INDUSTRIAL FLEX

SITE PLAN APPLICATION

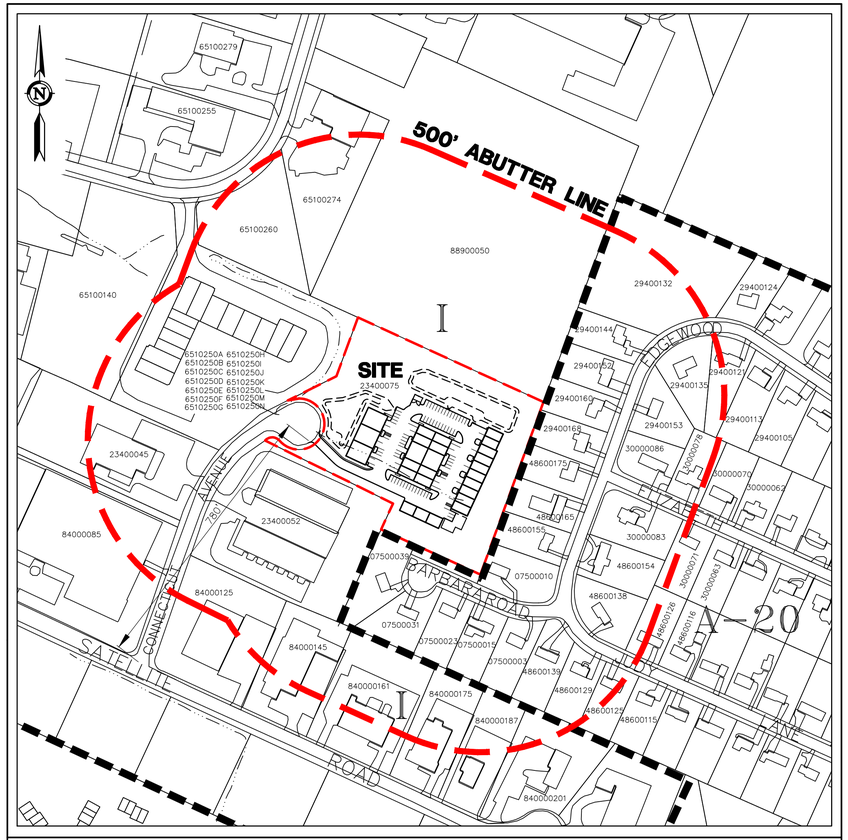
75 CONNECTICUT AVENUE ~ SOUTH WINDSOR ~ CT

GIS PIN: 23400075

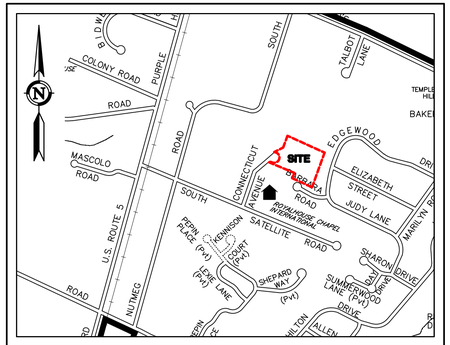
N/F 500' ABUTTERS

TOWN OF SOUTH WINDSOR, CONNECTICUT

Parcel ID	Site Address	Owner Name
7500003	3 BARBARA ROAD	CZAJA DANIEL E & JENNIFER A
7500010	10 BARBARA ROAD	STODDARD ROBERT E
7500015	15 BARBARA ROAD	BOLDUC RUSSELL A & JOANNA I
7500023	23 BARBARA ROAD	HUYNH TUNG &
7500031	31 BARBARA ROAD	RAMIREZ RUBEN & STACY
7500039	39 BARBARA ROAD	GUPTA PANKAJ & ANJALI
23400045	45 CONNECTICUT AVE	BODYCOTE HOOVEN INC
23400052	52 CONNECTICUT AVE	CONNECTICUT AVE LLC
29400113	113 EDGEWOOD DRIVE	CRENSHAW GARY A &
29400121	121 EDGEWOOD DRIVE	SINGHVI PRIYANK &
29400132	132 EDGEWOOD DRIVE	SOUTH WINDSOR TOWN OF
29400135	135 EDGEWOOD DRIVE	PHILLIP VERNELLE
29400144	144 EDGEWOOD DRIVE	DRENGA JOHN L & JILL A
29400152	152 EDGEWOOD DRIVE	COSTA RUI & AMY
29400153	153 EDGEWOOD DRIVE	WIND KEVIN P & DAWN
29400160	160 EDGEWOOD DRIVE	PANT VIVEK &
29400168	168 EDGEWOOD DRIVE	LAPENTA PAUL L & BARBARA
30000071	71 ELIZABETH STREET	LYONS CATHERINE L/U
30000078	78 ELIZABETH STREET	SARPONG AKUA P
30000083	83 ELIZABETH STREET	PATTERSON WILLIAM H & KAREN P
30000086	86 ELIZABETH STREET	CURRIN DANIEL E
48600125	125 JUDY LANE	KISZ IWONA & WOJCIECH
48600126	126 JUDY LANE	BUCHANAN PATRICIA
48600129	129 JUDY LANE	PRANITIS ERIC & RACHEL O
48600138	138 JUDY LANE	STATZ CHRISTOPHER M & CARA M
48600139	139 JUDY LANE	GIAMMARINO JESSE M JR & JANET G
48600154	154 JUDY LANE	KILLINGBECK EDWARD J & LYNN F
48600155	155 JUDY LANE	GRECH STEPHEN J
48600165	165 JUDY LANE	FOTARAS NIKOLAOS & MICHELLE
48600175	175 JUDY LANE	MARRYAT ALLAN F & JANICE E
65100140	140 NUTMEG ROAD	COOLEY REALTY LLC
65100260	260 NUTMEG ROAD	KF REALTY LLC
65100274	274 NUTMEG ROAD	NUTMEG ROAD SOUTH LLC
84000085	85 SOUTH SATELLITE ROAD	85 SOUTH SATELLITE ROAD LLC
84000125	125 SOUTH SATELLITE ROAD	GLOBAL TURBINE COMPONENT TECHNOLO LLC
84000145	145 SOUTH SATELLITE ROAD	LEDYARD STREET LLC
84000161	161 SOUTH SATELLITE ROAD	OPTIMUS SOUTH WINDSOR LLC
84000175	175 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES L L C
84000187	187 SOUTH SATELLITE ROAD	BRENAMATT PROPERTIES LLC
84000201	201 SOUTH SATELLITE ROAD	K R HOLDINGS LLC
88900050	50 TALBOT LANE	NFP REAL ESTATE LLC
6510250A	250 NUTMEG ROAD #A	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250B	250 NUTMEG ROAD #B	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250C	250 NUTMEG ROAD #C	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250D	250 NUTMEG ROAD #D	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250E	250 NUTMEG ROAD #E	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250F	250 NUTMEG ROAD #F	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250G	250 NUTMEG ROAD #G	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250H	250 NUTMEG ROAD #H	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250I	250 NUTMEG ROAD #I	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250J	250 NUTMEG ROAD #J	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250K	250 NUTMEG ROAD #K	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250L	250 NUTMEG ROAD #L	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250M	250 NUTMEG ROAD #M	NUTMEG ROAD SOUTH ASSOCIATES LLC
6510250N	250 NUTMEG ROAD #N	PENN HILLS LLC



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

PARKING REQUIREMENTS

USE	FORMULA	PROPOSED AREA/UNITS	PROPOSED EMPLOYEES	REQUIRED
INDUSTRIAL & MANUFACTORING	1 SPACE/700 GSF	38,030 GSF	N/A	54.33
OFFICE	4.5 SPACES/1,000 GSF	1820 GSF	N/A	8.19
	TOTAL	39,850 GSF	TOTAL	63

PARKING PROVIDED

TYPE	QUANTITY
PARKING	69*
RESERVE PARKING	8/NET 5
TOTAL	74*

NOTES:
(1) PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, PARKING SPACES SHALL BE PROVIDED AT A RATIO OF 4.5 SP./1,000 SF GFA FOR OFFICE SPACE AND 1 SP./700 SF GFA FOR INDUSTRIAL/MANUFACTURING SPACE.
1,820 SF GFA OF OFFICE / 1,000 SF = 1.82*4.5 SP. = 8.19 SPACES REQUIRED
38,030 SF GFA OF INDUSTRIAL/ 700 SF = 54.33 SPACES REQUIRED
8.19 + 54.33 = 62.52.
A TOTAL OF 63 SPACES ARE REQUIRED FOR THIS DEVELOPMENT INCLUDING 3 ACCESSIBLE SPACES. 69 SPACES ARE PROVIDED PLUS 5 RESERVE SPACES FOR A TOTAL OF 74 SPACES.
26 ADDITIONAL SPACES ARE AVAILABLE IN FRONT OF OVERHEAD DOORS AND AN ADDITIONAL 26 GARAGE SPACES IN THE BUILDINGS.

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 = 7 EV READY SPACES. (69 SPACES x .10 = 6.9)
3/10 OF EV READY SPACES = 2 EV INSTALLED SPACES. (7 SPACES X .3 = 2.1)
OF THE 2 EV INSTALLED SPACES, 2 ARE VAN ACCESSIBLE.

SHEET INDEX

ZONING TABLE

ZONE: INDUSTRIAL (I)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
USE	PLUMBING, HEATING, ELECTRICAL, MECHANICAL, INDUSTRIAL AND GENERAL CONTRACTING ESTABLISHMENTS (TABLE 4.1.1.A ZONING REGULATIONS)	–	PLUMBING, HEATING, ELECTRICAL, MECHANICAL, INDUSTRIAL AND GENERAL CONTRACTING ESTABLISHMENTS (TABLE 4.1.1.A ZONING REGULATIONS)
LOT AREA	30,000 SF	280,424 SF (6.44 AC)	280,424 SF (6.44 AC)
LOT FRONTAGE	100'	252'	252'
FRONT YARD	35'	N/A	82.7'
SIDE YARD	10'	N/A	18.3'
REAR YARD	25'	N/A	76.7'
BUILDING HEIGHT	2 STORIES / 40'	N/A	<27'
PARKING	SEE PARKING TABLE	–	95/100*
LOT COVERAGE	50%	0.0%	14.2%
IMPERVIOUS COVERAGE	65%	0.0%	33.9%
IMPERVIOUS COVERAGE WITH RESERVE PARKING	65%	0.0%	34.6%
PARKING LOT LANDSCAPING	10%	–	10.7%

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.
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STEPHEN FLESHMAN ARCHITECT
99 APPLE ROAD
BRIMFIELD, MA 01010
P: 508.347.7188
F: 508.347.8939
E: FLESHMAN@SF-ARCH.COM

GENERAL CONTRACTOR
Aldrich Construction Company Inc.
1395 Tolland Turnpike
Manchester Connecticut 06042-1632
860.647.7544

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 03/30/23
DESIGN BY: BKK/GMM
DRAWN BY: BKK/GMM
CHECKED BY: AJK/PRD

REVISIONS

NO	DATE	BY

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

TITLE SHEET

SHEET
C-T1
SHEET 1 OF 13

File: C:\plex\4613R\4613R\Engineering\AutoCAD\4613R Title Sheet.dwg Layout: 01 C-T1 Plotted: 3/30/2023 2:13 PM Last Saved: 3/30/2023 1:57 PM Last Saved By: gmmartin

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TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.	4613R
DATE	03/07/23
DESIGN BY:	BKM/GMM
DRAWN BY:	BKM/GMM
CHECKED BY:	AIK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY

SITE PLAN

SCALE: 1" = 30'

SHEET
C-SP1
SHEET 2 OF 13

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE 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.
4. THE LAYOUT SHOWN ALLOWS THE CIRCULATION OF A WB-50 TRUCK THROUGH THE SITE, AS WELL AS FIRE APPARATUS (39' FIRE TRUCK).

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Serving Connecticut, Massachusetts, & Rhode Island

DPI Project #4613.R
Storage
75 Connecticut Avenue
South Windsor CT 06076

DEEP TEST PIT RESULTS
The following deep test pits were witnessed by Daniel Jameson, P.E. and Bernie Murillo, E.I.T., of Design Professionals, Inc. on 10/6/22.

TEST PIT #1
0" – 26" TOPSOIL
26" – 88" TAN M-F SAND TRACE FINE

WATER @ 48"
MOTTLING @ 26"
NO LEDGE

TEST PIT #2
0" – 12" TOPSOIL
12" – 88" TAN M-F SAND

WATER @ 48"
MOTTLING @ 25"
NO LEDGE

TEST PIT #3
0" – 18" TOPSOIL
18" – 33" MOTTLED TAN MEDIUM SAND
33" – 76" TAN M-F SAND

NO WATER
MOTTLING @ 18"
NO LEDGE

TEST PIT #4
0" – 15" TOPSOIL
15" – 25" TAN ORANGE M-F SAND W/ FINES
25" – 72" TAN M-F SAND

NO WATER
MOTTLING @ 25"
NO LEDGE

DPI Project #4613.R
75 Connecticut Avenue
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TEST PIT #5
0" – 12" TOPSOIL
12" – 23" YELLOW BROWN MEDIUM W/ FINES
23" – 91" TAN M-F SAND

