25 TALBOT LANE

SITE PLAN APPLICATION

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

N/F 500' ABUTTERS

STREET ADDRESS	OWNER	PARCEL ID
7 BAKER LANE	KURIAKOSE NISE J &	7100007
20 BAKER LANE	TEMPLE BETH HILLEL	7100020
21 BAKER LANE	PALIPE SUPRIYA	7100021
44 CODY CIRCLE	HAPKIEWICZ 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	GLICKMAN JEFFREY L & MINDY-LU	21800114
125 CODY CIRCLE	ZHANG WEI	21800125
126 CODY CIRCLE	BEMIS JEFFREY E & JODY P	21800126
26 EDGEWOOD DRIVE	MCLEAN 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	VIKLINETZ 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	SUBRAMANIYAN 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	PHILLIP 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	RYCONN PROPERTIES LLC	36900470
475 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	36900475
550 GOVERNORS HIGHWAY	RULNICK MARTIN	36900550
551 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	36900551
560 GOVERNORS HIGHWAY	SNUCK ROBERT	36900560
570 GOVERNORS HIGHWAY	JONES WILLIAM &	36900570
576 GOVERNORS HIGHWAY	JE SHEPARD COMPANY	36900576
584 GOVERNORS HIGHWAY	RONDINONE STEVEN	36900584
596 GOVERNORS HIGHWAY	BUTLER DERRICK J & CARINA L	36900596
608 GOVERNORS HIGHWAY	DUBIEL JANET H TR	36900608
620 GOVERNORS HIGHWAY	MIELE SCOTT F & CHRISTINE L	36900620
630 GOVERNORS HIGHWAY	WENTZELL TIMOTHY H & DIANNA L	36900630
53 MARILYN ROAD	SEDAR ROBERT S & CAROLE A	56700053
63 MARILYN ROAD	COHAN ANNE M	56700063
64 MARILYN ROAD	KISSELBURGH CINDY E	56700064
280 NUTMEG ROAD	CURRENT RESIDENT	65100280
310 NUTMEG ROAD	OSPREY ASSOCIATES LLC	65100310
444 NUTMEG ROAD	G & S SCRAP REALTY LLC	65100444
5 TALBOT LANE	UW VINTAGE LANE II LLC	88900005
25 TALBOT LANE	UW VINTAGE LANE II LLC	88900025
30 TALBOT LANE	MCCARTHY TALBOT REALTY LLC	88900030
50 TALBOT LANE	NFP 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
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310 NUTMEG ROAD #A3	CURRENT RESIDENT	6510310A3
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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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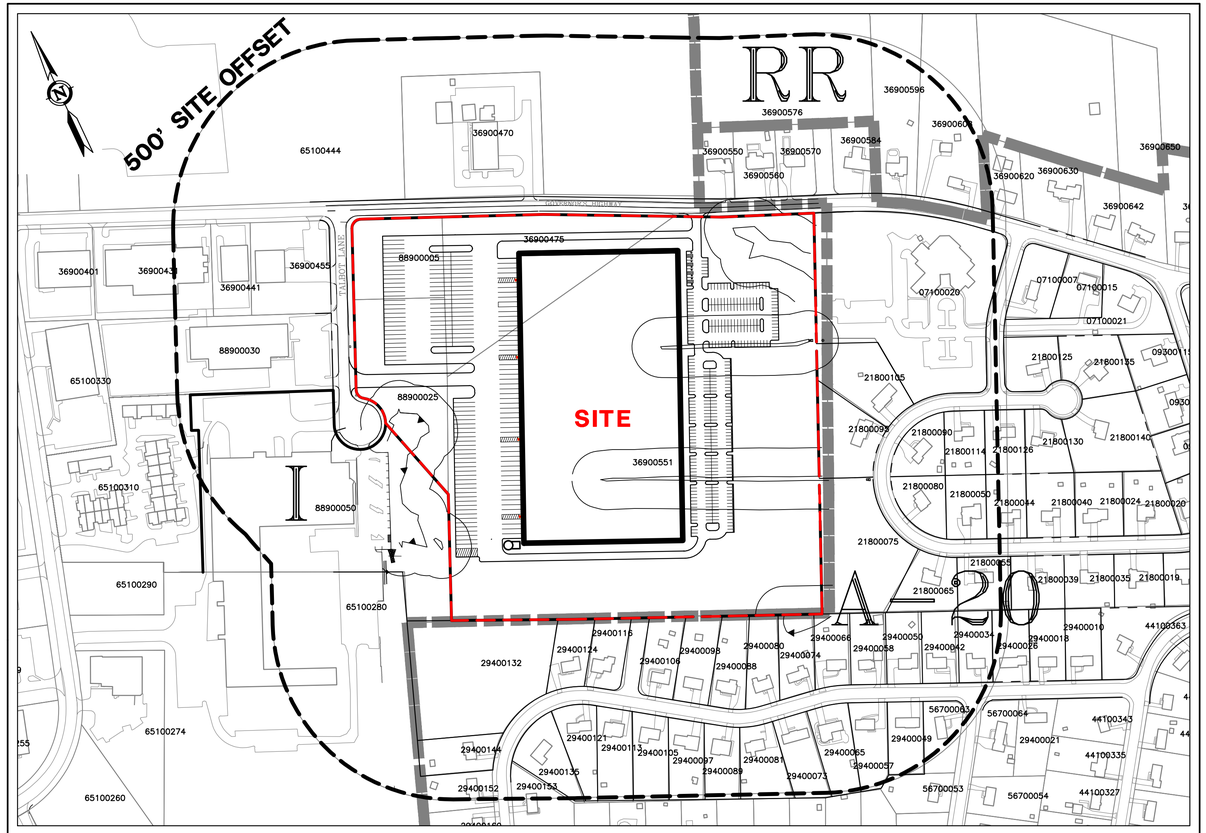
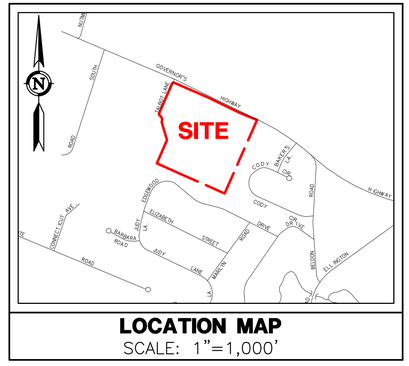
310 NUTMEG ROAD #D4	CURRENT RESIDENT	6510310D4



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

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PROPERTY OWNER:
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GLASTONBURY, CT 06033

APPLICANT:
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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
DRAWN BY: BPW
CHECKED BY: DPW
APPROVED BY: DHI

REVISIONS

NO.	DATE		BY
1	8/3/2021	COORDINATION WITH CEI 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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

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

COVER SHEET

SHEET
C-T1
SHEET 1 OF 30

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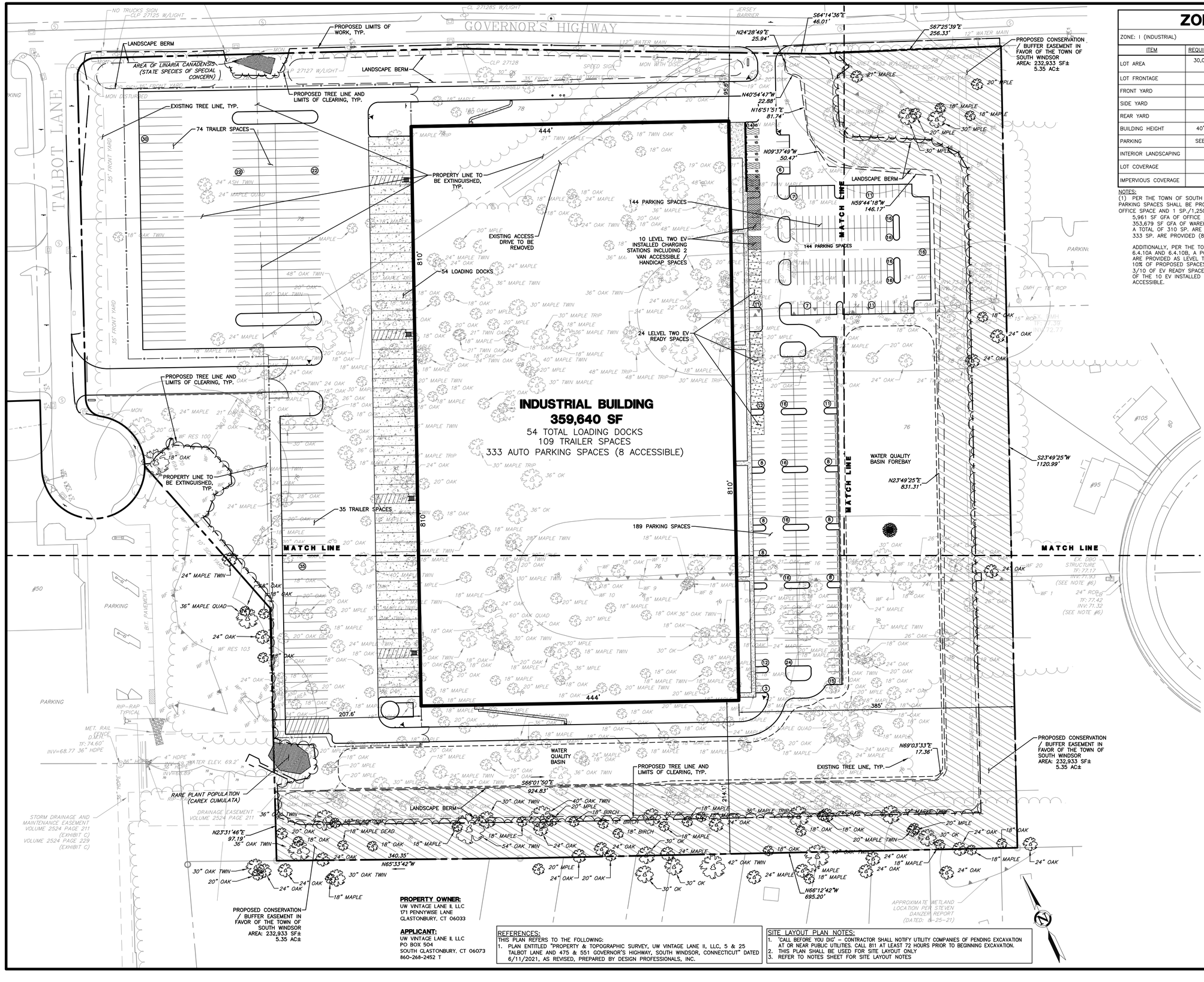

ZONING TABLE

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.

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

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

NO.	DATE	REVISIONS	BY
1	8/3/2021	COORDINATION WITH CGI CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
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6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGNED BY: BPW
DRAWN BY: DPW
CHECKED BY: 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

OVERALL SITE PLAN

SCALE: 0 30' 60' 120'
1" = 60'

SHEET
C-OS1
SHEET 2 OF 30

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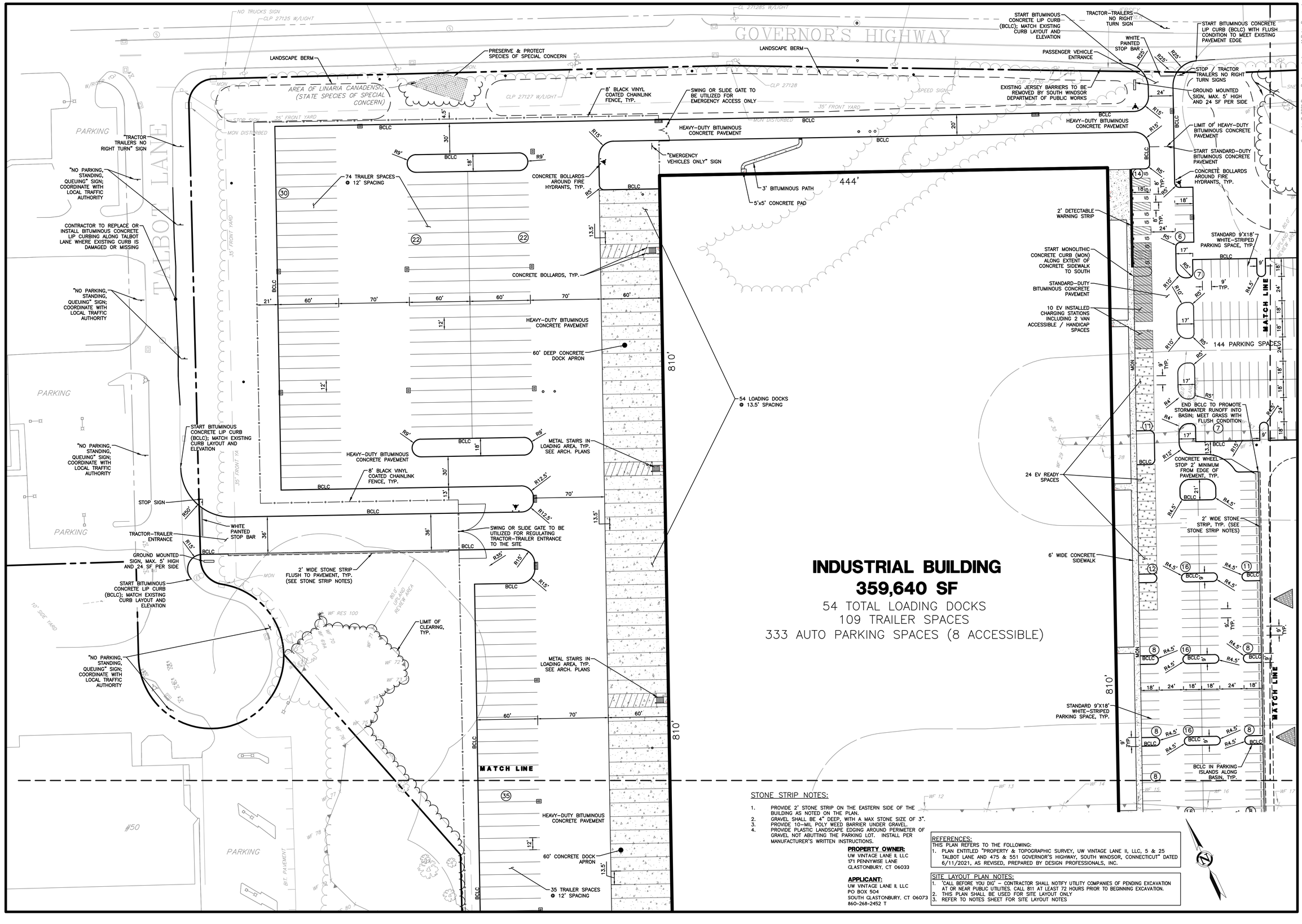

INDUSTRIAL BUILDING
359,640 SF
54 TOTAL LOADING DOCKS
109 TRAILER SPACES
333 AUTO PARKING SPACES (8 ACCESSIBLE)

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.

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

APPLICANT:
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SITE PLAN

SCALE: 1" = 40'

SHEET
C-SP1
SHEET 3 OF 30

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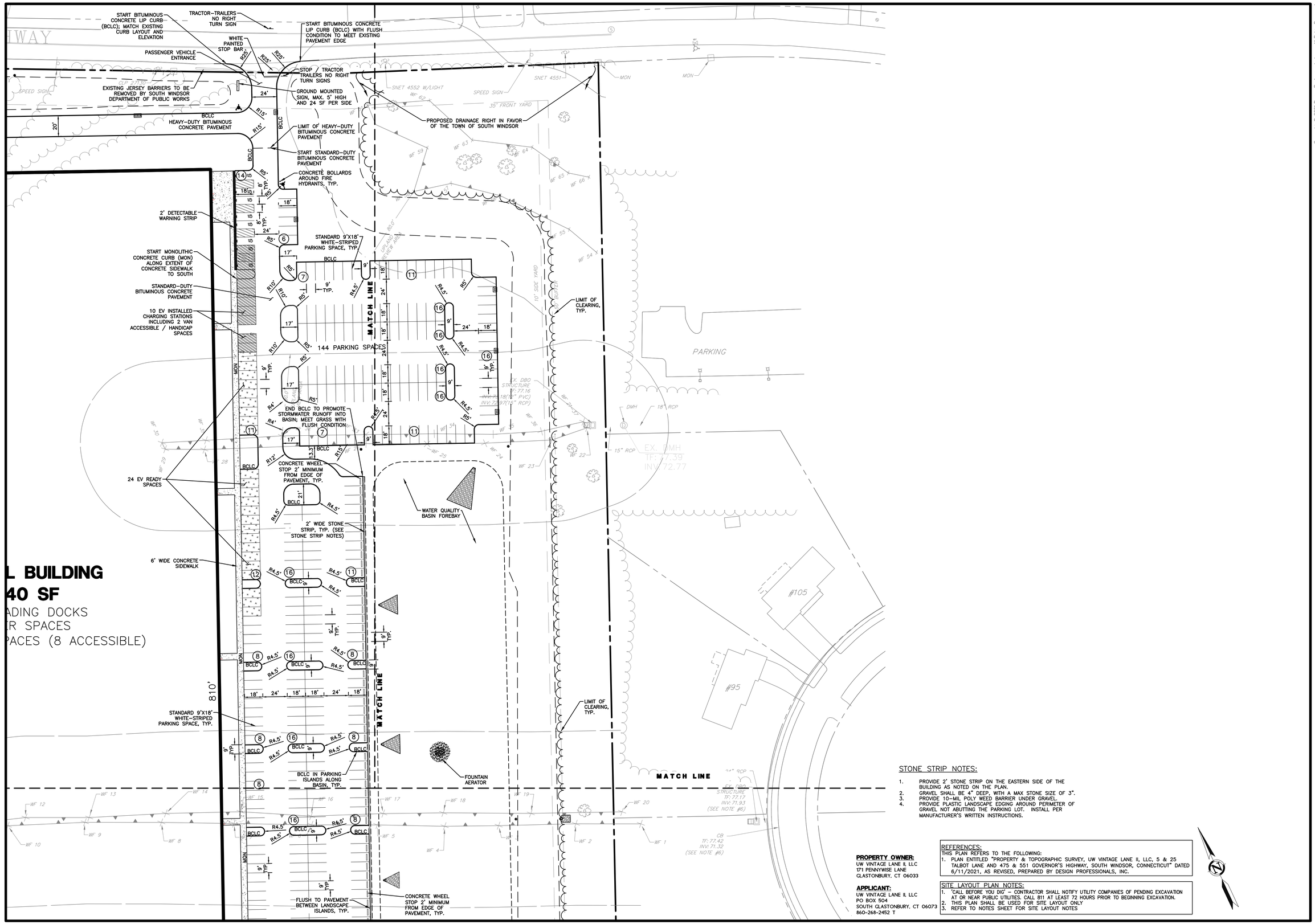

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PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

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

REVISIONS

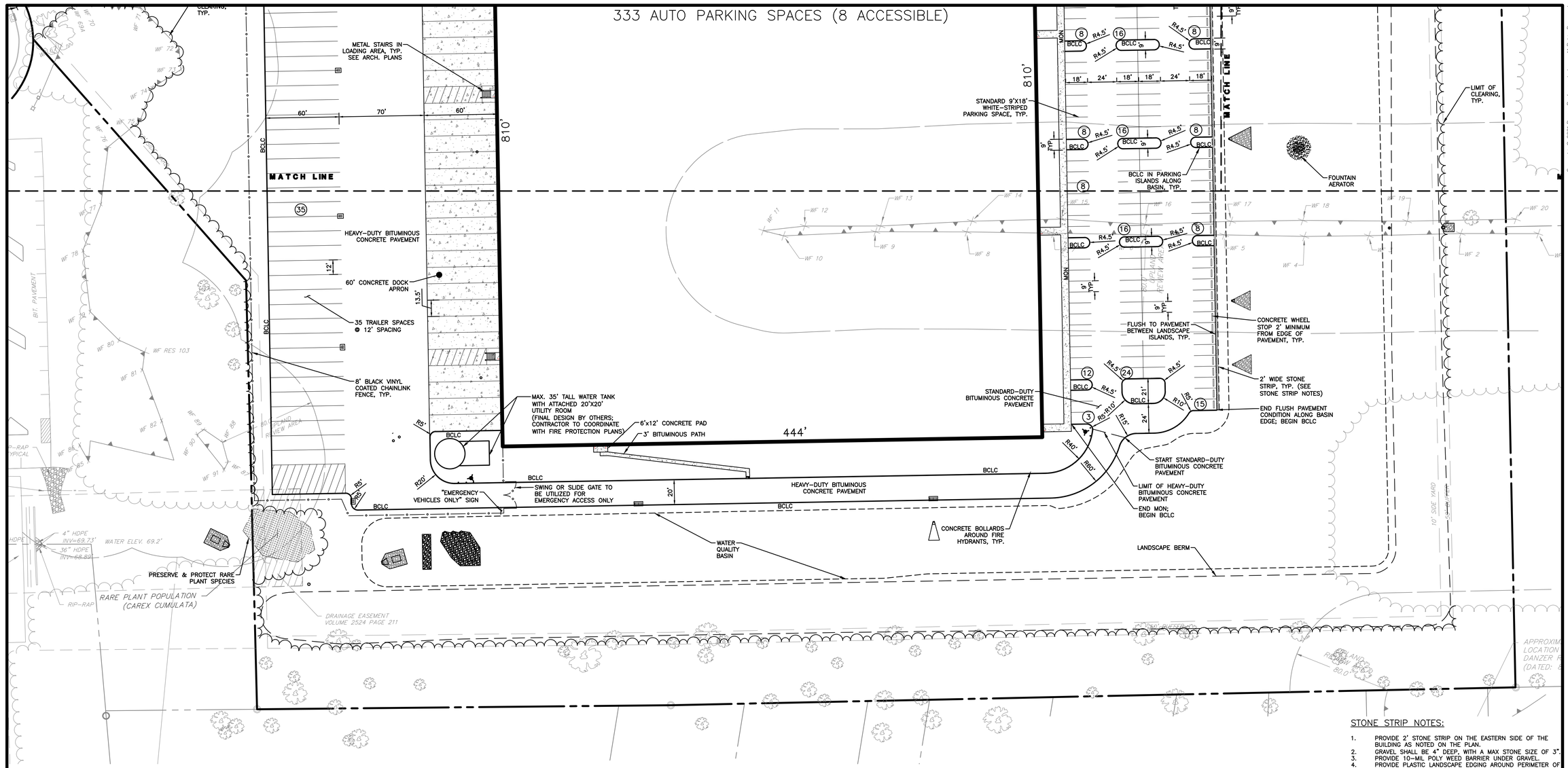
NO.	DATE	COORDINATION WITH CEI CONSULTANTS	BY
1	8/3/2021		REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
3	10/1/2021	REVISED PER TOWN COMMENTS	DHJ
4	10/6/2021	REVISED PER TOWN COMMENTS	DHJ
5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

SITE PLAN

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

SHEET
C-SP2
SHEET 4 OF 30

File: C:\Jobs\1976\1976\U-Engineering\AutoCAD\1976U Site Planning Layout: 04 C-SP2 Plotted: 11/17/2021 9:11 AM Last Saved: 11/16/2021 4:51 PM Last Saved By: benwheeler



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.

