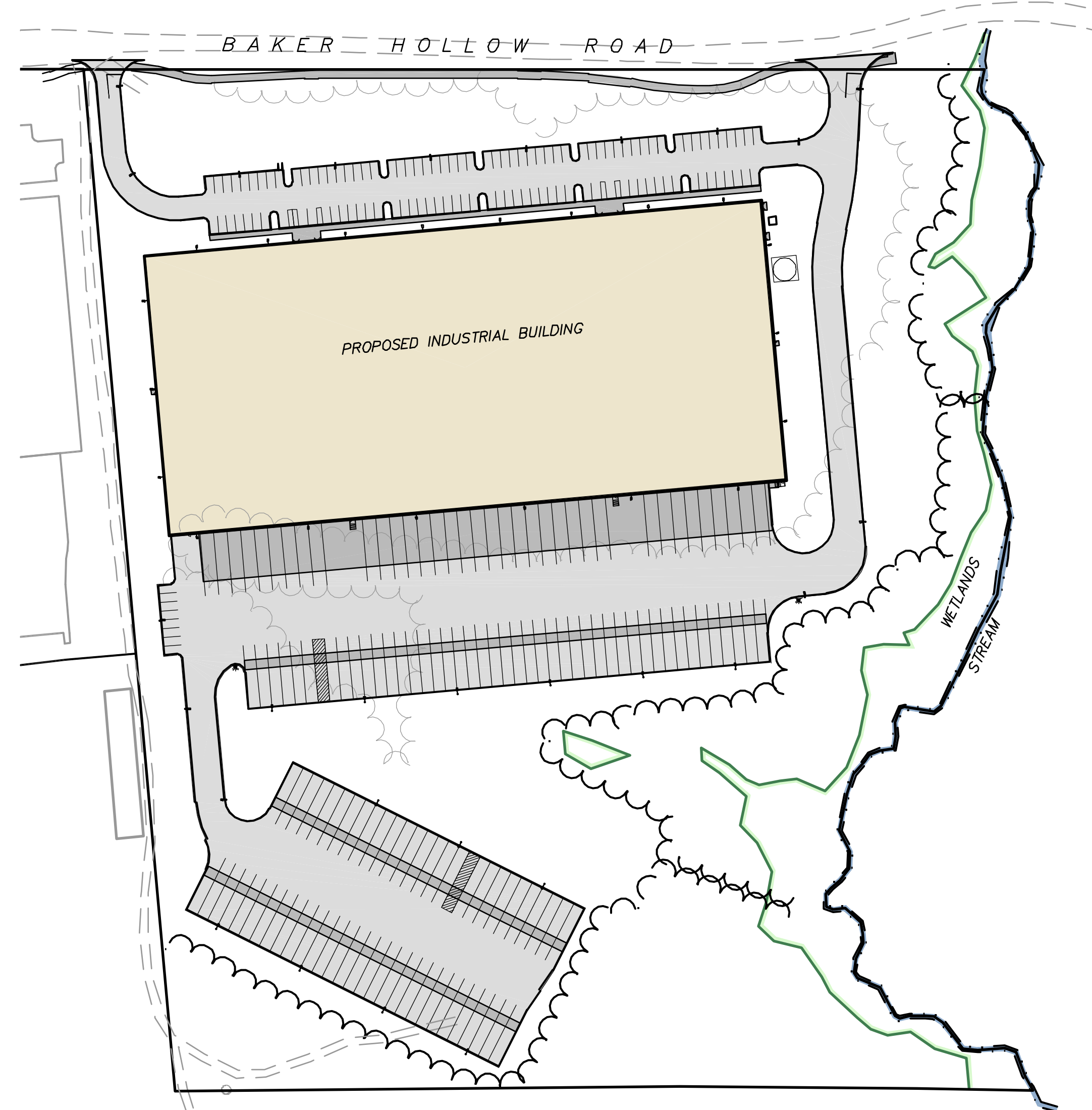
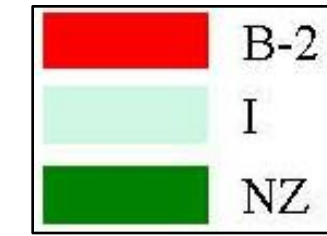
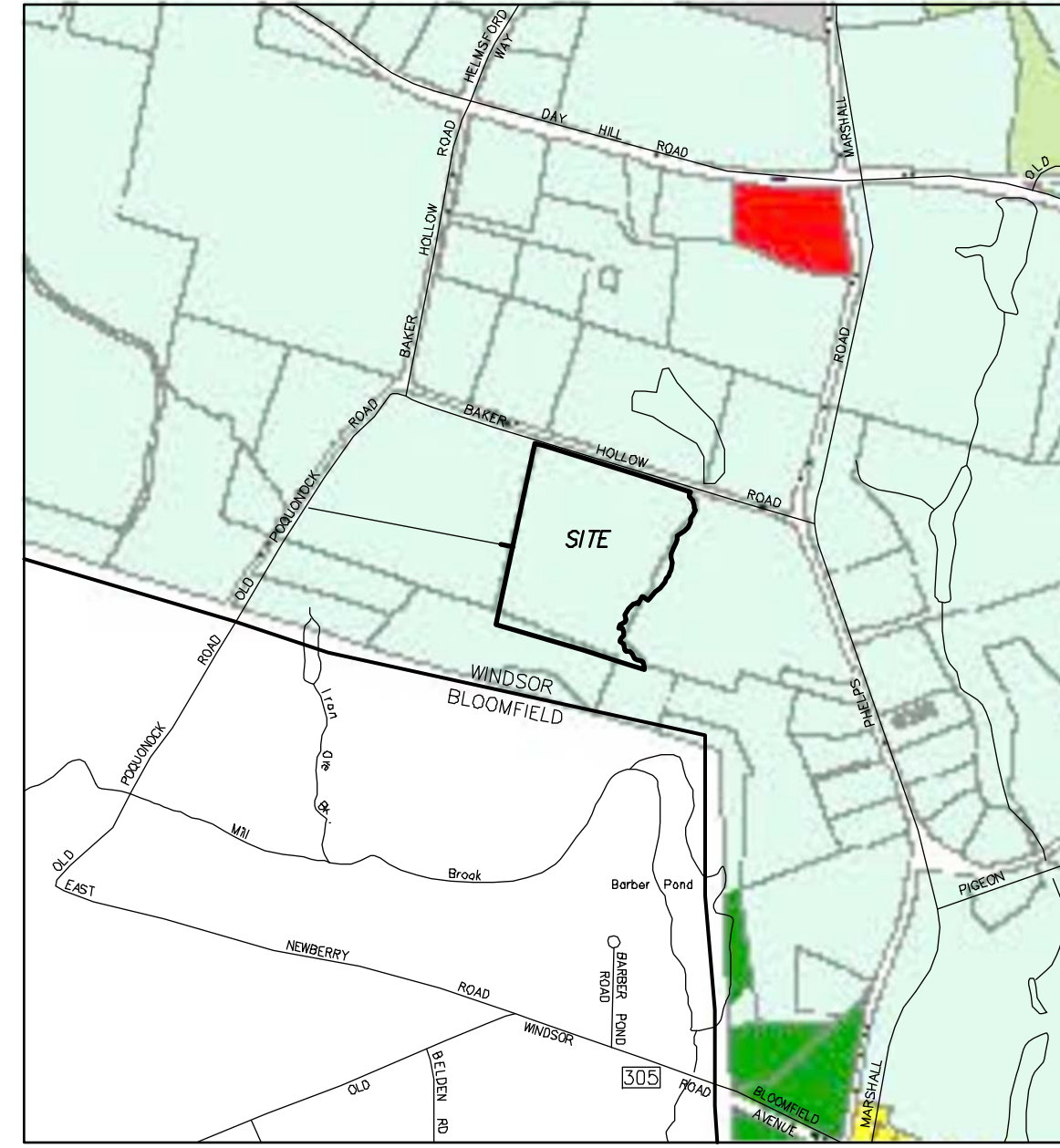


VICINITY MAP SCALE: 1 IN.=1000 FT.



PROJECT ANALYSIS

ZONE OF PROPERTY: Industrial Zone (I)
 PROPOSED USE: 185,600 SQ. FT. DISTRIBUTION WAREHOUSE

§ 8.4.B AND 8.4.D MANUFACTURING & DISTRIBUTION WAREHOUSE ARE PERMITTED USES

ZONING COMPLIANCE TABLE:

STANDARDS	REQUIRED / PERMITTED	PROVIDED
MINIMUM LOT AREA	2 ACRES	20.6 ACRES = 898,000 SQ.FT.
MAXIMUM LOT AREA (IF ANY)	N/A	N/A
MAXIMUM BUILDING AREA (BUILDING COVERAGE)	229,785 SQ.FT (33-1/3% of the site)	185,600 SQ. FT. (20.7% of the site)
MAXIMUM BUILDING HEIGHT / NUMBER OF STORIES	60 FT. / 4 STORY	45 FT. / 1 STORY
MINIMUM LOT WIDTH	180 FT.	950 FT.
MINIMUM FRONT YARD	50 FT.	135 FT.
MINIMUM REAR YARD	35 FT.	573 FT.
MINIMUM SIDE YARD	35 FT.	45 FT.
DISTANCE TO RAILROAD TRACKS (IF ANY)	150 FT	N/A
DISTANCE TO LIMITED ACCESS HIGHWAY PAVEMENT (IF ANY)	150 FT	N/A
DEPTH OF REQUIRED BUFFERS (IF ANY)	N/A	N/A
FLOOR AREA	N/A	N/A
MAXIMUM HEIGHT OF OUTDOOR LIGHTING FIXTURES	24 FT.	24 FT.

PARKING SPACES
 § 3.3.5.G Minimum and Maximum Parking Ratios – Industrial and Warehouse Facilities
 (2) Warehouse:
 (a) one space per 1,000 square feet for the first 50,000 square feet of warehouse gross floor area; plus
 (b) one space per 2,000 square feet of additional warehouse gross floor area.
 (a) 50 SPACES, PLUS 122 SPACES PROVIDED INCLUDING 5 ACCESSIBLE
 (b) 185,600 – 50,000 = 135,600 SQ. FT.
 135,600 / 2,000 = 68 SPACES
 TOTAL=118 SPACE REQ'D

Electric Vehicle Spaces
 10% (Minimum) of total required spaces are required to be provided with an EV charging station of which 5% of those are required to be provided to accessible spaces
 118 x 10% = 11.8 OF 12 SPACES TO BE ACCESSIBLE
 12 EV SPACES (INCLUDES 1 ACCESSIBLE SPACE)

LOADING SPACES (IF ANY) N/A
 MAXIMUM IMPERVIOUS COVERAGE § 14.1.16 50% 449,000 SQ.FT. 47.65% 427,910 SQ. FT.

SPECIAL USE PERMIT REQUIRED:

§ 8.6.Y Warehousing, wholesaling and/or distribution facilities for products not produced on the premises exceeding the criteria found in Section 8.40(2)

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER / PROJECT ANALYSIS	C1.0
EXISTING CONDITIONS SURVEY	C2.0 – C2.1
LAYOUT AND LANDSCAPING PLAN	C3.0 – C3.1
GRADING AND UTILITIES PLAN	C4.0 – C4.3
EROSION & SEDIMENTATION CONTROL PLAN	C5.0 – C5.1
NOTES AND DETAILS	C6.0 – C6.5
TRUCK TURNING MOVEMENT PLAN	C7.0
SITE LIGHTING PHOTOMETRIC CALCULATIONS	SL-1

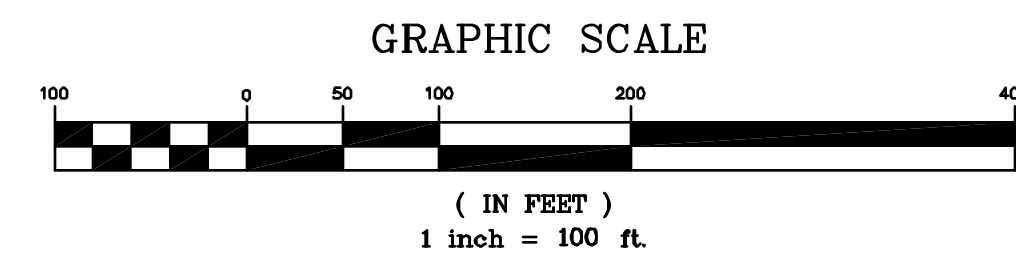
OWNERS:
 MARLENE A. HEBEBRAND
 15 OLD COUNTY HIGHWAY
 EAST GRANBY, CT 06026

DEVELOPER:
 CONDYNE CAPITAL PARTNERS, LLC
 100 GRANDVIEW ROAD, SUITE 312
 BRAINTREE, MA 02184

WILLIAM J. HEBEBRAND,
 325 WEST GRANVILLE ROAD
 TOLLAND, MA 01034

EDWARD J. HEBEBRAND
 P.O. BOX 275
 DANVILLE, VT 05828

YVONNE R. HEBEBRAND
 79 DEAN FARM ROAD
 JAFFREY, NH 03452



NO.	DATE	REVISION



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L.S. No. 9344

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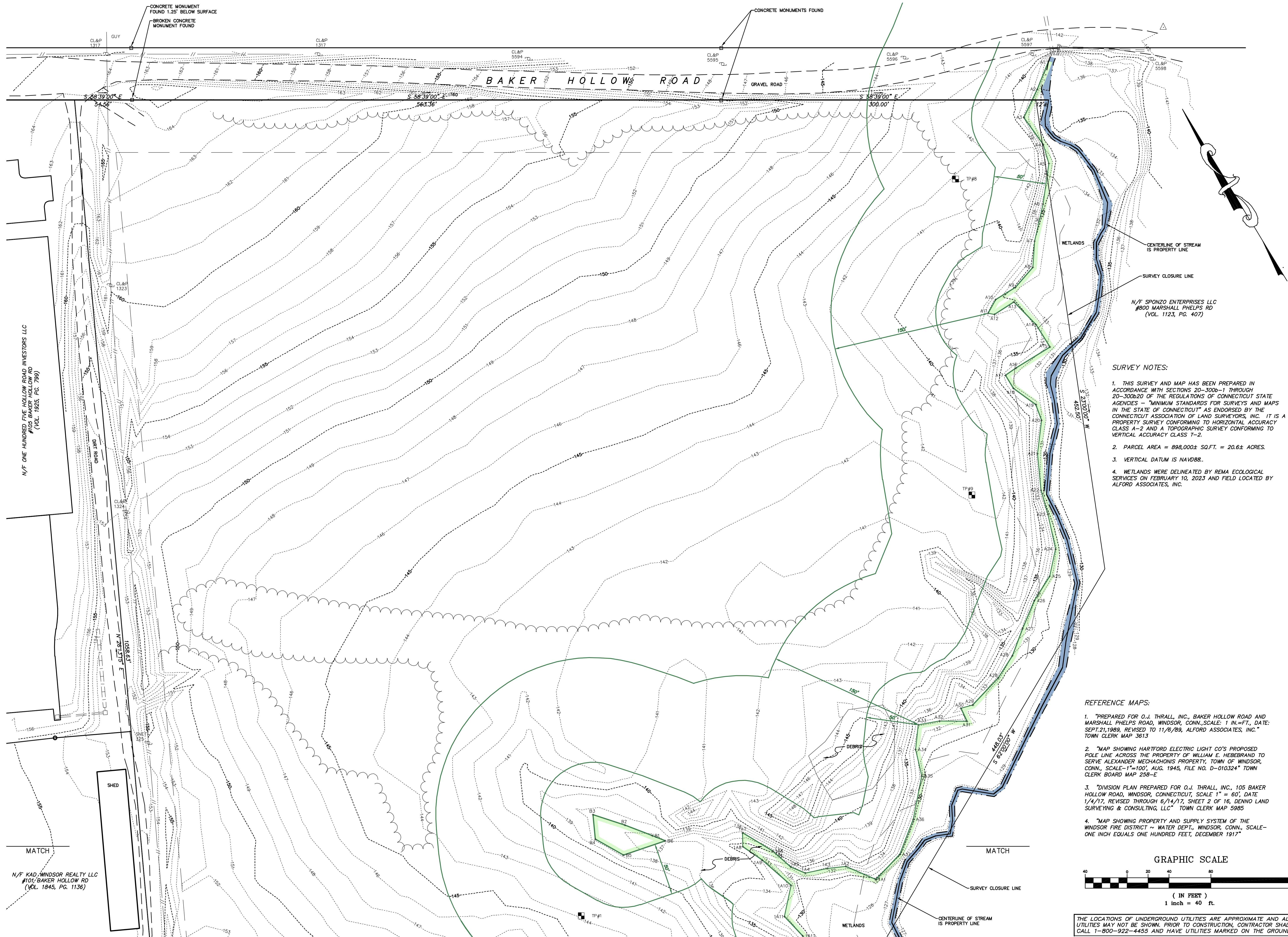
CIVIL ENGINEERS
 WINDSOR, CONNECTICUT
 WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = 100 FT.

SITE PLAN PREPARED FOR
Condyne Capital Partners, LLC
 PROJECT ANALYSIS
 WINDSOR, CONNECTICUT
 205 BAKER HOLLOW ROAD

Sheet
C1.0

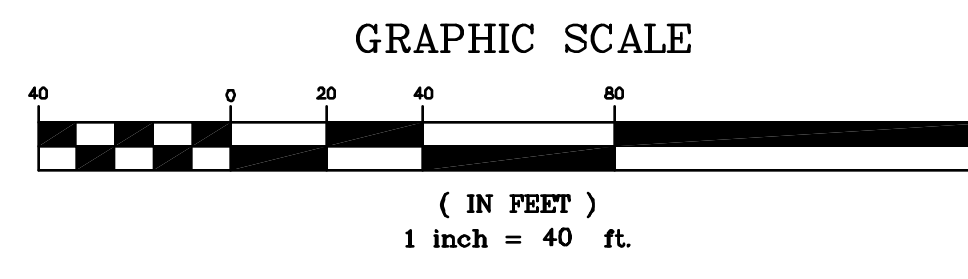


SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2.
2. PARCEL AREA = 898,000± SQ.FT. = 20.6± ACRES.
3. VERTICAL DATUM IS NAVD83.
4. WETLANDS WERE DELINEATED BY REMA ECOLOGICAL SERVICES ON FEBRUARY 10, 2023 AND FIELD LOCATED BY ALFORD ASSOCIATES, INC.

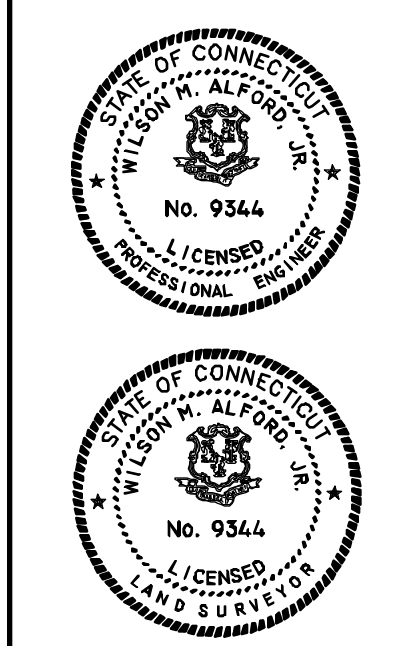
REFERENCE MAPS:

1. "PREPARED FOR O.J. THRALL, INC., BAKER HOLLOW ROAD AND MARSHALL PHELPS ROAD, WINDSOR, CONN. SCALE: 1"=40', DATE: SEPT.21,1989, REVISED TO 11/6/89, ALFORD ASSOCIATES, INC." TOWN CLERK MAP 3613
2. "MAP SHOWING HARTFORD ELECTRIC LIGHT CO'S PROPOSED POLE LINE ACROSS THE PROPERTY OF WILLIAM E. HEBERBRAND TO SERVE ALEXANDER MECHACHONIS PROPERTY, TOWN OF WINDSOR, CONN., SCALE-1"=100', AUG. 1945, FILE NO. D-010324" TOWN CLERK BOARD MAP 258-E
3. "DIVISION PLAN PREPARED FOR O.J. THRALL, INC., 105 BAKER HOLLOW ROAD, WINDSOR, CONNECTICUT, SCALE 1" = 60', DATE: 1/4/17, REVISED THROUGH 6/14/17, SHEET 2 OF 16, DENNO LAND SURVEYING & CONSULTING, LLC" TOWN CLERK MAP 5985
4. "MAP SHOWING PROPERTY AND SUPPLY SYSTEM OF THE WINDSOR FIRE DISTRICT ~ WATER DEPT., WINDSOR, CONN., SCALE- ONE INCH EQUALS ONE HUNDRED FEET, DECEMBER 1917"



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

NO.	REVISION	DATE



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L.S. NO. 9344

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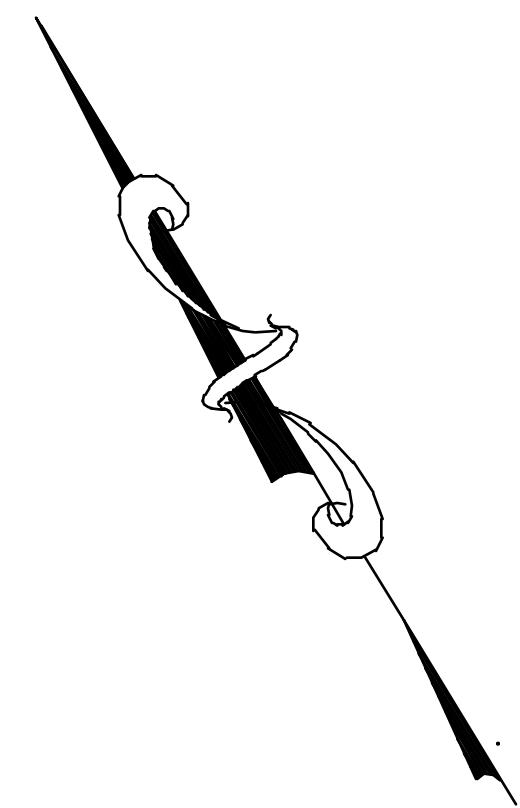
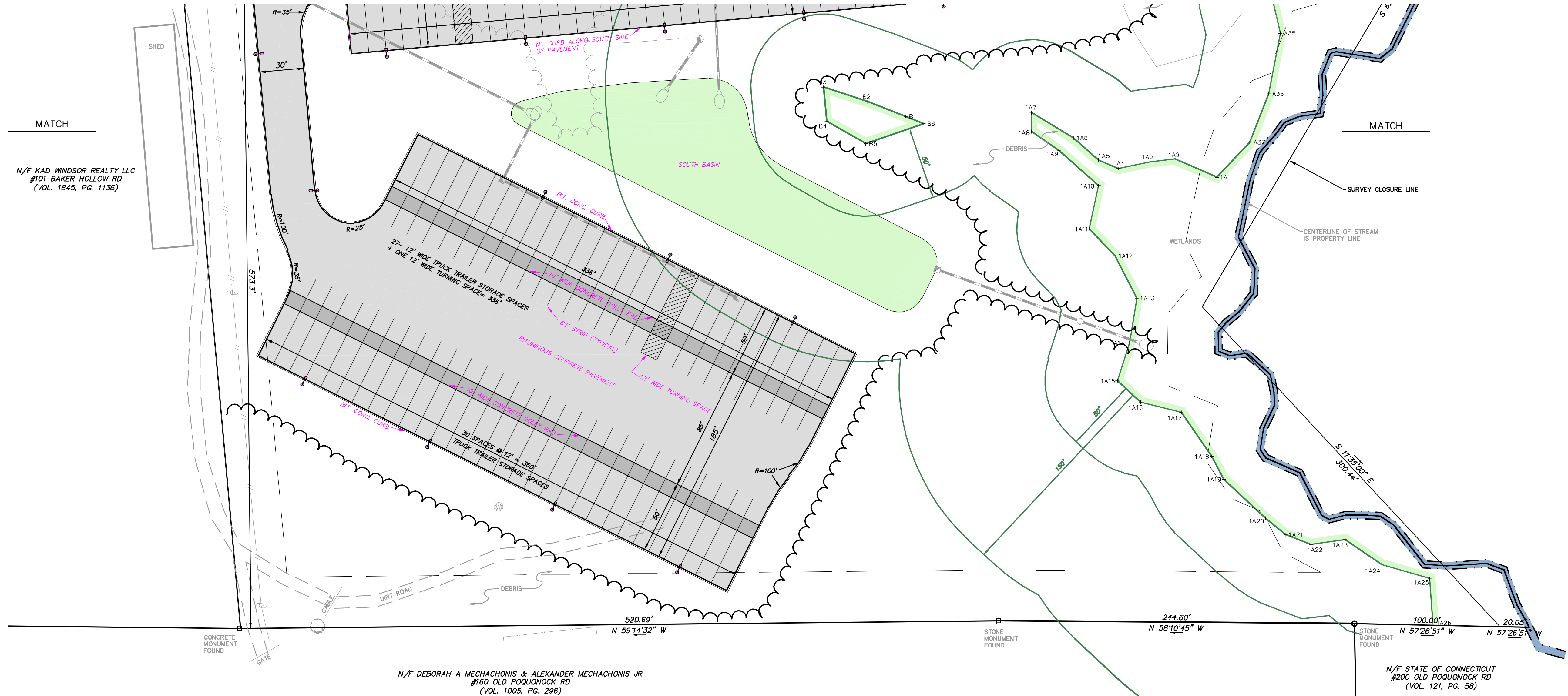


CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, R.P.E. & L.S.

DATE: APRIL 20, 2023
SCALE: 1 IN. = 40 FT.

SITE PLAN
PREPARED FOR
Condylne Capital Partners, LLC
EXISTING CONDITIONS SURVEY
WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet
C2.0



PLANT LIST -

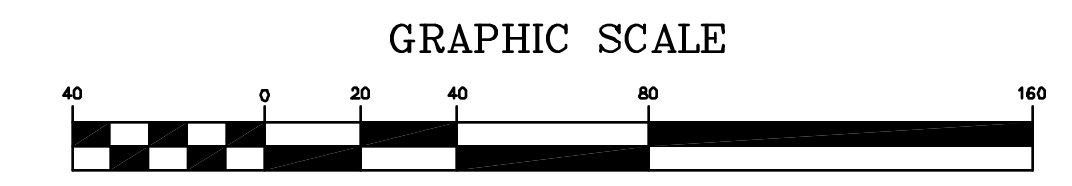
- NOTES:**
- IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
 - PROPOSED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES AND FILLED WITH A MIXTURE OF 80% TOPSOIL AND 20% PEAT MOSS. ALL PLANTING BEDS SHALL BE MULCHED WITH 4 INCHES OF 3/4" STONE, WOOD CHIPS OR WOOD BARK MULCH.
 - ADJUSTMENTS IN THE LOCATION AND/OR NUMBER OF PROPOSED PLANTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE TOWN PLANNER.

TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM)
AP	4	ACER PALMATUM DISSECTUM	CUTLEAF JAPANESE MAPLE "CRIMSON QUEEN", "EVER RED" OR SIMILAR CULTIVAR. USE SAME CULTIVAR ALONG FRONT OF BUILDING.	5 GALLON CONTAINER
AR	14	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3"-3 1/2" CAL. B&B
CC	5	CERCIS CANADENSIS	FOREST PANSY EASTER REDBUD	2"-2 1/2" CAL. B&B
CF	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2"-2 1/2" CAL. B&B
CK	8	CORNUS KOUSA	KOUSA DOGWOOD	2"-2 1/2" CAL. B&B
PA	10	PICEA ABIES	NORWAY SPRUCE	6'-8' TALL B&B
PG	14	PICEA GLAUCA	WHITE SPRUCE	6'-8' TALL B&B
PN	5	PRUNUS x 'NEWPORT'	NEWPORT PLUM	1 1/2"-2" CAL. B&B
QP	2	QUERCUS PALUSTRIS	PIN OAK	3"-3 1/2" CAL. B&B
SR	9	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2"-2 1/2" CAL. B&B

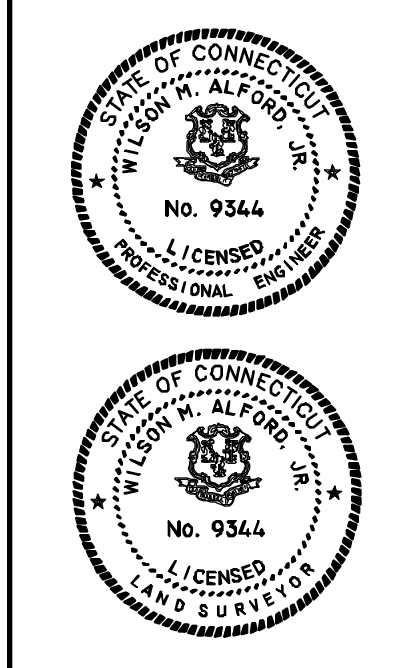
SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM)
BG	4	BUXUS x 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GALLON CONTAINER
CP	8	CHAMEACYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	3 GALLON CONTAINER
IC	12	ILEX CRENATA 'HETZLI'	JAPANESE HOLLY	5 GALLON CONTAINER
RA	16	RHODODENDRON AGLO	AGLO RHODODENDRON	3 GALLON CONTAINER
RPJM	8	RHODODENDRON PJM	PJM RHODODENDRON	3 GALLON CONTAINER
PP	4	PICEA PUNGENS 'MONTGOMERY'	HOOPSII SPRUCE	5 GALLON CONTAINER
TO	2	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-8' TALL B&B



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NO.	REVISION	DATE



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CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023
SCALE: 1 IN. = 40 FT.

SITE PLAN PREPARED FOR
Condyne Capital Partners, LLC
 LAYOUT AND LANDSCAPING PLAN
 WINDSOR, CONNECTICUT
 205 BAKER HOLLOW ROAD

Sheet
C3.1



N/F ONE HUNDRED FIVE HOLLOW ROAD INVESTORS LLC
#105 BAKER HOLLOW RD
(VOL. 1925, PG. 799)

N/F KAD WINDSOR REALTY LLC
#101 BAKER HOLLOW RD
(VOL. 1845, PG. 1136)

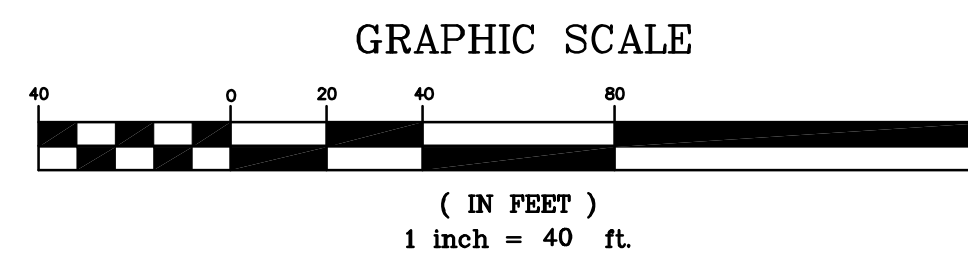
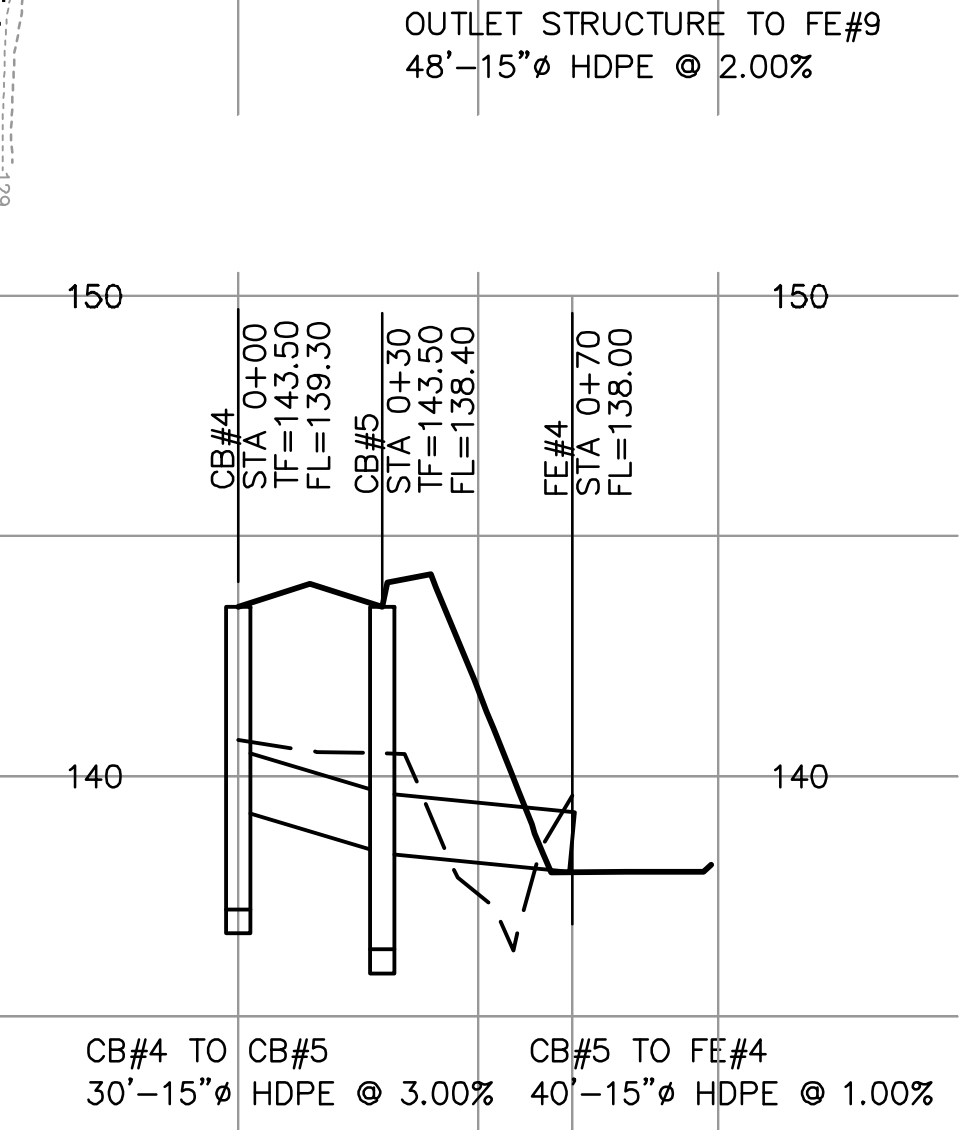
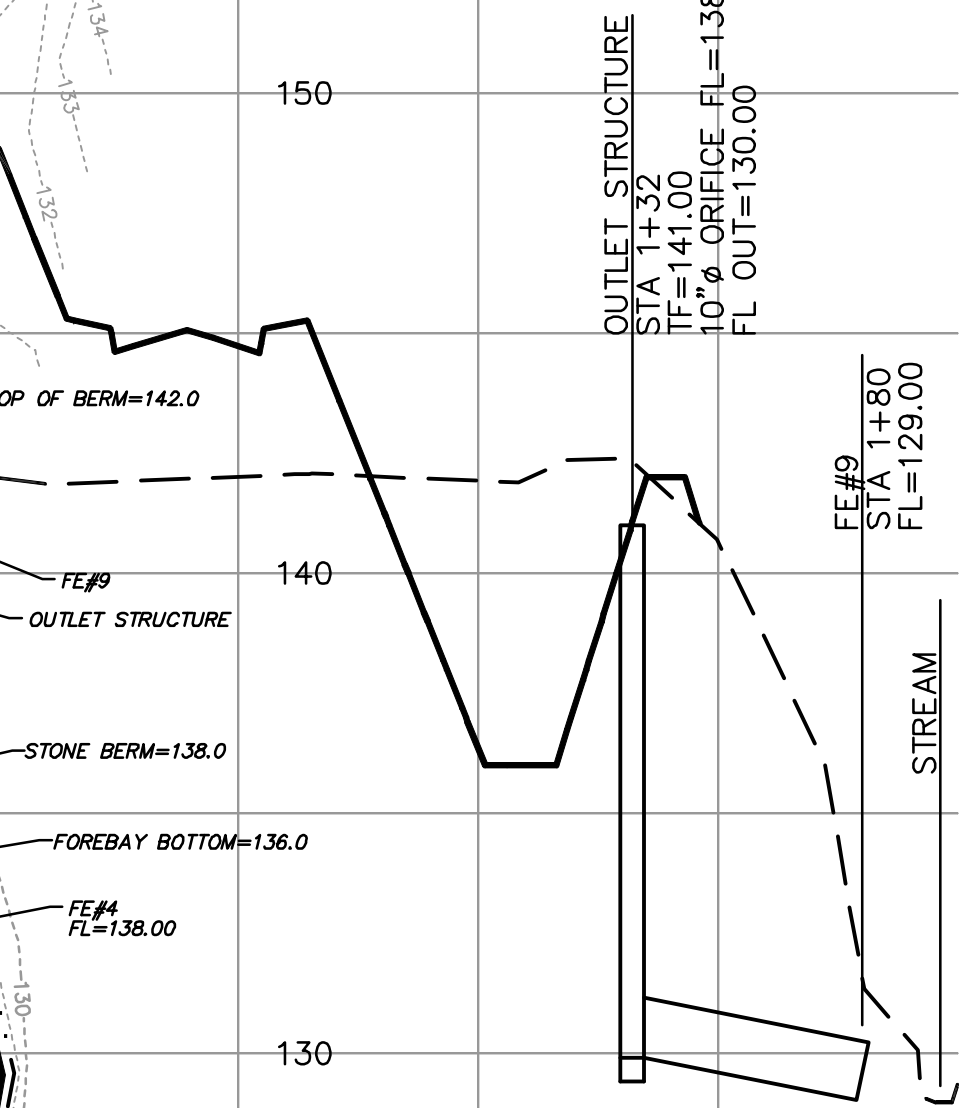
PROPOSED 185,600 S.F. BUILDING
FLOOR ELEV=151.0

N/F SPONZO ENTERPRISES LLC
#800 MARSHALL PHELPS RD
(VOL. 1123, PG. 407)

FE#2
ELEV=138.0
EMERGENCY SPILLWAY
ELEV=141.5

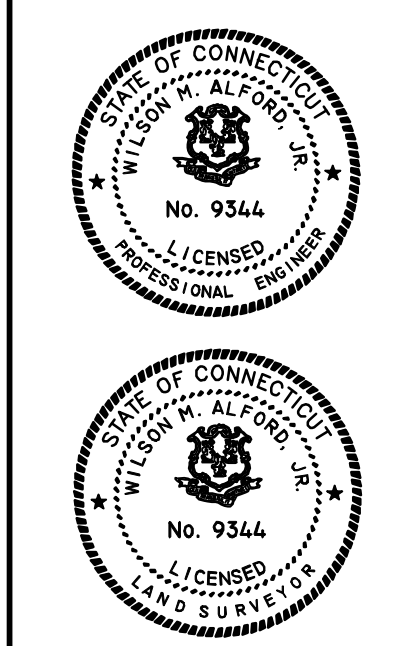
TP-8
Topsoil to 12"
Subsoil to 18"
Grey/brown fine SAND, some Silt to 5.5'
bottom of test pit @ 5.5', water @ 5'

TP-9
Topsoil to 12"
Subsoil to 24"
Grey/brown fine SAND, little to some Silt to 6'
bottom of test pit @ 6', no water, soil was saturated below 6'



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DATE	REVISION
5-2-2023	REVISE FOREBAY AT SOUTH BASIN



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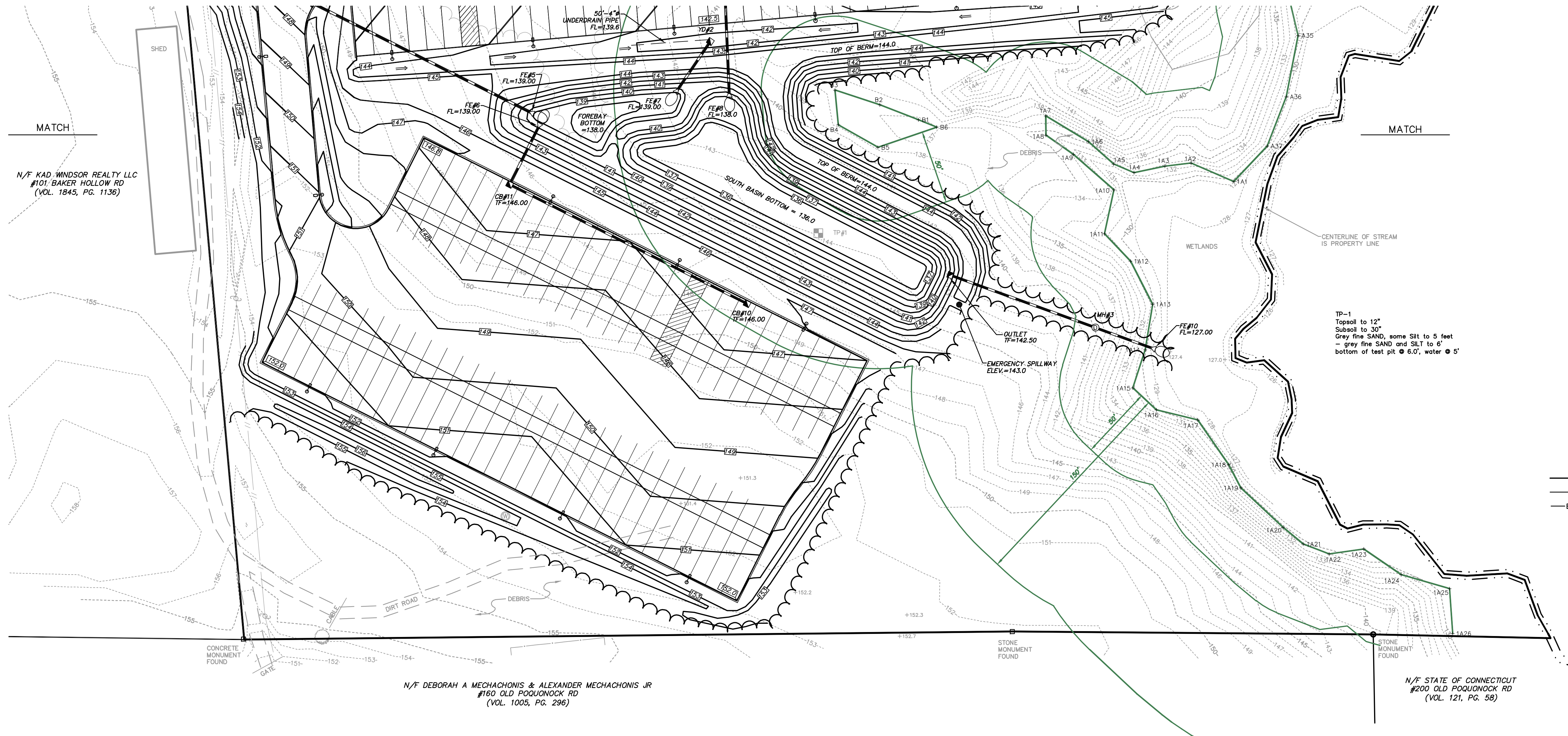
L.S. NO. 9344
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, R.P.E. & L.S.

DATE: APRIL 20, 2023
SCALE: 1 IN. = 40 FT.

SITE PLAN
PREPARED FOR
Condylne Capital Partners, LLC
GRADING AND UTILITIES PLAN
WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet
C4.0



- LEGEND:**
- FE [Symbol] PROPOSED CATCH BASIN
 - TF - TOP OF FRAME
 - FL - FLOW LINE
 - [Symbol] STORM DRAINAGE PIPE
 - [Symbol] FLARED END
 - [Symbol] PLUNGE POOL
 - YD [Symbol] CONCRETE YARD DRAIN
 - YD [Symbol] PVC YARD DRAIN
 - MH [Symbol] STORM MANHOLE
 - W [Symbol] PROPOSED WATER PIPE
 - G [Symbol] PROPOSED GAS PIPE
 - E [Symbol] PROPOSED ELECTRICAL SERVICE
 - [Symbol] EXISTING CONTOUR
 - [Symbol] PROPOSED CONTOUR
 - [Symbol] PROPOSED SPOT GRADE
 - [Symbol] GRADE TOWARDS DRAIN
 - [Symbol] PROPOSED LIMIT OF CLEARING

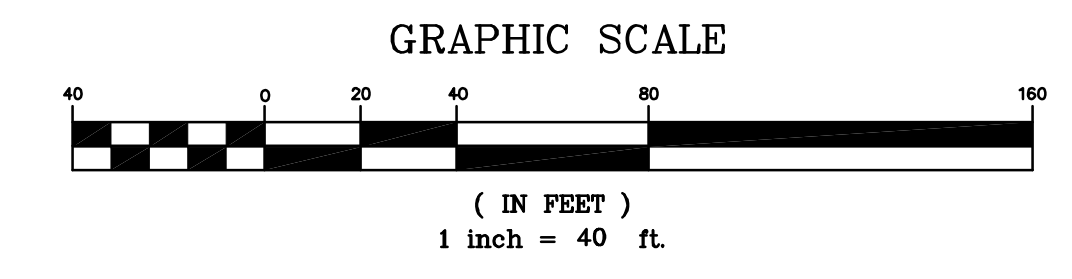
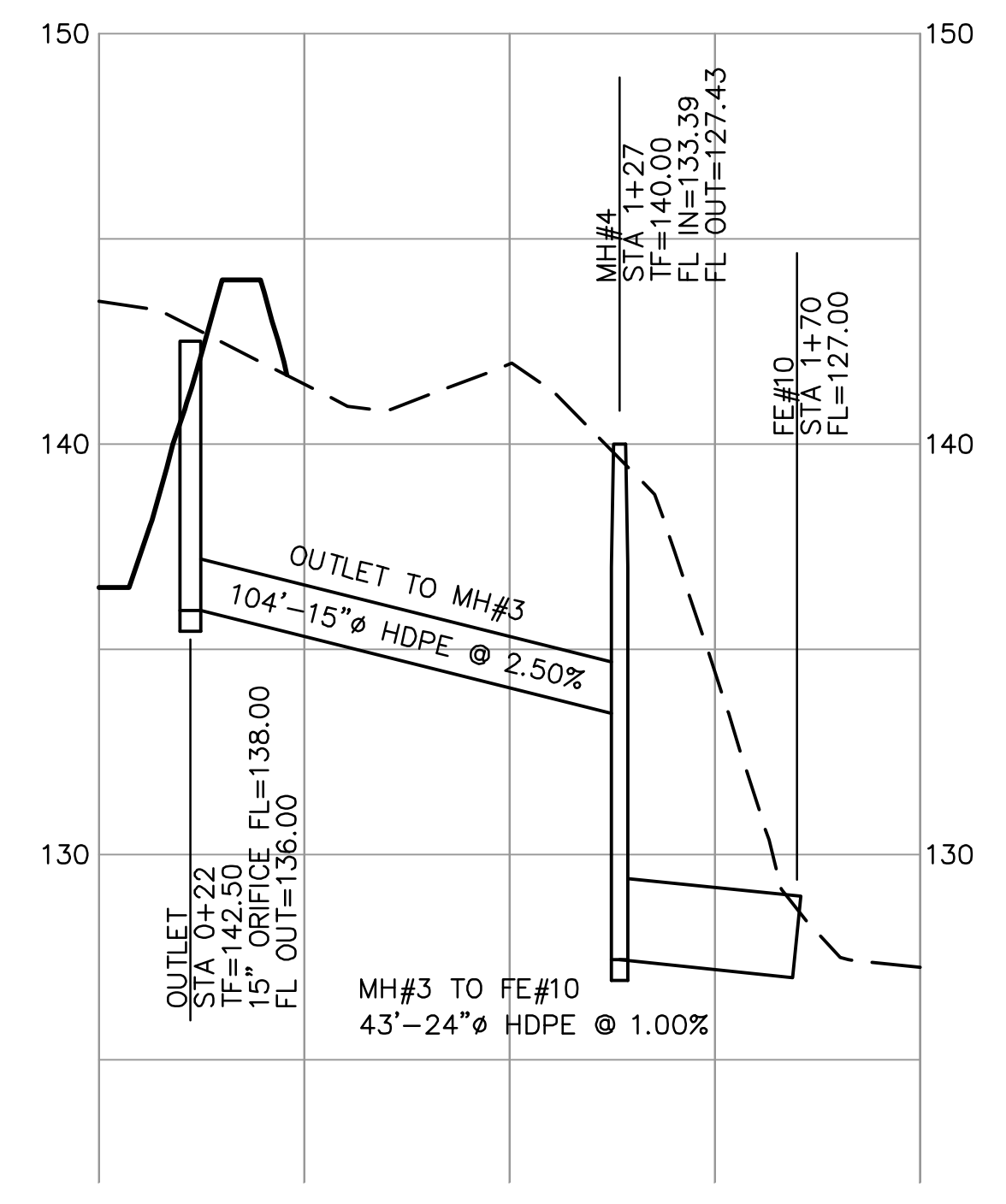
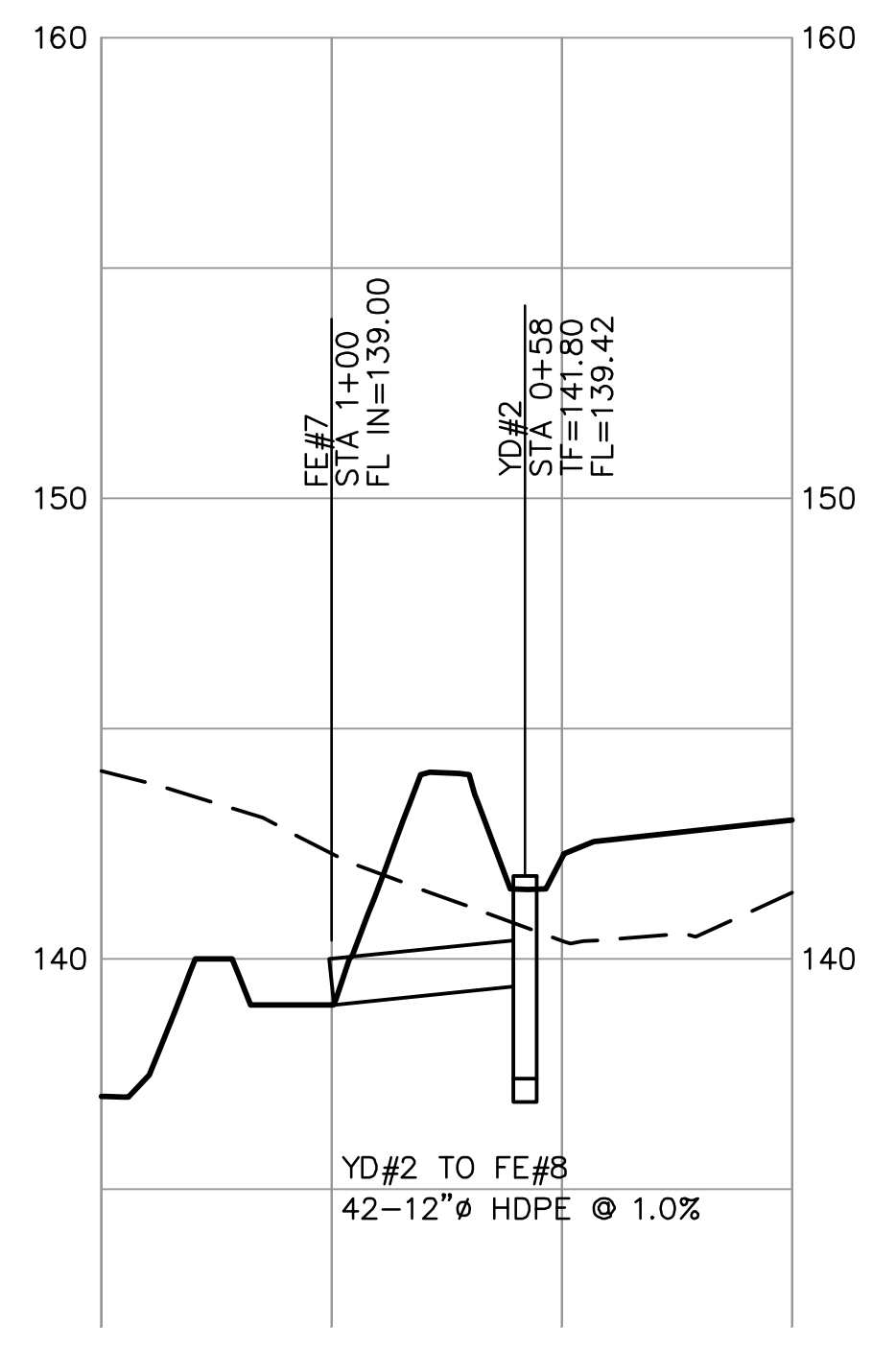
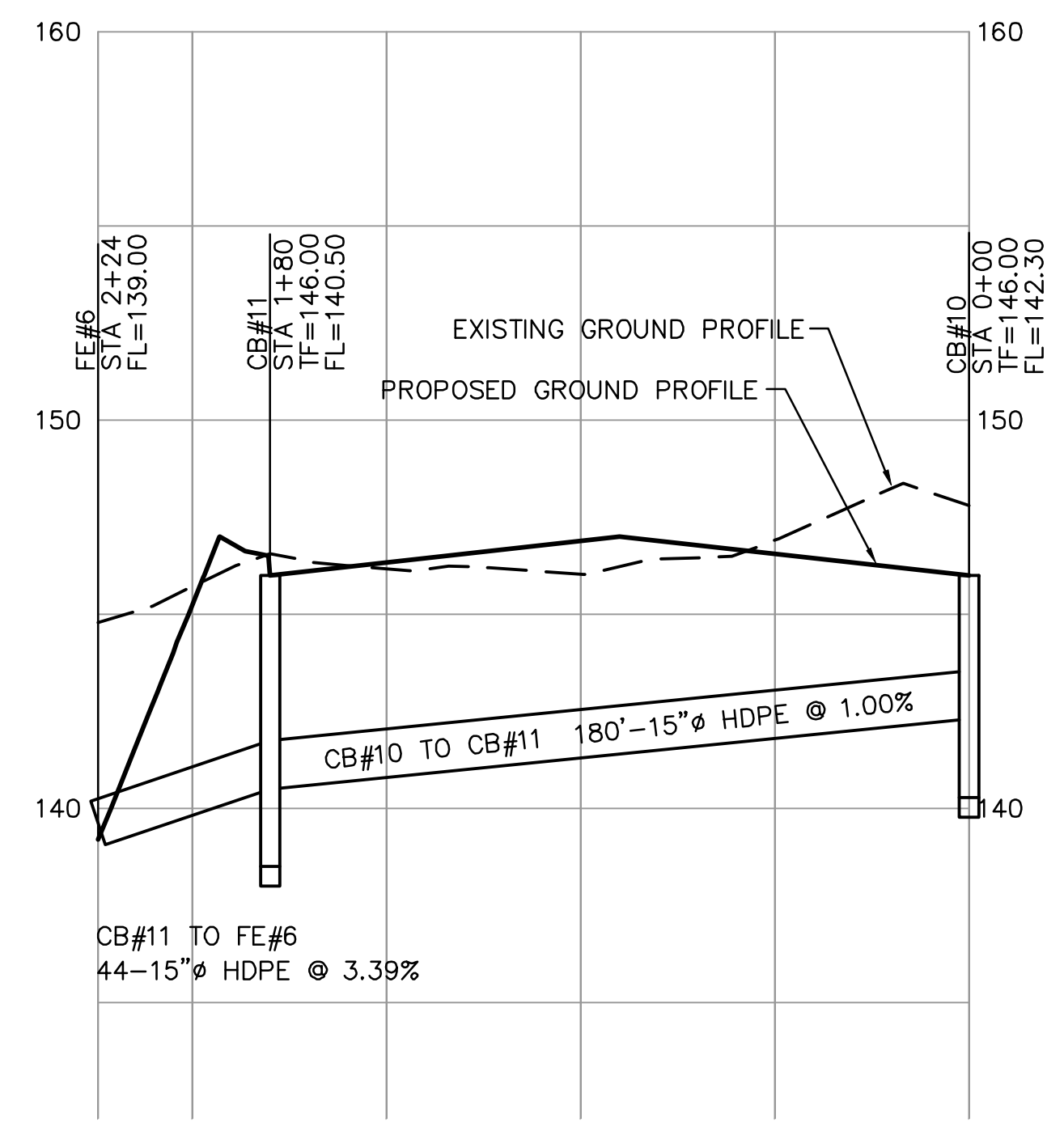
MATCH

