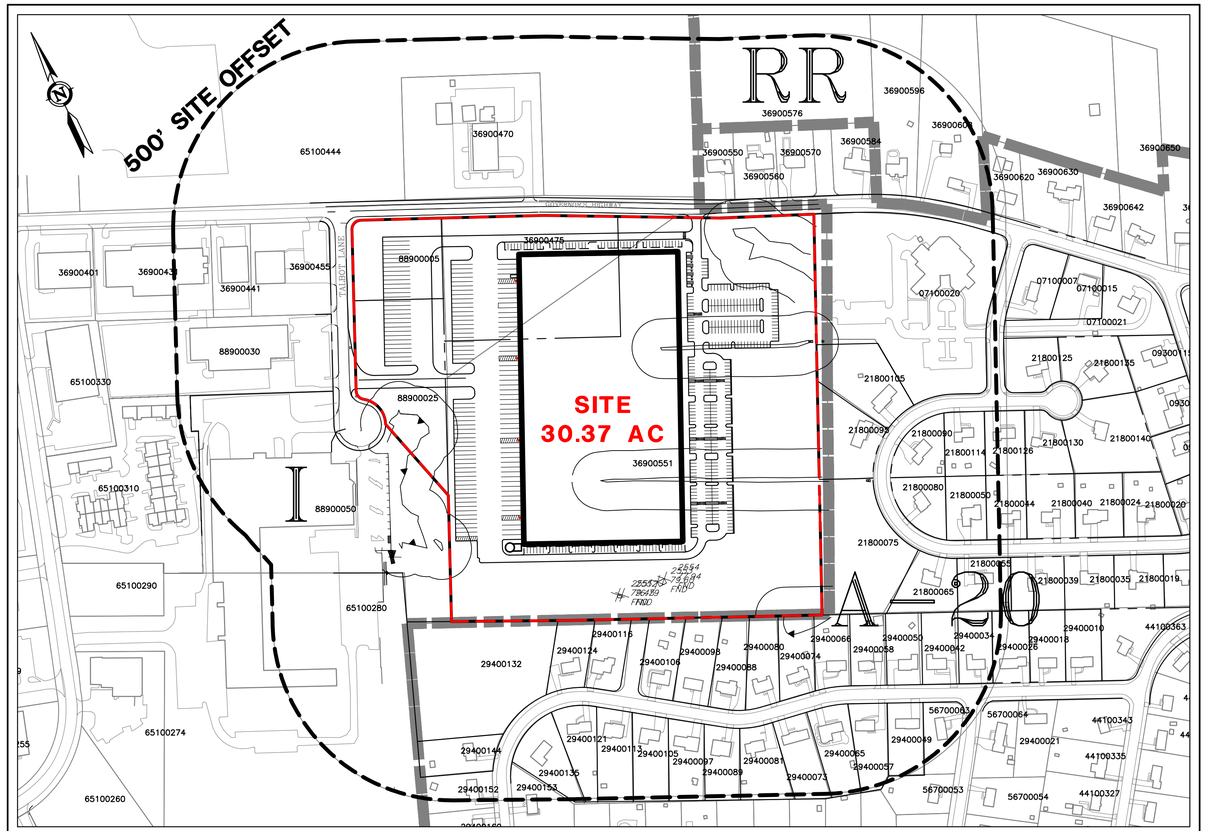
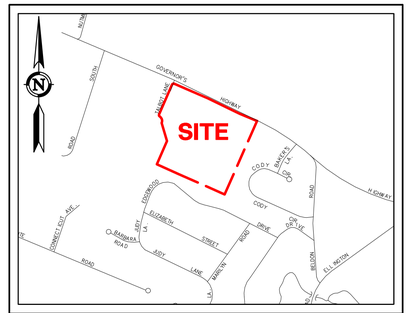
25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 Talbot Lane and 475 & 551 Governor's Highway
South Windsor, CT
GIS#: 88900005, 88900025, 36900475, 36900551

N/F 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
105 CODY CIRCLE	JEYARAJ GERALD &	21800105
105 EDGEWOOD DRIVE	CONGDON KAREY L	29400105
106 EDGEWOOD DRIVE	BAISLA KANIKA	29400106
113 EDGEWOOD DRIVE	CRENSHAW GARY A &	29400113
114 CODY CIRCLE	GLICKMAN JEFFREY L & MINDY-LU	21800114
116 EDGEWOOD DRIVE	SUBRAMANIYAN NAGAMATHAN	29400116
121 EDGEWOOD DRIVE	SINGHVI PRIYANK &	29400121
124 EDGEWOOD DRIVE	PICARD MICHAEL ANTHONY	29400124
125 CODY CIRCLE	ZHANG WEI	21800125
126 CODY CIRCLE	BEMIS JEFFREY E & JODY P	21800126
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 & DAWN	29400153
20 BAKER LANE	TEMPLE BETH HILLEL	7100020
21 BAKER LANE	PALIPE SUPRIYA	7100021
25 TALBOT LANE	UW VINTAGE LANE II LLC	88900025
26 EDGEWOOD DRIVE	MCLEAN KAREN L	29400026
280 NUTMEG ROAD	CURRENT RESIDENT	65100280
30 TALBOT LANE	MCCARTHY TALBOT REALTY LLC	88900030
310 NUTMEG ROAD	OSPREY ASSOCIATES LLC	65100310
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
310 NUTMEG ROAD #C1	CURRENT RESIDENT	6510310C1
310 NUTMEG ROAD #C10	CURRENT RESIDENT	6510310C10
310 NUTMEG ROAD #C11	CURRENT RESIDENT	6510310C11
310 NUTMEG ROAD #C12	CURRENT RESIDENT	6510310C12
310 NUTMEG ROAD #C13	CURRENT RESIDENT	6510310C13
310 NUTMEG ROAD #C14	CURRENT RESIDENT	6510310C14
310 NUTMEG ROAD #C15	CURRENT RESIDENT	6510310C15
310 NUTMEG ROAD #C16	CURRENT RESIDENT	6510310C16
310 NUTMEG ROAD #C2	CURRENT RESIDENT	6510310C2
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
34 EDGEWOOD DRIVE	WITHERELL RYAN D	29400034
42 EDGEWOOD DRIVE	POULIN ROBERT W & ALLISON A	29400042
431 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	36900431
44 CODY CIRCLE	HAPKIEWICZ JOHN T & AMY B	21800044
441 GOVERNORS HIGHWAY	ELECTRO-METHODS INC	36900441
444 NUTMEG ROAD	G & S SCRAP REALTY LLC	65100444
455 GOVERNORS HIGHWAY	RYAN KATHLEEN T	36900455
470 GOVERNORS HIGHWAY	RYCONN PROPERTIES LLC	36900470
475 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	36900475
49 EDGEWOOD DRIVE	SWANSON FRANK J & CAROL ANN	29400049
5 TALBOT LANE	UW VINTAGE LANE II LLC	88900005
50 CODY CIRCLE	BRANDOLI RICHARD TR	21800050
50 EDGEWOOD DRIVE	KALARICKAL MATHEW M &	29400050
50 TALBOT LANE	NFP REAL ESTATE LLC	88900050
53 MARILYN ROAD	SEDAR ROBERT S & CAROLE A	56700053
55 CODY CIRCLE	STIMSON SCOTT D & SHARON L	21800055
550 GOVERNORS HIGHWAY	RULNICK MARTIN	36900550
551 GOVERNORS HIGHWAY	UW VINTAGE LANE II LLC	36900551
560 GOVERNORS HIGHWAY	SNUCK ANTHONY G L/U	36900560
57 EDGEWOOD DRIVE	MILLS DAVID K &	29400057
570 GOVERNORS HIGHWAY	JONES WILLIAM &	36900570
576 GOVERNORS HIGHWAY	JE SHEPARD COMPANY	36900576
58 EDGEWOOD DRIVE	CHIPMAN SCOT C & CHANDRA M	29400058
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
63 MARILYN ROAD	COHAN ANNE M	56700063
630 GOVERNORS HIGHWAY	WENTZELL TIMOTHY H & DIANNA L	36900630
64 MARILYN ROAD	KISSELBURGH CINDY E	56700064
65 CODY CIRCLE	LEARY JOHN F JR & MICHELE	21800065
65 EDGEWOOD DRIVE	KILLI SAI &	29400065
66 EDGEWOOD DRIVE	SENGER MARILYN M L/U &	29400066
7 BAKER LANE	KURIAKOSE NISE J &	7100007
73 EDGEWOOD DRIVE	CROMBIE PHILIP E & MARGARET L	29400073
74 EDGEWOOD DRIVE	CHANDRA RAGHURAJ SINGH &	29400074
75 CODY CIRCLE	SOUTH WINDSOR TOWN OF	21800075
80 CODY CIRCLE	ANDREWS PETER J & KRISTIN E	21800080
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
90 CODY CIRCLE	ROBBIN DAVID A & NANCY A	21800090
95 CODY CIRCLE	DELHAIE RICHARD B JR & SUSAN E	21800095
97 EDGEWOOD DRIVE	MARINO CARL A & JILL E	29400097
98 EDGEWOOD DRIVE	DOWNS BARBARA ESTATE OF	29400098



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX		
C-T1	COVER SHEET	1 of 30
C-OS1	OVERALL SITE PLAN	2 of 30
C-SP1-SP3	SITE PLAN	3-5 of 30
C-GD1-GD3	GRADING PLAN	6-8 of 30
C-DR1-DR3	DRAINAGE PLAN	9-11 of 30
C-UT1-UT3	UTILITY PLAN	12-14 of 30
C-ES1	EROSION & SEDIMENTATION PHASING PLAN	15 of 30
C-ES2-ES4	EROSION & SEDIMENTATION PLAN	16-18 of 30
C-ES5	EROSION & SEDIMENTATION NOTES & DETAILS	19 of 30
C-LS1-LS3	LANDSCAPE PLAN	20-22 of 30
C-LS4	LANDSCAPE BUFFER CROSS SECTIONS	23 of 30
C-LS5	LANDSCAPE NOTES & DETAILS	24 of 30
C-LT1-LT2	LIGHTING PLAN	25-26 of 30
C-D1	NOTES, DETAILS, & LEGEND	27 of 30
C-D2 - C-D4	DETAILS	28-30 of 30
916-A	CT DOT TIMBER NOISE BARRIER WALL DETAIL SHEET	1 of 1
V-1 TO V-2	PROPERTY & TOPOGRAPHIC SURVEY	1-2 of 3
V-3	COMPILATION SURVEY TREE LOCATION	3-3 of 3
A-1.0-3.0	ARCHITECTURAL FLOOR PLAN, ELEVATIONS, & EXTERIOR ELEMENTS (BY OTHERS)	1-3 of 3

PRELIMINARY
NOT FOR CONSTRUCTION
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:
- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:
design professionals inc
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074
Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. - All Rights Reserved

design professionals inc
21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsinc.com
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

- THE plans, in hard or digital format, shall not be altered without the written consent and signed signature of the Professional Engineer, Land Surveyor or Landscape Architect who prepared them.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required.
- The plan and other plans prepared by Design Professionals, Inc. (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
DESIGN BY: BPW
CHECKED BY: DHI

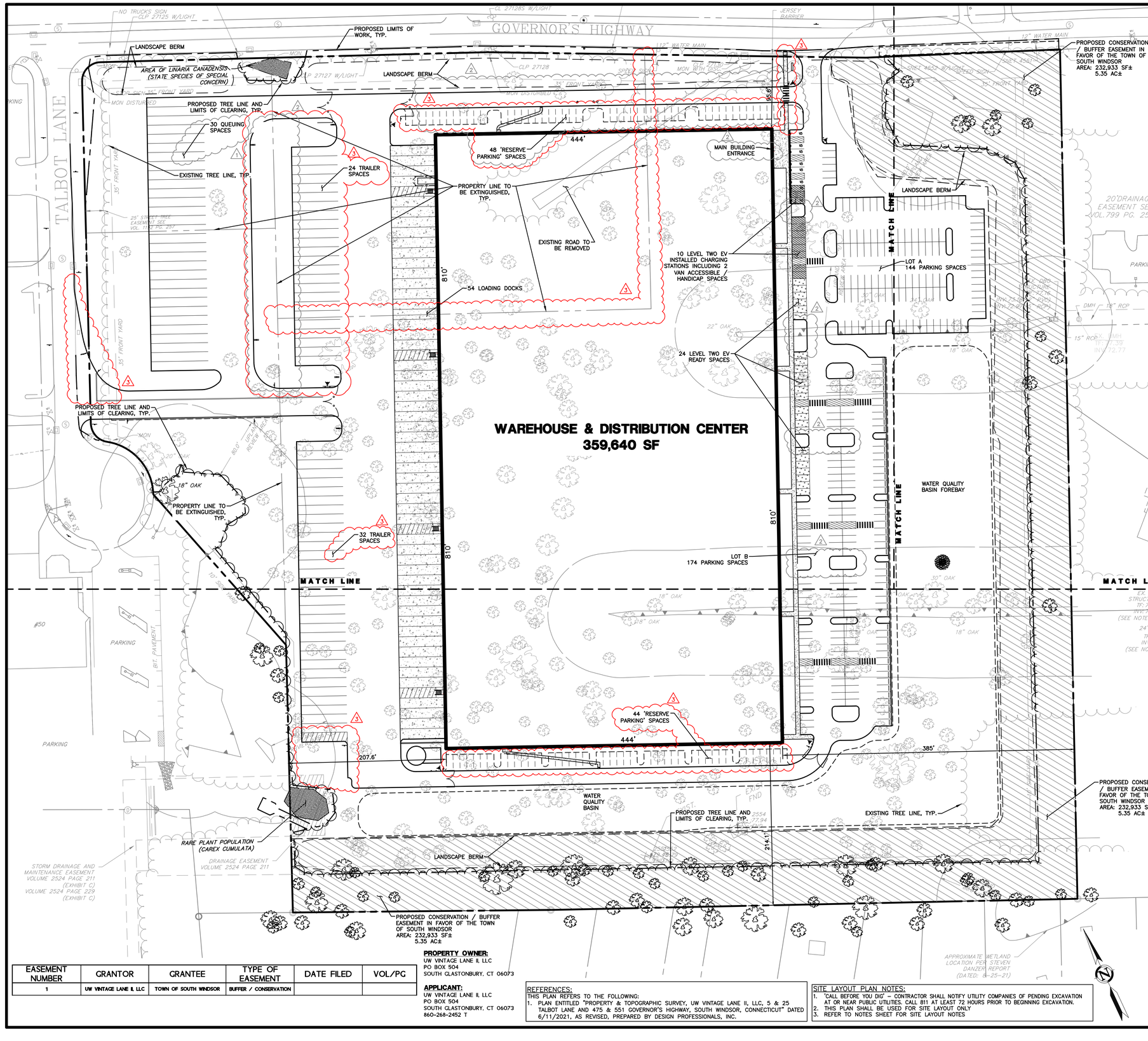
REVISIONS			
NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

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

COVER SHEET

SHEET
C-T1
SHEET 1 OF 30

File: C:\jobs\1976\1976\Engineering\AutoCAD\23rd P2C Application\1976U Cover Sheet ver 23.dwg Layout: 01 C-T1 Plotted: 3/2/2022 10:04 AM Last Saved: 2/25/2022 3:38 PM Last Saved By: benwheeler



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	410	N/A	466
INTERIOR LANDSCAPING	10%	N/A	10.7%
LOT COVERAGE	50%	N/A	27.2%
IMPERVIOUS COVERAGE	65%	0.4%	55.4%

PARKING REQUIREMENTS*

USE	FORMULA	PROPOSED AREA	PROPOSED EMPLOYEES	REQUIRED
OFFICE	4.5 SP/1,000 GSF	5,961 GSF	N/A	27
WAREHOUSE	1 SP/1,250 GSF + 1 PER EMPLOYEE	353,679 GSF	100**	383
			TOTAL	410

PARKING PROVIDED

LOCATION	QUANTITY
LOT A	144
LOT B	174
TRAILER SPACES	56
RESERVE PARKING***	92
TOTAL	466

PARKING NOTES:
* PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B

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 = 32 EV READY SPACES REQUIRED, 34 PROVIDED.
3/10 OF EV READY SPACES = 10 EV INSTALLED SPACES REQUIRED, 10 PROVIDED.
OF THE 10 EV INSTALLED SPACES, 2 ARE HANDICAP RESTRICTED VAN ACCESSIBLE.

** NUMBER OF WAREHOUSE EMPLOYEES FOR THE LARGEST SHIFT

*** TO BE BUILT IN THE FUTURE ONLY IF NEEDED

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	BUFFER / CONSERVATION		

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITNEY DRIVE
P.O. BOX 1107
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

• The seal is a valid stamp & bears the original signature of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and remain its property. The use of these plans by DPI's client and others is limited to the purpose for which they were prepared, and DPI's express written permission and DPI's additional cost of DPI's services is required for any other use.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
DESIGN BY: BPW
CHECKED BY: DHI

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 369004475, 369005511

REVISIONS

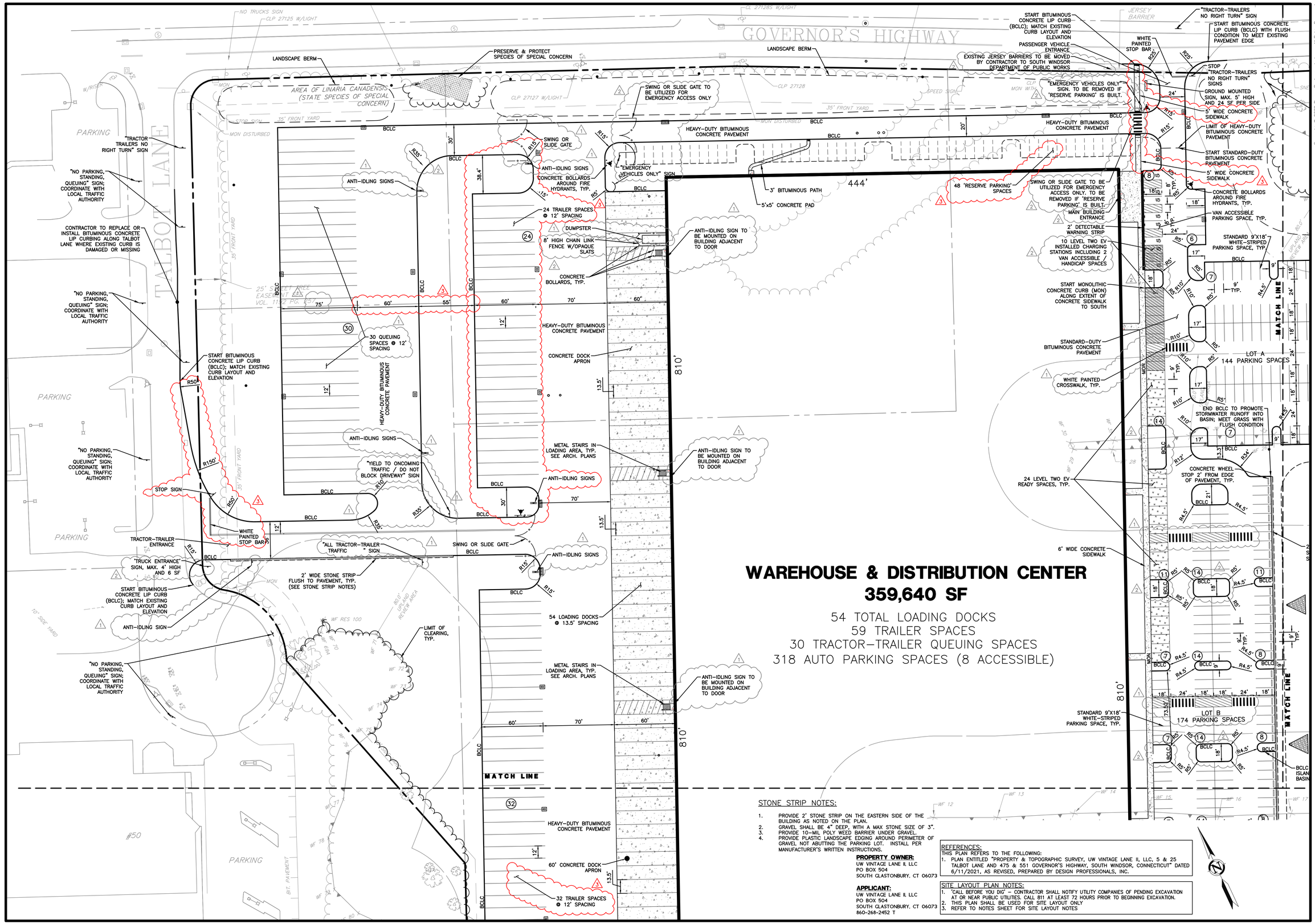
NO	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

OVERALL SITE PLAN

SCALE: 1" = 60'
0 30 60 120

SHEET
C-OS1
SHEET 2 OF 30

File: C:\jobs\1976\1976U-Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 02 C-OS1 Plotted: 3/2/2022 10:06 AM Last Saved 3/2/2022 10:06 AM Last Saved By: benwheeler



WAREHOUSE & DISTRIBUTION CENTER
359,640 SF

54 TOTAL LOADING DOCKS
59 TRAILER SPACES
30 TRACTOR-TRAILER QUEUING SPACES
318 AUTO PARKING SPACES (8 ACCESSIBLE)

STONE STRIP NOTES:

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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE, SUITE 201
SOUTH WINDSOR, CT 06074
860-291-9755 – T
860-291-9756 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – Jill Sigler Reverend

• The plans, details, & specs. for use or reuse on any other project are the property of the original signer/s of the Professional Engineer, Land Surveyor, & Landscape Architect.

• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may be inaccurate. Contact DPI if additional information is required.

• The plan and other data prepared by Design Professionals, Inc. is subject to copyright and is the property of Design Professionals, Inc. The use of these items by (DPI), their employees, agents, and CPI's Additional use of DPI items is prohibited without the written consent of DPI.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
DESIGN BY: BPW
CHECKED BY: DHI

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

REVISIONS

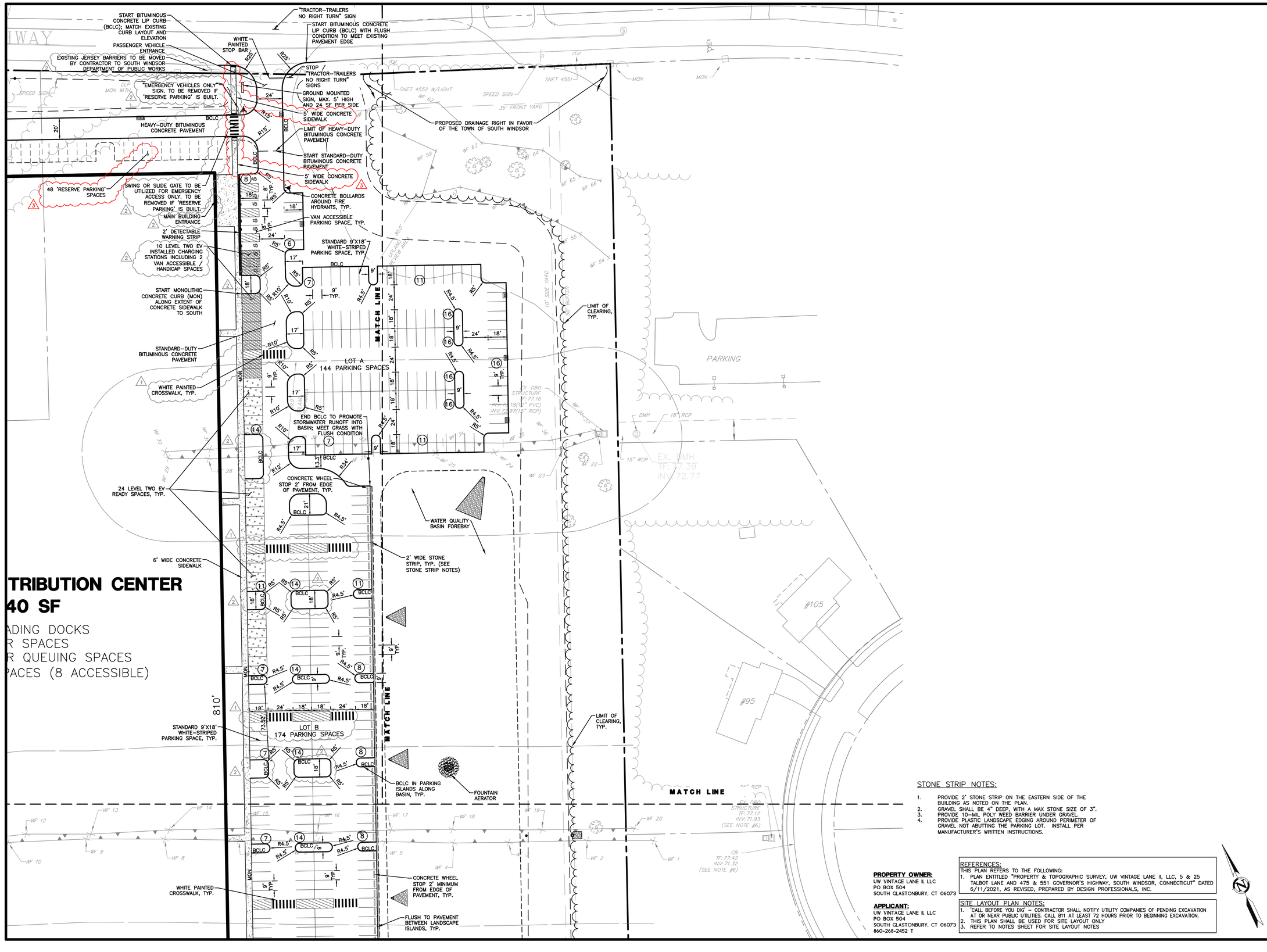
NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

SITE PLAN

SCALE: 1" = 40'

SHEET
C-SP1
SHEET 3 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 03 C-SP1 Plotted: 3/2/2022 10:07 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



STONE STRIP NOTES:

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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

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

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved

• The plans, details, sheets, & specs. bearing an original signature of the Professional Engineer, Land Surveyor or Landscape Architect are instruments of service.
• Reproduction, publication or use of these plans, details, sheets, & specs. without the written permission of the Professional Engineer, Land Surveyor or Landscape Architect is prohibited.
• The plans, details, sheets, & specs. prepared by Design Professionals, Inc. are copyrighted and remain its property. The use of these plans by CPPH, LLC is limited to the purpose described in the agreement between CPPH, LLC and DPI. Additional use of these plans is prohibited unless the professional seal of DPI is present.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
SUITE 201
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: DPW
ISSUED BY: DHI

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION

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

REVISIONS

NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

SITE PLAN

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

SHEET
C-SP2
SHEET 4 OF 30

File: C:\jobs\1976\1976\U-Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 04 C-SP2 Plotted: 3/2/2022 10:15 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler

30 TRACTOR–TRAILER QUEUING SPACES
318 AUTO PARKING SPACES (8 ACCESSIBLE)

METAL STAIRS IN LOADING AREA, TYP. SEE ARCH. PLANS

ANTI–IDLING SIGN TO BE MOUNTED ON BUILDING ADJACENT TO DOOR

MATCH LINE

HEAVY–DUTY BITUMINOUS CONCRETE PAVEMENT

60' CONCRETE DOCK APRON

32 TRAILER SPACES @ 12' SPACING

12' HIGH TIMBER NOISE BARRIER WALL

MAX. 35' TALL WATER TANK WITH ATTACHED 20'X20' UTILITY ROOM (FINAL DESIGN BY OTHERS; CONTRACTOR TO COORDINATE WITH FIRE PROTECTION PLANS)

6'x12' CONCRETE PAD

3' BITUMINOUS PATH

ANTI–IDLING SIGN

"EMERGENCY VEHICLES ONLY" SIGN

SWING OR SLIDE GATE TO BE UTILIZED FOR EMERGENCY ACCESS ONLY

HEAVY–DUTY BITUMINOUS CONCRETE PAVEMENT

44 'RESERVE PARKING' SPACES

444'

810'

STANDARD 9'X18' WHITE–STRIPED PARKING SPACE, TYP.

