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Contractor must prepare record drawings desircting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.

22. The controdor is repossible for prevention precurent, estiment, denough, or even of the control of the cont

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27. All new utilibiar/services, including electric, telephone, coble fv, etc. on to installed underground unless noted observies on the point. The Contractor shall be responsible for intelling all new utilises/amrices in concordence with the utility/service provietr's written installation spellications and elecands.

The contractor is responsible for repairing all damage to any existing during construction, at its own expense.

Contractor shall athere to and is reaponable for compliance with all estalls notes, plant and performed white the contractor to ensure that of the contractor to ensure that all west, performed by their subcontractors in rule compliance with these requirements.

Contractor must notify the Engineer in writing if there are any questions concerning the councey or Interf of these plans or residual seasification. If such notification is given, no demotition or also softwity may begin this such time that the Engineer provides a written resource to acme.

The contractor shell confirm that they are in receipt of the oursent wrator of the referenced documents prior to the commencement of any work

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333 Unless indicated chremise or required by the authority having jurisdicton pipes shall be as follows:

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FINAL PLANS
TOWN OF SOUTH WINESOR
AUTHORIZED SIGNATURE

8/ 06/11

Contractor's price for water service must include all fees, costs and appartenances recuired by the utility to provide ful and complete working service.

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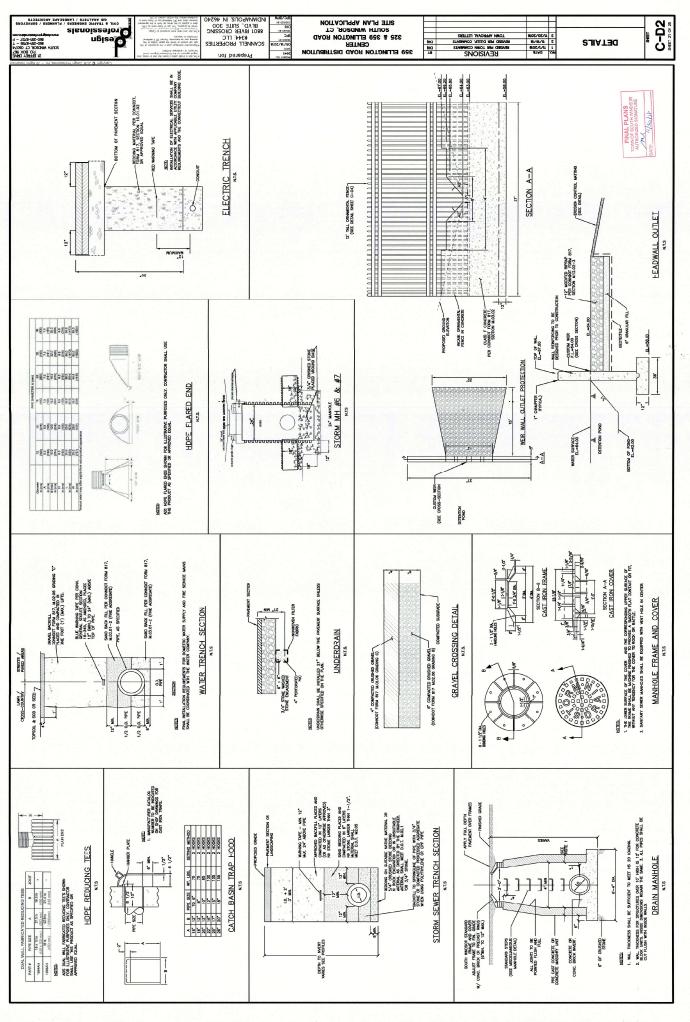
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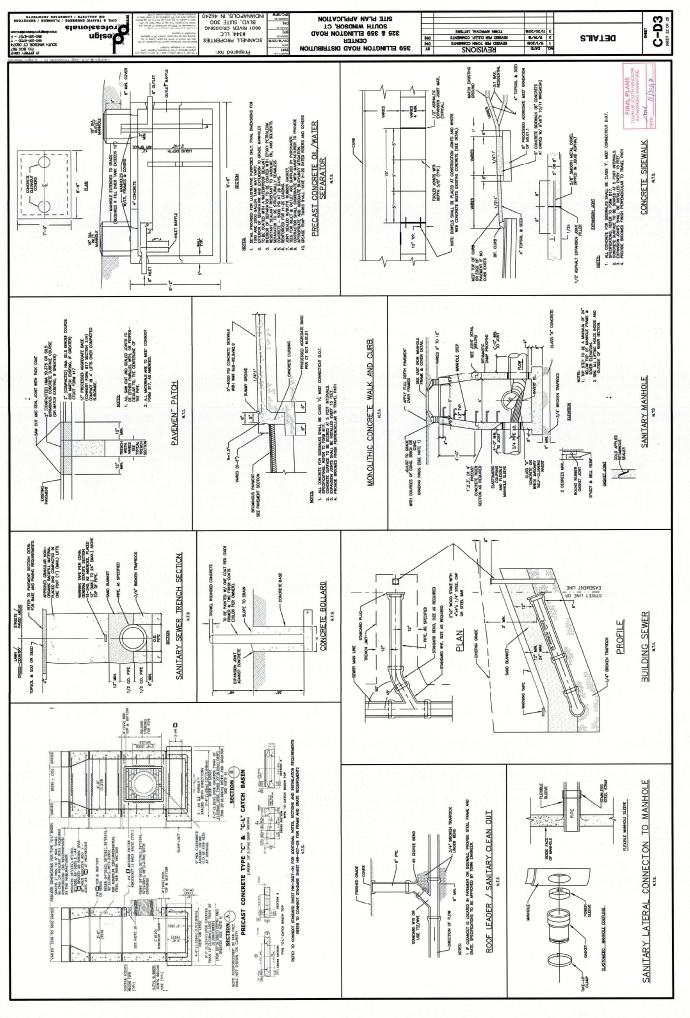
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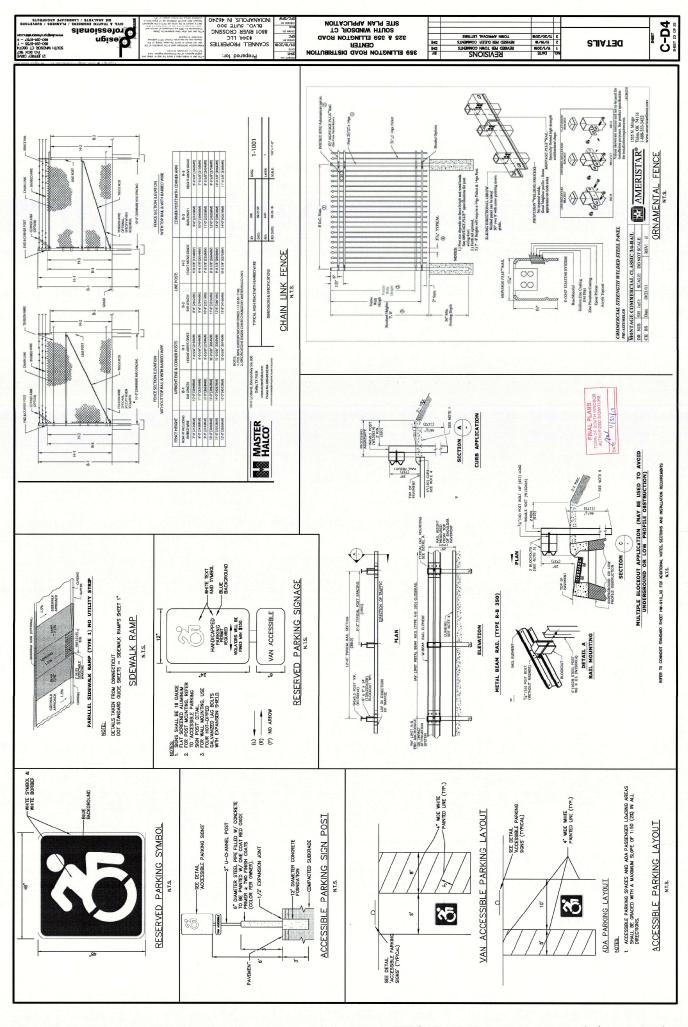
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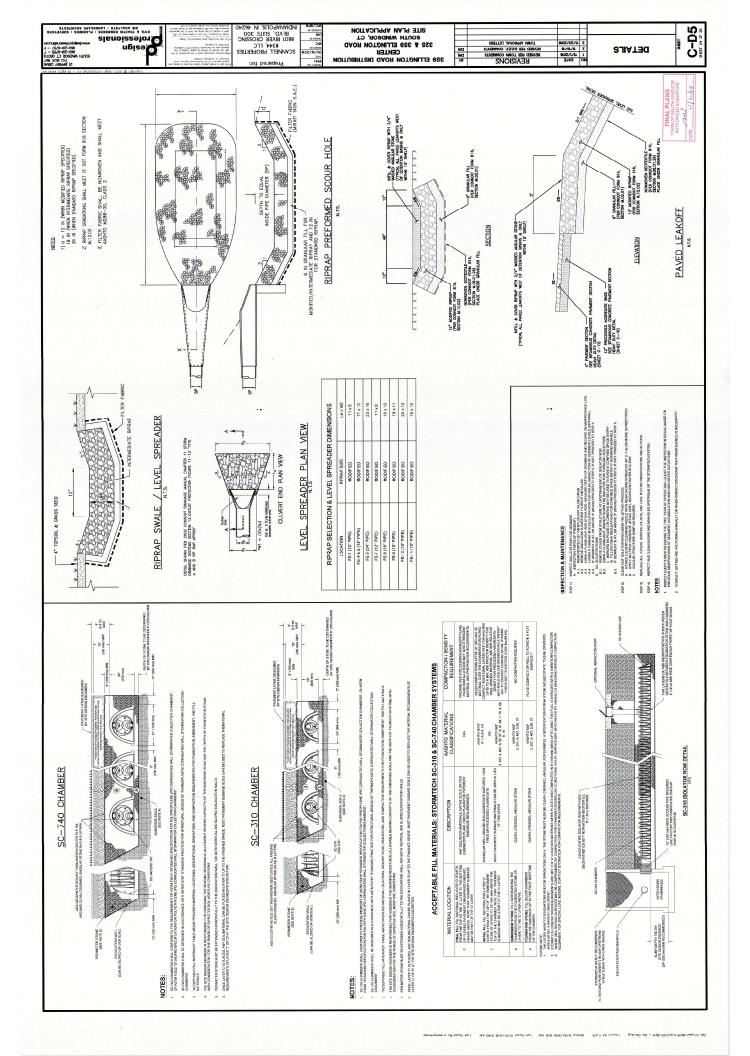
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Starmwater roof crain locations are opproximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify linal locations and sizes all not distains.









