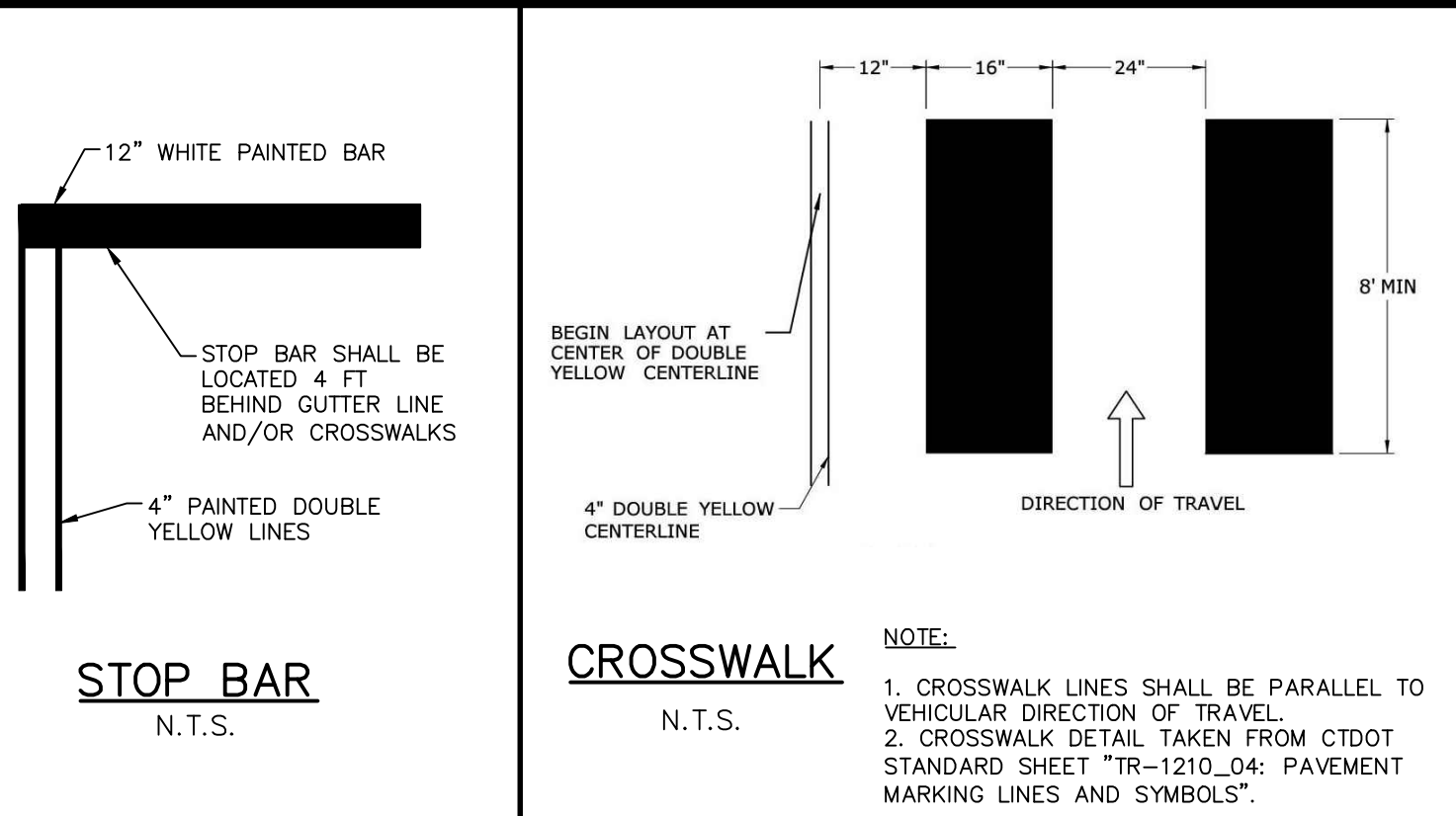
SANITARY SEWER TRENCH SECTION
N.T.S.



ELEVATION

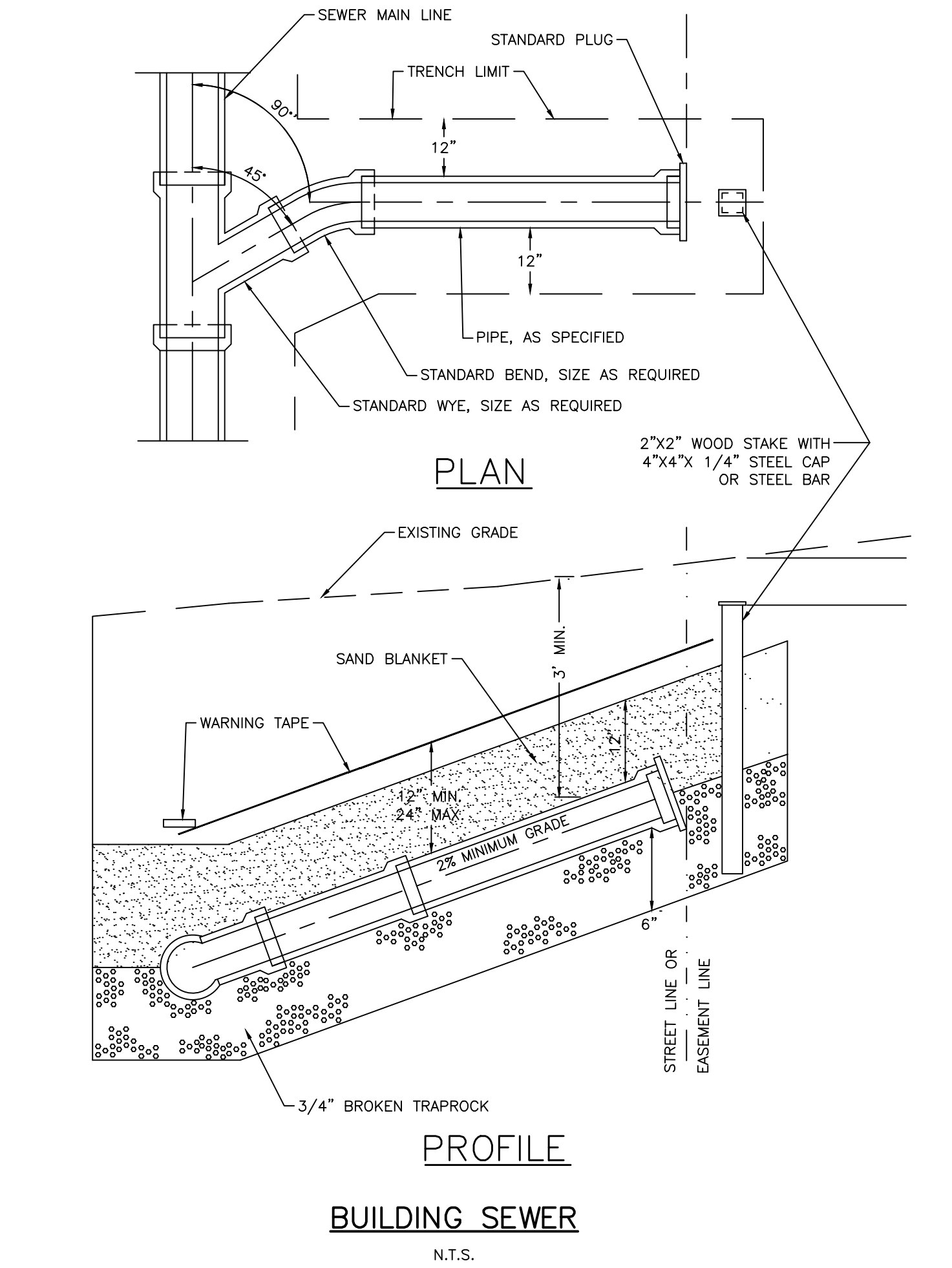
- NOTES:
1. TOP STEP TO BE A MAXIMUM OF 24" BELOW TOP OF MANHOLE FRAME & COVER ELEVATION.
 2. SEAL ALL LIFTING HOLES INSIDE AND OUTSIDE OF RISER SECTION.

