

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	PAULPE 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	DEHAIE RICHARD B JR & SUSAN E	21800095
105 CODY CIRCLE	JAYARAJ GERALD &	21800105
114 CODY CIRCLE	GLUCKMAN JEFFREY L & MINDY-LU	21800114
125 CODY CIRCLE	ZHANG WEI	21800125
126 CODY CIRCLE	BEMIS JEFFREY E & JODY P	21800126
26 EDGEWOOD DRIVE	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	SUBRAMANIAN 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	RULINICK MARTIN	36900550
551 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	36900551
560 GOVERNORS HIGHWAY	SNUCK ANTHONY G & JOAN D	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 T & 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	SURI REALTY LLC	88900050
310 NUTMEG ROAD #A1	CURRENT RESIDENT	6510310A1
310 NUTMEG ROAD #A10	CURRENT RESIDENT	6510310A10
310 NUTMEG ROAD #A11	CURRENT RESIDENT	6510310A11
310 NUTMEG ROAD #A12	CURRENT RESIDENT	6510310A12
310 NUTMEG ROAD #A2	CURRENT RESIDENT	6510310A2
310 NUTMEG ROAD #A3	CURRENT RESIDENT	6510310A3
310 NUTMEG ROAD #A4	CURRENT RESIDENT	6510310A4
310 NUTMEG ROAD #A5	CURRENT RESIDENT	6510310A5
310 NUTMEG ROAD #A6	CURRENT RESIDENT	6510310A6
310 NUTMEG ROAD #A7	CURRENT RESIDENT	6510310A7
310 NUTMEG ROAD #A8	CURRENT RESIDENT	6510310A8
310 NUTMEG ROAD #A9	CURRENT RESIDENT	6510310A9
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310 NUTMEG ROAD #D4	CURRENT RESIDENT	6510310D4

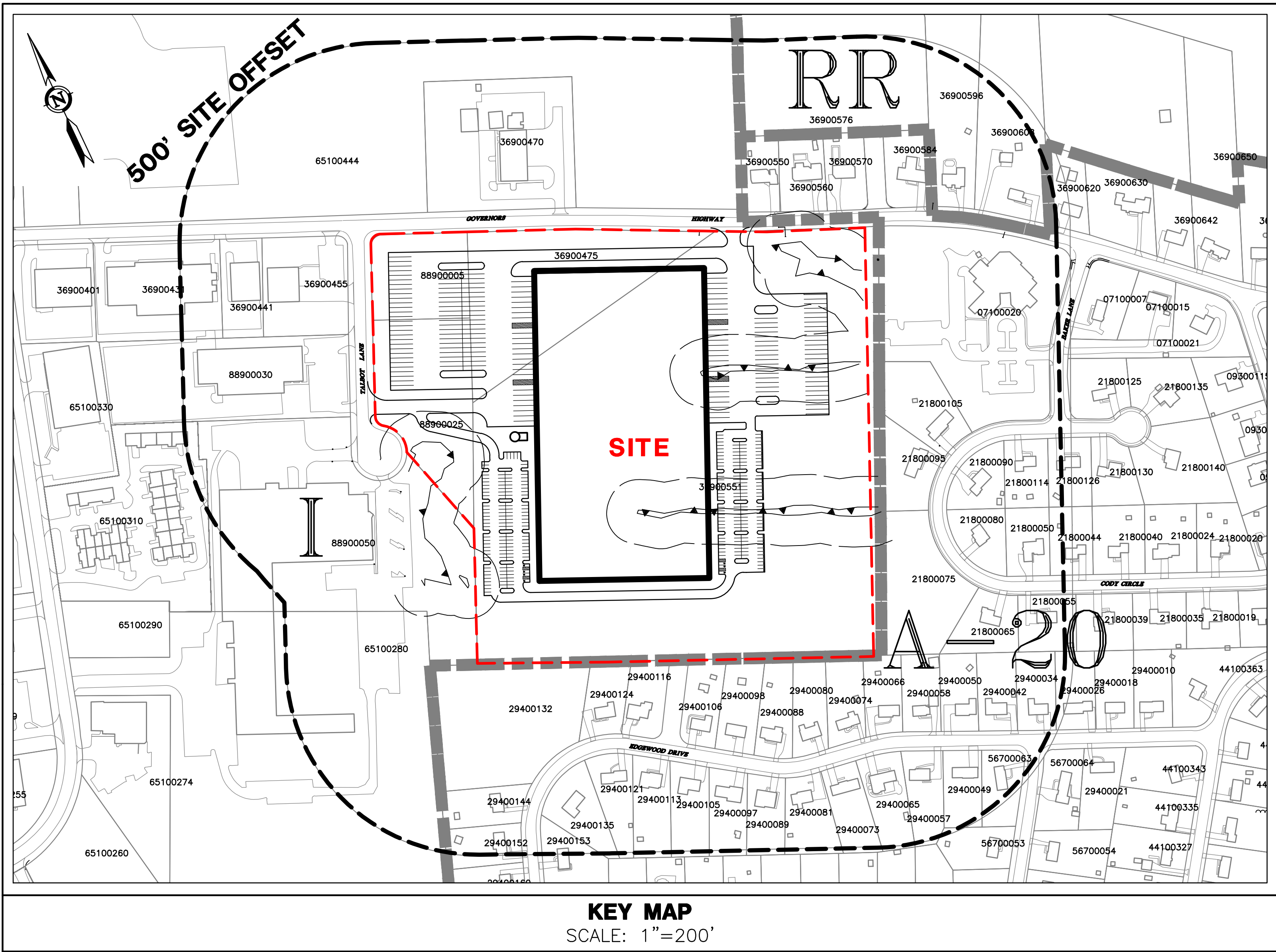
25 TALBOT LANE

SITE PLAN APPLICATION

5 & 25 Talbot Lane and 475 & 551 Governor's Highway

South Windsor, CT

GIS#: 88900005, 88900025, 36900475, 36900551



KEY MAP

SCALE: 1"=200'

PRELIMINARY NOT FOR CONSTRUCTION

THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

• THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.

• REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.

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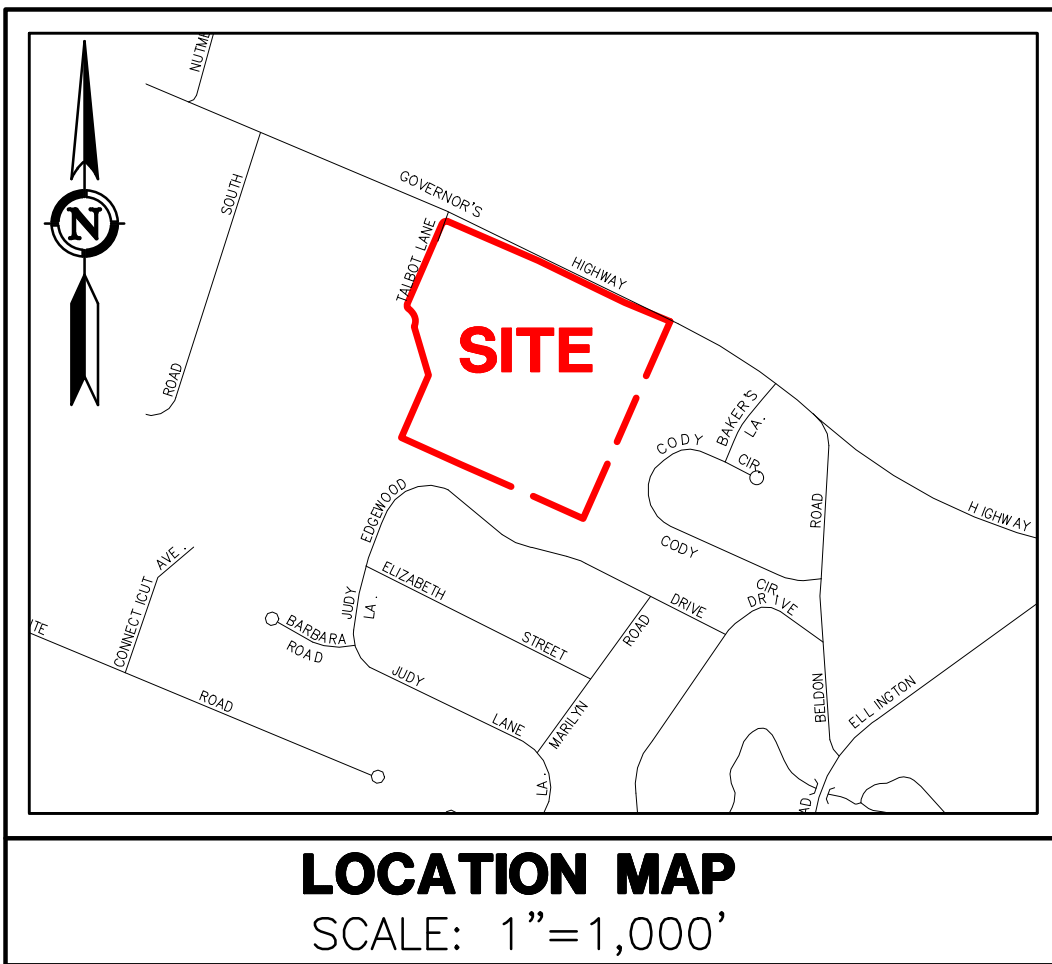
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PROPERTY OWNER:
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171 PENNYWISE LANE
GLASTONBURY, CT 06033

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



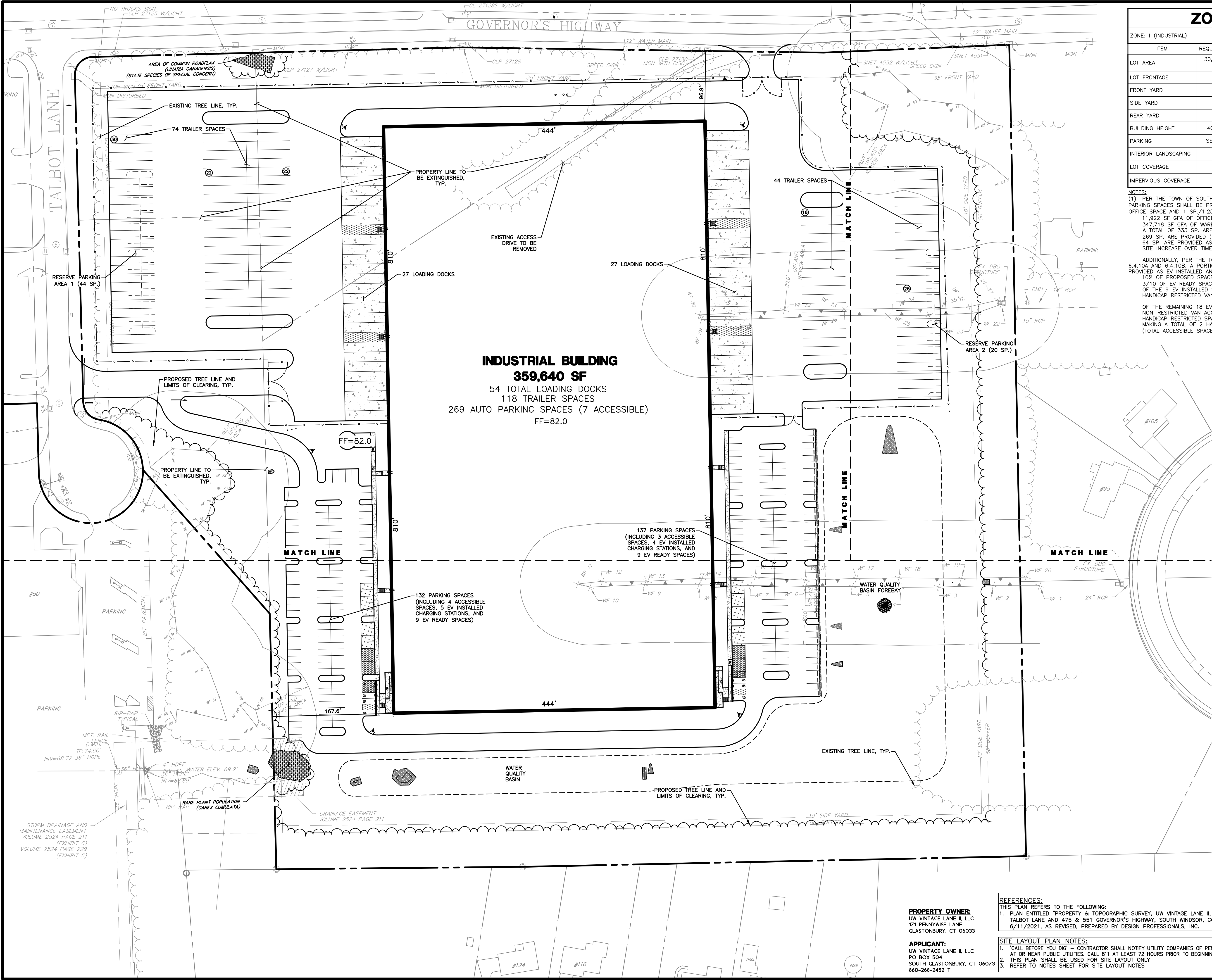
LOCATION MAP
SCALE: 1"=1,000'

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COVER SHEET

SHEET
C-T1
SHEET 1 OF 30



ZONING TABLE			
ZONE: I (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF (0.69 AC)	30.37 AC	30.37 AC
LOT FRONTAGE	100'	1,041.7'	1,041.7'
FRONT YARD	35'	N/A	96.9'
SIDE YARD	10'	N/A	167.6'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	40'/2 STORIES	N/A	1 STORY/ 40'
PARKING	SEE BELOW (1)	N/A	269 (1)
INTERIOR LANDSCAPING	10%	N/A	10.0%
LOT COVERAGE	50%	N/A	27.2%
IMPERVIOUS COVERAGE	65%	0.4%	57.5%

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.
11,922 SF GFA OF OFFICE / 1,000 SF = 12*4.5 SP. = 54 SP. REQUIRED
347,718 SF GFA OF WAREHOUSE / 1,250 SF = 279 SP. REQUIRED
A TOTAL OF 333 SP. ARE REQUIRED FOR THIS DEVELOPMENT.
269 SP. ARE PROVIDED (7 HANDICAP SPACES PLUS 262 CONVENTIONAL SPACES)
64 SP. ARE PROVIDED AS RESERVE PARKING SHOULD THE PARKING DEMAND ON SITE INCREASE OVER TIME.
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 EV INSTALLED AND EV READY.
10% OF PROPOSED SPACES = 27 EV READY SPACES.
3/10 OF EV READY SPACES = 9 EV INSTALLED SPACES.
OF THE 9 EV INSTALLED SPACES, 1 IS VAN ACCESSIBLE AND 1 IS HANDICAP RESTRICTED VAN ACCESSIBLE.
OF THE REMAINING 18 EV READY SPACES, THE 1 INSTALLED NON-RESTRICTED VAN ACCESSIBLE SPACE WOULD BE CONVERTED INTO A HANDICAP RESTRICTED SPACE IF DEEMED REQUIRED BY LOCAL REGULATIONS, MAKING A TOTAL OF 2 HANDICAP RESTRICTED EV VAN ACCESSIBLE SPACES (TOTAL ACCESSIBLE SPACES WOULD THEN INCREASE TO 8 SPACES).

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

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

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

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

OVERALL SITE PLAN

SCALE: 0 30' 60' 120'
T = 60'

SHEET 2 OF 30

REVISIONS

NO.	DATE	BY	REVISIONS
1	8/25/2021	REM	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS

25 TALBOT LANE

SITE PLAN APPLICATION

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

GIS Nos. 88900005, 88900025, 36900475, 36900551

PREPARED FOR:
UW Vintage Lane II, LLC
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PROJECT NO.: 1976LU
DATE: 07/02/21
DESIGNER: BFW
REVIEWER: BFW
APPROVED BY: DHJ

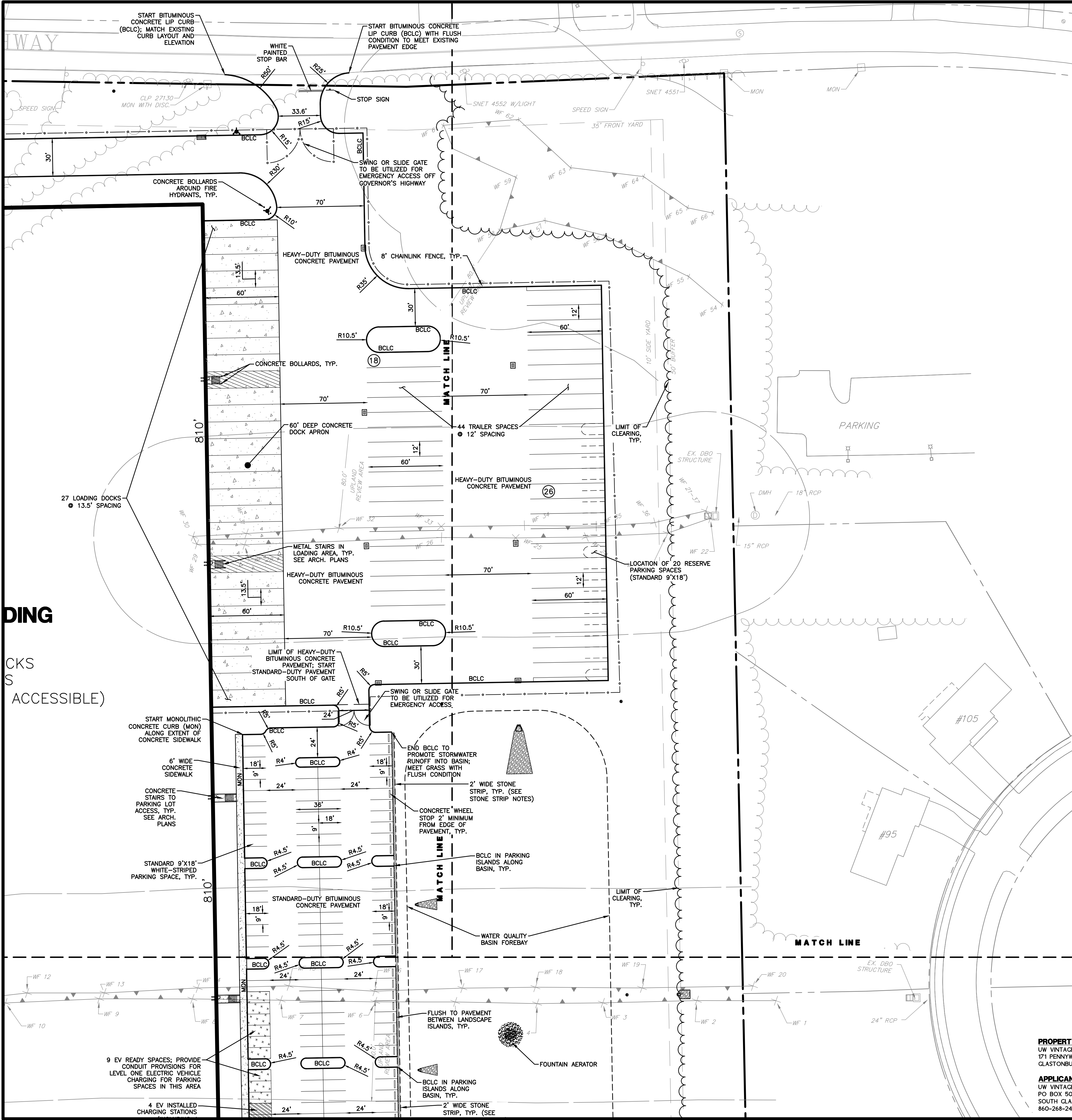
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STONE STRIP NOTES:

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

REFERENCES:

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PROJECT NO:
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DESIGNED BY:
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CHECKED BY:
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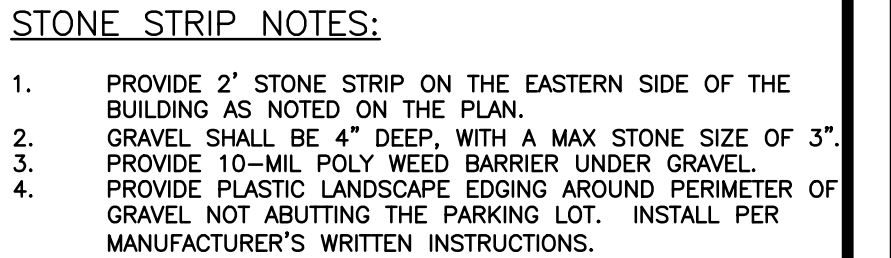
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SITE PLAN APPLICATION
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475 & 551 GOVERNOR'S HIGHWAY
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GIS Nos. 88900005, 88900025, 36900475, 36900551

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SITE PLAN

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

SHEET
C-SP2
SHEET 4 OF 30



SITE LAYOUT PLAN NOTES:

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**25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNORS HIGHWAY**

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

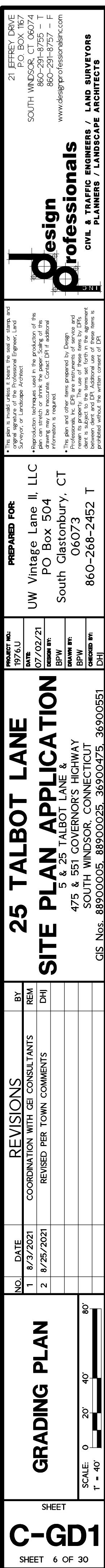
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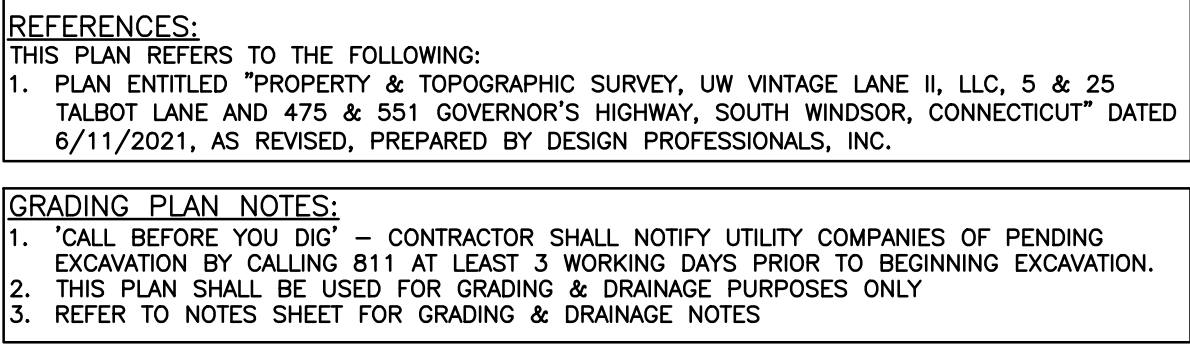
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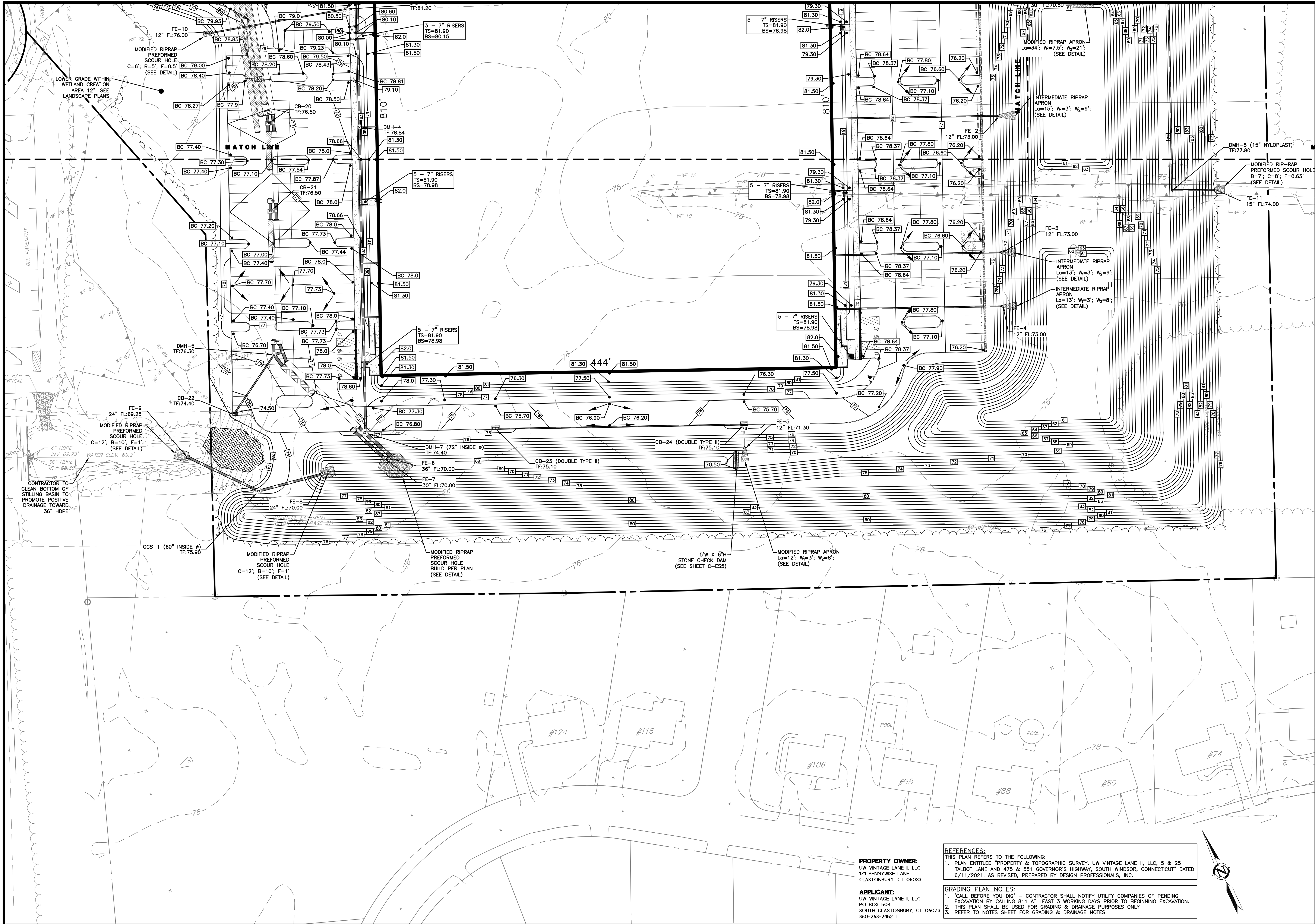
APPLICANT:
UW VINTAGE LANE II, LLC
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860-268-2452 T