WATER @ 47"
MOTTLING @ 12"-23"
NO LEDGE

TEST PIT #6
0" – 18" TOPSOIL
18" – 26" YELLOW/ ORANGE COARSE TO MEDIUM SAND FINES
26" – 107" TAN M-F SAND

WATER @ 106"
MOTTLING @ 26"-36"
NO LEDGE

TEST PIT #7
0" – 11" TOPSOIL
11" – 26" BROWN M-F SAND W/ FINES
26" – 96" TAN M-F SAND

WATER @ 93"
MOTTLING @ 23"-35"
NO LEDGE

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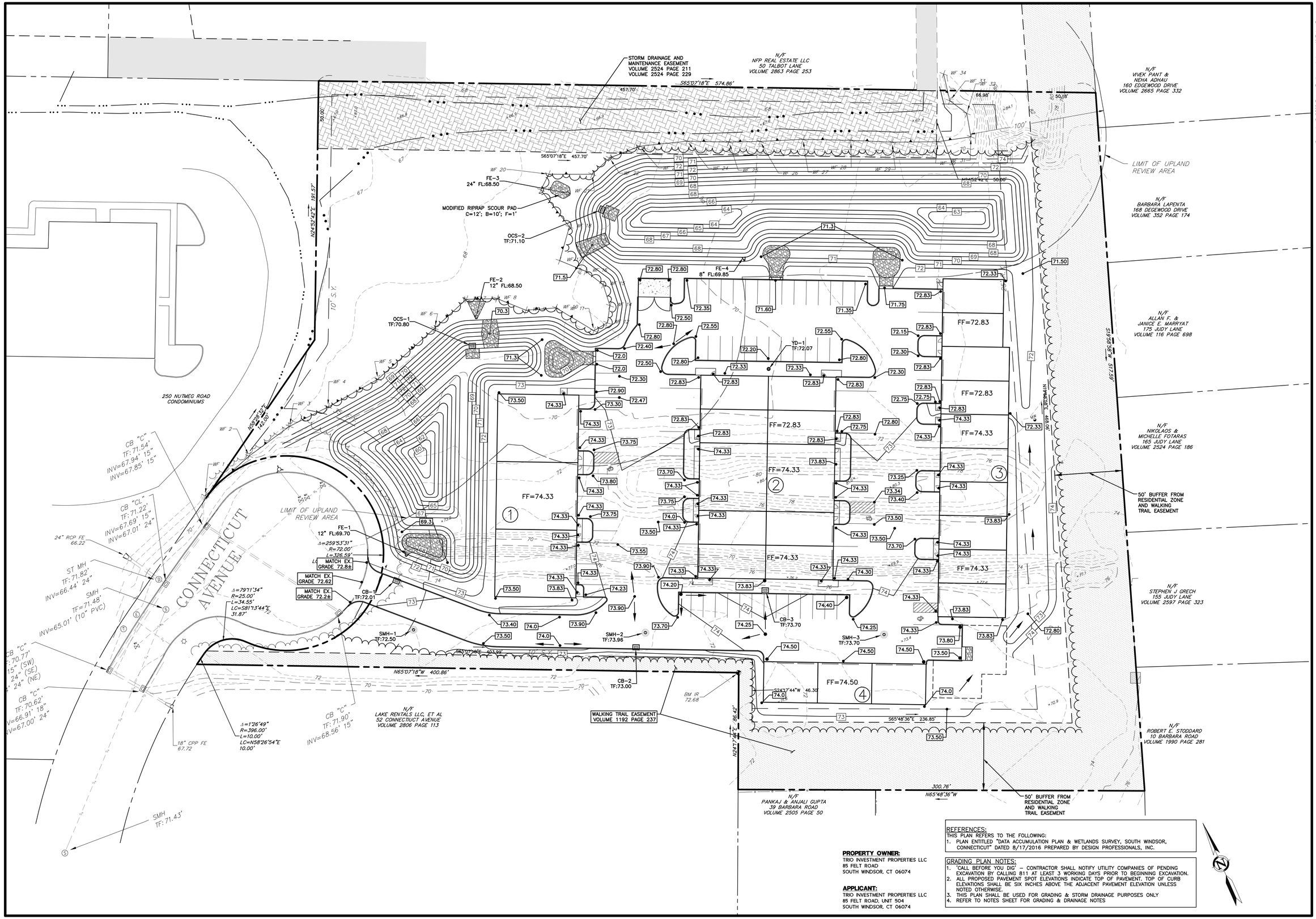

PROPERTY OWNER:
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85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
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85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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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. ALL PROPOSED PAVEMENT SPOT ELEVATIONS INDICATE TOP OF PAVEMENT. TOP OF CURB ELEVATIONS SHALL BE SIX INCHES ABOVE THE ADJACENT PAVEMENT ELEVATION UNLESS NOTED OTHERWISE.
3. THIS PLAN SHALL BE USED FOR GRADING & STORM DRAINAGE PURPOSES ONLY
4. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 10/20/23
DRAWN BY: BKM/GMM
DESIGN BY: BKM/GMM
CHECKED BY: AJK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

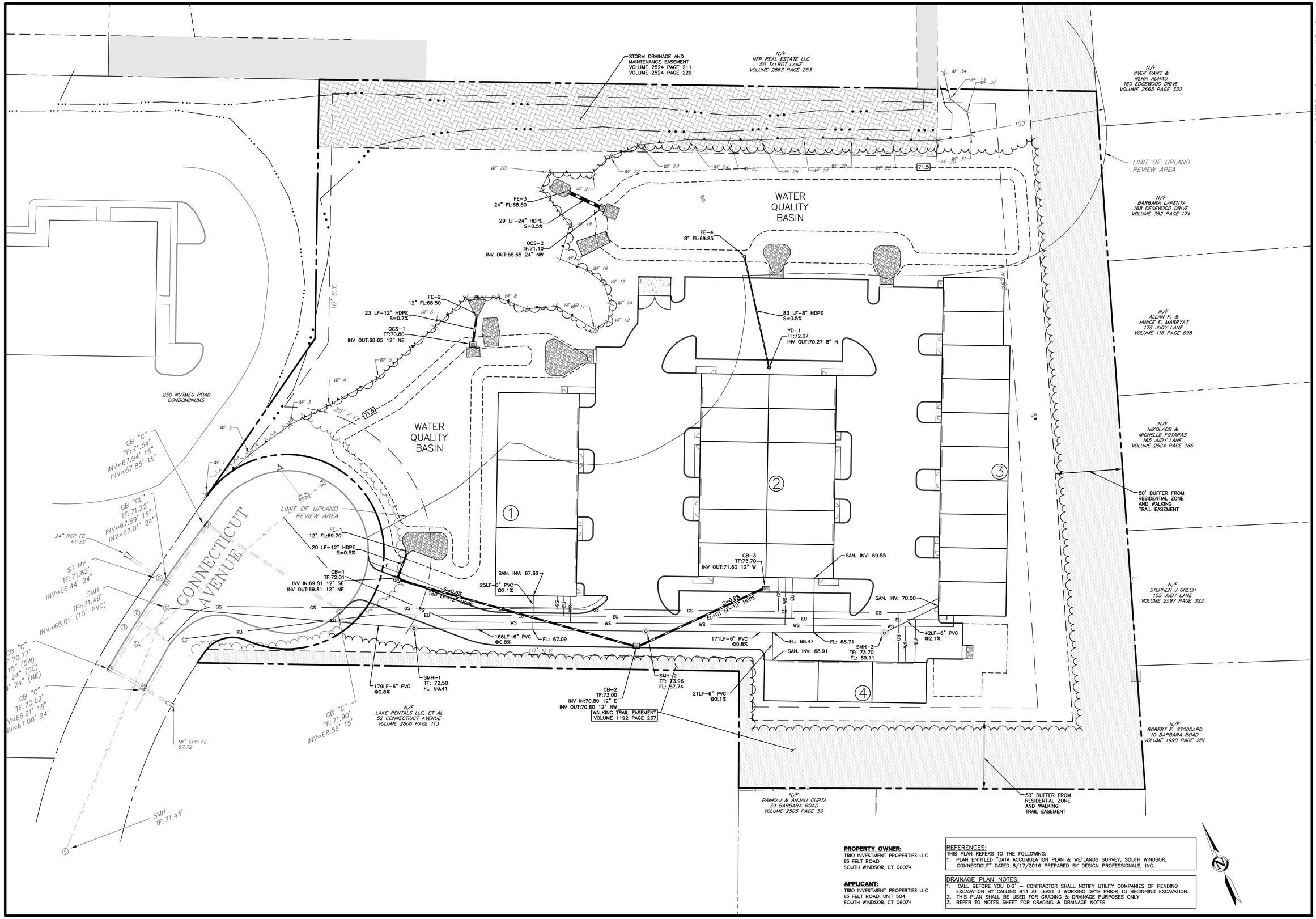
NO.	DATE	REVISIONS	BY

GRADING PLAN

SCALE: 1" = 30'

SHEET
C-GD1
SHEET 3 OF 13

File: C:\Jobs\4613R\Engineering\AutoCAD\4613R Site Pending Layout: 03 C-GD1 Plotted: 3/11/2023 11:08 AM Last Saved 3/11/2023 10:40 AM Last Saved By: gbrimerin



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85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
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85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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DRAINAGE PLAN NOTES:
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3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 09/30/23
DRAWN BY: BKM/CMM
REVIEW BY: BKM/CMM
CHECKED BY: AIK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

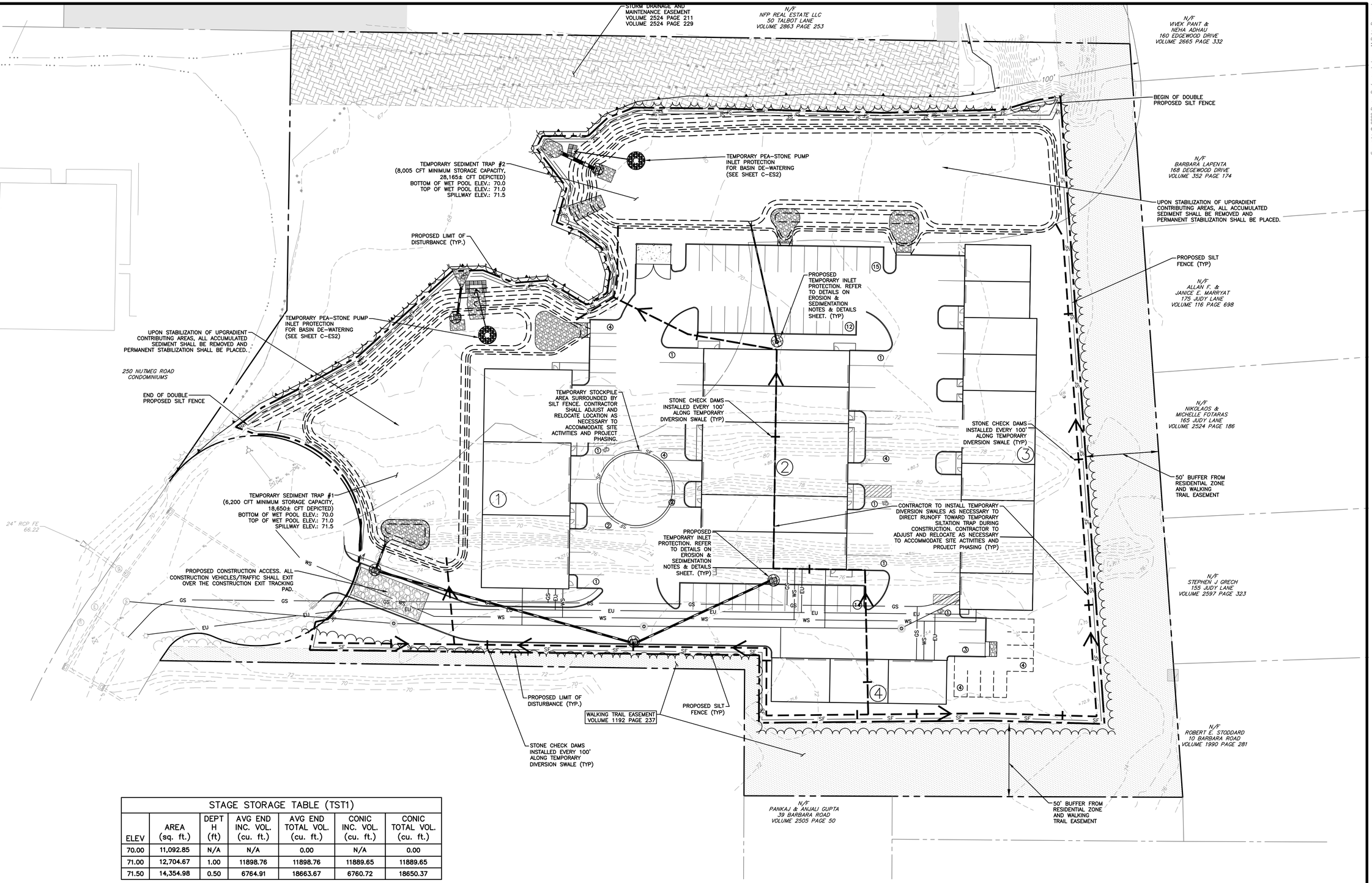
NO.	DATE	REVISIONS	BY

DRAINAGE & UTILITY PLAN

SCALE: 1" = 30'
60' 30' 0 15' 30'

SHEET
C-DU1
SHEET 4 OF 13

File: C:\jobs\4613\4613R\Engineering\AutoCAD\4613R Site Planning Layout 04 C-DU1 Plotted: 3/11/2023 11:08 AM Last Saved: 3/11/2023 10:40 AM Last Saved By: gkenneran



STAGE STORAGE TABLE (TST1)						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
70.00	11,092.85	N/A	N/A	0.00	N/A	0.00
71.00	12,704.67	1.00	11898.76	11898.76	11889.65	11889.65
71.50	14,354.98	0.50	6764.91	18663.67	6760.72	18650.37

STAGE STORAGE TABLE (TST2)						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
70.00	16,818.22	N/A	N/A	0.00	N/A	0.00
71.00	19,028.12	1.00	17923.17	17923.17	17911.81	17911.81
71.50	22,018.11	0.50	10261.56	28184.73	10252.47	28164.28

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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:
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1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 PREPARED BY DESIGN PROFESSIONALS, INC.

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

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 10/20/23
DESIGN BY: BKM/GMM
DRAWN BY: GMM
CHECKED BY: AJK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

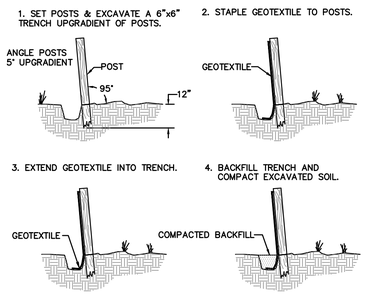
NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES1
SHEET 5 OF 13

File: C:\jobs\4613\4613R\Engineering\AutoCAD\4613R E-S Plan.dwg Layout: 05 C-ES1 Plotted: 3/11/2023 11:06 AM Last Saved: 3/10/2023 2:30 PM Last Saved By: BernieMurillo



SILT FENCE

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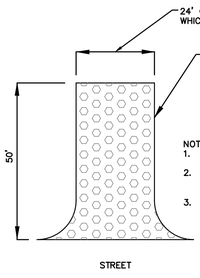

CONSTRUCTION ACCESS

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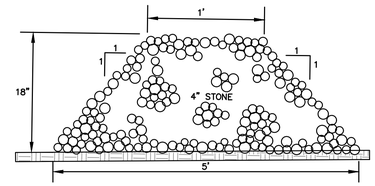

STONE CHECK DAM

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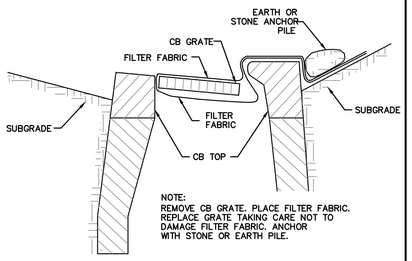

CATCH BASIN GRATE SEDIMENTATION CONTROL

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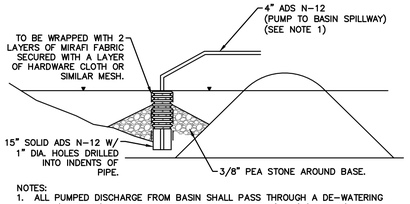

TEMPORARY SEDIMENT BASIN DE-WATERING

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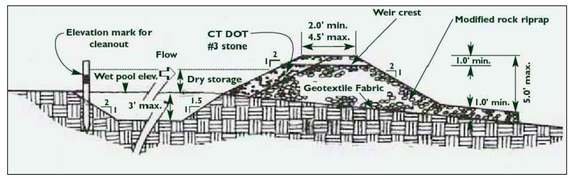


REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

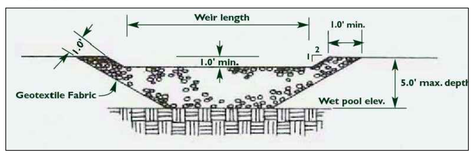


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$Vw = 0.85 \times A_W \times D_W$$

where,

V_W = the wet storage volume in cubic feet
A_W = the surface area of the flooded area at the base of the stone outlet in square feet
D_W = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_W + A_d)}{2} \times D_d$$

where,

V_d = the dry storage volume
A_W = the surface area of the flooded area at the base of the stone outlet in square feet.
A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

NOTE:

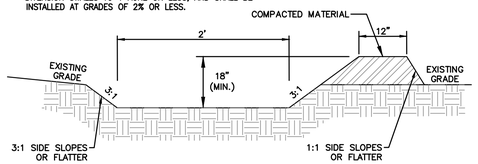
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

NOTES:

1) CONTRACTOR SHALL LIMIT CONTRIBUTING AREA TO DIVERSION SWALES TO 1 ACRE OR LESS, AND SHALL BE INSTALLED AT GRADES OF 2% OR LESS.