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

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PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED 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

REVISIONS

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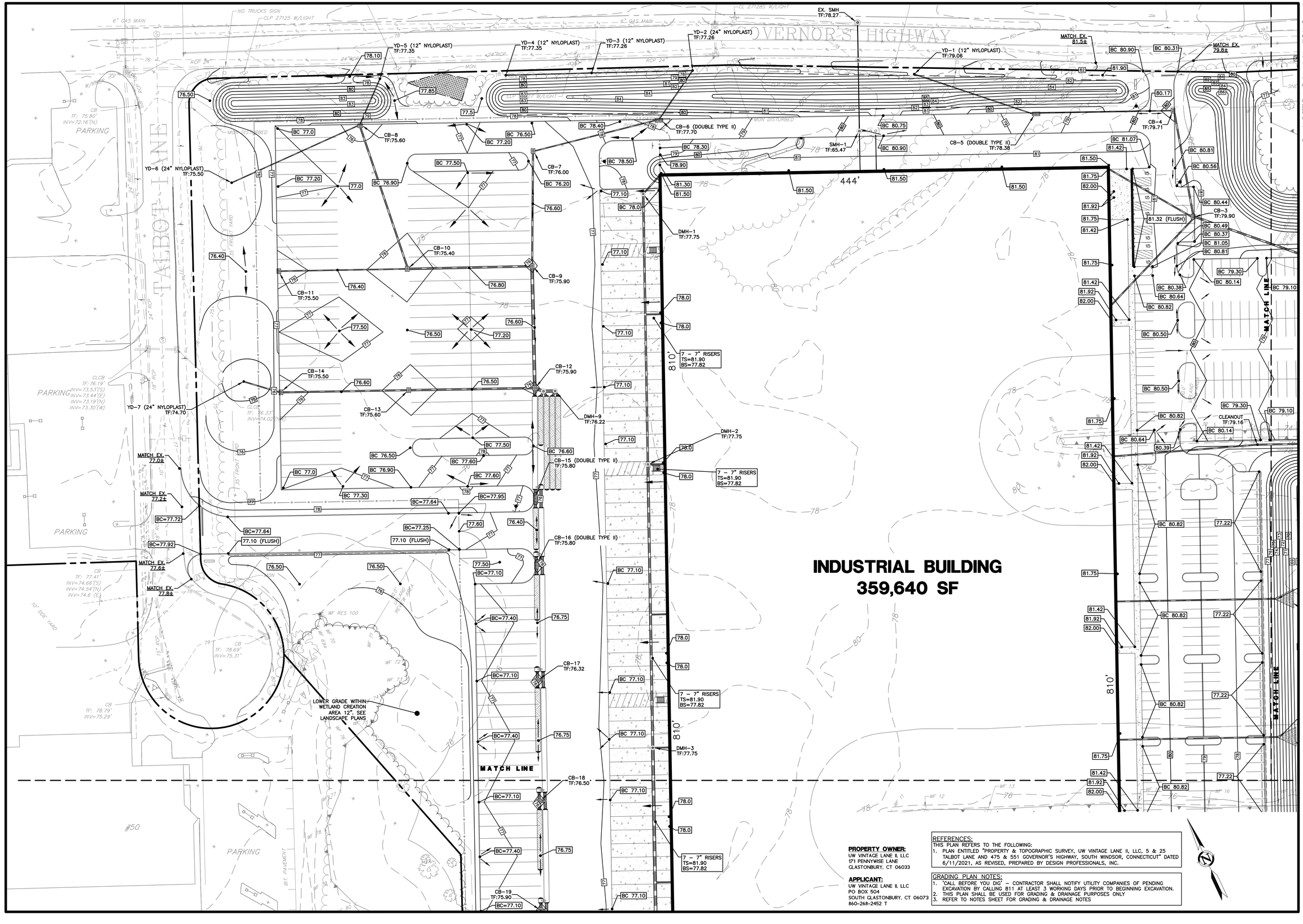
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

SITE PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-SP3
SHEET 5 OF 30

File: C:\Jobs\1976\1976\Engineering\AutoCAD\1976U Site Plan.dwg Layout: 05 C-SP3 Plotted: 11/17/2021 9:12 AM Last Saved: 11/16/2021 4:51 PM Last Saved By: benwheeler



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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GRADING PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

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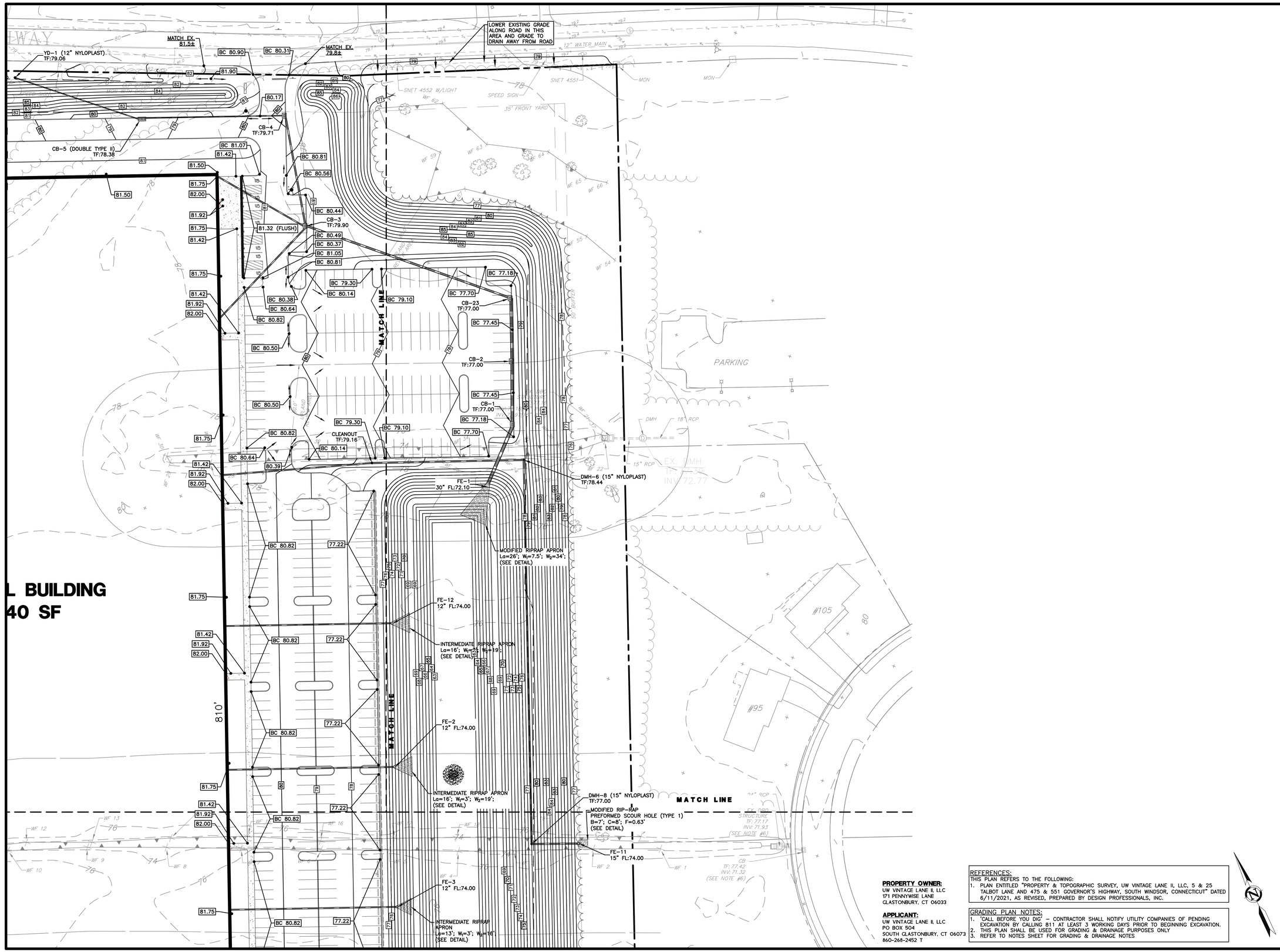
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

GRADING PLAN

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

SHEET
C-GD1
SHEET 6 OF 30

File: C:\jobs\1976\1976U\Engineering\AutoCAD\1976U Site Plan.dwg Layout: 06 C-GD1 Plotted: 11/17/2021 9:03 AM Last Saved: 11/16/2021 4:51 PM Last Saved By: benwheeler



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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South Glastonbury, CT
06073
860-268-2452 T

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

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GRADING PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-GD2
SHEET 7 OF 30

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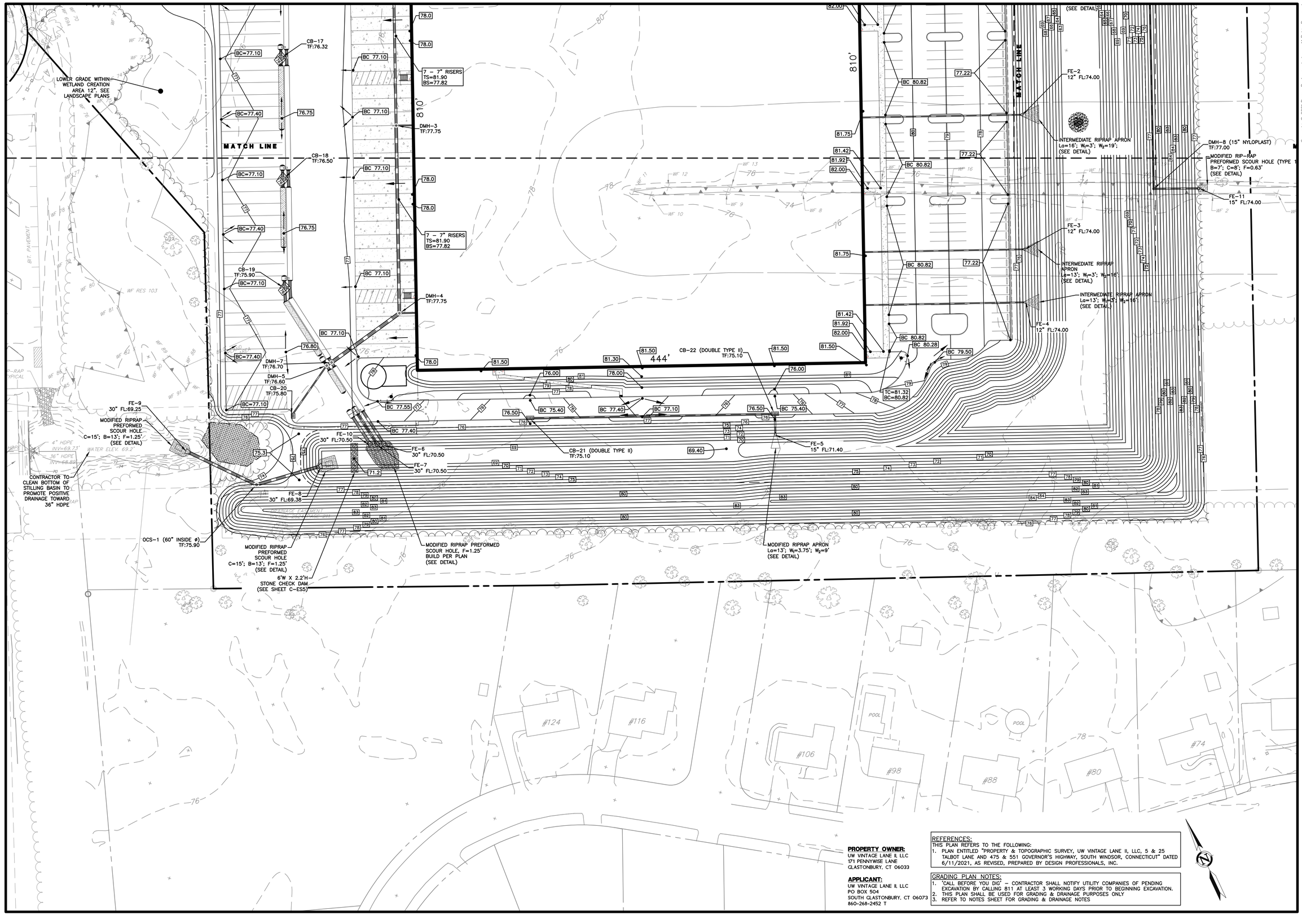

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

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

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
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PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DRAWN BY: BPW
CHECKED BY: DHI
DESIGN 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

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5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

GRADING PLAN

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

SHEET
C-GD3
SHEET 8 OF 30

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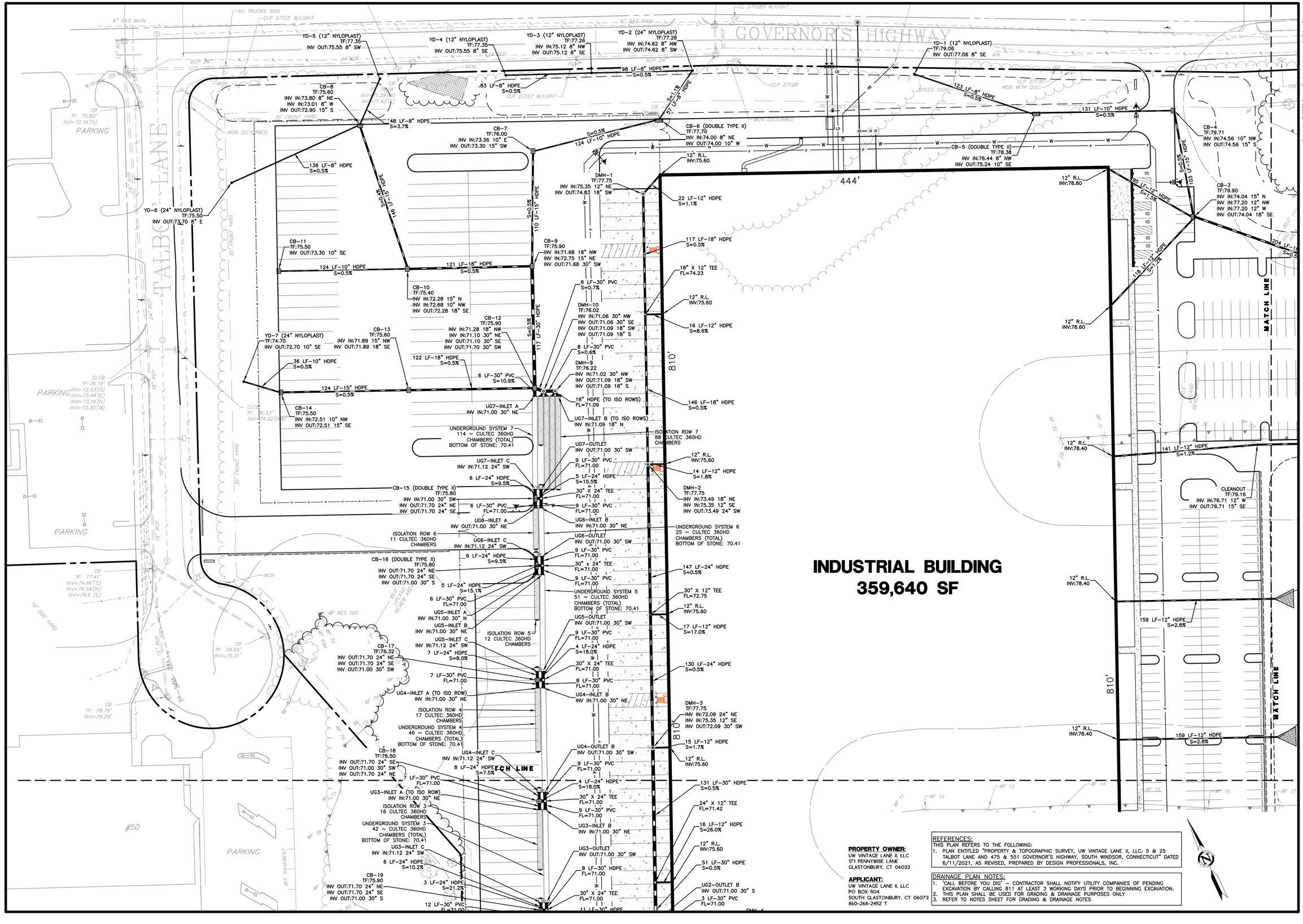

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860-268-2452 T

PROJECT NO.: 1976.U
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25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
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GIS Nos. 88900005, 88900025, 36900475, 36900551

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5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

DRAINAGE PLAN

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

SHEET
C-DR1
SHEET 9 OF 30

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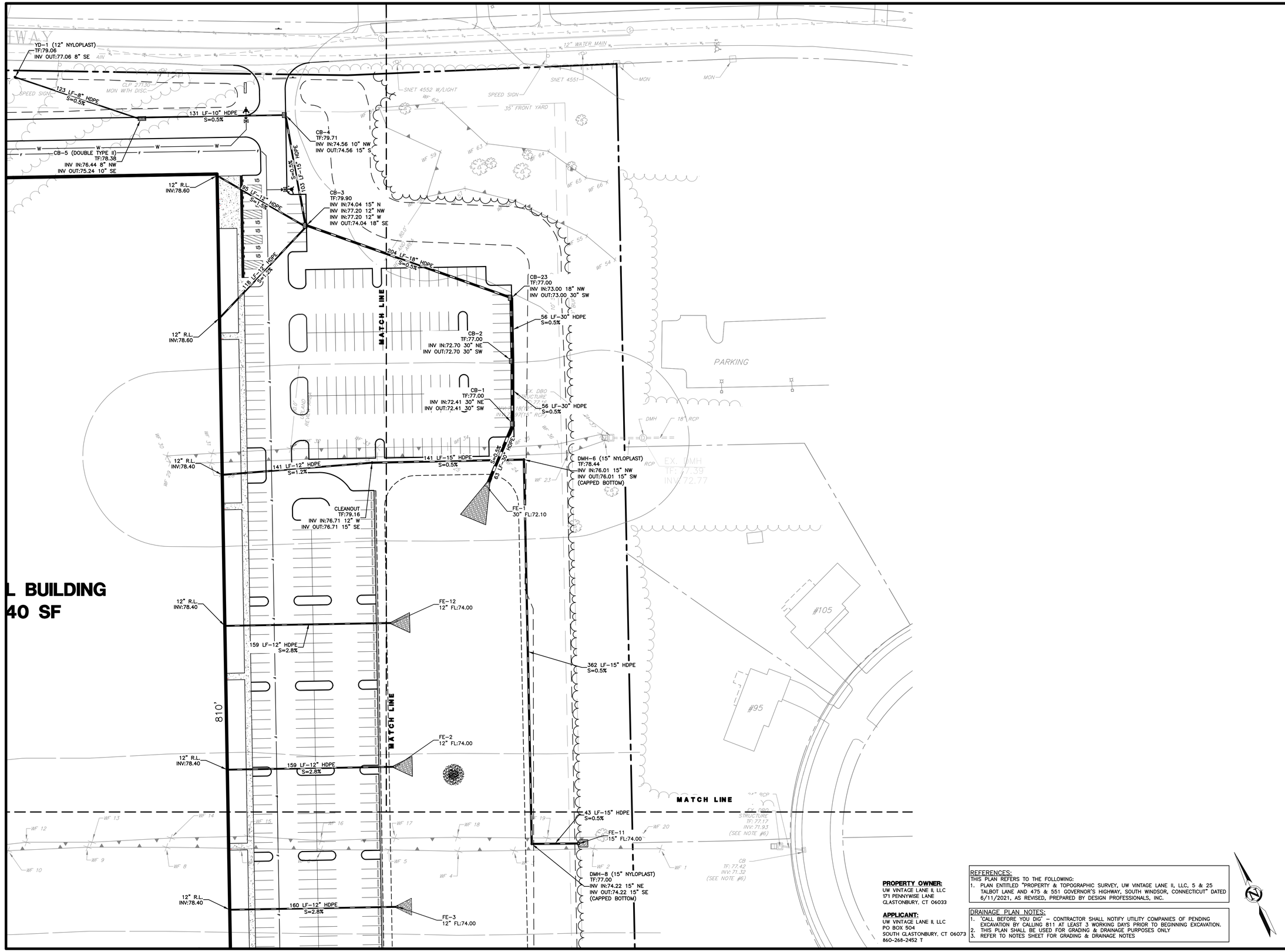

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

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

REFERENCES:
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PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED 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

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5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

