EMERGENCY SERVICES TOWER

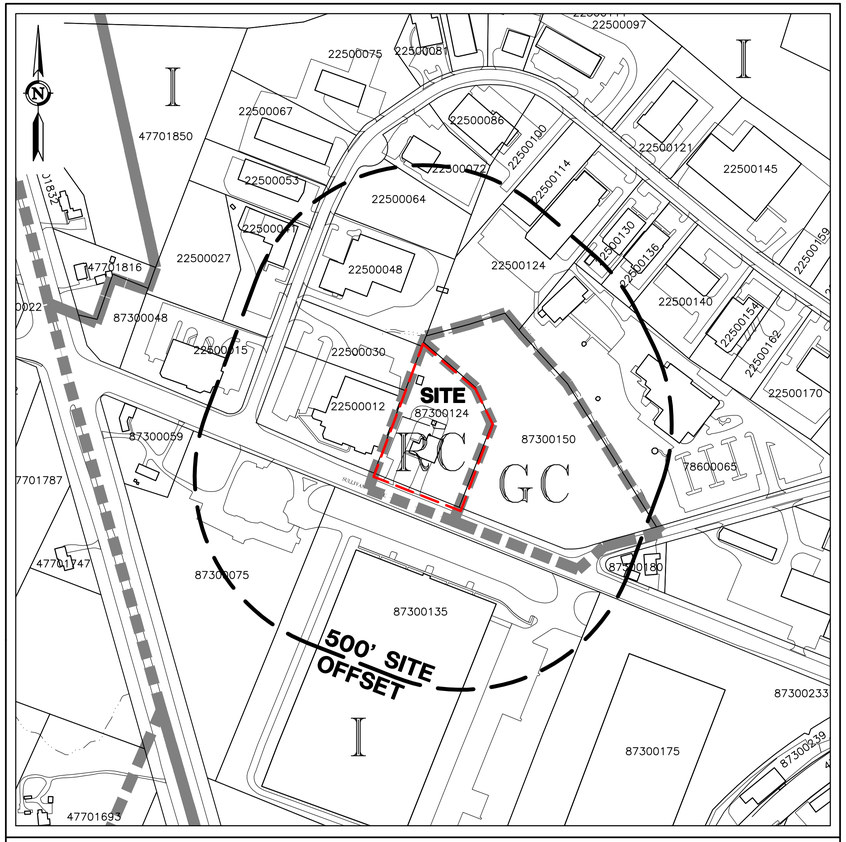
SITE PLAN MODIFICATION

124 SULLIVAN AVENUE ~ SOUTH WINDSOR ~ CT

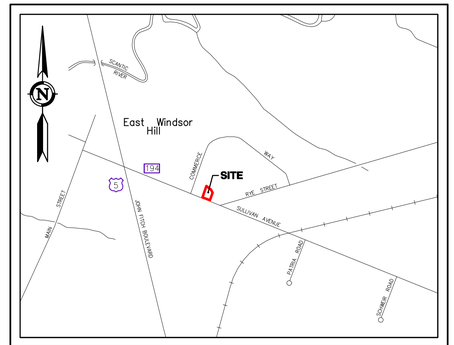
GIS PIN: 87300124

N/F 500' ABUTTERS

Site Address	Owner Name	Parcel ID
140 COMMERCE WAY	ZITO PROPERTIES LLC	22500140
72 COMMERCE WAY	TRAVCO LLC	22500072
64 COMMERCE WAY	GARDEN GROUP LLC	22500064
30 COMMERCE WAY	MASSCONN DISTRIBUTORS CPL INC	22500030
12 COMMERCE WAY	MASSCONN DISTRIBUTORS CPL INC	22500012
100 COMMERCE WAY	REEVA REALTY	22500100
150 SULLIVAN AVENUE	150 SULLIVAN LLC	87300150
124 COMMERCE WAY	124 COMMERCE WAY ASSOCIATES LLC	22500124
48 COMMERCE WAY	GARDEN GROUP LLC	22500048
175 SULLIVAN AVENUE	PPF WE 175 SULLIVAN AVENUE LLC	87300175
180 SULLIVAN AVENUE	ZAMMX LLC	87300180
41 COMMERCE WAY	MUSANTE PROPERTIES LLC	22500041
124 SULLIVAN AVENUE	SOUTH WINDSOR TOWN OF 59	87300124
65 RYE STREET	TOP OF THE NINTH LLC	78600065
114 COMMERCE WAY	124 COMMERCE WAY ASSOCIATES LLC	22500114
130 COMMERCE WAY	LUKASIK TOMASZ & DANUTA	22500130
136 COMMERCE WAY	NBM ASSOCIATES LLC	22500136
75 SULLIVAN AVENUE	NOBLE SOUTH WINDSOR LLC	87300075
53 COMMERCE WAY	TJM REALTY COMPANY LLC	22500053
15 COMMERCE WAY	15 COMMERCE WAY LLC	22500015
135 SULLIVAN AVENUE	MOBIS PARTS AMERICA LLC	87300135



