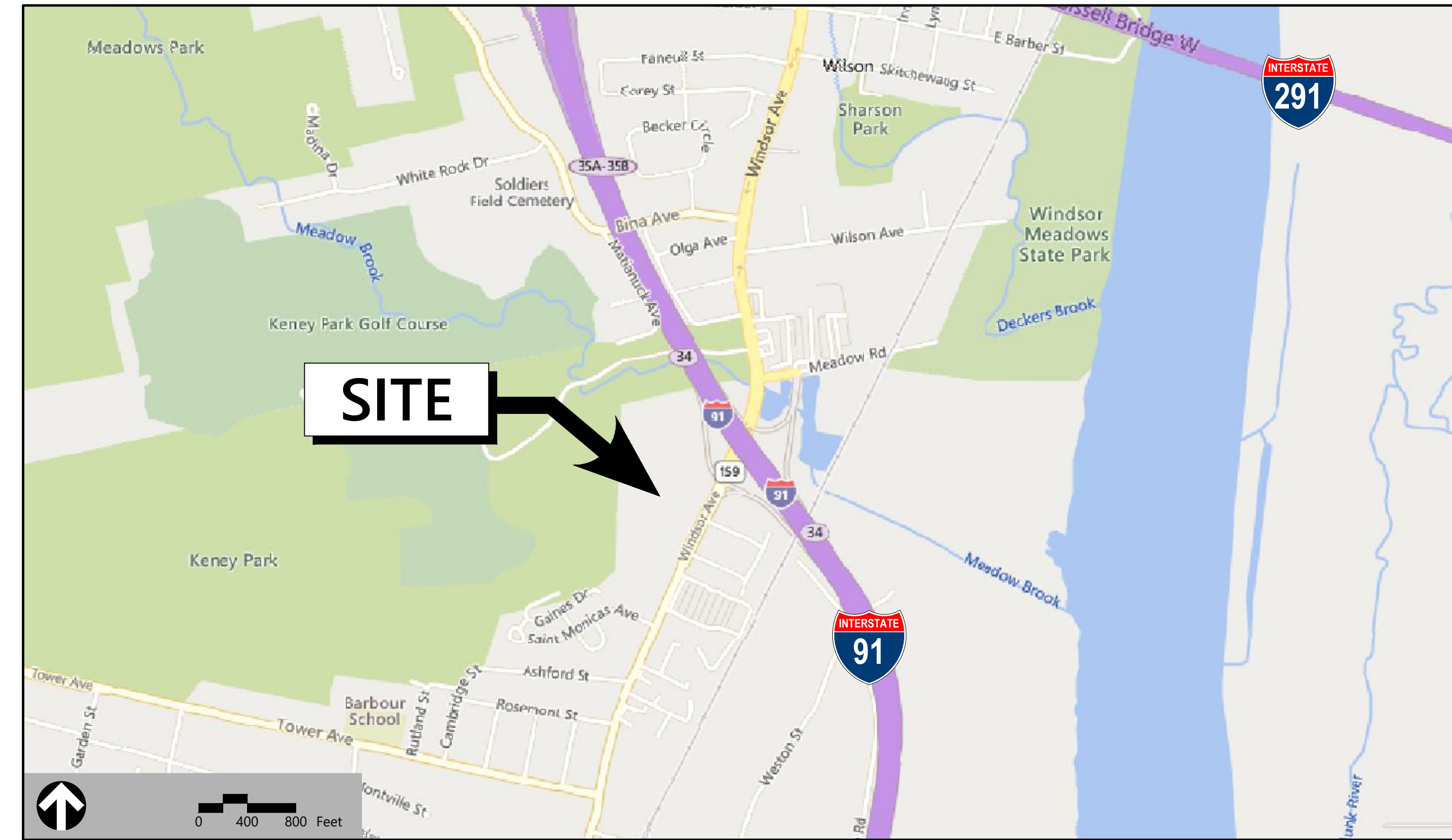


# Site Plans

Issued for Site Plan Approval  
 Date Issued June 6, 2023  
 Latest Issue June 6, 2023

## Wilson Center Mixed-Use Development

29 Windsor Ave  
Windsor, CT 06095



### Owner

Dijon, LLC  
1500 Main Street  
Suite 255  
Springfield, MA 01103

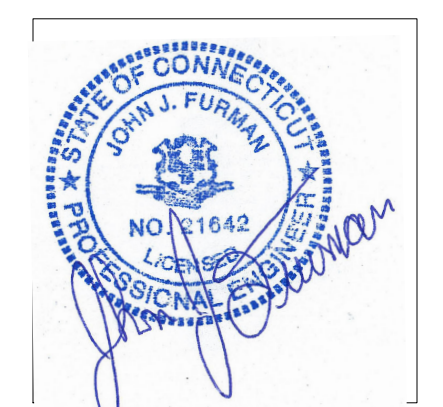
### Applicant

Dijon, LLC  
1500 Main Street  
Suite 255  
Springfield, MA 01103

**Accessor's Map: 81  
Block: 9  
Lot: 12**

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C-4	Layout and Materials Plan	June 6, 2023
C-5	Grading and Drainage Plan	June 6, 2023
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C-7	Erosion and Sediment Control Plan	June 6, 2023
C-8	Details	June 6, 2023
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C-12	Details	June 6, 2023
C-13	Fire Truck Route	June 6, 2023

Reference Drawings		
No.	Drawing Title	Latest Issue
VB101	ALTA/NSPS Land Title Survey	December 6, 2017
VB102	ALTA/NSPS Land Title Survey	December 6, 2017
SL-2	Site Lighting Photometric Calculation	June 5, 2023
L-401	Planting Plan	June 6, 2023
L-402	Planting Details	June 6, 2023





One Federal Street  
Building 103-3N  
Springfield, MA 01105  
413.747.7113

Legend

Legend table with columns: Exist., Prop., and descriptions for various site features like Property Line, Easement, Parking Setback, Baseline, Zoning Line, Wetland Line, FLOODPLAIN, BORDERING LAND SUBJECT TO FLOODING, WETLAND BUFFER ZONE, NO DISTURB ZONE, 200' RIVERFRONT AREA, GRAVEL ROAD, EDGE OF PAVEMENT, BITUMINOUS BERM, BITUMINOUS CURB, CONCRETE CURB, CURB AND GUTTER, EXTRUDED CONCRETE CURB, MONOLITHIC CONCRETE CURB, PRECAST CONC. CURB, SLOPED GRAN. EDGING, VERT. GRAN. CURB, LIMIT OF CURB TYPE, SAWCUT, BUILDING, BUILDING ENTRANCE, LOADING DOCK, BOLLARD, DUMPSTER PAD, SIGN, DOUBLE SIGN, STEEL GUARDRAIL, WOOD GUARDRAIL, PATH, TREE LINE, WIRE FENCE, FENCE, STOCKADE FENCE, STONE WALL, RETAINING WALL, STREAM / POND / WATER COURSE, DETENTION BASIN, HAY BALES, SILT FENCE, SILT SOCK / STRAW WATTLE, MINOR CONTOUR, MAJOR CONTOUR, PARKING COUNT, COMPACT PARKING STALLS, DOUBLE YELLOW LINE, STOP LINE, CROSSWALK, ACCESSIBLE CURB RAMP, ACCESSIBLE PARKING, VAN-ACCESSIBLE PARKING.

Abbreviations

Abbreviations table with columns: General, and descriptions for terms like ABANDON, ACCESSIBLE CURB RAMP, ADJUST, APPROXIMATE, BITUMINOUS, BOTTOM OF CURB ELEVATION, BROKEN WHITE LANE LINE, CONCRETE, CONSTRUCTION EXIT, TOP OF CURB ELEVATION, BOTTOM OF CURB ELEVATION, SPOT ELEVATION, TOP & BOTTOM OF WALL ELEVATION, BORING LOCATION, TEST PIT LOCATION, MONITORING WELL, UNDERDRAIN, DRAIN, ROOF DRAIN, SEWER, FORCE MAIN, OVERHEAD WIRE, WATER, FIRE PROTECTION, DOMESTIC WATER, GAS, ELECTRIC, STEAM, TELEPHONE, FIRE ALARM, CABLE TV, CATCH BASIN CONCENTRIC, CATCH BASIN ECCENTRIC, DOUBLE CATCH BASIN CONCENTRIC, DOUBLE CATCH BASIN ECCENTRIC, GUTTER INLET, DRAIN MANHOLE CONCENTRIC, DRAIN MANHOLE ECCENTRIC, TRENCH DRAIN, PLUG OR CAP, CLEANOUT, FLARED END SECTION, HEADWALL, SEWER MANHOLE CONCENTRIC, SEWER MANHOLE ECCENTRIC, CURB STOP & BOX, WATER VALVE & BOX, TAPPING SLEEVE, VALVE & BOX, FIRE DEPARTMENT CONNECTION, FIRE HYDRANT, WATER METER, POST INDICATOR VALVE, WATER WELL, GAS GATE, GAS METER, ELECTRIC MANHOLE, ELECTRIC METER, LIGHT POLE, TELEPHONE MANHOLE, TRANSFORMER PAD, UTILITY POLE, GUY POLE, GUY WIRE & ANCHOR, HAND HOLE, PULL BOX, MATCHLINE, CATCH BASIN, CORRUGATED METAL PIPE, CLEANOUT, DOUBLE CATCH BASIN, DRAIN MANHOLE, CAST IRON PIPE, CONDUIT, DUCTILE IRON PIPE, FLARED END SECTION, FRAME AND GRATE, FRAME AND COVER, GUTTER INLET, GREASE TRAP, HIGH DENSITY POLYETHYLENE PIPE, HANDHOLE, HEADWALL, HYDRANT, INVERT ELEVATION, INVERT ELEVATION, LIGHT POLE, METAL END SECTION, POST INDICATOR VALVE, PAVED WATER WAY, POLYVINYLCHLORIDE PIPE, REINFORCED CONCRETE PIPE, RIM ELEVATION, RIM ELEVATION, SEWER MANHOLE, STORMCEPTOR WATER QUALITY UNIT, TAPPING SLEEVE, VALVE AND BOX, UNDERGROUND, UTILITY POLE.

Notes

- CONTRACTOR SHALL NOTIFY 'CALL BEFORE YOU DIG' (1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
  - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
  - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
  - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
  - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
  - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
  - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
  - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
  - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- Utilities
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
  - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
  - SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
  - RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
    - PAVEMENTS AND CONCRETE SURFACES: FLUSH
    - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
    - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
  - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
  - CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
  - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
    - WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON (CLDI) FOR FIRE PROTECTION AND TYPE 'K' COPPER FOR DOMESTIC SERVICES
    - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
    - STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)
  - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
  - CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
  - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE CURB (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. HOWEVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- ALTA/NSPS LAND TITLE SURVEY WAS PREPARED BY LANGAN DATED DECEMBER 6, 2017. A PORTION OF THE OFF-SITE INFORMATION IS NOT SURVEYED.
- A GEOTECHNICAL REPORT WAS PREPARED BY WHITESTONE ASSOCIATES, INC., DATED OCTOBER 17, 2017.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Wilson Center  
Mixed-Use Development

29 Windsor Avenue  
Windsor, Connecticut

Table with columns: No., Revision, Date, Apprd.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

Site Plan Approval June 6, 2023

Not For Construction

Legend, Abbreviations  
and General Notes

Professional seal of Jeffrey Galambos, State of Connecticut, No. 11642, dated 06/06/23. Includes sheet number 1 of 13.