LOT B
174 PARKING SPACES

WHITE PAINTED CROSSWALK, TYP.

STANDARD–DUTY BITUMINOUS CONCRETE PAVEMENT

END MON; BEGIN BCLC

CONCRETE BOLLARDS AROUND FIRE HYDRANTS, TYP.

START STANDARD–DUTY BITUMINOUS CONCRETE PAVEMENT

LIMIT OF HEAVY–DUTY BITUMINOUS CONCRETE PAVEMENT

SWING OR SLIDE GATE TO BE UTILIZED FOR EMERGENCY ACCESS ONLY

"EMERGENCY VEHICLES ONLY" SIGN

LANDSCAPE BERM

WATER QUALITY BASIN

BCLC IN PARKING ISLANDS ALONG BASIN, TYP.

FOUNTAIN AERATOR

LIMIT OF CLEARING, TYP.

CONCRETE WHEEL STOP 2' MINIMUM FROM EDGE OF PAVEMENT, TYP.

FLUSH TO PAVEMENT BETWEEN LANDSCAPE ISLANDS, TYP.

2' WIDE STONE STRIP, TYP. (SEE STONE STRIP NOTES)

END FLUSH PAVEMENT CONDITION ALONG BASIN EDGE; BEGIN BCLC

4" HDPE INV=69.73'
36" HDPE INV=68.89'
WATER ELEV. 69.2'

PRESERVE & PROTECT RARE PLANT SPECIES

RARE PLANT POPULATION (CAREX CUMULATA)

DRAINAGE EASEMENT VOLUME 2524 PAGE 211

EXIST. END

2554 77.94 END

2551 2552 1456.79 END

10' SIDE YARD

APPROXIM LOCATION DANZER R (DATED: 6

RAILROAD R.O.W. 200'

STONE STRIP NOTES:

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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

21 FIRST DRIVE
SUITE 102
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

• The plans, details, sketches, and specifications and designs prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these items by OWNER or others shall not be deemed a publication or transfer of property rights. Reproduction of the plans, details, sketches, specifications and designs, in whole or in part, by any means, including electronic, without the written permission of Design Professionals, Inc. is prohibited.
• Reproduction techniques used in the production of the plans can stretch or shrink the paper. Scaling of the drawings is unreliable. Contact DPI if additional information is required.
• The plans and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these items by OWNER or others shall not be deemed a publication or transfer of property rights. The plans, details, sketches, specifications and designs, in whole or in part, by any means, including electronic, without the written permission of Design Professionals, Inc. is prohibited.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: DPW
ISSUED BY: DHI

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

REVISIONS

NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

SITE PLAN

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

SHEET
C-SP3
SHEET 5 OF 30

File: C:\Jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 05 C-SP3 Plotted: 3/2/2022 10:15 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler

WAREHOUSE & DISTRIBUTION CENTER
359,640 SF

FFE = 82.00 (2)

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE, SUITE 201
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, P.C. – All Rights Reserved
• This plan is valid when it bears the seal or stamp and signature of the Professional Engineer, Land Surveyor and/or Landscape Architect.
• Reproduction (electronic or print) of this plan, in whole or in part, for the production of this plan can stretch or shrink the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the application for which they were prepared and for which DPI is retained. Use of these plans for any other purpose or extension without the written permission of Design Professionals is prohibited.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: BPW
DESIGN BY: DHI

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

REVISIONS

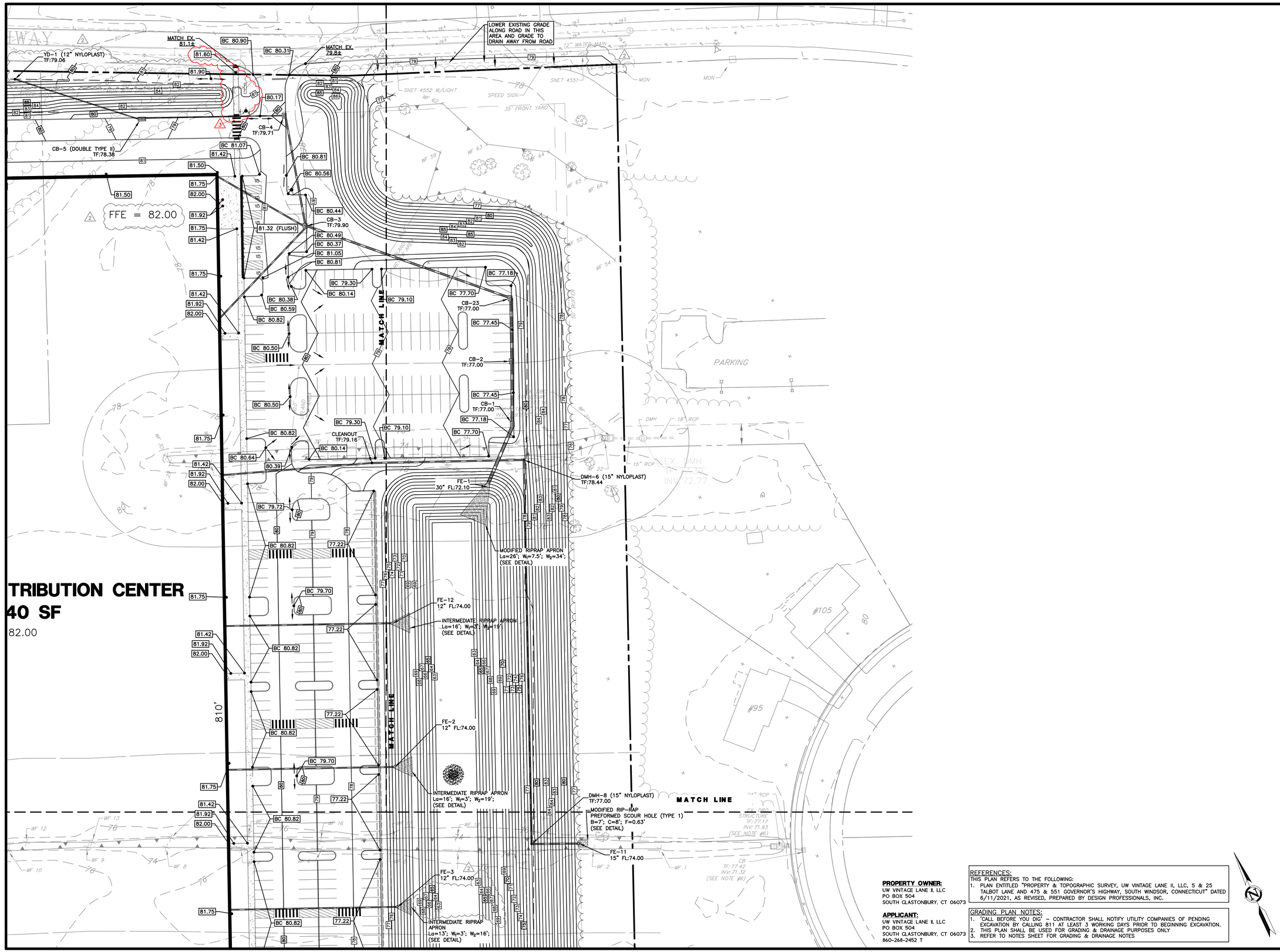
NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

GRADING PLAN

SCALE: 1" = 40'

SHEET
C-GD1
SHEET 6 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 06 C-GD1 Plotted: 3/2/2022 10:36 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved
• The plans, details, sheets, & specs. for use or reuse on any other project without the written consent and signal signature of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of the plan, can stretch or shrink the paper. Scaling of the plan, can result in inaccurate information. Contact DPI, if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client and others is limited to the purpose for which they were prepared. Ownership and all DPI's additional use of these plans is governed by the Copyright laws of the United States.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
P.O. BOX 1966
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

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	12/20/21	BPW	DHI

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

REVISIONS

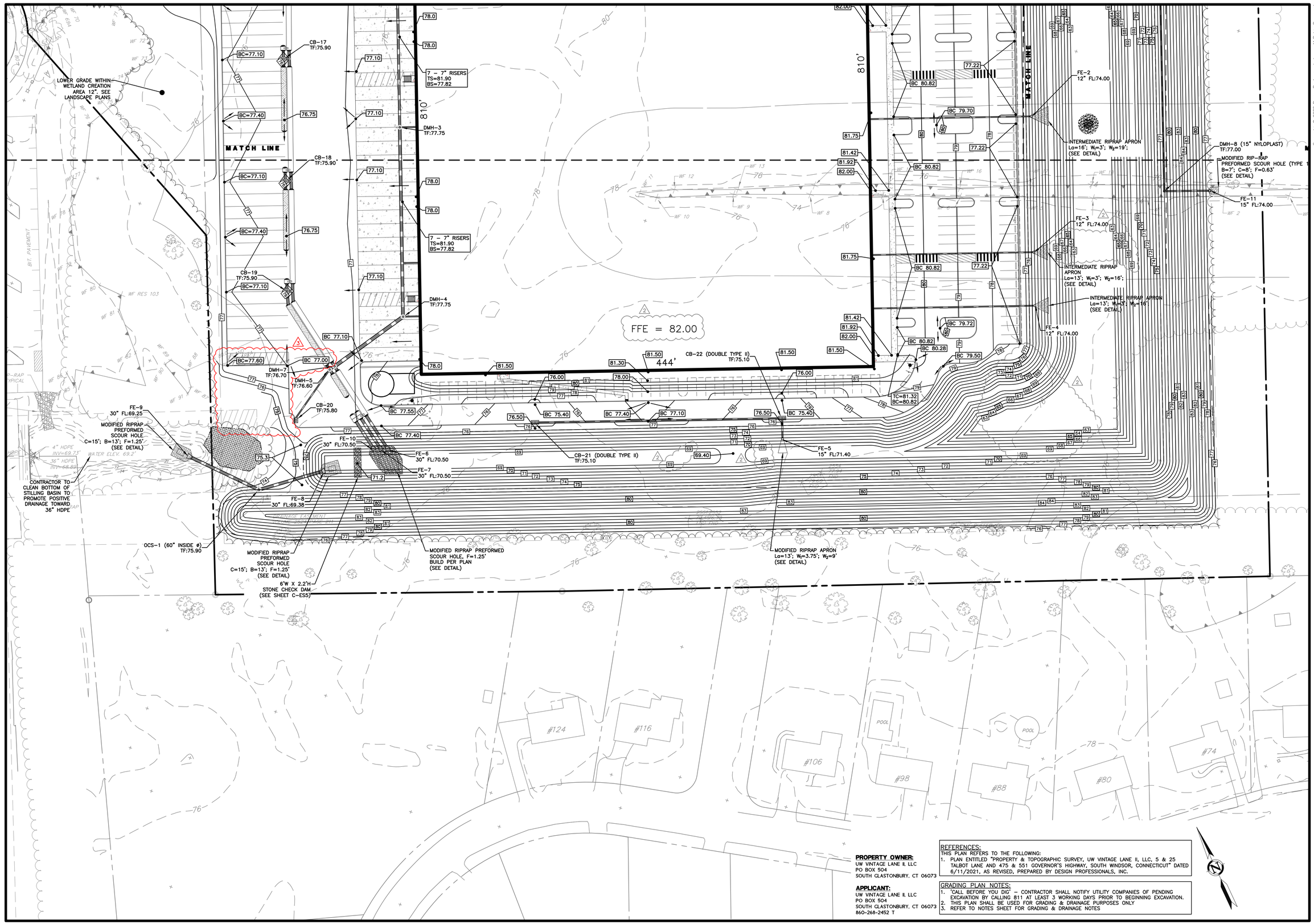
NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

GRADING PLAN

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

SHEET
C-GD2
SHEET 7 OF 30

File: C:\Jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 07 C-GD2 Plotted: 3/2/2022 10:37 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITNEY DRIVE
P.O. BOX 1809
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved
• The plans, details, sketches, the style or design and the general architectural and landscape arrangement are the original signature of the Professional Engineer, Land Surveyor, Architect or Landscape Architect.
• Reproduction, transmission, or use of these plans by any means, in whole or in part, without the written permission of the Professional Engineer, Land Surveyor, Architect or Landscape Architect is prohibited.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. The use of these plans by OWNER or others on any other project, without the written permission of Design Professionals, Inc. shall be at OWNER's and user's sole risk and without liability or legal exposure to Design Professionals, Inc. OWNER shall indemnify and hold harmless Design Professionals, Inc. from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from such use. If such use by others is permitted, Design Professionals, Inc. shall be entitled to additional compensation for such use.

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

PROJECT NO. 1976.U
DATE 12/20/21
DRAWN BY: BPW
CHECKED BY: BPW
DESIGN BY: DHJ

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
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	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

GRADING PLAN

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

SHEET
C-GD3
SHEET 8 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\3rd PZC Application\1976U Site Plan ver2.dwg Layout: 08 C-GD3 Plotted: 3/2/2022 10:41 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler

WAREHOUSE & DISTRIBUTION CENTER
359,640 SF

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FIRST DRIVE
P.O. BOX 1503
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved
• The plans, shall always, in fact, be the property of Design Professionals and shall not be altered without the written consent and original signature of the Professional Engineer, Land Surveyor, Landscape Architect or Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan, therefore, cannot be relied upon for accurate information is required.
• This plan and other plans prepared by Design Professionals are instruments of professional service and shall remain its property. The use of these plans by (CRPA), (Owner) or any other party for any other project, or extensions to this project, except by agreement in writing and appropriate compensation to Design Professionals, will be without liability to Design Professionals. Any unauthorized use of these plans is prohibited and Design Professionals reserves all rights at law and in equity. Additional use of these plans by (CRPA), (Owner) or any other party for any other project, or extensions to this project, except by agreement in writing and appropriate compensation to Design Professionals, will be without liability to Design Professionals. Any unauthorized use of these plans is prohibited and Design Professionals reserves all rights at law and in equity.

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

NO.	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

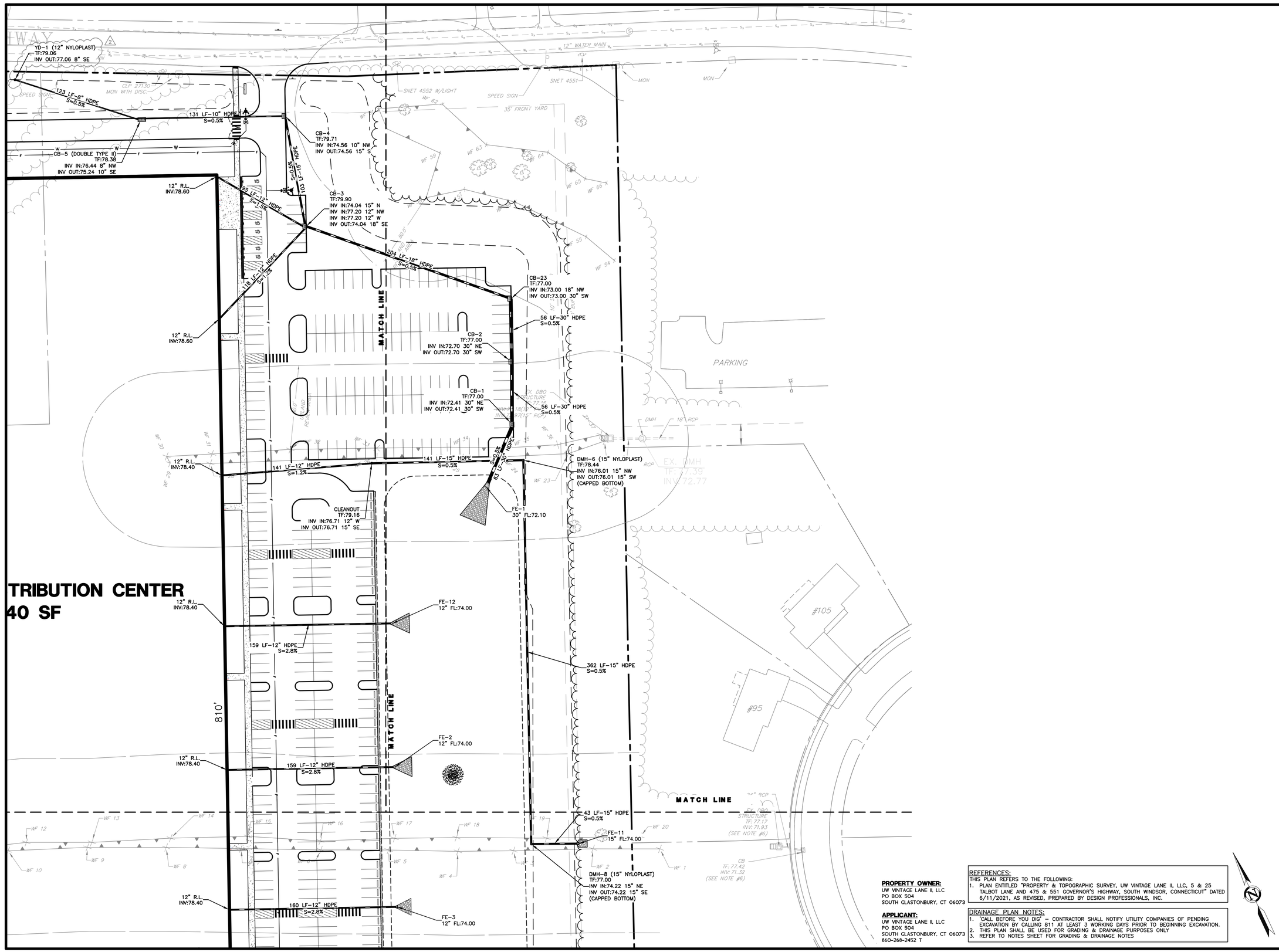
25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

DRAINAGE PLAN

SCALE: 1" = 40'

SHEET
C-DR1
SHEET 9 OF 30

File: C:\jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 09 C-DR1 Plotted: 3/2/2022 10:42 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



TRIBUTION CENTER
40 SF

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved
• The plans, overall drawing & form, the detail or design and the concept of arrangement represented thereby are the original signature of the Professional Engineer, Land Surveyor or Landscape Architect preparing them.
• Reproduction, techniques used in the production of the plan, can stretch or shrink the paper. Scaling of this drawing may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. The use of these plans by OWNER or others on any other project without the written permission of Design Professionals, Inc. and DPI. Additional use of DPI plans will be at OWNER's sole risk and without liability to DPI.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
P.O. BOX 1076
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: 12/20/21
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

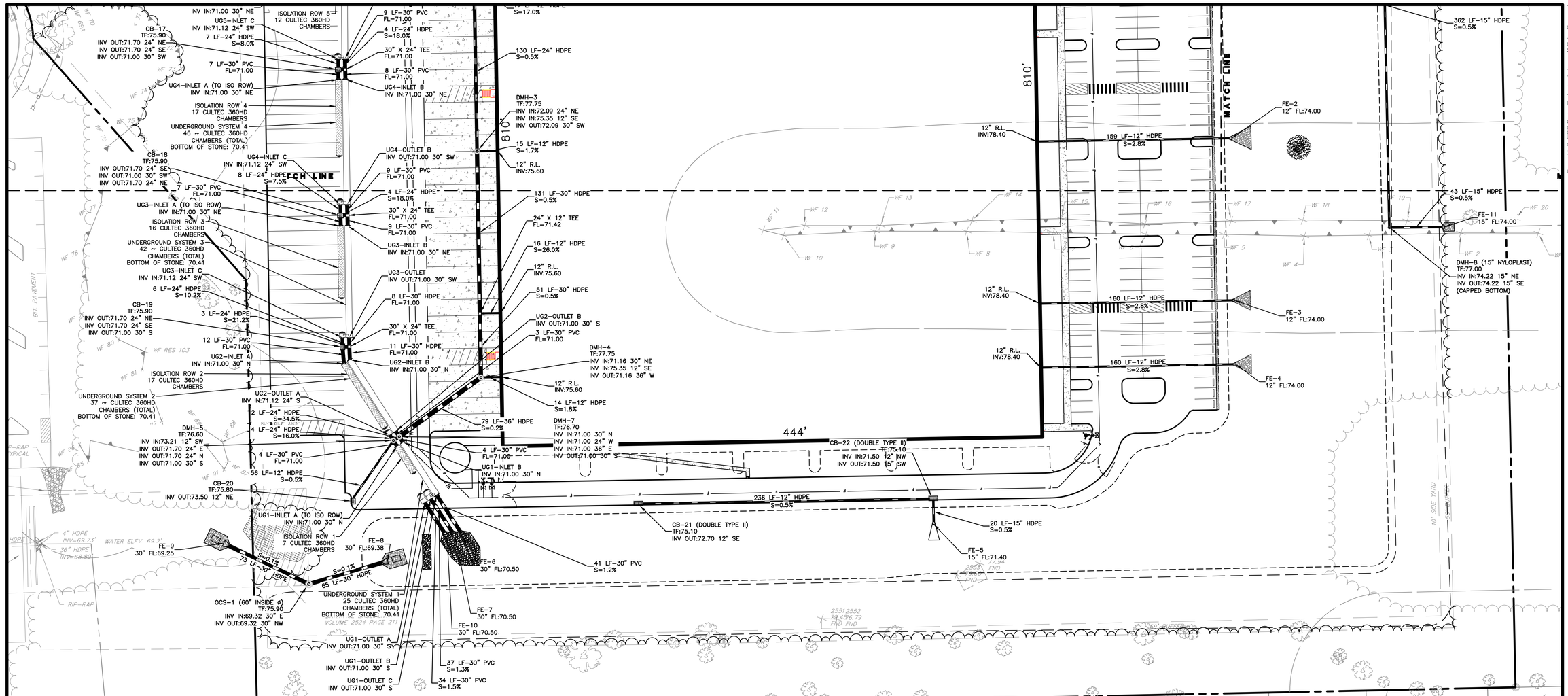
NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

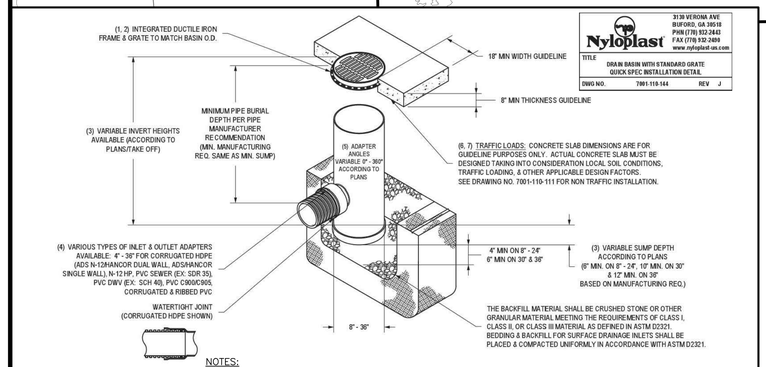
DRAINAGE PLAN

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

SHEET
C-DR2
SHEET 10 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 10 C-DR2 Plotted: 3/2/2022 10:42 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler





Nyloplast
3139 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2480
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-144 REV J

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.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 100
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved
• This plan is invalid unless it bears the seal or stamp and signature of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the purposes for which they were prepared. Unauthorized use of DPI's plans is prohibited and DPI's additional use of DPI's plans is protected under Federal Copyright Laws.

