

Comments for public hearing on Appl. 21-36P. 25 Talbot Lane Site Plan on Tuesday, October 12, 2021

Dear Planning and Zoning Commission members,

I suggest that the Planning and Zoning Commission require the inclusion of either a 10' multi-use bituminous side path or 5' concrete sidewalk abutting this development on both Governor's Highway and Talbot Lane. Governor's Highway because it is a arterial/connector road and Talbot Lane to provide a safe way to go between businesses and to safely exercise for employees.

Safe access is needed for pedestrians and bicyclists to establish connectivity throughout South Windsor, Opportunities should not be lost to further connectivity. I believe the multi-use 10' bituminous side path option would be best because it is less expensive than a 5' concrete sidewalk and is easier and less costly to maintain. Cost of a multi-use path would likely be less than the landscaping with trees as shown on drawings.

South Windsor should have a long term goal that every arterial or connecting road should have a multi-use path or sidewalk on both sides for safe movement of pedestrians and bicyclists. As development continues there will be more traffic and more need for safe connectivity. Requiring a Multi-use side path or sidewalk when development or re-development takes place is the most cost effective way to make progress toward this goal.

Sincerely,

Robert Dickinson
400 Seabury Dr. Apt. 4160
Bloomfield CT 06002
860-519-1841
(57 year resident of South Windsor)

PLANT SCHEDULE - PLANNING AND ZONING

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AF	28	Abies fraseri	Fraser Fir	5'-7' HT.	B&B	FULL & DENSE
AG	2	Acer griseum	Paperbark Maple	3'-3.5' Cal.	B&B	FULL & DENSE
AA	17	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5'-3.0' Cal.	B&B	FULL & DENSE
AB	14	Acer rubrum 'Bowhall'	Bowhall Red Maple	3.5'-4.0' Cal.	B&B	FULL & DENSE
AS	6	Acer saccharum	Sugar Maple	3'-3.5' Cal.	B&B	FULL & DENSE
AC	11	Amelanchier canadensis	Canadian Serviceberry	2'-2.5' Cal.	B&B	FULL & DENSE
BR	7	Betula nigra 'Heritage'	Heritage River Birch	2'-2.5' Cal.	B&B	SINGLESTEM
CB	12	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3'-3.5' Cal.	B&B	5' MIN. BRANCHING HEIGHT
CK	8	Cornus kousa	Kousa Dogwood	2'-2.5' Cal.	B&B	FULL & DENSE
CS	4	Cornus x rutgersensis 'Rutgan' TM	Stellar Pink Dogwood	3'-3.5' Cal.	B&B	SINGLESTEM
CG	13	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3'-3.5' Cal.	B&B	FULL & DENSE
LS	6	Liquidambar styraciflua	American Sweet Gum	3'-3.5' Cal.	B&B	FULL & DENSE
NS	3	Nyssa sylvatica	Sour Gum	3'-3.5' Cal.	B&B	FULL & DENSE
PA2	19	Picea abies	Norway Spruce	5'-6' HT.	B & B	FULL & DENSE
PG	26	Picea pungens 'Glasca'	Colorado Blue Spruce	5'-6' HT.	B & B	FULL & DENSE
PS	42	Pinus strobus	White Pine	5'-6' HT.	B&B	FULL & DENSE
PA	10	Prunus x 'Okame'	Okame Flowering Cherry	2.5'-3.0' Cal.	B&B	SINGLESTEM
QP	6	Quercus palustris	Pin Oak	3'-3.5' Cal.	B&B	FULL & DENSE
QR	6	Quercus rubra	Red Oak	3'-3.5' Cal.	B&B	FULL & DENSE
SP	2	Stewartia pseudocamellia	Japanese Stewartia	2'-2.5' Cal.	B&B	FULL & DENSE
TI	36	Thuja x 'Green Giant'	Green Giant Arborvitae	7'-8' HT.	B&B	FULL & DENSE
TG	11	Tilia cordata 'Greenspire'	Greenspire Linden	3'-3.5' Cal.	B&B	FULL & DENSE
UP	2	Ulmus americana 'Princeton'	American Elm	3'-3.5' Cal.	B&B	FULL & DENSE
TOTAL:	291	TREES				

LEGEND

- PROPOSED TREES REMOVED DURING VALUE ENGINEERING PHASE = ●
- PROPOSED TREES REMOVED TO MEET SCHOOL SECURITY REQUIREMENTS = ●
- PROPOSED TREES TO REMAIN = ●

