

PROPOSED SCHOOL AT THE PROMENADE SHOPS AT EVERGREEN WALK

PERMITTING SET

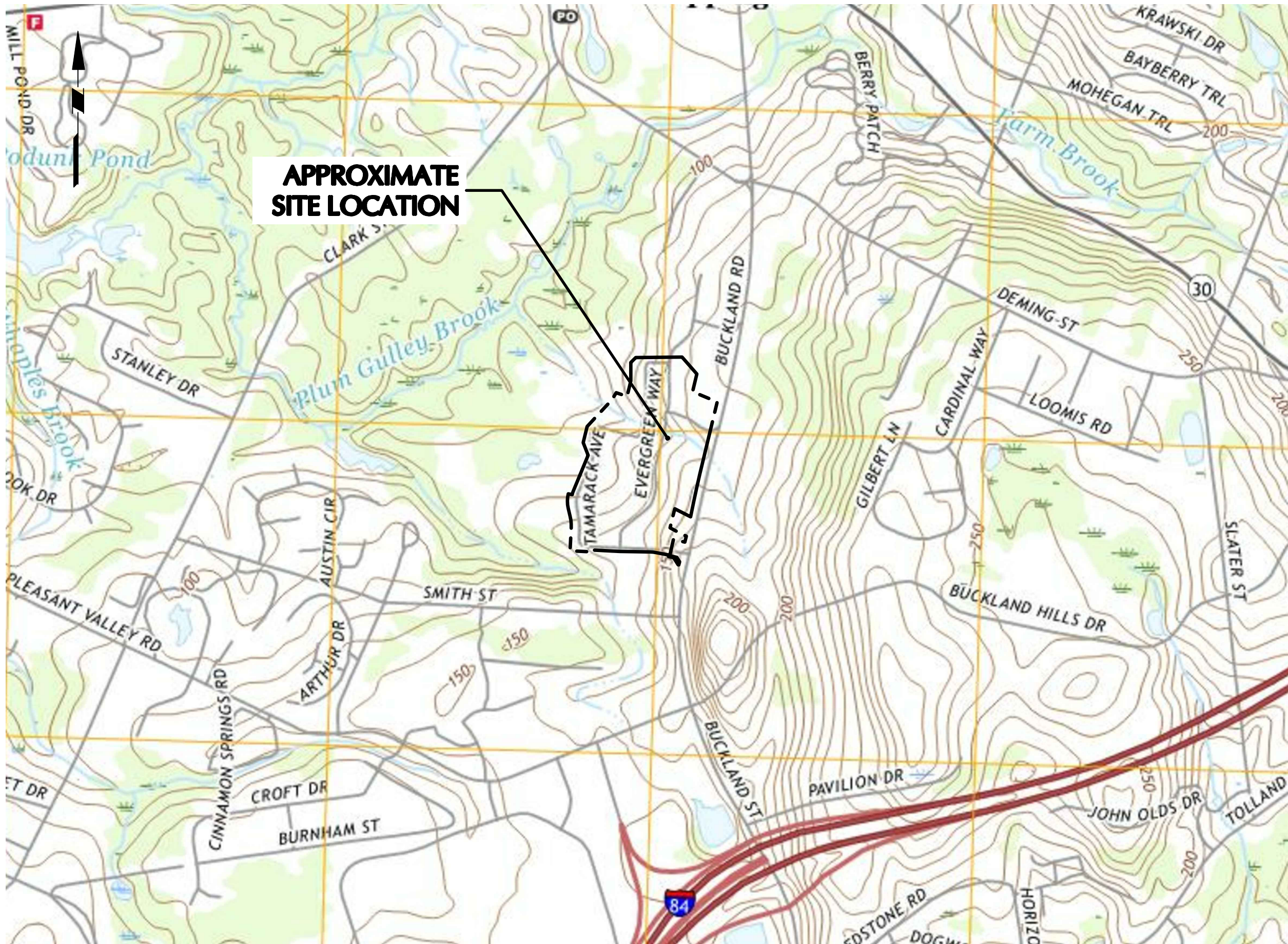
528 EVERGREEN WAY

MAP 27, BLOCK 15, UNIT 2

TOWN OF SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT

DRAWING INDEX

NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS001	COVER SHEET	09/23/2021	
VL101	ALTA/NSPS LAND TITLE SURVEY	02/08/2021	08/25/2021
VL102	ALTA/NSPS LAND TITLE SURVEY	02/08/2021	08/25/2021
VL103	ALTA/NSPS LAND TITLE SURVEY	02/08/2021	08/25/2021
CS002	MASTER LEGEND & NOTES	09/23/2021	
CS100	KEY MAP	09/23/2021	
CS101	SITE PLAN	07/21/2021	09/23/2021
CS501	DETAILS	09/23/2021	



MAP REFERENCE: USGS MANCHESTER QUADRANGLE (7.5-MINUTE SERIES)

LOCATION MAP

SCALE: 1" = 1000'

RELEASE DATES

DATE	ISSUED FOR
09/23/2021	PLANNING AND ZONING SUBMISSION

APPLICANT
CHARTER REALTY & DEVELOPMENT CORP.
C/O KAREN JOHNSON
75 HOLLY HILL LANE, SUITE 305
GREENWICH, CT 06830
(617) 431-1091

OWNER
EVERGREEN WALK LIFESTYLE CENTER, LLC
C/O MYLES OSTROFF
501 EVERGREEN WAY, SUITE 503
SOUTH WINDSOR, CT 06074

LAND SURVEYOR, CIVIL ENGINEER,
LANDSCAPE ARCHITECT
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC
C/O DAVID GAGNON
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

SOIL SCIENTIST
ALL-POINTS TECHNOLOGY
CORPORATION
C/O DEAN GUSTAFSON
567 VAUXHALL STREET EXTENSION
SUITE 311 WATERFORD, CT 06385
(860) 552-2033