369 ELLINGTON ROAD DISTRIBUTION CENTER 325 & 359 ELLINGTON ROAD SOUTH WINDSOR, CT SITE PLAN APPLICATION

SCANNELL PROPERTIES
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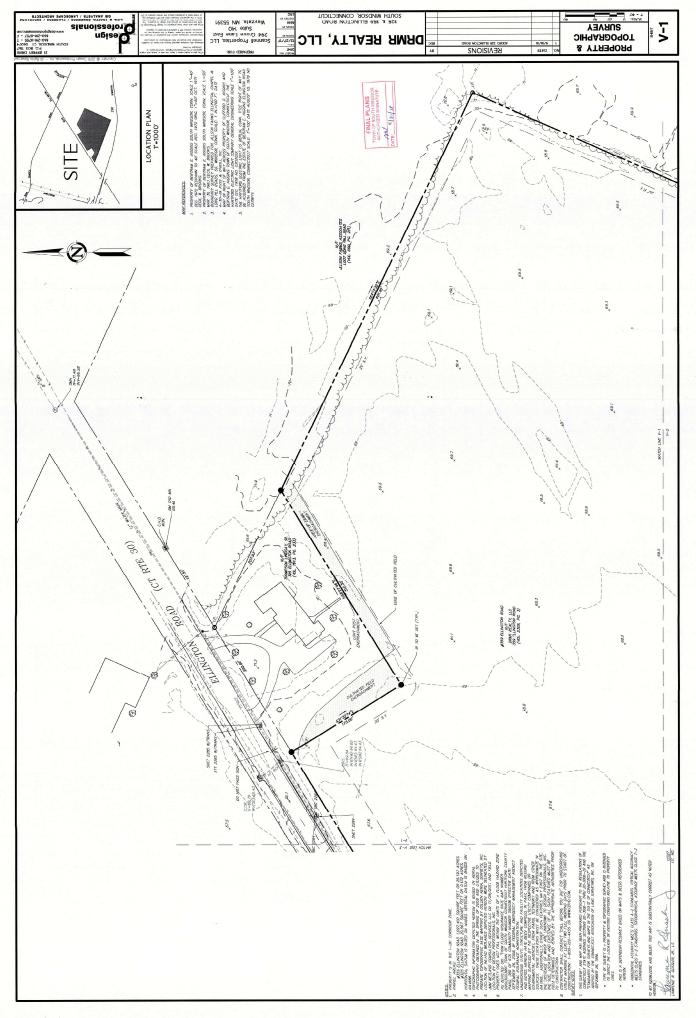
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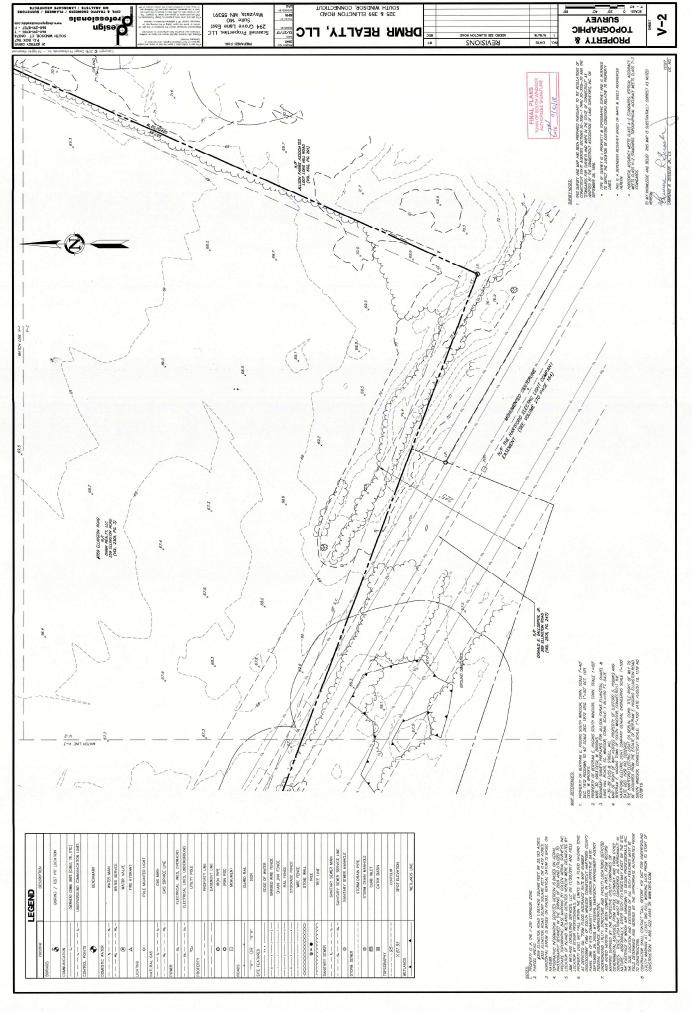
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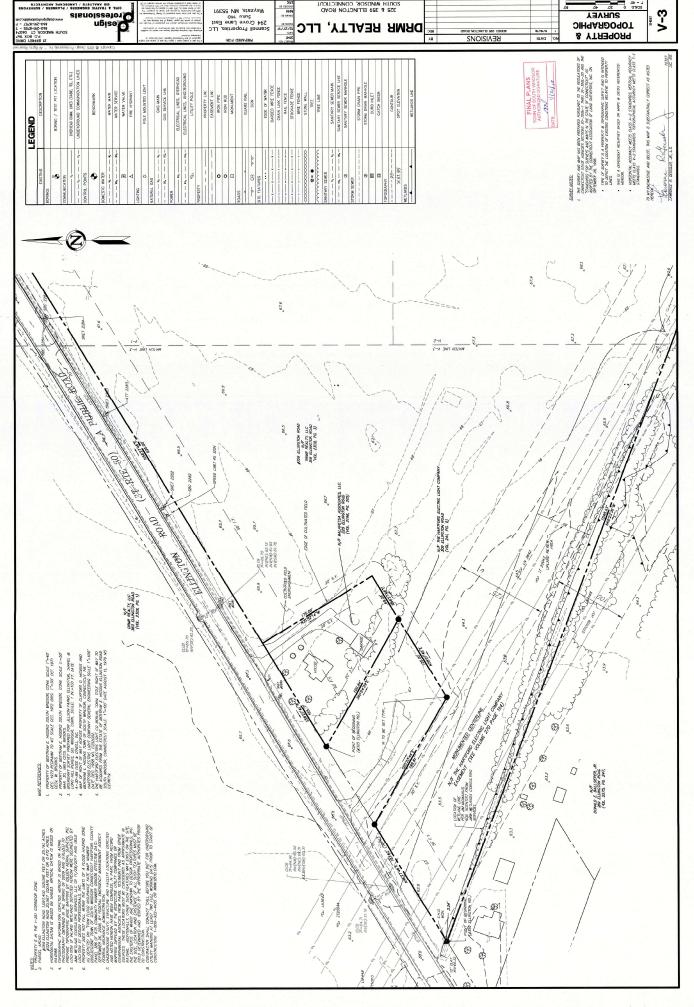
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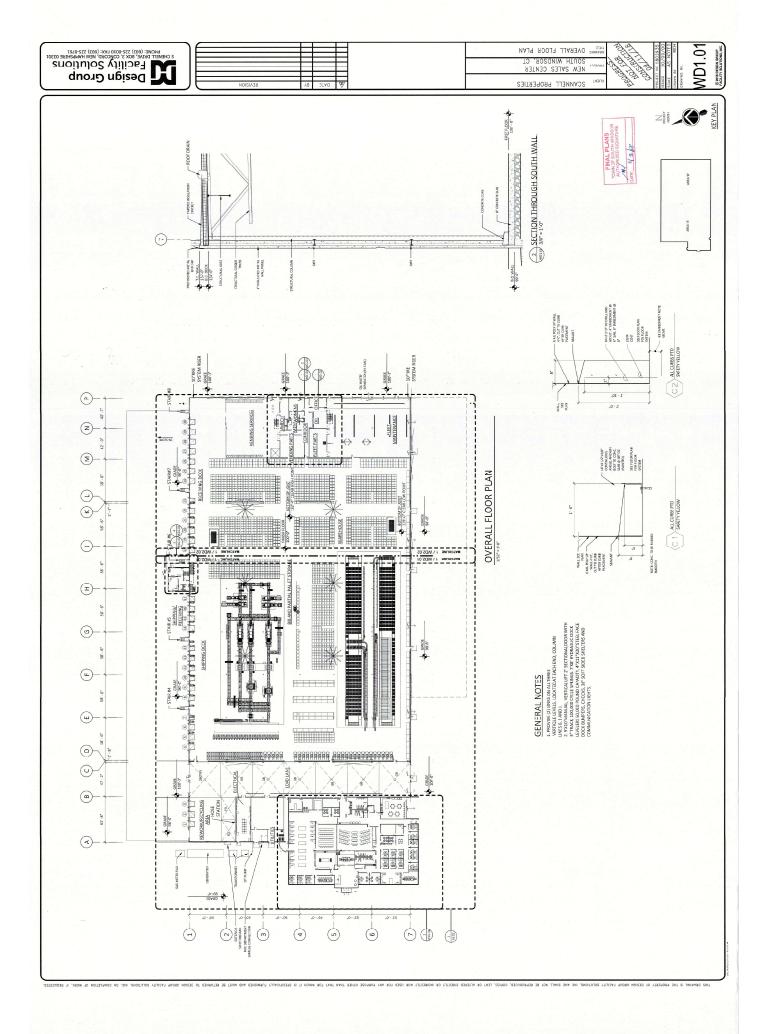
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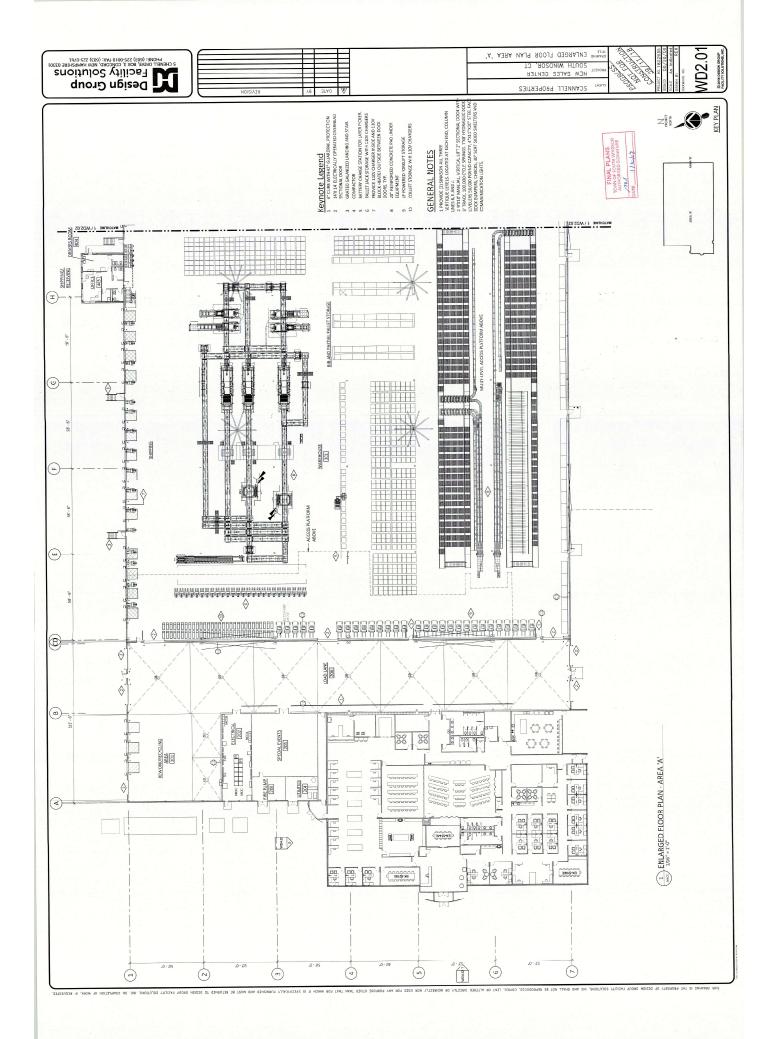
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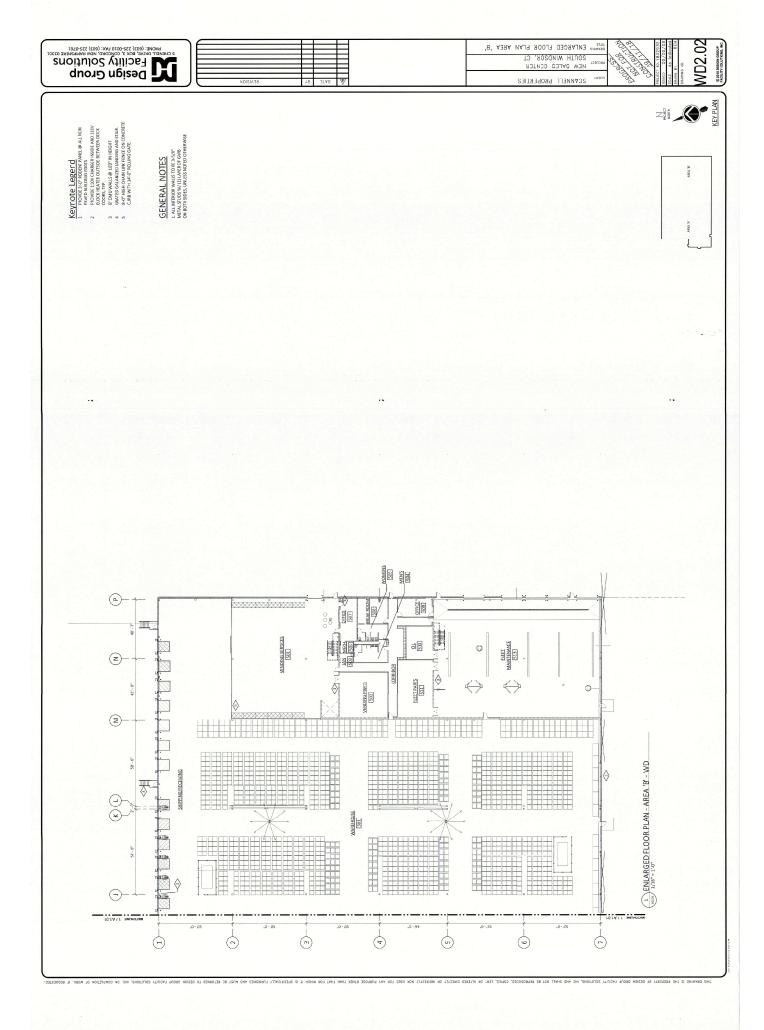