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.
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SHEET
C-GD2
SHEET 7 OF 30

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GRADING PLAN

C-GD3
SHEET 8 OF 30

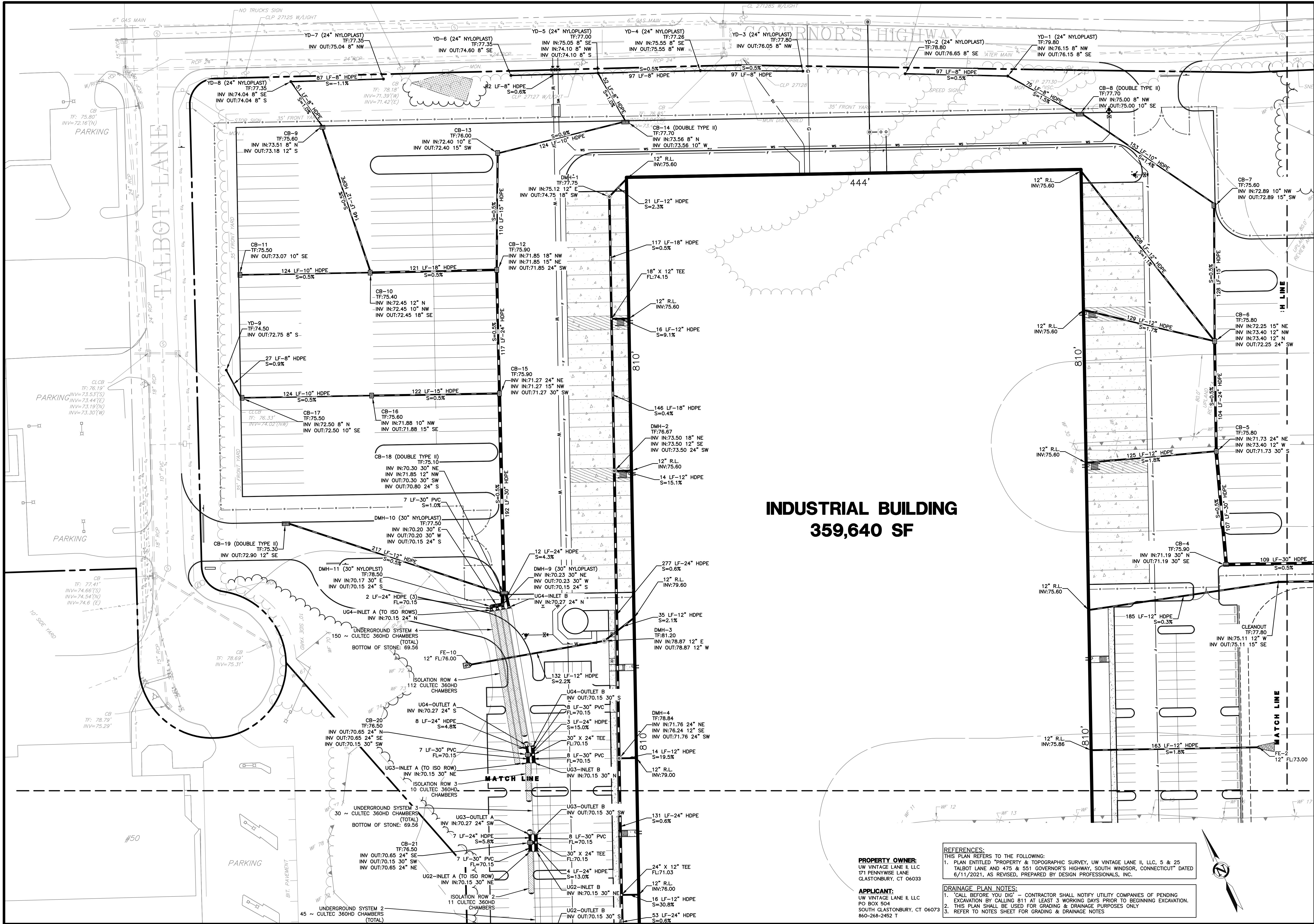
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**25 TALBOT LANE
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GIS Nos. 88900005, 88900025, 36900475, 36900551

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- DRAINAGE PLAN NOTES:**
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2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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

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

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

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

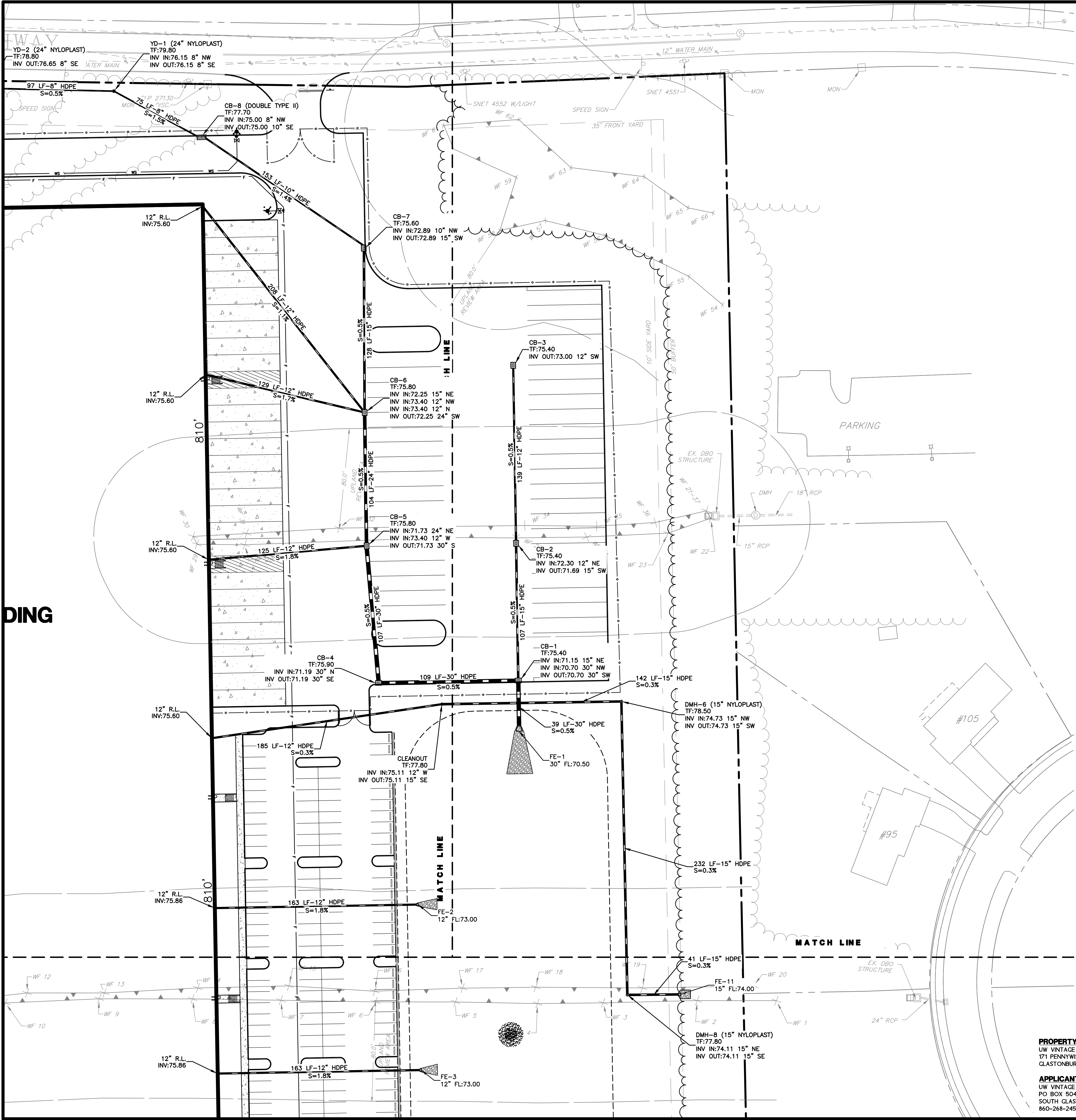
REVISIONS

NO.	DATE	REVISIONS
1	8/24/2021	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	REVISED PER TOWN COMMENTS

DRAINAGE PLAN

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

SHEET 9 OF 30



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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DRAINAGE PLAN

SHEET

C-DR2

SHEET 10 OF 30

25 TALBOT LANE

SITE PLAN APPLICATION

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

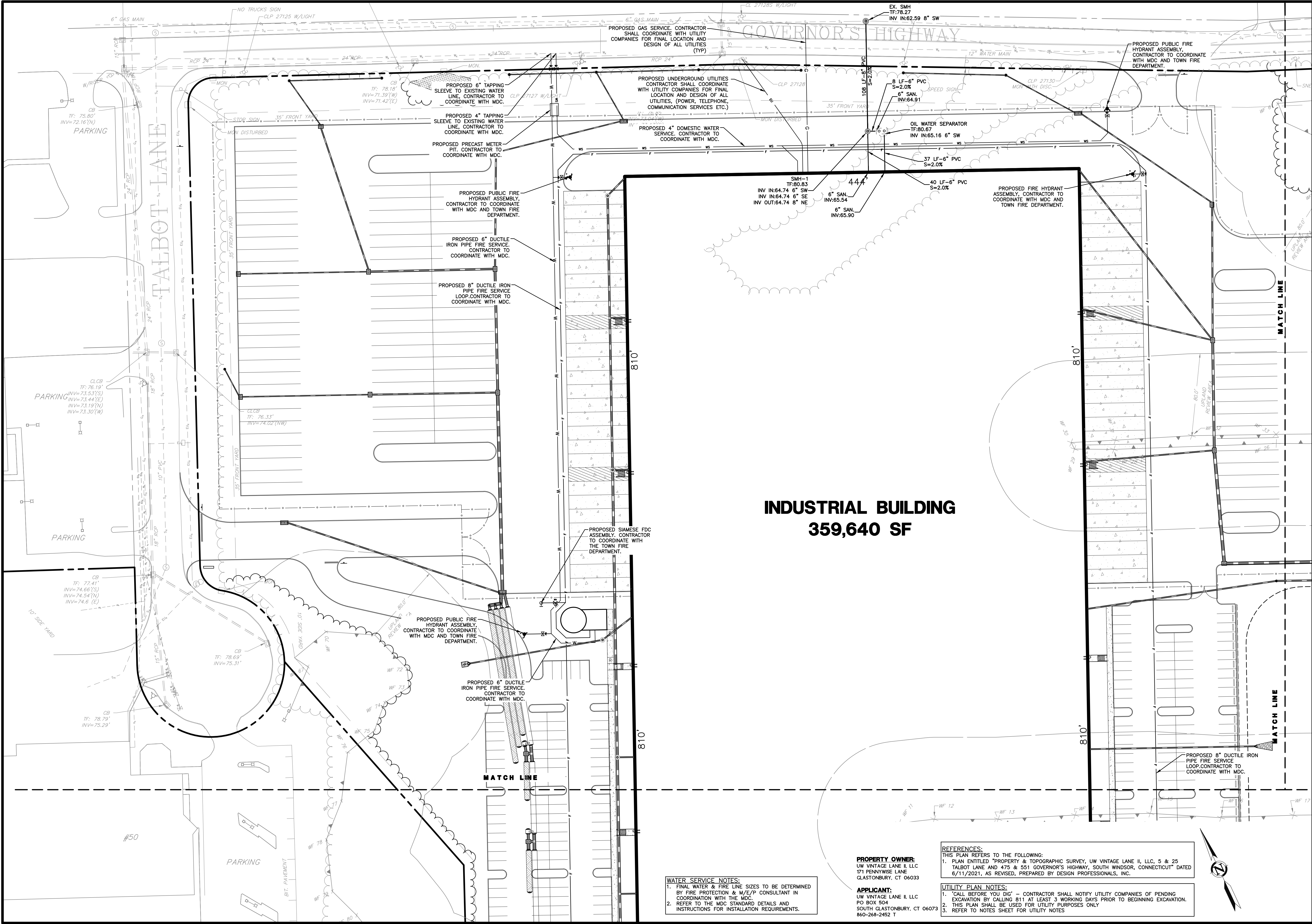
GIS Nos. 88900005, 88900025, 36900475, 36900551

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2	8/25/2021	REVISED PER TOWN COMMENTS	DJH

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

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

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SOUTH WINDSOR, CT 06074
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860-268-8297 - T
www.designprofessionalsinc.com



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

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UTILITY PLAN

REVISIONS

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2	8/25/2021	DHJ	REVISED PER TOWN COMMENTS

25 TALBOT LANE
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5 & 25 TALBOT LANE &
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SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

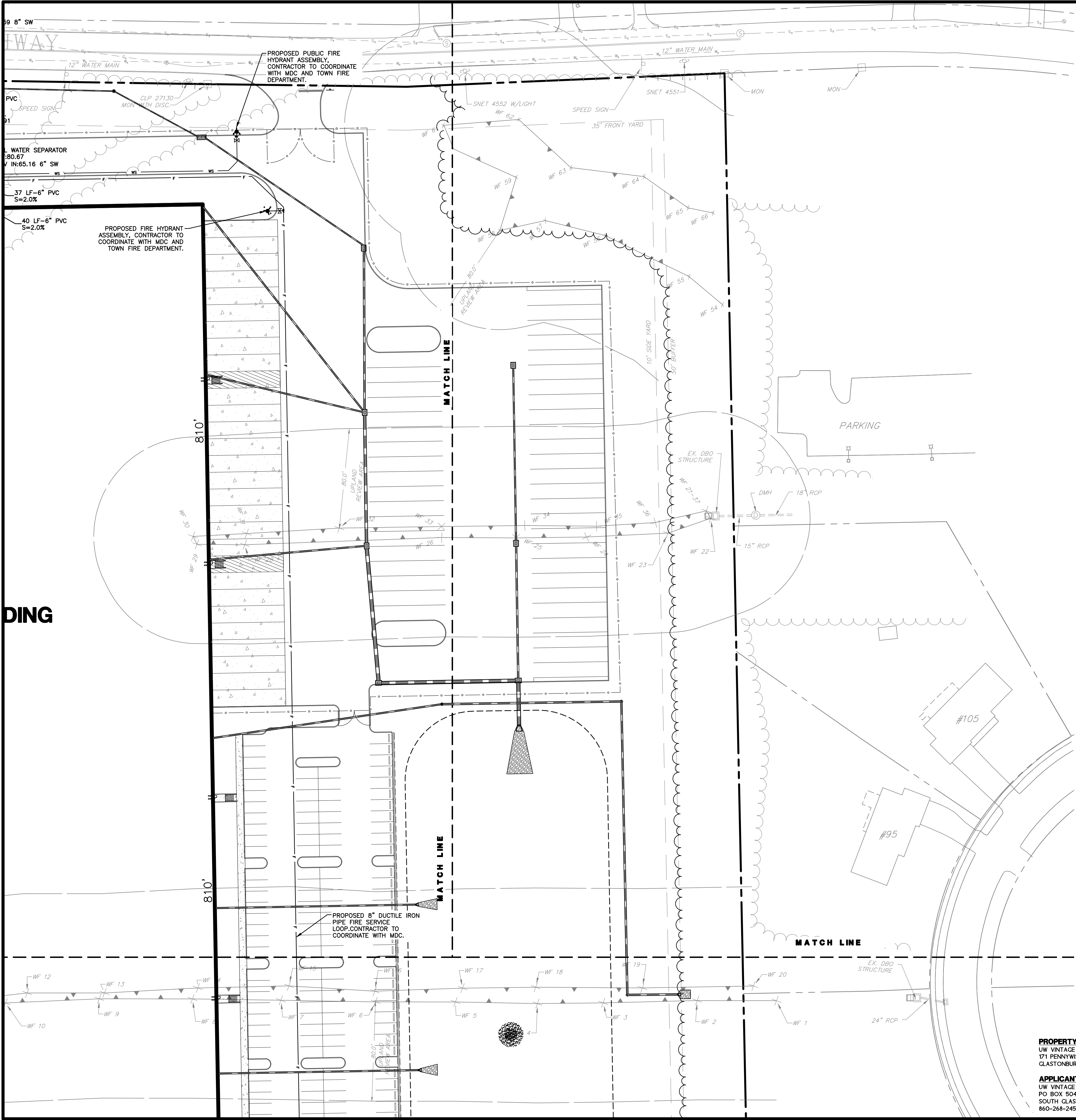
PREPARED FOR

UW Vintage Lane II, LLC
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21 EBBETT DRIVE
P.O. BOX 167
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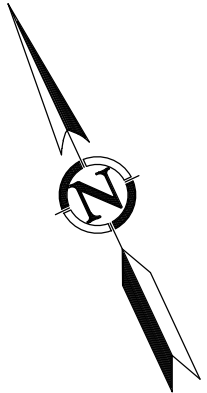
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APPLICANT:
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860-268-2452 T



UTILITY PLAN

REVISIONS

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SCALE: 0 20' 40' 80'

T = 40'

SHEET

C-UT2

SHEET 13 OF 30

25 TALBOT LANE

SITE PLAN APPLICATION

5 & 25 TALBOT LANE &
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SOUTH WINDSOR, CONNECTICUT

GIS Nos. 88900005, 88900025, 36900475, 36900551

PREPARED FOR

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

PROJECT NO.

1976LU

DATE

07/02/21

DESIGNED BY

BRW

DRAWN BY

BRW

CHECKED BY

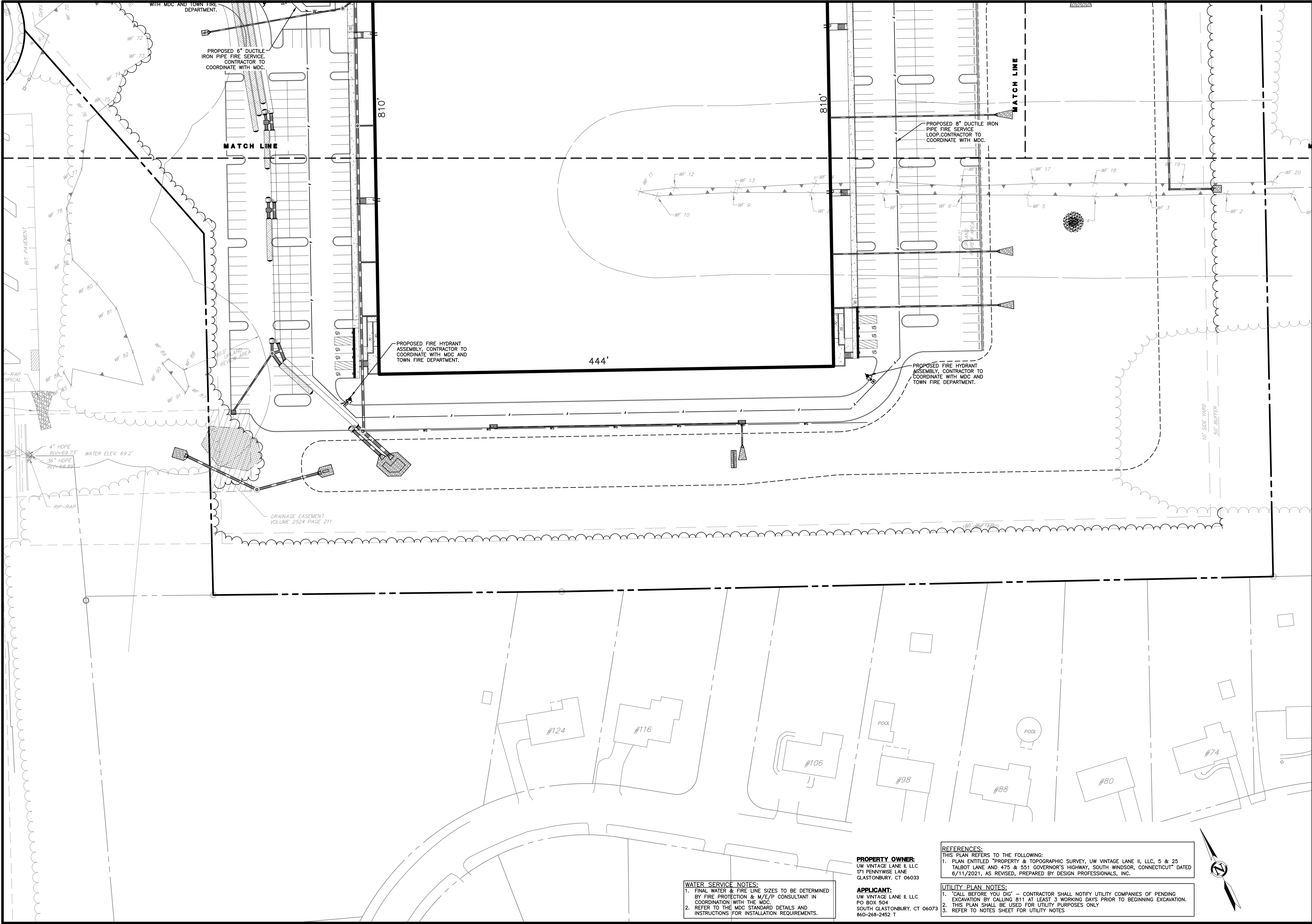
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UTILITY PLAN

SHEET
C-UT3
SHEET 14 OF 30

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860-268-2452 T

PROJECT NO.