DRAINAGE PLAN

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

SHEET
C-DR2
SHEET 10 OF 30

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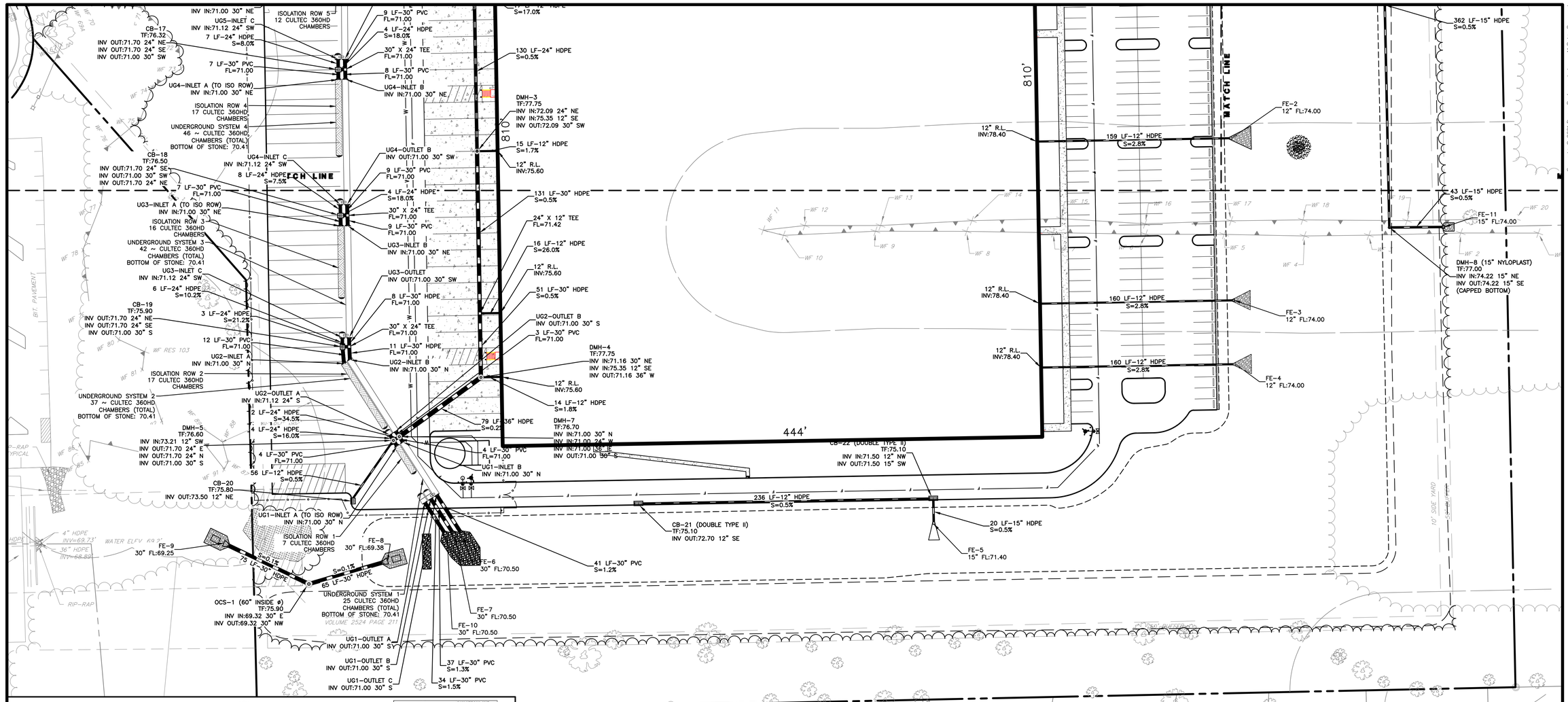
INV IN:71.00 30" NE
ISOLATION ROW 5
12 CULTEC 360HD CHAMBERS
UG5-INLET C
INV IN:71.12 24" SW
7 LF-24" HDPE S=8.0%
CB-17
TF:76.32
INV OUT:71.70 24" NE
INV OUT:71.70 24" SE
INV OUT:71.00 30" SW
9 LF-30" PVC FL=71.00
4 LF-24" HDPE S=18.0%
30" X 24" TEE FL=71.00
8 LF-30" PVC FL=71.00
130 LF-24" HDPE S=0.5%
7 LF-30" PVC FL=71.00
UG4-INLET A (TO ISO ROW)
INV IN:71.00 30" NE
UG4-INLET B
INV IN:71.00 30" NE
DMH-3
TF:77.75
INV IN:72.09 24" NE
INV IN:75.35 12" SE
INV OUT:72.09 30" SW
ISOLATION ROW 4
17 CULTEC 360HD CHAMBERS
UNDERGROUND SYSTEM 4
46 ~ CULTEC 360HD CHAMBERS (TOTAL)
BOTTOM OF STONE: 70.41
15 LF-12" HDPE S=1.7%
12" R.L. INV:75.60
CB-18
TF:76.50
INV OUT:71.70 24" SE
INV OUT:71.00 30" SW
INV OUT:71.70 24" NE
UG4-INLET C
INV IN:71.12 24" SW
8 LF-24" HDPE S=7.5%
UG4-OUTLET B
INV OUT:71.00 30" SW
9 LF-30" PVC FL=71.00
4 LF-24" HDPE S=18.0%
131 LF-30" HDPE S=0.5%
24" X 12" TEE FL=71.42
7 LF-30" PVC FL=71.00
UG3-INLET A (TO ISO ROW)
INV IN:71.00 30" NE
30" X 24" TEE FL=71.00
9 LF-30" PVC FL=71.00
UG3-INLET B
INV IN:71.00 30" NE
16 LF-12" HDPE S=26.0%
ISOLATION ROW 3
16 CULTEC 360HD CHAMBERS
UNDERGROUND SYSTEM 3
42 ~ CULTEC 360HD CHAMBERS (TOTAL)
BOTTOM OF STONE: 70.41
12" R.L. INV:75.60
UG3-INLET C
INV IN:71.12 24" SW
6 LF-24" HDPE S=10.2%
UG3-OUTLET
INV OUT:71.00 30" SW
8 LF-30" HDPE FL=71.00
51 LF-30" HDPE S=0.5%
CB-19
TF:75.90
INV OUT:71.70 24" NE
INV OUT:71.70 24" SE
INV OUT:71.00 30" S
3 LF-24" HDPE S=21.2%
30" X 24" TEE FL=71.00
12 LF-30" PVC FL=71.00
11 LF-30" HDPE FL=71.00
UG2-OUTLET B
INV OUT:71.00 30" S
3 LF-30" PVC FL=71.00
DMH-4
TF:77.75
INV IN:71.16 30" NE
INV IN:75.35 12" SE
INV OUT:71.16 36" W
UG2-INLET A
INV IN:71.00 30" N
UG2-INLET B
INV IN:71.00 30" N
ISOLATION ROW 2
17 CULTEC 360HD CHAMBERS
12" R.L. INV:75.60
14 LF-12" HDPE S=1.8%
UG2-OUTLET A
INV IN:71.12 24" S
UNDERGROUND SYSTEM 2
37 ~ CULTEC 360HD CHAMBERS (TOTAL)
BOTTOM OF STONE: 70.41
2 LF-24" HDPE S=34.5%
79 LF-36" HDPE S=0.2%
DMH-5
TF:76.60
INV IN:73.21 12" SW
INV OUT:71.70 24" E
INV OUT:71.70 24" N
INV OUT:71.00 30" S
4 LF-24" HDPE S=16.0%
DMH-7
TF:76.70
INV IN:71.00 30" N
INV IN:71.00 24" W
INV IN:71.00 36" E
INV OUT:71.00 36" S
4 LF-30" PVC FL=71.00
4 LF-30" PVC FL=71.00
UG1-INLET B
INV IN:71.00 30" N
56 LF-12" HDPE S=0.5%
CB-20
TF:75.80
INV OUT:73.50 12" NE
CB-22 (DOUBLE TYPE II)
TF:75.10
INV IN:71.50 12" NW
INV OUT:71.50 15" SW
236 LF-12" HDPE S=0.5%
UG1-INLET A (TO ISO ROW)
INV IN:71.00 30" N
CB-21 (DOUBLE TYPE II)
TF:75.10
INV OUT:72.70 12" SE
20 LF-15" HDPE S=0.5%
ISOLATION ROW 1
7 CULTEC 360HD CHAMBERS
FE-9
30" FL:69.25
FE-8
30" FL:69.38
FE-5
15" FL:71.40
75 LF-30" HDPE S=0.1%
65 LF-30" HDPE S=0.1%
41 LF-30" PVC S=1.2%
FE-6
30" FL:70.50
OCS-1 (60" INSIDE ø)
TF:75.90
INV IN:69.32 30" E
INV OUT:69.32 30" NW
UNDERGROUND SYSTEM 1
25 CULTEC 360HD CHAMBERS (TOTAL)
BOTTOM OF STONE: 70.41
FE-7
30" FL:70.50
FE-10
30" FL:70.50
UG1-OUTLET A
INV OUT:71.00 30" S
UG1-OUTLET B
INV OUT:71.00 30" S
37 LF-30" PVC S=1.3%
UG1-OUTLET C
INV OUT:71.00 30" S
34 LF-30" PVC S=1.5%
362 LF-15" HDPE S=0.5%
43 LF-15" HDPE S=0.5%
FE-11
15" FL:74.00
DMH-8 (15" NYLOPLAST)
TF:77.00
INV IN:74.22 15" NE
INV OUT:74.22 15" SE
(CAPPED BOTTOM)
12" R.L. INV:78.40
159 LF-12" HDPE S=2.8%
FE-2
12" FL:74.00
160 LF-12" HDPE S=2.8%
FE-3
12" FL:74.00
160 LF-12" HDPE S=2.8%
FE-4
12" FL:74.00
810'
444'
MATCH LINE
EOR
BIT. PAVEMENT
RIP-RAP
WATER ELEV. 69.0'
4" HDPE INV=69.73'
36" HDPE INV=68.89'
10' SIDE YARD
WF 1
WF 2
WF 3
WF 4
WF 5
WF 6
WF 7
WF 8
WF 9
WF 10
WF 11
WF 12
WF 13
WF 14
WF 15
WF 16
WF 17
WF 18
WF 19
WF 20
WF 69A
WF 70
WF 71
WF 72
WF 73
WF 74
WF 75
WF 76
WF 77
WF 78
WF 79
WF 80
WF RES 103
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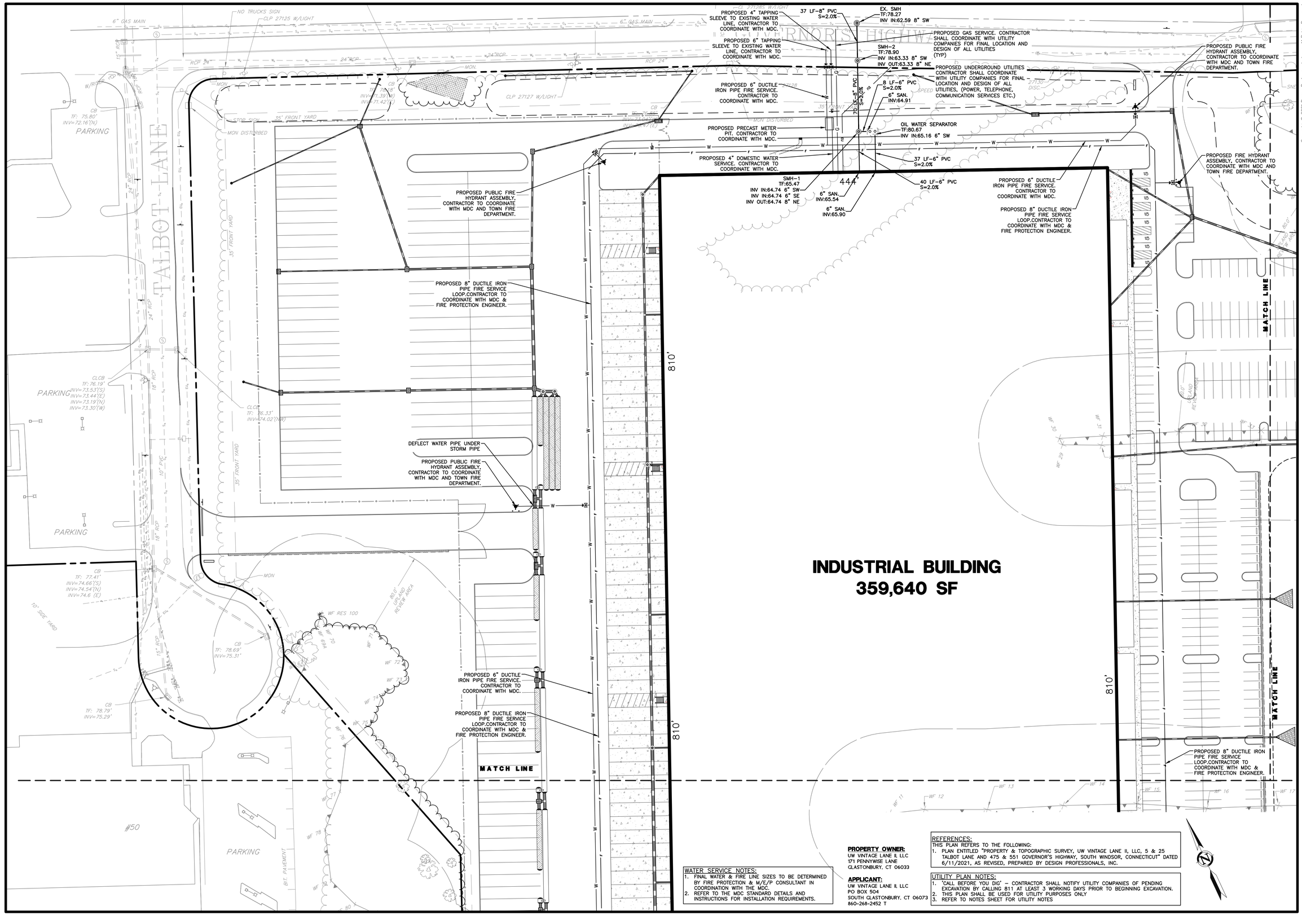
6" GAS MAIN
NO TRUCKS SIGN
CLP 27125 W/LIGHT
RCP 24"
24" RCP
15" RCP
W/RAIL
CB
TF: 75.80
INV=72.16'(W)
PARKING
TALBOT LANE
STOP SIGN
35' FRONT YARD
MON DISTURBED
CB
TF: 75.18'
INV=71.39'(W)
INV=71.42'(E)
CLP 27127 W/LIGHT
CB
TF: 73.44'
INV=69.47'(E)
PROPOSED 4" TAPPING SLEEVE TO EXISTING WATER LINE, CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED 6" TAPPING SLEEVE TO EXISTING WATER LINE, CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED 6" DUCTILE IRON PIPE FIRE SERVICE. CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED PRECAST METER PIT. CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED 4" DOMESTIC WATER SERVICE. CONTRACTOR TO COORDINATE WITH MDC.
37 LF-8" PVC S=2.0%
EX. SMH
TF:78.27
INV IN:62.59 8" SW
SMH-2
TF:78.90
INV IN:63.33 8" SW
INV OUT:63.33 8" NE
8 LF-6" PVC S=2.0%
6" SAN. INV:64.91
70 LF-8" PVC S=2.0%
OIL WATER SEPARATOR
TF:80.67
INV IN:65.16 6" SW
37 LF-6" PVC S=2.0%
SMH-1
TF:65.47
INV IN:64.74 6" SW
INV IN:64.74 6" SE
INV OUT:64.74 8" NE
6" SAN. INV:65.54
6" SAN. INV:65.90
40 LF-6" PVC S=2.0%
444
PROPOSED GAS SERVICE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR FINAL LOCATION AND DESIGN OF ALL UTILITIES (TYP)
PROPOSED UNDERGROUND UTILITIES CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR FINAL LOCATION AND DESIGN OF ALL UTILITIES, (POWER, TELEPHONE, COMMUNICATION SERVICES ETC.)
PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY, CONTRACTOR TO COORDINATE WITH MDC AND TOWN FIRE DEPARTMENT.
PROPOSED FIRE HYDRANT ASSEMBLY, CONTRACTOR TO COORDINATE WITH MDC AND TOWN FIRE DEPARTMENT.
PROPOSED 6" DUCTILE IRON PIPE FIRE SERVICE. CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED 8" DUCTILE IRON PIPE FIRE SERVICE LOOP.CONTRACTOR TO COORDINATE WITH MDC & FIRE PROTECTION ENGINEER.
PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY, CONTRACTOR TO COORDINATE WITH MDC AND TOWN FIRE DEPARTMENT.
PROPOSED 8" DUCTILE IRON PIPE FIRE SERVICE LOOP.CONTRACTOR TO COORDINATE WITH MDC & FIRE PROTECTION ENGINEER.
DEFLECT WATER PIPE UNDER STORM PIPE
PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY, CONTRACTOR TO COORDINATE WITH MDC AND TOWN FIRE DEPARTMENT.
PROPOSED 6" DUCTILE IRON PIPE FIRE SERVICE. CONTRACTOR TO COORDINATE WITH MDC.
PROPOSED 8" DUCTILE IRON PIPE FIRE SERVICE LOOP.CONTRACTOR TO COORDINATE WITH MDC & FIRE PROTECTION ENGINEER.
MATCH LINE
810'
CLCB
TF: 76.19'
INV=73.53'(S)
INV=73.44'(E)
INV=73.19'(N)
INV=73.30'(W)
CLCB
TF: 76.33'
INV=74.02'(NW)
CB
TF: 77.41'
INV=74.66'(S)
INV=74.54'(N)
INV=74.6 (E)
CB
TF: 78.69'
INV=75.31'
CB
TF: 78.79'
INV=75.29'
10" PVC
18" RCP
10' SIDE YARD
MON
WF RES 100
80.0' UPLAND REVIEW AREA
WF 69
WF 70
WF 71
WF 72
WF 73
WF 74
WF 75
WF 76
WF 77
WF 78
WF 80
#50
PARKING
BIT. PAVEMENT
INDUSTRIAL BUILDING
359,640 SF
WF 11
WF 12
WF 13
WF 14
WF 15
WF 16
WF 17
WF 29
WF 30
WF 31
WF 32
WF 33
WF 34
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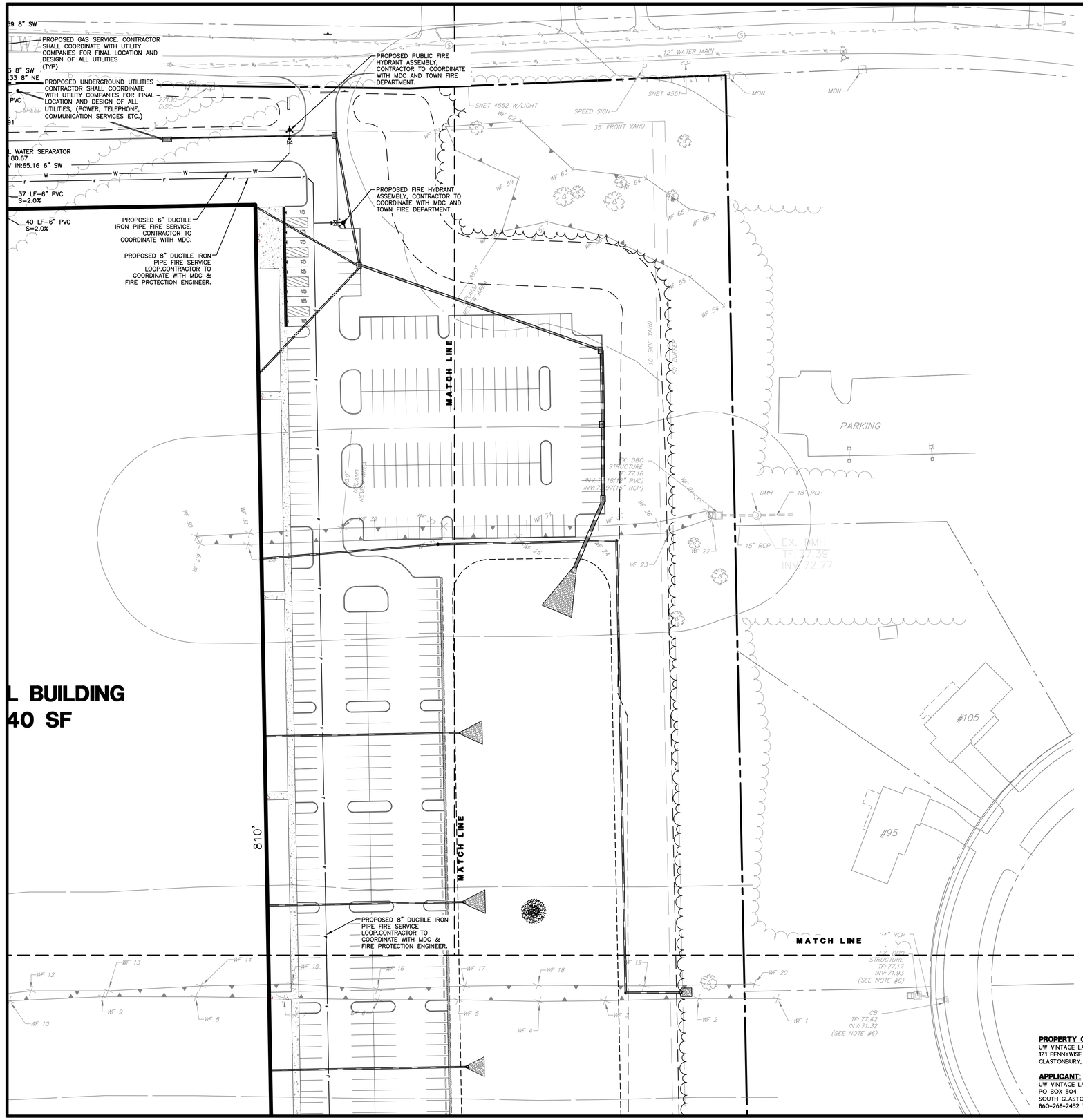

STANDARD WATER MAIN NOTES

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 OFFSETS 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 EQUAL. HYDRANTS SHALL BE UL/FM APPROVED AND SHALL OPEN 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 ANSI/AWWA C151/A21.51-81 DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS 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.

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.

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.

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.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY 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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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
DESIGN BY: BPW
DRAWN BY: DPW
CHECKED 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

REVISIONS

NO.	DATE		BY
1	8/3/2021	COORDINATION WITH CEI 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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

UTILITY PLAN

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

SHEET
C-UT2
SHEET 13 OF 30

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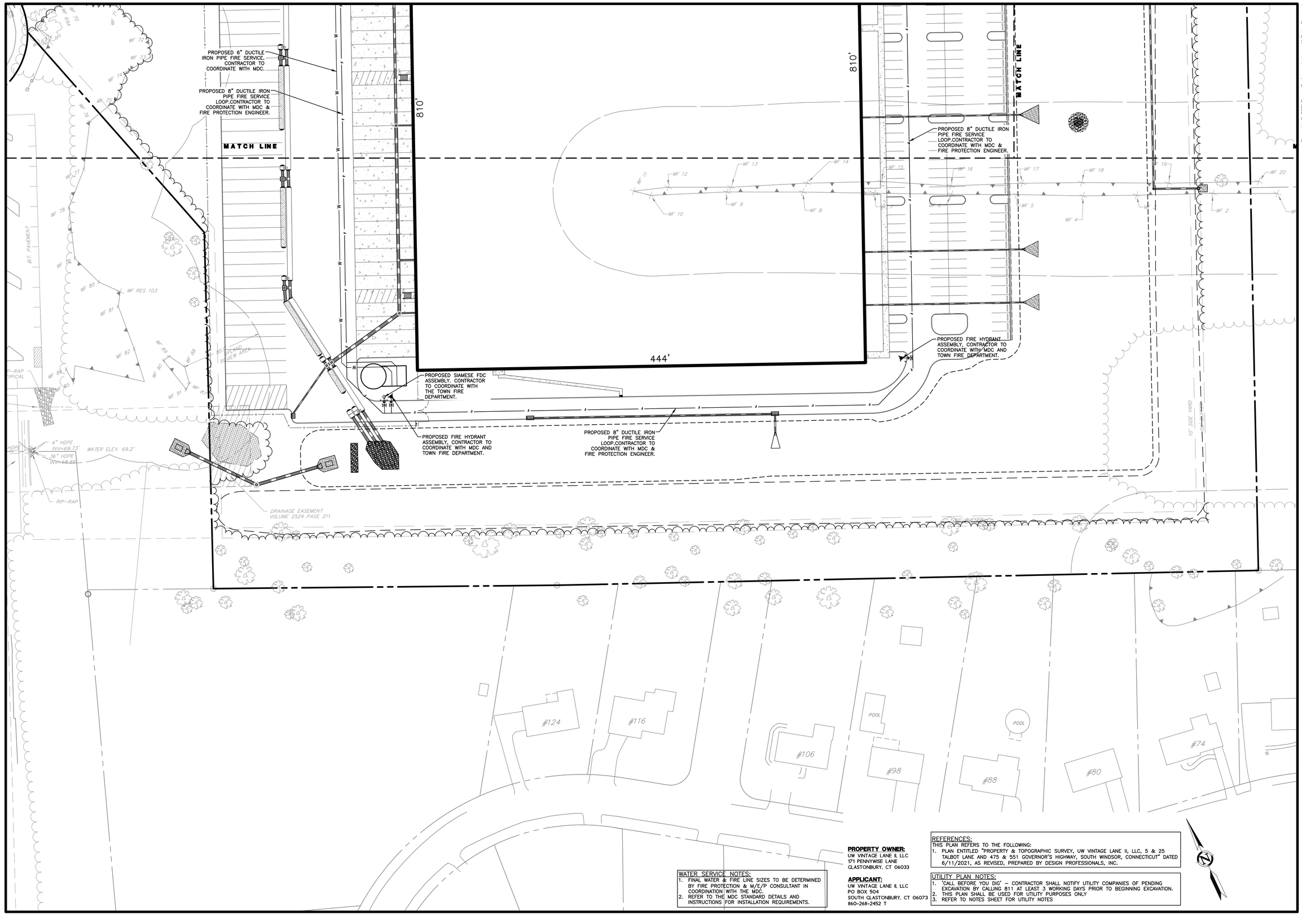

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WATER SERVICE NOTES:
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2. REFER TO THE MDC STANDARD DETAILS AND INSTRUCTIONS FOR INSTALLATION REQUIREMENTS.

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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.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

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UTILITY PLAN

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

SHEET
C-UT3
SHEET 14 OF 30

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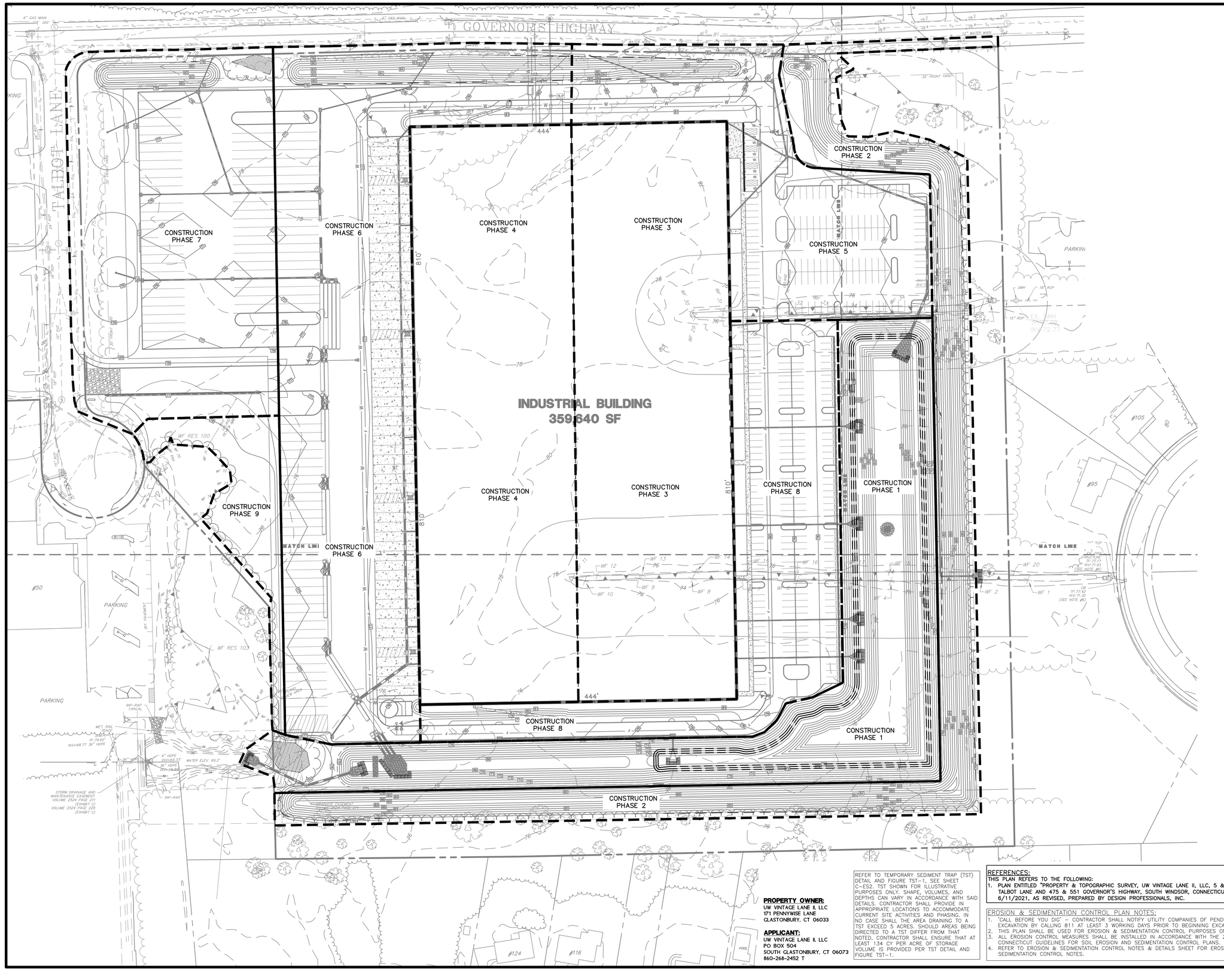

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PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

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860-268-2452 T

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

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5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

EROSION & SEDIMENTATION CONTROL PHASING PLAN

SCALE: 1" = 60'
0 30 60 120

SHEET
C-ES1
SHEET 15 OF 30

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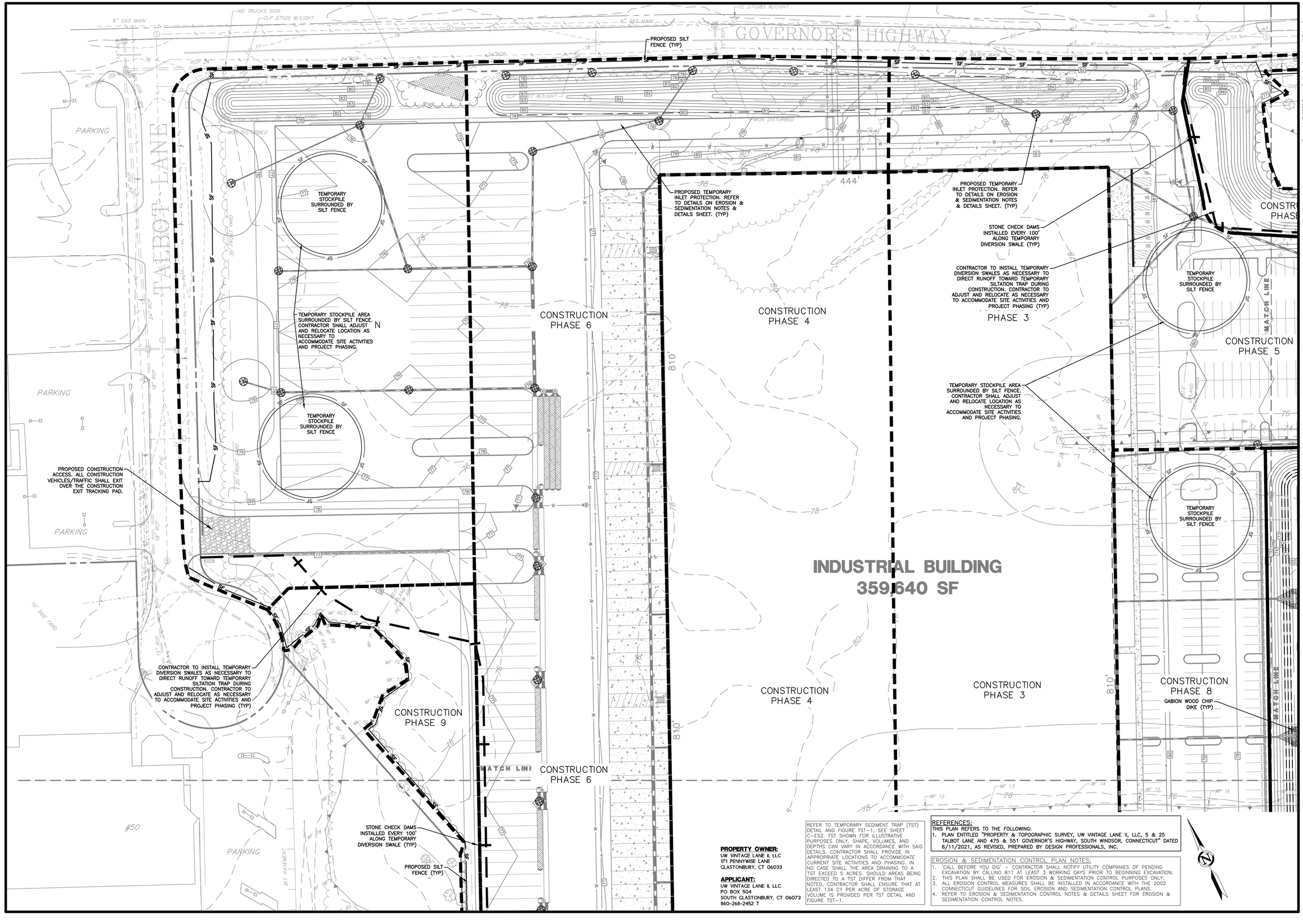

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EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES2
SHEET 16 OF 30

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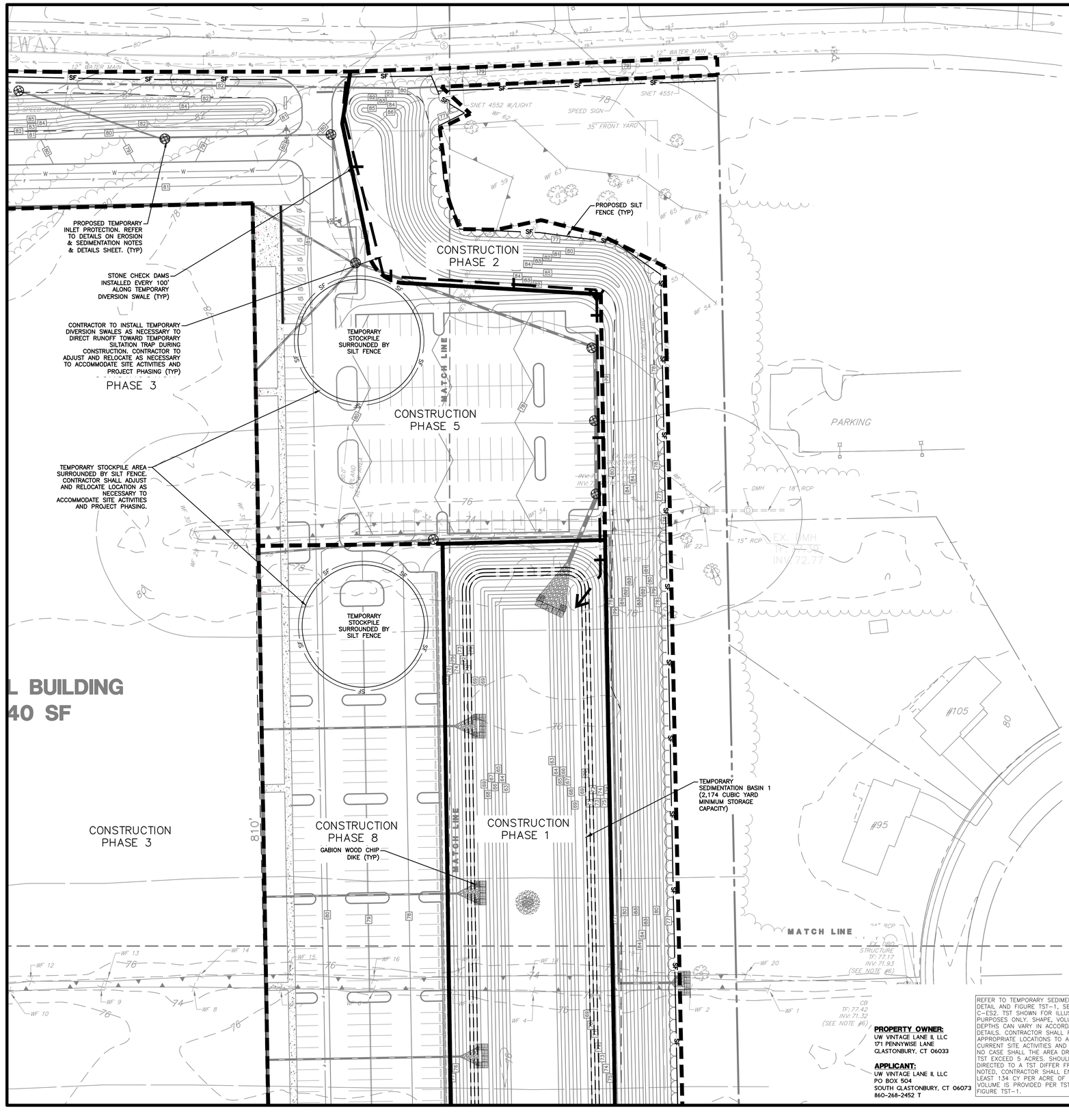

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TEMPORARY SEDIMENTATION BASIN DESIGN PARAMETERS

$$V = \frac{(DA)(A)(DR)(TE)(2{,}000\text{lbs./ton})}{(\gamma)(43{,}560\text{sq.ft./ac})}$$

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

AVERAGE ANNUAL EROSION SOURCES			
COVER	**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**

SEDIMENT VOLUME (V)		
DA	0.043 Sq. Mi	
DR	0.76%	(SB-12)
TE	0.8%	(80% TSS removal)
γ	85 Lbs /CuFt	(SB-2: Sandy Soil)
V	**0.449 Ac. Ft Sediment Storage**	
Vw	0.898 **Ac. Ft Wet Storage**(*2 x Sediment Storage Min.)	
Vt	1.347 **Ac. Ft Storage**	
	58,690 CuFt	

TEMPORARY SEDIMENTATION BASIN INSTALLATION NOTES:

1. REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.
2. 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.
3. 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.
4. 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.