SANITARY MANHOLE
N.T.S.



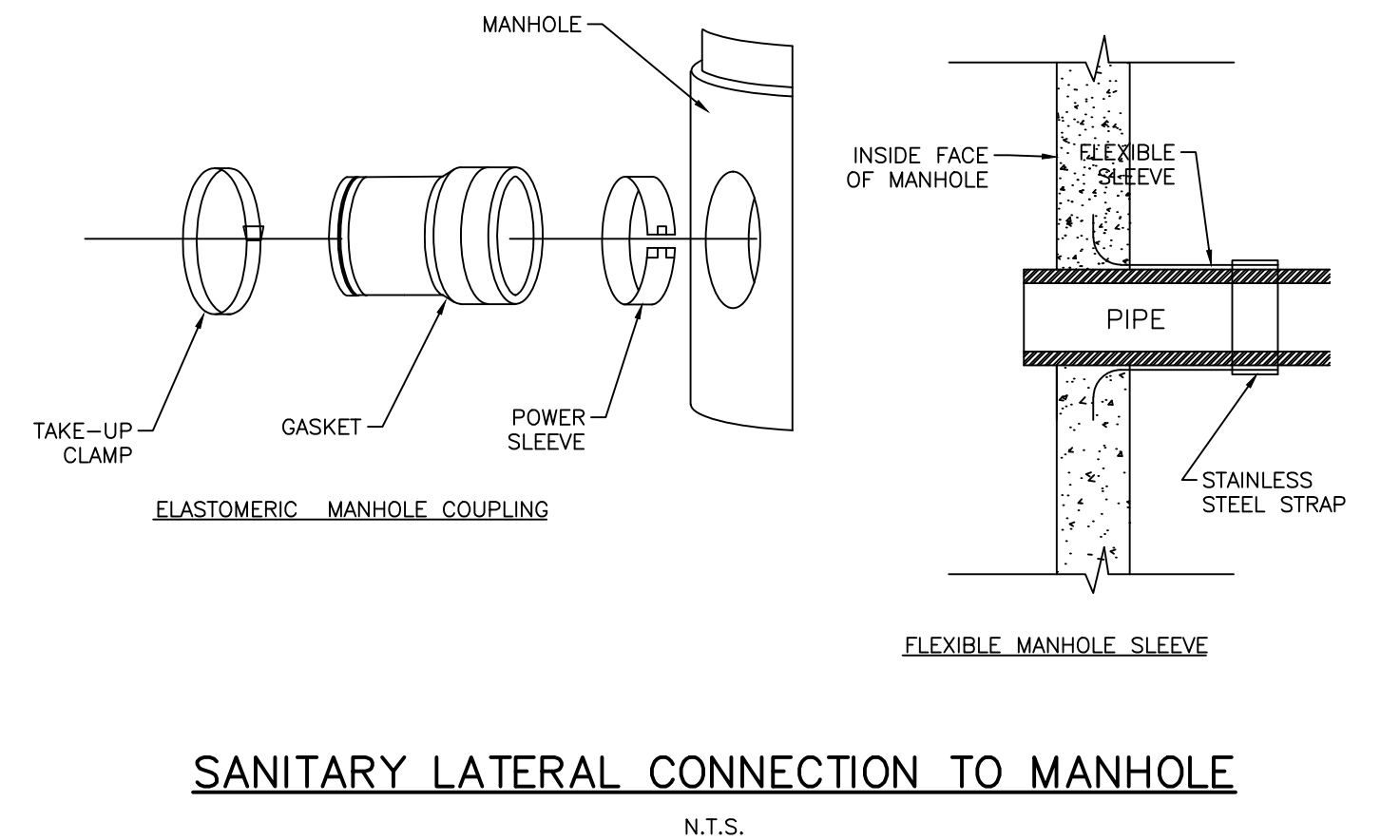
STOP BAR
N.T.S.

CROSSWALK
N.T.S.



