

PROPERTY OWNER:
249 ELLINGTON ROAD LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
SCOTT SPINDLER, MANAGER
HIGHLAND CAPITAL HOLDINGS, LLC
P.O. BOX 1174
ROCHESTER, NH 03866

REFERENCES:

- THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, ELLINGTON ROAD (ROUTE 30), 249 ELLINGTON ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/14/22 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

NO.		DATE	REVISIONS	BY
1		10/24/22	PAZ SUBMISSION	

SITE PLAN

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

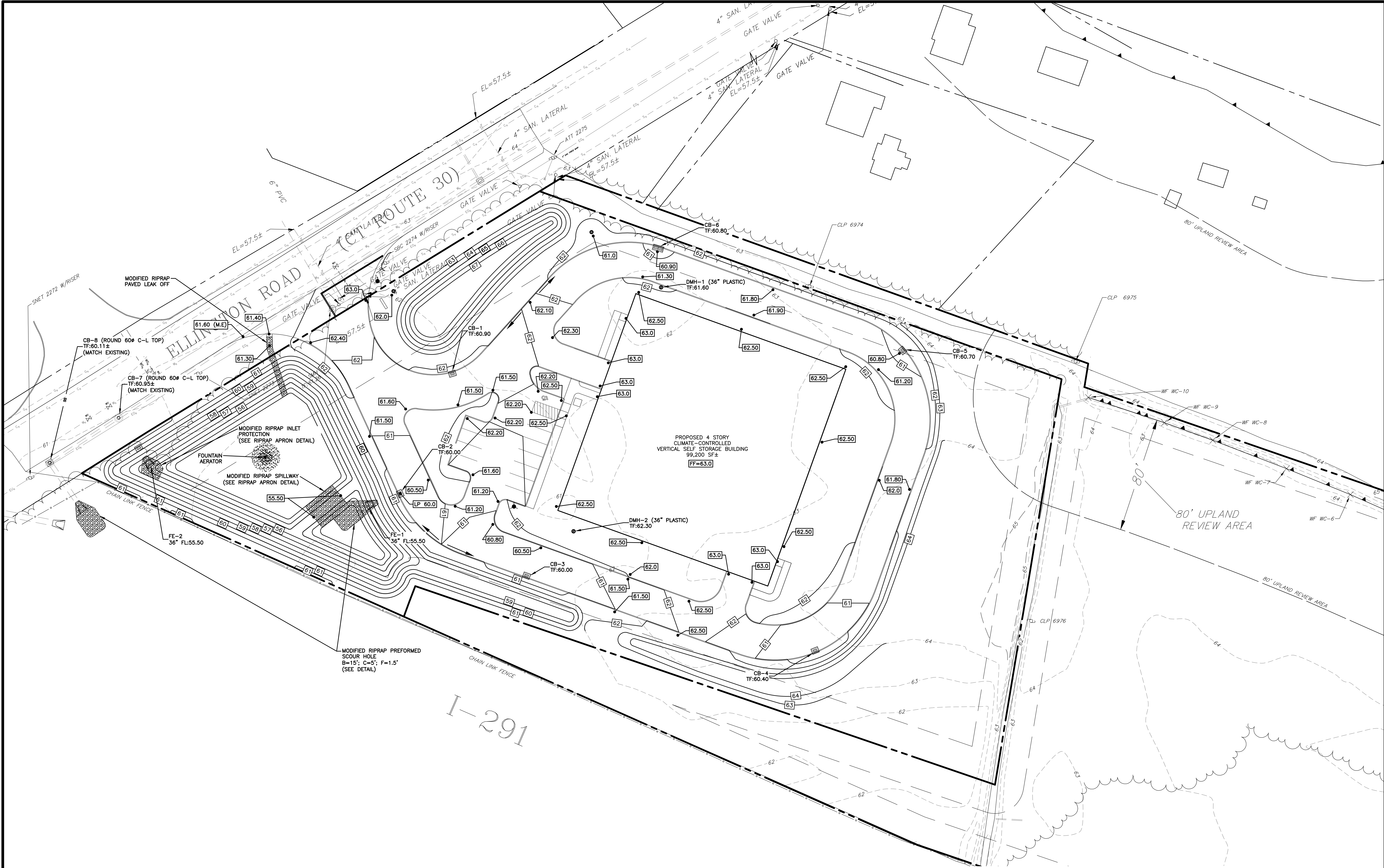
**CLIMATE-CONTROLLED
VERTICAL SELF
STORAGE FACILITY**
249 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:
Mr. Scott Spindler
Highland Capital Holdings, LLC
P.O. Box 1174
Rochester, NY 03866

PROJECT NO:
4303H
DATE: 10/14/22
DRAWN BY:
CHM/CHJ
CHECKED BY:
JBY
SCALE: AS SHOWN

design
professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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GRADING PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. ALL PROPOSED PAVEMENT SPOT ELEVATIONS INDICATE TOP OF PAVEMENT. TOP OF CURB ELEVATIONS SHALL BE SIX INCHES ABOVE THE ADJACENT PAVEMENT ELEVATION UNLESS NOTED OTHERWISE.
3. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
4. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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GRADING PLAN

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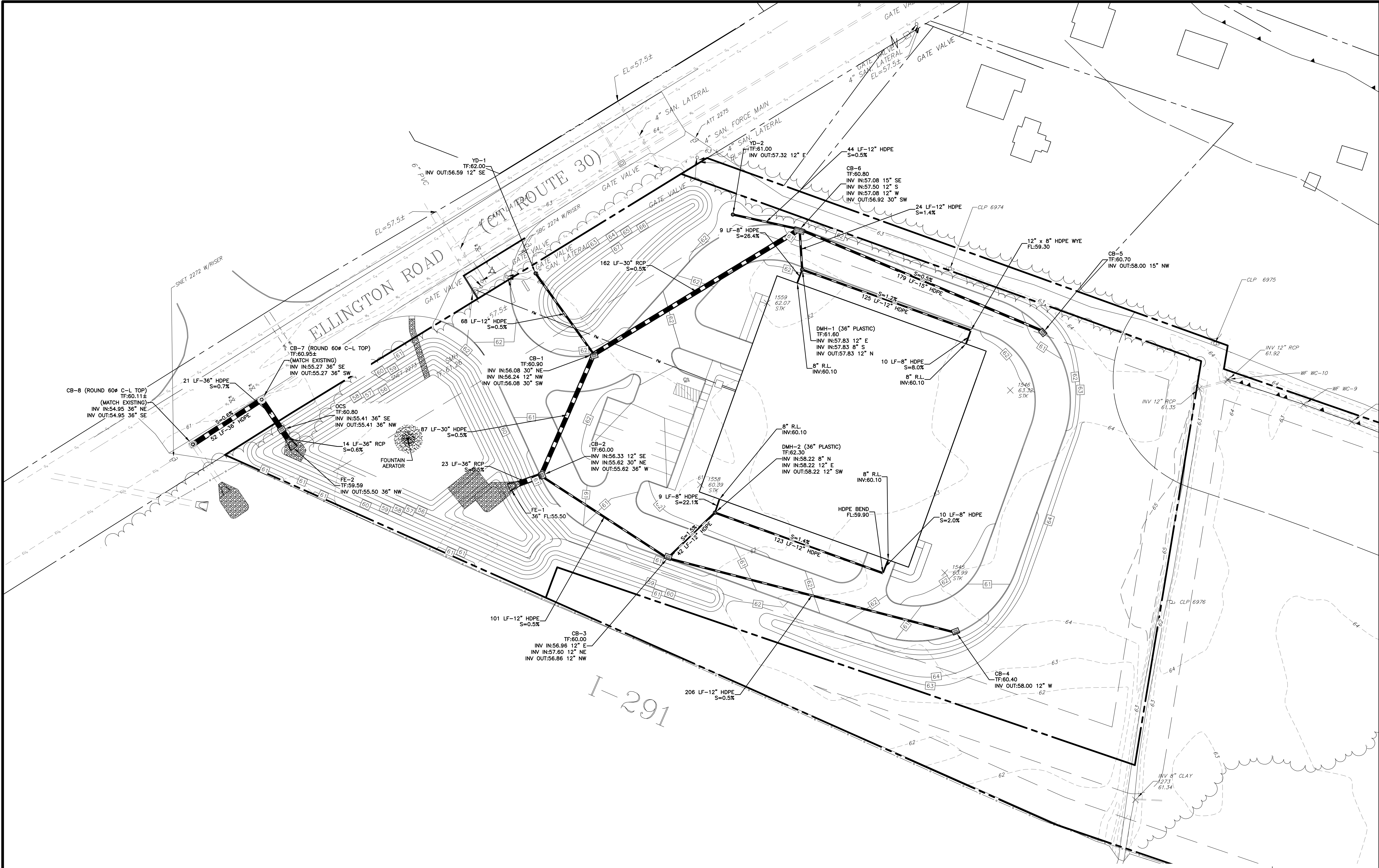
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DRAINAGE PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR DRAINAGE PURPOSES ONLY
3. REFER TO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



DRAINAGE PLAN

SHEET
C-DR1
SHEET 4 OF 13

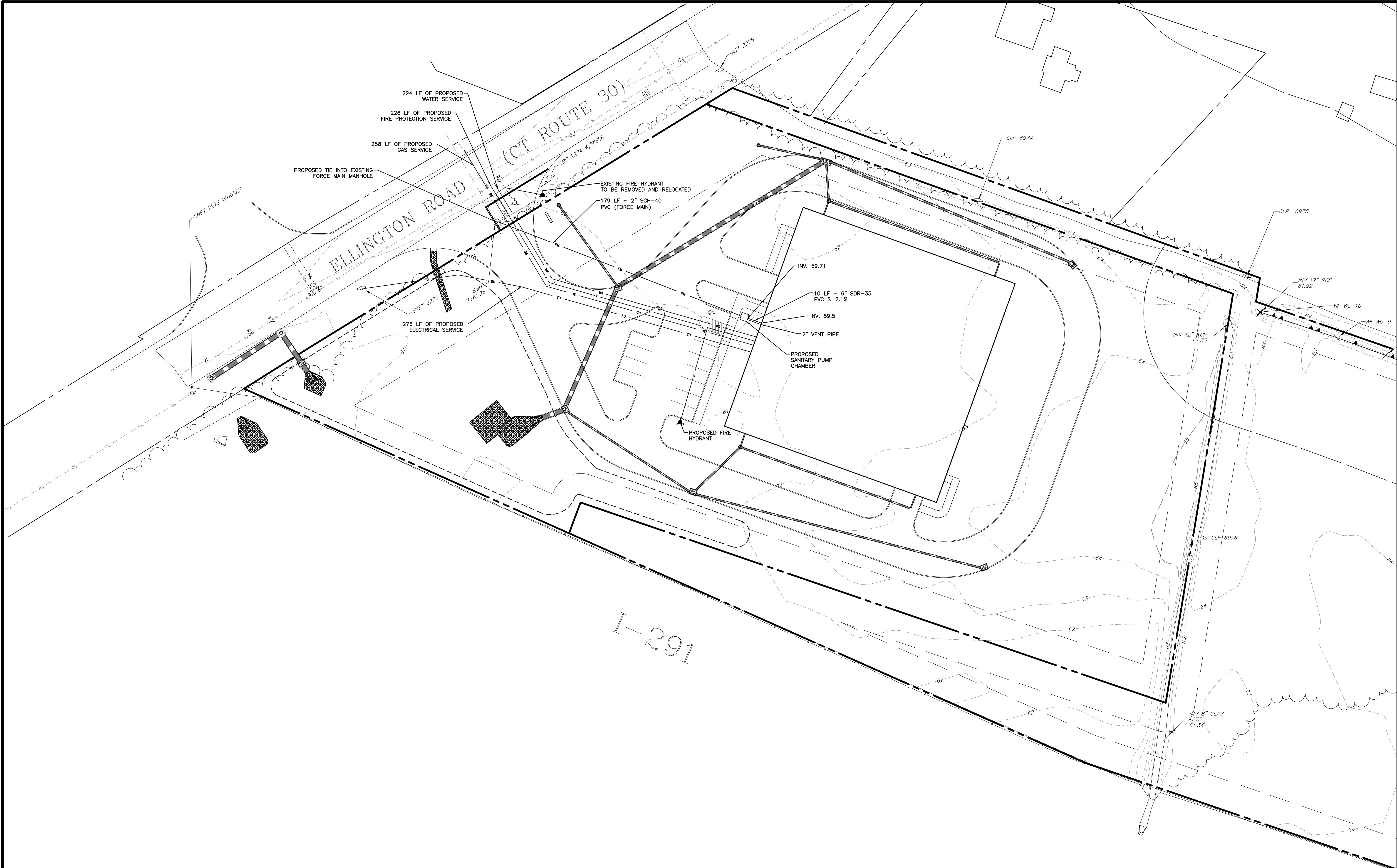
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UTILITY PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES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

