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 I/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
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
310 NUTMEG ROAD #B1	CURRENT RESIDENT	6510310B1
310 NUTMEG ROAD #B2	CURRENT RESIDENT	6510310B2
310 NUTMEG ROAD #B3	CURRENT RESIDENT	6510310B3
310 NUTMEG ROAD #B4	CURRENT RESIDENT	6510310B4
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310 NUTMEG ROAD #C10	CURRENT RESIDENT	6510310C10
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310 NUTMEG ROAD #C14	CURRENT RESIDENT	6510310C14
310 NUTMEG ROAD #C15	CURRENT RESIDENT	6510310C15
310 NUTMEG ROAD #C16	CURRENT RESIDENT	6510310C16
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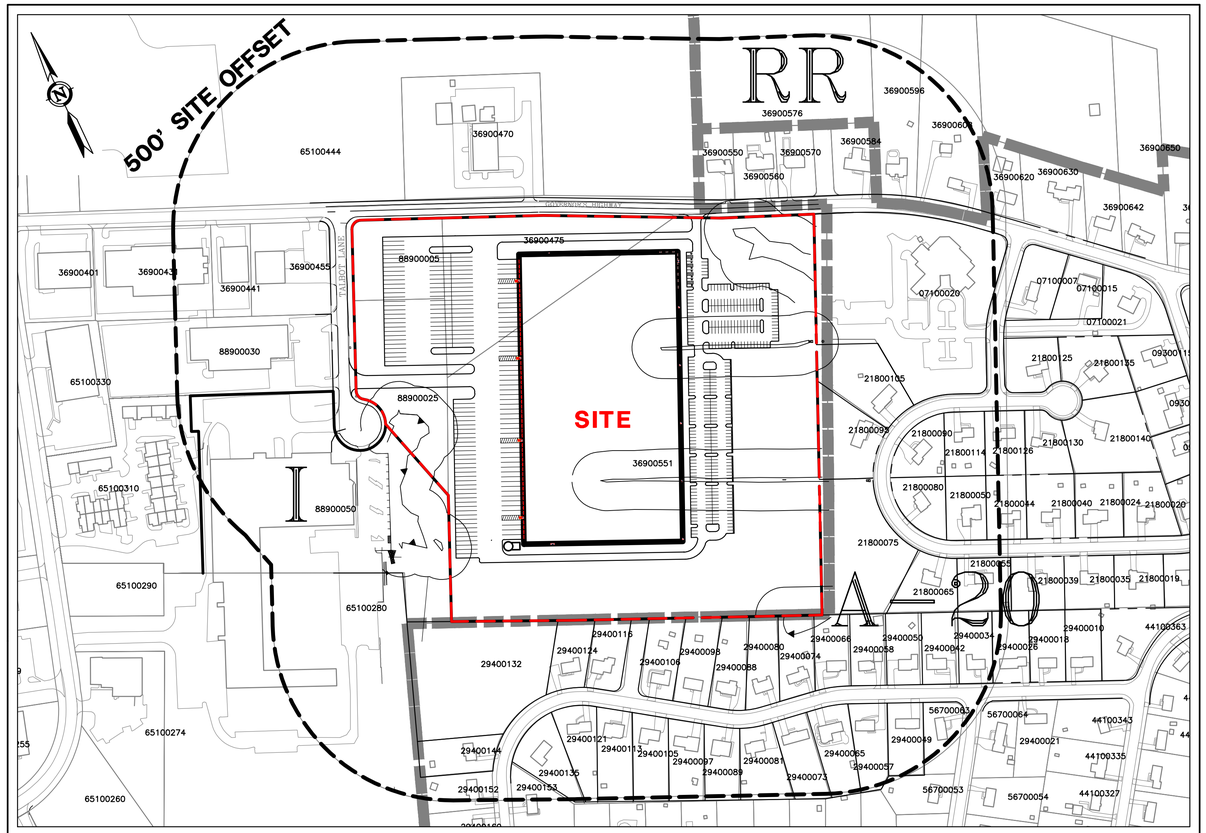
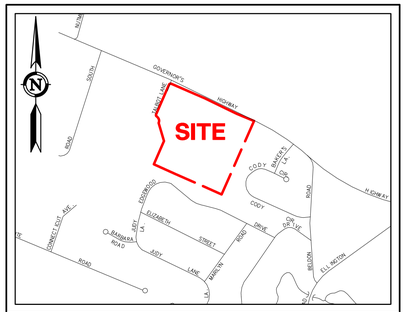
310 NUTMEG ROAD #C3	CURRENT RESIDENT	6510310C3
310 NUTMEG ROAD #C4	CURRENT RESIDENT	6510310C4
310 NUTMEG ROAD #C5	CURRENT RESIDENT	6510310C5
310 NUTMEG ROAD #C6	CURRENT RESIDENT	6510310C6
310 NUTMEG ROAD #C7	CURRENT RESIDENT	6510310C7
310 NUTMEG ROAD #C8	CURRENT RESIDENT	6510310C8
310 NUTMEG ROAD #C9	CURRENT RESIDENT	6510310C9
310 NUTMEG ROAD #D1	CURRENT RESIDENT	6510310D1
310 NUTMEG ROAD #D2	CURRENT RESIDENT	6510310D2
310 NUTMEG ROAD #D3	CURRENT RESIDENT	6510310D3
310 NUTMEG ROAD #D4	CURRENT RESIDENT	6510310D4



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX

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.

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ARCHITECT:

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

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
DRAWN BY: BPW
CHECKED BY: BPW
DESIGNED 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
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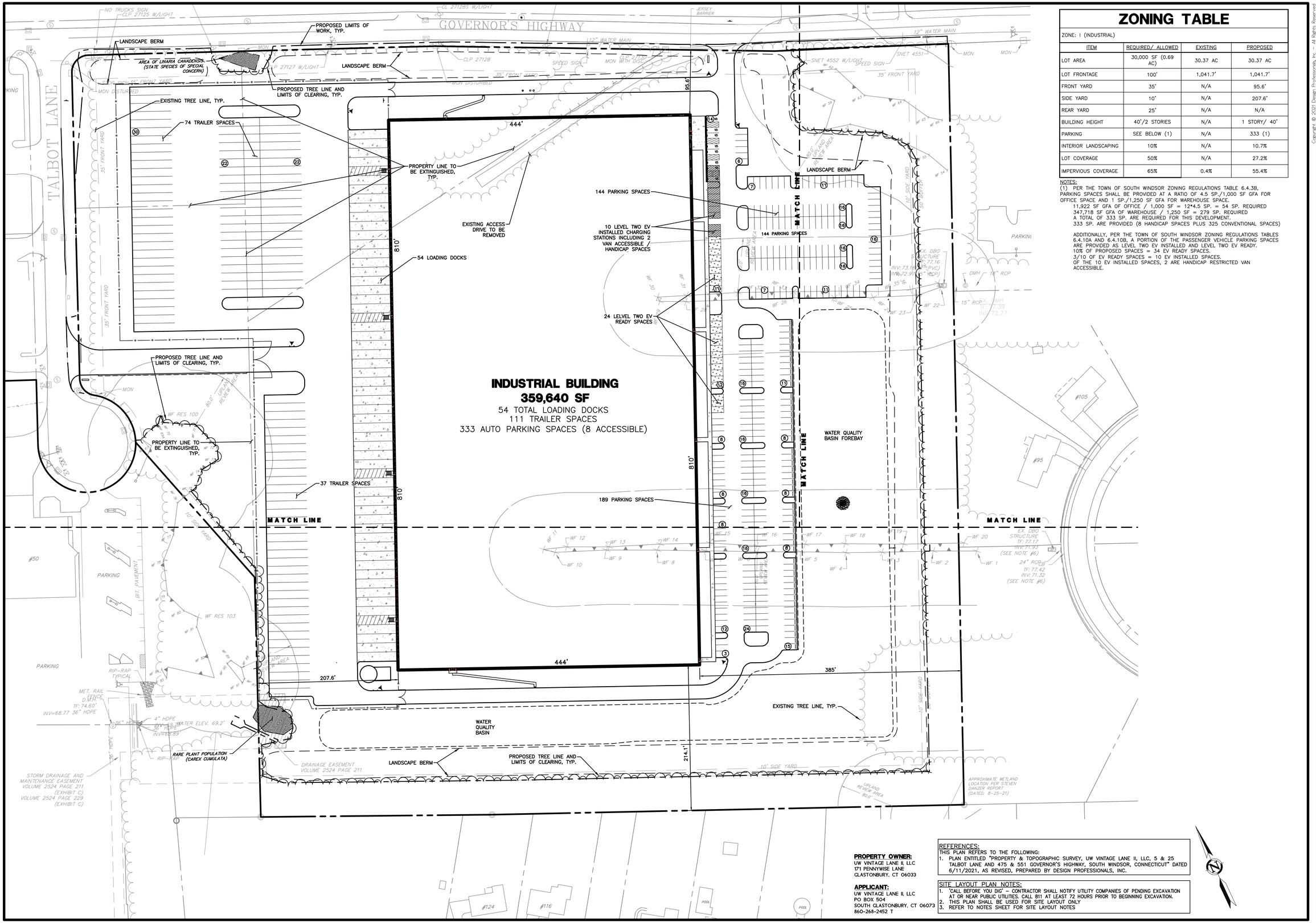
4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

COVER SHEET

SHEET
C-T1
SHEET 1 OF 30



ZONING TABLE

ZONE: I (INDUSTRIAL)

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

NOTES:

(1) PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, PARKING SPACES SHALL BE PROVIDED AT A RATIO OF 4.5 SP./1,000 SF GFA FOR OFFICE SPACE AND 1 SP./1,250 SF GFA FOR WAREHOUSE SPACE.
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.
333 SP. ARE PROVIDED (8 HANDICAP SPACES PLUS 325 CONVENTIONAL SPACES)

ADDITIONALLY, PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLES 6.4.10A AND 6.4.10B, A PORTION OF THE PASSENGER VEHICLE PARKING SPACES ARE PROVIDED AS LEVEL TWO EV INSTALLED AND LEVEL TWO EV READY.
10% OF PROPOSED SPACES = 34 EV READY SPACES.
3/10 OF EV READY SPACES = 10 EV INSTALLED SPACES.
OF THE 10 EV INSTALLED SPACES, 2 ARE HANDICAP RESTRICTED VAN ACCESSIBLE.

PROPERTY OWNER:
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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

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

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.: 1976.U
DATE: 07/02/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHJ

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OVERALL SITE PLAN

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

SHEET
C-OS1
SHEET 2 OF 30

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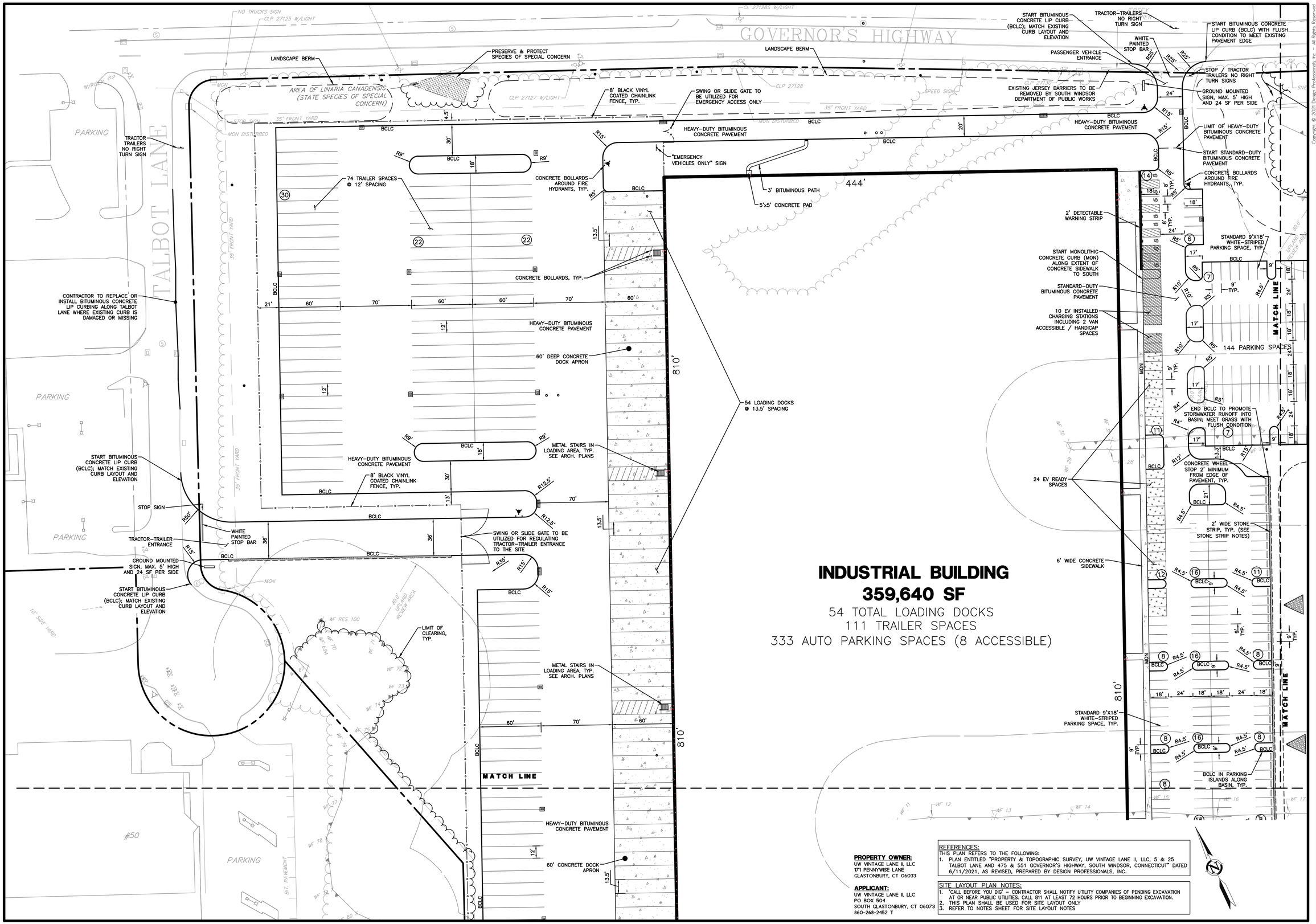

INDUSTRIAL BUILDING
359,640 SF
54 TOTAL LOADING DOCKS
111 TRAILER SPACES
333 AUTO PARKING SPACES (8 ACCESSIBLE)

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

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

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

SHEET
C-SP1
SHEET 3 OF 30

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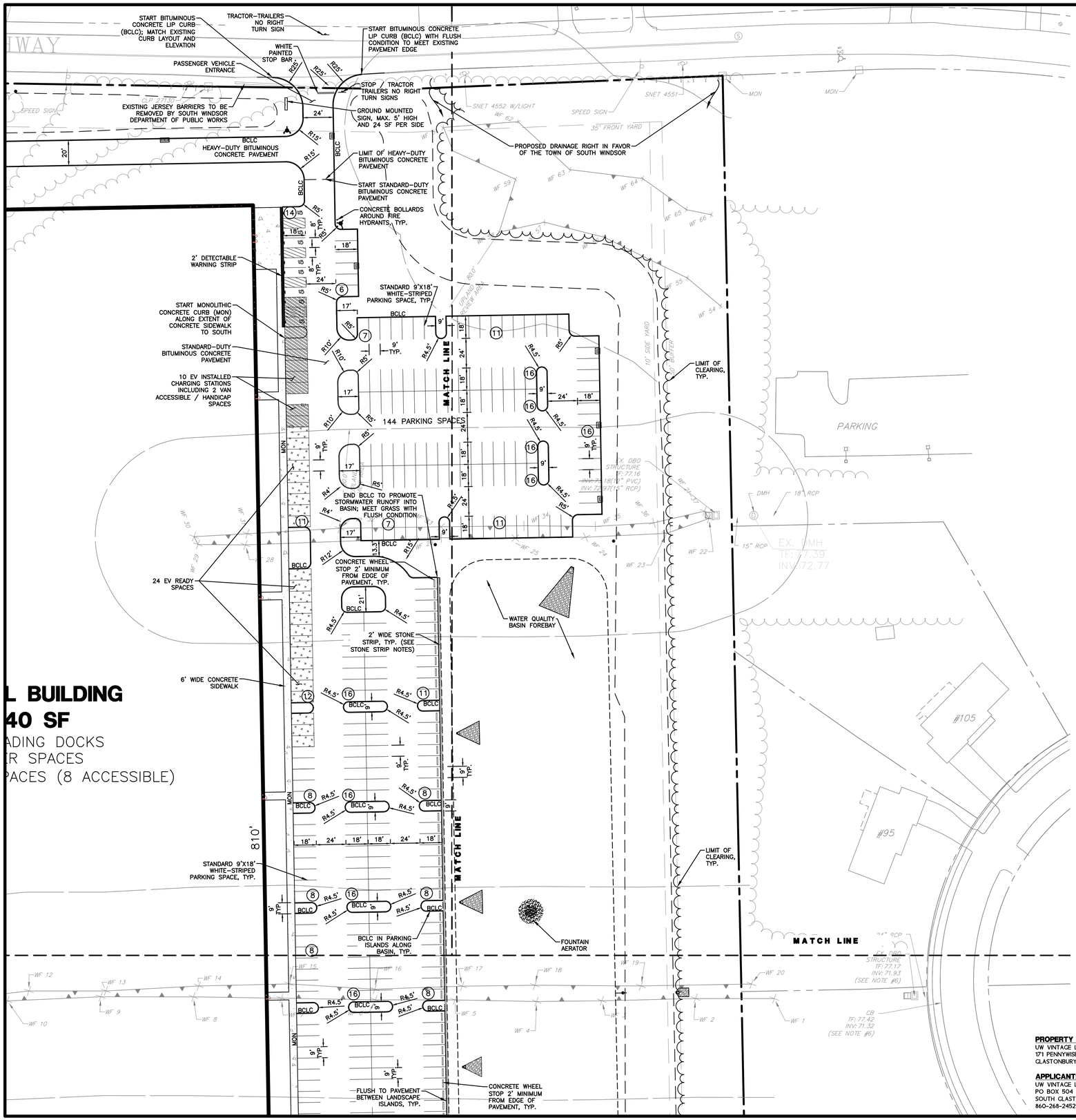

STONE STRIP NOTES:

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.
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171 PENNYWISE LANE
GLASTONBURY, CT 06033

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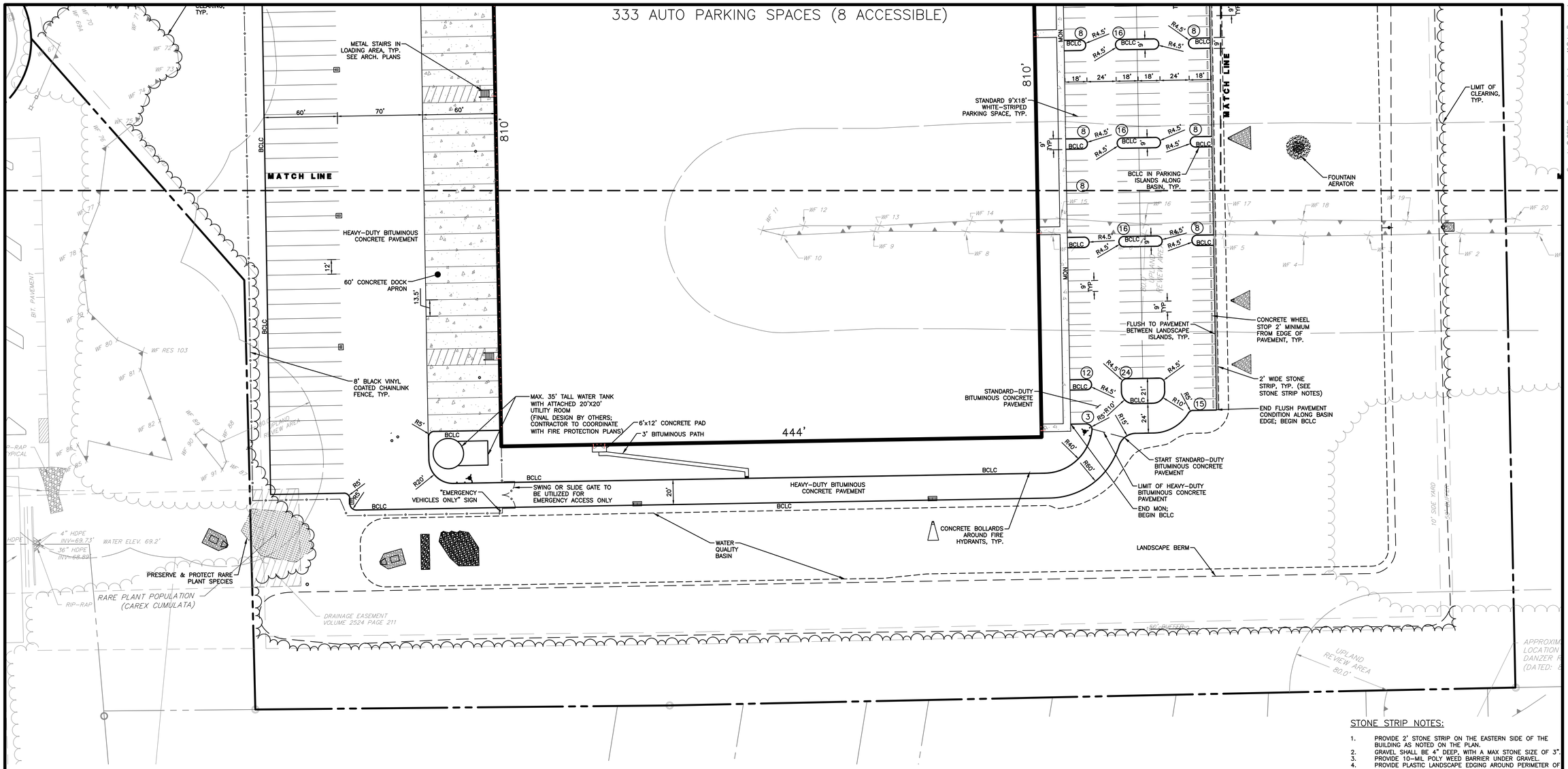
SITE PLAN