TEMPORARY DIVERSION SWALE

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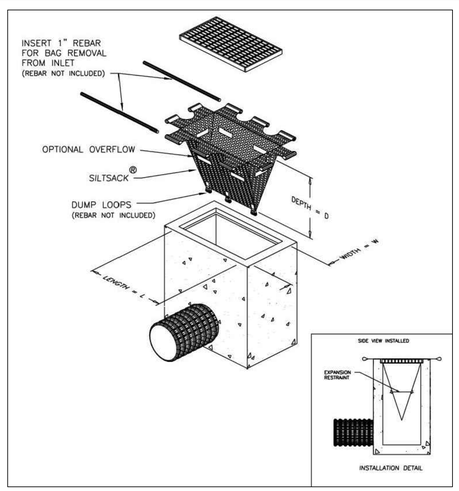


CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ACCESS 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 AND/OR TRAPS 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 30 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." (IF DRAINING TO IMPAIRED WATER: ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 14 DAYS. SEED WITHIN 3 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 BASINS AND/OR TRAPS, 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.

SEDIMENT FOREBAYS: SHALL BE INSPECTED BIANNUALLY. ALL LARGE WOODY NON LANDSCAPE GROWTH THAT MAY AFFECT THE FLOW OF WATER OR THE STABILITY OF THE BASIN SHALL BE REMOVED. RIPRAP SHALL BE RE-ARRANGED AND ADDED TO AS REQUIRED. ANY EROSION OR OTHER PROBLEMS THAT MAY AFFECT THE PROPER OPERATION OF THE BASIN SHALL BE REPAIRED PROMPTLY. ACCUMULATED SEDIMENT SHALL BE REMOVED.

WATER QUALITY BASIN: 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.

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

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

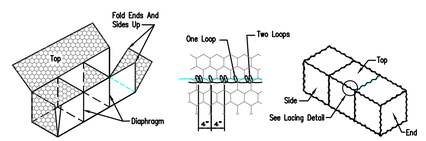
EROSION & SEDIMENTATION CONTROL NARRATIVE

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

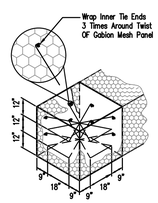
MULCH:	RATE:
STRAW	90# / 1000 S.F.
TEMPORARY SEEDING:	RATE:
PERENNIAL RYEGRASS	1.0# / 1000 S.F.

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

ESTIMATED CONSTRUCTION START DATE – FALL 2023
ESTIMATED COMPLETION DATE – SPRING 2024



ASSEMBLY DETAIL | LACING DETAIL | WIRE LACING DETAIL



INNER TIE WIRE DETAILS

NOTES:

1. THE ENDS OF A LACING WIRE WILL BE SECURED BY LOOPING IT THRU THE MESH AND TWISTING. PROCEED TO LACE WITH ALTERNATE TWO LOOPS AND ONE LOOP AT APPROXIMATELY 4 INCH INTERVALS.
2. OTHER LACING METHODS MAY BE USED IF RECOMMENDED BY THE MANFUACTURER AND APPROVED BY THE ENGINEER/INSPECTOR.
3. THE "X" SHAPED INNER TIE MAY BE TWISTED AT THE "X" TO TIGHTEN, IF PLACED TOO LOOSELY.

WOOD CHIP FILLED GABION BASKETS

N.T.S.

CONSTRUCTION DUST CONTROL NOTES

- IDENTIFY AND ADDRESS SOURCES OF DUST GENERATED BY CONSTRUCTION ACTIVITIES. LIMIT CONSTRUCTION TRAFFIC TO PREDETERMINED ROUTES. PAVED SURFACES REQUIRE MECHANICAL SWEEPERS TO REMOVE SOIL THAT HAS BEEN DEPOSITED OR TRACKED ONTO THE PAVEMENT. ON UNPAVED TRAVELWAYS AND TEMPORARY HAUL ROADS, USE ROAD CONSTRUCTION STABILIZATION MEASURES AND/OR WATER AS NEEDED TO KEEP SURFACE DAMP. STATIONARY SOURCES OF DUST, SUCH AS ROCK CRUSHERS, USE FINE WATER SPRAYS TO CONTROL DUST. IF WATER IS EXPECTED TO BE NEEDED FOR DUST CONTROL, IDENTIFY THE SOURCE OF WATER IN ADVANCE. PUMPING FROM STREAMS, POND AND SIMILAR WATERBODIES MAY REQUIRE APPROVAL FROM THE MUNICIPAL INLAND WETLAND AGENCY.
- IDENTIFY AND ADDRESS SOURCES OF WIND GENERATED DUST. PROVIDE SPECIAL CONSIDERATION TO HILL TOPS AND LONG REACHES OF OPEN GROUND WHERE SLOPES MAY BE EXPOSED TO HIGH WINDS. CONSIDER BREAKING UP LONG REACHES WITH TEMPORARY WINDBREAKS CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SEED WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: THE RECEIVING SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

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TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO: 4613R
DATE: 10/20/23
DESIGN BY: BKM/GMM
DRAWN BY: GMM
CHECKED BY: AJK/PRD

INDUSTRIAL FLEX

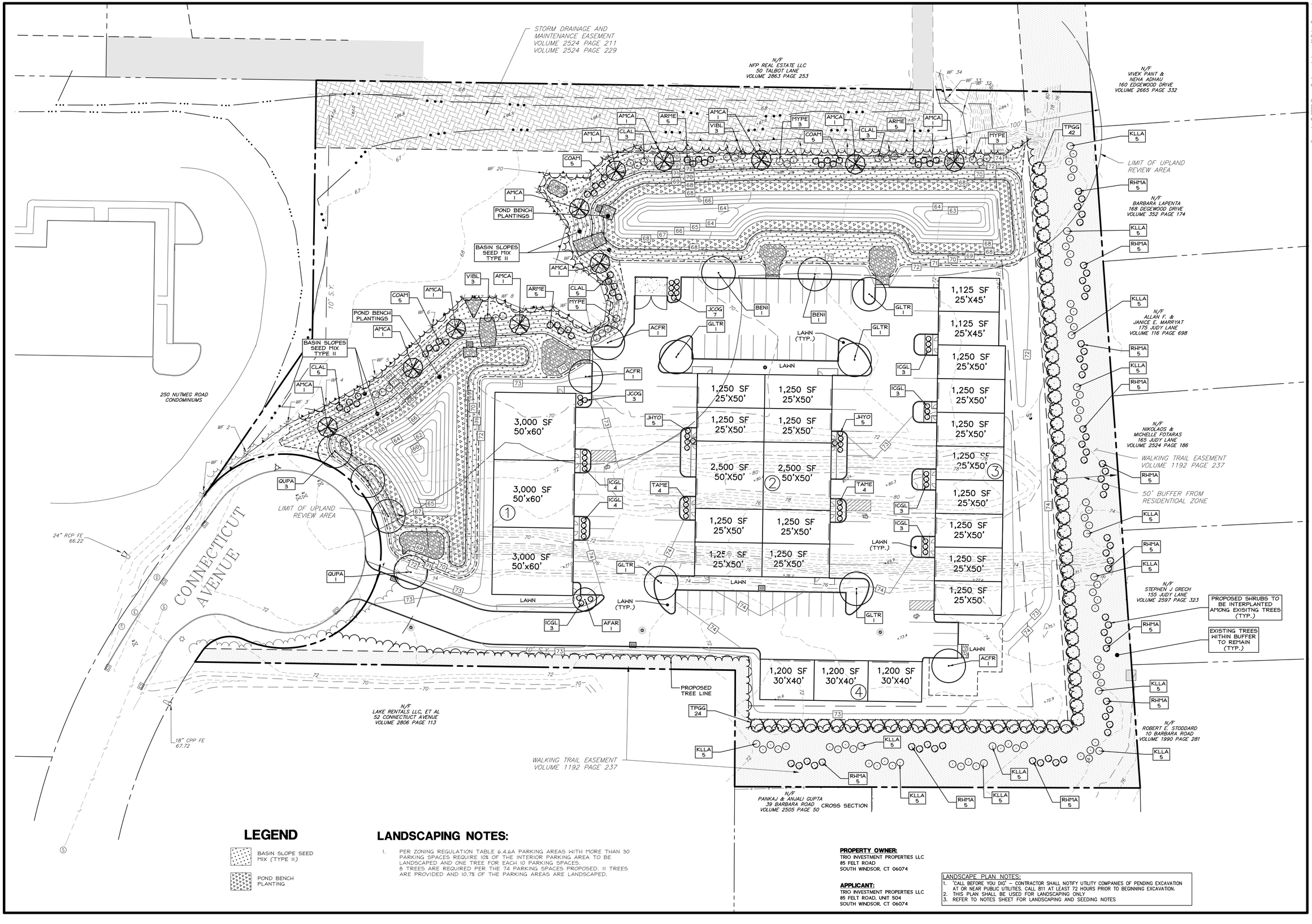
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES2
SHEET 6 OF 13

File: C:\Jobs\4613R\Engineering\AutoCAD\4613R E-S Plan.dwg Layout: 06 C-ES2 Plotted: 3/19/2023 11:17 AM Last Saved: 3/10/2023 2:30 PM Last Saved By: Bernie/Murko



LEGEND

- BASIN SLOPE SEED MIX (TYPE II)
- POND BENCH PLANTING

LANDSCAPING NOTES:

1. PER ZONING REGULATION TABLE 6.4.6A PARKING AREAS WITH MORE THAN 30 PARKING SPACES REQUIRE 10% OF THE INTERIOR PARKING AREA TO BE LANDSCAPED AND ONE TREE FOR EACH 10 PARKING SPACES. 8 TREES ARE REQUIRED PER THE 74 PARKING SPACES PROPOSED. 11 TREES ARE PROVIDED AND 10.7% OF THE PARKING AREAS ARE LANDSCAPED.

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 03/30/23
DRAWN BY: BKM/GMM
DESIGN BY: BKM/GMM
CHECKED BY: AIK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LS1
SHEET 7 OF 13

File: C:\jobs\4613\4613R\Landscape Arch\4613R LS-LT Plan.dwg Layout: 07 C-LS1 Plotted: 3/13/2023 9:17 AM Last Saved: 3/13/2023 9:00 AM Last Saved By: gmmartin

LANDSCAPE NOTES:

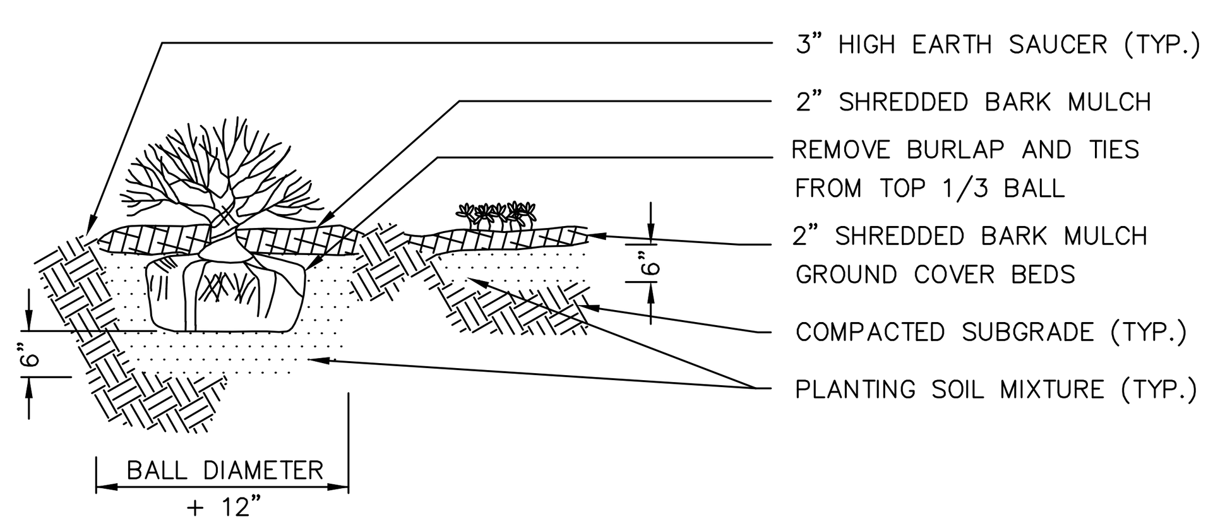
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER 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 1 (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. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL UNLESS OTHERWISE NOTED.
4. SEED MIXES IN AND AROUND DETENTION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
5. 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.
6. 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.

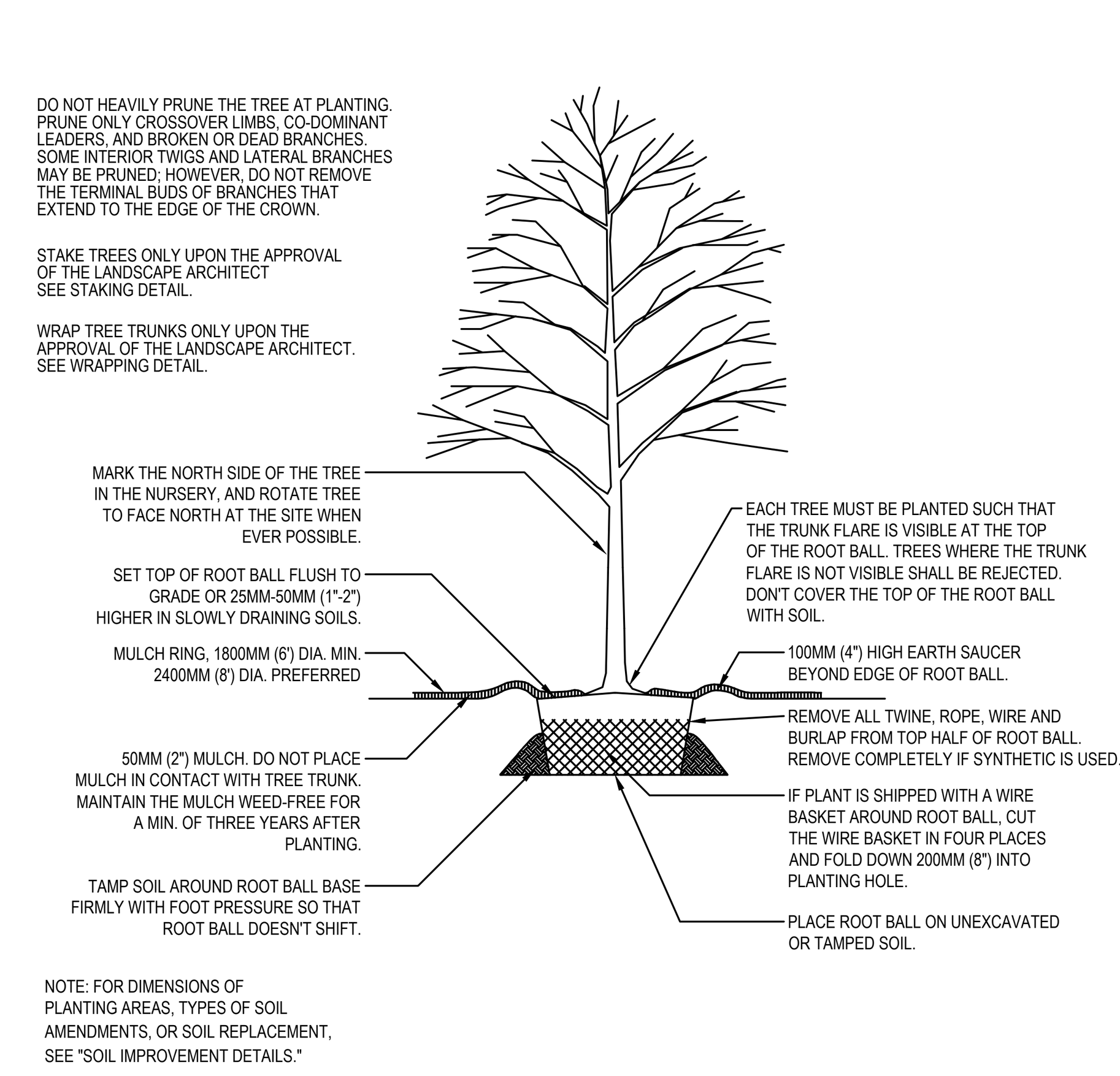
STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
4. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
5. ALL TWINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
8. WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
17. NO FERTILIZERS OR WATER POLYMERS SHALL BE APPLIED AT PLANTING.