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

PROJECT NO. 1976.U
DATE 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

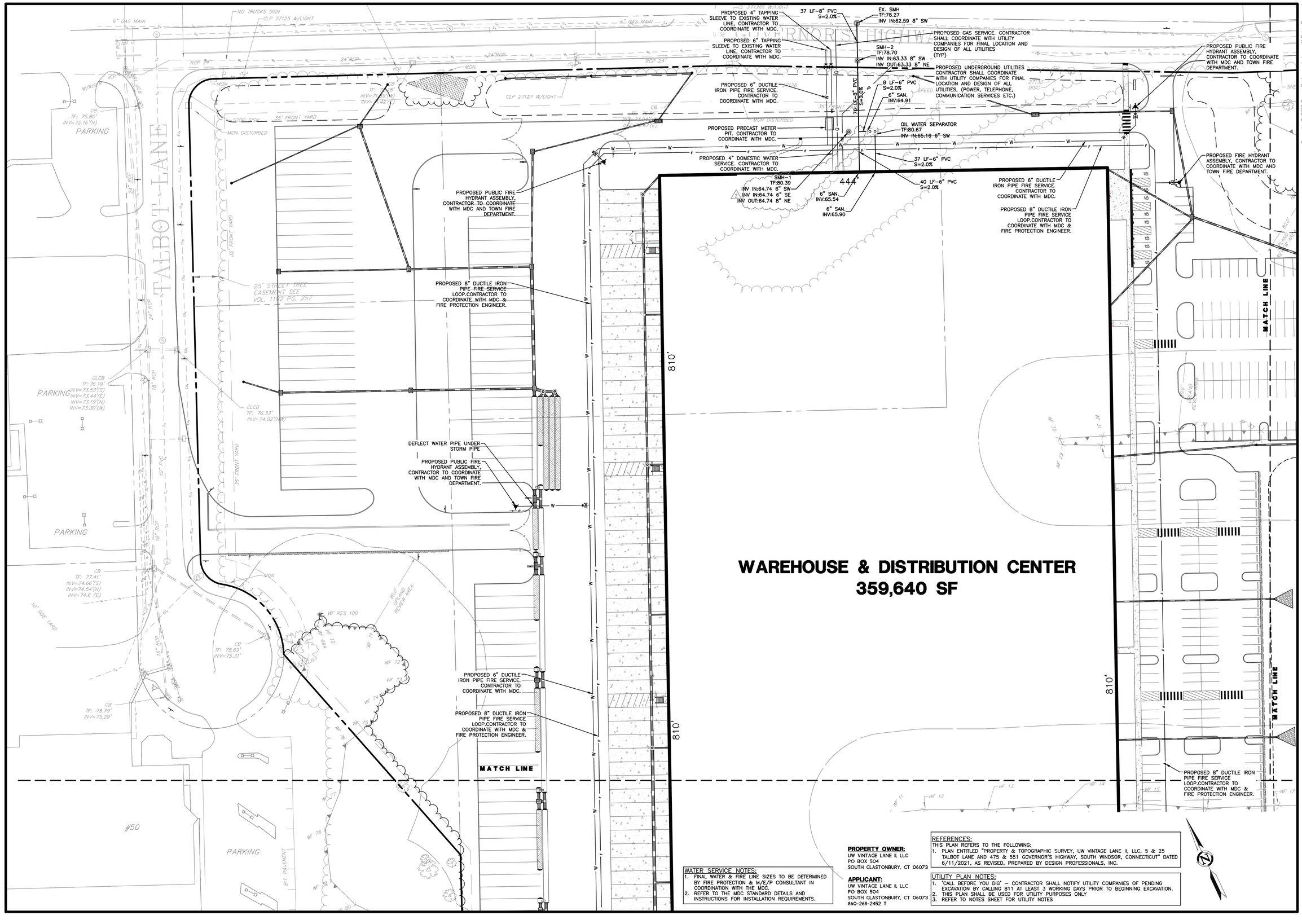
NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

DRAINAGE PLAN

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

SHEET
C-DR3
SHEET 11 OF 30

File: C:\Jobs\1976\1976.U-Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 11 C-DR3 Plotted: 3/2/2022 10:43 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FIRST DRIVE
P.O. BOX 1505
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved
• The plans, overall drawing & layout, as well as design and original signature of the Professional Engineer, Land Surveyor, Architect, Landscape Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan, therefore, cannot be relied upon. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by (DPI), the owner or others shall not extend to any unauthorized use or reuse of the plans without the written consent of DPI. Additional use of DPI plans is prohibited and will be at the user's sole risk.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

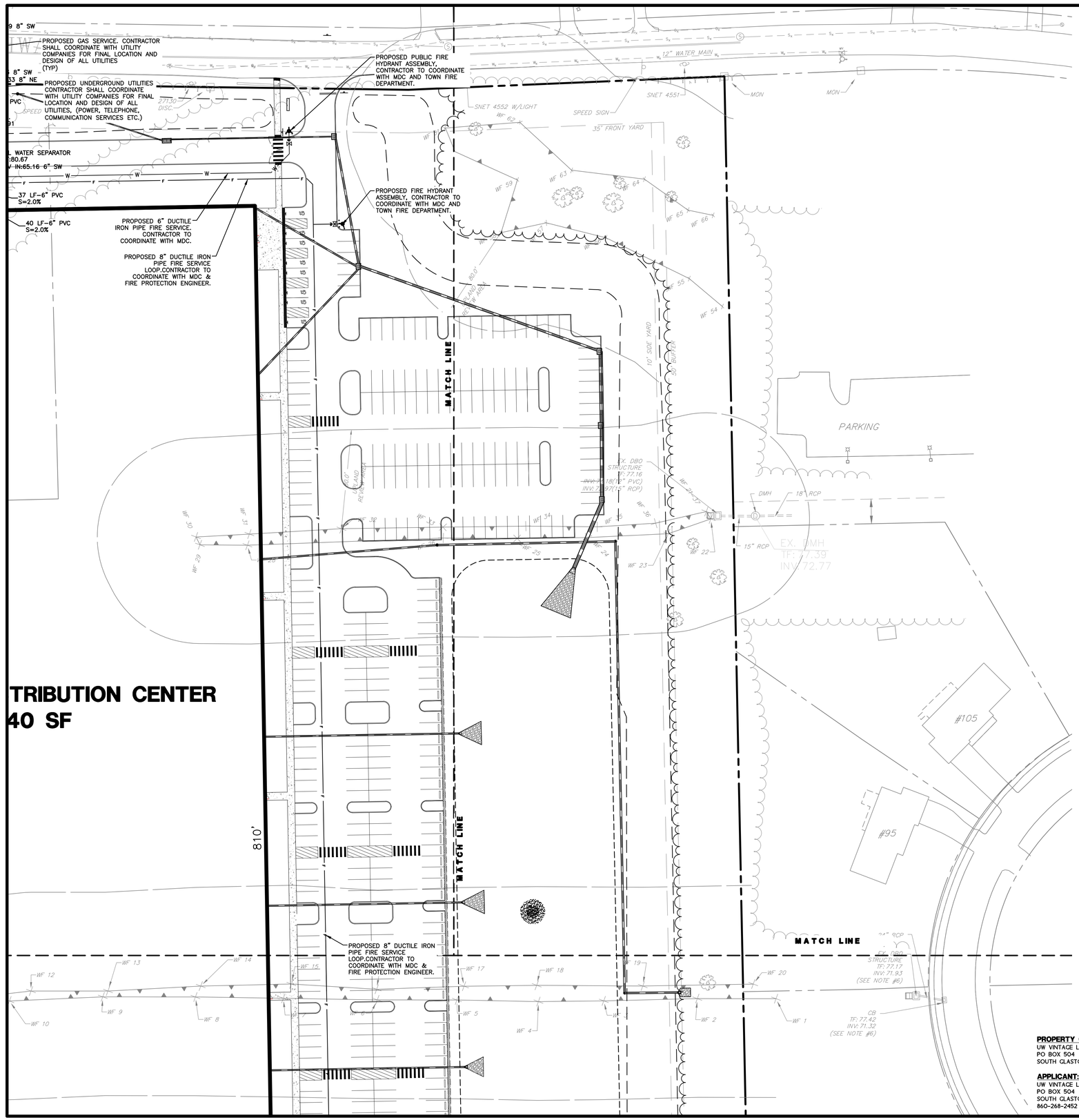
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

UTILITY PLAN

SCALE: 1" = 40'

SHEET
C-UT1
SHEET 12 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 12 C-UT1 Plotted: 3/2/2022 10:43 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



STANDARD WATER MAIN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
2. WATER MAIN TO BE INSTALLED IN ACCORDANCE WITH THE METROPOLITAN DISTRICT'S "WATER SERVICE CONNECTION MANUAL."
3. THE WATER MAIN SHALL BE CONSTRUCTED UNDER A WATER SERVICE PERMIT AND SHALL BE BUILT BY A LICENSED PLUMBER UNDER PERMIT BY AND UNDER THE SUPERVISION OF THE DIRECTOR OF ENGINEERING AND PLANNING OR THEIR DESIGNEE.
4. 'CALL BEFORE YOU DIG' – THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION OF THE UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL CALL 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING THE EXCAVATION.
5. ALL FEDERAL AND STATE OSHA SAFETY STANDARDS MUST BE FOLLOWED DURING WATER MAIN INSTALLATIONS AND TESTING, INCLUDING 29 CFR 1926.650 – 1926.652, THAT ADDRESS EXCAVATION WORK AND REQUIREMENTS FOR PROTECTIVE SYSTEMS.
6. TEST PITS SHALL BE DUG WELL IN ADVANCE OF THE WATER MAIN INSTALLATION TO DETERMINE POSSIBLE OFFSETS ABOVE OR BELOW OTHER UTILITIES, STRUCTURES OR OBSTACLES.
7. EXTREME CARE MUST BE EXERCISED BY THE CONTRACTOR TO PROTECT EXISTING SANITARY SEWERS, SANITARY SEWER LATERALS, STORM DRAINS AS WELL AS OTHER UTILITIES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A MATERIALS LIST AND SUBMITTALS, FOR APPROVAL, PRIOR TO THE INSTALLATION OF THE PROPOSED WATER MAIN.
9. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
10. ALL WATER MAIN AND APPURTENANCES SHALL BE STAKED (SURVEYED) OUT BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. THE SURVEY SHALL INCLUDE AN OFFSET LINE OR STREET LINE EVERY FIFTY FEET (50'0"), FINAL ROAD OR SURFACE ELEVATION.
11. TEST PRESSURE SHALL BE 150 PSI, AS CONFIRMED BY THE METROPOLITAN DISTRICT INSPECTOR ON SITE.
12. GATE OPERATIONS FOR THIS PROJECT SHALL BE 'OPEN LEFT':
13. HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN FIRE MARSHAL.
14. PER SOUTH WINDSOR PUBLIC IMPROVEMENT SPECIFICATIONS, HYDRANTS SHALL BE MODEL A423 5.25" SUPER CENTURION 250 3-WAY FIRE HYDRANT MANUFACTURED BY THE MUELLER CO. OR APPROVED EQUAL. HYDRANTS SHALL BE UL/FM APPROVED AND SHALL OPEN LEFT. FINAL HYDRANT MODEL TO BE CONFIRMED BY CONTRACTOR AND APPROVED BY SOUTH WINDSOR FIRE MARSHAL.
15. MINIMUM DEPTH OF COVER OVER PROPOSED WATER MAIN SHALL BE 4.5 FEET AS MEASURED FROM THE UNDERSIDE OF THE PAVEMENT TO THE TOP OF THE PIPE.
16. ALL WATER MAINS SHALL BE CLASS 54 ANSI/AWWA C151/A21.51-81 DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS.
17. WHERE ROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE PROPOSED WATER MAIN, THE PROPOSED MAIN SHALL BE LAID ON A PRE-COMPACTED BED OF APPROVED MATERIAL A MINIMUM SIX INCHES (6') IN DEPTH.
18. ALL FITTINGS, UNLESS OTHERWISE SPECIFIED, SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RESTRAINT IN EACH DIRECTION.
19. WHERE RESTRAINT IS INDICATED, APPROVED RETAINER GLANDS OR RODDING MAY BE UTILIZED.
20. WHERE 'PULLING' OR DEFLECTING PIPE IS INDICATED, SUCH DEFLECTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF "THE DIPRA HANDBOOK." IN NO CASE SHOULD THE DEFLECTION BE GREATER THAN FIVE DEGREES (3 DEGREES IF RESTRAINED).
21. ALL GATE VALVES, AIR VALVES AND BLOWOFFS SHALL BE INSTALLED COMPLETE WITH DISTRICT APPROVED GATE BOXES AND APPURTENANCES UNLESS OTHERWISE NOTED.
22. GATE NUT EXTENSION STEMS REQUIRED WHERE GATE VALVE NUTS ARE PLACED AT A DEPTH GREATER THAN 4.5 FEET BELOW FINAL GRADE.
23. CONCRETE COLLARS FOR FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO THE METROPOLITAN DISTRICT PLACING THE WATER MAIN INTO SERVICE.
24. MAINTAIN A MINIMUM DISTANCE OF 10 FEET (10'0") HORIZONTAL BETWEEN THE WATER MAIN AND ANY EXISTING OR PROPOSED SANITARY SEWER. WHEN LOCAL CONDITIONS PREVENT THIS, A LESSER DISTANCE IS ALLOWED IF (A) THE WATER MAIN IS IN A SEPARATE TRENCH, OR (B) IT IS LOCATED IN THE SAME TRENCH TO ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH AT LEAST TWELVE INCHES (12"), AND PREFERABLY EIGHTEEN INCHES (18") HORIZONTAL SEPARATION BETWEEN THE EDGES OF THE SEWER PIPE AND THE WATER MAIN. IN EITHER CASE, THE BOTTOM OF THE WATER MAIN SHALL BE EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER PIPE.
25. WHERE THE WATER MAIN IS TO BE INSTALLED BELOW DRAIN PIPE, MAINTAIN A MINIMUM OF 18 INCHES BETWEEN THE BOTTOM OF STORM DRAIN AND THE CROWN OF THE WATER MAIN.
26. ANY CONFLICT BETWEEN THE PROPOSED WATER MAIN, EXISTING OR PROPOSED UTILITIES AND/OR STORM DRAINS SHALL BE RESOLVED AT THE EXPENSE OF THE CONTRACTOR.
27. AFTER PLACING APPROXIMATELY TWO FEET (2'0") OF BACKFILL MATERIAL OVER THE WATER MAIN, THE CONTRACTOR SHALL PLACE A SIX-INCH WIDE STRIP OF DURABLE, NON-DETECTABLE, COLOR CODED (BLUE FOR WATER) UNDERGROUND UTILITY DETECTION TAPE IMPRINTED WITH THE APPROPRIATE WARNING INDICATING THE PRESENCE OF A BURIED UTILITY CONDUIT.
28. TRENCH BACKFILL UNDER ROADWAYS AND WALKWAYS SHALL BE BANK RUN GRAVEL, SAND, OR ACCEPTABLE NATIVE SOIL SATISFACTORY TO THE TOWN, CITY, AND/OR STATE AUTHORITY HAVING JURISDICTION.
29. ROADWAYS REQUIRING FILL SHALL HAVE A MINIMUM OF THREE FEET (3'0") OF ACCEPTABLE FILL PLACED ABOVE THE TOP OF THE PROPOSED PIPE ELEVATION OR TO ESTABLISHED GRADE, AND COMPACTED TO 95% DENSITY PRIOR TO INSTALLATION OF THE WATER MAIN.
30. TEMPORARY AND PERMANENT PAVING RESTORATION SHALL BE MADE IN ACCORDANCE WITH DISTRICT AND/OR TOWN AND/OR STATE SPECIFICATIONS.
31. CHLORINATION BY INJECTION METHOD AND DECHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ABIDE BY THE DISTRICT'S STANDARDS FOR DISINFECTING WATER MAINS, INCLUDING PROPERLY NEUTRALIZING THE CHLORINATED WATER AND DISCHARGING THE WATER ACCORDINGLY. ALL WORK TO BE COORDINATED WITH THE METROPOLITAN DISTRICT.
32. APPROVAL IS FOR THE MAIN LINE ONLY. INDIVIDUAL PERMITS FOR DOMESTIC AND FIRE SERVICES AND HYDRANTS SHALL BE OBTAINED AT THE MDC UTILITY SERVICES DEPARTMENT, 125 MAXIM ROAD, HARTFORD, CONNECTICUT.
33. ALL WEDGE VALVES SHALL BE REMOVED UPON COMPLETION OF WATER MAINS UNLESS OTHERWISE INSTRUCTED TO REMAIN AND/OR TO BE CONVERTED.
34. CONTRACTOR SHALL CALL MDC SYSTEMS REPAIR (860-278-7850 EXT. 3627) AFTER JOB CONFERENCE WITH DISTRICT TO SCHEDULE ANY REQUIRED TAPS OF MDC WATER MAINS.

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

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

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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2020 Design Professionals, Inc. - All Rights Reserved

21 FITCH DRIVE
P.O. BOX 1107
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

• The plans, shall at all times, be and remain the property of the Professional Engineer, Land Surveyor, and Architect and may not be used without the signed signature of the Professional Engineer, Land Surveyor, and Architect who prepared them.
• Reproduction techniques used in the production of the plan can stretch or shrink the paper. Scaling of the drawings may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the purposes for which they were prepared, per contract, and DPI's additional use of these plans is governed by the Professional Service Agreement.

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

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:
1976.U	12/20/21	BPW	DHJ

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

REVISIONS

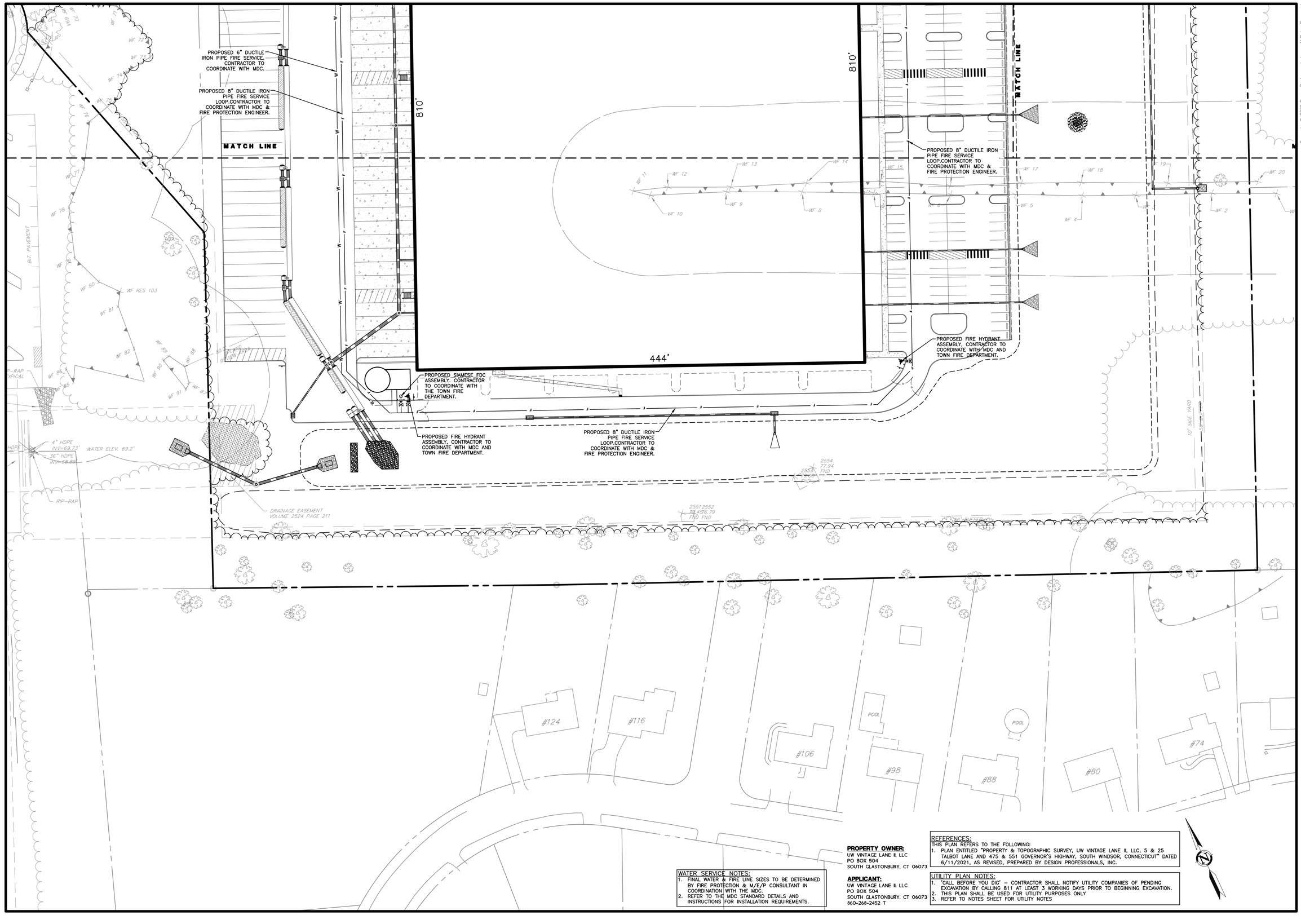
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

UTILITY PLAN

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

SHEET
C-UT2
SHEET 13 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 13 C-UT2 Plotted: 3/2/2022 10:44 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 100
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

• The plan, which offers a basis for the use of stamp and signature of Professional Engineer, Land Surveyor or Landscape Architect, is incomplete without the aforementioned seal, signature and date.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the purposes for which they were prepared. Ownership and all DPI additional use of these plans is protected by the Federal Copyright Act of 1976.

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

PROJECT NO.	1976.U
DATE	12/20/21
DESIGNED BY:	BPW
DRAWN BY:	BPW
CHECKED BY:	DHI

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

REVISIONS

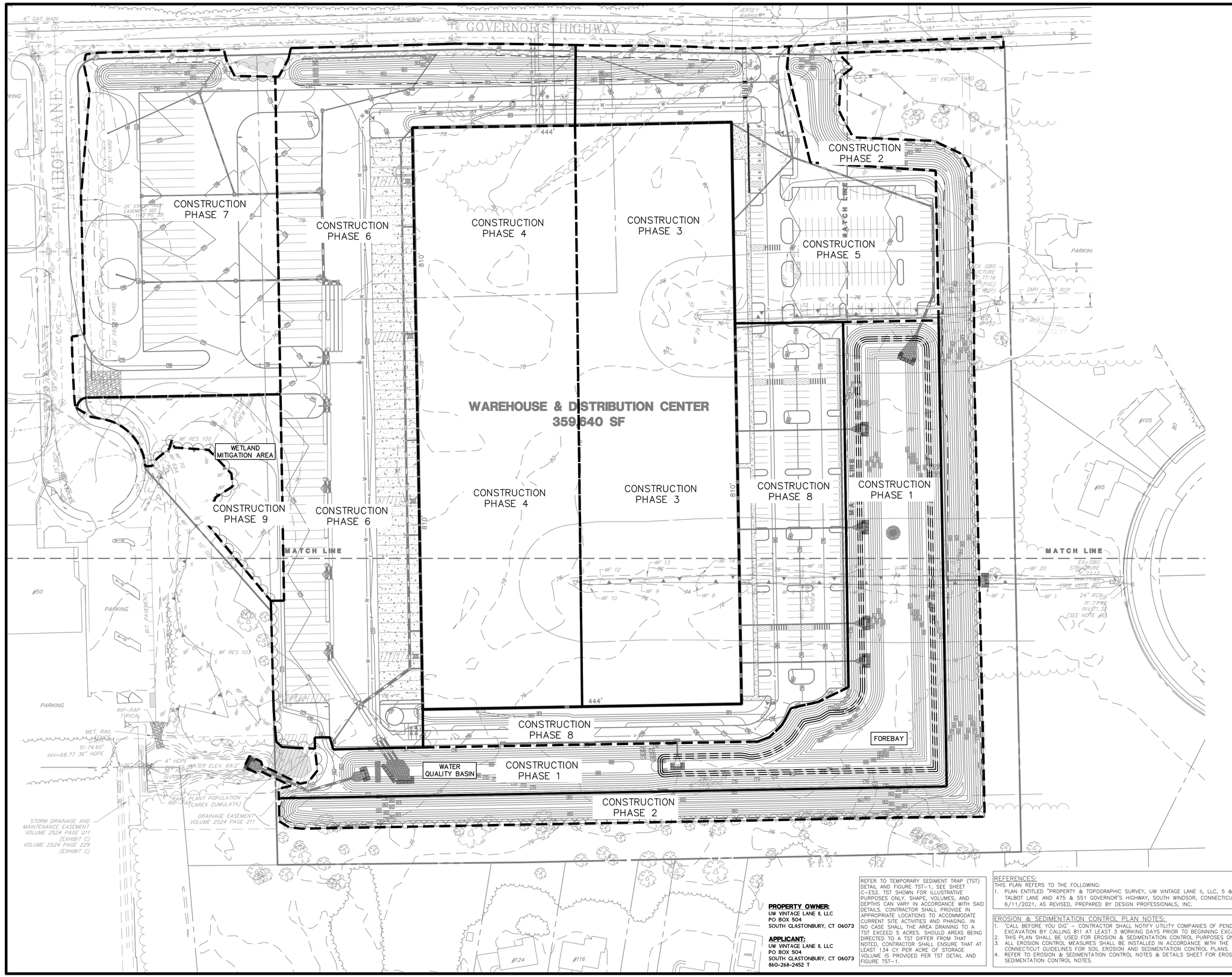
NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

UTILITY PLAN

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

SHEET
C-UT3
SHEET 14 OF 30

File: C:\Jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U Site Plan ver2.dwg Layout: 14 C-UT3 Plotted: 3/2/2022 10:44 AM Last Saved: 3/2/2022 10:06 AM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

21 FIRST DRIVE
P.O. BOX 1100
SOUTH WINDSOR, CT 06074
860-291-8759 – T
860-291-8757 – F
www.designprofessionals.com
design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

• The plans, overall drawings & specifications and designs incorporated herein, as an instrument of service, are the property of the Professional Engineer, Land Surveyor, Architect, Landscape Architect & Professional Planner who prepared them, and are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of the Professional Engineer, Land Surveyor, Architect, Landscape Architect & Professional Planner.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. The use of these plans by OWNER or others on any other project, or extensions of this project, except by agreement in writing and with appropriate compensation to Design Professionals, Inc., shall be at OWNER's sole risk and without liability or legal exposure to Design Professionals, Inc. OWNER shall indemnify and hold harmless Design Professionals, Inc. and its officers and employees from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use or reuse, or any modification of these plans will be without liability or legal exposure to Design Professionals, Inc. Submission or distribution of these plans to meet official regulatory requirements or for other purposes in connection with this project is not to be construed as publication in derogation of Design Professionals, Inc. reserved rights.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

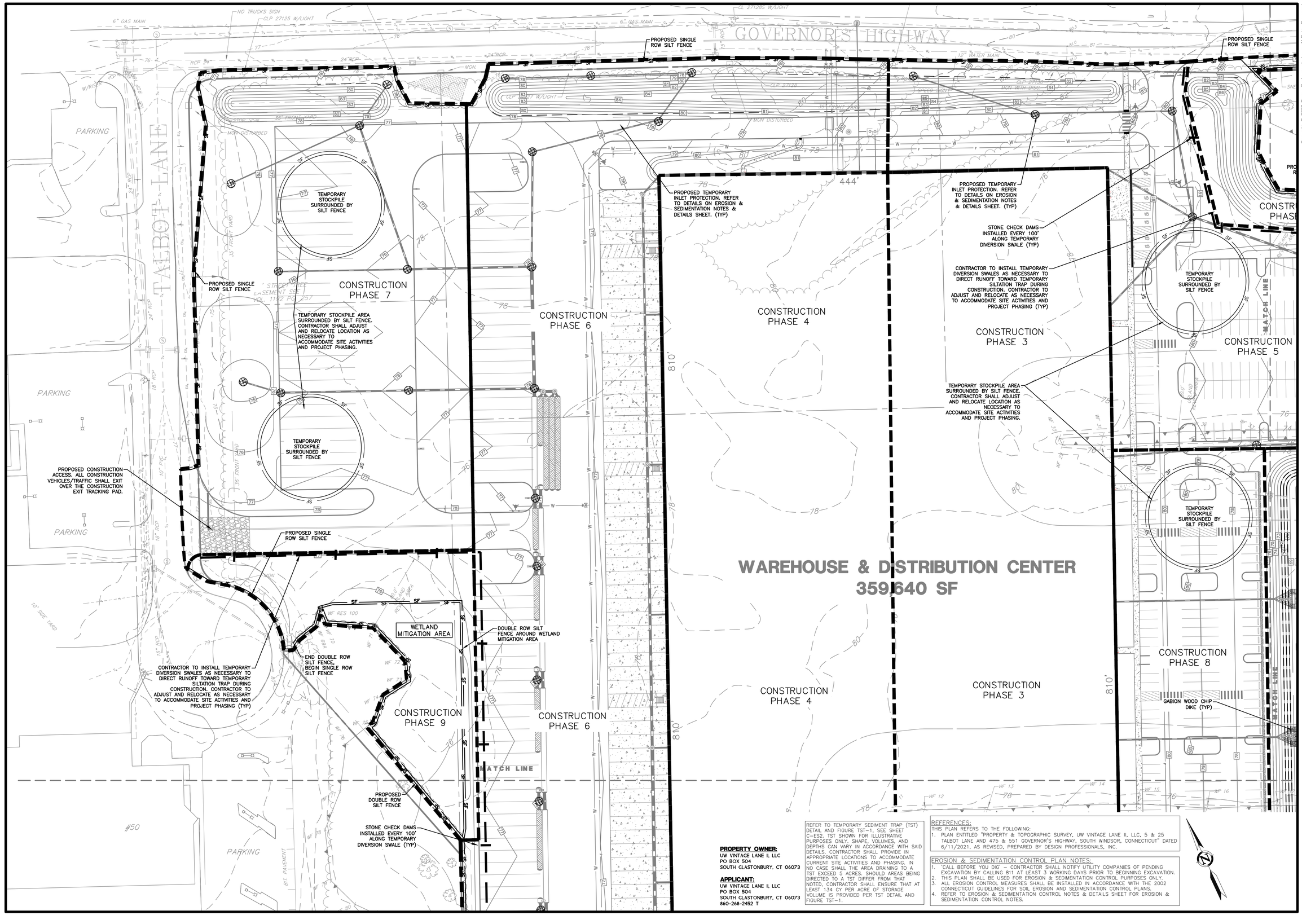
NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

EROSION & SEDIMENTATION CONTROL PHASING PLAN

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

SHEET
C-ES1
SHEET 15 OF 30

File: C:\jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U E-S Plan ver2.dwg Layout: ES C-ES1 Plotted: 3/2/2022 10:48 AM Last Saved: 2/25/2022 3:56 PM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 100
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved
• The plans, overall drawing & layout, as well as all designs and signed signature of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of this plan (ink on mylar, or ink on vellum, or computer generated plan) are CPI Additional use of CPI plans is restricted. Contact CPI for additional information is required.
• The plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. The use of these plans by CPI's client and others is limited to the purpose for which they were prepared. Unauthorized use of CPI plans is prohibited.