MATCH

N/F KAD WINDSOR REALTY LLC
#101 BAKER HOLLOW RD
(VOL. 1845, PG. 1136)

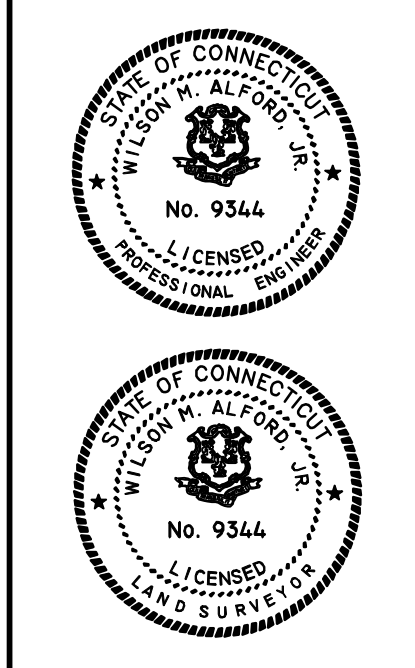
N/F DEBORAH A MECHACHONIS & ALEXANDER MECHACHONIS JR
#160 OLD POQUONOCK RD
(VOL. 1005, PG. 296)

N/F STATE OF CONNECTICUT
#200 OLD POQUONOCK RD
(VOL. 121, PG. 58)



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REVISION	DATE
REVISE FOREBAY AT SOUTH BASIN	5-2-2023



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NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

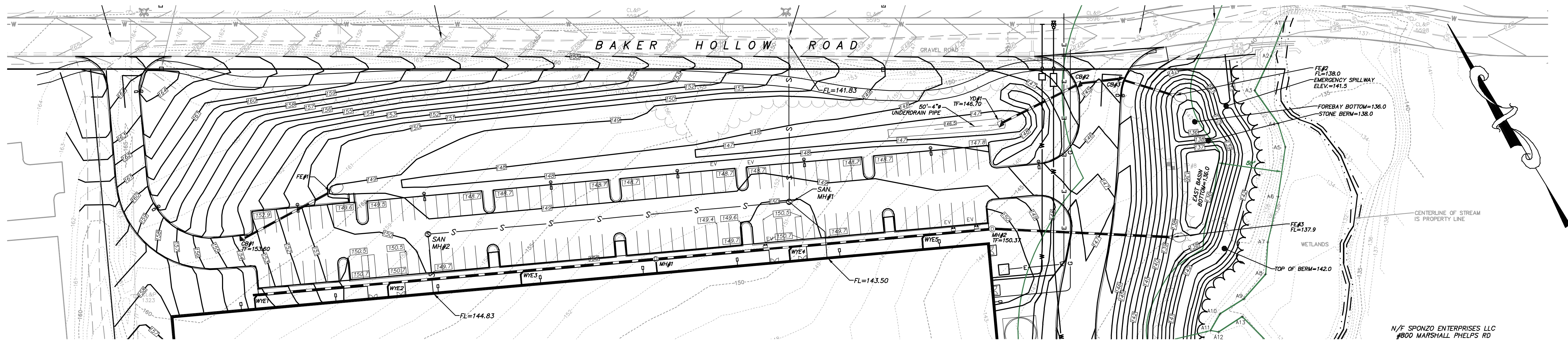


CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

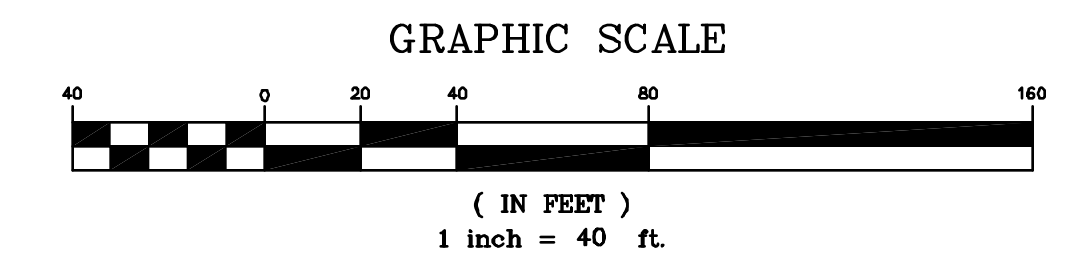
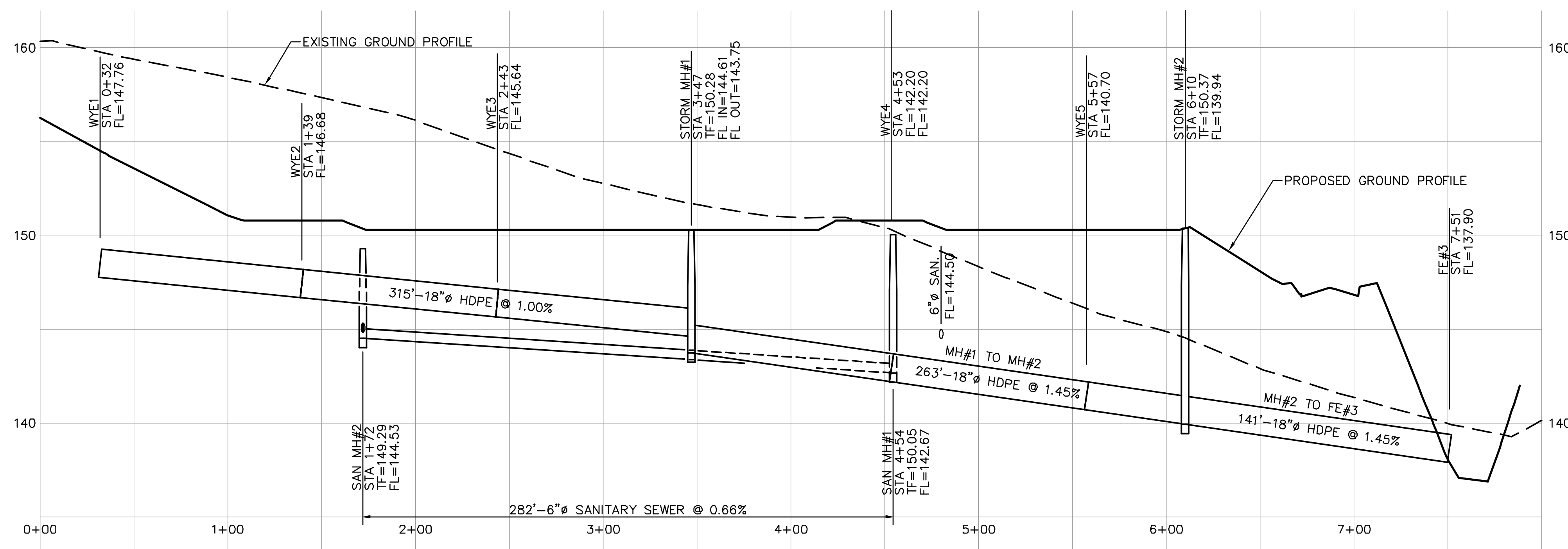
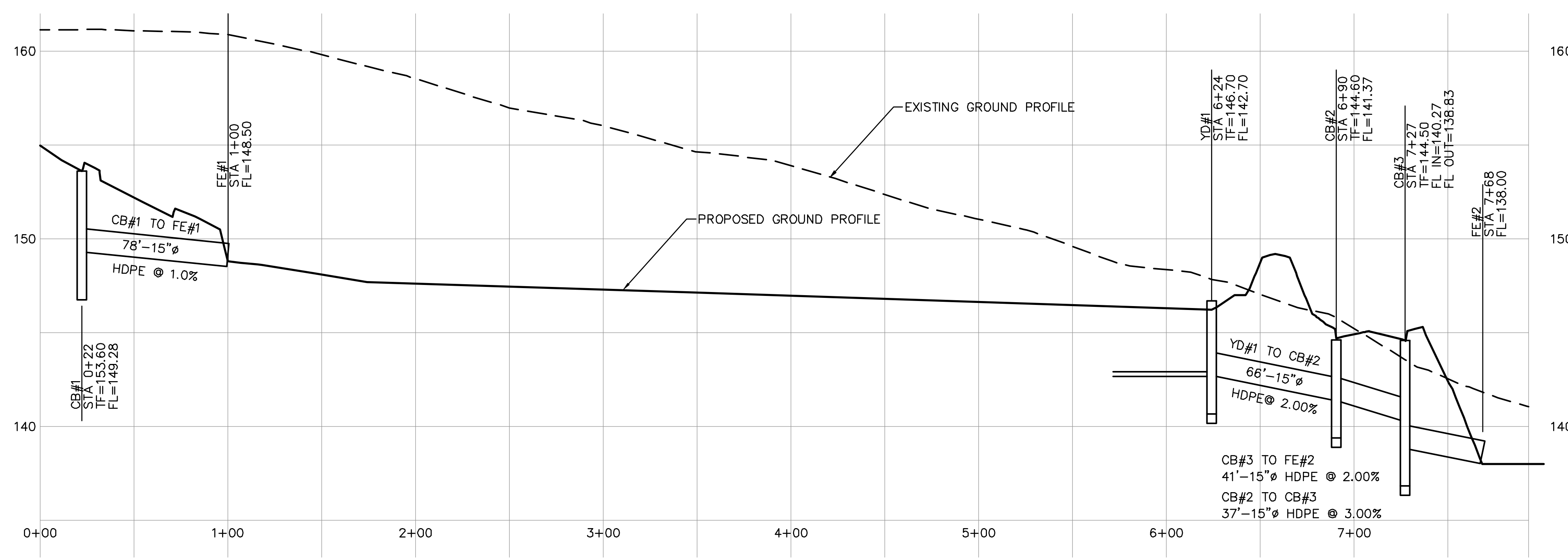
DATE: APRIL 20, 2023
SCALE: 1 IN. = 40 FT.

SITE PLAN
PREPARED FOR
Condylne Capital Partners, LLC
GRADING AND UTILITIES PLAN
WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet
C4.1

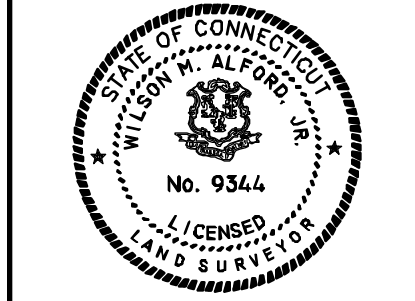
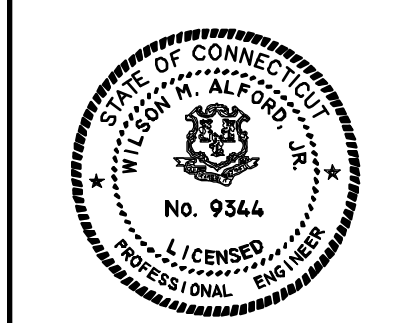


N/F SPONZO ENTERPRISES LLC
#800 MARSHALL PHELPS RD



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CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

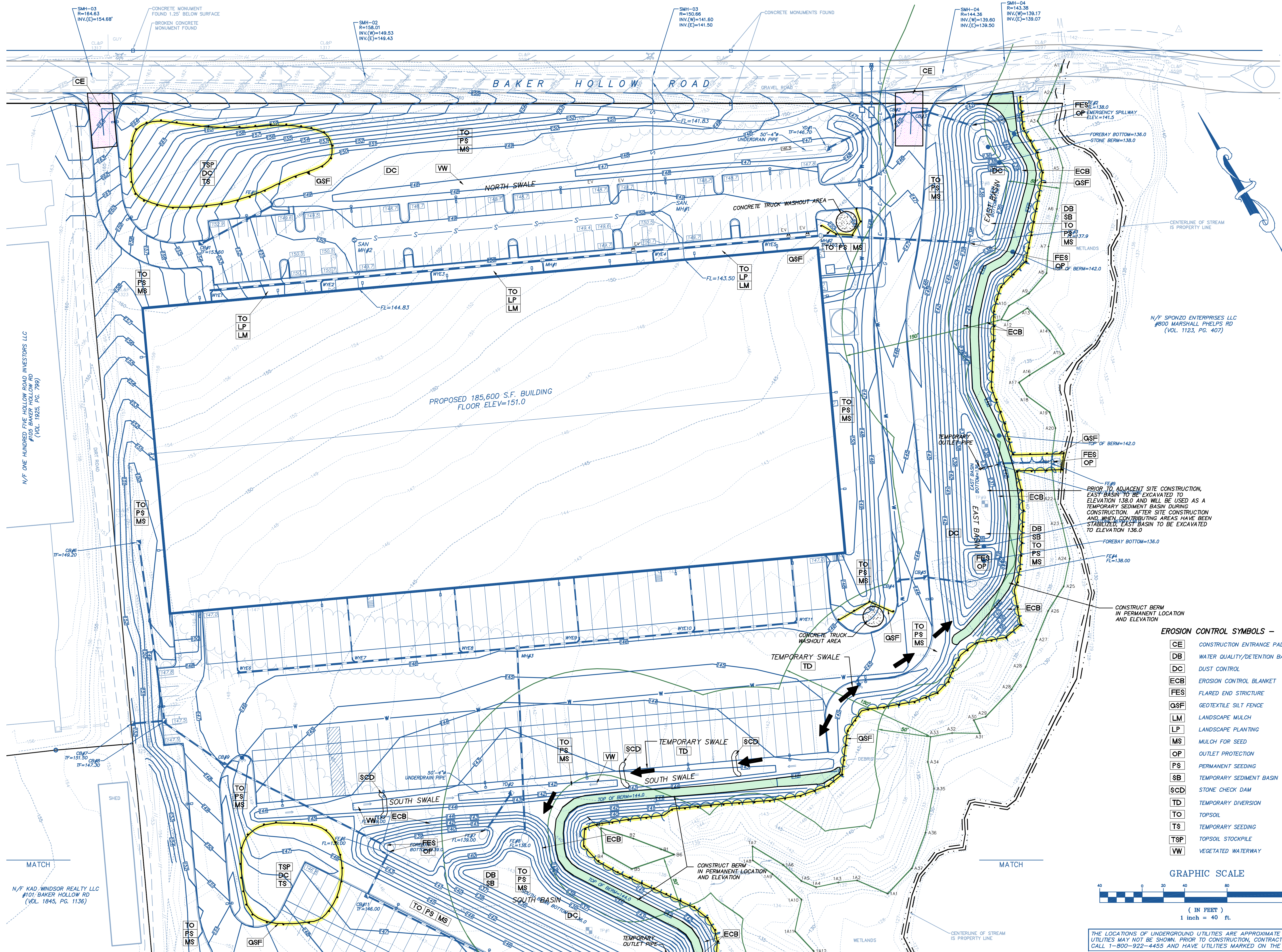
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SITE PLAN
PREPARED FOR
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GRADING AND UTILITIES PLAN
WINDSOR, CONNECTICUT

205 BAKER HOLLOW ROAD

Sheet
C4.2

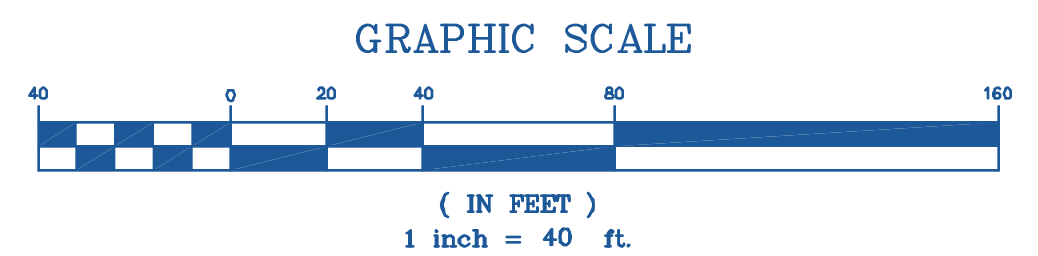


N/F ONE HUNDRED FIVE HOLLOW ROAD INVESTORS LLC
#105 BAKER HOLLOW RD
(VOL. 1925, PG. 799)

N/F KAD WINDSOR REALTY LLC
#101 BAKER HOLLOW RD
(VOL. 1845, PG. 1136)

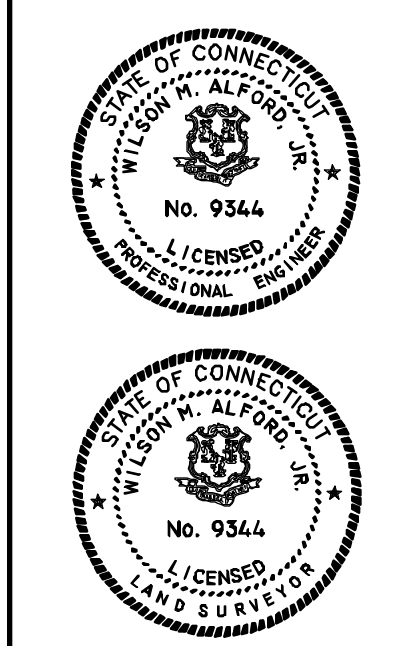
N/F SPONZO ENTERPRISES LLC
#800 MARSHALL PHELPS RD
(VOL. 1123, PG. 407)

- EROSION CONTROL SYMBOLS -**
- CE** CONSTRUCTION ENTRANCE PAD
 - DB** WATER QUALITY/RETENTION BASIN
 - DC** DUST CONTROL
 - ECB** EROSION CONTROL BLANKET
 - FES** FLARED END STRUCTURE
 - GSF** GEOTEXTILE SILT FENCE
 - LM** LANDSCAPE MULCH
 - LP** LANDSCAPE PLANTING
 - MS** MULCH FOR SEED
 - OP** OUTLET PROTECTION
 - PS** PERMANENT SEEDING
 - SB** TEMPORARY SEDIMENT BASIN
 - SCD** STONE CHECK DAM
 - TD** TEMPORARY DIVERSION
 - TO** TOPSOIL
 - TS** TEMPORARY SEEDING
 - TSP** TOPSOIL STOCKPILE
 - VW** VEGETATED WATERWAY