ABUTTING PROPERTY OWNERS

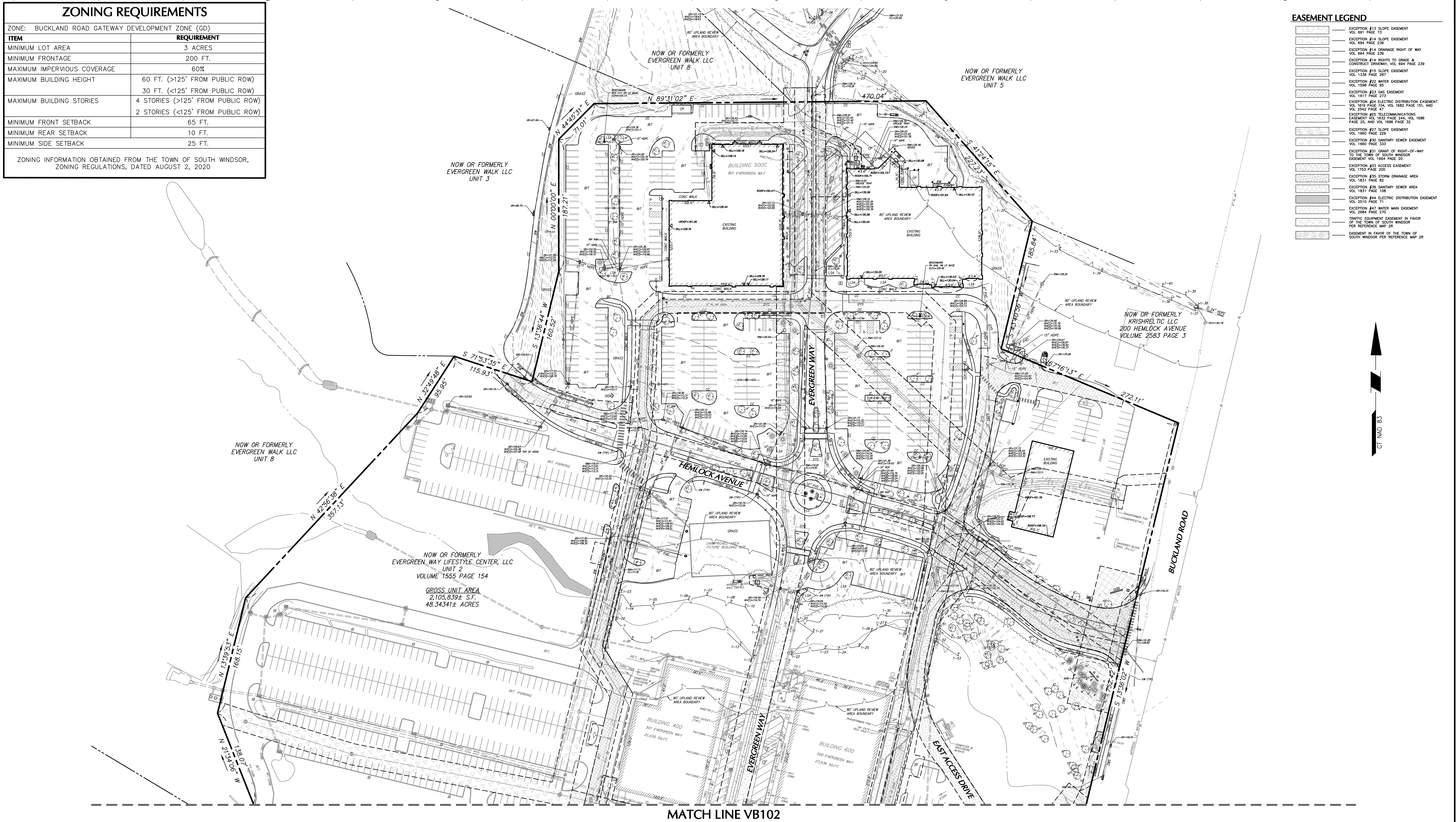
MAP	BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
20	40	0494	HOOD MARK J	494 CLARK STREET
20	40	0716	859 CLARK ST LLC	716 CLARK STREET
27	60	0075	BD ASSET CO 2 LLC	75 DEMING STREET
83	70	0302	HO-NG HIU HUNG & NG WEI-QUAN	302 SMITH STREET
15	30	0235	EVERGREEN WALK LLC	235 BUCKLAND ROAD
15	30	0179	CURRENT RESIDENT	179 BUCKLAND ROAD
15	30	0079	SOUTH WINDSOR TOWN OF	79 BUCKLAND ROAD
15	30	0325	SOUTH WINDSOR TOWN OF	325 BUCKLAND ROAD
15	30	0095	SOUTH WINDSOR TOWN OF	95 BUCKLAND ROAD
49	39	0101	LARSON BURTON L & JOAN D	101 KEBALO LANE
49	39	0102	CASCOE CAROL M	102 KEBALO LANE
49	39	0103	BERNETICH JOHN J & RACHEL	103 KEBALO LANE
49	39	0104	TULEJA DONALD T TR	104 KEBALO LANE
49	39	0201	PINEO DANNE TM	201 KEBALO LANE
49	39	0202	REID DEBRA M TR	202 KEBALO LANE
49	39	0203	GANTNER AMY	203 KEBALO LANE
49	39	0204	ARCELL STEVEN A	204 KEBALO LANE
49	39	0301	MOYNIHAN MARGARET M	301 KEBALO LANE
49	39	0302	BUNNELL RICHARD C & MARY E	302 KEBALO LANE
49	39	0303	ORTON FRANK D IV	303 KEBALO LANE
49	39	0304	ALLISON NANCY	304 KEBALO LANE
49	39	0501	RUDYK VERA	501 KEBALO LANE
49	39	0502	HARRINGTON CORDELIA T	502 KEBALO LANE
49	39	0503	STANLEY ROBERT F TR	503 KEBALO LANE
49	39	0601	GOWING ROBERTA J	601 KEBALO LANE
49	39	0602	GRAICERSTEIN RITA	602 KEBALO LANE
49	39	0603	ANDREWS FREDERICK C	603 KEBALO LANE
49	39	0604	TAMARKIN KARIN W	604 KEBALO LANE
49	39	0701	LEDBETTER WAYNE A & MARVA	701 KEBALO LANE
49	39	0702	PERRIN JANE F	702 KEBALO LANE
49	39	0703	RYAN RICHARD IRREVOCABLE TRUST L/U	703 KEBALO LANE
49	39	0704	SINCLAIR ANN W	704 KEBALO LANE
49	39	0705	SIBICKY ALEXANDER G & JOANNE W	705 KEBALO LANE
49	39	0706	SIMMONS DONALD R & LINDA M	706 KEBALO LANE
49	39	0000	CURRENT RESIDENT	KEBALO LANE
31	30	0101	CURRENT RESIDENT	101 EVERGREEN WAY
31	30	0201	CURRENT RESIDENT	201 EVERGREEN WAY
31	30	0301	CURRENT RESIDENT	301 EVERGREEN WAY
31	30	0401	CURRENT RESIDENT	401 EVERGREEN WAY
31	30	0501	CURRENT RESIDENT	501 EVERGREEN WAY
31	30	0601	CURRENT RESIDENT	601 EVERGREEN WAY
31	30	0801	CURRENT RESIDENT	801 EVERGREEN WAY
31	30	0800	CURRENT RESIDENT	800 EVERGREEN WAY
41	35	0100	CURRENT RESIDENT	100 HEMLOCK AVENUE
31	30	0500	CURRENT RESIDENT	500 EVERGREEN WAY
31	30	0400	CURRENT RESIDENT	400 EVERGREEN WAY
31	30	0300	CURRENT RESIDENT	300 EVERGREEN WAY
31	30	0200	CURRENT RESIDENT	200 EVERGREEN WAY
31	30	0100	CURRENT RESIDENT	100 EVERGREEN WAY
17	85	0100	REALTY INCOME PROPERTIES 21 LLC	100 CEDAR AVENUE
89	30	2800	EVERGEEN MEDICAL ASSOCIATES LLC	2800 TAMARACK AVENUE
89	30	0035	BUCKLAND ROAD RETAIL LLC	35 TAMARACK AVENUE
31	30	0000	EVERGEEN WALK LIFESTYLE CENTER LLC	EVERGREEN WAY
89	30	2400	EVERGREEN MEDICAL ASSOCIATES II LLC	2400 TAMARACK AVENUE
83	70	0244	BRIN PETER J & JENNIFER J	244 SMITH STREET
31	30	0000	CURRENT RESIDENT	EVERGREEN WALK
49	39	0000	CURRENT RESIDENT	KEBALO LANE
17	85	0100	CURRENT RESIDENT	100 CEDAR AVENUE
54	65	1000	RHD SOUTH WINDSOR LLC	1000 LONGLEAF LANE
54	65	1200	RHD SOUTH WINDSOR LLC	1200 LONGLEAF AVENUE
89	39	2701	AGM PROPERTIES LLC	2701 TAMARACK AVENUE
03	20	0050	SOUTH WINDSOR DEVELOPERS LLC	50 ANDREWS WAY
41	35	0900	CURRENT RESIDENT	900 HEMLOCK AVENUE
41	35	0900	EVERGREEN CROSSING RETIREMENT	900 HEMLOCK AVENUE
31	30	1000	CD-HRA (WINDSOR) LLC	1000 EVERGREEN WAY
83	70	0190	KF REALTY LLC	190 SMITH STREET
81	77	0010	COLCHESTER PROPERTIES LLC	10 SEDONA CIRCLE
83	70	0340	FRASER BRENDA J & BRUCE D	340 SMITH STREET
15	30	0151	EVERGREEN WALK LLC	151 BUCKLAND ROAD
20	40	0610	DUPRE BEVAN L	610 CLARK STREET
27	60	0083	TOSTARELLI STEPHANIE LAUREN	83 DEMING STREET
27	60	0047	SOUCY ARTHUR LIONEL TR	47 DEMING STREET
83	70	0260	EVERGREEN WALK LLC	260 SMITH STREET
83	70	0314	314 SMITH STREET ASSOCIATES LLC	314 SMITH STREET
83	70	0332	HAYES ROBERT J & BEVERLY E TRSTEES	332 SMITH STREET
20	40	0500	HOOD MARK J	500 CLARK STREET
15	30	0251	EVERGREEN WALK LLC	251 BUCKLAND ROAD
27	60	0087	GAINES MICHELLE L & JASON A	67 DEMING STREET
83	70	0140	JACQUES JEAN MARC	140 SMITH STREET
41	35	0200	KRISHNARETIC LLC	200 HEMLOCK AVENUE
20	40	0580	SMITH SHIRLEY W	580 CLARK STREET
27	60	0043	SOUCY ARTHUR L & KATE C	43 DEMING STREET