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

PROJECT NO. 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNORS' HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

REVISIONS

NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES2
SHEET 16 OF 30

File: G:\jobs\1976\1976U\Engineering\AutoCAD\2nd PZC Application\1976U E-S Plan ver2.dwg Layout: 16 C-ES2 Plotted: 3/2/2022 10:48 AM Last Saved: 2/25/2022 3:56 PM Last Saved By: bcrwheeler

PROPOSED SINGLE ROW SILT FENCE

BEGIN DOUBLE ROW SILT FENCE

PROPOSED DOUBLE ROW SILT FENCE

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

STONE CHECK DAMS INSTALLED EVERY 100' ALONG TEMPORARY DIVERSION SWALE (TYP)

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

END DOUBLE ROW SILT FENCE, BEGIN SINGLE ROW SILT FENCE

TEMPORARY SEDIMENTATION BASIN 1 (2,174 CUBIC YARD MINIMUM STORAGE CAPACITY)

FOREBAY

GABION WOOD CHIP DIKE (TYP)

CONSTRUCTION PHASE 2

CONSTRUCTION PHASE 3

CONSTRUCTION PHASE 5

CONSTRUCTION PHASE 8

CONSTRUCTION PHASE 1

CONSTRUCTION PHASE 3

TRIBUTION CENTER
40 SF

MATCH LINE

MATCH LINE

PARKING

12" WATER MAIN

SNET 4552 W/LIGHT

SNET 4551

SPEED SIGN

35' FRONT YARD

VGA WITH DISC

DMH 18" RCP

15" RCP EX. CMH TF: 73.39 INV: 72.77

EX. CBCO STRUCTURE TF: 77.17 INV: 71.93 (SEE NOTE #6)

CB TF: 77.42 INV: 71.32 (SEE NOTE #6)

#105

#95

810'

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

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.

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FIRST DRIVE
P.O. BOX 1076
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

• The plan, and other plans prepared by Design Professionals, Inc., is the property of the author and may be copyrighted. The use of these plans by (OWNER) and/or any other party is prohibited without the written consent of Design Professionals, Inc. and (OWNER) agrees to indemnify and hold Design Professionals, Inc. harmless from any claims or lawsuits resulting from such use.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Drawing is not to scale. Refer to graphic scales for dimensions. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. and (OWNER) agrees to indemnify and hold Design Professionals, Inc. harmless from any claims or lawsuits resulting from such use. Reproduction of this plan and other plans prepared by Design Professionals, Inc. is prohibited without the written consent of Design Professionals, Inc. and (OWNER) agrees to indemnify and hold Design Professionals, Inc. harmless from any claims or lawsuits resulting from such use. Receipt or possession does not convey any rights to reproduce these plans or reuse the designs, ideas or arrangements embodied in these plans. There are no intended third party beneficiaries to any contract between Design Professionals, Inc. and (OWNER) and possession does not include any rights for third parties to enforce any provisions of any contract between Design Professionals, Inc. and (OWNER) or to assert any rights as a third party beneficiary to any contract between Design Professionals, Inc. and (OWNER). Additional use of these plans by (OWNER) or others on any other project without the written consent of Design Professionals, Inc. will be at (OWNER)'s sole risk and without liability to Design Professionals, Inc. and (OWNER) will indemnify and hold Design Professionals, Inc. harmless from any claims or lawsuits resulting from such use. Additional use of these plans by (OWNER) or others on any other project without the written consent of Design Professionals, Inc. will be at (OWNER)'s sole risk and without liability to Design Professionals, Inc. and (OWNER) will indemnify and hold Design Professionals, Inc. harmless from any claims or lawsuits resulting from such use.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

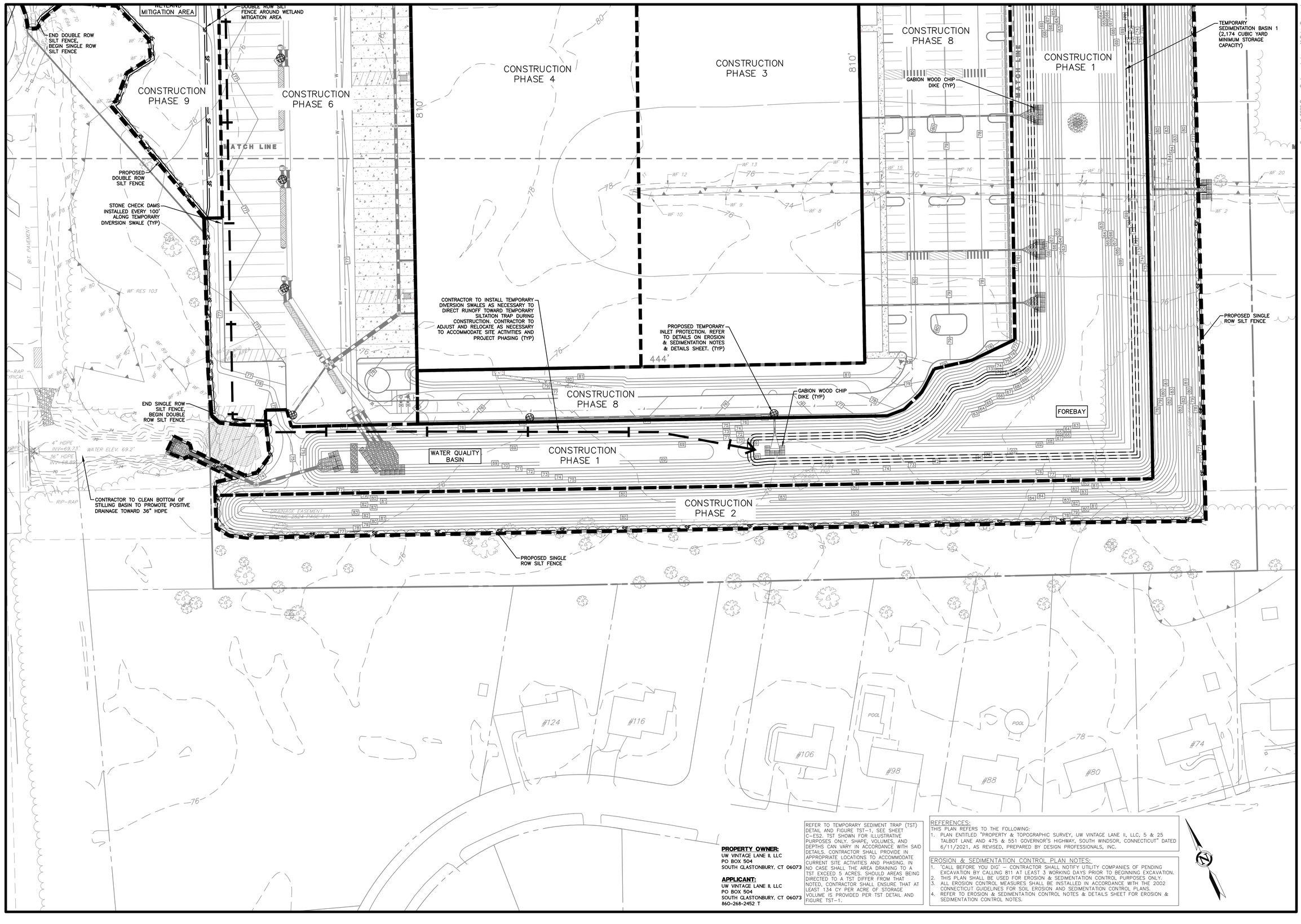
NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
SHEET 17 OF 30

File: C:\jobs\1976\1976U-Engineering\AutoCAD\2nd PZC Application\1976U E-S Plan ver2.dwg Layout: 17 C-ES3 Plotted: 3/2/2022 10:49 AM Last Saved 2/25/2022 3:56 PM Last Saved By: benwheeler



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 202
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved
• The plans, overall effect, colors, the style or design and the signed signature of the Professional Engineer, Land Surveyor or Landscape Architect are protected by copyright.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by CRPA, Inc. or others on this project is subject to the terms and conditions of the Professional Services Contract. Additional use of these plans is prohibited.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

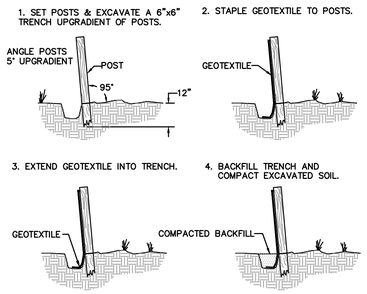
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

EROSION & SEDIMENTATION CONTROL PLAN

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

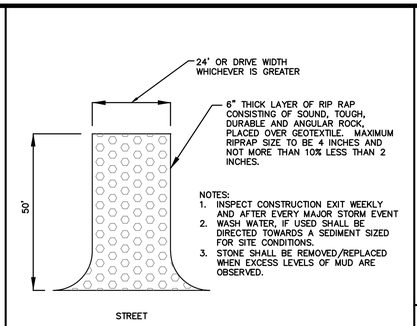
SHEET
C-ES4
SHEET 18 OF 30

File: C:\Jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U E-S Plan ver2.dwg Layout: 18 C-ES4 Plotted: 3/2/2022 10:50 AM Last Saved: 2/25/2022 3:55 PM Last Saved By: benwheeler



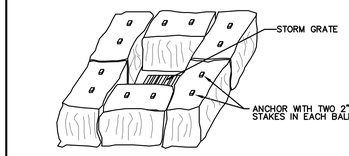
SILT FENCE

N.T.S.



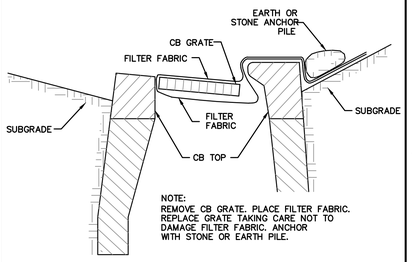
CONSTRUCTION ACCESS

N.T.S.



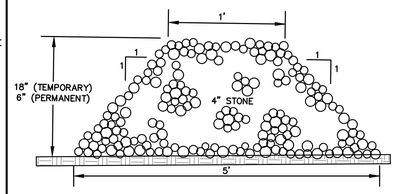
STRAW BALE INSTALLATION AT CATCH BASINS

N.T.S.



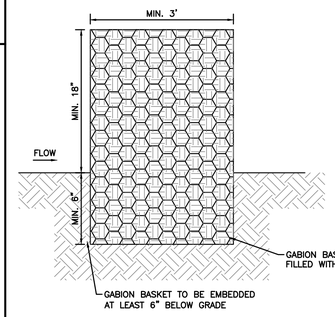
CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.



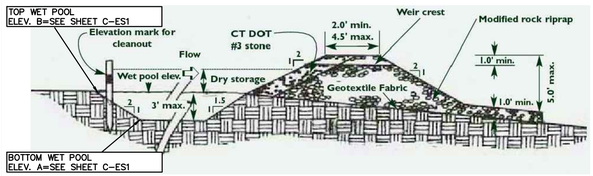
STONE CHECK DAM

N.T.S.



GABION WOOD CHIP DIKE

N.T.S.



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

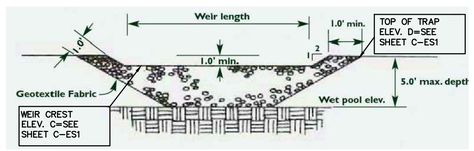


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

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:

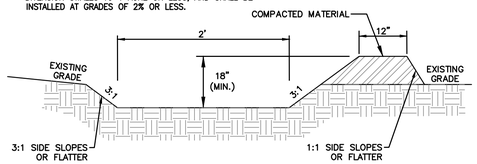
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

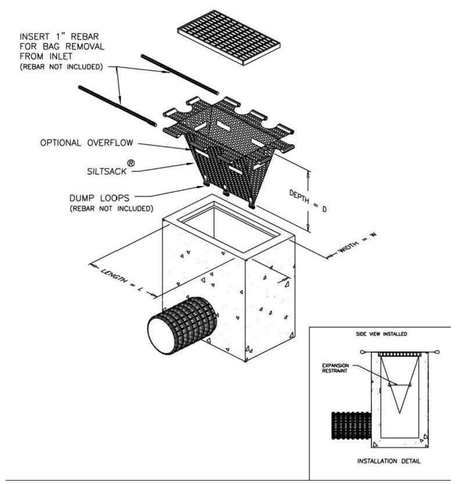
NOTES:

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

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

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

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

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

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

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

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

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

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

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

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

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

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

EROSION & SEDIMENTATION CONTROL NARRATIVE

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

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

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

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

ESTIMATED CONSTRUCTION START DATE - SPRING 2022
ESTIMATED COMPLETION DATE - SPRING 2023

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 INTO 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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. - All Rights Reserved

21 FIRST DRIVE
P.O. BOX 1076
SOUTH WINDSOR, CT 06074
860-291-8750 - T
860-291-8755 - F
www.designprofessionals.com

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

• The plans, overall drawing & specifications and layout of lots as shown hereon are the property of Design Professionals and shall not be used in whole or part without the written permission of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals are instruments of professional service and shall remain its property. The use of these items by OWNER, or anyone obtaining them through OWNER, for extensions of the project, work on any other project or additions to this project without the written permission of Design Professionals will be at the user's sole risk and without liability or legal exposure to Design Professionals. OWNER shall indemnify and hold harmless Design Professionals from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use or reuse, or modification without written verification or adaptation by Design Professionals, as appropriate for the specific purpose intended, will be at OWNER's sole risk and without liability or legal exposure to Design Professionals. All plans, documents or other instruments of service prepared by Design Professionals are copyrighted property of Design Professionals. All rights are reserved.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHJ

NO	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

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

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES5
SHEET 19 OF 30

File: C:\jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U E-S Plan ver2.dwg Layout: 19 C-ES5 Plotted: 3/2/2022 10:50 AM Last Saved: 2/25/2022 3:56 PM Last Saved By: benwheeler

WAREHOUSE & DISTRIBUTION CENTER
359,640 SF

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 202
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved

- The plans, and other plans prepared by Design Professionals, Inc., are instruments of service and shall remain its property. The use of these plans by OWNER, any person or entity in possession or any person for whom these plans are prepared, for the completion of the project, or any extension of the project, or any other project without the written permission of Design Professionals, Inc. shall entitle Design Professionals, Inc. to compensation for all services rendered, and all costs and attorney's fees incurred by Design Professionals, Inc. in connection with such unauthorized use. Design Professionals, Inc. shall be compensated at its standard rates for any such use.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Drawing is the correct size if the bar scale printed on this plan measures 1" long. Adjust scale accordingly if bar scale does not measure 1".
- Any plan and other plans prepared by Design Professionals, Inc., are instruments of service and shall remain its property. The use of these plans by OWNER, any person or entity in possession or any person for whom these plans are prepared, for the completion of the project, or any extension of the project, or any other project without the written permission of Design Professionals, Inc. shall entitle Design Professionals, Inc. to compensation for all services rendered, and all costs and attorney's fees incurred by Design Professionals, Inc. in connection with such unauthorized use. Design Professionals, Inc. shall be compensated at its standard rates for any such use.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Drawing is the correct size if the bar scale printed on this plan measures 1" long. Adjust scale accordingly if bar scale does not measure 1". Additional use of 20% information is required.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

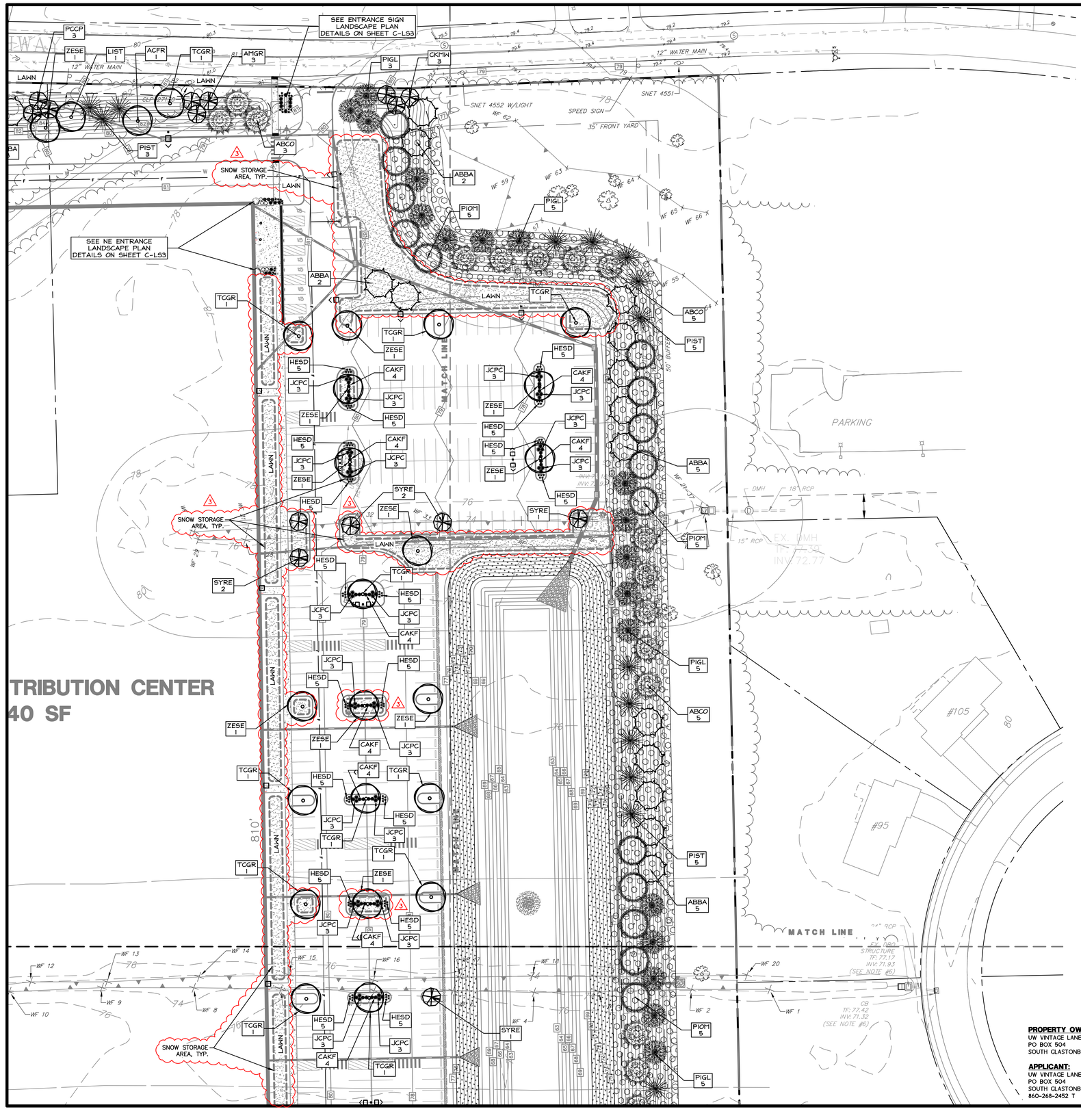
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

LANDSCAPE PLAN

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

SHEET
C-LS1
SHEET 20 OF 30

File: C:\Jobs\1976\1976.U\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 20 C-LS1 Plotted: 3/2/2022 10:53 AM Last Saved: 3/2/2022 10:52 AM Last Saved By: benwheeler



TRIBUTION CENTER
40 SF

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

21 FITCH DRIVE
P.O. BOX 1177
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

• The plans, details, sheets, & specs. for each, or all, of these are the property of the Professional Engineer, Land Surveyor, or Landscape Architect and shall not be used in whole or part, on any other project without the written permission of the Professional.
• Reproduction techniques used in the production of this plan can shrink or stretch the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the purposes for which they were prepared. Unauthorized use of, or modification to, these plans without the permission of, and DPI's additional use of DPI, is prohibited.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

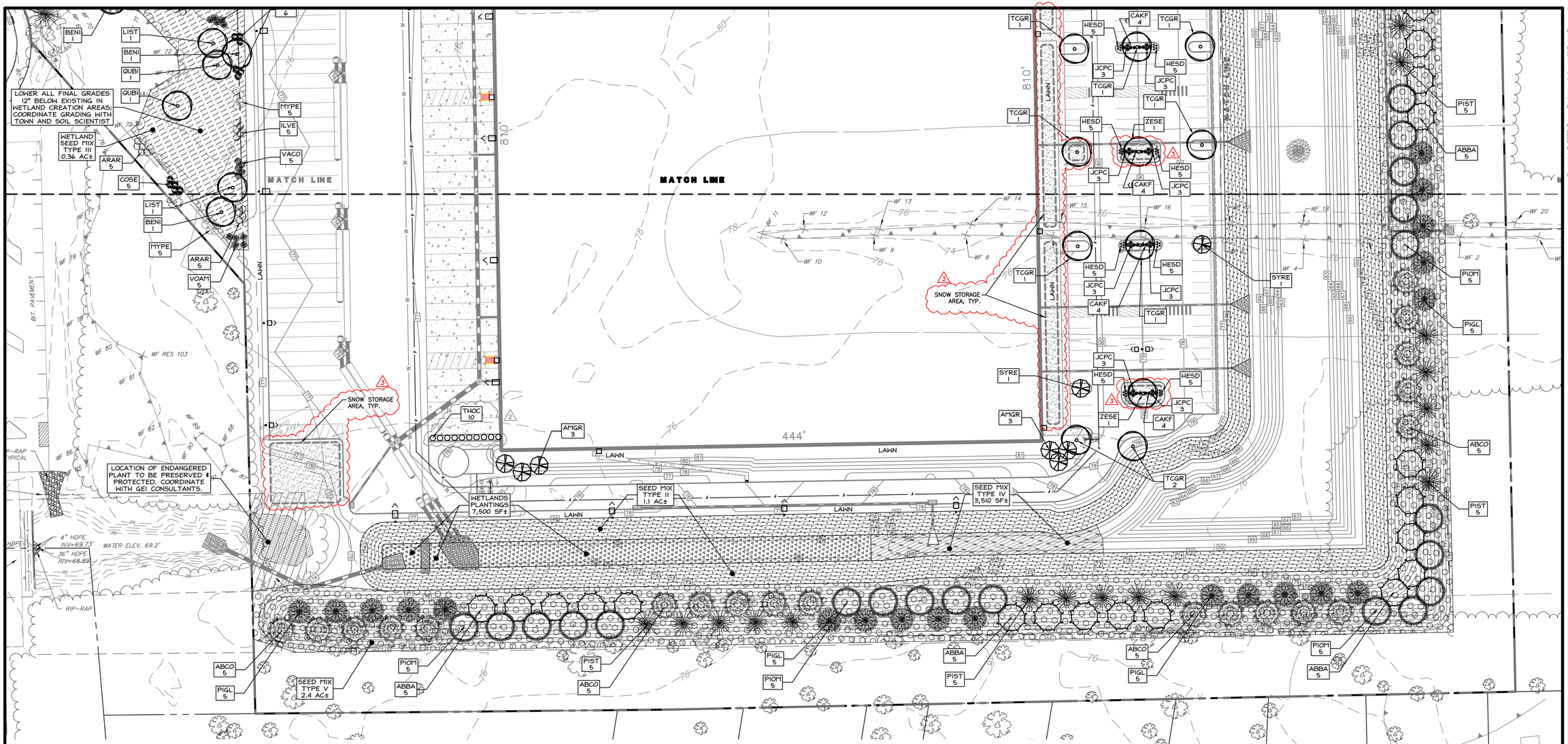
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

LANDSCAPE PLAN

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

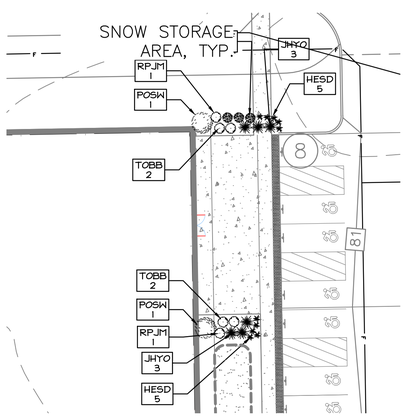
SHEET
C-LS2
SHEET 21 OF 30

File: C:\jobs\1976\1976.U\Landscape Arch\AutoCAD\2nd PZC Application\1976.U LS-LT Plan ver2.dwg Layout: 21 C-LS2 Plotted: 3/2/2022 10:57 AM Last Saved: 3/2/2022 10:52 AM Last Saved By: benwheeler



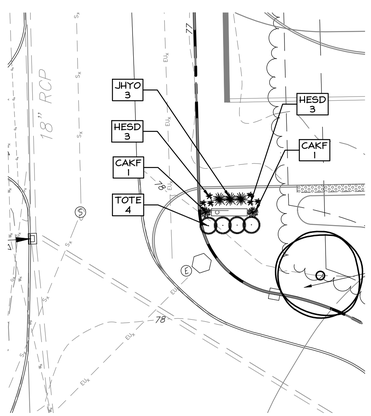
1 OVERALL LANDSCAPE PLAN

Scale: 1" = 40'



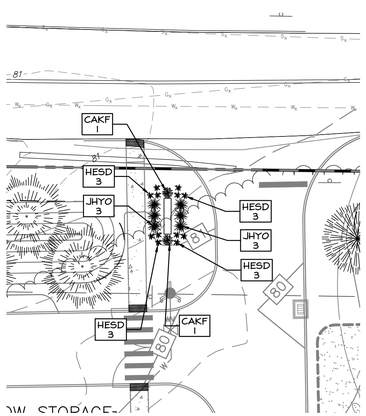
2 NE ENTRANCE LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



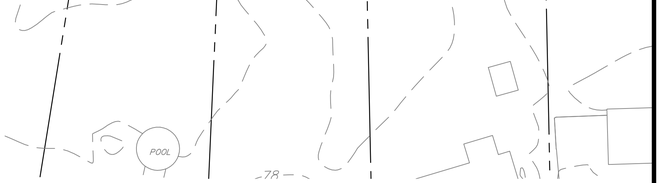
3 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



4 ENTRANCE SIGN LANDSCAPE PLAN DETAIL

Scale: 1" = 20'



PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 COVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 9/11/2021, AS REVISED, PREPARED BY DESIGN PROFESSIONALS, INC.