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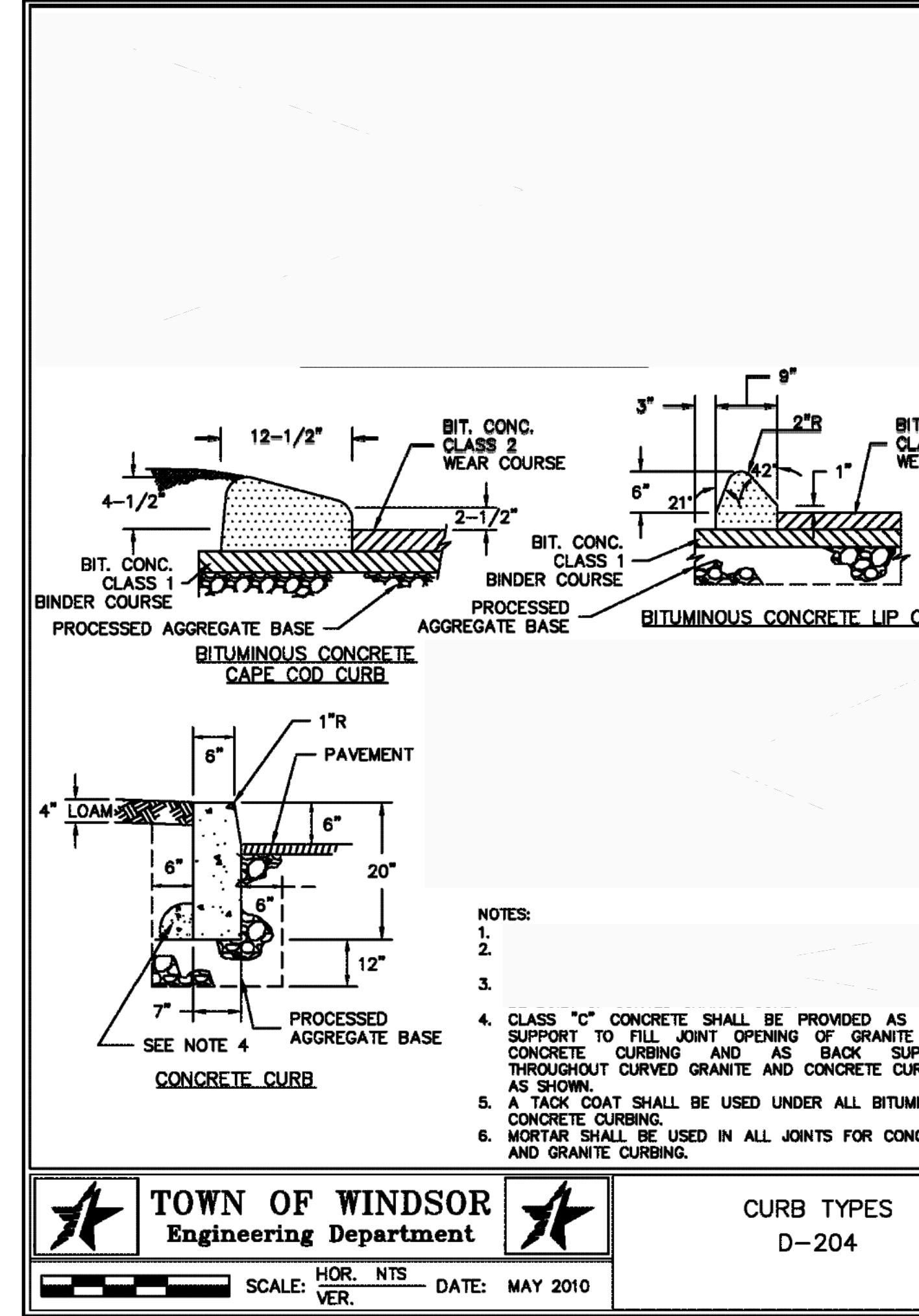
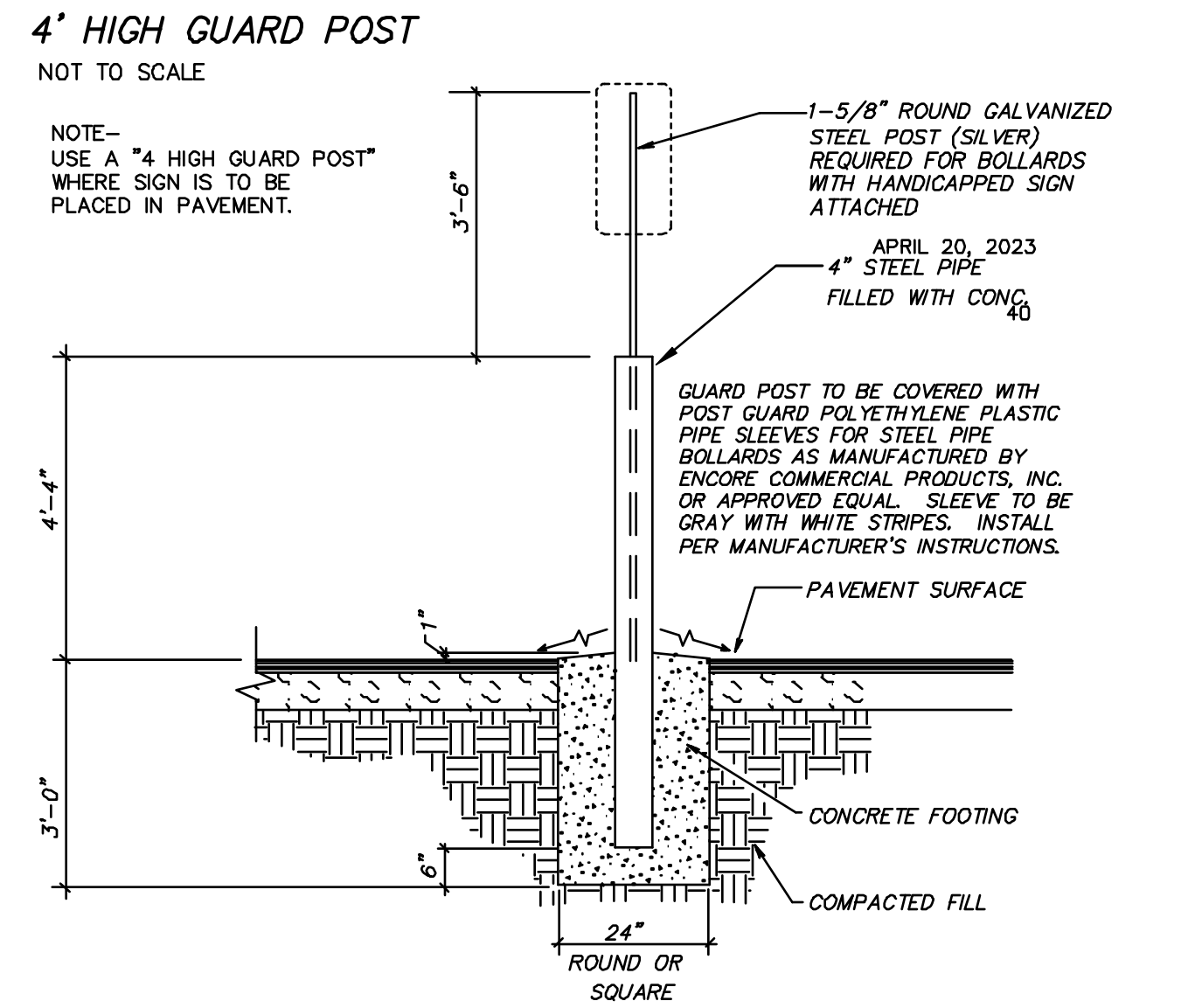
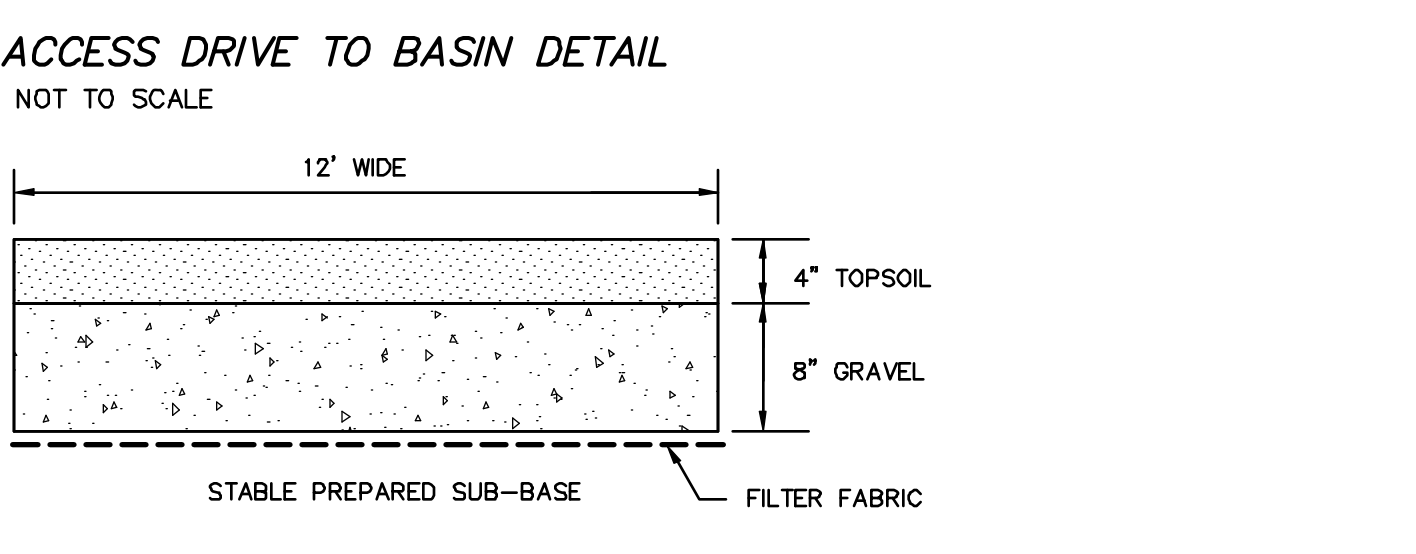
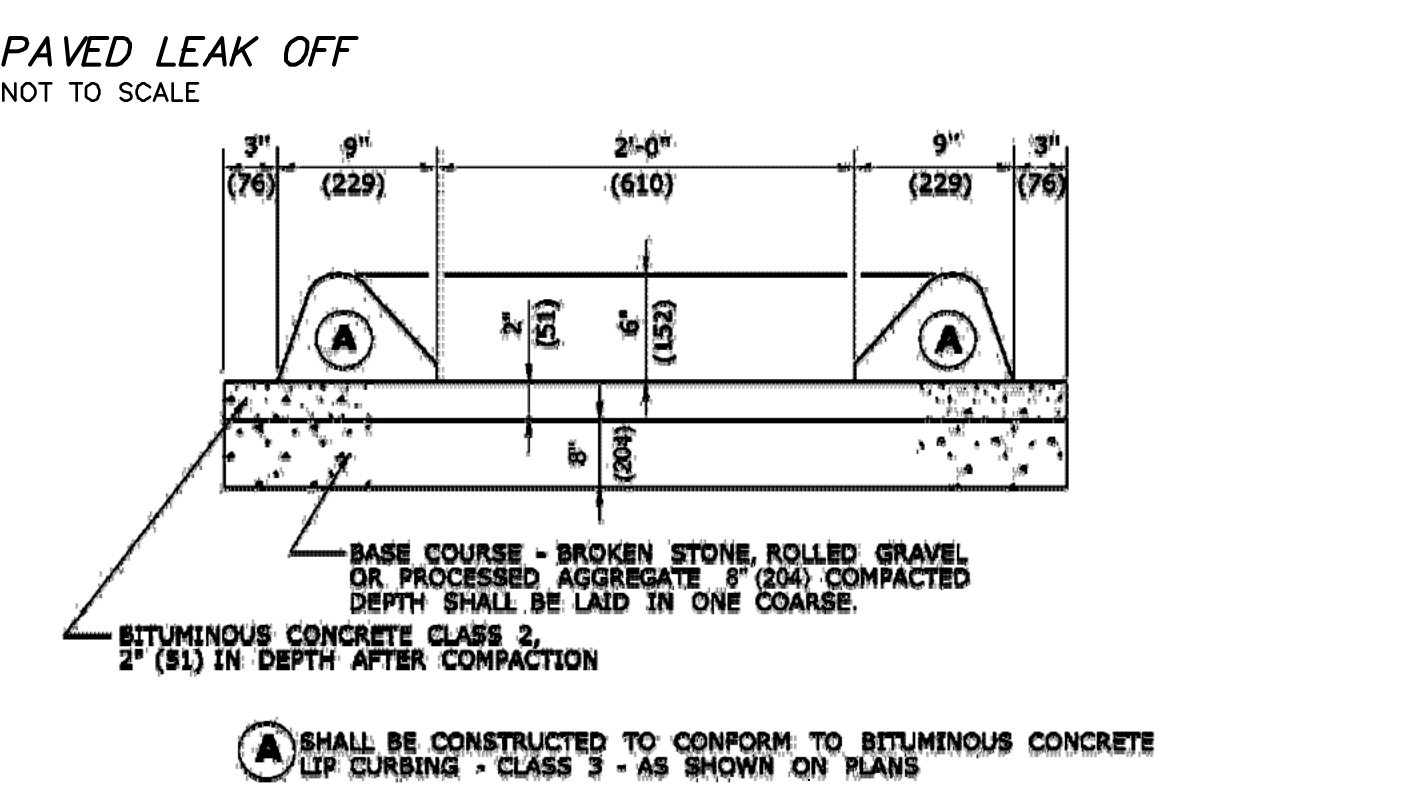
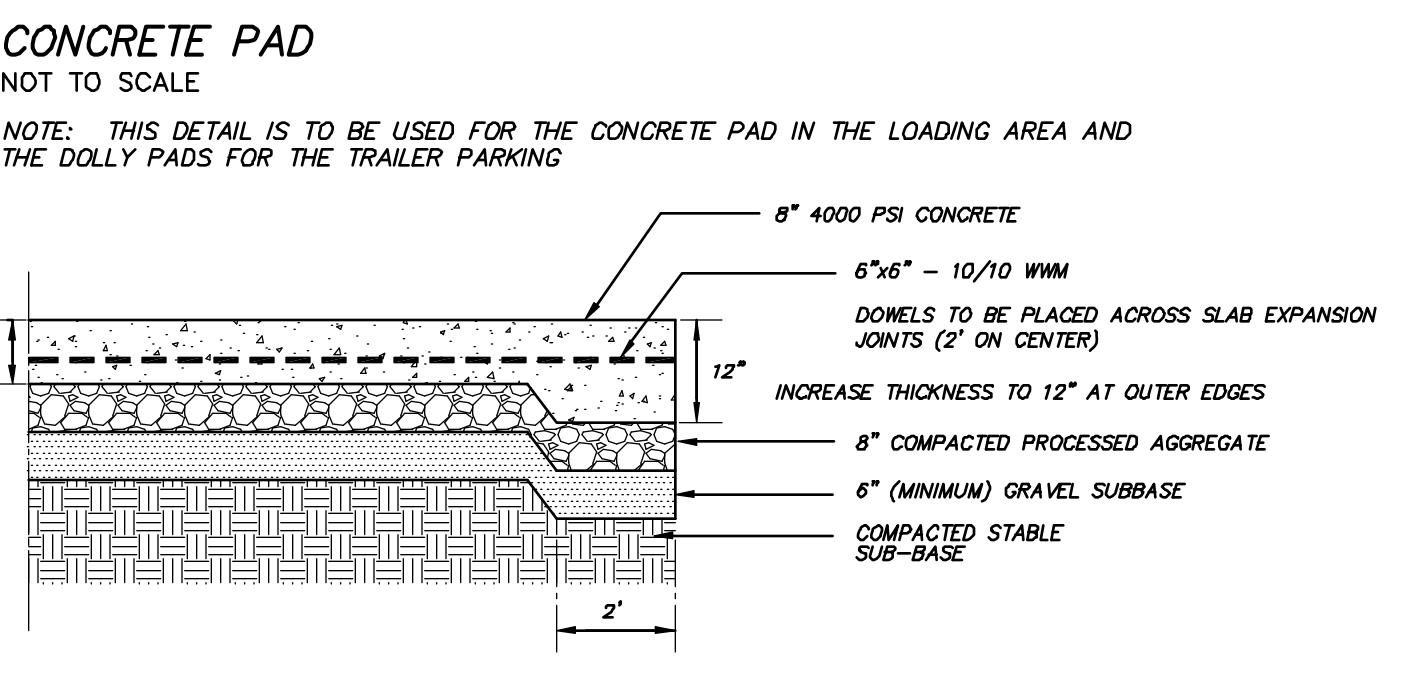
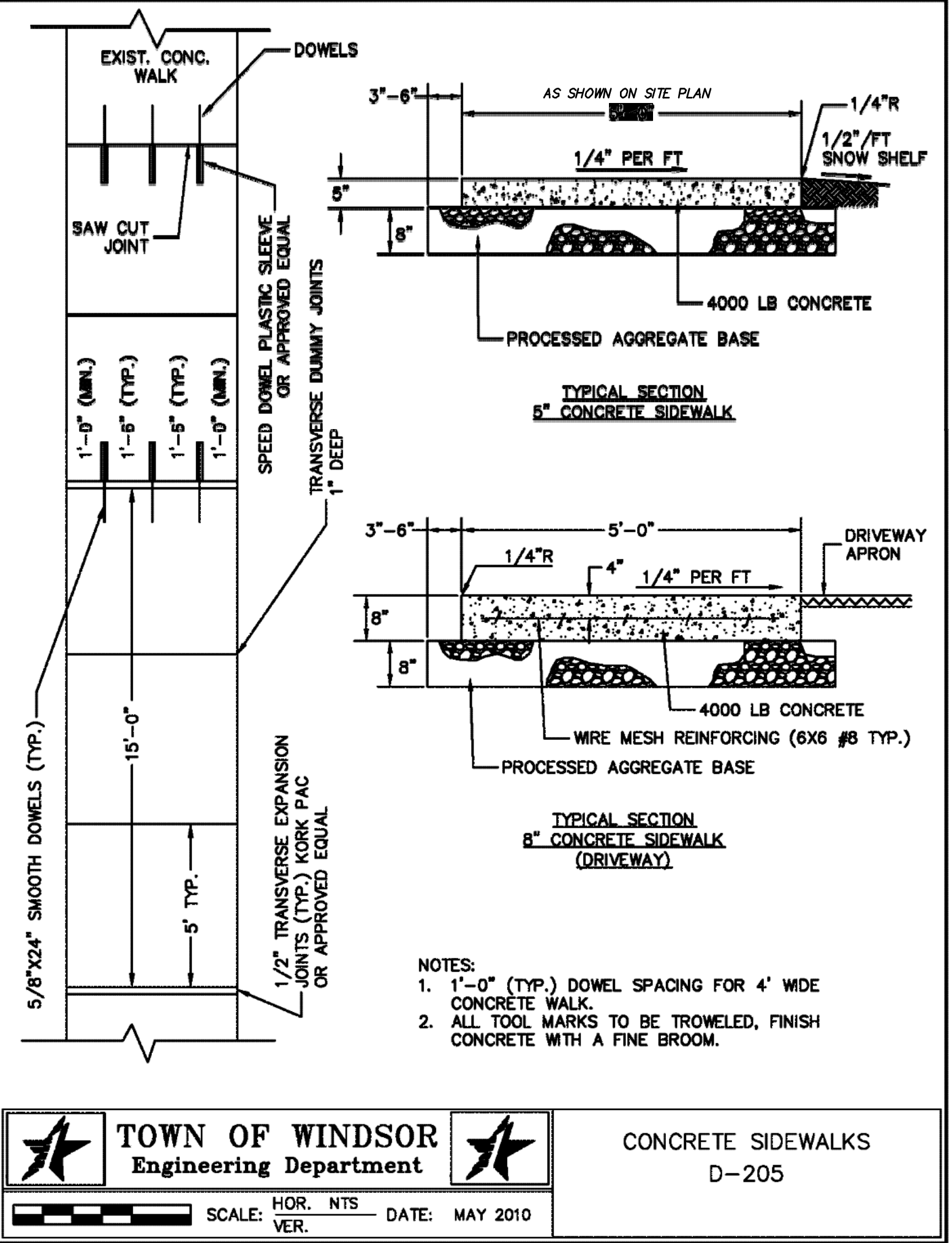
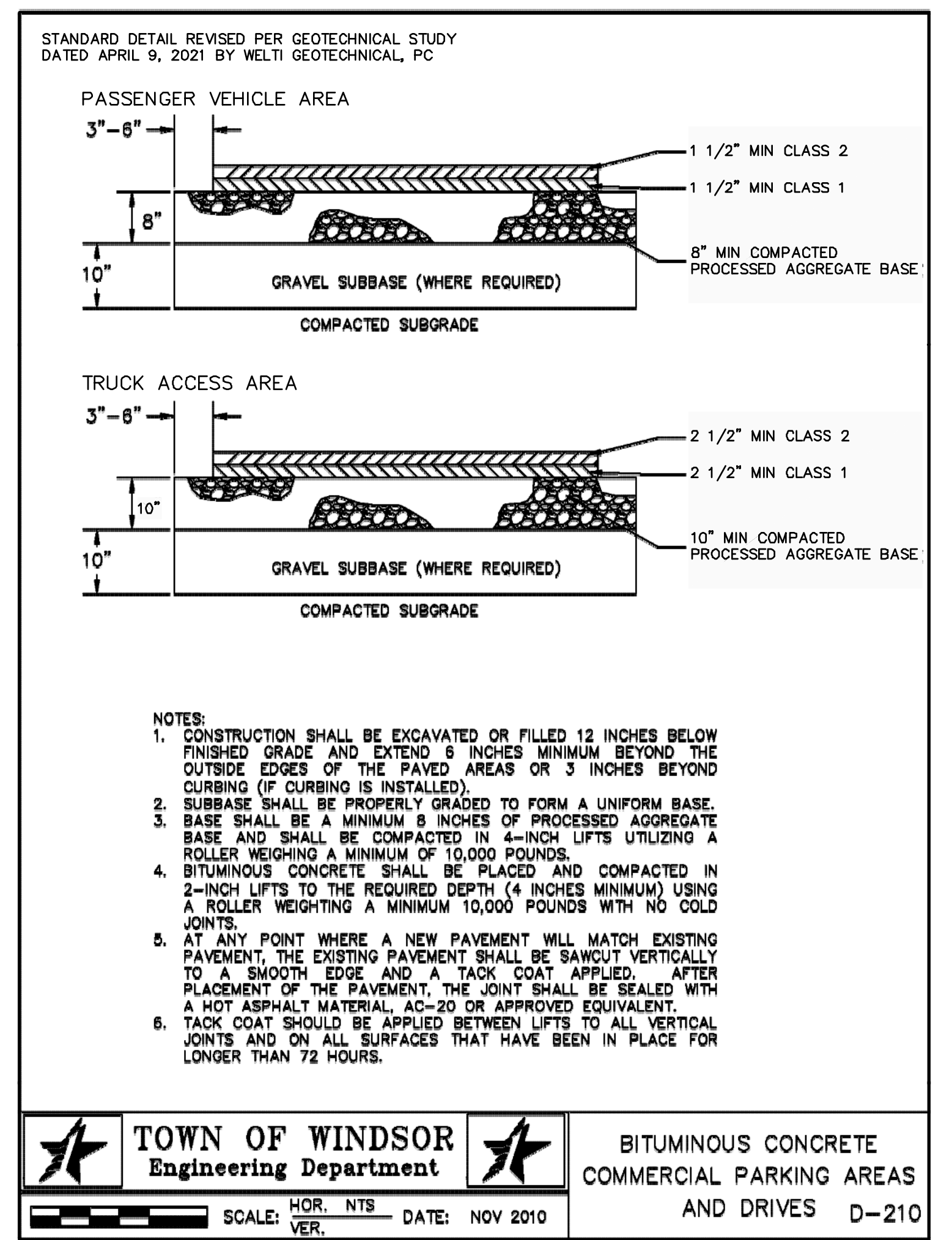
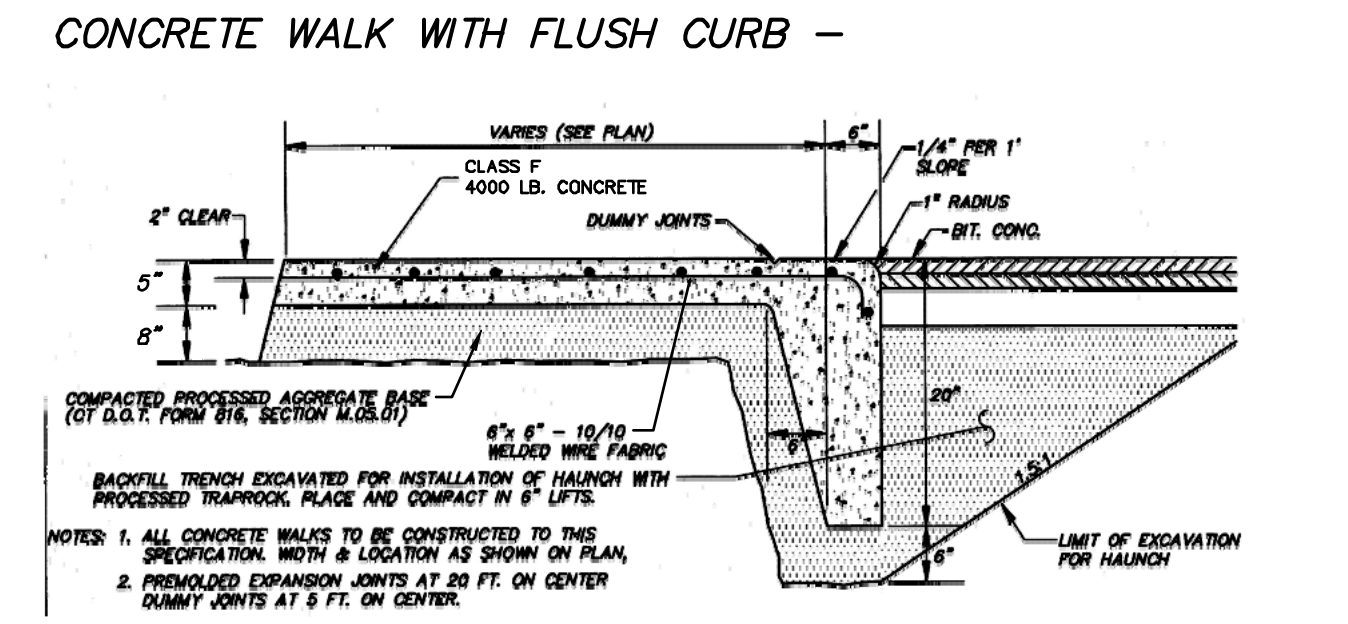
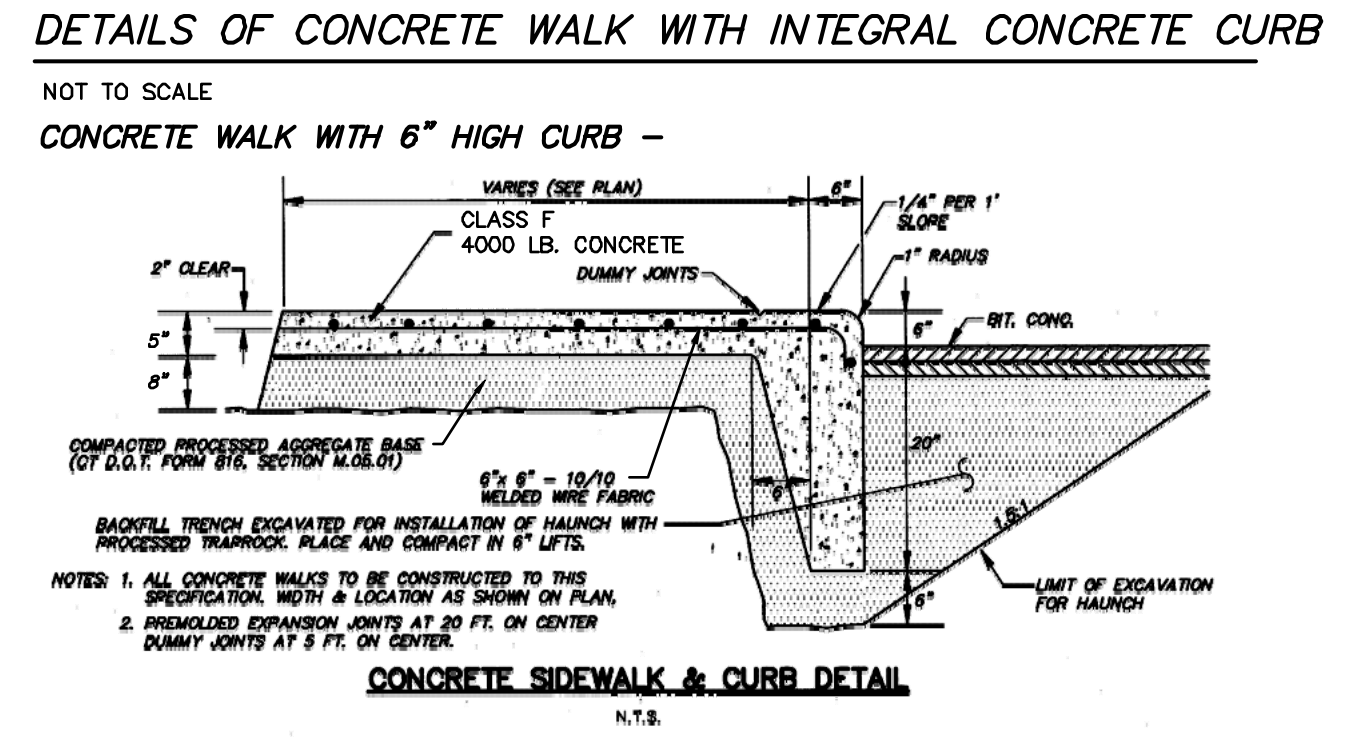
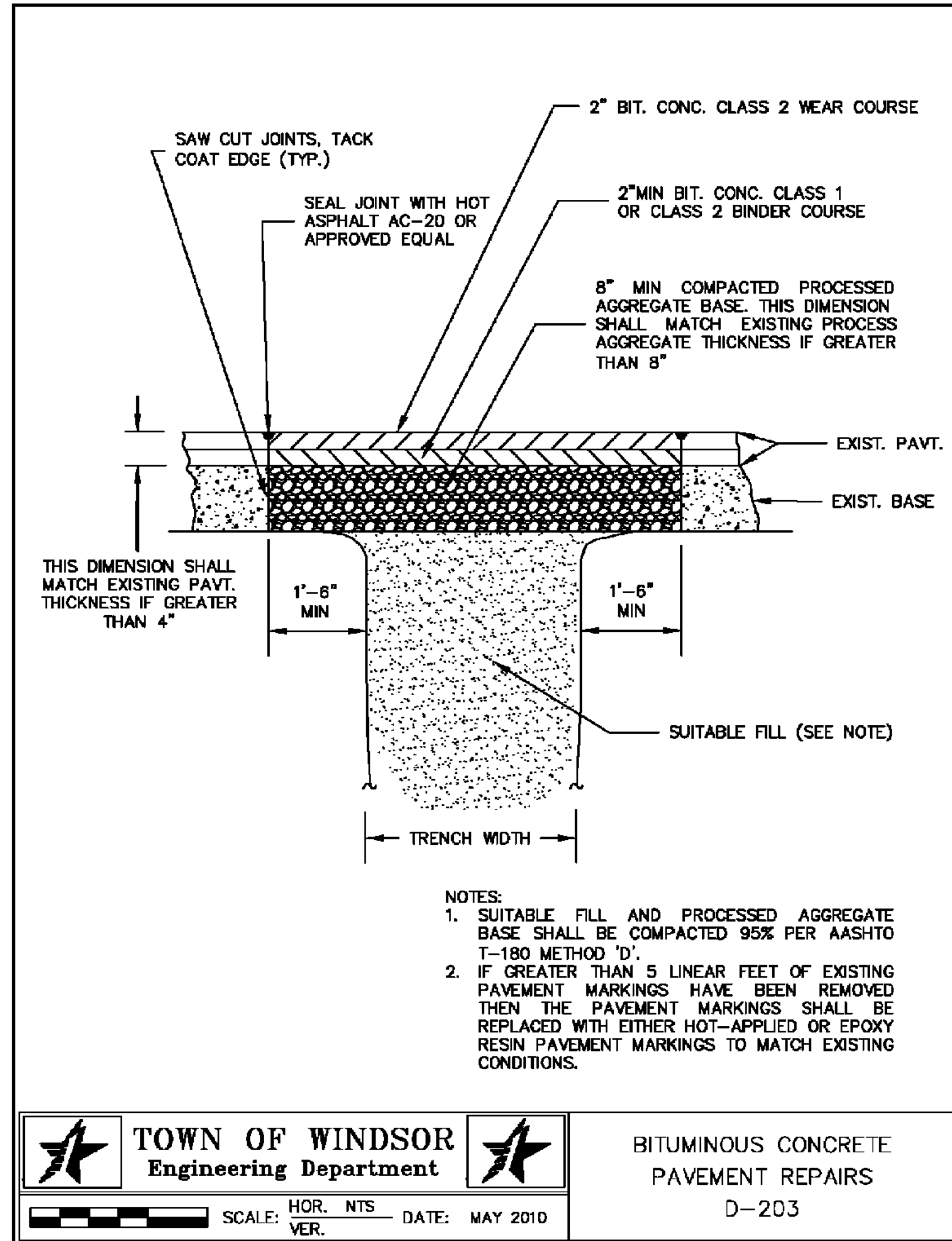
Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, R.P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = 40 FT.

SITE PLAN
PREPARED FOR
Condylne Capital Partners, LLC
EROSION & SEDIMENTATION CONTROL PLAN
WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet
C5.0



TOWN OF WINDSOR Engineering Department

BITUMINOUS CONCRETE PAVEMENT REPAIRS D-203

SCALE: HOR. NTS. DATE: MAY 2010
VER.

TOWN OF WINDSOR Engineering Department

BITUMINOUS CONCRETE COMMERCIAL PARKING AREAS AND DRIVES D-210

SCALE: HOR. NTS. DATE: NOV 2010
VER.

TOWN OF WINDSOR Engineering Department

CONCRETE SIDEWALKS D-205

SCALE: HOR. NTS. DATE: MAY 2010
VER.

TOWN OF WINDSOR Engineering Department

CURB TYPES D-204

SCALE: HOR. NTS. DATE: MAY 2010
VER.

REVISION

DATE

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
LICENSED PROFESSIONAL ENGINEER
No. 9344

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
LICENSED PROFESSIONAL ENGINEER
No. 9344

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. No. 9344

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Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

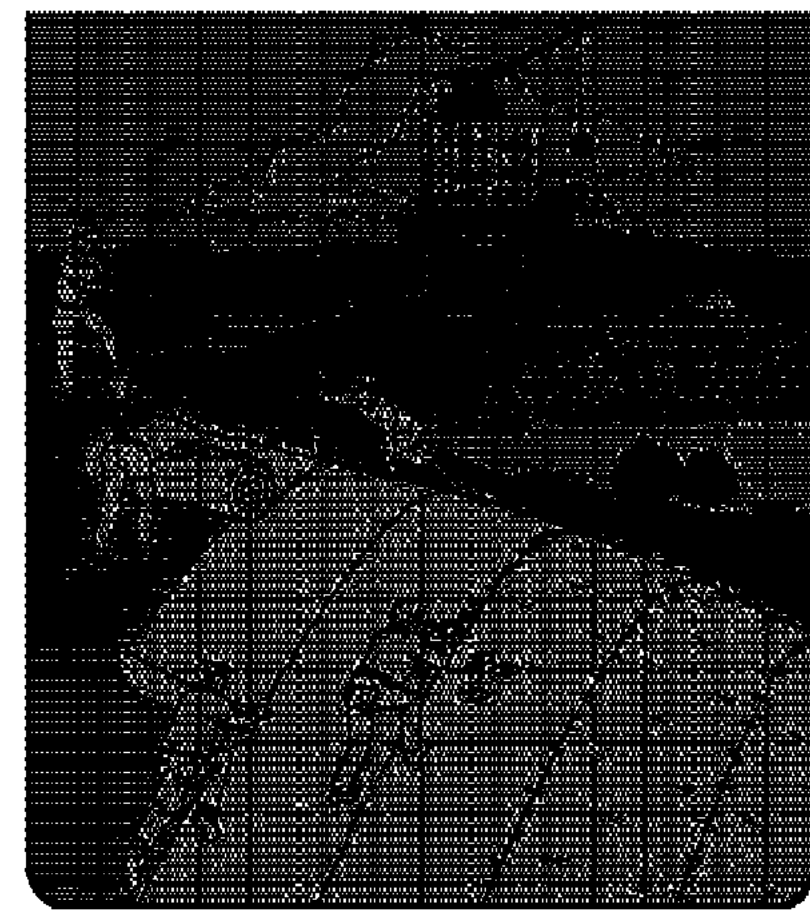
SCALE: 1 IN. = FT.