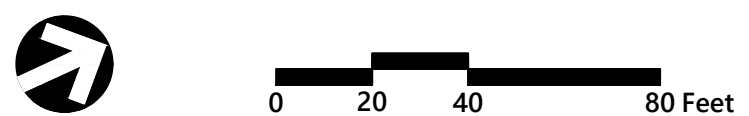


One Federal Street  
Building 103-3N  
Springfield, MA 01105  
413.747.7113



ZONE: B2  
MAP 81 BLOCK 9 LOT 10  
NOW OR FORMERLY  
STATE OF CONNECTICUT  
VOL 969 PAGE 25B  
#9 WINDSOR AVENUE

ZONE: B2  
MAP 81 BLOCK 9 LOT 11  
NOW OR FORMERLY  
ADVANCED GAS COMPANY INC  
VOL 1179 PAGE 529  
#17 WINDSOR AVENUE



### Wilson Center Mixed-Use Development 29 Windsor Avenue Windsor, Connecticut

No.	Revision	Date	Appr.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

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Drawing Title

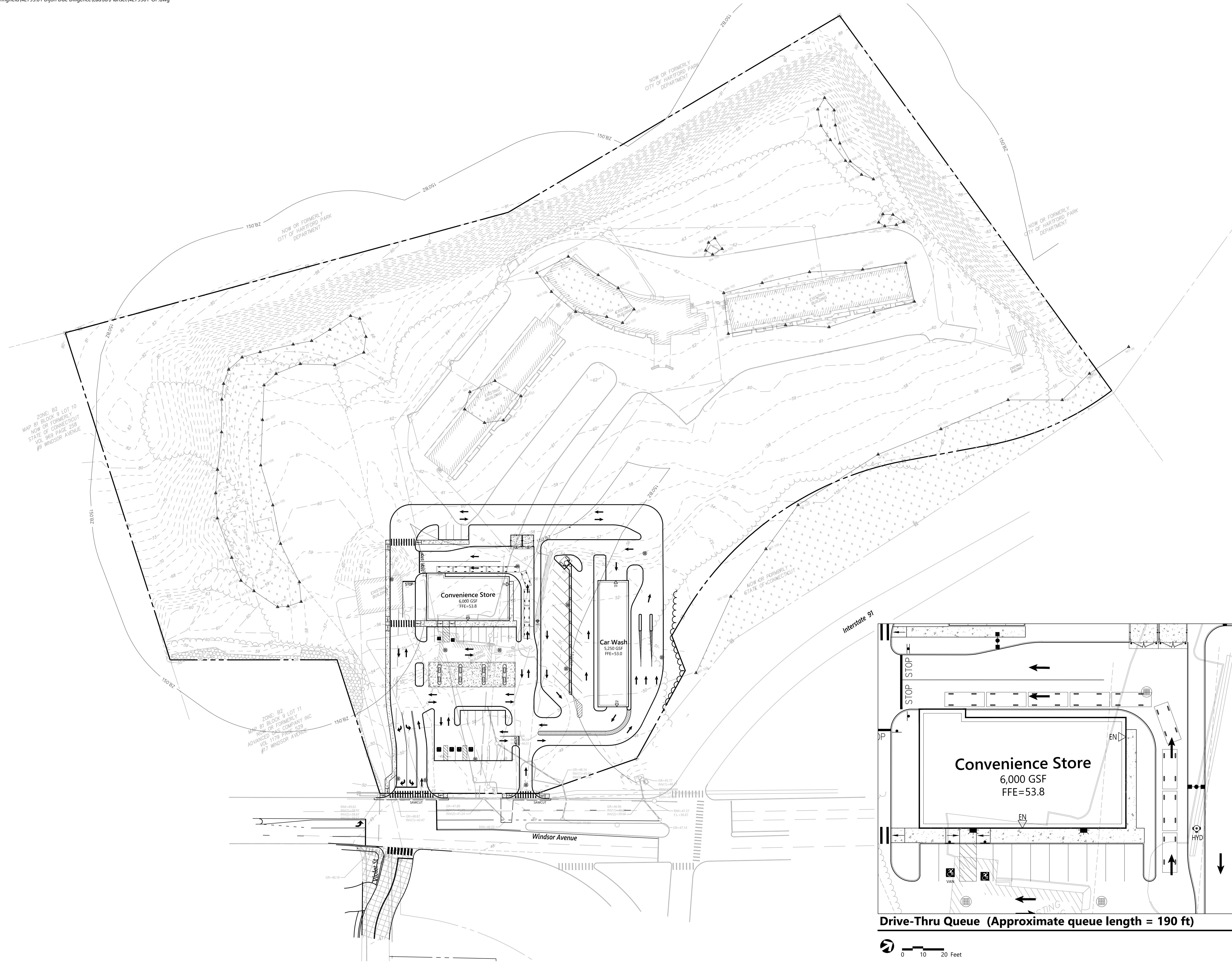
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Drawing Number



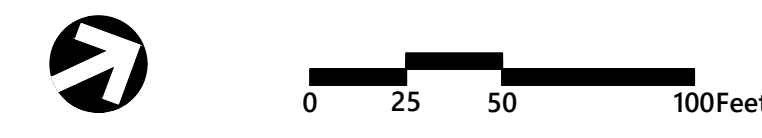
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Sheet of 14  
2 of 14



ZONE: B2  
MAP 81 BLOCK 9 LOT 10  
NOW OR FORMERLY  
STATE OF CONNECTICUT  
VOL. 969 PAGE 298  
#9 WINDSOR AVENUE

ZONE: B2  
MAP 81 BLOCK 9 LOT 11  
NOW OR FORMERLY  
ADVANCED TAC COMPANY INC  
VOL. 1179 PAGE 529  
#17 WINDSOR AVENUE



### Wilson Center Mixed-Use Development

29 Windsor Avenue  
Windsor, Connecticut

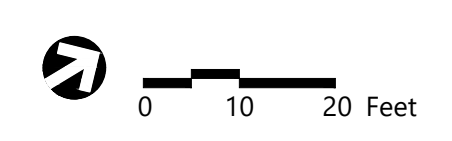
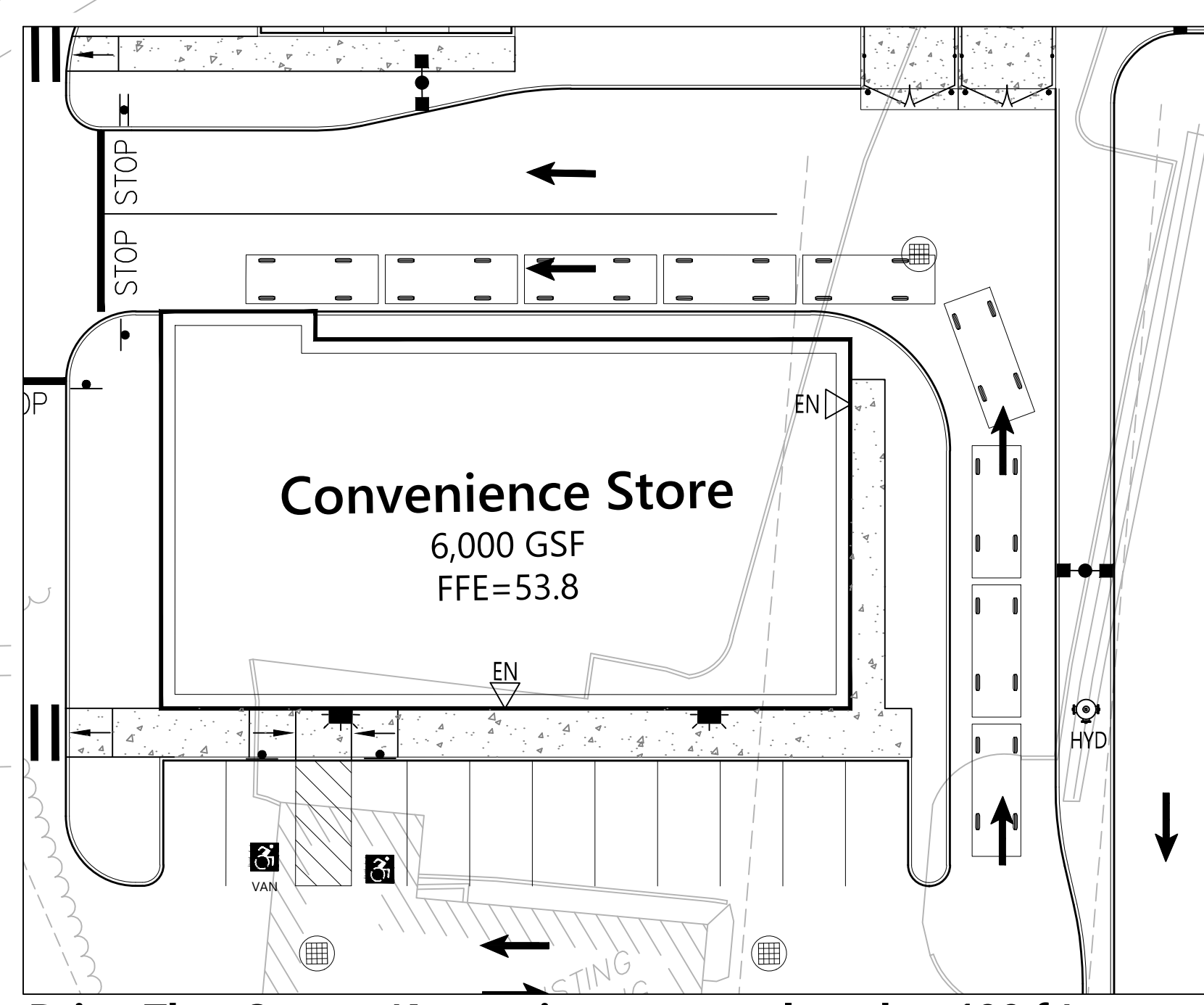
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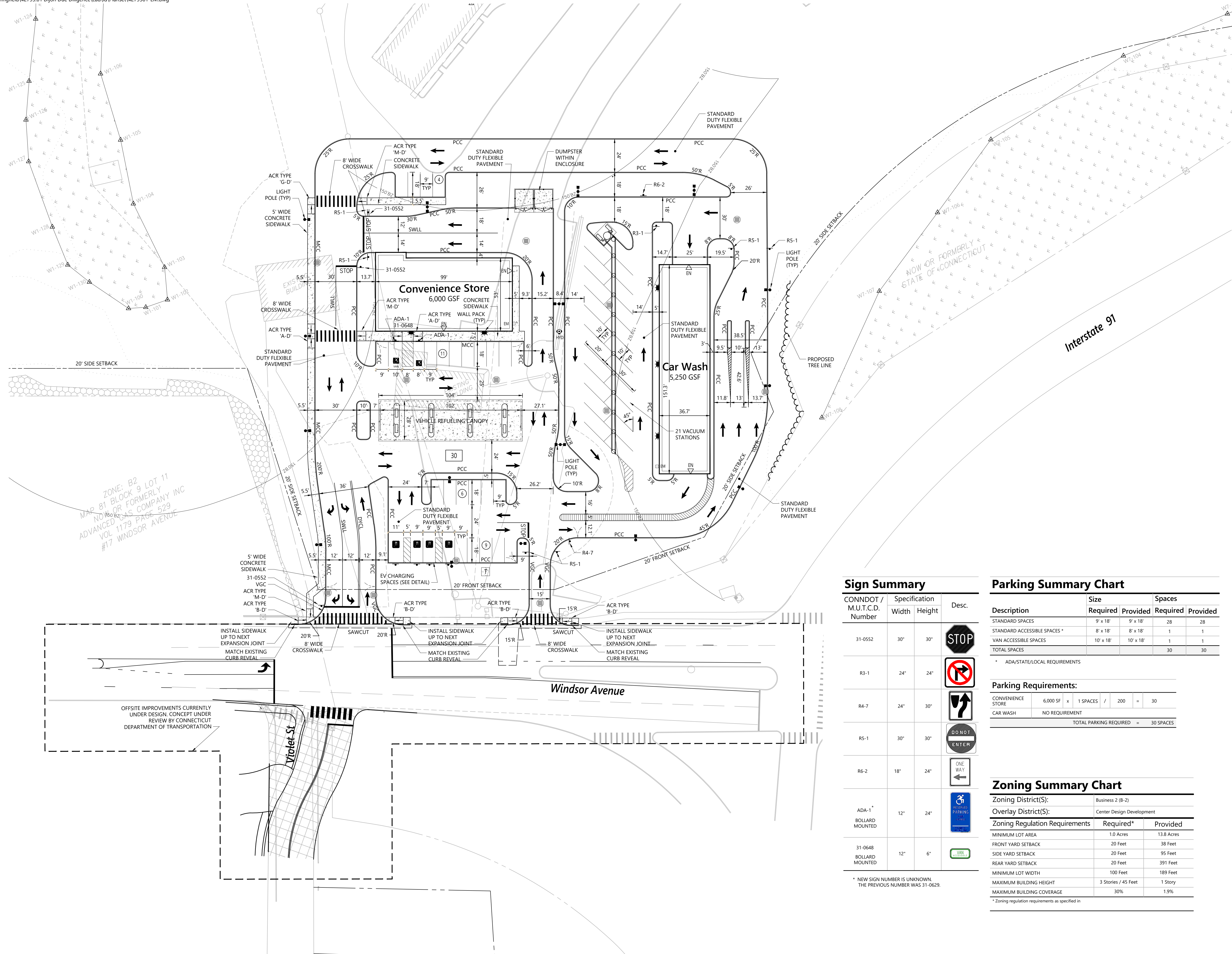
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Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

Not For Construction  
Drawing Title

**Overall Site Plan**

Professional Engineer Seal for John J. Furman, No. 1642, State of Connecticut. Includes sheet number **C-3** and page number 3 of 13.





ZONE: B2  
MAP 81 BLOCK 9 LOT 11  
NOW OR FORMERLY  
ADVANCED GAS COMPANY INC  
VOL 1179 PAGE 529  
#17 WINDSOR AVENUE

### Sign Summary

CONNDOT / M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
31-0552	30"	30"	
R3-1	24"	24"	
R4-7	24"	30"	
R5-1	30"	30"	
R6-2	18"	24"	
ADA-1 BOLLARD MOUNTED	12"	24"	
31-0648 BOLLARD MOUNTED	12"	6"	

\* NEW SIGN NUMBER IS UNKNOWN, THE PREVIOUS NUMBER WAS 31-0629.

### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	28	28
STANDARD ACCESSIBLE SPACES *	8' x 18'	8' x 18'	1	1
VAN ACCESSIBLE SPACES	10' x 18'	10' x 18'	1	1
TOTAL SPACES			30	30

\* ADA/STATE/LOCAL REQUIREMENTS

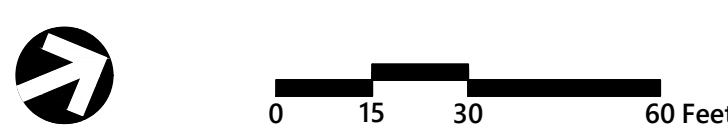
### Parking Requirements:

CONVENIENCE STORE	6,000 SF	x	1 SPACES	/	200	=	30
CAR WASH	NO REQUIREMENT						
		TOTAL PARKING REQUIRED				=	30 SPACES

### Zoning Summary Chart

Zoning District(S):	Business 2 (B-2)
Overlay District(S):	Center Design Development
Zoning Regulation Requirements	Required* / Provided
MINIMUM LOT AREA	1.0 Acres / 13.8 Acres
FRONT YARD SETBACK	20 Feet / 38 Feet
SIDE YARD SETBACK	20 Feet / 95 Feet
REAR YARD SETBACK	20 Feet / 391 Feet
MINIMUM LOT WIDTH	100 Feet / 189 Feet
MAXIMUM BUILDING HEIGHT	3 Stories / 45 Feet / 1 Story
MAXIMUM BUILDING COVERAGE	30% / 1.9%