LANGAN

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

ZONING REQUIREMENTS	
ZONE: BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE (GD)	
ITEM	REQUIREMENT
MINIMUM LOT AREA	3 ACRES
MINIMUM FRONTAGE	200 FT.
MAXIMUM IMPERVIOUS COVERAGE	60%
MAXIMUM BUILDING HEIGHT	60 FT. (>125' FROM PUBLIC ROW) 30 FT. (<125' FROM PUBLIC ROW)
MAXIMUM BUILDING STORIES	4 STORIES (>125' FROM PUBLIC ROW) 2 STORIES (<125' FROM PUBLIC ROW)
MINIMUM FRONT SETBACK	65 FT.
MINIMUM REAR SETBACK	10 FT.
MINIMUM SIDE SETBACK	25 FT.
ZONING INFORMATION OBTAINED FROM THE TOWN OF SOUTH WINDSOR, ZONING REGULATIONS, DATED AUGUST 2, 2020	

EASEMENT LEGEND	
	EXCEPTION #13 SLOPE EASEMENT VOL. 691 PAGE 73
	EXCEPTION #14 SLOPE EASEMENT VOL. 694 PAGE 239
	EXCEPTION #14 DRAINAGE RIGHT OF WAY VOL. 694 PAGE 239
	EXCEPTION #14 RIGHTS TO GRADE & CONSTRUCT DRIVEWAY VOL. 694 PAGE 239
	EXCEPTION #15 SLOPE EASEMENT VOL. 1336 PAGE 287
	EXCEPTION #22 WATER EASEMENT VOL. 1396 PAGE 95
	EXCEPTION #23 GAS EASEMENT VOL. 1617 PAGE 273
	EXCEPTION #24 ELECTRIC DISTRIBUTION EASEMENT VOL. 1619 PAGE 104, VOL. 1660 PAGE 151, AND VOL. 2542 PAGE 47
	EXCEPTION #25 TELECOMMUNICATIONS EASEMENT VOL. 1632 PAGE 244, VOL. 1686 PAGE 25, AND VOL. 1686 PAGE 35
	EXCEPTION #27 SLOPE EASEMENT VOL. 1660 PAGE 229
	EXCEPTION #30 SANITARY SEWER EASEMENT VOL. 1660 PAGE 333
	EXCEPTION #31 GRANT OF RIGHT-OF-WAY TO THE TOWN OF SOUTH WINDSOR EASEMENT VOL. 1664 PAGE 20
	EXCEPTION #33 ACCESS EASEMENT VOL. 1753 PAGE 200
	EXCEPTION #35 STORM DRAINAGE AREA VOL. 1831 PAGE 42
	EXCEPTION #36 SANITARY SEWER AREA VOL. 1831 PAGE 108
	EXCEPTION #44 ELECTRIC DISTRIBUTION EASEMENT VOL. 2510 PAGE 71
	EXCEPTION #47 WATER MAIN EASEMENT VOL. 2684 PAGE 270
	TRAFFIC EQUIPMENT EASEMENT IN FAVOR OF THE TOWN OF SOUTH WINDSOR PER REFERENCE MAP 2R
	EASEMENT IN FAVOR OF THE TOWN OF SOUTH WINDSOR PER REFERENCE MAP 2R



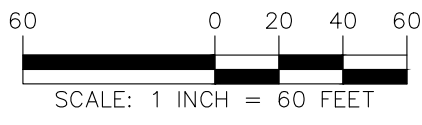
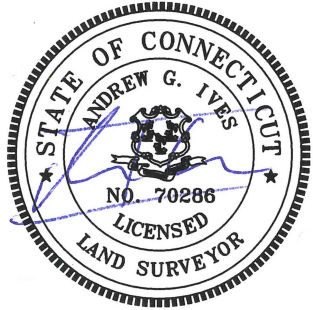
THIS IS TO CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 8, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF MAP: AUGUST 25, 2021

ANDREW G. IVES, P.L.S. #70286

DATE 8/25/2021



Date	Description	No.
8/25/21	ADDITIONAL WETLAND FLAGS	3
4/26/21	ADDED TRAFFIC EASEMENT	2
3/17/21	WETLAND FLAG LOCATIONS	1
REVISIONS		

LANGAN

Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

EVERGREEN WALK LIFESTYLE CENTER, LLC

UNIT 2

SOUTH WINDSOR

Drawing Title

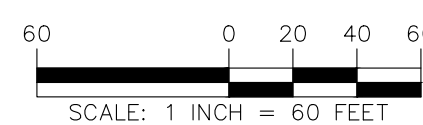
ALTA/NSPS LAND TITLE SURVEY

Project No.	140222801	Drawing No.	VL101
Date	FEBRUARY 8, 2021		
Drawn By	JRL		
Checked By	AGI		
		Sheet	1 of 3

EASEMENT LEGEND

- EXCEPTION #13 SLOPE EASEMENT
VOL. 691 PAGE 73
- EXCEPTION #14 SLOPE EASEMENT
VOL. 694 PAGE 239
- EXCEPTION #14 DRAINAGE RIGHT OF WAY
VOL. 694 PAGE 239
- EXCEPTION #14 RIGHTS TO GRADE &
CONSTRUCT DRIVEWAY, VOL. 694 PAGE 239
- EXCEPTION #15 SLOPE EASEMENT
VOL. 1336 PAGE 287
- EXCEPTION #22 WATER EASEMENT
VOL. 1598 PAGE 95
- EXCEPTION #23 GAS EASEMENT
VOL. 1617 PAGE 273
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VOL. 1619 PAGE 104, VOL. 1689 PAGE 151, AND
VOL. 2542 PAGE 47
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EASEMENT VOL. 1632 PAGE 244, VOL. 1686
PAGE 35, AND VOL. 1686 PAGE 32
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VOL. 1753 PAGE 200
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VOL. 1831 PAGE 82
- EXCEPTION #36 SANITARY SEWER AREA
VOL. 1831 PAGE 108
- EXCEPTION #44 ELECTRIC DISTRIBUTION EASEMENT
VOL. 2510 PAGE 71
- EXCEPTION #47 WATER MAIN EASEMENT
VOL. 2694 PAGE 270
- TRAFFIC EQUIPMENT EASEMENT IN FAVOR
OF THE TOWN OF SOUTH WINDSOR
PER REFERENCE MAP 28
- EASEMENT IN FAVOR OF THE TOWN OF
SOUTH WINDSOR PER REFERENCE MAP 28

MATCH LINE VB101



Date	Description	No.
8/25/21	ADDITIONAL WETLAND FLAGS	3
4/26/21	ADDED TRAFFIC EASEMENT	2
3/17/21	WETLAND FLAG LOCATIONS	1
REVISIONS		

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Project

EVERGREEN WALK
LIFESTYLE CENTER, LLC

UNIT 2

SOUTH WINDSOR

CONNECTICUT

Drawing Title

ALTA/NSPS LAND
TITLE SURVEY

Project No.