UTILITIES PLAN		REVISIONS		BY
NO.	1	10/24/22	P&Z SUBMISSION	

SHEET

C-UT1

SHEET 5 OF 13

SCALE: 0 15' 30' 60'

1" = 30'

UTILITIES PLAN

SCALE: 0 15' 30' 60'

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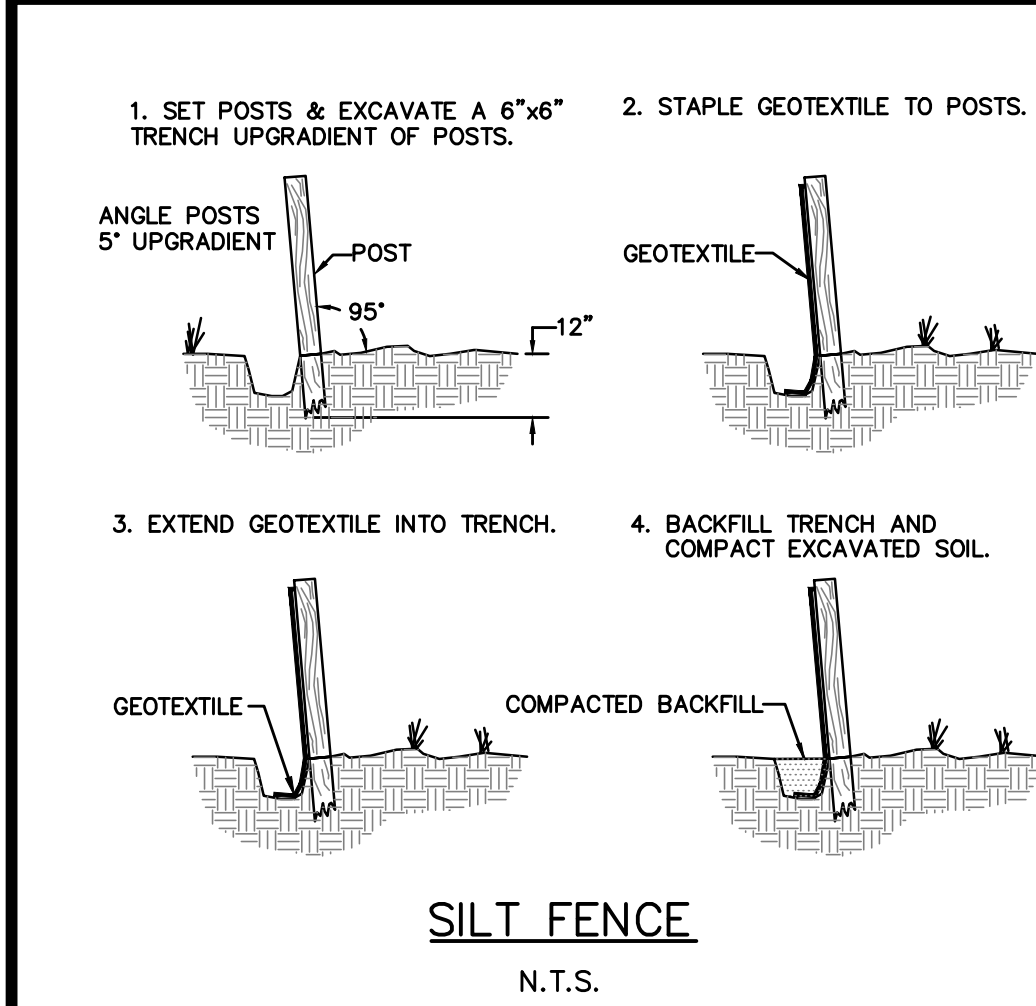
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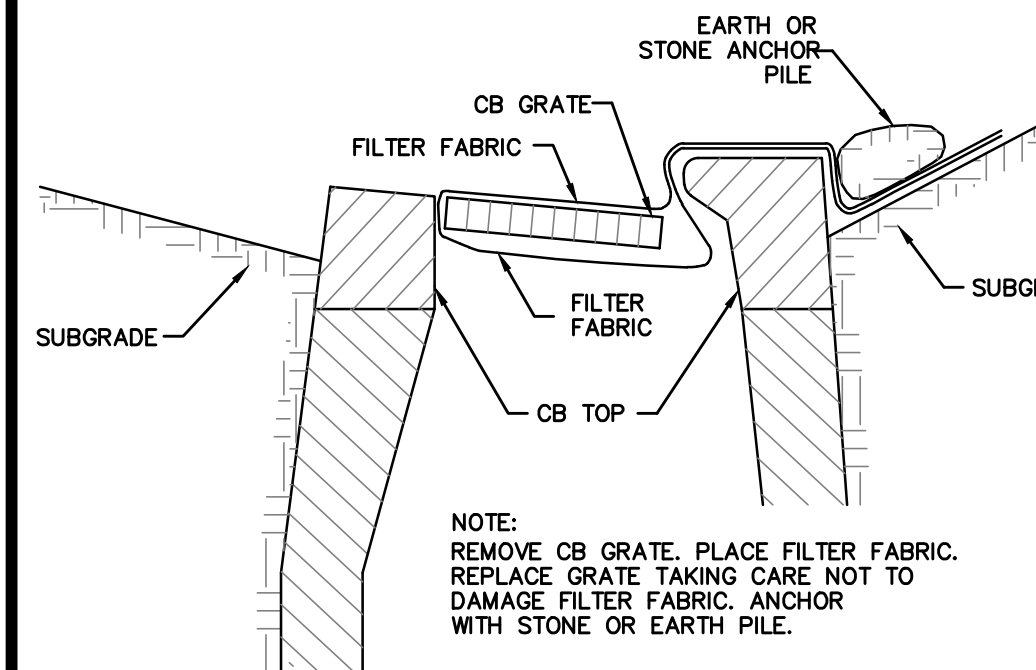
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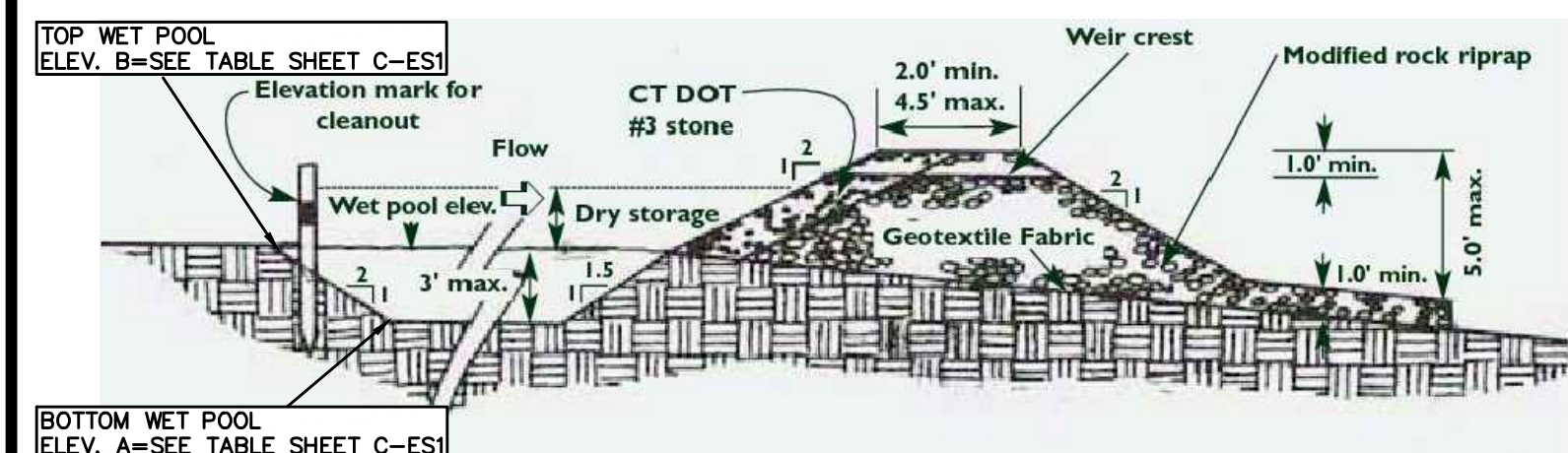
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SILT FENCE
N.T.S.



**CATCH BASIN GRATE
SEDIMENTATION CONTROL**
N.T.S.



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

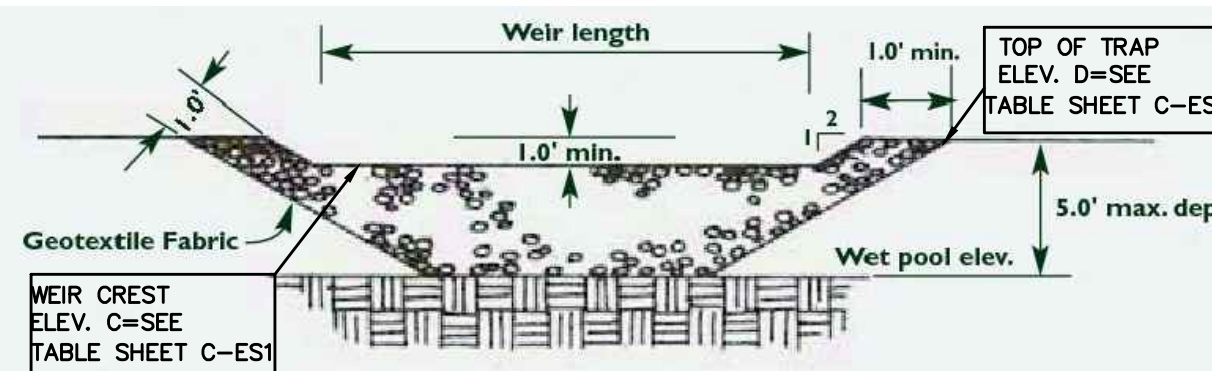


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$V_w = 0.85 \times A_w \times D_w$$

where,

- V_w = the wet storage volume in cubic feet
- A_w = the surface area of the flooded area at the base of the stone outlet in square feet
- D_w = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{A_w + A_d}{2} \times D_d$$

