WINDSOR FEDERAL

SITE PLAN

176 DEMING STREET ~ SOUTH WINDSOR ~ CT

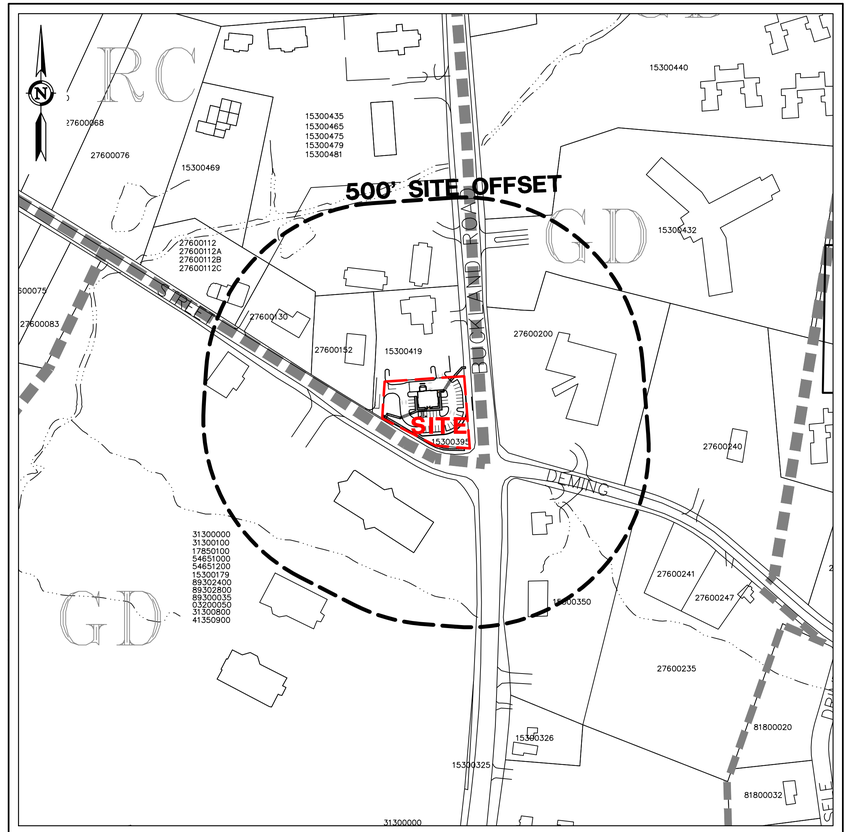
GIS #15300395

N/F 500' ABUTTERS

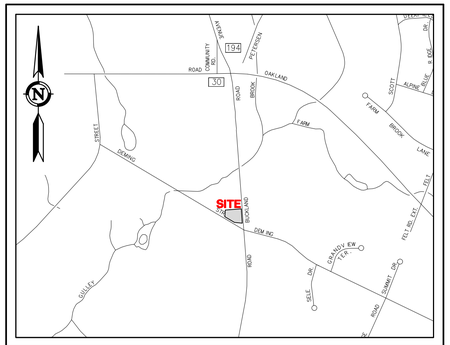
STREET ADDRESS	OWNER	PARCEL ID
350 BUCKLAND ROAD	BUCKLAND COMMONS LLC	15300350
465 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300465
152 DEMING STREET	SOUTH WINDSOR REALTY CO LLC	27600152
435 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300435
240 DEMING STREET	CALVARY CHURCH OF THE ASSEMBLIES	27600240
112 DEMING STREET	CURRENT RESIDENT	27600112
100 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300100
2800 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES II LLC	89302400
EVERGREEN WALK	CURRENT RESIDENT	31300000
2400 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES LLC	89302800
800 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300800
100 CEDAR AVENUE	REALTY INCOME PROPERTIES 21 LLC	17850100
35 TAMARACK AVENUE	BUCKLAND ROAD RETAIL LLC	89300035
200 DEMING STREET	SOUTH WINDSOR FARMS PROPCO LLC	27600200
481 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300481
475 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300475
479 BUCKLAND ROAD	SOUTH WINDSOR REALTY CO LLC	15300479
1000 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651000
1200 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651200
50 ANDREWS WAY	SOUTH WINDSOR DEVELOPERS LLC	3200050
900 HEMLOCK AVENUE	EVERGREEN CROSSINGS RETIREMENT COMMUNITY	41350900
432 BUCKLAND ROAD	KRE BSL HUSKY BUCKLAND LLC	15300432
419 BUCKLAND ROAD	CARMON & COMPANY LLC	15300419
112 DEMING STREET #B	BTE REAL ESTATE LLC	27600112B
112 DEMING STREET #C	BTE REAL ESTATE LLC	27600112C
130 DEMING STREET	130 DEMING LLC	27600130
112 DEMING STREET #A	BTE REAL ESTATE LLC	27600112A
440 BUCKLAND ROAD	BERRY PATCH II ASSOCIATES LIMITED	15300440
179 BUCKLAND ROAD	EVERGREEN WALK LLC	15300179

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS
& LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444



KEY MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=1,000'

ZONING TABLE

ZONE: RC (RESTRICTED COMMERCIAL ZONE)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SQ. FT. MIN.	37,833 SQ. FT.	37,833 SQ. FT.
LOT FRONTAGE	150' MIN.	200.0'	200.0'
LOT DEPTH	150' MIN.	233.5'	233.5'
FRONT YARD	65' MIN.	N/A	65.7'
SIDE YARD	10' MIN.	N/A	26.7'
REAR YARD	25' MIN.	N/A	N/A
BUILDING HEIGHT	3 STORIES OR 45' MAX.	N/A	1 STORY (25'±)
PARKING	SEE BELOW (1)	N/A	33 SP. (1)
INTERIOR LANDSCAPING	SEE BELOW (2)	N/A	15.72%
LOT COVERAGE	25% MAX.	0%	7.16%
IMPERVIOUS COVERAGE	60% MAX.	0%	58.62%

NOTES:
(1) PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, THE NUMBER OF PARKING SPACES FOR A FINANCIAL INSTITUTION IS A MINIMUM OF 1 SPACE PER 250 SQ. FT. GFA PLUS 1 PER EMPLOYEE.
2,682 SQ. FT. BLDG. / 250 SQ. FT. = 10.7 SPACES
10.7 SPACES + (1 SPACE FOR EA. 5 EMPLOYEES) = 15.7 SPACES

A MINIMUM OF 16 PARKING SPACES ARE REQUIRED BY THE REGULATIONS. A TOTAL OF 33 PARKING SPACES ARE PROVIDED FOR USE BY 176 DEMING STREET AND 419 BUCKLAND ROAD.

(2) PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS SECTION TABLE 6.4.6A, NOT LESS THAN TEN (10%) PERCENT OF THE INTERIOR OF A PARKING LOT CONTAINING THIRTY (30) OR MORE PARKING SPACES SHALL BE LANDSCAPED WITH TREES AND CONTINUOUSLY MAINTAINED. THE PROVIDED INTERIOR LANDSCAPING ACCOUNTS FOR 15.72% OF THE PROPOSED PARKING AREA.

SHEET INDEX

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

GENERAL NOTES:

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

CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:

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21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074
Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

ARCHITECT:

Tecton Architects
34 Sequassen Street
Suite 200
Hartford, CT 06106
860-548-0802
www.tectonarchitects.com

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21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionalsinc.com

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 - T
860-298-6164 - F

PROJECT NO.: 4337
DATE: 6/12/2020
DRAWN BY: BDC
CHECKED BY: REM
REVISED BY: DHJ

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

Windsor Federal
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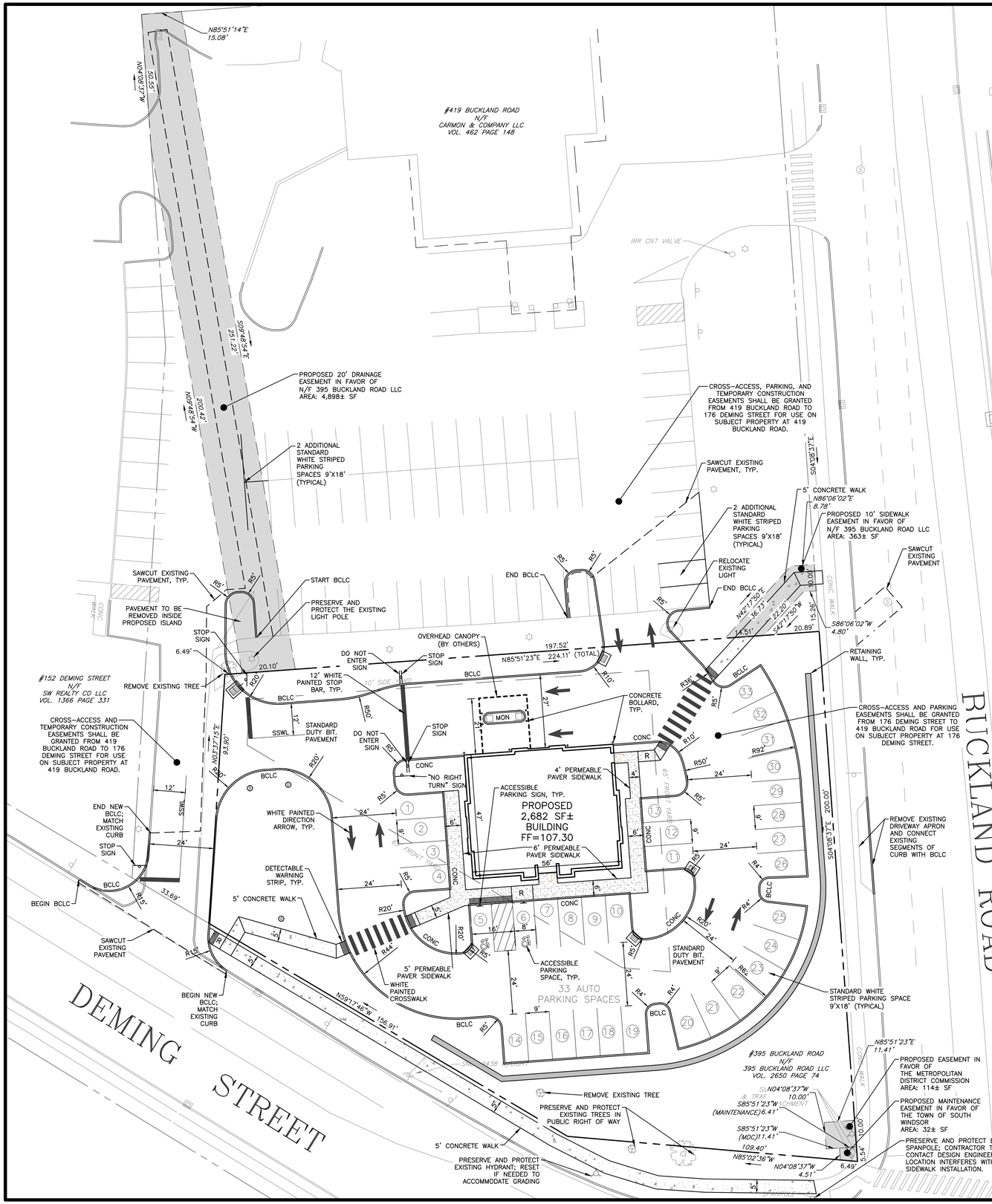
REVISIONS