140222801

Date

FEBRUARY 8, 2021

Drawn By

JRL

Checked By

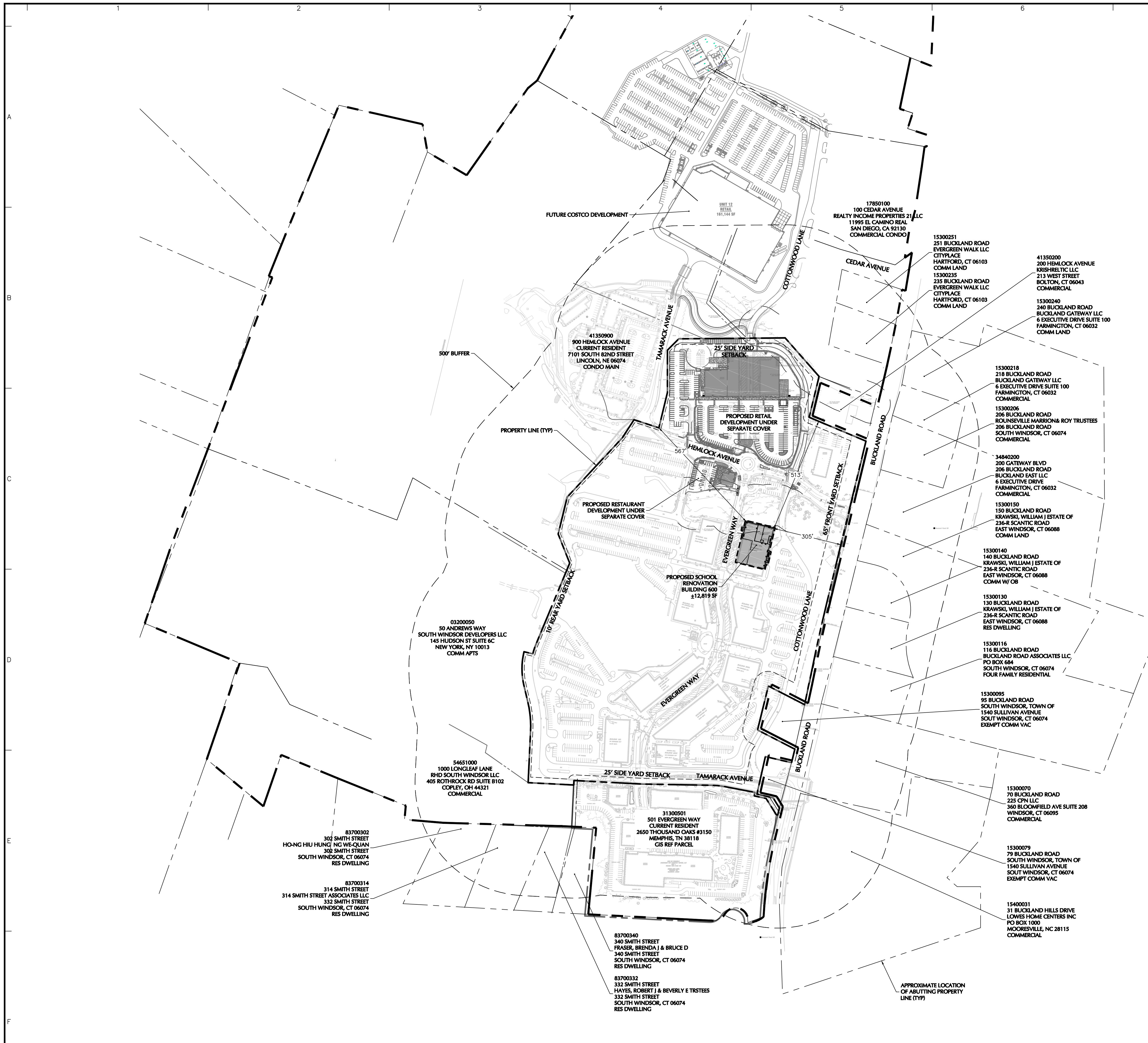
AGI

Drawing No.

VL102

Sheet 2 of 3

Filename: \\langan.com\server\NHW\data\8140222801\Project Data\Discipline\Survey\CAD\Existing\140222801-1\PR0101-Unit 2.dwg Date: 8/25/2021 Time: 11:22 User: jsullivan Style Table: Langan.sbt Layout: VL102



Project No. 140222801

09/23/2021	PLANNING AND ZONING SUBMISSION	1
Date	Description	No.

Revisions



LANGAN

Langan Engineering and
Environmental Services, Inc.

555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

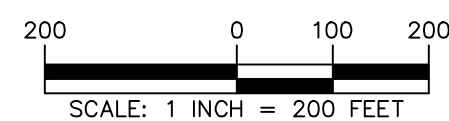
**PROPOSED SCHOOL
AT EVERGREEN WALK**

MAP No. 27, BLOCK No. 15, UNIT No. 2
528 EVERGREEN WAY, BUILDING 600
SOUTH WINDSOR

HARTFORD COUNTY CONNECTICUT

KEY MAP

Project No. 140222801	Drawing No. <div style="font-size: 2em; font-weight: bold; text-align: center;">CS100</div>
Date 09/23/2021	
Drawn By JMGM	
Checked By DTG	



STREAM AND BUFFER ENHANCEMENT NOTES

WETLAND MITIGATION GOALS

1. COMPENSATE FOR THE ENCROACHMENT INTO THE UPLAND REVIEW AREA AND BY PROVIDING AN ENHANCEMENT TO THE STREAM RIPARIAN CORRIDOR THROUGH THE REMOVAL OF INVASIVE PLANTS AND REPLANTING WITH NATIVE SPECIES WHICH WILL ENHANCE FUNCTIONS AND VALUES, PARTICULARLY THE WILDLIFE HABITAT FUNCTION.
2. PLANT THE RIPARIAN CORRIDOR ENHANCEMENT AREA WITH SUFFICIENT DENSITY, FOCUSING ON SUPPORTING THE EXISTING FORESTED CANOPY AND REPLACE AREAS WHERE WOODY INVASIVE PLANTS, WHICH DOMINATE THE UNDERSTORY, HAVE BEEN REMOVED.