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1976.U	07/02/21	BPW	DPW	DHI

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5 & 25 TALBOT LANE &
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EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
SHEET 17 OF 30

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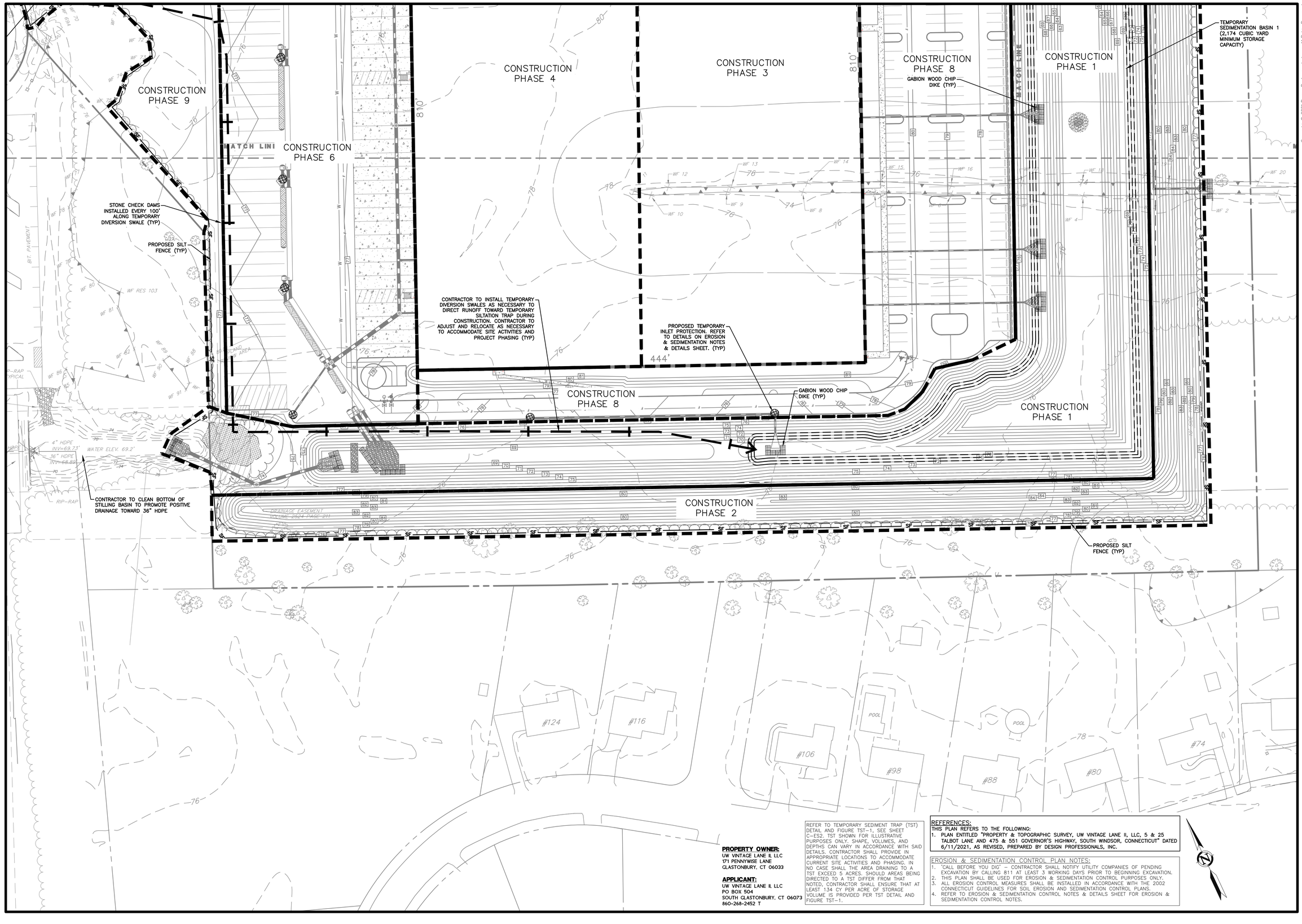

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EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 40'
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SHEET
C-ES4
SHEET 18 OF 30

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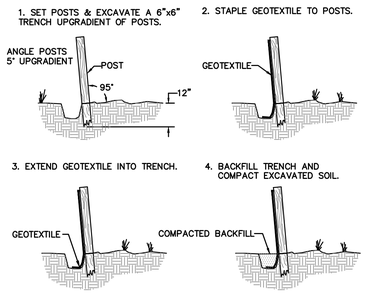

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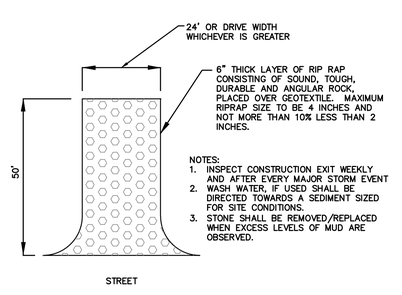

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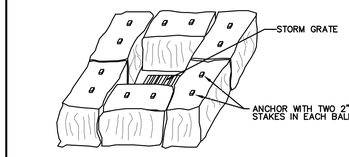

STRAW BALE INSTALLATION AT CATCH BASINS

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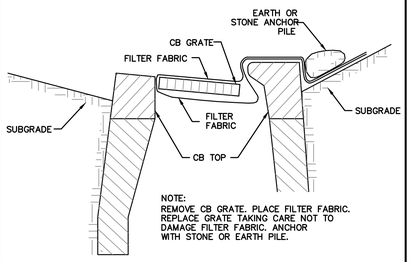

CATCH BASIN GRATE SEDIMENTATION CONTROL

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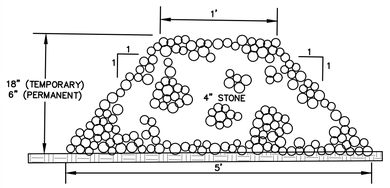

STONE CHECK DAM

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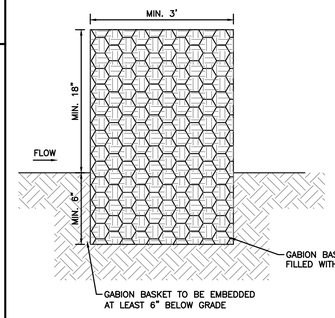

GABION WOOD CHIP DIKE

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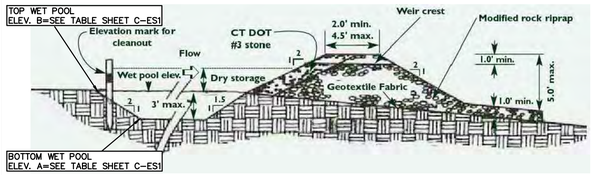

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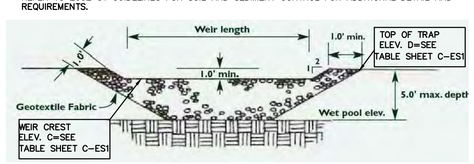


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$Vw = 0.85 \times A_w \times D_w$$

where,

V_w = the wet storage volume in cubic feet
A_w = the surface area of the flooded area at the base of the stone outlet in square feet
D_w = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_w + A_d)}{2} \times D_d$$

where,

V_d = the dry storage volume
A_w = the surface area of the flooded area at the base of the stone outlet in square feet.
A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

NOTE:

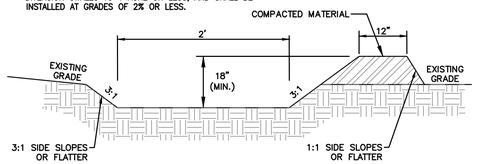
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

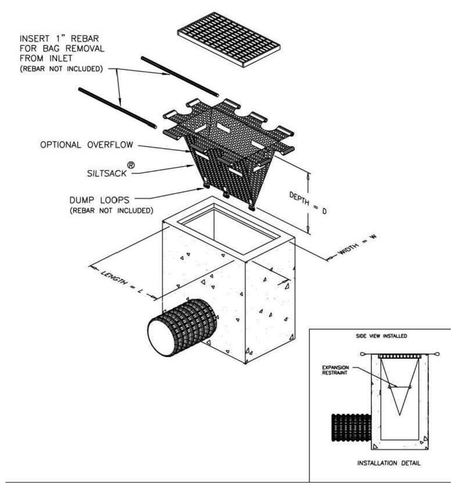
NOTES:

1) CONTRACTOR SHALL LIMIT CONTRIBUTING AREA TO DIVERSION SWALES TO 1 ACRE OR LESS, AND SHALL BE INSTALLED AT GRADES OF 2% OR LESS.



TEMPORARY DIVERSION SWALE

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
3. CONSTRUCT TEMPORARY SEDIMENT BASINS AS SHOWN ON THE PLANS.
4. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
5. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 14 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
6. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
7. ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
8. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
9. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
10. AFTER STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS TO THE TEMPORARY SEDIMENT BASIN, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.
11. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
12. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM, DETENTION BASIN, AND UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET LOCATIONS: PIPE OUTLETS AND ASSOCIATED RIPRAP SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

CATCHBASINS: SHALL BE INSPECTED ANNUALLY AND SUMPS CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES.

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

OUTLET STRUCTURE: SHALL BE INSPECTED ANNUALLY AND SUMP CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OF RAIN OR MORE) THE OUTLET STRUCTURE SHALL BE INSPECTED TO ENSURE PROTECTIVE SCREENS ARE CLEAR OF ANY DEBRIS OR OBSTRUCTING ITEMS.

UNDERGROUND DETENTION SYSTEM: SHALL BE INSPECTED BI-ANNUALLY. REFER TO MANUFACTURING MAINTENANCE REQUIREMENTS.

WATER QUALITY BASIN AND SEDIMENT FOREBAY: SHALL BE INSPECTED TWICE PER YEAR, ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY EROSION/RILLS NOTED WITHIN THE BASIN SHALL BE REPAIRED TO PROVIDE STABILIZED SURFACES. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIED IMMEDIATELY. THE BASIN SHALL BE MONITORED TO ASSURE PROPER DEWATERING/EMPTYING OF STORMWATER. BASIN SHALL COMPLETELY DEWATER/EMPTY WITH 72 HOURS AFTER A STORM EVENT. IF STANDING WATER IS OBSERVED AFTER THIS 72 HOUR PERIOD, THE BOTTOM OF BASIN SHALL BE EXCAVATED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACE WITH 4" OF LOAM AND SEED.

THE WATER QUALITY BASIN SHALL BE EVALUATED AT LEAST EVERY 3 YEARS FOR THE BUILDUP OF ORGANIC MATTER. IF RECOMMENDED BY A QUALIFIED ECOLOGICAL CONSULTANT, THE ORGANIC MATTER BUILDUP SHALL BE REMOVED AS DIRECTED.

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEPT CLEAN AT ALL TIMES.
5. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

MULCH:	RATE:
STRAW	90# / 1000 S.F.

TEMPORARY SEEDING:	RATE:
PERENNIAL RYEGRASS	1.0# / 1000 S.F.

7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
9. AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
10. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
11. AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.
12. THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
13. THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PAINT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.
14. THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFILLING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILING OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.
15. ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.
16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
17. IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
18. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

ESTIMATED CONSTRUCTION START DATE - FALL 2020
ESTIMATED COMPLETION DATE - FALL 2021

CONSTRUCTION DUST CONTROL NOTES

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

PROJECT CONTACT INFO:

MR. ROBERT URSO
[860-268-2452]

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

PROJECT NO. 1976.U
DATE 07/02/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

REVISIONS

NO.	DATE		BY
1	8/3/2021	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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

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

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES5
SHEET 19 OF 30

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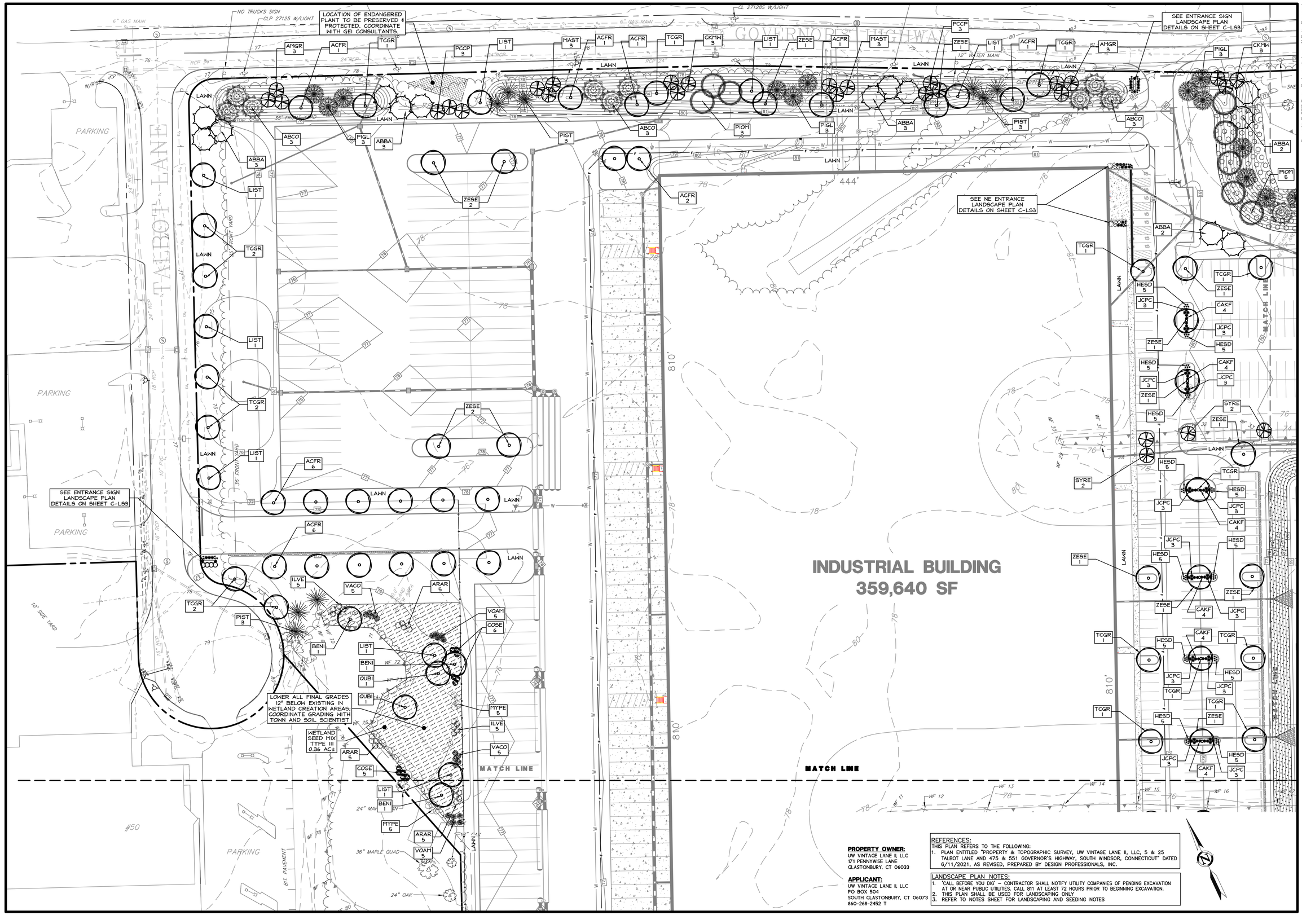

PROPERTY OWNER:
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APPLICANT:
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REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY,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

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2. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY
3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES

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860-268-2452 T

PROJECT NO.	1976.U
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DESIGNED BY:	BPW
DRAWN BY:	BPW
CHECKED BY:	DHI

25 TALBOT LANE
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LANDSCAPE PLAN

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

SHEET
C-LS1
SHEET 20 OF 30

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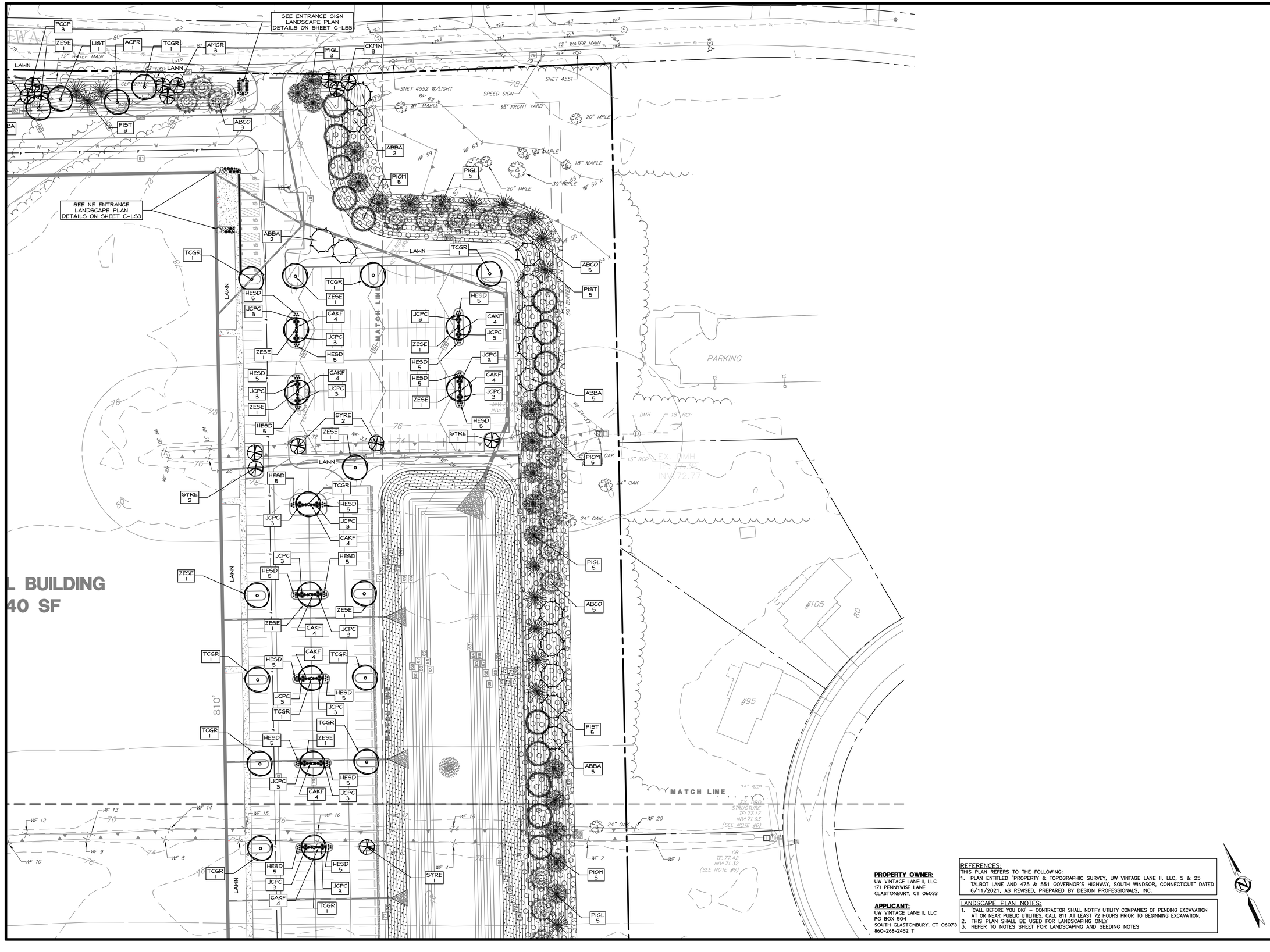

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25 TALBOT LANE

SITE PLAN APPLICATION

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LANDSCAPE PLAN

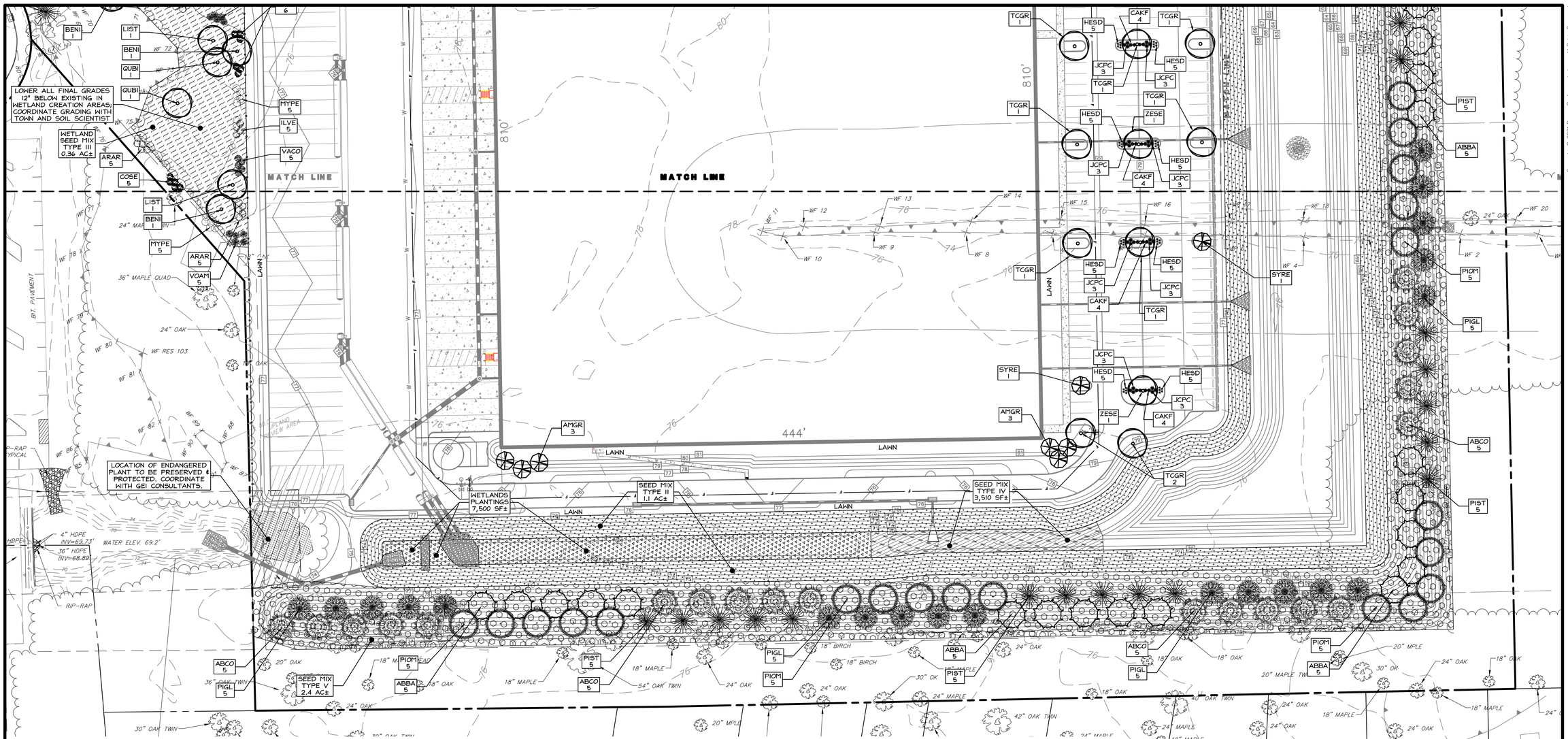
SCALE: 0 20' 40' 80'
1" = 40'

SHEET
C-LS2
SHEET 21 OF 30

REVISIONS

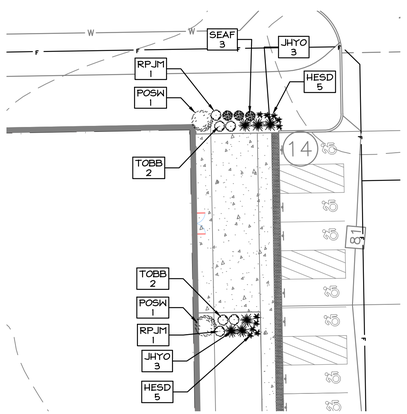
NO	DATE		BY
1	8/31/2021	COORDINATION WITH CEI CONSULTANTS	REM
2	9/25/2021	REVISED PER TOWN COMMENTS	DHI
3	10/1/2021	REVISED PER TOWN COMMENTS	DHI
4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

File: C:\Jobs\1976\1976U\Landscape Arch\AutoCAD\1976U LS-LT Planting Layout: 21 C-LS2 Plotted: 11/17/2021 10:34 AM Last Saved: 11/17/2021 10:38 AM Last Saved By: benwheeler