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DATE

07/02/21

DESIGNED BY

BFW

DRAWN BY

BFW

CHECKED BY

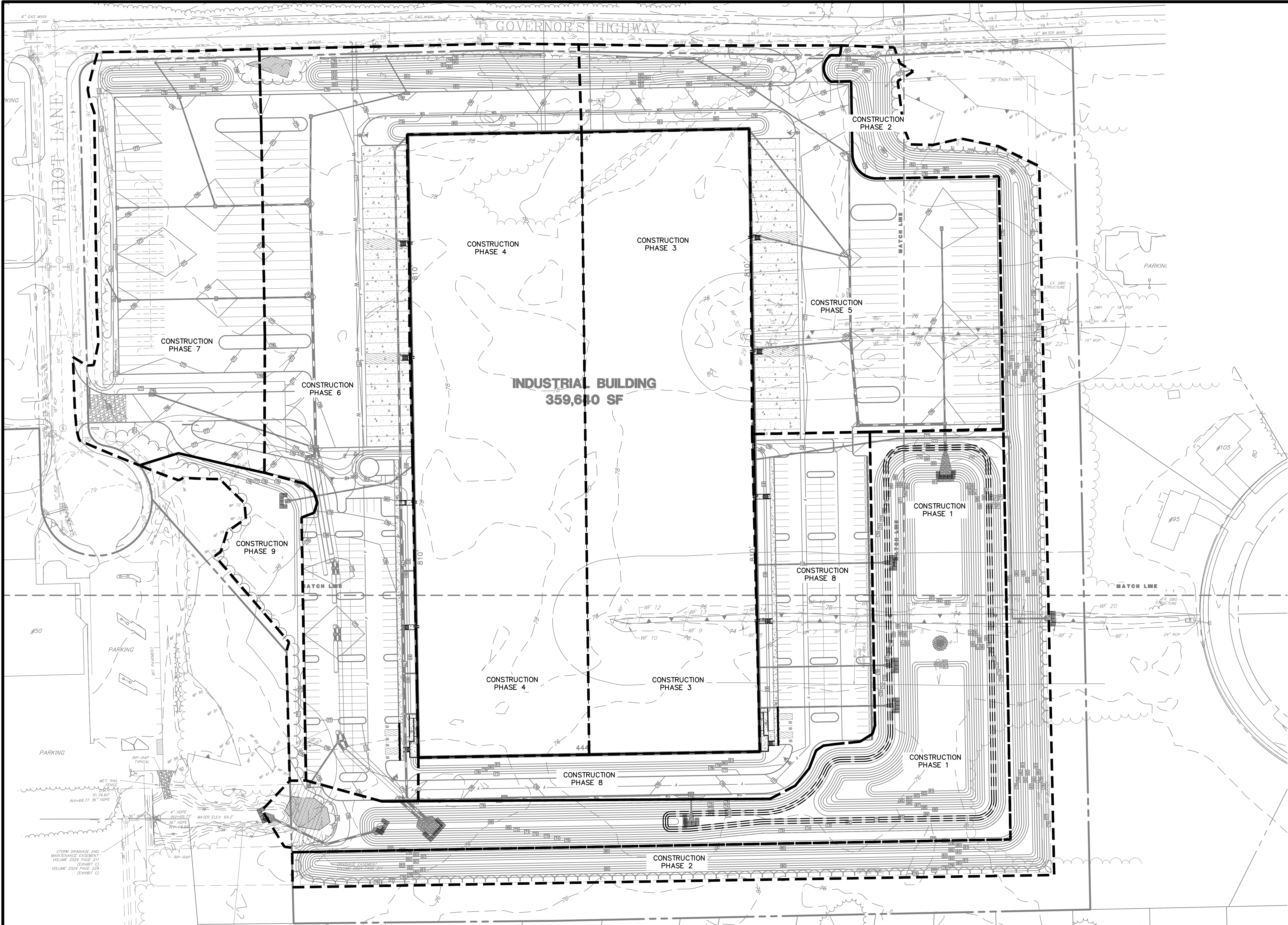
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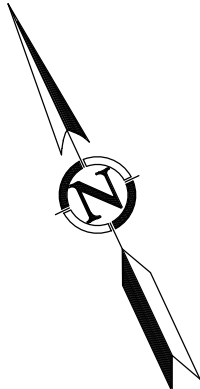
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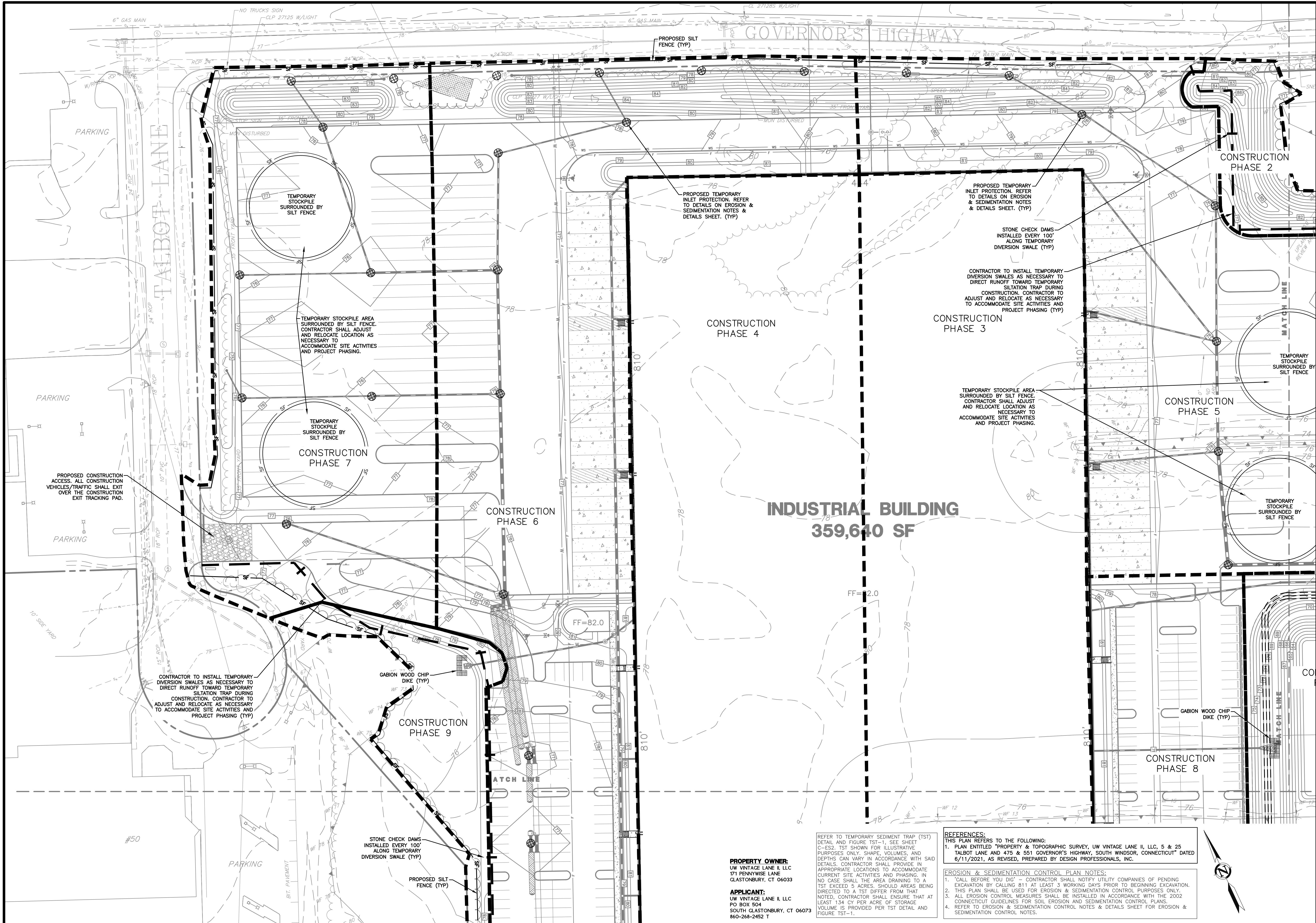
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25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
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SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

PROJECT NO.
1976LU
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DESIGN BY
BFW
CHECKED BY
DHH

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

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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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

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EROSION & SEDIMENTATION CONTROL PLAN

C-ES2
SHEET 16 OF 30

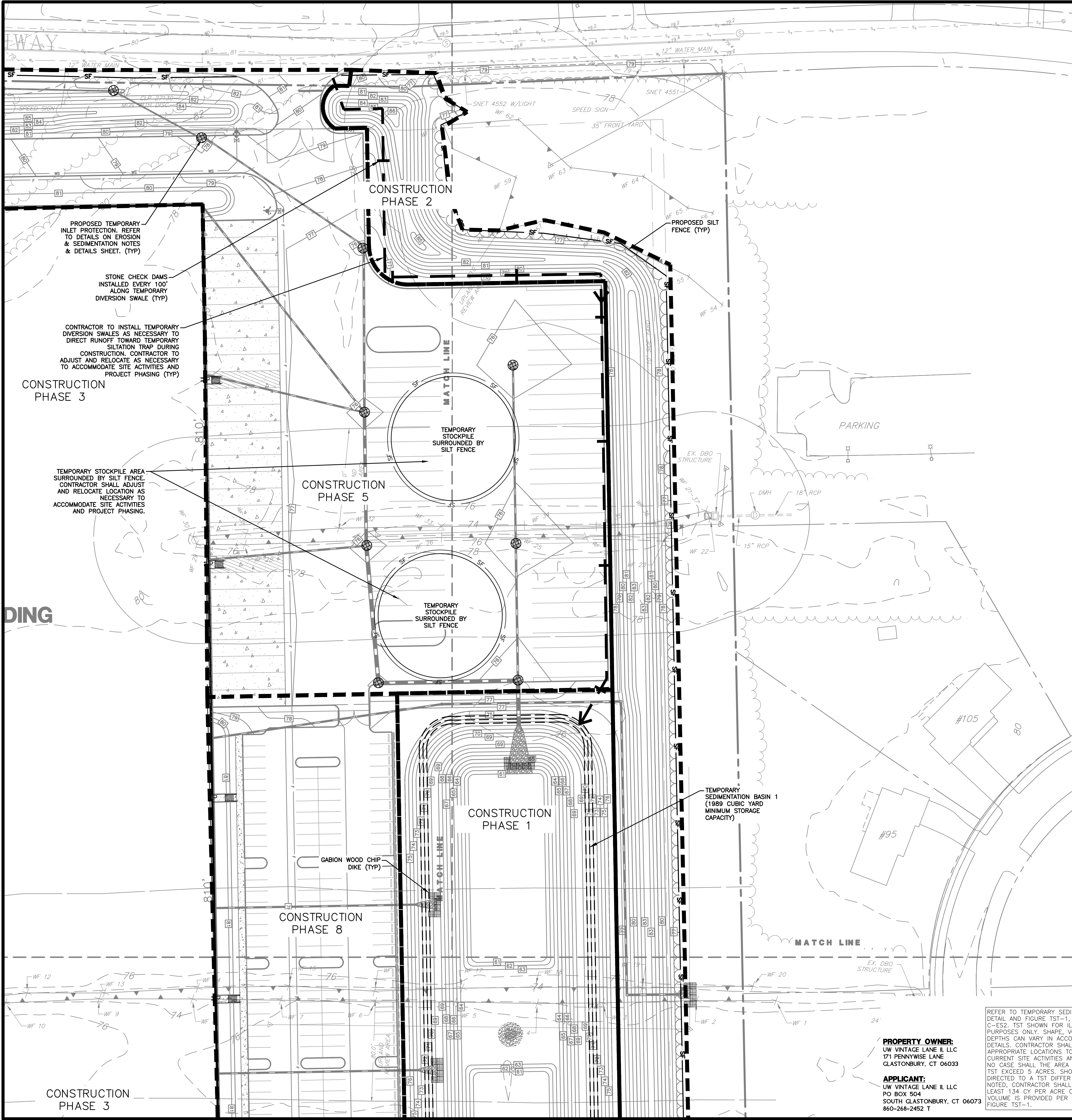
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25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

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

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

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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TEMPORARY SEDIMENTATION BASIN DESIGN PARAMETERS

$$V = \frac{(DA)(A)(TE)(2,000 \text{ lbs./ton})}{(4.35)(62.4 \text{ lb./cu. ft.})}$$

where:

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

TEMPORARY SEDIMENTATION BASIN 1

COVER	AVERAGE ANNUAL EROSION SOURCES		
	AREA (DA) [ACRES]	EROSION RATE (A) [Ton/Acre/Yr]	DA * A [Ton/Yr]
Woodlands	0	0.2	0
Urban	0	1	0
Construction	25.02	50	1251
TOTAL	25.02		1251

DA	0.039 Sq. Mi.
DR	0.76% (SB-12)
TE	0.8% (80% TSS removal)
V	85 Lbs /CuFt (SB-2: Sandy Soil)
V	0.411 Ac. Ft Sediment Storage
Vw	0.822 Ac. Ft Wet Storage (*2 x Sediment Storage Min.)
Vt	1.233 Ac. Ft Storage
	53689.98 CuFt

TEMPORARY SEDIMENTATION BASIN INSTALLATION NOTES:

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

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APPLICANT:
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860-268-2452 T

EROSION & SEDIMENTATION CONTROL PLAN

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SHEET 17 OF 30

25 TALBOT LANE

SITE PLAN APPLICATION

5 & 25 TALBOT LANE & 475 & 551 GOVERNOR'S HIGHWAY

SOUTH WINDSOR, CONNECTICUT

GIS Nos. 88900005, 88900025, 36900475, 36900551

PREPARED FOR

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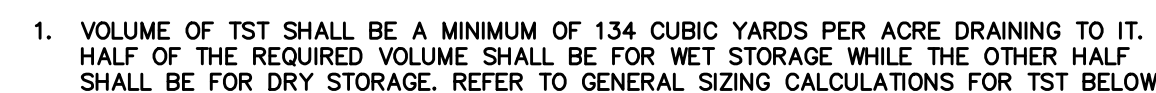
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MR. ROBERT URSO
[860-268-2452]

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

- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT

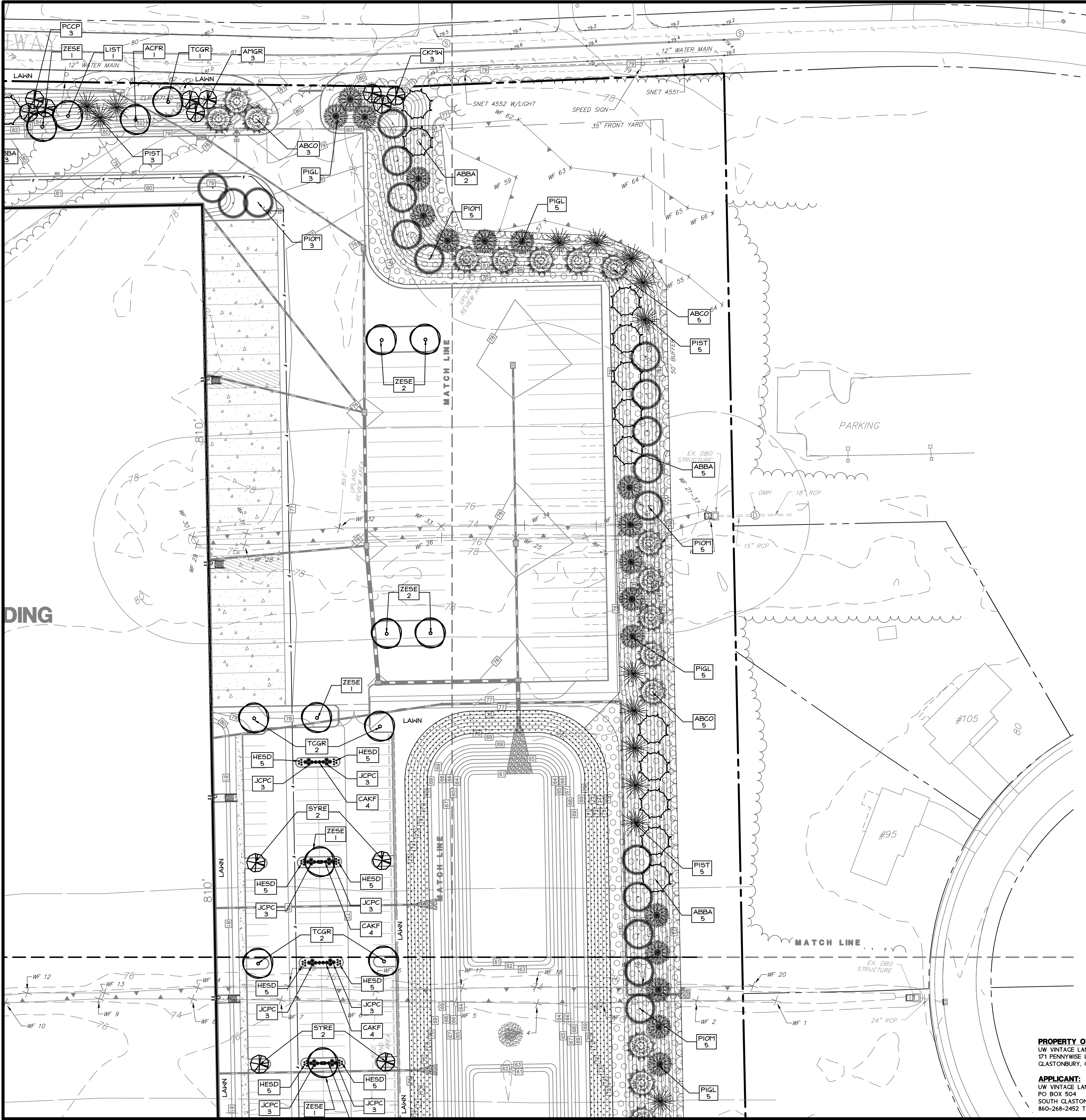
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25 TALBOT LANE		PREPARED FOR:	
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PROJECT NO.		PROJECT FILE	
1907/6/J		1907/6/J	
07/02/21		07/02/21	
DRAWN BY:		DW	
CHECKED BY:		DHI	

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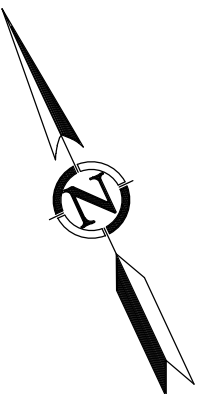


PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

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

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

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



LANDSCAPE PLAN		REVISIONS		BY	
NO.	DATE	COORDINATION WITH GE CONSULTANTS	REVISOR	DATE	BY
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	REM		
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ		

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

PROJECT NO.: 1976U
DATE: 07/02/21
DESIGNER: DHJ
REVISOR: DHJ
DATE: 08/25/21

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

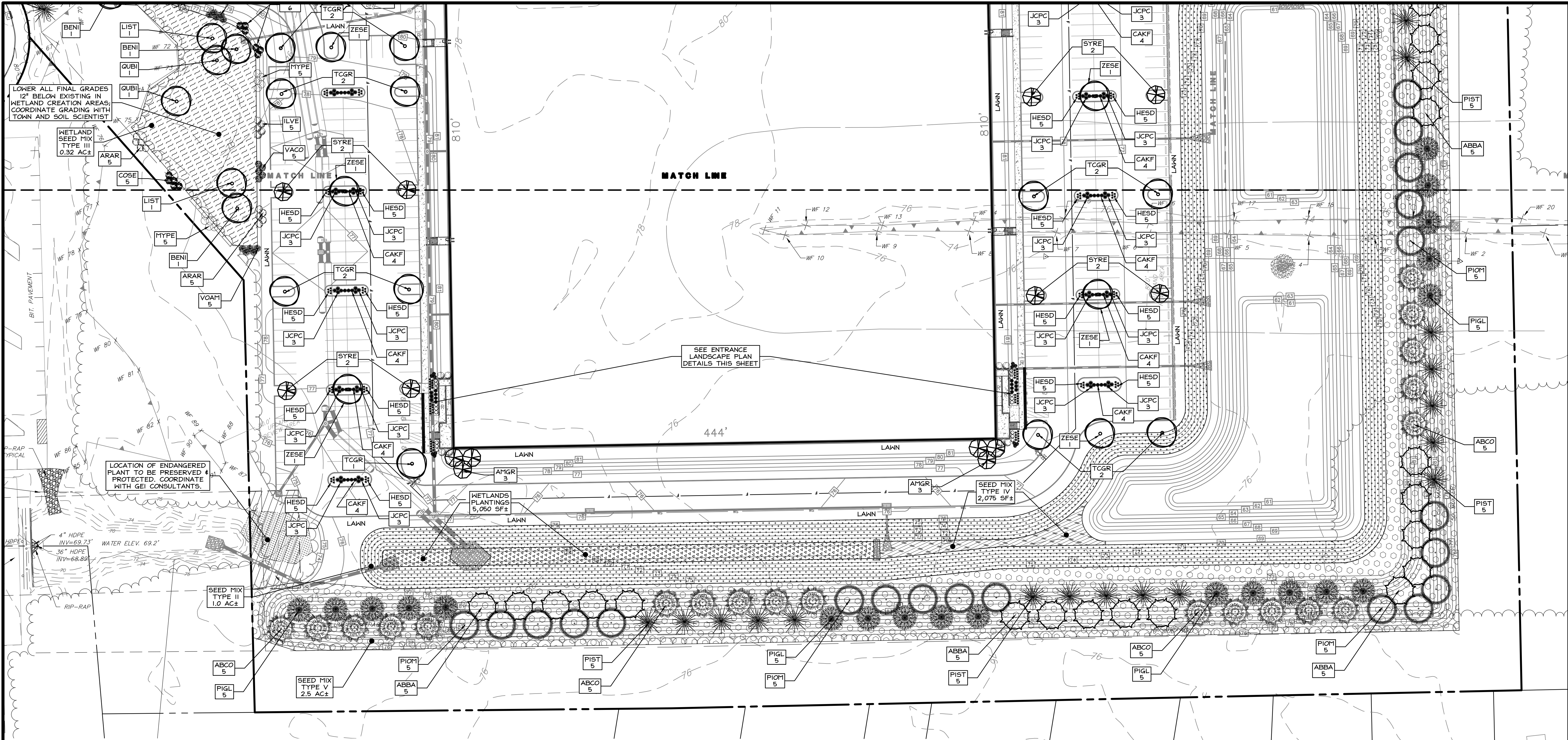
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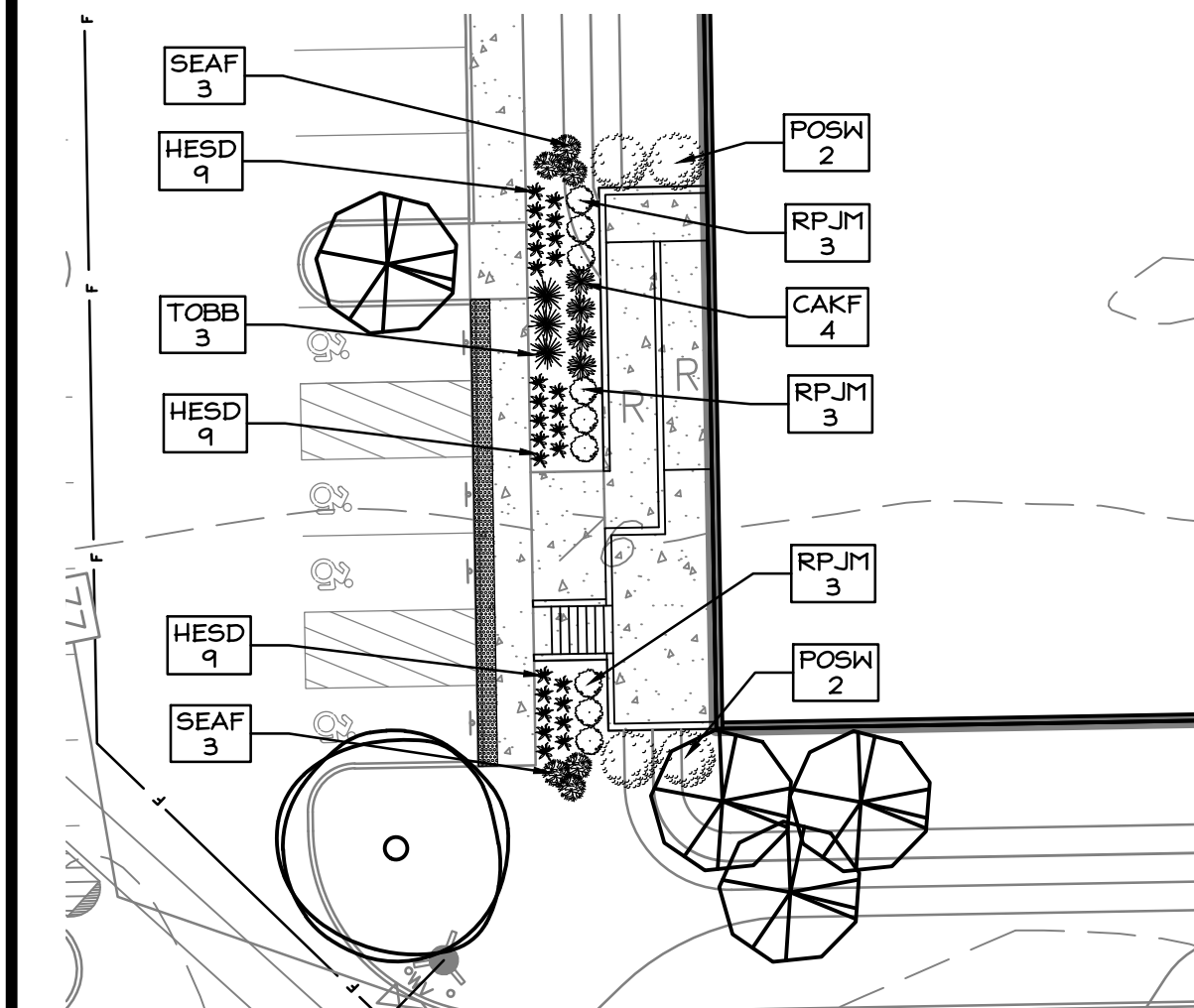
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T = 40'