\* Zoning regulation requirements as specified in



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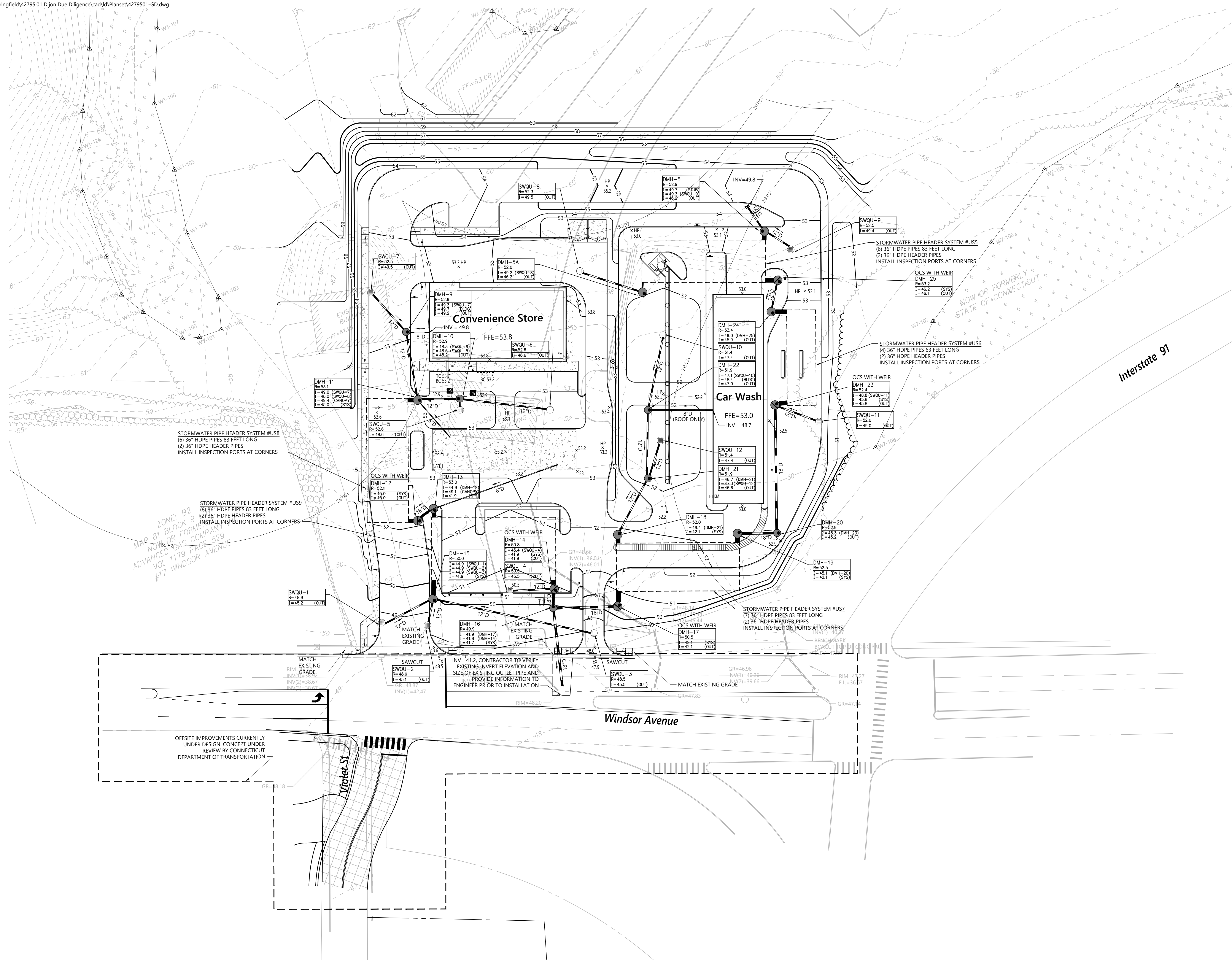
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## Layout and Materials Plan

Drawing Number: \_\_\_\_\_

**C-4**

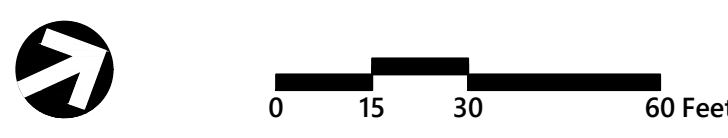
Sheet 4 of 13



MAP ZONE: B2  
MAP B1 BLOCK 9  
NO. 82 OR FORMERLY  
ADVANCED GAS COMPANY  
VOL 1179 PAGE 529  
#17 WINDSOR AVENUE

NOW OR FORMERLY  
STATE OF CONNECTICUT

- NOTES:
- 1) ALL CATCH BASINS ON SITE ARE TO BE STORMCEPTOR 450I WATER QUALITY UNITS.



### Wilson Center Mixed-Use Development

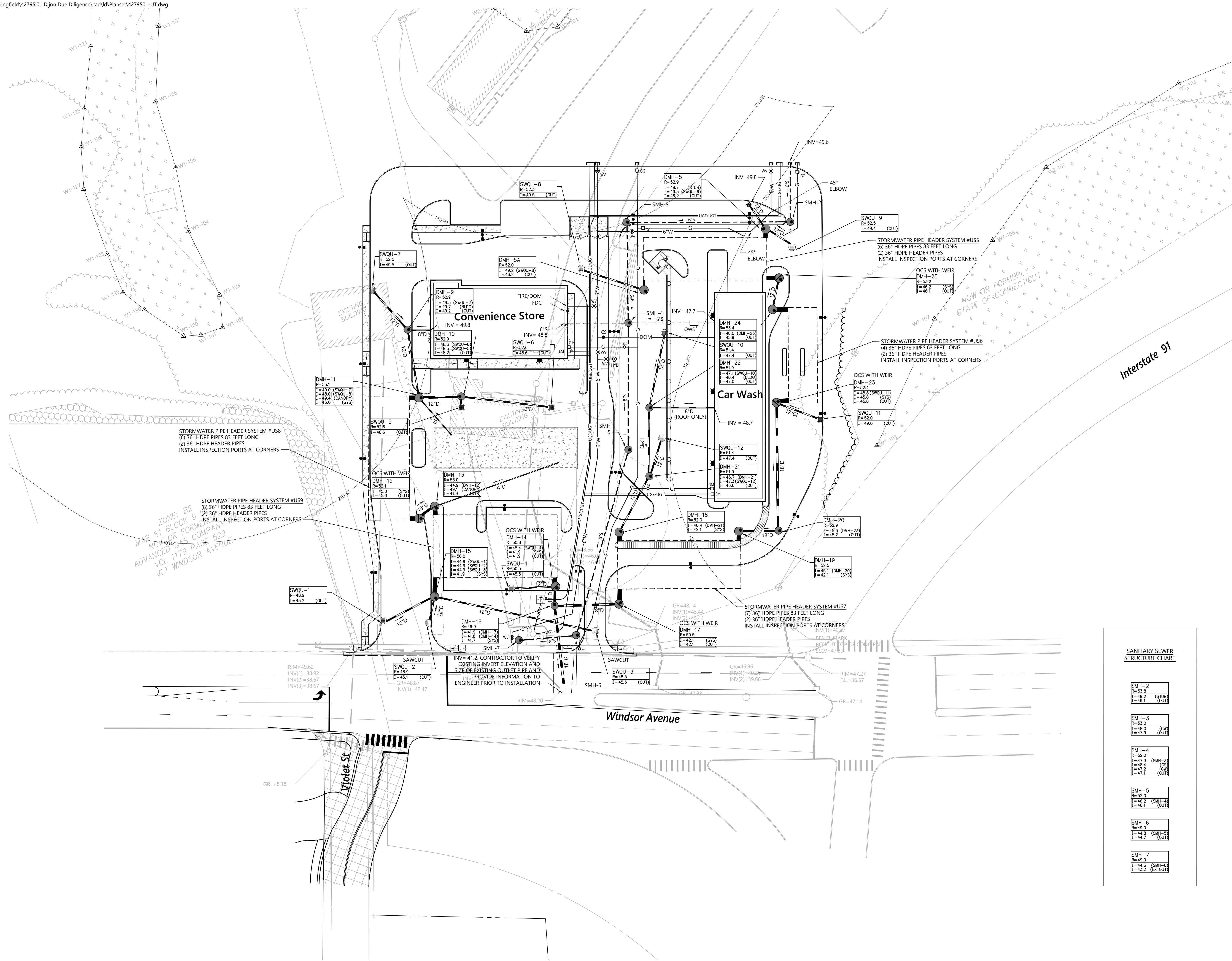
29 Windsor Avenue  
Windsor, Connecticut

No.	Revision	Date	App'd.

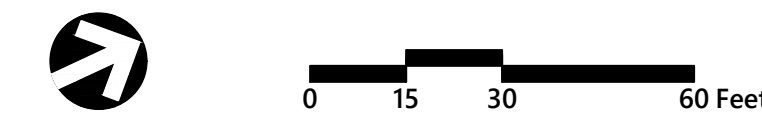
Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

Not For Construction  
Drawing Title  
**Grading and Drainage Plan**  
Drawing Number

**C-5**  
Sheet of 13  
Project Number  
42795.01



MAP ZONE: B2  
NO. 81 BLOCK 9  
NOW OR FORMERLY  
ADVANCED GAS COMPANY  
VOL 1179 PAGE 529  
#17 WINDSOR AVENUE



### Wilson Center Mixed-Use Development

29 Windsor Avenue  
Windsor, Connecticut

No.	Revision	Date	Appr.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

**Site Plan Approval** June 6, 2023

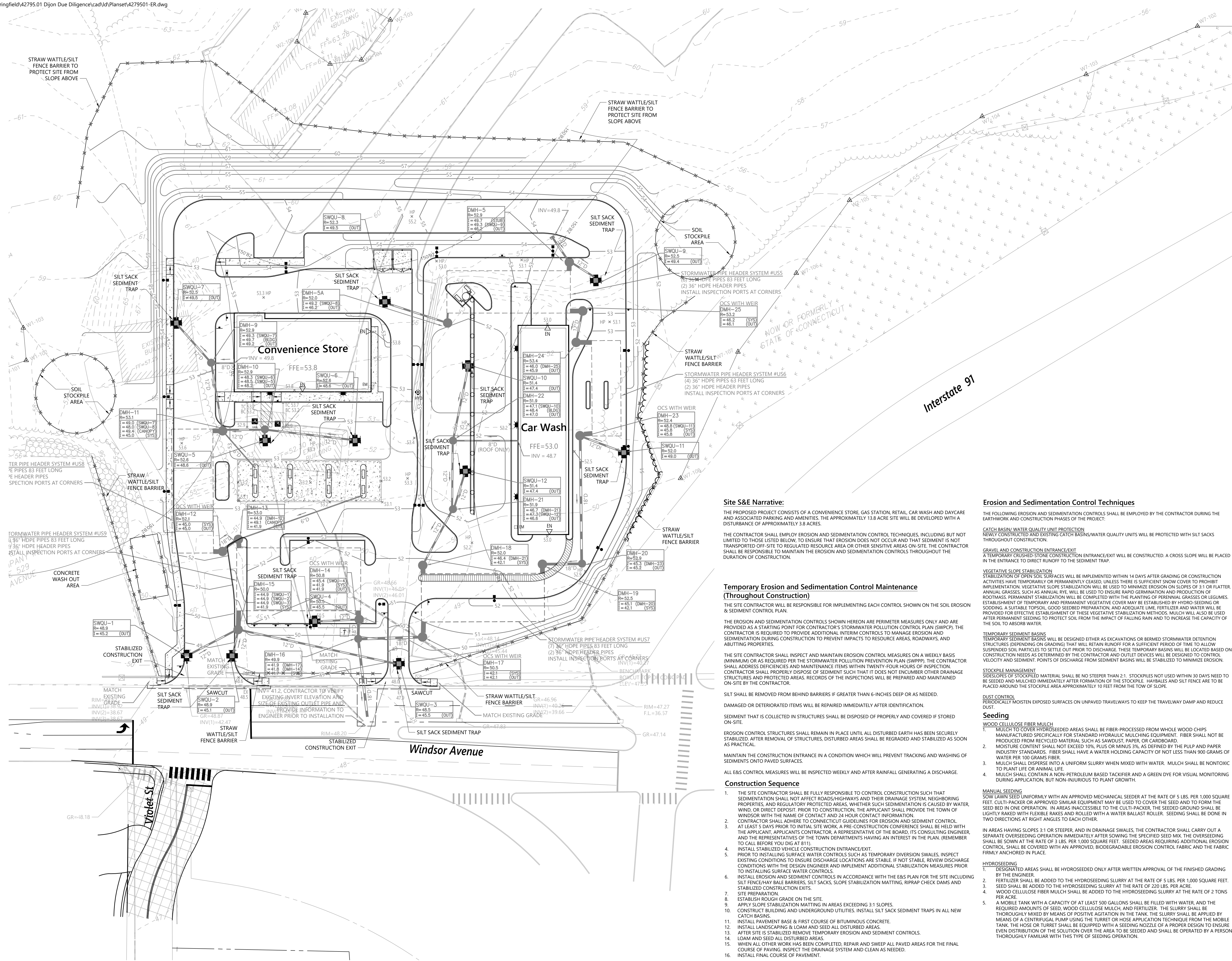
Not For Construction  
Drawing Title  
**Utility Plan**  
Drawing Number



# C-6



One Federal Street  
Building 103-3N  
Springfield, MA 01105  
413.747.7113



**Site S&E Narrative:**  
THE PROPOSED PROJECT CONSISTS OF A CONVENIENCE STORE, GAS STATION, RETAIL, CAR WASH AND DAYCARE AND ASSOCIATED PARKING AND AMENITIES. THE APPROXIMATELY 13.8 ACRE SITE WILL BE DEVELOPED WITH A DISTURBANCE OF APPROXIMATELY 3.8 ACRES.

THE CONTRACTOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROL TECHNIQUES, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW, TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF-SITE TO REGULATED RESOURCE AREA OR OTHER SENSITIVE AREAS ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.

**Temporary Erosion and Sedimentation Control Maintenance (Throughout Construction)**  
THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SOIL EROSION & SEDIMENT CONTROL PLAN.

THE EROSION AND SEDIMENTATION CONTROLS SHOWN HEREON ARE PERIMETER MEASURES ONLY AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION CONTROL PLAN (SWPCP). THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL PREVENT IMPACTS TO RESOURCE AREAS, ROADWAYS, AND ADJUTING PROPERTIES.

THE SITE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE. EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

ALL E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL GENERATING A DISCHARGE.