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

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ZONING TABLE

ZONE: RC – RESTRICTED COMMERCIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF	87,159 SF	
LOT FRONTAGE	150'	255'	SAME
FRONT YARD	65'	87.9'	
SIDE YARD	10'	70'	
REAR YARD	25'	–	
HEIGHT	3 STORIES/45'	1 STORY/<45'	SAME
IMPERVIOUS COVERAGE	60%		
LOT COVERAGE	25%		

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:

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LANDSCAPE ARCHITECT
& LAND SURVEYOR:

design professionals INC

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PROPERTY OWNER AND APPLICANT:
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PREPARED FOR:
Town of South Windsor
124 Sullivan Avenue
South Windsor, CT 06074

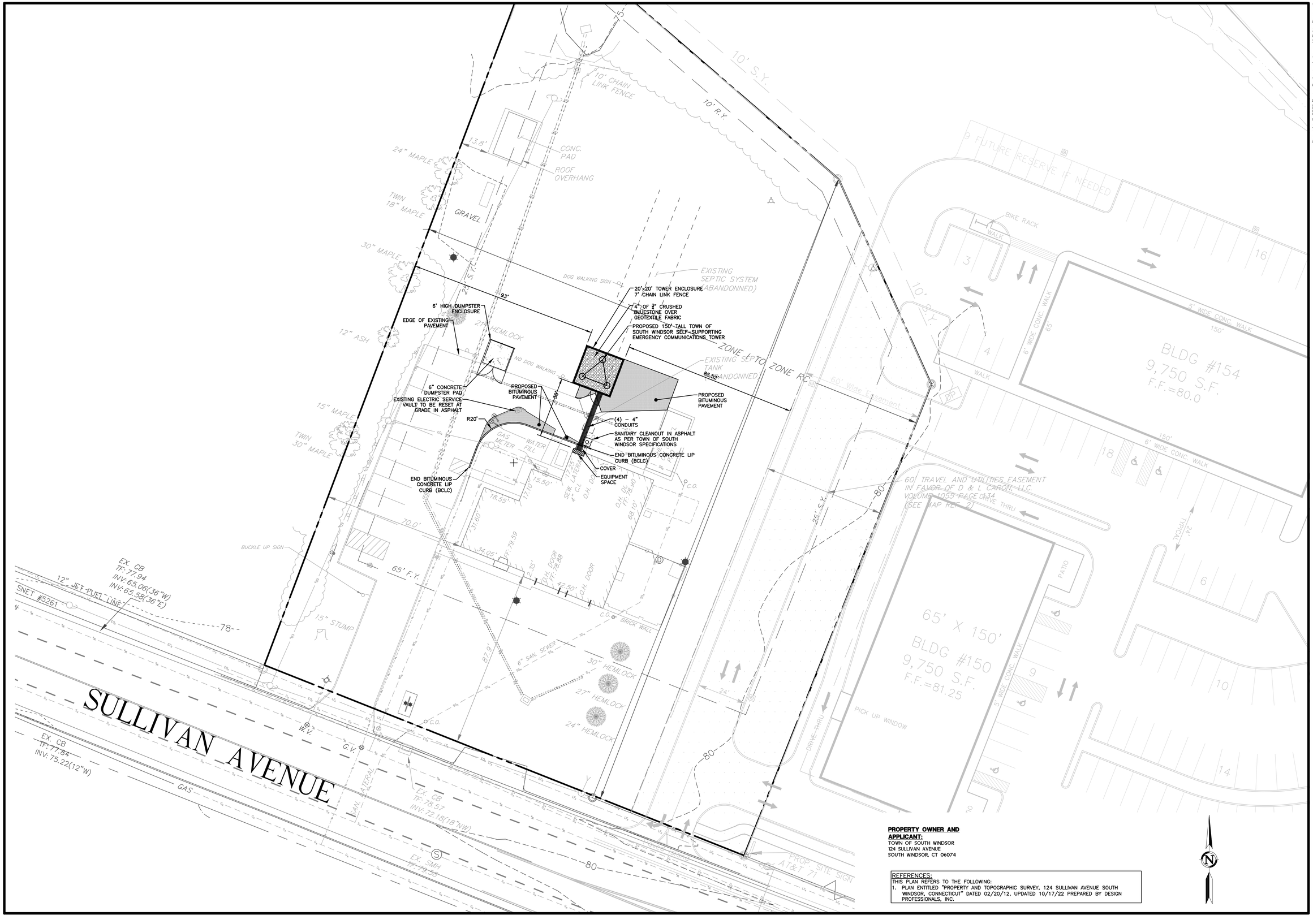
PROJECT NO.: 2977.E
DATE: 04/4/23
DRAWN BY: SPC
DESIGN BY: SPC
CHECKED BY: SPC

EMERGENCY SERVICES TOWER
124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY
1	5/4/2023	ADD FENCE DETAIL	IL

TITLE SHEET

SHEET
C-T1
SHEET 1 OF 6



PROPERTY OWNER AND APPLICANT:
TOWN OF SOUTH WINDSOR
124 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, 124 SULLIVAN AVENUE SOUTH WINDSOR, CONNECTICUT" DATED 02/20/12, UPDATED 10/17/22 PREPARED BY DESIGN PROFESSIONALS, INC.

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This plan is invalid unless it bears the seal or stamp and signature of the Professional Engineer, Land Surveyor and/or Landscape Architect.

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PREPARED FOR:
Town of South Windsor
124 Sullivan Avenue
South Windsor, CT 06074

PROJECT NO.: 2977.E
DATE: 04/24/23
DRAWING BY: SPC
DESIGNED BY: SPC
CHECKED BY: SPC

EMERGENCY SERVICES TOWER
124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO	DATE	REVISIONS	BY
1	5/4/2023	ADD FENCE DETAIL	JL

SITE PLAN

SCALE: 1" = 20' (0, 10', 20', 40')

SHEET
SP-1
SHEET 2 OF 6

File: C:\Jobs\2977\E\Engineering\AutoCAD\2977E Site Plan.dwg Layout: 02 C-SP1 Plotted: 5/4/2023 8:52 AM Last Saved: 4/10/2023 4:58 PM Last Saved By: JLeary

SULLIVAN AVENUE

SULLIVAN AVENUE

10' S.Y.

10' R.Y.

10' CHAIN LINK FENCE

SEE NOTE #5

SNET #36_6

CONC. PAD

ROOF OVERHANG

CONC. PAD

GRAVEL

24" MAPLE

TWIN 18" MAPLE

30" MAPLE

12" ASH

15" MAPLE

TWIN 30" MAPLE

13'8"

25' S.Y.

DOG WALKING SIGN

EXISTING SEPTIC SYSTEM (ABANDONNED)

21" HEMLOCK

DUMPSTER PAD

NO DOG WALKING

EXISTING SEPTIC TANK (ABANDONNED)

ZONE I-TO ZONE RC

60' Wide Easement

SU-30 TRUCK TURNING MOVEMENT

BIT. PAVEMENT

BIT. CURB

GAS METER

SNET #5259

WATER FILL

BIT.

17.25' SEW. LATERAL

4" C.I.

O.H. DOOR

CONC. WALK

15.50'

17.10'

42.60'

SHED ON GRAVEL PAD

O.H. DOOR FF.=78.90

68.10'

A/C PAD

18.55' GENERATOR PAD

31.60'

34.05'

12.55'

42.30'

O.H. DOOR

BUCKLE UP SIGN

EX. CB TF.=77.94 INV.=65.06(36"W) INV.=65.58(36"E)

12" JET FUEL LINE

SNET #5261

15" STUMP

65' F.Y.

BIT. PAVEMENT

BIT. CURB

87.9'

6" SAN. SEWER

GROUND LIGHT

SIGN

30" HEMLOCK

27" HEMLOCK

24" HEMLOCK

BRICK WALL

EX. CB TF.=77.84 INV.=75.22(12"W)

GAS

W.V.

G.V.