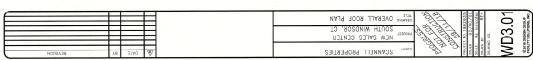


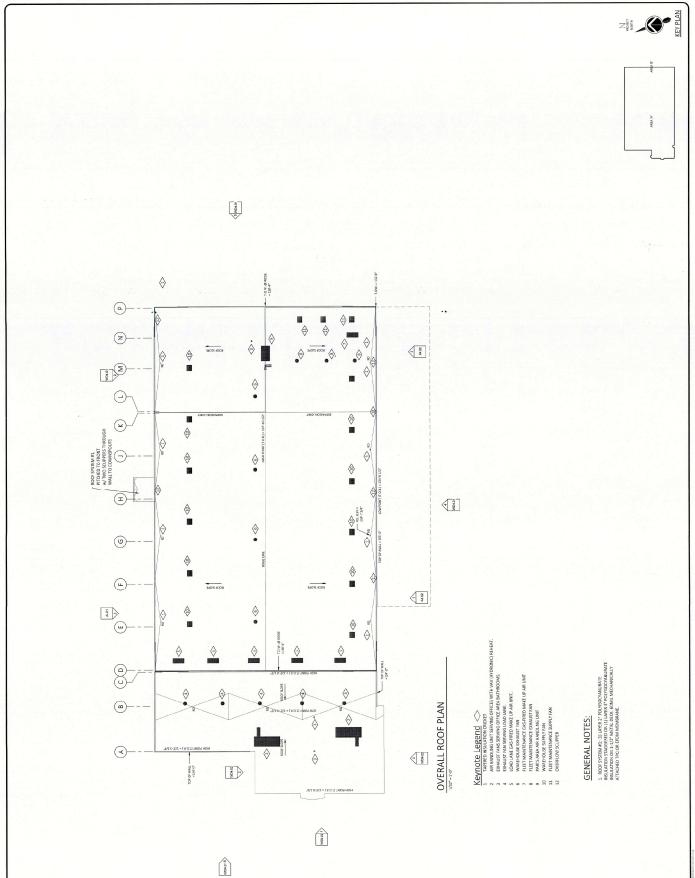


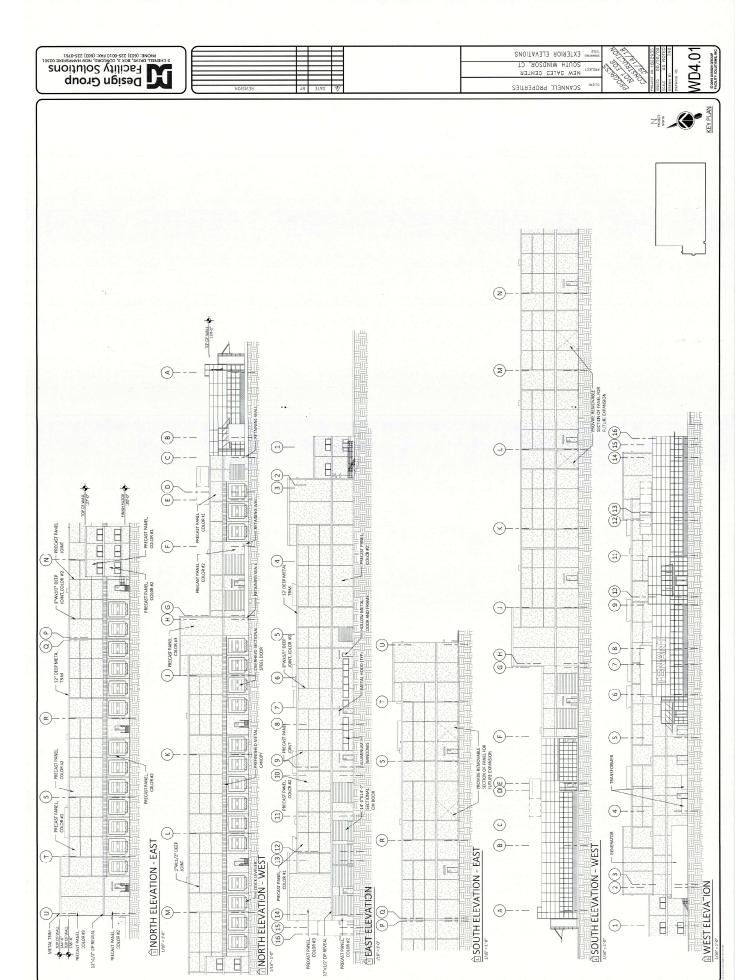












WD4.02 Design Group
Facility Solutions
a cherel parvie (603) 225-0010 PAX: (603) 225-0011 DEFINE MAIN OFFICE ELEVATIONS NEW SALES CENTER SOUTH WINDSOR, CT SCANNELL PROPERTIES N North North KEY PLAN ® MAIN OFFICE SOUTH ELEVATION TOP OF WALL MAIN OFFICE FRONT ELEVATION MAIN OFFICE NORTH ELEVATION

A3CHITECTURAL METAL PANEL SYSTEM



### Town of South Windsor

### 1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074 TELEPHONE (860) 644-2511

### CERTIFIED #70160910000098611100

October 5, 2018

Daniel Madrigold Scannell Properties #344, LLC 8801 River Crossing Blvd, Suite 300 Indianapolis, IN 46240

RE: Appl. #18-44P - Scannell Properties LLC Distribution Center - 359 Ellington Road

Dear Mr. Madrigold:

On October 3, 2018, the Inland Wetlands Agency/Conservation Commission approved Appl. 18-44P, Scannell Properties LLC. Distribution Center, 359 Ellington Rd - IWA/CC application for the construction of a distribution center, parking and associated utilities on a portion of land east of Ellington Rd and south of Chapel Rd. 1-291 Corridor Development (CD) zone, with the following conditions:

- 1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
- 2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
- 3. The permit is valid for five years and shall expire on October 3, 2023. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
- 4. A bond of \$25,000 for installation and maintenance of erosion control measures; a bond of \$50,000 for installation and maintenance of stormwater structures; a bond of \$10,000 for the establishment of plantings, to be held for three growing seasons.
- 5. The area to the south of the retention swale be seeded with a warm season grass mix that would be suitable for appropriate habitat for listed species such as the Grasshopper Sparrow, as well as a maintenance plan be established for the long term maintenance of that grass area.
- 6. All approvals required must be obtained and submitted prior to any activity on the site.
- 7. A contact person shall be identified on the plans.

Very truly yours,

INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION

abova tolly

Barbara Kelly, Chairperson

cc: Director of Planning

Chief Building Official

Town Engineer

Ben Wheeler, DPI, 21 Jeffrey Drive, SW



### Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074 TELEPHONE (860) 644-2511

### CERTIFIED MAIL 7016 0910 0000 9861 0394

October 11, 2018

Scannell Properties #344, LLC Daniel Madrigal 8801 River Crossing Boulevard, Suite 300 Indianapolis, IN 46240

Dear Mr. Madrigal:

Re: Appl. 18-44P, 359 Ellington Road Distribution Center, 325 & 359 Ellington Road

We are pleased to advise you that the Planning & Zoning Commission voted on October 9, 2018 to approve with modifications the above referenced application for a Site Plan of Development.

This approval is for Scannell Properties #344, LLC for a site plan of development for a 233,799 sf office and warehouse facility (200,274 sf in Phase I and 33,525 sf in Phase 2) on 25+ acres, on property located at 325 and 359 Ellington Road, I-291 Corridor Zone, as shown on plans prepared by Design Professionals, Inc., Project # 3941 dated September 18, 2018 as revised. This approval is subject to the following modifications:

- 1. Prior to commencement of any site work, a meeting must be held with Town Staff.
- 2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- 3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$25,000 to ensure compliance with the erosion and sediment control measures and \$50,000 to ensure establishment of storm water system. A bond in the amount of \$10,000 is required for the establishment of grassland bird habitat under the Eversource easement.
- 4. A landscape bond in the amount of \$20,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
- 5. All bonds must be in one of the forms described in the enclosed Bond Policy.
- 6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
- 7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- 8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- 9. The building street number must be included on the final plan.
- 10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- 11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 12. Engineering comments dated 10/5/18 must be incorporated into the final plans.

- 13. A waiver to Section 6.3.3.F has been granted to allow 7 (seven) exterior light poles to be 35 feet in height.
- 14. Screening of outdoor equipment in the front of the building shall be accomplished by fencing and/or landscaping.
- 15. A 10' wide graded area along the frontage with rights for future sidewalk/bike path to be provided.
- 16. An undulating grass berm shall be included along the Ellington Road frontage.
- 17. Ornamental fencing along the easterly residential property line shall be installed.