PROFILE

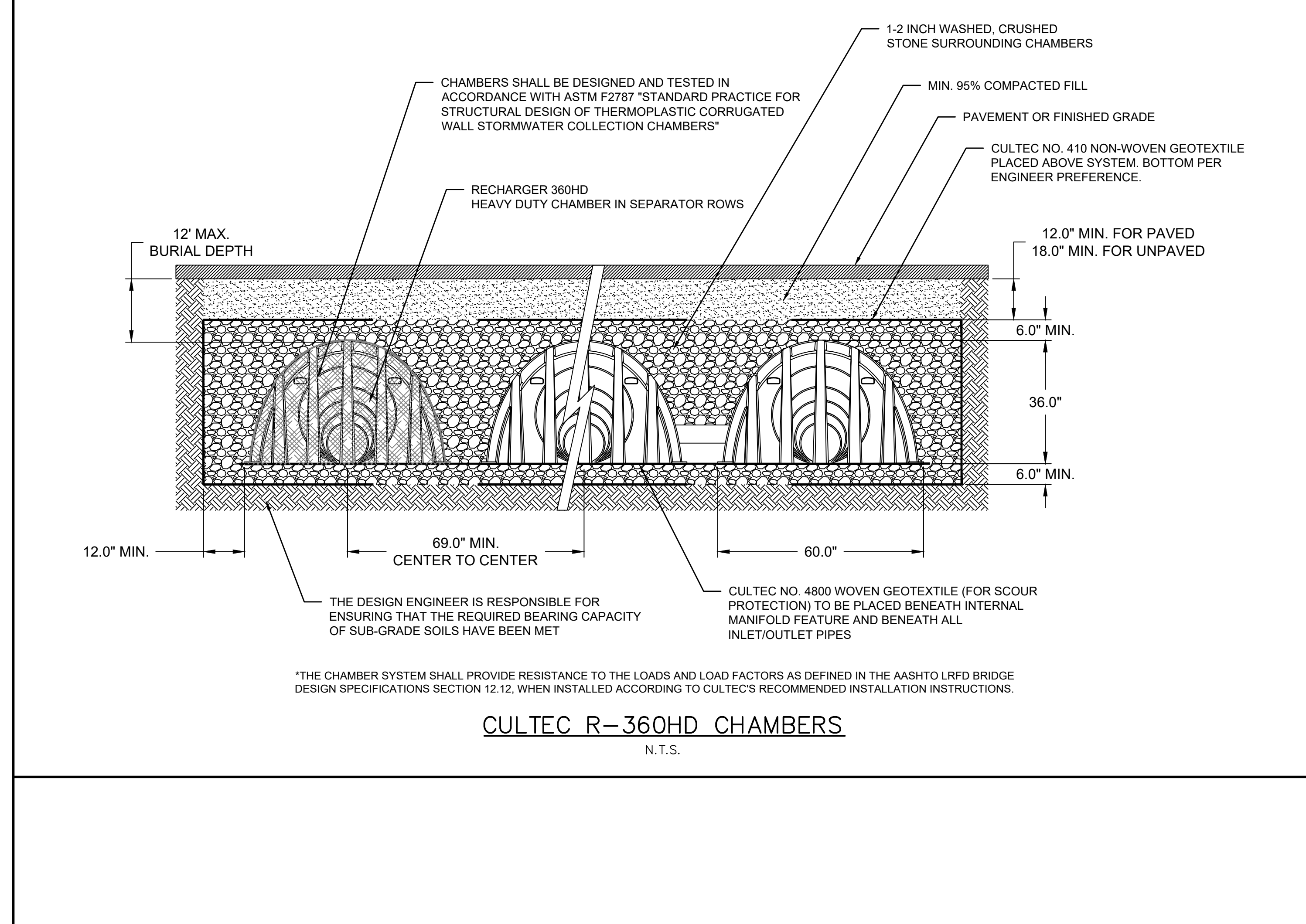
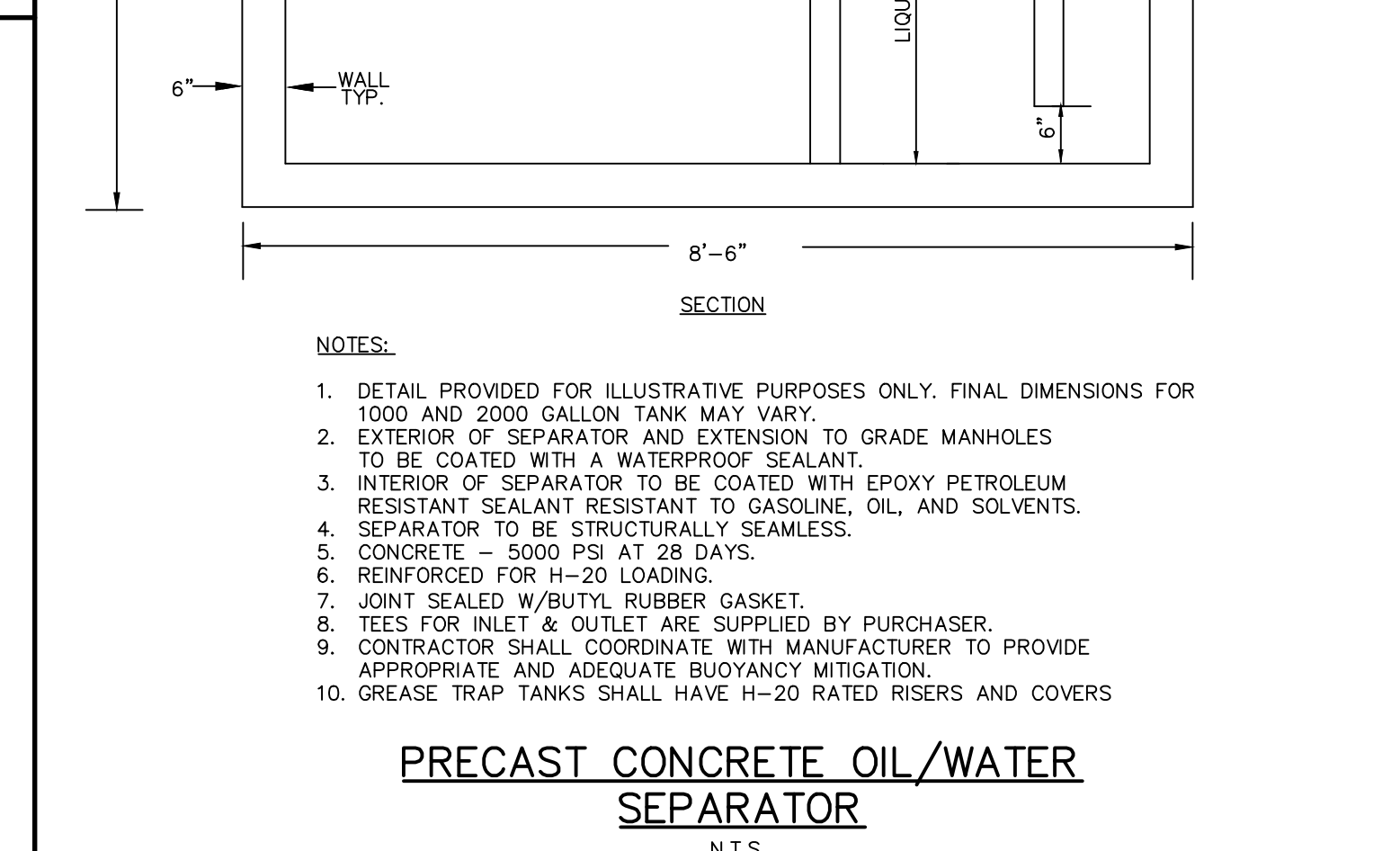