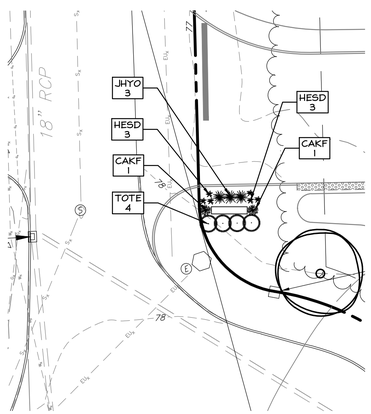
1 OVERALL LANDSCAPE PLAN

Scale: 1" = 40'



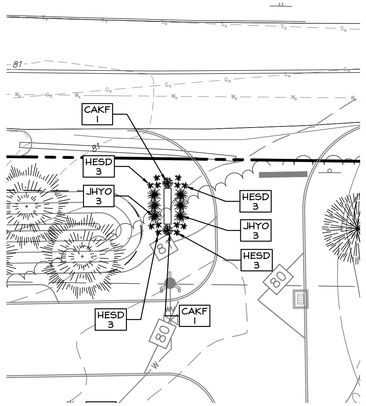
2 NE ENTRANCE LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



3 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



4 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'

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 COVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 9/11/2021, 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

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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
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

REVISIONS

NO.	DATE		BY
1	8/3/2021	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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

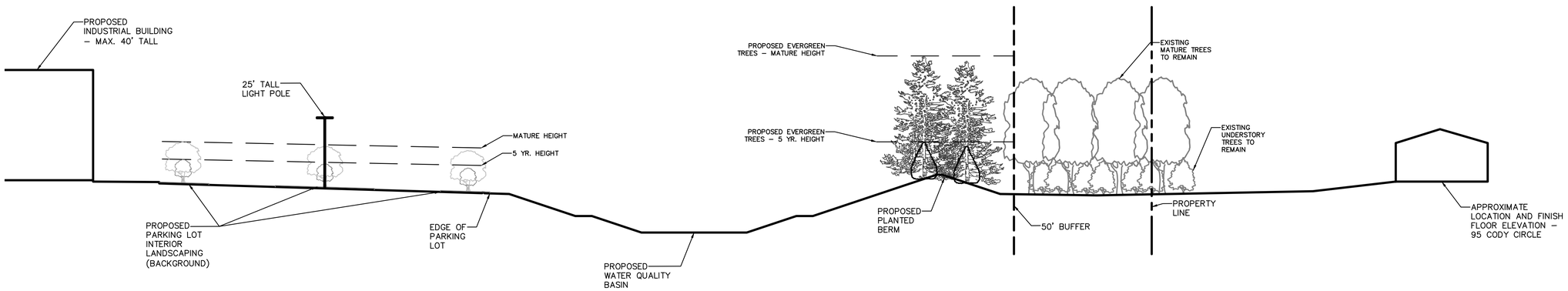
25 TALBOT LANE
SITE PLAN APPLICATION
5, 25 TALBOT LANE &
475 & 551 COVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

LANDSCAPE PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

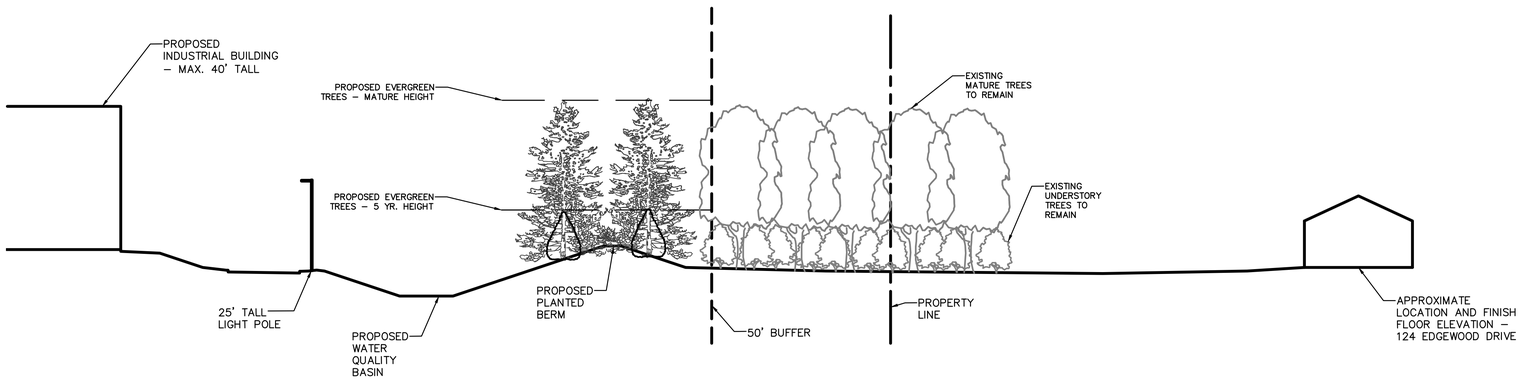
SHEET
C-LS3
SHEET 22 OF 30

File: C:\Jobs\1976\1976\Landscape Arch\AutoCAD\1976U_LS-LT Pending Layout: 22 C-LS3 Plotted: 11/17/2021 10:36 AM Last Saved: 11/17/2021 10:18 AM Last Saved By: benwheeler



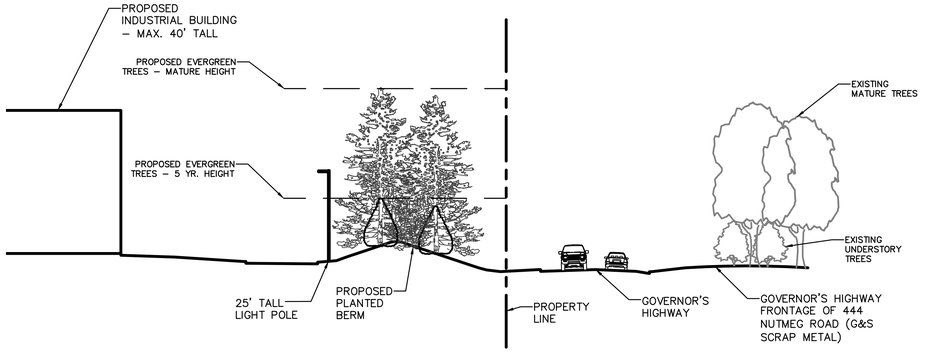
1 EAST-WEST BUFFER CROSS SECTION

1" = 20'



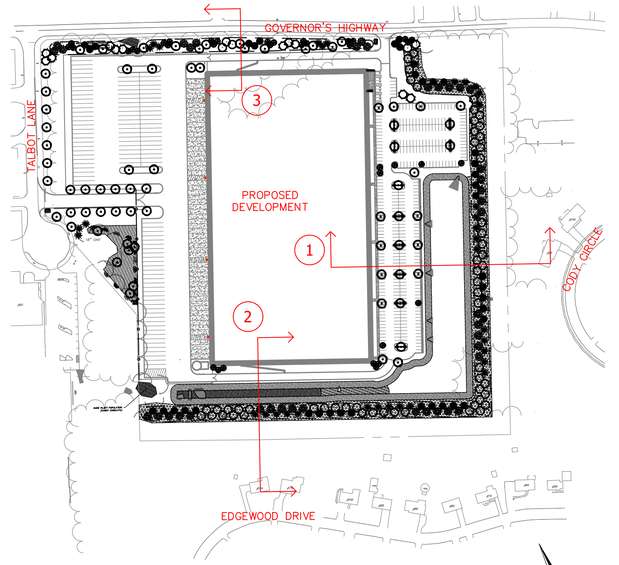
2 NORTH-SOUTH BUFFER CROSS SECTION

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:
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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
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

NO	DATE	REVISIONS	BY
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6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

LANDSCAPE BUFFER CROSS SECTIONS

SHEET
C-LS4
SHEET 23 OF 30

File: C:\jobs\1976\1976U\Landscape Arch\AutoCAD\1976U LS-LT Plan.dwg Layout: 23 C-LS4 Plotted: 11/17/2021 10:38 AM Last Saved: 11/17/2021 10:38 AM Last Saved By: benwheeler

LANDSCAPE NOTES:

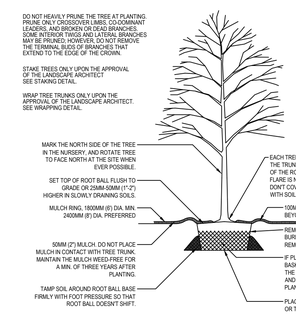
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL; SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. 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 FORM WITHOUT VOIDS AND OPEN SPACES.
5. 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 LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER DIGGING AND PACKED IN MOIST STRAW OR PEAT MOSS.
5.B. 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.
5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
    A. BARK MULCH/COMPOST 10%-12%
    B. COARSE SAND 40-45%
    C. TOPSOIL 45-50%
12. 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.
12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE. (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS
12.D. 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 DETERIORATION.
12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES 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.
14. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. 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.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
17.D. 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.
17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
19. 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.
20. 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.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. 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.
24. 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.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
25.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.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.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.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.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.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.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 SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. 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.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. 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.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

1. 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: 4.5OLBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (BASIN SLOPES)
   RETENTION BASIN WILDLIFE MIX - ERNMX-127
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. SEEDING MIXTURE TYPE III (WETLAND CREATION AREA)
   OBL WETLAND MIX
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
4. SEEDING MIXTURE TYPE IV (BIOSWALE)
   RETENTION BASIN FLOOR MIX - ERNMX-126
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 1.0 LBS PER 1,000 S.F.
5. SEEDING MIXTURE TYPE V (SOUTH & EAST BERM)
   SHOWY NORTHEAST NATIVE WILDFLOWER MIX - ERNMX-153-1
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 5.0 LBS PER 1,000 S.F.
6. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED.
7. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
8. SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO CONWED 2000 AND APPLIED AT THE RATE OF 1,400LBS. PER ACRE.
9. 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:

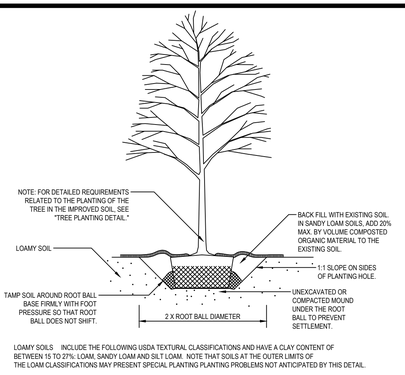
1. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
2. EXCAVATE AREA TO A DEPTH 12" BELOW FINISH GRADE WITH TOPSOIL STOCKPILED BEYOND THE LIMITS OF WETLANDS.
3. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT OUTSIDE OF THE WETLANDS CREATION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



NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

NOTES:
1. NO MULCH WITHIN 3" OF TREE TRUNK
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

1 TREE PLANTING DETAIL
Not to Scale

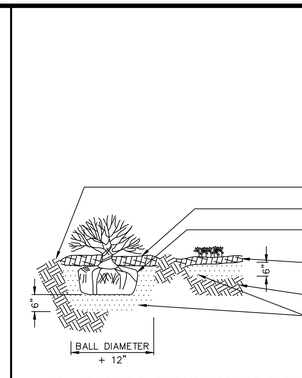


LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND CLAY LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING PLANT SELECTIONS AND ANY ADDITIONAL SOIL IMPROVEMENTS.

NOTES:
1. FOR TREES PLANTED IN NON-RESTRICTED SOIL CONDITIONS.
2. THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 45 SQ. M (500 SQ. FT)

2 SOIL IMPROVEMENT DETAIL
Not to Scale



3 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

WETLAND PLANTING SCHEDULE

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

WETLAND PLANTING NOTES:

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

LANDSCAPE PLANTING SCHEDULE

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

APPLICANT:
UW VINTAGE LANE II, LLC
P.O. BOX 504
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860-268-2452 T

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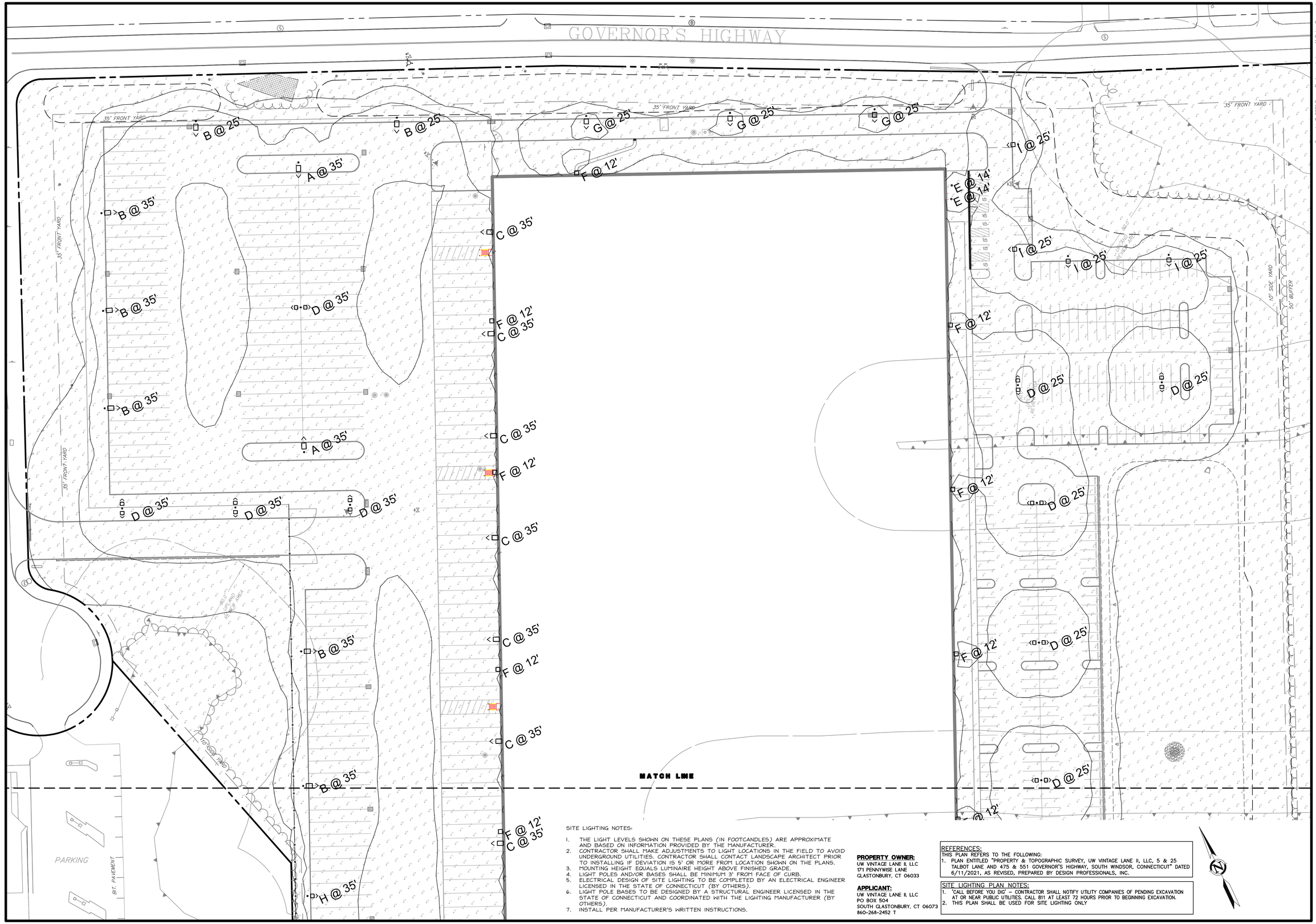

SITE LIGHTING NOTES:

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.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY 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 OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY

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

PROJECT NO.	DATE	DRAWN BY:	DESIGNED BY:
1976.U	07/02/21	BPW	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

REVISIONS

NO	DATE		BY
1	8/3/2021	COORDINATION WITH CEI 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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

SITE LIGHTING PLAN

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

SHEET
C-LT1
SHEET 25 OF 30

File: C:\Jobs\1976\1976U\Landscape Arch\AutoCAD\1976U LS-LT Pending Layout: 25 C-LT1 Plotted: 11/17/2021 10:31 AM Last Saved: 11/17/2021 10:18 AM Last Saved By: benwheeler

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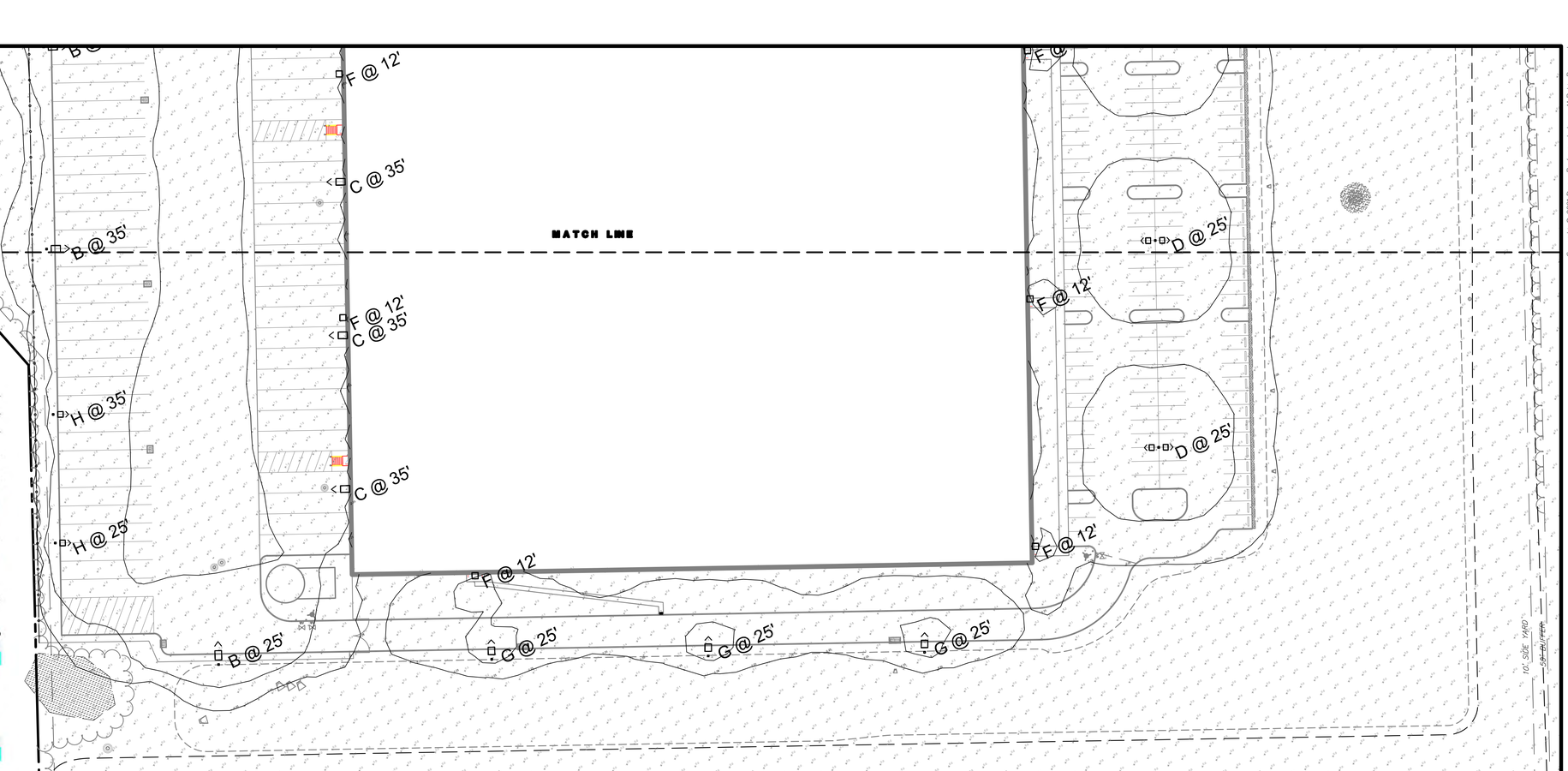

D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL.

Specifications
EPA: 1.15 ft² (0.11 m²)
Length: 33" (83.8 cm)
Width: 13" (33.1 cm)
Height: 7-1/2" (19.1 cm)
Weight (max): 27 lbs (12.2 kg)

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Color temperature	Optics	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P9 P2 P6 P10 P3 P7 P4 P8 **Rotated optics**[1] P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T4W Type IV Wide T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120 V[4] 208 V[4] 240 V[4] 277 V[4] 347 V[4,5] 480 V[4,5] **Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options	Other options	Finish
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PER NEMA twist-lock receptacle only (controls ordered separately)[9] PIRS Field-wire receptacle only (controls ordered separately)[9] PER7 Seven-wire receptacle only (controls ordered separately)[9] DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching[10] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[11,12,13] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12,13] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[11,12,13] BL30 Bi-level switched dimming, 30%[11,12,13] BL50 Bi-level switched dimming, 50%[11,12,13] PNMTD3D3 Part night, dim 03 down[14] PNMTD5D5 Part night, dim 5 hrs[14] PNMTD6D3 Part night, dim 6 hrs[14] PNMTD7D3 Part night, dim 7 hrs[14] FAO Field adjustable output[15]	**Shipped installed** HS House-side shield[16] SF Single front (120, 277, 347V)[17] DF Double front (208, 240, 480V)[17] L90 Left rotated optics[1] R90 Right rotated optics[1] **Shipped separately** BS Bird spikes[18] EGS External glare shield[19]	**Shipped installed** DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL.

Specifications
EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height: 7-1/4" (18.4 cm)
Weight (max): 36 lbs (16.3 kg)

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Color temperature	Optics	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P9 P2 P6 P10 P3 P7 P4 P8 **Rotated optics**[1] P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T4W Type IV Wide T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120 V[4] 208 V[4] 240 V[4] 277 V[4] 347 V[4,5] 480 V[4,5] **Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options	Other options	Finish
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PER NEMA twist-lock receptacle only (no controls)[9] PIRS Field-wire receptacle only (no controls)[9] PER7 Seven-wire receptacle only (no controls)[9] DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching[10] PIR Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[11,12,13] PIRHN Network, Bi-Level motion/ambient sensor[20]	PIR1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc[11,12,13] BL30 Bi-level switched dimming, 30%[11,12,13] BL50 Bi-level switched dimming, 50%[11,12,13] PNMTD3D3 Part night, dim 03 down[14] PNMTD5D5 Part night, dim 5 hrs[14] PNMTD6D3 Part night, dim 6 hrs[14] PNMTD7D3 Part night, dim 7 hrs[14] FAO Field Adjustable Output[15]	**Shipped installed** HS House-side shield[16] SF Single front (120, 277, 347V)[17] DF Double front (208, 240, 480V)[17] L90 Left rotated optics[1] R90 Right rotated optics[1] **Shipped separately** BS Bird spikes[18] EGS External glare shield[19]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Specifications
Luminaire
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)
Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)

For 3/8" NPT side-entry conduits (BBW only)

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

DSXW1 LED

Series	LEDs	Color temperature	Optics	Voltage	Mounting
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T4W Type IV Wide T5TM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide ASYSM Asymmetric diffuse	MVOLT[1] 120 V[1] 208 V[1] 240 V[1] 277 V[1] 347 V[1,2] 480 V[1,2] **Shipped included** PE Photoelectric cell, button type[3] DMG 0-10V dimming driven (no controls) wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht[4] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[4] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[4] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[4] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant[5]

Control options	Other options	Finish
Shipped installed SF Single fuse (120, 277 or 347V)[6] DF Double fuse (208, 240 or 480V)[6] HS House-side shield[7] SPD Separate surge protector	**Shipped separately**[8] BSW Bird-deterrent spikes WG Wire guard DDL Diffused drop lens	DDBTXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandcaster Textured dark bronze DSBLXD Sandcaster Textured black DNATXD Sandcaster Textured aluminum DWHGXD Textured white DSTXD Textured sandstone

Accessories
Ordered and shipped separately.
DSXW1DDL Diffused drop lens (one engine)
DSXW2DDL Diffused drop lens (two engines)
DSXWHS House-side shield
DSXWSPD Wire guard accessory
DSXWFAO Field fault accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50-60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C 700mA or 1000mA. Not available with PIR or PIRH.
5. Not available with 50K color temperature. Can be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Field installed (ERC) rated. Not compatible with constant energy applications. Not available with DDBTXD mounting option. Not available with high, Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode 87.5 lms located on product page at www.dsxwled.com.
9. Not available with ELCW.
10. Also available as a separate accessory; see Accessories information.

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LIGHTING AFFILIATES	Project ID-62574 St. Clements Castle Banquet Hall Submitted By LIGHTING AFFILIATES LTD	Catalog Number 1020-W-B1-10-LRTD4-9020-M2-30KS-80-MCSM-120V-CB2Z Notes 4" LED DOWNLIGHT WITH 0-10V DIMMING TO 10%	Type D3

BeveLED® BASIC

PROJECT INFORMATION
PROJECT
DATE
TYPE

DOWNLIGHT 1020
1" REGRESS

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	80+ CRI	80+ CRI
Lumens per Watt	90	90
Source Lumens	1100	1900
Delivered Lumens	975	1250
Color Consistency	2-Step MacAdam Ellipse	

Performance based on 3000K

CCT MULTIPLIER	2700K	3000K	3500K	4000K
Color Rendering Index	80+ CRI	80+ CRI	80+ CRI	80+ CRI
Multiplier 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 - B1 - S - 10 - LRTD4 - 9010 - M2 - 27KS - 30 - NCSM - 277V - DIMLZ - CB2Z

TRIM ORDERING INFORMATION
TRIM OPTION
1020 Downlight Regress
1020W Wall Washer Downlight Regress
Ceiling Compatible with Housing N/A with 2" & 10 Range Models
BEVEL STYLE
B1 = Regress Bevel, Black Anodized
B2 = Regress Bevel, Matches Flange Finish
B3 = Regress Bevel, Clear Alzak
LENS
S Satin (standard)
F Frosted
FLANGE FINISH
DC Clear Matte Anodized
BA Black Anodized (AB Bevel only)
W White
BZ Bronze
ZK Black
ZG Metalized Grey
KML Custom Color (Specify RAL #)

HOUSING ORDERING INFORMATION
HOUSING CODE
LRTD4 1600 LED, 1075 lumens
M2D 2000 LED, 1500 lumens
WATTAGE
ENGINE CODE
M2
COLOR
27KS 2700K, 80+ CRI
30KS 3000K, 80+ CRI
35KS 3500K, 80+ CRI
40KS 4000K, 80+ CRI
REFLECTOR
30 30° beam
38 38° beam
MB 38° MAX
HOUSING TYPE
NCSM New Construction, Non-Ic Housing, Sloped Ceiling
NCRM New Construction, Non-Ic Housing, Recessed Ceiling
CP Chicago Plenum[1]
SELECT ONE VOLTAGE
120V 120V
277V 277V
For use with 120V or 277V
DIMLZ 0-10V dim, 10% sprouted standard
DIMLZR 0-10V dim, 10% regen/Auto Standby
DIMLSR Step2/10 & 10% time, 61% regen/Auto Standby
DIMLSF Step2/10 & 10% FC, 61% regen/Auto Standby
DIMLT Step2/10 & 10% time, 61% regen/Auto Standby
DIMLTR Phase 2 wire dimming, 1% 120V only
DIMMING DRIVER OPTIONS
ACCESSORIES
EJECT 12" x1 Channel Back
EJECT2 12" x2 Channel Back
EMBL Emergency battery[2]
EMBLW Emergency battery, wall location[2]
EMBLR Emergency battery, 1% regen/Auto Standby
BUSA with ID1 pin ID Range Switches[3]

[1] Not available with 120V or 277V.
[2] Not available with 1020W.
[3] Not available with 1020W or 1020 Downlight Regress.