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: 10/15/2021 12:37 PM Last Saved: 10/15/2021 12:29 PM Last Saved By: DaneJameson



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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:	CHKD 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 CBI CONSULTANTS	REM
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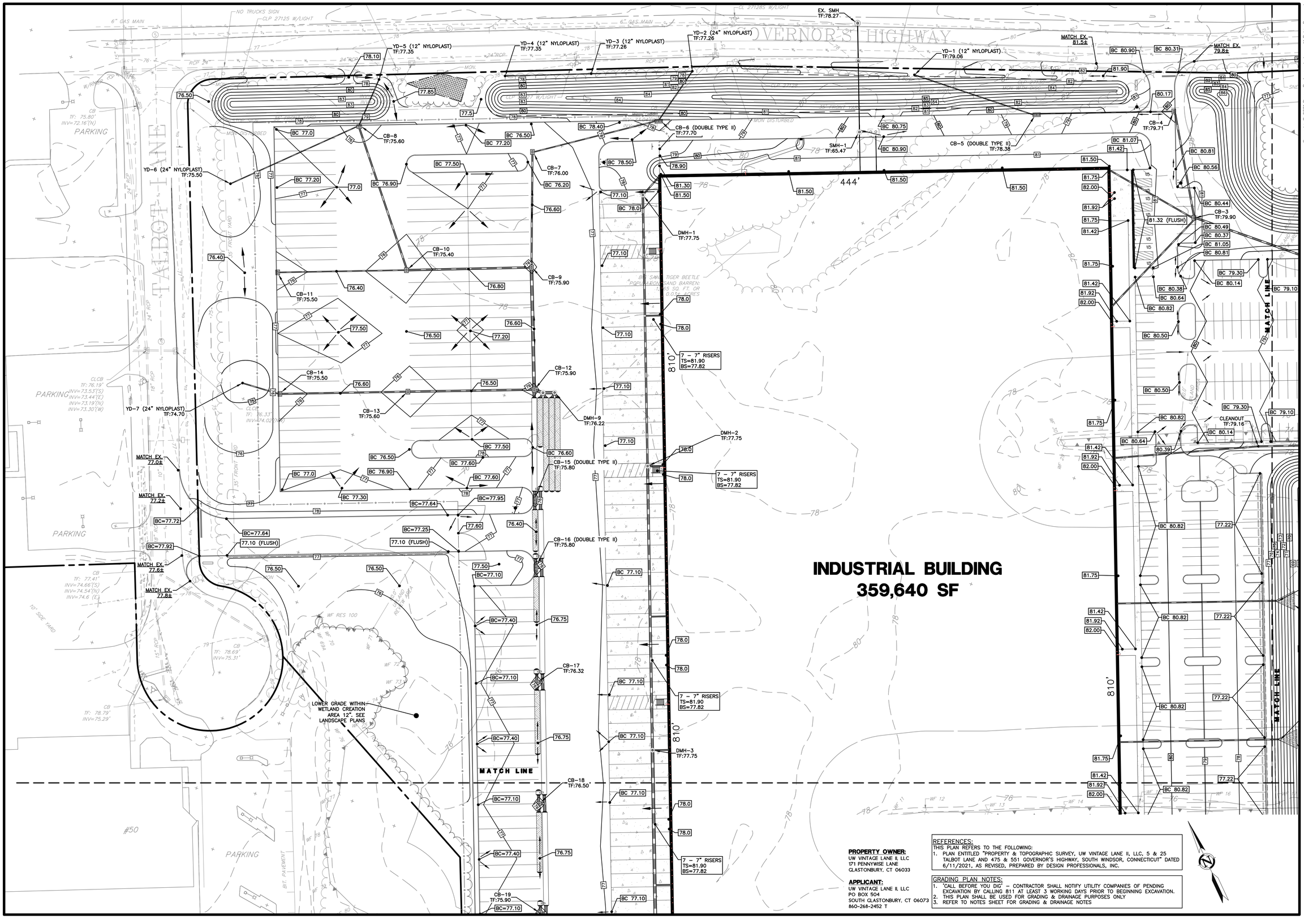
4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

SITE PLAN

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

SHEET
C-SP3
SHEET 5 OF 30

File: C:\jobs\1976\1976U\Engineering\AutoCAD\1976U Site Pending Layout: 05 C-SP3 Plotted: 10/15/2021 12:37 PM Last Saved: 10/15/2021 12:29 PM Last Saved By: DanielJameson



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

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GRADING PLAN

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

SHEET
C-GD1
SHEET 6 OF 30

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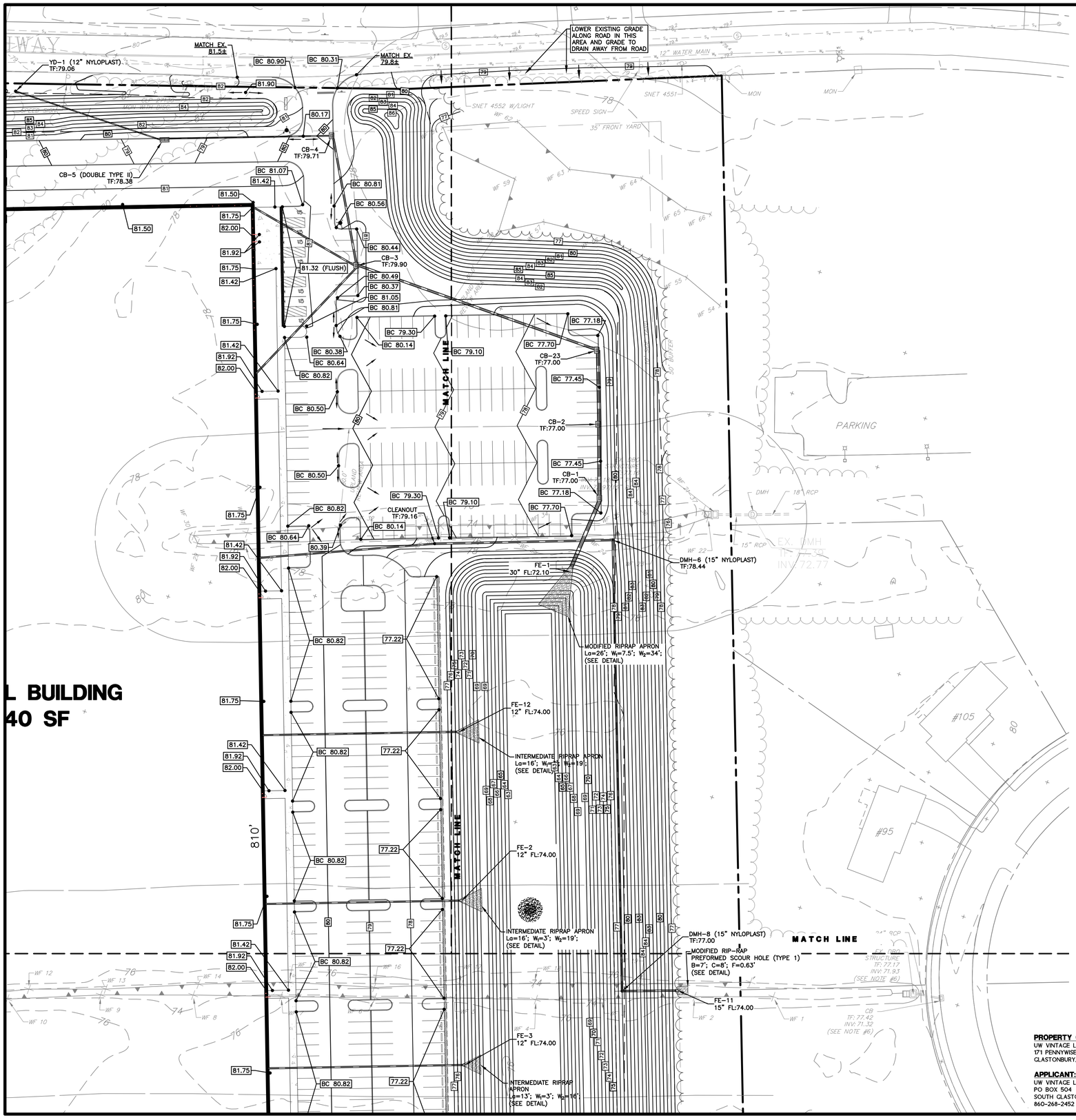

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REVIEWED BY: DHI

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GRADING PLAN

SCALE: 1" = 40'
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SHEET
C-GD2
SHEET 7 OF 30

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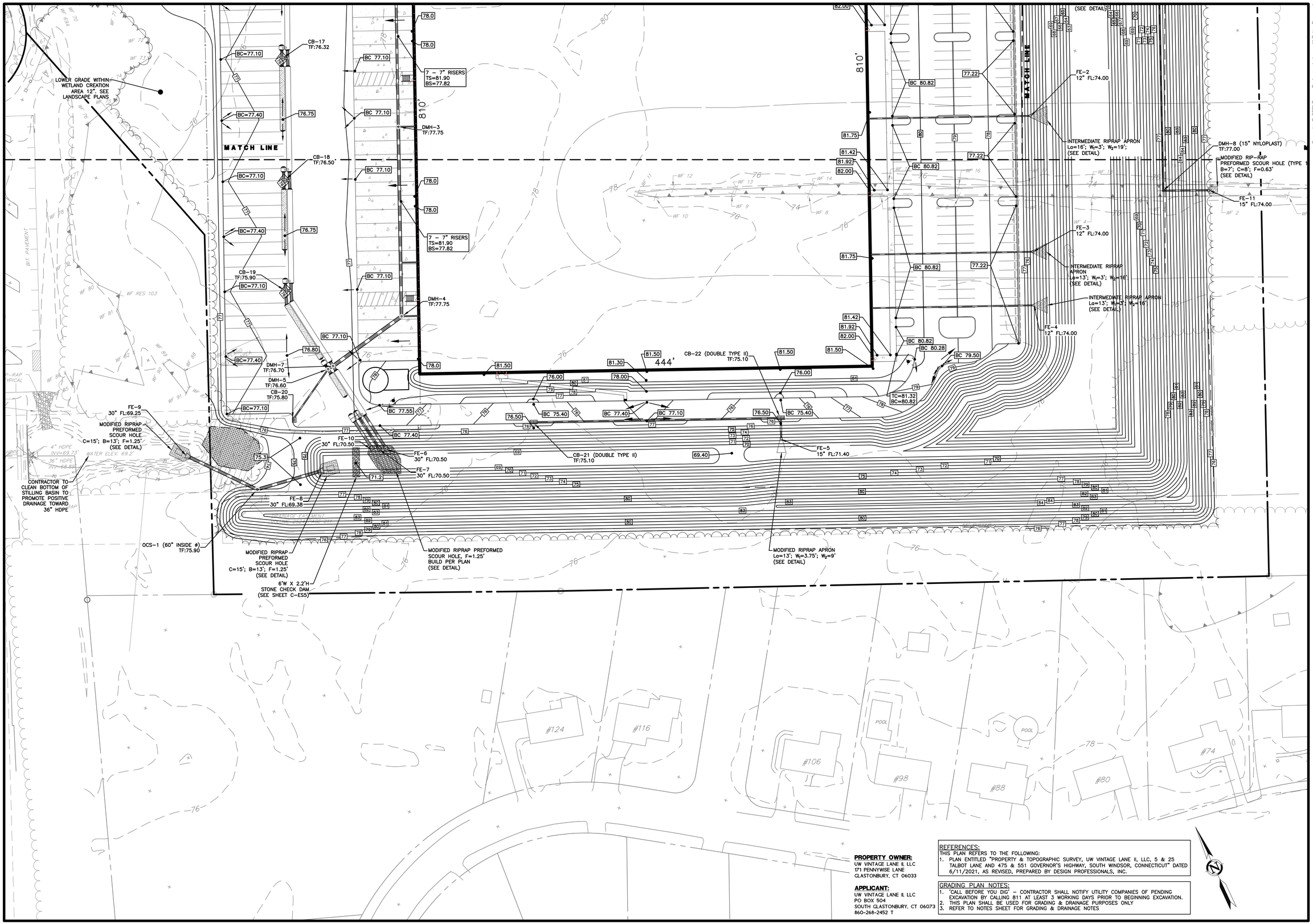

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860-268-2452 T

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

25 TALBOT LANE
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5 & 25 TALBOT LANE &
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GRADING PLAN

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

SHEET
C-GD3
SHEET 8 OF 30

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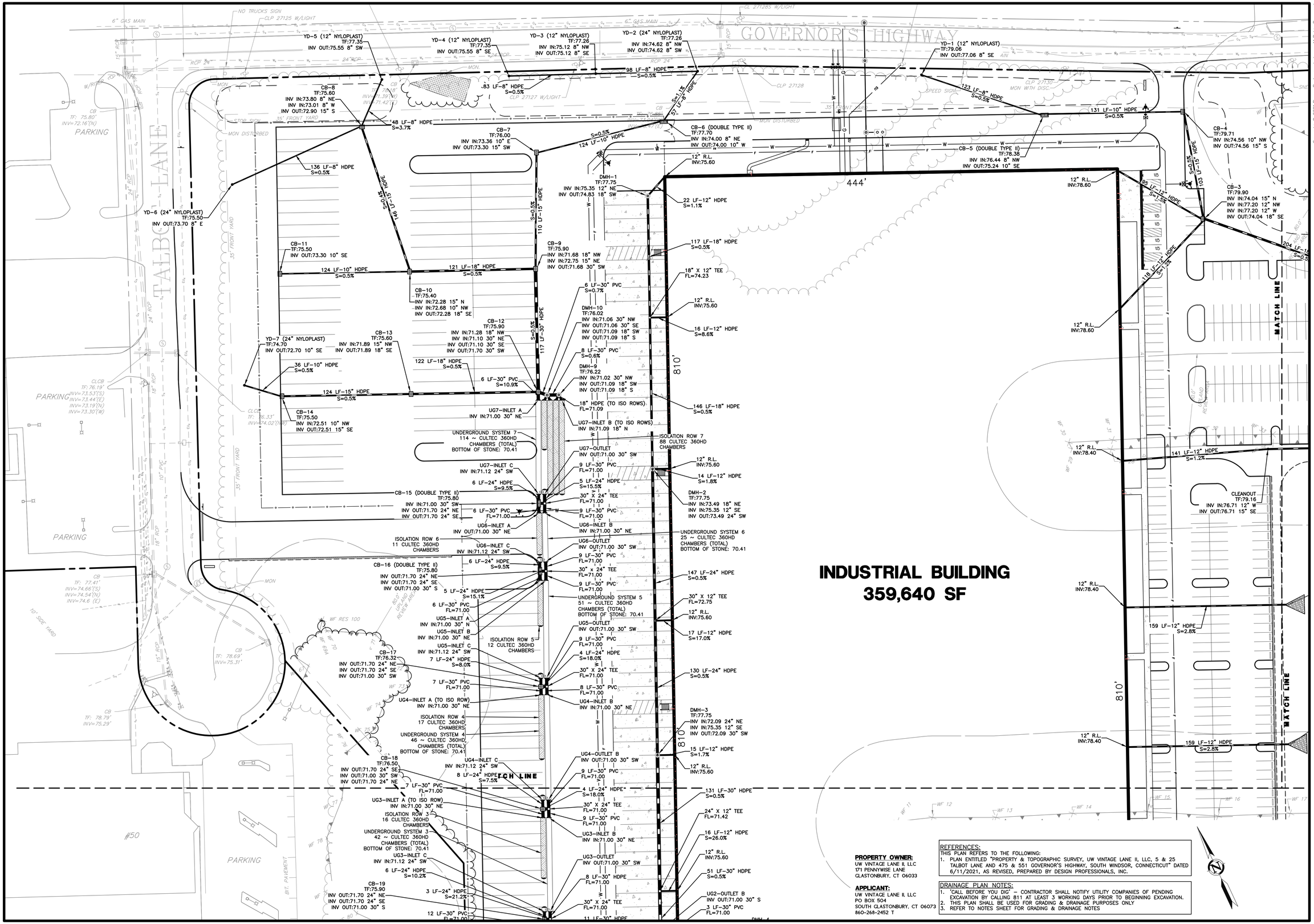

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APPLICANT:
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DRAWN BY: BPW
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DRAINAGE PLAN

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

SHEET
C-DR1
SHEET 9 OF 30

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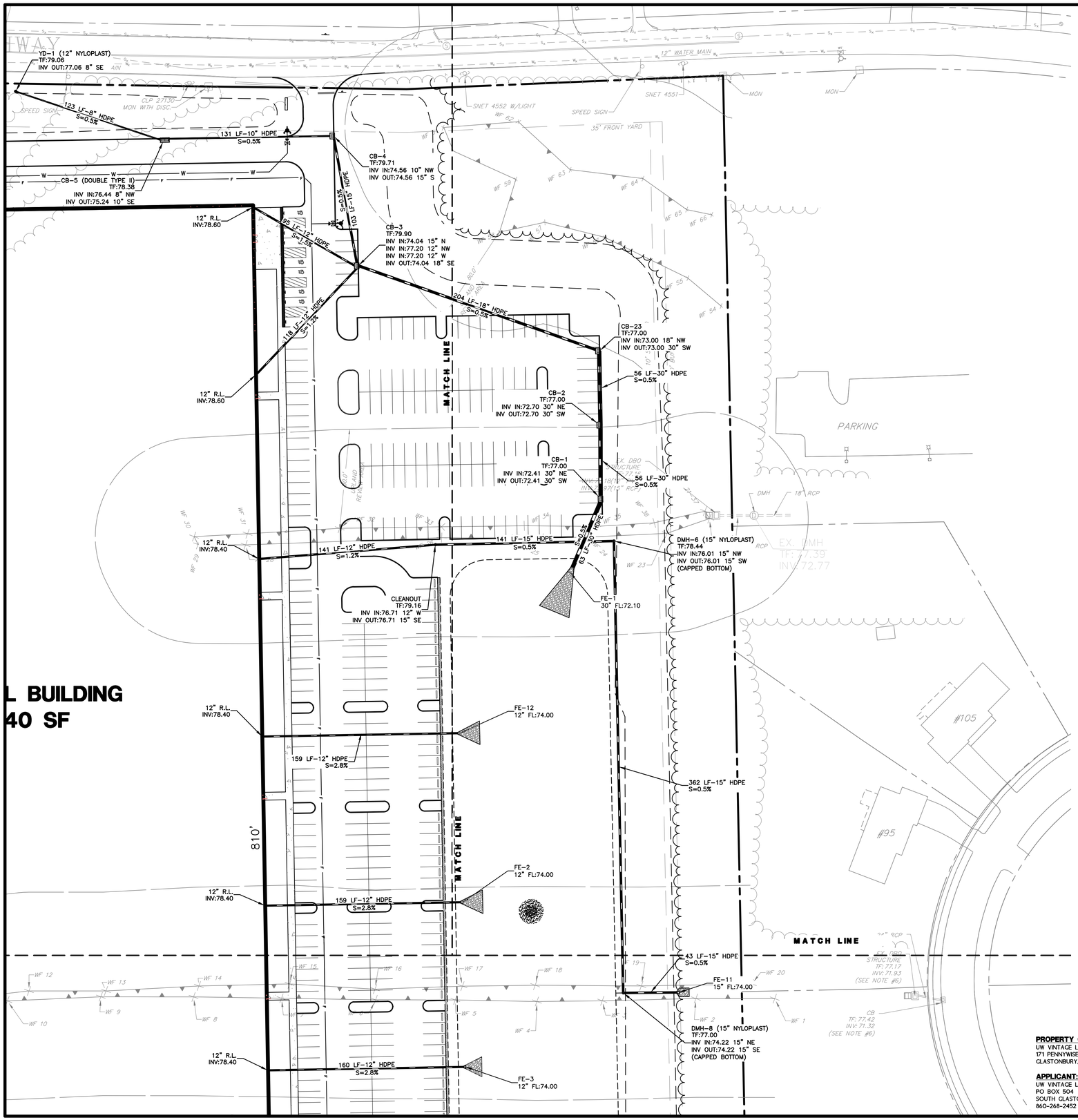