SHEET
C-L52
SHEET 21 OF 30

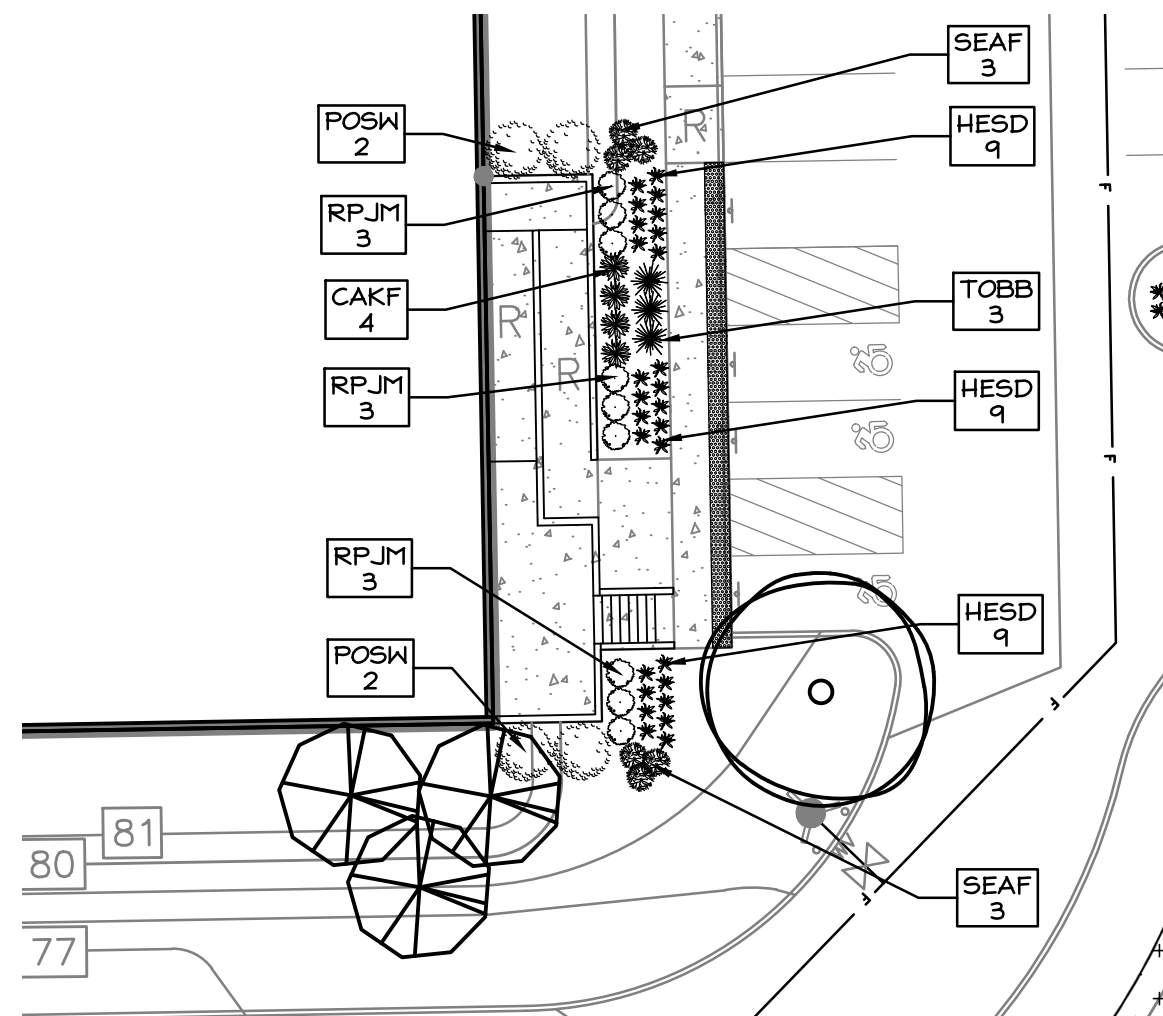
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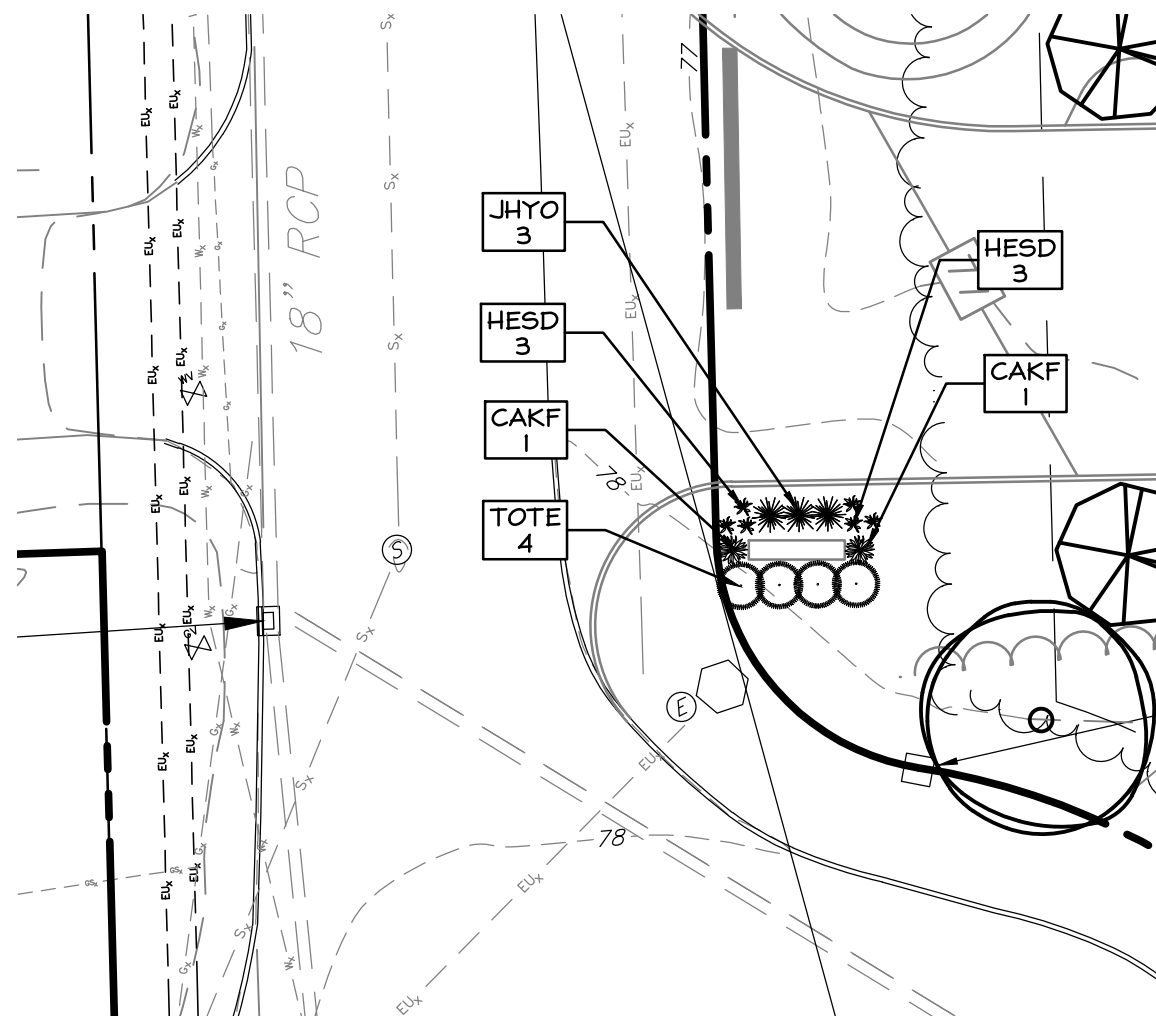
1 OVERALL LANDSCAPE PLAN



2 SW ENTRANCE LANDSCAPE PLAN DETAIL



3 SE ENTRANCE LANDSCAPE PLAN DETAIL



4 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

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GLASTONBURY, CT 06033

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REFERENCES:
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REVISIONS			
NO.	DATE	COORDINATION WITH GEI CONSULTANTS	REVISOR
1	8/25/2021	COORDINATION WITH GEI CONSULTANTS	DJH
2	8/25/2021	REVISED PER TOWN COMMENTS	DJH

LANDSCAPE PLAN

SCALE: 0' 20' 40' 80'

T = 40'

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SHEET 22 OF 30

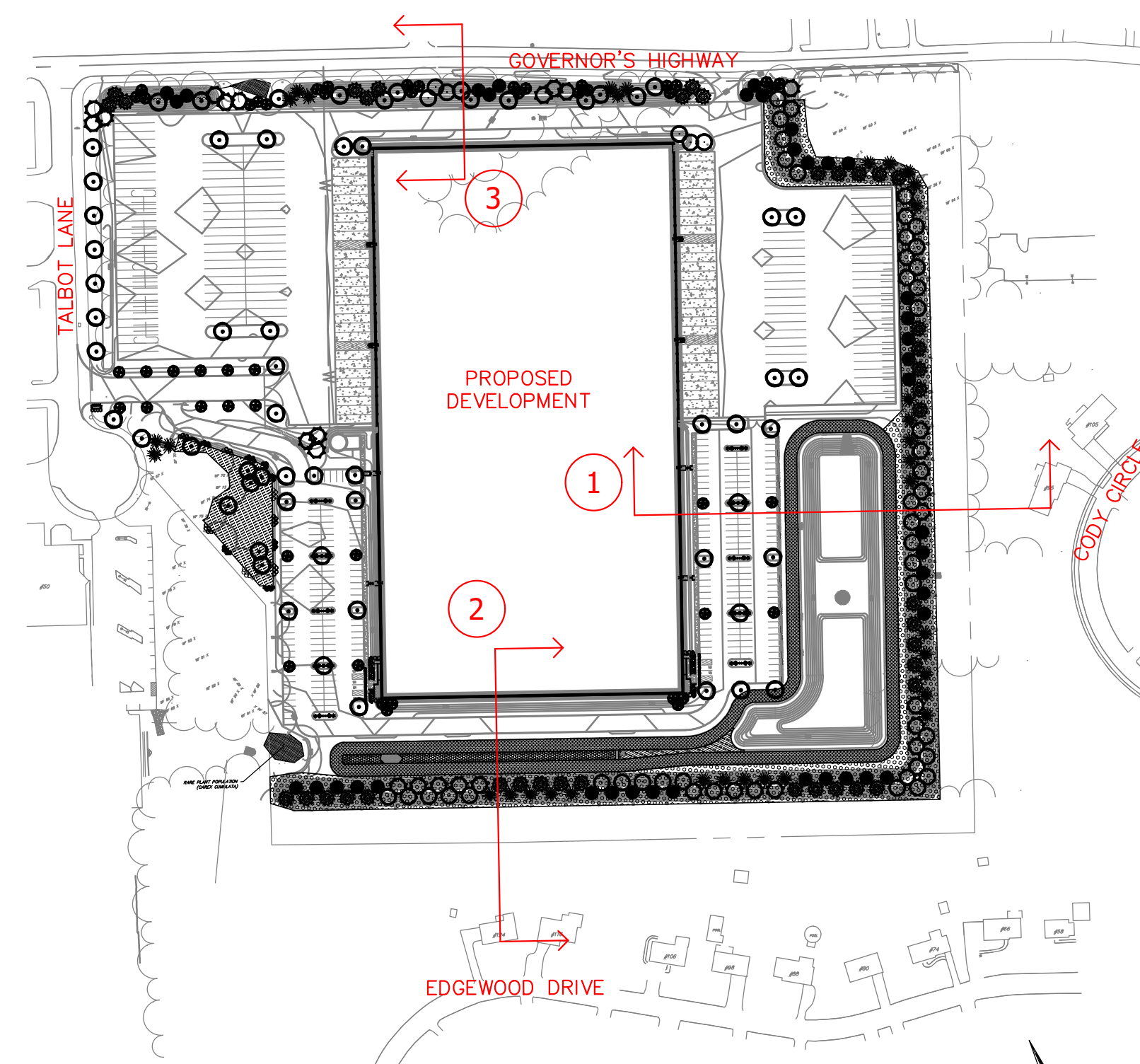
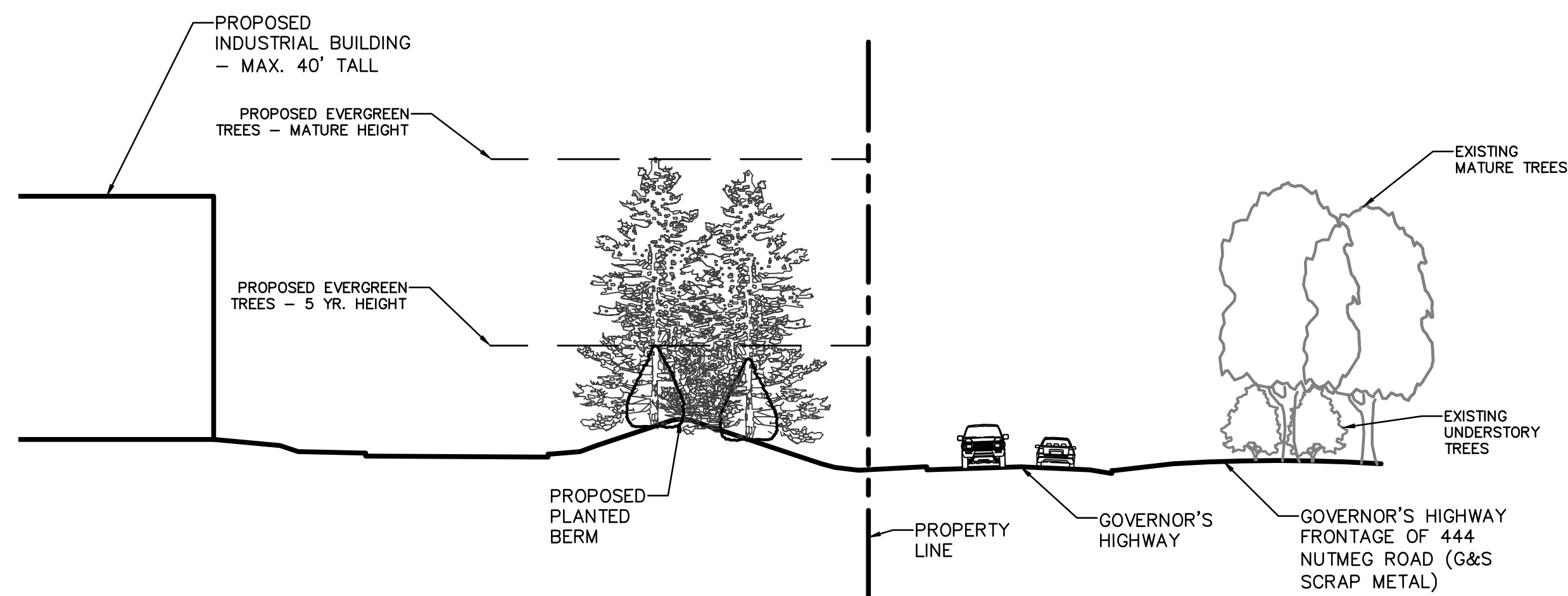
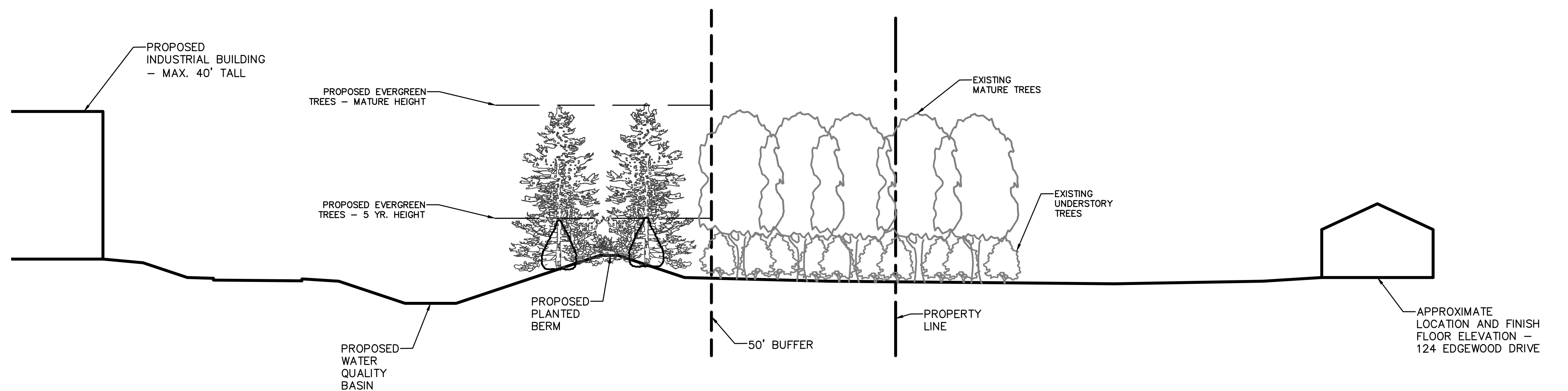
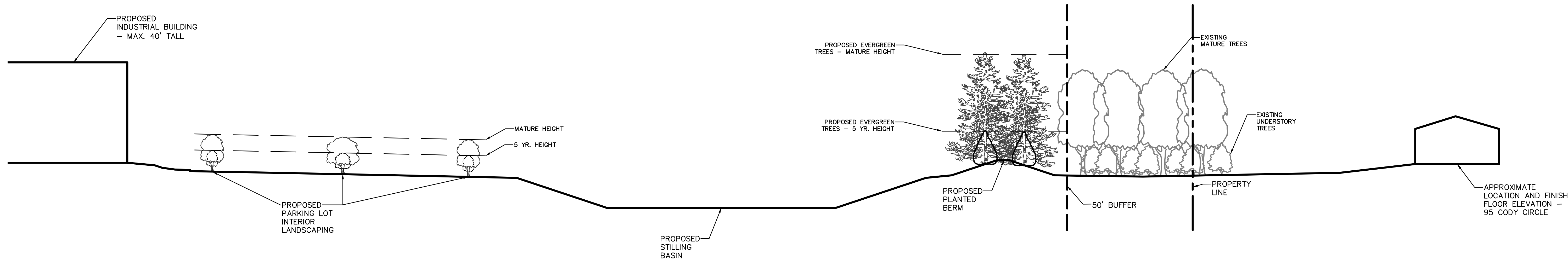
**25 TALBOT LANE
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5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
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LANDSCAPE NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
- DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
- ALL AREAS DESIGNATED TO BE RECEIVED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH, WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNERS REPRESENTATIVE.
- PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK," PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS, PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM WITHOUT VOIDS AND FIBROUS ROOT SYSTEMS.
- BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCLOSURE THE FIBROUS AND FEEDING ROOT SYSTEMS NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK," CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
- 5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM, THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
- 5.B. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT PERIOD OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS GATOR TOGETHER, FIRM AND WHOLE.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.C. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
- CONTRACTOR RESPONSIBLE TO MAINTAIN 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 DEATHS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
- CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF OWNER, CONTRACTOR'S RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
- 9.A. ROOT TIES THAT MAY BE DAMAGED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE. NO ROOT TIES SHALL BE USED.
- PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
 - BARK MULCH/COMPOST 10%-12%
 - COARSE SAND 40-45%
 - TOPSOIL 45-50%
- PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS SPECIFIED.
- 12.A. LIFE SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MINIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
- 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER, STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
- DATILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
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.
- 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.
16. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR TO PLANTING.
- 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 CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES.
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 DROUGHT.
- 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- 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 HAZARDOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- 17.D. 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 THAT LIST THE QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST. THE PLANTING PLANS SHALL GOVERN.
19. STOCK FURNISHED INDICATED ON THE DRAWINGS. THE MINIMUM SIZE INDICATED ON THE DRAWINGS 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. ANITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES: PERMEABLE TO PERMIT TRANSPARATION TIED 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:
 - REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
 - MULIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
 - PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
 - ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
- 26.A. MULCH TO BE APPLIED AS FOLLOWS:
 - AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
 - PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
 - APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
 - MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF MOOD CURPS 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 SAUCERS 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 GUARANTEE 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 1-800-922-4465 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
- 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

- SEEDING MIXTURE TYPE I (LAWN AREAS)
 - BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
 - CHEWINGS RED FESCUE 30% OF MIXTURE
 - PERENNIAL RYEGRASS 20% OF MIXTURE
- SEEDING MIXTURE TYPE II (BASIN SLOPES)
 - RETENTION BASIN WILDLIFE MIX - ERNFK-127
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE III (WETLAND CREATION AREA)
 - OEL WETLAND MIX
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE IV (BODYSHALES)
 - RETENTION BASIN FLOOR MIX - ERNFK-126
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE V (SOUTH 4 EAST BERT)
 - SHOCKY NORTHEAST NATIVE MILFLOUNDER MIX - ERNFK-163-1
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE VI (SOUTH 4 EAST BERT)
 - SHOCKY NORTHEAST NATIVE MILFLOUNDER MIX - ERNFK-163-1
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE VII (SOUTH 4 EAST BERT)
 - SHOCKY NORTHEAST NATIVE MILFLOUNDER MIX - ERNFK-163-1
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEEDING MIXTURE TYPE VIII (SOUTH 4 EAST BERT)
 - SHOCKY NORTHEAST NATIVE MILFLOUNDER MIX - ERNFK-163-1
 - BY Ernst Conservation Seeds, 4006 Mercer Pike, Meadowville, PA 16335 (800) 873-3321
- SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORAGE WATER SYSTEM.
- SEEDING OF BASIN SLOPES (SEEDING MIXTURE TYPE II) SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING. ADD AN ADDITIONAL 15% TO SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDROMULCH SHALL BE EQUAL TO COMBED 2000 AND APPLIED AT THE RATE OF 1,400LBS. PER ACRE.
- CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND CREATION AREA NOTES:

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

1 TREE PLANTING DETAIL

Not to Scale

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY PROSPECTIVE LIMBS TO DOMINANT LEADING AND BRANCH OUTLETS. BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25MM(1IN) (1/2") HIGHER IN SLOPE OR DRAINAGE AREAS.

MULCH RING 100MM (4") DIA. MIN. 240MM (9") DIA. PREFERRED.

50MM (2") MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH BED FREE FOR A MIN. OF THREE YEARS AFTER PLANTING.

TAMP SOIL AROUND ROOT BALL. BASE FIRM WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. REMOVE COMPLETELY IF SYNTHETIC USED.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200MM (8") INTO PLANTING HOLE.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

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

NOTES:

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

2 SOIL IMPROVEMENT 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 SILT 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 FRAGILE 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:

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

3 SHRUB & GROUND COVER PLANTING DETAIL

Not to Scale

3" HIGH EARTH SAUCER (TYP.)

2" SHREDDED BARK MULCH

REMOVE BURLAP AND TIES FROM TOP 1/3 BALL

2" SHREDDED BARK MULCH

GROUND COVER BEDS

COMPACTED SUBGRADE (TYP.)

PLANTING SOIL MIXTURE (TYP.)