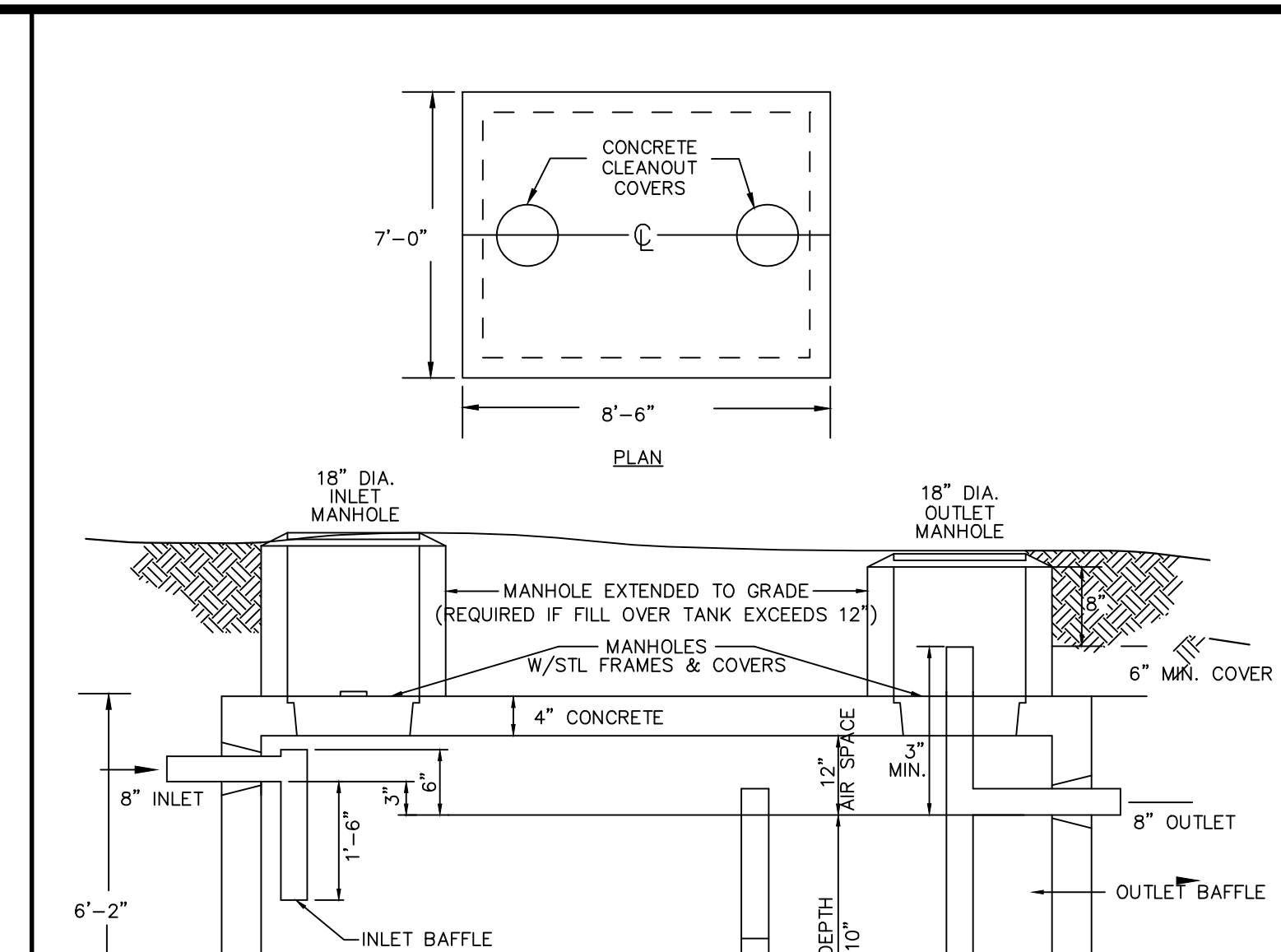
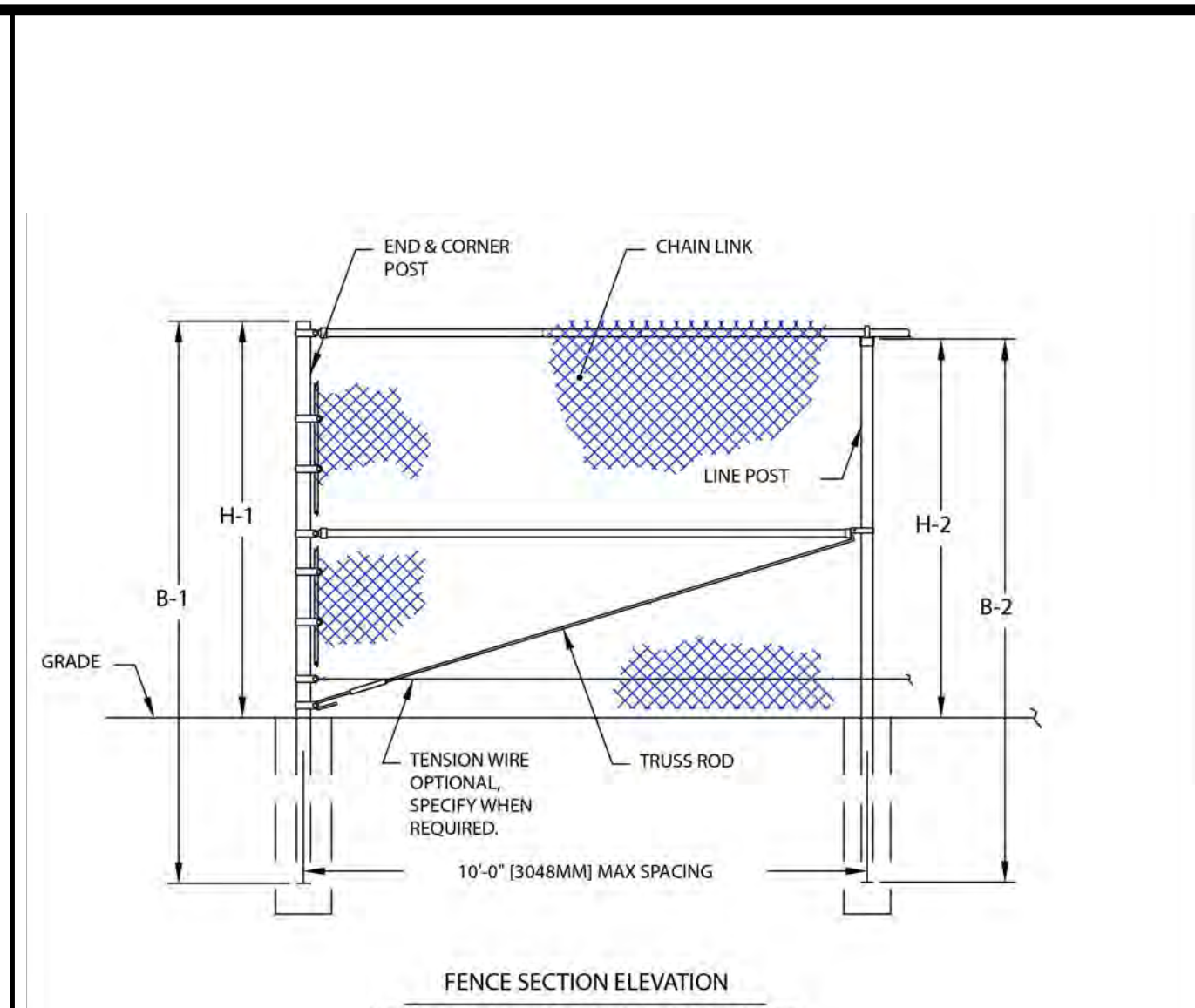
BUILDING SEWER
N.T.S.