1 SHRUB & GROUNDCOVER PLANTING DETAIL

Not to Scale

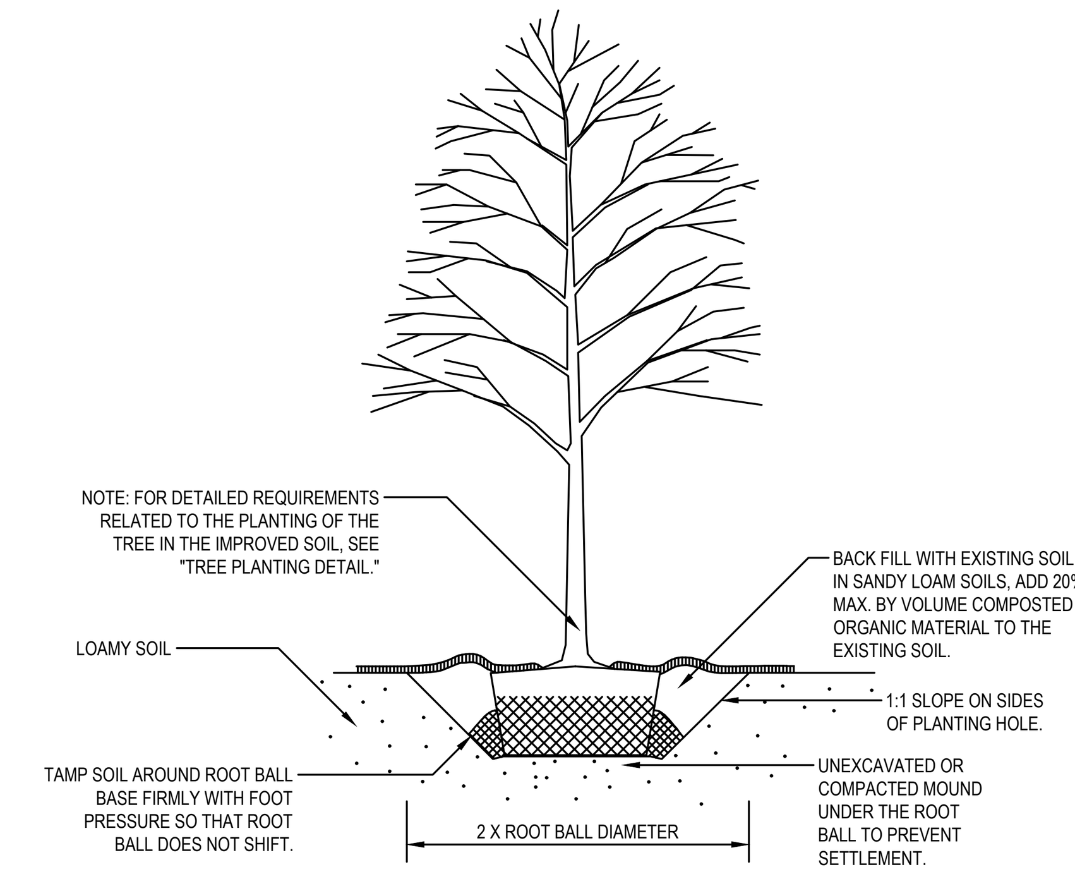


NOTES:

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.

2 TREE PLANTING DETAIL

Not to Scale



LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING PLANT SELECTIONS AND ANY ADDITIONAL SOIL IMPROVEMENTS.

NOTES:

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

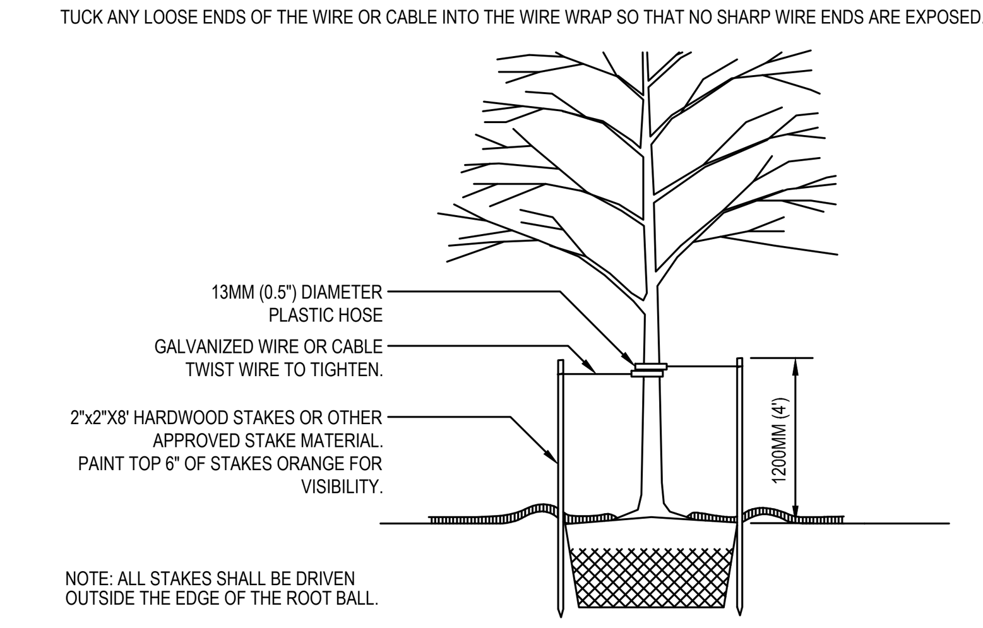
3 SOIL IMPROVEMENT DETAIL

Not to Scale

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
- o TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

4 TREE STAKING DETAIL (3" CAL. OR SMALLER)

Not to Scale

POND BENCH PLANTING SCHEDULE

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

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	3	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	2" cal.	B&B	PLANT AS SHOWN
AMCA	11	Amelanchier canadensis	Serviceberry	5'-6' Ht.	B&B	PLANT AS SHOWN
AFAR	1	Acer x. freemanii 'Armstrong'	Armstrong Maple	2" Cal.	B&B	PLANT AS SHOWN
BENI	2	Betula nigra 'Heritage'	Heritage River Birch	8'-10' Ht.	B&B	PLANT AS SHOWN
GLTR	5	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2" cal.	B&B	PLANT AS SHOWN
QUPA	4	Quercus palustris	Pin Oak	2" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
TPGG	66	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6'-8' ht.	B&B	PLANT AS SHOWN
SHRUBS						
ARME	15	Aronia melonocarpa	Black Chokeberry	No. 3	CONT.	PLANT AS SHOWN
CLAL	16	Clethra alnifolia	Sweet Pepperbush	No. 3	CONT.	PLANT AS SHOWN
COAM	15	Corylus americana	American Hazelnut	No. 3	CONT.	PLANT AS SHOWN
ICGL	23	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	No. 3	CONT.	PLANT AS SHOWN
JCOG	10	Juniperus chinensis 'Old Gold'	Old Gold Juniper	No. 3	CONT.	PLANT AS SHOWN
JHYO	10	Juniperus horizontalis 'Youngstown'	Compact Pfitzer Juniper	No. 3	CONT.	PLANT AS SHOWN
KLLA	65	Kalmia latifolia	Mt. Laurel	No. 3	CONT.	PANT AS SHOWN
MYPE	11	Myrica pensylvanica	Northern Bayberry	No. 3	CONT.	PLANT AS SHOWN
RHMA	55	Rhododendron maximum	Rosebay Rhododendron	No. 3	CONT.	PLANT AS SHOWN
TAME	8	Taxus x media 'Densiformis'	Dense Spreading Yew	No. 3	CONT.	PLANT AS SHOWN
VIBL	6	Viburnum lentago	Nannyberry	No. 3	CONT.	PLANT AS SHOWN

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO: 4613.R
DATE: 03/10/23
DESIGN BY: BKM/GMM
DRAWN BY: BKM/GMM
CHECKED BY: AJK/PRD

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

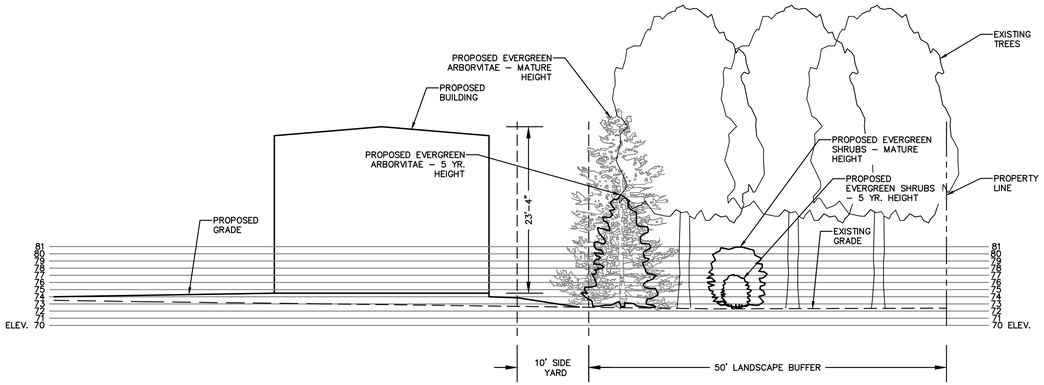
REVISIONS

NO.	DATE	BY

LANDSCAPE NOTES & DETAILS

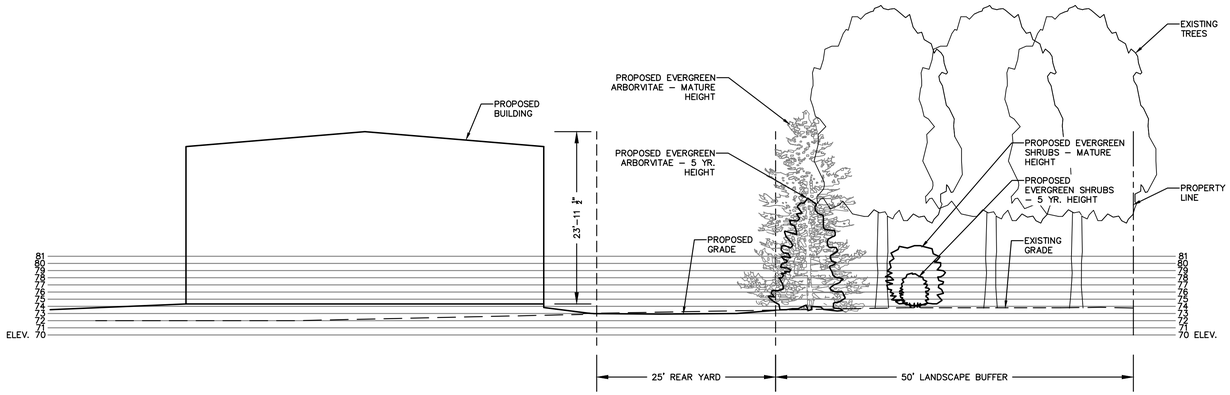
SHEET
C-LS2
SHEET 8 OF 13

File: C:\Jobs\4613\4613R\Landscape Arch\4613R LS-LT Plan.dwg Layout: 08 C-LS2 Plotted: 3/13/2023 10:14 AM Last Saved: 3/13/2023 9:00 AM Last Saved By: glenmartin



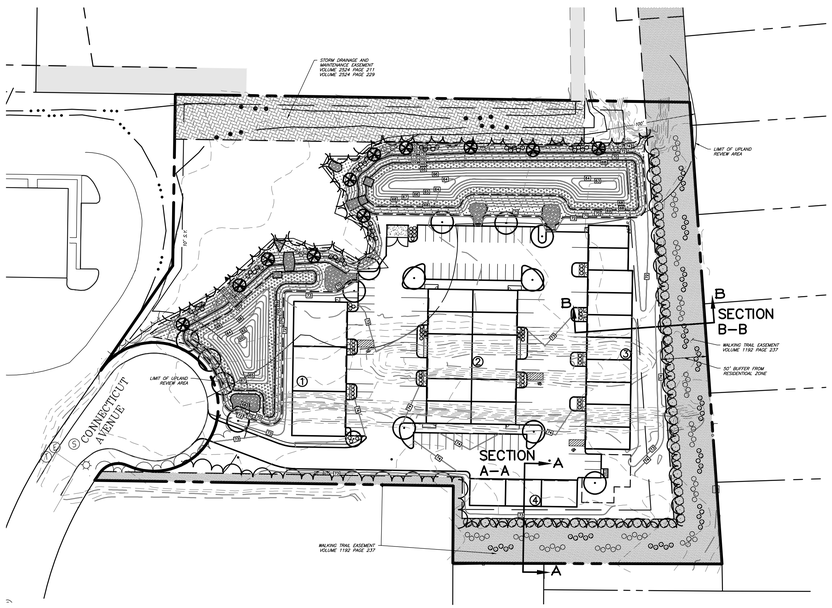
1 LANDSCAPE BUFFER CROSS SECTION A-A

1" = 10'



2 LANDSCAPE BUFFER CROSS SECTION B-B

1" = 10'



3 KEY PLAN

1" = 80'

PROPERTY OWNER:
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85 FELT ROAD
SOUTH WINDSOR, CT 06074

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85 FELT ROAD, UNIT 504
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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 03/10/23
DESIGNED BY: BKM/GMM
DRAWN BY: BKM/GMM
CHECKED BY: AIK/PRD