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DRAINAGE PLAN

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

SHEET
C-DR2
SHEET 10 OF 30

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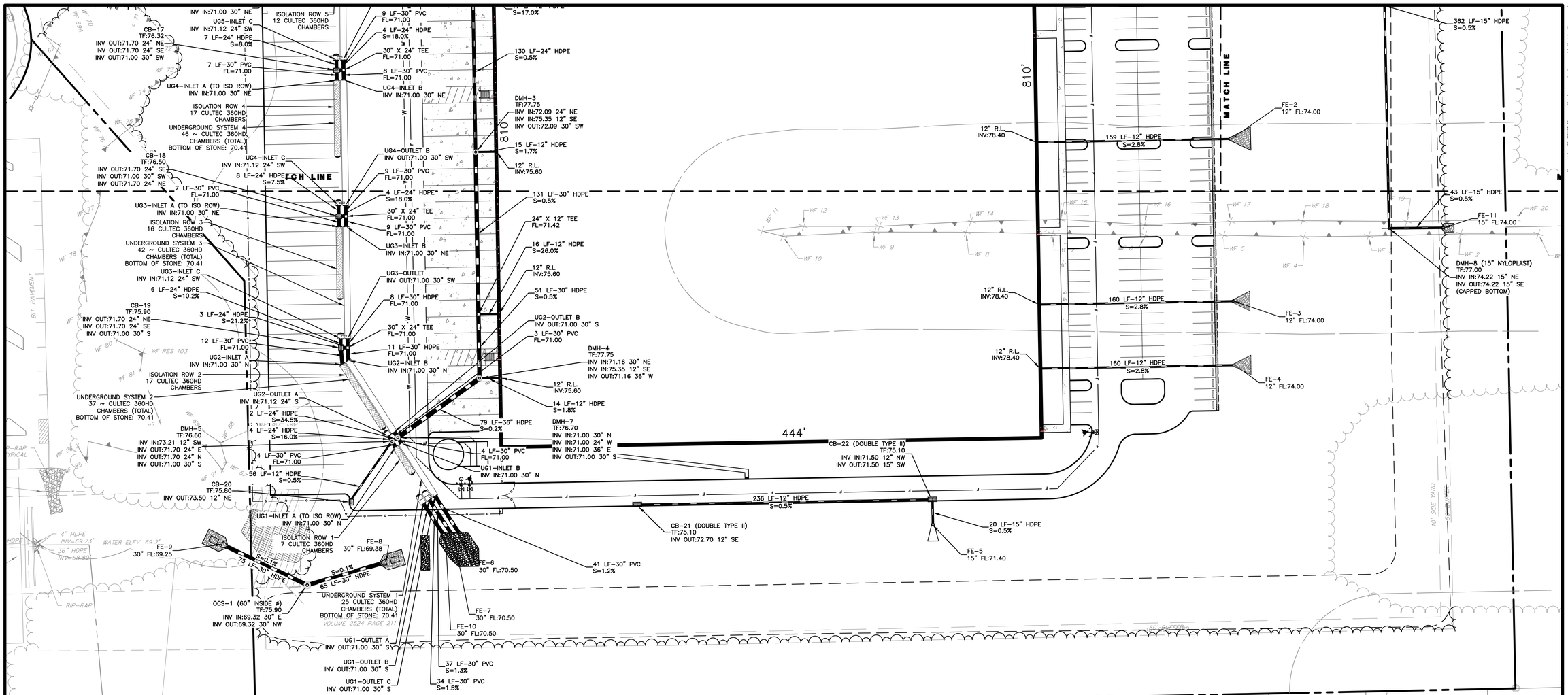
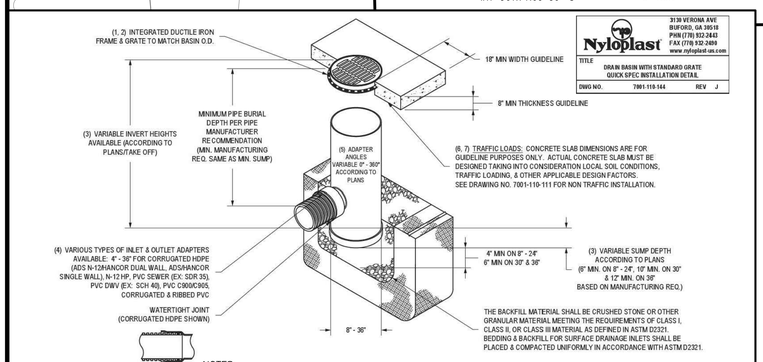


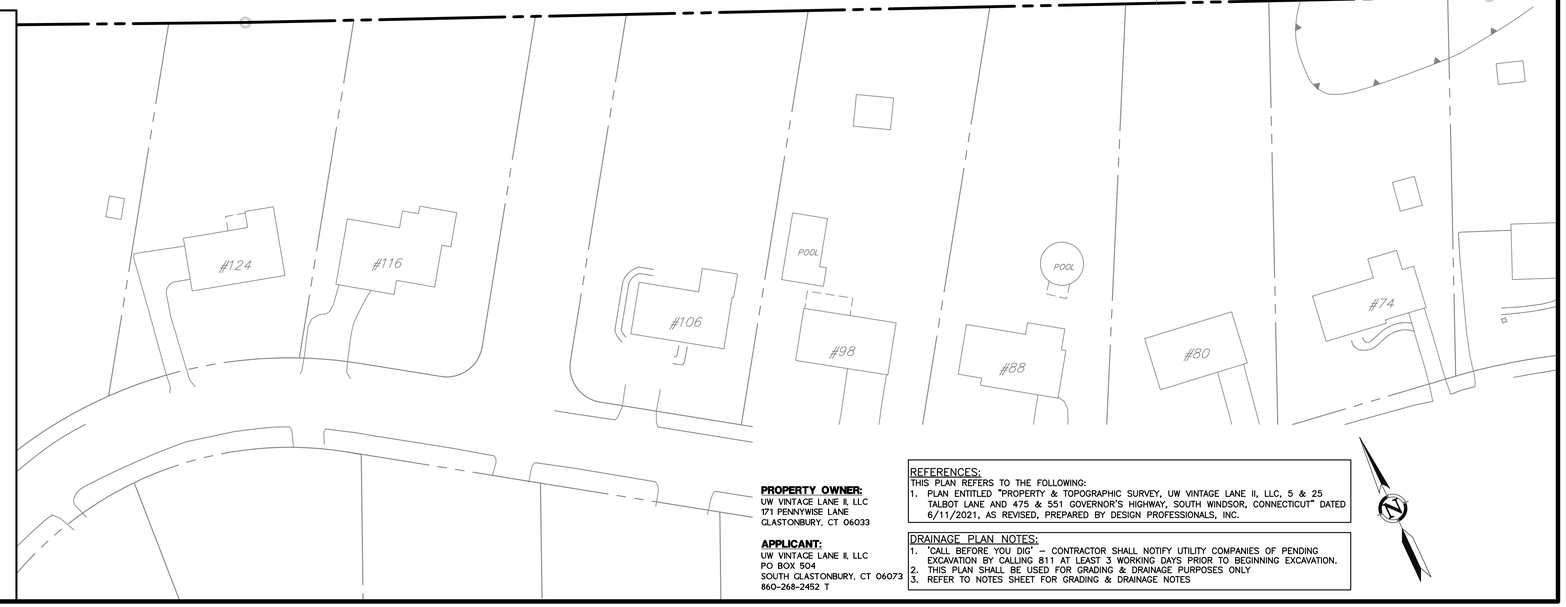


NOTES:

1. NYLOPLAST DRAIN BASIN SHOWN FOR ILLUSTRATIVE PURPOSES. CONTRACTOR TO USE THIS PRODUCT OR APPROVED EQUAL.
2. NYLOPLAST DRAIN MANHOLES TO USE SOLID COVER AND BE CAPPED AT THE BOTTOM WHERE INDICATED ON PLAN. SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR STRUCTURE LOCATIONS.
3. 12" YARD DRAINS TO BE NYLOPLAST 2812AG OR APPROVED EQUAL
4. 24" YARD DRAINS & DRAIN MANHOLES TO BE NYLOPLAST 2824AG OR APPROVED EQUAL
5. 15" YARD DRAINS & DRAIN MANHOLES TO BE NYLOPLAST 28115AG OR APPROVED EQUAL.
6. 30" DRAIN MANHOLES TO BE NYLOPLAST 2830AG OR APPROVED EQUAL.

PLASTIC DRAIN MANHOLE AND YARD DRAIN (12" – 30")

N.T.S.



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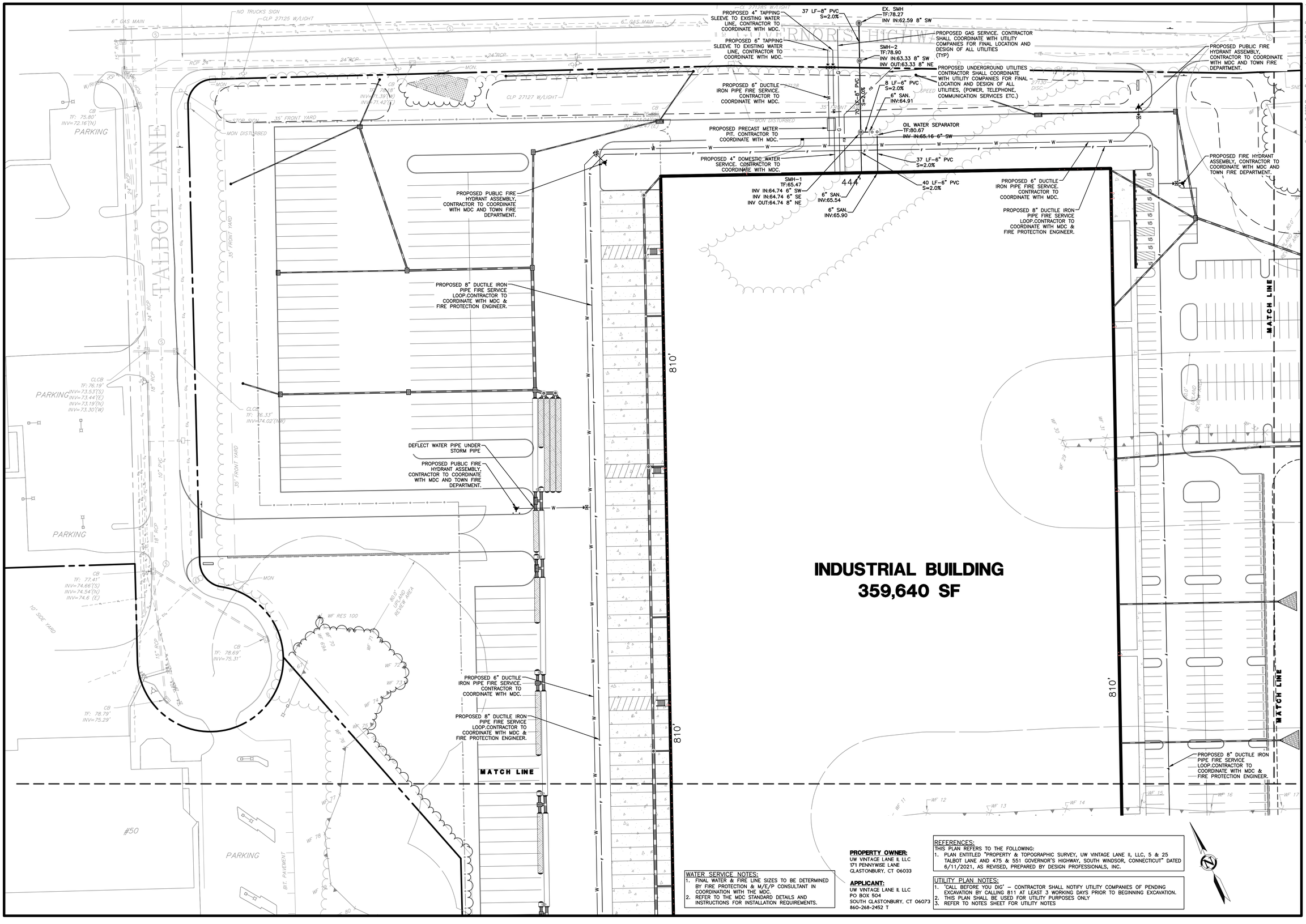
DRAINAGE PLAN

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

SHEET
C-DR3
SHEET 11 OF 30



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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.

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UTILITY PLAN

SCALE: 0 20' 40' 80'
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C-UT1
SHEET 12 OF 30

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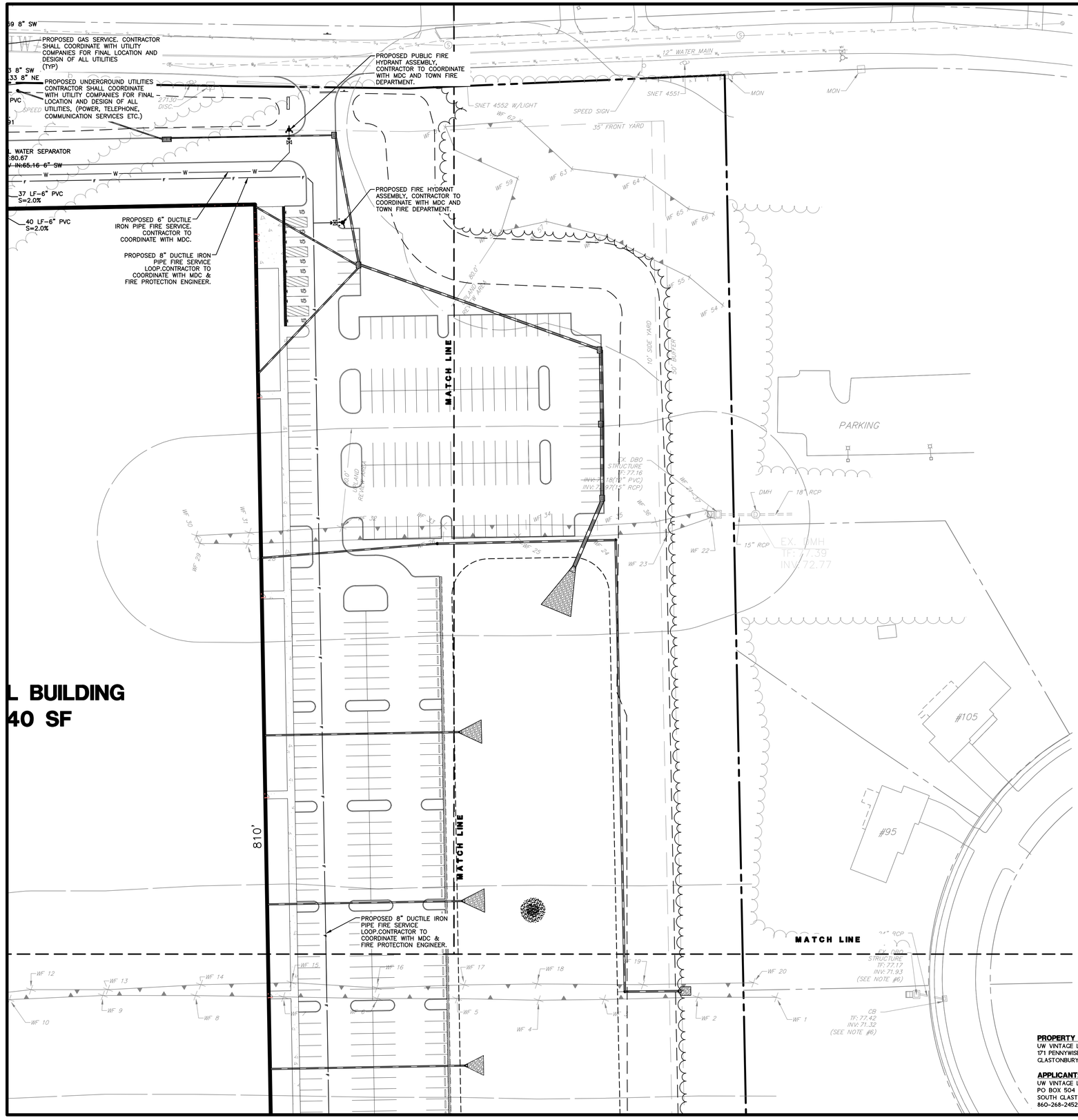

STANDARD WATER MAIN NOTES

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.

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

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:
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South Glastonbury, CT
06073
860–268–2452 T

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

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	CHI

UTILITY PLAN

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

SHEET
C-UT2
SHEET 13 OF 30

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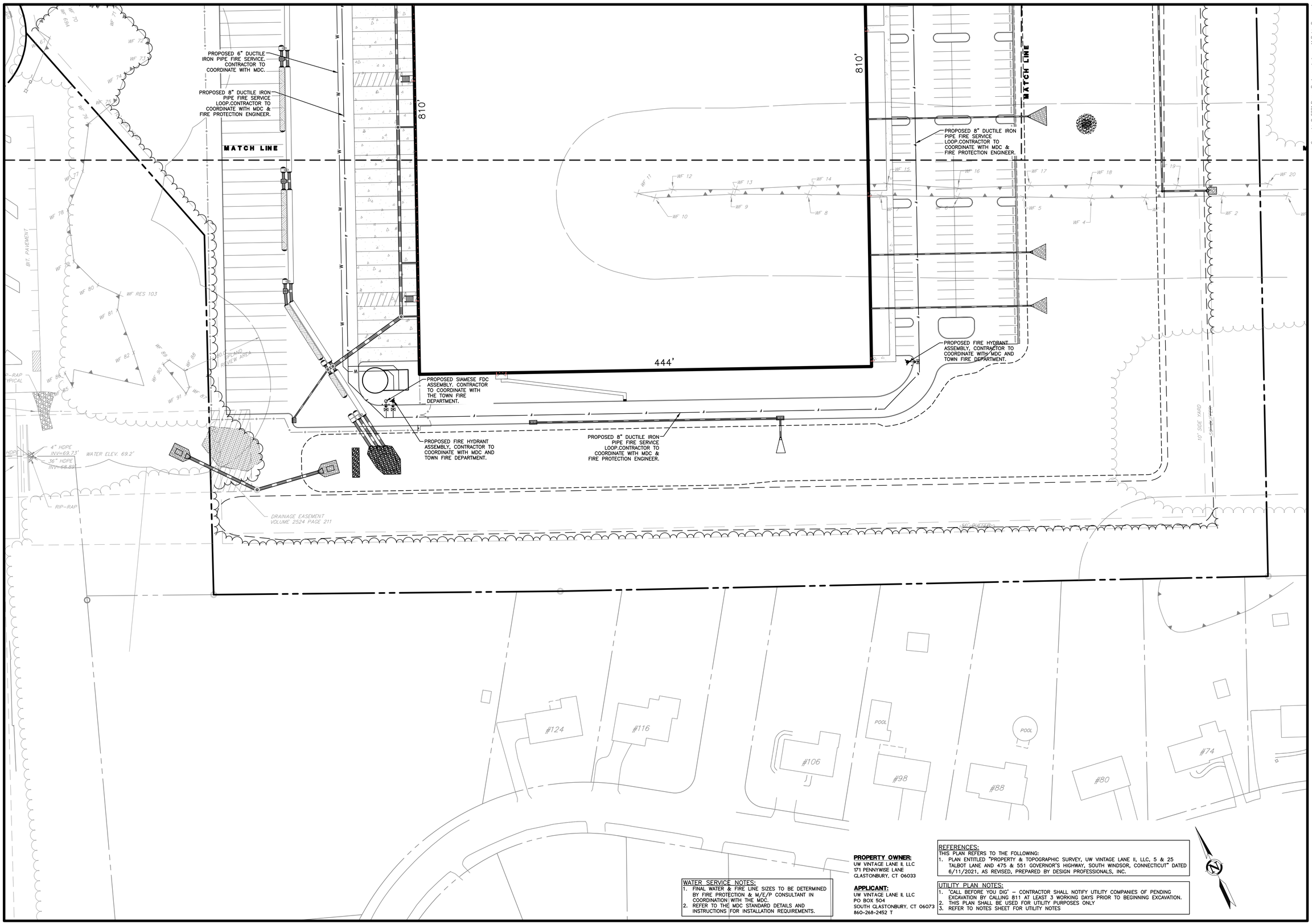

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SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

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5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