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

• This plan is invalid unless it bears the seal or stamp and signature of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by DPI's client is limited to the purposes and the project for which they were prepared, and DPI's additional use of these plans is prohibited.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
SUITE 102
SOUTH WINDSOR, CT 06074
860-291-8750 – T
860-291-8757 – F
www.designprofessionals.com

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: BPW
DESIGN BY: DHJ

REVISIONS

NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

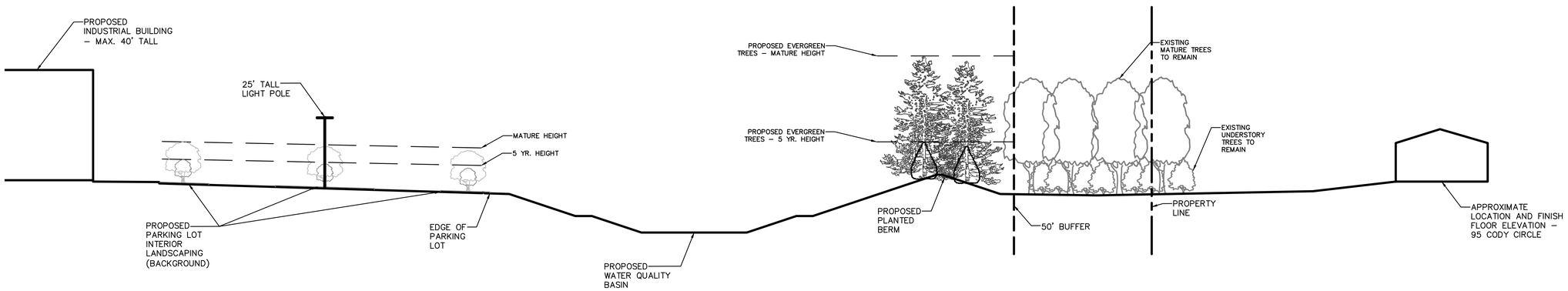
25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 COVERNORS' HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

LANDSCAPE PLAN

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

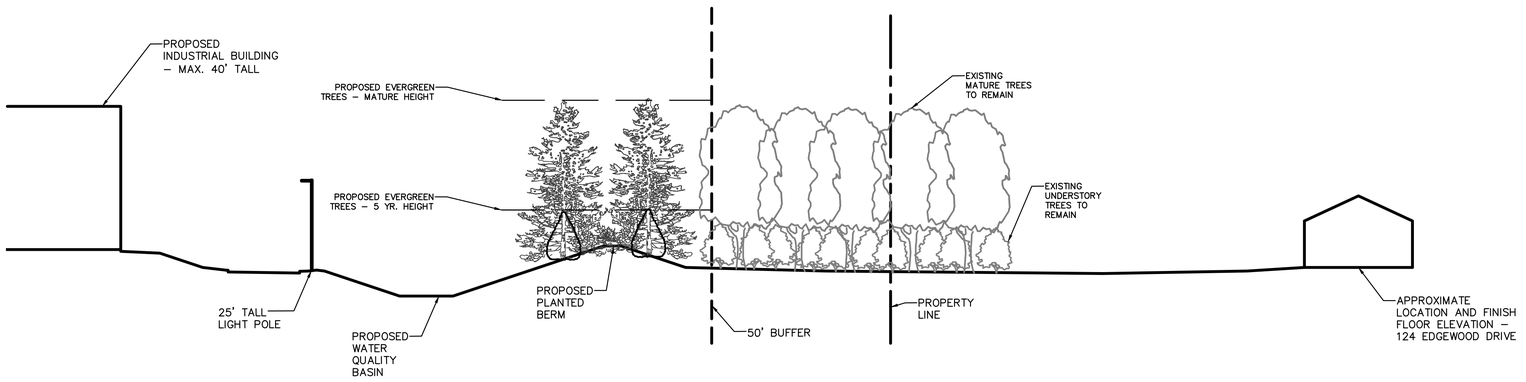
SHEET
C-LS3
SHEET 22 OF 30

File: C:\Jobs\1976\1976\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 22 C-LS3 Plotted: 3/2/2022 10:57 AM Last Saved: 3/2/2022 10:52 AM Last Saved By: benwheeler



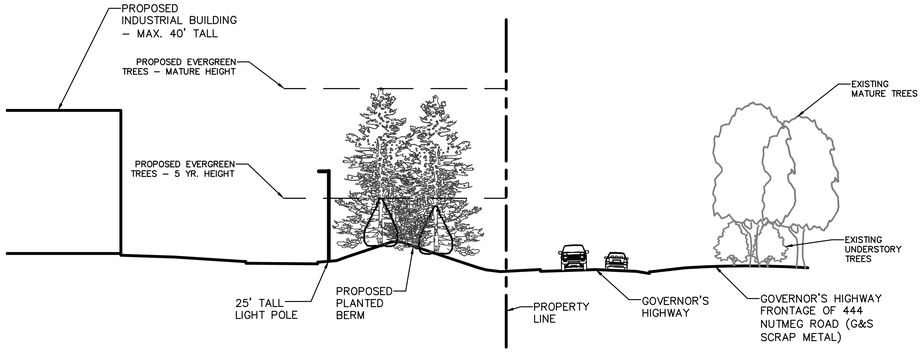
1 EAST-WEST BUFFER CROSS SECTION

1" = 20'



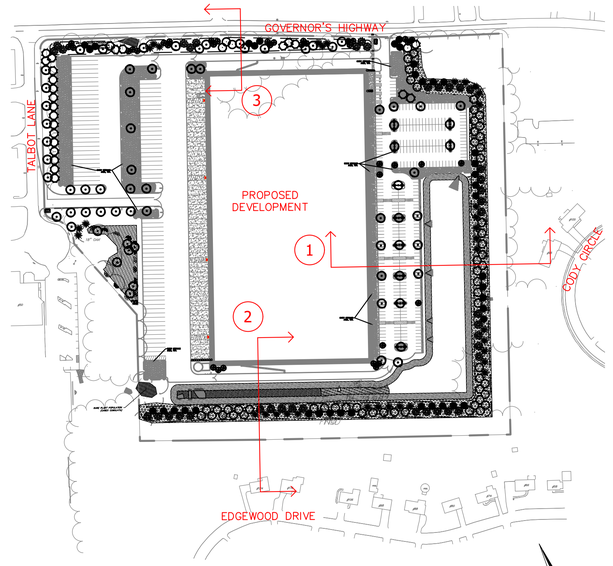
2 NORTH-SOUTH BUFFER CROSS SECTION

1" = 20'



3 GOVERNOR'S HIGHWAY BERM CROSS SECTION

1" = 20'



4 CROSS SECTION KEY MAP

1" = 200'

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

21 FIRST DRIVE
P.O. BOX 1107
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

• The plans, details, sheets, the data or design are the original work of the Professional Engineer, Land Surveyor or Landscape Architect.
• Reproduction, electronic or otherwise, of this plan or design, can stretch or shrink the paper. Scaling of this plan may result in inaccurate information. Contact DPI if additional information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by CPDH, Inc. for any purpose other than that authorized by Design Professionals, Inc. will be at the user's sole risk and without liability to Design Professionals, Inc. and CPDH, Inc. Additional use of these plans is prohibited without the written consent of Design Professionals, Inc.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

NO	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

LANDSCAPE BUFFER CROSS SECTIONS

SHEET
C-LS4
SHEET 23 OF 30

File: C:\jobs\1976-1976U\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 23 C-LS4 Plotted: 3/2/2022 10:58 AM Last Saved By: benwheeler Last Saved: 3/2/2022 10:52 AM

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.

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.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
SET TOP OF ROOT BALL FLUSH TO GRADE OR 25MM-50MM (1"-2") HIGHER IN SLOWLY DRAINING SOILS.
MULCH RING, 1800MM (6') DIA. MIN. 2400MM (8') DIA. PREFERRED
50MM (2") MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MIN. OF THREE YEARS AFTER PLANTING.
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOESN'T SHIFT.
EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DON'T COVER THE TOP OF THE ROOT BALL WITH SOIL.
100MM (4") HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. REMOVE COMPLETELY IF SYNTHETIC IS USED.
IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200MM (8") INTO PLANTING HOLE.
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

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

NOTES:

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

NOTE: FOR DETAILED REQUIREMENTS RELATED TO THE PLANTING OF THE TREE IN THE IMPROVED SOIL, SEE "TREE PLANTING DETAIL."
LOAMY SOIL
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
2 X ROOT BALL DIAMETER
BACK FILL WITH EXISTING SOIL. IN SANDY LOAM SOILS, ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
1:1 SLOPE ON SIDES OF PLANTING HOLE.
UNEXCAVATED OR COMPACTED MOUND UNDER THE ROOT BALL TO PREVENT SETTLEMENT.

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" HIGH EARTH SAUCER (TYP.)
2" SHREDDED BARK MULCH
REMOVE BURLAP AND TIES FROM TOP 1/3 BALL
2" SHREDDED BARK MULCH GROUND COVER BEDS
COMPACTED SUBGRADE (TYP.)
PLANTING SOIL MIXTURE (TYP.)
6"
6"
BALL DIAMETER + 12"

3 SHRUB & GROUNDCOVER PLANTING DETAIL

Not to Scale

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	18	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	18	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
ABBA	51	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
THOC	10	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6'-8' ht.	B&B	6' O.C.
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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

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

- This plan is invalid unless it bears the seal or stamp, and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required.
- This plan and other items prepared by Design Professionals, Inc. (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHJ

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

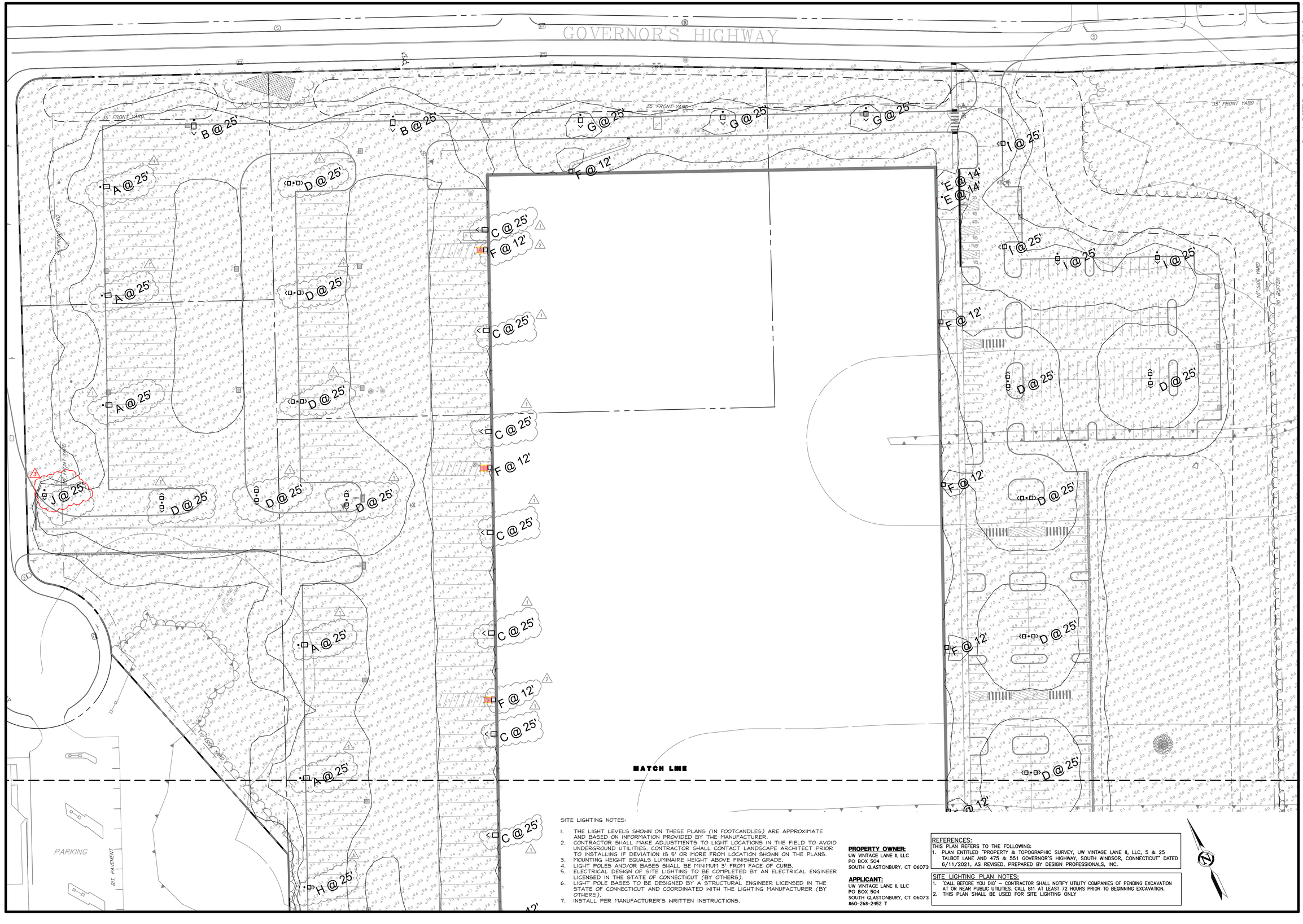
REVISIONS

NO.	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

LANDSCAPE
DETAILS & NOTES

SHEET
C-LS5
SHEET 24 OF 30

File: C:\jobs\1976\1976U\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 24 C-LS5 Plotted: 3/2/2022 10:58 AM Last Saved: 3/2/2022 10:52 AM 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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. – All Rights Reserved

• The plans, shall at times, be kept at a place on the job site. Unless bearing the original signature of the Professional Engineer, Land Surveyor or Landscape Architect.

• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Some of the information may be distorted. Contact DPI if additional information is required.

• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by OWNER, or anyone else who obtains them from OWNER, is governed by the following restrictions and limitations: (a) the plans are to be used only for the purpose for which they are prepared and for the particular project described herein; (b) the plans are not to be changed or altered in any way without the written permission and consent of Design Professionals, Inc.; and (c) any unauthorized use of the plans is at the sole risk of the party using or relying upon the plans, and such party agrees to defend, indemnify and hold harmless Design Professionals, Inc. from all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting therefrom.

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH COURT, SUITE 102
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGNED BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

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

REVISIONS

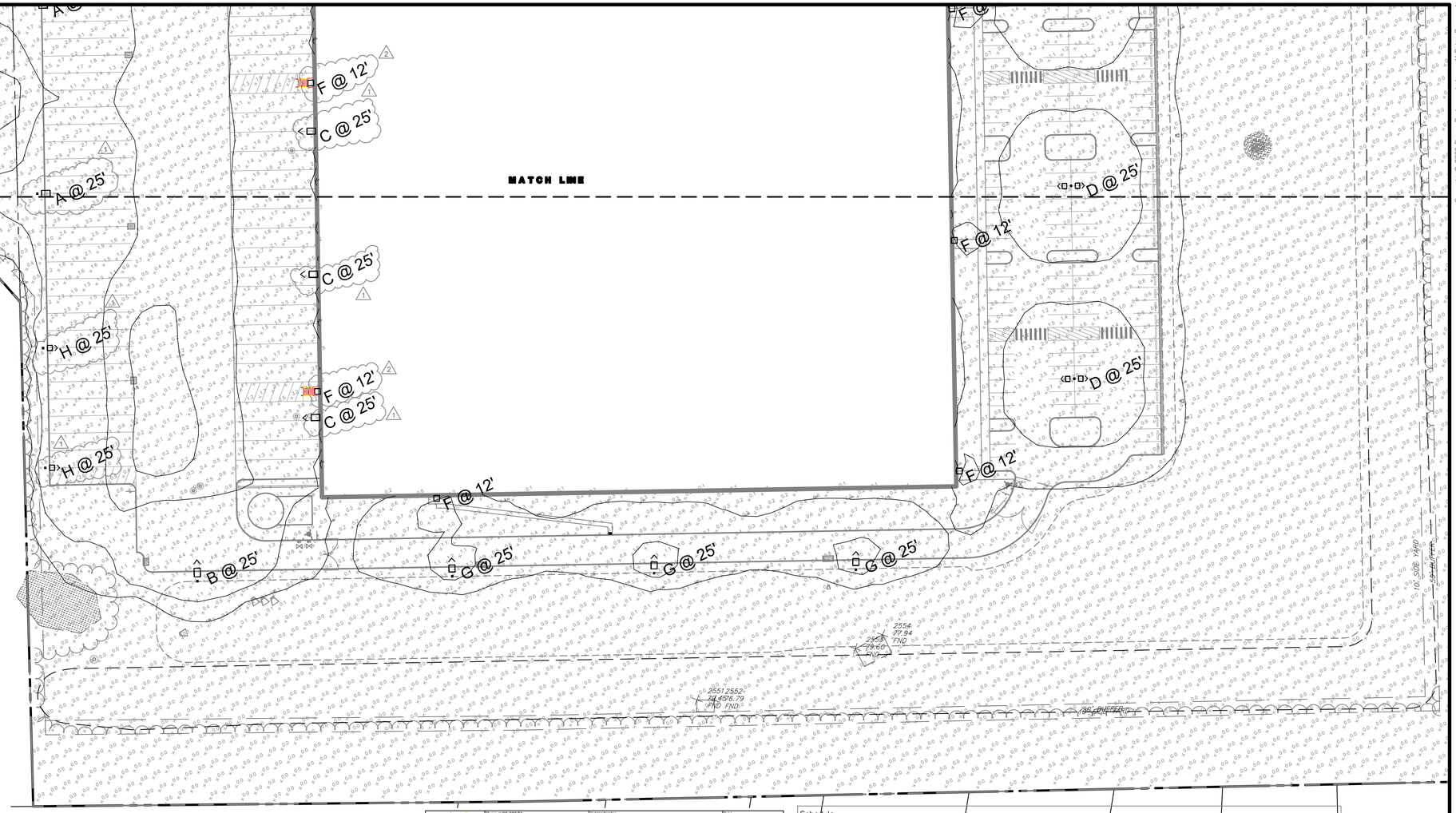
NO.	DATE		BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

SITE LIGHTING PLAN

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

SHEET
C-LT1
SHEET 25 OF 30

File: C:\jobs\1976\1976\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 25 C-LT1 Plotted: 3/2/2022 11:38 AM Last Saved: 3/2/2022 11:36 AM Last Saved By: benwheeler



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fd	5.6 fd	0.0 fd	N/A	N/A

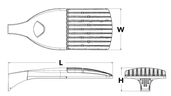
SITE LIGHTING NOTES:

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.

D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Specifications
EPA: 1.1 ft² (0.10 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)



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: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

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

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P2 P3 P4 P5 P6 P7 P8 P9 **Rotated optics** P10 P11 P12 P13 P14	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[1]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward Throw Medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5] **Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

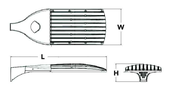
Control options		Other options		Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PER NEMA twist-lock receptacle only (controls ordered separately)[9] PERS Five-wire receptacle only (controls ordered separately)[9,10] PER7 Seven-wire receptacle only (controls ordered separately)[9,10] DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching[10,24] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[10,24] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[10,24] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[10,24] PIR1FC7V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[10,24] PIRHN Network, Bi-level motion/ambient sensor[24]	PIR1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[10,24] BL30 Bi-level switched dimming, 30%[10,24] BL50 Bi-level switched dimming, 50%[10,24] PNMTD2O Part night, dim till dawn[10,24] PNMTD2 Part night, dim 5 hrs[10,24] PNMTD3 Part night, dim 6 hrs[10,24] PNMTD7O Part night, dim 7 hrs[10,24] FAO Field adjustable output[10]	**Shipped installed** HS House-side shield[11] SF Single fuse (120, 277, 347V)[12] DF Double fuse (208, 240, 480V)[12] L90 Left rotated optics[13] R90 Right rotated optics[13] **Shipped separately** BS Bird spikes[14] EGS External glare shield[15]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

©2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

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



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: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P2 P3 P4 P5 P6 P7 P8 P9 **Rotated optics** P10 P11 P12 P13 P14	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[1]	T1S Type I Short T2S Type II Short T2M Type II medium T3S Type III Short T3M Type III medium T4M Type IV medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5] **Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PER NEMA twist-lock receptacle only (no controls)[9] PERS Five-wire receptacle only (no controls)[9,10] PER7 Seven-wire receptacle only (no controls)[9,10] DMG 0-10V dimming extend out back of housing for external control (no controls) DS Dual switching[10,24] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 1fc[10,24] PIRHN Network, Bi-level motion/ambient sensor[24]	PIR1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc[10,24] BL30 Bi-level switched dimming, 30%[10,24] BL50 Bi-level switched dimming, 50%[10,24] PNMTD2O Part night, dim till dawn[10,24] PNMTD2 Part night, dim 5 hrs[10,24] PNMTD3 Part night, dim 6 hrs[10,24] PNMTD7O Part night, dim 7 hrs[10,24] FAO Field Adjustable Output[10]	**Shipped installed** HS House-side shield[11] SF Single fuse (120, 277, 347V)[12] DF Double fuse (208, 240, 480V)[12] L90 Left rotated optics[13] R90 Right rotated optics[13] **Shipped separately** BS Bird spikes[14] EGS External glare shield[15]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

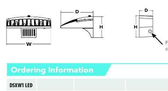
©2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

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

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



Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1.0 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T4FT Type IV Medium T4LG Type IV Low Glare T5 Type V Square T5W Type V Wide TFTM Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1,2] 480[1,2]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounting back box (for conduit entry)[3] **Shipped separately** RA5 Retrofit mounting bracket for 5" round cutout[4] RA6 Retrofit mounting bracket for 6" round cutout[4]	PE Photoelectric cell, button type[5] DMG 0-10V dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <1.5' mtg ht.[6,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[6,7] PIR1FC3V Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc.[6,7] PIR1FC7V Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1fc.[6,7] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant[8]

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

Accessories
Ordered and shipped separately.
DSXW1EL Wide-angle diffused lens per light engine
DSXW1DEC Wall decorative plate
DSXW1WGC Wire guard accessory
DSXW1VG Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Reference Motion Sensor table on page 3.
7. Reference Motion Sensor table on page 3. For 347 or 480 voltage option. Not available with motion/ambient light sensor (PIR or PIRH).
8. Not available with ELCW.
9. Also available as a separate accessory; see Accessories information.

©2013-2018 Acuity Brands Lighting, Inc. All rights reserved.

LIGHTING AFFILIATES

Project 20-62574 St. Clements Castle Banquet Hall	Catalog Number 1022-W-B1-10-LRTD4-9020-M2-30KS-80-MCSM-120V-CB27	Type D3
Submitted By: LIGHTING AFFILIATES LTD	Notes 4" LED DOWNLIGHT WITH 0-10V DIMMING TO 10%	

BeveLED® BASIC

PROJECT INFORMATION
PROJECT
DATE
TYPE

DOWNLIGHT 1020
1" RECESS

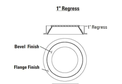
BeveLED Basic Recessed Downlight - Our narrow footprint housing provides an economical architectural solution while delivering high performance with LEDs.

DELIVERED PERFORMANCE

BeveLED Basic DOWNLIGHT	14 Watts	20 Watts
	80+ CRI	80+ CRI
Color Rendering Index	90	90
Source Lumens	1100	1500
Delivered Lumens	970	1350
Color Consistency	2-Step MacAdam Ellipse	

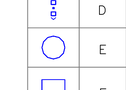
Performance based on 3000K

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



HOW TO SPECIFY
Ordering Example: Specify trim code and housing code to order: Example : **1020W - B1 - S - 10 - LRTD4 - 9014 - M2 - 27K3 - 30 - NCSM - 277V - DIMLZ - CB27**

TRIM ORDERING INFORMATION
TRIM OPTION: 1020
BEVEL STYLE: W Wiper (standard) | B1 Regress Bevel, Painted Die Cast, Matches Flange Finish | B2 Regress Bevel, Black Anodized | AD Regress Bevel, Clear Matte
LENS: S Solite (prismatic, standard) | F Frosted
FLANGE FINISH: W White (standard) | DB Black Anodized | AL Anodized Silver | 25 Black | 26 Anodized Grey | RAL Custom Color (specify RAL #)
* Not for use with 0-10V trims only.



HOUSING ORDERING INFORMATION
HOUSING CODE: LRTD4
WATTAGE: 9014 14W LED, 70% lumens | 9020 20W LED, 100% lumens
ENGINE CODE: M2
COLOR: 27K3 2700K, 80+ CRI | 30K3 3000K, 80+ CRI | 35K3 3500K, 80+ CRI | 40K3 4000K, 80+ CRI
REFLECTOR: 30 30° beam | 80 80° beam
HOUSING TYPE: NCSM Non-Constructible, Narrow Width | NCWM Non-Constructible, Wide Width | Painted / Airtight / 50° Drivespot Premium*
SELECT ONE VOLTAGE: 120V | 277V | 120V
DIMMING DRIVER OPTIONS: For use with 120V or 277V: DIMLZ 0-10V dim, 10% provided standard* | DIMLZH 0-10V dim, 1% | DIMLUT CLR10TD10VSL | DIMLUZ 0-10V dim, 1% Fade | DIMLUA 10ms(2.5-10)/(2.5-10)/1% logarithmic/Custom controls | DIMLUF 10ms(2.5-10)/1% linear/Custom controls | DIMLZ DALI, 0.1% | For use with 120V only: DIMLS Lutron Ai 3-wire, 1% 120V only | DIMLSN Presto 3-wire dimming, 1% 120V only
*N/A with EM
ACCESSORIES: CBQT 23" C Channel Bare | CBQT 92" C Channel Bare | EML Emergency battery* | EMLW Emergency battery, wet location* | TZ 6" TechZone ceiling mounted sensor | *with 0 or 02 flange finishes.*
*NCSM housings require above ceiling space for use with 42 or 32 mounts.
* With NCSM housing only

USAI Lighting
www.usailighting.com
info@usailighting.com
1126 River Road
New Windsor, NY 12553
T 845-565-8500
F 845-561-1100

©2018, USAI, LLC.
Design and specifications subject to change without notice. Patents pending. All designs protected by copyright. Revised 12/20/2018

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution	Notes
	A	5	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	3	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	12	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	CRT1901300917–003–001+002+005, Model B4RDF-16G1–30KS–90–S–WH–NCIC–UNV–6DE	LED	B4RD–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.
	J	1	Lithonia Lighting	DSX1 LED P3 40K RCCO MVOLT	LED	DSX1_LED_P3_40K_RCCO_MVOLT.ies	7671	0.94	102	TYPE IV, MEDIUM, BUG RATING: B1 – U0 – G3	See plan for mounting height.