- Construction Sequence**
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM. NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WIND, WIND, OR DIRECT DEPOSIT, PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WINDSOR WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
  2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
  3. AT LEAST 5 DAYS PRIOR TO INITIAL SITE WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE APPLICANT, APPLICANT'S CONTRACTOR, A REPRESENTATIVE OF THE BOARD, ITS CONSULTING ENGINEER AND THE REPRESENTATIVES OF THE TOWN DEPARTMENTS HAVING AN INTEREST IN THE PLAN. (REMEMBER TO CALL BEFORE YOU DIG AT 811).
  4. PRIOR TO INSTALLING SURFACE WATER CONTROL STRUCTURES SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
  5. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILT FENCE/HAY BALE BARRIERS, SILT SACKS, SLOPE STABILIZATION MATTING, RIPRAP CHECK DAMS AND SITE PREPARATION.
  6. ESTABLISH ROUGH GRADE ON THE SITE.
  7. APPLY SLOPE STABILIZATION MATTING IN AREAS EXCEEDING 3:1 SLOPES.
  8. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SACK SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
  9. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
  10. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
  11. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
  12. LOAM AND SEED ALL DISTURBED AREAS.
  13. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
  14. INSTALL FINAL COURSE OF PAVEMENT.

**Erosion and Sedimentation Control Techniques**  
THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EXISTING AND CONSTRUCTION PHASES OF THE PROJECT.

**CATCH BASIN/WATER QUALITY UNIT PROTECTION**  
NEWLY CONSTRUCTED AND EXISTING CATCH BASIN/WATER QUALITY UNITS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

**GRAVEL AND CONSTRUCTION ENTRANCE/EXIT**  
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

**VEGETATIVE SLOPE STABILIZATION**  
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SCODDING. A SUITABLE TOPSOIL, GOOD SEEDING PREPARATION, AND ADEQUATE FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

**TEMPORARY SEDIMENT BASINS**  
TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES (DEPENDS ON GRADING) THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. THESE TEMPORARY BASINS WILL BE LOCATED BASED ON CONSTRUCTION NEEDS AS DETERMINED BY THE CONTRACTOR AND OUTLET DEVICES WILL BE DESIGNED TO CONTROL VELOCITY AND SEDIMENT POINTS OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION.

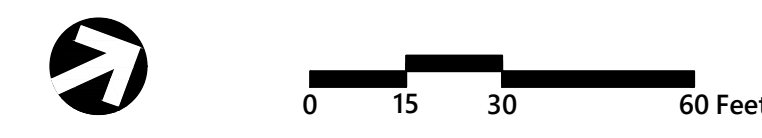
**STOCKPILE MANAGEMENT**  
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDING AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. HAYBALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

**DUST CONTROL**  
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

**Seeding**  
**WOOD CELLULOSE FIBER MULCH**  
1. MULCH TO COVER HYDROSEEDED AREAS SHALL BE FIBER-PROCESSED FROM WHOLE WOOD CHIPS MANUFACTURED SPECIFICALLY FOR STANDARD HYDRAULIC MULCHING EQUIPMENT. FIBER SHALL NOT BE PRODUCED FROM RECYCLED MATERIAL SUCH AS SAWDUST, PAPER, OR CARDBOARD.  
2. SEED SHALL BE ADDED TO THE HYDROSEEDING SLURRY AT THE RATE OF 220 LBS. PER ACRE.  
3. WOOD CELLULOSE FIBER MULCH SHALL BE ADDED TO THE HYDROSEEDING SLURRY AT THE RATE OF 2 TONS PER ACRE.  
4. A MOBILE TANK WITH A CAPACITY OF AT LEAST 500 GALLONS SHALL BE FILLED WITH WATER, AND THE REQUIRED AMOUNTS OF SEED, WOOD CELLULOSE MULCH, AND FERTILIZER. THE SLURRY SHALL BE THOROUGHLY MIXED BY MEANS OF POSITIVE AGITATION IN THE TANK. THE SLURRY SHALL BE APPLIED BY MEANS OF A CENTRIFUGAL PUMP USING THE TURRET OR HOSE APPLICATION TECHNIQUE FROM THE MOBILE TANK. THE HOSE OR TURRET SHALL BE EQUIPPED WITH A SEEDING NOZZLE OF A PROPER DESIGN TO ENSURE EVEN DISTRIBUTION OF THE SOLUTION OVER THE AREA TO BE SEEDING AND SHALL BE OPERATED BY A PERSON THOROUGHLY FAMILIAR WITH THIS TYPE OF SEEDING OPERATION.

**MANUAL SEEDING**  
SOW LAWN SEED UNIFORMLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER THE SEED AND TO FORM THE SEED BED IN ONE OPERATION. IN AREAS INACCESSIBLE TO THE CULTI-PACKER, THE SEEDING GROUND SHALL BE LIGHTLY RAKED WITH FLEXIBLE RAKES AND ROLLED WITH A WATER BALLAST ROLLER. SEEDING SHALL BE DONE IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

**HYDROSEEDING**  
1. DESIGNATED AREAS SHALL BE HYDROSEEDING ONLY AFTER WRITTEN APPROVAL OF THE FINISHED GRADING BY THE ENGINEER.  
2. FERTILIZER SHALL BE ADDED TO THE HYDROSEEDING SLURRY AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET.  
3. SEED SHALL BE ADDED TO THE HYDROSEEDING SLURRY AT THE RATE OF 220 LBS. PER ACRE.  
4. WOOD CELLULOSE FIBER MULCH SHALL BE ADDED TO THE HYDROSEEDING SLURRY AT THE RATE OF 2 TONS PER ACRE.  
5. A MOBILE TANK WITH A CAPACITY OF AT LEAST 500 GALLONS SHALL BE FILLED WITH WATER, AND THE REQUIRED AMOUNTS OF SEED, WOOD CELLULOSE MULCH, AND FERTILIZER. THE SLURRY SHALL BE THOROUGHLY MIXED BY MEANS OF POSITIVE AGITATION IN THE TANK. THE SLURRY SHALL BE APPLIED BY MEANS OF A CENTRIFUGAL PUMP USING THE TURRET OR HOSE APPLICATION TECHNIQUE FROM THE MOBILE TANK. THE HOSE OR TURRET SHALL BE EQUIPPED WITH A SEEDING NOZZLE OF A PROPER DESIGN TO ENSURE EVEN DISTRIBUTION OF THE SOLUTION OVER THE AREA TO BE SEEDING AND SHALL BE OPERATED BY A PERSON THOROUGHLY FAMILIAR WITH THIS TYPE OF SEEDING OPERATION.



# Wilson Center Mixed-Use Development

29 Windsor Avenue  
Windsor, Connecticut

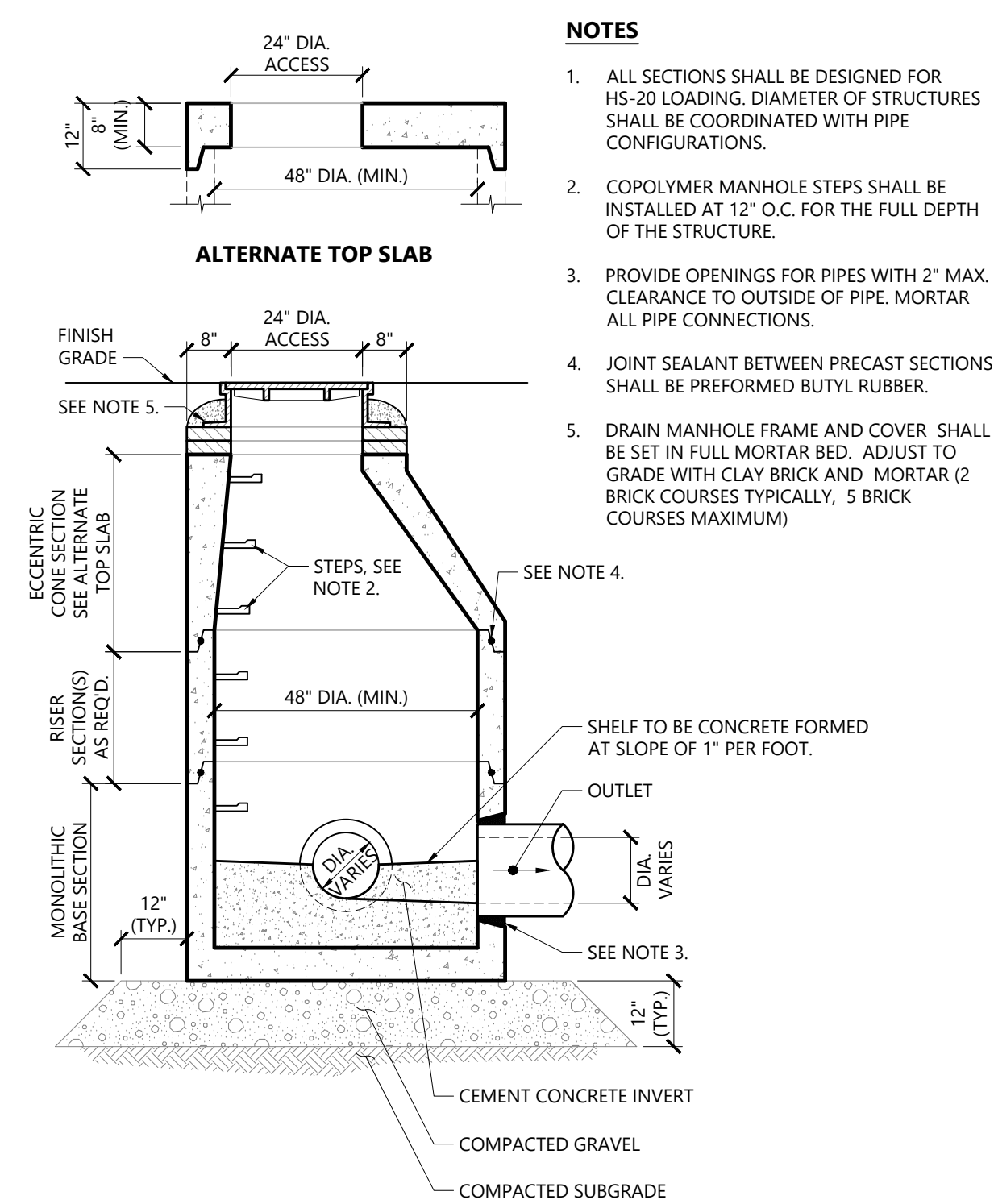
No.	Revision	Date	Appr.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

## Not For Construction Erosion and Sediment Control Plan

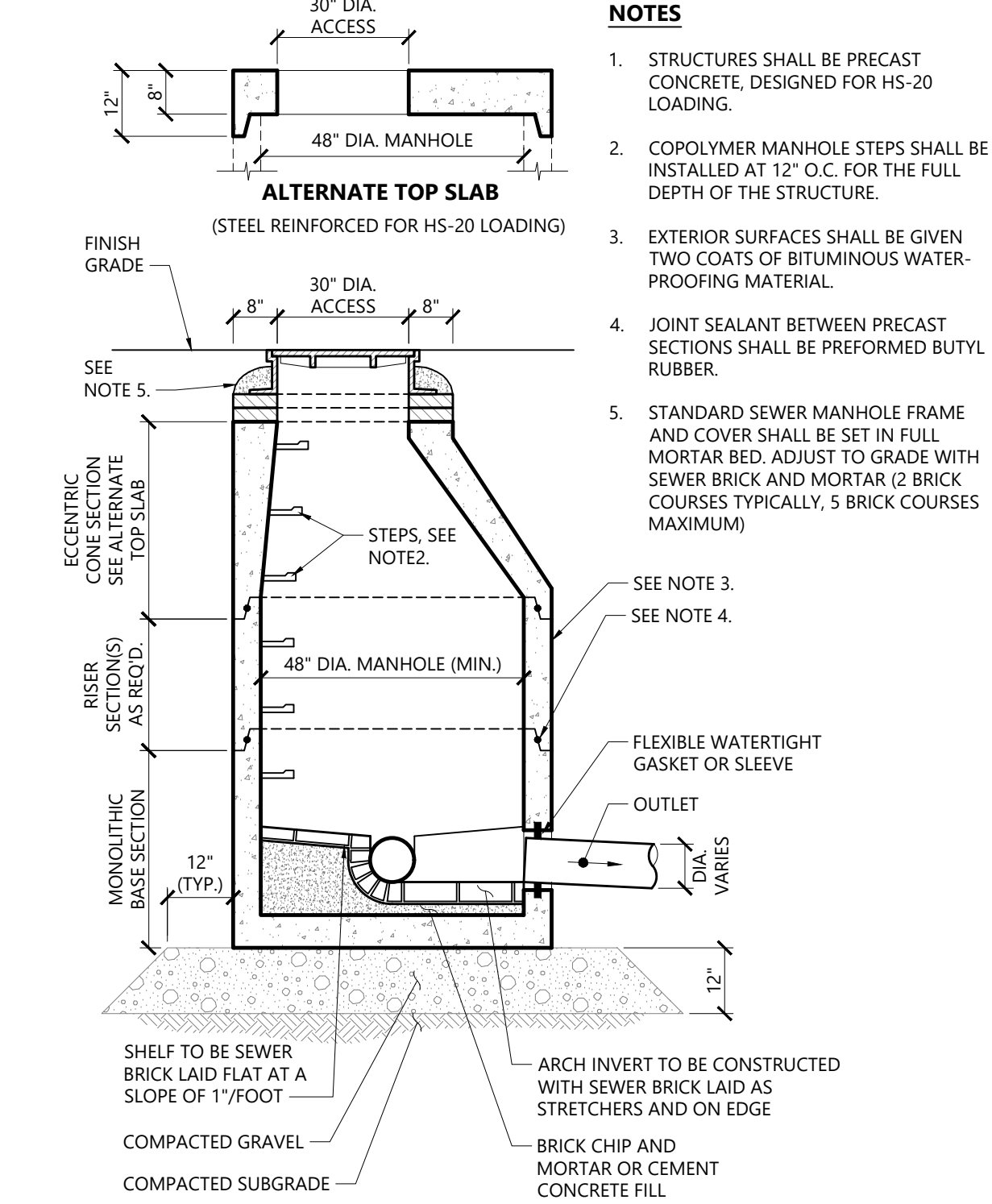
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**C-7**  
Sheet 7 of 13





- NOTES**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
  - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
  - PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
  - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
  - DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