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Revised 12/20/2019

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution	Notes
	A	2	Lithonia Lighting	DSX2 LED P3 40K TFTM MVOLT	LED	DSX2_LED_P3_40K_TFTM_MVOLT.ies	28254	0.94	217	TYPE IV, SHORT, BUG RATING: B3 – U0 – G4	See plan for mounting height.
	B	8	Lithonia Lighting	DSX2 LED P3 40K T4M MVOLT HS	LED	DSX2_LED_P3_40K_T4M_MVOLT_HS.ies	21464	0.94	217	TYPE IV, SHORT, BUG RATING: B3 – U0 – G4	See plan for mounting height.
	C	8	Lithonia Lighting	DSX2 LED P1 40K T4M MVOLT	LED	DSX2_LED_P1_40K_T4M_MVOLT.ies	18551	0.94	140	TYPE IV, SHORT, BUG RATING: B3 – U0 – G4	See plan for mounting height.
	D	10	Lithonia Lighting	DSX1 LED P3 40K T5M MVOLT	LED	DSX1_LED_P3_40K_T5M_MVOLT.ies	13055	0.94	204	TYPE VS, BUG RATING: B4 – U0 – G2	See plan for mounting height.
	E	2	USAI	CRTI9013009I7–003–001+002+005, Model B48RDF–1601–30KS–90–S–WH–NOC–UNV–6DC	LED	B48RD–1601–30KS–90–S.ies	1105	0.94	16.8		See plan for mounting height.
	F	11	Lithonia Lighting	DSXW1 LED 10C 350 40K T2M MVOLT	LED	DSXW1_LED_10C_350_40K_T2M_MVOLT.ies	1448	0.94	13.3	TYPE III, MEDIUM, BUG RATING: B0 – U0 – G1	See plan for mounting height.
	G	6	Lithonia Lighting	DSX1 LED P1 40K T3M MVOLT HS	LED	DSX1_LED_P1_40K_T3M_MVOLT_HS.ies	5481	0.94	54	TYPE III, SHORT, BUG RATING: B1 – U0 – G2	See plan for mounting height.
	H	2	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	LED	DSX1_LED_P3_40K_BLC_MVOLT.ies	10309	0.94	102	TYPE III, SHORT, BUG RATING: B1 – U0 – G2	See plan for mounting height.
	I	4	Lithonia Lighting	DSX1 LED P3 40K TFTM MVOLT HS	LED	DSX1_LED_P3_40K_TFTM_MVOLT_HS.ies	9818	0.94	102	TYPE III, VERY SHORT, BUG RATING: B1 – U0 – G2	See plan for mounting height.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	5.4 fc	0.0 fc	N/A	N/A

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 OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY

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PREPARED FOR:
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PROJECT NO.: 19765.U
DATE: 07/02/21
DRAWN BY: BPW
CHECKED BY: BPW
DESIGN BY: DHI

REVISIONS

NO.	DATE	COORDINATION WITH CEI CONSULTANTS	BY
1	8/3/2021	REVISED PER TOWN COMMENTS	DHI
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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

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

SITE LIGHTING PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-LT2
SHEET 26 OF 30

File: C:\yrdrs\19765\19765U\Landscape Arch\AutoCAD\19765U_LS-LT Plan.dwg Layout: 26_C-LT2 Plotted: 11/17/2021 10:18 AM Last Saved: 11/17/2021 10:18 AM Last Saved By: bonwheeler

CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.

2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.

5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.

6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.

7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.

8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.

9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.

10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.

12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.

13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.

15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.

17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.

18. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown must be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.

19. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.

20. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

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 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 reponsibility 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 thereto. 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 footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

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 (DIP) 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.

41. 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.

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

43. 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 façade 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.

44. 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.

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

46. 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 orthe authority having jurisdiction.

47. 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.

48. 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.

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

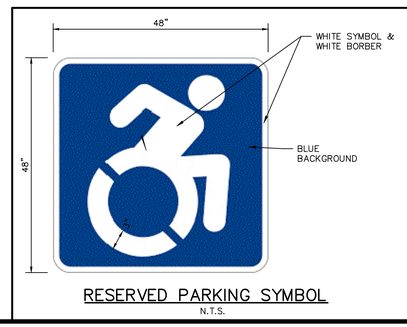
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

51. 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:

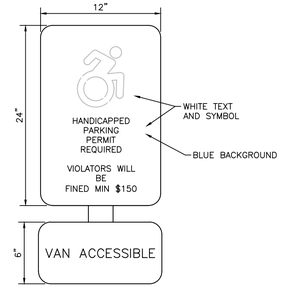
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.



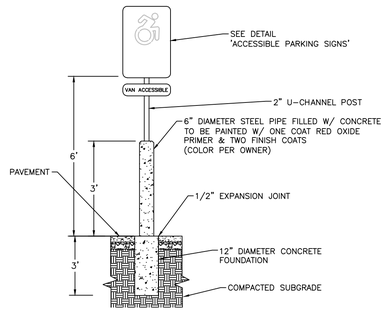
RESERVED PARKING SYMBOL
N.T.S.

NOTES:
1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM
2. FOR POST MOUNTING, REFER TO 'ACCESSIBLE PARKING SIGN POST' DETAIL.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.

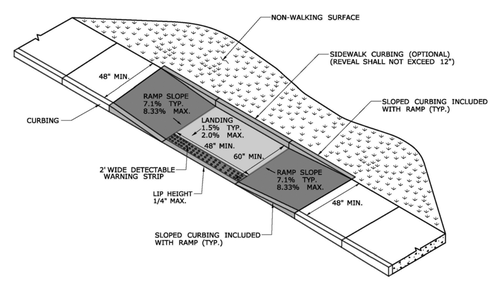
(L)
(R)
(P) NO ARROW



ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SIGN POST
N.T.S.



PARALLEL RAMP WITHOUT NON-WALKING SURFACE (TYPE 9)

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

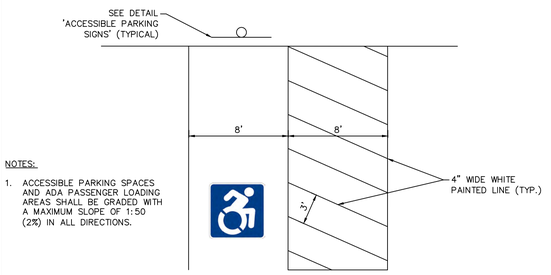
SIGNATURE/ BLOCK:
OFFICE OF ENGINEERING
APPROVED BY:

Filename: ...\CTDOT_HIGHWAY_CD_(1-35-17).dgn

DRAWING TITLE
CONCRETE SIDEWALK RAMPS SHEET 4

CONCRETE SIDEWALK RAMP
N.T.S.

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



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

VAN ACCESSIBLE PARKING LAYOUT
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
C_x C_x	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
W_x W_x	WATER MAIN	W
WS_x	WATER SERVICE	WS
F_x F_x	FIRE SERVICE LINE	F
NPW_x	NON-POTABLE WATER LINE	NPW
WV W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_x	MAIN LIQUID FUEL LINE	LF
LFS_x	LIQUID FUEL SERVICE LINE	LFS
LF_A	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
I_x I_x	IRRIGATION LINES	I
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
G_x G_x	GAS MAIN	G
GS_x	GAS SERVICE LINE	GS
POWER		
EO_x	ELECTRICAL LINES, OVERHEAD	ED
EU_x	ELECTRICAL LINES, UNDERGROUND	EU
$\leftarrow\square_D$	UTILITY POLE	$\leftarrow\square_D$
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	●
	MONUMENT	■
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
S_x S_x	SANITARY SEWER MAIN	S
SS_x SS_x	SANITARY SEWER SERVICE LINE	SS
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
RL_x RL_x	ROOF LEADER	RL
UD UD	UNDERDRAIN	UD UD
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
95	CONTOUR	95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA

MOSQUITO CONTROL NOTES:

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.

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UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
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South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHJ

25 TALBOT LANE
SITE PLAN APPLICATION
475 & 525 TALBOT LANE &
551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
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5	10/14/2021	REVISED PER TOWN COMMENTS	DHJ
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

NOTES, LEGEND, & DETAILS

SHEET
C-D1
SHEET 27 OF 30

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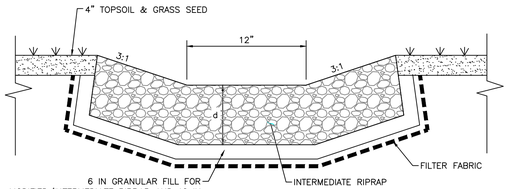
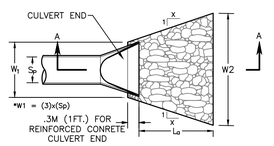


RIPRAP SWALE / LEVEL SPREADER

N.T.S.

DETAIL SHOWN PER 2002 CONNDOT DRAINAGE MANUAL CHAPTER 11 STORM DRAINAGE SYSTEMS SECTION 13 OUTLET PROTECTION FIGURE 11-13 'TYPE A AND B RIP RAP APRON'



LEVEL SPREADER PLAN VIEW

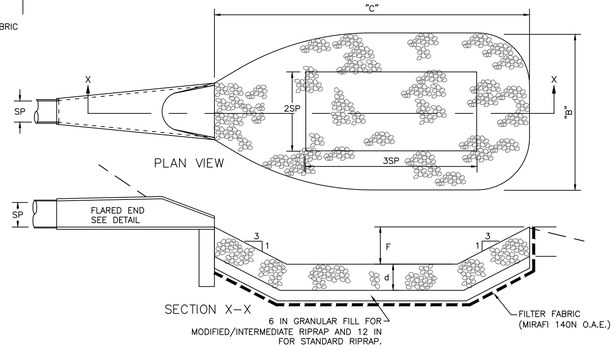
N.T.S

NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

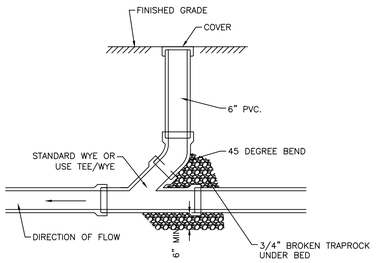
2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2



RIPRAP PREFORMED SCOUR HOLE

N.T.S.



NOTES:

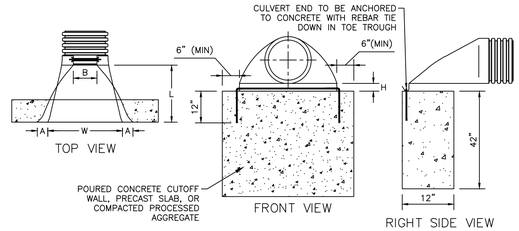
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER CLEAN OUT

N.T.S

	PIPE DIAMETER, in (mm)						
Diameter	12	15	18	24	30	36
in (mm)	(300)	(375)	(450)	(600)	(750)	(900)
A	6.5	6.5	7.5	7.5	7.5	7.5
in (mm)	(165)	(165)	(191)	(191)	(191)	(191)
B (max)	10.0	10.0	15.0	18.0	22.0	25.0
in (mm)	(254)	(254)	(381)	(475)	(559)	(635)
H	6.5	6.5	6.5	6.5	8.6	8.6
in (mm)	(165)	(165)	(165)	(165)	(218)	(218)
L	25.0	25.0	32.0	36.0	58.0	58.0
in (mm)	(635)	(635)	(813)	(914)	(1473)	(1473)
W	29.0	29.0	35.0	45.0	63.0	63.0
in (mm)	(737)	(737)	(889)	(1143)	(1600)	(1600)

*Product detail may differ slightly from actual product appearance



NOTES:

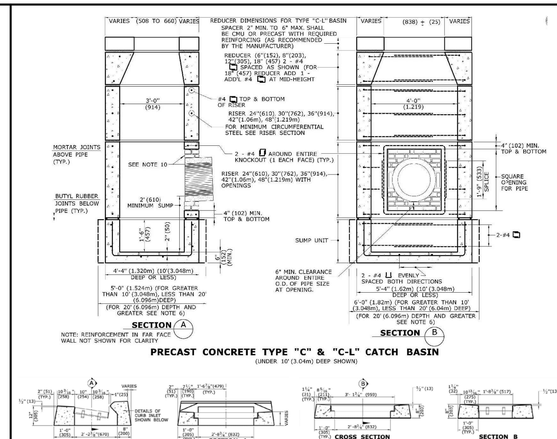
ADS HDPE FLARED ENDS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT AS SPECIFIED OR APPROVED EQUAL.

HDPE FLARED END W/ CONCRETE ANCHORING

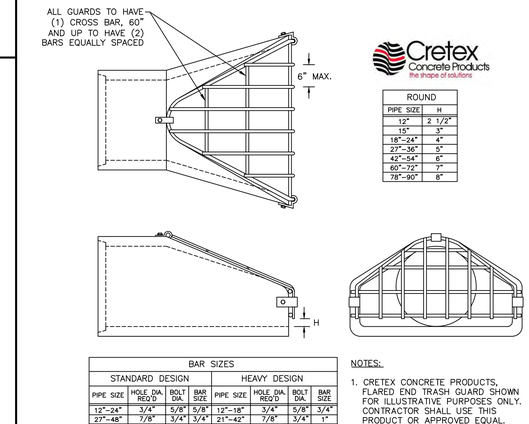
N.T.S.

STORM SEWER TRENCH SECTION

N.T.S



REFER TO CONNDOT STANDARD SHEET HW-0507-04 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



ROUND	
PIPE SIZE	H
12"	2 1/2"
15"	3"
18"-24"	4"
27"-36"	5"
42"-54"	6"
60"-72"	7"
78"-90"	8"

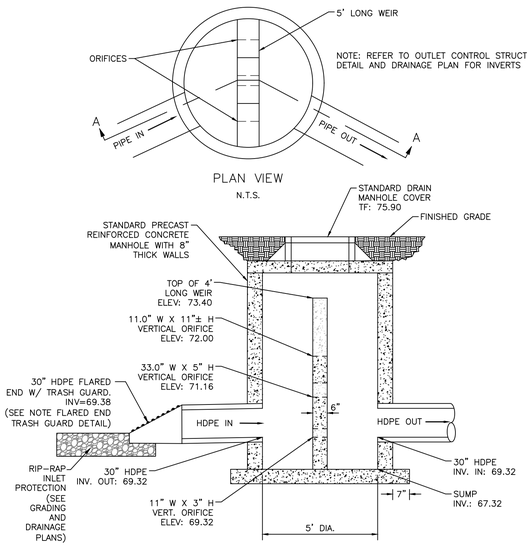
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"							

NOTES:

1. CRETEX CONCRETE PRODUCTS, FLARED END TRASH GUARD SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUAL.

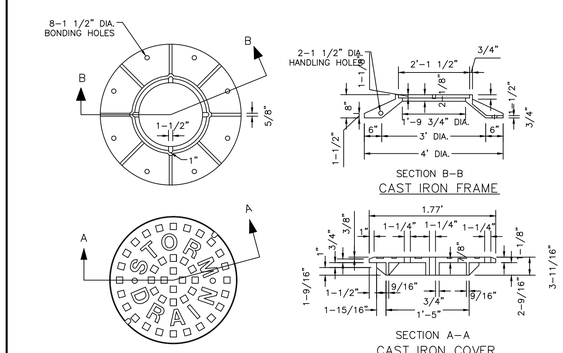
FLARED END TRASH GUARD

N.T.S.



OUTLET CONTROL STRUCTURE MANHOLE WITH DIVERSION WEIR PLAN VIEW

N.T.S.



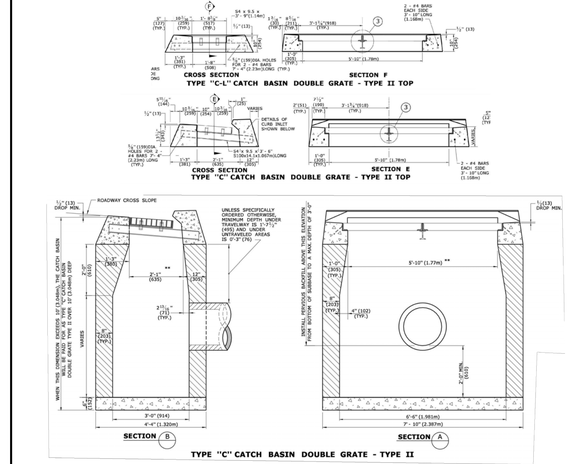
NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.

2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

MANHOLE FRAME AND COVER

N.T.S



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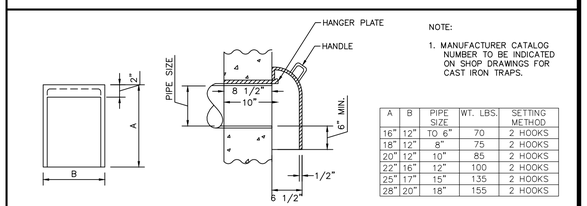


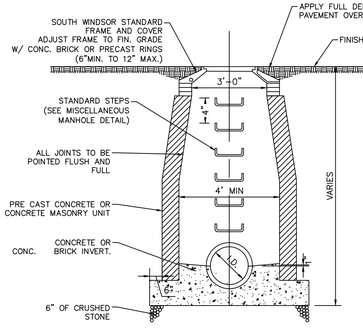
NOTE:

1. MANUFACTURER CATALOG NUMBER TO BE INDICATED ON SHOP DRAWINGS FOR CAST IRON TRAPS.

A	B	PIPE SIZE	WT. LBS.	SETTING METHOD
16"	12"	TO 6"	70	2 HOOKS
18"	12"	8"	75	2 HOOKS
20"	12"	10"	85	2 HOOKS
22"	16"	12"	100	2 HOOKS
25"	17"	15"	135	2 HOOKS
28"	20"	18"	155	2 HOOKS

CATCH BASIN TRAP HOOD

N.T.S



NOTES:

1. REFER TO SHEET C-DR3 FOR NYLOPLAST (PLASTIC) MANHOLE DETAIL,

2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.

3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S

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171 PENNYWISE LANE
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PREPARED FOR:
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PO Box 504
South Glastonbury, CT
06073
860-268-2452 T

PROJECT NO.: 1976.U
DATE: 07/02/21
DESIGN BY: BPW
DRAWN BY: DPW
CHECKED BY: DHJ

25 TALBOT LANE
SITE PLAN APPLICATION
475 & 525 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900025, 36900475, 36900551

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6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

DETAILS

SHEET
C-D2
SHEET 28 OF 30

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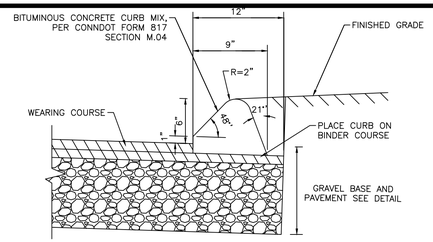
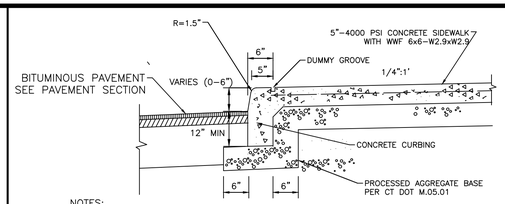


NOTE:

BITUMINOUS CONCRETE CURBING SHALL BE INSTALLED PER CONNDOT FOR 817 SECTION 8.15.

BITUMINOUS CONCRETE LIP CURB

N.T.S.

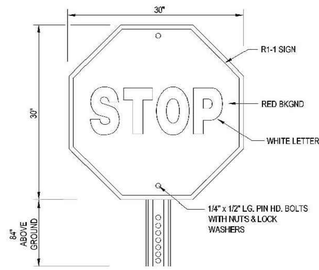


NOTES:

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

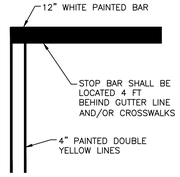
MONOLITHIC CONCRETE WALK AND CURB

N.T.S.



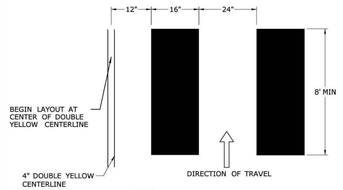
STOP SIGN

N.T.S.



STOP BAR

N.T.S.



CROSSWALK

N.T.S.

NOTE:

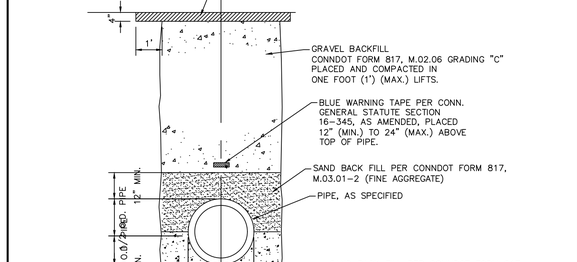
1. CROSSWALK LINES SHALL BE PARALLEL TO VEHICULAR DIRECTION OF TRAVEL.
2. CROSSWALK DETAIL TAKEN FROM CTDOT STANDARD SHEET "TR-1210_04: PAVEMENT MARKING LINES AND SYMBOLS".

NOTES:

1. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY

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.

NOTES:

1. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.
2. CONCRETE SHALL BE MIXED PER SPECIFICATION OUTLINED IN CONNDOT FOR 817 M.03.

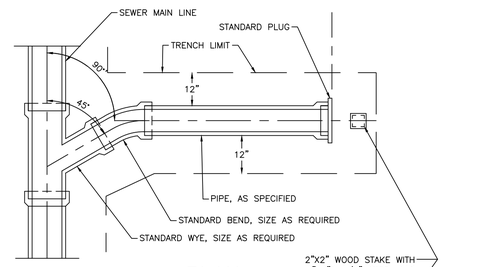
CONCRETE DOCK APRON

N.T.S.

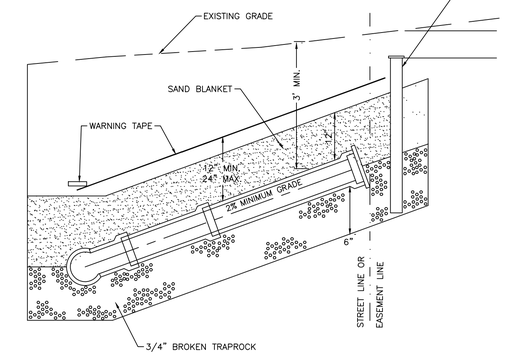
SECTION

SANITARY SEWER TRENCH SECTION

N.T.S



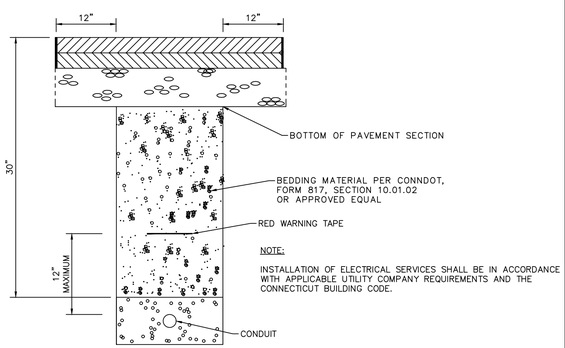
PLAN



PROFILE

BUILDING SEWER

N.T.S.



NOTES:

1. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
2. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

BITUMINOUS CONCRETE PAVEMENT SECTION HEAVY DUTY

N.T.S.

NOTE:

INSTALLATION OF ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY REQUIREMENTS AND THE CONNECTICUT BUILDING CODE.

ELECTRIC TRENCH

N.T.S.

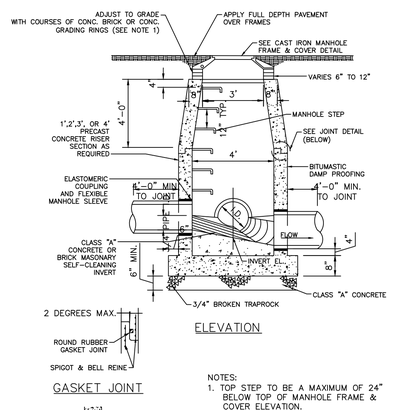
SECTION

NOTES:

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

WATER TRENCH SECTION

N.T.S



GASKET JOINT

COLD APPLIED BITUMINOUS SEALER

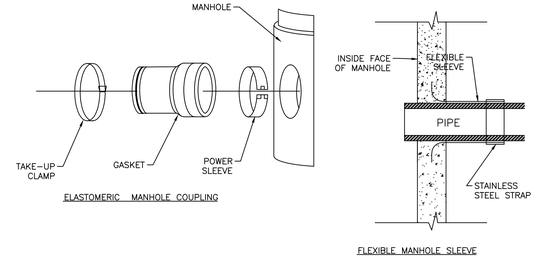
NOTES:

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.

ELEVATION

SANITARY MANHOLE

N.T.S



ELASTOMERIC MANHOLE COUPLING

FLEXIBLE MANHOLE SLEEVE

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
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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
DRAWN BY: BPW
CHECKED BY: DPW
DESIGNED BY: DHI

25 TALBOT LANE

SITE PLAN APPLICATION

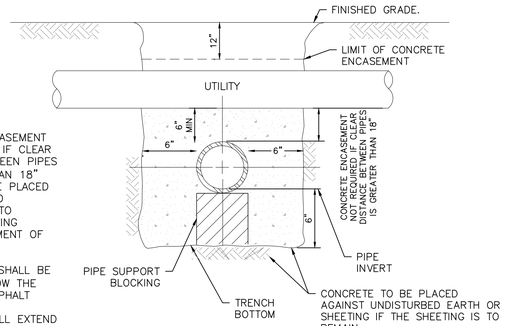
475 & 551 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

NO	DATE	REVISIONS	BY
1	8/3/2021	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
6	11/17/2021	REVISED PER TOWN COMMENTS	BPW

DETAILS

SHEET
C-D3
SHEET 29 OF 30

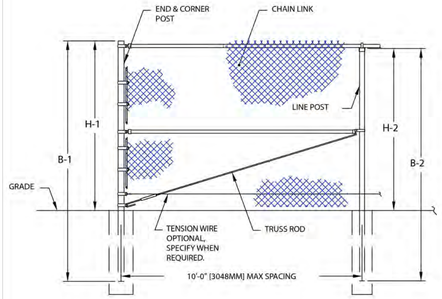
File: C:\Jobs\1976\1976U-Engineering\AutoCAD\1976U Details.dwg Layout: 29 C-D3 Plotted: 11/17/2021 10:16 AM Last Saved: 10/15/2021 12:29 PM Last Saved By: benwheeler



NOTES:
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18"
2. PIPES MUST BE PLACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND 1.5' IN EITHER DIRECTION OF CROSSING EXCEPT FOR WATER/SEWER CROSSINGS WHICH SHALL EXTEND 10' IN EITHER DIRECTION OF CROSSING.