NO.	DATE	BY

COVER SHEET

SHEET
C-T1
SHEET 1 OF 11



LEGEND

SYMBOL	DESCRIPTION
—o—	VARIOUS PARKING/DRIVE SIGNS; SEE C-SP1 FOR SIGN TYPE
SSWL	4" WIDE SINGLE SOLID WHITE LINE
BCLC	BITUMINOUS CONCRETE LIP CURB
CONC	CONCRETE CURB
MON	MONOLITHIC CONCRETE CURB

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

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

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NOTES:
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EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	CARMON & COMPANY LLC	395 BUCKLAND ROAD LLC	DRAINAGE		
2	CARMON & COMPANY LLC	395 BUCKLAND ROAD LLC	SIDEWALK		
3	395 BUCKLAND ROAD LLC	THE METROPOLITAN DISTRICT COMMISSION	MAINTENANCE		
4	395 BUCKLAND ROAD LLC	TOWN OF SOUTH WINDSOR	MAINTENANCE		
5	419 BUCKLAND ROAD	176 DEMING STREET	CROSS-ACCESS, PARKING & TEMPORARY CONSTRUCTION		
6	176 DEMING STREET	419 BUCKLAND ROAD	CROSS-ACCESS & PARKING		

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

SURVEY NOTES:

1. 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 "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
   - TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF PROPOSED IMPROVEMENTS & EASEMENT LINES RELATIVE TO EXISTING PROPERTY LINES.
   - THIS IS A RESURVEY BASED ON MAP REFERENCE #1.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS.

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

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

design professionals
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PLANNERS / LANDSCAPE ARCHITECTS
21 FIRST DRIVE
P.O. BOX 1672
SOUTH WINDSOR, CT 06074
860-291-8759 – T
860-291-8757 – F
www.designprofessionals.com

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 – T
860-298-6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DRAWN BY: BDC
REVIEW BY: REM
DESIGN BY: DHJ

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

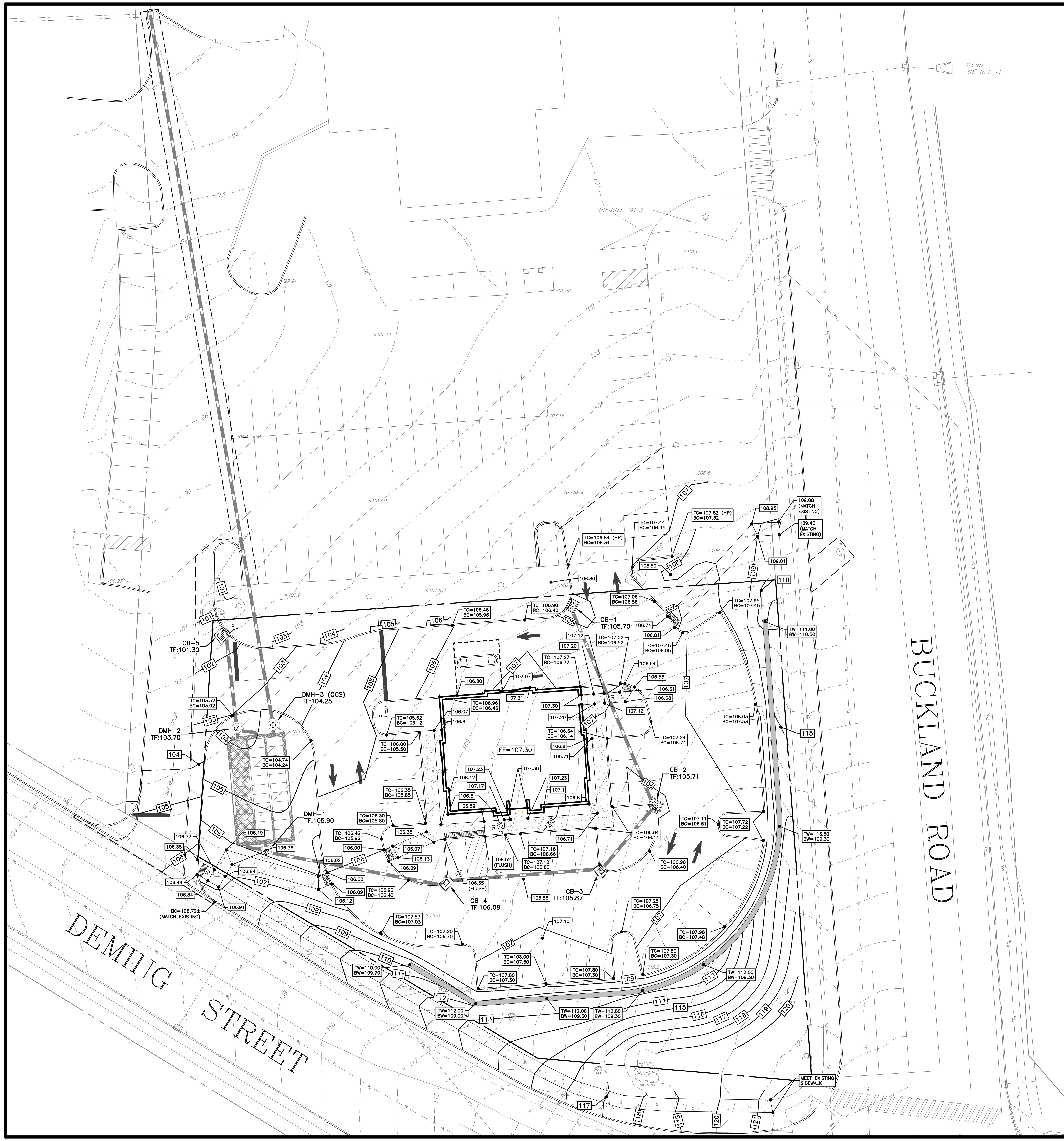
Windsor Federal
Together Making Neighbors Feel Like Family Since 1890

NO.	DATE	REVISIONS	BY

SITE PLAN

SCALE: 1" = 20'
0 10' 20' 40'

SHEET
C-SP1
SHEET 2 OF 11



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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. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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21 JEFFREY DRIVE
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DRAWN BY:	REM
CHECKED BY:	DHJ

WINDSOR FEDERAL SITE PLAN

176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

Windsor Federal
Neighbors Helping Neighbors Since 1936!

NO.	DATE	REVISIONS	BY

GRADING PLAN

SCALE: 1" = 20'
0 10' 20' 40'

SHEET
C-GD1
SHEET 3 OF 11

12" HDPE CONNECTION TO EXISTING CATCHBASIN INV=87.50

CB "CL"
TF=90.24'
INV=87.94 (4" PVC ELY)
INV=87.74' (4" PVC SLY)
INV=87.54' (6" PVC NLY)
INV=87.44' (15" HDPE WLY)

CCB
TF: 98.12
INV: 93.30

93.95
30" RCP FE

SMH
TF=99.75'
INV=95.33' (E)
INV=91.25 (S)
INV=91.15 (N)

BIT. DRIVEWAY

IRR CNT VALVE

CONC. RET. WALL

BIT. PAVEMENT

CCB
TF: 104.56

285 LF-12" HDPE S=2.64%

EXISTING SANITARY MANHOLE, MATCH EXISTING INVERT (INV=100.10)
PRIOR TO CONSTRUCTION, CONTRACTOR TO PERFORM TEST PIT TO DETERMINE THE ALIGNMENT, INVERT, AND STABILITY OF EXISTING SANITARY SEWER MANHOLE TO ACCOMMODATE THE PROPOSED CONNECTION. DESIGN ENGINEER SHOULD BE CONTACTED IMMEDIATELY IF OBSERVATIONS ARE IN CONFLICT WITH PROPOSED PLANS.