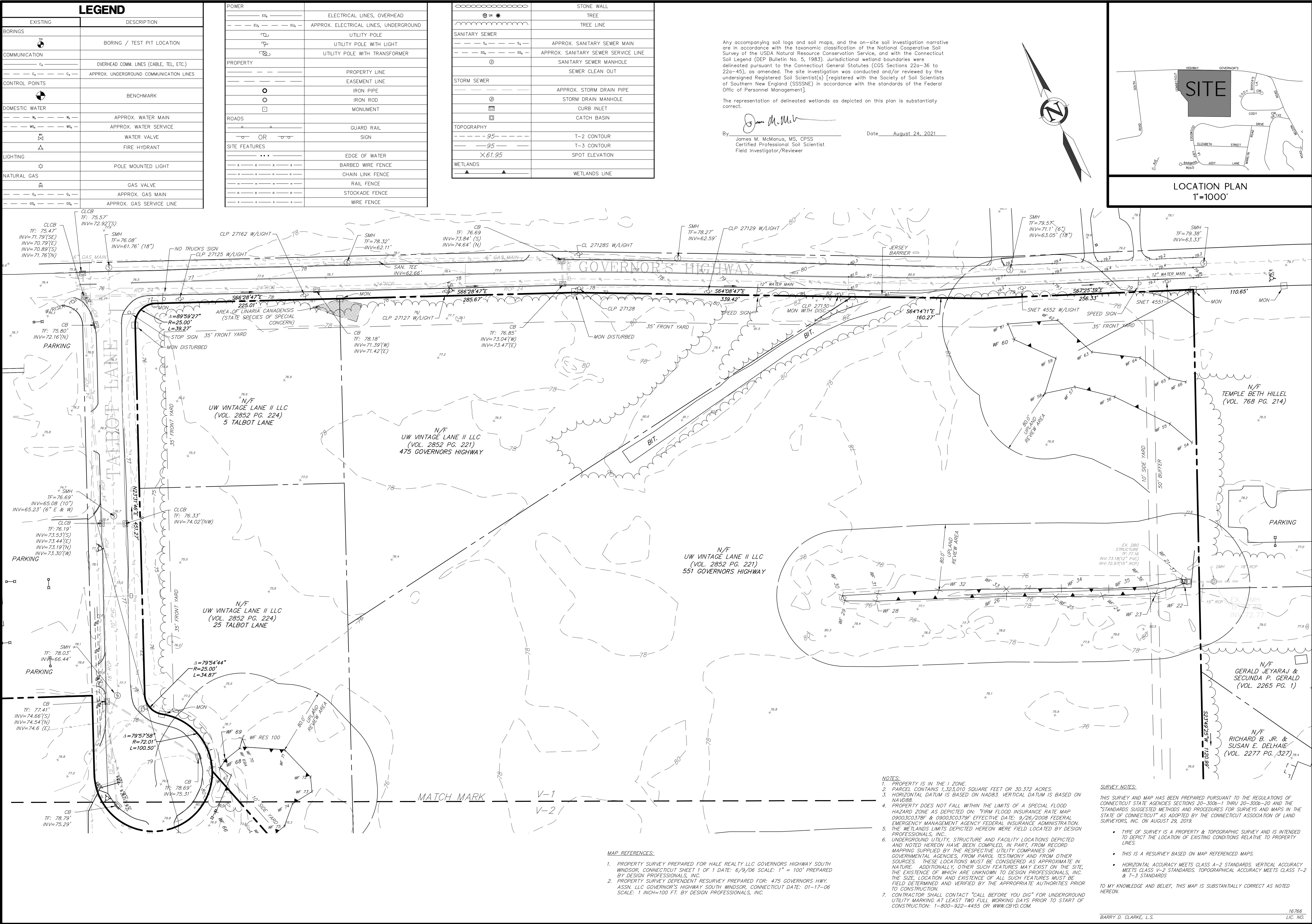


SANITARY LATERAL CONNECTION TO MANHOLE
N.T.S.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T





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21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-268-2452
www.designprofessionalsinc.com

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
BOB URSO & BRAD WAINMAN
UW VINTAGE LANE II, LLC
SOUTH CLASTONBURY, CT 06073
860-268-2452