GENERAL MITIGATION NOTES

1. LIMITS OF WETLANDS WERE DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION IN JULY 2021.
2. THE PROJECT WETLAND SCIENTIST WITH EXPERTISE IN WETLAND MITIGATION AND IN INVASIVE PLANT SPECIES IDENTIFICATION AND REMOVAL/ERADICATION WILL SUPERVISE ALL ELEMENTS OF THE MITIGATION PLAN. DEAN GUSTAFSON, SENIOR WETLAND SCIENTIST, WITH ALL-POINTS TECHNOLOGY CORPORATION, P.C. WILL SERVE AS THE PROJECT WETLAND SCIENTIST; (860) 552-2033, DGUSTAFSON@ALLPOINTS.TECH.COM.
3. TO THE EXTENT PRACTICAL, WETLAND ENHANCEMENT ACTIVITIES SHOULD BE PERFORMED DURING PERIODS OF LOW FLOW IN THE INTERMITTENT STREAM. DISTURBED SOILS SHALL BE PERMANENTLY STABILIZED BY THE END OF THE FIRST FULL GROWING SEASON FOLLOWING WETLAND MITIGATION PLAN ACTIVITIES.
4. ANY FOREIGN DERRIS AND LITTER THAT HAS ACCUMULATED ON THE SURFACE OF THE MITIGATION AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. PLASTIC MESH SLEEVES AND DEER REPELLENTS WILL BE USED AS NECESSARY TO PROTECT PLANTED SHRUBS FROM EXCESSIVE DEER DAMAGE. PLANTS WITH EXCESSIVE DAMAGE WILL BE REPLACED.
6. IT IS ANTICIPATED THAT SOIL DISTURBANCE WILL BE LIMITED TO PLANTING LOCATIONS, RESULTING IN LIMITED SOIL DISTURBANCE. THE PRIMARY METHOD OF INVASIVE PLANTS REMOVAL WILL CONSIST OF STUMP CUT AND APPLICATION OF AN APPROPRIATE HERBICIDE, RESULTING IN MINIMAL SOIL DISTURBANCE. ANY EXPOSED SOILS RESULTING FROM THE WETLAND MITIGATION ACTIVITIES WILL BE MULCHED AND SEEDED WITH AN APPROPRIATE NATIVE SEED MIXES DEPENDING UPON SHADE AND SOIL MOISTURE CONDITIONS OF THE AFFECTED AREAS.
7. THE USE OF FERTILIZER AND PESTICIDES IN THE WETLAND MITIGATION AREA IS PROHIBITED. HERBICIDE USAGE WILL ONLY OCCUR AS NECESSARY FOR THE CONTROL OF INVASIVE SPECIES.
8. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE BETWEEN THE PROJECT WETLAND SCIENTIST AND CONTRACTOR(S) PERFORMING ALL ASPECTS OF THE WETLAND MITIGATION PLAN. THE PRIMARY INTENT OF THE PRE-CONSTRUCTION MEETING IS TO DISCUSS THE GOALS OF THE MITIGATION PLAN AND IMPLEMENTATION OF REQUIRED ELEMENTS NECESSARY TO ACHIEVE THESE GOALS AND SEQUENCE OF ELEMENTS. THE TOWN OF SOUTH WINDSOR ENVIRONMENTAL PLANNER WILL BE PROVIDED NOTICE OF THIS MEETING A MINIMUM OF 3 BUSINESS DAYS PRIOR TO THE MEETING.
9. THE TOWN OF SOUTH WINDSOR ENVIRONMENTAL PLANNER WILL BE NOTIFIED IN ADVANCE OF ALL PHASES OF THE MITIGATION PROJECT.

PROPOSED STREAM AND BUFFER ENHANCEMENT AREA

1. INVASIVE WOODY SHRUB AND VINE SPECIES CURRENTLY DOMINATING THE UNDERSTORY OF THE WETLAND MITIGATION AREA, INCLUDING JAPANESE HONEYSUCKLE (LONICER SP.), MULTIFLORA ROSE (ROSE MULTIFLORA), AUTUMN OLIVE (ELAAGNUS UMBELLATA), AND ASIATIC BITTERSWEET (CELASTRUS ORBICULATUS) SHALL BE REMOVED BY HAND CUTTING DOWN TO THE STEM BASE. CUT STEMS WILL BE TREATED WITH HERBICIDE AS SPECIFIED IN THE HERBICIDE USE NOTES. HERBICIDE APPLICATIONS WILL BE CONDUCTED BY A STATE-LICENSED INDIVIDUAL. THE CONTRACTOR IS RESPONSIBLE FOR SECURING NECESSARY LOCAL, STATE AND/OR FEDERAL PERMITS, INCLUDING A PERMIT FROM CTDEP TO APPLY THE HERBICIDE IN AN AQUATIC ENVIRONMENT IF HERBICIDE APPLICATION OCCURS WHILE SURFACE WATER IS PRESENT IN THE INTERMITTENT STREAM. IT IS RECOMMENDED THAT HERBICIDE APPLICATIONS OCCUR DURING THE DRY PERIOD WITH NO SURFACE WATER PRESENT IN THE INTERMITTENT STREAM. REFER TO THE CONNECTICUT INVASIVE PLANT WORKING GROUP INVASIVE PLANT MANAGEMENT GUIDE OR MOST RECENT GUIDANCE FOR FURTHER DETAILS AND GUIDANCE ON INVASIVE PLANT CONTROL AND REMOVAL RECOMMENDATIONS ([HTTP://WWW.HORT.UCONN.EDU/CIPWG/ART_PUBS/GUIDE/INTRODUCTION.HTM](http://www.hort.uconn.edu/cipwg/art_pubs/guide/introduction.htm)).
2. THE PROJECT WETLAND SCIENTIST RESPONSIBLE FOR THE WETLAND MITIGATION PLAN DESIGN SHALL BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF SEVEN (7) BUSINESS DAYS PRIOR TO ANY PHASE OF THE MITIGATION PROJECT INCLUDING REMOVAL OF INVASIVE PLANTS AND PLANTING OF NATIVE SHRUBS TO MONITOR AND OVERSEE IMPLEMENTATION OF THE MITIGATION PLAN. PLEASE CONTACT DEAN GUSTAFSON, SENIOR WETLAND SCIENTIST, ALL-POINTS TECHNOLOGY CORP., P.C. AT (860) 552-2033 OR DGUSTAFSON@ALLPOINTS.TECH.COM.
3. SOIL EXPOSED AS A RESULT OF INVASIVE SPECIES REMOVAL OR NATIVE SPECIES PLANTING ACTIVITIES IN UPLAND AREAS NOT SHADED WILL BE UNDER SOWM WITH THE NEW ENGLAND CONSERVATION/WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC (NEWP) AMHERST, MA (413) 548-8000, OR APPROVED EQUIVALENT. EXPOSED SOILS IN SHADED UPLAND AREAS WILL BE UNDER SOWM WITH NEW ENGLAND SEMI SHADE GRASS WITH FORB MIX (NEWP, OR APPROVED EQUIVALENT). SOILS EXPOSED IN WETLAND AREAS WILL BE UNDER SOWM WITH NEW ENGLAND WETLAND MIX (NEWP, OR APPROVED EQUIVALENT). THESE SEED

MIXES PROVIDE A PERMANENT CORE OF GRASSES, FORBS, WILDFLOWERS, LEGUMES, AND GRASSES TO PROVIDE BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE

4. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAREFUL INSTALLATION, MAINTENANCE (INCLUDING WATERING), AND ESTABLISHMENT OF NATIVE SHRUB PLANT MATERIAL IN THE MITIGATION AREA. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR TO REMAIN ALI AND HEALTHY FOR A FULL TWELVE (12) MONTH PERIOD.
5. THE SPECIES, SIZE, AND QUANTITY OF THE PLANTINGS WILL FOLLOW THE INTERMITTENT STREAM AND BUFFER ENHANCEMENT AREA PLANTING SCHEDULE. THE PROJECT WETLAND SCIENTIST WILL INSPECT PLANT MATERIALS DELIVERED TO THE SITE TO ENSURE THAT THE SPECIMENS ARE HEALTHY, FREE FROM PESTS AND SUITABLE FOR USE WITHIN THE WETLAND MITIGATION AREA. UNSUITABLE SPECIMENS WILL BE REJECTED AND REPLACED WITH SUITABLE SPECIMENS. THE PROJECT WETLAND SCIENTIST WILL APPROVE ANY PLANTING SUBSTITUTIONS. ALL WOODY PLANT STOCK WILL BE CONTAINER-GROWN OR BURLAP BALLED. PLANTING WITHIN THE MITIGATION AREA WILL CONFORM TO THE PLANS OR WILL BE COMPLETED IN ACCORDANCE WITH DIRECTIONS PROVIDED IN THE FIELD BY THE PROJECT WETLAND SCIENTIST. ONLY PLANT MATERIALS NATIVE AND INDIGENOUS TO THE REGION SHALL BE USED.
6. ALL PLANTINGS TO BE SPACED IN A RANDOM PATTERN WITH ASSISTANCE FROM THE PROJECT WETLAND SCIENTIST TO SIMULATE NATURAL GROWTH PATTERNS. PLANT QUANTITIES MAY BE ADJUSTED IN THE FIELD DEPENDING UPON AVAILABLE PLANTING SPACE PROVIDED FOLLOWING WOODY INVASIVE PLANT REMOVAL ACTIVITIES. THE PLANT QUANTITIES NOTED REPRESENT THE MINIMUM QUANTITIES REQUIRED.
7. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' SECTION 10. SEEDLING TREES AND SHRUBS BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CULTIVARS OF THE NATIVE PLANTS IDENTIFIED IN THE PLANTING SCHEDULE MAY BE USED UPON APPROVAL FROM THE PROJECT WETLAND SCIENTIST.
8. UPON COMPLETION OF PLANTING, TREES AND SHRUBS SHALL BE MULCHED ONE FOOT FROM THE TRUNK/BASE WITH A 2 TO 3-INCH THICK LAYER OF NATURAL MULCH MATERIAL OR OTHER NATURAL ORGANIC MATERIAL FREE OF WEED SEEDS, INVASIVE SPECIES AND ARTIFICIAL COLORING. THE SURROUNDING SEEDED AREAS SHALL RECEIVE A LIGHT APPLICATION OF ONE INCH OR WEED FREE STRAW.