SMH
TF=109.71'
INV=100.10'

SANITARY CROSSING BELOW STORMWATER PIPE (SEE DETAIL)

CB-5
TF:101.30
INV OUT:98.70 12" S

CB-1
TF:105.70
INV OUT:103.25 12" SE

PROPOSED WATER SERVICE. CONTRACTOR TO COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY

DMH-2
TF:103.70
INV OUT:98.42 12" E
INV OUT:95.96 12" S
INV IN:98.42 12" N

34 LF-12" HDPE S=0.84%

8 LF-12" HDPE S=2.75%

DMH-3 (OCS)
TF:104.25
INV IN:95.94 12" S
INV IN:95.00 4" SE
INV OUT:95.00 12" N

118'-6" PVC @ 2.00%

2 LF-12" HDPE S=1.00%

2 LF-12" HDPE F.L.=95.94

6" PVC SANITARY INV=102.50

4 LF-12" HDPE S=0.25%

BUCKLAND ROAD

BEGIN UNDERDRAIN
114 LF TO DMH-3
FL:95.00
(SEE DETAIL)

4" UNDERDRAIN FL:95.00

CULTEC 902HD CAMBERS
ISOLATOR ROW CHAMBER INV.=95.94
BOTTOM OF CHAMBER ELEV=95.75
BOTTOM OF STONE ELEV=95.00

12" OVERFLOW BYPASS INV=98.21

CB-2
TF:105.71
INV IN:102.81 12" NW
INV OUT:102.71 12" SW

CB
TF: 107.21
INV: 103.11 (15" RCP W)
INV: 103.41

S=1.10%
30 LF-12" HDPE

S=1.04%
68 LF-12" HDPE

S=1.08%
59 LF-12" HDPE

DMH-1
TF:105.90
INV OUT:98.42 12" N
INV OUT:96.00 12" W
INV IN:100.85 12" E

CB-4
TF:106.08
INV IN:101.66 12" E
INV OUT:101.56 12" W

CB-3
TF:105.87
INV IN:102.39 12" NE
INV OUT:102.29 12" W

DEMING STREET

SIDEWALK, HYD & TRAFFIC CONTROL BOX ENCROACHMENT

ST MH
TF: 107.62
INV: 103.87 (15"RCP S)
INV: 103.57 (15"RCP N)

PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY

PROPOSED UNDERGROUND ELECTRIC SERVICE. CONTRACTOR TO COORDINATE FINAL LAYOUT AND DESIGN WITH LOCAL UTILITY COMPANY

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

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

21 FINEST DRIVE
P.O. BOX 1100
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
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176 DEMING STREET
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CIS #115300395

Windsor Federal
Together Growing Together Since 1934

NO.	DATE	REVISIONS	BY

UTILITIES PLAN

SCALE: 1" = 20'
0 10' 20' 40'

SHEET
C-UT1
SHEET 4 OF 11

File: C:\Jobs\4337\Engineering\AutoCAD\4337 Site Plan.dwg Layout: 04 C-UT1 Plotted: 6/12/2020 11:03 AM Last Saved: 6/12/2020 10:57 AM Last Saved By: daniel.jameson

CB "CL"
TF=90.24'
INV=87.94' (4" PVC ELY)
INV=87.74' (4" PVC SLY)
INV=87.54' (6" PVC NLY)
INV=87.44' (15" HDPE WLY)

CCB
TF: 98.12
INV: 93.30

93.95
30" RCP FE

SMH
TF=99.75'
INV=95.33' (E)
INV=91.25 (S)
INV=91.15 (N)

BIT. DRIVEWAY

IRR CNT VALVE

CONC. RET. WALL

BIT. PAVEMENT

CCB
TF: 104.56

PROPOSED SILT FENCE (TYP)

LIMIT OF WORK (TYP)

PROPOSED CONSTRUCTION ACCESS. ALL CONSTRUCTION VEHICLES/TRAFFIC SHALL EXIT OVER THE CONSTRUCTION EXIT TRACKING PAD.

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

CB
TF: 107.21
INV: 103.11 (15"RCP N)
INV: 103.41

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

PROPOSED SILT FENCE (TYP)

LIMIT OF WORK (TYP)

SMH
TF=109.71'
INV=100.10'

DEMING STREET

BUCKLAND ROAD

ST MH
TF: 107.62
INV: 103.87 (15"RCP S)
INV: 103.57 (15"RCP N)

CB

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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.

21 FIRST DRIVE
P.O. BOX 1962
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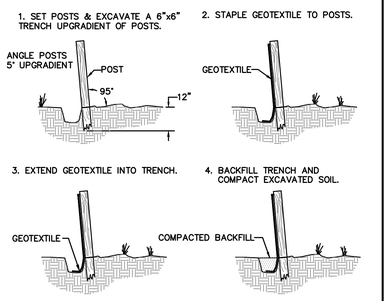
Windsor Federal

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES1
SHEET 5 OF 11



SILT FENCE

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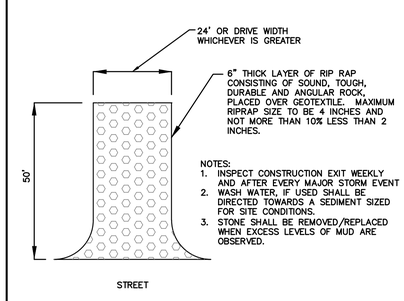

CONSTRUCTION ACCESS

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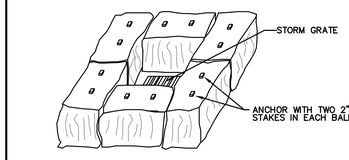

STRAW BALE INSTALLATION AT CATCH BASINS

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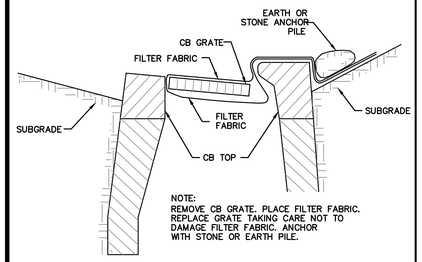
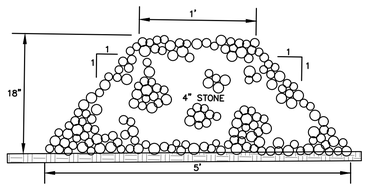


CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.



STONE CHECK DAM

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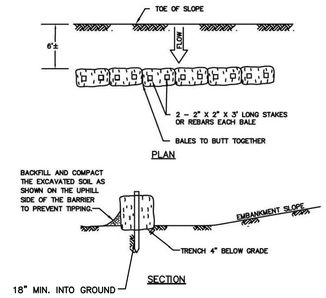

STRAW BALES FOR EROSION CONTROL

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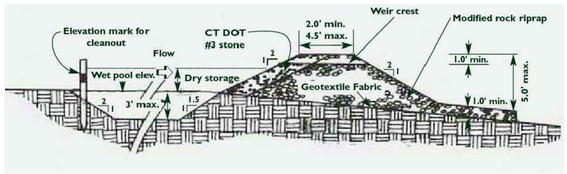


REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

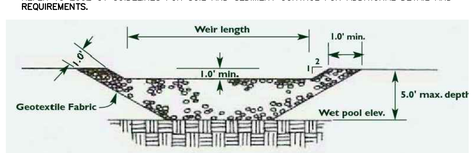


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

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:

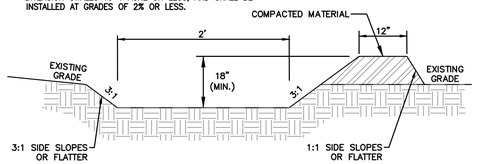
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR GENERAL SIZING CALCULATIONS FOR TST AS NECESSARY IN THE FIELD.

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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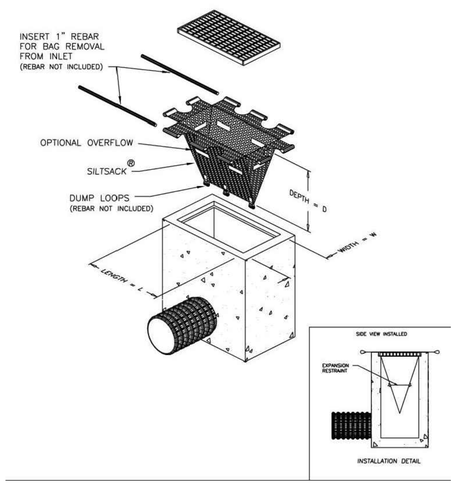


CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
3. CONSTRUCT TEMPORARY SETTLING OR SILTATION BASINS, SEDIMENT TRAPS AND OTHER BEST MANAGEMENT PRACTICES AS REQUIRED.
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. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. REFER TO LANDSCAPE PLANS FOR TEMPORARY SEEDING REQUIREMENTS.
5. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
6. 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.
7. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH HAYBALES AND FILTER FABRIC AS SHOWN IN THE DETAILS.
8. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
9. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
10. 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/OR 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 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.

UNDERGROUND STORMWATER STORAGE SYSTEM:
THE UNDERGROUND STORMWATER STORAGE SYSTEM SHALL BE INSPECTED ANNUALLY. IF LESS THAN 3 INCHES OF BUILD UP IS OBSERVED, NO MAINTENANCE IS REQUIRED. IF MORE THAN 3 INCHES IS OBSERVED, THE SYSTEM OWNER MUST FOLLOW MAINTENANCE PROCEDURES SPECIFIED IN THE OPERATOR & MAINTENANCE MANUAL.