SITE PLAN PREPARED FOR
Condylne Capital Partners, LLC
SITE NOTES AND DETAILS

WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet C6.1

TEMPORARY & PERMANENT EROSION CONTROL BLANKETS



PLACE A BIODEGRADABLE EROSION CONTROL BLANKET ON SLOPES 3:1 AND GREATER (INCLUDING THE SLOPES OF THE DRAINAGE SWALE). WHEN INSTALLING, ENSURE THAT THE LAP JOINTS ARE SECURE, ALL EDGES ARE PROPERLY ANCHORED AND ALL STAKING/STAPLING PATTERNS FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.

STORM DRAINAGE MAINTENANCE SCHEDULE -

MAINTENANCE OF THE ON-SITE STORM DRAINAGE IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.

MAINTENANCE SCHEDULE:

- PARKING AREA SURFACE CLEANING; ALL PAVED AREAS SHALL BE SWEEPED ANNUALLY BETWEEN APRIL 1st AND JULY 1st.

CATCH BASINS; ALL BASIN RIM AREAS AND SUMPS SHALL BE KEPT CLEAR OF SEDIMENT, TRASH AND DEBRIS. ALL CATCH BASINS SHALL BE INSPECTED ANNUALLY BETWEEN MAY 1st AND SEPTEMBER 15th AND SUMPS SHALL BE CLEANED WHEN THE DEPTH OF ACCUMULATED MATERIAL EXCEEDS 1 FOOT. ACCUMULATED SAND, DIRT AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN A PROPER MANNER.

- STORM DRAINAGE PIPES AND STRUCTURES; ALL STORM DRAINAGE STRUCTURES AND PIPES SHALL BE KEPT IN PROPER WORKING CONDITION.

- WATER QUALITY BASINS AND SWALES; BASINS AND SWALES SHALL BE INSPECTED ANNUALLY FOR EVIDENCE OF EROSION. UNDERCUT OR ERODED AREAS SHALL BE REPAIRED WITHIN 30 DAYS OF DOCUMENTATIONS.

- REFER TO THE LATEST EDITION OF THE CONNECTICUT GUIDELINES FOR STORMWATER QUALITY MANAGEMENT, AS WELL AS THE TOWN'S STORMWATER MANUAL AS AMENDED, AND THE TOWN'S ENGINEERING STANDARDS AND SPECIFICATIONS AS AMENDED, FOR THE PROPER IMPLEMENTATION OF STORMWATER MANAGEMENT.

GENERAL NOTES FOR NARRATIVE -

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER PRIOR TO THE START OF CONSTRUCTION.
2. ALL SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
3. A STOCKPILE OF CRUSHED STONE, GEOTEXTILE SILT FENCE AND HAY BALES IS TO BE MAINTAINED ON SITE FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
4. GEOTEXTILE SILT FENCE SHALL BE KEPT ON-SITE IN THE EVENT OF AN EMERGENCY OR TOWN REQUEST FOR ADDITIONAL EROSION PROTECTION DURING CONSTRUCTION.
5. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER AT ALL TIMES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS OF ANY DEBRIS AND SEDIMENTS FROM THE CONSTRUCTION ACTIVITIES.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCE FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN THE ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE FENCE.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", CONNECTICUT DEP BULLITAN 34.
9. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE TOWN RESERVES THE RIGHT TO AMEND THE EROSION AND SEDIMENTATION CONTROL MEASURES AS FIELD CONDITIONS WARRANT.
10. ALL CONSTRUCTION, STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROLS SHALL COMPLY WITH THE TOWN OF WINDSOR'S "STORMWATER MANAGEMENT ORDINANCE".
11. THE CONTRACTOR AND/OR OWNER SHALL BE CONTACTED IN THE EVENT OF EMERGENCY EROSION OR SEDIMENTATION FAILURE.
12. AFTER A RAIN STORM, HAY BALES, GEOTEXTILE SILT FENCE AND VEGETATIVE COVER SHALL BE INSPECTED FOR POSSIBLE DAMAGE OR WASHOUT. REPAIR AS NECESSARY.
13. NO STUMPS SHALL BE BURIED ON THE SUBJECT PROPERTY.
14. WHEN ACTIVITIES HAVE STOPPED, DISTURBED AREAS MUST BE SEEDED WITH PERENNIAL RYE GRASS OR SIMILAR GROUND COVER.

EROSION AND SEDIMENTATION CONTROL NARRATIVE -

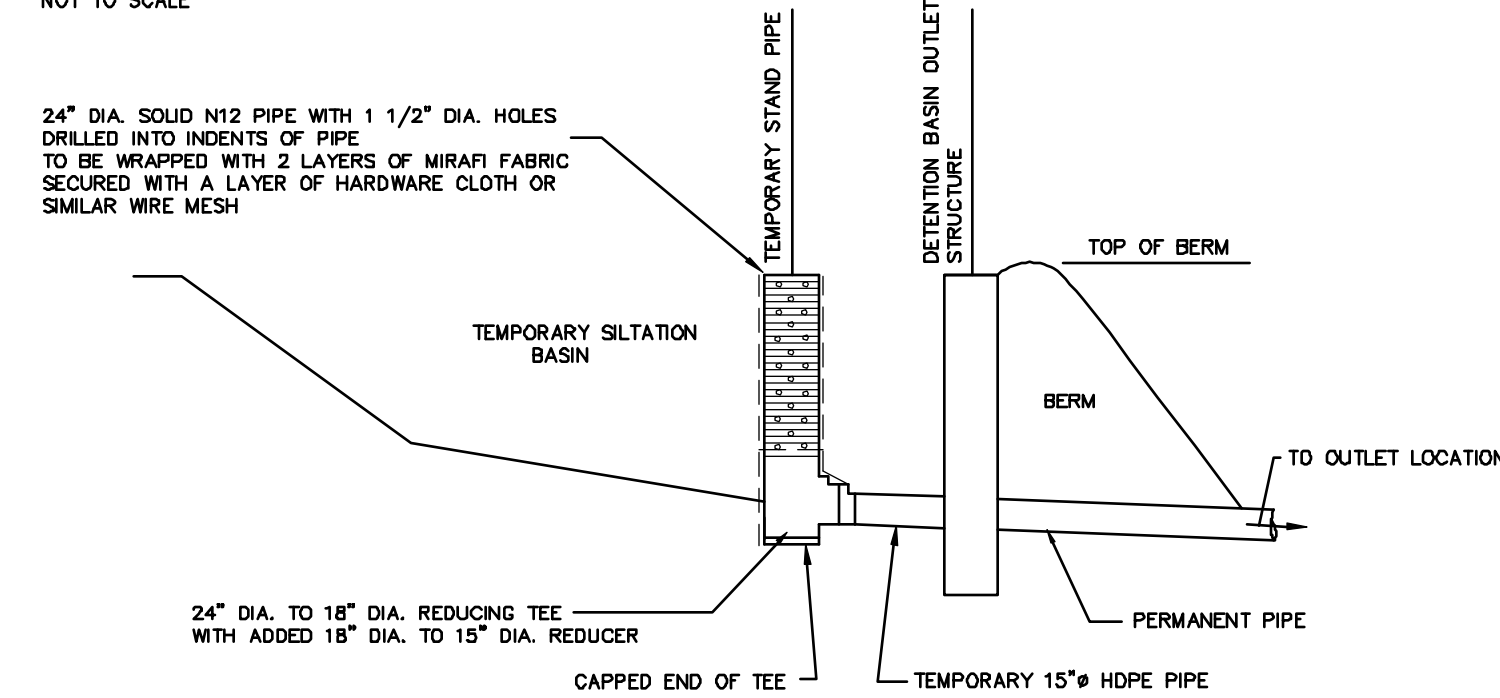
1. THE SUBJECT PROPERTY IS APPROXIMATELY 20.6 ACRES OF VACANT POST-AGRICULTURAL LAND LOCATED TO THE SOUTH OF BAKER HOLLOW ROAD IN WINDSOR, CONNECTICUT. AN UNNAMED PERENNIAL STREAM, TRIBUTARY TO MILL BROOK FLOWS SOUTHERLY ALONG THE EASTERN BORDER OF THE PROPERTY. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY THAT ARE ASSOCIATED WITH THE STREAM. THE PROPERTY IS ZONED INDUSTRIAL (I). LAND USE IN THE VICINITY OF THE PROPERTY IS PREDOMINATELY LIGHT INDUSTRIAL, INCLUDING A RECENTLY BUILT DISTRIBUTION-WAREHOUSE FACILITY IMMEDIATELY TO THE WEST.
2. THE PROPOSAL IS TO CONSTRUCT A 185,600 SQUARE FOOT MANUFACTURING-DISTRIBUTION WAREHOUSE FACILITY WITH ASSOCIATED PARKING, TRUCK LOADING, STORM DRAINAGE DETENTION/WATER QUALITY BASINS AND UTILITIES.
3. THE ANTICIPATED START OF CONSTRUCTION IS PLANNED FOR THE SUMMER OF 2023 WITH FINAL COMPLETION IN APPROXIMATELY ONE YEAR.

CONSTRUCTION SEQUENCE -

THE SEQUENCE OF GRADING AND CONSTRUCTION ACTIVITIES WILL BE AS FOLLOWS:

1. CUT TREES AND REMOVE BRUSH WITHIN THE AREA OF CONSTRUCTION AND REMOVE OFF SITE.
 - INSTALL CONSTRUCTION ENTRANCES.
 - INSTALL GEOTEXTILE SILT FENCE.
2. CONSTRUCT EAST BASIN.
 - STUMP AREA OF BASIN. STUMPS TO BE REMOVED FROM SITE. STUMPS ARE NOT TO BE BURIED ON THE PROPERTY.
 - STRIP AND STOCKPILE TOPSOIL AT AREA OF EAST BASIN.
 - EXCAVATE, GRADE, TOPSOIL AND SEED BASIN FOR TEMPORARY COVER. BASIN TO BE EXCAVATED TO ELEVATION 138.0 (2 FOOT ABOVE FINAL GRADE). SOIL BELOW THIS ELEVATION SHALL NOT BE DISTURBED.
 - INSTALL PERMANENT STORM OUTLET STRUCTURE, FLARED END #9 AND CONNECTING PIPE.
 - ORIFICE AT OUTLET STRUCTURE TO BE CORED AT COMPLETION OF CONSTRUCTION.
 - PLACE RIP RIP PLUNGE POOL WHERE OUTLET PIPE DISCHARGES.
 - INSTALL TEMPORARY OUTLET PIPE WITHIN BASIN.
 - DURING SITE CONSTRUCTION, EAST BASIN SHALL FUNCTION AS A TEMPORARY SEDIMENT BASIN. AS NEEDED TEMPORARY SEDIMENT BASIN SHALL BE CLEANED OF ACCUMULATED SILT AND SEDIMENT SO THAT BASIN WILL FUNCTION PROPERLY THROUGHOUT THE DEVELOPMENT.
3. CONSTRUCT SOUTH BASIN.
 - STUMP AREA OF BASIN. STUMPS TO BE REMOVED FROM SITE. STUMPS ARE NOT TO BE BURIED ON THE PROPERTY.
 - STRIP AND STOCKPILE TOPSOIL AT AREA OF SOUTH BASIN.
 - EXCAVATE, GRADE, TOPSOIL AND SEED BASIN FOR TEMPORARY COVER. BASIN TO BE EXCAVATED TO ELEVATION 138.0 (2 FOOT ABOVE FINAL GRADE). SOIL BELOW THIS ELEVATION SHALL NOT BE DISTURBED.
 - INSTALL PERMANENT STORM OUTLET STRUCTURE, FLARED END #10 AND CONNECTING PIPE.
 - ORIFICE AT OUTLET STRUCTURE TO BE CORED AT COMPLETION OF CONSTRUCTION.
 - PLACE RIP RIP PLUNGE POOL WHERE OUTLET PIPE DISCHARGES.
 - INSTALL TEMPORARY OUTLET PIPE WITHIN BASIN.
 - DURING SITE CONSTRUCTION, SOUTH BASIN SHALL FUNCTION AS A TEMPORARY SEDIMENT BASIN. AS NEEDED TEMPORARY SEDIMENT BASIN SHALL BE CLEANED OF ACCUMULATED SILT AND SEDIMENT SO THAT BASIN WILL FUNCTION PROPERLY THROUGHOUT THE DEVELOPMENT.
4. STUMP, STRIP AND STOCKPILE TOPSOIL FROM THE AREA OF THE BUILDING AND THE PROPOSED IMPROVEMENTS. PLACE GEOTEXTILE SILT FENCE AROUND STOCKPILED AREAS. PILES ARE TO BE SEEDED FOR TEMPORARY VEGETATION IF PILE IS TO REMAIN FOR AN EXTENDED PERIOD OF TIME. STUMPS ARE TO BE REMOVED FOR THE PROPERTY.
5. GRADE THE AREAS OF THE PROPOSED IMPROVEMENTS.
6. BEGIN CONSTRUCTION OF BUILDING.
7. INSTALL STORM DRAINAGE.
 - PLACE SILT SACK IN THE TOP OF NEW CATCH BASINS. AREAS AROUND NEW CATCH BASIN TOPS ARE TO BE DEPRESSED, THROUGHOUT CONSTRUCTION, CARE SHALL BE TAKEN TO KEEP DISTURBED SURFACE WATER FROM ENTERING THE CATCH BASINS.
8. CONSTRUCT UTILITIES, PAVEMENT AREAS AND OTHER SITE IMPROVEMENTS.
9. INSTALL PLANT MATERIAL.
10. LOAM AND SEED FOR PERMANENT COVER. IF PERMANENT COVER IS NOT DESIRED AT THE TIME OF THE SEEDING, USE TEMPORARY SEEDING PER VEGETATIVE COVER SCHEDULE.
11. WHEN ALL CONTRIBUTING AREAS HAVE STABILIZED, ACCUMULATED SEDIMENT TO BE REMOVED FROM BASINS. REMOVE TEMPORARY OUTLET STRUCTURE AND PIPE. BLOCK AND SEAL PENETRATION INTO STRUCTURE. CORE PERMANENT ORIFICE. PLACE TOPSOIL AND SEED.
12. REMOVE ANY ACCUMULATED SEDIMENT ABOVE UNDER DRAIN PIPE IN DRY SWALES. REPLACE PERMEABLE SOIL IF NECESSARY TO PROVIDE FOR STORM WATER INFILTRATION.
13. THROUGHOUT CONSTRUCTION AND AT LEAST ONCE A WEEK, INSPECT GEOTEXTILE SILT FENCE AND/OR TEMPORARY VEGETATIVE COVER. IF REQUIRED, PERFORM MAINTENANCE AND REPAIRS TO INSURE PROPER WORKING ORDER. GEOTEXTILE SILT FENCE FENCE IS TO REMAIN IN PROPER WORKING ORDER UNTIL ALL VEGETATIVE COVER HAS BEEN ESTABLISHED. BEFORE REMOVAL OF ANY SILT FENCE, EXISTING ACCUMULATED SILT IS TO BE REMOVED AND DISPOSED OF PROPERLY. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED TO ESTABLISH PERMANENT COVER.
14. THE OWNER OF THE PROPERTY AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION/MAINTENANCE/REPAIR/REPLACEMENT OF ALL EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN ESTABLISHED.

DETAIL OF TEMPORARY OUTLET PIPE AT WATER QUALITY BASIN #2 - NOT TO SCALE



SUMMARY OF CONSERVATION PRACTICES -

TEMPORARY MEASURES DURING CONSTRUCTION

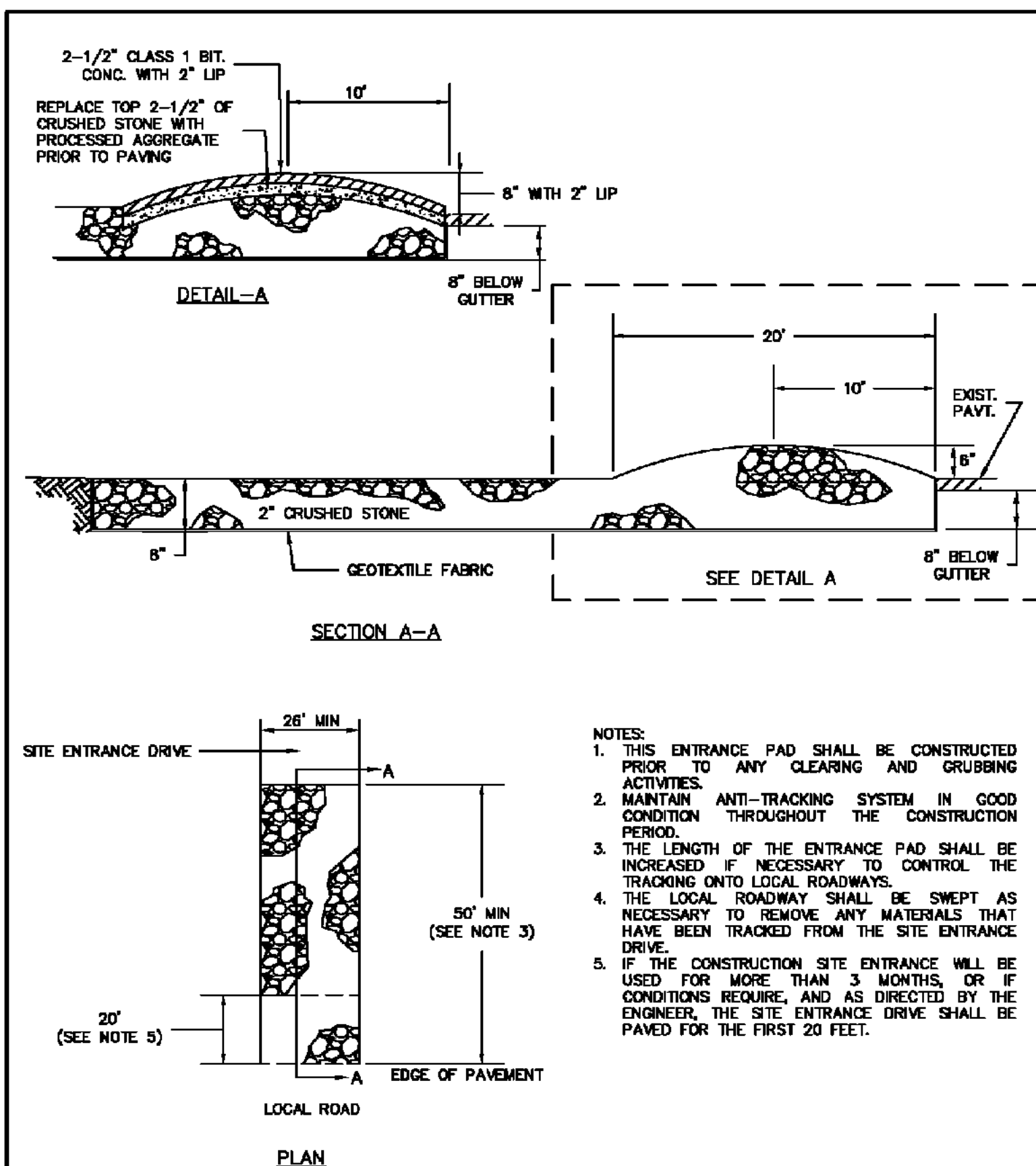
1. CONSTRUCTION ENTRANCE PADS
2. MIRAFI FABRIC FENCE TO BE PLACED IN AREAS AS SHOWN ON THE PLAN
3. DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER
4. ALL LITTER AND DEBRIS TO BE PICKED UP ON A DAILY BASIS
5. ANY DISCARDED CONSTRUCTION MATERIALS SHALL BE DISPOSED OF IN A PROPER MANNER
6. DISTURBED SURFACE WATER WILL BE COLLECTED IN A TEMPORARY SEDIMENT BASIN

PERMANENT MEASURES ONCE SITE IS DEVELOPED

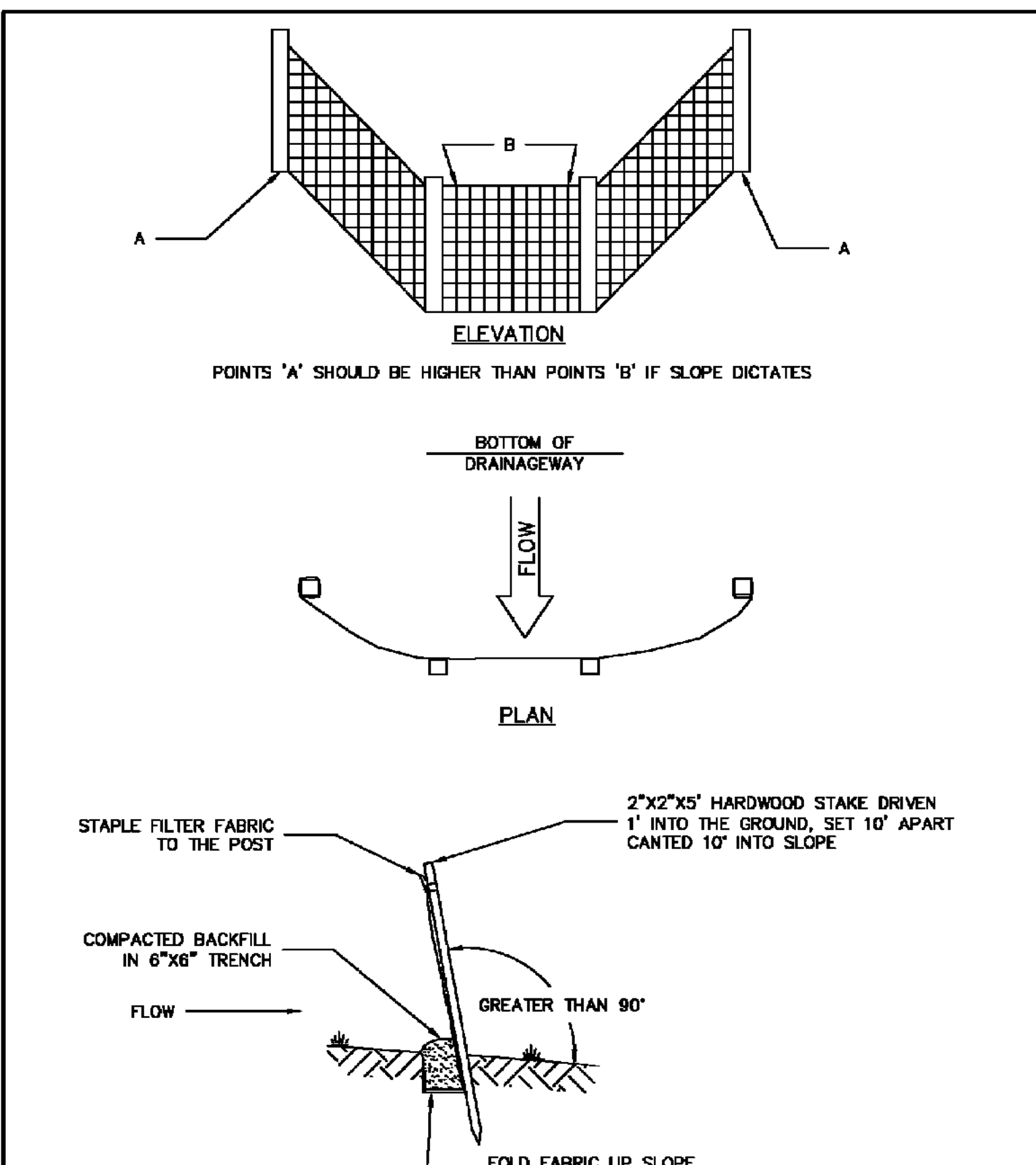
1. ALL DISTURBED AREAS WITHOUT PAVEMENT SHALL BE LOAMED AND SEEDED TO ESTABLISH PERMANENT GRASS COVER.
2. ALL LITTER AND DEBRIS TO BE PICKED UP ON A REGULAR BASIS
3. WATER QUALITY BASINS WILL SERVE THE SITE STORM DRAINAGE.

CONCRETE TRUCK WASHOUT NOTES:

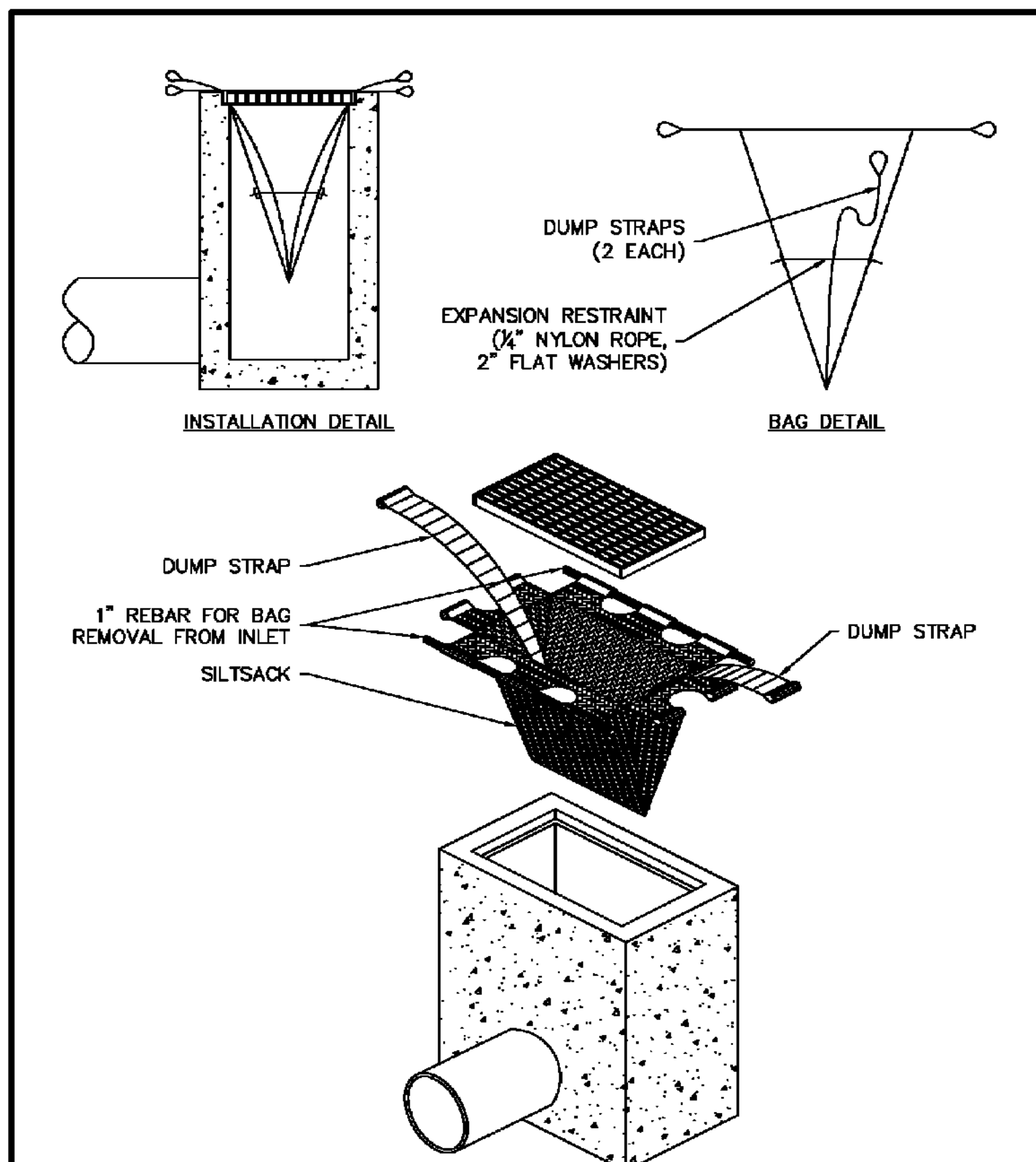
1. A SIGN IS TO BE INSTALLED ADJACENT TO THE WASHOUT AREA TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
2. CONCRETE WASHOUT MATERIALS MUST BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
3. TEMPORARY WASHOUT AREA SHOULD HAVE A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT.
4. WEEKLY INSPECTIONS OF THE WASHOUT AREA SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE AREA.
5. CONCRETE SPOILS ARE TO BE REMOVED AFTER CURED.
6. WHEN THE CONCRETE WASHOUT AREA IS NO LONGER NEEDED, THE AREA IS TO BE RESTORED TO ORIGINAL EXISTING GRADE. PLACE A MINIMUM OF 4 INCHES OF TOPSOIL AND SEED PER VEGETATIVE COVER SCHEDULE.