where,

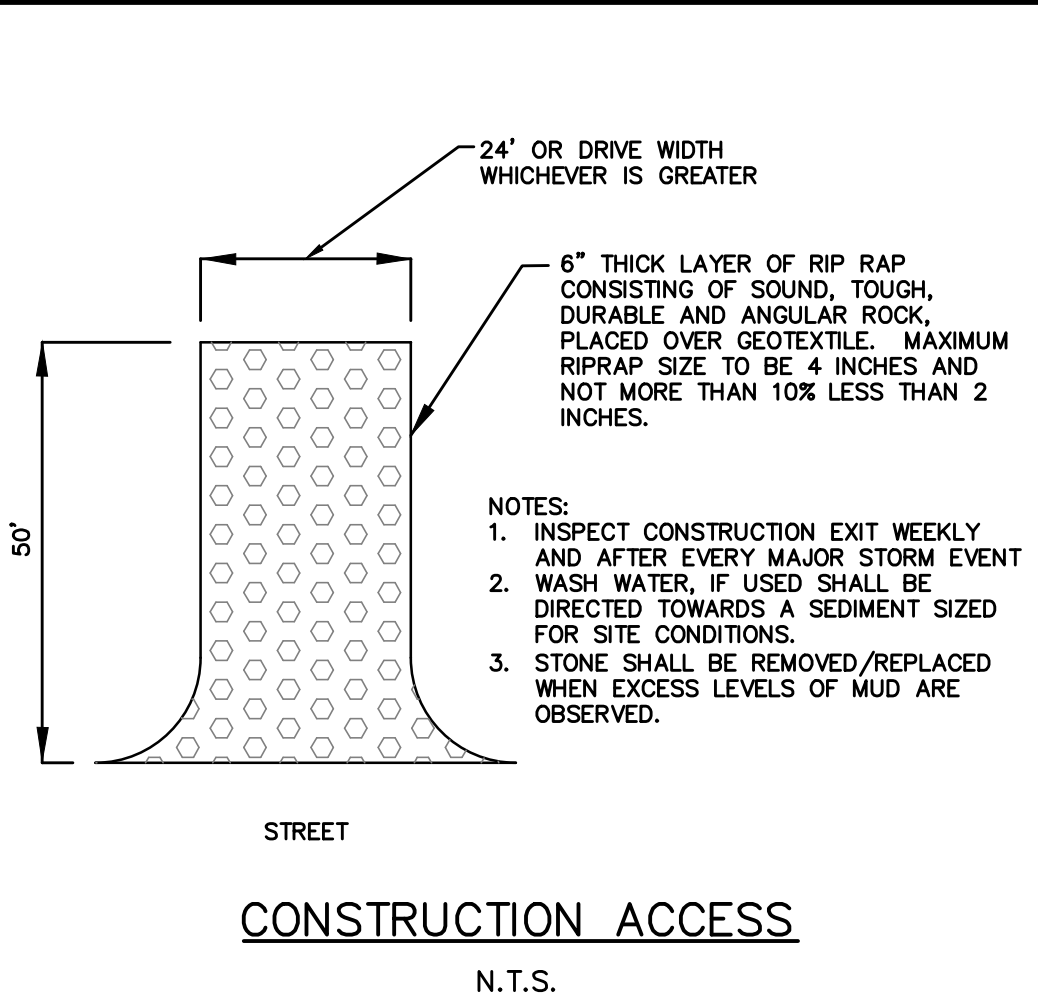
- V_d = the dry storage volume
- A_w = the surface area of the flooded area at the base of the stone outlet in square feet
- A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
- D_d = the depth in feet, measured from the base of the stone outlet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

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

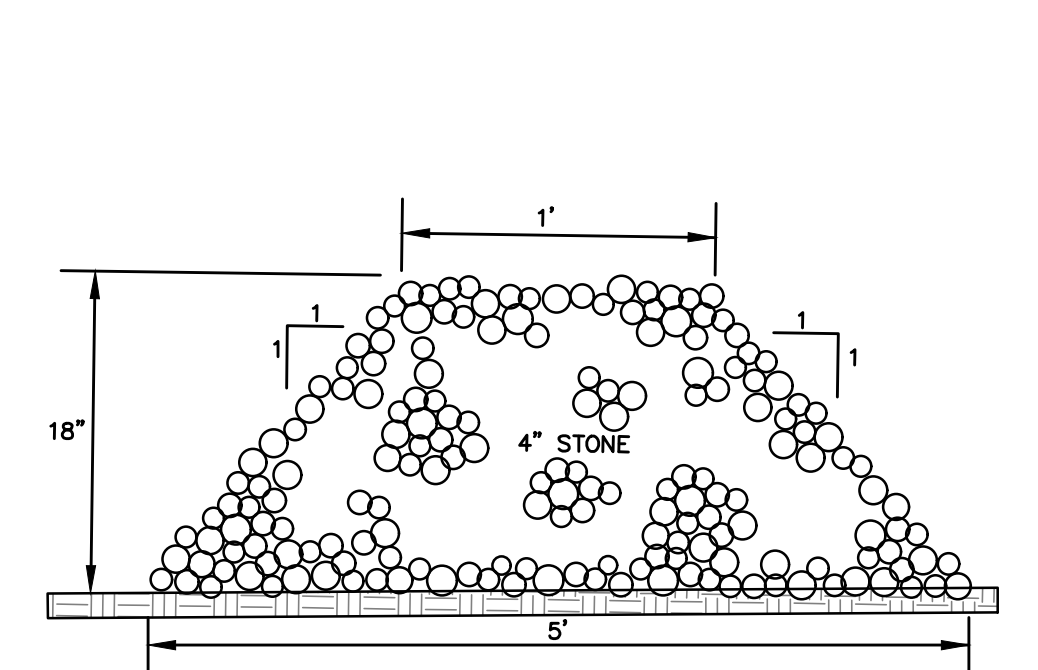
NOTE:

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

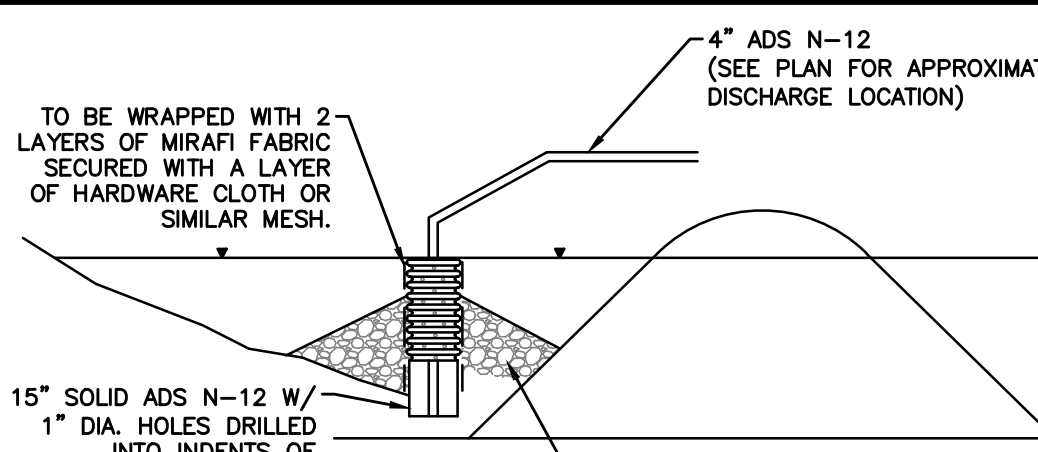
TEMPORARY SEDIMENT TRAP
N.T.S.



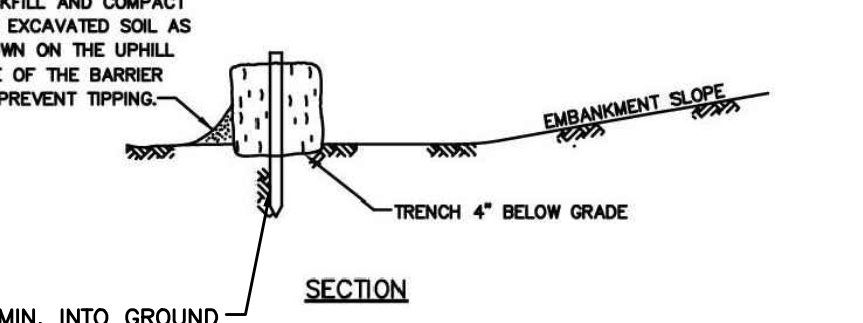
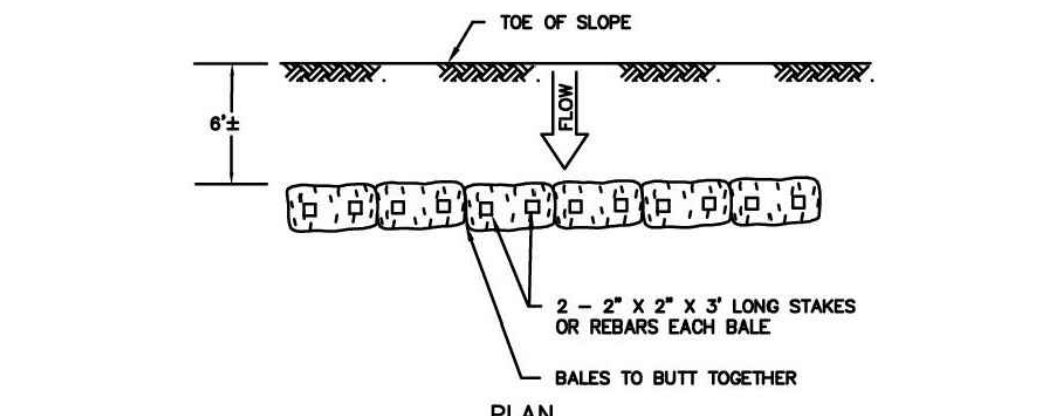
CONSTRUCTION ACCESS
N.T.S.



STONE CHECK DAM
N.T.S.