PROJECT NO. 1976U
DATE 06/11/21
DESIGN BY: MHA
DRAWN BY: MHA
CHECKED BY: MHA
BDC

PROPOSED INDUSTRIAL FACILITY
5 & 25 TALBOT ROAD
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074

NO. DATE BY REVISIONS
1 8/25/21 MHA UPDATED WETLANDS & UPLAND REVIEW AREA
2 10/9/21 MHA ADD NEW WETLANDS FLAGS

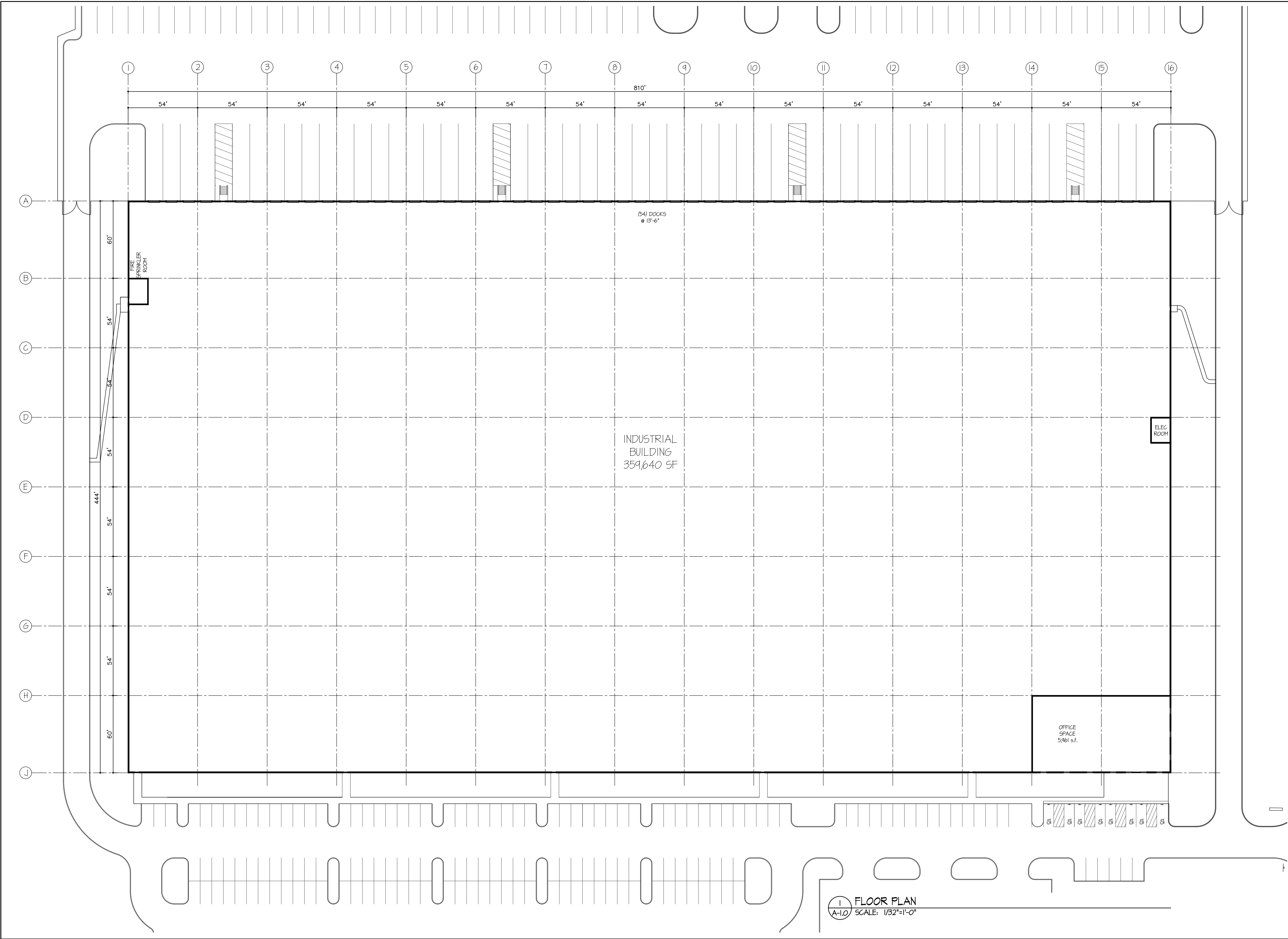
PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 0 25 50 100'
1" = 80'

SHOOT
V-1

16766
BARRY D. CLARKE, L.S.
LIC. NO.





1 FLOOR PLAN
A-10 SCALE: 1/32"=1'-0"

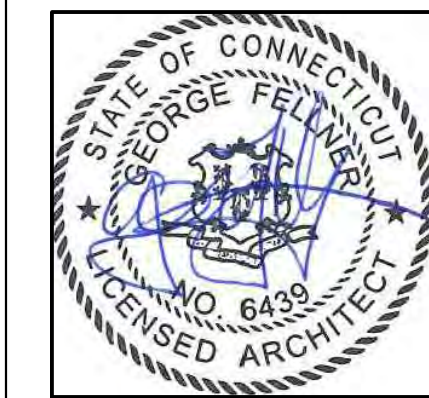
REVISIONS:

10-13-21 REDESIGN

**FELLNER
ARCHITECTS**
382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

INDUSTRIAL BUILDING
25 TALBOT LANE, SOUTH WINDSOR, CT.

PROJECT NAME :



JOB NO. : 21-16
DRAWN BY: WCD
SCALE : AS NOTED
DATE : 10-13-21

SHEET NO. : **A-1.0**

FLOOR PLAN

REVISIONS:

10-13-21 REDESIGN



**FELLNER
ARCHITECTS**

382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

INDUSTRIAL BUILDING

25 TALBOT LANE, SOUTH WINDSOR, CT.

ELEVATIONS

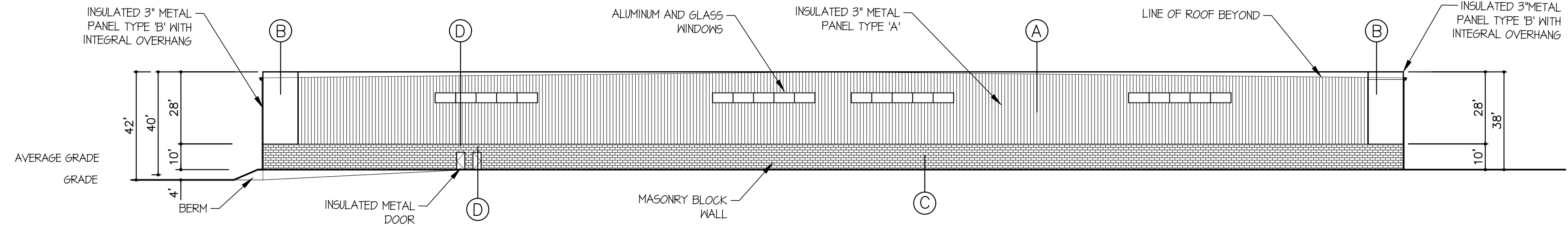
PROJECT NAME :

SHEET NAME :