**Drain Manhole (DMH)** 1/16  
N.T.S. Source: VHB LD\_115

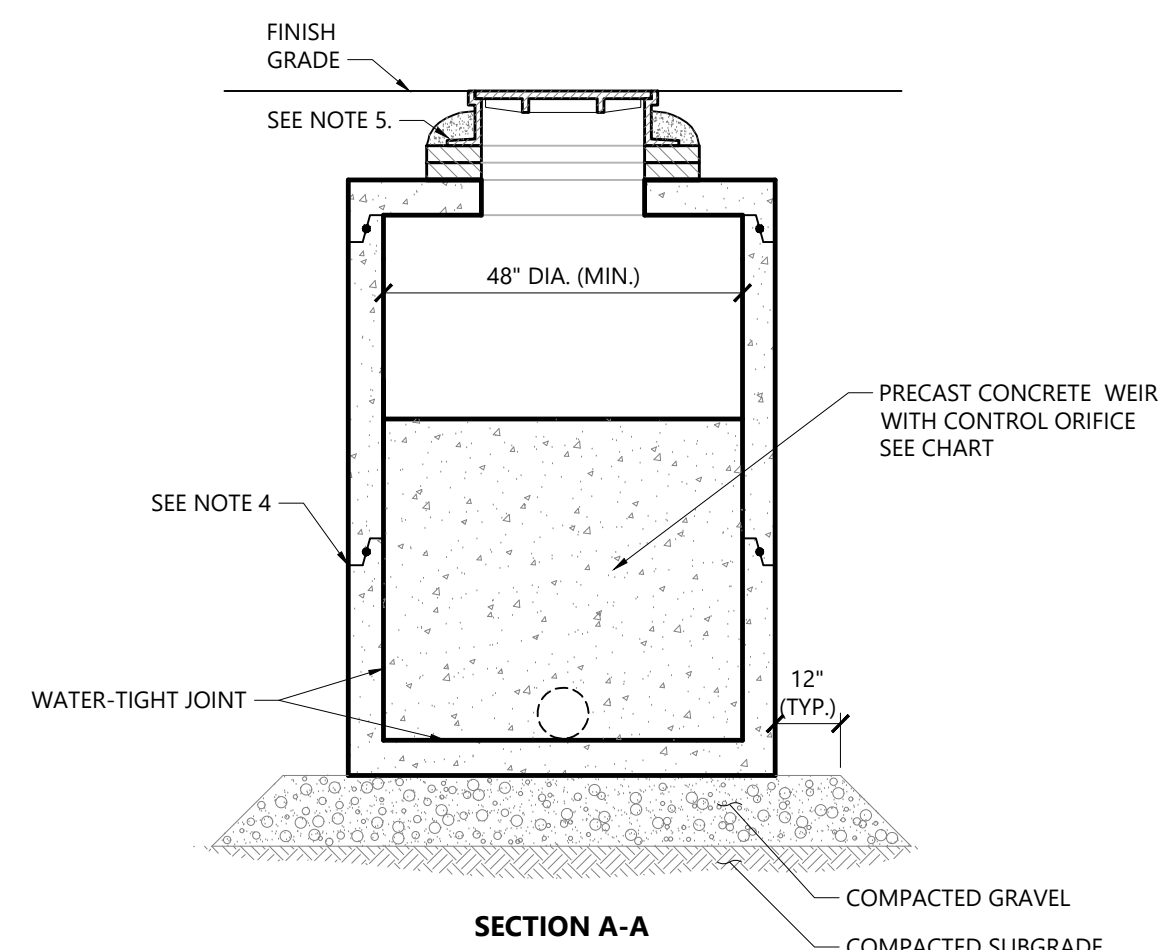


- NOTES**
- STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
  - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
  - EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
  - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
  - STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

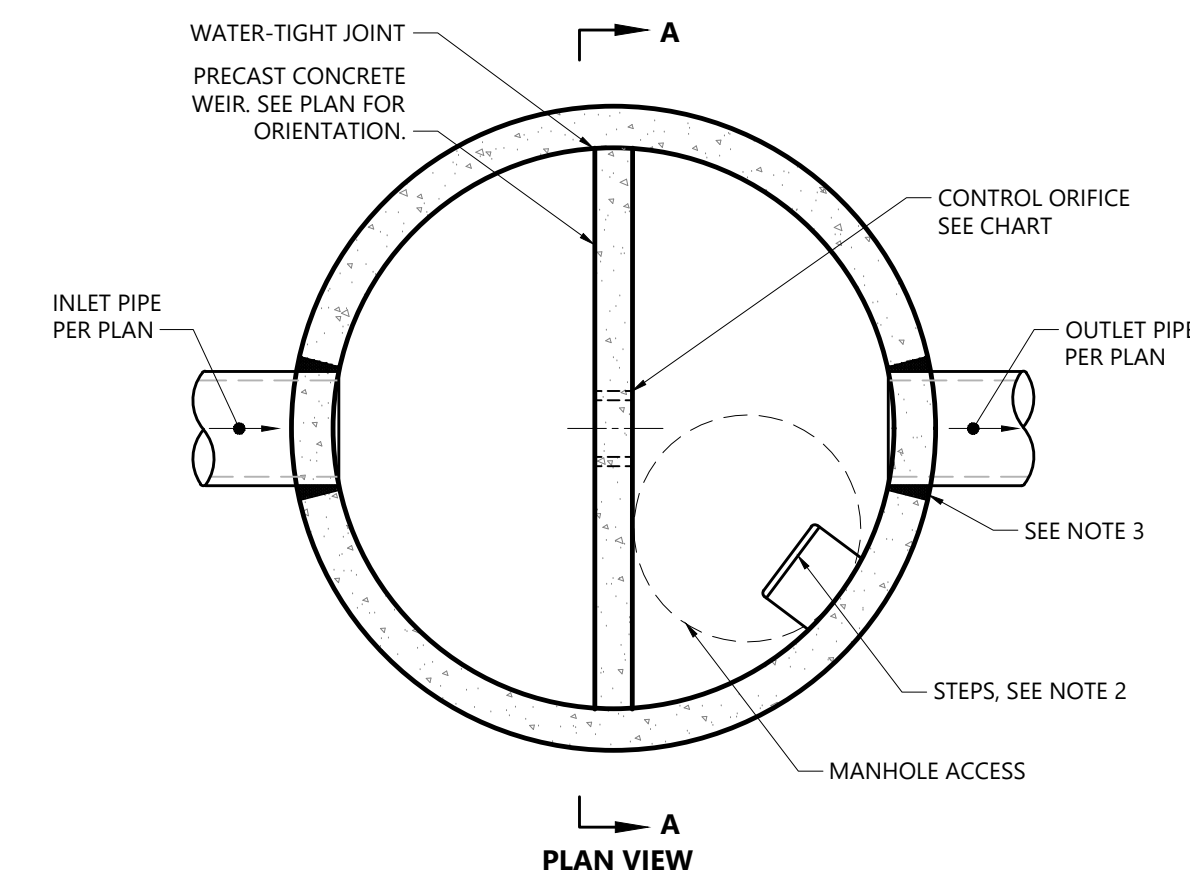
**Sanitary Sewer Manhole (SMH)** 1/16  
N.T.S. Source: VHB LD\_200

**OUTLET STRUCTURE CHART**

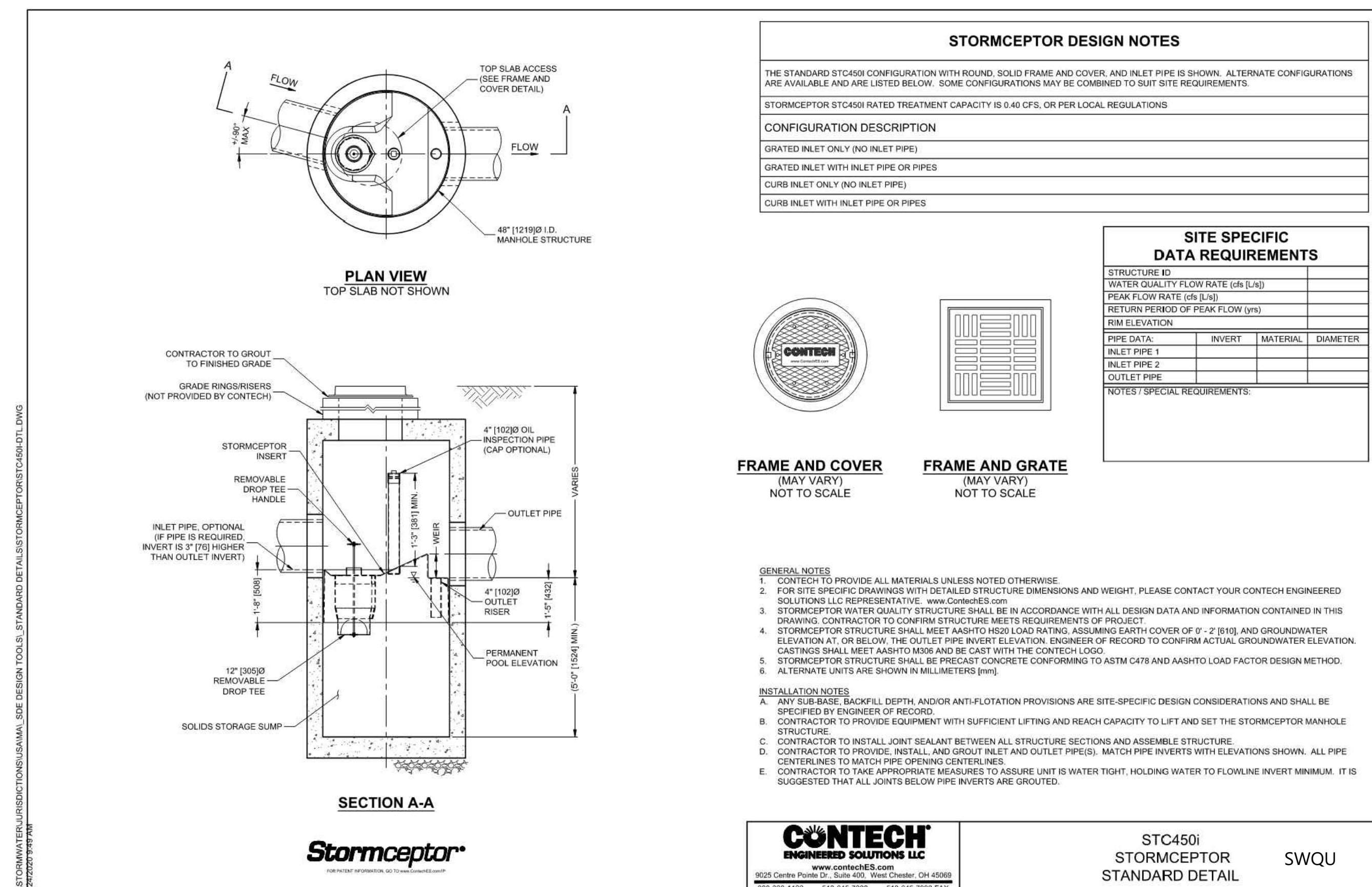
UNDER-GROUND SYSTEM	STRUCTURE NUMBER	TOP OF WEIR ELEVATION	DIMENSIONS ORIFICE A	INVERT ORIFICE A
US-5	DMH-25	49.2	6"	46.1
US-6	DMH-23	49.2	6"	45.8
US-7	DMH-17	45.1	6"	42.1
US-8	DMH-12	48.0	6"	45.0
US-9	DMH-14	45.4	6"	41.9



**Outlet Control Structure with Weir (OCS)** 3/20  
N.T.S. Source: VHB REV LD\_162A

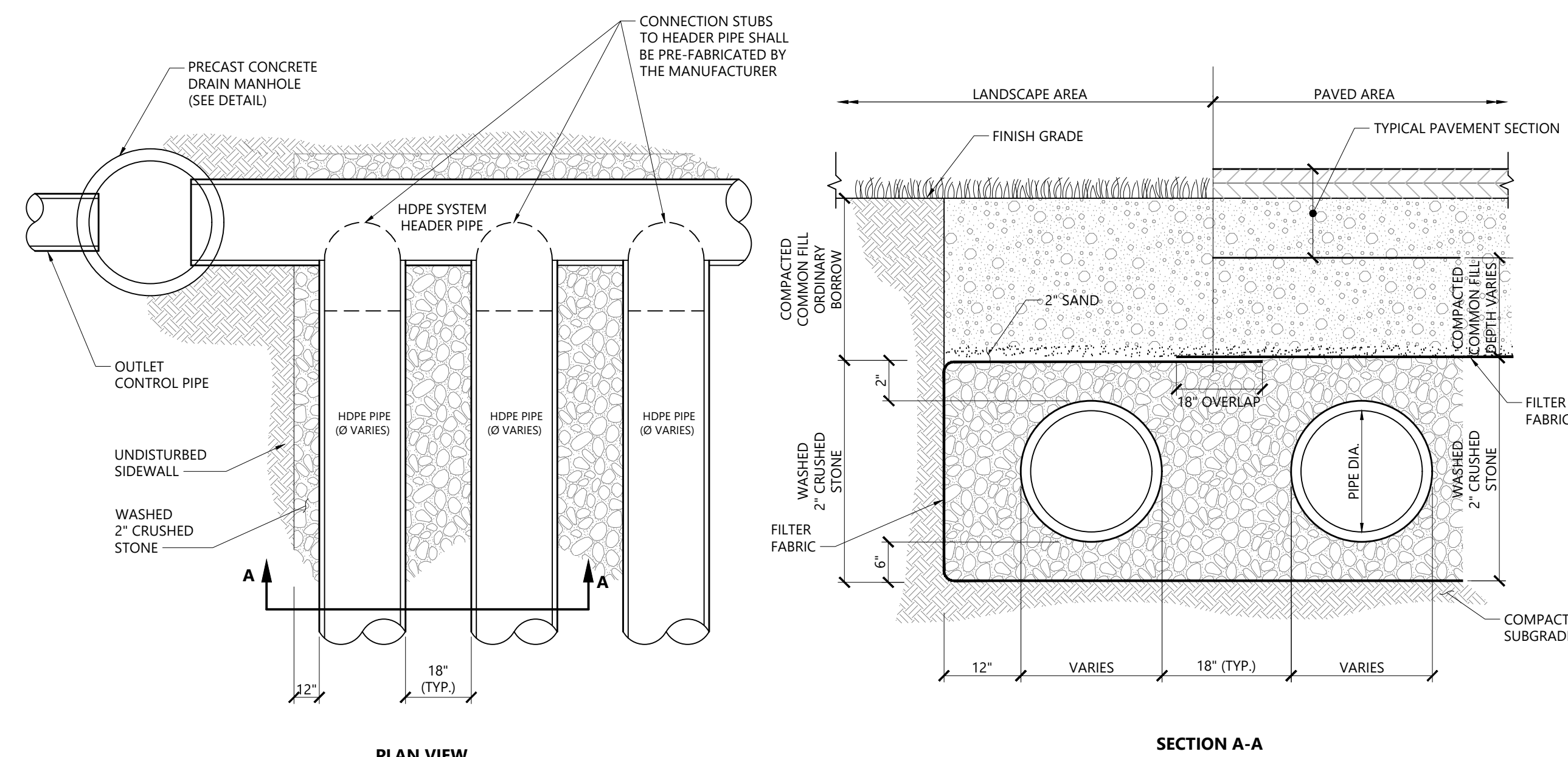


- NOTES**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
  - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
  - FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
  - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
  - DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



**CONTECH ENGINEERED SOLUTIONS LLC**

STC450I STORMCEPTOR STANDARD DETAIL SWQU



- NOTES**
- PIPE SIZE AND CONFIGURATION TO BE SUPPLIED AS SPECIFIED ON SITE PLANS.