INDUSTRIAL FLEX

75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY

LANDSCAPE CROSS SECTIONS

SHEET
C-LS3
SHEET 9 OF 13

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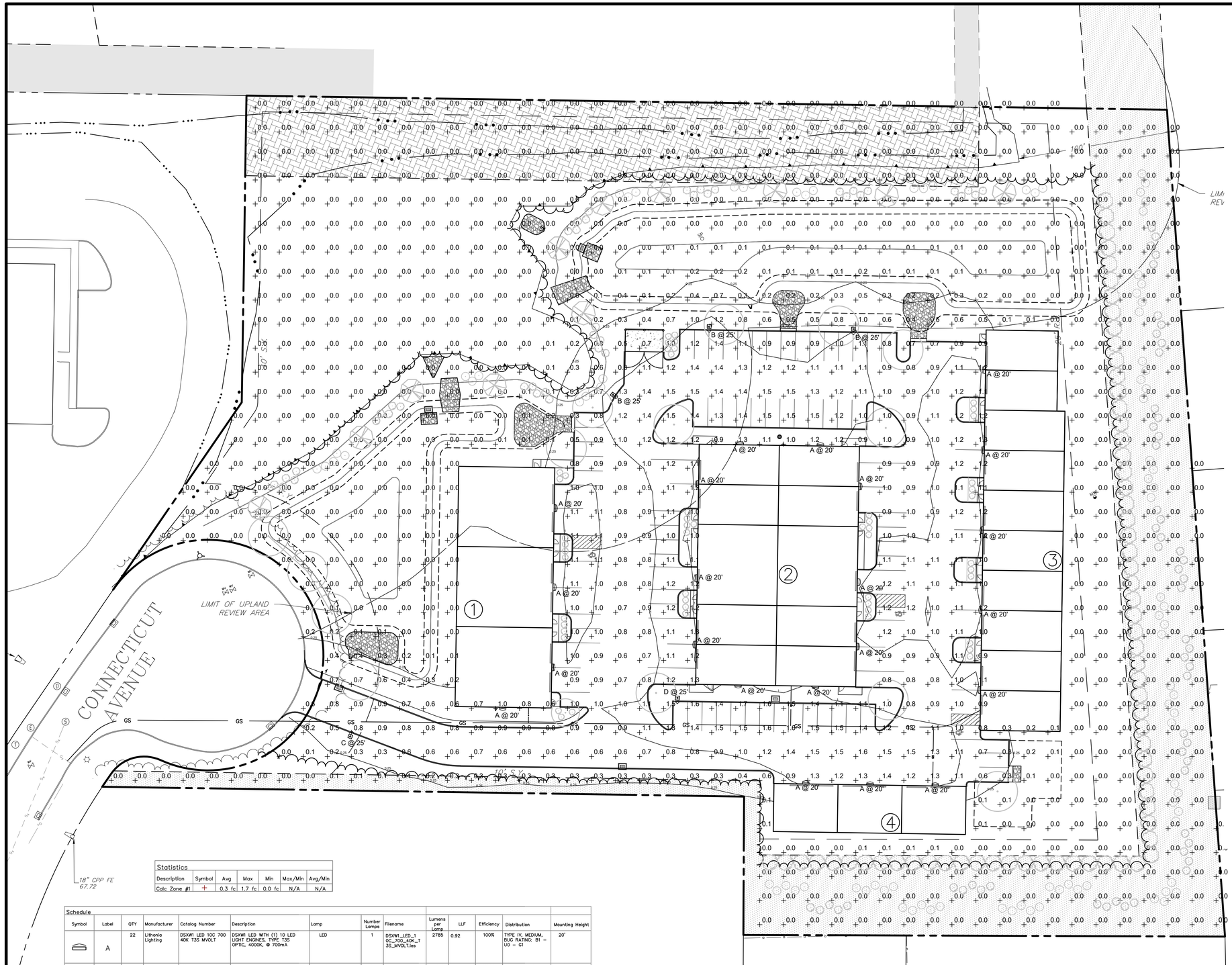

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	1.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Efficiency	Distribution	Mounting Height
	A	22	Lithonia Lighting	DSXW1 LED 10C 700 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 700mA	LED	1	DSXW1_LED_10C_700_40K_T3S_MVOLT.ies	2785	0.92	100%	TYPE IV, MEDIUM, BUG RATING: B1 – U0 – G1	20'
	B	3	Lithonia Lighting	DSX1 LED P1 40K 80CRI T4M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium	LED	1	DSX1_LED_P1_40K_80CRI_T4M.ies	7072	0.92	100%	TYPE IV, MEDIUM, BUG RATING: B1 – U0 – G3	25'
	C	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield	LED	1	DSX1_LED_P1_40K_80CRI_T2M_HS.ies	5976	0.92	100%	TYPE III, MEDIUM, BUG RATING: B1 – U0 – G2	25'
	D	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 2 Medium	LED	1	DSX1_LED_P1_40K_80CRI_T2M.ies	6888	0.92	100%	TYPE III, MEDIUM, BUG RATING: B1 – U0 – G3	25'

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:
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85 FELT ROAD
SOUTH WINDSOR, CT 06074

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85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN & WETLANDS SURVEY, SOUTH WINDSOR, CONNECTICUT" DATED 8/17/2016 PREPARED BY DESIGN PROFESSIONALS, INC.

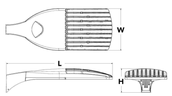
SITE LIGHTING PLAN NOTES:
1. "CALL BEFORE YOU DIG" – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY

D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA:	1.01 ft² (0.09 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)	



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- 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 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10² P12² P11² P13²	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium 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[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4,5] 120[4] 208[4] 240[4] 277[4] 347[4,6] 480[4,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled[8]	PIR	House-side shield[7]	DBLXD	Black
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]	SF	Single fuse (120, 277, 347V)[10]	DNAXD	Natural aluminum
PER5	Five-wire receptacle only (controls ordered separate)[9,10]	DF	Double fuse (208, 240, 480V)[10]	DWHXD	White
PER7	Seven-wire receptacle only (controls ordered separate)[9,10]	L90	Left rotated optics[11]	DDBTXD	Textured dark bronze
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)	R90	Right rotated optics[11]	DBLBTXD	Textured black
DS	Dual switching[11,12]	**Shipped separately**		DNATXD	Textured natural aluminum
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[13,14,15]	BS	Bird spikes[16]	DWHGXD	Textured white
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[13,14,15]	EGS	External glare shield[17]		
PIRH1FC3V	Network, Bi-Level motion/ambient sensor[14]				
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[13,14,15]	PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[13,14,15]		
		BL30	Bi-level switched dimming, 30% [11,14,15]		
		BL50	Bi-level switched dimming, 50% [11,14,15]		
		PNMTD2S	Part night, dim 2 hrs [15]		
		PNMTD3S	Part night, dim 3 hrs [15]		
		PNMTD4S	Part night, dim 4 hrs [15]		
		PNMTD7S	Part night, dim 7 hrs [15]		
		FAO	Field adjustable output[18]		

Accessories
Ordered and shipped separately.

DSHM1U	House-side shield (one per light engine)
DSHM1BU	Bird-deterrent spikes
DSHM1WU	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 E20WC.
10. Not available with PER5 or PER7.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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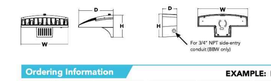
D-Series Size 1
LED Wall Luminaire

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)



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 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 TFTM Forward Throw Medium	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1,2] 480[1,2]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[3]	**Shipped installed** PE Photoelectric cell, button type[4] 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.[5,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[5,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.[5,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.[5,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[6,8]

Other Options		Finish (required)			
Shipped installed		**Shipped separately**[9]		DDBXD	Dark bronze
SF	Single fuse (120, 277 or 347V)[1,10]	BSW	Bird-deterrent spikes	DBLXD	Black
DF	Double fuse (208, 240 or 480V)[1,10]	VG	Vandal guard	DNAXD	Natural aluminum
HS	House-side shield[9]	DDL	Diffused drop lens	DWHXD	White
SPD	Separate surge protection[10]			DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBTXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.

DSXW1U	Spare 10C engine
DSXW1DDBXD U	Dark bronze finish
DSXW1DBLBXD U	Black finish
DSXW1DNAXD U	Natural aluminum finish
DSXW1DWHXD U	White finish

NOTES
1. 20C 1000 is not available with PE, PIR, PIRH1FC3V 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 E20WC.
10. Not available with PER5 or PER7.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 08/30/23
DRAWN BY: BKW/GMM
REVIEW BY: GMM
CHECKED BY: AJK/PRD

NO.	DATE	REVISIONS	BY

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

SITE LIGHTING PLAN

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

SHEET
C-LT1
SHEET 10 OF 13

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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 Health and Safety (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. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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

27. All new utilities/services, including electric, 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.

28. 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.

29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.

30. 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.

31. 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.

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

33. 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.

34. 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.

    RCP Class V pipe shall be used in paved areas with less than 1 ft. of cover or in locations noted on the plans.

    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.

35. 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.

36. 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.

37. 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.

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

39. 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.

40. 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.

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

42. 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.

43. 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.

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

45. 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.

46. 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.

47. 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.

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

49. 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.

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.

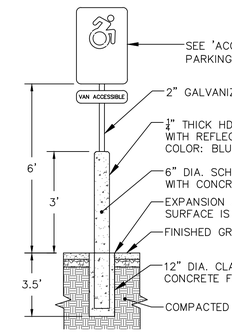
PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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 / WV	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_X	MAIN LIQUID FUEL LINE	LF
LFS_X	LIQUID FUEL SERVICE LINE	LFS
LF_D	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		
ED_X	ELECTRICAL LINES, OVERHEAD	ED
EU_X	ELECTRICAL LINES, UNDERGROUND	EU
UP$_{2,3}$	UTILITY POLE	UP$_{2,3}$
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
Ⓓ	STORM DRAIN MANHOLE	Ⓓ
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
95	CONTOUR	95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA

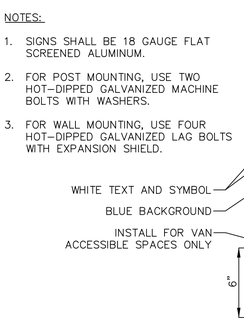
1 ACCESSIBLE PARKING SYMBOL
Not to Scale



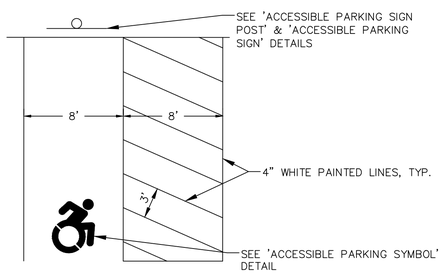
2 ACCESSIBLE PARKING SIGN POST
Not to Scale

NOTES:

1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



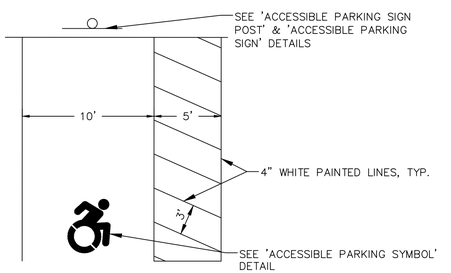
3 ACCESSIBLE PARKING SIGN
Not to Scale



NOTES:

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

4 VAN ACCESSIBLE PARKING SPACE
Not to Scale



NOTES:

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

5 AUTOMOBILE ACCESSIBLE PARKING SPACE
Not to Scale

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO: 4613R
DATE: 06/30/23
DRAWN BY: BKK/GMM
DESIGN BY: GMM
CHECKED BY: GMM
APP'D BY: AJK/PRD

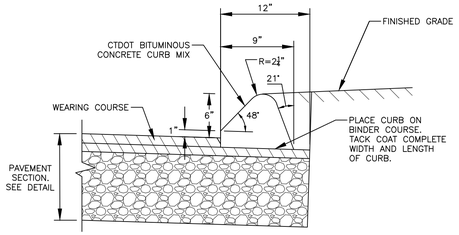
INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY

NOTES, DETAILS & LEGEND

SHEET
C-D1
SHEET 11 OF 13

File: C:\Jobs\4613\Engineering\AutoCAD\4613R Details.dwg Layout: 11 C-D1 ADA Parking Plotted: 3/17/2023 9:20 AM Last Saved: 3/10/2023 6:01 PM Last Saved By: gkenmartin

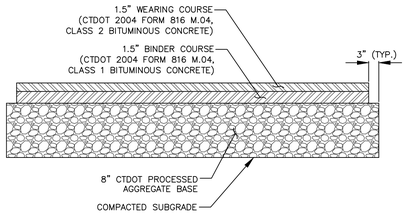


NOTE:

BITUMINOUS CONCRETE CURBING SHALL BE INSTALLED PER CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.

1 BITUMINOUS CONCRETE LIP CURB

Not to Scale



2 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

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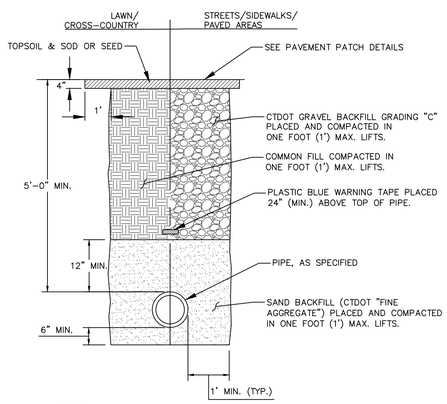
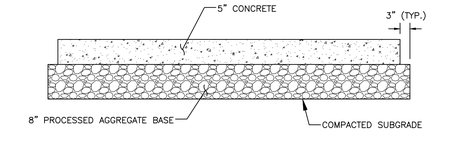


NOTES:

INSTALLATION OF DOMESTIC WATER/FIRE SERVICE AND MAINS SHALL BE COORDINATED WITH THE WATER COMPANY AND INSTALLED PER THEIR REGULATIONS.

3 WATER SERVICE TRENCH SECTION

Not to Scale

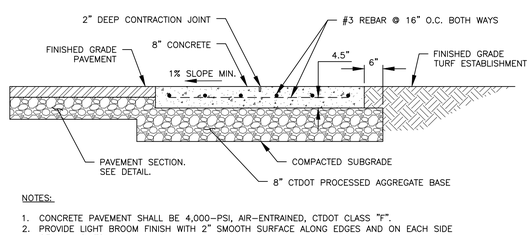


NOTES:

1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

4 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

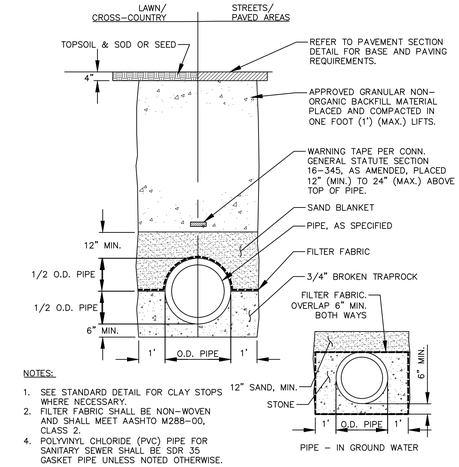


NOTES:

1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
3. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
4. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

5 DUMPSTER PAD SECTION

Not to Scale

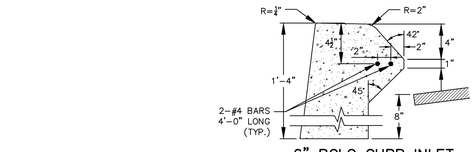


NOTES:

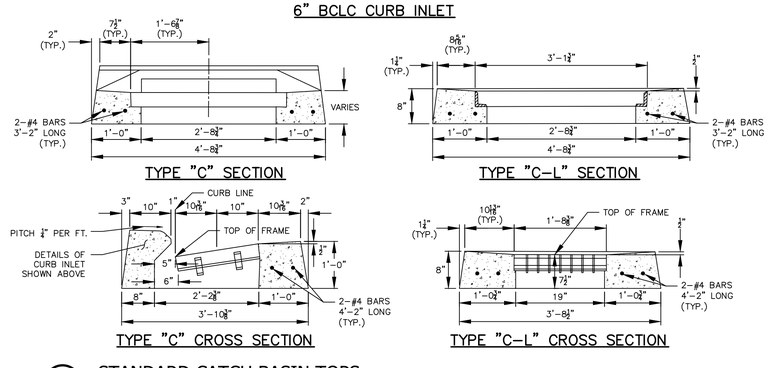
1. SEE STANDARD DETAIL FOR CLAY STOPS WHERE NECESSARY.
2. FILTER FABRIC SHALL BE NON-WOVEN AND SHALL MEET AASHTO M288-00, CLASS 2.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR SANITARY SEWER SHALL BE SDR 35 GASKET PIPE UNLESS NOTED OTHERWISE.

