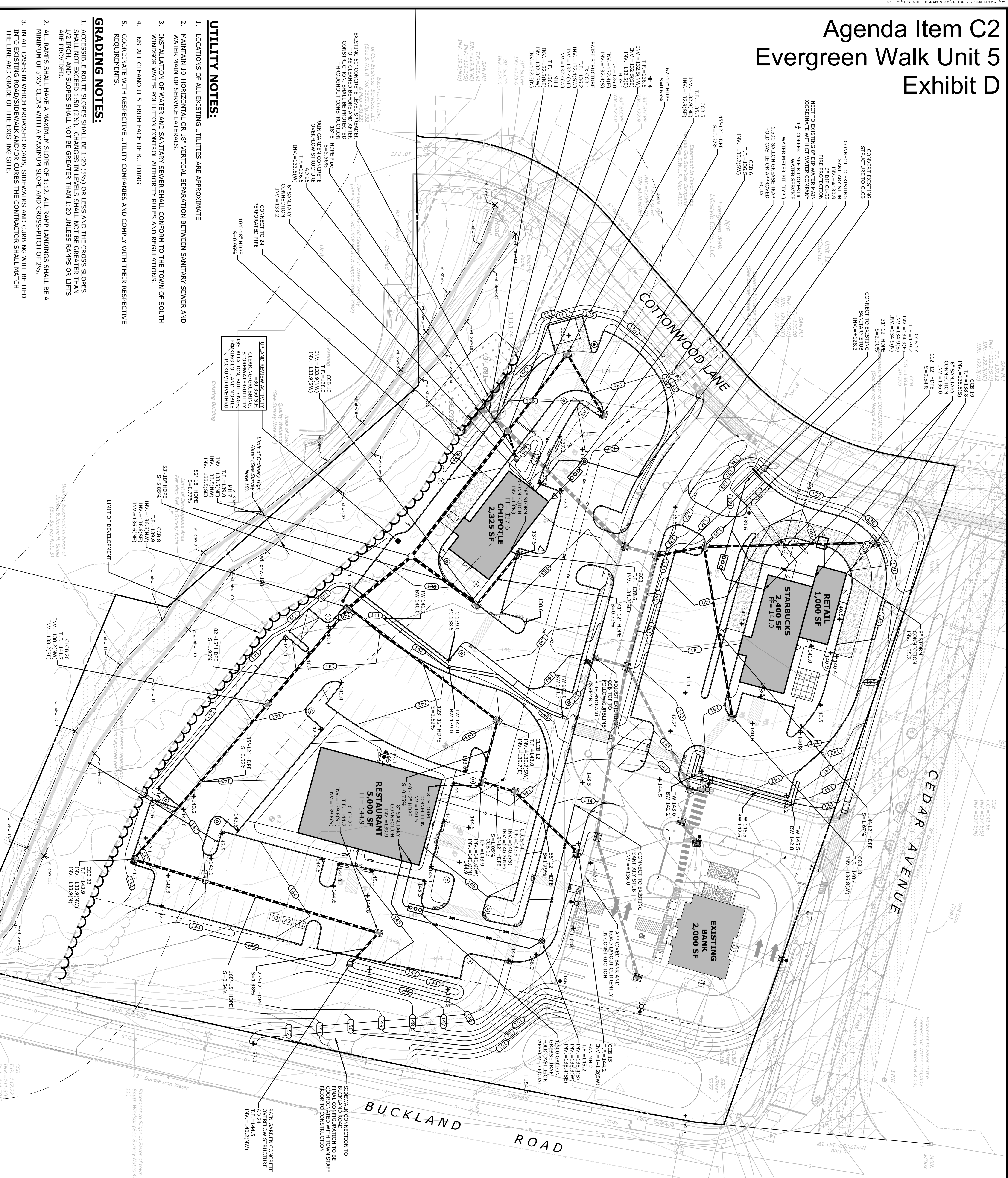


# Agenda Item C2 Evergreen Walk Unit 5 Exhibit D



**UTILITY NOTES:**

- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
- MAINTAIN 10" HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
- INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF SOUTH WINDSOR WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
- INSTALL CLEANOUT 5' FROM FACE OF BUILDING.
- COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

**GRADING NOTES:**

- ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
- ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROADS/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

**STORM WATER MAINTENANCE PROGRAM**

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM.

- CATCH BASIN/YARD DRAINS  
CATCH BASINS ARE DESIGNED WITH 2 FOOT MINIMUM DEPTH SLOPES FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEP IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 (BUD) PERMANENTLY.
- SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- PAVEMENT SWEEPING  
THE PARKING AREA AND DRIVEWAYS SHALL BE SWEEP ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15.
- FRONT-END LOADERS, BACKHOES, OR VACUUM TRUCKS CAN BE USED TO REMOVE THE ACCUMULATED SEDIMENT FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE PERIMETER OF THE CATCH BASIN. THE REMOVAL OF SEDIMENT SHOULD BE DONE AT THE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS. THE DISTRIBUTED AREA SHOULD BE IMMEDIATELY RESEED WITH APPROPRIATE GRASS SEED AND MULCHED WITH HWY AFTER REMOVAL. OPERATIONS ARE COMPLETED TO PREVENT THE OUTLET CONTROL DEVICE FROM CLOGGING.
- LAWN AND VEGETATED AREAS  
VEGETATED COVER SHALL BE MAINTAINED ON ALL EXPOSED SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRESENT APPLICATION PROCEDURES.

**UTILITY LEGEND:**

- SANITARY SEWER LINE
- WATER SERVICE
- GAS SERVICE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES

**GRADING LEGEND:**

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TOP OF CURB
- BOTTOM OF CURB

<b>SITE PLAN - GRADING &amp; UTILITIES</b>		<b>DESCRIPTION</b>		<b>DATE</b>	<b>BY</b>
<b>PROPOSED RESTAURANTS</b>		P&Z SUBMISSION		08/07/2023	LCD
CEDAR AVENUE AND BUCKLAND ROAD		TOWN COMMENTS		09/18/2023	LCD
SOUTH WINDSOR, CONNECTICUT		TOWN COMMENTS		10/03/2023	LCJ
<b>R/E</b>	<b>LCD</b>				
<b>DRAWN</b>	<b>TD</b>				
<b>SCALE</b>	<b>1"=30'</b>				
<b>DATE</b>	<b>JUL Y 12, 2023</b>				
<b>PROJECT NO.</b>	<b>217.67.00001</b>				
<b>SHEET NO.</b>	<b>04 OF 13</b>				
<b>GU</b>		 99 REALTY DRIVE CHESTER CT 06410 203.271.1773 SLRCONSULTING.COM			