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE, SUITE 102
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved
• This plan is invalid unless it bears the seal or stamp and signature of one of the Professional Engineer, Land Surveyor or Landscape Architect listed hereon.
• Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scale is only accurate when plotted on 24"x36" sheets. If other information is required.
• This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these items by OWNER shall be limited to the purposes for which they were prepared, and any OTHER use, without the written permission of Design Professionals, Inc. is prohibited.

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

PROJECT NO.: 19765.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: DPW
DESIGN BY: DH

NO	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
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: 1" = 40'
0 20' 40' 80'

SHEET
C-LT2
SHEET 26 OF 30

File: C:\jobs\1976\U\Landscape Arch\AutoCAD\2nd PZC Application\1976U LS-LT Plan ver2.dwg Layout: 26 C-LT2 Plotted: 3/2/2022 11:39 AM Last Saved: 3/2/2022 11:36 AM Last Saved By: benwheeler

CONSTRUCTION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.

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

23. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.

24. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.

25. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.

26. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.

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

28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's reponsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.

29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.

30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.

31. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

32. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.

33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

34. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

    Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

    High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.

    Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.

36. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.

37. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.

38. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

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

40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

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

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

43. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

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

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

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

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

48. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

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

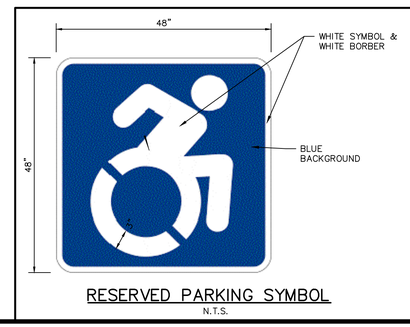
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

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

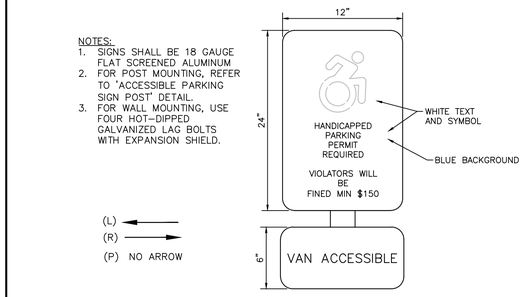
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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



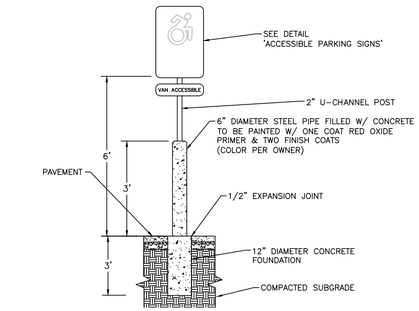
RESERVED PARKING SYMBOL
N.T.S.



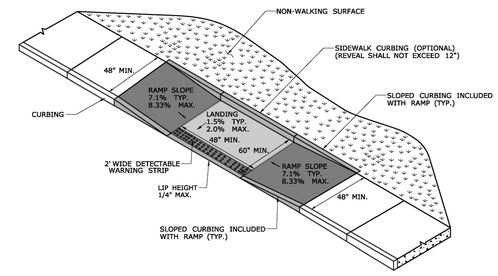
NOTES:
1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM
2. FOR POST MOUNTING, REFER TO 'ACCESSIBLE PARKING SIGN POST' DETAIL.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.

(L)
(R)
(P) NO ARROW

ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SIGN POST
N.T.S.

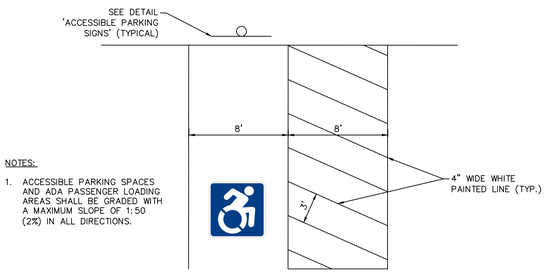


PARALLEL RAMP WITHOUT NON-WALKING SURFACE (TYPE 9)

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
SIGNATURE/ BLOCK:
OFFICE OF ENGINEERING
APPROVED BY:
Filename: ...\CTDOT_HIGHWAY_GD_(1-35-15).dgn
DRAWING TITLE
CONCRETE SIDEWALK RAMPS SHEET 4

CONCRETE SIDEWALK RAMP
N.T.S.

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



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

VAN ACCESSIBLE PARKING LAYOUT
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
C_x	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
W_x	WATER MAIN	W
WS_x	WATER SERVICE	WS
F_x	FIRE SERVICE LINE	F
NPW_x	NON-POTABLE WATER LINE	NPW
WV / W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_x	MAIN LIQUID FUEL LINE	LF
LFS_x	LIQUID FUEL SERVICE LINE	LFS
LF_a	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
I_x	IRRIGATION LINES	I
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
G_x	GAS MAIN	G
GS_x	GAS SERVICE LINE	GS
POWER		
EO_x	ELECTRICAL LINES, OVERHEAD	ED
EU_x	ELECTRICAL LINES, UNDERGROUND	EU
UP_x	UTILITY POLE	UP
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
S_x	SANITARY SEWER MAIN	S
SS_x	SANITARY SEWER SERVICE LINE	SS
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
RL_x	ROOF LEADER	RL
UD	UNDERDRAIN	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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2022 Design Professionals, Inc. - All Rights Reserved

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
SUITE 305
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionals.com

- This plan is shall where it bears the seal or stamp and signature of the Professional Engineer, Land Surveyor and/or Architect listed hereon.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this plan may not be accurate. Contact DPI if additional information is required.
- This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. The use of these plans by OWNER, governmental agencies, contractors, or any other person gives said person or entity the right to use the information contained on said plans, but does not convey to said person or entity any ownership interest in said plans. Additional use of these plans is prohibited without the written consent of Design Professionals, Inc.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
DESIGN BY: BPW
CHECKED BY: DH

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
TALBOT LANE &
5 & 25 TALBOT LANE
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 889000005, 889000025, 36900475, 36900551

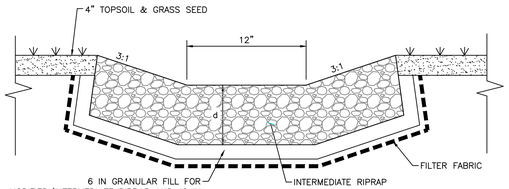
REVISIONS

NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021		BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

NOTES, LEGEND, & DETAILS

SHEET
C-D1
SHEET 27 OF 30

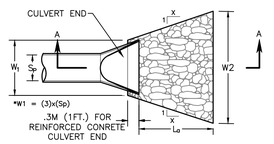
File: C:\jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U Details_ver 2.dwg Layout: 27 C-D1 Plotted: 2/25/2022 4:08 PM Last Saved: 2/19/2022 5:40 PM Last Saved By: benwheeler



RIPRAP SWALE / LEVEL SPREADER

N.T.S.

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



LEVEL SPREADER PLAN VIEW

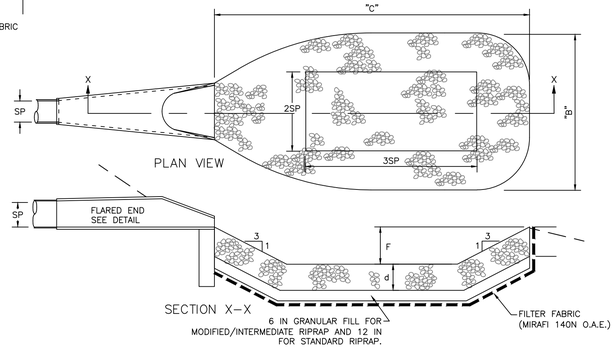
N.T.S

NOTES:

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

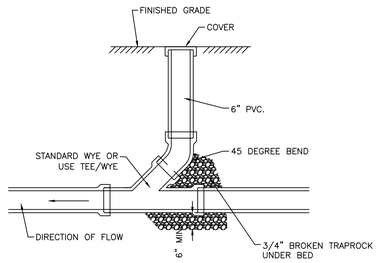
2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02

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



RIPRAP PREFORMED SCOUR HOLE

N.T.S.



NOTES:

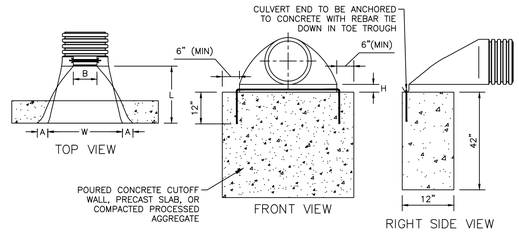
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER CLEAN OUT

N.T.S

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

*Product detail may differ slightly from actual product appearance

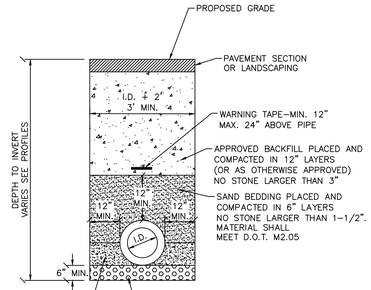


NOTES:

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

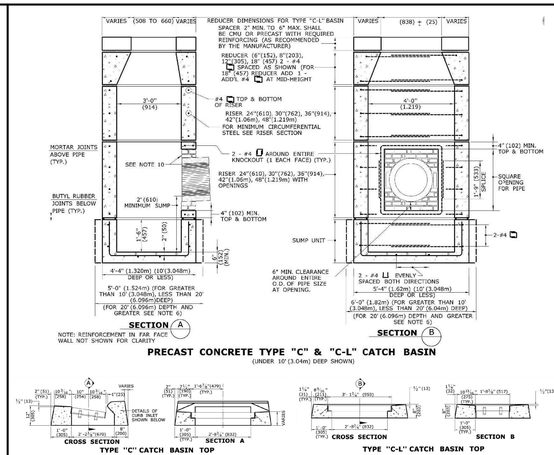
HDPE FLARED END W/ CONCRETE ANCHORING

N.T.S.

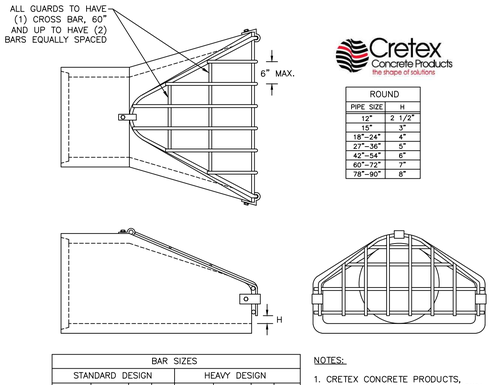


STORM SEWER TRENCH SECTION

N.T.S



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



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"

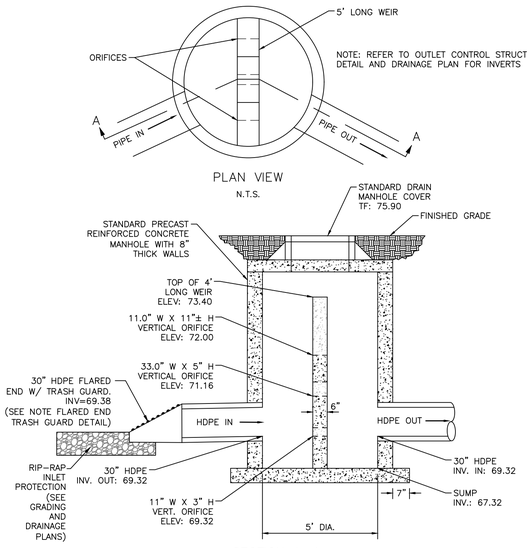
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL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

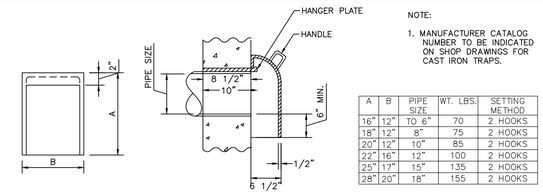
FLARED END TRASH GUARD

N.T.S.



OUTLET CONTROL STRUCTURE MANHOLE WITH DIVERSION WEIR PLAN VIEW

N.T.S.



NOTE:

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

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

CATCH BASIN TRAP HOOD

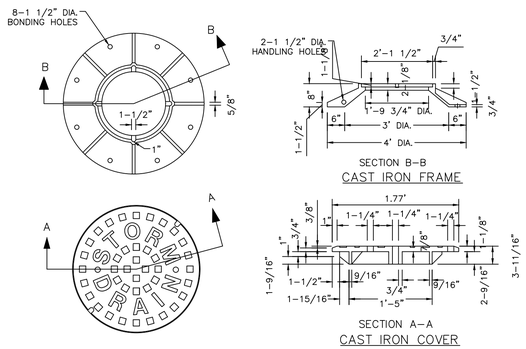
N.T.S

NOTES:

1. REFER TO SHEET C-DR3 FOR NYLOPLAST (PLASTIC) MANHOLE DETAIL,
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S

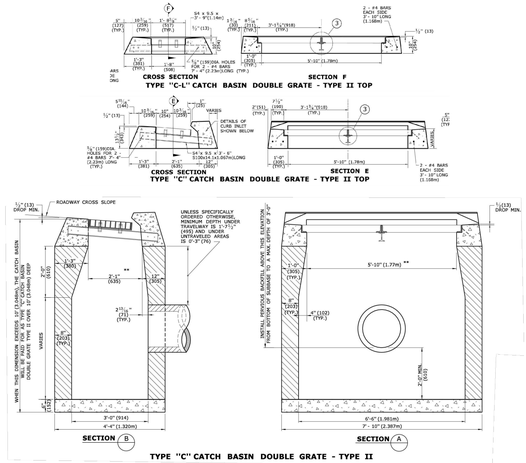


NOTES:

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

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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

Copyright © 2020 Design Professionals, Inc. - All Rights Reserved

21 FIRST DRIVE
P.O. BOX 1107
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

• The plans, shall not be used in whole or in part, without the written permission and signature of the Professional Engineer. Land Surveyor and Landscape Architect.
• Reproduction techniques used in the production of the plan can stretch or shrink the paper. Scaling of the plans may not be accurate. Contact DPI if additional information is required.
• The plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by CRDA, the owner or others for any purpose other than the project for which they were prepared is prohibited. Any unauthorized use of these plans is prohibited and DPI shall be indemnified and held harmless for any unauthorized use of these plans.

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:
19765U	12/20/21	BPW	DPW

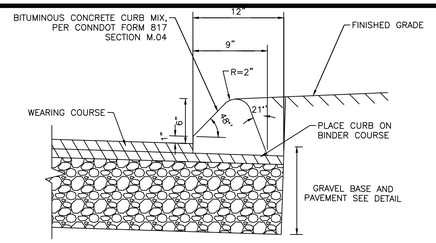
25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 COVENTRY LANE
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900025, 36900475, 36900551

NO	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

DETAILS

SHEET
C-D2
SHEET 28 OF 30

File: C:\jobs\19765U\Engineering\AutoCAD\2nd PZC Application\19765U Details ver 2.dwg Layout: 28 C-D2 Plotted: 2/25/2022 4:08 PM Last Saved: 2/13/2022 5:40 PM Last Saved By: benwheeler

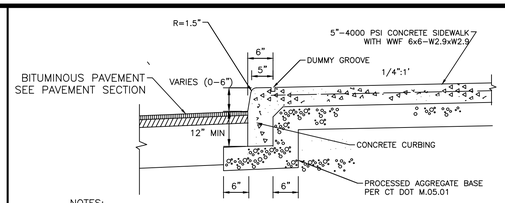


NOTE:

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

BITUMINOUS CONCRETE LIP CURB

N.T.S.

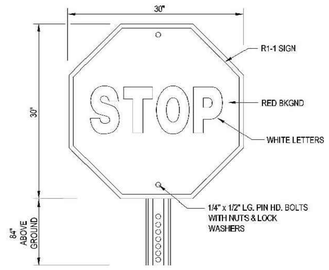


NOTES:

1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

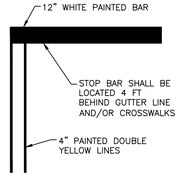
MONOLITHIC CONCRETE WALK AND CURB

N.T.S.



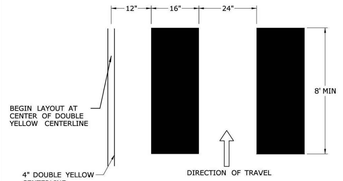
STOP SIGN

N.T.S.



STOP BAR

N.T.S.



CROSSWALK

N.T.S.

NOTE:

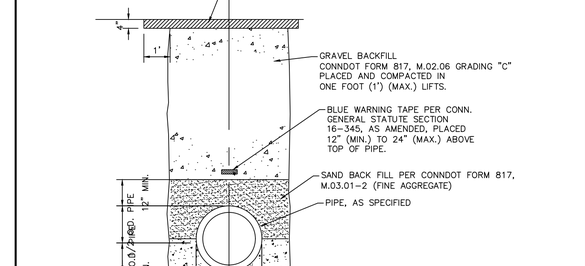
1. CROSSWALK LINES SHALL BE PARALLEL TO VEHICULAR DIRECTION OF TRAVEL.
2. CROSSWALK DETAIL TAKEN FROM CTDOT STANDARD SHEET "TR-1210_04: PAVEMENT MARKING LINES AND SYMBOLS".

NOTES:

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

BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY

N.T.S.



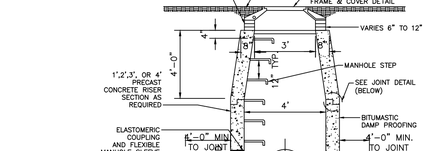
EXPANSION JOINT

NOTES:

1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

CONCRETE SIDEWALK

N.T.S.



NOTES:

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

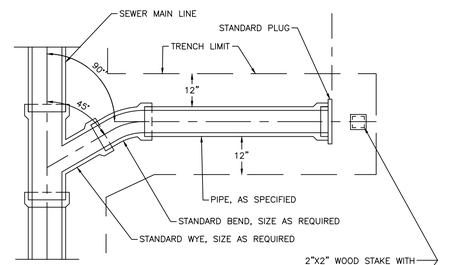
CONCRETE DOCK APRON

N.T.S.

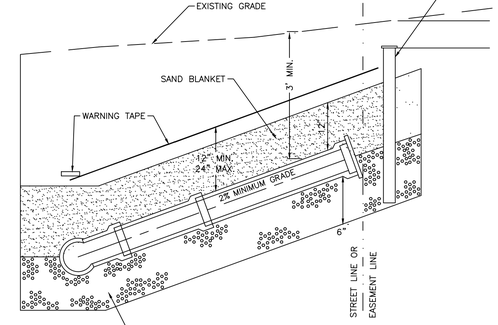
SECTION

SANITARY SEWER TRENCH SECTION

N.T.S



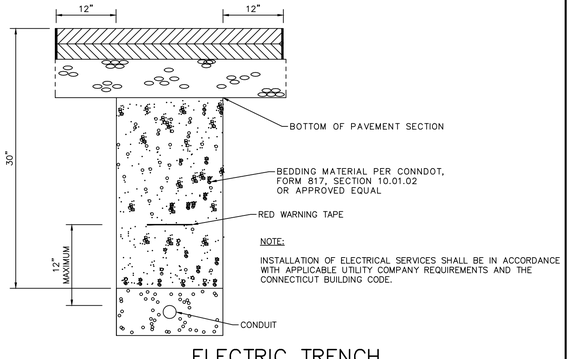
PLAN



PROFILE

BUILDING SEWER

N.T.S.



NOTE:

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

ELECTRIC TRENCH

N.T.S.

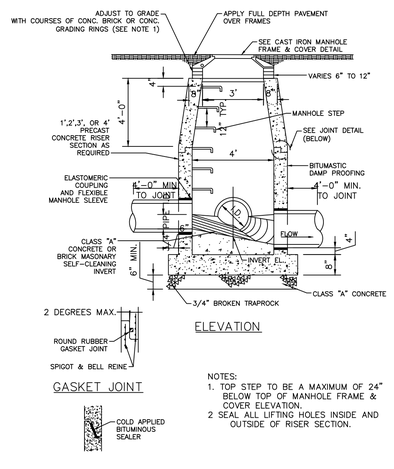
SECTION

NOTES:

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

WATER TRENCH SECTION

N.T.S



GASKET JOINT

COLD APPLIED BITUMINOUS SEALER

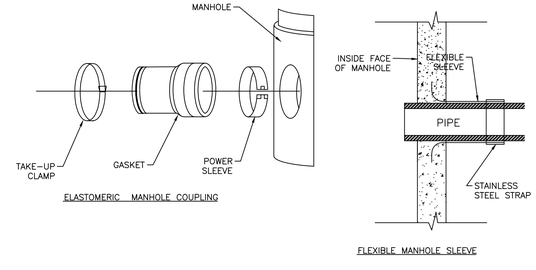
ELEVATION

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
PO BOX 504
SOUTH GLASTONBURY, CT 06073

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 FITCH DRIVE, SUITE 100
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionals.com

Copyright © 2020 Design Professionals, Inc. - All Rights Reserved

- This plan is shall not be used in the field or stamped and signed unless it contains the original signature of the Professional Engineer, Land Surveyor or Landscape Architect.
- Reproduction techniques used in the production of this plan can shrink or shrink the paper. Scale of this plan may not be accurate. Contact DPI if additional information is required.
- This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by OWNER, or anyone else authorized by OWNER to reproduce these plans, and CT's Additional use of DPI, Inc. for any purpose other than those authorized by Design Professionals, Inc. is forbidden.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DRAWN BY: BPW
CHECKED BY: DPW
DESIGNED BY: DHJ

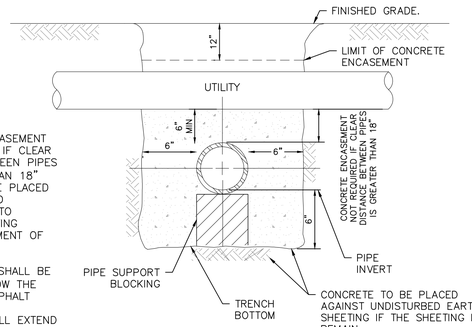
NO.	DATE	REVISIONS	BY
1	12/20/2021	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022	PER TOWN & HEARING COMMENTS	BPW

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 COVENORS' HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

DETAILS

SHEET
C-D3
SHEET 29 OF 30

File: C:\Jobs\1976\1976\Engineering\AutoCAD\3rd PZC Application\1976U Details ver 2.dwg Layout: 29 C-D3 Plotted: 2/25/2022 4:09 PM Last Saved: 2/13/2022 5:40 PM Last Saved By: benwheeler



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

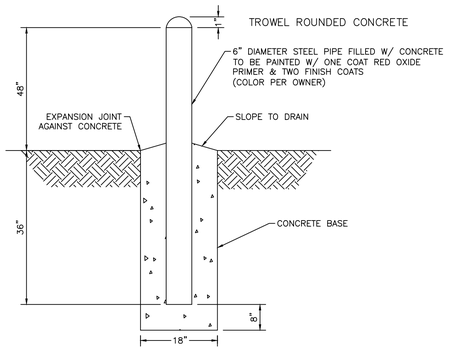
SEWER & STORM CROSSING CONCRETE ENCASEMENT

N.T.S.

NOTES:
1. SIGNS SHALL BE OBTAINED FROM CT DEEP, ITEM #877.
2. SIGNS SHALL BE 12" WIDE x 18" HIGH.

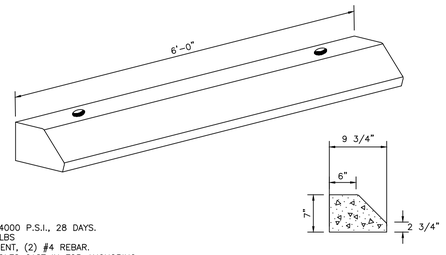
ANTI-IDLING SIGN

N.T.S.



CONCRETE BOLLARD

N.T.S.

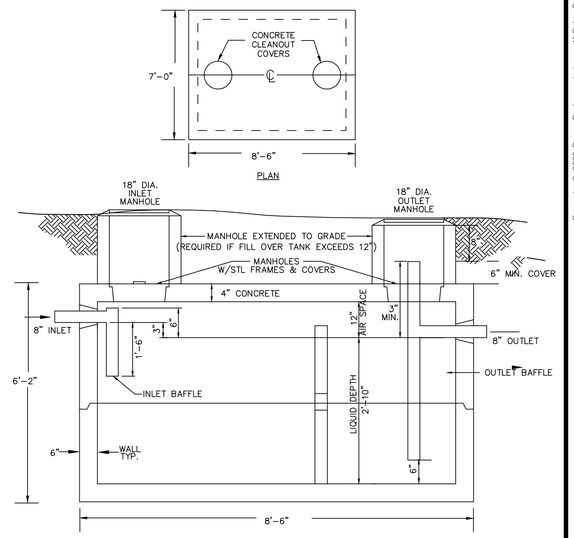


NOTES:
1. CONCRETE, 4000 P.S.I., 28 DAYS.
2. WEIGHT 300LBS
3. REINFORCEMENT, (2) #4 REBAR.
4. (2) 3/4" HOLES CAST IN FOR ANCHORING.

SECTION

PRECAST CONCRETE WHEELSTOP

N.T.S.