6 SANITARY SEWER TRENCH SECTION

Not to Scale



6" BCLC CURB INLET



7 STANDARD CATCH BASIN TOPS

Not to Scale

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SOUTH WINDSOR, CT 06074

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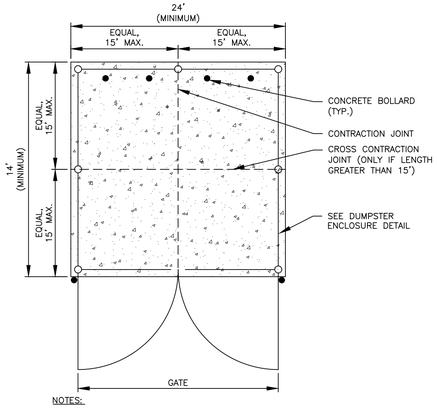
SOUTH WINDSOR, CT 06074

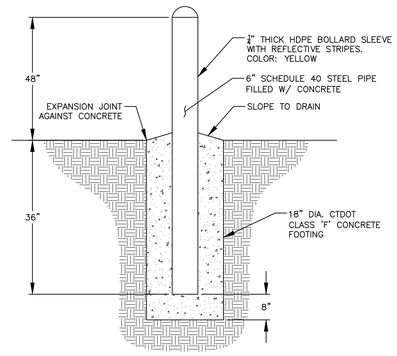


NOTES:

1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

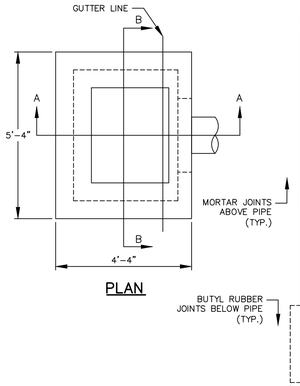
8 DUMPSTER PAD PLAN

Not to Scale



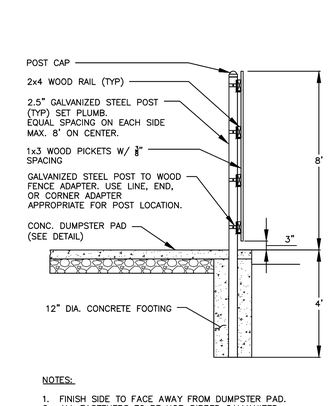
9 CONCRETE BOLLARD

Not to Scale



10 PRECAST CONCRETE TYPE "C" AND "C-L" CATCH BASIN

Not to Scale

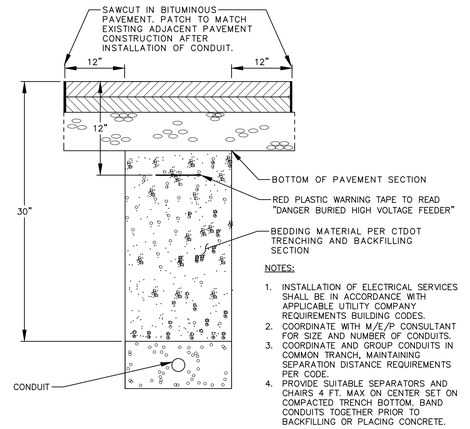


NOTES:

1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

11 DUMPSTER ENCLOSURE SECTION

Not to Scale



NOTES:

1. INSTALLATION OF ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY REQUIREMENTS BUILDING CODES.
2. COORDINATE WITH M/E/P CONSULTANT FOR SIZE AND NUMBER OF CONDUITS.
3. COORDINATE AND GROUP CONDUITS IN COMMON TRANCH, MAINTAINING SEPARATION DISTANCE REQUIREMENTS PER CODE.
4. PROVIDE SUITABLE SEPARATORS AND CHAIRS 4 FT. MAX ON CENTER SET ON COMPACTED TRENCH BOTTOM. BAND CONDUITS TOGETHER PRIOR TO BACKFILLING OR PLACING CONCRETE.

12 ELECTRIC / TELECOMMUNICATIONS TRENCH

Not to Scale

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO: 4613R
DATE: 10/20/23
DESIGN BY: BKM/GMM
DRAWN BY: BKM/GMM
CHECKED BY: AJK/PRD

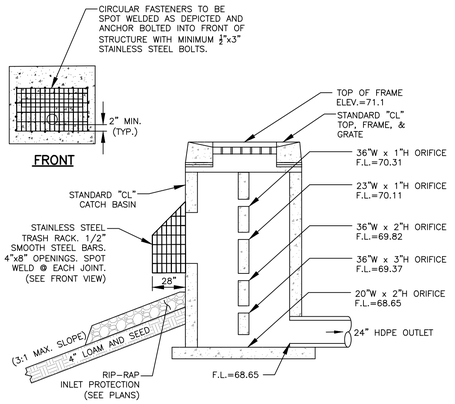
INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO	DATE	REVISIONS	BY

DETAILS

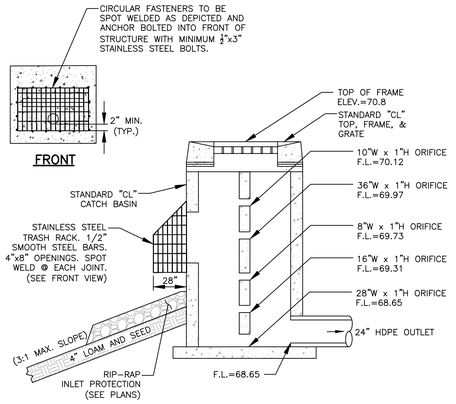
SHEET
C-D2
SHEET 12 OF 13

File: C:\jobs\4613\4613R\Engineering\AutoCAD\4613R Details.dwg Layout: 12 C-D2 Plotted: 3/11/2023 9:36 AM Last Saved: 3/11/2023 9:31 AM Last Saved By: gbenmartin



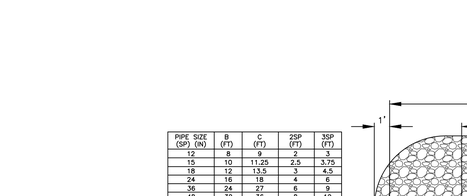
1 OUTLET CONTROL STRUCTURE - Pond North

Not to Scale

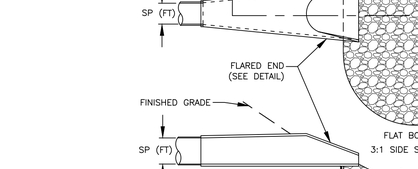


1 OUTLET CONTROL STRUCTURE - Pond West

Not to Scale



SECTION A–A



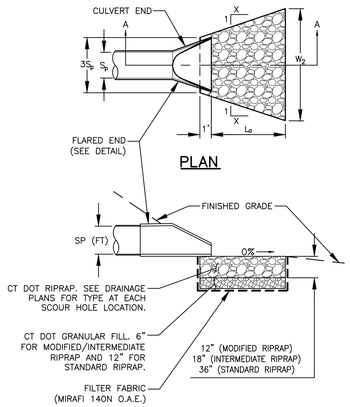
CROSS SECTION

NOTES:

1. d = 12" (WHEN MODIFIED RIPRAP SPECIFIED)
   18" (WHEN INTERMEDIATE RIPRAP SPECIFIED)
   36" (WHEN STANDARD RIPRAP SPECIFIED)
2. RIPRAP GRADATIONS SHALL MEET CT DOT SPECIFICATIONS
3. FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

1 DETENTION BASIN EMERGENCY SPILLWAY

Not to Scale



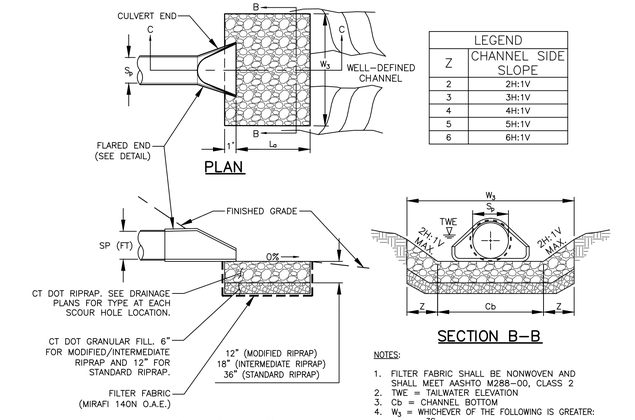
SECTION A–A

NOTES:

1. FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2
2. X = 3 FOR TYPE A RIPRAP APRON
   X = 5 FOR TYPE B RIPRAP APRON
3. $W_2 = 3S_p + 0.7\ L_a$ FOR TYPE A RIPRAP APRON
   $W_2 = 3S_p + 0.4\ L_a$ FOR TYPE B RIPRAP APRON

1 TYPE A & B RIPRAP APRON

Not to Scale



LEGEND	
Z	CHANNEL SIDE SLOPE
2	2H:1V
3	3H:1V
4	4H:1V
5	5H:1V
6	6H:1V

SECTION C–C

SECTION B–B

NOTES:

1. FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2
2. TWE = TAILWATER ELEVATION
3. Cb = CHANNEL BOTTOM
4. W_S = WHICHEVER OF THE FOLLOWING IS GREATER:
   - 3S
   - 2(Z) (TWE+1')+Cb
   - 2(Z) (0.7 Sp)+Cb

1 TYPE C RIPRAP APRON

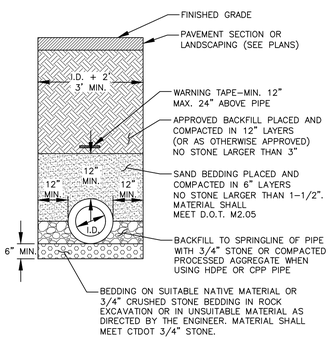
Not to Scale

SECTION

CROSS–SECTION

1 PAVED LEAK OFF

Not to Scale



NOTES:

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKETS FOR SILT TIGHT JOINTS.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS SHALL BE SDR 35 GASKET PIPE.

1 STORM DRAIN TRENCH SECTION

Not to Scale

SECTION X–X

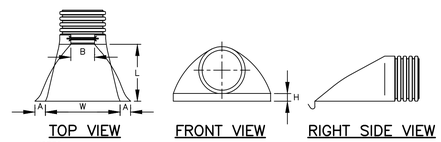
NOTES:

1. FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

1 PREFORMED SCOUR HOLE

Not to Scale

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



TOP VIEW FRONT VIEW RIGHT SIDE VIEW

NOTES:

1. ADS HDPE FLARED ENDS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT AS SPECIFIED OR APPROVED EQUIVALENT.
2. PRODUCT DETAIL MAY DIFFER SLIGHTLY FROM ACTUAL PRODUCT APPEARANCE.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

1 HDPE FLARED END

Not to Scale

PROPERTY OWNER:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD
SOUTH WINDSOR, CT 06074

APPLICANT:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT 06074

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PREPARED FOR:
TRIO INVESTMENT PROPERTIES LLC
85 FELT ROAD, UNIT 504
SOUTH WINDSOR, CT

PROJECT NO.: 4613R
DATE: 10/20/23
DRAWN BY: BKM/GMM
DESIGN BY: BKM/GMM
CHECKED BY: AJK/PRD

INDUSTRIAL FLEX
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

REVISIONS

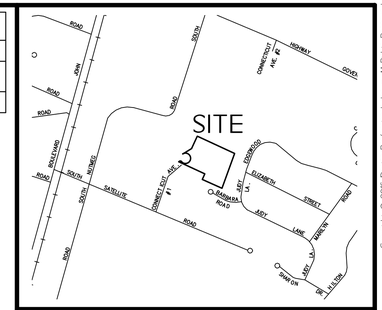
NO.	DATE	BY

DETAILS

SHEET
C-D3
SHEET 13 OF 13

File: C:\jobs\4613\4613R\Engineering\AutoCAD\4613R Details.dwg Layout: D C-D3 Plotted: 3/10/2023 2:51 PM Last Saved: 3/10/2023 12:23 PM Last Saved By: BernieMurillo

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	SURI REALTY, LLC	HALE REALTY II, LLC	DRAINAGE EASEMENT	05/26/2016	VOL. 2524/PG. 211
2	SURI REALTY, LLC	HALE REALTY II, LLC	DRAINAGE EASEMENT	05/26/2016	VOL. 2524/PG. 229
3	HALE REALTY, LLC	GENERAL PUBLIC	WALKING TRAIL EASEMENT	03/08/2001	VOL. 1192/PG. 237



LOCATION PLAN
1"=1000'

LEGEND

EXISTING	DESCRIPTION
COMMUNICATION	
——— C_x ———	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
— — — C_x — — — C_x —	APPROX. UNDERGROUND COMMUNICATION LINES
DOMESTIC WATER	
— — — W_x — — — W_x —	APPROX. WATER MAIN
— — — WS_x — — — WS_x —	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
NATURAL GAS	
	GAS VALVE
— — — G_x — — — G_x —	APPROX. GAS MAIN
— — — GS_x — — — GS_x —	APPROX. GAS SERVICE LINE
POWER	
——— EO_x ———	ELECTRICAL LINES, OVERHEAD
— — — EU_x — — — EU_x —	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
——— — — ———	PROPERTY LINE
— — — — — — —	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
SITE FEATURES	
——— • • • ———	EDGE OF WATER
— x — x — x — x —	BARBED WIRE FENCE
— + — + — + — + —	CHAIN LINK FENCE
— o — o — o — o —	STOCKADE 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
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
— — — — — — —	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CATCH BASIN
TOPOGRAPHY	
— — — — 95 — — — —	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

MAP REFERENCES:

1. R-SUBDIVISION PLAN CONSTITUTION LANDING PREPARED FOR HALE REALTY, LLC NUTMEG ROAD SOUTH, CONNECTICUT AVENUE AND TALBOT LAND SOUTH WINDSOR, CONNECTICUT BY: MESSIER & ASSOC. DATED:08-99 REV. THROUGH 9-28-01
2. IMPROVEMENT LOCATION SURVEY - RECORD CARLA'S PASTA 50 TALBOT LANE SOUTH WINDSOR, CONNECTICUT SCALE: 1"=40' DATED: 7-19-19 BY: DESIGN PROFESSIONALS INC.
3. PROPERTY & TOPOGRAPHIC SURVEY OXFORD PERFORMANCE MATERIALS 250 NUTMEG ROAD SOUTH SOUTH WINDSOR, CONNECTICUT SCALE 1"=40' DATED: 8-24-16 BY: DESIGN PROFESSIONALS INC.