UTILITY PLAN

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

SHEET
C-UT3
SHEET 14 OF 30

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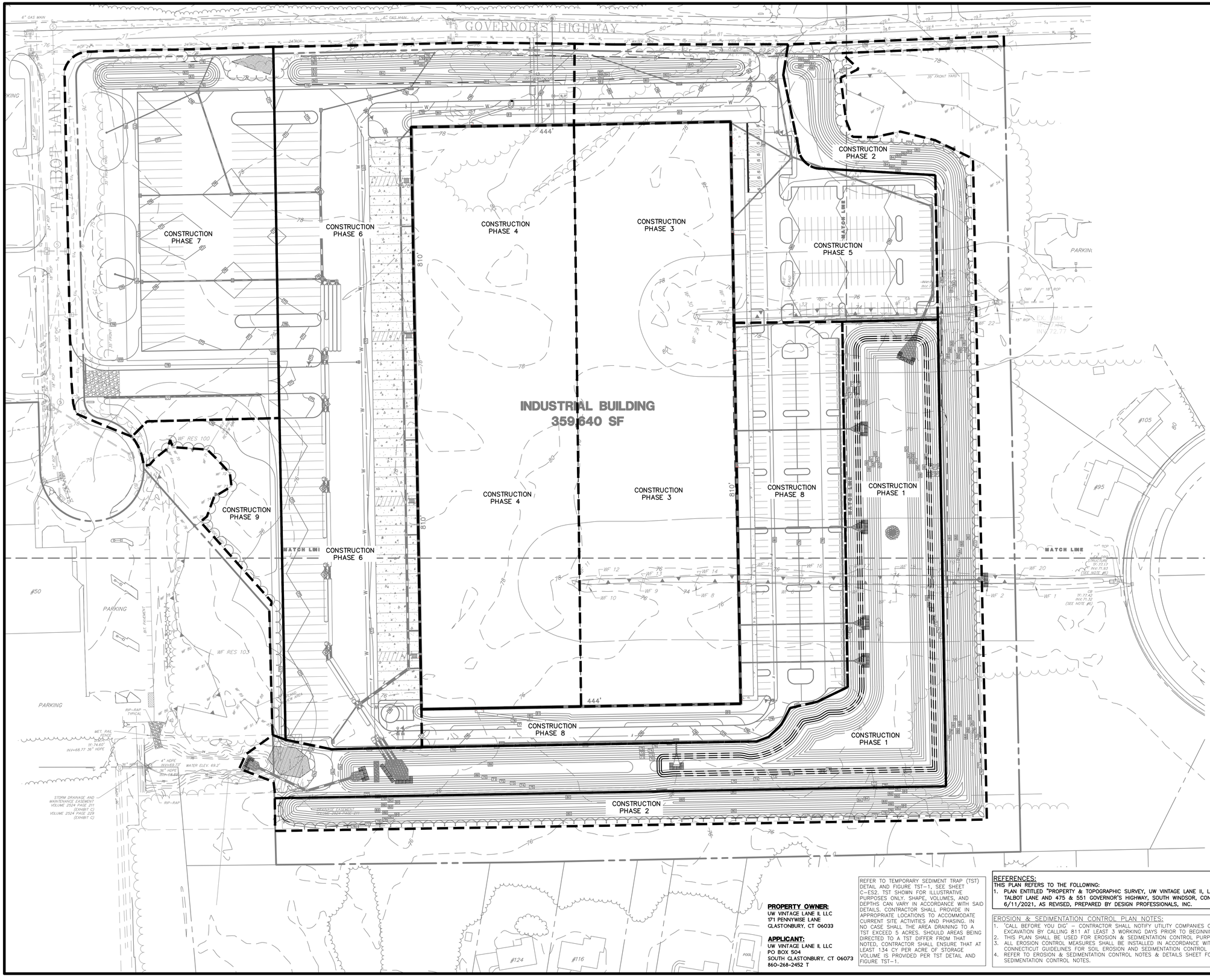

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GLASTONBURY, CT 06033

APPLICANT:
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CHECKED BY:	DHI

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EROSION & SEDIMENTATION CONTROL PHASING PLAN

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

SHEET
C-ES1
SHEET 15 OF 30

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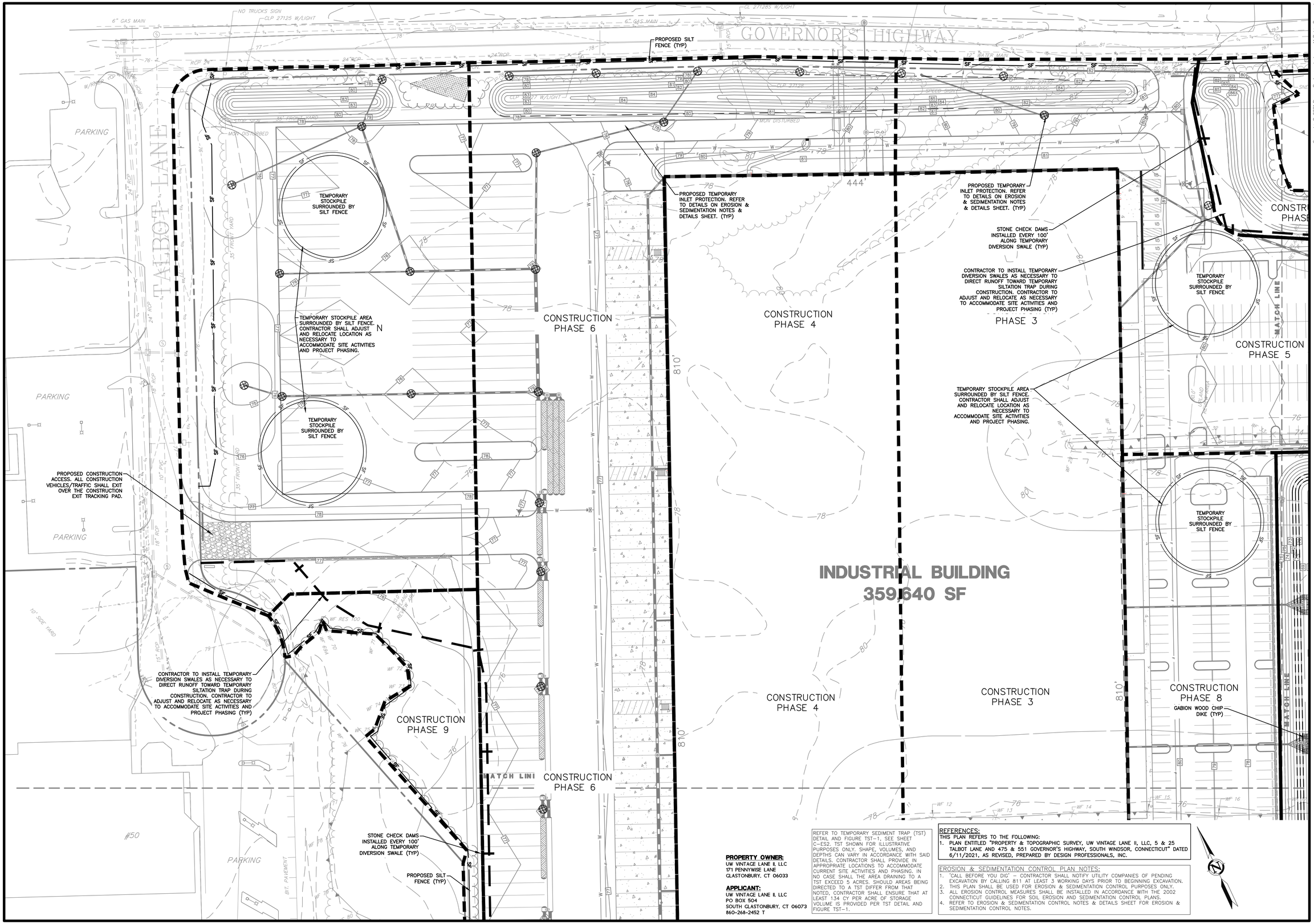

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PROJECT NO. 1976.U
DATE 07/02/21
DRAWN BY: BPW
DESIGNED BY: BPW
CHECKED BY: DHI

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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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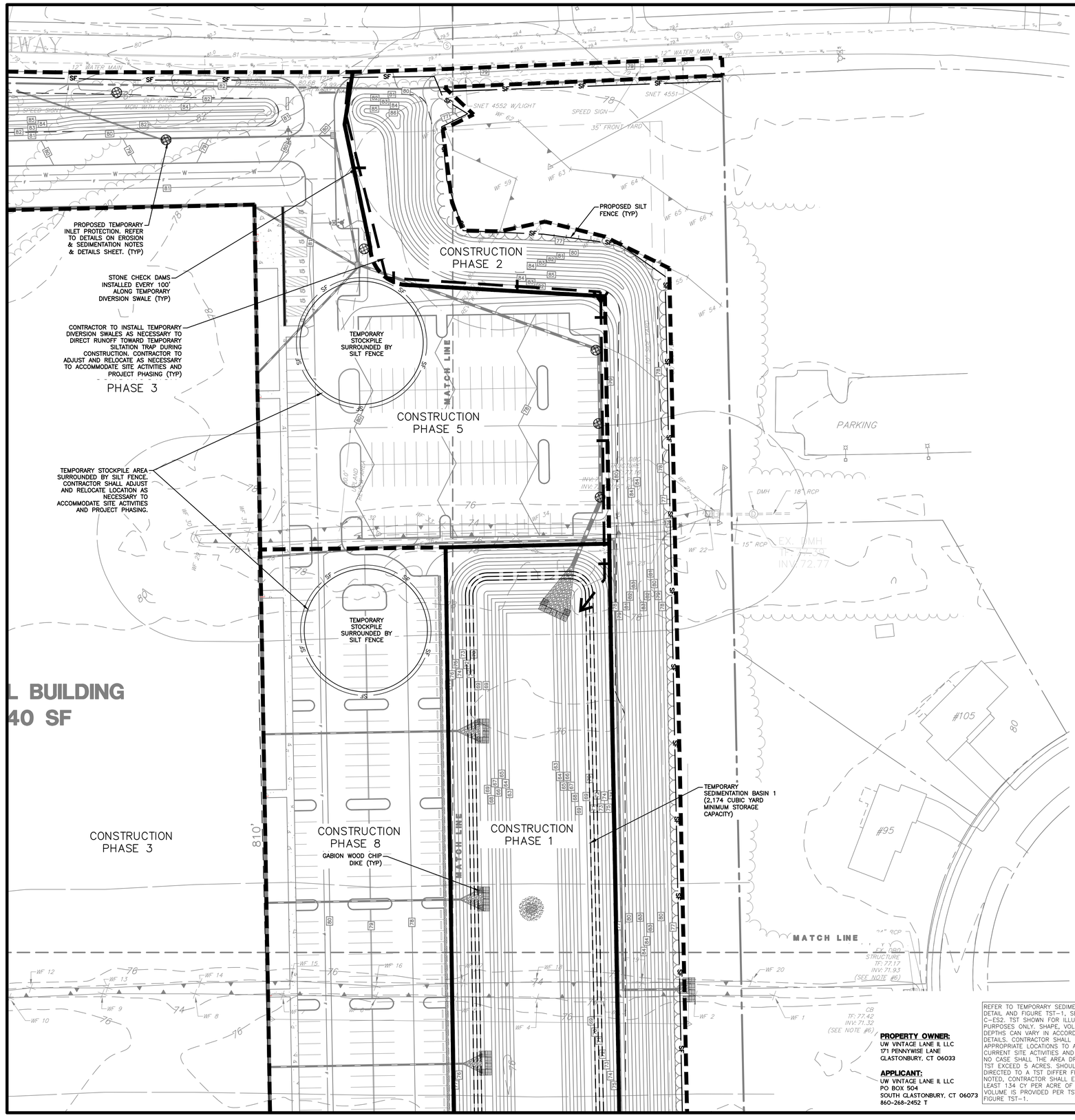

TEMPORARY SEDIMENTATION BASIN DESIGN PARAMETERS

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

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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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

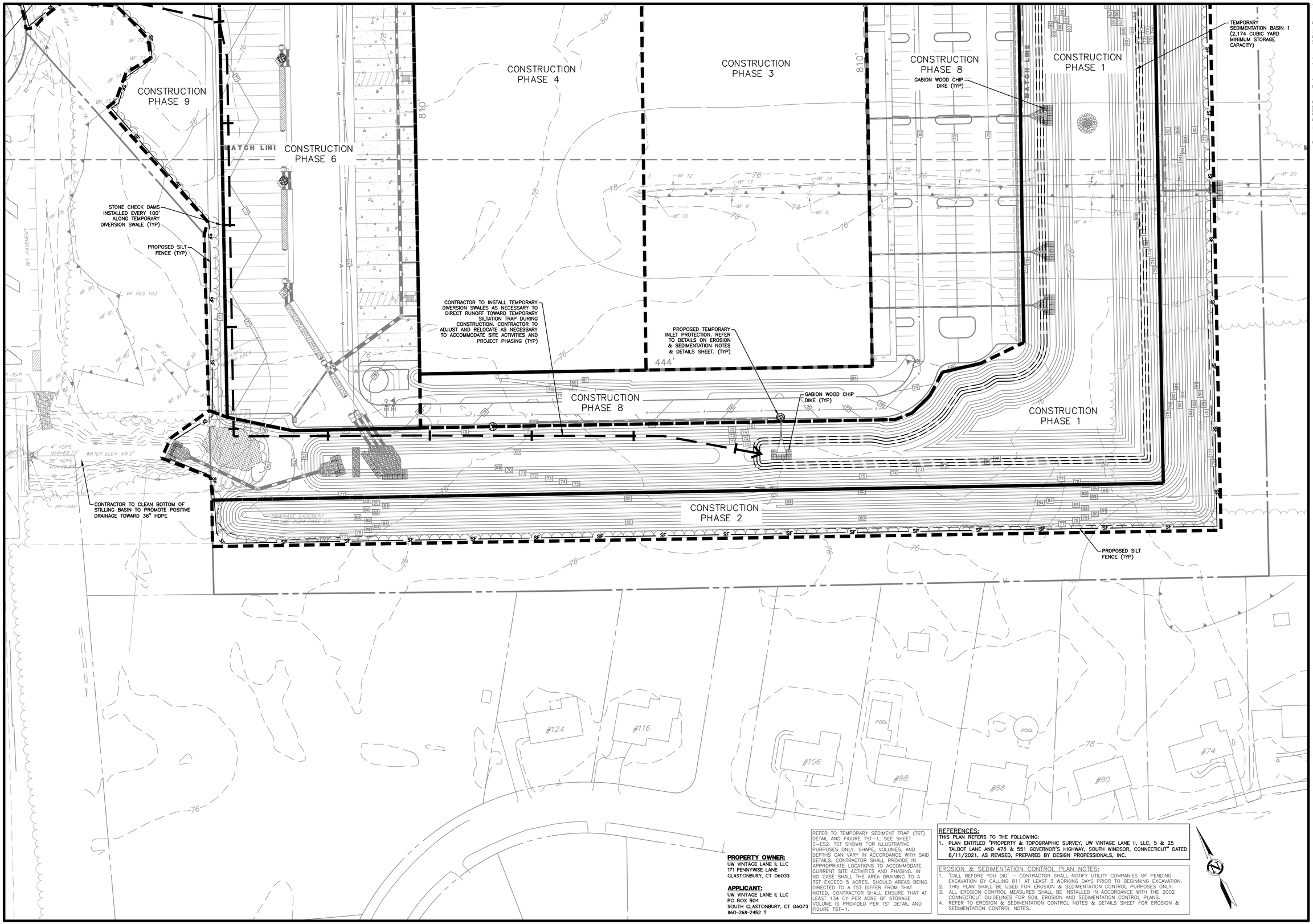
REVISIONS

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

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C–ES3
SHEET 17 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

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

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

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

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
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DATE 07/02/21
DRAWN BY: BPW
DESIGN BY: BPW
REVIEWED BY: DHI

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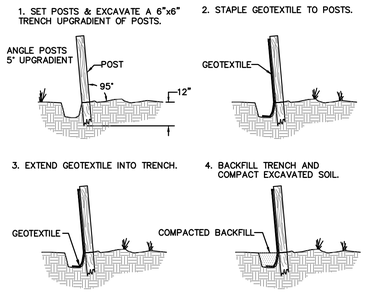
EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES4
SHEET 18 OF 30



SILT FENCE

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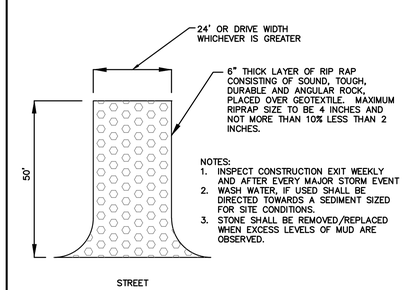

CONSTRUCTION ACCESS

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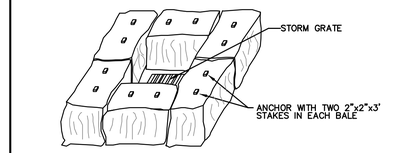

STRAW BALE INSTALLATION AT CATCH BASINS

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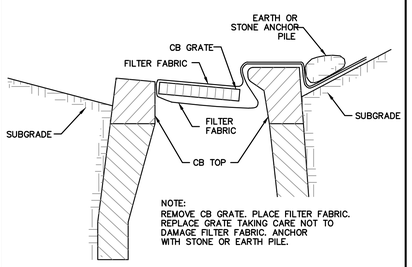

CATCH BASIN GRATE SEDIMENTATION CONTROL

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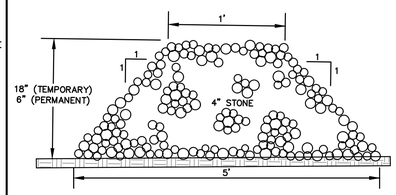

STONE CHECK DAM

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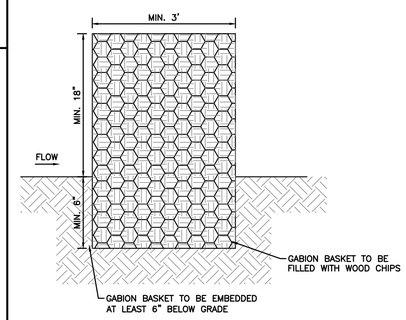

GABION WOOD CHIP DIKE

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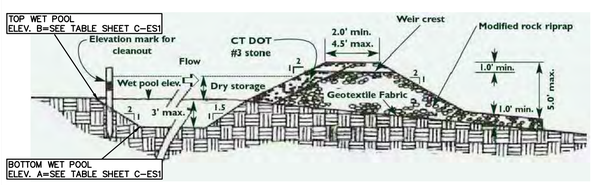


REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

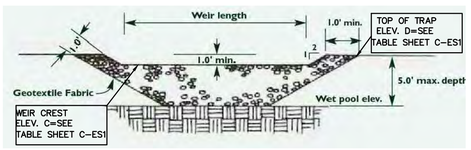


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

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:

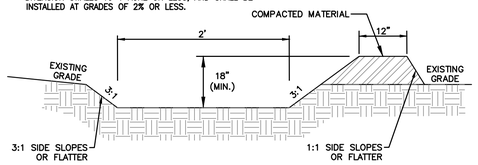
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

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

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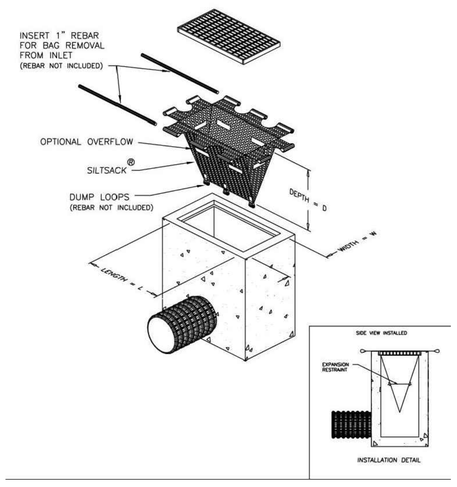

CURB-LESS INLET PROTECTION DETAIL

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 5 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]

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

APPLICANT:
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21 FRESH DRIVE
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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:	CHECKED BY:
1976-U	07/02/21	BPW	DHI

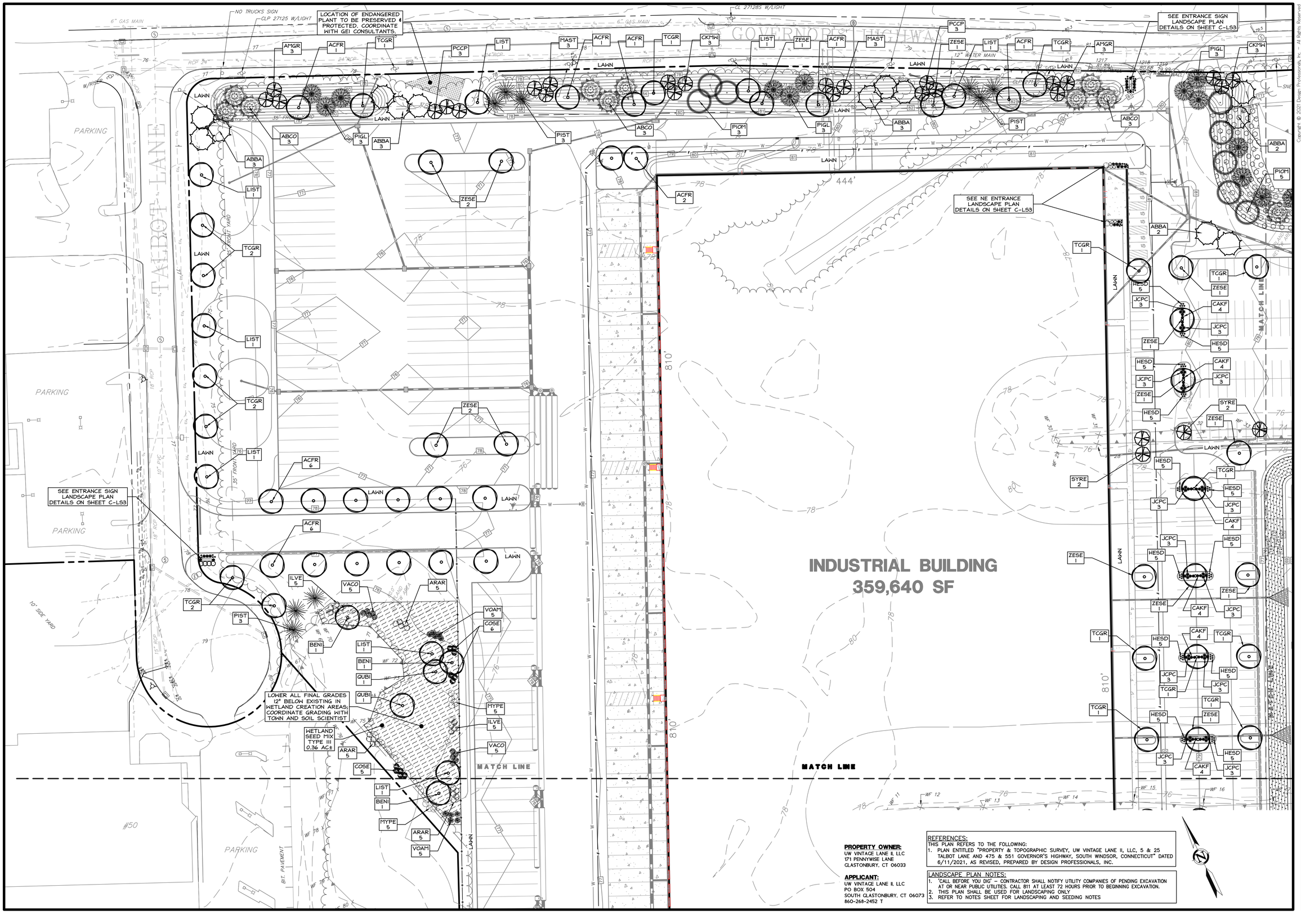
25 TALBOT LANE
SITE PLAN APPLICATION
475 & 525 TALBOT LANE &
475 & 551 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

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

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES5
SHEET 19 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:
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.