EX. CB TF.=78.57 INV.=72.48(18"NW)

EX. SMH TF.=78.35

BENCHMARK TOP OF IRON ROD ELEV.=79.96

AT&T #727

Paved Island

AT&T 71

PROP. SITE SIGN

IP (F) (TIPPED 0.44' S.W.)

9 FUTURE RESERVE IF NEEDED

BIKE RACK

WALK

3

NOTE #6

4

R.W./CURB

BP

16

5' WIDE CONC. WALK

150'

6' WIDE CONC. WALK

65'

BLDG #154
9,750 S.F.
F.F.=80.0

18

60' TRAVEL AND UTILITIES EASEMENT IN FAVOR OF D & L GARDEN, LLC. VOLUME 1059 PAGE 34 (SEE MAP REF. 2)

DRIVE THRU

24' TYPICAL

6

PATIO

65' X 150'
BLDG #150
9,750 S.F.
F.F.=81.25

9

5' WIDE CONC. WALK

10

PICK UP WINDOW

DRIVE THRU

14

24'

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PREPARED FOR:
Town of South Windsor
124 Sullivan Avenue
South Windsor, CT 06074

PROJECT NO.: 2977.E
DATE: 04/04/23
DRAWING BY: SPC
DESIGN BY: JIL
CHECKED BY: SPC

EMERGENCY SERVICES TOWER

124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY
1	5/4/2023	ADD FENCE DETAIL	JIL

SITE PLAN WITH TRUCK TURNING MOVEMENT

SCALE: 1" = 20' (0, 10', 20', 40')

SHEET
TR-1
SHEET 3 OF 6

File: C:\jobs\2977\2977E-Engineering\AutoCAD\2977E Site Plan.dwg Layout: 03 C-TR1 Plotted: 5/4/2023 9:38 AM Last Saved: 4/10/2023 4:58 PM Last Saved By: Juney

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.

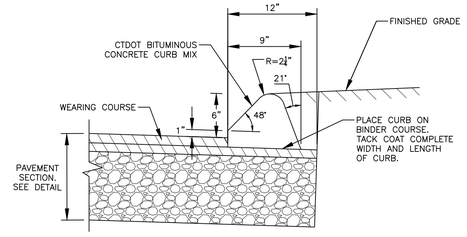
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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.

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	UTILITY POLE	UP
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	●
	MONUMENT	■
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
S_x	SANITARY SEWER MAIN	S
SS_x	SANITARY SEWER SERVICE LINE	SS
(S)	SANITARY SEWER MANHOLE	Ⓢ
STORM SEWER		
	STORM DRAIN PIPE	
RL_x	ROOF LEADER	RL
UD	UNDERDRAIN	UD
Ⓓ	STORM DRAIN MANHOLE	Ⓓ
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
95	CONTOUR	95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA

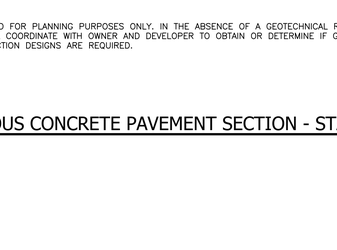


NOTE:

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

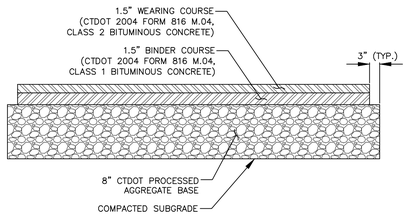


NOTES:

1. CLEANOUT REQUIRED EVERY 100 FEET OR EVERY THREE BENDS IN BETWEEN CATCH BASINS/MANHOLES AND WHERE SPECIFIED ON THE PLANS.
2. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS AND SANITARY SEWER SHALL BE SDR 35 GASKET PIPE.