BALL DIAMETER + 12"

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

WETLAND PLANTING NOTES:

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

LANDSCAPE PLANTING SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES	
DECIDUOUS TREES							
ACFR	9	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	19	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	B&B	PLANT AS SHOWN – SINGLE STEM	
TGCR	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	39	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	36	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	30	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	No. 3	CONT.	3' O.C.	
JHYO	3	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	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	No. 5	CONT.	6' O.C.	
RPJM	18	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	3' O.C.	
TOBB	6	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	110	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	No. 1	CONT.	2' O.C.	
SEAF	12	Sedum spectabile 'Autumn Fire'	Autumn Fire Stonecrop	No. 1	CONT.	3' O.C.	
ORNAMENTAL GRASSES							
CAKF	30	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
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

LANDSCAPE DETAILS & NOTES

SHEET
C-L55
SHEET 24 OF 30

25 TALBOT LANE
SITE PLAN APPLICATION
5 & 25 TALBOT LANE & HIGHWAY 475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06073
CIS Nos: 88900005, 88900025, 36900475, 36900551

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

PROJECT NO.
1976U
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07/02/21
DESIGNED BY
DW
CHECKED BY
DW

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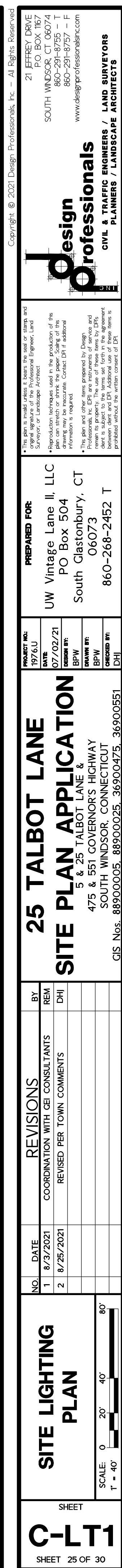
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- At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. 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 be immediately reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout and that proper depths can be achieved. All discrepancies must be immediately reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utility 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 notify 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 responsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.
29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions 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 footings/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
- Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
- High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
- Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
36. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
37. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
38. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
39. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and

The 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 be ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

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

For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be established 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.

Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

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

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

All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer.

The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

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

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

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

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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

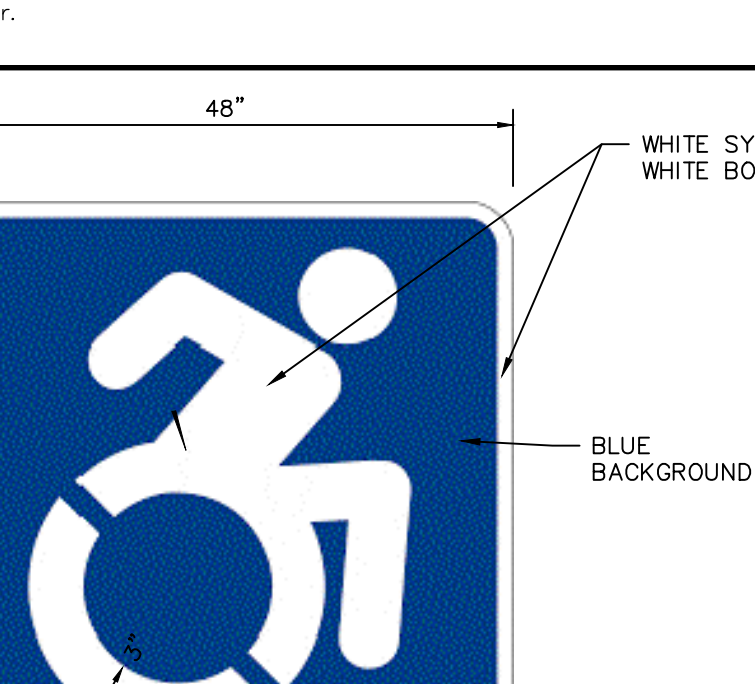
Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails on car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.

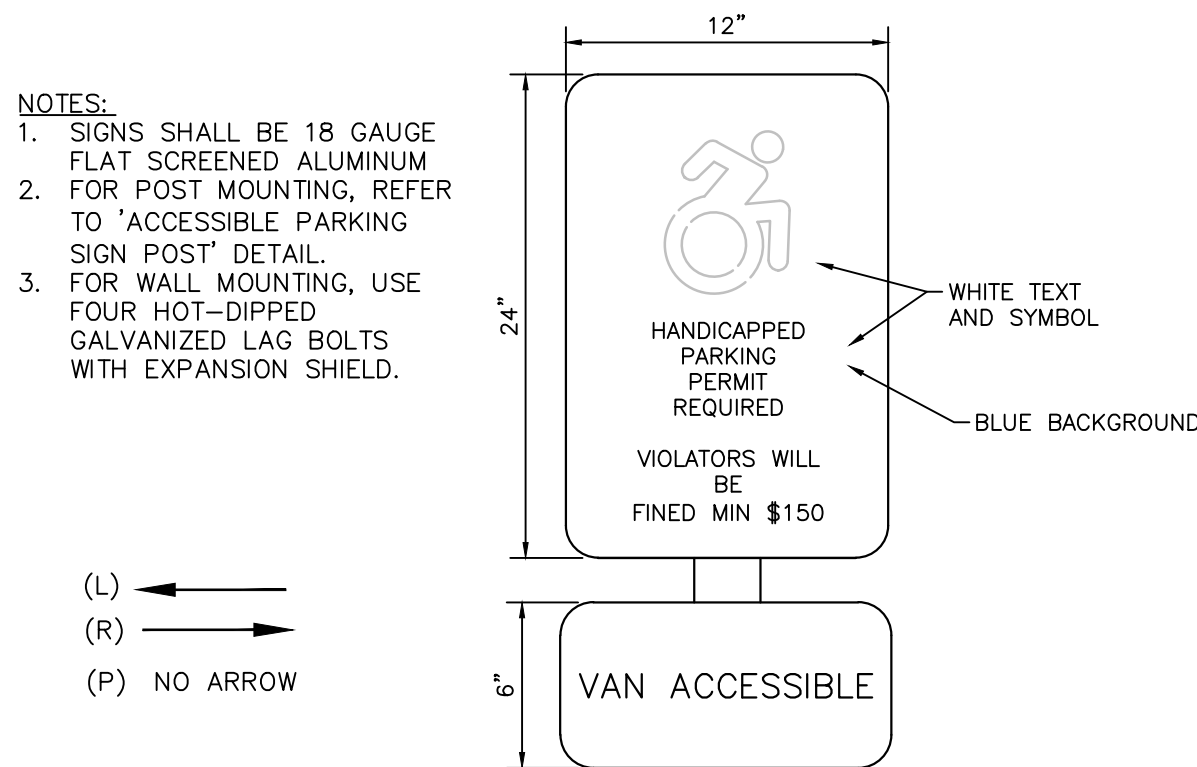
A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

Curb ramps— shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

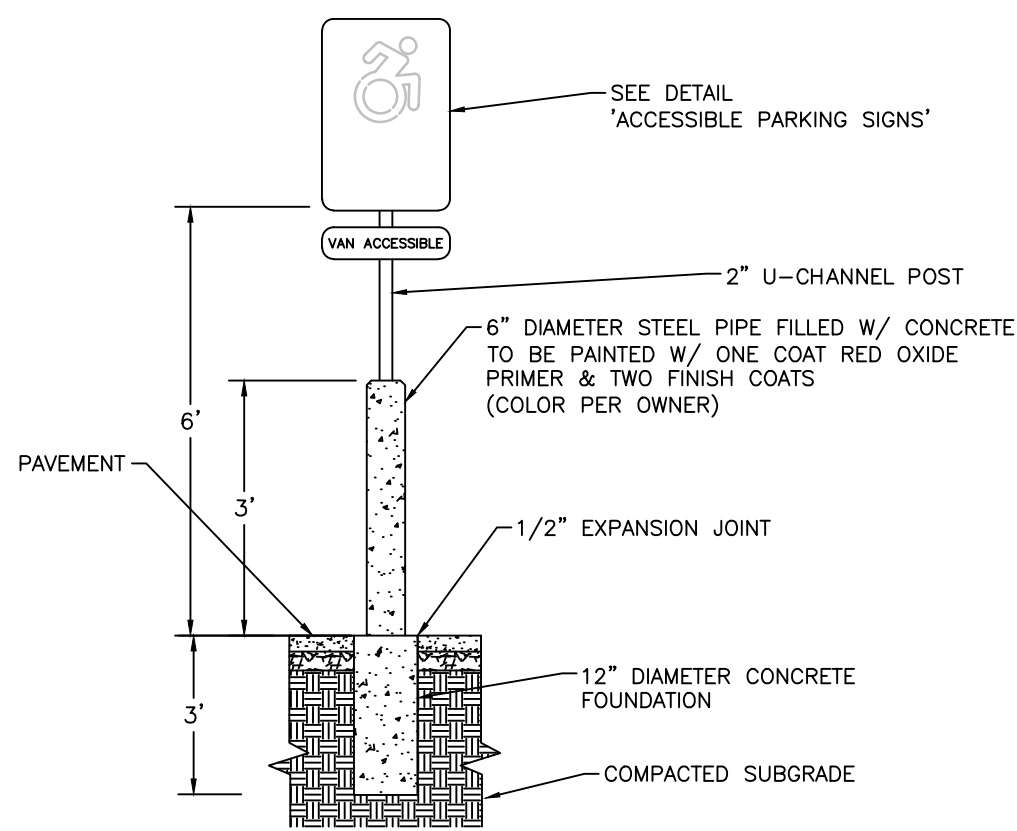
The contractor shall verify all existing elevations shown on the plan in areas of proposed down-slopes, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements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



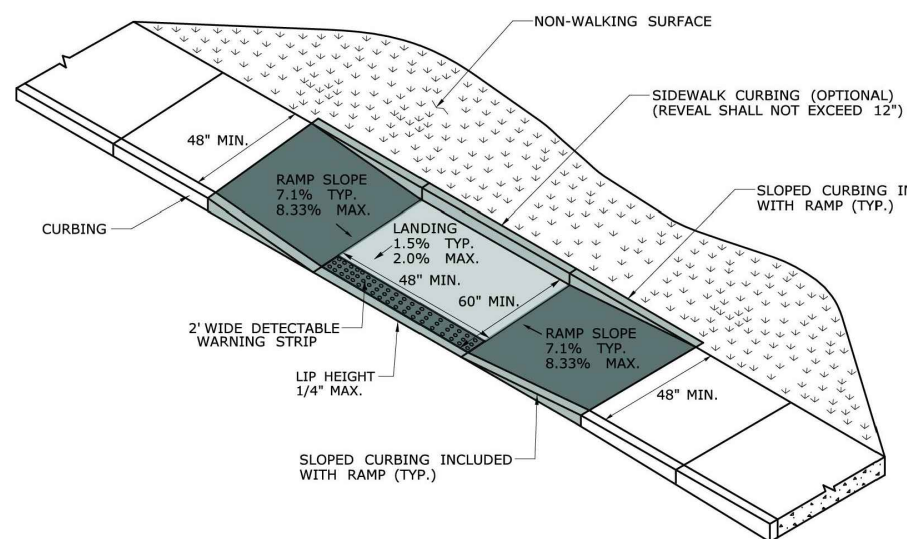
RESERVED PARKING SYMBOL



N.T.S.



N.T.S.

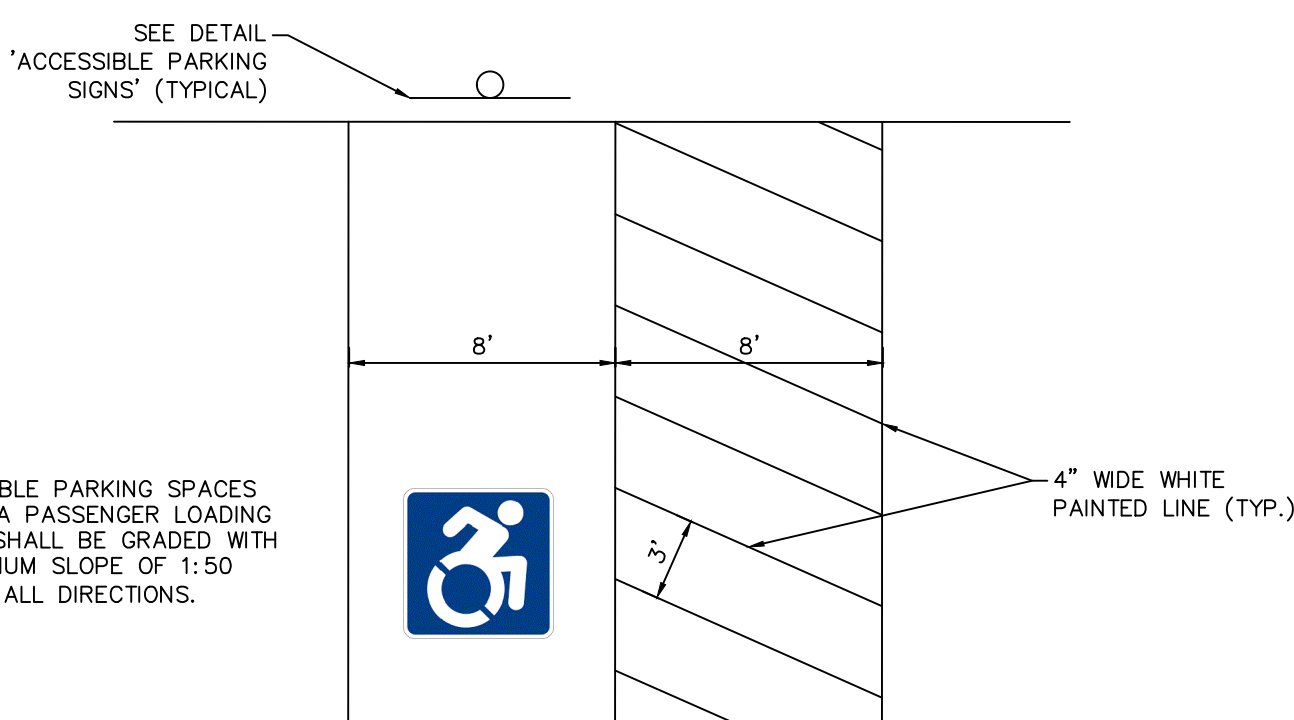


			THE INFORMATION CONTAINED HEREON IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE U.S. DEPARTMENT OF TRANSPORTATION TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC. FOR MORE INFORMATION CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND.			STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION		
PROJECT TITLE:			SHEET NO.:			DRAWING NO.:		
OFFICE OF ENGINEERING			-			PROJECT NO.:		
APPROVED BY:			-			DRAWING NO.:		
-			-			SHEET NO.:		

NTS

N.T.S.

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



N.T.S.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
 — — — — — C _u — — — — —	COMMUNICATION	 — — — — — C — — — — —
 — — — — — W _u — — — — — — — — — — W _S — — — — — — — — — — F _u — — — — —	DOMESTIC WATER	 — — — — — W — — — — — — — — — — WS — — — — — — — — — — F — — — — —
 — — — — — NFW _u — — — — —	NON-POTABLE WATER LINE	 — — — — — NFW — — — — —
 	WATER VALVE / FIXTURES FIRE HYDRANT	 
 — — — — — L _S — — — — — — — — — — LFS _u — — — — — — — — — — L _F — — — — —	LIQUID FUEL	 — — — — — LF — — — — — — — — — — LFS — — — — —
 — — — — — I _u — — — — — I _L — — — — —	IRRIGATION	 — — — — — I — — — — —
 — — — — —	LIGHTING	 — — — — —
 — — — — —	POLE / GROUND MOUNTED LIGHT	 — — — — —
 — — — — — G _u — — — — — — — — — — GS _u — — — — —	NATURAL GAS	 — — — — — G — — — — — — — — — — GS — — — — —
 — — — — — E _u — — — — — — — — — — E _L — — — — — — — — — — U _u — — — — —	POWER	 — — — — — ED — — — — — — — — — — EU — — — — — — — — — — U — — — — —
 — — — — —	PROPERTY	 — — — — —
 — — — — —	PROPERTY LINE EASEMENT LINE	 — — — — —
  	IRON PIPE IRON ROD MONUMENT	  
 — — — — —	ROADS	 — — — — —
 — — — — —	GUARD RAIL	 — — — — —
 — — — — —	EROSION CONTROL	 — — — — —
 — — — — —	SILT FENCE	 — — — — —
 — — — — —	SITE FEATURES	 — — — — —
 — — — — —	4" DOUBLE SOLID YELLOW LINE	 — — — — —
 — — — — —	4" SINGLE SOLID WHITE LINE	 — — — — —
 — — — — —	BIT. CONC. LIP CURB	 — — — — —
 — — — — —	PRECAST CONCRETE CURB	 — — — — —
 — — — — — S _u — — — — — S _L — — — — — — — — — — SS _u — — — — — SS _L — — — — — 	SANITARY SEWER	 — — — — — S — — — — — — — — — — SS — — — — — 
 — — — — — — — — — — RL _u — — — — — RL _L — — — — — — — — — — UD — — — — — UD — — — — —	STORM SEWER	 — — — — — — — — — — RL — — — — — — — — — — UD — — — — — UD — — — — —
      	STORM DRAIN PIPE ROOF LEADER UNDERDRAIN STORM DRAIN MANHOLE CURB INLET CATCH BASIN YARD DRAIN	      
 — — — — — 95 — — — — — — — — — — ×61.95 — — — — —	TOPOGRAPHY	 — — — — — 95 — — — — — — — — — — 61.95 — — — — —
 — — — — —	SPOT ELEVATION	 — — — — —
 — — — — —	RAMP	 — — — — —
 — — — — —	LANDSCAPE AREA	 — — — — —