TOWN OF WINDSOR Engineering Department
 CONSTRUCTION SITE ENTRANCE PAD
 D-100
 SCALE: HOR. NTS. DATE: MAY 2010
 VER.

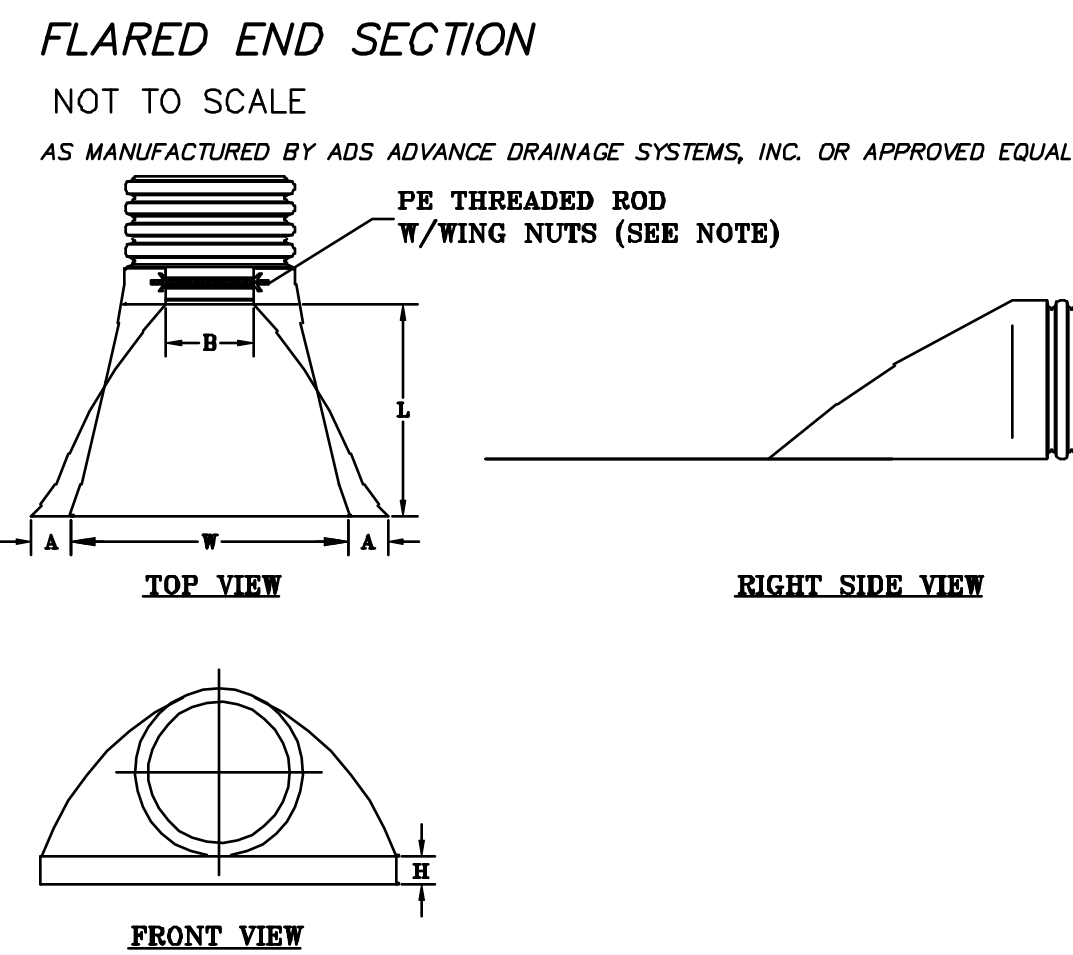
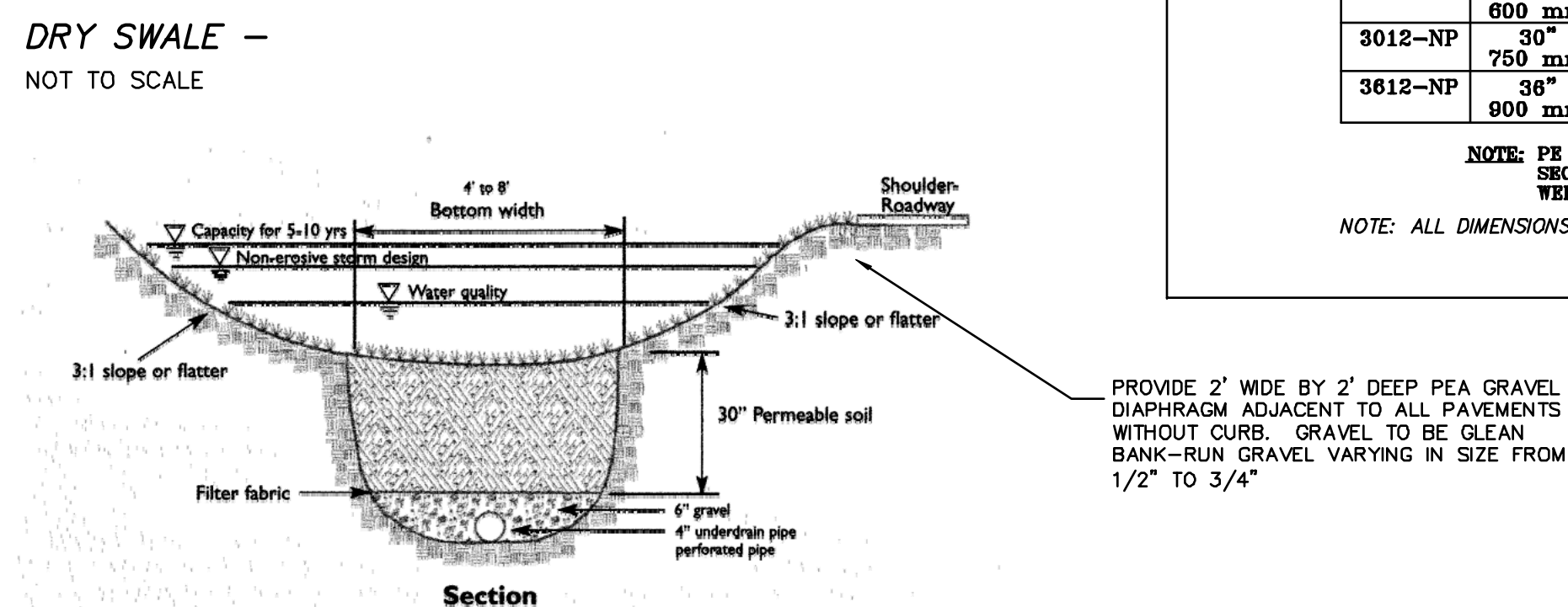
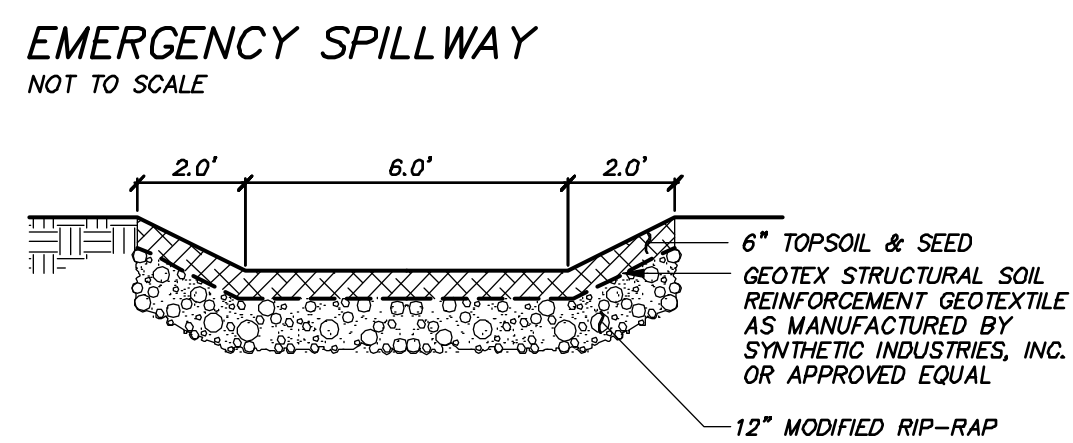
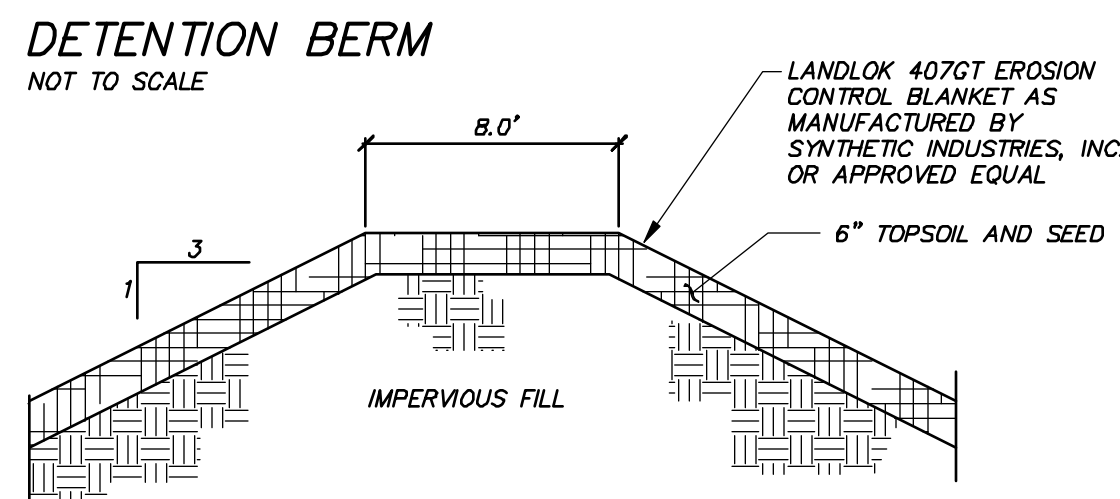
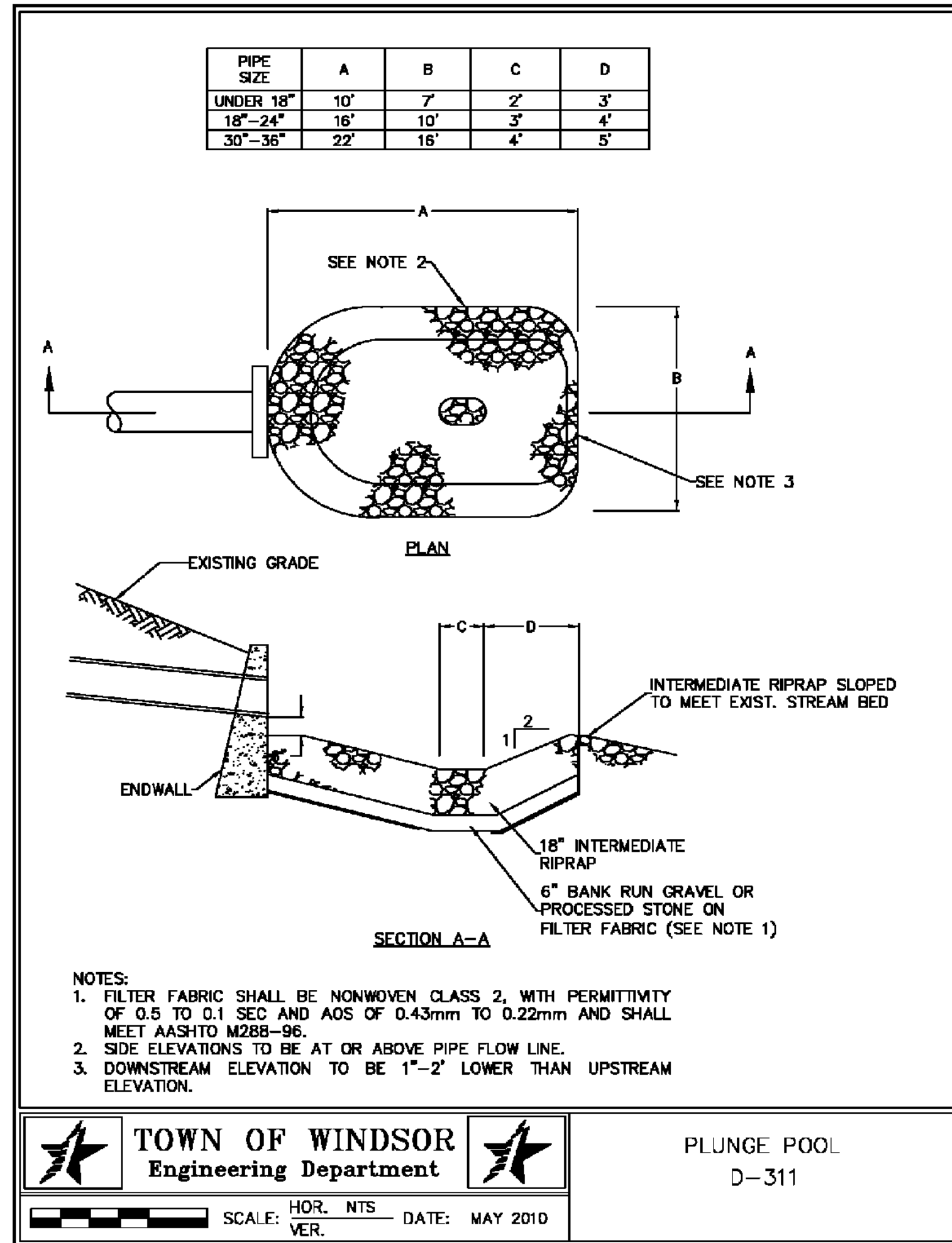


TOWN OF WINDSOR Engineering Department
 FILTER FABRIC FENCE FOR EROSION CONTROL
 D-102
 SCALE: HOR. NTS. DATE: MAY 2010
 VER.



TOWN OF WINDSOR Engineering Department
 SILTSACK AT CATCH BASIN
 D-103
 SCALE: HOR. NTS. DATE: MAY 2010
 VER.

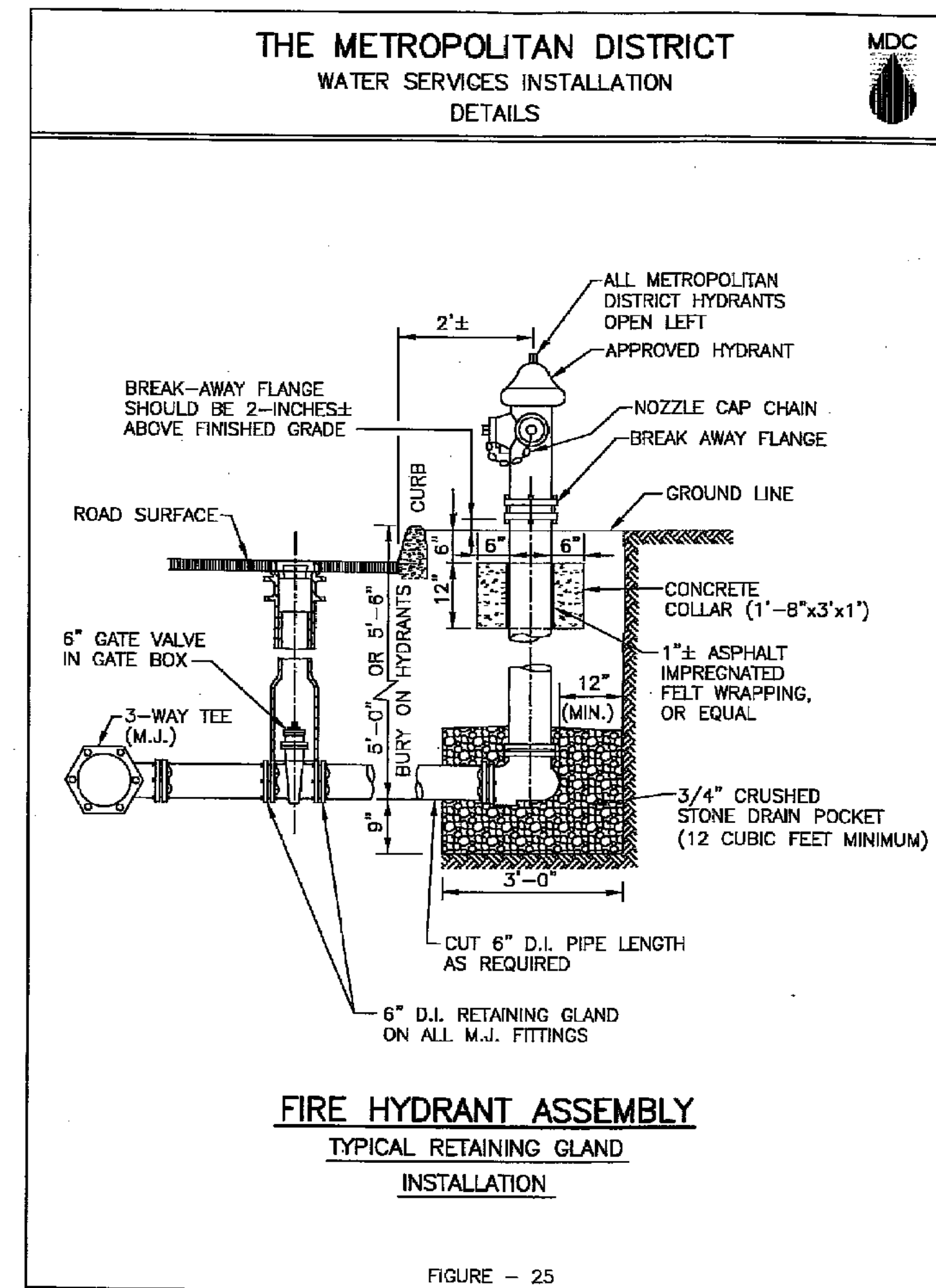
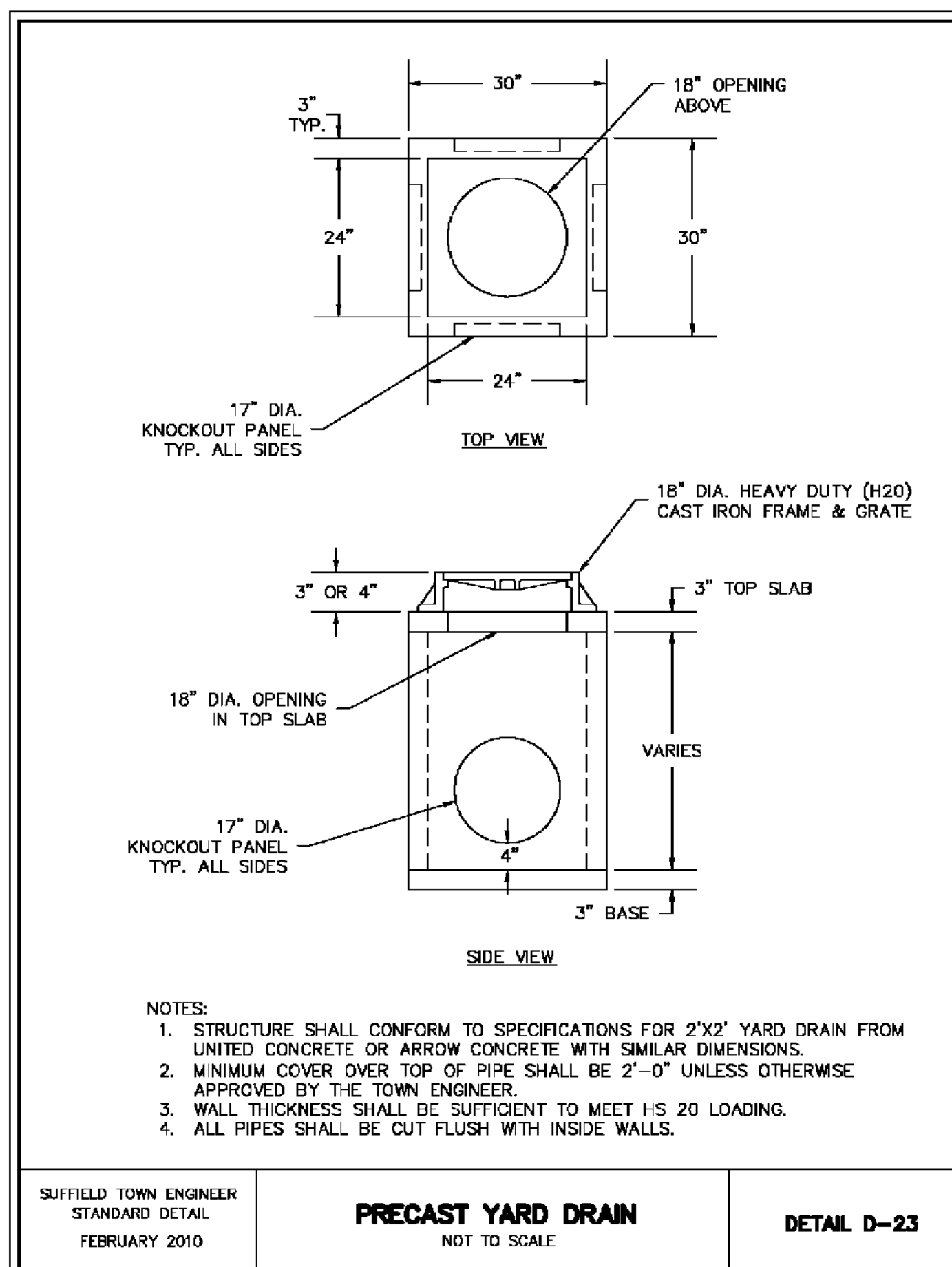
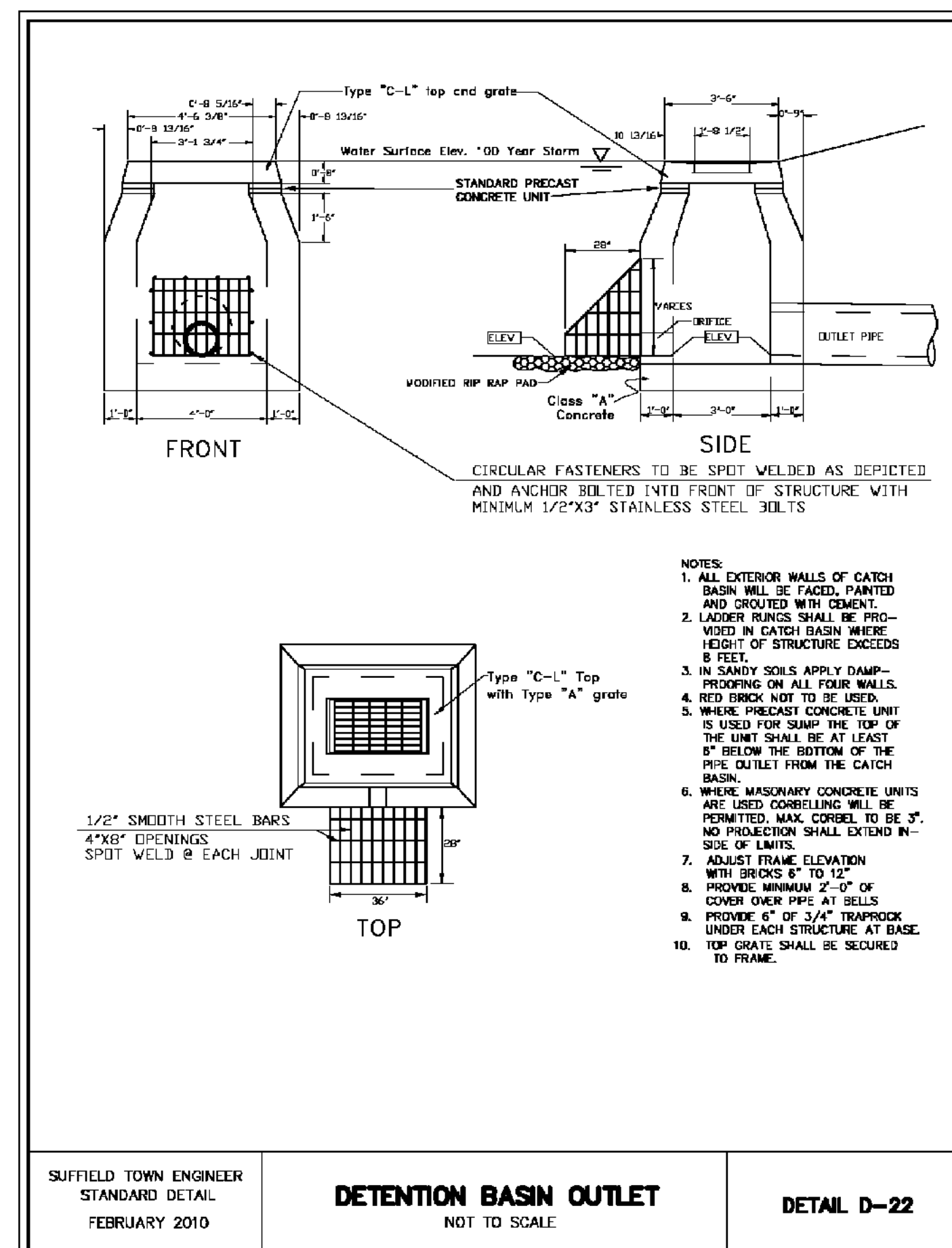
REVISION
 DATE
 STATE OF CONNECTICUT
 WILSON M. ALFORD, JR.
 LICENSED PROFESSIONAL ENGINEER
 No. 9344
 STATE OF CONNECTICUT
 WILSON M. ALFORD, JR.
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 No. 9344
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
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Alford ASSOCIATES, INC.
 CIVIL ENGINEERS
 WINDSOR, CONNECTICUT
 WILSON M. ALFORD, JR., P.E. & L.S.
 DATE: APRIL 20, 2023
 SCALE: 1 IN. = FT.
 SITE PLAN PREPARED FOR
Condyne Capital Partners, LLC
 EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
 WINDSOR, CONNECTICUT
 205 BAKER HOLLOW ROAD
 Sheet C6.2



PART N ^o	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	16"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3012-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	268 mm	N/A	178 mm	1345 mm	1725 mm
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	268 mm	N/A	178 mm	1345 mm	1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL DIMENSIONS ARE NOMINAL.



REVISION

DATE

STATE OF CONNECTICUT
WILLIAM W. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
WILLIAM W. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL LAND SURVEYOR

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L.S. No. 9344

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Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = FT.