SEWER & STORM CROSSING CONCRETE ENCASEMENT

N.T.S.



FENCE SECTION ELEVATION

WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
5'-0" [1524MM]	8'-0" [2438MM]	5'-0 5/8" [1540MM]	7'-8" [2337MM]	4'-8 7/8" [1445MM]
6'-0" [1829MM]	9'-0" [2743MM]	6'-0 5/8" [1845MM]	8'-8" [2642MM]	5'-8 7/8" [1749MM]
7'-0" [2134MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	10'-8" [3251MM]	7'-8 7/8" [2359MM]
9'-0" [2743MM]	12'-0" [3658MM]	9'-0 5/8" [2759MM]	11'-8" [3556MM]	8'-8 7/8" [2664MM]
10'-0" [3048MM]	13'-0" [3962MM]	10'-0 5/8" [3064MM]	12'-8" [3861MM]	9'-8 7/8" [2969MM]
11'-0" [3353MM]	14'-0" [4267MM]	11'-0 5/8" [3369MM]	13'-8" [4166MM]	10'-8 7/8" [3273MM]
12'-0" [3658MM]	15'-0" [4572MM]	12'-0 5/8" [3674MM]	14'-8" [4470MM]	11'-8 7/8" [3578MM]

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.

MASTER HALCO

3010 Lyndon B. Johnson Fwy Ste. 800
Dallas, TX 75234
www.masterhalco.com
Phone No. 800-883-8384

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TYPICAL HIGH FENCE WITHOUT BARBED WIRE

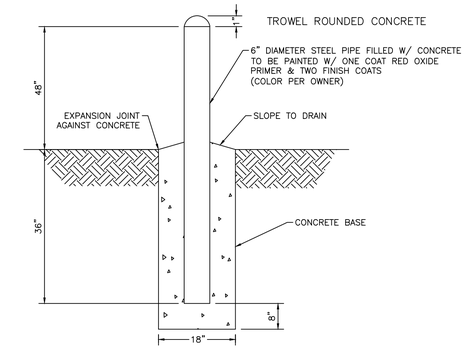
DIMENSIONS & SPECIFICATIONS

BY: JRR | DATE: 09-27-95 | REV: swh | REV DATE: 05-23-18

DWG: 1-1000 | LAYER: 1 | SCALE: 1/4" = 1'-0"

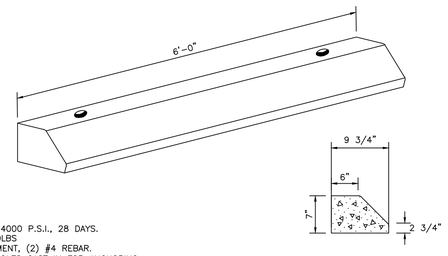
CHAIN LINK FENCE

N.T.S.



CONCRETE BOLLARD

N.T.S.

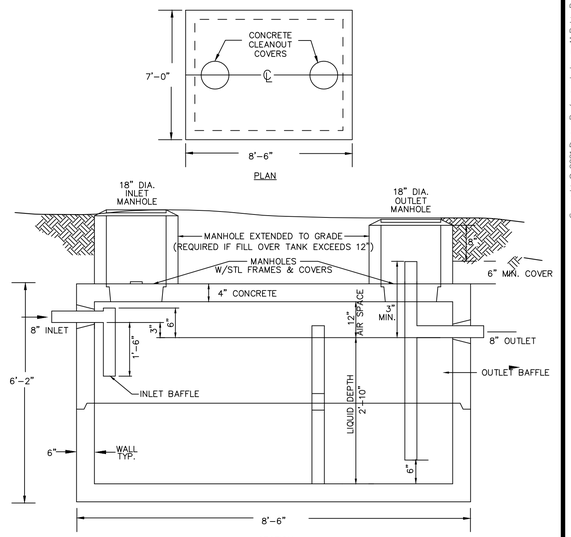


NOTES:
1. CONCRETE, 4000 P.S.I., 28 DAYS.
2. WEIGHT 300LBS
3. REINFORCEMENT, (2) #4 REBAR.
4. (2) 3/4" HOLES CAST IN FOR ANCHORING.

SECTION

PRECAST CONCRETE WHEELSTOP

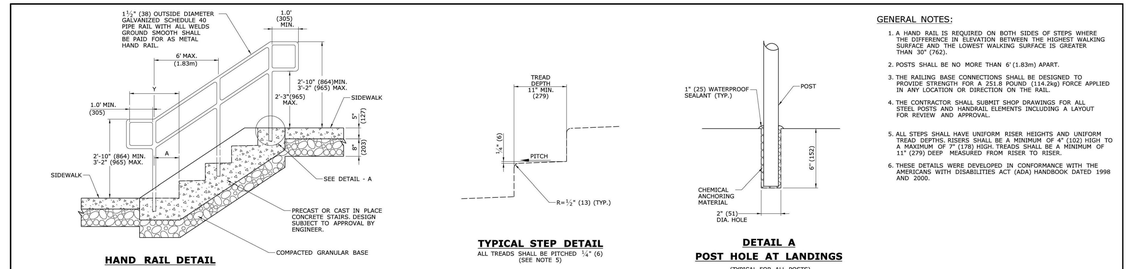
N.T.S.



NOTES:
1. DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DIMENSIONS FOR 1000 AND 2000 GALLON TANK MAY VARY.
2. EXTERIOR OF SEPARATOR AND EXTENSION TO GRADE MANHOLES TO BE COATED WITH A WATERPROOF SEALANT.
3. INTERIOR OF SEPARATOR TO BE COATED WITH EPOXY PETROLEUM RESISTANT SEALANT RESISTANT TO GASOLINE, OIL, AND SOLVENTS.
4. SEPARATOR TO BE STRUCTURALLY SEAMLESS.
5. CONCRETE – 5000 PSI AT 28 DAYS.
6. REINFORCED FOR H–20 LOADING.
7. JOINT SEALED W/BUTYL RUBBER GASKET.
8. TEES FOR INLET & OUTLET ARE SUPPLIED BY PURCHASER.
9. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER TO PROVIDE APPROPRIATE AND ADEQUATE BUOYANCY MITIGATION.
10. GREASE TRAP TANKS SHALL HAVE H–20 RATED RISERS AND COVERS

PRECAST CONCRETE OIL/WATER SEPARATOR

N.T.S.



HAND RAIL DETAIL

A = WIDTH OF ONE TREAD REQUIRED AT EACH BOTTOM RISER.
Y = THE MINIMUM HANDRAIL EXTENSION OF 1'-0" (305) + A.

TYPICAL STEP DETAIL

ALL TREADS SHALL BE PITCHED ¼" (6) (SEE NOTE 5)

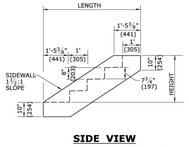
DETAIL A
POST HOLE AT LANDINGS
(TYPICAL FOR ALL POSTS)

GENERAL NOTES:
1. A HAND RAIL IS REQUIRED ON BOTH SIDES OF STEPS WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE HIGHEST WALKING SURFACE AND THE LOWEST WALKING SURFACE IS GREATER THAN 30" (762).
2. POSTS SHALL BE NO MORE THAN 6' (1.83m) APART.
3. THE RAILING BASE CONNECTIONS SHALL BE DESIGNED TO PROVIDE STRENGTH FOR A 251.8 POUND (114.2kg) FORCE APPLIED IN ANY LOCATION OR DIRECTION ON THE RAIL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STEEL POSTS AND HANDRAIL ELEMENTS INCLUDING A LAYOUT FOR REVIEW AND APPROVAL.
5. ALL STEPS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE A MINIMUM OF 4" (102) HIGH TO A MAXIMUM OF 7" (178) HIGH. TREADS SHALL BE A MINIMUM OF 11" (279) DEEP MEASURED FROM RISER TO RISER.
6. THESE DETAILS WERE DEVELOPED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) HANDBOOK DATED 1998 AND 2000.

STEPS CONFORMING TO 1½:1 SLOPE							
HEIGHT	LENGTH	NUMBER RISERS	VOLUME OF STEPS (CU.YDS.) (m^3)	HEIGHT	LENGTH	NUMBER RISERS	VOLUME OF STEPS (CU.YDS.) (m^3)
0'-8" (203)	2'-5⅞" (746)	1	0.474 (0.436)	6'-0" (1829)	10'-5⅞" (3186)	9	2.564 (2.316)
1'-4" (406)	3'-5⅞" (1052)	2	0.718 (0.671)	6'-8" (2032)	11'-5⅞" (3489)	10	2.831 (2.551)
2'-0" (610)	4'-5⅞" (1356)	3	0.962 (0.906)	7'-4" (2235)	12'-5⅞" (3794)	11	3.098 (2.768)
2'-8" (813)	5'-5⅞" (1661)	4	1.229 (1.141)	8'-0" (2438)	13'-5⅞" (4103)	12	3.365 (3.021)
3'-4" (1016)	6'-5⅞" (1965)	5	1.496 (1.376)	8'-8" (2642)	14'-5⅞" (4404)	13	3.632 (3.256)
4'-0" (1219)	7'-5⅞" (2270)	6	1.763 (1.611)	9'-4" (2845)	15'-5⅞" (4709)	14	3.899 (3.491)
4'-8" (1422)	8'-5⅞" (2575)	7	2.030 (1.846)	10'-0" (3048)	16'-5⅞" (5013)	15	4.166 (3.726)
5'-4" (1626)	9'-5⅞" (2880)	8	2.297 (2.081)	10'-8" (3251)	17'-5⅞" (5318)	16	4.433 (3.961)

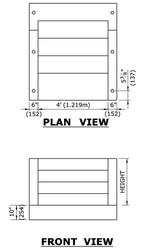
ADD 0.244 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 1 1/2 : 1 SIDEWALL SLOPE



SIDE VIEW

ALL TREADS SHALL BE PITCHED ¼" (6)



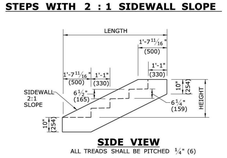
PLAN VIEW

FRONT VIEW

STEPS WITH 2:1 SIDEWALL SLOPE							
HEIGHT	LENGTH	NUMBER RISERS	VOLUME OF STEPS (CU.YDS.) (m^3)	HEIGHT	LENGTH	NUMBER RISERS	VOLUME OF STEPS (CU.YDS.) (m^3)
0'-6½" (165)	2'-8¹¹/₁₆" (830)	1	0.494 (0.346)	4'-10½" (1486)	11'-4¹³/₁₆" (3472)	9	2.580 (2.098)
1'-1" (330)	3'-9¹¹/₁₆" (1160)	2	0.736 (0.565)	5'-5" (1651)	12'-5¹³/₁₆" (3802)	10	2.847 (2.317)
1'-7½" (495)	4'-10¹³/₁₆" (1491)	3	0.978 (0.784)	5'-11½" (1816)	13'-6¹³/₁₆" (4132)	11	3.114 (2.536)
2'-2" (660)	5'-11¹³/₁₆" (1821)	4	1.245 (1.003)	6'-4" (1981)	14'-7¹³/₁₆" (4462)	12	3.381 (2.755)
2'-8½" (825)	7'-0¹³/₁₆" (2151)	5	1.512 (1.222)	7'-0½" (2146)	15'-8¹³/₁₆" (4792)	13	3.648 (2.974)
3'-3" (990)	8'-1¹³/₁₆" (2481)	6	1.779 (1.441)	7'-7" (2311)	16'-9¹³/₁₆" (5123)	14	3.915 (3.193)
3'-9½" (1156)	9'-2¹³/₁₆" (1811)	7	2.046 (1.660)	8'-1½" (2476)	17'-10¹³/₁₆" (5453)	15	4.182 (3.412)
4'-4" (1321)	10'-3¹³/₁₆" (3141)	8	2.313 (1.879)	8'-8" (2642)	18'-11¹³/₁₆" (5783)	16	4.449 (3.631)

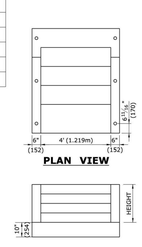
ADD 0.242 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 2 : 1 SIDEWALL SLOPE



SIDE VIEW

ALL TREADS SHALL BE PITCHED ¼" (6)



PLAN VIEW

FRONT VIEW

ALL METRIC DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.

REV	DATE	REVISION DESCRIPTION	SHEET NO
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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Plotted Date: 10/8/2018

DESIGNED/DRAWN BY:
CHECKED BY:
NTS

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: ...\CTDOT HIGHWAY 020.dgn

SIGNATURE/BLOCK: OFFICE OF ENGINEERING
APPROVED BY: DATE:

PROJECT TITLE:

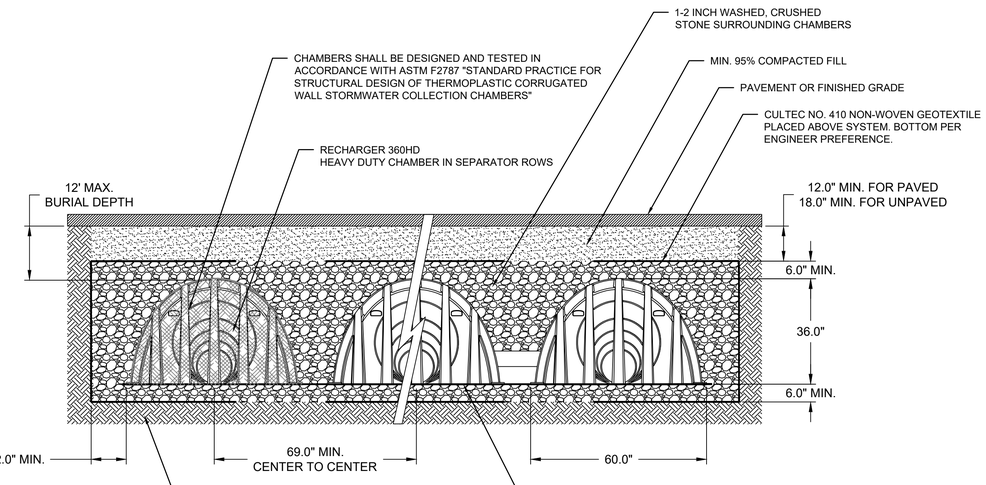
TOWN:

DRAWING TITLE: CONCRETE STEPS

PROJECT NO.
DRAWING NO.
SHEET NO.

CONCRETE STEPS

N.T.S.



*THE CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC R–360HD CHAMBERS

N.T.S.

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

PROJECT NO.: 19765.U
DATE: 07/02/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

25 TALBOT LANE

SITE PLAN APPLICATION

475 & 525 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

NO	DATE	REVISIONS	BY
1	8/3/2021	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
6	11/7/2021	REVISED PER TOWN COMMENTS	BPW

DETAILS

SHEET
C-D4
SHEET 30 OF 30

File: C:\jobs\19765.19765U\Engineering\AutoCAD\19765U Details.dwg Layout: 30 C-D4 Plotted: 11/17/2021 10:36 AM Last Saved: 10/15/2021 12:29 PM Last Saved By: benwheeler

LEGEND

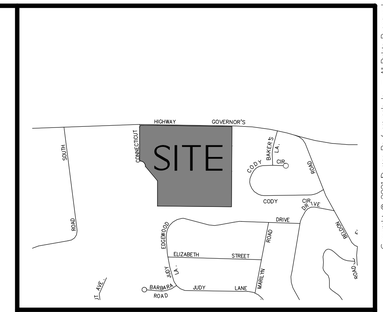
EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_A	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_B C_A	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_A	APPROX. WATER MAIN
WS_A WS_B	APPROX. WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G	GAS VALVE
G_A G_B	APPROX. GAS MAIN
GS_A GS_B	APPROX. GAS SERVICE LINE
POWER	
E_A	ELECTRICAL LINES, OVERHEAD
E_A E_B	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
x x	BARBED WIRE FENCE
o o	CHAIN LINK FENCE
= =	RAIL FENCE
o o	STOCKADE FENCE
+ +	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_A S_B	APPROX. SANITARY SEWER MAIN
SS_A SS_B	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	T-2 CONTOUR
95	T-3 CONTOUR
X61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No. 5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Offic of Personnel Management].

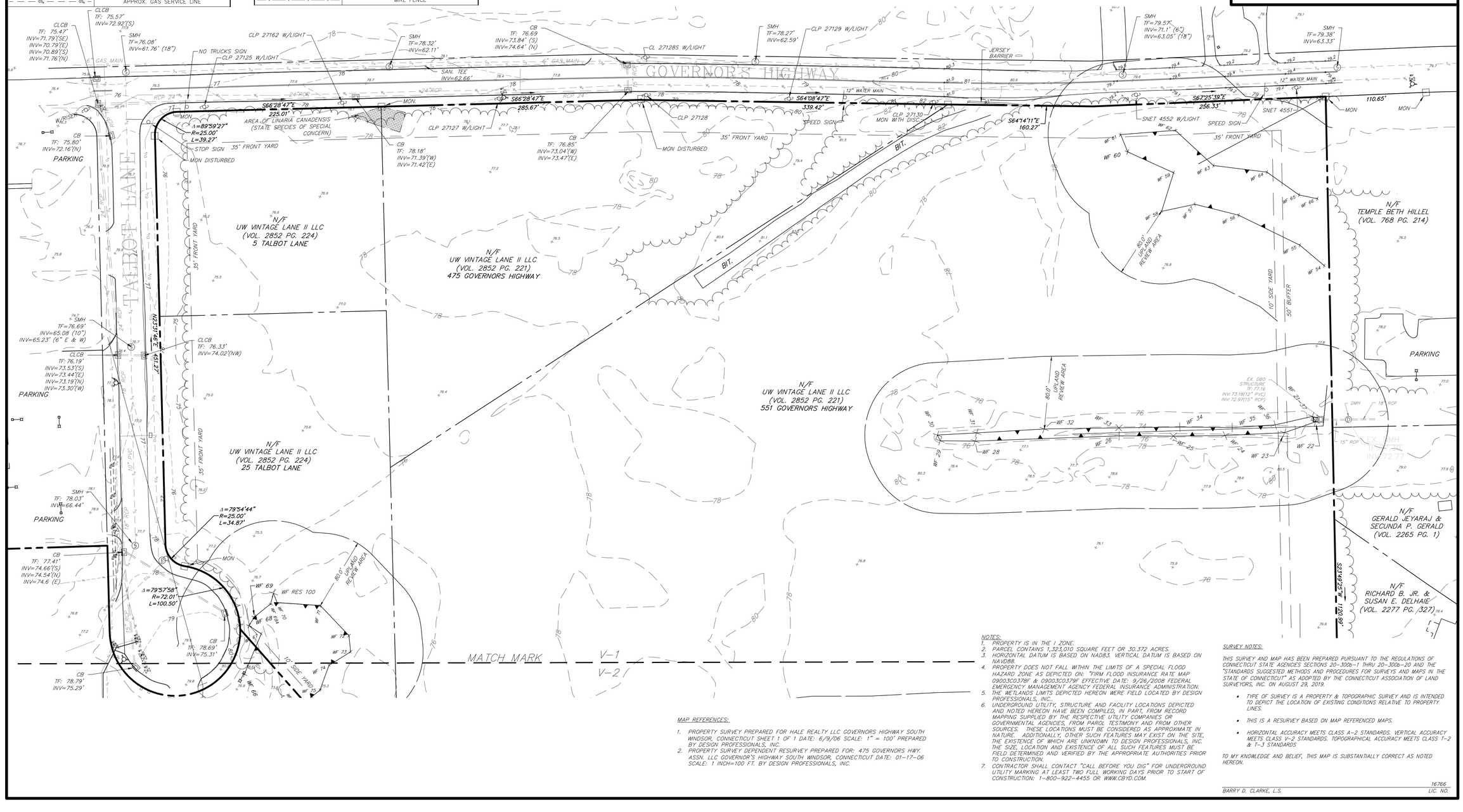
The representation of delineated wetlands as depicted on this plan is substantially correct.

By James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer

Date August 24, 2021



LOCATION PLAN
1"=1000'



NOTES:
1. PROPERTY IS IN THE I ZONE.
2. PARCEL CONTAINS 1,323,010 SQUARE FEET OR 30.372 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP 09003C0378F & 09003C0379F EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. THE WETLANDS LIMITS DEPICTED HEREON WERE FIELD LOCATED BY DESIGN PROFESSIONALS, INC..
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:
1. PROPERTY SURVEY PREPARED FOR HALE REALTY LLC GOVERNORS HIGHWAY SOUTH WINDSOR, CONNECTICUT SHEET 1 OF 1 DATE: 6/9/06 SCALE: 1" = 100' PREPARED BY DESIGN PROFESSIONALS, INC.
2. PROPERTY SURVEY DEPENDENT RESURVEY PREPARED FOR: 475 GOVERNORS HWY. ASSN. LLC GOVERNOR'S HIGHWAY SOUTH WINDSOR, CONNECTICUT DATE: 01-17-06 SCALE: 1 INCH=100 FT. BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:

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

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAP REFERENCED MAPS.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 & T-3 STANDARDS

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

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

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Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.

The Contractor is responsible for coordinating all work on this plan with the appropriate utility companies and for complying with all applicable utility company and governmental agency requirements.

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PREPARED FOR:
BOB URSO & BRAD WAINMAN
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT
860-268-2452

NO.	DATE	REVISIONS	BY
1	8/25/21	UPDATED WETLANDS & UPLAND REVIEW AREA	MHA
2	10/15/21	ADD NEW WETLANDS FLAGS	MHA

PROJECT NO: 1976.U
DATE: 06/11/21
SURVEY BY: ----
DRAWN BY: MLC
DESIGNED BY: BDC

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

PROPERTY & TOPOGRAPHIC SURVEY

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

SHEET
V-1

File: C:\jobs\1976\1976\U\Survey\Survey-Base\1976U survey base.dwg Layout: V-1 Plotted: 10/15/2021 10:12 AM Last Saved: 10/15/2021 10:12 AM Last Saved By: benwheeler

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_A	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_U	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_A	APPROX. WATER MAIN
WS_A	APPROX. WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G	GAS VALVE
G_A	APPROX. GAS MAIN
GS_A	APPROX. GAS SERVICE LINE

POWER	
$E\Omega_A$	ELECTRICAL LINES, OVERHEAD
$E\Omega_A$ — — — $E\Omega_A$	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
x x x x	BARBED WIRE FENCE
o o o o	CHAIN LINK FENCE
= = = =	RAIL FENCE
o o o o	STOCKADE FENCE
+ + + +	WIRE FENCE

	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_A	APPROX. SANITARY SEWER MAIN
SS_A	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
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95	T-3 CONTOUR
X61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

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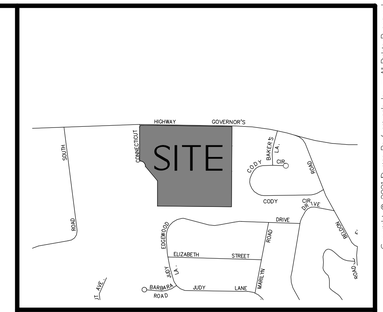
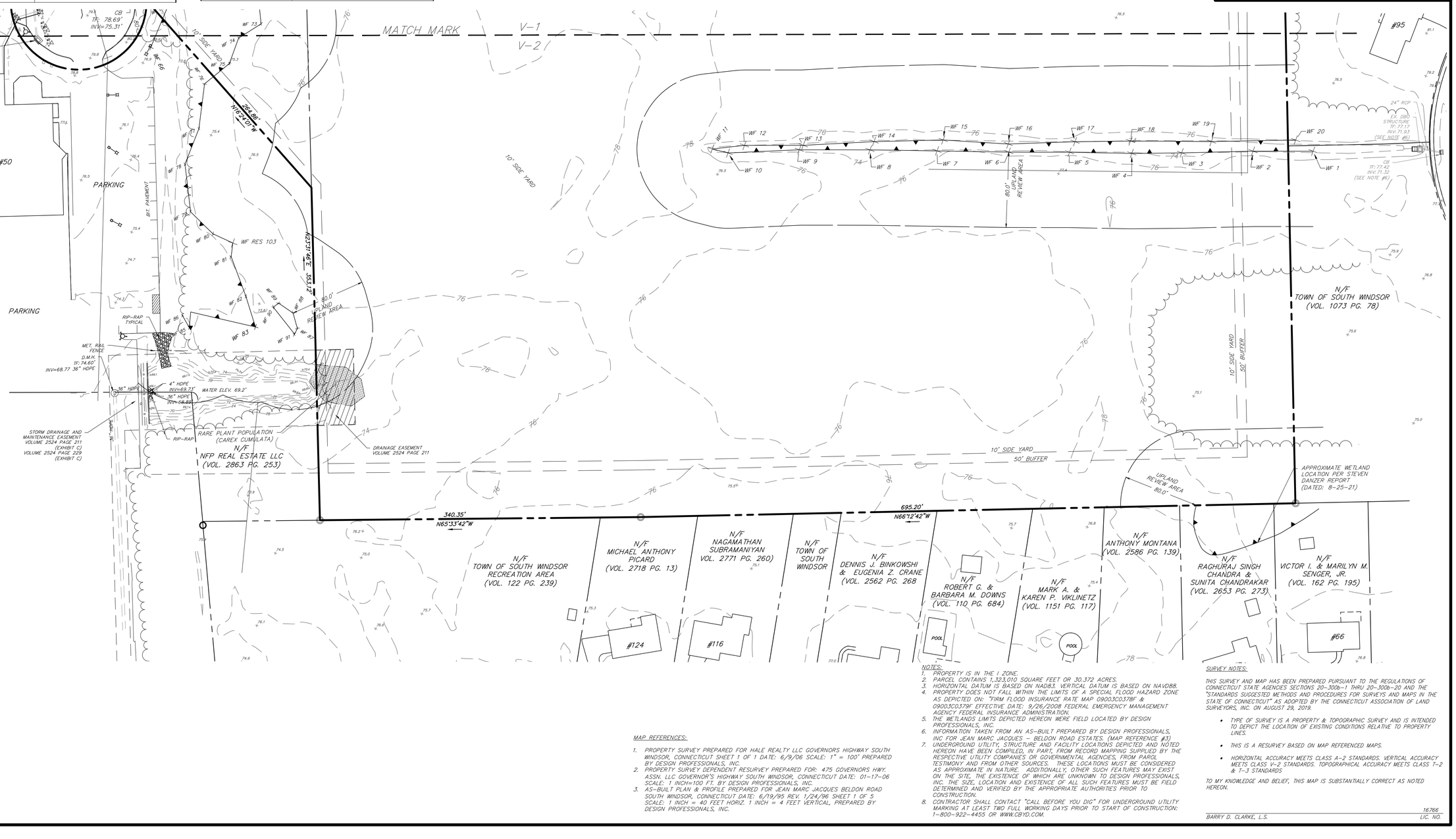
Date August 24, 2021



LOCATION PLAN
1"=1000'



MAP REFERENCES:

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3. AS-BUILT PLAN & PROFILE PREPARED FOR JEAN MARC JACQUES BELDON ROAD SOUTH WINDSOR, CONNECTICUT DATE: 6/19/95 REV. 1/24/96 SHEET 1 OF 5 SCALE: 1 INCH = 40 FEET HORIZ. 1 INCH = 4 FEET VERTICAL, PREPARED BY DESIGN PROFESSIONALS, INC.