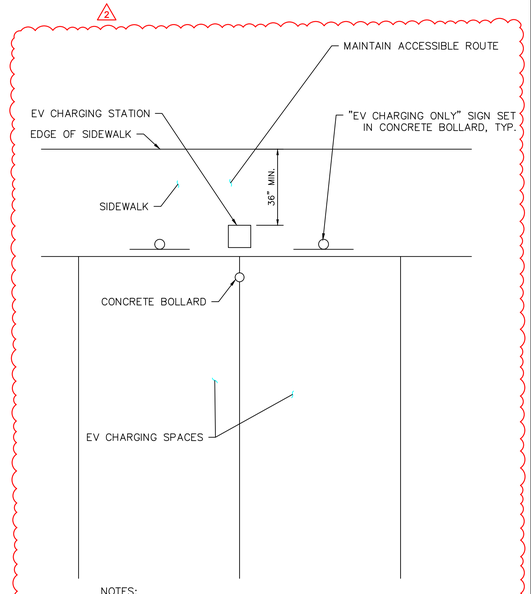


SECTION

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

PRECAST CONCRETE OIL/WATER SEPARATOR

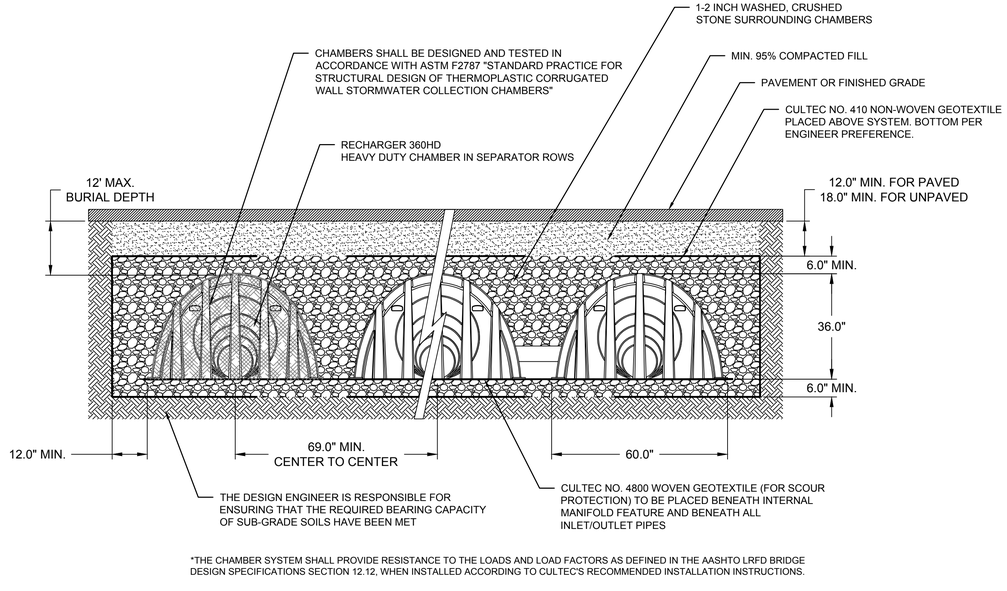
N.T.S.



NOTES:
1. ALIGN CHARGING STATION WITH STRIPE IN BETWEEN STANDARD PARKING SPACES
2. LOCATE CHARGING STATIONS FOR ACCESSIBLE SPACES TO MAINTAIN ACCESSIBLE ROUTE, INCLUDING HATCHED AREA NEXT TO PARKING. THIS INCLUDES WHEN CHARGING CORDS ARE EXTENDED AND CHARGING VEHICLES IN ACCESSIBLE PARKING SPACES.

EV CHARGING STATION LAYOUT

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.

Copyright © 2020 Design Professionals, Inc. – All Rights Reserved

21 FFTEST DRIVE
SUITE 1
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

• The plans, shall afford a basis for bids or pricing and shall be complete and detailed as to the construction and the signed signature of the Professional Engineer, Land Surveyor or Architect.
• Reproduction techniques used in the production of the plan can stretch or shrink the paper. Scaling of the plans is not a reliable method of determining exact information is required.
• The plans and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain its property. The use of these plans by (CPA), (owner) or anyone else authorized by them is subject to the possession and (CPI) additional use of these plans is prohibited without the written consent of Design Professionals, Inc.

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

PROJECT NO.: 1976.U
DATE: 12/20/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHI

25 TALBOT LANE
WAREHOUSE & DISTRIBUTION CENTER
SITE PLAN APPLICATION
5 & 25 TALBOT LANE &
475 & 551 GOVERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 88900005, 88900025, 36900475, 36900551

REVISIONS

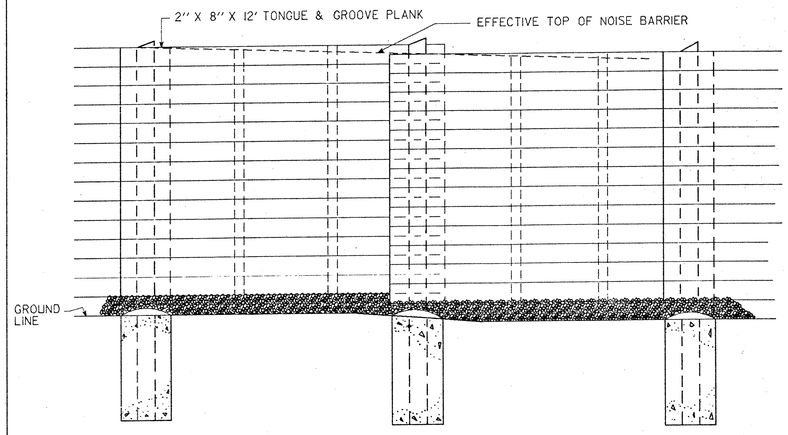
NO.	DATE	CHANGES FROM PREVIOUS SITE PLAN APPLICATION	BY
1	12/20/2021	PER TOWN & HEARING COMMENTS	BPW
2	2/14/2022	PER TOWN & HEARING COMMENTS	BPW
3	3/2/2022		BPW

DETAILS

SHEET
C-D4
SHEET 30 OF 30

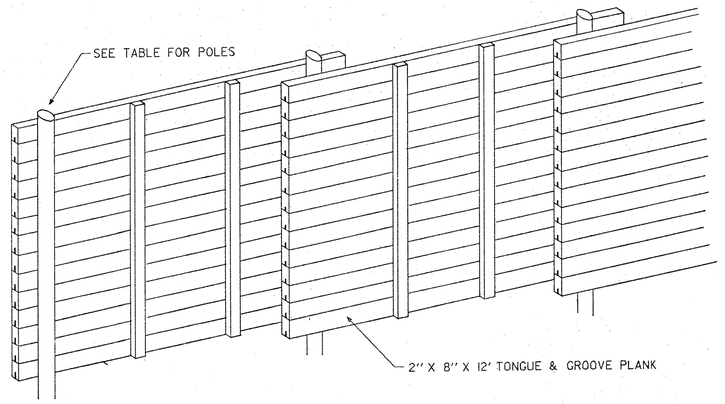
File: C:\Jobs\1976\1976.U\Engineering\AutoCAD\2nd PZC Application\1976U Details ver 2.dwg Layout: 30 C-D4 Plotted: 2/25/2022 4:09 PM Last Saved: 2/13/2022 5:40 PM Last Saved By: benwheeler

F.H.W.A. REGION NO.	STATE	TOWN	FED. AID PROJ. NO.	PROJ. NO.	YEAR	ROUTE NO.	SHEET NO.	TOTAL SHEETS
I	CONN.							

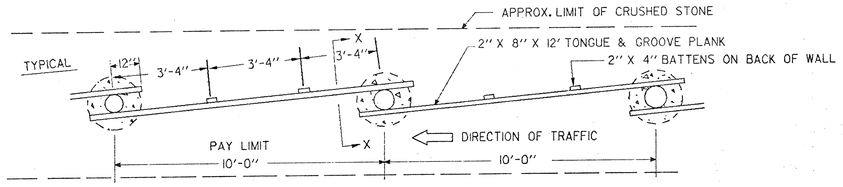


ELEVATION

AT END POLES, PLANKS TO BE NAILED TO THE FRONT SIDE OF POLE.



ISOMETRIC VIEW - SIDE AWAY FROM HIGHWAY



PLAN VIEW

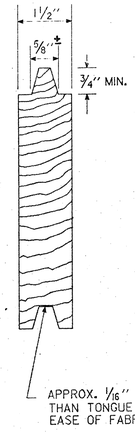


TABLE - PIER DEPTH-"D"-FT. (GRANULAR SOIL ONLY)

WALL HGT. "H"	POLE DIA. AT TOP OF PIER	MIN. ALLOWABLE DIA. AT TOP OF POLE	PIER DEPTH "D"		
			CASE # 1	CASE # 2	CASE # 3
6'	7"	5.5"	4'	6'	6'
8'	8"	6"	5'	6'	7'
10'	9"	6.5"	5'	7'	8'
12'	10"	7"	6'	8'	9'
14'	11"	7.5"	7'	9'	10'
16'	12"	8"	7'	10'	10'
18'	13"	8.5"	8'	10'	11'
20'	14"	9"	8'	11'	12'
22'	15"	9.5"	9'	12'	12'

CASE #1 FLAT SURFACE WITH WATER TABLE BELOW BOTTOM OF HOLE.
CASE #2 FLAT SURFACE WITH WATER TABLE ABOVE BOTTOM OF HOLE.
CASE #3 A SIDE SLOPE OF 2 : 1 WITH WATER TABLE BELOW BOTTOM OF HOLE.

(1) CONCRETE SHALL BE CLASS "A" IN CONFORMANCE WITH SECTION 6.01.

(2) LUMBER & POLES
ALL LUMBER SHALL BE NO. 1KD OR BETTER SOUTHERN YELLOW PINE OR DOUGLAS FIR-LARCH, SURFACED FOUR SIDES. ALL LUMBER AND POLES SHALL BE COMMERCIALLY INSPECTED BY AN INDEPENDENT COMPANY. ALL CCA TREATED LUMBER AND POLES SHALL BE KILN DRIED TO 15% MOISTURE CONTENT AFTER TREATMENT. POLES TO BE SOUTHERN YELLOW PINE OR DOUGLAS FIR CONFORMING TO AWPB CP-88.

(3) TREATING SPECIFICATIONS
TWO TYPES OF TREATMENT ARE ACCEPTABLE:
A: CCA IN ACCORDANCE WITH AWPA P-5
B: PENTACHLOROPHENOL IN ACCORDANCE WITH AWPA P-9, TYPE B (L.P.G.)
ALL MATERIAL SHALL HAVE A MINIMUM TREATMENT AS FOLLOWS:
PENTACHLOROPHENOL 0.50 LBS. PER CU. FT.
CCA 0.40 LBS. PER CU. FT.
CCA (POLES) 0.60 LBS. PER CU. FT.
TREATMENT TO CONFORM TO AWPA C-2 FOR PLANK, PANELS, BATTENS AND AWPA C-4 FOR POLES.
ALL MATERIAL SHALL BE PROTECTED FROM WEATHER UNTIL INSTALLED.

(4) THE PLANK ENDS SHALL BE IN A VERTICAL STRAIGHT LINE AND ALL PLANKS SHALL FIT TIGHTLY AT THE TIME OF INSTALLATION. ANY PLANK WHICH DOES NOT FIT TIGHTLY SHALL BE REJECTED.

(5) FIELD CUTS AND HOLES SHALL BE TREATED IN ACCORDANCE WITH AWPA M4.

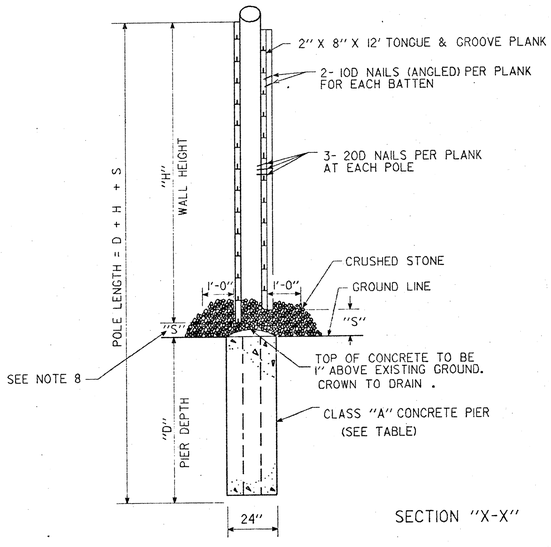
(6) STAIN - PENETRATING EXTERIOR OIL BASE SEMI-TRANSPARENT STAIN COMPATIBLE WITH THE PRESERVATIVE TREATMENT. (COLOR SHALL BE GREEN UNLESS OTHERWISE NOTED ON THE PLAN)

(7) ALL METAL SHALL BE STAINLESS STEEL TYPE 304 OR 316. 20D NAILS SHALL BE A MINIMUM DIAMETER OF .190 INCHES AND SHALL BE A MINIMUM OF 4 INCHES LONG. 10D NAILS SHALL HAVE A MINIMUM DIAMETER OF .145 INCHES AND SHALL BE A MINIMUM OF 2¾" INCHES LONG. ALL NAILS SHALL BE RINGSHANKED. LAG BOLTS SHALL BE ¼" DIAMETER X 4" LONG.

(8) THE CRUSHED STONE SHALL CONFORM TO ARTICLE M.01.01. PLACED TO A MIN. DEPTH OF 2" ABOVE THE BOTTOM OF THE PANEL PLANKS. "S" SHALL BE A MINIMUM OF 2".

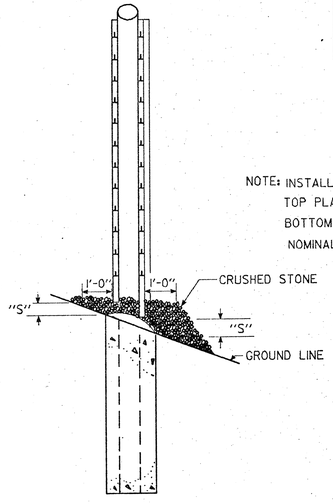
TEST CERTIFICATION REQUIRED - REF. ARTICLE 1.06.07	
CERTIFIED TEST REPORT	MATERIAL CERTIFICATE
LUMBER & POLES	
TREATMENT	

A CERTIFICATE OF COMPLIANCE IS ALSO REQUIRED ON THE ABOVE ITEMS.



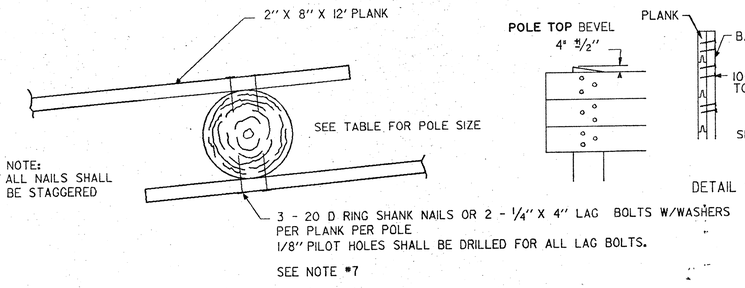
SECTION "X-X"

INSTALLED ON LEVEL GROUND

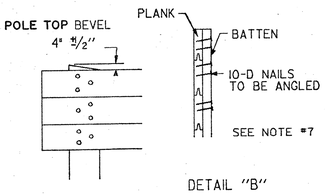


INSTALLED ON SLOPE

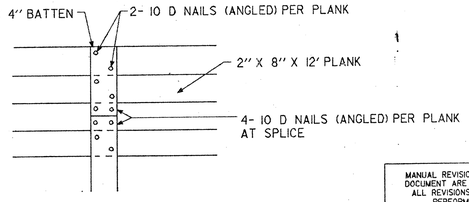
NOTE: INSTALL PLANKS **WITH TONGUE UP.**
TOP PLANK SHALL NOT HAVE TONGUE.
BOTTOM PLANK MAY HAVE GROOVE.
NOMINAL LUMBER DIMENSIONS WILL BE SATISFACTORY .



DETAIL "A"



DETAIL "B"



MANUAL REVISIONS TO THIS DOCUMENT ARE PROHIBITED. ALL REVISIONS MUST BE PERFORMED ON
Cadd Files: GSA2x(200,200)96A.DGN

CONNECTICUT DOT — COMPUTER AIDED DESIGN — OFFICE OF ENGINEERING

STANDARD SHEET
CONN. DEPT. OF TRANSPORTATION

TIMBER NOISE BARRIER WALL
TYPE I

REVISIONS				
NO.	DATE	DESCRIPTION		

Designed by:	T.MCMAHON	Date: 9-81
Drafted by:	S.A.ROBERTS	Date: 5-89
Reviewed by:	T.MCMAHON	Date: 6-91
Approval Rec:	M.SHAW	Date: 6-91
Approved:		Date: 7-9/
F.H.W.A. Approval:		Date: 9-18-91

Scale: NOT TO SCALE

STANDARD NUMBER
916-A

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	APPROX. WATER MAIN
WS_X	APPROX. WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G	GAS VALVE
G_X	APPROX. GAS MAIN
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 x	BARBED WIRE FENCE
o o o o	CHAIN LINK FENCE
= = = =	RAIL FENCE
o o o o	STOCKADE FENCE
+ + + +	WIRE FENCE

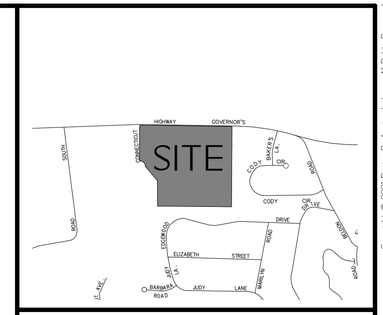
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_X S_X	APPROX. SANITARY SEWER MAIN
SS_X SS_X	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	T-2 CONTOUR
95	T-3 CONTOUR
×61.95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

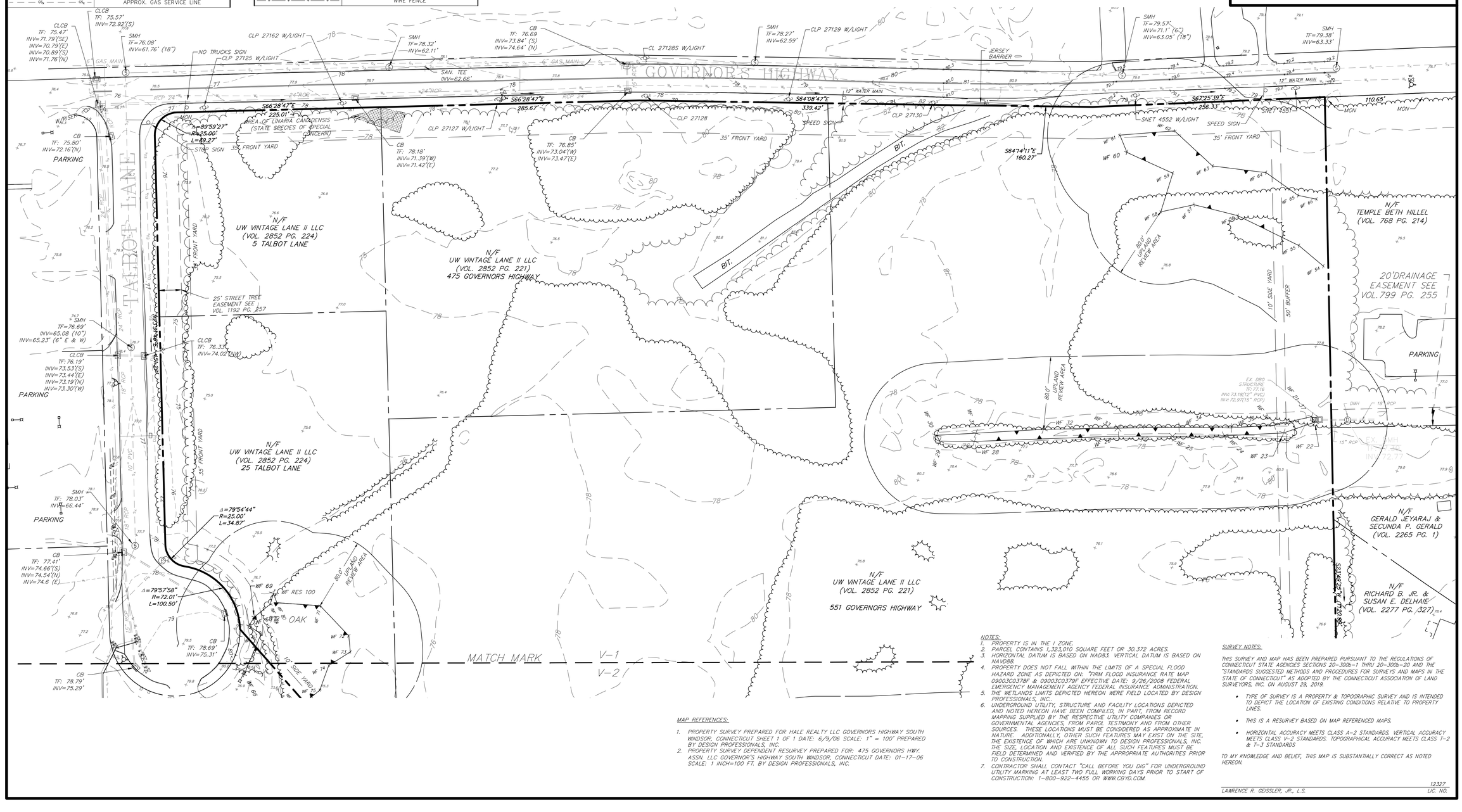
The representation of delineated wetlands as depicted on this plan is substantially correct.

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 0900,3203,378F & 0900,3203,379F 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.

12327
LAWRENCE R. GEISSLER, JR., L.S. LIC. NO.

Copyright © 2021 Design Professionals, Inc. — All Rights Reserved

21 JEFFREY DRIVE
SUITE 201
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsinc.com

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

- The plan is made from a field survey and all lines are in agreement as the Professional Engineer, Land Surveyor, or Architect deems necessary.
- Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.
- The locations of property lines depicted hereon are approximate in nature. The person doing this survey has not performed research of the record to locate property lines.
- This plan and other data prepared by Design Professionals, Inc. is subject to copyright protection and is the property of Design Professionals, Inc. (DPI) and the use of this plan and other data is limited to the purchaser for the specified purpose for which it was prepared. Any unauthorized use, disclosure, modification, or adaptation of DPI's plans or data without the prior written consent of DPI shall be at the user's sole risk and without liability to DPI. The user shall indemnify and hold harmless DPI from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.

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

NO.	DATE	REVISIONS	BY
1	8/25/21	UPDATED WETLANDS & UPLAND REVIEW AREA	MHA
2	10/5/21	ADD NEW WETLANDS FLAGS	MHA
3	3/2/22	REVISE INTERNAL PROPERTY LINES FOR 475 GOV. HWY.	LRC

PROJECT NO. 1976.U
DATE 05/11/21
SCALE AS SHOWN
DRAWN BY: MLC
CHECKED BY: BDC

PROPERTY & TOPOGRAPHIC SURVEY

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

SHEET
V-1

UW VINTAGE LANE II, LLC

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

File: C:\Jobs\1976\1976U\Survey\Survey-Base\1976U survey base.dwg Layout: V-1 Plotted: 3/2/2022 12:53 PM Last Saved: 3/2/2022 12:49 PM Last Saved By: LarryGeissler

LEGEND

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

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

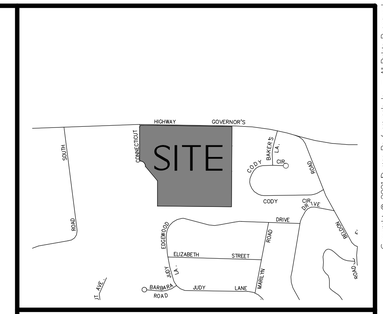
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_A S_A	APPROX. SANITARY SEWER MAIN
SS_A SS_A	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	T-2 CONTOUR
95	T-3 CONTOUR
X61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

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

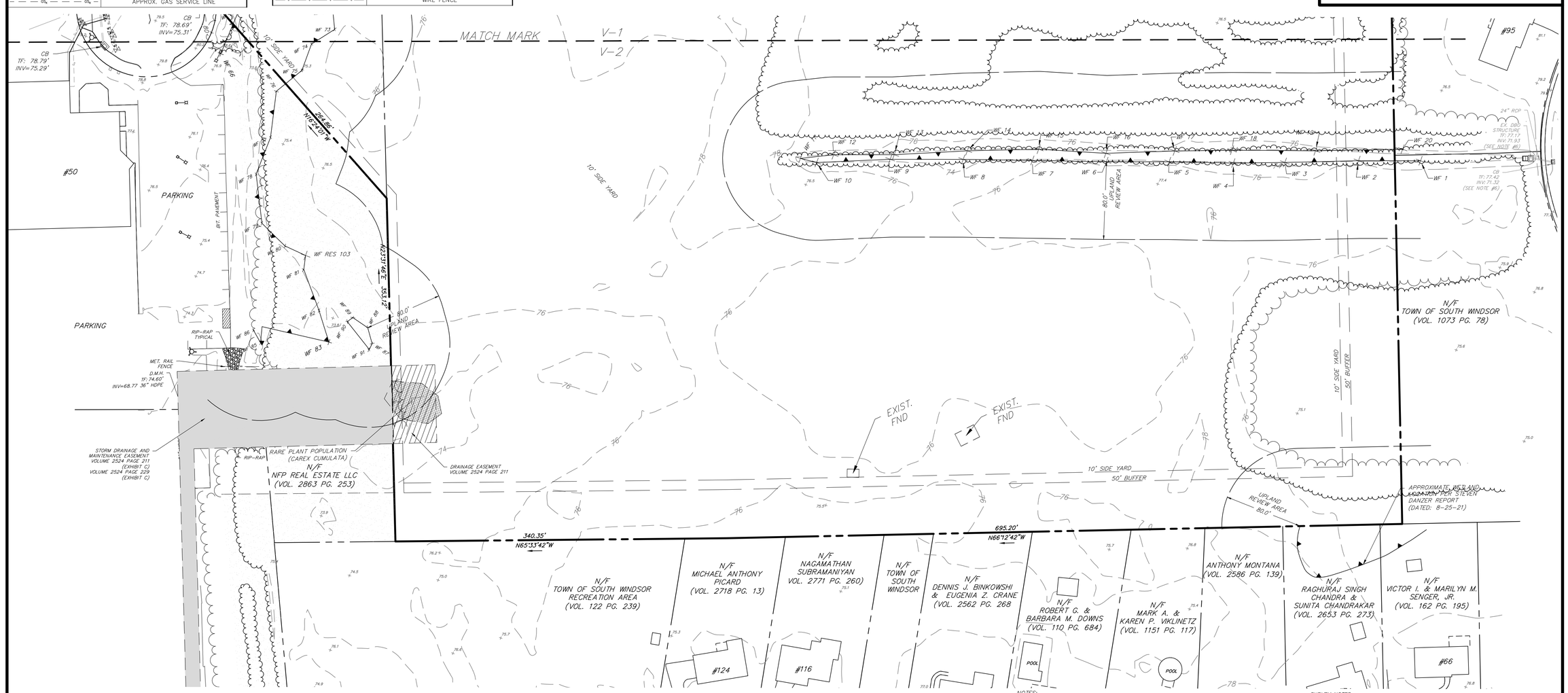
The representation of delineated wetlands as depicted on this plan is substantially correct.

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

Date August 24, 2021



LOCATION PLAN
1"=1000'



EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	SURI REALTY, LLC	HALE REALTY II, LLC	DRAINAGE	05/26/2016	2524/211
2	SURI REALTY, LLC	HALE REALTY, LLC	STORM DRAINAGE & MAINTENANCE	05/26/2016	2524/211 (EXHIBIT C) & 2524/229 (EXHIBIT C)
3	HALE REALTY, LLC	TOWN OF SOUTH WINDSOR	STREET TREE	03/09/2001	1192/257
4	TEMPLE BETH HILLEL OF SOUTH WINDSOR, INC.	CTT CORP, AS TRUSTEE OF ONYX PROPERTIES, REALTY TRUST	DRAINAGE EASEMENT	06/21/1994	799/255

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.*
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:

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. *INFORMATION TAKEN FROM AN AS-BUILT PREPARED BY DESIGN PROFESSIONALS, INC FOR JEAN MARC JACQUES - BELDON ROAD ESTATES. (MAP REFERENCE #3)*
7. *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.*
8. *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.