**TEMPORARY SEDIMENT BASIN
DE-WATERING**
N.T.S.

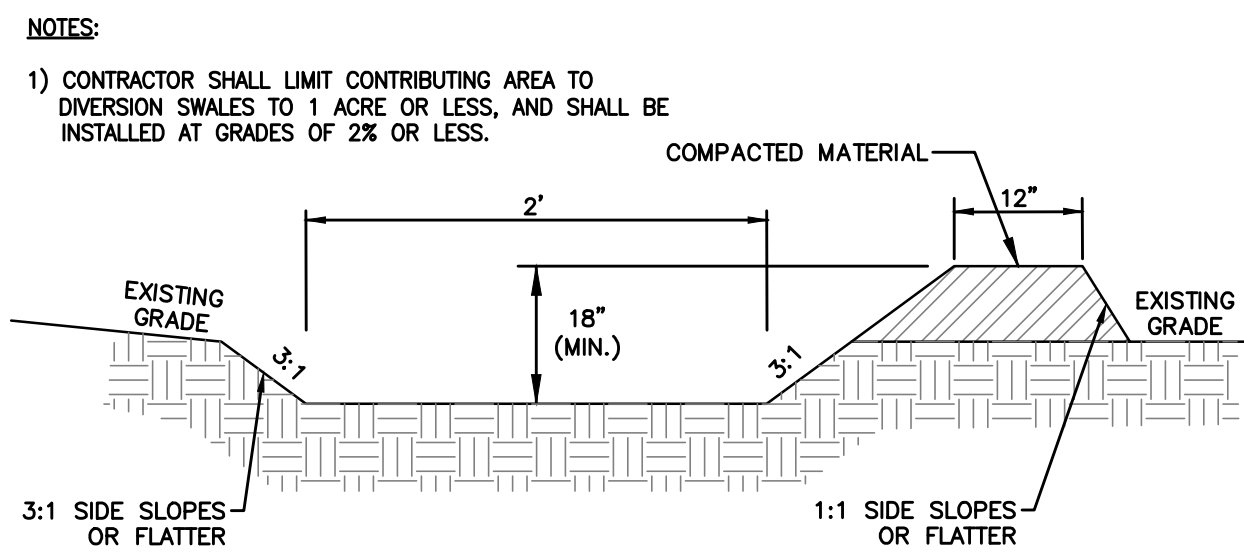


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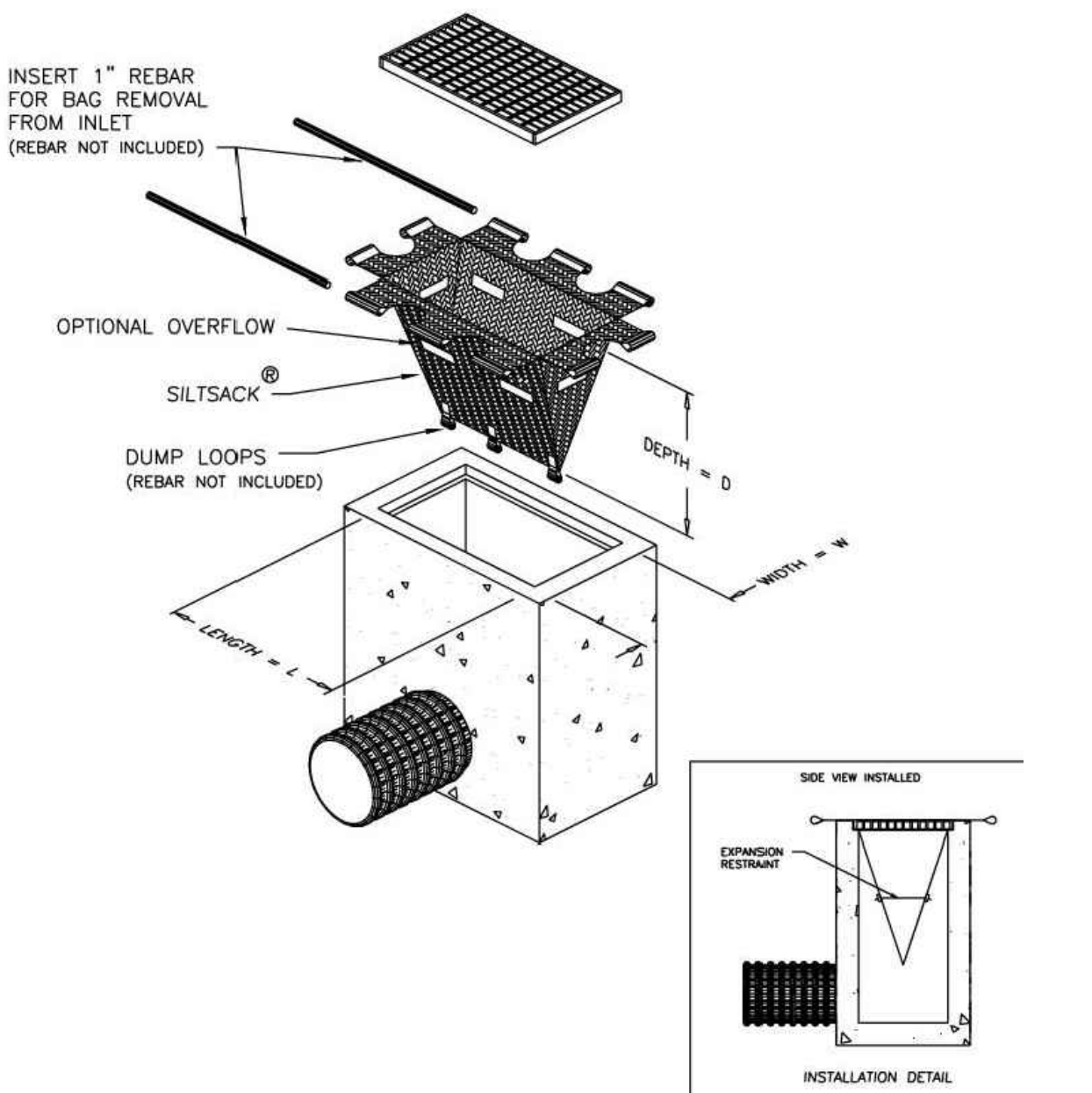
1. HAYBALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE ENGINEER.

2. PLACE HAYBALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.

**STRAW BALES FOR EROSION
CONTROL**
N.T.S.



TEMPORARY DIVERSION SWALE
N.T.S.



CURB-LESS INLET PROTECTION DETAIL
N.T.S.

- CONSTRUCTION SEQUENCE:**
1. INSTALL CONSTRUCTION ACCESS AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ACCESS WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ADJUTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
 2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
 3. CONSTRUCT TEMPORARY SEDIMENT BASINS AND/OR TRAPS AS SHOWN ON THE PLANS.
 4. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
 5. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL." (IF DRAINING TO IMPAIRED WATER: ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 14 DAYS. SEED WITHIN 3 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.")
 6. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
 7. ANY DEWATERING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
 8. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCH BASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
 9. INSTALL PAVEMENT, SIDEWALKS, CURBING, TOPSOIL, GRASS SEED, AND MULCH.
 10. AFTER STABILIZATION OF UPGRADING CONTRIBUTING AREAS TO THE TEMPORARY SEDIMENT BASINS AND/OR TRAPS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.
 11. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
 12. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

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

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

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

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

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

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

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

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

PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINFALL, (0.5 INCHES OR GREATER) 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 SWEEPED 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: 90# / 1000 S.F.
STRAW

TEMPORARY SEEDING: RATE: 1.0# / 1000 S.F.
PERENNIAL RYEGRASS
7. CONTRACTOR SHALL CLEAN CATCH BASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORM WATER 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.

**PROJECT
CONTACT INFO:**

SCOTT SPINDLER
(978) 590-7841

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

ESTIMATED CONSTRUCTION START DATE - SPRING 2023
ESTIMATED COMPLETION DATE - SPRING 2024

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 TRAVEL WAYS 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 WATER BODIES 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 TRAVEL WAYS TO KEEP THE TRAVEL WAY DAMP.
- NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NON-ASPHALTIC, NONTXOIC TO HUMAN, ANIMAL, AND PLANT LIFE, NON-CORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.
- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

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**design
Professionals**
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR

Mr. Scott Spindler
Highland Capital Holdings, LLC
P.O. Box 1174
Rochester, NY 03866

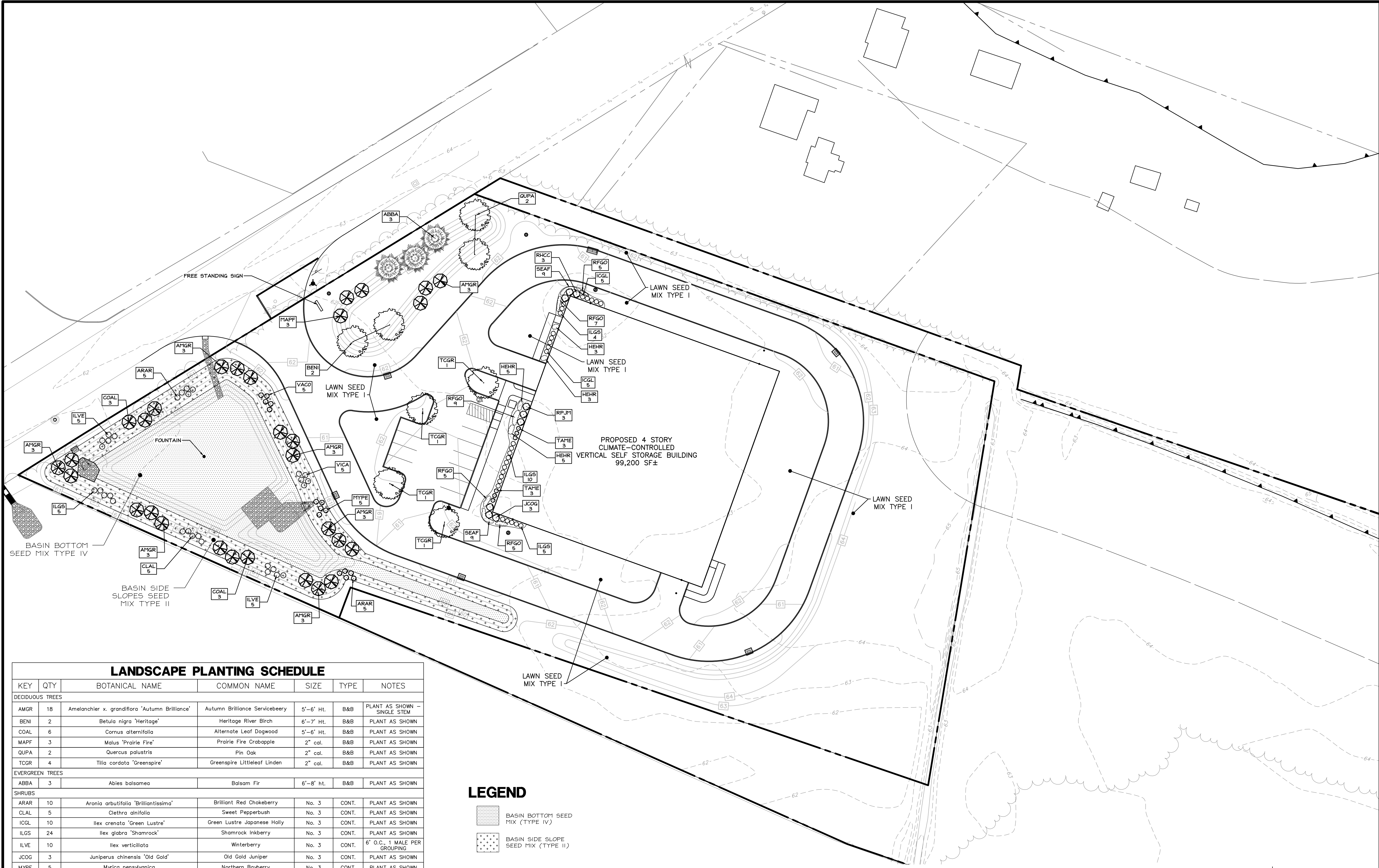
PROJECT NO. 4303H
DATE 10/14/22
DESIGN BY CAM/CHJ
CHECKED BY CAM/CHJ
SCALE ANY
SPC

**CLIMATE-CONTROLLED
VERTICAL SELF
STORAGE FACILITY**
249 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	REVISIONS	BY
1	10/24/22	PAZ SUBMISSION	

**EROSION &
SEDIMENTATION
DETAILS & NOTES**

SHEET
C-ES2
SHEET 7 OF 13



LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
AMGR	18	Amelanchier x. grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'-6' Ht.	B&B	PLANT AS SHOWN - SINGLE STEM
BENI	2	Betula nigra 'Heritage'	Heritage River Birch	6'-7' Ht.	B&B	PLANT AS SHOWN
COAL	6	Cornus alternifolia	Alternate Leaf Dogwood	5'-6' Ht.	B&B	PLANT AS SHOWN
MAPF	3	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	B&B	PLANT AS SHOWN
QUPA	2	Quercus palustris	Pin Oak	2" cal.	B&B	PLANT AS SHOWN
TCGR	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
ABBA	3	Abies balsamea	Balsam Fir	6'-8' ht.	B&B	PLANT AS SHOWN
SHRUBS						
ARAR	10	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	No. 3	CONT.	PLANT AS SHOWN
CLAL	5	Clethra alnifolia	Sweet Pepperbush	No. 3	CONT.	PLANT AS SHOWN
ICGL	10	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	No. 3	CONT.	PLANT AS SHOWN
ILGS	24	Ilex glabra 'Shamrock'	Shamrock Inkberry	No. 3	CONT.	PLANT AS SHOWN
ILVE	10	Ilex verticillata	Winterberry	No. 3	CONT.	6" O.C., 1 MALE PER GROUPING
JCOG	3	Juniperus chinensis 'Old Gold'	Old Gold Juniper	No. 3	CONT.	PLANT AS SHOWN
MYPE	5	Myrica pensylvanica	Northern Bayberry	No. 3	CONT.	PLANT AS SHOWN
RHCC	3	Rhododendron catabiense 'Chionoides'	Chionoides Rhododendron	No. 3	CONT.	PLANT AS SHOWN
RPJM	3	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	PLANT AS SHOWN
TAME	6	Taxus x media 'Densiformis'	Dense Spreading Yew	No. 3	CONT.	PLANT AS SHOWN
VACO	5	Vaccinium corymbosum	High Bush Blueberry	No. 3	CONT.	PLANT AS SHOWN
VICA	5	Viburnum cassinoides	Witherod Viburnum	No. 3	CONT.	PLANT AS SHOWN
PERENNIALS						
HEHR	16	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	18" O.C.
RFGO	31	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	No. 1	CONT.	2" O.C.
SEAF	18	Sedum spectabile 'Autumn Fire'	Autumn Fire Stonecrop	No. 1	CONT.	2' O.C.