NOTES:

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5. THE WETLANDS LIMITS DEPICTED HEREON WERE FIELD LOCATED BY DESIGN PROFESSIONALS, INC.
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SURVEY NOTES:

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

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

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PREPARED FOR:
UW VINTAGE LANE II, LLC
PO BOX 5014
SOUTH GLASTONBURY, CT
06073
860-268-2452

NO.	DATE	REVISIONS	BY
1	8/25/21	UPDATED WETLANDS & UPLAND REVIEW AREA	MHA
2	9-29-21	ADD DANZER WETLANDS	BDC
3	10-5-21	ADD NEW WETLANDS FLAGS	MHA

PROJECT NO. 1976.U
DATE: 06/11/21
SCALE: 1" = 50'
DRAWN BY: MLC
CHECKED BY: BDC

PROPOSED INDUSTRIAL FACILITY

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

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 0 25 50' 100'
1" - 50'

SHEET
V-2

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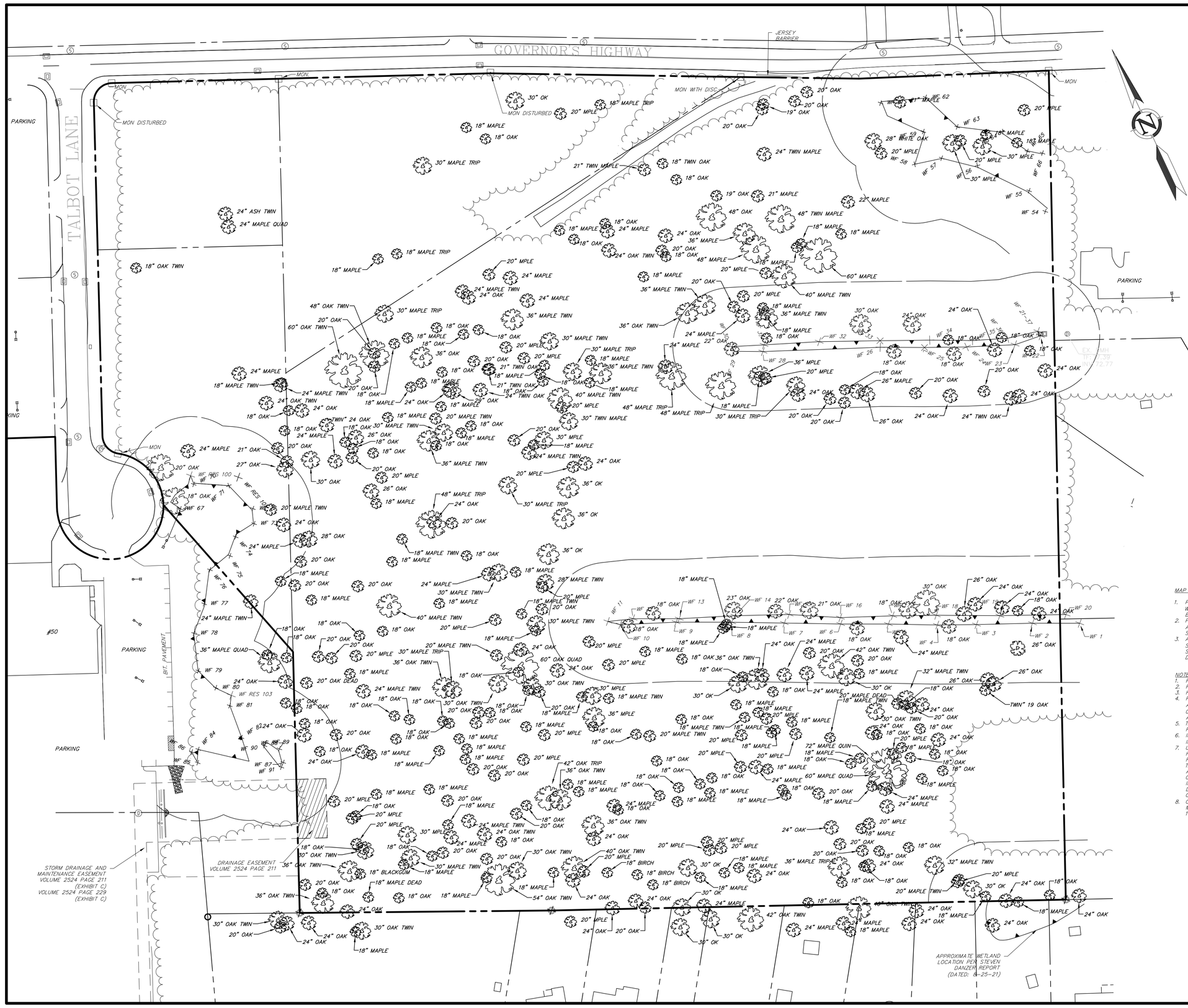

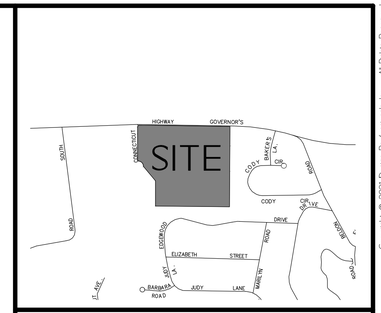

LOCATION PLAN
1"=1000'

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MAP REFERENCES:

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NOTES:

1. PROPERTY IS IN THE I ZONE.
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3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP 09003C0378F & 09003C0379F EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
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- TYPE OF SURVEY IS A COMPILATION PLAN AND IS INTENDED TO DEPICT THE LOCATION OF TREES RELATIVE TO PROPERTY LINES.
- INFORMATION DEPICTED HEREON IS BASED ON MAPS REFERENCED ABOVE.
- HORIZONTAL ACCURACY MEETS CLASS D STANDARDS.
- THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

16766
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GIS ANALYSTS / LANDSCAPE ARCHITECTS

- The plan is made under my supervision and to the best of my knowledge and belief, it is substantially correct as noted hereon and meets the standards of accuracy for a Class D survey as defined in the Code of Practice for Standards of Accuracy for Surveys and Maps as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
- Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
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PREPARED FOR:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT
06073
860-268-2452

NO.	DATE	REVISIONS	BY

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

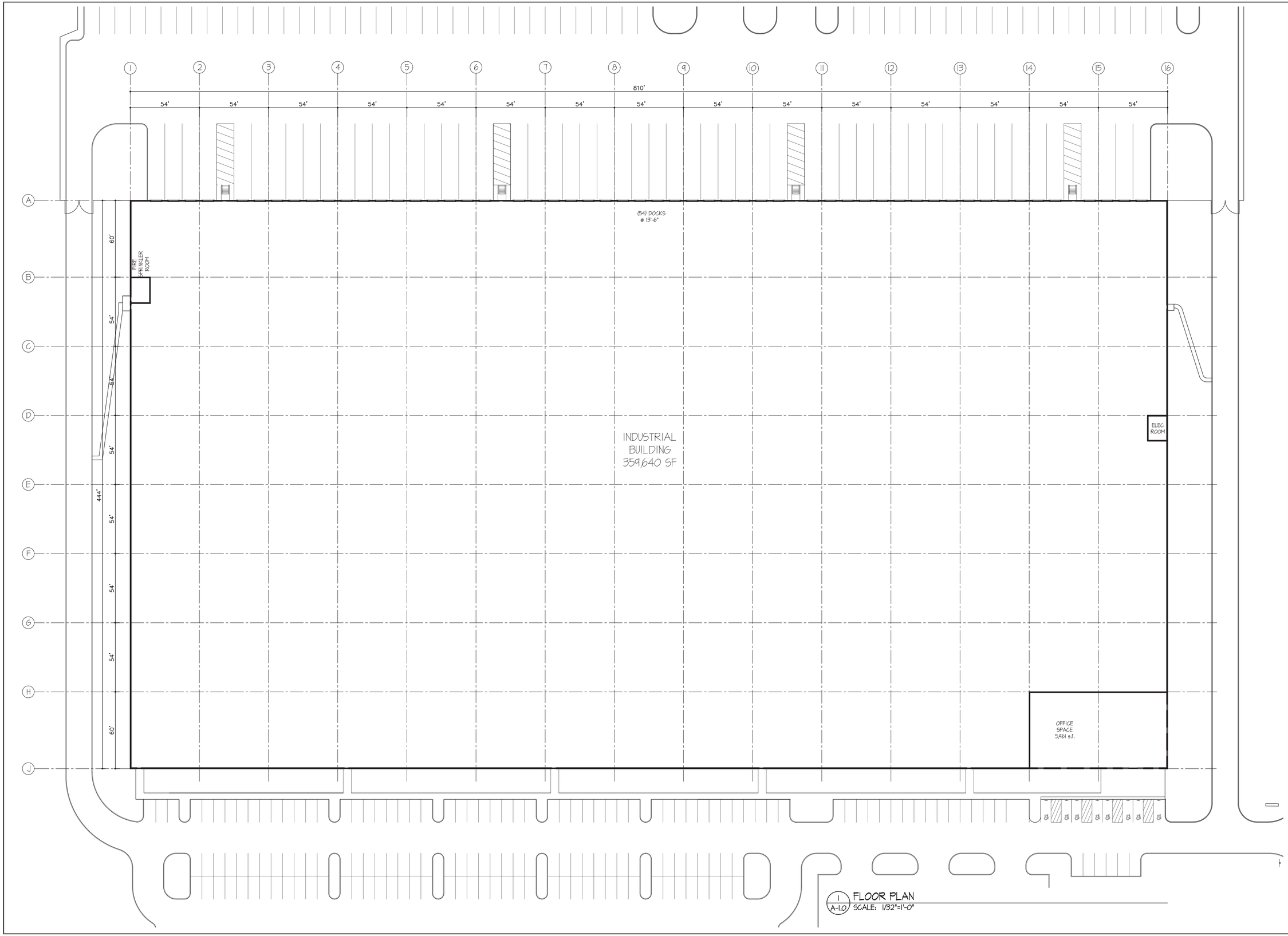
COMPILATION SURVEY
TREE LOCATION

SCALE 1" = 50' (0, 25, 50, 100)

SHEET
V-3

PROJECT NO.: 1976.U
DATE: 11/09/21
DRAWN BY: BPW
CHECKED BY: BDC

File: C:\y.jobs\1976\1976.U\Survey\Survey-Base\1976U survey base.dwg Layout: V-3 Plotted: 11/9/2021 12:18 PM Last Saved: 11/9/2021 11:33 AM Last Saved By: RachelMeier



1 A-1.0 FLOOR PLAN
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.

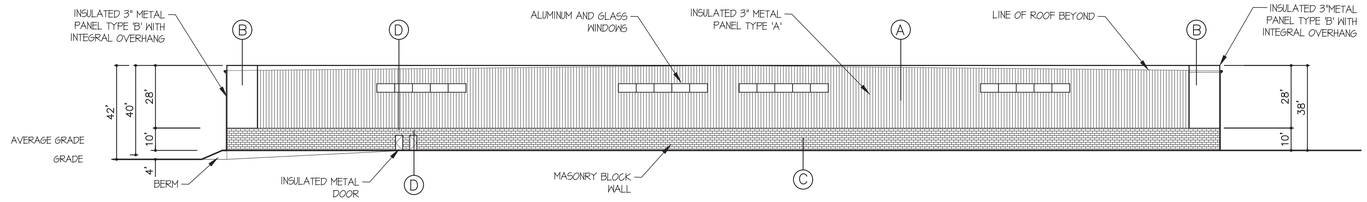
PROJECT NAME :

SHEET NAME : FLOOR PLAN

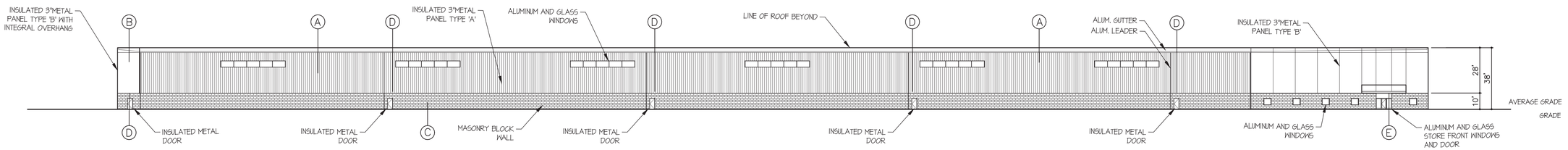
STATE OF CONNECTICUT
GEORGE F. FELLNER
REG. NO. 6439
LICENSED ARCHITECT

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

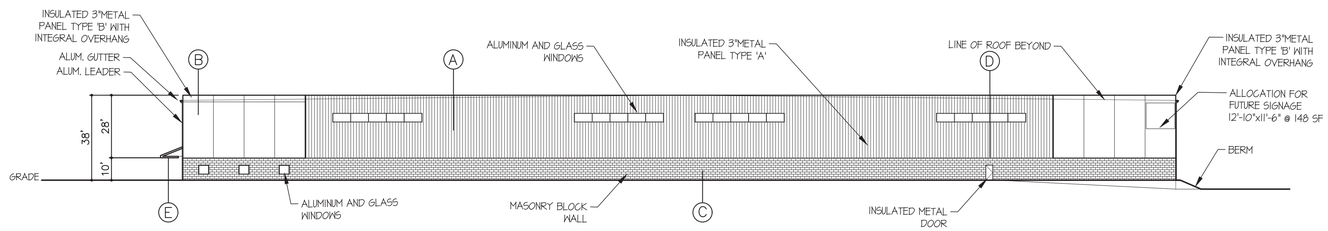
SHEET NO. : A-1.0



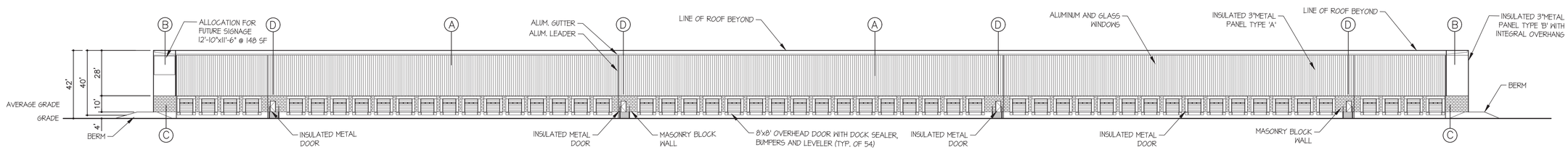
4 A-2.0 SOUTH ELEVATION
SCALE: 1/32"=1'-0"



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



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



1 A-2.0 WEST ELEVATION
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.

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.

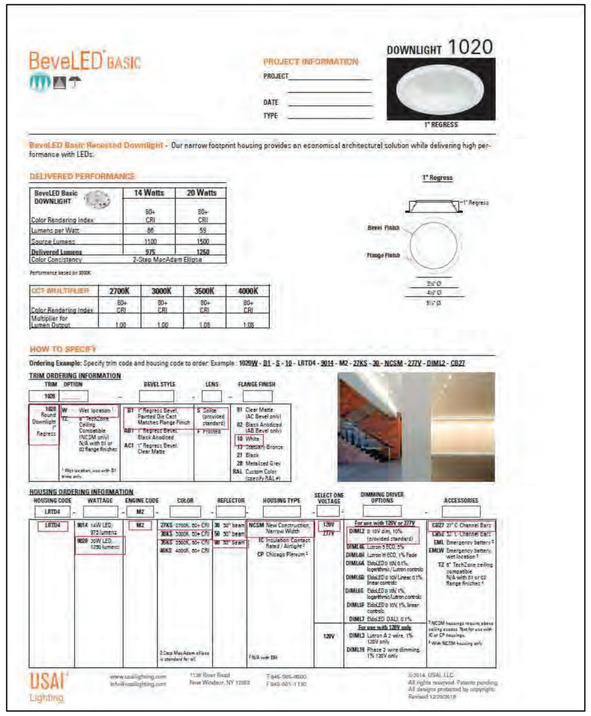
PROJECT NAME :

SHEET NAME : ELEVATIONS

STATE OF CONNECTICUT
GEORGE FELLNER
NO. 6439
LICENSED ARCHITECT

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

SHEET NO. : A-2.0



BeveLED® BASIC

PROJECT INFORMATION

PROJECT _____

DATE _____

TYPE _____

DOWNLIGHT 1020

1" REGRESS

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:	80+ CRI	80+ CRI
Lumens per Watt:	86	55
Source Lumens:	1100	1500
Delivered Lumens	975	1250
Color Consistency	2-Step MacAdam Ellipse	

Performance based on 3000K

CCT MULTIPLIER	2700K	3000K	3500K	4000K
Color Rendering Index	80+ CRI	80+ CRI	80+ CRI	80+ CRI
Multiplier for Lumen Output	1.00	1.00	1.05	1.05

1" Regress

Bevel Finish

Flange Finish

3¼" Ø

4⅛" Ø

9⅛" Ø

HOW TO SPECIFY

Ordering Example: Specify trim code and housing code to order: Example : **1020W - B1 - S - 10 - LRTD4 - 3014 - M2 - 27KS - 2L - NCSM - 277V - DIM12 - CB27**

TRIM ORDERING INFORMATION

TRIM OPTION | BEVEL STYLE | LENS | FLANGE FINISH

1020 Round Downlight / Regress

W Wet location listing* / NC Non-Conforming Ceiling: Combustible (NCCM only) N/A with S1 or S2 Range finishes

B1 1" Regress Bevel, Painted Die-Cast Matches Flange Finish

B2 1" Regress Bevel, Black Anodized

ACC 1" Regress Bevel, Clear Matte

S Satin (sandblasted standard)

F Frosted

01 Clear Matte (AC Bevel only)

02 Black Anodized (AB Bevel only)

10 White

99 Custom Color (specify RAL #)

*Wet location, use with S1 bevel only.

HOUSING ORDERING INFORMATION

HOUSING CODE	WATTAGE	ENGINE CODE	COLOR	REFLECTOR	HOUSING TYPE	SELECT ONE VOLTAGE	DIMMING DRIVER OPTIONS	ACCESSORIES
LRTD4	3014 14W LED, 972 lumens 3020 20W LED, 1296 lumens	M2	27KS 2700K, 90+ CRI 30KS 3000K, 90+ CRI 35KS 3500K, 90+ CRI 40KS 4000K, 90+ CRI	30 30° beam 50 50° beam 60 60° beam	NCSM New Construction - Narrow Width RC Insulation Compression Rated - Airtight*	120V 277V	For use with 120V or 277V DIM12 0-10V dim, 10% (standard standard) DIMELAC Lutron 0-10V 5% DIMLB4 Lutron HiCO, 1% fade DIMLB4 Eldo/ZD 1%-10% (Lightfair), Lutron control) DIMLB8 Eldo/ZD or 1Q/Linear, 0.1% linear control) DIMLBE Eldo/ZD 1%-1% (Lightfair)/Lutron control) DIMLBF Eldo/ZD 1% 1%, linear control) DIMLT Eldo/ZD .01&1 0.1% For use with 120V only: DIMLX Fluor. 0-1 wire, 1% 120V only DIMLTB Phase 2 wire dimming, 1% 120V only	CB27 27°C Channel Back CBAC 0°C Channel Back EML Emergency battery † EMLW Emergency battery, wet location † TZ 6" TechCore ceiling compatible N/A with S1 or S2 Range finishes †

*NCCM housings require above ceiling access. Size for use with 4" or 6" mounting.

† Note: NCCM housing only.

*Deep Mud Adapter #Trim is standard for W1

†N/A with EM

USAI Lighting

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info@usailighting.com

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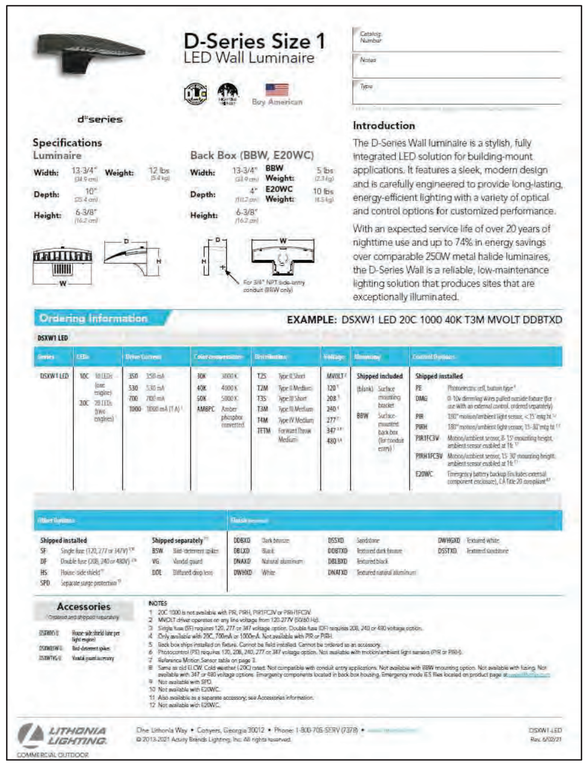
E

4 A-3.0 RECESSED LIGHTING AT ENTRY CANOPY
SCALE: N/A



D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Buy American

d-series

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)

For 3/4" NPT Side-entry conduit (BBW only)

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

DSXW1 LED

Series	LEDs	Driver Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium RTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type [5] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <25 mtg ht [6,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7] E20WC Emergency battery backup (no habrs external component enclosure), CA Title 20 compliant [8]

Shipped installed	Shipped separately [9]			
SF Single fuse (120, 277 or 347V) [10]	BSW Side-mounted spikes	DDBXD Dark bronze	DSSTXD Sandstone	DWHXD Textured white
DF Double fuse (208, 240 or 480V) [10]	WG Vandal guard	DBLBXD Black	DDBTXD Textured dark bronze	
HS House-side shield [11]	DDL Diffused drop lens	DNAXD Natural aluminum	DBLXD Textured black	
SPD Separate surge protection [12]		DWHXD White	DNATXD Textured natural aluminum	

Accessories

Ordered and shipped separately.

DSXW1 U Rear-side shield (one per light engine)

DSXW1 HS Field-domed spikes

DSXW1VG U Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Slack box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold-weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode 8.5 flux located on product page at
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •

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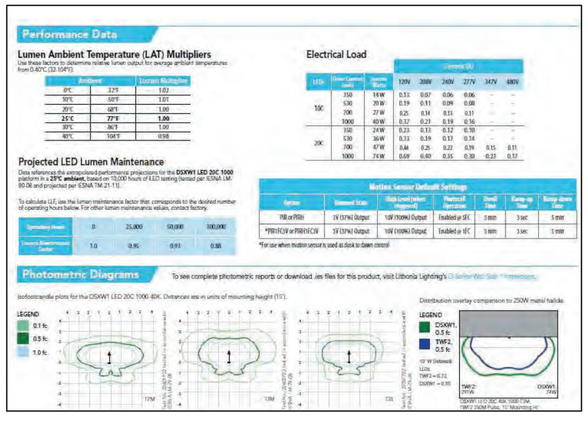
DSXW1 LED
Rev. 6/22/21



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
25°C	1.00
35°C	1.00
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate ILE, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

			Current (A)				
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	18 W	0.15	0.07	0.06	0.06	–	–
	530	29 W	0.19	0.11	0.09	0.08	–	–
	700	37 W	0.25	0.14	0.11	0.11	–	–
	1000	48 W	0.37	0.23	0.19	0.16	–	–
20C	350	34 W	0.23	0.13	0.12	0.10	–	–
	530	56 W	0.33	0.19	0.13	0.14	–	–
	700	67 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled at 3fc	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled at 1fc	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

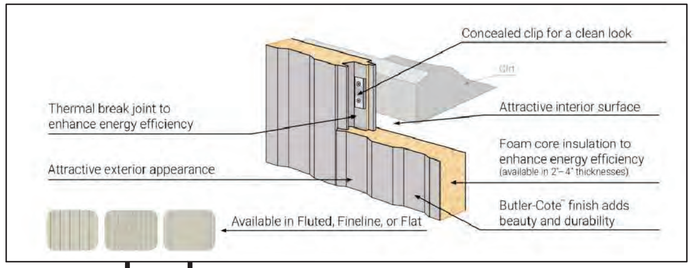
LEGEND 0.1 fc, 0.5 fc, 1.0 fc

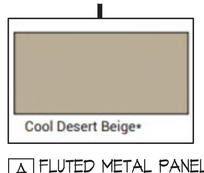
Distribution overlay comparison to 250W metal halide.

LEGEND DSXW1, 0.5 fc; TWF2, 0.5 fc

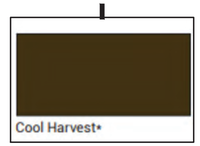
D

3 A-3.0 EXTERIOR WALL MOUNTED LIGHT FIXTURES AT EGRESS DOORS
SCALE: N/A





A FLUTED METAL PANEL COLOR SELECTION



B FLAT METAL PANEL COLOR SELECTION

1 A-3.0 INSULATED METAL WALL SYSTEM
SCALE: N/A

C

2 A-3.0 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. THUS, THERE MAY BE SUBTLE VARIATIONS IN THE HUE OR TONE OF THE ACTUAL MATERIALS.

REVISIONS:

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

PROJECT NAME : INDUSTRIAL BUILDING
25 TALBOT LANE, SOUTH WINDSOR, CT.

SHEET NAME : EXTERIOR ELEMENTS

STATE OF CONNECTICUT GEORGE FELLNER NO. 6439 LICENSED ARCHITECT

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

SHEET NO. : A-3.0