12327
LAWRENCE R. GEISSLER, JR., L.S. *LIC. NO.*

Copyright © 2021 Design Professionals, Inc. — All Rights Reserved

21 JEFFREY DRIVE
P.O. BOX 1107
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsllc.com

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

The plans, maps, prints, & specifications prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. whether the project for which they are made is executed or not. The reuse of any of these documents without the written consent of Design Professionals, Inc. is prohibited. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions.

- *Existing utility locations depicted hereon are based on available information and should be field verified prior to construction.*
- *Zoning information is subject to change. Contact the appropriate town official for the most current zoning regulations.*
- *This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. whether the project for which they are made is executed or not. The reuse of any of these documents without the written consent of Design Professionals, Inc. is prohibited. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions.*

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

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

NO.	DATE	REVISIONS	BY
1	8/25/21	UPDATED WETLANDS & UPLAND REVIEW AREA	MHA
2	9-29-21	ADD DANZER WETLANDS	BDC
3	10-5-21	ADD NEW WETLANDS FLAGS	MHA
4	3/2/22	REVISE INTERNAL PROPERTY LINES FOR 475 GOV. HWY.	LRC

UW VINTAGE LANE II, LLC

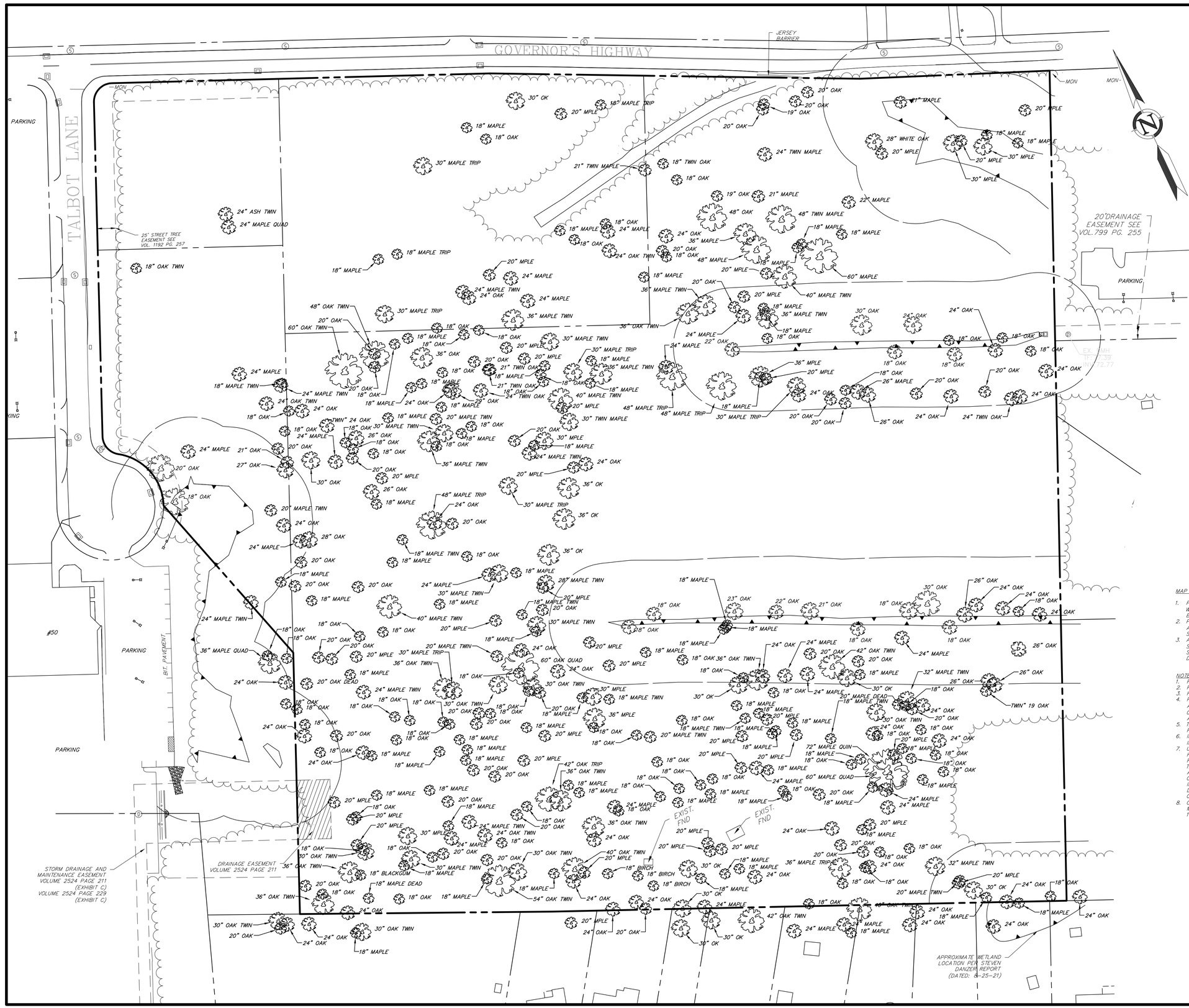
5 & 25 TALBOT LANE
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074

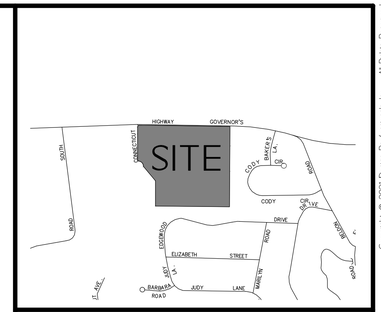
PROPERTY & TOPOGRAPHIC SURVEY

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

SHEET V-2

File: C:\jobs\1976\1976U\Survey\Survey-Base1976U survey base.dwg Layout: V-2 Plotted: 3/2/2022 1:23 PM Last Saved: 3/2/2022 1:20 PM Last Saved By: Larry.Geissler





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.
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:

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. INFORMATION TAKEN FROM AN AS-BUILT PREPARED BY DESIGN PROFESSIONALS, INC FOR JEAN MARC JACQUES – BELDON ROAD ESTATES, (MAP REFERENCE #3)
7. 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.
8. 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 COMPILATION PLAN AND IS INTENDED TO DEPICT THE LOCATION OF TREES RELATIVE TO PROPERTY LINES.
- INFORMATION DEPICTED HEREON IS BASED ON MAPS REFERENCED ABOVE.
- HORIZONTAL ACCURACY MEETS CLASS D STANDARDS.
- THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

LAWRENCE R. GEISSLER, JR., L.S. — 12327 LIC. NO.

Copyright © 2021 Design Professionals, Inc. — All Rights Reserved

design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
P.O. BOX 1343
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionalsllc.com

The plans, maps, prints & reports are all under the seal and signature of the Professional Engineer, Land Surveyor or Landscape Architect named thereon.

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

Design Professionals, Inc. is not responsible for any modifications, revisions or plans this plan/map may be used for unless approved in writing by Design Professionals, Inc.

This plan and other plans prepared by Design Professionals, Inc. are instruments of service and shall remain the property of Design Professionals, Inc. Unauthorized use of this plan/map may be in violation of the law and/or subject to civil action. Copyright © 2021

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

PROJECT NO. 1976J.U
DATE 11/09/21
SURVEYED BY: ---
DRAWN BY: BPW
DESIGNED BY: BDC

NO.	DATE	REVISIONS	BY
1	3/2/22	REVISE INTERNAL PROPERTY LINES FOR 475 GOV. HWY.	LRC

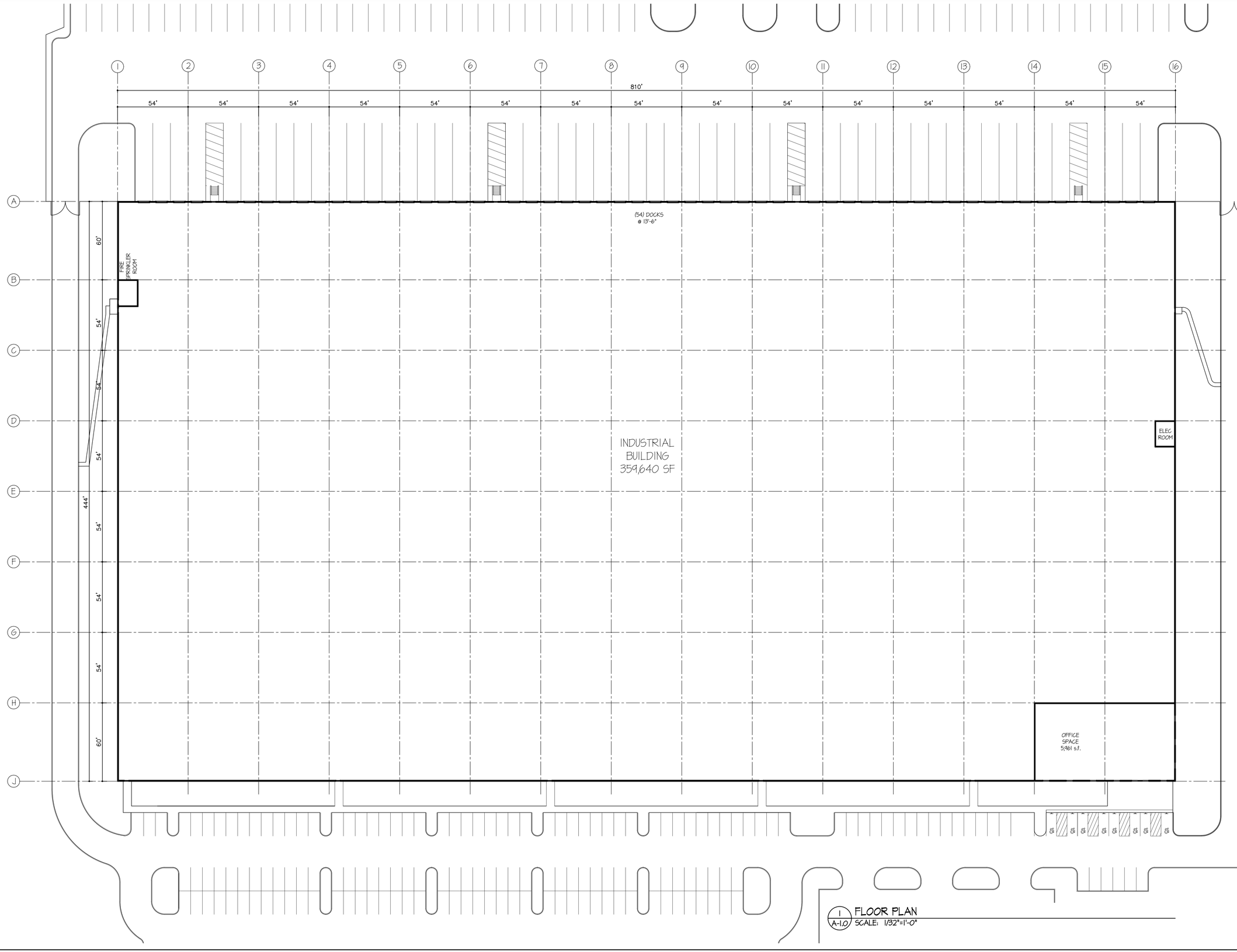
UW VINTAGE LANE II, LLC
5 & 25 TALBOT LANE
475 & 551 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074

COMPILATION SURVEY TREE LOCATION

SCALE: 1" = 60' (0, 30', 60', 120')

SHEET
V-3

File: C:\jobs\1976\1976J\Survey\Survey-Base\1976U survey base.dwg Layout: V-3 Plotted: 3/2/2022 12:52 PM Last Saved: 3/2/2022 12:49 PM Last Saved By: LarryGeisler



1 A-1.0 FLOOR PLAN
SCALE: 1/32"=1'-0"

REVISIONS:
10-13-21 REDESIGN

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

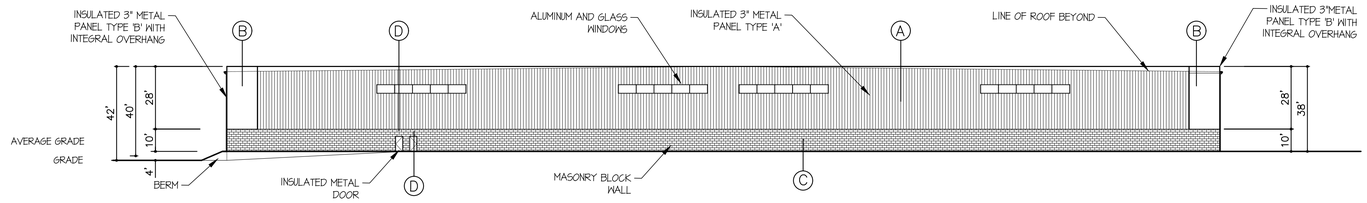
PROJECT NAME :
WAREHOUSE and DISTRIBUTION CENTER
25 TALBOT LANE, SOUTH WINDSOR, CT.

SHEET NAME :
FLOOR PLAN

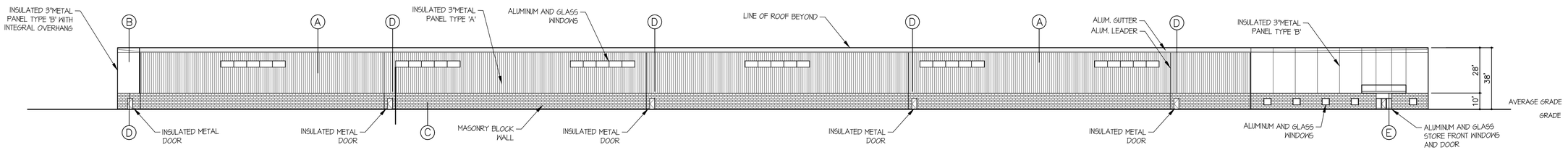
STATE OF CONNECTICUT
GEORGE FELLNER
NO. 6439
LICENSED ARCHITECT

JOB NO. : 21-16
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 12-17-21

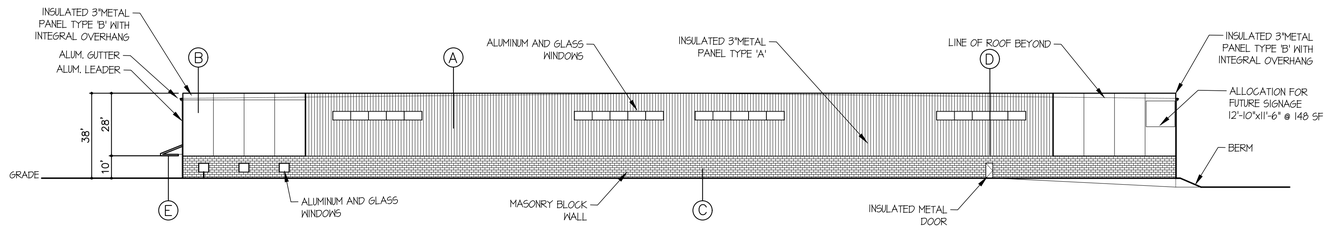
SHEET NO. :
A-1.0



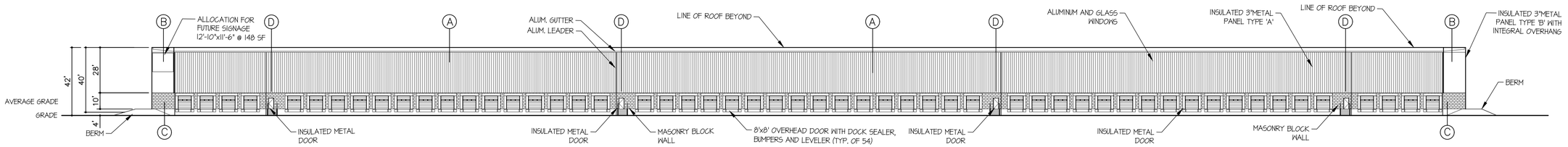
4 A-2.0 SOUTH ELEVATION
SCALE: 1/32"=1'-0"



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



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



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

PLEASE NOTE THAT COLORS OF THE MATERIALS PRESENTED ON THE ARCHITECTURAL DRAWINGS AND RENDERINGS ARE BASED ON THE DIGITALLY SUPPLIED DATA FROM THE MANUFACTURERS WITH REGARD TO THE SELECTED COLORS. THUS, THERE MAY BE SUBTLE VARIATIONS IN THE HUE OR TONE OF THE ACTUAL MATERIALS.

REVISIONS:
10-13-21 REDESIGN

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

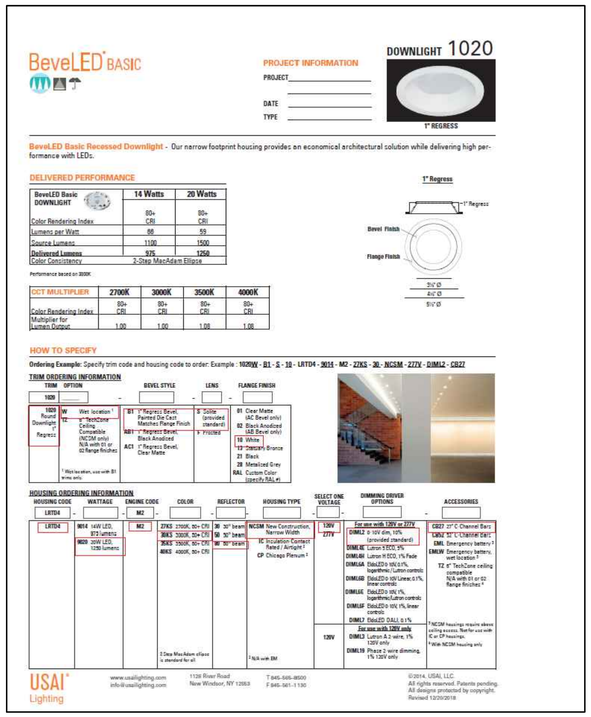
PROJECT NAME :
WAREHOUSE and DISTRIBUTION CENTER
25 TALBOT LANE, SOUTH WINDSOR. CT.

SHEET NAME :
ELEVATIONS

STATE OF CONNECTICUT GEORGE M. FELLNER LICENSED ARCHITECT NO. 6439

JOB NO. : 21-16
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 12-17-21

SHEET NO. :
A-2.0



BeveLED® BASIC

PROJECT INFORMATION
PROJECT
DATE
TYPE

DOWNLIGHT 1020
1" REGRESS

BeveLED Basic Recessed Downlight - Our narrow footprint housing provides an economical architectural solution while delivering high performance with LEDs.

DELIVERED PERFORMANCE

BeveLED Basic DOWNLIGHT	14 Watts	20 Watts
Color Rendering Index	80+ CRI	80+ CRI
Lumens per Watt	66	59
Source Lumens	1100	1500
Delivered Lumens	**975**	**1250**
Color Consistency	2-Step MacAdam Ellipse	

Performance based on 3000K

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

1" Regress
Bevel Finish
Flange Finish
3¼" Ø
4⅛" Ø
5¼" Ø

HOW TO SPECIFY

Ordering Example: Specify trim code and housing code to order: Example : **1020W - B1 - S - 10 - LRTD4 - 3014 - M2 - 27KS - 30 - NCSM - 277V - DIM12 - CB27**

TRIM ORDERING INFORMATION

TRIM OPTION		BEVEL STYLE	LENS	FLANGE FINISH
1020 Round Downlight 1" Regress	W Wet location [1] 12 TechCore Ceiling Compatible (NCCM only) N/A with 01 or 02 flange finishes	B1 1" Regress Bevel, Painted Die Cast Matches Flange Finish B2 1" Regress Bevel, Black Anodized AC1 1" Regress Bevel, Clear Matte	S Solite (uncoated standard) F Frosted	01 Clear Matte (AC Bevel only) 02 Black Anodized (AB Bevel only) 10 White *10 Dietzel's Bronze 21 Black 28 Metallized Grey RAL Custom Color (specify RAL #)

[1] Wet location, use with B1 trims only.

HOUSING ORDERING INFORMATION

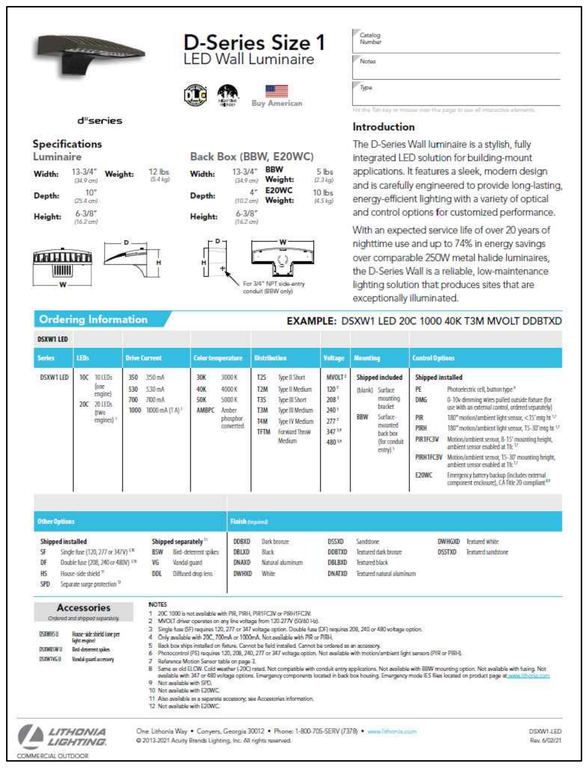
HOUSING CODE	WATTAGE	ENGINE CODE	COLOR	REFLECTOR	HOUSING TYPE	SELECT ONE VOLTAGE	DIMMING DRIVER OPTIONS	ACCESSORIES
LRTD4	3014 14W LED, 972 Lumens 3020 20W LED, 1250 lumens	M2	27KS 2700K, 80+ CRI 30KS 3000K, 80+ CRI 35KS 3500K, 80+ CRI 40KS 4000K, 80+ CRI	30 30° beam 50 50° beam 90 90° beam	NCCM New Construction, Narrow Width IC Insulation Contact Rated / Airtight [2] CP Chicago Plenum [3]	120V 277V	For use with 120V or 277V DIM12 0-10V dim, 10% (provided standard) DIM1AE Lutron S-DCD, 5% DIM1AU Lutron H-DCD, 1% Fade DIM1AA EldoLED® 10V, 0.1% logarithmic Lutron controls DIM1AB EldoLED® 10V Linear, 0.1% linear controls DIM1JE EldoLED® 10V, 1% logarithmic Lutron controls DIM1JF EldoLED® 10V, 1% linear controls DIM17 EldoLED DALI, 0.1% For use with 120V only DIM13 Lutron 0-10 wire, 1% 120V only DIM19 Phase 2 wire dimming, 1% 120V only	CB27 27" C Channel Bars CB12 12" L Channel Bars EM1 Emergency battery [4] EM1W Emergency battery, wet location [4] TC 6" TechCone ceiling compatible N/A with 01 or 02 flange finishes [4]

[2] 3 Day Max Adam ellipse is standard for all.
[3] N/A with BM.
[4] NCCM housings require above ceiling access. Not for use with IC or CP housings.
[5] With NCCM housing only.

USAI® Lighting
www.usailighting.com
info@usailighting.com
1126 River Road
New Windsor, NY 12553
T 845-565-8500
F 845-561-1130
©2014, USAI, LLC.
All rights reserved. Patents pending.
All designs protected by copyright.
Revised 12/20/2018

E

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



D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Buy American

d-series

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

Back Box (BBW, E20WC)
Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

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

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

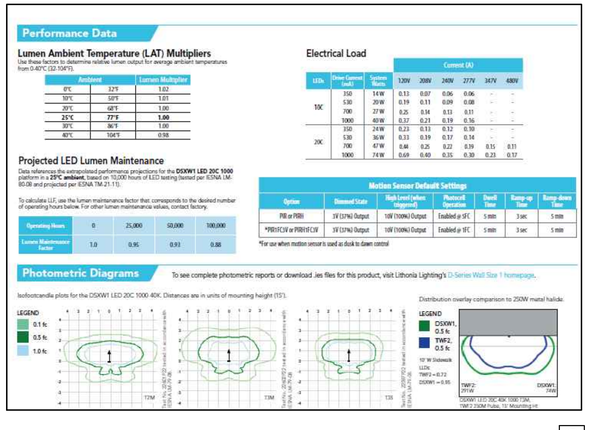
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	Shipped installed PE Photoelectric cell, button type [6] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [7,8] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [7,8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc [7,8] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc [7,8] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [9,10]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) [3,11] DF Double fuse (208, 240 or 480V) [3,11] HS House-side shield [12] SPD Separate surge protection [11]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Shipped separately [11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	

Accessories
Ordered and shipped separately.
DSBBW10 House-side shield (one per light engine)
DSBBWSW3 Bird deterrent spikes
DSBBWVG3 Vandal guard accessory

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

LITHONIA LIGHTING® COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2013-2021 Acuity Brands Lighting, Inc. All rights reserved.
DSXW1-LED
Rev. 6/02/21



Performance Data

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
25°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

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

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

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

Motion Sensor Default Settings

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

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

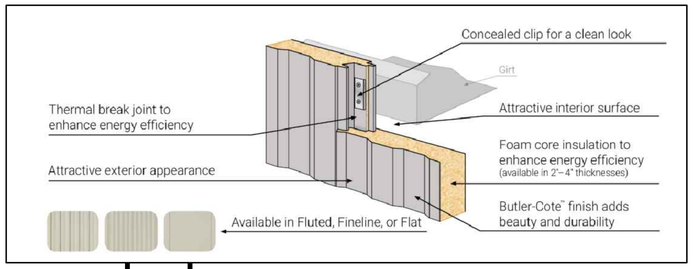
Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

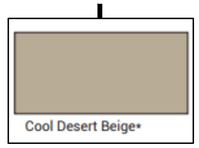
Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

Distribution overlay comparison to 250W metal halide.

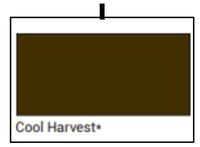
D

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




Cool Desert Beige*

A FLUTED METAL PANEL COLOR SELECTION


Cool Harvest*

B FLAT METAL PANEL COLOR SELECTION

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

C

2 A-3.0 SPLIT FACE CONCRETE BLOCK
SCALE: N/A

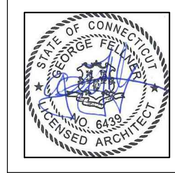
PLEASE NOTE THAT COLORS OF THE MATERIALS PRESENTED ON THE ARCHITECTURAL DRAWINGS AND RENDERINGS ARE BASED ON THE DIGITALLY SUPPLIED DATA FROM THE MANUFACTURERS WITH REGARD TO THE SELECTED COLORS. THUS, THERE MAY BE SUBTLE VARIATIONS IN THE HUE OR TONE OF THE ACTUAL MATERIALS.

REVISIONS:

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

PROJECT NAME : WAREHOUSE and DISTRIBUTION CENTER
25 TALBOT LANE, SOUTH WINDSOR, CT.

SHEET NAME : EXTERIOR ELEMENTS



JOB NO. : 21-16
DRAWN BY: MCD
SCALE : AS NOTED
DATE : 12-17-21

SHEET NO. : A-3.0