LEGEND

- BASIN BOTTOM SEED MIX (TYPE IV)
- BASIN SIDE SLOPE SEED MIX (TYPE II)

LANDSCAPING NOTES:

- PER ZONING REGULATION TABLE 6.4.6A PARKING AREAS WITH FEWER THAN 30 PARKING SPACES REQUIRE 5% OF THE INTERIOR PARKING AREA TO BE LANDSCAPED AND ONE TREE FOR EACH 10 PARKING SPACES. ALSO, PENINSULA PLANTING AREAS MUST CONTAIN AT LEAST ONE TREE TO COUNT TOWARD INTERIOR LANDSCAPE REQUIREMENT.
 - 2 TREES ARE REQUIRED PER THE 12 PARKING SPACES PROPOSED AND 1 TREE PER LANDSCAPE PENINSULA AREA. 4 TREES ARE PROVIDED, ONE TREE IN EACH OF THE PARKING PENINSULA AREAS.
- 5% OF THE PARKING AREAS IS AN AREA OF 30% SF. 1,420 SF OF LANDSCAPED ISLANDS ARE PROVIDED.

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171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
SCOTT SPINDLER, MANAGER
HIGHLAND CAPITAL HOLDINGS, LLC
P.O. BOX 1174
ROCHESTER, NH 03866

REFERENCES:

- THIS PLAN REFERS TO THE FOLLOWING:
- PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, ELLINGTON ROAD (ROUTE 30), 249 ELLINGTON ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/14/22 PREPARED BY DESIGN PROFESSIONALS, INC.

LANDSCAPE PLAN NOTES:

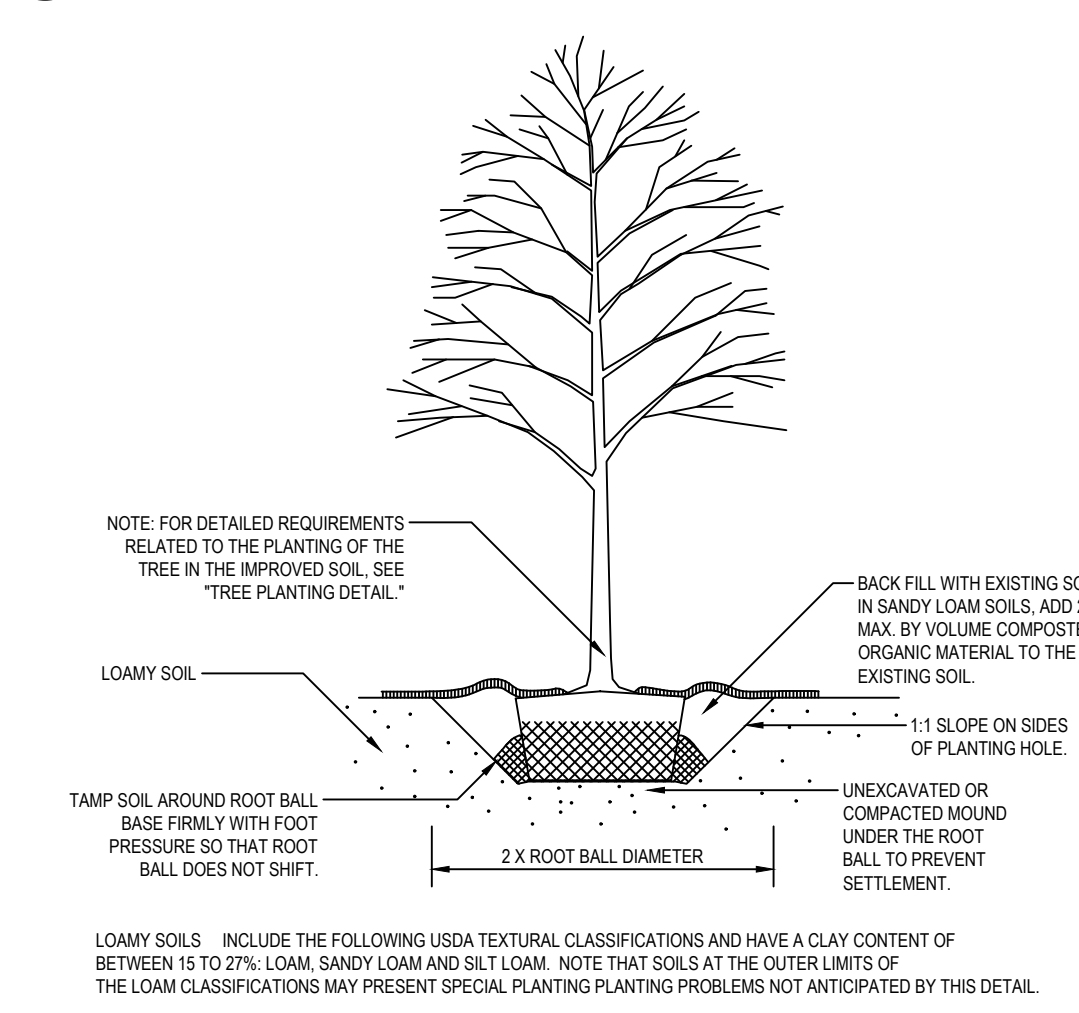
- "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
- THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY.
- REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES

[illegible]

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS).
a. AUSTRALGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
b. CHENOPDS RED FESCUE 30% OF MIXTURE
c. PERENNIAL RYEGRASS 20% OF MIXTURE
d. APPLICATION RATE: 4.50 LBS. PER 1,000 S.F.
2. SEEDING MIXTURE TYPE II (BASIC SLOPES)
a. RETENTION BASIN INDIUO PIFE, MIXEDLEAF BIRNHY-127
By Ernst Conservation Seeds, 900K Fernside Pike, Middleville PA 16356 (800) 873-3321
SEEDING MIXTURE TYPE III (BASIC SLOPES)
a. RETENTION BASIN INDIUO PIFE, MIXEDLEAF BIRNHY-127
SEEDING MIXTURE TYPE IV (BASIC BOTTOMPI)
a. HIGH NUTRIENT LANDMEAN MIXEDLEAF BIRNHY-127
By Ernst Conservation Seeds, 900K Fernside Pike, Middleville PA 16356 (800) 873-3321
b. APPLICATION RATE: 0.50 LBS PER 1,000 S.F. 20 LBS PER ACRE
3. BASIN SIDE SLOPES SHALL HAVE A MINIMUM OF 6" OF "TRACKED" TOPSOIL, UNLESS OTHERWISE NOTED.
a. TOPSOIL SHALL BE 15% PERCENT FINE SAND, 85% PERCENT SILT, AND BE SUBSTANTIALLY PRIOR TO
DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
b. THE BASIN SHALL BE GRASSED IMMEDIATELY. GRASS SHALL BE BY HYDROSEEDING AND HYDRO-MULCHING.
c. SED AN ADDITIONAL 1/2" OF SEEDING MIXTURE WHEN HYDRO-SEEDING IS USED. HYDRO-MULCH SHALL BE EQUAL
TO COMBED 2000 AND APPLIED AT THE RATE OF 4.00 LBS. PER ACRE.
4. THE BASIN SHALL BE GRASSED IMMEDIATELY. GRASS SHALL BE HYDROSEEDED AREAS UNTIL SATISFACTORY
GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF
MAINTENANCE PERIOD.

- 1 ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY
- 2 THE TRUNK OR THE TREE.
- 3 ALL TREES SHALL BE COMPLETELY REMOVED ONCE THE
- 4 TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE
- 5 REMOVED AND THE TREE SHALL BE PLACED IN THE PLANTING AREA
- 6 WITH ALL NINE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED
- 7 AND THE TREE SHALL BE PLACED IN THE PLANTING AREA.
- 8 ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY
- 9 TO THE PLANTING AREA.
- 10 ALL TRUNK, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL
- 11 SHALL BE REMOVED.
- 12 ALL EXCAVATION OF TWO TIMES THE DIAMETER OF THE ROOT BALL
- 13 SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE
- 14 LESS THAN THE DIAMETER OF THE ROOT BALL. THE EXCAVATION SHALL BE
- 15 MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF
- 16 THE ROOT BALL.
- 17 ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED
- 18 SITE.
- 19 WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN
- 20 TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO
- 21 COMPROMISE THE ROOT BALL.
- 22 THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES
- 23 ABOVE GRADE.
- 24 WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
- 25 TREES SHALL BE PROTECTED FROM ANY TYPE OF DAMAGE.
- 26 ALL TREES SHALL HAVE A SINGLE CENTRAL UNPINNED LEADER.
- 27 TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE
- 28 DESIGN.
- 29 THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO
- 30 INCHES.
- 31 ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
- 32 ALL TREES SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE
- 33 HANDLING.
- 34 NO LITTERS OR WATER POLYESTERS SHALL BE APPLIED AT THE
- 35 PLANTING.



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

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

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

The diagram illustrates the application of the wire wrap system to a tree trunk. A tree trunk is shown with a wire wrap consisting of a plastic hose and a galvanized wire or cable. The wire is twisted to tighten the wrap. The wrap is supported by stakes driven into the ground. The diagram includes the following labels and dimensions:

- 13MM (0.5") DIAMETER PLASTIC HOSE
- GALVANIZED WIRE OR CABLE
- TWIST WIRE TO TIGHTEN.
- 2"x2"x8' HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL.
- PAIN'T TOP 6" OF STAKES ORANGE FOR VISIBILITY.
- 1200MM (4')

NOTE: ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

Not to Scale

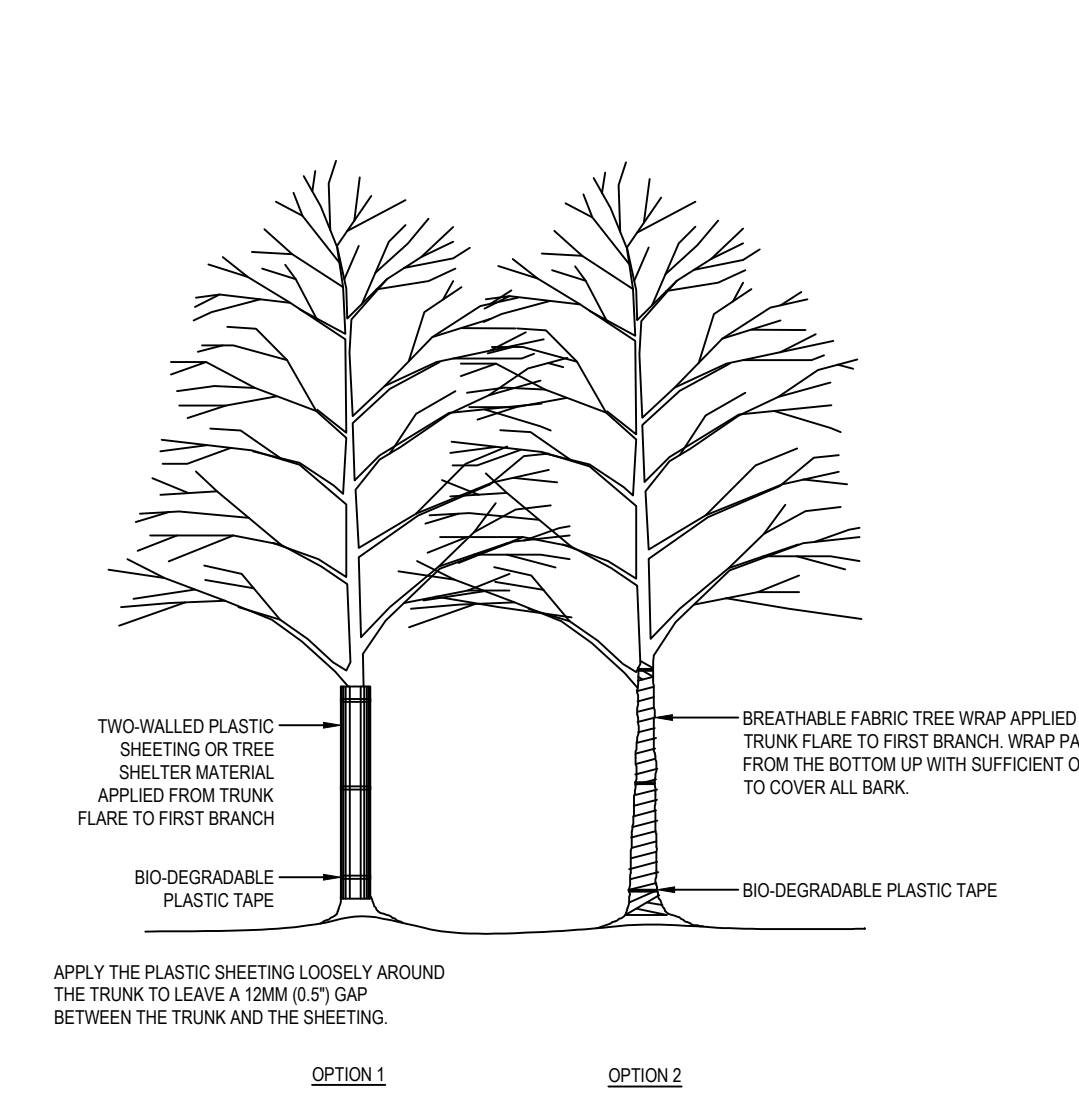
Diagram illustrating the tree staking system components and installation details:

- 13MM (1/2") DIAMETER PLASTIC HOSE
- GALVANIZED WIRE OR CABLE TWIST WIRE TO TIGHTEN TURNBUCKLES FOR TREES OVER 150MM (6") CALIPER
- 750MM (30") LONG WOOD STAKE
- PLASTIC FLAGGING OR VISUAL MARKER ON EACH SIDE
- OPTIONAL METAL DRIVEN STAKES TO BE INSTALLED PER MANUFACTURER'S DIRECTIONS.

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE PROTECTIVE COVERING OF THE TREE TRUNK THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE TREE BEARING YEAR.

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

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.



Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Efficiency	Distribution
	A	8	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT	DSX1 LED P1 40K T4M MVOLT	LED	1	DSX1_LED_P1_40K_T4M_MV_OLT.ies	6816	0.92	100%	TYPE IV, SHORT, BUG RATING: B1 – U0 – G2
	B	3	Lithonia Lighting	DSX1 LED P1 40K T2M MVOLT HS	DSX1 LED P1 40K T2M MVOLT with houseside shield	LED	1	DSX1_LED_P1_40K_T2M_MV_OLT_HS.ies	5693	0.92	100%	TYPE III, MEDIUM, BUG RATING: B1 – U0 – G2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #1		0.4 fc	1.7 fc	0.0 fc	N/A	N/A

SITE LIGHTING NOTES:

- THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
- 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.
- MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
- LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
- ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
- LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROPERTY OWNER:
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- THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY.



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.3 ft (40cm)
Length: 30" (762mm)
Width: 13" (330mm)
Height: 7-1/2" (190mm)
Weight (max): 27 lbs (12kg)

Capable Luminaire

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

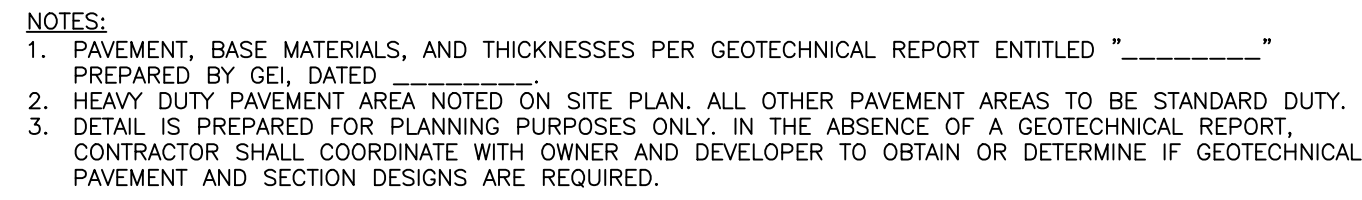
- All configurations of this luminaire meet the Acuity Brand® specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a **shaded background**. DTL/DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.designprofessionals.com/a-plus.

1. See ordering tree for details.
2. An A+ Certified Solution for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#) [Link to DTL/DLL](#)

Ordering Information

Series	LEDs	Color temperature	Mounting	Fixture	Mounting
DSX1 LED	Forward optics P1 P5 P6 P7 Retrofitted optics P1P P1T P2T P2T	30K 4000K 48K 5000K AMBER Amber phosphor convert	T15 Type I short T25 Type I short T26 Type I medium T28 Type I medium T30 Type I short T32 Type I short T34 Type I short T36 Type I short T38 Type I short T40 Type I short T42 Type I short T44 Type I short T46 Type I short T48 Type I short T50 Type I short T52 Type I short T54 Type I short T56 Type I short T58 Type I short T60 Type I short T62 Type I short T64 Type I short T66 Type I short T68 Type I short T70 Type I short T72 Type I short T74 Type I short T76 Type I short T78 Type I short T80 Type I short T82 Type I short T84 Type I short T86 Type I short T88 Type I short T90 Type I short T92 Type I short T94 Type I short T96 Type I short T98 Type I short T100 Type I short T102 Type I short T104 Type I short T106 Type I short T108 Type I short T110 Type I short T112 Type I short T114 Type I short T116 Type I short T118 Type I short T120 Type I short T122 Type I short 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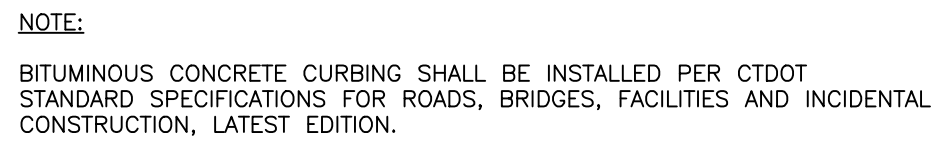
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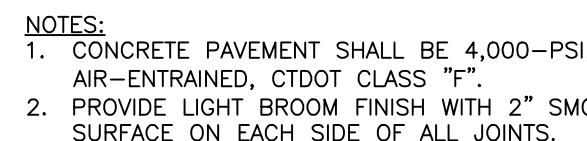
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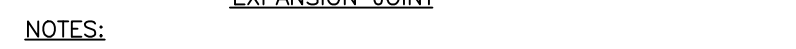
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Not to Escal



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

N.T.S



- NOTES:**
1. FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2
 2. $X = 3$ FOR TYPE A RIPRAP APRON
 $X = 5$ FOR TYPE B RIPRAP APRON
 $W_2 = 3S_3 + 0.7 L_6$ FOR TYPE A RIPRAP APRON
 $W_2 = 3S_3 + 0.4 L_6$ FOR TYPE B RIPRAP APRON

Not to Scale

NOTES:

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

Not to Scale

APPLICANT:
SCOTT SPINDLER, MANAGER
HIGHLAND CAPITAL HOLDINGS, LLC
P.O. BOX 1174
ROCHESTER, NH 03866



Not to Scale



Not to Scale

- PUMP STATION TO BE DESIGNED BASED ON THE FOLLOWING:
1. DESIGN FLOW: ---- GALLONS PER DAY
 2. INVERT INTO PUMP STATION = ----
 3. ---- LF PIPE RUN OF --" FORCE MAIN TO SANITARY MANHOLE.
 4. PUMPS SHALL BE STANCOR AVENGER SERIES SV-500 OR APPROVED EQUIVALENT. CONTACT ERIC NOVODROSKI OF DELTA PUMP GROUP FOR MORE INFORMATION (401) 944-8380.

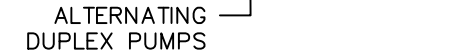
DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. PROPOSED PUMP STATION TO HAVE ALTERNATING DUPLEX PUMPS, PAD MOUNTED GENERATOR AND ALARM SYSTEM. THE ALARM SYSTEM IS TO BE MONITORED BY THE PROJECT MAINTENANCE CONTRACTOR. MAINTENANCE AND INSPECTION OF ALL SYSTEM COMPONENTS SHALL BE PER MANUFACTURER'S WRITTEN REQUIREMENTS AND/OR RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE WITH OWNER AND MANUFACTURER TO DETERMINE FINAL TYPE & SIZE OF PUMP CHAMBER, PUMPS, WET WELL, FLOW MAIN, AND OTHER COMPONENTS PRIOR TO CONSTRUCTION. GENERATOR/CONNECTION TO BE COORDINATED WITH M/E/P ENGINEERS.

FINAL DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED TO DESIGN ENGINEER AND THE TOWN FOR FINAL REVIEW AND APPROVAL.

- NOTES:
1. CONCRETE SHALL BE CTDOT CLASS "F".
 2. STRUCTURE AND COVER SHALL BE DESIGNED FOR HS-20 LOADING.
 3. STRUCTURE SHALL HAVE WARTIGHT AND HAVE BALLAST OF PROTECTION LAYER IN GROUNDWATER.
 4. STEEL REINFORCEMENT SHALL CONFORM TO LATEST ASTM A185.
 5. JOINT SECTION JOINT SHALL CONFORM TO LATEST ASTM C990 SPECIFICATION.
 6. PUMP OFF ELEV. TO BE COORDINATED WITH PUMP & WEI WELL MANUFACTURER TO ASSURE ADEQUATE PRIMING IS PROVIDED.
 7. ALTERNATING DUPLEX WAVERS SHALL BE PROVIDED.
 8. FLOAT SWITCHES TO BE PRESSURE TRANSDUCERS, MECHANICAL FLOAT SWITCHES, OR OTHER ACCEPTABLE CONTROLS PER THE CT PUBLIC HEALTH DEPARTMENT STANDARD SPECIFICATIONS.
 9. MINIMUM EMERGENCY STORAGE VOLUME NOT REQUIRED WITH IMPLEMENTATION OF DUPLICATE ALTERNATING PUMPS PER SECTION 6.0.
 10. THE CT PUBLIC HEALTH CODE TECHNICAL STANDARD.
 11. POWER FOR THE DUPLEX SANITARY PUMP SHALL BE 3-PHASE 208V.



Not to Scal



DUPLEX CONTROL PANEL TO BE LOCATED ON UNISTRUT NEAR PUMP LOCATION. (COORDINATE WITH OWNER AND M/E/P ENGINEERS)

VISUAL/AUDIO ALARM TO BE INSTALLED IN OBSERVABLE LOCATION.