**Recharge Pipe/Header System** 1/16  
N.T.S. Source: VHB REV LD\_183

**Wilson Center Mixed-Use Development**

29 Windsor Avenue  
Windsor, Connecticut

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**Site Plan Approval** June 6, 2023

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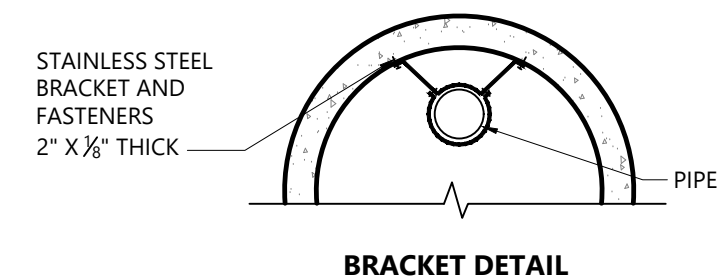
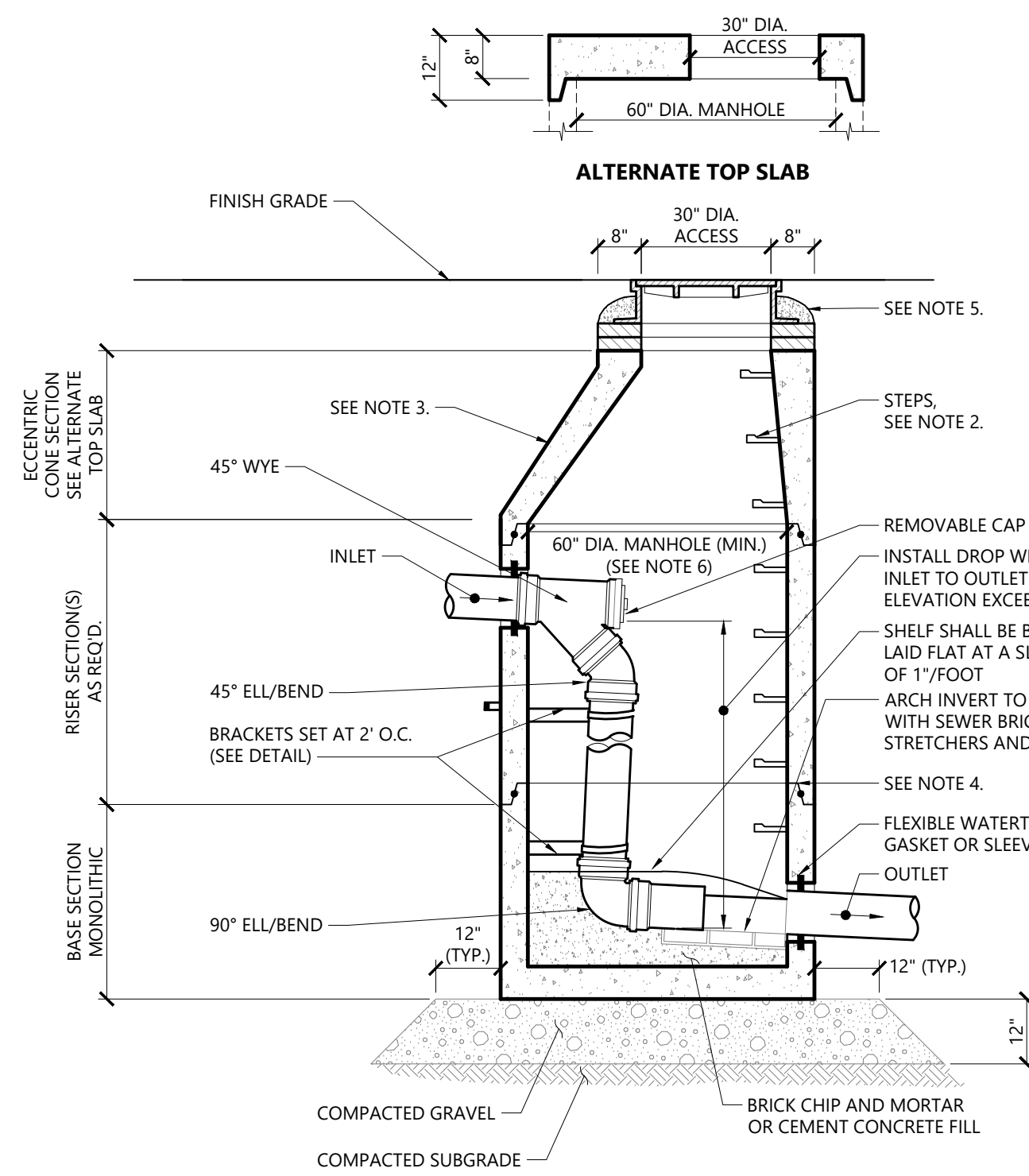
**Details**

Drawing Number

STATE OF CONNECTICUT  
NO. 1642  
LICENSED PROFESSIONAL ENGINEER

**C-8**

Sheet of 13  
8 13



- NOTES**
- STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
  - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
  - EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
  - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
  - SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
  - MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE GEOMETRICS AND SIZES