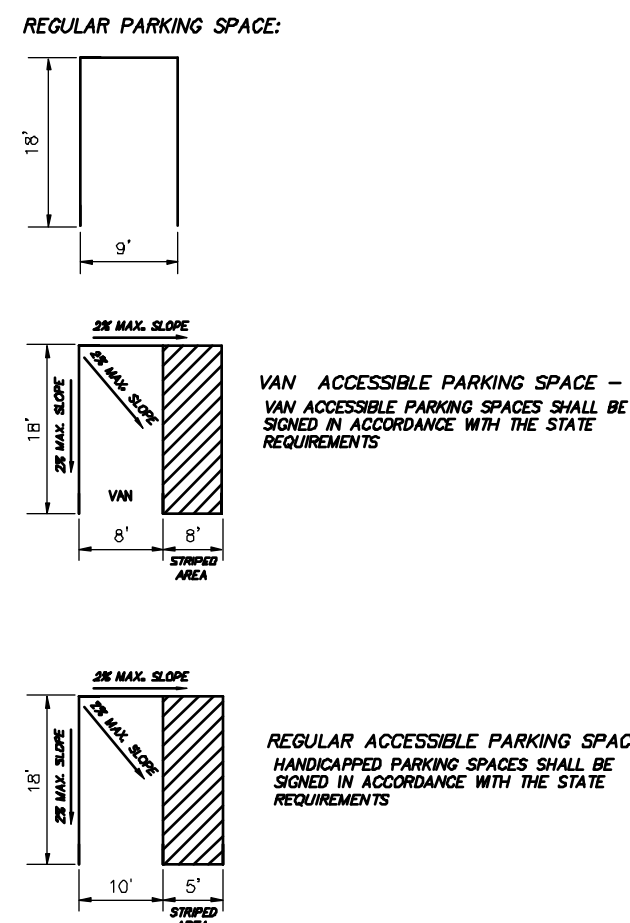
Condylne Capital Partners, LLC
PREPARED FOR
STORM DRAINAGE AND UTILITIES
NOTES AND DETAILS

WINDSOR, CONNECTICUT

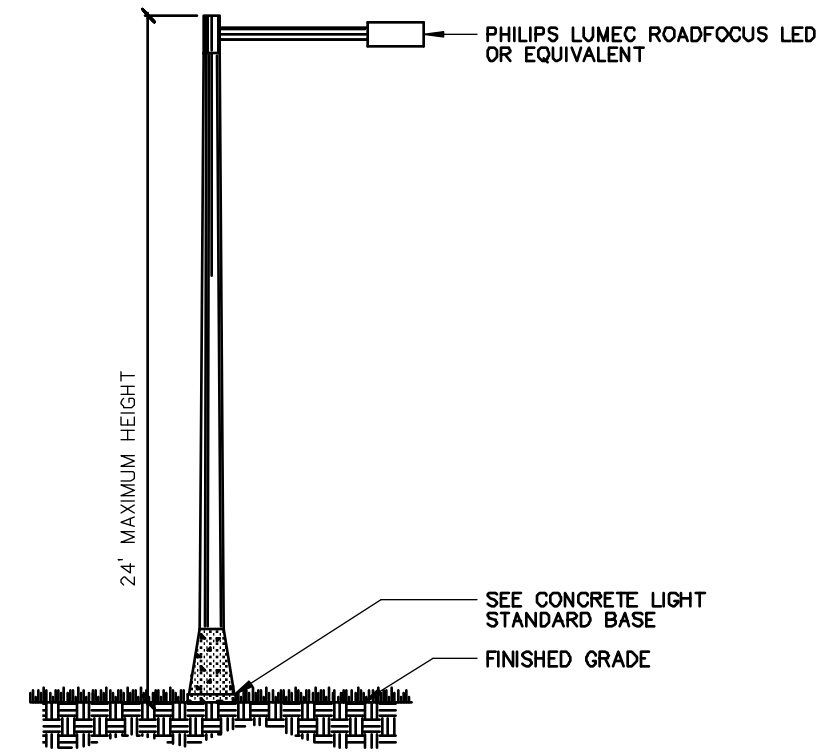
205 BAKER HOLLOW ROAD

Sheet
C6.4

PARKING SPACE DIMENSIONS -
NOT TO SCALE



LIGHT DETAIL
NOT TO SCALE



VEGETATIVE COVER SCHEDULE-

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 10 INCHES MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. BOTTOM OF WATER QUALITY BASIN TO BE LOAMED WITH 4" OF TOPSOIL. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

PERMANENT VEGETATIVE COVER:
PERMANENT SEEDING IS TO BE USED ON DISTURBED OR ERODIBLE SOILS THAT HAVE BEEN BROUGHT TO FINAL GRADE OR WHERE THE SUSPENSION OF WORK IS EXPECTED TO EXCEED ONE (1) YEAR.

SEEDING DATES: APRIL 1 TO JUNE 15 & SEPTEMBER 1 TO OCTOBER 15

LAWN AREAS:
USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN ENGINEER:
KENTUCKY BLUEGRASS 45%
CREEPING RED FESCUE 45%
PERENNIAL RYEGRASS 10%
APPLY 1-3 LBS./1000 S.F.

TEMPORARY VEGETATIVE COVER:
TEMPORARY SEEDING SHALL BE USED WHEN SOILS WILL BE EXPOSED FOR A PERIOD OF GREATER THAN ONE (1) MONTH BUT LESS THAN TWELVE (12) MONTHS.
SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 15
USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN ENGINEER:
ANNUAL RYEGRASS 100%
APPLY 1 LB./1000 S.F.

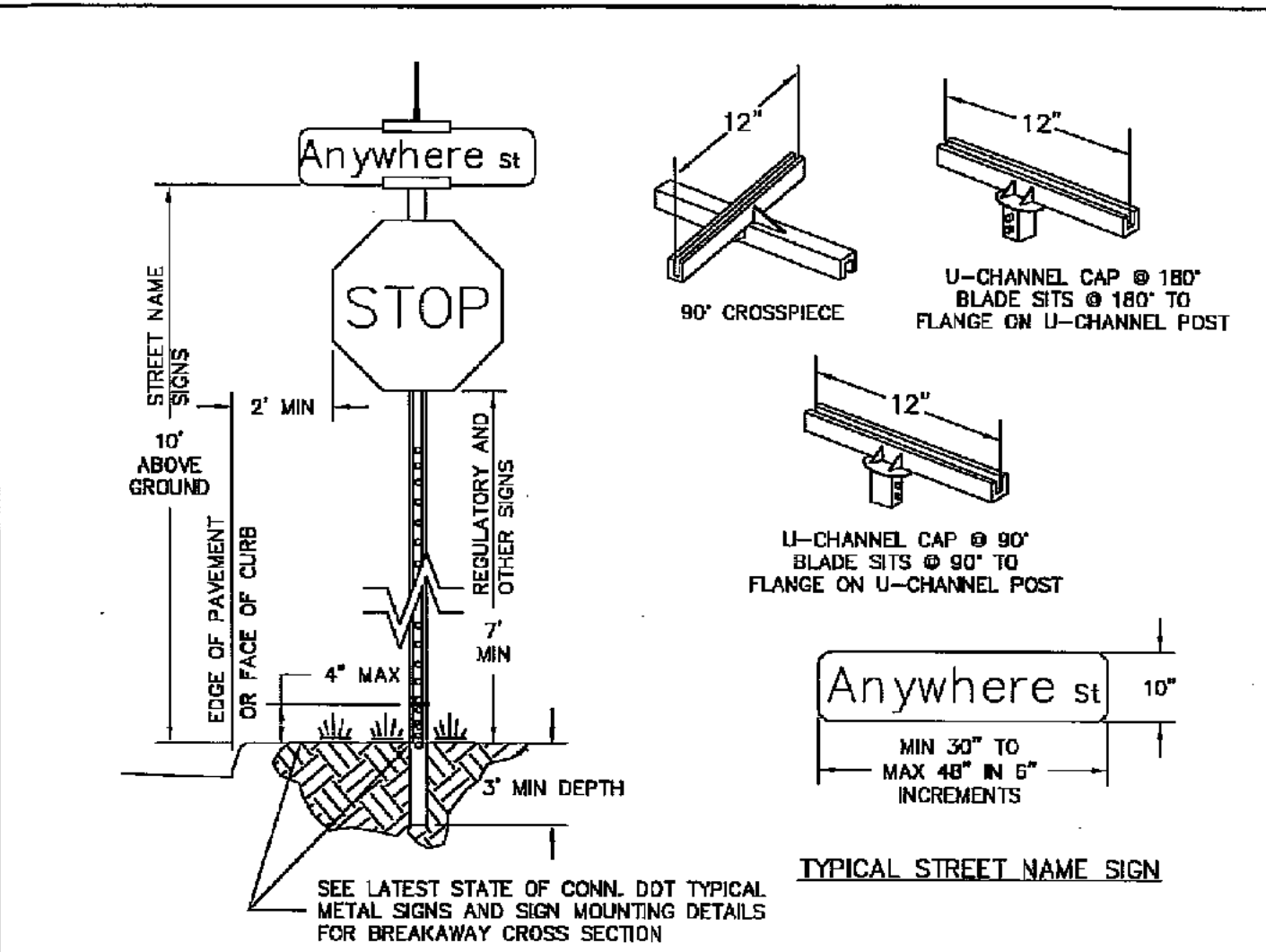
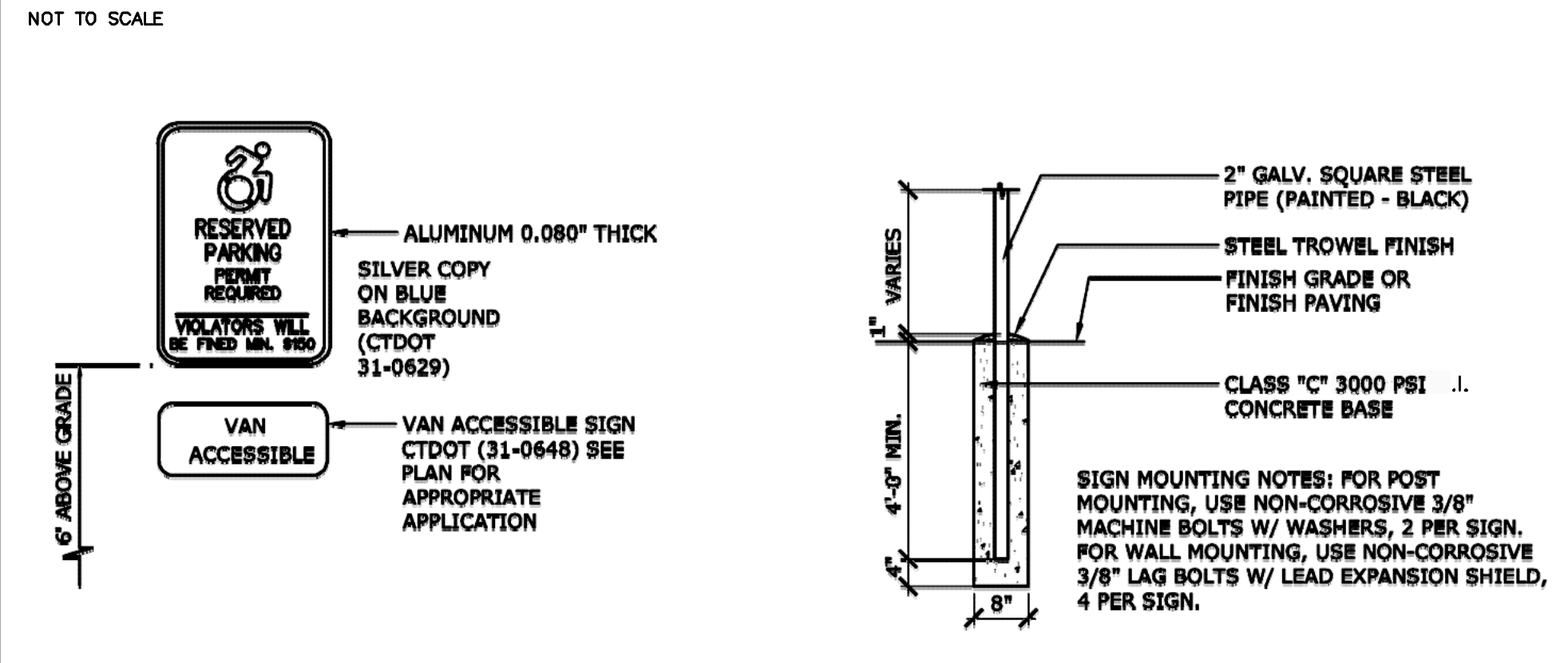
IF FINAL GRADING IS FINISHED TOO LATE IN THE SEASON FOR ESTABLISHMENT OF VEGETATIVE COVER, AREAS DISTURBED TO BE ROUGH GRADED, COVERED WITH HAY MULCH, THEN EROSION CONTROL FABRIC OR BLANKET TO BE PLACED ON TOP OF THE HAY. EROSION CONTROL FABRIC OR BLANKET TO BE PLACED PER MANUFACTURER'S SPECIFICATIONS.

ALL 3:1 SLOPES AND STEEPER ARE TO BE STABILIZED WITH NETTING OR OTHER DIRECT STABILIZATION METHOD, IN ADDITION TO TEMPORARY OR PERMANENT SEEDING.

SITE PLAN NOTES -

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF WINDSOR ZONING REGULATIONS AND THE TOWN OF WINDSOR ENGINEERING STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
- MATERIAL THICKNESSES SPECIFIED ARE COMPACTED THICKNESSES.
- PROPOSED PAVEMENT SHALL MAKE A SMOOTH TRANSITION WITH THE EXISTING PAVEMENT.
- ROUND TOPS AND TOES OF ALL PAVED AND PLANTED SLOPES.
- UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF WINDSOR ENGINEERING STANDARDS AND SPECIFICATIONS, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 818, AMENDED, AND WITH MANUFACTURER'S SPECIFICATIONS. PROPOSED WATER AND SEWER SHALL CONFORM TO M.D.C. SPECIFICATIONS AND DETAILS.
- WASTE CONTROL IS TO BE MAINTAINED ON THE SITE AT ALL TIMES. THIS INCLUDES ACCUMULATED SEDIMENT AND LITTER. SPECIFICALLY, ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORK DAY.
- THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE TOWN ENGINEER AND/OR THE IWWC AGENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:
 - START OF CONSTRUCTION
 - COMPLETION OF CLEARING LIMIT DEMARCATION
 - INSTALLATION OF E&S MEASURES
 - COMPLETION OF SITE CLEARING
 - COMPLETION OF FINAL GRADING
 - CLOSE OF CONSTRUCTION SEASON
 - COMPLETION OF FINAL LANDSCAPING
 - PRIOR TO THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEM
- THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY THE PERMITTING AUTHORITIES.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
- THE TOPSOIL IS THE PROPERTY OF THE OWNER.
- NO RECLAIMED OR RECYCLED MATERIALS SHALL BE USED WITHOUT THE DESIGN ENGINEER'S WRITTEN AUTHORIZATION.
- THE INTENTION OF THIS PLAN IS NOT TO POND SURFACE WATER WITHIN THE PAVED AREAS.
- PROPOSED LIGHTS SHALL BE SHIELDED TO CONFINE ILLUMINATION TO THE SUBJECT SITE.
- REQUIRED LANDSCAPING SHOWN ON THE APPROVED SITE PLAN SHALL BE MAINTAINED IN A MANNER REASONABLY ASSURING ITS SURVIVAL. ANY REQUIRED PLANTING FOUND DEAD BY THE ZONING ENFORCEMENT OFFICER SHALL BE REPLACED IN-KIND DURING THE NEXT AVAILABLE PLANTING SEASON.
- AREAS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT SHOULD BE SAW CUT. TACK COAT EDGE AND SEAL JOINT WITH HOT ASPHALT AC-20 OR APPROVED EQUAL.
- PROPOSED PARKING SPACES SHALL BE DELINEATED WITH 4" WIDE STRIPES OF WHITE TRAFFIC PAINT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
- THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO LOCATION OF THE PROPOSED BUILDING, IF ERRECTED AS SHOWN.
- PLACE A BIODEGRADABLE EROSION CONTROL BLANKET ON SLOPES 3:1 AND GREATER. PLEASE REFER TO DETAIL ON SHEET "C-10".
- ANY PROPOSED SIGNAGE WILL REQUIRE FURTHER REVIEW BY THE TOWN OF WINDSOR PLANNING DEPARTMENT.

RESERVED PARKING SIGN AND POST
NOT TO SCALE



STREET NAME SIGNS:

- SIZE: 10" HIGH BY THE NECESSARY LENGTH (MIN. 30" TO MAX 48" IN 6" INCREMENTS), LETTERS NOT TO BE CROWDED.
- LETTER SIZE: 6" UPPERCASE AND CORRESPONDING 4.5" LOWERCASE FOR THE LEGEND (STREET NAME) AND 3" UPPERCASE AND LOWERCASE FOR THE SUFFIX (St, Rd, Ln, etc.).
- FONT: CLEARVIEWWHY 2-W (NO EXCEPTIONS).
- BACKGROUND: 3M WHITE DIAMOND GRADE VIP PLUS 3M 1177 ELECTRO-CUT GREEN FILM, WHITE LETTERS AND 3/4" BORDER WITH GREEN BACKGROUND.
- SIGN MATERIAL: FLAT 0.080 GAUGE ALUMINUM WITH LEGEND ON BOTH SIDES AND WITH ROUNDED CORNERS.

OTHER REGULATORY SIGNS:

- REGULATORY, WARNING, AND INFORMATIONAL SIGNAGE, PROPERTIES INCLUDING, BUT NOT LIMITED TO: SIZE, FONT STYLE, FONT SIZE, COLORS, SYMBOLS, AND LAYOUT SHALL CONFORM TO THE MANUAL OF UNIFORM CONTROL DEVICES, 2009, OR AS AMENDED.

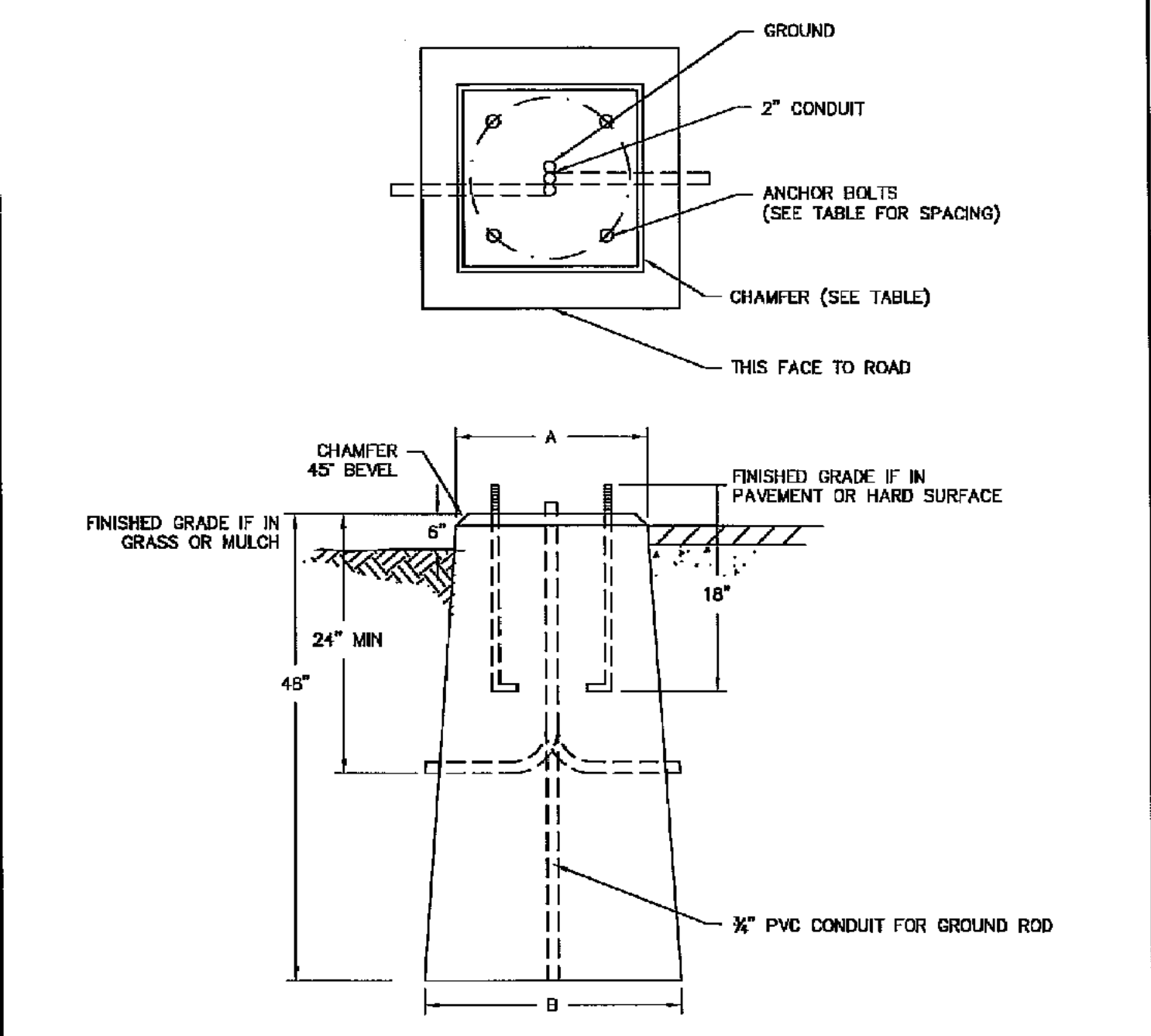
SIGN POST:

- ALL SIGNS SHALL BE MOUNTED ON GALVANIZED STEEL BREAKAWAY U-CHANNEL POSTS, WITH A WEIGHT OF 3 POUNDS PER FOOT.

TOWN OF WINDSOR Engineering Department

SIGNAGE D-407

SCALE: HOR. NTS. DATE: NOV 2010
VER.



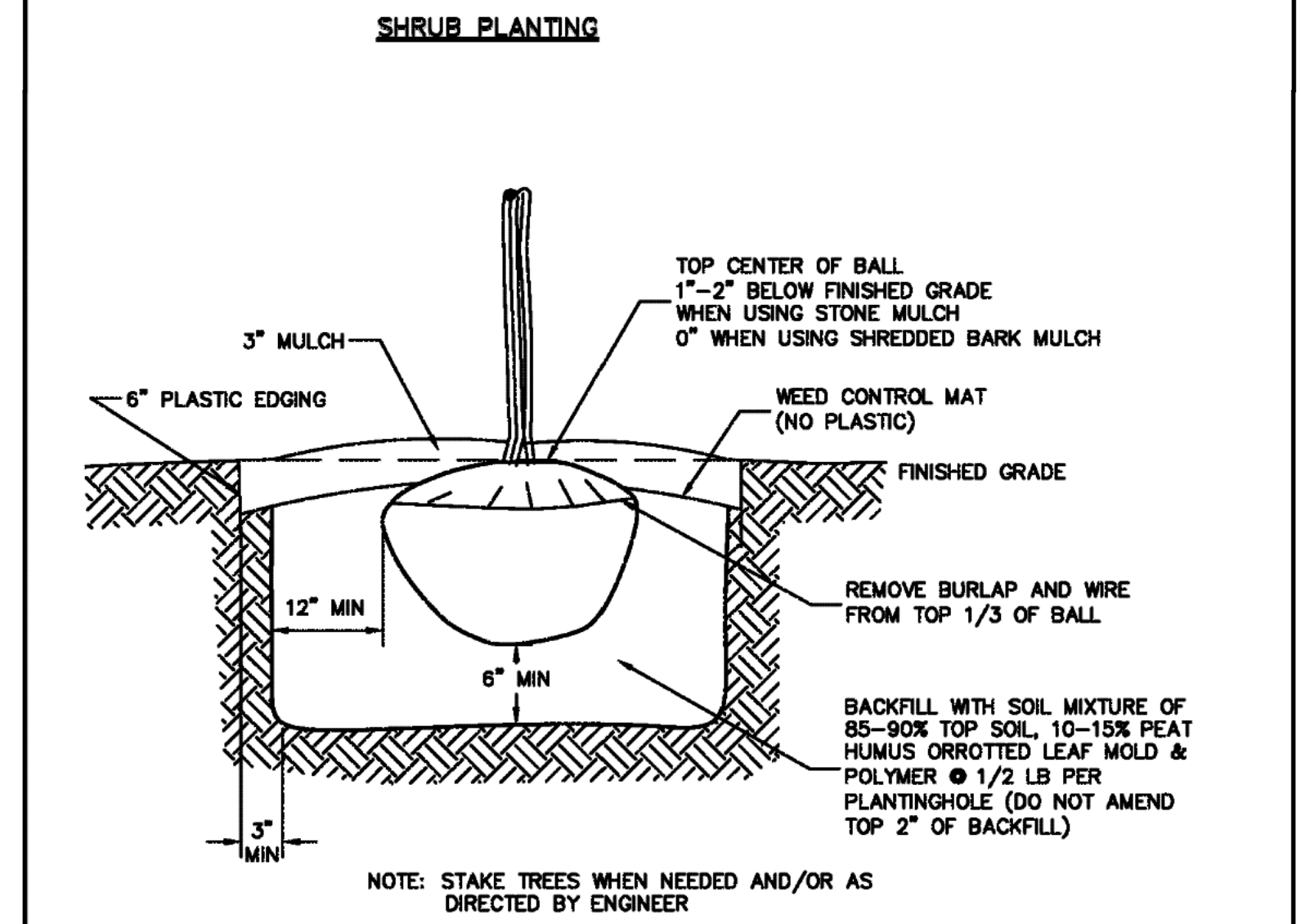
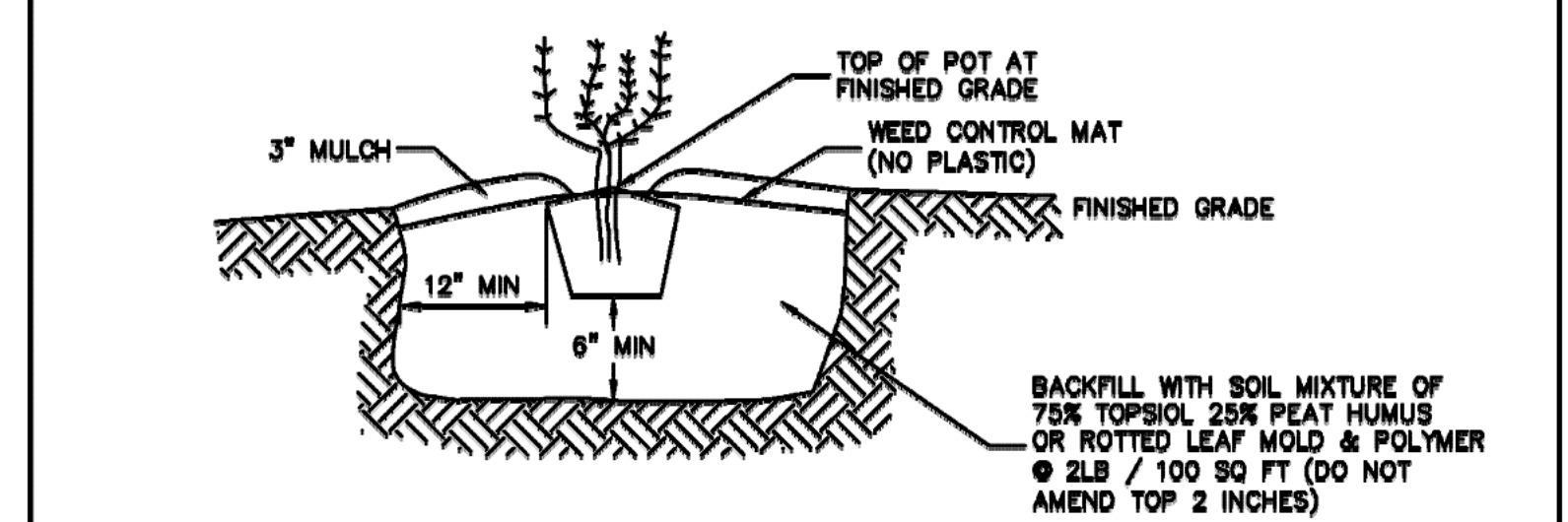
NOTES:
1. CONCRETE SHALL BE MINIMUM 4,000 PSI, 28 DAY
2. CONDUIT SHALL BE SCHEDULE 40 PVC.