Black and white transparent mylars of Sheets # C-T1, C-SP1 and C-SP2 with the above modifications, together with three print copies of the entire set of plans with live signatures and raised seals (including landscaping plans) must be submitted to this Commission to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission and the Water Pollution Control Authority must be reproduced on the mylars.

After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Sincerely,

Bart Pacekonis, Chairman

Planning and Zoning Commission

### BP/llz

cc: Town Engineer

Chief Building Official

Assessor

Superintendent of Pollution Control

Fire Marshal

Benjamin Wheeler, Design Professionals, Inc.



### Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074 TELEPHONE (860) 644-2511

November 20, 2018

Ben Wheeler Design Professionals, Inc. 21 Jeffrey Drive South Windsor, CT 06074

RE:

359 Ellington Road, Distribution Center

WPCA Approval Letter/Planning Application No. 18-44P

Dear Mr. Wheeler:

The South Windsor Water Pollution Control Authority, at its regular meeting of November 7, 2018, approved the application as presented for connection to the Town's sewerage system of a proposed distribution center on property located 325 and 359 Ellington Road, I-291 Corridor Zone, as more specifically shown on plans entitled "359 Ellington Road Distribution Center, 325 & 359 Ellington Road, Map 13, Lot 18 & 17, South Windsor, CT, Site Plan Application" Prepared by Design Professionals, South Windsor, CT; Project No. 3941, Dated 9/18/2018, "Utility Plan" – Sheet C-UT1 (Sheet 9 of 23) and Sheet C-UT2 (Sheet 10 of 23. This approval is subject to the following conditions:

- 1. WPCA approval of the extension of sewer service to the I-291 Comidor Development;
- 2. The Installation of an automatic or manual transfer switch for an external connection of a generator;
- 3. The installation of oil/water separator meeting the requirements of the State of Connecticut Department of Energy and Environmental Protection (DEEP);
- 4. The Town will design the force main but the construction of the force main is paid for at the contractors expense:
- 5. Copy of an easement allowing the Town access to the private property for the sewer monitoring purposes, the easement must be reviewed and approved by the Town;
- 6. Payment of the following charges will be due at the time of connection, the rates for which will be in effect until June 30, 2019:
  - a. Connection Charge in the amount of \$73,002.70 for 25.66 acres;
  - b. Capacity Charge in the amount of \$30,760 for a 4" domestic water meter; and
  - c. Lateral Charge in the amount of \$1,200 for one lateral.
- 7. Technical approval of the Town of South Windsor Engineering Department; and
- 8. Final Authority approval and acceptance of the sanitary sewerage connection is conditioned upon the installed sewer line having been inspected by the Town staff, and upon the written verification of the Town staff that said sanitary sewer line was installed in substantial conformance with the design plans approved by the Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

This approval letter must be superimposed on the final approval plans.

Sincerely yours.

Richard Aries, Chairman

Water Pollution Control Authority

CC:

Michael J. Gantick, Director of Public Works

Jeff Doolittle, Town Engineer Michele Lipe, Town Planner

Chris Dougan, Chief Building Inspector

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -1- \_\_\_ OCTOBER 9, 2018

MEMBERS PRESENT: Bart Pacekonis, Frank Bonzani, Stephanie Dexter, Kevin Greer, Bill Flagg,

ALTERNATES PRESENT: Kenny Young, Paul Bernstein

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Lauren Zarambo, Recording Secretary

### REGULAR MEETING / MADDEN ROOM

**CALL TO ORDER**: Chairman Pacekonis called the Regular Meeting to order at 7:30 p.m.

The Chairman appointed Alternate Commissioner Bernstein to be seated for Commissioner Foley and Alternate Commissioner Young to be seated for Commissioner Wagner.

### **NEW BUSINESS: Discussion/Decision/Action regarding the following:**

1. Appl. 18-38P, DRL Realty LLC – request for a site plan approval for two industrial buildings totaling 8,600 sf, on property located at 40 Sea Pave Road, I zone

Postponed to the next regularly scheduled meeting by applicant request.

**2. Appl. 18-44P, Scannell Properties #344, LLC** - request for Site Plan of Development approval for an office and warehouse facility – 218,875 sf (28,150 sf office and 190,725 sf warehouse in Phase 1; 37,875 sf warehouse in Phase 2), on 25+ acres of property located at 325 and 359 Ellington Road (easterly side of Ellington Road, southerly of Chapel Road), I-291 Corridor Zone

Mr. Benjamin Wheeler, PLA of Design Professionals Inc. with Mr. Daniel Madrigal of Scannell Properties, Mr. Mark Nogueira, P.E. of Design Group and Mr. Luke Mauro, P.E., PTOE of Langan CT, Inc. presented the application.

Mr. Madrigal thanked the commission and voiced appreciation for South Windsor's business friendly environment and Town Staff.

Mr. Wheeler showed a site plan and described the 25.6 acre site. The 1<sup>st</sup> phase of the plan is for a 200,274 sf building on a 194,234 sf footprint with a phase II expansion of 33, 525 sf on the southern side of the building in the warehouse portion. There will be 266 parking spaces meeting the required number with 39 reserved parking spaces. The 217 car parking spaces in the front of the building will meet day-to-day operations.

There will be two entrances off Ellington Road. The southern entrance will be utilized by all tractor trailer traffic and the northern entrance will be used by employee/visitor car traffic and delivery vehicles. The office component of the building will measure 22,000 sq ft. Truck traffic will circulate from the southern entrance, around the south and east sides of the building to truck courts and loading docks on the north side.

Drainage for the site ties into the State drainage system on Route 30. Detention basins and erosion and sedimentation control plans were described and received IWA/CC approval on October 3<sup>rd</sup>. Engineering comments dated October 5<sup>th</sup> were responded to on October 9<sup>th</sup> and final plans will satisfy the comments.

Landscape in and around the parking lot will meet all zoning requirements. Security chain link fencing which will include barbed wire at the top has been requested by the tenant to go around the loading areas from the southwest corner of the building along the truck access drive and around the truck court to the northwest corner of the building. Ornamental aluminum fencing will also be installed. Sign permits will be applied for a monument sign to be located next to the auto entrance and a building mounted sign over the entrance. A

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -2- \_\_\_ OCTOBER 9, 2018

photometric lighting plan has been submitted for full cut off dark sky compliant LED lights throughout the property. One light pole at the northern entrance drive and one at the eastern end of the truck court will be shielded to prevent spill over onto adjacent properties. A waiver is requested for four poles in the truck court area to be 35' in height and building mounted lights on the north and east sides to be installed at a height of 30'. The applicant attended the ADRC meeting on September 20 and received a favorable review though not all members were in attendance.

A traffic impact analysis submitted by Langan Engineering was very favorable with no warrant for a turn lane in either direction on Ellington Road. The only drop in level of service is at the intersection of Route 5 and Ellington Road and will be handled by the State with a change in signal timing.

Mr. Wheeler showed renderings of the building with the warehouse component at a lower level at the rear of the building. The office component in the front has a mixture of brick and glass materials with a glass entrance and architectural metal panels. The remainder of the warehouse component will be a precast concrete panel similar to other Scannell buildings on Sullivan Avenue. The building will be set back from Ellington Road with corporate appeal.

Operations of the building were described with 337 employees including those working remotely. There will be 100 - 150 employees working on site daily 5 a.m. to 5 p.m. with 27 employees working  $2^{nd}$  shift to midnight. There will be no overnight  $3^{rd}$  shifts.

Director of Planning Michele Lipe gave staff comments:

- 1. Request for Site Plan of Development approval for an office and distribution facility 218,875 sf (28,150 sf office and 190,725 sf warehouse in phase 1; 37,875 sf warehouse in phase 2), on 25+ acres of property, located on property located at 325 and 359 Ellington Road (easterly side of Ellington Road, southerly of Chapel Road), I-291 Corridor Zone.
- 2. The intended use is offices and warehouse space for a distribution facility. There are no outdoor storage allowed in this zone. Maximum impervious coverage allowed is 70% under the combined lot provision; 63% proposed. Proposed buildings are slowed up to 60 feet. Lot size is about 25 acres. Front yard setback for the building is about 270 feet, 50 feet required.
- 3. The parking requirement for this building is 266 spaces, 217 parking; 10 van spaces are provided with an additional 39 spaces shown in reserve behind the building.
- 4. The loading docks for this building are located on the northerly side of the building facing at an angle to Ellington Road. Will this facility operate 24 hours a day?
- 5. Office of State Traffic Administration approval is required; and OSTA has full jurisdiction over traffic signals and road improvements on State roads. We would require any final plans submitted reflect any requirements of the State's approval.
- 6. This property is subject to the access management regulations. There are two access drives from Ellington Road that will service this property which meet the spacing requirements within our regulations.
- 7. All proposed lighting has full cutoff fixtures and the pole height of 25' poles as well as wall paks on the buildings. Similar to the adjacent building, the applicant has requested a waiver to be allowed to have seven poles in the truck area to be 35 foot high poles in the loading dock area. The Commission can grant this waiver after finding that:
  - traffic or other hazards will not be created; general property values will be conserved;

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -3- \_\_\_ OCTOBER 9, 2018

- no adverse effects on existing uses in the area; general welfare of the community will be served; no adverse environmental impacts will be created; and
- topography of the land makes the property suitable for higher poles.
- 8. The applicant has provided a colored elevation. They intend to have both a free standing and building signage. Landscaping has been included along the site's frontage. There are no sidewalk or pathways shown on the plans.
- 9. The Commission may want to consider some undulating berming along the frontage to help break up the parking area. The current sidewalk plan does not call for any sidewalk along this stretch of Ellington Road. I know that we will hear from the SWW&WW who will be looking to try and accommodate bikers/walkers requiring the area to be left graded if a future pathway or sidewalk is ever installed.
- 10. Architectural and Design Review Committee was unable to review this project due to a lack of quorum, so we did request the applicant present the elevations, landscaping and lighting to this board.
- 11. The site is served by public water and sewer. Water Pollution Control Authority approval is required.
- 12. The Fire Marshal's office has reviewed the plans and has no concerns with the proposal as presented.
- 13. There is a small area of regulated wetlands on the site. IWA/CC approved this application on October 3rd with standard approval conditions and the following bonding requirements: A bond shall be collected in the amount of \$25,000 for placement and maintenance of erosion and sediment controls, and \$50,000 for installation of storm water systems and \$10,000 for the establishment of warm season grasses in the Eversource power line corridor.

If this application is approved, the Planning Department has no additional modifications to request.

Town Engineer Jeff Doolittle gave staff comments:

- 1. What will the 4 large concrete slabs in front of the building be used for? These should be labeled. Any large equipment, generators or transformers in this area need to be screened.
- 2. On the grading plan, the elevation of the northern driveway near Ellington Road appears to be a little too high to blend in smoothly with the road.
- 3. Add a 4-5 foot high landscape berm between Ellington Road and the front parking lots to help screen these large parking lots. Material can be shifted from the large berm behind the building to a smaller one in the front.
- 4. How will the southern detention basin and the various inlets to this basin be accessed for inspection and maintenance with a solid chain link fence between this basin and the site driveway next to it?
- 5. The access driveway along the south side of the building is shown at a constant elevation 69 for over 700 feet length. I see there is cross slope on this driveway so it will drain but it will be very difficult to pave at a constant elevation without having any depressions or humps that create puddles.
- 6. More spot elevations are needed for high and low points in the northern truck parking area between elevations contours 68 on one side of the center island and elevation contours 69 on the other.
- 7. The storm water drains to a drainage ditch near the southern property line and further off site to drainage ditches and swales to the south. Who will maintain these drainage ditches and are there rights for this property and applicant to drain off site? Acquire and document any needed rights to drain off site.