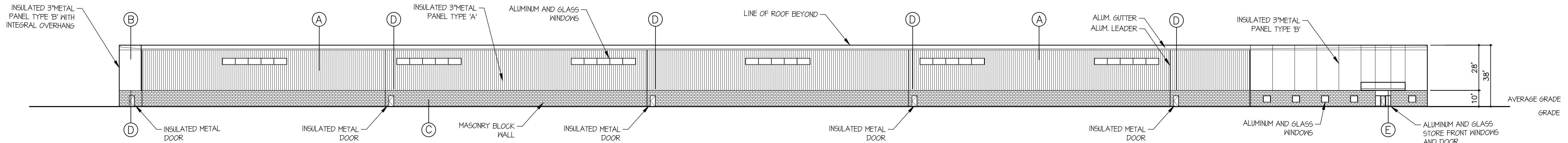


JOB NO. : 21-16
DRAWN BY: WCD
SCALE : AS NOTED
DATE : 10-13-21

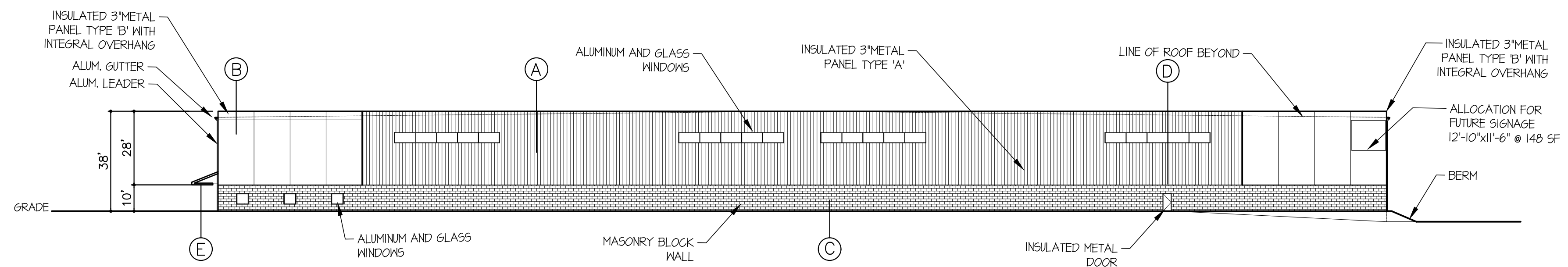
SHEET NO. : **A-2.0**



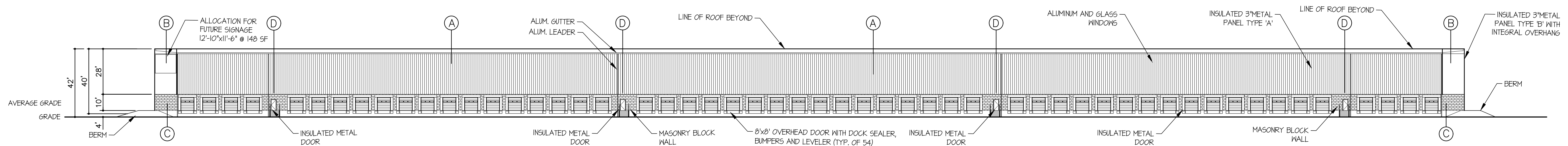
4 SOUTH ELEVATION
A-2.0 SCALE: 1/32"=1'-0"



3 EAST ELEVATION
A-2.0 SCALE: 1/32"=1'-0"



2 NORTH ELEVATION
A-2.0 SCALE: 1/32"=1'-0"



1 WEST ELEVATION
A-2.0 SCALE: 1/32"=1'-0"

PLEASE NOTE THAT COLORS OF THE MATERIALS PRESENTED ON THE ARCHITECTURAL DRAWINGS AND RENDERINGS ARE BASED ON THE DIGITALLY SUPPLIED DATA FROM THE MANUFACTURERS WITH REGARD TO THE SELECTED COLORS, THUS, THERE MAY BE SUBTLE VARIATIONS IN THE HUE OR TONE OF THE ACTUAL MATERIALS.



PROJECT INFORMATION
PROJECT: _____
DATE: _____
TYPE: _____



BeveLED Basic Recessed Downlight - Our narrow footprint housing provides an economical architectural solution while delivering high performance with LEDs.

DELIVERED PERFORMANCE

BeveLED Basic DOWNLIGHT	14 Watts	20 Watts
Color Rendering Index	90+ CRI	90+ CRI
Lumens per Watt	98	99
Source Lumens	1100	1250
Delivered Lumens	975	1250
Color Consistency	2-Step MacAdam Ellipse	

Performance based on 2000K

LED MULTIPLE	2700K	3000K	3500K	4000K
Color Rendering Index	90+ CRI	90+ CRI	90+ CRI	90+ CRI
Multipier for Lumen Output	1.00	1.00	1.00	1.00

HOW TO SPECIFY

Ordering Example: Specify trim code and housing code to order. Example: 1020W-BL-E-16-LIT04-2015-M2-ZZKS-30-NCM-ZZZZ-DIML2-CBZT

TRIM ORDERING INFORMATION

TRIM	OPTION	BEVEL STYLE	LENS	FLANGE FINISH
1020	W	1" Regress	1" Regress	1" Regress
1020	W	1" Regress	1" Regress	1" Regress
1020	W	1" Regress	1" Regress	1" Regress
1020	W	1" Regress	1" Regress	1" Regress

HOUSING ORDERING INFORMATION

HOUSING CODE	WATTAGE	ENGINE CODE	COLOR	REFLECTOR	HOUSING TYPE	SELECT ONE VOLTAGE	DIMMING DRIVER OPTIONS	ACCESSORIES
LIT04	14W LED	M2	2700K	1" Regress	NCM	120V	1020W	1020W
LIT04	14W LED	M2	2700K	1" Regress	NCM	120V	1020W	1020W
LIT04	14W LED	M2	2700K	1" Regress	NCM	120V	1020W	1020W
LIT04	14W LED	M2	2700K	1" Regress	NCM	120V	1020W	1020W



www.usalighting.com
info@usalighting.com
1120 River Road
New Windsor, NY 12553
T 914-595-4000
F 914-595-1190

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Revised 12/20/2014



D-Series Size 1 LED Wall Luminaire

Back Box (BBW, E20WC)

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)	Height:	6-3/8" (16.3 cm)
Height:	6-3/8" (16.3 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	Height:	10 lbs (4.5 kg)
Height:	4" (10.2 cm)		

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Driver Current	Color Temperature	Beam Spread	Voltage	Mounting	Control System
DSXW1 LED	10C 10 LEDs (10 LEDs)	350 mA	40K 4000K	T3M Type III Medium	120V	Shipped included	Shipped installed
	20C 20 LEDs (20 LEDs)	700 mA	40K 4000K	T3M Type III Medium	120V	Shipped included	Shipped installed
	30C 30 LEDs (30 LEDs)	1050 mA	40K 4000K	T3M Type III Medium	120V	Shipped included	Shipped installed

Option Options

Shipped installed	Shipped separately	Shipped separately	Shipped separately	Shipped separately	Shipped separately
SP Single face (120/277 or 480V) (1)	BSW Back box (120/277 or 480V) (1)	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Accessories

DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD	DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD
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DSXW1 LED
Rev. 6/20/21

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0.4°C (32.7°F) to 40°C (104°F).