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 2020
ESTIMATED COMPLETION DATE – SUMMER 2021

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 TACKFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

PROJECT CONTACT INFO:

GEORGE HERMANN
[860-298-1444]

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

Design Professionals, LLC
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
P.O. BOX 1672
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionals.com

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 – T
860-298-6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DESIGN BY: BDC
DRAWN BY: REM
CHKD BY: DH

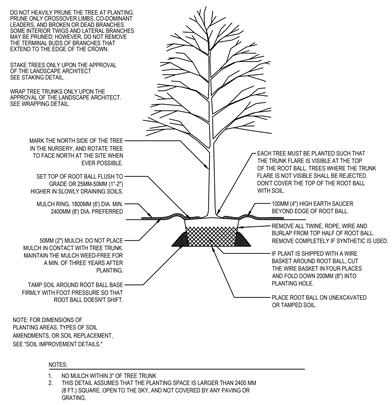
WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #1530039

Windsor Federal
Together Making Dreams Come True

NO.	DATE	REVISIONS	BY

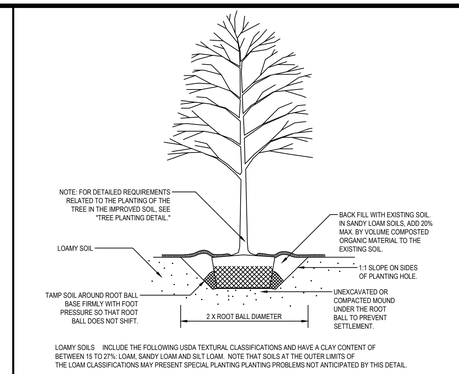
EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES2
SHEET 6 OF 11



1 TREE PLANTING DETAIL

Not to Scale



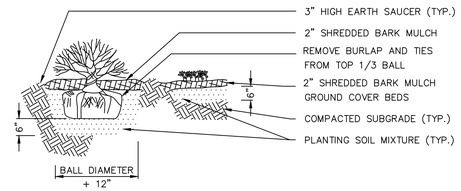
LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

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)

2 SOIL IMPROVEMENT DETAIL

Not to Scale

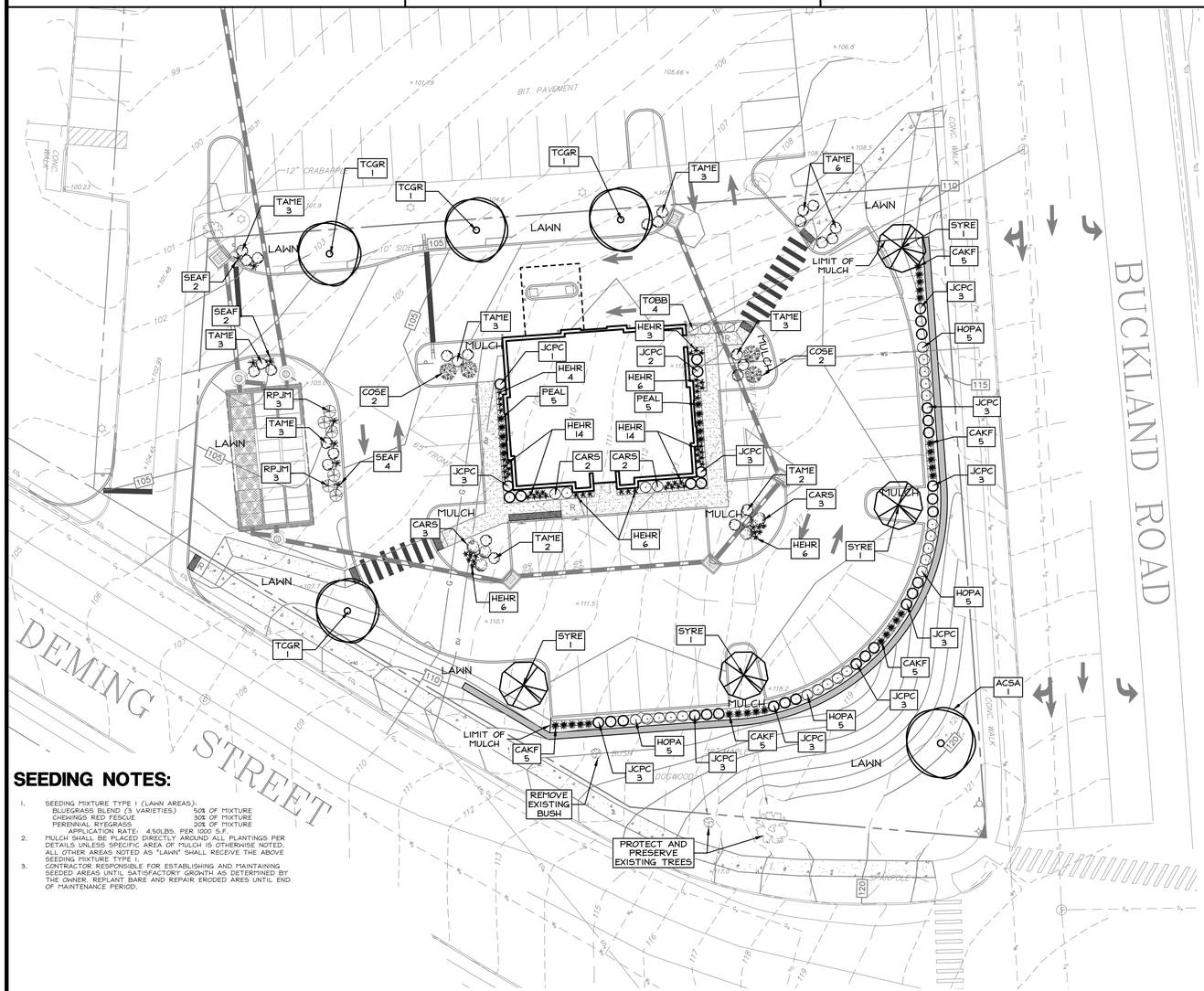


3 SHRUB & GROUNDCOVER PLANTING DETAIL

Not to Scale

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACSA	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" cal.	B&B	PLANT AS SHOWN
SYRE	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.	B&B	PLANT AS SHOWN – SINGLE STEM
TCGR	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	PLANT AS SHOWN
SHRUBS						
CARS	10	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	No. 3	CONT.	3' O.C.
COSE	4	Cornus sericea	Redosier Dogwood	No. 3	CONT.	6' O.C.
JCPC	33	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	No. 3	CONT.	3' O.C.
RPJM	6	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	3' O.C.
TAME	28	Taxus x. media 'Everlow'	Everlow Yew	No. 3	CONT.	3' O.C.
TOBB	4	Thuja occidentalis 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	No. 3	CONT.	3' O.C.
PERENNIALS						
HEHR	65	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
HOPA	20	Hosta 'Patriot'	Patriot Hosta	No. 1	CONT.	3' O.C.
SEAF	8	Sedum spectabile 'Autumn Fire'	Autumn Fire Stonecrop	No. 1	CONT.	2' O.C.
ORNAMENTAL GRASSES						
CAKF	25	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
PEAL	10	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	No. 2	CONT.	3' O.C.



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 DISTURBED 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 FINE MUD AFTER BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN 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:
11.A. BARK MULCH/COMPOST 10%-12%
11.B. COARSE SAND 40-45%
11.C. TOPSOIL 40-45%
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 FORTUILA 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 DESICCATION.
17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYTEN.
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 SHIPPMENT INVOICE OR ORDER TO STORE 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 PATTERN DISCREPANCIES 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, THICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. MULCH SHALL BE PLACED DIRECTLY AROUND ALL PLANTINGS PER DETAILS UNLESS SPECIFIC AREA OF MULCH IS OTHERWISE NOTED. ALL OTHER AREAS NOTED AS "LAWN" SHALL RECEIVE THE ABOVE SEEDING MIXTURE TYPE I.
3. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED ARES UNTIL END OF MAINTENANCE PERIOD.

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

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

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 FITCH DRIVE
P.O. BOX 1692
SOUTH WINDSOR, CT 06074
860-291-8750 – T
860-291-8757 – F
www.designprofessionals.com

PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 – T
860-298-6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DESIGNED BY: BDC
DRAWN BY: REM
CHECKED BY: DHI