HERBICIDE USE NOTES

1. ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING HERBICIDE USE, APPLICATOR PERMIT AND POSTING REQUIREMENTS SHALL BE FOLLOWED.
2. ALL HERBICIDE APPLICATIONS SHALL BE PERFORMED BY A STATE LICENSED INDIVIDUAL UNDER THE SUPERVISION OF THE PROJECT WETLAND PROFESSIONAL.
3. CERTIFICATIONS, LICENSES AND PERMITS SHALL BE PRODUCED BY THE LICENSED APPLICATOR PRIOR TO THE START OF WORK.
4. ALL HERBICIDES SHALL BE MIXED WITH A DYE APPROVED BY U.S. EPA FOR USE AS A HERBICIDE ADJUVANTS, SUCH AS TURFMARK® DYE OR EQUIVALENT.
5. ONLY NONIONIC SURFACTANTS SHALL BE ADDED TO THE SPECIFIED HERBICIDES.
6. WOODY SHRUBS AND VINES LOCATED WITHIN THE WETLAND MITIGATION AREA, COMPRISED MAINLY OF JAPANESE HONEYSUCKLE (LONICER SP.), MULTIFLORA ROSE (ROSE MULTIFLORA), AUTUMN OLIVE (ELAAGNUS UMBELLATA), AND ASIATIC BITTERSWEET (CELASTRUS ORBICULATUS), SHALL BE TREATED WITH A CUT-STUMP TREATMENT METHOD AFTER FLOWERING (BETWEEN EARLY SUMMER UNTIL EARLY FALL). SHRUBS AND VINES SHALL BE CUT NEAR THE STUMP LEVEL AND STUMPS SHALL RECEIVE A TRICLOPYR HERBICIDE (GARLON OR ACCESS®) USING A HAND APPLICATOR METHOD (PAINT BRUSH, SPONGE, OR EQUIVALENT) WITHIN ONE HOUR OF CUTTING.