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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REVIEWED BY: DHI

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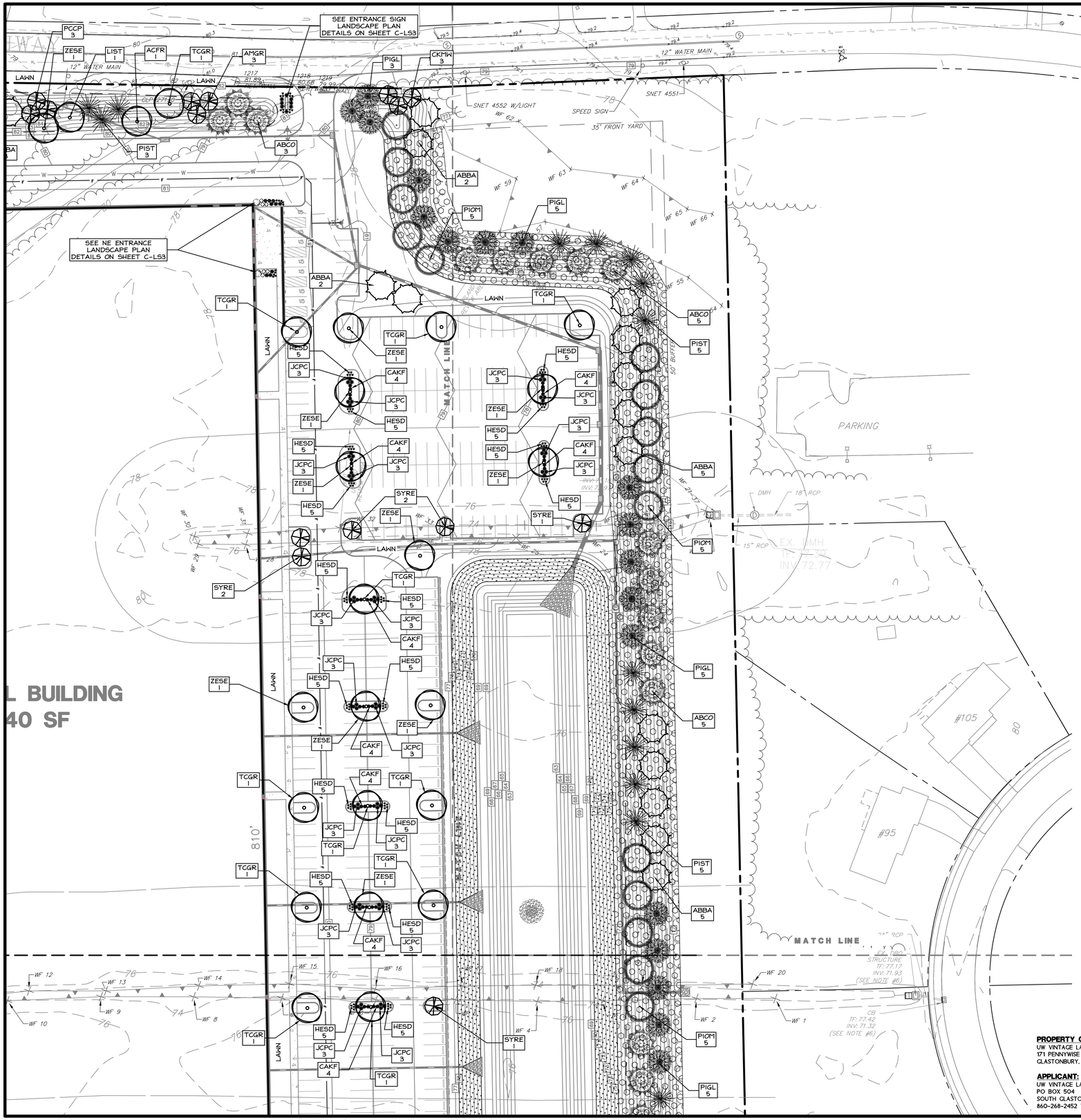
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

LANDSCAPE PLAN

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

SHEET
C-LS1
SHEET 20 OF 30



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LANDSCAPE PLAN

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

SHEET
C-LS2
SHEET 21 OF 30

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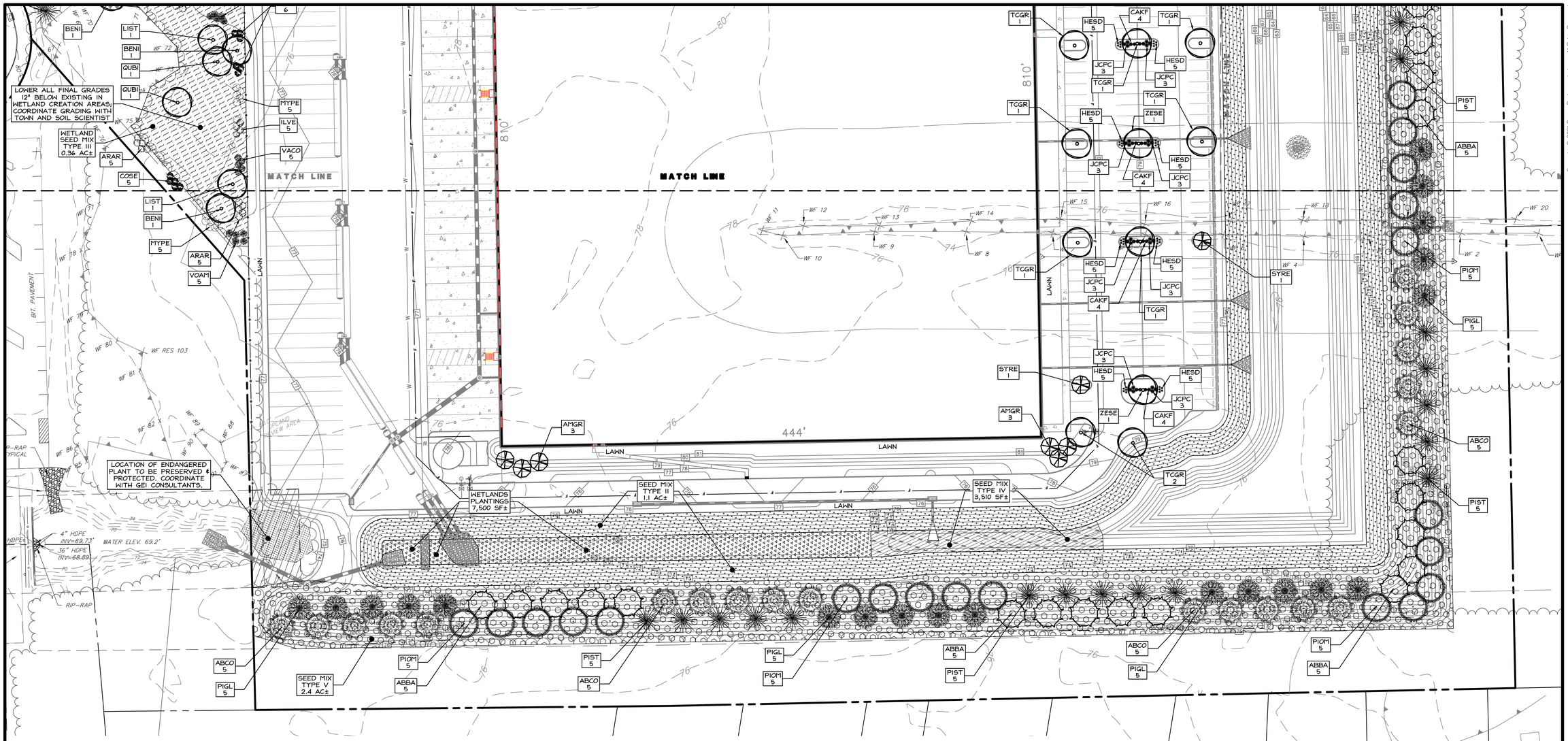
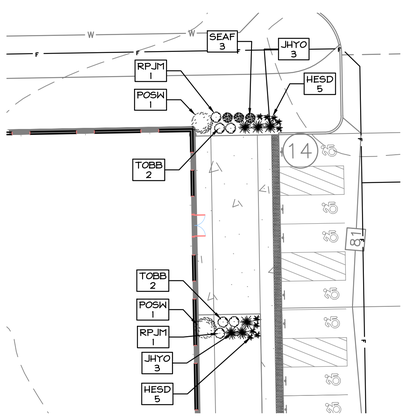


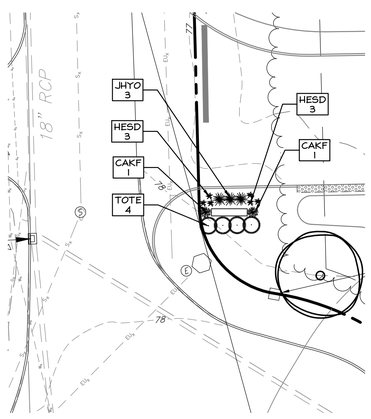
1 OVERALL LANDSCAPE PLAN

Scale: 1" = 40'



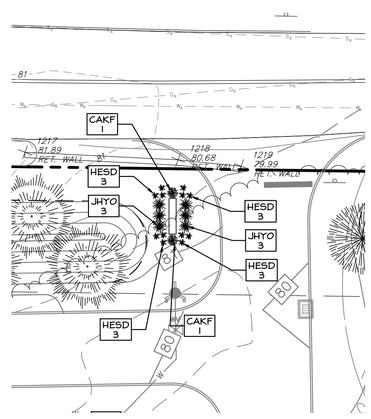
2 NE ENTRANCE LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



3 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



4 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'

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171 PENNYWISE LANE
GLASTONBURY, CT 06033

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LANDSCAPE PLAN

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

SHEET
C-LS3
SHEET 22 OF 30

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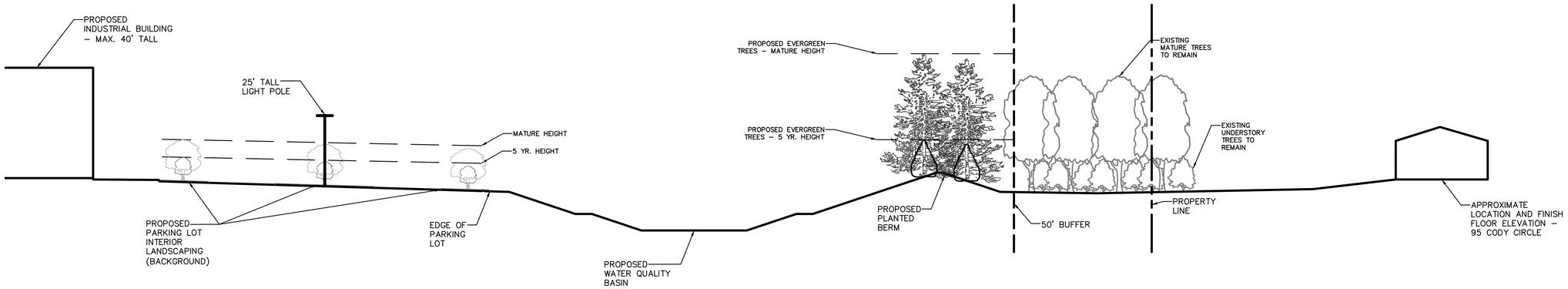
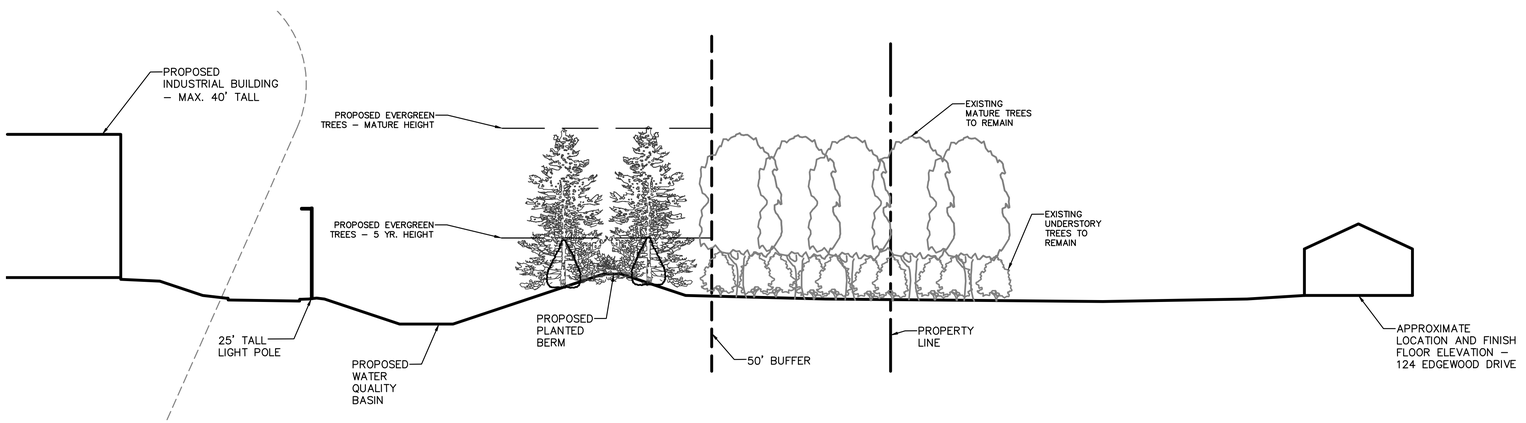


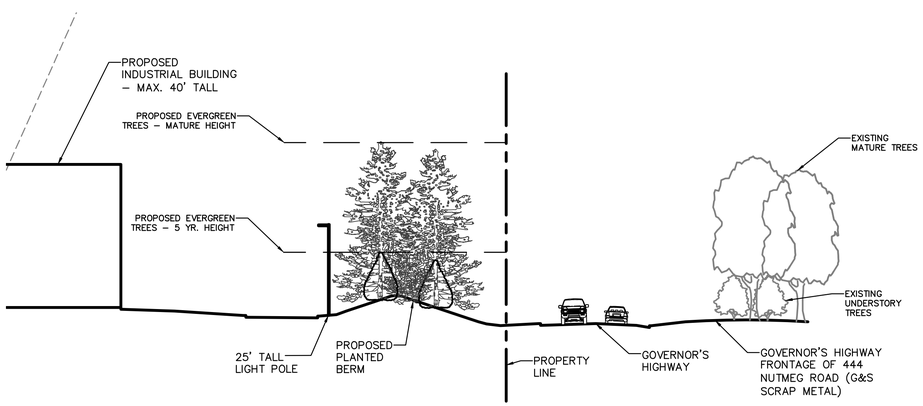
1 EAST-WEST BUFFER CROSS SECTION

1" = 20'



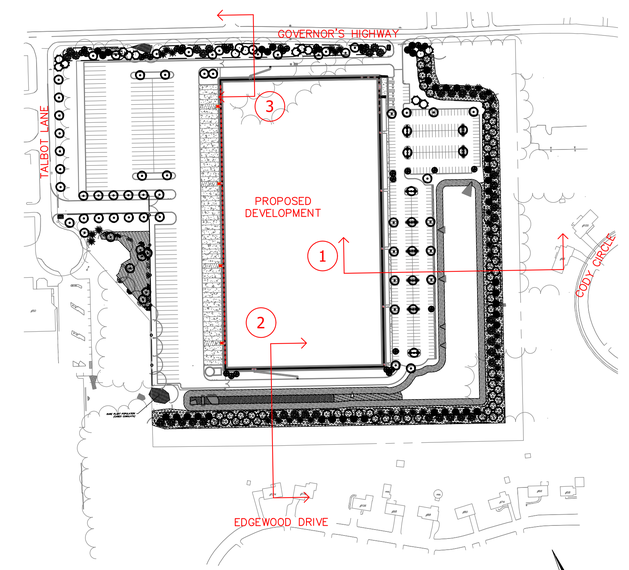
2 NORTH-SOUTH BUFFER CROSS SECTION

1" = 20'



3 GOVERNOR'S HIGHWAY BERM CROSS SECTION

1" = 20'



4 CROSS SECTION KEY MAP

1" = 200'

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LANDSCAPE BUFFER CROSS SECTIONS

SHEET
C-LS4
SHEET 23 OF 30

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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 THE 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 THEY ARE DUG, OR 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, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.

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):

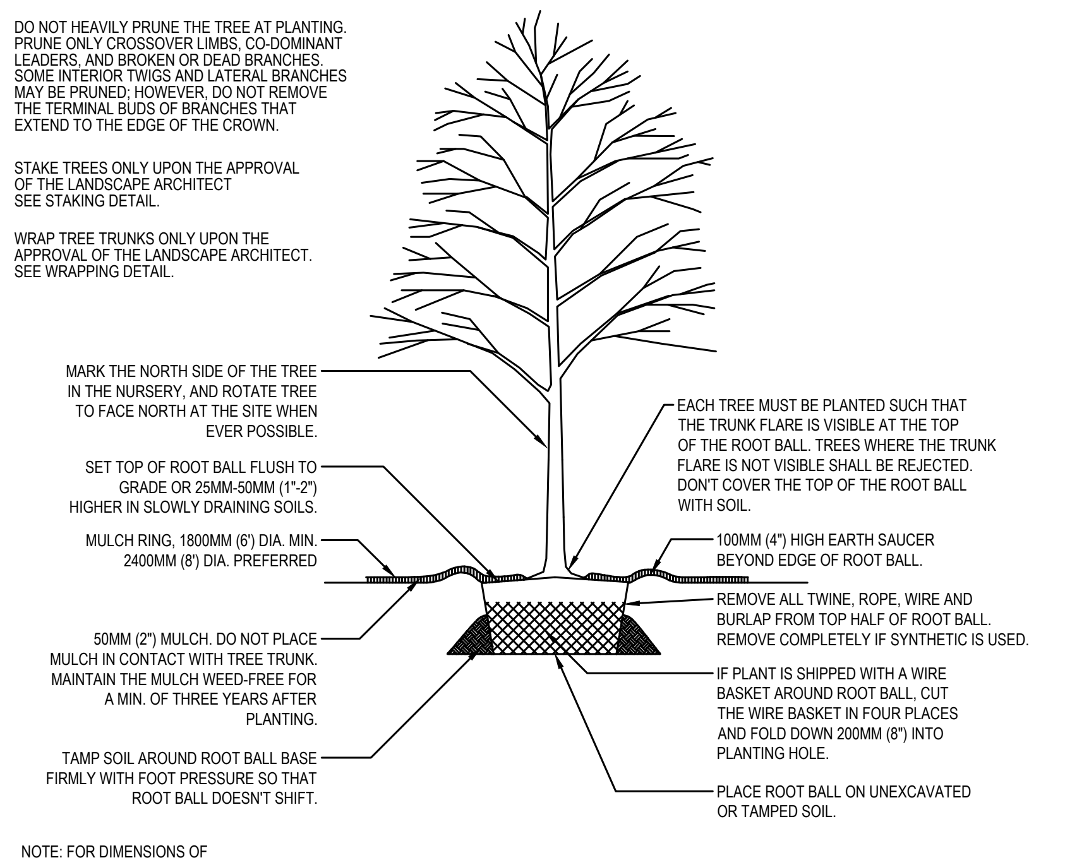
BLUEGRASS BLEND (3 VARIETIES)	50% OF MIXTURE
CHEWINGS RED FESCUE	30% OF MIXTURE
PERENNIAL RYEGRASS	20% OF MIXTURE

APPLICATION RATE: 4.50LBS. 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.