REVISIONS

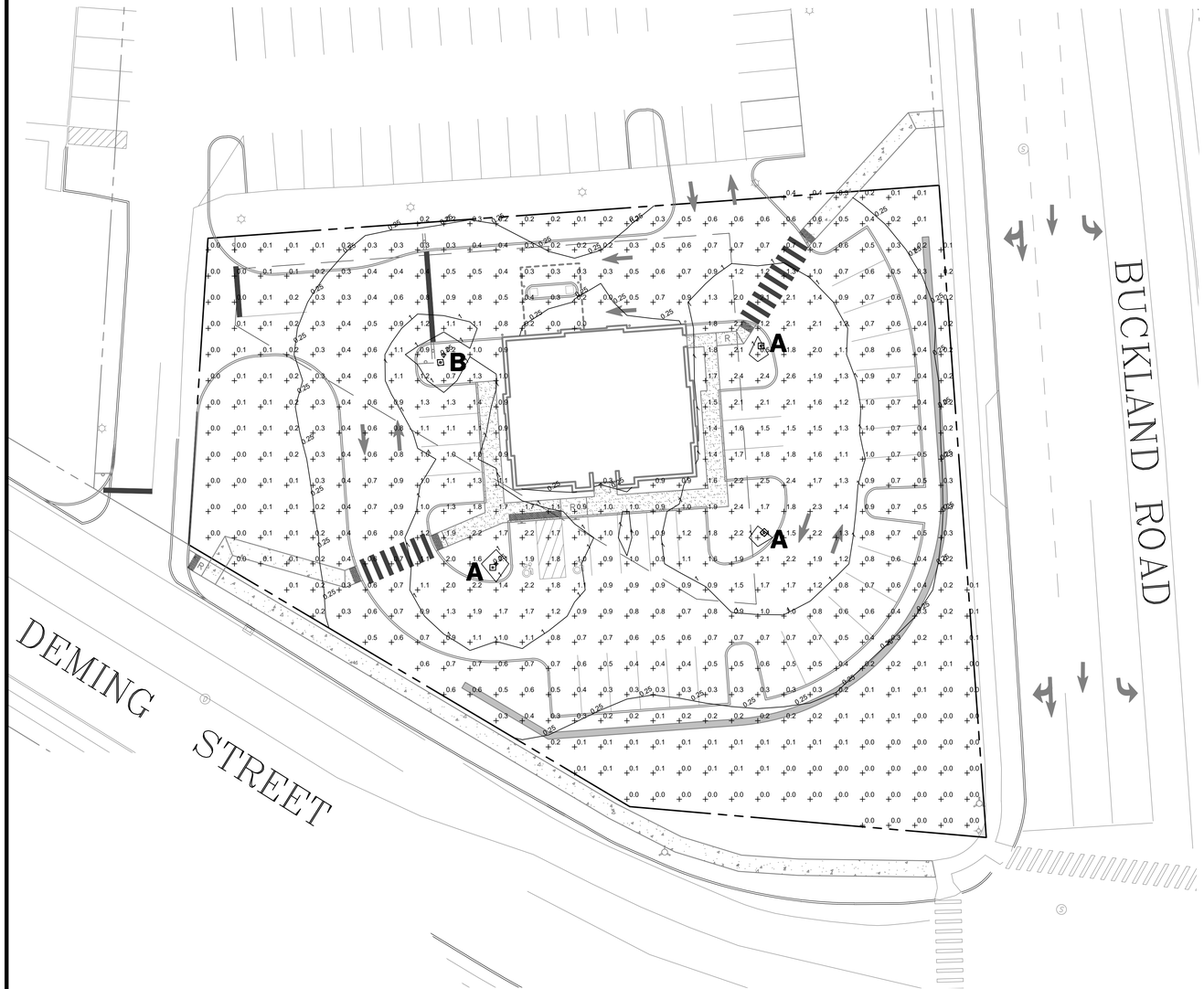
NO.	DATE	BY

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

Windsor Federal
Digitally Powered by Windsor Federal

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

SHEET
C-LS1
SHEET 7 OF 11



Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
□	A	3	Holophane	AUCL2 P40 40K XX L5	Utility Arlington FCO LED 2, P40, 4000K, Type 5 Optic	AUCL2_P40_40K_XX_L5.ies	8293	0.94	89	16 feet
□	B	1	Holophane	AUCL2 P20 40K XX L5	Utility Arlington FCO LED 2, P20, 4000K, Type 5 Optic	AUCL2_P20_40K_XX_L5.ies	4395	0.94	45	16 feet

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	2.6 fc	0.0 fc	N/A	N/A

SITE LIGHTING NOTES:

1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 395 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/04/2019 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

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes
Type

AUCL2
Utility Arlington Series Luminaire Full Cutoff LED2

Mechanical
- Heavy-grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester powder coat paint to ensure maximum durability
- Finish meets 5,000-hour salt spray testing
- Holophane and RAL Classic finishes.

Electrical
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 10kV/3kA per ANSI C136.2-2015.
- 20KV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three-pole terminal block is standard, with optional prewired leads for ease of installation
- LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 2700K, 3000K, 4000K, and 5000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AOmodule is preset at the factory to position number 8 (see chart).
- Wireless remote control for monitoring performance and/or maintenance of the system – ROAM
- Factory Programmed Driver (FPDx) – Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (P3, P7) or externally (P3E, P7E) mounted
- Part-night dimming (PND) enables luminaire to monitor and adjust 50% lumens based on season and geographic location, 8-day rolling average

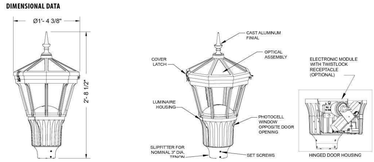
Testing/Compliance
- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check with the DLC Qualified Products List at www.designlights.org/QPL for updated list

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Warranty
5 year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 40 lbs
Maximum Effective Projected Area - 1.38 sq. ft.

AUCL2
Utility Arlington Series Luminaire Full Cutoff LED2

HOLOPHANE

ORDERING INFORMATION

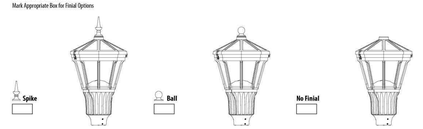
Example: AUCL2 P20 30K AS GN L2 N P7E

Series	Led performance package		LED Color temperature		Voltage		Housing color		Optics		Finial	
AUCL2	Utility Arlington LED FCO	P10	5,500 nominal lumens (amber only)	AM	True amber	AS	Auto-sensing voltage (120 thru 277) 50/60 HZ	BK	Black	L2	Type 2 distribution full-cutoff	N	None
		P20	4,500 nominal lumens	27K	2700K CCT			GR	Gray	L3	Type 3 distribution full-cutoff	B	Ball
		P30	6,500 nominal lumens	30K	3000K CCT	AH	Auto-sensing voltage (347 thru 480) 50/60 HZ	GH	Graphite	L4	Type 4 distribution full-cutoff	S	Spike
		P40	8,500 nominal lumens	40K	4000K CCT			GN	Green	L5	Type 5 distribution full-cutoff		
		P50	11,500 nominal lumens	50K	5000K CCT			PP	Prime paint				
								WH	White				
								BZ	Bronze				
								TGC	RAL Color-color (RAL**)				
								CMC	Custom color match				

Options: Option Compatibility Matrix on page 3 of 4					
AO	Field Adjustable Output	P3E	NEMA Twist Lock Dimming Photocontrol Receptacle - 3 PIN, Externally mounted	L3H	1.5 ft prewired leads
DE	ROAM Hardware Decalbale and DCM Factory Installed			L01	39 prewired leads
FPDxx	Factory Programmed Driver	P7E	NEMA Twist Lock Dimming Photocontrol Receptacle - 7 PIN, Externally mounted	L10	10 ft prewired leads
P3	NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	RME	ROAM Node (External)	L20	20 ft prewired leads
P7	NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	RME1	347V ROAM NODE (External)	L25	25 ft prewired leads
PCL	DTL twistoff photocontrol for solid-state lighting 120-277V	RME4	480V ROAM NODE (External)	L30	30 ft prewired leads
PCLL	DTL long-life twistlock photocontrol for solid-state AS	PSC	Shorting cap	NL2B1	NEMA Label 2" X 1"
P34	DTL long-life twistlock photocontrol for solid-state 347V	WSS	House-side shield	NL2B2	NEMA Label 2" X 2"
P4D	DTL long-life twistlock photocontrol for solid-state 480V			20KV	20kV/10kA surge protection
PND	Part night dimming - down to 50%				

Accessories: Order as separate catalog number.	
XXL2HSS1	Field Accessory - Louvered house-side shield (Qty 1)
XXL2HSS20	Field Accessory - Louvered house-side shield (Bulk Qty 50)
XXL2UPS10KA1	10kV/5kA Extreme surge- 320-277V
XXL2UPS10KAH	10kV/5kA Extreme surge- 480V
XXL2UPS20KA5	20kV/10kA Extreme surge-120-277VV
XXL2UPS20KAH	20kV/10kA Extreme surge- 480V

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



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Windsor, CT 06095
860-298-1444 – T
860-298-6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DESIGN BY: BDC
DRAWN BY: REM
CHECKED BY: DH

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

Windsor Federal
Together Making Anywhere Home

NO.	DATE	REVISIONS	BY

SITE LIGHTING PLAN

SCALE: 1" = 20'
0 10' 20' 40'

SHEET
C-LT1
SHEET 8 OF 11

File: C:\jobs\4337\Landscape Arch\AutoCAD\4337_LS-LT Pending Layout: 08 C-LT1 Plotted: 6/10/2020 12:56 PM Last Saved: 6/10/2020 12:05 PM Last Saved By: RachelMeier

CONSTRUCTION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. 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. 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.

30. 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.

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

32. 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.

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

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

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

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

34. 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.

35. 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.

36. 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.

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

38. 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.

39. 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.

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

41. 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.

42. 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.

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

44. 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.

45. 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.

46. 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.

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

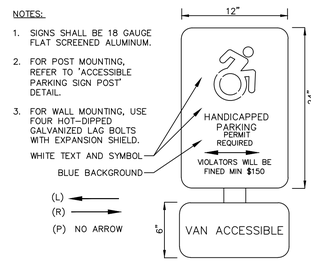
48. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

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

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

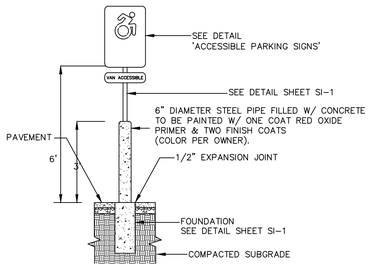
The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components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

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



RESERVED PARKING SIGNAGE

N.T.S.



ACCESSIBLE PARKING SIGN POST

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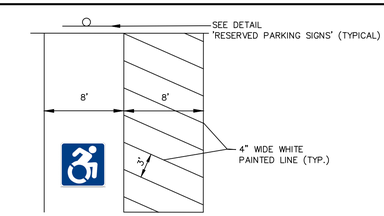
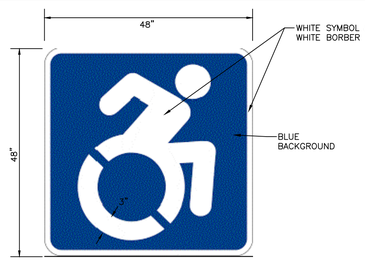


NOTES:

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

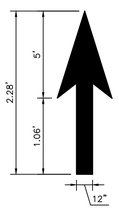
VAN ACCESSIBLE PARKING LAYOUT

N.T.S.