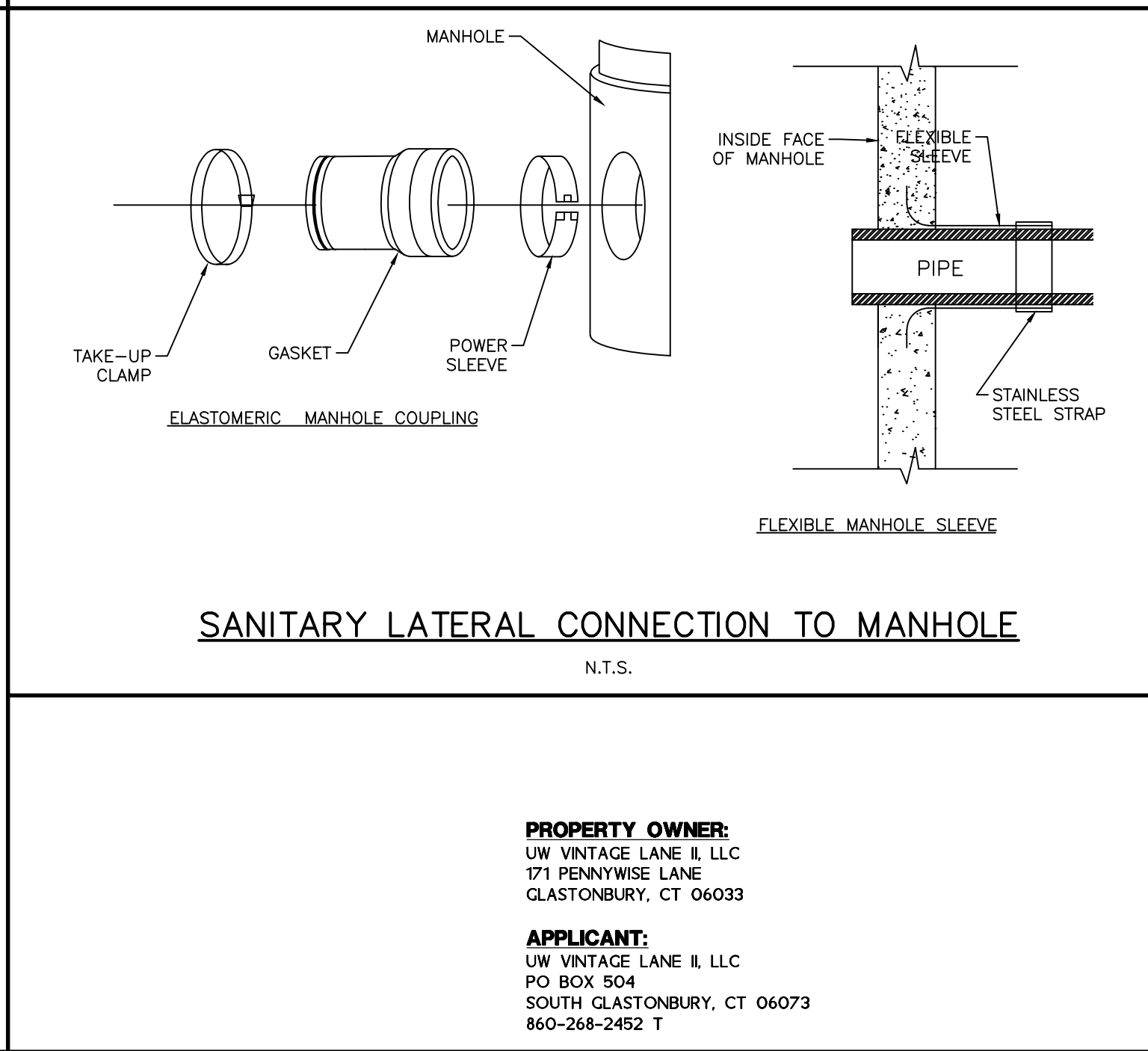
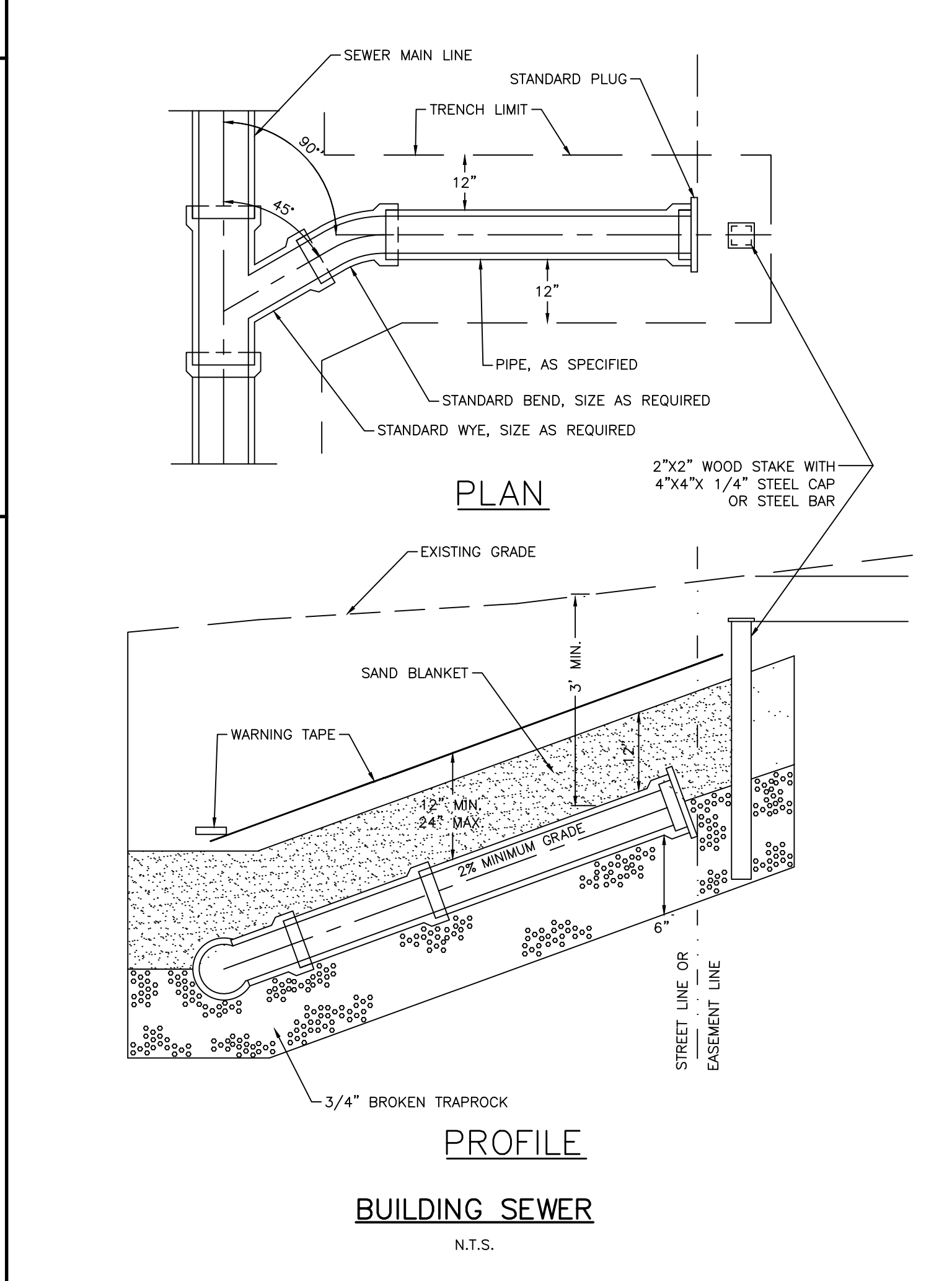
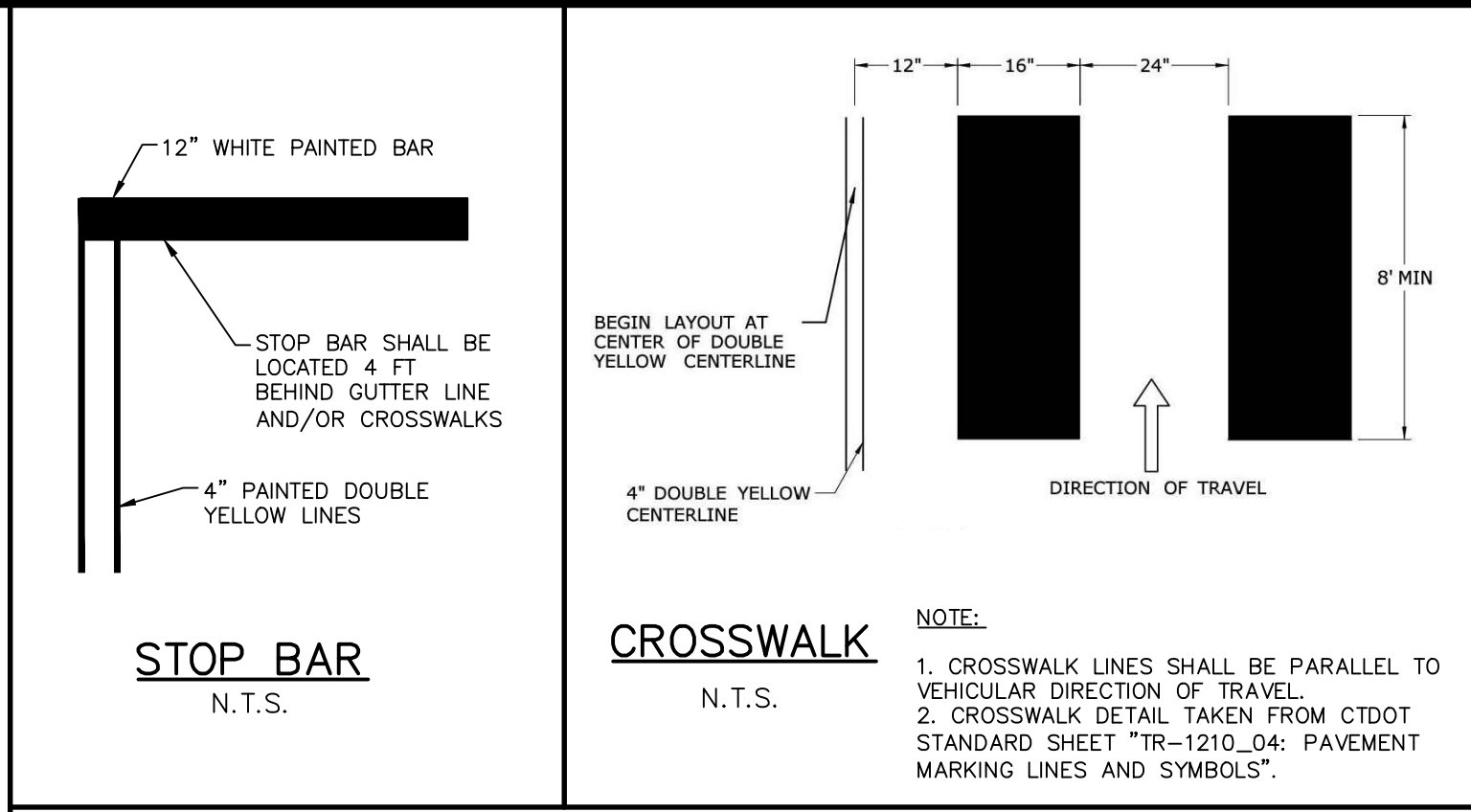
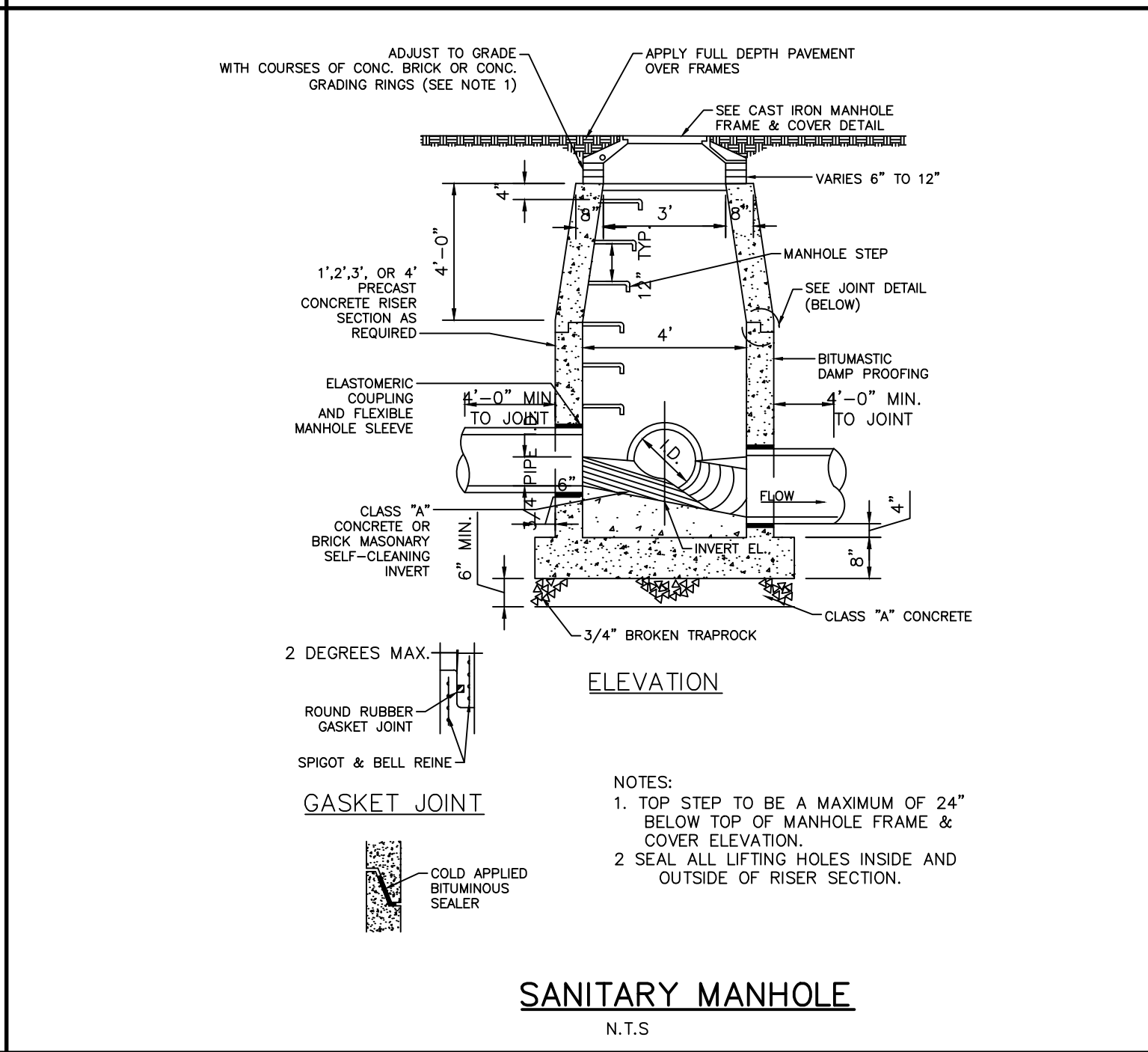
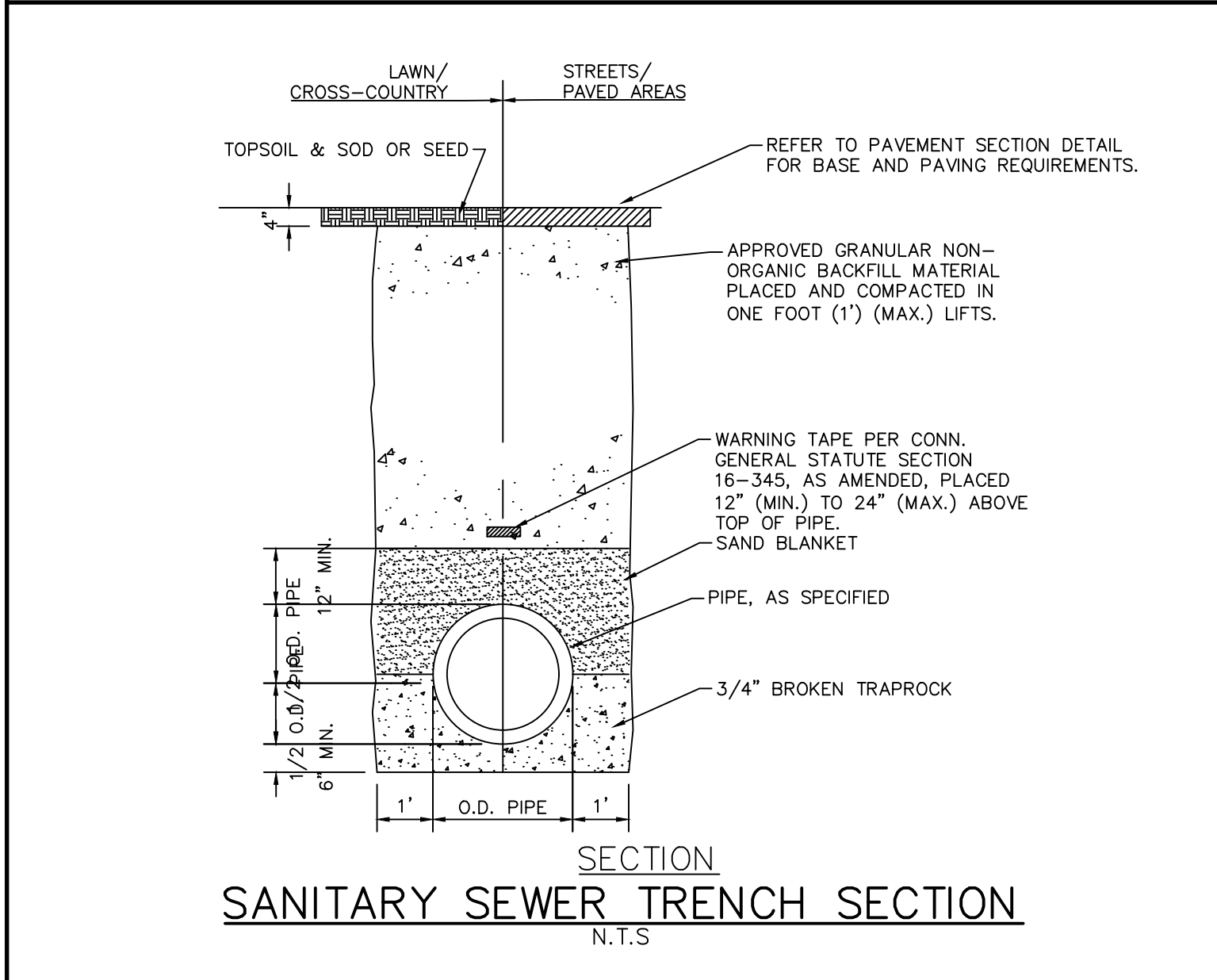
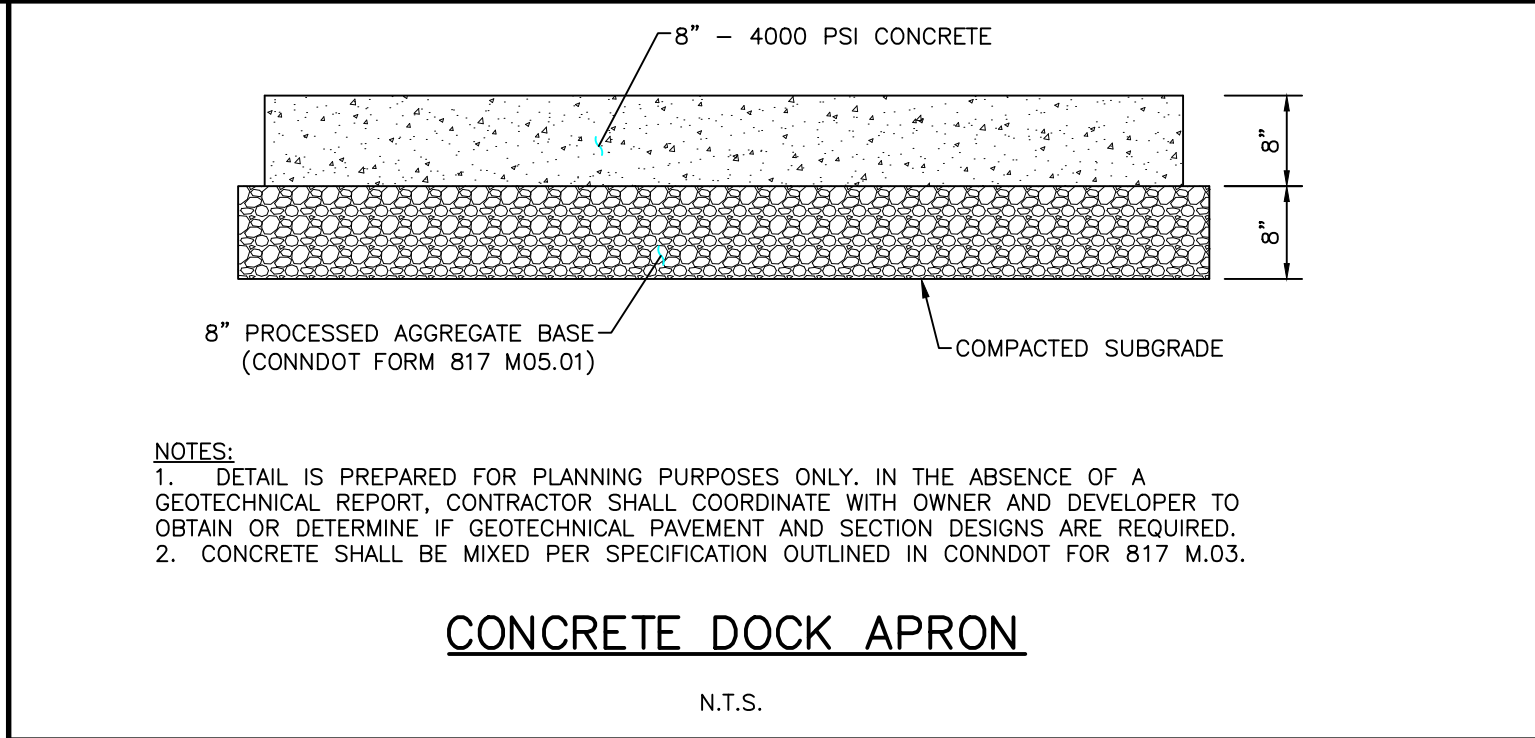
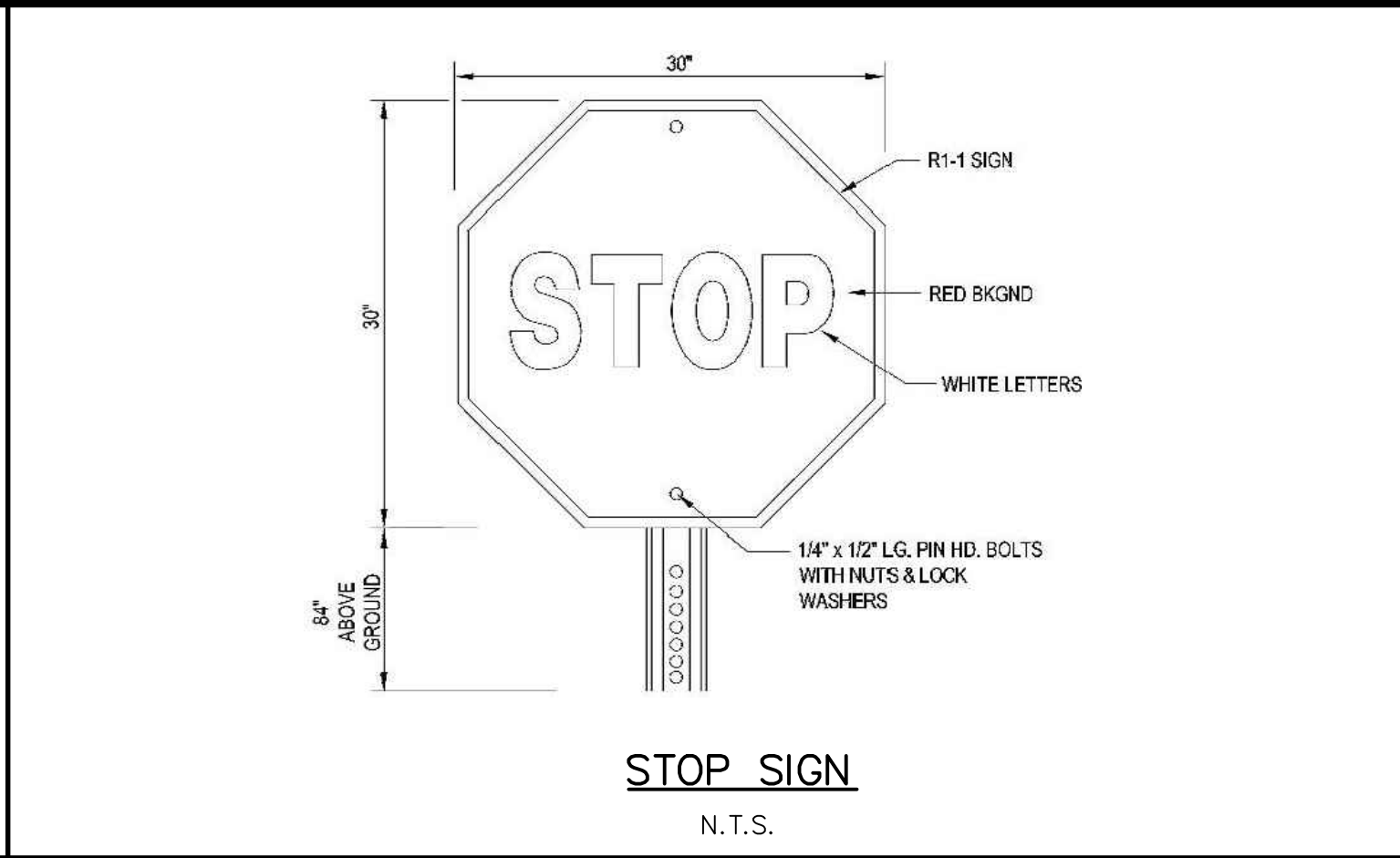
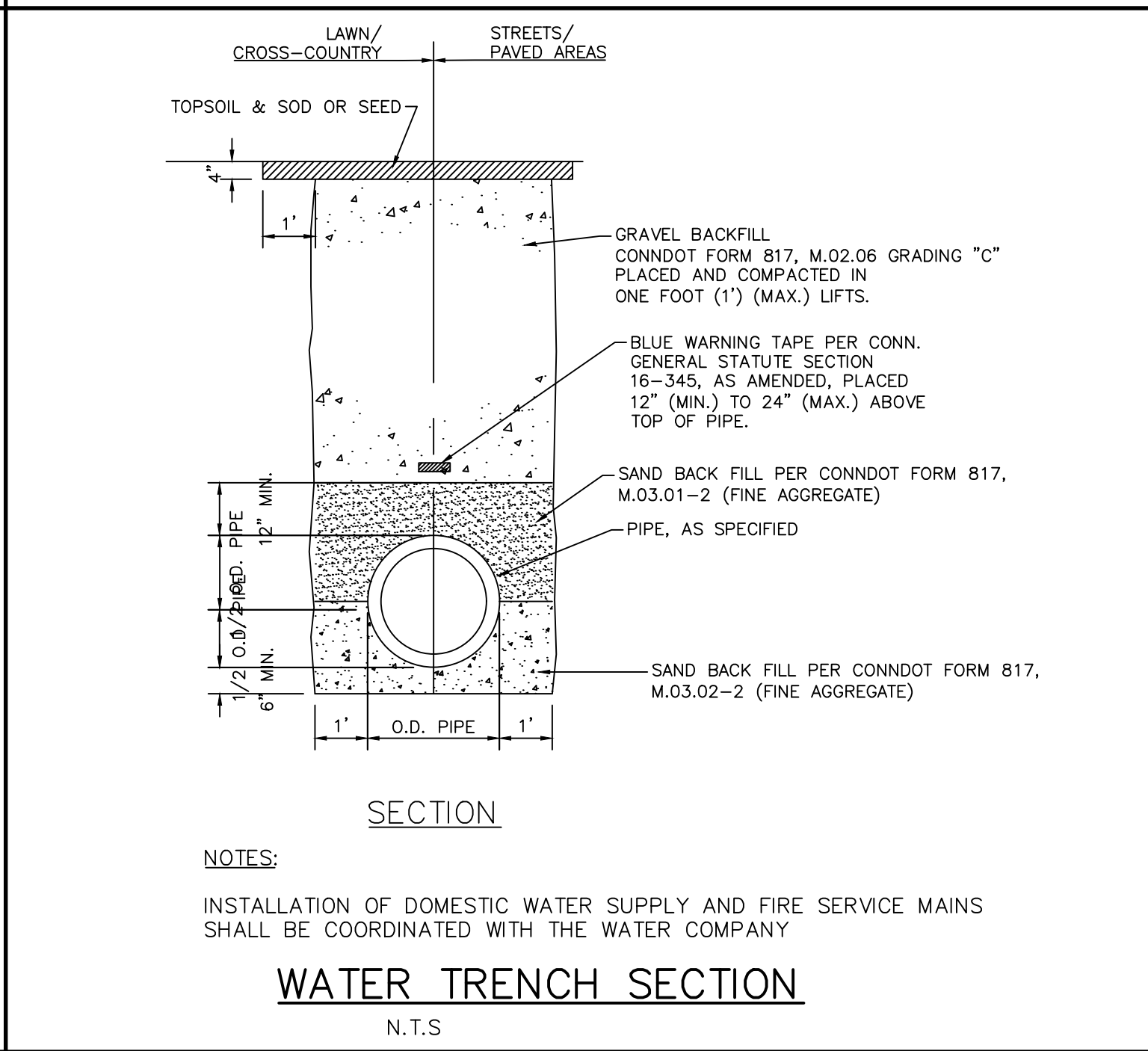
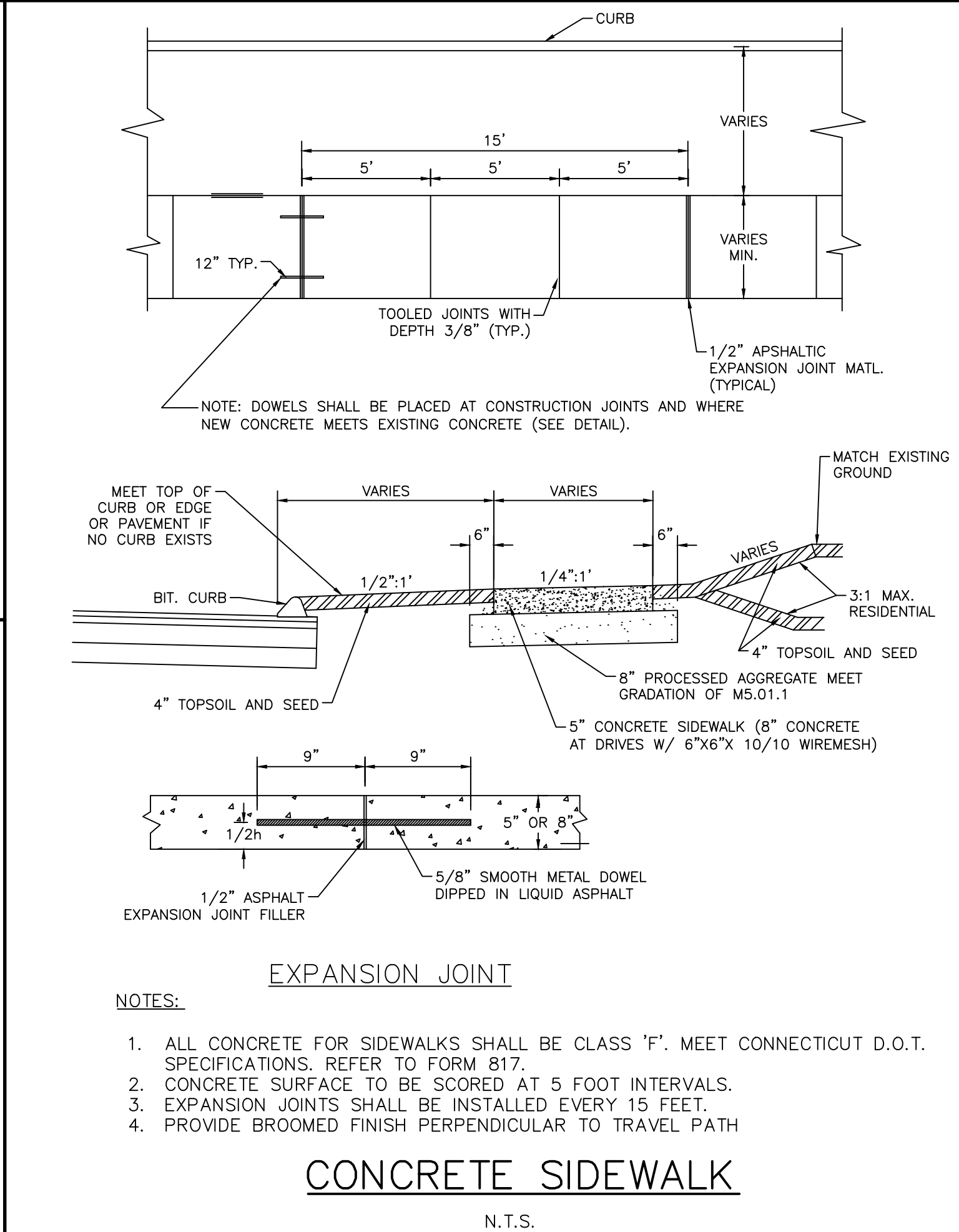
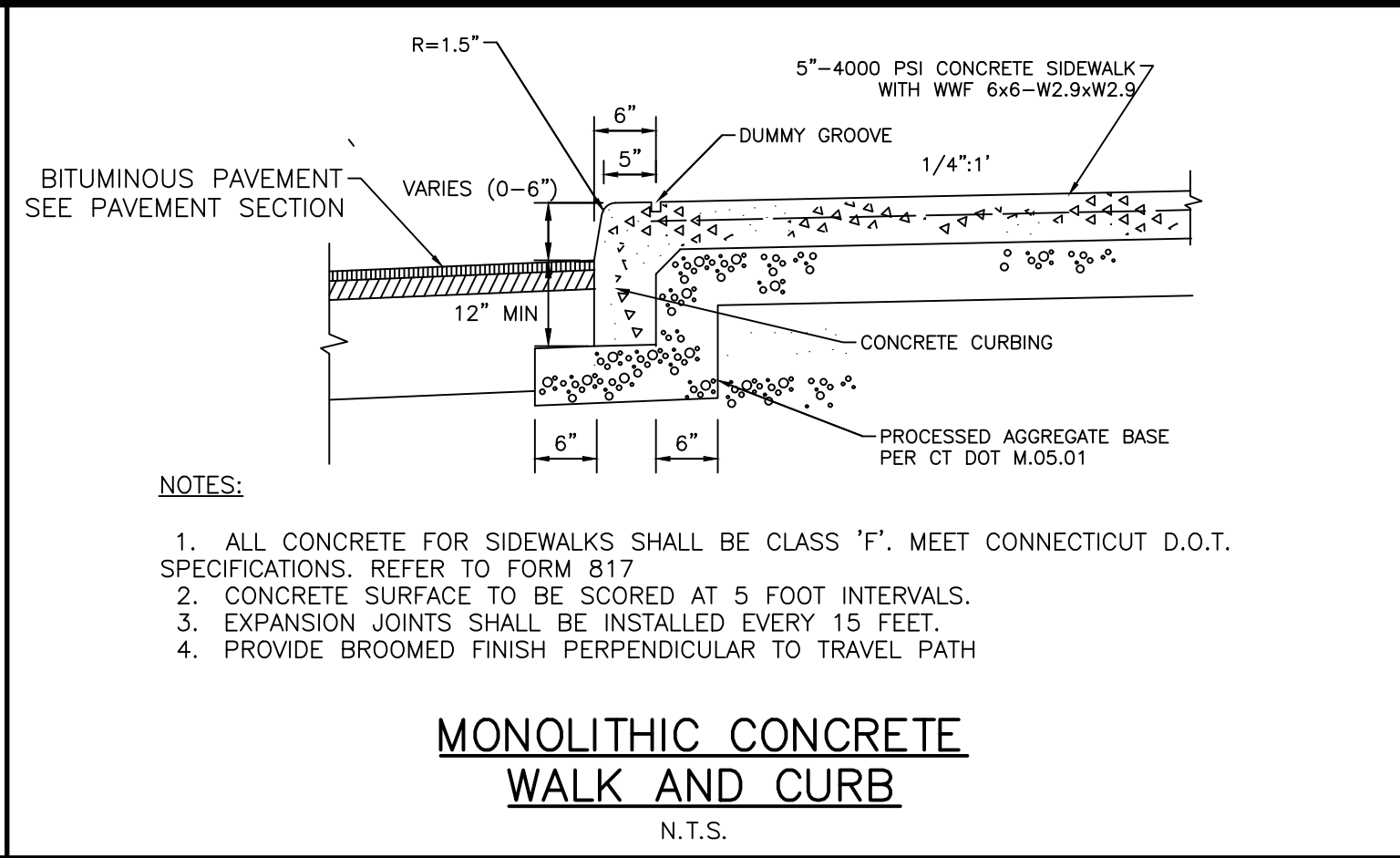
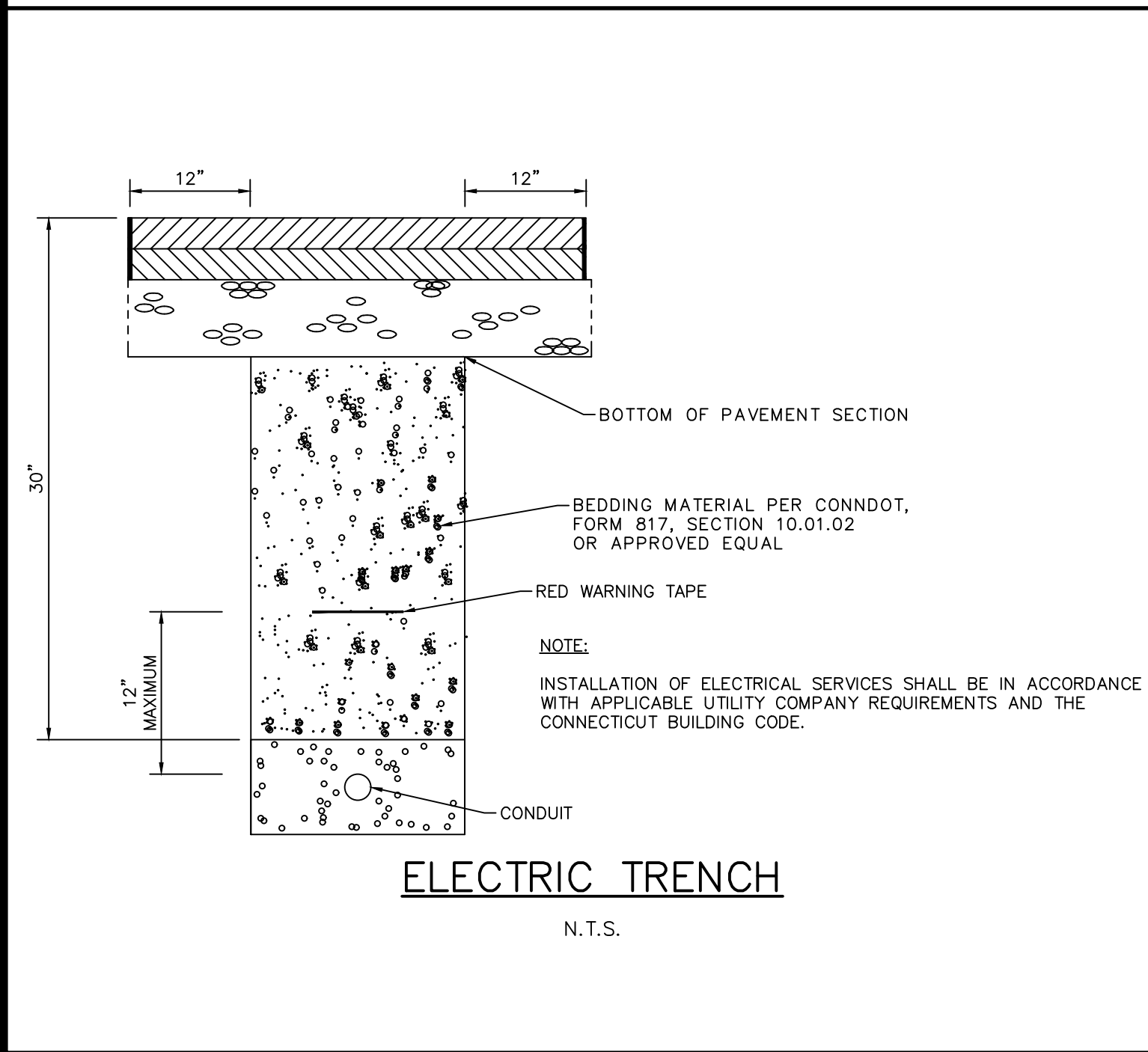
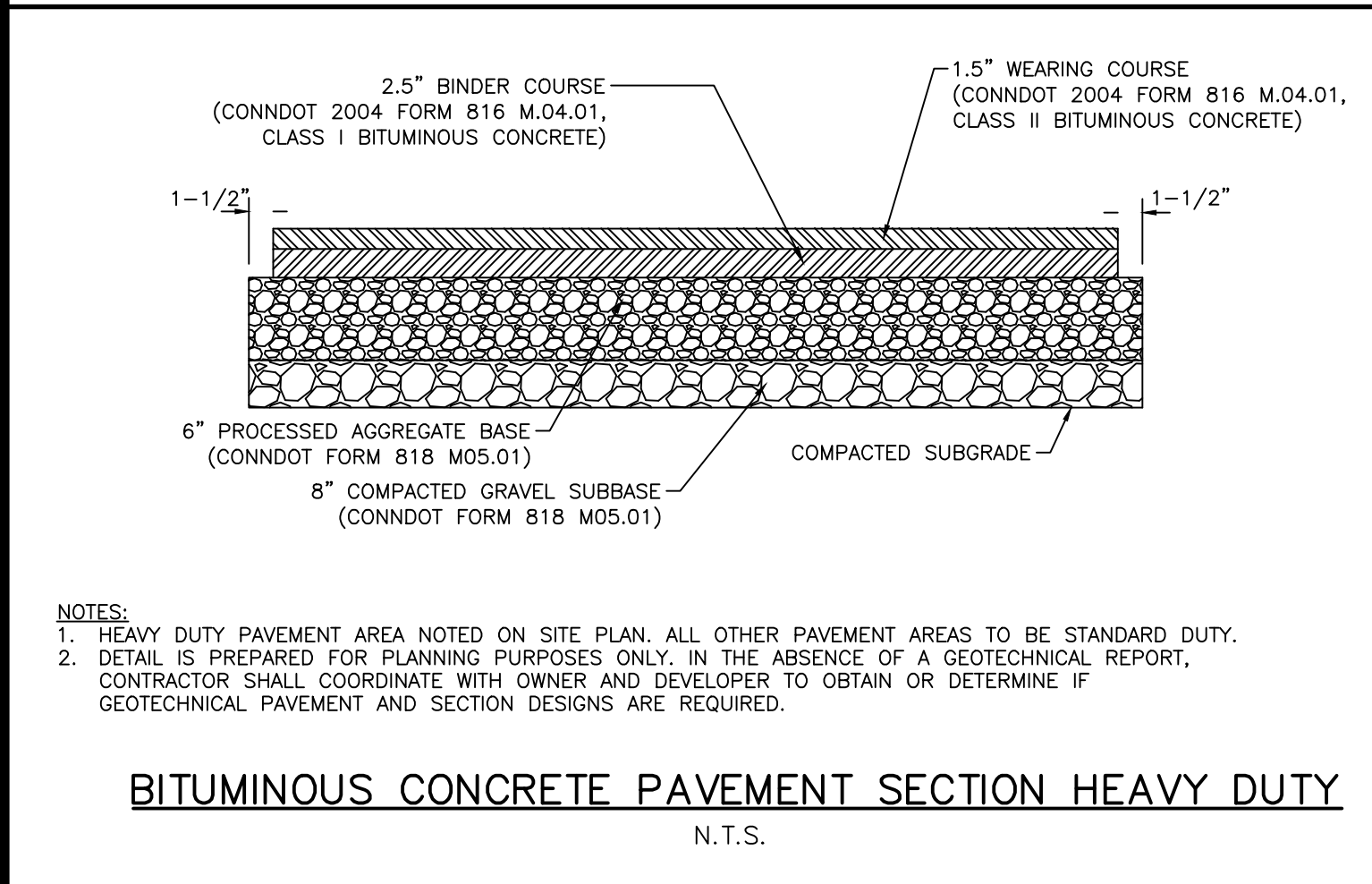
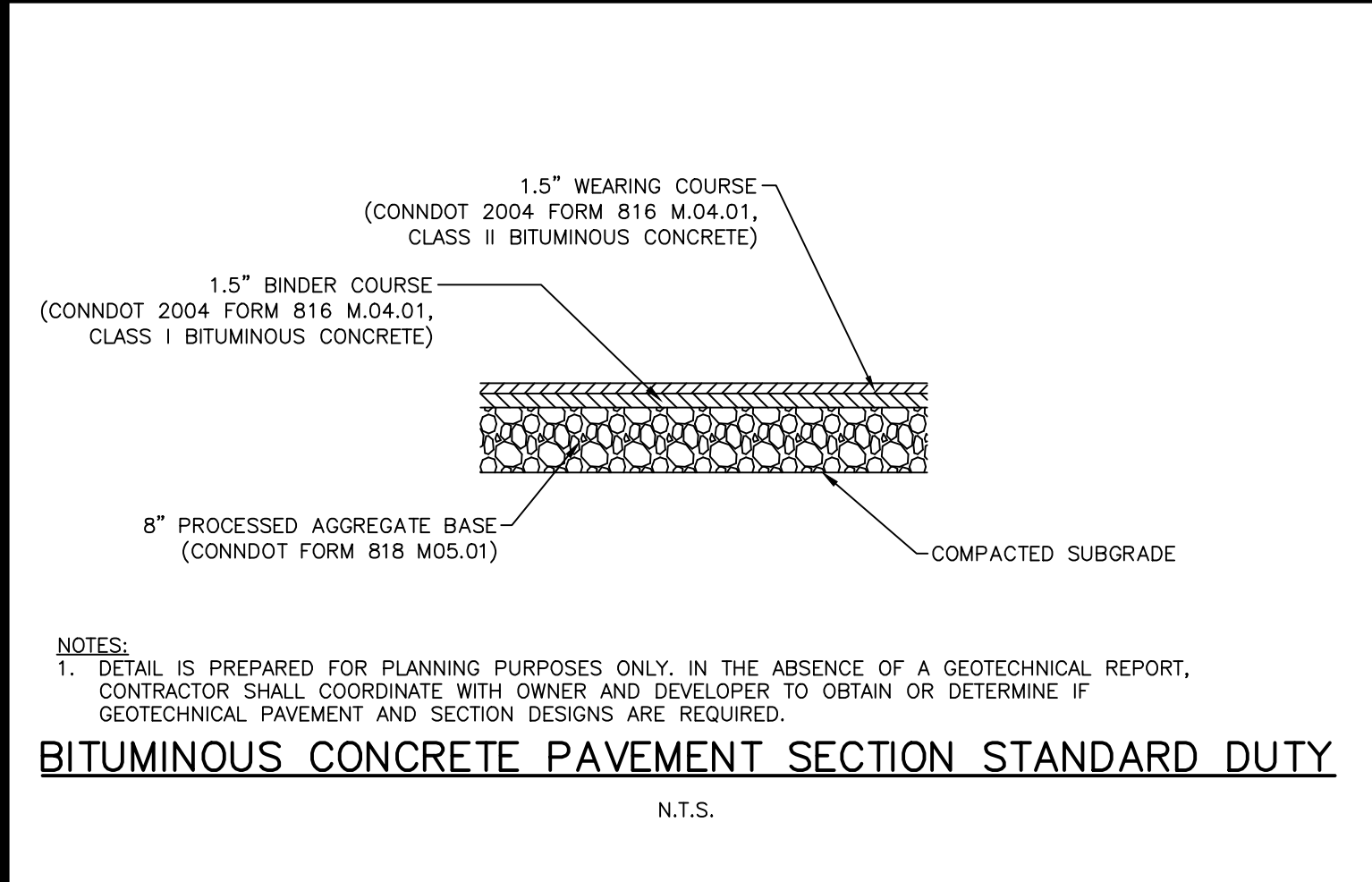
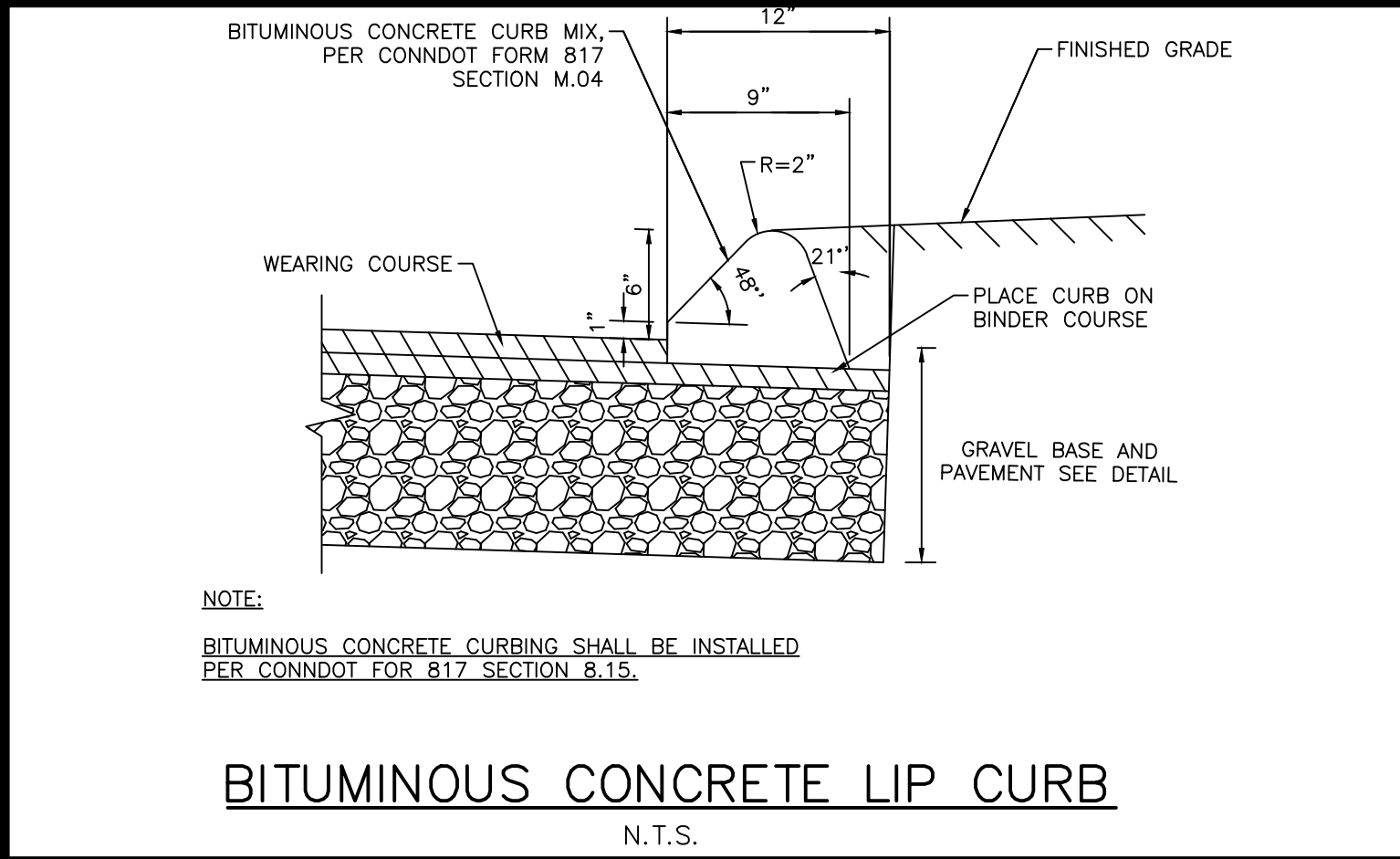
1. A mosquito larvicide containing *Bacillus thuringiensis* var. *israeli*