NOTES:

1. PROPERTY IS IN THE INDUSTRIAL ZONE.
2. PARCEL CONTAINS 280,424 SQUARE FEET OR 6.438 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 NUMBER 09003C0378F TOWN OF SOUTH WINDSOR CONNECTICUT EFFECTIVE DATE: 9-26-08 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. 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.
6. 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 REFERENCED MAPS..
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

12,327
LAWRENCE R. GEISSLER, JR., L.S. LIC. NO.

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PREPARED FOR:
JOE DEGEORGE
ST. PAULY TEXTILE
1067 GATEWAY DRIVE
FARMINGTON, NY 14425

PROJECT NO: 4613
DATE: 4-12-21
SCALE: 1"=40'
DESIGN BY: ---
DRAWN BY: DDC
CHECKED BY: LRG

REVISIONS

NO.	DATE	UPDATE TITLE	BY
1	2/7/23		MHA

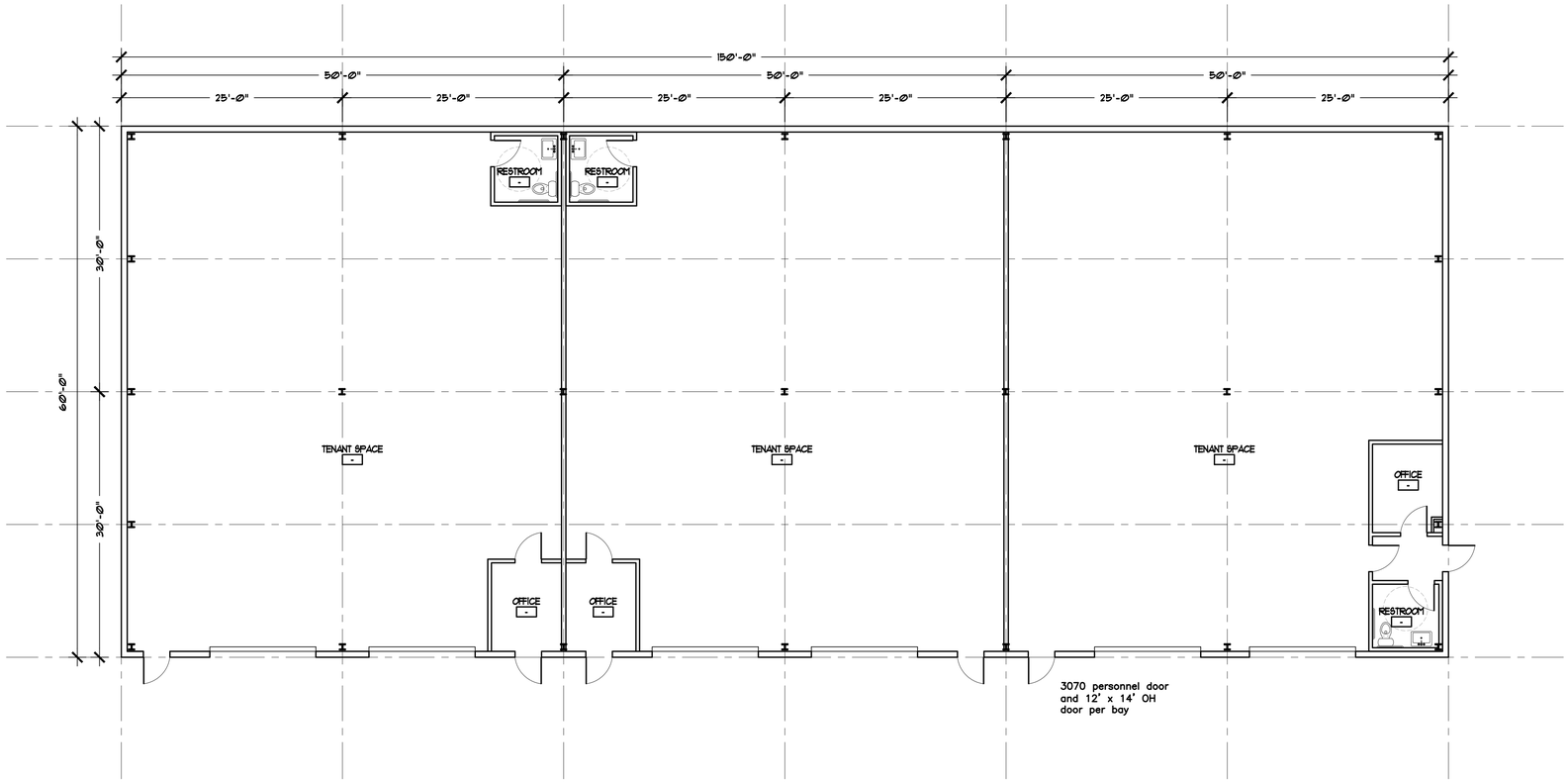
PROPERTY & TOPOGRAPHIC SURVEY

ST. PAULY TEXTILE
75 CONNECTICUT AVENUE
SOUTH WINDSOR, CONNECTICUT

SCALE: 0 20 40 80
1" = 40'

SHEET
V-1

File: C:\jobs\4613\Survey\Survey-Base\4613 Survey base.dwg Layout: V-1 Plotted: 3/10/2023 2:30 PM Last Saved: 3/10/2023 11:16 AM Last Saved By: MattArsenault



WEST
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

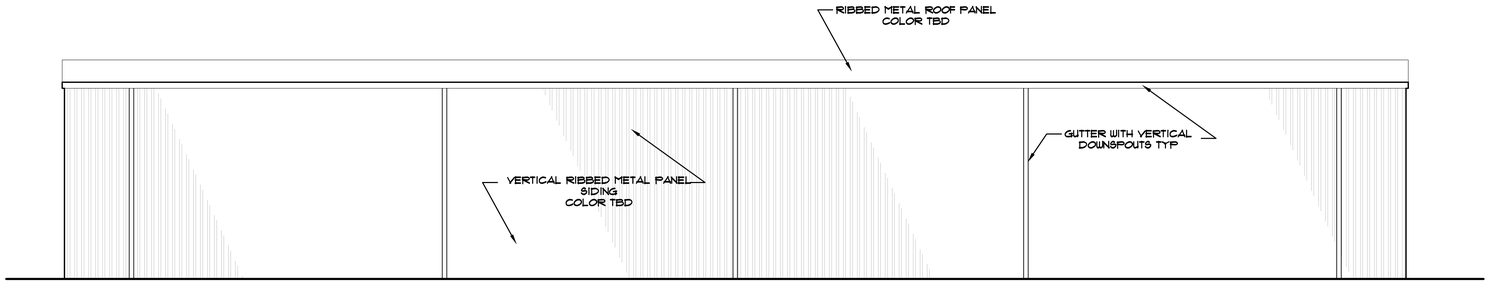
FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

BUILDING 1 (WEST)
PROPOSED FLOOR PLAN

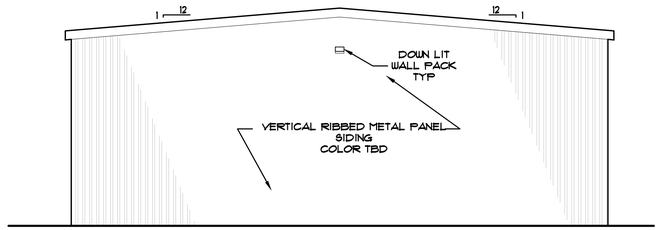
STEPHEN FLESHMAN
ARCHITECT

99 Apple Road
Brimfield, MA 01010

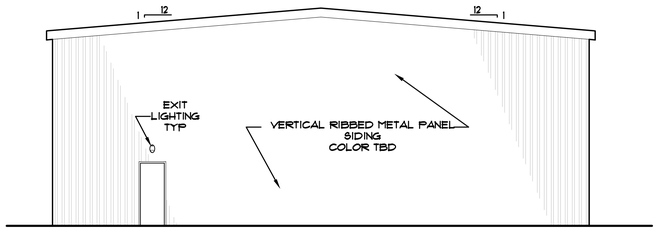
P: 508.347.7188
F: 508.347.8939
E: Fleshman@SF-Arch.com



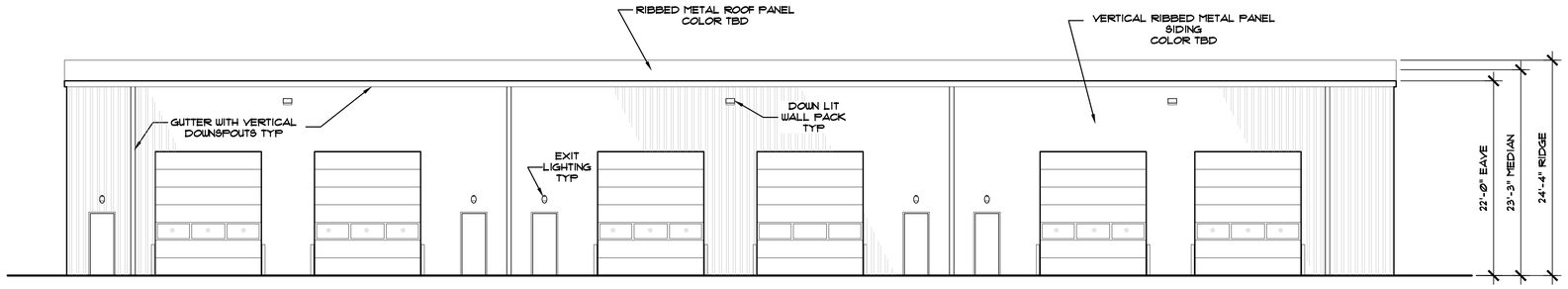
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -

PERSONNEL DOORS - 3'-0" X
4'-0" INSULATED PAINTED
HOLLOW METAL

OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL
PREFINISHED COLOR - TBD

BUILDING 1 (WEST)
PROPOSED ELEVATIONS

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

STEPHEN FLESHMAN
ARCHITECT

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Brimfield, MA 01010

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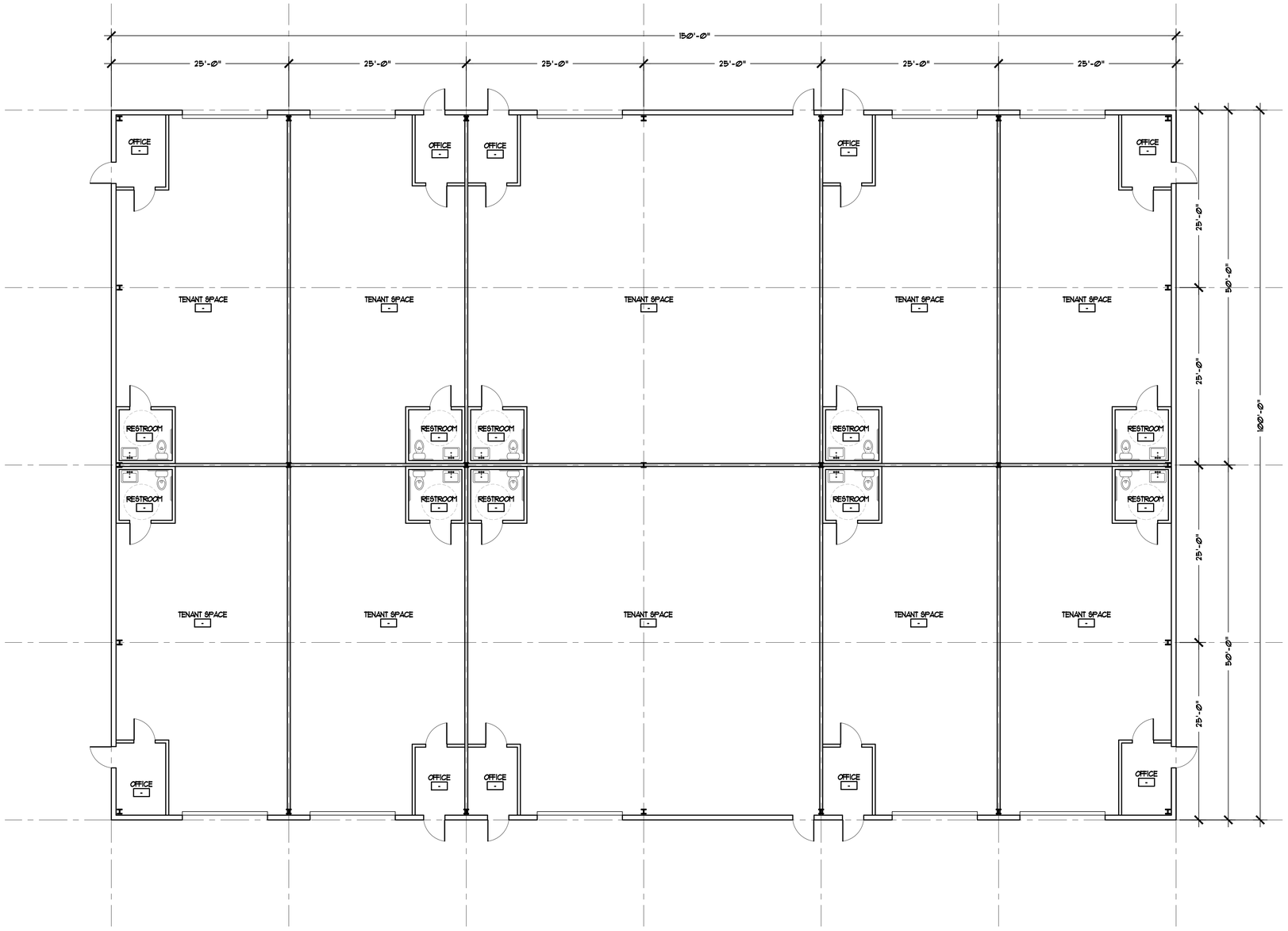
E: Fleshman@SF-Arch.com