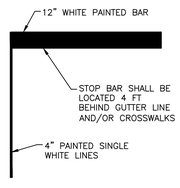
RESERVED PARKING SYMBOL

N.T.S.



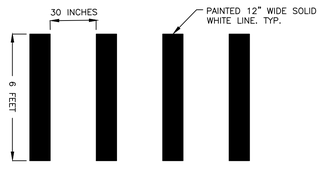
TRAFFIC ARROW

N.T.S.



STOP BAR

N.T.S.

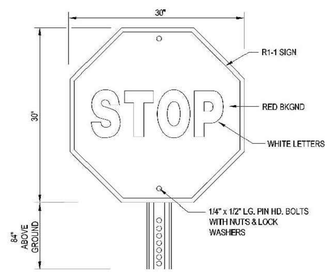


CROSS WALK

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
C_x	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
W_x	WATER MAIN	W
WS_x	WATER SERVICE	WS
F_x	FIRE SERVICE LINE	F
NPW_x	NON-POTABLE WATER LINE	NPW
WV W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_x	MAIN LIQUID FUEL LINE	LF
LFS_x	LIQUID FUEL SERVICE LINE	LFS
LF_A	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
I_x	IRRIGATION LINES	I
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
G_x	GAS MAIN	G
GS_x	GAS SERVICE LINE	GS
POWER		
EO_x	ELECTRICAL LINES, OVERHEAD	ED
EU_x	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
S_x	SANITARY SEWER MAIN	S
SS_x	SANITARY SEWER SERVICE LINE	SS
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
RL_x	ROOF LEADER	RL
UD	UNDERDRAIN	UD
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
95	CONTOUR	95
X61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



STOP SIGN

N.T.S.

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

21 FERRY DRIVE
SUITE 102
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
www.designprofessionals.com

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PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 - T
860-298-6164 - F

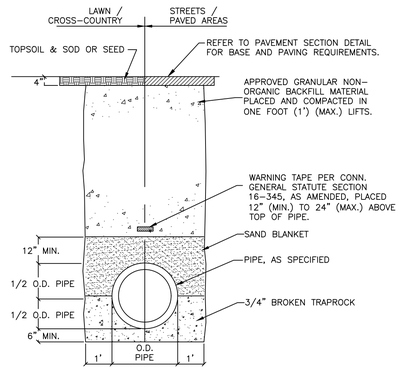
PROJECT NO.: 4337
DATE: 6/12/2020
DRAWN BY: BDC
CHECKED BY: REM
DESIGNED BY: DH

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #15300395

NO.	DATE	REVISIONS	BY

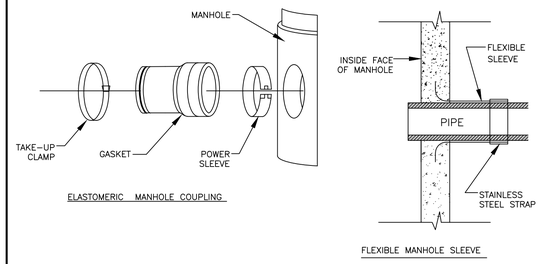
NOTES, LEGEND, & DETAILS

SHEET
C-D1
SHEET 9 OF 11



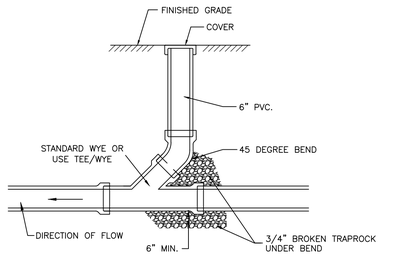
SANITARY SEWER TRENCH SECTION

N.T.S



SANITARY LATERAL CONNECTION TO MANHOLE

N.T.S.

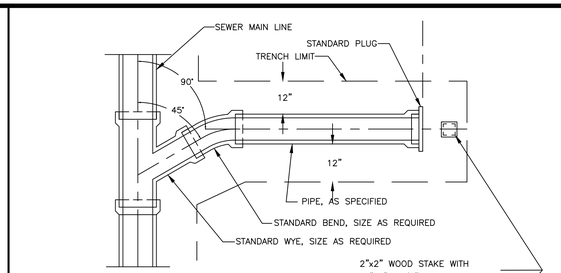


NOTES:

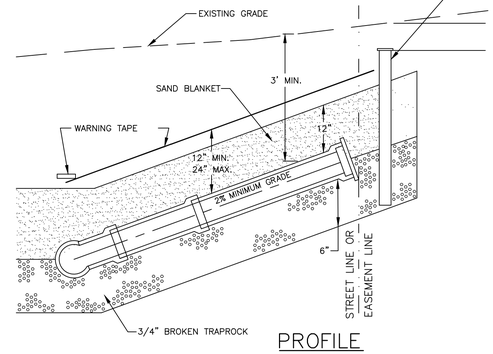
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER / SANITARY CLEAN OUT

N.T.S



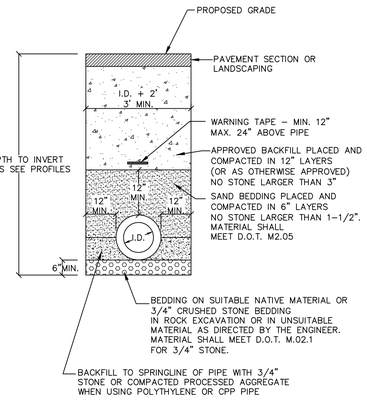
PLAN



PROFILE

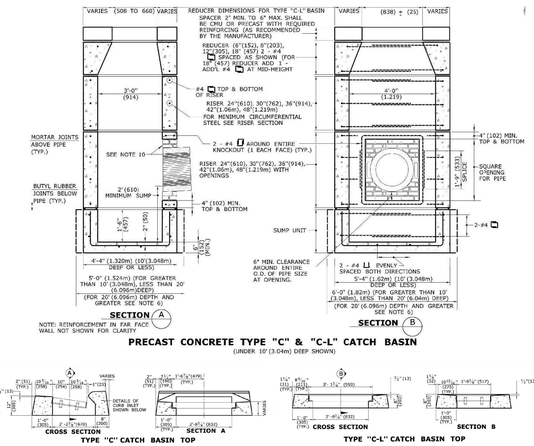
BUILDING SEWER

N.T.S.

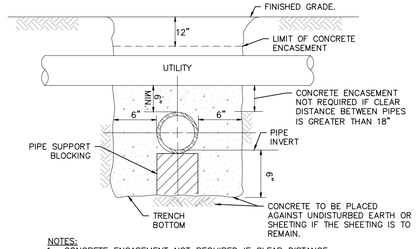


STORM SEWER TRENCH SECTION

N.T.S



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

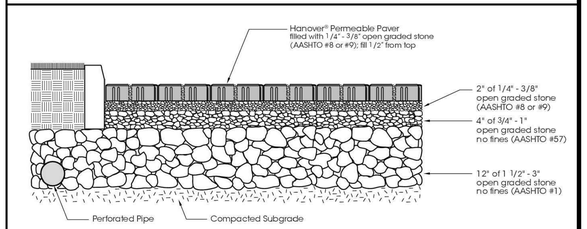


NOTES:

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

SEWER & STORM CROSSING CONCRETE ENCASEMENT

N.T.S.

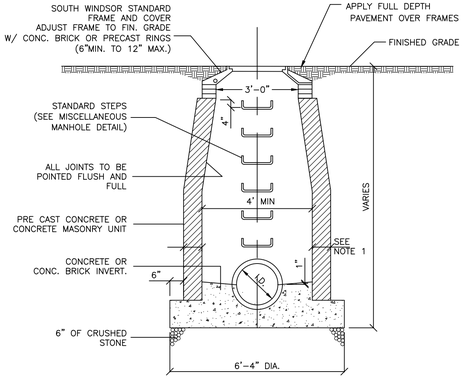


NOTES:

1. DETAIL TAKEN FROM HANOVER ARCHITECTURAL PRODUCTS. SHOWN FOR ILLUSTRATIVE PURPOSES. CONTRACTOR CAN USE SIMILAR PRODUCT WITH APPROVAL FROM ENGINEER.
2. INSTALL PER MANUFACTURES INSTRUCTIONS.
3. TIE PERFORATED PIPE INTO NEAREST CATCH BASIN UNDERGROUND.

PERMEABLE PAVERS

N.T.S.

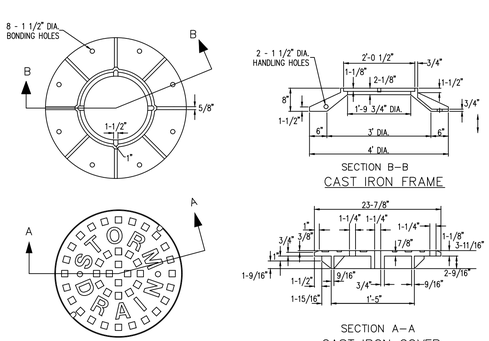


NOTES:

1. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
2. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS, INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S

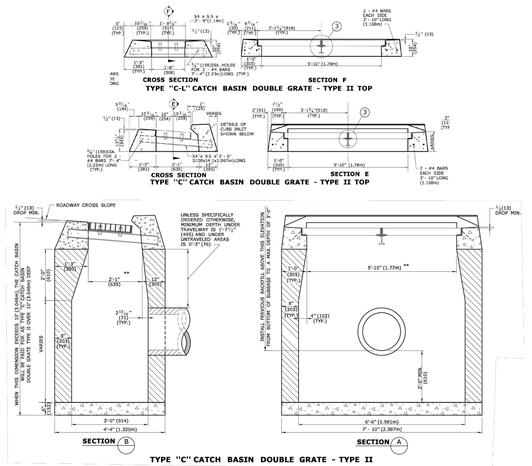


NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

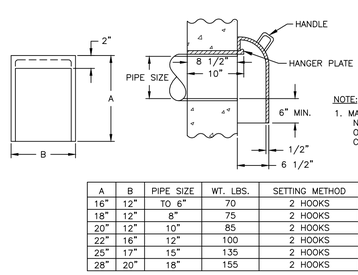
MANHOLE FRAME AND COVER

N.T.S



N.T.S.