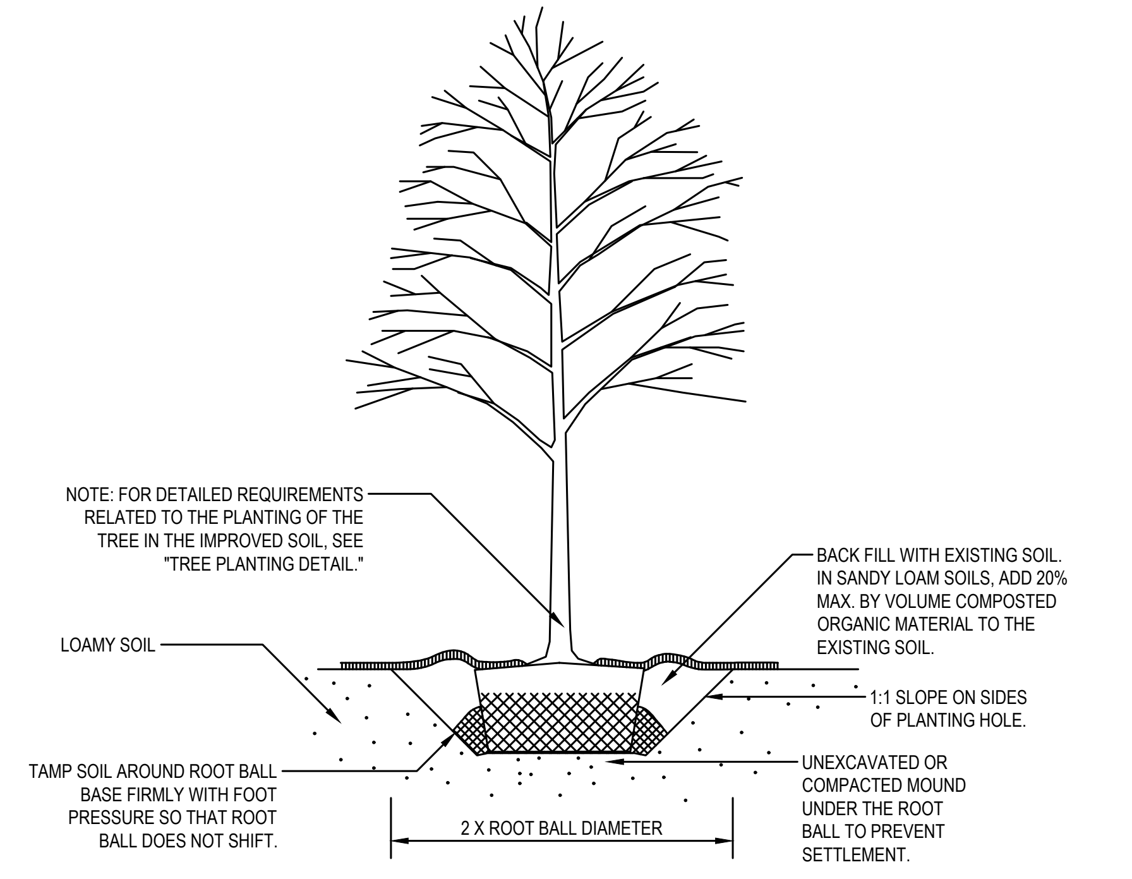
NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

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 SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

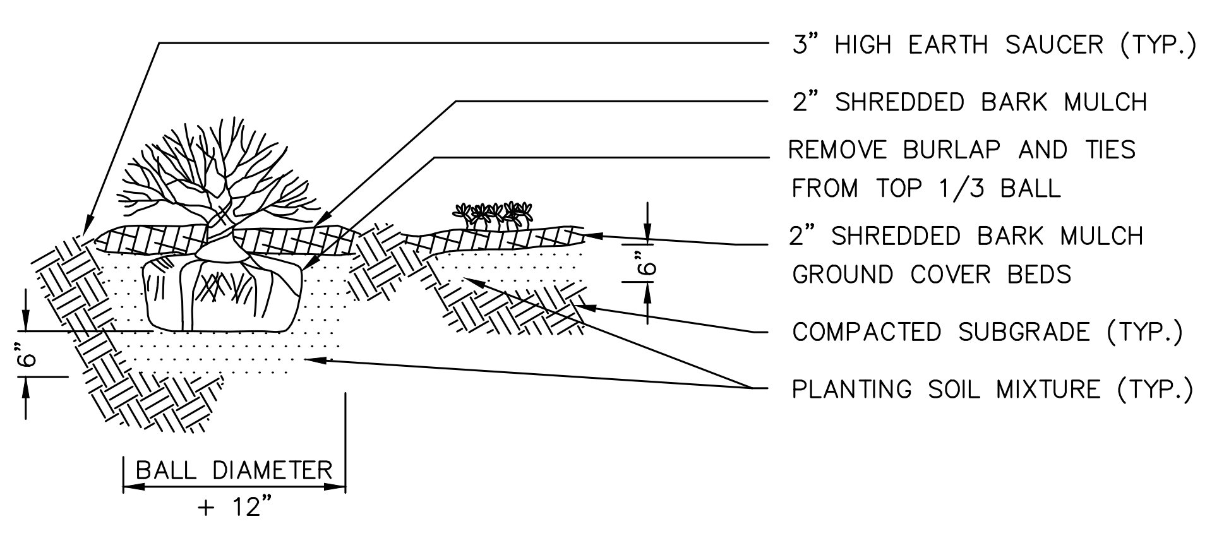
LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED 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 LIME 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
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
PO BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 T
860-291-8757 F
www.designprofessionalsinc.com

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

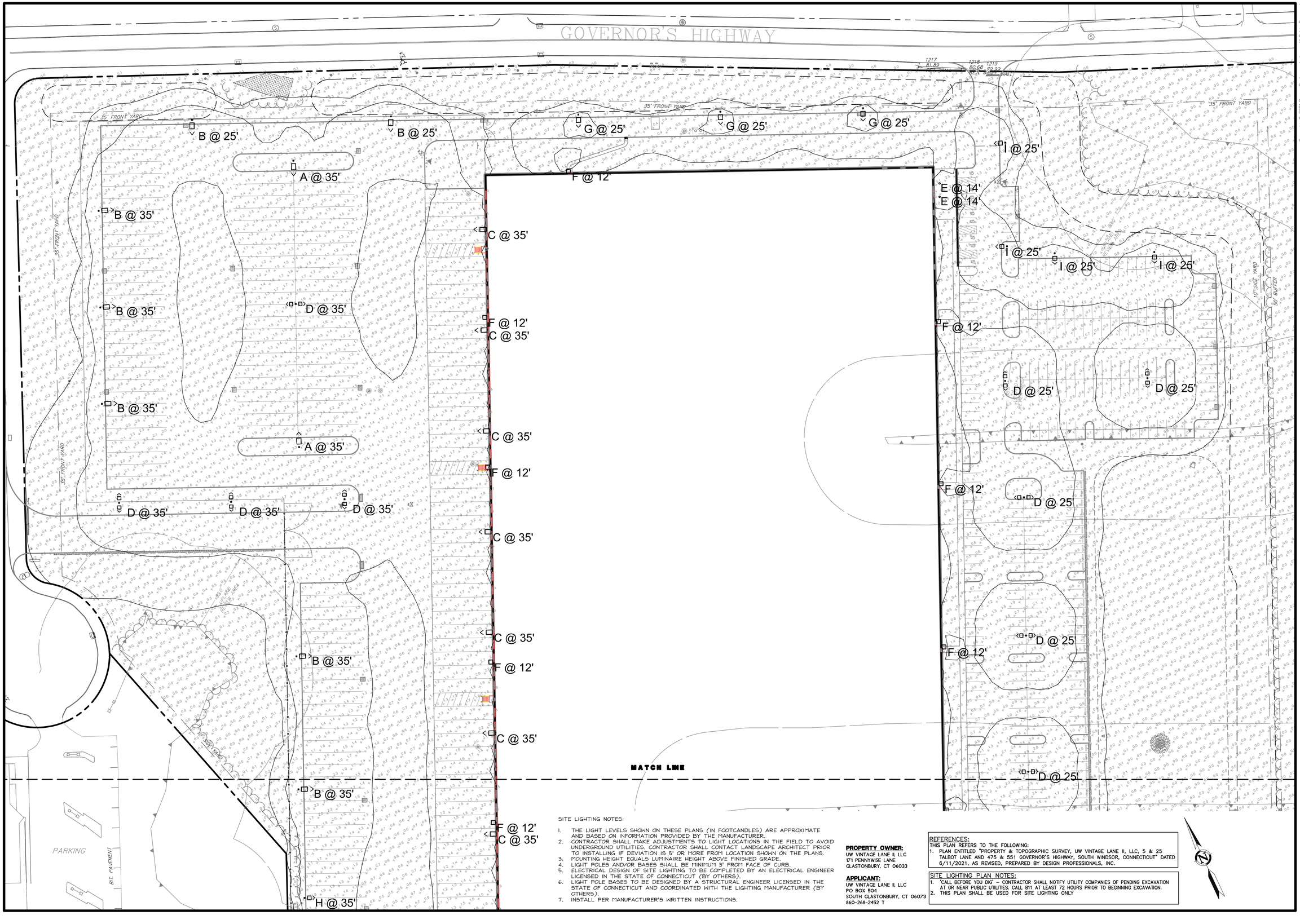
REVISIONS

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

LANDSCAPE DETAILS & NOTES

SHEET
C-LS5
SHEET 24 OF 30

File: C:\jobs\1976\1976U\Landscape Arch\AutoCAD\1976U LS-LT Planting   Layout: 24 C-LS5   Plotted: 10/15/2021 12:26 PM   Last Saved: 10/15/2021 12:23 PM   Last Saved By: bwheeler



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

21 FIDELITY DRIVE
SUITE 100
SOUTH WINDSOR, CT 06074
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860-291-8757 – F
www.designprofessionals.com

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

PROJECT NO.	DATE	DRAWN BY:	CHECKED 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
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4	10/4/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/2021	REVISED PER TOWN COMMENTS	DHI

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 Plan.dwg Layout: 25 C-LT1 Plotted: 10/15/2021 12:27 PM Last Saved: 10/15/2021 12:23 PM Last Saved By: berwheeler

SITE LIGHTING NOTES:

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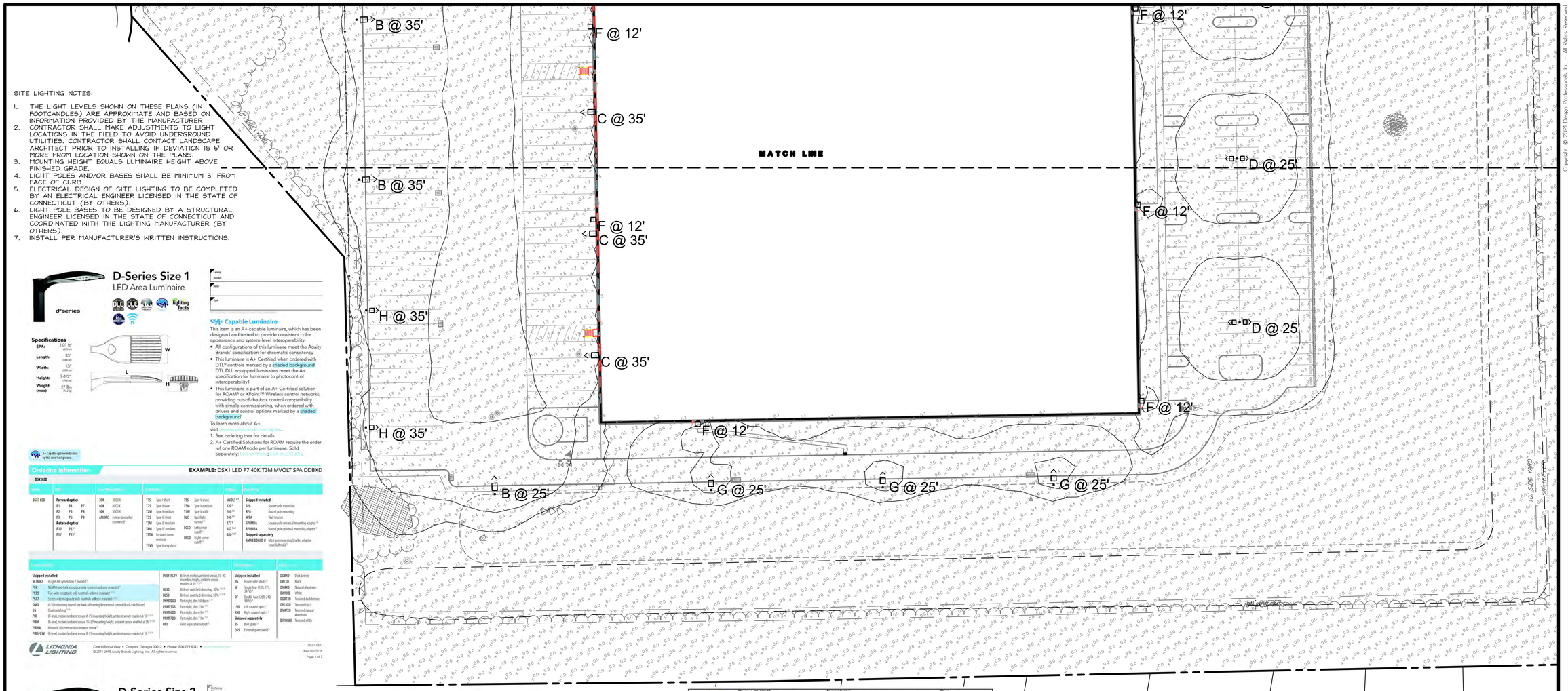
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 1.05 ft² (0.09 m²)
Length: 33" (838.0 mm)
Width: 13" (330.0 mm)
Height: 7-1/2" (190.0 mm)
Weight (max): 27 lbs (12.2 kg)

A+ 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 interoperability!
- 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: Lum-on-Power; Cat-in-DTL-DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LED	Color Temperature	Optics	Mounting
DSX1 LED	**Forward optics**: P1 P4 P7; P2 P5 P8; P3 P6 P9; **Related optics**: P10' P12'; P11' P13'	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; T2L Type II Long; T3M Type III Medium; T3L Type III Long; T4M Type IV Medium; T4L Type IV Long; T5VS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide; BLC Backlight control[1]; LCCO Left corner cutoff[1]; RCCO Right corner cutoff[1]	MVOLT[4,5]; 120[5]; 208[5]; 240[5]; 277[5]; 347[5]; 480[5]; **Shipped included**: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter[7]; RPUMBA Round pole universal mounting adapter[7]; **Shipped separately**: KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]

Options	Options	Options	Finish
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[3]; PER NEMA twist-lock receptacle only (controls ordered separately)[6]; PER5 Five-wire receptacle only (controls ordered separately)[6,12]; PER7 Seven-wire receptacle only (controls ordered separately)[6,12]; DMG 0-10V dimming extend out back of housing for external control (no conduit); DS Dual switching[6,12]; PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[8,9,10]; PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[8,9,10]; PIRHN Network, Bi-Level motion/ambient sensor[8]; PIR1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,9,10]; BL30 Bi-level switched dimming, 30%[10,11]; BL50 Bi-level switched dimming, 50%[10,11]; PWRTG2CFV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[8,9,10]; PWRTG2CFV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,9,10]; PWRTG3 Part night, dim 7.5hrs[13]; FAO Field Adjustable Output[14]; **Shipped installed**: HS House-side shield[15]; SF Single fuse (120, 277, 347V)[12]; DF Double fuse (120, 240, 480V)[12]; **Shipped separately**: BS Bird spikes[16]; EGS External glare shield[17]	DDBXD Dark bronze; DDLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Ordering Information continued on next page

D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 1.18 ft² (0.12 m²)
Length: 40" (1016.0 mm)
Width: 15" (381.0 mm)
Height: 7-1/4" (184.4 mm)
Weight (max): 34 lbs (15.3 kg)

A+ 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 interoperability!
- 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: Lum-on-Power; Cat-in-DTL-DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2LED

Series	LED	Color Temperature	Optics	Mounting
DSX2 LED	**Forward optics**: P1 P4; P2 P6; P3 P7; P4 P8; **Related optics**[1]: P10 P11; 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; T2L Type II Long; T3M Type III Medium; T3L Type III Long; T4M Type IV Medium; T4L Type IV Long; T5VS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide; BLC Backlight control[1]; LCCO Left corner cutoff[1]; RCCO Right corner cutoff[1]	MVOLT[4,5]; 120[5]; 208[5]; 240[5]; 277[5]; 347[5]; 480[5]; **Shipped included**: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter[7]; RPUMBA Round pole universal mounting adapter[7]; **Shipped separately**: KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]

Options	Options	Options	Finish
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[3]; PER NEMA twist-lock receptacle only (controls ordered separately)[6]; PER5 Five-wire receptacle only (controls ordered separately)[6,12]; PER7 Seven-wire receptacle only (controls ordered separately)[6,12]; DMG 0-10V dimming extend out back of housing for external control (no conduit); DS Dual switching[6,12]; PIR Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[8,9,10]; PIRHN Network, Bi-Level motion/ambient sensor[8]; PIR1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,9,10]; BL30 Bi-level switched dimming, 30%[10,11]; BL50 Bi-level switched dimming, 50%[10,11]; PWRTG2CFV Part night, dim 60 down[13]; PWRTG3 Part night, dim 5.5hrs[13]; PWRTG3V Part night, dim 6.5hrs[13]; PWRTG4 Part night, dim 7hrs[13]; FAO Field Adjustable Output[14]	**Shipped installed**: HS House-side shield[15]; SF Single fuse (120, 277, 347V)[12]; DF Double fuse (120, 240, 480V)[12]; L90 Left notched optics[1]; R90 Right notched optics[1]; **Shipped separately**: BS Bird spikes[16]; EGS External glare shield[17]	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW 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	Size	Lumen Package	Color Temperature	Optics	Voltage	Mounting	Options	Finish
DSXW1 LED	10C 10 LEDs (one engine); 20C 20 LEDs (two engines)	350 350 lumens; 530 530 lumens; 700 700 lumens; 1000 1,000 lumens (1.0 A)	30K 3000K; 40K 4000K; 50K 5000K; AMBPC Amber phosphor converted	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; T5VW Type V Very Wide	MVOLT[1,2]; 120[1]; 208[1]; 240[1]; 277[1]; 347[1]; 480[1]	**Shipped included**: BLANK Surface mounting bracket; BBW Surface mounting back box (for conduit entry); PIR 180° motion/ambient light sensor, 15-30' mounting height; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3]; ELCW Emergency battery backup (includes external component enclosure), non-CA compliant[4]	**Shipped installed**: PE Photocell-in, dusk to dawn; DMG 0-10V dimming driver (no controls; wires pulled outside fixture); DS Dual switching[5]; PIR 180° motion/ambient light sensor, 15-30' mounting height; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3]; ELCW Emergency battery backup (includes external component enclosure), non-CA compliant[4]	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Options	Options	Finish
Shipped installed: SF Single fuse (120, 277 or 347V)[1]; DF Double fuse (120, 240 or 480V)[1]; HS House-side shield[6]; SPD Separate surge protection	**Shipped separately**[7]: BSW Bird-deterrent spikes; WG Wire guard; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DHMAXD Textured white; DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXW1CU Wyze cable shield (one per light engine)
DSXW1BWU Bird deterrent spikes
DSXW1WG Wire guard accessory
DSXW1VG Vandal guard accessory
DSXW1FAO Field Adjustable Output

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. Sold separately. Requires a NEMA or ZHAGA D4h compliant receptacle. Visit DLC for a list of qualified luminaires. CAN requires 20W, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed in 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. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with DDL diffusing optics. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode 87.5W located on product page at www.acuitybrands.com/emergencybrochure.
9. Not available in 20C 1000.
10. Also available as a separate accessory; see Accessories information.

LIGHTING AFFILIATES

Project 20-62574
St. Clements Castle Banquet Hall
Submitted By:
LIGHTING AFFILIATES LTD

Catalog Number: 1020-W-B1-10-LRTD4-9020-M2-30KS-80-MCSM-120V-CB27
Notes: 4" LED DOWNLIGHT WITH 0-10V DIMMING TO 10%
Type: D3

BeveLED BASIC

PROJECT INFORMATION
PROJECT
DATE
TYPE

DOWNLIGHT 1020

4" RECESS

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	59
Source Lumens	1100	1900
Delivered Lumens	970	1250
Color Consistency	3-Step MacAdam Ellipse	

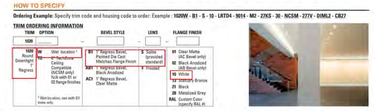
Performance based on 3000K

CCT MULTIPLIER	2700K	3000K	3500K	4000K
	80+ CRI	80+ CRI	80+ CRI	80+ CRI
Color Rendering Index Multiplier for Lumen Output	1.06	1.00	1.08	1.08

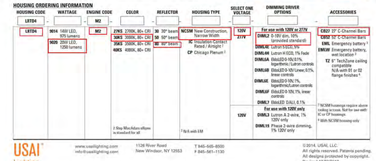
HOW TO SPECIFY

Ordering Example: Specify trim code and housing code to order: Example - **N20NW - B1 - S - 10 - LRTD4 - 9014 - M2 - 27K5 - 30 - NCSM - 277V - DIMLZ - CB27**

TRIM ORDERING INFORMATION



HOUSING ORDERING INFORMATION



USAI Lighting
www.usailighting.com
info@usailighting.com
1128 River Road
New Windsor, NY 12553
T 845-565-8500
F 845-565-1100

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 III, 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	CRT190130097-003-001+002+005, Model B48RD-16G1-30KS-90-S-WH-NCC-UNV-60C	LED	B48RD-16G1-30KS-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

design professionals
21 FITNEY DRIVE
P.O. BOX 1591
SOUTH WINDSOR, CT 06074
860-291-8755 – T
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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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 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

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

SITE LIGHTING PLAN

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

SHEET
C-LT2
SHEET 26 OF 30

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.