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -4- \_\_\_ OCTOBER 9, 2018

- 8. The plans need to be clear regarding replacing the 12" inlet pipe to the Ellington Road drainage system near the south west corner of the property.
- 9. The drainage design includes several pipes laid flat at 0% slope including the 30" pipe between the front detention basins and the 1300 foot long 24" pipe around the eastern and northern portion of the site. This is not a good design and will be very difficult to construct without having sags and humps in these pipes. All drainage pipes need some minimal slope to drain so sediment does not collect in them and water does not freeze in them in the winter creating ice dams.
- 10. Why are there 2 parallel 12" pipes from the catch basins to the underground storage chambers in the loading dock area on the north side of the building? Double CB's may be needed to install these pipes.
- 11. Label where the underdrain pipes connect to the stormwater system with invert elevations.
- 12. How will water flow in and out of the underground detention chambers? It appears the entire drainage system including the underground chambers, pipes and catch basins will fill up together and slowly drain down over time.
- 13. The Drainage report mentions existing ground water generally 3-4 feet below the existing surface which is about elevation 65-66. If the groundwater is this high, will the detention basin and some of the underground detention chambers usually have water in them to this elevation? Test pit information with ground water depth should be provided. The Headwall outlet custom weir elevation is 64. Will the high groundwater impact the drainage system?
- 14. The 8" sanitary sewer line around the building should be at 2% or 1% slope for as much of this run as possible to provide sufficient velocity to keep this pipe clean.
- 15. The sanitary sewer line along Ellington Road can be moved closer to the road, so it is 10 feet off the property line.
- 16. The details for the concrete dock aprons and motorcycle parking do not show any steel reinforcing. Will these concrete areas be reinforced?
- 17. Provide an easement to the Town to access the last sanitary manhole before the pump station by Ellington Road, for inspection and monitoring

Secretary Commissioner Bonzani read three letters into the record from Mr. Skip Bourke of South Windsor Walk and Wheel Ways, SWW&WW Chairperson Ginny Hole and Town Manager Matthew Galligan on behalf of the Redevelopment Agency. (Exhibit A)

Chairman Pacekonis asked for questions from commissioners.

Secretary Commissioner Bonzani asked about the need for barbed wire fencing. Mr. Wheeler stated it is a tenant requirement for security at all their facilities. Chairman Pacekonis commented about barbed wire giving the wrong impression. Mr. Mark Nogueira, P.E. of Design Group and Mr. Wheeler described the fencing around the access drive which will be decorative and the 8 foot high chain link fence with barbed wire to go around the truck area and be virtually un-viewable from I-291 and Ellington Road.

Commissioner Flagg discussed with Mr. Wheeler the gating that will be electronically controlled and queuing of trucks. No cold storage or hazardous waste will be involved.

Secretary Commissioner Bonzani and Chairman Pacekonis discussed lighting details with Mr. Wheeler.

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -5- \_\_\_ OCTOBER 9, 2018

Commissioner Dexter discussed the traffic pattern of the trailer trucks with Mr. Mauro of Langan Engineering and asked if there will be a bus stop on Ellington Road. Mr. Wheeler verified there is no bus route on that portion of Ellington Road presently and Director Lipe indicated a regional bus study was just completed but did not target the area for bus service at this time.

Secretary Commissioner Bonzani asked about sidewalks and a bike path. Mr. Wheeler stated the tenant is open to grading for a sidewalk/bike path for a future installation. There is no significant pedestrian traffic at this time.

Commissioner Flagg asked if fleet maintenance will be done on site and about oil storage. Mr. Nogueira described the surface tank used for oil storage to be located on a self-contained skid for oil replacement in the vehicles. There will be four bays and two hydraulic lifts. Truck washing and oil grid separators were described.

Chairman Pacekonis asked about reserve parking, impervious coverage numbers, snow removal and fencing. Mr. Wheeler stated they are well under the impervious coverage requirements. Snow removal off the trucks will be addressed with an automatic snow scraper before the trucks leave the site. The Chairman asked about reinforced paving. Mr. Wheeler stated the dock apron areas will be concrete and all other surfaces will be a heavier duty bituminous. Fencing behind the residential property will be changed to decorative fencing with a row of arborvitae at a height of 6' to 8' high, 8' on center, at time of planting. Chairman Pacekonis confirmed with Mr. Wheeler accommodations for a 10' path will be graded and an easement will be provided in front of the property.

Commissioner Greer asked if the berm will be planted with trees which Mr. Wheeler described as an undulating berm with a manicured lawn to give a corporate feel.

Chairman Pacekonis asked about snow removal and storage of snow on site. Mr. Wheeler noted the expansive lawn areas, large detention basins and grass areas under the power lines to accommodate large amounts of snow as well as areas to the north and east.

Commissioner Greer asked about concrete pads in the front of the building. Mr. Wheeler stated a generator, gas metering equipment and two transformers will go there with landscaping or fencing for screening.

Alternate Commissioner Bernstein asked what kind of commerce would be housed which Mr. Wheeler described as food and beverage distribution with no refrigeration. Mr. Madrigal stated the building will be owned by Scannell and leased back to the tenant on a 15 year term. Mr. Nogueira described warehouse operations.

Secretary Commissioner Bonzani asked again about the barbed wire fencing which Mr. Nogueira described as mandatory for the tenant. Ornamental fencing has been added to the front to minimize the effect. Arborvitae and evergreen planting will be added along the residential property which is in the I-291 Corridor zone as an existing non-conforming use.

### Commissioner Dexter made a motion to approve with the following conditions:

- 1. Prior to commencement of any site work, a meeting must be held with Town Staff.
- 2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- 3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$25,000 to ensure compliance with the erosion and sediment control measures and \$50,000 to ensure establishment of storm water system. A bond in the

### PLANNING & ZONING COMMISSION

MINUTES \_\_\_\_\_ -6- \_\_\_ OCTOBER 9, 2018

amount of \$10,000 is required for the establishment of grassland bird habitat under the Eversource easement.

- 4. A landscape bond in the amount of \$20,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
- 5. All bonds must be in one of the forms described in the enclosed Bond Policy.
- 6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
- 7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- 8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- 9. The building street number must be included on the final plan.
- 10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- 11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 12. Engineering comments dated 10/5/18 must be incorporated into the final plans.
- 13. A waiver to Section 6.3.3.F has been granted to allow 7 (seven) exterior light poles to be 35 feet in height.
- 14. Screening of outdoor equipment in the front of the building shall be accomplished by fencing and/or landscaping.
- 15. A 10' wide graded area along the frontage with rights for future sidewalk/bike path to be provided.
- 16. An undulating grass berm shall be included along the frontage.
- 17. Ornamental fencing along the easterly residential property line shall be installed.

Commissioner Greer seconded the motion.

The motion carried and the vote was unanimous.

### **PUBLIC PARTICIPATION: None**

### **BONDS: Callings/Reductions/Settings**

### **IWA/CC Bonds**

- 1. <u>Appl. 18-15P, Monroe Tractor</u> E&S Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.
- **2.** Appl. 18-15P, Monroe Tractor Stormwater Bond in the amount of \$3,000 to be reduced by \$3,000 to leave a balance of -0-.

Commissioner Flagg made a motion to reduce the above mentioned bonds. Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

### **PLANNING & ZONING COMMISSION**

MINUTES \_\_\_\_\_ -7- \_\_\_ OCTOBER 9, 2018

**3.** Appl. 11-37P, AA Landscaping E&S Bond in the amount of \$2,000 to be reduced by \$2,000 to leave a balance of -0-.

Commissioner Flagg made a motion to reduce the above mentioned bond. Commissioner Greer seconded the motion.

The motion carried and the vote was unanimous.

- **4.** Appl. 16-28P, Clark Estates II E&S Bond in the amount of \$10,000 to be reduced by \$10,000 to leave a balance of -0-.
- **5.** <u>Appl. 16-28P, Clark Estates II</u> Stormwater Bond in the amount of \$10,000 to be reduced by \$10,000 to leave a balance of -0-.

Commissioner Flagg made a motion to reduce the above mentioned bonds. Commissioner Bernstein seconded the motion.

The motion carried and the vote was unanimous.

### **SITE Bonds**

**6.** <u>Appl. 15-06P</u>, <u>South Windsor Developers Tempo Apartments Site Bond in the amount of \$55,375 to be reduced by \$45,375 to leave a balance of \$10,000.</u>

Commissioner Flagg made a motion to reduce the above mentioned bond. Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

### APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 18-54P, Horseshoe Lane Associates LLC**– request for a 3 lot resubdivision of 2+ acres to be known as Nevers Ridge to create two new building lots, on property located at 655 Nevers Road, A-20 zone

MINUTES: 8/28/18 accepted by consensus.

### **OLD BUSINESS:**

### **CORRESPONDENCE / REPORTS:**

### **ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 8:52 p.m. was made by Commissioner Dexter Seconded by Alternate Commissioner Bernstein

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo Recording Secretary

### Amazon Warehouse & Distribution Center Also Known As: 240 Ellington Road Distribution Center 240 Ellington Road

### TOWN OF SOUTH WINDSOR PLANNING & ZONING COMMISSION APPLICATION FORM

Application Number:	
Official Receipt Date:	
Munis Application #:	