PROVIDE EMERGENCY GENERATOR CONNECTION AT CONTROL PANEL. (COORDINATE WITH OWNER AND M/E/P ENGINEERS)

PIPE SIZE (SP) (IN)	B (FT)	C (FT)	2SP (FT)	3SP (FT)
12	8	9	2	3
15	10	11.25	2.5	3.75
18	12	13.5	3	4.5
24	16	18	4	6
36	24	27	6	9
48	32	36	8	12

WATER STANDARD DETAILS

THE METROPOLITAN DISTRICT

JANUARY 2017

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**WATER MAIN TRENCH
DETAIL**

NTS (W) 3

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**TRENCH REQUIREMENTS FOR 1-INCH TO 2-INCH SERVICE TAPS
DETAIL**

NTS (W) 7

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**TAPPING GATE VALVE
DETAIL**

NTS (W) 6

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**1-INCH SERVICE TAP OFF HORIZONTAL CENTER LINE
DETAIL**

NTS (W) 8

- ### WATER SERVICE NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
 - "CALL BEFORE YOU DIG" - THE CONTRACTOR IS HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION OF THE UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL CALL 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO BEGINNING THE EXCAVATION.
 - EXTREME CARE MUST BE EXERCISED BY THE CONTRACTOR TO PROTECT EXISTING SANITARY SEWERS, SANITARY SEWER LATERALS, STORM DRAINS AS WELL AS OTHER UTILITIES DURING CONSTRUCTION.
 - ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - TEST PRESSURE SHALL BE 150 PSI, AS CONFIRMED BY THE METROPOLITAN DISTRICT INSPECTOR ON SITE.
 - GATE OPERATIONS FOR THIS PROJECT SHALL BE "OPEN LEFT".
 - HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN FIRE MARSHAL.
 - ALL FITTINGS, UNLESS OTHERWISE SPECIFIED, SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RESTRAINT IN EACH DIRECTION.
 - WHERE RESTRAINT IS INDICATED, APPROVED RETAINER GLANDS OR RODDING MAY BE UTILIZED.
 - WHERE "PULLING" OR DEFLECTING PIPE IS INDICATED, SUCH DEFLECTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF "THE DIPRA HANDBOOK." IN NO CASE SHOULD THE DEFLECTION BE GREATER THAN FIVE DEGREES (3 DEGREES IF RESTRAINED).
 - ALL GATE VALVES, AIR VALVES AND BLOWOFFS SHALL BE INSTALLED COMPLETE WITH DISTRICT APPROVED GATE BOXES AND APPURTENANCES UNLESS OTHERWISE NOTED.
 - GATE NUT EXTENSION STEMS REQUIRED WHERE GATE VALVE NUTS ARE PLACED AT A DEPTH GREATER THAN 4.5 FEET BELOW FINAL GRADE.
 - TRENCH BACKFILL UNDER ROADWAYS AND WALKWAYS SHALL BE BANK RUN GRAVEL, SAND, OR ACCEPTABLE NATIVE SOIL SATISFACTORY TO THE TOWN, CITY, AND/OR STATE AUTHORITY HAVING JURISDICTION.
 - TEMPORARY AND PERMANENT PAVING RESTORATION SHALL BE MADE IN ACCORDANCE WITH DISTRICT AND/OR TOWN AND/OR STATE SPECIFICATIONS.
 - CONTRACTOR SHALL CALL MDC SYSTEMS REPAIR (860-278-7850 EXT. 3627) AFTER JOB CONFERENCE WITH DISTRICT TO SCHEDULE ANY REQUIRED TAPS OF MDC WATER MAINS.

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**SERVICES 4-INCH THROUGH 8-INCH
DETAIL**

NTS (W) 10

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD SERVICE CURB BOX
DETAIL**

NTS (W) 11

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD GATE VALVE 12-INCH AND SMALLER
DETAIL**

NTS (W) 12

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD GATE VALVE ASSEMBLY (Dwyer Type)
DETAIL**

NTS (W) 13

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**CAST IRON GATE BOX COVER (Dwyer Type)
DETAIL**

NTS (W) 17

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**GATE BOX EXTENSION
DETAIL**

NTS (W) 19

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD FIRE HYDRANT ASSEMBLY
DETAIL**

NTS (W) 22

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**SWIVEL MECHANICAL JOINT HYDRANT TEE
DETAIL**

NTS (W) 23

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**MECHANICAL JOINT LACING METHOD
DETAIL**

NTS (W) 25

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD AIR VALVE
DETAIL**

NTS (W) 41

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**WATER CROSSING BELOW SEWER
DETAIL**

NTS (W) 47

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**4-INCH OR 6-INCH BLOW OFF ASSEMBLY
DETAIL**

NTS (W) 49

CLIMATE-CONTROLLED VERTICAL SELF STORAGE FACILITY

249 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

STOP SIGN

N.T.S.

**STOP SIGN
N.T.S.**

TRAFFIC SIGN POST

N.T.S.

**TRAFFIC SIGN POST
N.T.S.**

OUTLET CONTROL STRUCTURE

N.T.S.

**OUTLET CONTROL STRUCTURE
N.T.S.**

HDPE DRAIN MANHOLE

N.T.S.

**HDPE DRAIN MANHOLE
N.T.S.**

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**COPPER WATER SERVICE OFFSET
DETAIL**

NTS (W) 6

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**STANDARD RESTRAINED JOINTS
DETAIL**

NTS (W) 24

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**RESTRAINED OFFSET WITH CONCRETE ANCHOR
DETAIL**

NTS (W) 28

THE METROPOLITAN DISTRICT WATER STANDARD DETAILS

**OUTLET CONTROL STRUCTURE
N.T.S.**

C-D3

SHEET 13 OF 13

DETAILS

PROPERTY OWNER:
249 ELLINGTON ROAD LLC
171 PENNYWISE LANE
GLASTONBURY, CT 06033

APPLICANT:
SCOTT SPINDLER, MANAGER
HIGHLAND CAPITAL HOLDINGS, LLC
P.O. BOX 1174
ROCHESTER, NH 03866

REVISIONS

NO.	DATE	REVISIONS
1	10/24/22	PAZ SUBMISSION

PREPARED FOR:
Mr. Scott Spindler
Highland Capital Holdings, LLC
P.O. Box 1174
Rochester, NY 03866

PROJECT NO.:
4303H

DATE:
10/14/22

DESIGNER:
CJM/CHJ

CHECKER:
CJM/CHJ

SCALE:
AS SHOWN

21 ELLINGTON DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-291-8727 - F
www.designprofessionals.com

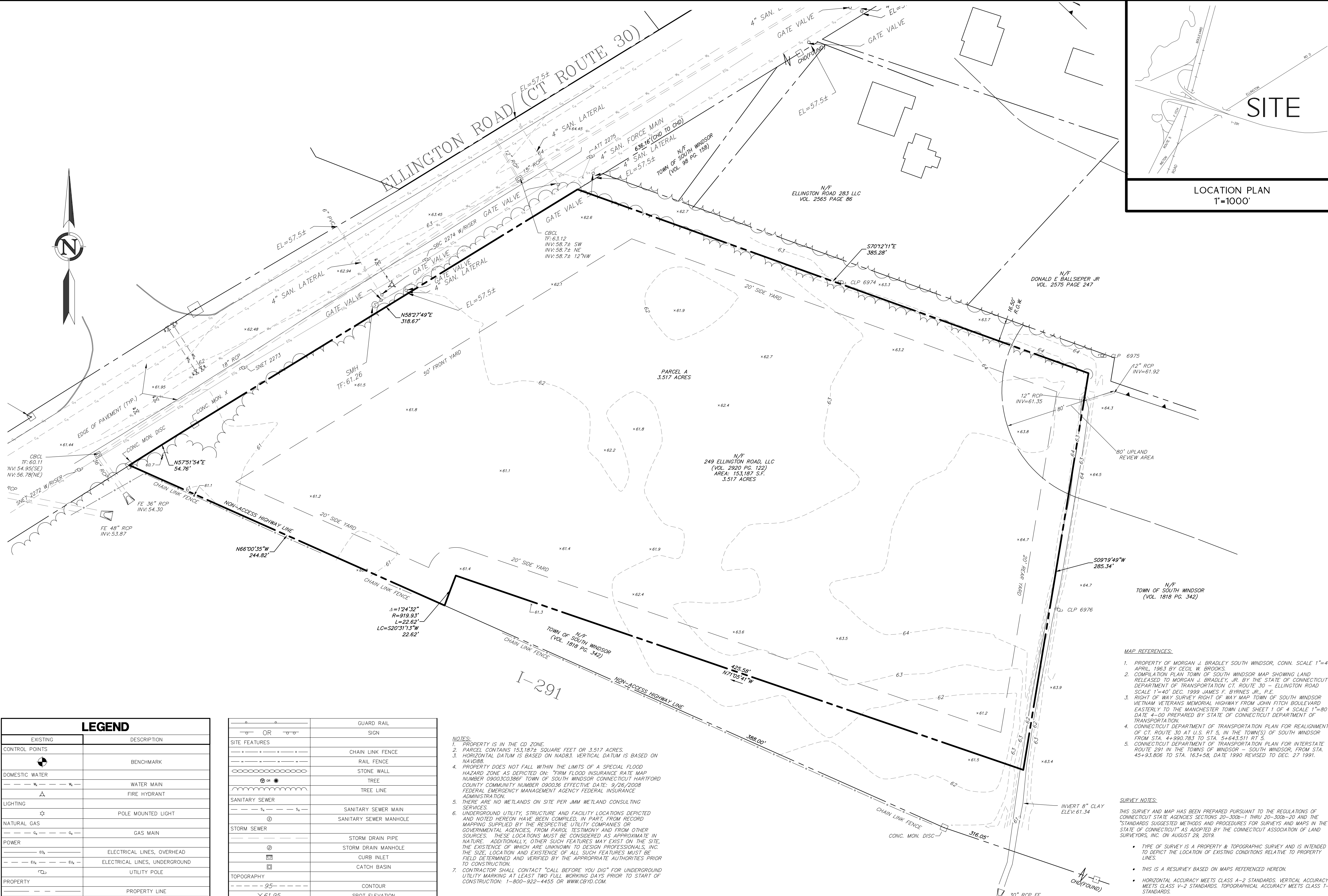
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LEGEND	
EXISTING	DESCRIPTION
	BENCHMARK
	DOMESTIC WATER
	LIGHTING
	NATURAL GAS
	POWER
	PROPERTY
	ROADS
	WATER MAIN
	FIRE HYDRANT
	POLE MOUNTED LIGHT
	GAS MAIN
	ELECTRICAL LINES, OVERHEAD
	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT

	GUARD RAIL
	SIGN
	SITE FEATURES
	CHAIN LINK FENCE
	RAIL FENCE
	STONE WALL
	TREE
	TREE LINE
	SANITARY SEWER
	SANITARY SEWER MAIN
	SANITARY SEWER MANHOLE
	STORM SEWER
	STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
	TOPOGRAPHY
	CONTOUR
	SPOT ELEVATION
	WETLANDS
	WETLANDS LINE

NOTES:

- PROPERTY IS IN THE CD ZONE.
- PARCEL CONTAINS 153,187± SQUARE FEET OR 3.517 ACRES.
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0386F TOWN OF SOUTH WINDSOR, CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
- THERE ARE NO WETLANDS ON SITE PER JMM WETLAND CONSULTING SERVICES.
- 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.
- 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:

- PROPERTY OF MORGAN J. BRADLEY SOUTH WINDSOR, CONN. SCALE 1"=40' APRIL, 1963 BY CECIL W. BROOKS.
- COMPLATION PLAN TOWN OF SOUTH WINDSOR MAP SHOWING LAND RELEASED TO MORGAN J. BRADLEY, JR. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT. ROUTE 30 - ELLINGTON ROAD SCALE 1"=40' DEC. 1999 JAMES F. BYRNES JR., P.E.
- RIGHT OF WAY SURVEY RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR VIETNAM VETERANS MEMORIAL HIGHWAY FROM JOHN FITCH BOULEVARD EASTERLY TO THE MANCHESTER TOWN LINE SHEET 1 OF 4 SCALE 1"=80' DATE: 4-00 PREPARED BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- CONNECTICUT DEPARTMENT OF TRANSPORTATION PLAN FOR REALIGNMENT OF CT. ROUTE 30 AT U.S. RT 5, IN THE TOWN(S) OF SOUTH WINDSOR FROM STA. 4+990.783 TO STA. 5+643.511 RT 5.
- CONNECTICUT DEPARTMENT OF TRANSPORTATION PLAN FOR INTERSTATE ROUTE 291 IN THE TOWNS OF WINDSOR - SOUTH WINDSOR, FROM STA. 45+93.806 TO STA. 163+58, DATE 1990 REVISED TO DEC. 27 1991.