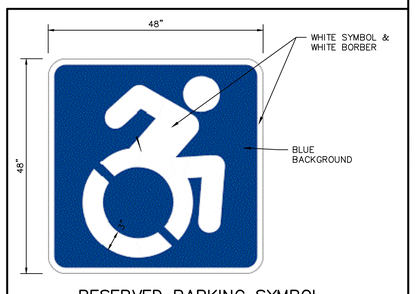
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

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:

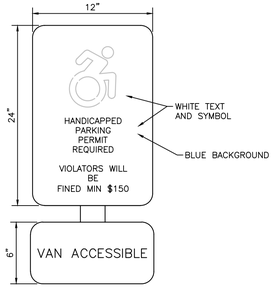
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and 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.



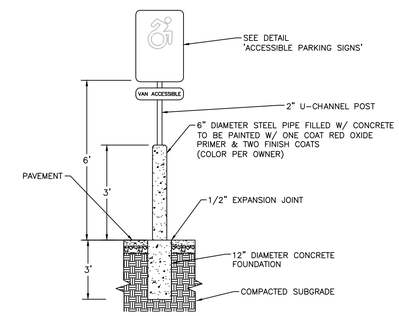
RESERVED PARKING SYMBOL
N.T.S.

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.

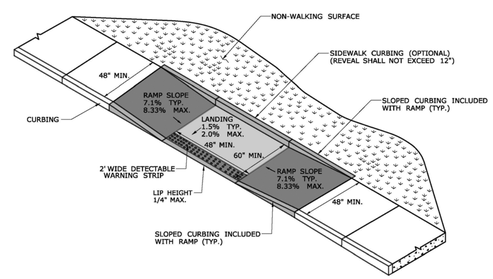
(L)
(R)
(P) NO ARROW



ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SIGN POST
N.T.S.

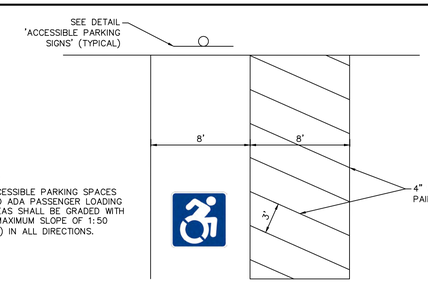


PARALLEL RAMP WITHOUT NON-WALKING SURFACE (TYPE 9)

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
SIGNATURE/ BLOCK:
OFFICE OF ENGINEERING
APPROVED BY:
DRAWING TITLE:
CONCRETE SIDEWALK RAMPS SHEET 4
Filename: __CTDOT_HIGHWAY_GD_(1-19-17).dgn

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_u C_u	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
W_u W_u	WATER MAIN	W
WS_u	WATER SERVICE	WS
F_u F_u	FIRE SERVICE LINE	F
NPW_u	NON-POTABLE WATER LINE	NPW
WV WV	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_u	MAIN LIQUID FUEL LINE	LF
LFS_u	LIQUID FUEL SERVICE LINE	LFS
LF_a	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
I_u I_u	IRRIGATION LINES	I
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
G_u G_u	GAS MAIN	G
GS_u	GAS SERVICE LINE	GS
POWER		
EO_u	ELECTRICAL LINES, OVERHEAD	EO
EU_u	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
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_u S_u	SANITARY SEWER MAIN	S
SS_u SS_u	SANITARY SEWER SERVICE LINE	SS
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
RL_u RL_u	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.

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

APPLICANT:
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860-290-7375 – F
www.designprofessionals.com
design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

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

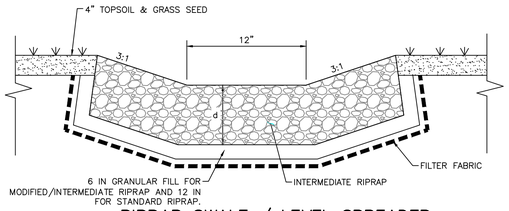
REVISIONS

NO.	DATE	COORDINATION WITH CEI CONSULTANTS	BY
1	8/3/2021		REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHI
3	10/1/2021	REVISED PER TOWN COMMENTS	DHI
4	10/6/2021	REVISED PER TOWN COMMENTS	DHI
5	10/14/21	REVISED PER TOWN COMMENTS	DHI

NOTES, LEGEND, & DETAILS

SHEET
C-D1
SHEET 27 OF 30

File: C:\jobs\1976\1976U\Engineering\AutoCAD\1976U Details.dwg Layout: 27 C-D1 Plotted: 10/15/2021 10:07 AM Last Saved: 10/15/2021 4:33 PM Last Saved By: DanielJameson



RIPRAP SWALE / LEVEL SPREADER

N.T.S.

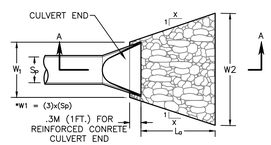
DETAIL SHOWN PER 2002 CONNDOT DRAINAGE MANUAL CHAPTER 11 STORM DRAINAGE SYSTEMS SECTION 13 OUTLET PROTECTION FIGURE 11-13 "TYPE A AND B RIP RAP APRON"

NOTES:

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

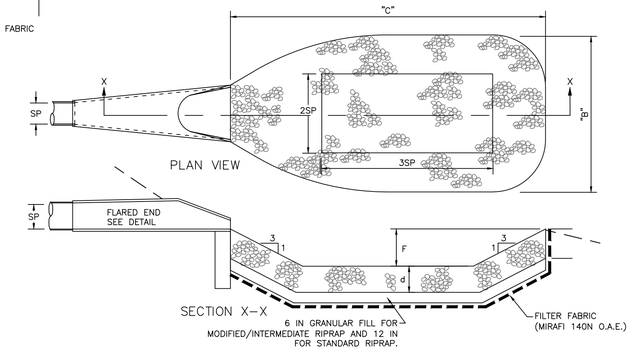
2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02

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



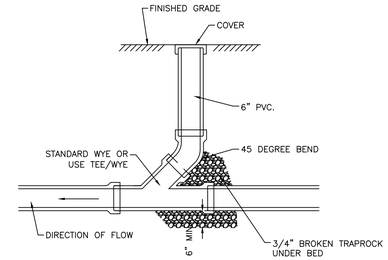
LEVEL SPREADER PLAN VIEW

N.T.S



RIPRAP PREFORMED SCOUR HOLE

N.T.S.



NOTES:

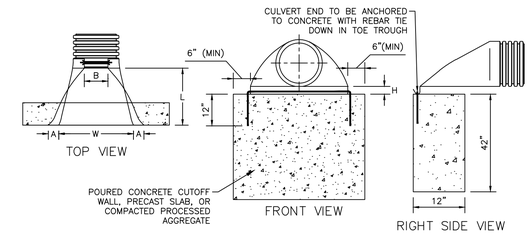
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER CLEAN OUT

N.T.S

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

*Product detail may differ slightly from actual product appearance

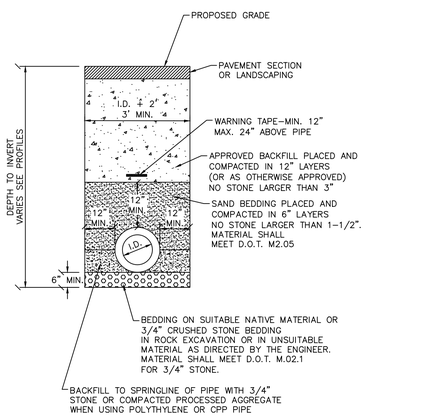


NOTES:

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

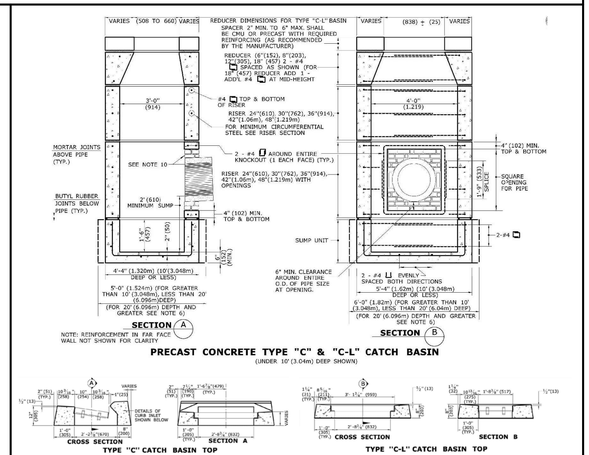
HDPE FLARED END W/ CONCRETE ANCHORING

N.T.S.

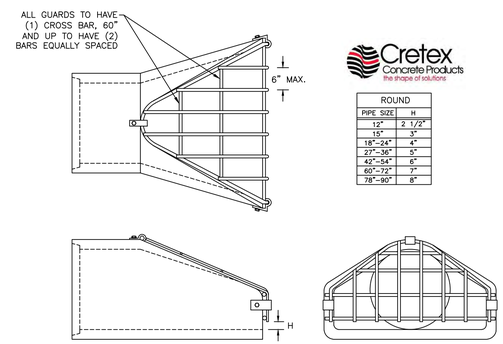


STORM SEWER TRENCH SECTION

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



Cretex Concrete Products
the shape of solutions

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"

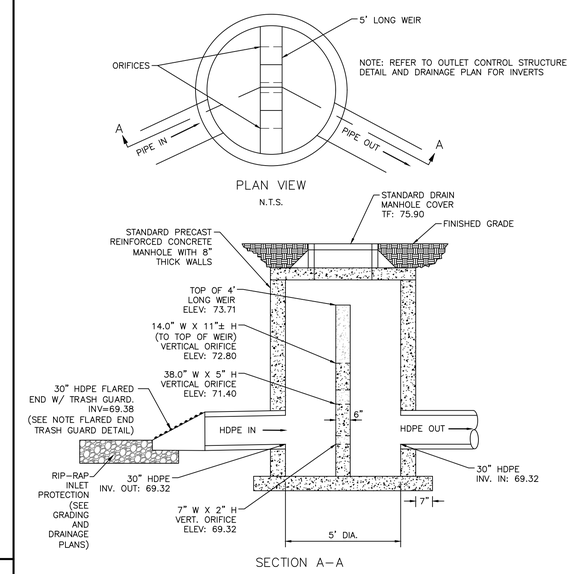
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL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

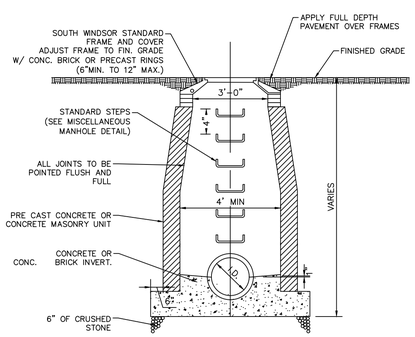
FLARED END TRASH GUARD

N.T.S.



OUTLET CONTROL STRUCTURE MANHOLE WITH DIVERSION WEIR PLAN VIEW

N.T.S.

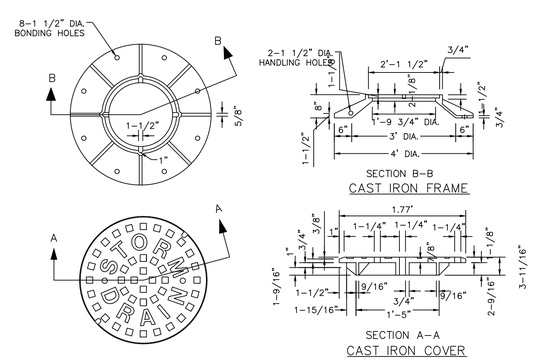


NOTES:

1. 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

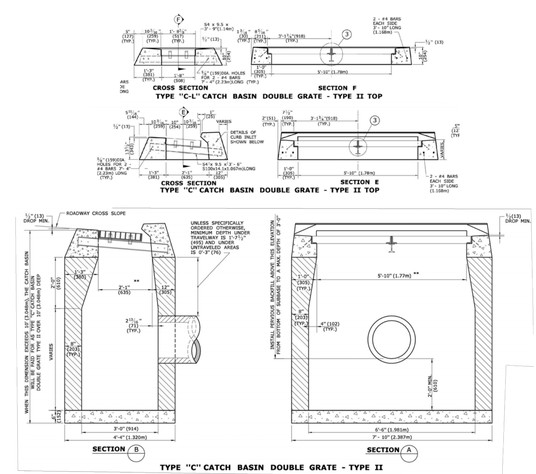


NOTES:

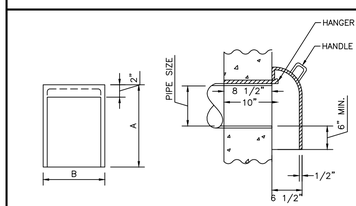
1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

MANHOLE FRAME AND COVER

N.T.S



N.T.S.
REFER TO CONNDOT STANDARD SHEET HW-0507-03 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



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

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
DRAWN BY: BPW
CHECKED BY: DPW
DESIGN BY: DHJ

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

REVISIONS

NO.	DATE		BY
1	8/3/2021	COORDINATION WITH CEI CONSULTANTS	REM
2	8/25/2021	REVISED PER TOWN COMMENTS	DHJ
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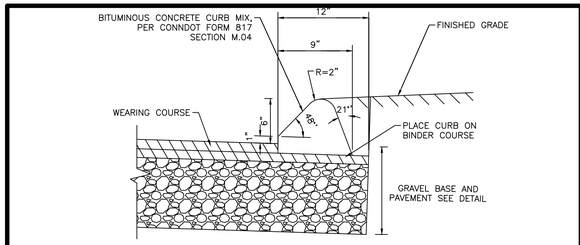
4	10/4/2021	REVISED PER TOWN COMMENTS	DHJ
5	10/14/21	REVISED PER TOWN COMMENTS	DHJ

DETAILS

SHEET
C-D2
SHEET 28 OF 30

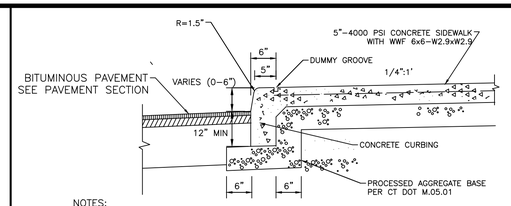


NOTE:

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

BITUMINOUS CONCRETE LIP CURB

N.T.S.

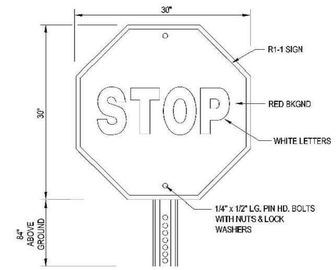


NOTES:

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

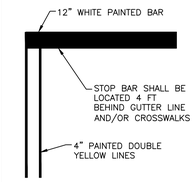
MONOLITHIC CONCRETE WALK AND CURB

N.T.S.



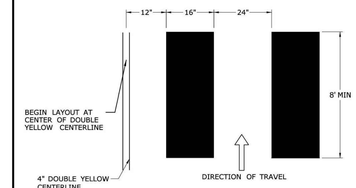
STOP SIGN

N.T.S.



STOP BAR

N.T.S.

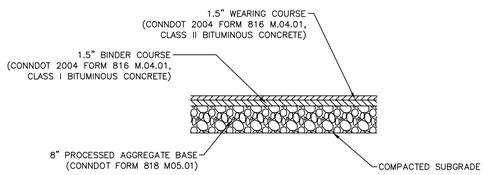


CROSSWALK

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".

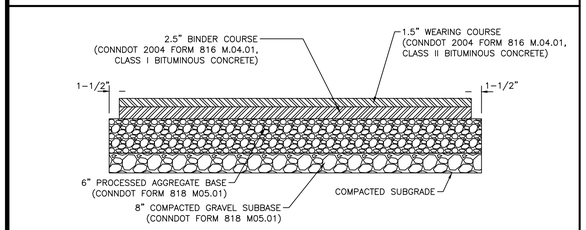


NOTES:

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.

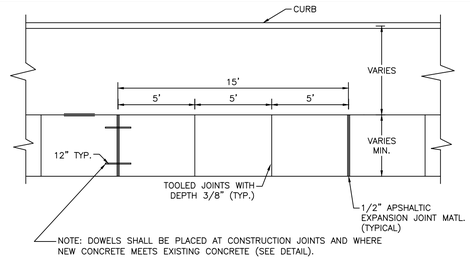


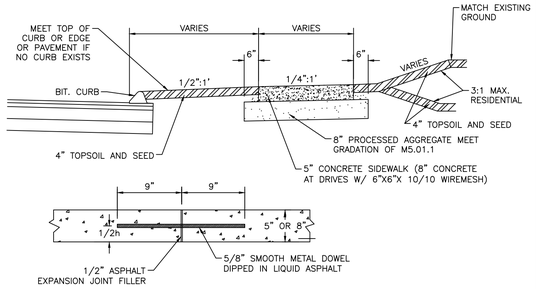
NOTES:

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.





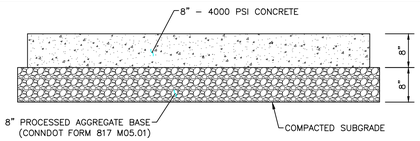
EXPANSION JOINT

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.

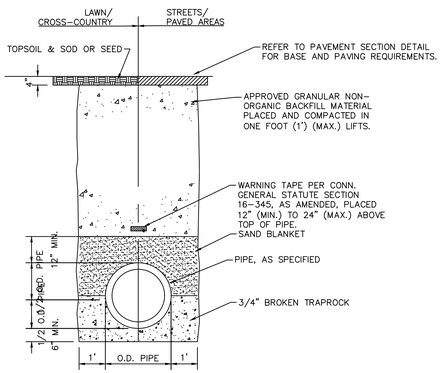


NOTES:

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

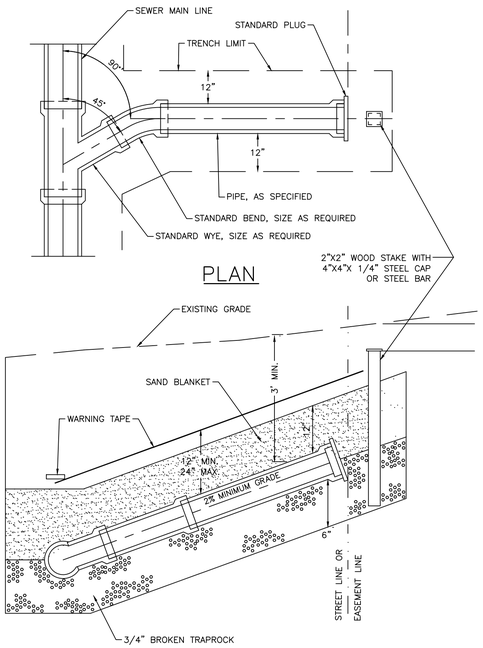
N.T.S.



SECTION

SANITARY SEWER TRENCH SECTION

N.T.S

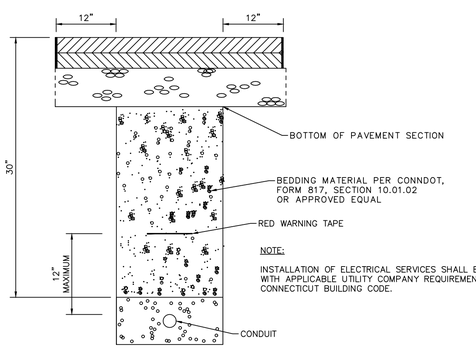


PLAN

PROFILE

BUILDING SEWER

N.T.S.

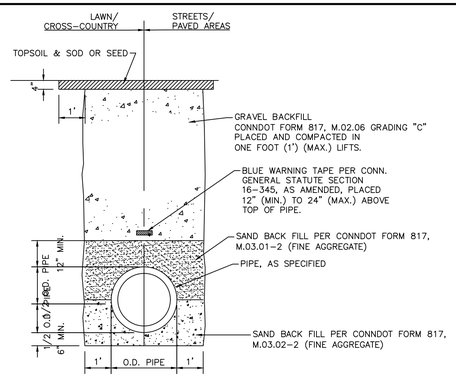


NOTE:

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

ELECTRIC TRENCH

N.T.S.