**Interior Drop Sewer Manhole (SMH)**

N.T.S. Source: VHB LD\_205

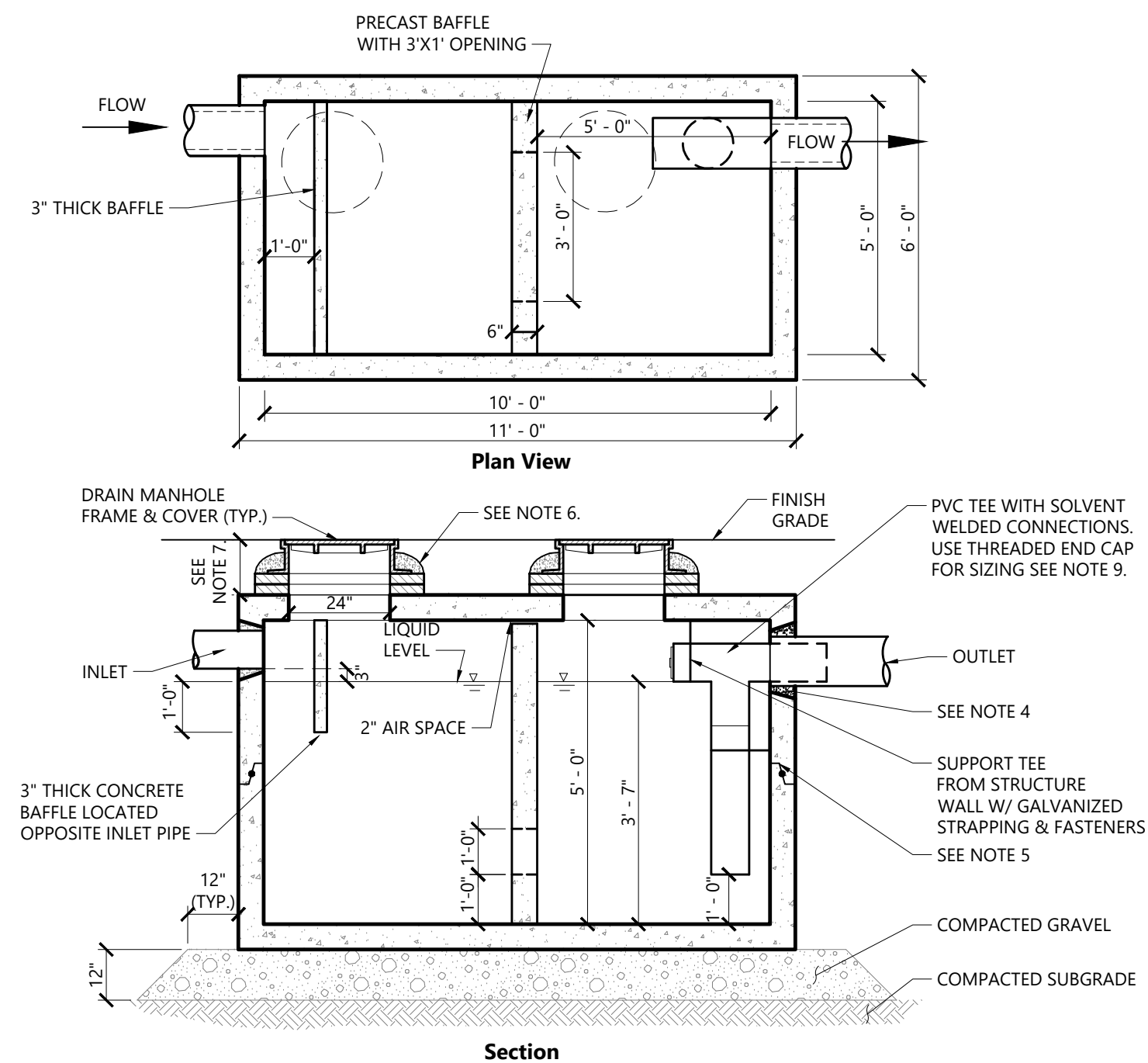
1/16

**Oil/Water Separator**

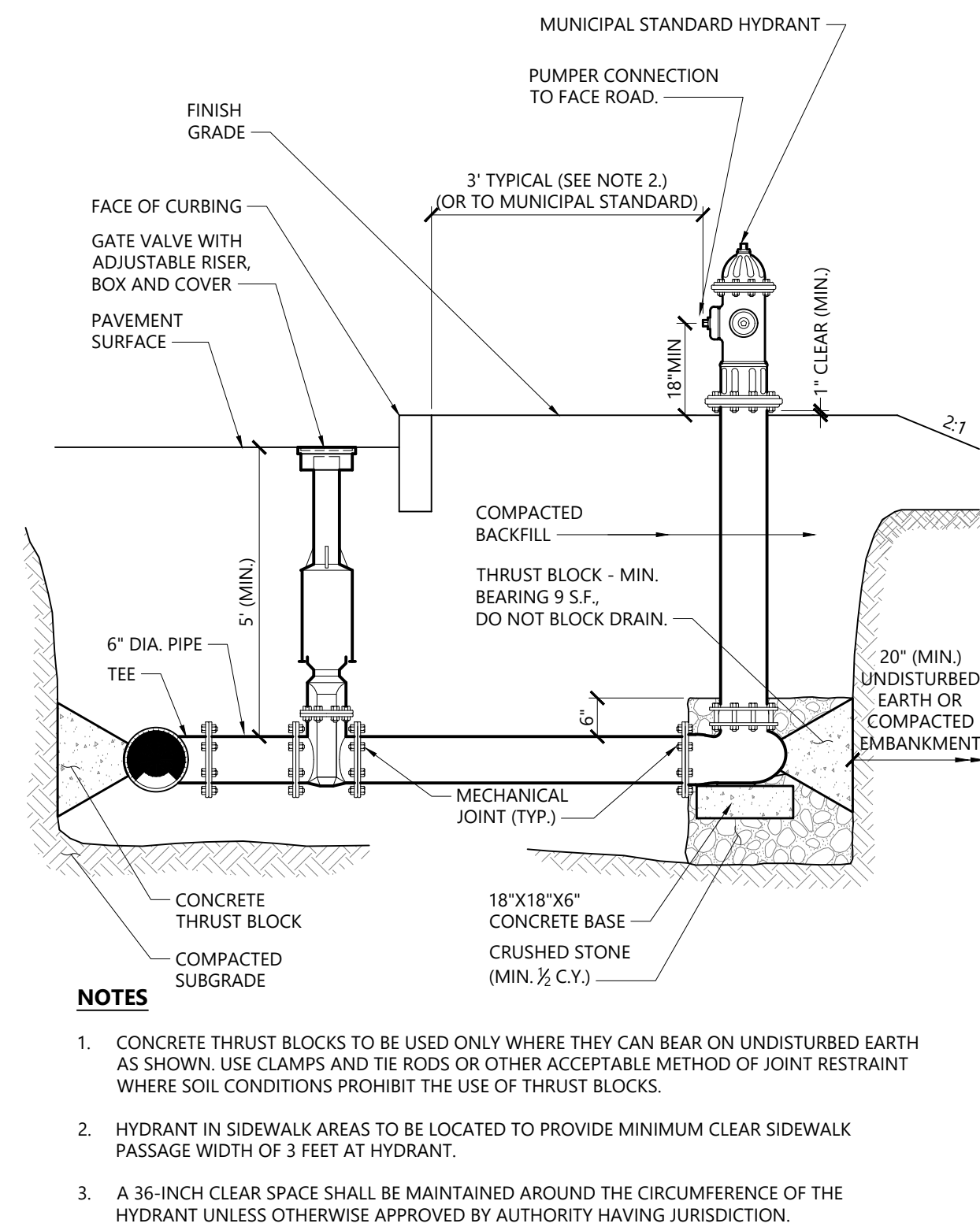
N.T.S. Source: VHB LD\_195

12/19

LD\_144

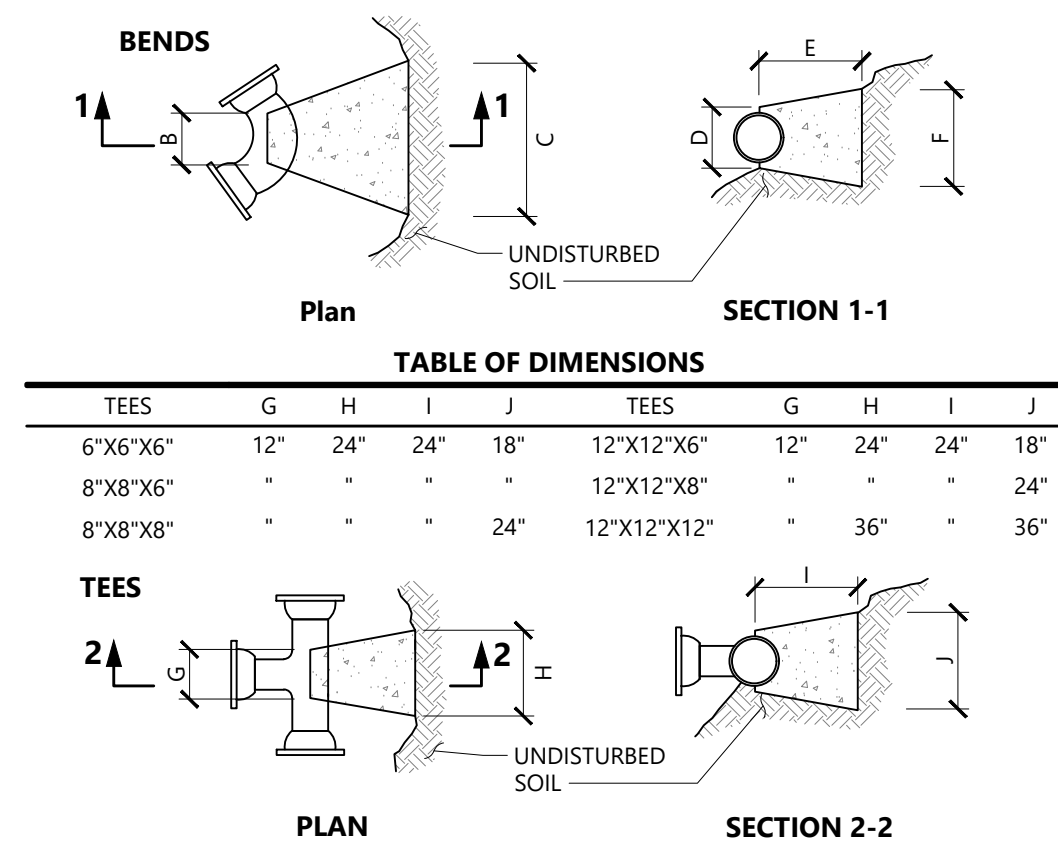


- NOTES**
- OIL/WATER SEPARATOR SHALL BE A STANDARD PRECAST SEPTIC TANK WITH PRECAST BAFFLES AS SHOWN.
  - STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
  - SEE PLANS FOR ACTUAL DISPOSITION OF PIPING LAYOUT FOR COORDINATION OF MANHOLE ACCESS AND BAFFLE.
  - FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
  - JOINT SEALANT BETWEEN ALL SECTIONS SHALL BE PERFORMED BUTYL RUBBER
  - STANDARD DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
  - STANDARD BARREL BLOCK AND MORTAR SHALL BE USED TO BRING MANHOLE FRAME AND COVER TO FINISHED GRADE WHEN DEPTH TO TOP OF STRUCTURE EXCEEDS 18 INCHES.
  - WHEN CONNECTING TO DISCHARGE PIPE THE PVC OUTLET TEE AND PIPE SHALL BE SIZED TO FIT SNUGLY INSIDE THE DISCHARGE PIPE AND THE JOINT SHALL BE SEALED WITH NON-SHRINK CEMENT GROUT.
  - GEOMETRY OF PIPING AND LOCATION OF BAFFLES AND MANHOLE ACCESS TO BE CONSISTENT WITH UTILITY PLAN.



**TABLE OF DIMENSIONS**

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 1/4"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
6" 22 1/2"	-	19"	-	-	13"	6" 90"	-	30"	-	-	27"
8" 11 1/4"	-	20"	-	12"	8" 45"	-	30"	-	-	-	24"
8" 22 1/2"	-	22"	-	-	17"	8" 90"	-	38"	-	-	36"
12" 11 1/2"	-	30"	-	-	15"	12" 45"	-	40"	-	-	40"
12" 22 1/2"	-	35"	-	-	25"	12" 90"	-	60"	-	-	52"



- NOTES**
- PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
  - CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
  - CONCRETE SHALL BE 3,000 PSI-TYPE I.

**Hydrant Construction**

N.T.S. Source: VHB LD\_250

**Concrete Thrust Block**

N.T.S. Source: VHB LD\_260

1/16

**Downspout Rain Leader**

N.T.S. Source: VHB LD\_195

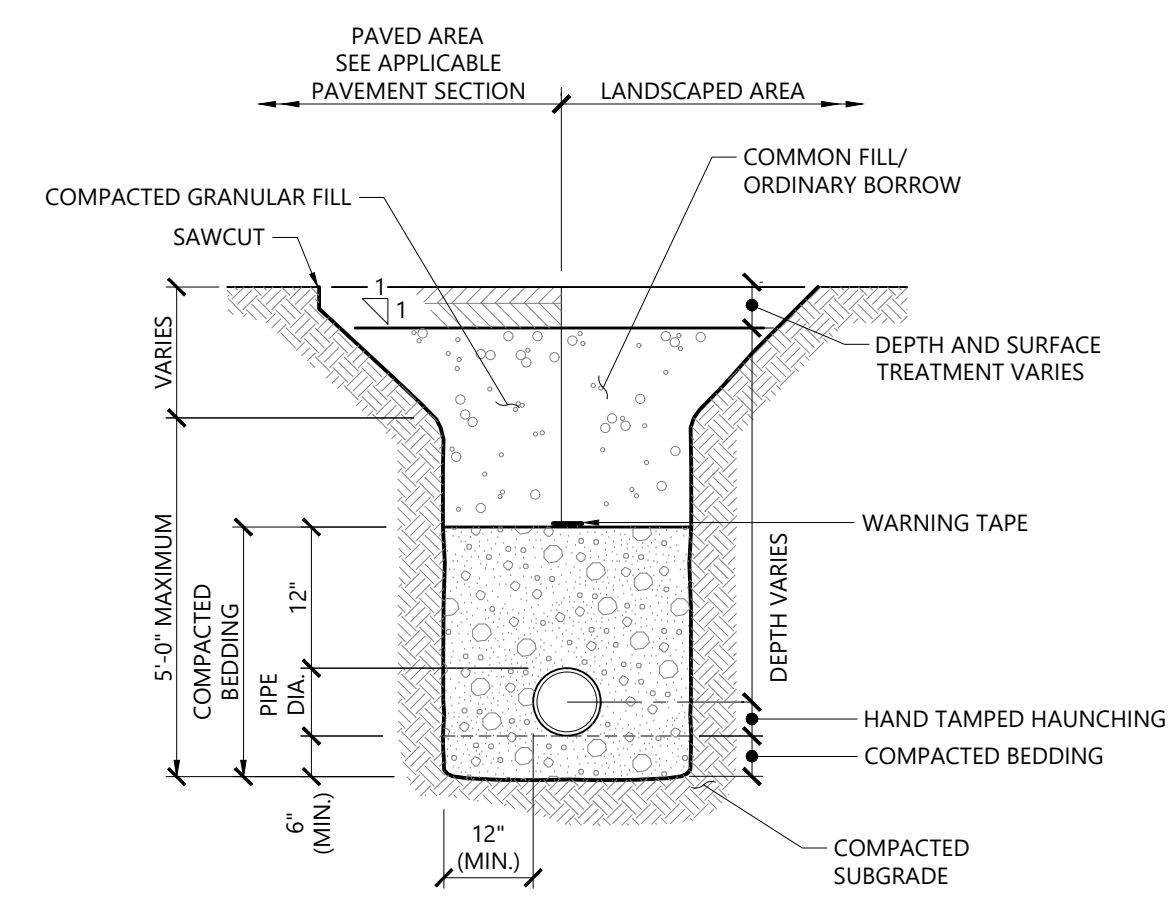
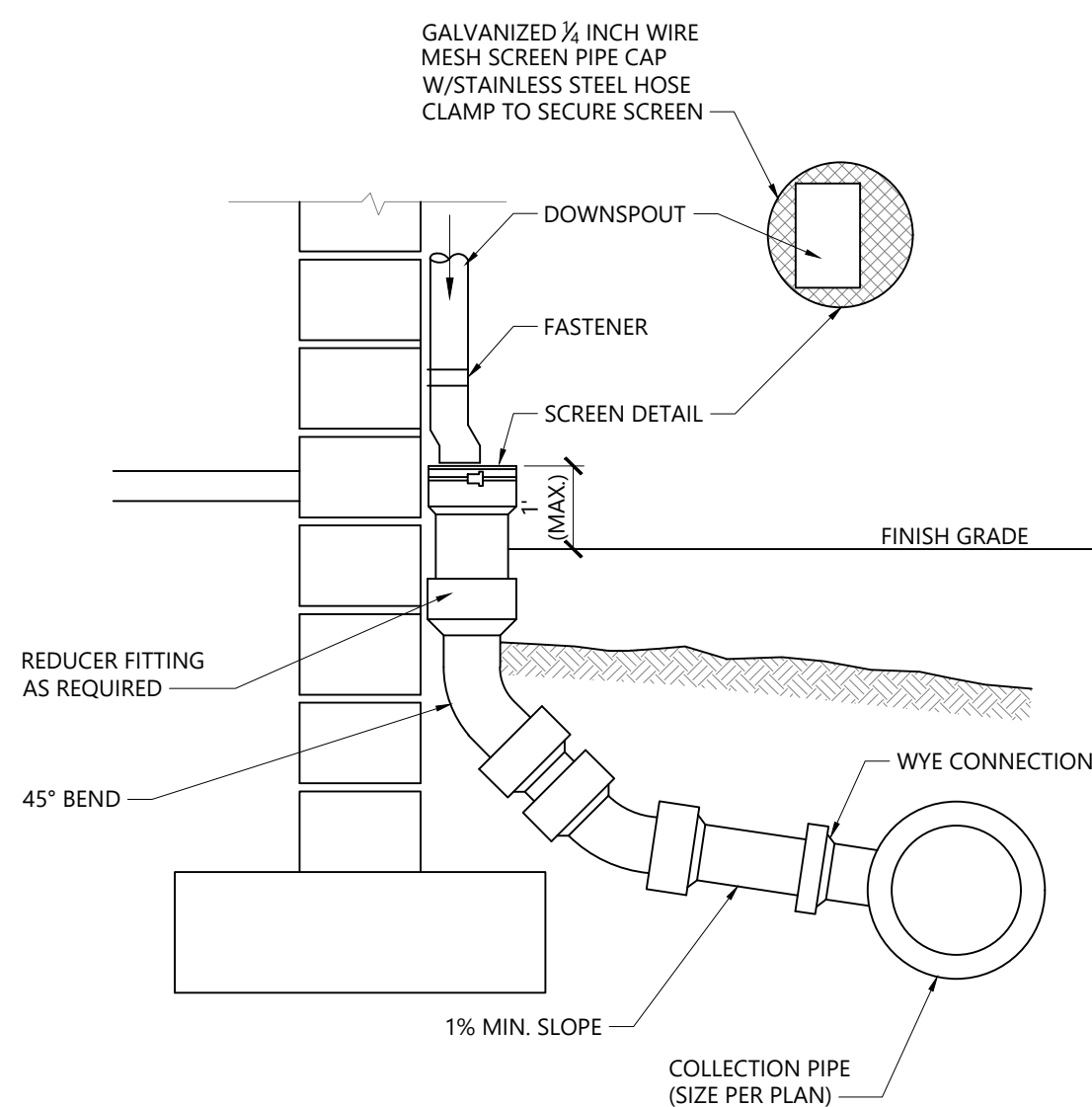
1/16

**Utility Trench**

N.T.S. Source: VHB LD\_300

1/16

LD\_300



- NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
  - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

**Wilson Center  
Mixed-Use Development**

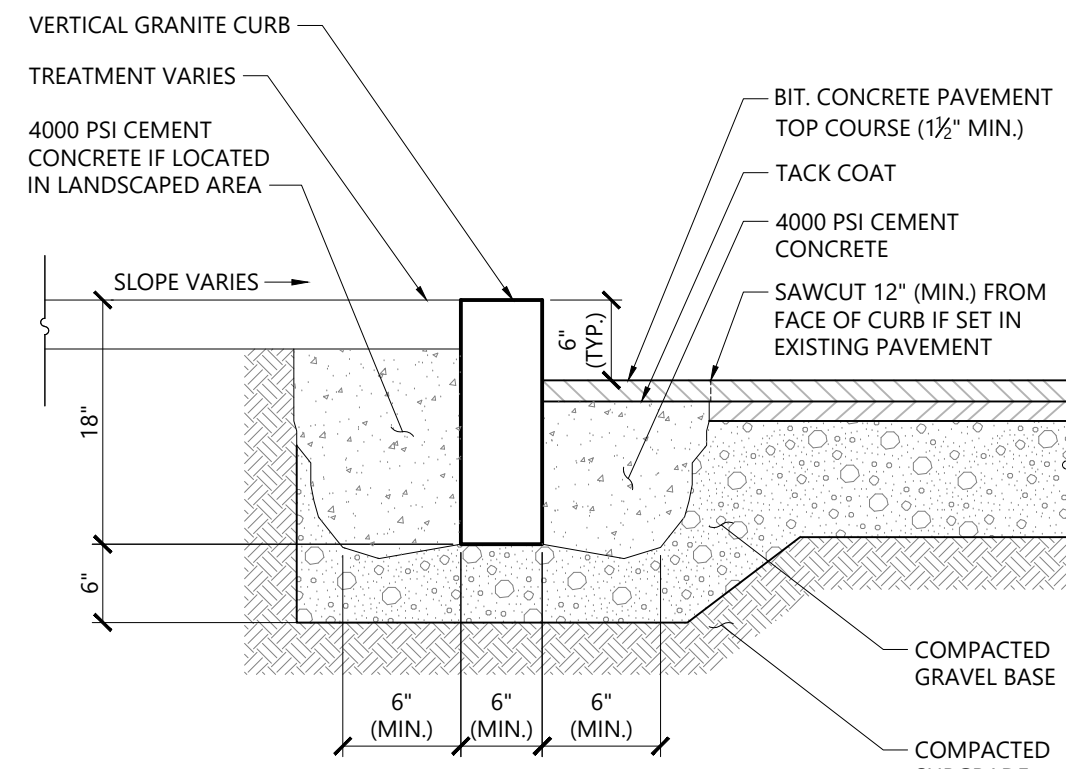
29 Windsor Avenue  
Windsor, Connecticut

No.	Revision	Date	Appr.