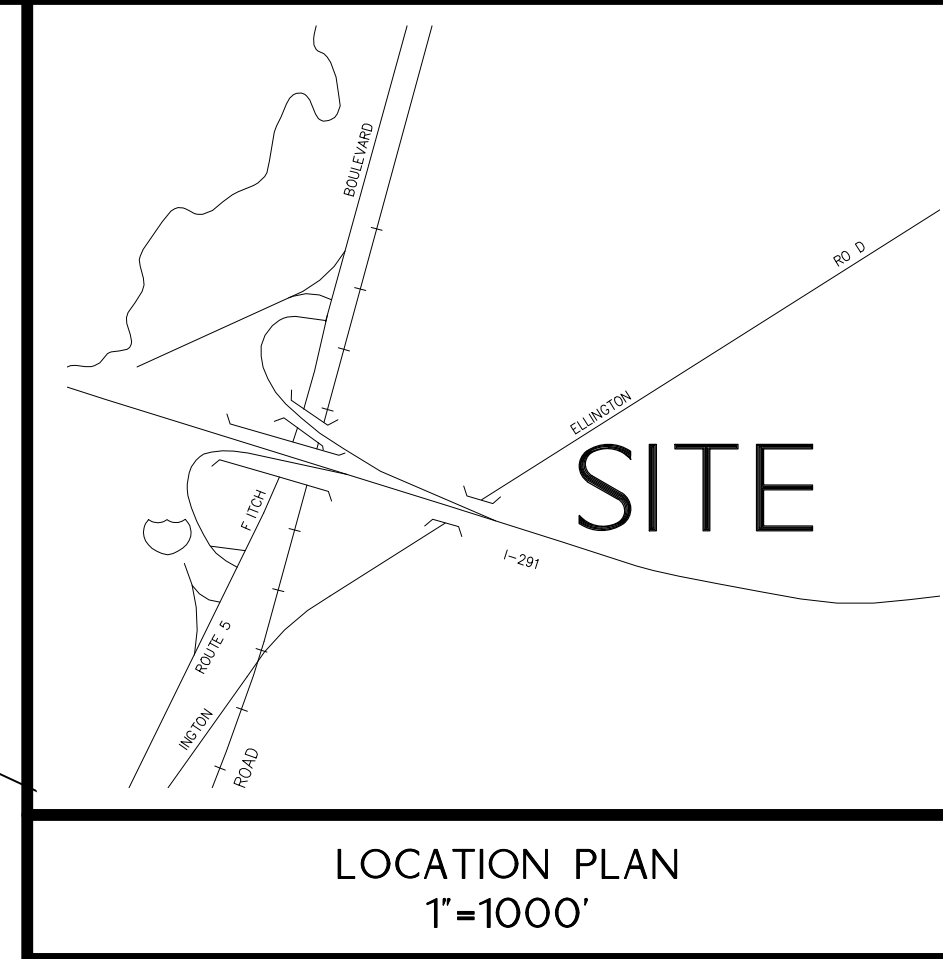
SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
- 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.

16766
LIC. NO.



PROPERTY & TOPOGRAPHIC SURVEY

V-1

REVISIONS

NO.	DATE	BY

ELLINGTON ROAD (ROUTE 30)

249 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:

Mr. Scott Spindler
Highland Capital Holdings, LLC
P.O. Box 1174
Rochester, NH 03866

PROJECT NO.

4303

DESIGN BY:

10/14/22

DATE:

10/14/22

BY:

BMB/MJA

CHECKED BY:

LEG

DESIGN PROFESSIONALS, INC.

21 BEFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-9757 - F
860-291-9757 - C
www.designprofessionalsinc.com

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

**REVISIONS:**

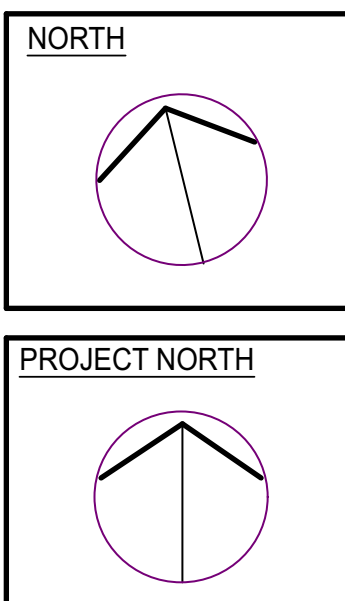
1st FLOOR CONSTRUCTION PLAN

DATE: 10-24-22

CA JOB NO.: 22280

DRAWING NO.:

A-111



SCALE: 3/32" = 1'-0"





REVISIONS:

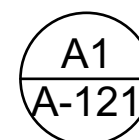
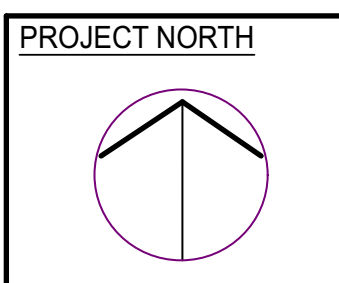
**TYPICAL UPPER
LEVEL FLOOR
CONSTRUCTION
PLAN**

DATE: 10-24-22

CA JOB NO.: 22280

DRAWING NO.:

A-121



SCALE: 3/32" = 1'-0"





NORTHEAST
COLLABORATIVE
ARCHITECTS
500 Plaza Middlesex
Middletown, CT. 06457
v. 860.344.9332

249 ELLINGTON ROAD
STORAGE BUILDING
249 Ellington Road
South Windsor, CT. 06074

REVISIONS:

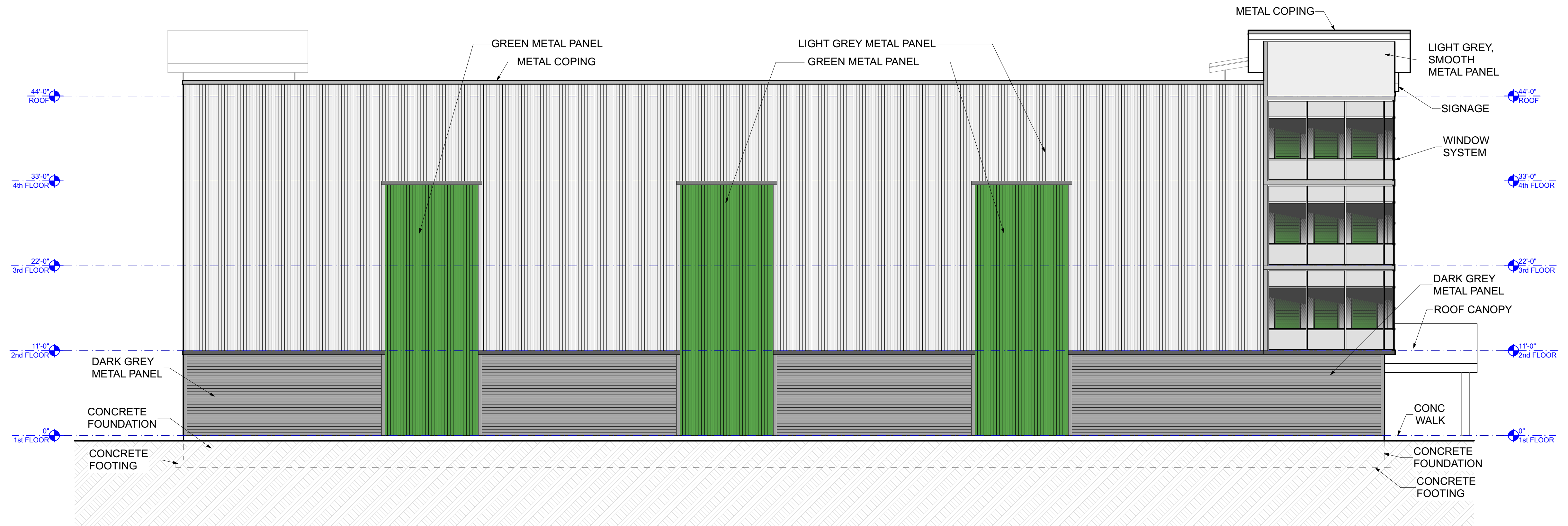
NORTH & SOUTH
EXTERIOR
ELEVATIONS

DATE: 10-24-22

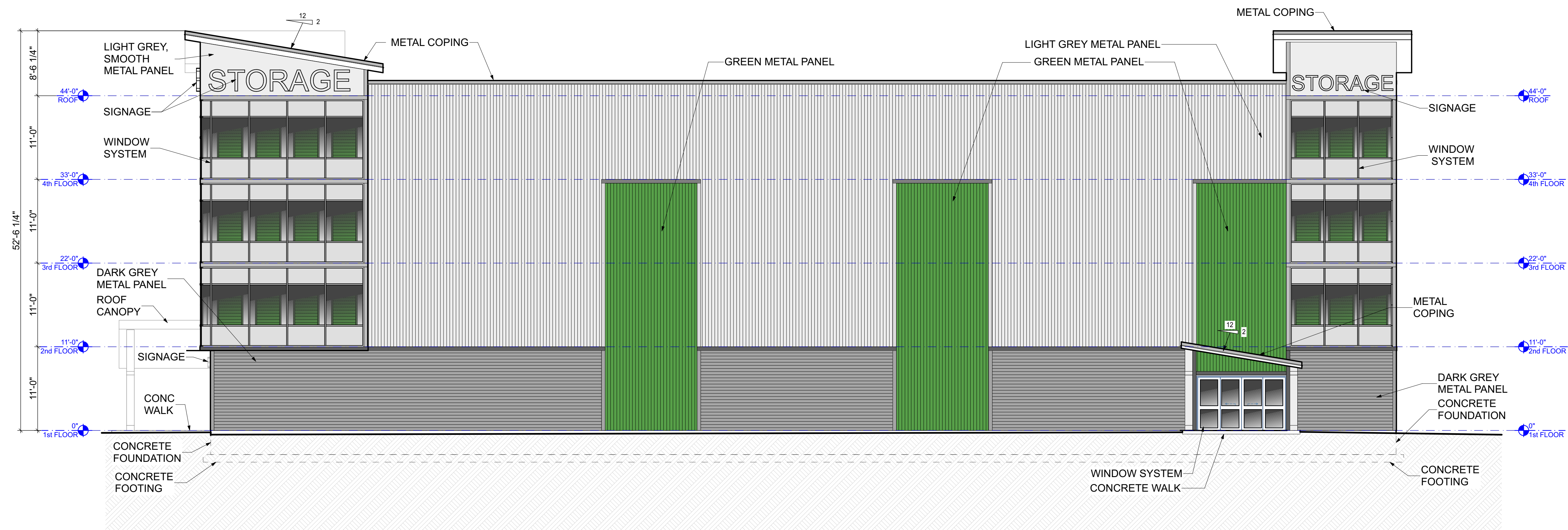
NCA JOB NO.: 22280

DRAWING NO.:

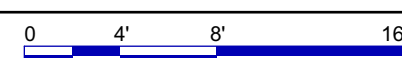
A-201



C1
A-201
NORTH CONSTRUCTION ELEVATION
SCALE: 1/8" = 1'-0"



A1
A-201
SOUTH CONSTRUCTION ELEVATION
SCALE: 1/8" = 1'-0"





NORTHEAST
COLLABORATIVE
ARCHITECTS
500 Plaza Middlesex
Middletown, CT. 06457
v. 860.344.9332

249 ELLINGTON ROAD
STORAGE BUILDING
249 Ellington Road
South Windsor, CT. 06074

REVISIONS:

PROGRESS SET
NOT FOR CONSTRUCTION

WEST & EAST
EXTERIOR
ELEVATIONS

DATE: 10-24-22

NCA JOB NO.: 22280

DRAWING NO.:

A-202