PLANT SCHEDULE - BID SET

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AF	23	Abies fraseri	Fraser Fir	5'-6' HT.	B&B	FULL & DENSE
AG	1	Acer griseum	Paperbark Maple	3'-3.5' Cal.	B&B	FULL & DENSE
AA	10	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5'-3.0' Cal.	B&B	FULL & DENSE
AB	11	Acer rubrum 'Bowhall'	Bowhall Red Maple	3.5'-4.0' Cal.	B&B	FULL & DENSE
CB	8	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3'-3.5' Cal.	B&B	5' MIN. BRANCHING HEIGHT
CK	2	Cornus kousa	Kousa Dogwood	2'-2.5' Cal.	B&B	FULL & DENSE
CS	2	Cornus x rutgersensis 'Rutgan' TM	Stellar Pink Dogwood	3'-3.5' Cal.	B&B	SINGLESTEM
CG	8	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3'-3.5' Cal.	B&B	FULL & DENSE
LS	3	Liquidambar styraciflua	American Sweet Gum	3'-3.5' Cal.	B&B	FULL & DENSE
NS	2	Nyssa sylvatica	Sour Gum	3'-3.5' Cal.	B&B	FULL & DENSE
PA2	19	Picea abies	Norway Spruce	5'-6' HT.	B & B	FULL & DENSE
PG	26	Picea pungens 'Glasca'	Colorado Blue Spruce	5'-6' HT.	B & B	FULL & DENSE
PS	39	Pinus strobus	White Pine	5'-6' HT.	B&B	FULL & DENSE
PA	5	Prunus x 'Okame'	Okame Flowering Cherry	2.5'-3.0' Cal.	B&B	SINGLESTEM
QP	3	Quercus palustris	Pin Oak	3'-3.5' Cal.	B&B	FULL & DENSE
QR	1	Quercus rubra	Red Oak	3'-3.5' Cal.	B&B	FULL & DENSE
SP	1	Stewartia pseudocamellia	Japanese Stewartia	2'-2.5' Cal.	B&B	FULL & DENSE
TI	20	Thuja x 'Green Giant'	Green Giant Arborvitae	7'-8' HT.	B&B	FULL & DENSE
TG	9	Tilia cordata 'Greenspire'	Greenspire Linden	3'-3.5' Cal.	B&B	FULL & DENSE
TOTAL:	193	TREES				



EXHIBIT B

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STATE PROJECT NO 132-0093 N
 BID DOCUMENTS
 SEPTEMBER 13, 2021

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 KEY PLAN

PROJECT NORTH
 MAGNETIC NORTH

SITE PLAN- LANDSCAPE STUDY

Scale: 1" = 50'
 Job No. 3057-104
 Drawn By: GEB
 Date: SEPTEMBER 13, 2021
LS

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AF	23	Abies fraseri	Fraser Fir	5' 7/8" HT.	B&B	FULL & DENSE
AG	1	Acer griseum	Paperbark Maple	3"-3.5" Cal.	B&B	FULL & DENSE
AA	10	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5"-3.0" Cal.	B&B	FULL & DENSE
AB	11	Acer rubrum 'Bowhall'	Bowhall Red Maple	3.5"-4.0" Cal.	B&B	FULL & DENSE
CB	8	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3"-3.5" Cal.	B&B	5' MIN. BRANCHING HEIGHT
CK	2	Cornus kousa	Kousa Dogwood	2"-2.5" Cal.	B&B	FULL & DENSE
CS	2	Cornus x rutgersensis 'Rutgan' TM	Stellar Pink Dogwood	3"-3.5" Cal.	B&B	SINGLESTEM
GS	8	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3"-3.5" Cal.	B&B	FULL & DENSE
LS	3	Liquidambar styraciflua	American Sweet Gum	3"-3.5" Cal.	B&B	FULL & DENSE
NS	2	Nyssa sylvatica	Sour Gum	3"-3.5" Cal.	B&B	FULL & DENSE
PA2	19	Picea abies	Norway Spruce	5' 7/8" HT.	B&B	FULL & DENSE
PG	26	Picea pungens 'Glauca'	Colorado Blue Spruce	5' 7/8" HT.	B & B	FULL & DENSE
PS	27	Pinus strobus	White Pine	2.5"-3.0" Cal.	B&B	SINGLESTEM
PA	5	Prunus x 'Okame'	Okame Flowering Cherry	3"-3.5" Cal.	B&B	FULL & DENSE
QP	3	Quercus palustris	Pin Oak	3"-3.5" Cal.	B&B	FULL & DENSE
QR	1	Quercus rubra	Red Oak	3"-3.5" Cal.	B&B	FULL & DENSE
SP	1	Stewartia pseudocamellia	Japanese Stewartia	2"-2.5" Cal.	B&B	FULL & DENSE
TI	18	Tilia x 'Green Giant'	Green Giant Arborvitae	7' 7/8" HT.	B&B	FULL & DENSE
TG	9	Tilia cordata 'Greenspire'	Greenspire Linden	3"-3.5" Cal.	B&B	FULL & DENSE

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENEED OR SCARPED TO A MINIMUM DEPTH OF 24 INCHES.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
- TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.
- HORNBEAM TREES SHALL NOT BE "LIMBED UP" TO SATISFY 5' MIN. BRANCHING HEIGHT. THEY SHALL BE OF A FORM TO SATISFY A STREETSCAPE APPLICATION.

LAYOUT NOTES

- LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT. ALL FOUNDATION PLANS SHALL BE PROVIDED TO THE SURVEYOR AND THE ENGINEER AT THE TIME OF STAKE-OUT REQUEST.
- CONCRETE SIDEWALKS, ENTRY AREAS, AND TERRACES SHALL INCORPORATE EXPANSION JOINTS, SCORE JOINTS, AND CONSTRUCTION JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR JOINING PERTAINING TO THESE DISCIPLINES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS, LOADING DOCKS AND ASSOCIATED ARCHITECTURAL WALLS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- REFER TO SHEET MA FOR MATERIAL TYPES.



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SITE PLAN-LAYOUT AND LANDSCAPING

Scale: 1" = 50'
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