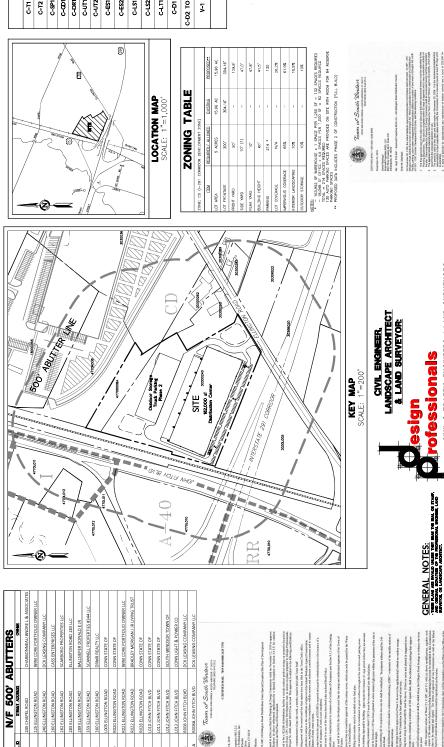
Munis Application #:	1845 TOSOR.CONTE
APPLICANT: Scannell Properties #405, LLC	
PROJECT NAME: 240 Ellington Road Distribut	
COMPLETE LOCATION OF PROPERTY:	240 Ellington Road & R008A John Fitch Boulevard
OWNER OF RECORD ON LAND RECOR	DS: DCK Leasing Company LLC
OWNER ADDRESS: Six PPG Place, Suite 70	0, Pittsburgh PA 15222
GIS PIN # _30300240 & 4770R008A	_ ZONE CD
Benjamin Wheeler, Design Professionals, Inc. 21 Jeffrey Drive, South Windsor CT 06074 bwh (860) 291-8755	
	Estimated presentation time: 15 min
THIS APPLICATION IS FOR: (Check all	that apply):
Zone Change to	(Public Hearing and Certificate of Mailing Required)
☐ Open Space Subdivision/Resubdivis	ion (Public Hearing and Certificate of Mailing Required)
Subdivision	☐ Minor ☐ Major
Resubdivision (Public Hearing Requi	red) 🗌 Minor 🔲 Major
☐ Conditional Subdivision	
$\checkmark$ Special Exception to Table 4.4.5 E.1	(Public Hearing and Certificate of Mailing Required)
✓ Site Plan of Development ✓ New ☐ Modification Building(s) Sq Ft 182,000 sf	
☐ General Plan of Development	
☐ Earth Filling (Sec. 7.6) and/or Earth	Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
☐ Regulation Amendment ☐ Zoning	☐ Subdivision - Attach proposed amendment (Public Hearing Required)
☐ Temporary and Conditional Permit (	Public Hearing Required) for
☐ Temporary and Conditional Permit F	Renewal for
☐ Detached In Law Apartment or ☐ A	ccessory Apartment (Public Hearing and Certificate of Mailing Required)
☐ Major Home Occupation (Certificate	of Mailing Required) for
Other (explain in detail)	
PLEASE NOTE: An Application Pend ten (10) days prior to being heard by	ing Sign is required to be posted on the property for <u>all</u> applications the Commission.
Signature of Applicant	Signature of Property Owner Peter R. DeMallie, Agent for Owner
Print Name of Applicant	Print Name of Property Owner Revised 1/9/2017

# 240 ELLINGTON ROAD DISTRIBUTION CENTER

## SITE PLAN / SPECIAL EXCEPTION)

Q WINDSOR ROAD & ROOSA JOHN FITCH BLVD. ~ SOUTH ' 240 ELLINGTON

GIS #30300240 & #4070R008A





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

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

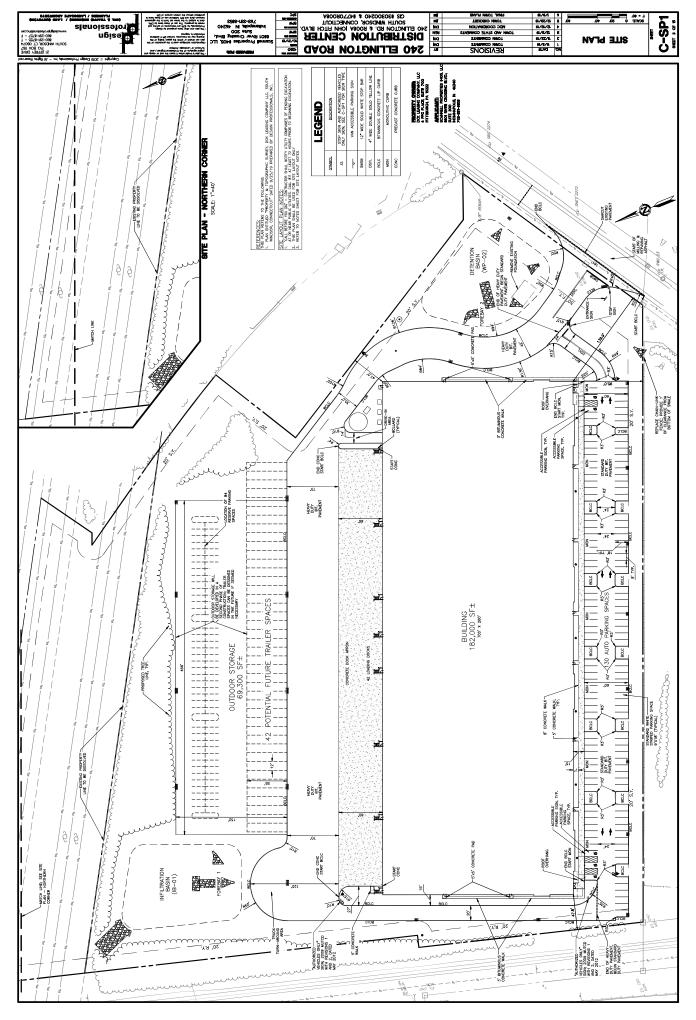
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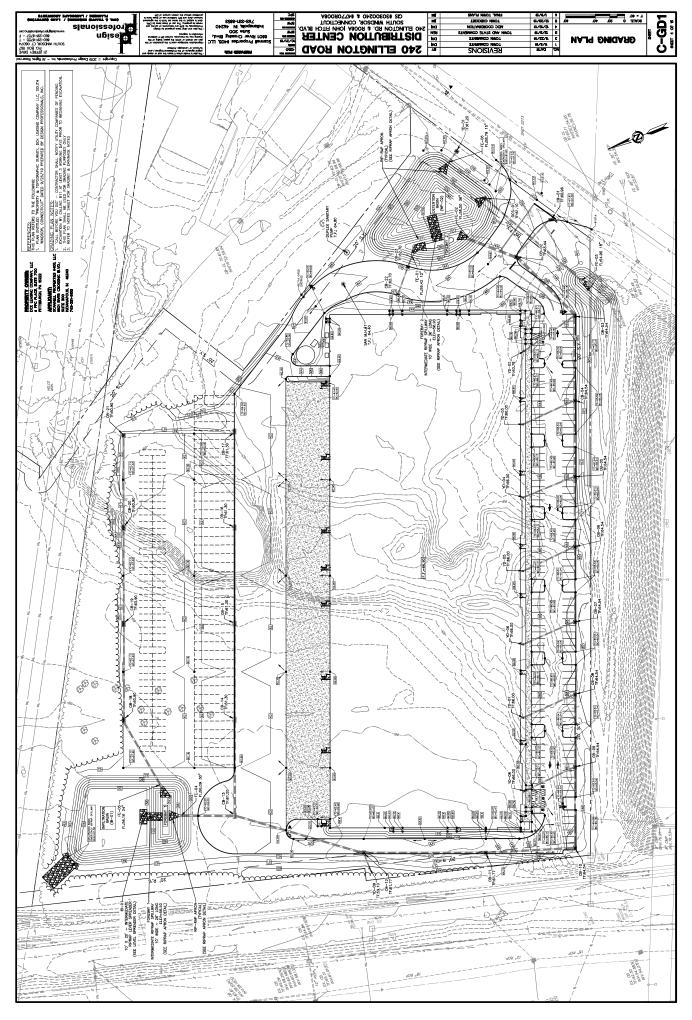
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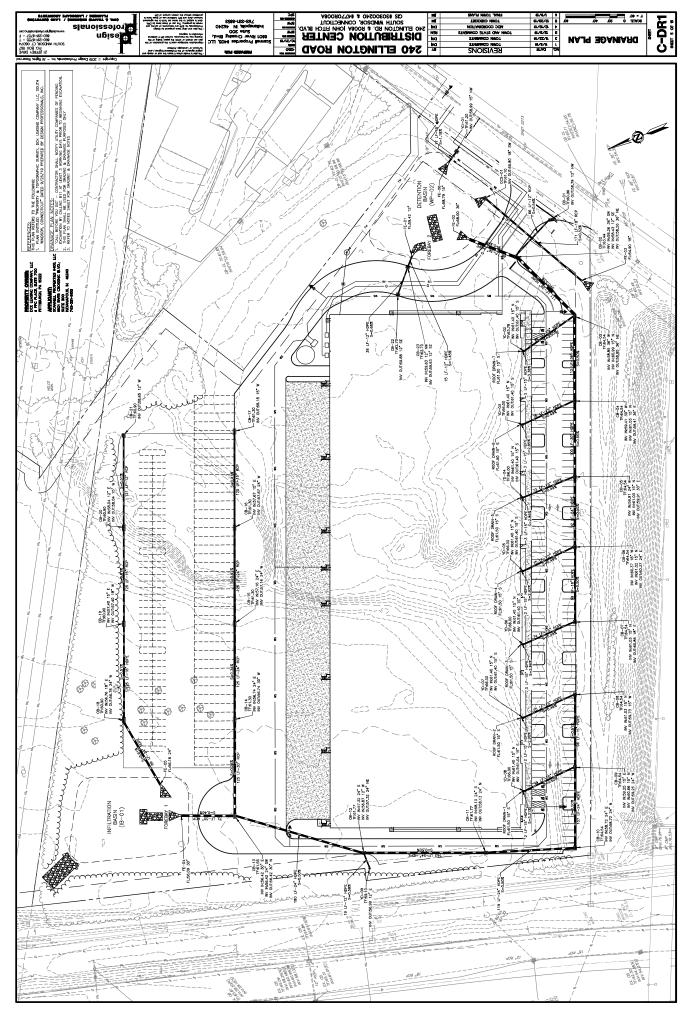
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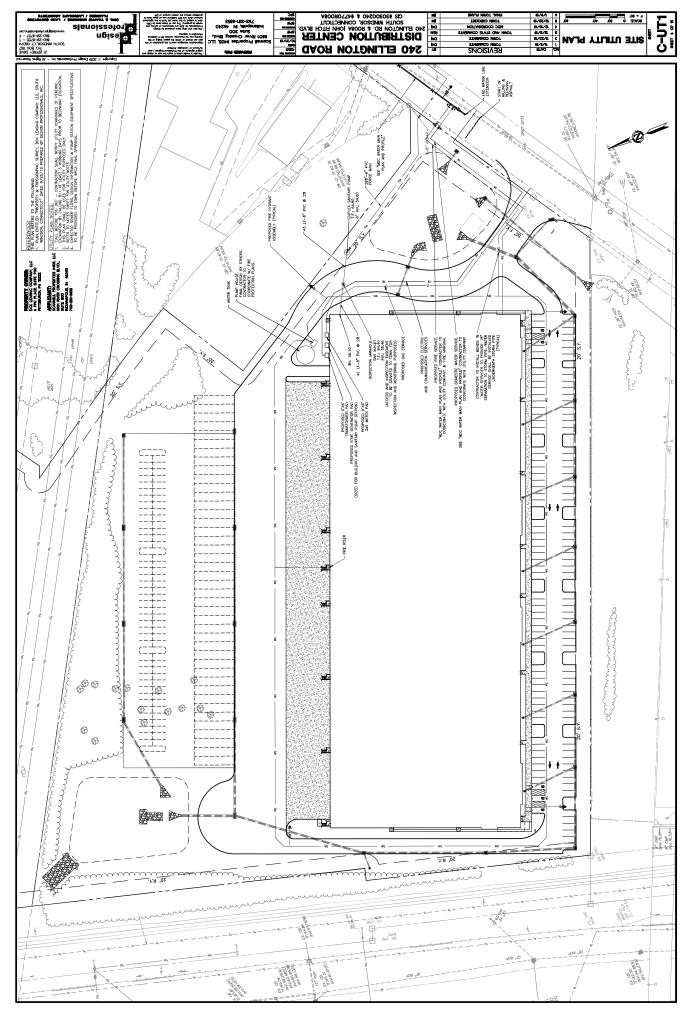
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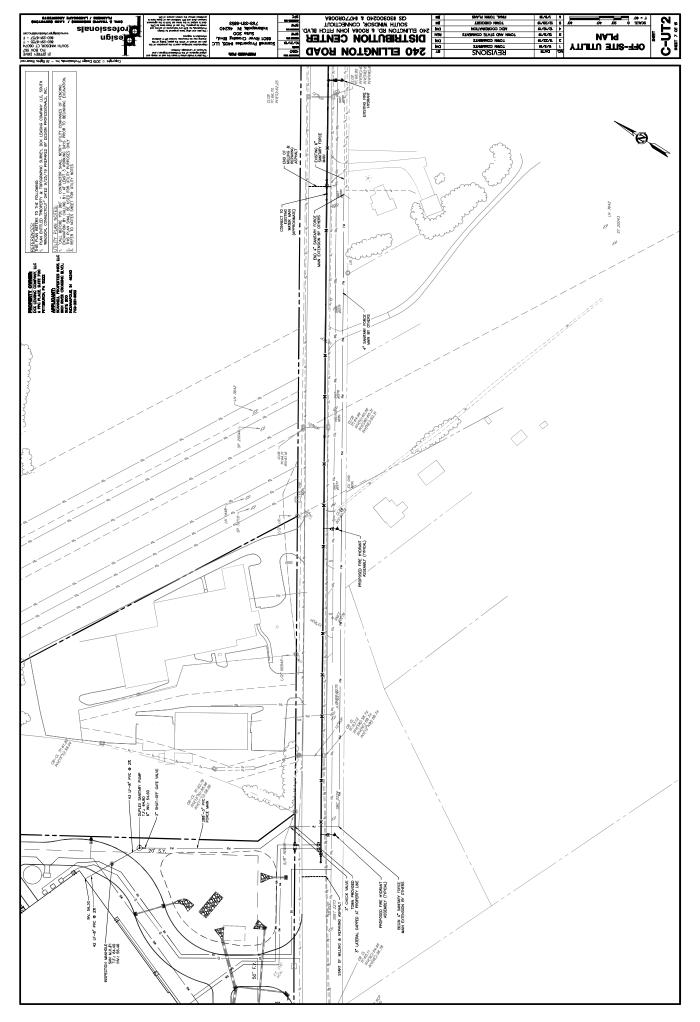
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS

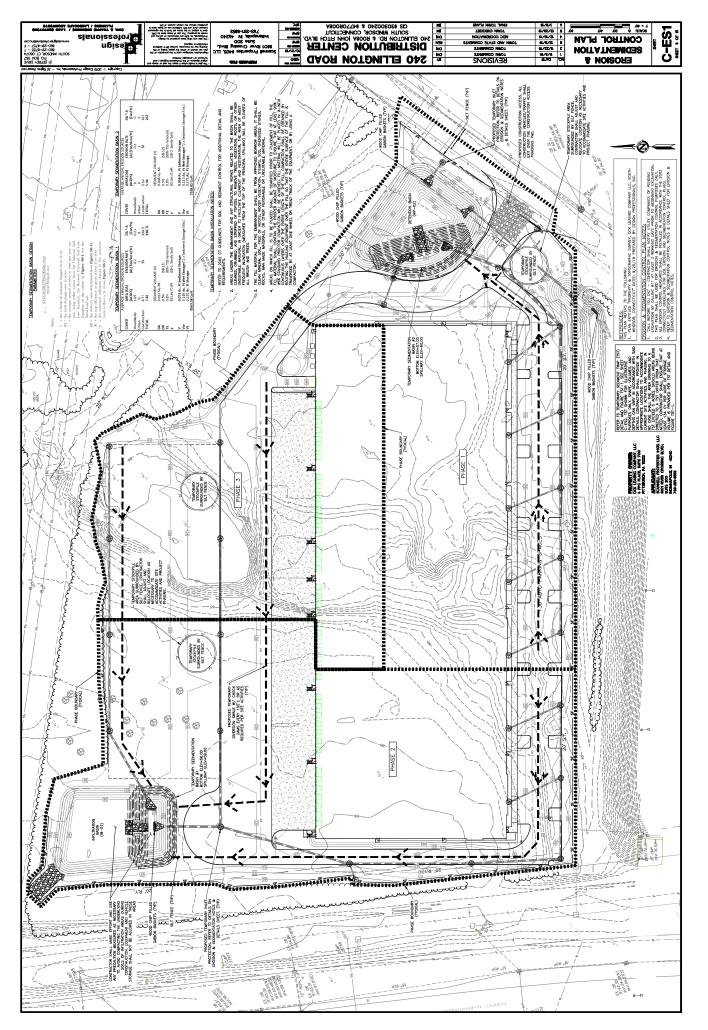


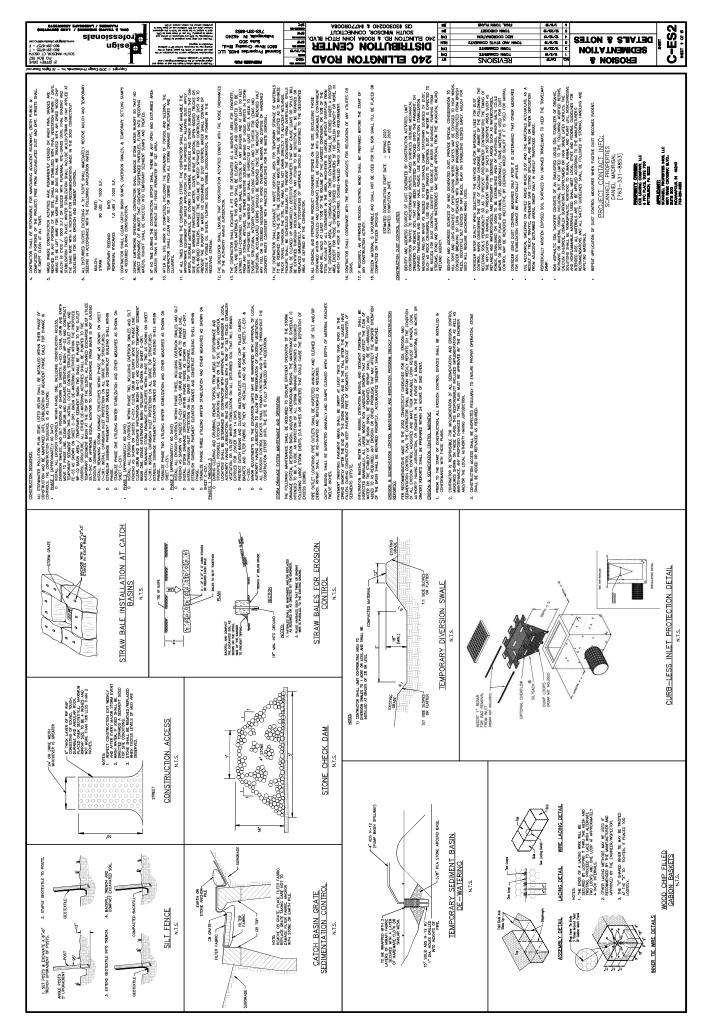


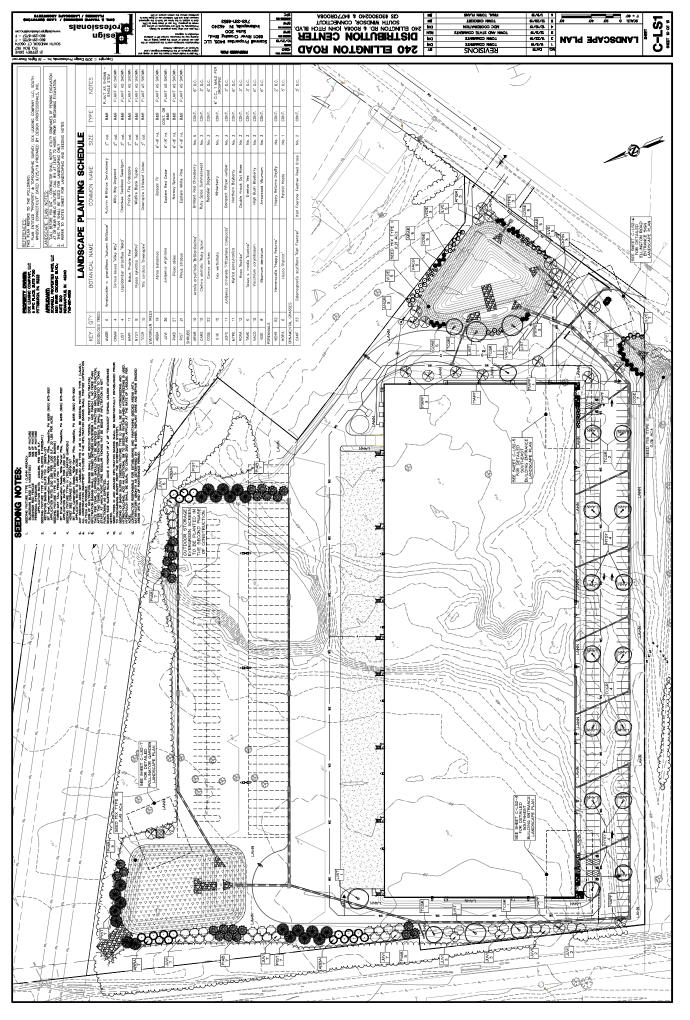


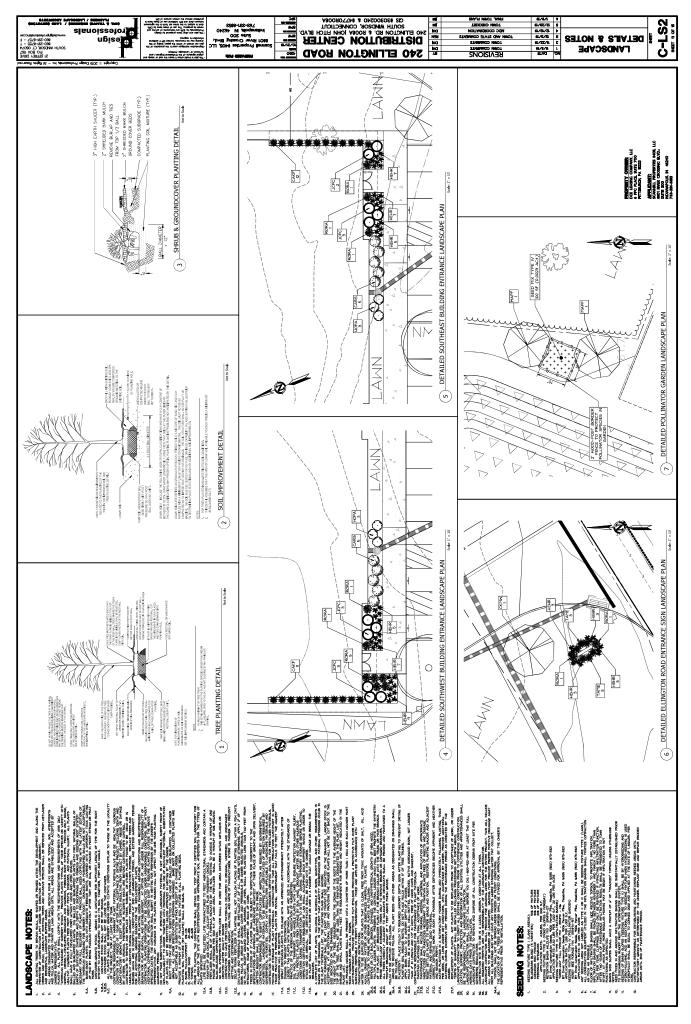


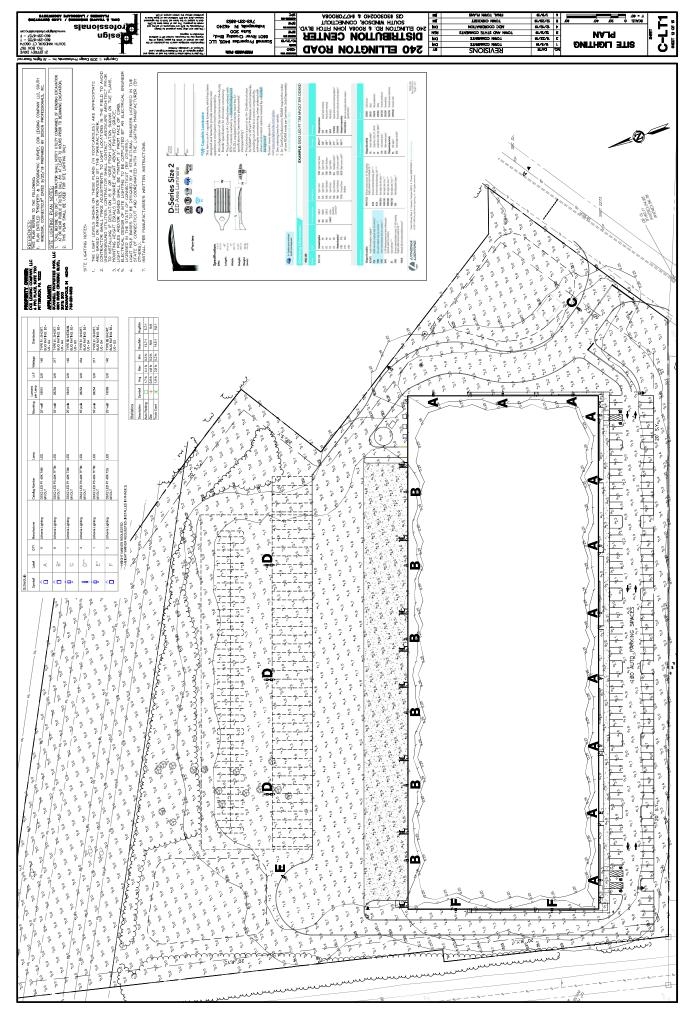












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CONSTRUCTION NOTES

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  - The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- 4. The controller must comply, its the fullet entert, with the lotest consideration where his design (Cook) detailed are of replacement, with the lotest repeated for controller meeting, without between assertment of prediction of the study repeated for controller meeting, without between assertment of the study repeated and the study assertment in the replacement of the study of the responsible for the recommendation of the responsible for the controller of the study of the responsible for the controller of the
  - Contractor must notify the Engineer in witing if there are any questions conscribing the accuracy or intent of these plans or notable specification. If such notification is given, no demolition or sits activity may begin until such time that the Engineer provides a written response to some.
- Contractor shall adhere to and is responsible for compliance with all detail notes, priors and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors in fall compliance with these requirements. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
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  - The contractor is responsible for ensuring the installation of all improver compy with all requirements of utility companies with jurisdiction and/or control of the site.
- Locations of all existing and proposed services are approximate. Final services ages and bodown, including but not finally us, the steadown and/or installation of utility potes, or the recocition and/or installation transformers, are at the sole discretion of the respective utility company.
- Plore to commencement of any sort, the contractor shall beloesedestly at the contract of the contract of the contractor of the contract of the shall be contracted and of the contract of the better of the English can be collected. All discognishes the tracefor the English can be contract of the contract of the best of the contract for the contract of the contract of the contract of the contract the contract of the contract of the contract of the contract the contract of the contract of the contract of the contract the contract of the contract of the contract of the contract the contract of the contract of the contract of the contract the contract the contract of the contract the contra
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    - At least 12 hours place to account of the state of the st
- Prior to starting any site activity or demollitan, the contractor shall implement the soil erasion and sediment control measures as noted on the plans. Refer to the Erasion and Sedimentation Control Notes.

The controctor shall ormuge for and coordinate with the appropriate utility organise for all markes that require temperary or not. Termination for the project, whether shown on the site pions or not. Termination of the project, whether shown on the site pions or not. Termination of the project which are project to the project of the project of the regulation.

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Shald hazardous moterfol be discovered/excountered, which was not immediately and notify from and specification, covers of work immediately and notify Gwer and specified places and specified by a service of confirms with the one until written instructions are received from an environmental professional. Contractor must prepare record drowings 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. The controller is responsible for preventing movement, settlement, demogs, or controller and only the prevention of any dependent of any demographic controller, region and only the controller, region and for most surple exceptional, regional and for most surple model, from the surple model, and controller, and the controller or better. Observed, the responses only the country of the controller, and the controller or response to the controller or surplement of surplement of the controller.

- 24. The use of explosives, if required, must comply with all local, state and feed and regulation. The contractor state locals all partners but are required by the federal, states and local governments, and shall also responsible for all notification, impection, moniforing or teating on may be required.
- All debt from removal operation must be removed from the alle of the first of the control to the

44. Contractor shall prevent the emission of dust, sediment, and obbris from the site, and other berspondible for corrective measures such as street seesping, and deep-rup, such as deemed necessary by the Engineer or the authority incling jurisdiction.

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

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

At the follower will reconstruct another in the security is element as the first in the second of the second of the second in the second of t

- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 27. All new utilities/services, including electric, interpotons, cobie to, etc. ore to be included ucherground universe new delaware The contraction shall be responsible for intelling all new utilities/services in occordance with the utility/service provider's written installation specifications and standards.
- 2). The second to the second to the restorable of required to enable the medical completed. In the control of the region of the completed to the control of the completed to complete the control of the off presented under the second completed to complete the complet eacher), escheduce and the performed, according to the procession of predictions and the excession of the procession of the excession of the procession and complete for the procession recording to the procession of excession to the procession of excession to the procession of excession of e