2 ROOF LEADER / SANITARY CLEANOUT

Not to Scale



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

3 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

PROPERTY OWNER AND APPLICANT:
TOWN OF SOUTH WINDSOR
124 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

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

PREPARED FOR:
Town of South Windsor
124 Sullivan Avenue
South Windsor, CT 06074

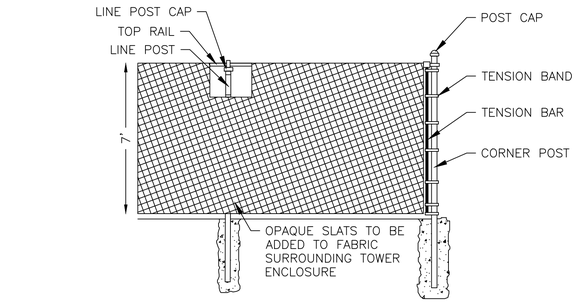
PROJECT NO: 2977.E
DATE: 04/26/23
DESIGN BY: SPC
DRAWN BY:
CHECKED BY: SPC

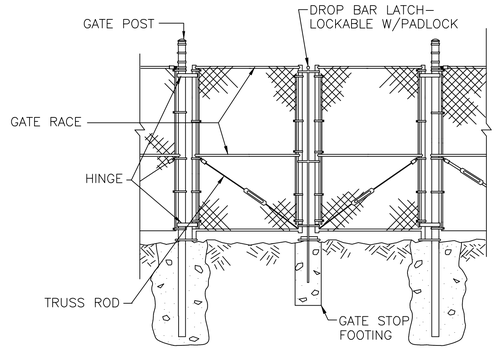
EMERGENCY SERVICES TOWER
124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

NO.	DATE	REVISIONS	BY
1	5/4/2023	ADD FENCE DETAIL	JIL

NOTES, LEGEND, & DETAILS

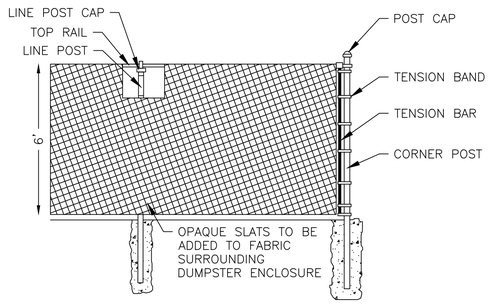
SHEET
C-D1
SHEET 4 OF 6

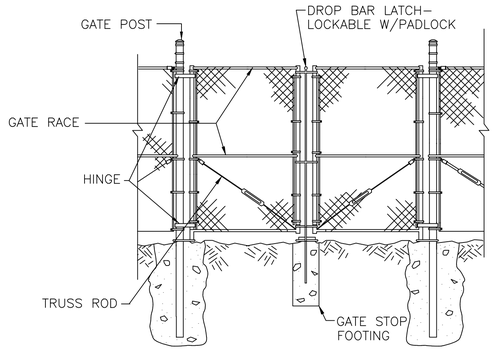




1 TOWER ENCLOSURE

Not to Scale



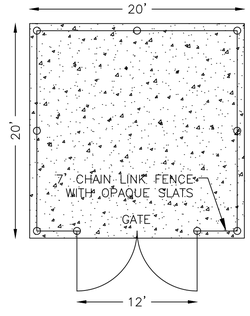


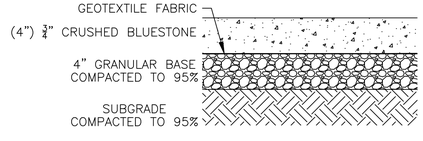
3 DUMPSTER ENCLOSURE

Not to Scale

5 CHAIN LINK FENCE W/ VINYL SLATS IMAGE

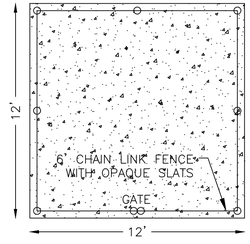
Not to Scale

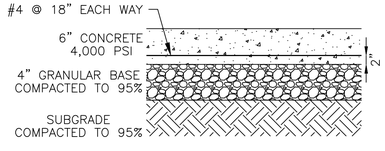




2 TOWER PAD DETAIL

Not to Scale





4 DUMPSTER PAD DETAIL

Not to Scale

PROPERTY OWNER AND APPLICANT:
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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Town of South Windsor
124 Sullivan Avenue
South Windsor, CT 06074

PROJECT NO.: 2977.E
DATE: 05/08/23
DESIGN BY: SPC
DRAWN BY: JIL
CHECKED BY: SPC

NO.	DATE	REVISIONS	BY
1	5/4/2023	ADD FENCE DETAIL	JIL

EMERGENCY SERVICES TOWER
124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074