A	B	CHAMFER	AREA TO BE USED	BOLT CIRCLE DIAMETER
15"SQ	20"SQ MIN.	3/4"	RESIDENTIAL/DECORATIVE	12 3/4"
20"SQ	24"SQ MIN.	1"	COMMERCIAL/INDUSTRIAL	15"

TOWN OF WINDSOR Engineering Department

CONCRETE LIGHT STANDARD BASE D-403

SCALE: HOR. NTS. DATE: MAY 2010
VER.



TOWN OF WINDSOR Engineering Department

TREE AND SHRUB PLANTING D-400

SCALE: HOR. NTS. DATE: MAY 2010
VER.

REQUIRED APPROVALS, PERMITS AND EASEMENTS -

- A PERMIT IS REQUIRED FROM THE TOWN OF WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION.
- AN APPROVAL IS REQUIRED FOR A SITE PLAN FROM THE TOWN OF WINDSOR PLANNING AND ZONING COMMISSION.
- A SPECIAL USE PERMIT (SECTION 8.6.V) FOR WAREHOUSING, WHOLESALE AND/OR DISTRIBUTION FACILITIES FOR PRODUCTS NOT PRODUCED ON THE PREMISES EXCEEDING THE CRITERIA FOUND IN SECTION 8.4D(2) IS REQUIRED FROM THE TOWN OF WINDSOR PLANNING AND ZONING COMMISSION.
- AN EROSION & SEDIMENT CONTROL PERMIT IS REQUIRED FROM THE TOWN ENGINEER.
- A STORMWATER MANAGEMENT PERMIT IS REQUIRED FROM THE TOWN ENGINEER.
- IN ACCORDANCE WITH THE TOWN'S STORMWATER MANAGEMENT ORDINANCE, AN INSPECTION AND MAINTENANCE AGREEMENT FOR THE LONG-TERM OPERATION AND MAINTENANCE OF ON-SITE STORMWATER FACILITIES IS TO BE RECORDED IN LAND RECORDS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
- WORK WITHIN THE TOWN'S RIGHT OF WAY WILL REQUIRE THE CONTRACTOR BE LICENSED AND PERMITTED THROUGH THE TOWN OF WINDSOR ENGINEERING DEPARTMENT AT THE TIME OF CONSTRUCTION.
- AN APPLICATION TO THE STATE OF CONNECTICUT, OFFICE OF STATE TRAFFIC ADMINISTRATION (OSTA) FOR AN ADMINISTRATIVE DECISION IS REQUIRED.
- A CT DEEP GENERAL PERMIT FOR DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES IS REQUIRED. A COMPLETED REGISTRATION FORM IS TO BE SUBMITTED TO THE TOWN ENGINEERING DEPARTMENT.
- A SIDEWALK EASEMENT, ALONG THE FRONTAGE OF BAKER HOLLOW ROAD, IN FAVOR OF THE TOWN OF WINDSOR IS REQUIRED.

REVISION

DATE

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
LICENSED PROFESSIONAL ENGINEER
No. 9344

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
LICENSED PROFESSIONAL ENGINEER
No. 9344

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = 40 FT.

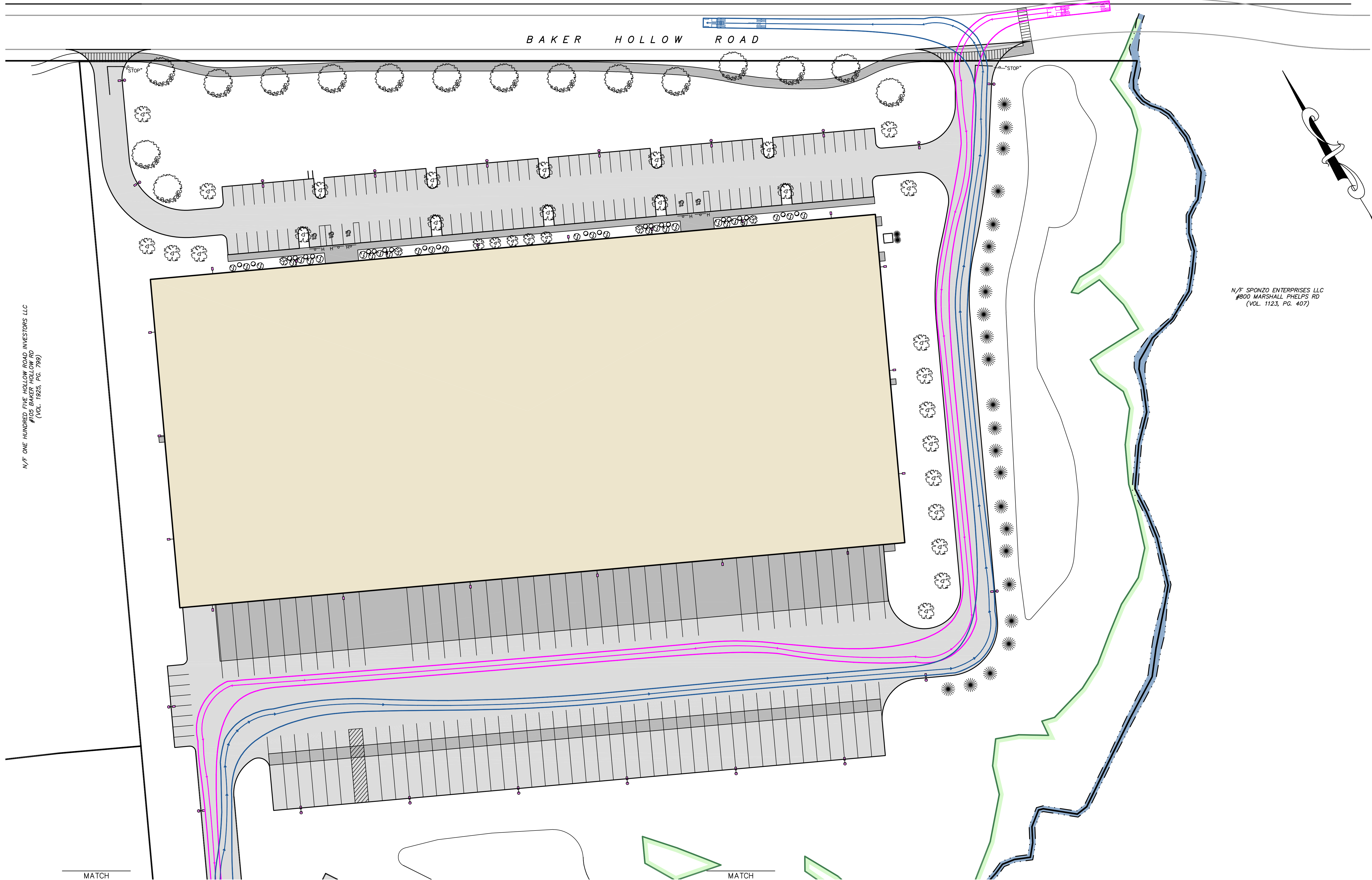
SITE PLAN PREPARED FOR
Condylne Capital Partners, LLC
SITE AND LANDSCAPING NOTES AND DETAILS

WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet C6.0

WB-50 VEHICLES ENTERING FROM EAST, EXITING TO WEST

BAKER HOLLOW ROAD

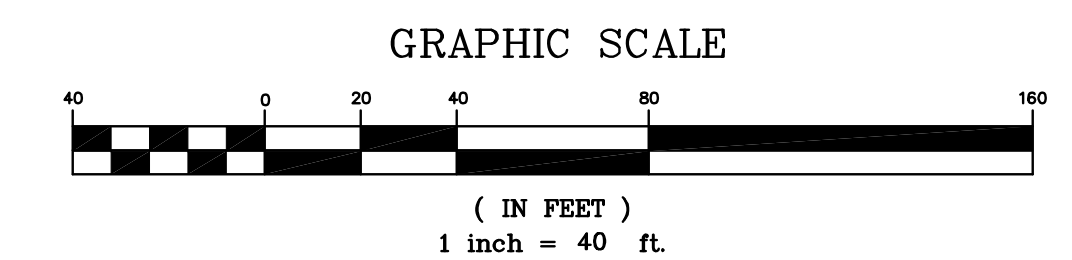


N/F ONE HUNDRED FIVE HOLLOW ROAD INVESTORS LLC
#105 BAKER HOLLOW RD
(VOL. 1925, PG. 799)

N/F SPONZO ENTERPRISES LLC
#800 MARSHALL PHELPS RD
(VOL. 1123, PG. 407)

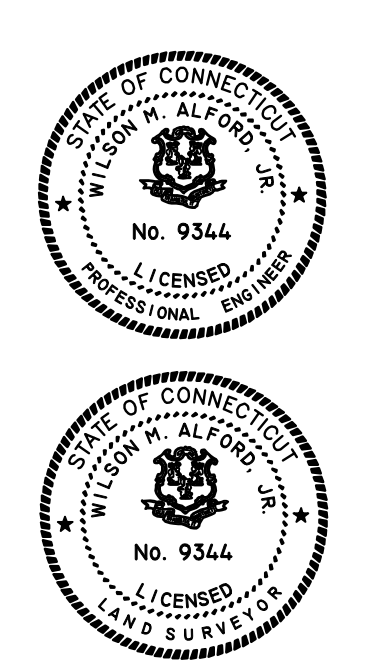
MATCH
SEE SHEET 7.1

MATCH



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISION	DATE



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = 40 FT.

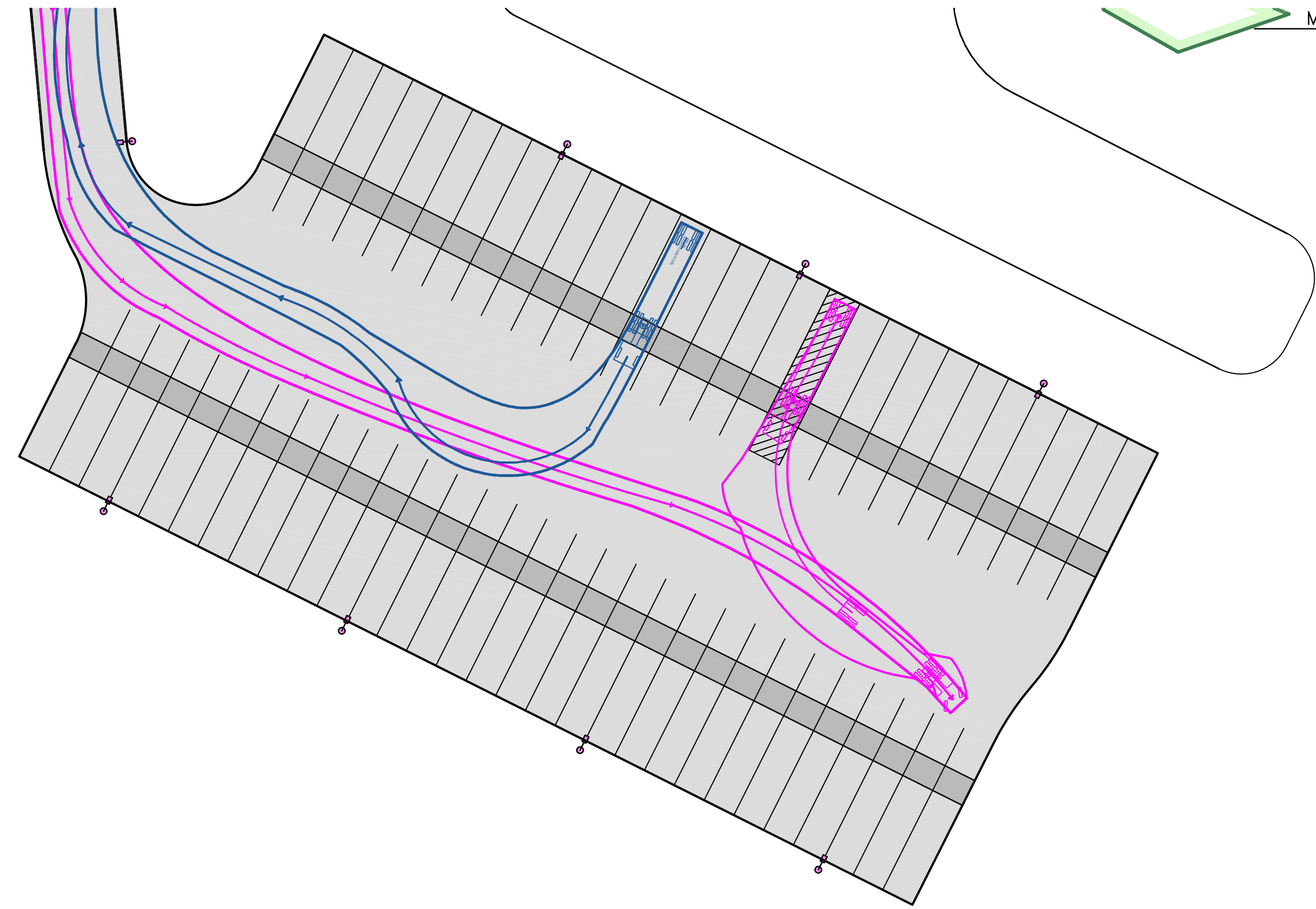
SITE PLAN
PREPARED FOR
Condyne Capital Partners, LLC
TRUCK TURNING MOVEMENT PLAN
205 BAKER HOLLOW ROAD
WINDSOR, CONNECTICUT

Sheet
C7.0

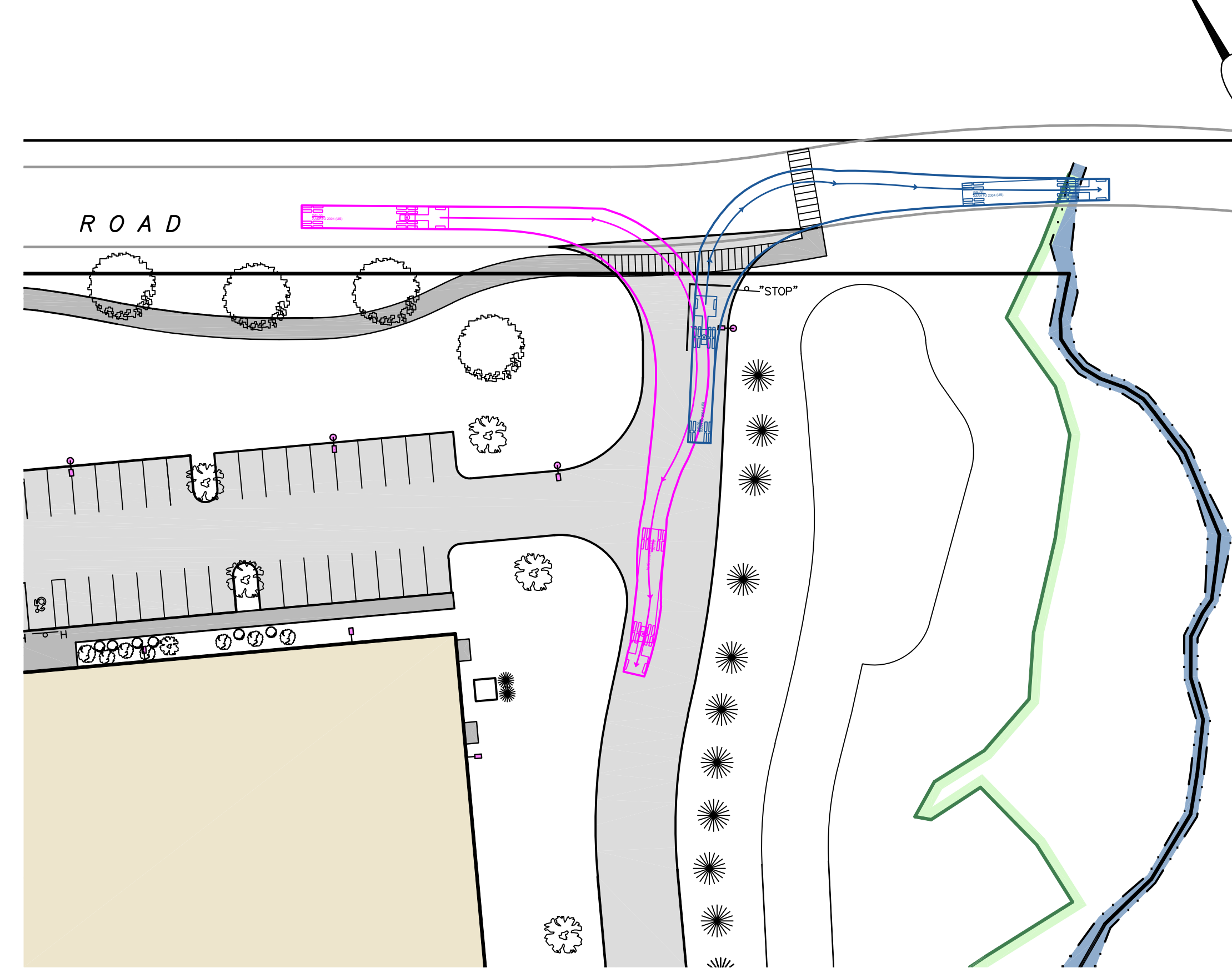
SEE SHEET 7.0

MATCH

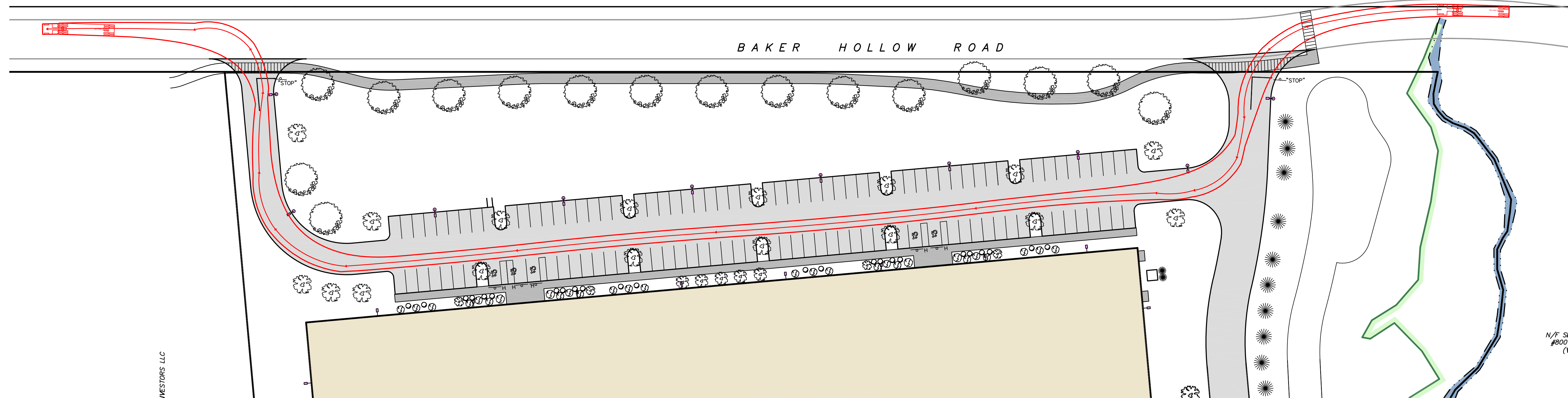
RR REALTY LLC
HOLLOW RD
PG. 1136)



WB-50 VEHICLES ENTERING FROM WEST, EXITING TO EAST

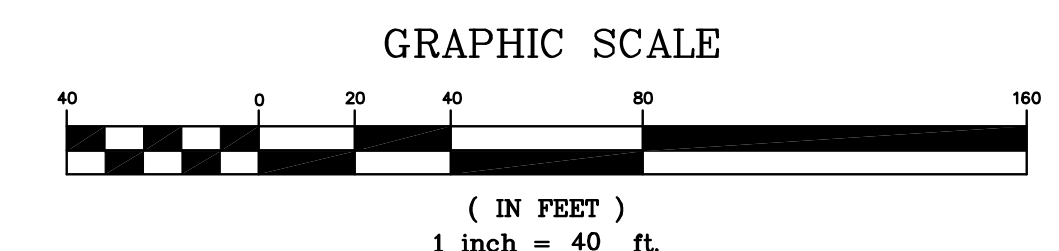


WB-50 VEHICLES ENTERING PARKING AREA



MESTORS LLC

N/F SPC
#800 N
(VO)



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISION	DATE



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



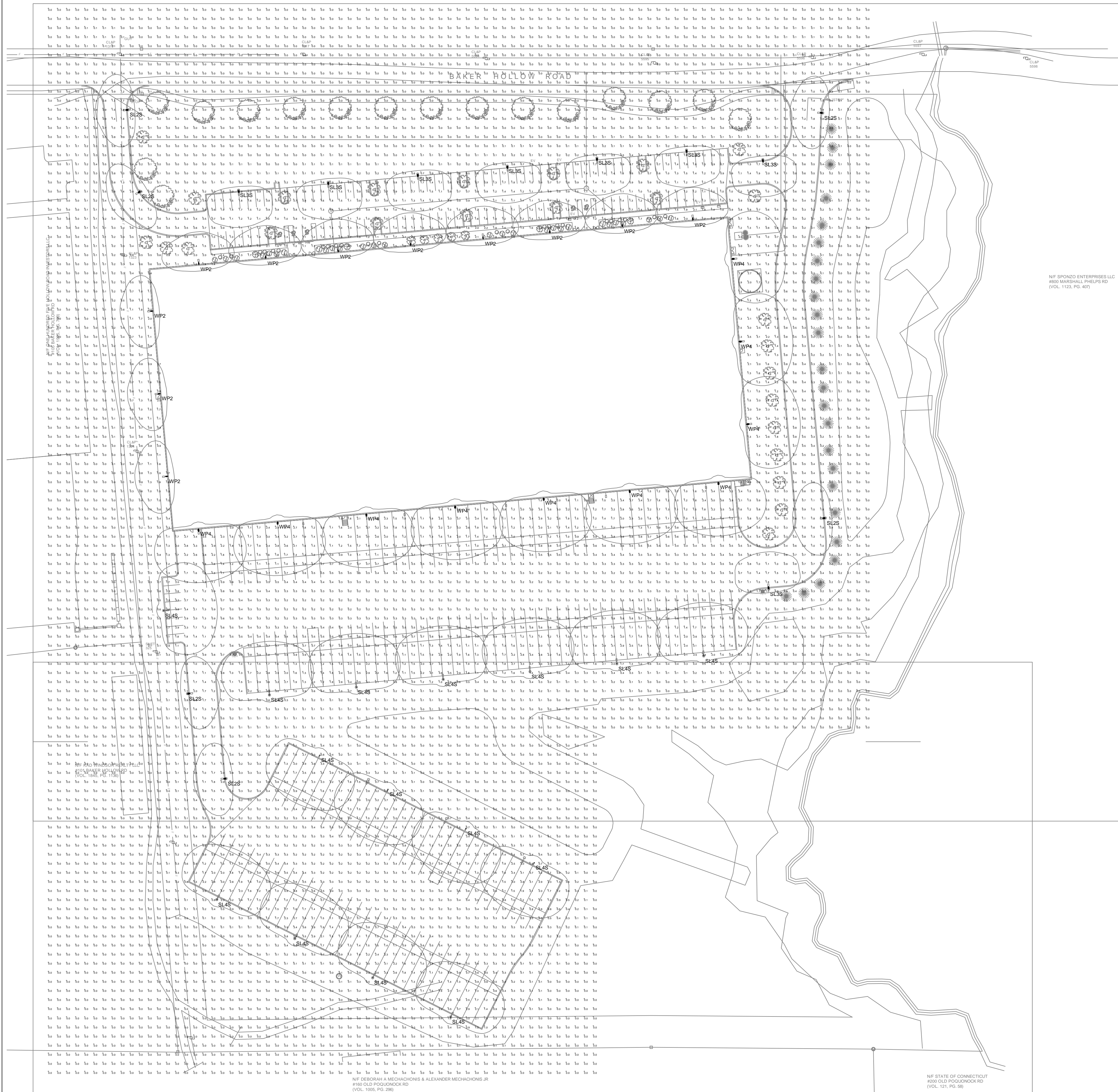
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: APRIL 20, 2023

SCALE: 1 IN. = 40 FT.

SITE PLAN
PREPARED FOR
Condyne Capital Partners, LLC
TRUCK TURNING MOVEMENT PLAN
WINDSOR, CONNECTICUT
205 BAKER HOLLOW ROAD

Sheet
C7.1



NF SPONZO ENTERPRISES LLC
#60 MARSHALL FIELD RD
(VOL. 112, PG. 407)

JOB NAME: 205 BAKER HOLLOW ROAD - CONDYNE - WINDSOR, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LEDPD
SALES: SP
SPECIFIER: ALFORD ASSOCIATES

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUD Rating	Description	[MANUFACT]	Filename
☐	6	SL25	Single	5660	41.88	0.850	B1-UG-G1	OFF-S-A01-740-T2M-AR1-UNV-HS- BK, SSS-24-4-7-DX-FINISH	SIGNIFY CANADA LTD	OFF-S-A01-740-T2M-HIS-ies
☐	8	SL38	Single	5761	41.88	0.850	B1-UG-G2	OFF-S-A01-740-T3M-AR1-UNV-HS- BK, SSS-24-4-7-DX-FINISH	SIGNIFY CANADA LTD	OFF-S-A01-740-T3M-HIS-ies
☐	15	SL48	Single	11962	90.68	0.850	B1-UG-G2	OFF-S-A04-740-T4M-AR1-UNV-HS- BK, SSS-24-4-7-DX-FINISH	SIGNIFY CANADA LTD	OFF-S-A04-740-T4M-HIS-ies
☐	11	WP2	Single	5660	41.88	0.850	B1-UG-G1	OFF-S-A01-740-T2M-WAL-UNV-HS- BK, Wall Mounted 24ft	SIGNIFY CANADA LTD	OFF-S-A01-740-T2M-HIS-ies
☐	10	WP4	Single	11962	90.68	0.850	B1-UG-G2	OFF-S-A04-740-T4M-WAL-UNV-HS- BK, Wall Mounted 24ft	SIGNIFY CANADA LTD	OFF-S-A04-740-T4M-HIS-ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Site	Illuminance	Fc	0.46	2.8	0.0	N.A.	N.A.	10ft Grid
Front Parking	Illuminance	Fc	1.13	2.0	0.5	2.26	4.00	10ft Grid
Loading Area	Illuminance	Fc	1.84	3.7	0.7	2.63	5.29	10ft Grid
Rear Trailer Parking	Illuminance	Fc	1.04	3.7	0.1	10.40	37.00	10ft Grid

NF DEBORAH A MICHAICHINE & ALEXANDER MICHAICHINE, JR
#160 OLD PROUDNOCK RD
(VOL. 106, PG. 206)

NF STATE OF CONNECTICUT
#60 OLD PROUDNOCK RD
(VOL. 121, PG. 98)

GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
205 BAKER HOLLOW ROAD
CONDYNE
WINDSOR, CT

DRAWING TITLE:
SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=60'-0"
DATE : 5/2/23
DRAWN BY: LED/PD
SHEET:
SL-1

FILE NAME: 2023-05-02 SL-1-205 BAKER HOLLOW ROAD - CONDYNE - WINDSOR, CT.dwg