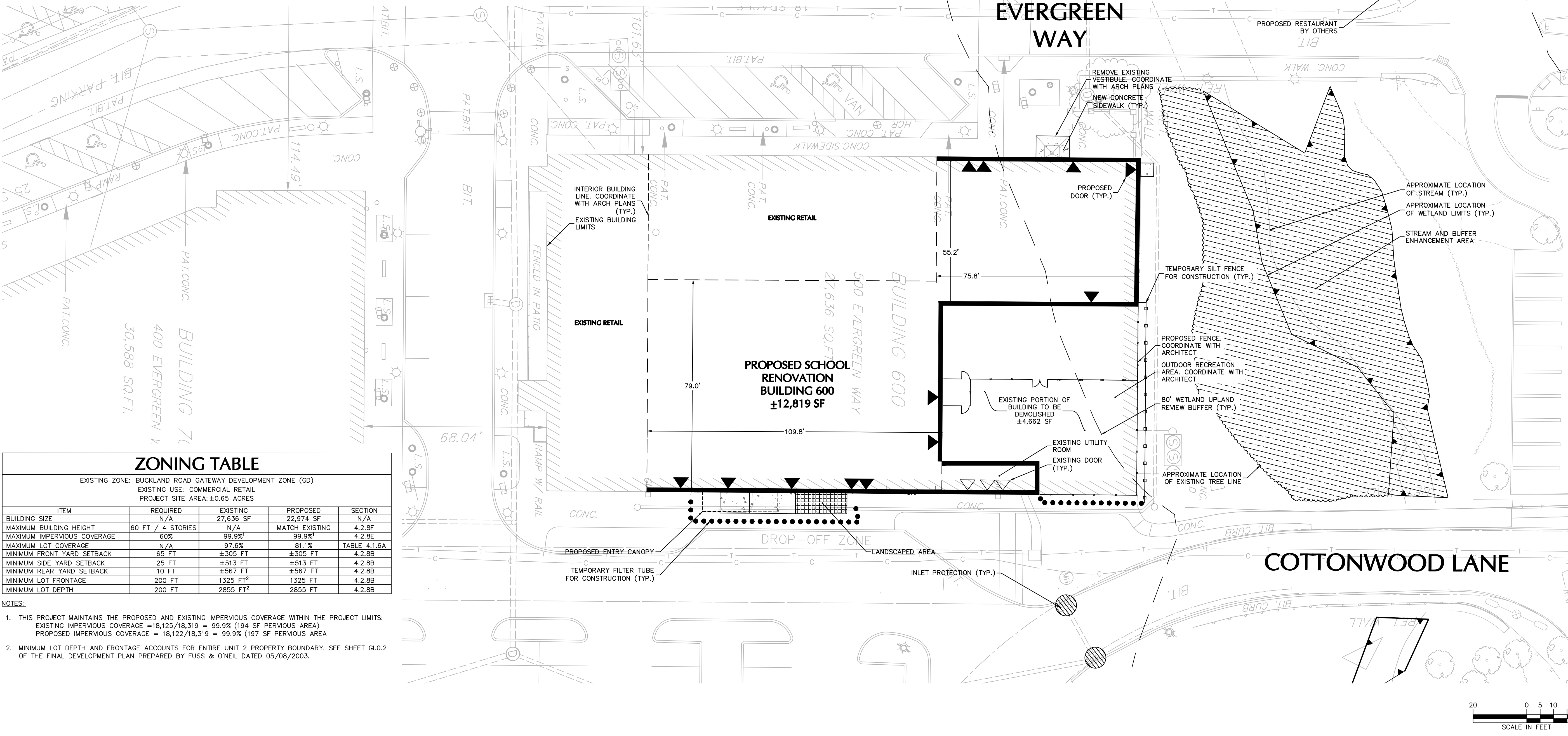
MITIGATION MONITORING SUCCESS STANDARDS AND REPORTING

1. THE WETLAND MITIGATION AREA WILL BE ASSESSED USING THREE SUCCESS STANDARDS. EACH STANDARD IS DESCRIBED BELOW. SUCCESS STANDARD 1: AT LEAST 75% OF THE SURFACE AREA OF THE WOODY UNDERSTORY WITHIN THE MITIGATION AREA SHOULD BE REESTABLISHED WITH INDIGENOUS WOODY SPECIES. 2. VEGETATION SHOULD BE CHECKED TO ENSURE THAT NO MORE THAN 20% OF THE SURFACE AREA IS OCCUPIED BY INVASIVE WOODY SPECIES. SUCCESS STANDARD 3: SOILS WITHIN THE MITIGATION AREA DISTURBED DURING IMPLEMENTATION OF THIS PLAN ARE PERMANENTLY STABILIZED.
2. A REPORT WILL BE PREPARED DOCUMENTING IMPLEMENTATION OF THE WETLAND MITIGATION PLAN, INCLUDING WOODY INVASIVE PLANT TREATMENTS AND PLANTING OF NATIVE SPECIES.
3. MONITORING OF THE WETLAND MITIGATION AREA WILL BE PERFORMED DURING THE FIRST YEAR'S GROWING SEASON FOLLOWING COMPLETION OF THE WOODY INVASIVE PLANT TREATMENT AND NATIVE REPLANTING ACTIVITIES. A MONITORING REPORT WILL PROVIDE DETAILS ON THE THREE SUCCESS STANDARDS PREVIOUSLY. THE GOAL BEING THAT ALL SUCCESS STANDARDS ARE SATISFIED BY THE END OF THE FIRST GROWING SEASON. THE MONITORING REPORT WILL INCLUDE REPRESENTATIVE PHOTOGRAPHS, THE PERCENT SURVIVAL OF PLANTED SHRUBS AND WILL ALSO INCLUDE OBSERVATIONS OF VEGETATION HEALTH AND DEVELOPMENT. MONITORING OF THE MITIGATION AREA WILL BE PERFORMED DURING THE FIRST YEAR'S GROWING SEASON. IF THERE ARE PROBLEMS THAT NEED TO BE ADDRESSED AND IF THE MEASURES TO CORRECT THEM IF FOLLOWING COMPLETION OF MONITORING DURING THE FIRST YEAR'S GROWING SEASON NOT ALL OF THE SUCCESS STANDARDS ARE SATISFIED, RECOMMENDATIONS FOR ADDITIONAL MONITORING/CORRECTIVE ACTIONS WILL BE INCLUDED IN THE REPORT.

STREAM AND BUFFER ENHANCEMENT NOTES PREPARED BY ALL-POINTS TECHNOLOGY CORPORATION

EVERGREEN WAY

COTTONWOOD LANE



ZONING TABLE

EXISTING ZONE: BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE (GD)				
EXISTING USE: COMMERCIAL RETAIL				
PROJECT SITE AREA: ±0.65 ACRES				
ITEM	REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING SIZE	N/A	27,636 SF	22,974 SF	N/A
MAXIMUM BUILDING HEIGHT	60 FT / 4 STORIES	N/A	MATCH EXISTING	4.2.8F
MAXIMUM IMPERVIOUS COVERAGE	60%	99.9%	99.9%	4.2.8E
MAXIMUM LOT COVERAGE	N/A	97.6%	81.1%	TABLE 4.1.6A
MINIMUM FRONT YARD SETBACK	65 FT	±305 FT	±305 FT	4.2.8B
MINIMUM SIDE YARD SETBACK	25 FT	±513 FT	±513 FT	4.2.8B
MINIMUM REAR YARD SETBACK	10 FT	±567 FT	±567 FT	4.2.8B
MINIMUM LOT FRONTAGE	200 FT	1325 FT ²	1325 FT	4.2.8B
MINIMUM LOT DEPTH	200 FT	2855 FT ²	2855 FT	4.2.8B

NOTES:

1. THIS PROJECT MAINTAINS THE PROPOSED AND EXISTING IMPERVIOUS COVERAGE WITHIN THE PROJECT LIMITS:
EXISTING IMPERVIOUS COVERAGE = 18,125/18,319 = 99.9% (194 SF PERVIOUS AREA)
PROPOSED IMPERVIOUS COVERAGE = 18,122/18,319 = 99.9% (197 SF PERVIOUS AREA)
2. MINIMUM LOT DEPTH AND FRONTAGE ACCOUNTS FOR ENTIRE UNIT 2 PROPERTY BOUNDARY. SEE SHEET GL.0.2 OF THE FINAL DEVELOPMENT PLAN PREPARED BY FUSS & O'NEIL DATED 05/08/2003.

09/23/2021	PLANNING AND ZONING SUBMISSION	1
Date	Description	No.

Revisions



LANGAN

Langan Engineering and
Environmental Services, Inc.