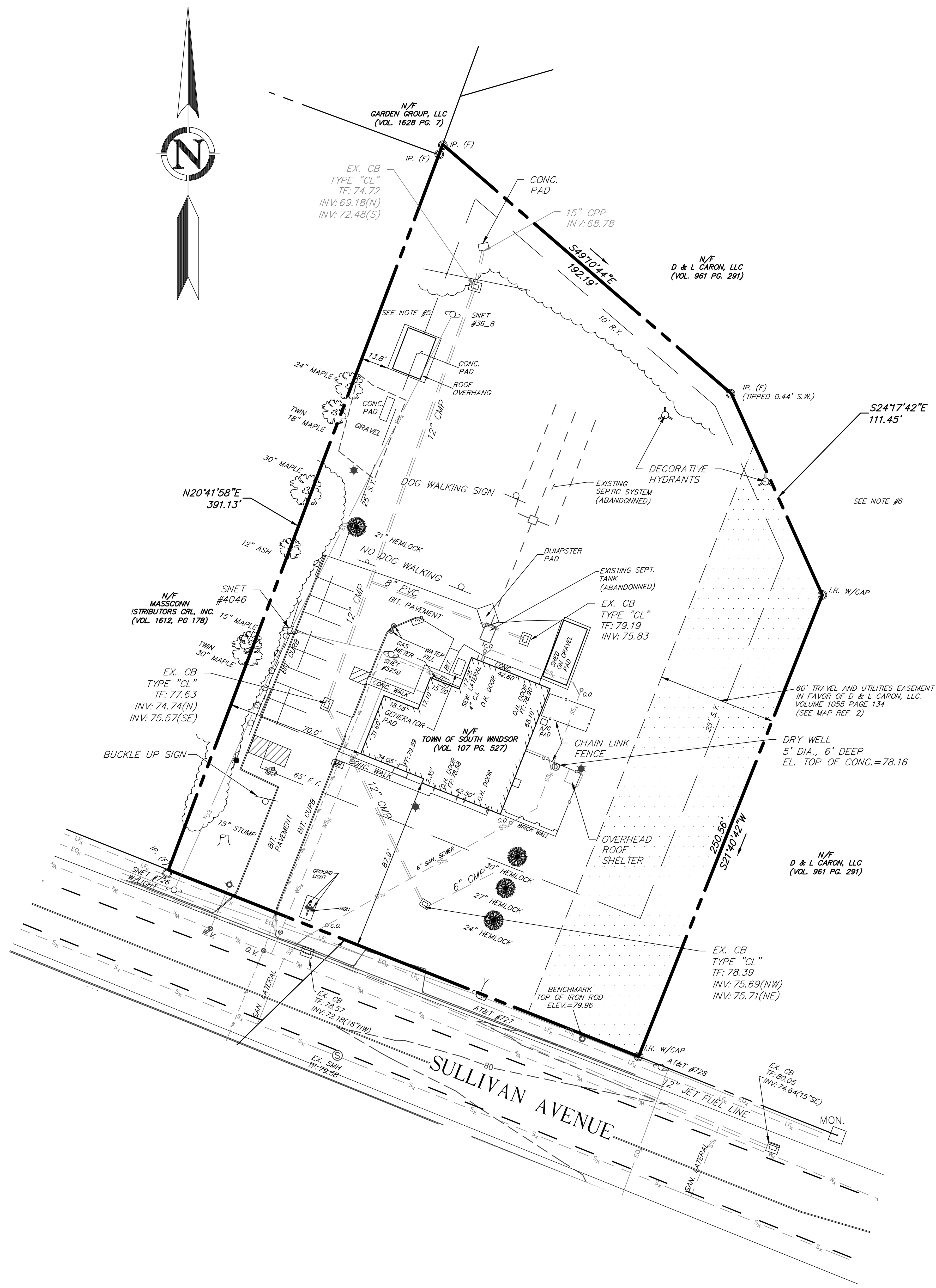
DETAILS

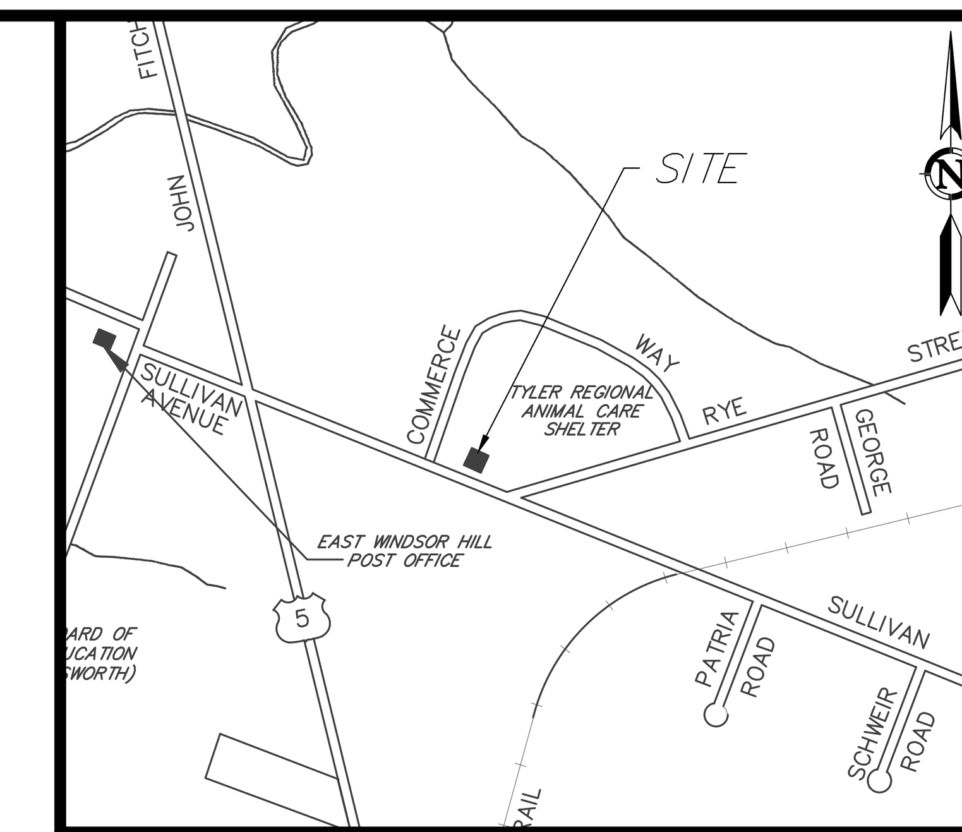
SHEET
C-D2
SHEET 5 OF 6

File: C:\jobs\2977\2977E\Engineering\AutoCAD\2977E Details.dwg Layout: 05 C-D2 Plotted: 5/8/2023 9:52 AM Last Saved: 5/4/2023 4:55 PM Last Saved By: Jurev

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
C.O.	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE





LOCATION PLAN
1"=1000'

NOTES:

1. PROPERTY IS IN THE RC ZONE.
2. PARCEL CONTAINS 87,158 SQUARE FEET OR 2.000 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 09003C0376F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 376 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. STRUCTURE IS NON-CONFORMING TO CURRENT ZONING REGULATIONS WITH RESPECT TO SIDE YARD REQUIREMENTS.
6. AREA OF LAWN ENCROACHMENT.
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

1. "PLOT PLAN PREPARED FOR MASSCONN DISTRIBUTORS CPL, INC., PARCEL 8 & 9 - JOHN FITCH INDUSTRIAL CENTRE, 12 AND 30 COMMERCE WAY, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=20', DECEMBER 15, 1999 WITH THE LATEST REVISION ON APRIL 27, 2005, SHEET 2 OF 6." PREPARED BY ALFORD ASSOCIATES, INC.