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

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

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

File: C:\jeda\1976\1976\Engineering\AutoCAD\1976U Detailing Layout_29 C-D3 Printed: 8/26/2021 11:42 AM Last Saved: 8/25/2021 155 PM Last Saved By: Daniel Janssens



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

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

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

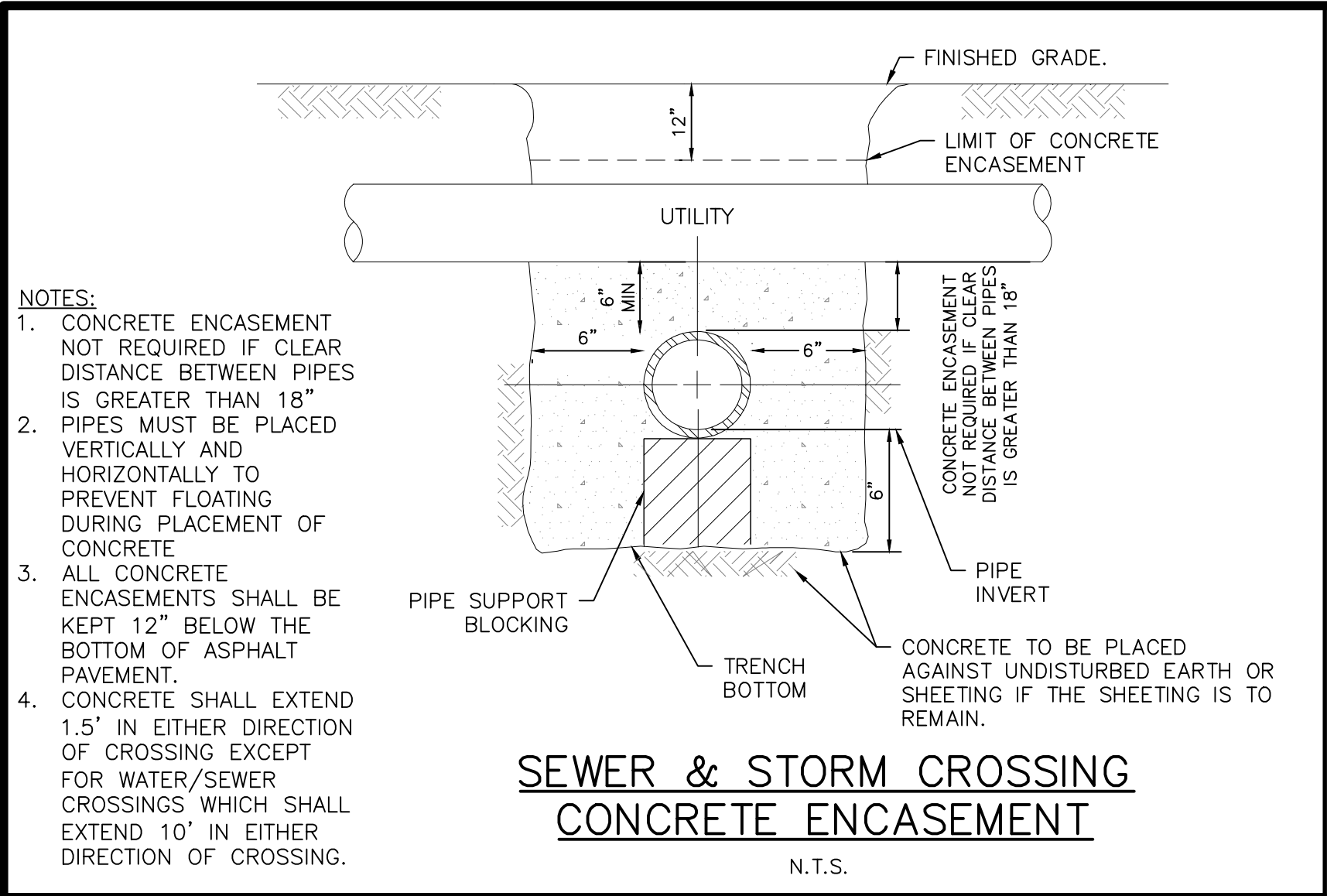
NO.	DATE	REVISIONS	BY	REASON
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	DHJ	
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ	

DETAILS

C-D3
SHEET 29 OF 30

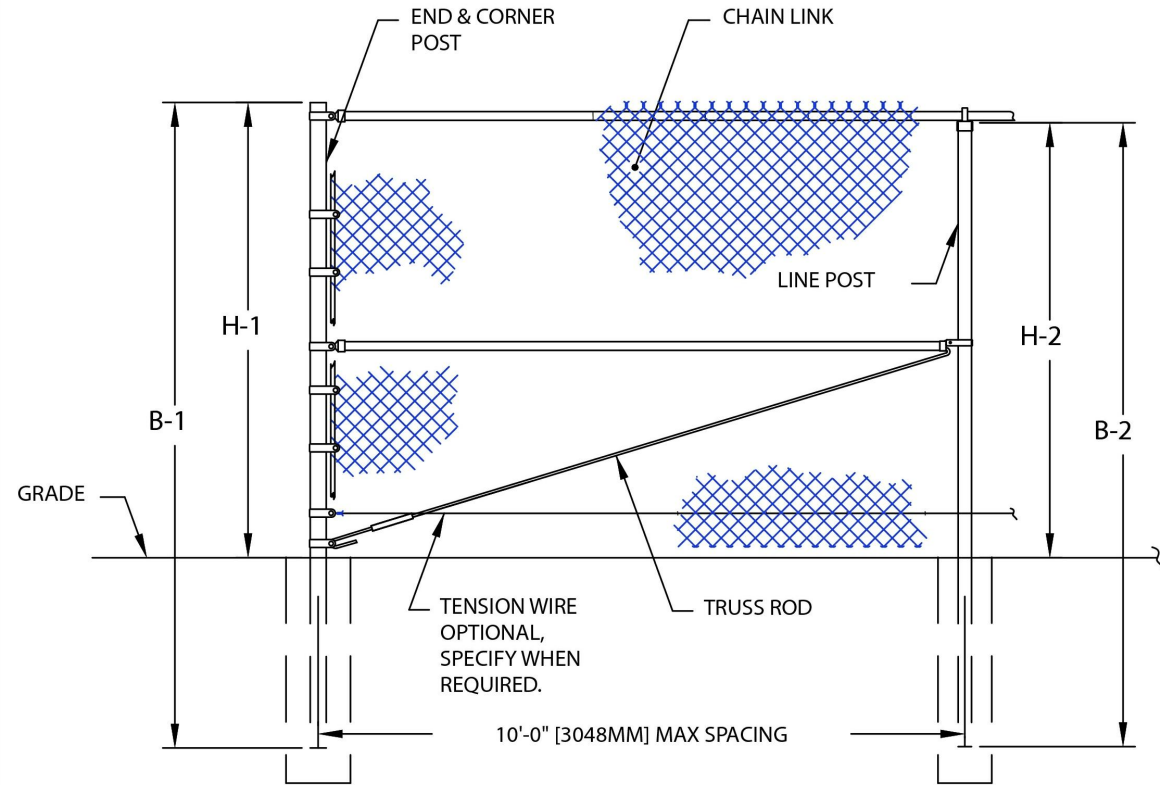
PROPERTY OWNER:
UW VINTAGE LANE II, LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

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



SEWER & STORM CROSSING CONCRETE ENCASEMENT

N.T.S.



FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS			LINE POSTS	
	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.



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TYPICAL HIGH FENCE WITHOUT BARBED WIRE

DIMENSIONS & SPECIFICATIONS

BY: JRR

DATE: 09-27-95

REV: swb

REV DATE: 05-23-18

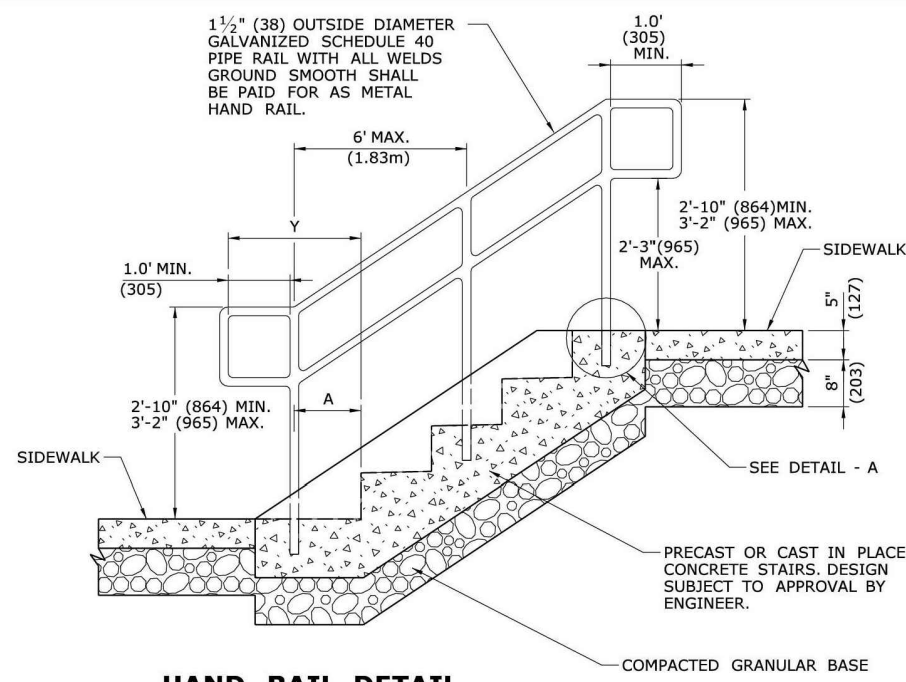
DWG: 1-1000

LAYER: 1

SCALE: 1/4" = 1'-0"

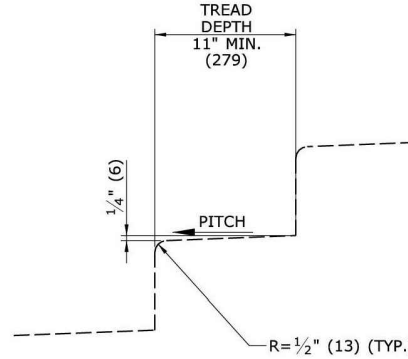
CHAIN LINK FENCE

N.T.S.



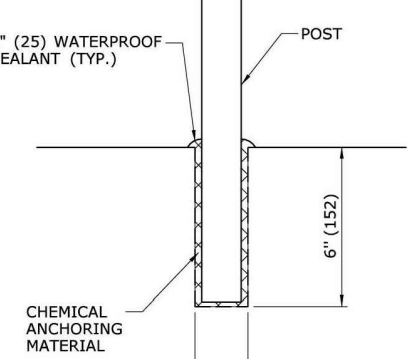
HAND RAIL DETAIL

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 FITTED 1/4" (6) (SEE NOTE 5)



DETAIL A POST HOLE AT LANDINGS

(TYPICAL FOR ALL POSTS)

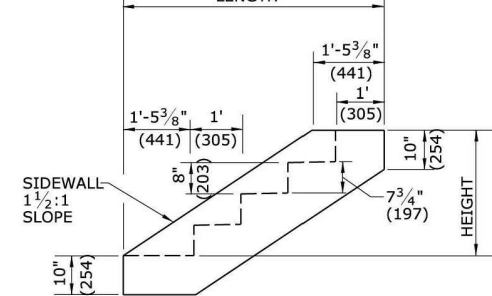
GENERAL NOTES:

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 AMERICAN WITH DISABILITIES ACT (ADA) HANDBOOK DATED 1998 AND 2000.

STEPS CONFORMING TO 1 1/2 : 1 SLOPE			
HEIGHT	LENGTH	NUMBER OF STEPS (CU.YDS.)	VOLUME OF STEPS (CU.YDS.)
0'-8" (203)	2'-9 1/2" (746)	1	0.474 (1829)
1'-4" (406)	3'-5 1/2" (1051)	2	0.718 (2832)
2'-0" (610)	4'-5 1/2" (1356)	3	0.962 (3794)
2'-8" (813)	5'-5 1/2" (1661)	4	1.220 (4695)
3'-4" (1016)	6'-5 1/2" (1966)	5	1.496 (5682)
4'-0" (1219)	7'-5 1/2" (2270)	6	1.763 (6669)
4'-8" (1422)	8'-5 1/2" (2575)	7	2.030 (7656)
5'-4" (1626)	9'-5 1/2" (2880)	8	2.297 (8643)

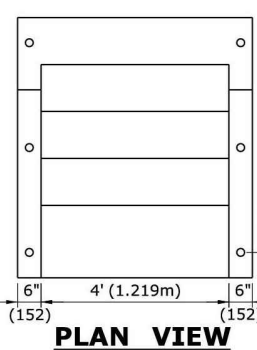
ADD 0.244 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 1 1/2 : 1 SIDEWALL SLOPE



SIDE VIEW

ALL TREADS SHALL BE FITTED 1/4" (6)

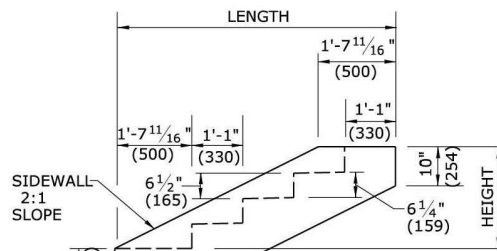


FRONT VIEW

STEPS WITH 2 : 1 SIDEWALL SLOPE			
HEIGHT	LENGTH	NUMBER OF STEPS (CU.YDS.)	VOLUME OF STEPS (CU.YDS.)
0'-6 1/2" (165)	2'-8 1/2" (830)	1	0.494 (1829)
1'-1" (330)	3'-9 1/2" (1160)	2	0.735 (2832)
1'-7 1/2" (495)	4'-10 1/2" (1491)	3	0.976 (3794)
2'-2" (660)	5'-11 1/2" (1821)	4	1.245 (4695)
2'-8 1/2" (825)	7'-0 1/2" (2151)	5	1.512 (5682)
3'-3" (990)	8'-1 1/2" (2481)	6	1.779 (6669)
3'-9 1/2" (1155)	9'-2 1/2" (2811)	7	2.046 (7656)
4'-4" (1320)	10'-3 1/2" (3141)	8	2.313 (8643)

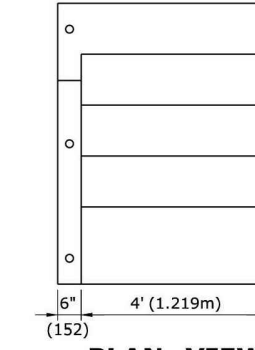
ADD 0.242 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 2 : 1 SIDEWALL SLOPE



SIDE VIEW

ALL TREADS SHALL BE FITTED 1/4" (6)



FRONT VIEW

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

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	8/2/2021	COORDINATION WITH GE CONSULTANTS	1	8/2/2021	COORDINATION WITH GE CONSULTANTS
2	8/25/2021	REVISED PER TOWN COMMENTS	2	8/25/2021	REVISED PER TOWN COMMENTS

DESIGNED BY: NTS

CHECKED BY: NTS

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

OFFICE OF ENGINEERING

DESIGNED BY: NTS

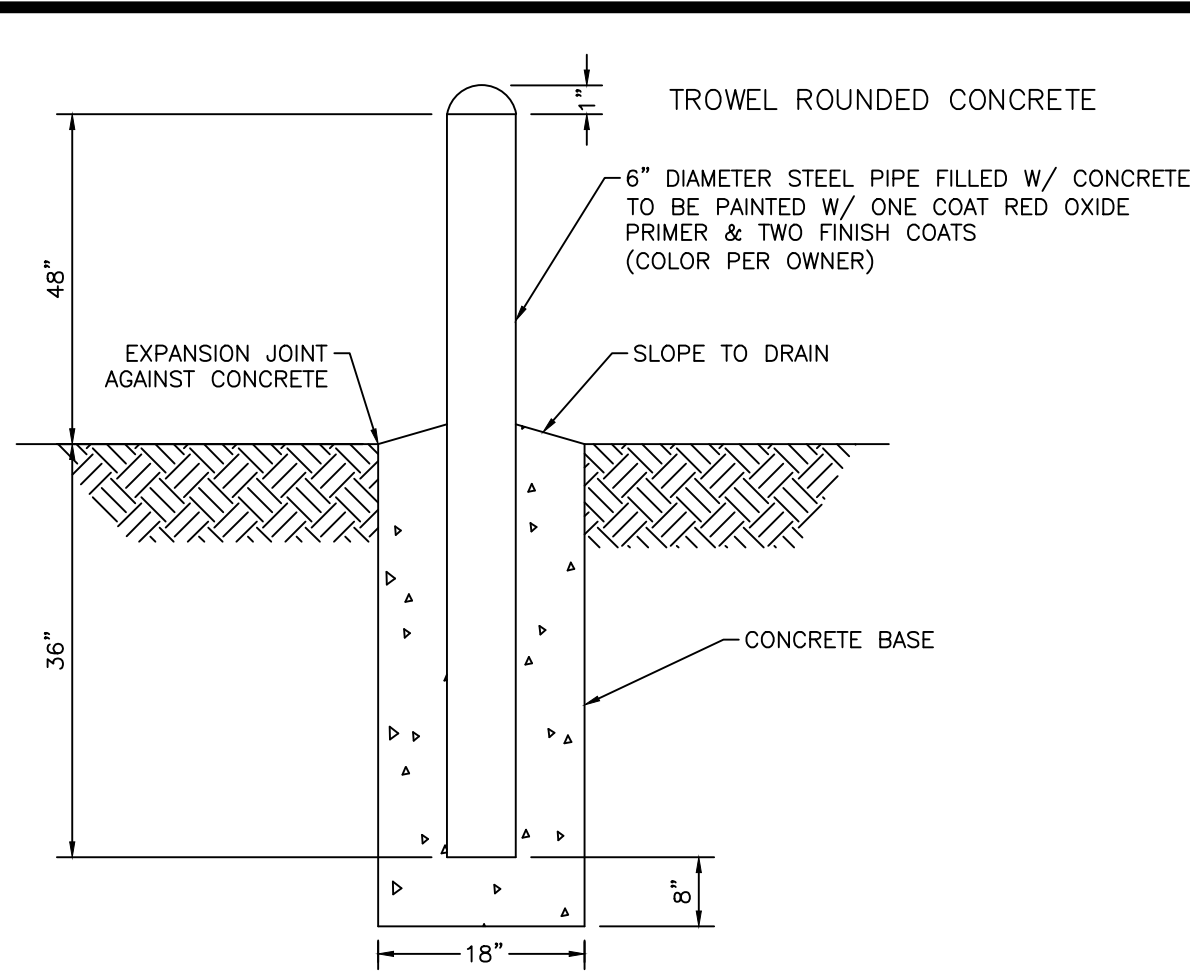
CHECKED BY: NTS

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

CONCRETE STEPS

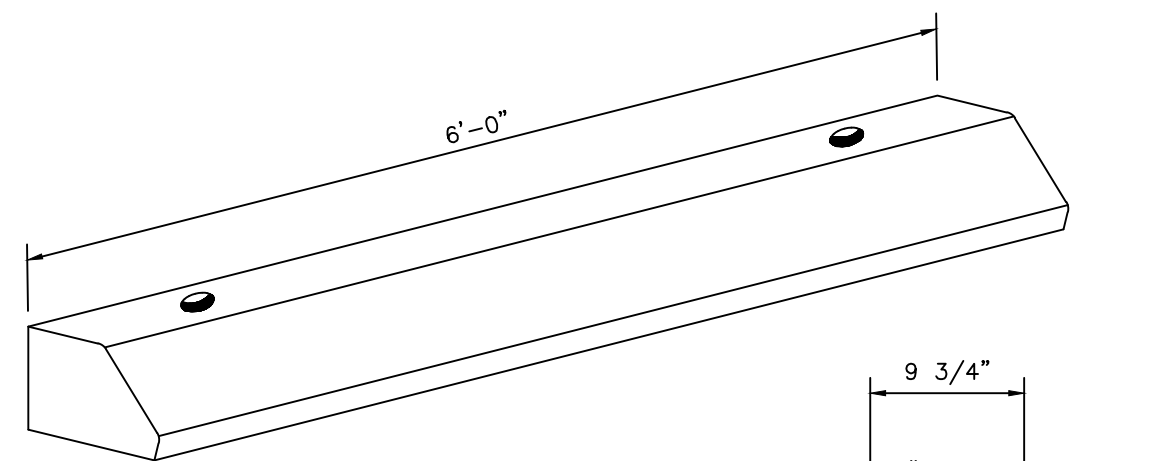
CONCRETE STEPS

N.T.S.



CONCRETE BOLLARD

N.T.S.

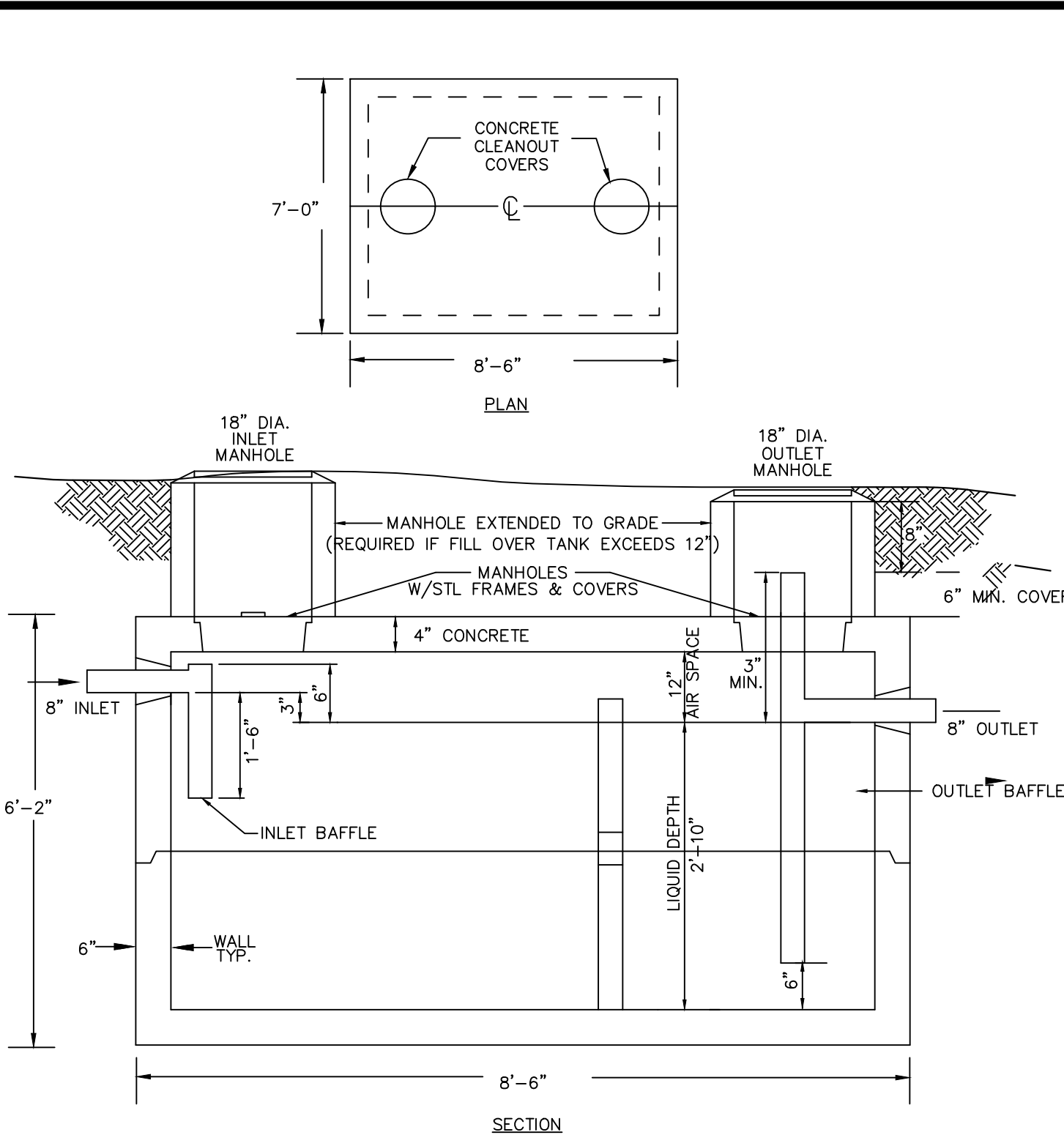


- NOTES:
1. CONCRETE, 4000 P.S.I., 28 DAYS.
 2. WEIGHT 300LBS
 3. REINFORCEMENT, (2) #4 REBAR.
 4. (2) 3/4" HOLES CAST IN FOR ANCHORING.

SECTION

PRECAST CONCRETE WHEELSTOP

N.T.S.



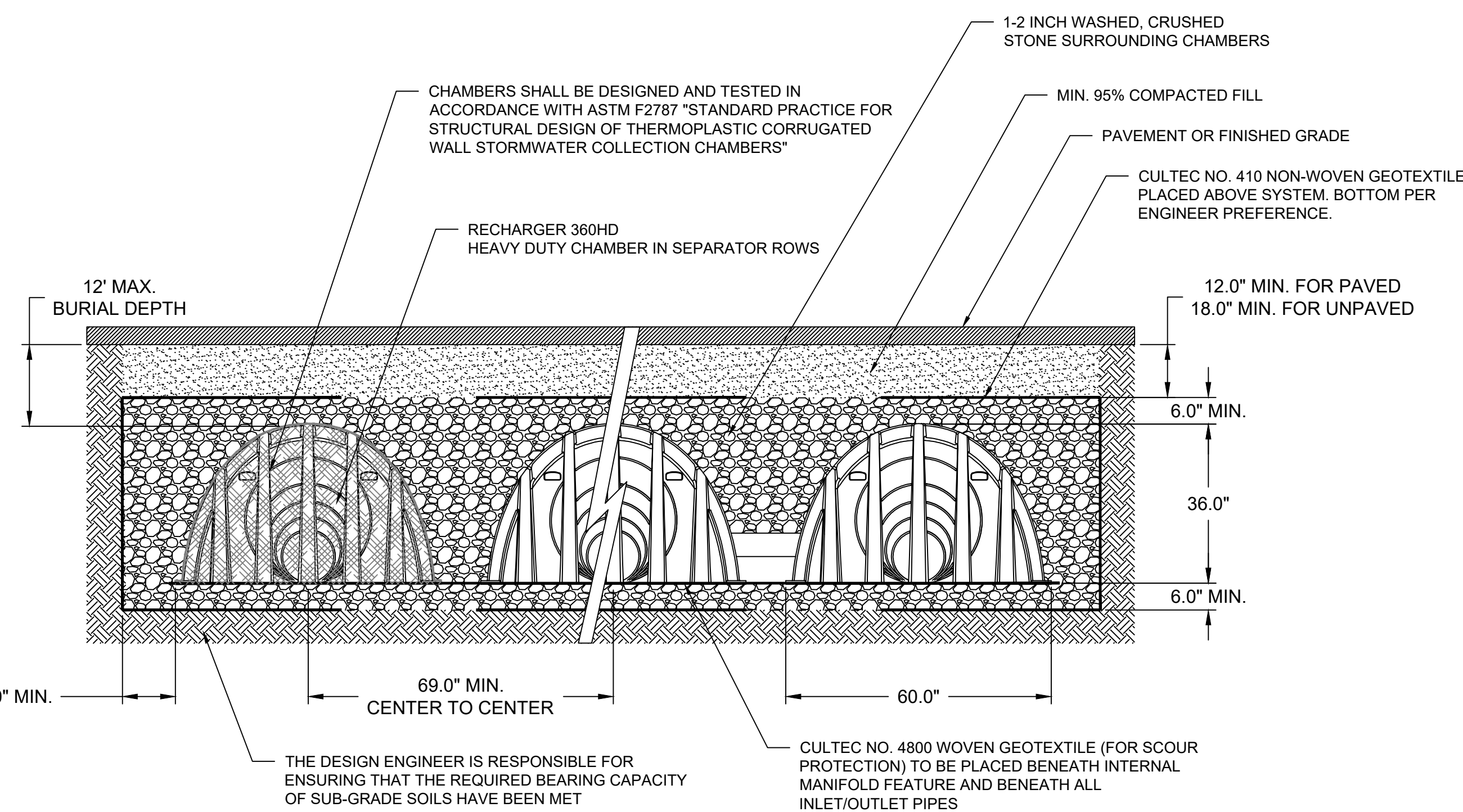
PLAN

SECTION

- 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.



*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.