Ambient Temp	Lumen Multiplier
0°C	1.00
10°C	0.98
20°C	0.95
30°C	0.90
40°C	0.80

Projected LED Lumen Maintenance

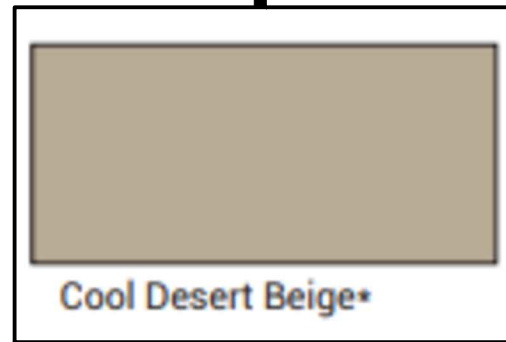
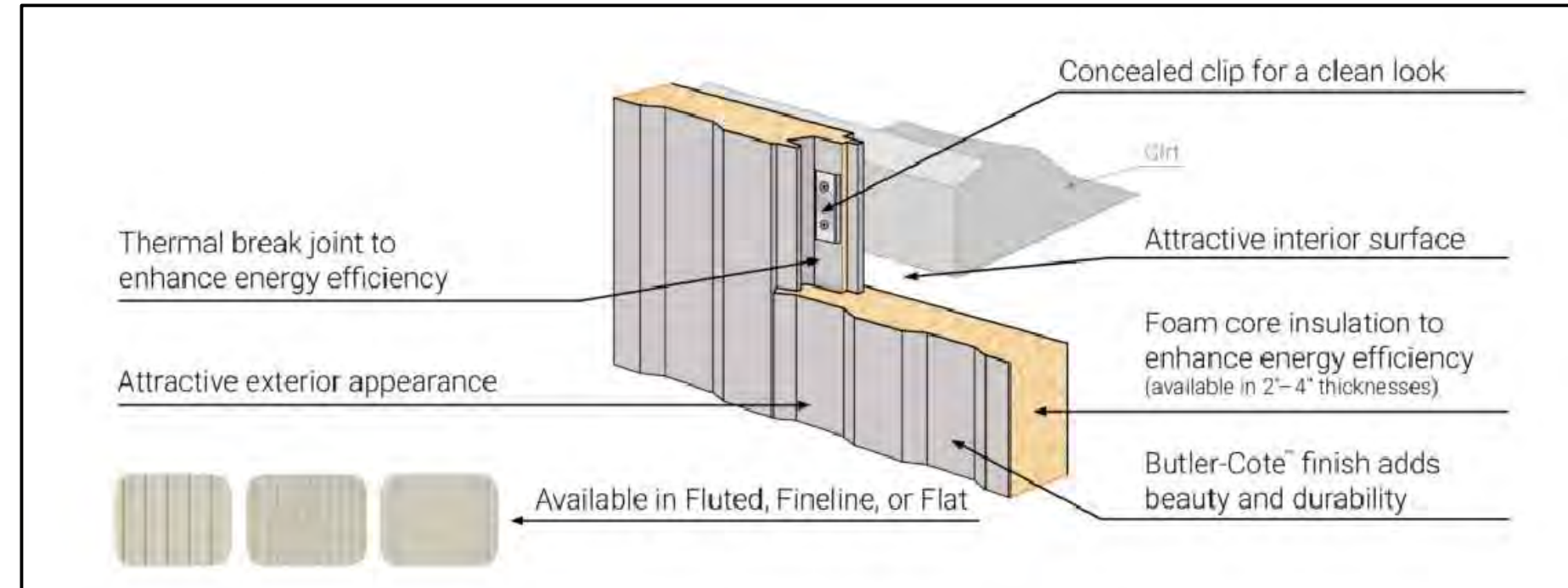
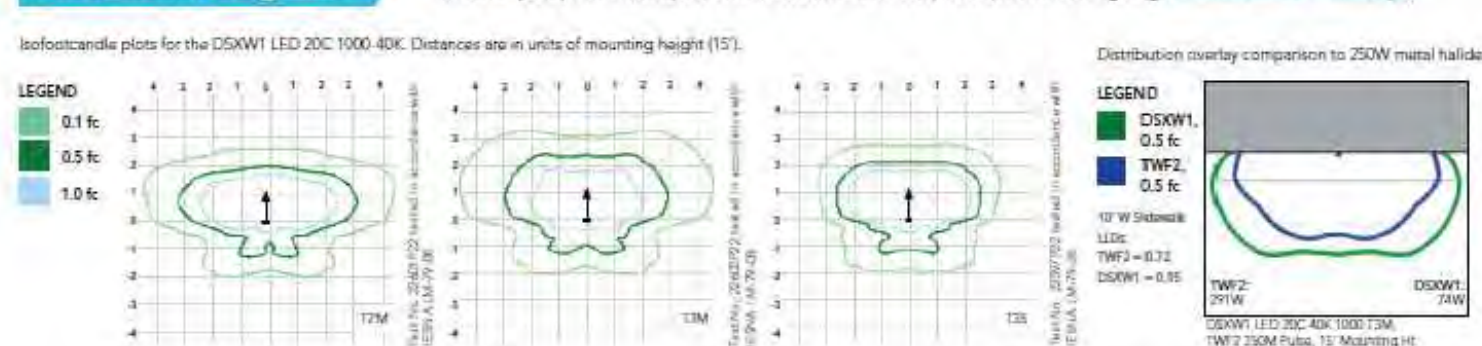
Class reference the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 2°C ambient, based on 10,000 hours of LED testing limited per IESNA LM-80, 80,000 and projected per IESNA TM-21-11.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.88

Electrical Load

LEDs	Power (Watts)	Current (Amps)	Current (Amps)	Current (Amps)	Current (Amps)
10C	350	1.6A	0.13	0.07	0.06
20C	700	3.2A	0.26	0.14	0.11
30C	1050	4.8A	0.39	0.21	0.16

Photometric Diagrams



A FLUTED METAL PANEL COLOR SELECTION



B FLAT METAL PANEL COLOR SELECTION

1 INSULATED METAL WALL SYSTEM SCALE: N/A



2 SPLIT FACE CONCRETE BLOCK SCALE: N/A

PLEASE NOTE THAT COLORS OF THE MATERIALS PRESENTED ON THE ARCHITECTURAL DRAWINGS AND RENDERINGS ARE BASED ON THE DIGITALLY SUPPLIED DATA FROM THE MANUFACTURERS WITH REGARD TO THE SELECTED COLORS. THIS, THERE MAY BE SUBTLE VARIATIONS IN THE HUE OR TONE OF THE ACTUAL MATERIALS.

REVISIONS:



382 TOWN STREET
EAST HADDAM, CONNECTICUT 06423
TEL (860) 873-8230

INDUSTRIAL BUILDING

25 TALBOT LANE, SOUTH WINDSOR, CT.

EXTERIOR ELEMENTS

PROJECT NAME :

SHEET NAME :



JOB NO.: 21-16
DRAWN BY: MCD
SCALE: AS NOTED
DATE: 7-1-21

SHEET NO.: A-3.0