REFER TO CONNDOT STANDARD SHEET HW-0507-03 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



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

NOTE:

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

CATCH BASIN TRAP HOOD

N.T.S

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
WINDSOR, CT 06095
860-298-1444

21 FITCH DRIVE
P.O. BOX 1692
SOUTH WINDSOR, CT 06074
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PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860-298-1444 – T
860-298-6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DESIGN BY: BDC
DRAWN BY: REM
CHECKED BY: DH

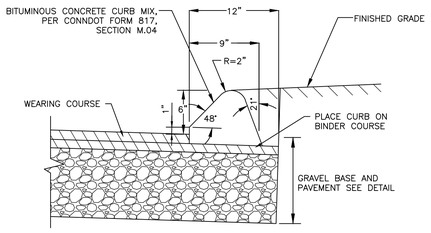
WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
GIS #18300395

Windsor Federal
Together Creating Possibilities Since 1934

NO.	DATE	REVISIONS	BY

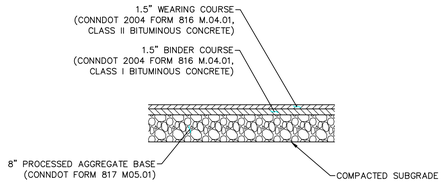
DETAILS

SHEET
C-D2
SHEET 10 OF 11



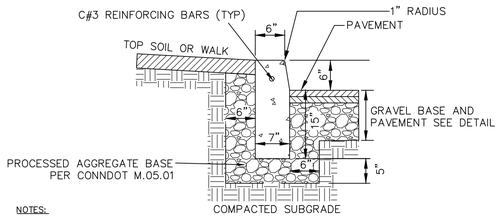
BITUMINOUS CONCRETE LIP CURB

N.T.S.



BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY

N.T.S.

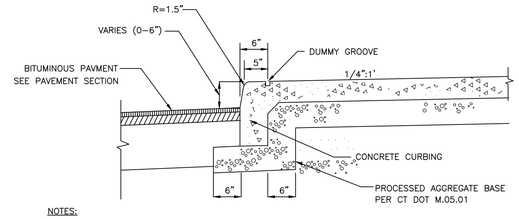


NOTES:

1. ALL CONCRETE FOR CURBS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 816.
2. THE END OF CURB SECTIONS SHALL BE CHAMFERED ½ INCH.
3. CURB, CURB CORNERS OR EDGING SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 1/2.
6. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF ½ ALONG LENGTH OF WALK

PRECAST CONCRETE CURB

N.T.S.

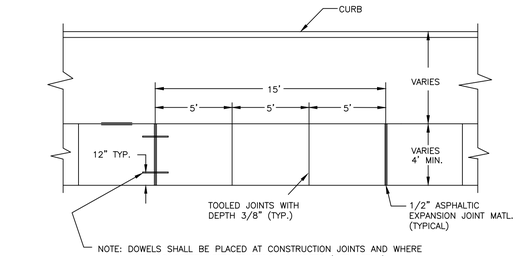


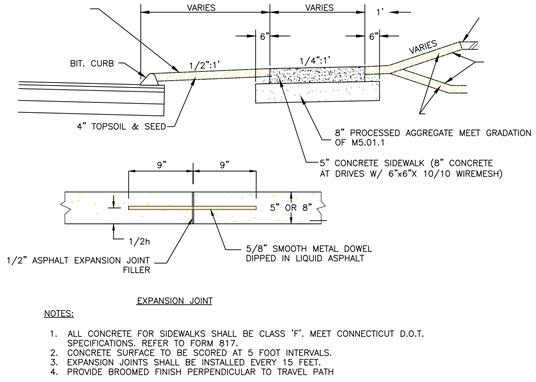
NOTES:

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

MONOLITHIC CONCRETE WALK AND CURB

N.T.S.





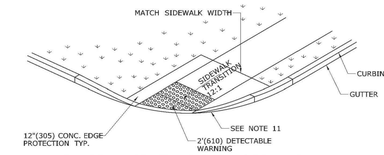
EXPANSION JOINT

NOTES:

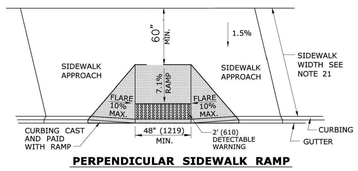
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 817.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH

CONCRETE SIDEWALK

N.T.S.



DIAGONAL SIDEWALK RAMP (TYPE 4c)



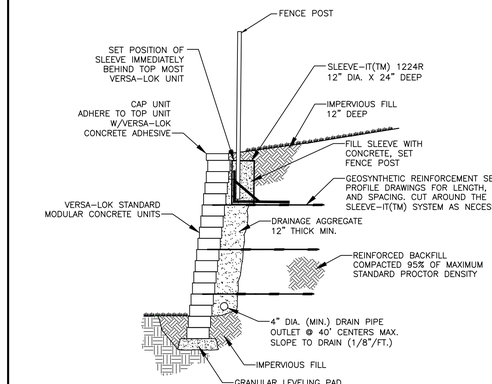
PERPENDICULAR SIDEWALK RAMP

SIDEWALK RAMP

N.T.S.

NOTE:

DETAILS TAKEN FROM CONNECTICUT DOT STANDARD GUIDE SHEETS ~ SIDEWALK RAMPS

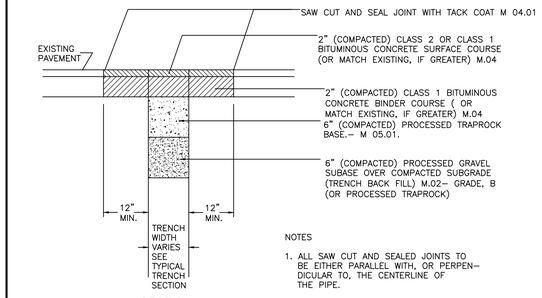


NOTE:

1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PRODUCT AND DESIGN TO BE SPECIFIED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER (BY OTHERS).
2. PROVIDE WEEP HOLES ALONG BASE WALL AS DIRECTED BY MANUFACTURER.

TYPICAL SECTION – SEGMENTAL CONCRETE RETAINING WALL

N.T.S.



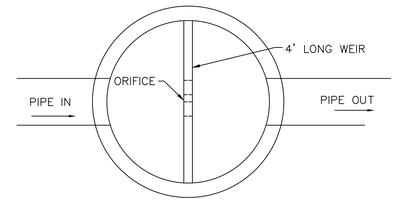
SECTION

NOTES

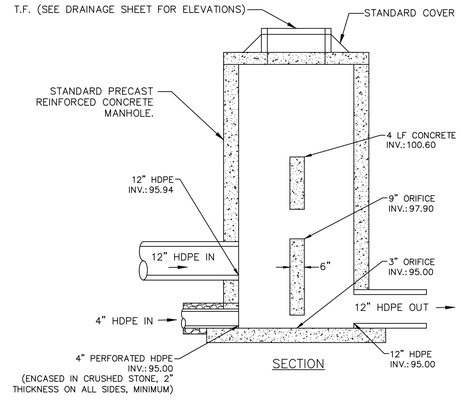
1. ALL SAW CUT AND SEALED JOINTS TO BE EITHER PARALLEL WITH, OR PERPENDICULAR TO, THE CENTERLINE OF THE PIPE.
2. ALL MATERIALS ARE TO MEET FORM 816, AS AMENDED

PERMANENT PAVEMENT PATCHING DETAIL

N.T.S.



PLAN

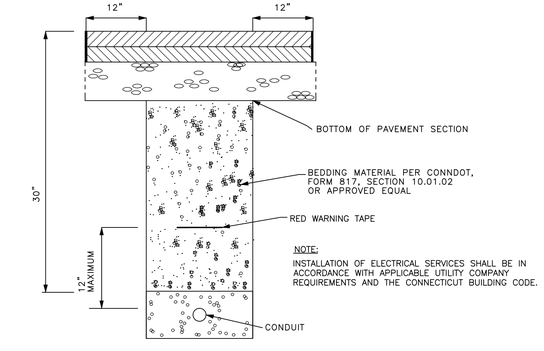


SECTION

(ENCASED IN CRUSHED STONE, 2" THICKNESS ON ALL SIDES, MINIMUM)

OUTLET CONTROL STRUCTURE (DMH-3)

N.T.S.

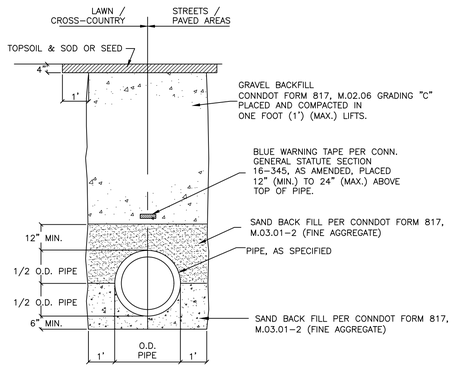


NOTE:

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

ELECTRIC TRENCH

N.T.S.