2. "RESUBDIVISION MAP PROPERTY SURVEY - RESURVEY PREPARED FOR D & L CARON, LLC, COMMERCE WAY, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=100', APRIL 12, 1999, REVISED ON JUNE 11, 1999, SHEET 3 OF 4." PREPARED BY DESIGN PROFESSIONALS INC.

3. "TRAFFIC OPERATIONAL IMPROVEMENTS AT U.S. ROUTE 5 AND CONN. RTE. 194 (SULLIVAN AVE.) INTERSECTION, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=40', YEAR 1994, REVISED 12-27-1994, SHEET 19A, PROJECT NO. 132-116." PREPARED BY THE CONNECTICUT DOT.

4. "PROPERTY OF JFI ASSOCIATES, INC., LOTS 9 & 10, COMMERCE WAY, SOUTH WINDSOR, CONNECTICUT, SCALE: 1"=40', MAY 1988, ZONE I." PREPARED BY LUZZI ENGINEERING AND SURVEYING.

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 INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
- 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.

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

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS
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PREPARED FOR:
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074
860-644-2511

PROJECT NO. 2977E
DATE 02/20/12
DESIGN BY ---
DRAWN BY SK/MHA
CHECKED BY LRG

Tyler Regional Animal Care Shelter

124 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT

REVISIONS

NO.	DATE	REVISIONS	BY
1	10-17-22	UPDATE SURVEY	MHA

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40'

SHEET V-1