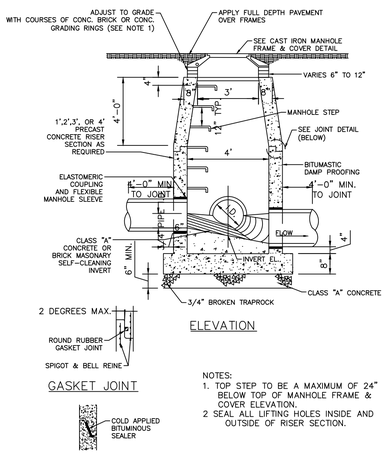
SECTION

NOTES:

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

WATER TRENCH SECTION

N.T.S



ELEVATION

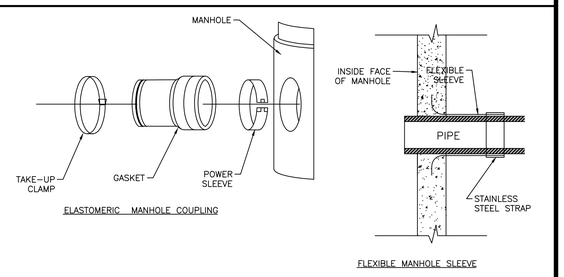
GASKET JOINT

NOTES:

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

SANITARY MANHOLE

N.T.S



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
860-268-2452 T

21 FRESH DRIVE
P.O. BOX 1967
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

25 TALBOT LANE
SITE PLAN APPLICATION

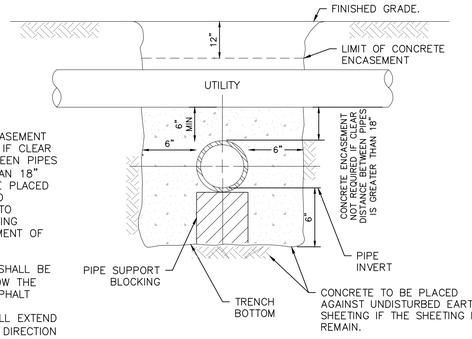
475 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

REVISIONS

NO	DATE		BY
1	8/3/2021	COORDINATION WITH 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	10/14/21	REVISED PER TOWN COMMENTS	DHI

DETAILS

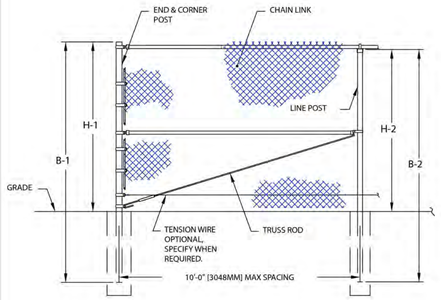
SHEET
C-D3
SHEET 29 OF 30



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]

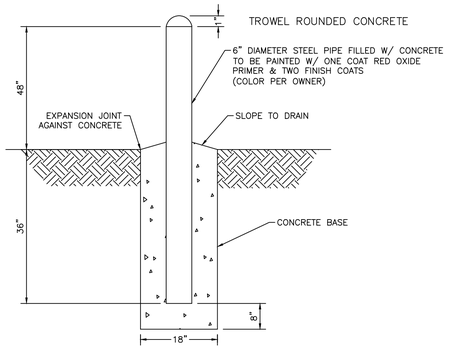
NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.

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

TYPICAL HIGH FENCE WITHOUT BARBED WIRE	BY: JRR	DWG:	1-1000
	DATE: 09-27-95		
DIMENSIONS & SPECIFICATIONS	REV: swh	LAYER:	1
	REV DATE: 05-23-18	SCALE:	1/4" = 1'-0"

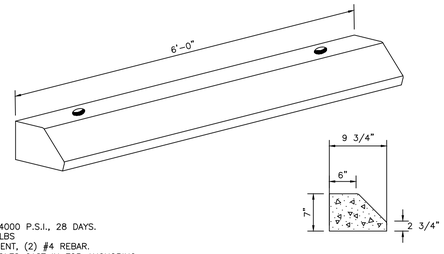
CHAIN LINK FENCE

N.T.S.



CONCRETE BOLLARD

N.T.S.

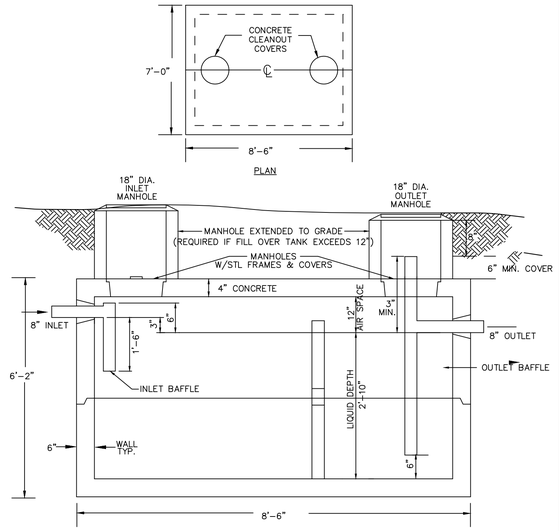


SECTION

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.

PRECAST CONCRETE WHEELSTOP

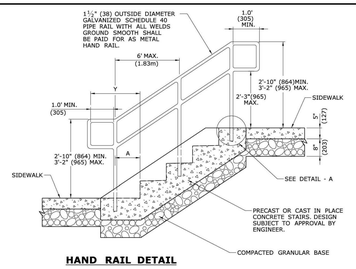
N.T.S.



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

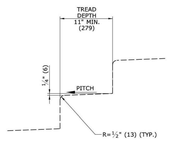
PRECAST CONCRETE OIL/WATER SEPARATOR

N.T.S.



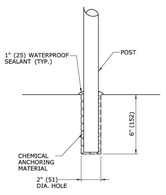
HAND RAIL DETAIL

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)

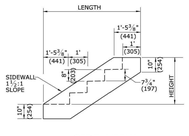
GENERAL NOTES:
1. A HAND RAIL IS REQUIRED ON BOTH SIDES OF STEPS WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE HIGHEST WALKING SURFACE AND THE LOWEST WALKING SURFACE IS GREATER THAN 30" (762).
2. POSTS SHALL BE NO MORE THAN 6'(1.83m) APART.
3. THE RAILING BASE CONNECTIONS SHALL BE DESIGNED TO PROVIDE 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" (1051)	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" (4101)	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)

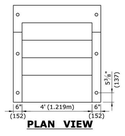
ADD 0.244 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 1 1/2 : 1 SIDEWALL SLOPE

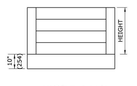


SIDE VIEW

ALL TREADS SHALL BE PITCHED ¼" (6)



PLAN VIEW



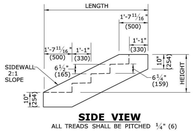
FRONT VIEW

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'-8 11/16" (830)	1	0.494 (0.346)	4'-10½" (1486)	11'-4 11/16" (3472)	9	2.580 (2.098)
1'-1" (330)	3'-8 11/16" (1160)	2	0.736 (0.565)	5'-5" (1651)	12'-3 11/16" (3802)	10	2.847 (2.317)
1'-7½" (495)	4'-10 11/16" (1491)	3	0.978 (0.784)	5'-11½" (1816)	13'-6 11/16" (4132)	11	3.114 (2.536)
2'-2" (660)	5'-11 11/16" (1821)	4	1.245 (1.003)	6'-6" (1981)	14'-3 11/16" (4462)	12	3.381 (2.755)
2'-8½" (825)	7'-0 11/16" (2151)	5	1.512 (1.222)	7'-0½" (2146)	15'-8 11/16" (4792)	13	3.648 (2.974)
3'-3" (990)	8'-1 11/16" (2481)	6	1.779 (1.441)	7'-7" (2311)	16'-9 11/16" (5123)	14	3.915 (3.193)
3'-9½" (1156)	9'-2 11/16" (1811)	7	2.046 (1.660)	8'-1½" (2476)	17'-10 11/16" (5453)	15	4.182 (3.412)
4'-4" (1321)	10'-3 11/16" (3141)	8	2.313 (1.879)	8'-8" (2642)	18'-11 11/16" (5783)	16	4.449 (3.631)

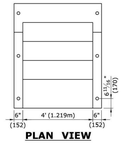
ADD 0.242 CU.YDS. (0.18 CU.MS.) FOR EACH ADDITIONAL RISER

STEPS WITH 2 : 1 SIDEWALL SLOPE

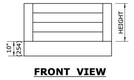


SIDE VIEW

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.
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON THE BEST KNOWLEDGE OF THE STATE AND IS TO BE ACCEPTED AS ACCURATE ONLY TO THE EXTENT INDICATED BY THE DESCRIPTION OF WORK WHICH WILL BE REQUIRED.

DESIGNED/DRAFTER: | CHECKED BY: | NTS

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

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

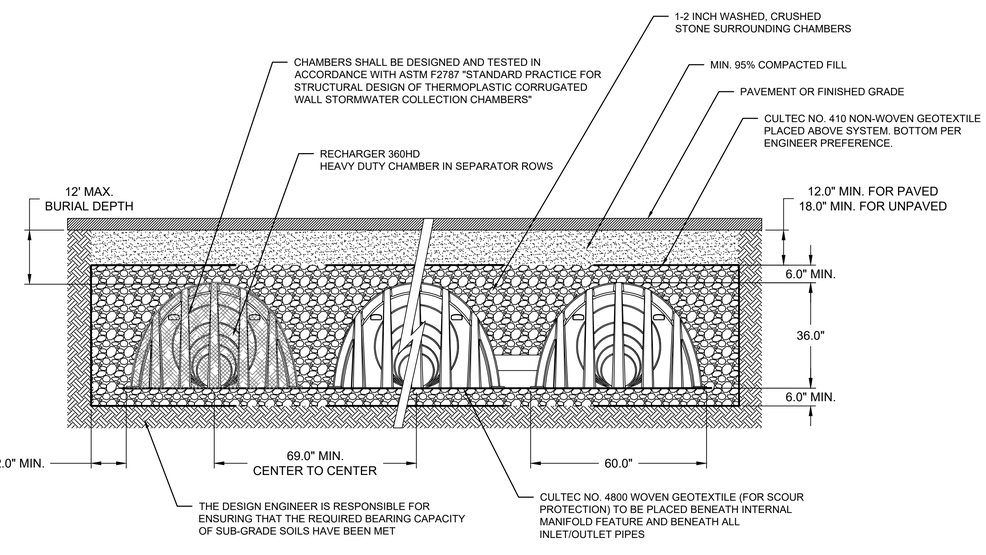
PROJECT TITLE:

TOWN:
DRAWING TITLE: CONCRETE STEPS
PROJECT NO.
DRAWING NO.
SHEET NO.

Filename: ...\CTDOT HIGHWAY GD.dgn
Plotted Date: 10/8/2018

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.

21 FERNCLIFF DRIVE
P.O. BOX 504
SOUTH WINDSOR, CT 06074
860-291-8757 – T
860-295-8755 – F
www.designprofessionals.com

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

25 TALBOT LANE
SITE PLAN APPLICATION
475 & 475 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	10/14/21	REVISED PER TOWN COMMENTS	DHI

DETAILS

SHEET
C-D4
SHEET 30 OF 30

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_x — C_x	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_x — W_x	APPROX. WATER MAIN
WS_x — WS_x	APPROX. WATER SERVICE
WV	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
GV	GAS VALVE
G_x — G_x	APPROX. GAS MAIN
GS_x — GS_x	APPROX. GAS SERVICE LINE

POWER	
EO_x	ELECTRICAL LINES, OVERHEAD
EU_x — EU_x	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	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE

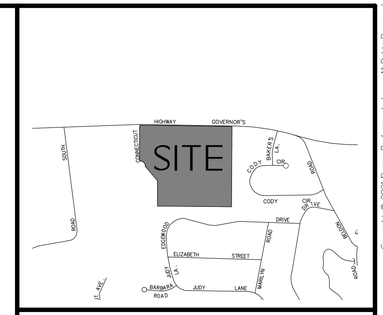
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_x — S_x	APPROX. SANITARY SEWER MAIN
SS_x — SS_x	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	T-2 CONTOUR
95	T-3 CONTOUR
×61.95	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].

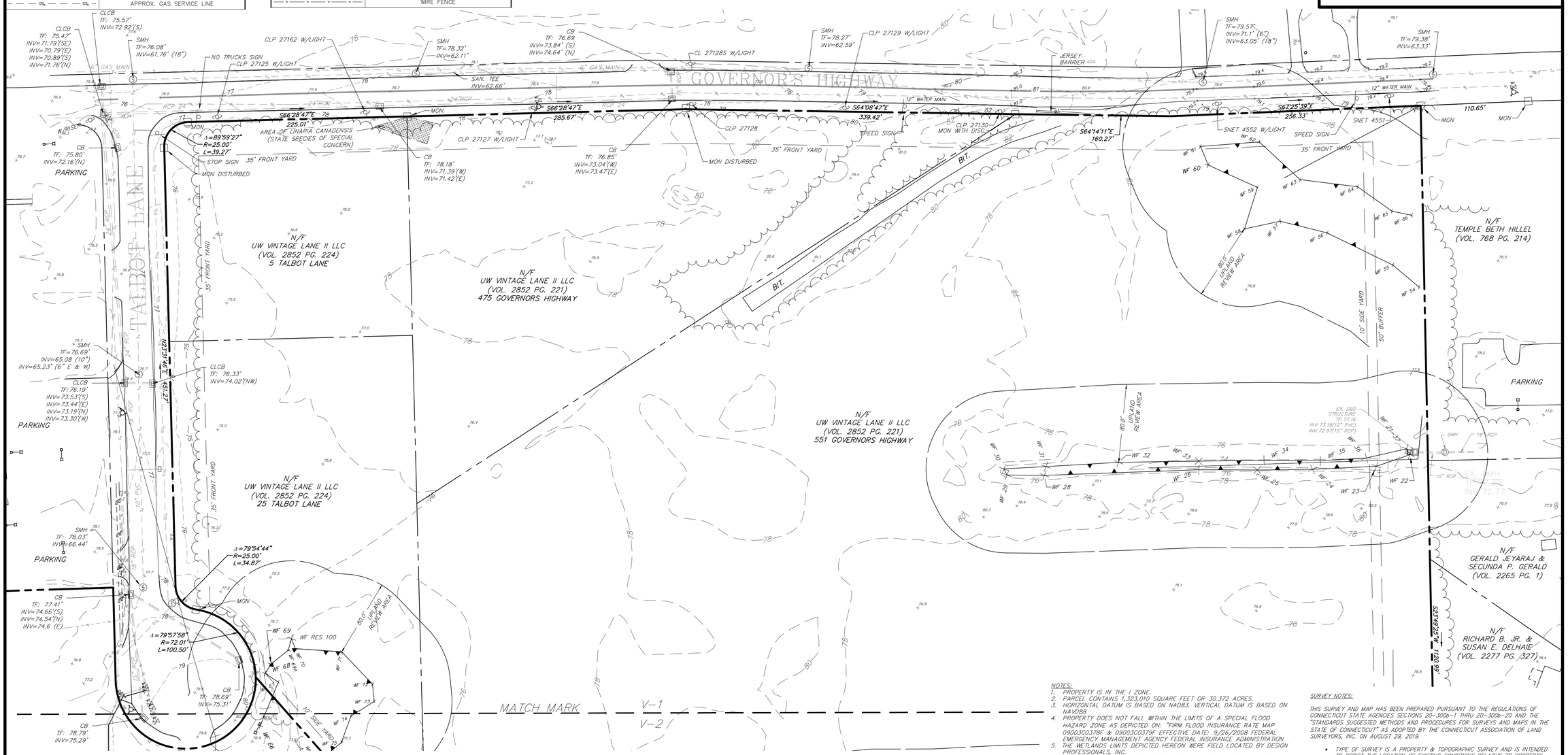
The representation of delineated wetlands as depicted on this plan is substantially correct.

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

Date August 24, 2021



LOCATION PLAN
1"=1000'



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.

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.

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.

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

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

PROJECT NO: 1976JU
DATE: 06/11/21
DESIGNED BY: ---
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-1

REVISIONS

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

21 JEFFREY DRIVE
SUITE B, UNIT 7
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-528-9377 - F
www.designprofessionalsinc.com
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CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

File: C:\jobs\1976\1976JU\Survey\Survey-Base\1976JU 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_x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_x — C_x	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_x — W_x	APPROX. WATER MAIN
WS_x — WS_x	APPROX. WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
G_x — G_x	APPROX. GAS MAIN
GS_x — GS_x	APPROX. GAS SERVICE LINE

POWER	
EO_x	ELECTRICAL LINES, OVERHEAD
EU_x — EU_x	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	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE

	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_x — S_x	APPROX. SANITARY SEWER MAIN
SS_x — SS_x	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
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

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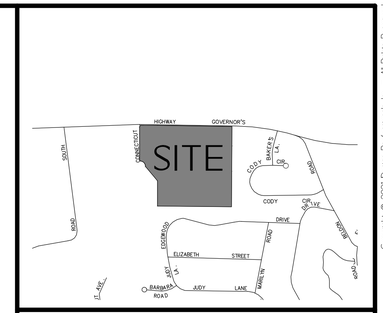
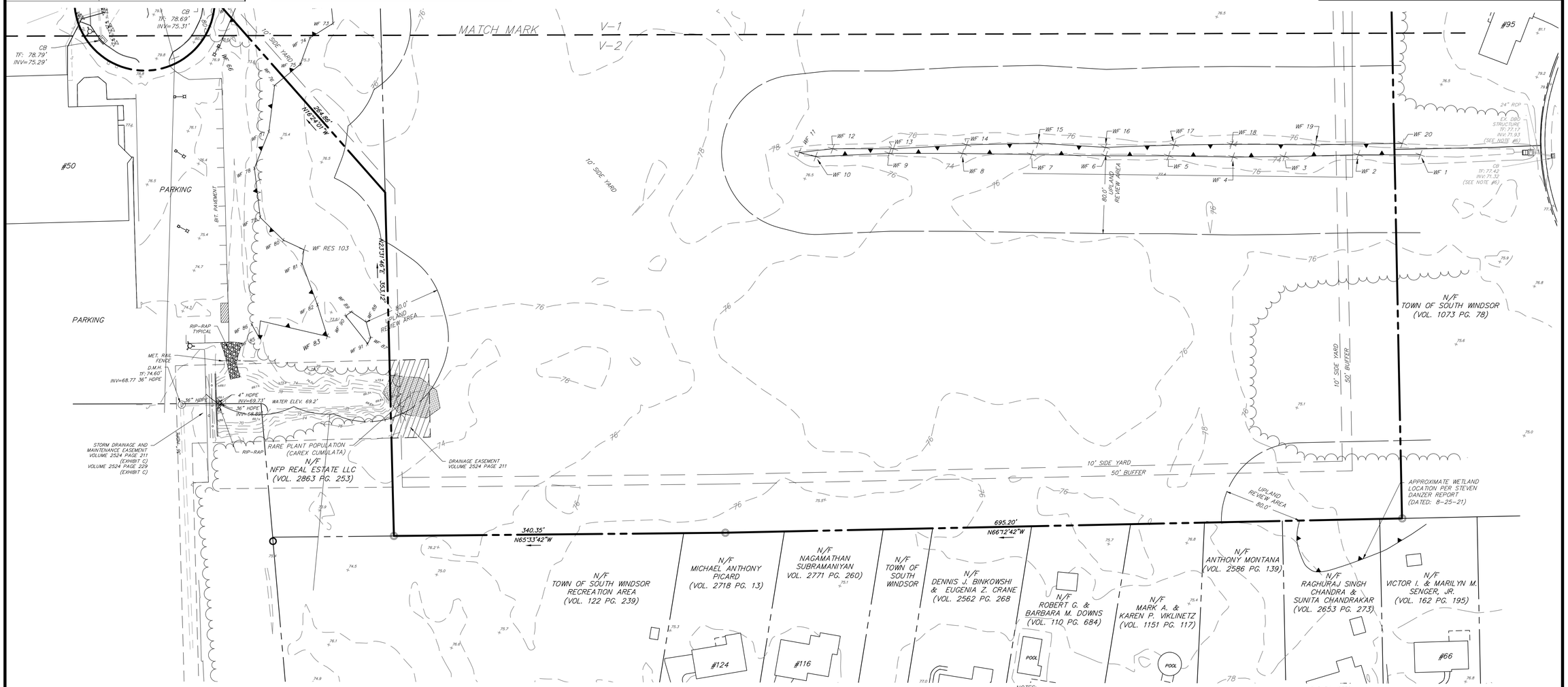
By James M. McManus
James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer

Date August 24, 2021



LOCATION PLAN
1"=1000'



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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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6. INFORMATION TAKEN FROM AN AS-BUILT PREPARED BY DESIGN PROFESSIONALS, INC FOR JEAN MARC JACQUES – BELDON ROAD ESTATES. (MAP REFERENCE #3)
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BARRY D. CLARKE, L.S. — L.I.C. NO. 16766

21 JEFFREY DRIVE
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This drawing is made when, it leaves the seal of the signing agent, the property of the Professional Engineer. Land Surveyor or Landscape Architect.

- Locating 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

PROJECT NO: 1976JU
DATE: 06/11/21
CHECKED BY: ---
DRAWN BY: MLC
REVIEWED BY: BDC

PROPOSED INDUSTRIAL FACILITY

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

REVISIONS

NO.	DATE		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

PROPERTY & TOPOGRAPHIC SURVEY

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

SHEET
V-2

File: C:\jobs\1976\1976JU\Survey\Survey-Base\1976JU survey base.dwg Layout: V-2 Plotted: 10/15/2021 10:02 AM Last Saved: 10/15/2021 10:02 AM Last Saved By: bcrwheeler