CENTER
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

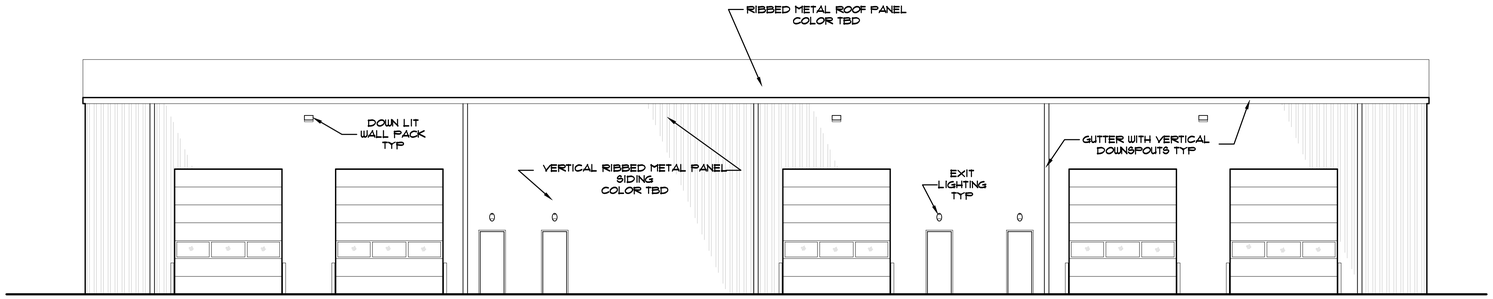
BUILDING 2 (CENTER)
PROPOSED FLOOR PLAN

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

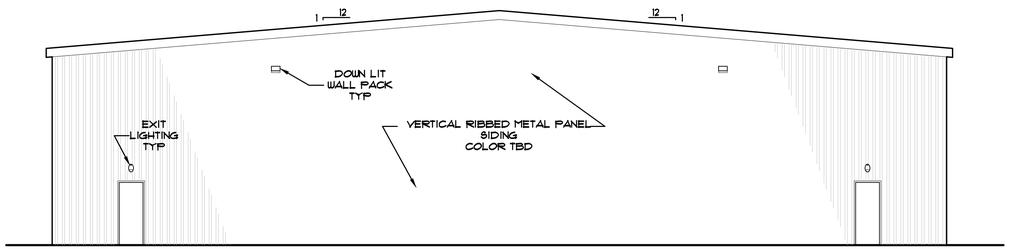
STEPHEN FLESHMAN
ARCHITECT

99 Apple Road
Brimfield, MA 01010

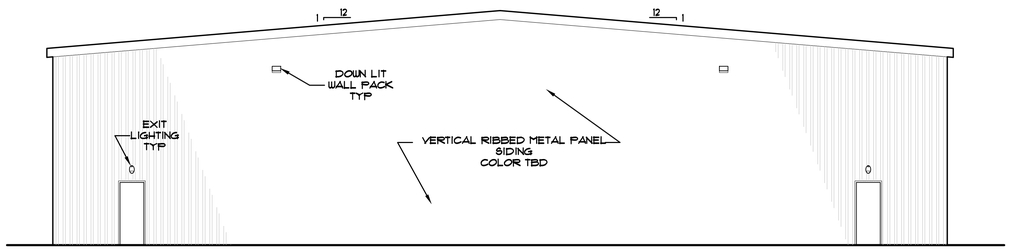
P: 508.347.7188
F: 508.347.8939
E: Fleshman@SF-Arch.com



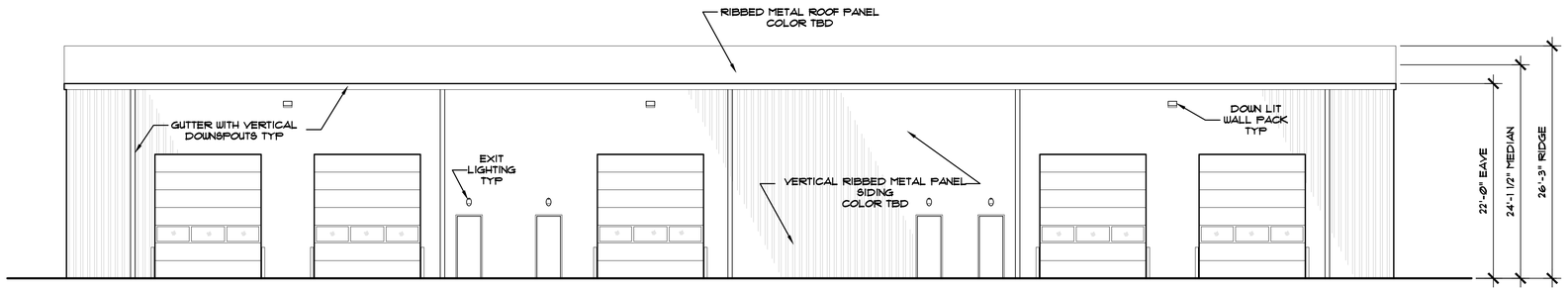
- WEST ELEVATION
SCALE: 1/8" = 1'-0"



- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



- EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -

PERSONNEL DOORS - 3'-0" X 4'-0" INSULATED PAINTED HOLLOW METAL

OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL
PREFINISHED COLOR - TBD

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

BUILDING 2 (CENTER)
PROPOSED ELEVATIONS

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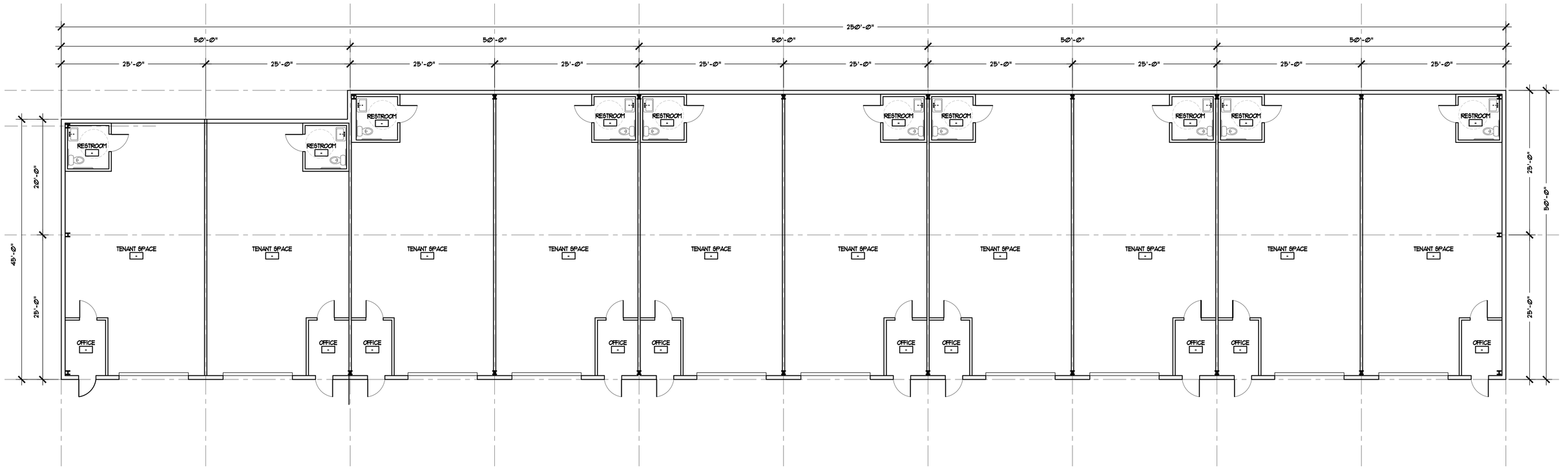

EAST
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING 3 (EAST)
PROPOSED FLOOR PLAN

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

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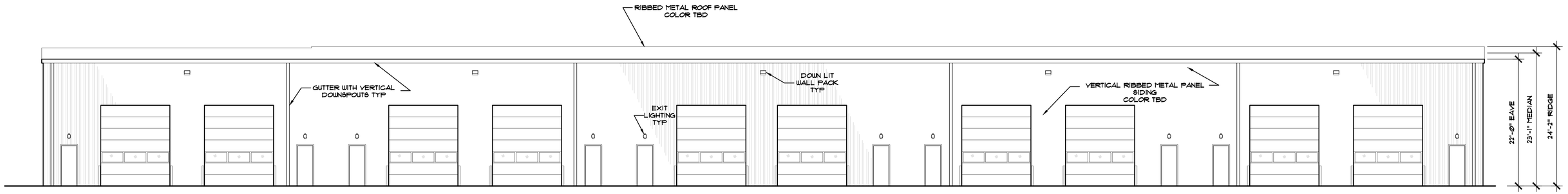
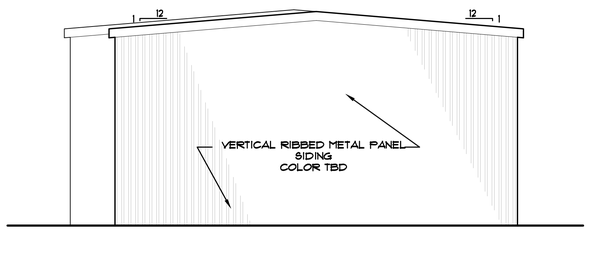
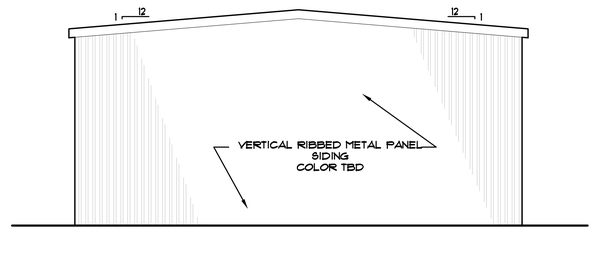


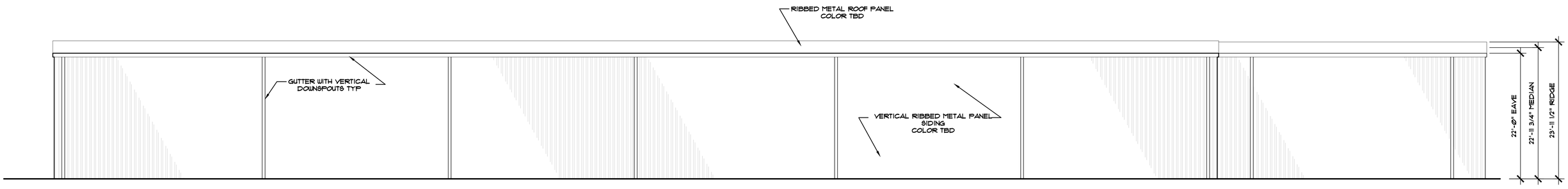
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -

PERSONNEL DOORS - 3'-0" X 4'-0" INSULATED PAINTED HOLLOW METAL

OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL
PREFINISHED COLOR - TBD

BUILDING 3 (EAST)
PROPOSED ELEVATIONS

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

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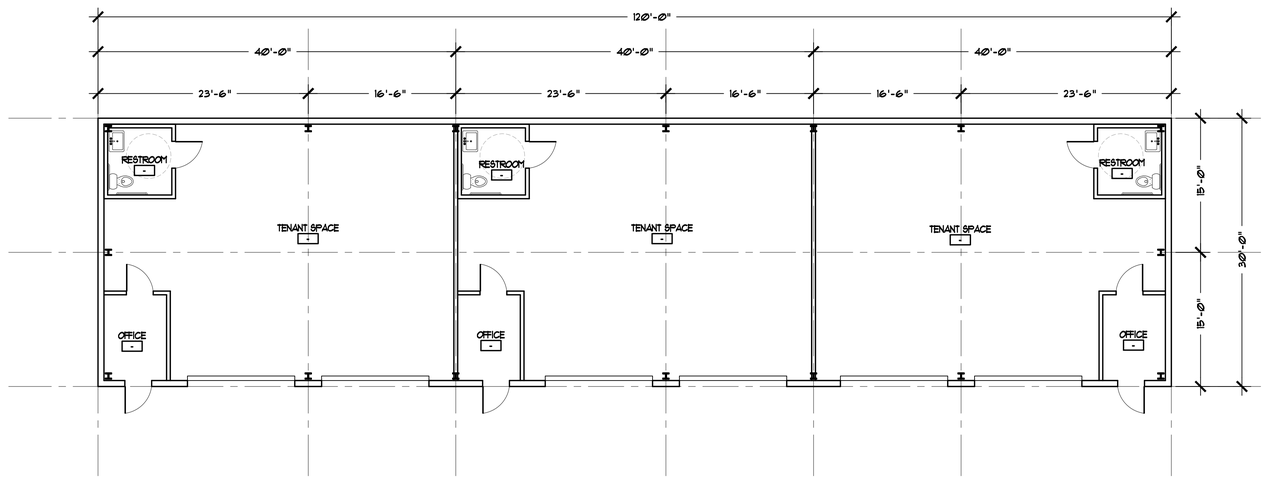

SOUTH
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

BUILDING 4 (SOUTH)
PROPOSED FLOOR PLAN

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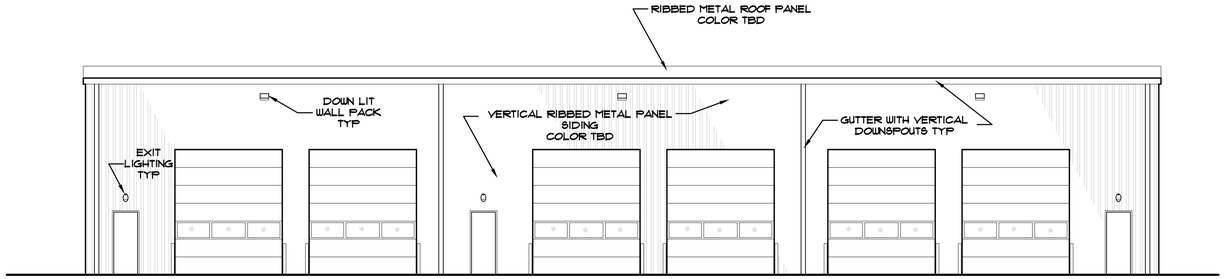
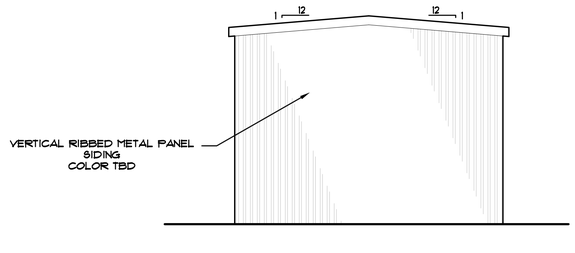
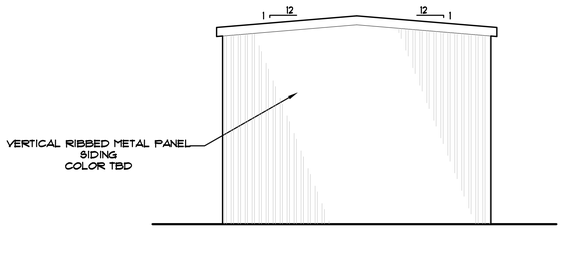


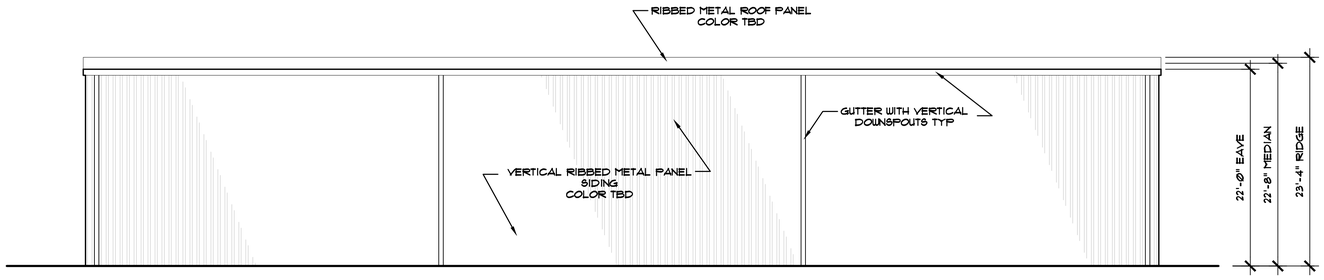
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOORS -

PERSONNEL DOORS - 3'-0" X 4'-0" INSULATED PAINTED HOLLOW METAL

OVERHEAD DOORS -
12'-0" X 14'-0"
INSULATED METAL
PREFINISHED COLOR - TBD

BUILDING 4 (SOUTH)
PROPOSED ELEVATIONS

FEBRUARY 10, 2023
SCALE: 1/8"=1'-0"

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