555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

PROPOSED SCHOOL
AT EVERGREEN WALK

MAP No. 27, BLOCK No. 15, UNIT No. 2
528 EVERGREEN WAY, BUILDING 600
SOUTH WINDSOR

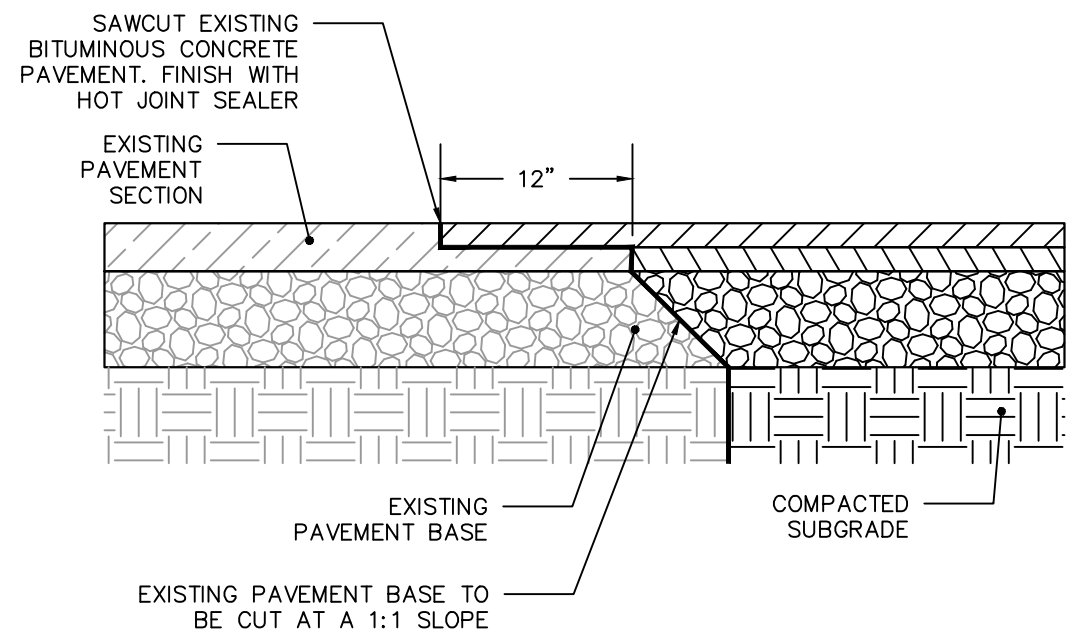
HARTFORD COUNTY CONNECTICUT

Drawing Title

SITE PLAN

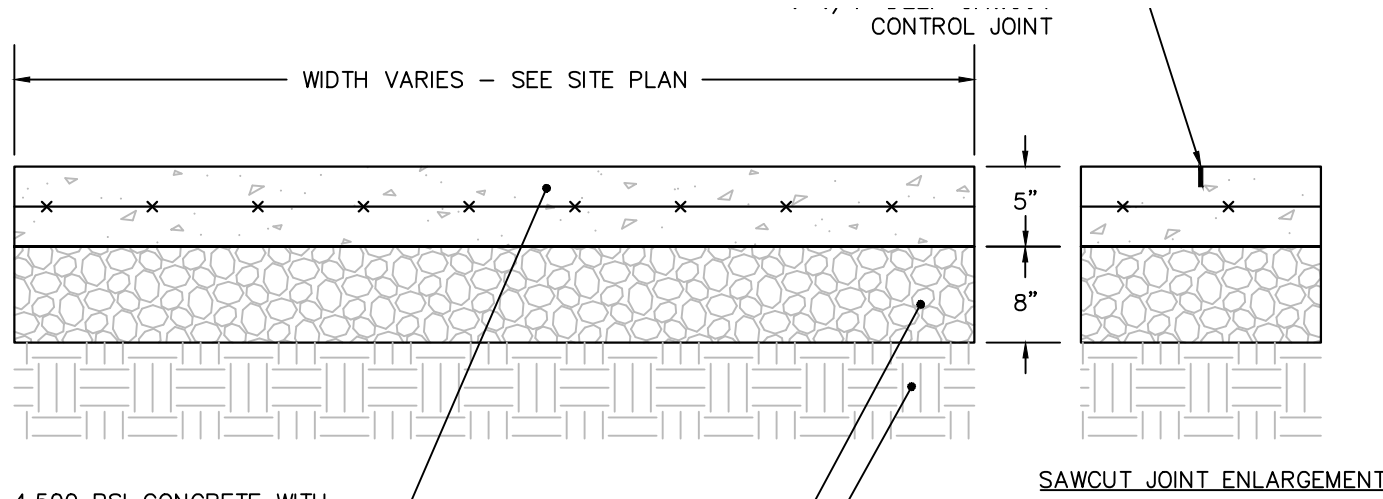
Project No.	Drawing No.
140222801	CS101
Date	
07/21/2021	
Drawn By	
JMGM	DTG
Checked By	

A
B
C
D
E
F



NOTES:
1. CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

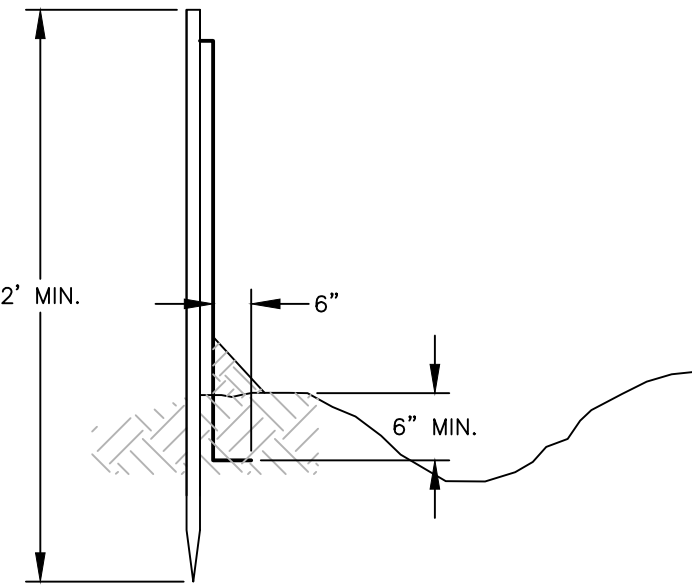
1 SAW CUT PAVEMENT SECTION
N.T.S



4,500 PSI CONCRETE WITH 5-7% AIR ENTRAINMENT AND 6X6 10/10 MESH REINFORCEMENT

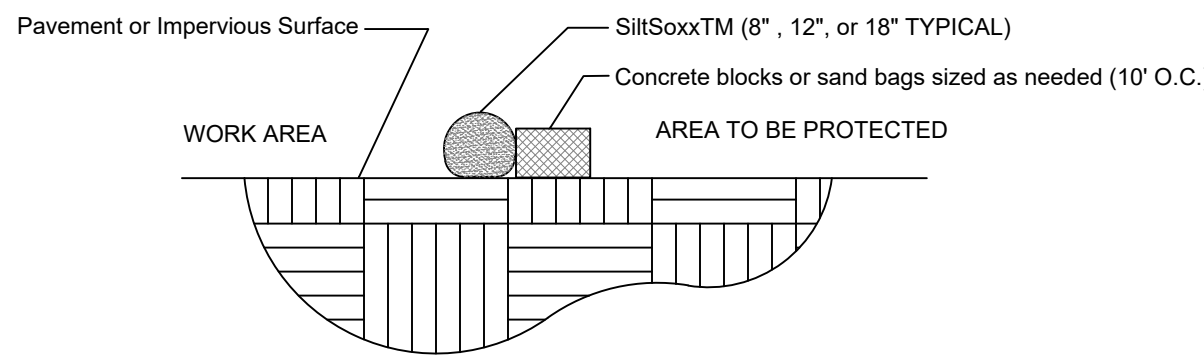
NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT; REFER TO ENLARGEMENT
2. SIDEWALKS TO COMPLY WITH TOWN STANDARDS WHERE APPLICABLE.
3. EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
EXPANSION - 20 FT.
CONTROL - 5 FT.
4. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
5. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.
6. CONTRACTOR TO PROVIDE 10'x10' MOCKUP SHOWING EXPANSION JOINTS, SAWCUT JOINTS, AND BROOM FINISH PRIOR TO INSTALLATION

2 ON GRADE CONCRETE SIDEWALK
N.T.S

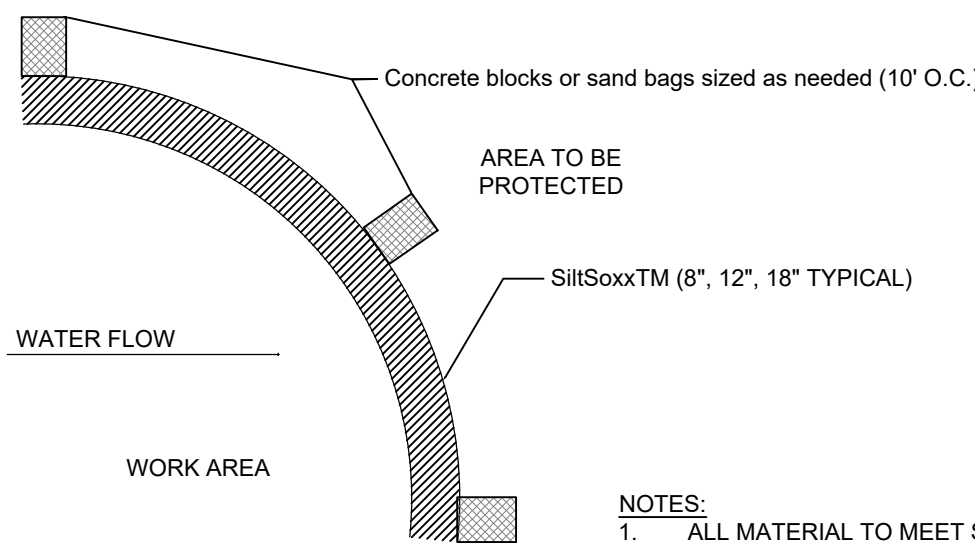


INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 6" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.
3. SECURE FILTER FABRIC WITH DRAWSTRING TO POST WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FASTENER AND FABRIC.

3 SILT FENCE
N.T.S



SECTION NTS



NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

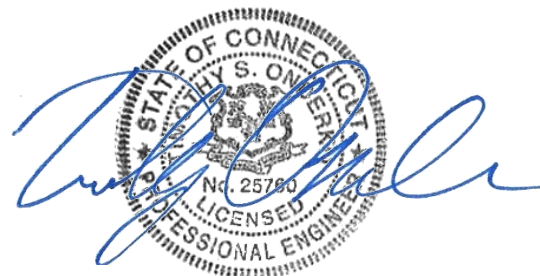
PLAN NTS

SiltSoxx™ for Sediment Control on Pavement
NTS

4 COMPOST FILTER TUBE
N.T.S

09/23/2021	PLANNING AND ZONING SUBMISSION	1
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AT EVERGREEN WALK**

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528 EVERGREEN WAY, BUILDING 600
SOUTH WINDSOR

HARTFORD COUNTY CONNECTICUT

Drawing Title

SITE DETAILS

Project No. 140222801	Drawing No. CS501
Date 09/23/2021	
Drawn By JMGM	
Checked By DTG	