  - Povement must be sow out into straight lines and must extend to the full depth of the existing povement, except for edge of butt joints.

The controtor shall review the proposed construction with the local halfing effects for the start of construction. Construction and the speaks in the construction of American with Dissolities, Act (Mol) considers provide, composetts and considerable (Mol for the Control of American and the Control of American and American and American and American American American and American America

48. The contractor shall install and/or construct all aspects of the project in strict compilance with and accordance with manufacturer's written installatis standards, recommendations and specifications. AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR

47. All dimensions are to face of curb, edge of parement, or edge of built unless noted otherwise.

Accessible routes shall be a minimum of 36 wide (unobstructed). Handralls and car overstages may not obstruct base areas. Longlushinal slopes dieterion of travel) shall not exceed 1120 (5.03) and shall have a creasible no greater than 150 (2.03).

Parking spoose and parking aixles shall not exceed a 1:50 (nominally slope in any direction.

Accessible noises exceeding 120 (G.MX) shall be considered or comp.

Wathing the get of a row shall be 1112 (G.MX). In the disclose of two and or costs stope of 120 (G.MX). Require shall have mononium rise of the cost stope of 120 (G.MX). Require shall have more shall not be the considered of the cost and the two first of the cost and better of the cost and to the cost of the cost and to the cost of the cost of

A londing shall be provided of the exterior of all doors and of each en possible and an exterior and a possible and possible and host possible distinctions over from the londing and/or building. The londing host best bun 60 inches long unless permitted otherwise per the ADA regulations.

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

- The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades. to the annual properties or not they must be judgetical death or the burded on pan, seeding being being the properties of the second portion of the wast, will enfold/muching memorican or not identified herein and one to be self-determined by the contracts because on the self-determined by the contracts because on the self-determined by the contracts because on that self-determined by the contracts because on that self-determined by the contracts because on that self-determined by the contracts to proper or the state where the contraction cours.
  - 33. Unless indicated otherwise or required by the authority having jurisdiction, pipes shall be as follows:
    - Reinforced Concrete pipe (RCP) shall meet the requirements of ASHTO M 170 Class IV with slit tight joints. High-Demaily Polyethyène pipe (HDPE) shall conform to AASHTD M 294, Type S (smooth interior with angular corrugations) with gaskets for allt tight joints.
- Polyviny chloride (PVC) pipe for roof drain connections shall be SDR 35 gastest pipe. Polyvinyl Chloride (PVC) pipe for sonitory sewer pipe shall be SDR 35 gastest pipe.

The confronter shall wifty oil existing execution about no the plan is oness of existing conveys, accessing regists of side costs where recomplished to the confronter of the

- 35. Stemwater roof drain locations are approximate and are based on preliminary architectural plans. Controcator is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes all roof drains. 34. Storm server pipe lengths indicated one opproximate and measured to the inside of intel and/or manihole structure. Solidary server pipe lengths indicated are approximate and measured to center of intel and/or manihole structure to center of structure.
- M. Seems creately access and/or location while (1) feet of the stream entertainty access and office location while (1) feet of the stream entertainty or stream, and entertainty in Schooling on Schooling and the considerate of the considerate strainty of attentance files of Principles of the stream of the considerate strainty of attentance files of Principles of the stream of the sequent of the stream considerate of the stream of the sequent of the stream of th

WHITE SYMBOL & WHITE BORBER

Contractor's price for water service must include all fees, costs and appurhenances required by the utility to provide full and complete working service.

RESERVED PARKING SYMBOL

The control man are specially as the control of the	1-1 PARTING THE POST OF THE PO	HANDICAPPED PED PED PED PED PED PED PED PED PED	DONESTIC WATER
		ACLATORS WILL BE	
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ACCESSIBLE PARK			REGGATION LONG

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WATER MAN WATER SERVICE FIRE SERVICE LINE NON-POTABLE WATER LINE WATER WAYE FIXTLRESS FIRE HYDRAMT

BORING / TEST PIT LOCATION

UNDERGROUND COMMUNICATION LINE

	1.5% SIDEWALK APPROACH		COURBING	UTILITY STRIP	NOTE:	DETALS TAKEN FROM CONNECTIOUT DOT STANDARD GUIDE SHEETS SIDEWALK RAMPS
-SIDEWALK CURB (OPTIONAL)	SIDEWALK JANP STATES ST	*5.1	CURBING 2 (610) CURBING DEFECTABLE ABIN.	PARALLEL SIDEWALK RAMP (TYPE 1) NO UTILITY STRIP		SIDEWALK RAMP N.T.S.

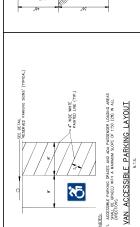
GAS MAIN GAS SERVICE LINE ELECTRICAL LINES, OVERHEAD

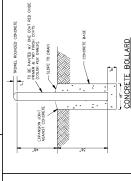
RRG4TION UNES POLE / GROUND MOUNTED LIGHT

98

--95--×61.95

STORM DRAIN MANHOLE
CURB INLET
CATCH BASIN
YARD DRAIN CONTOUR SPOT ELEWITON





APPLICANT:
SOUNDLE PROPERTIES HOS. LLC
BOTT STORY
SURF SOO!
744-501-602 PRICE TARGET COMPANY, LLC 6 PPC PLACE SUTE 700 PITTERHOOF, PA 9222