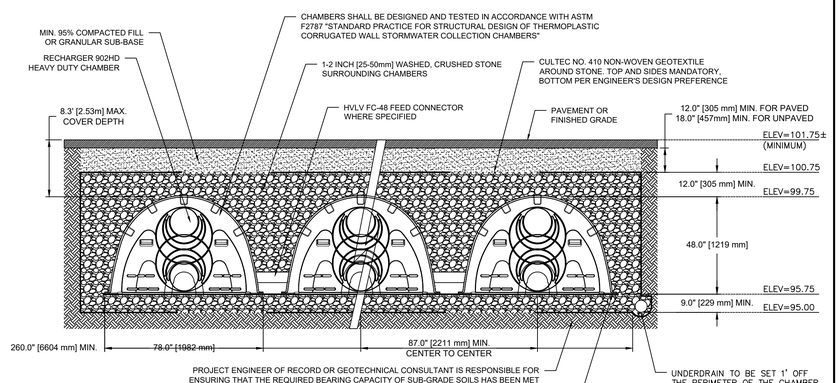
SECTION

NOTES:

FINAL INSTALLATION REQUIREMENTS FOR DOMESTIC WATER SUPPLY AND FIRE SERVICE MAINS SHALL BE COORDINATED WITH THE WATER COMPANY.

WATER TRENCH SECTION

N.T.S



*THE CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC R–902HD CHAMBERS

N.T.S.

PROPERTY OWNERS:
395 BUCKLAND ROAD LLC
807 BLOOMFIELD AVENUE
WINDSOR, CT 06095

APPLICANT:
WINDSOR FEDERAL SAVINGS & LOAN ASSOCIATION
250 BROAD STREET
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860–298–1444

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PREPARED FOR:
Windsor Federal
c/o George W. Hermann
250 Broad Street
Windsor, CT 06095
860–298–1444 – T
860–298–6164 – F

PROJECT NO.: 4337
DATE: 6/12/2020
DRAWN BY: BDC
CHECKED BY: REM
DESIGNED BY: DH

WINDSOR FEDERAL
SITE PLAN
176 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
CIS #15300395

Windsor Federal Savings & Loan Association

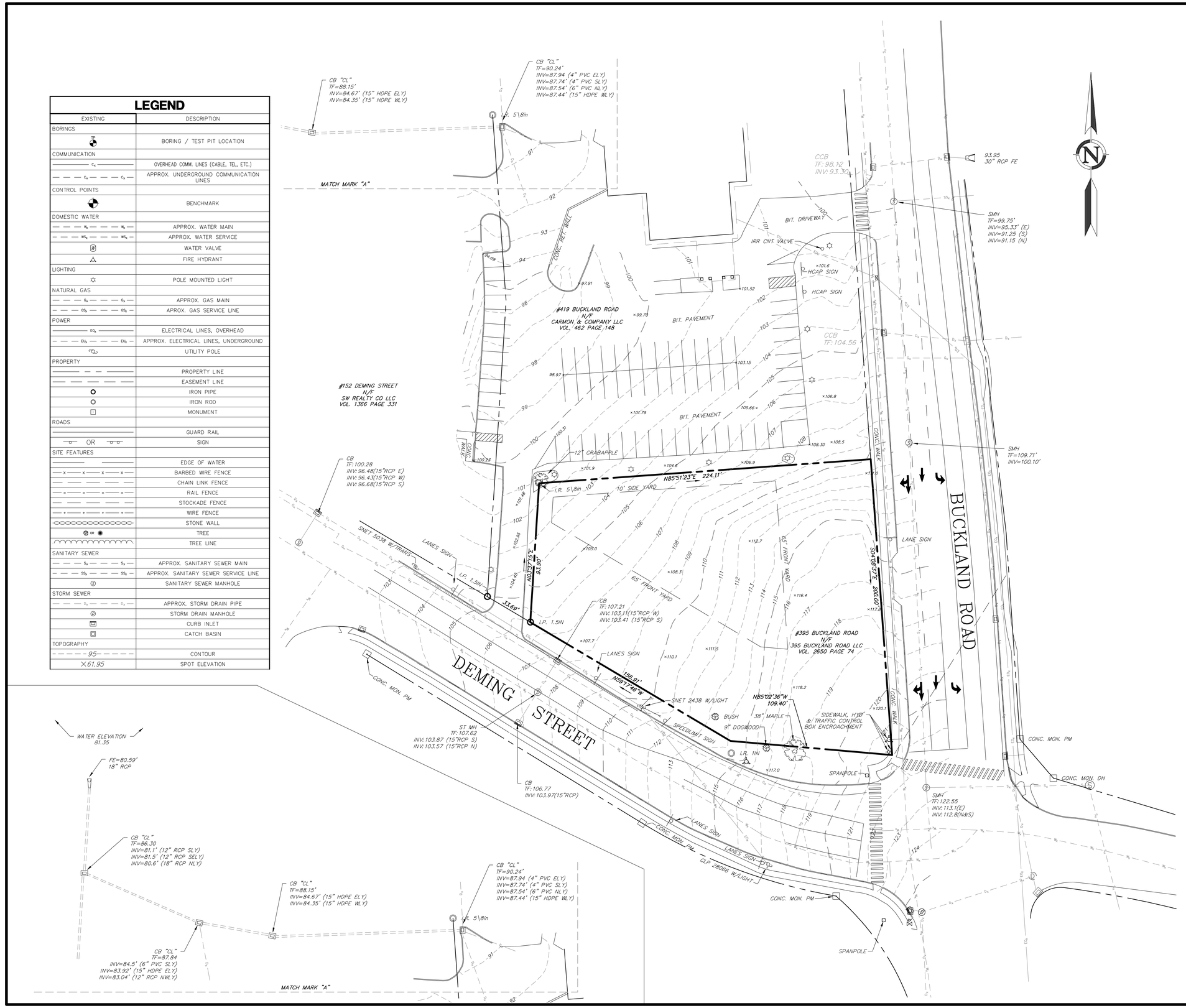
NO.	DATE	REVISIONS	BY

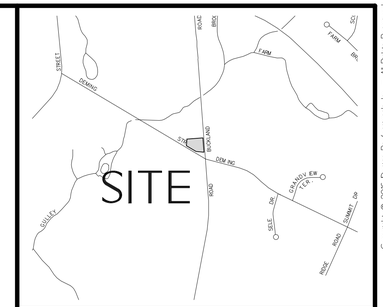
DETAILS

SHEET
C-D3
SHEET 11 OF 11

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_X	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_X C_X	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_X W_X	APPROX. WATER MAIN
WS_X WS_X	APPROX. WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G_X G_X	APPROX. GAS MAIN
GS_X GS_X	APROX. GAS SERVICE LINE
POWER	
EO_X	ELECTRICAL LINES, OVERHEAD
EU_X EU_X	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
x x x x	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_X S_X	APPROX. SANITARY SEWER MAIN
SS_X SS_X	APPROX. SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
STORM SEWER	
D_X D_X	APPROX. STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
×61.95	SPOT ELEVATION





LOCATION PLAN
1"=1000'

NOTES:

1. PROPERTY IS IN THE RC ZONE / CENTER CORE OVERLAY ZONE.
2. PARCEL CONTAINS 37,833± SQUARE FEET OR 0.869 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY SUBJECT TO VARIANCE FILED AUGUST 13, 1980 FOR OUTSIDE STAIRS AND SIGN NOT TO EXCEED 16 FEET.
5. PROPERTY SUBJECT TO POLE LINE PERMIT FROM E.A. BUCKLAND AMERICAN TELEPHONE & TELEGRAPH CO. DATED MAY 8, 1902. SEE VOLUME 14 AT PAGE 235.
6. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900,3C0383J" TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
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. SCHEDULE A-3 PAGE 2 OF 2 SURVEY EVERGREEN WALK PLANNED COMMUNITY BUCKLAND ROAD SOUTH WINDSOR CONNECTICUT DATE: 11/06/03 SCALE 1"=300'± REVISED TO 08/23/18 BY FUSS & O'NEILL
2. PROPERTY SURVEYED FOR SHERWOOD WALDRON BUCKLAND ROAD & DEMING STREET SOUTH WINDSOR, CONN. SCALE 1 INCH = 40 FEET SEPT., 1976 BY PETERSON & HOFFMAN
3. SUBDIVISION PLAN PREPARED FOR SHERWOOD WALDRON BUCKLAND ROAD & DEMING STREET – SOUTH WINDSOR, CONN. BY GRISWOLD & FUSS, INC.
4. ALTA/NSPS LAND TITLE SURVEY THE RESIDENCE AT SOUTH WINDSOR FARMS 200 DEMING STREET SOUTH WINDSOR, CONNECTICUT 06074 DATE: 8/16/18 REVISED TO 9/26/2018 PREPARED FOR: DLA PIPER LLP SCALE 1"=30' BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:

1. 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 "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
   - 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.

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

21 JEFFREY DRIVE
P.O. BOX 1107
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
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PREPARED FOR:
Windsor Federal Savings
c/o George W. Hermann
250 Broad Street
Widnsor, CT 06095

PROJECT NO.: 4337
DATE: 01/04/20
SURVEY BY: ---
DRAWN BY: RMB
CHECKED BY: LRG

395 BUCKLAND ROAD LLC
395 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	REVISIONS	BY

PROPERTY & TOPOGRAPHIC SURVEY

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

SHEET
V-1