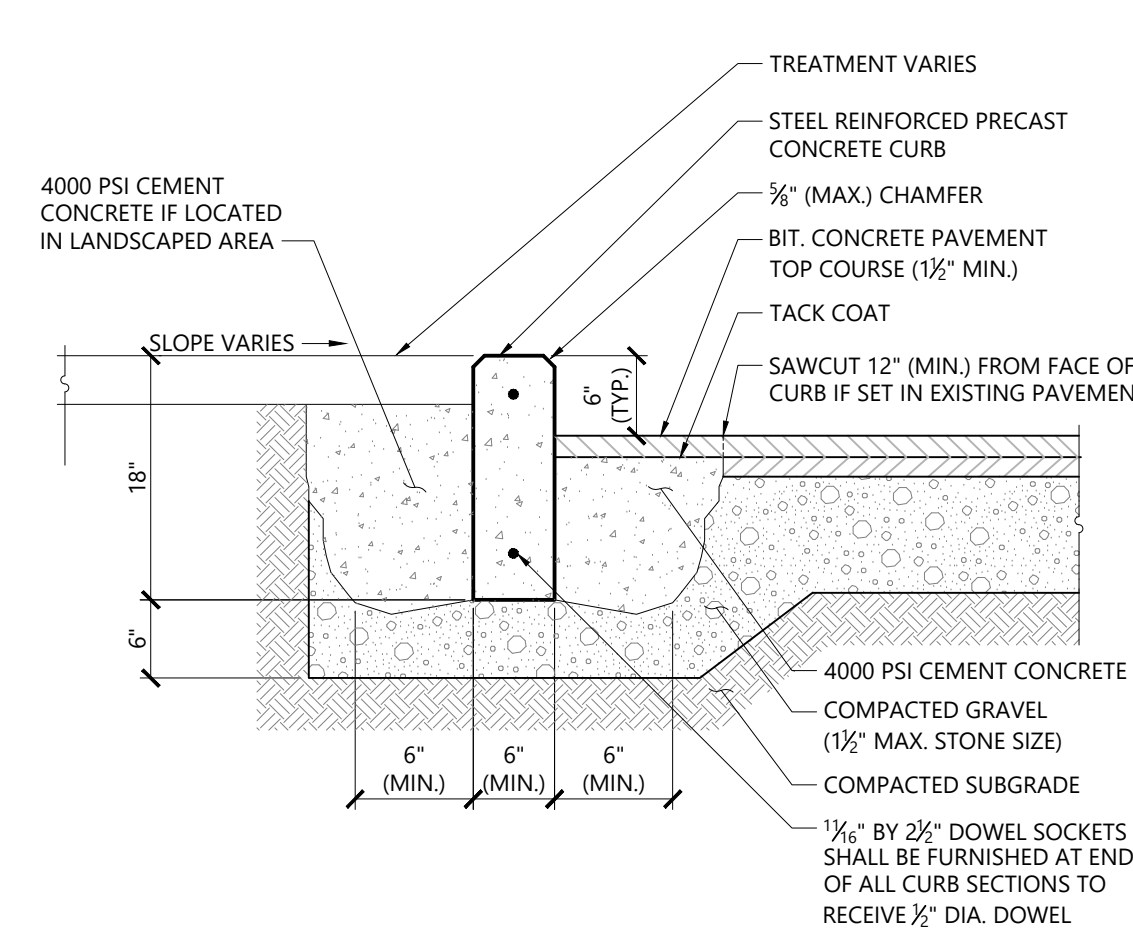
Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
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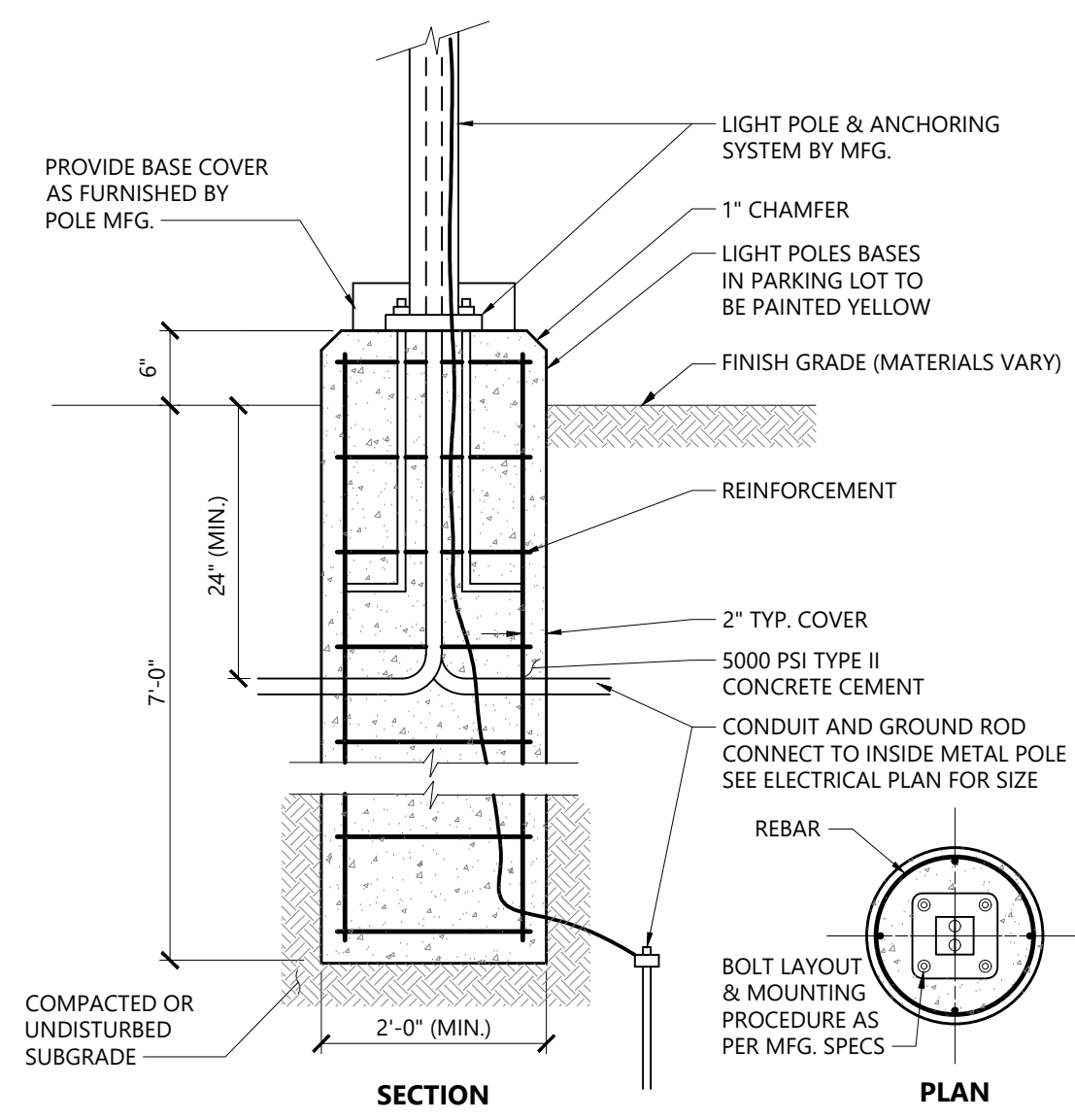
**Details**



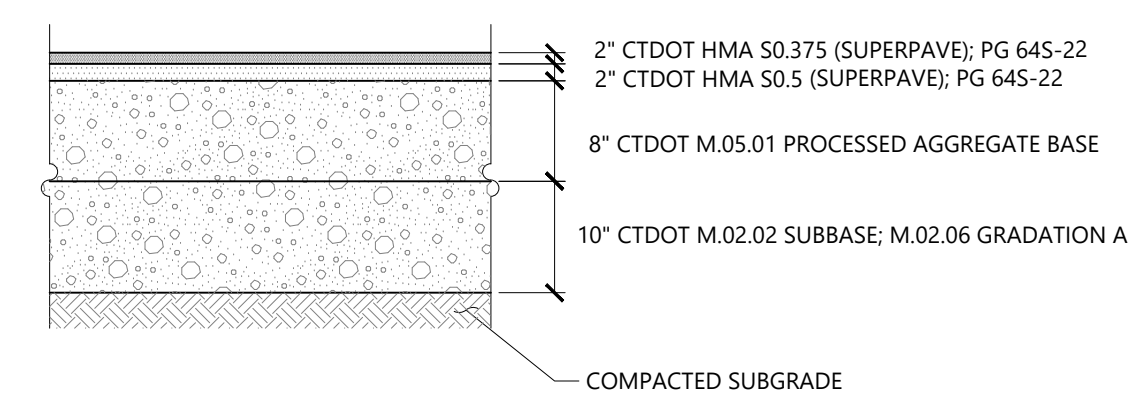
**Vertical Granite Curb (VGC)** 3/20  
N.T.S. Source: VHB LD\_402



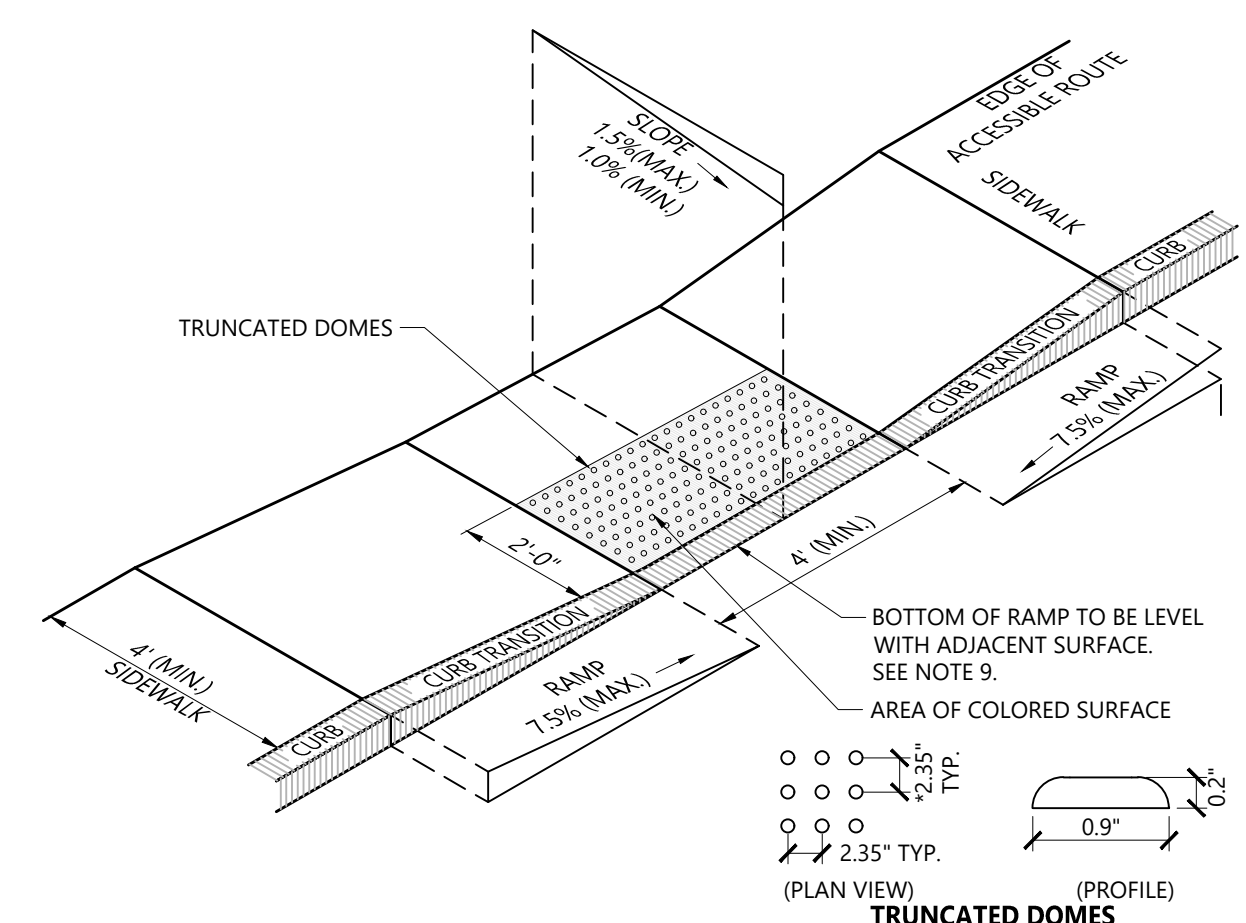
**Precast Concrete Curb (PCC)** 3/20  
N.T.S. Source: VHB LD\_404



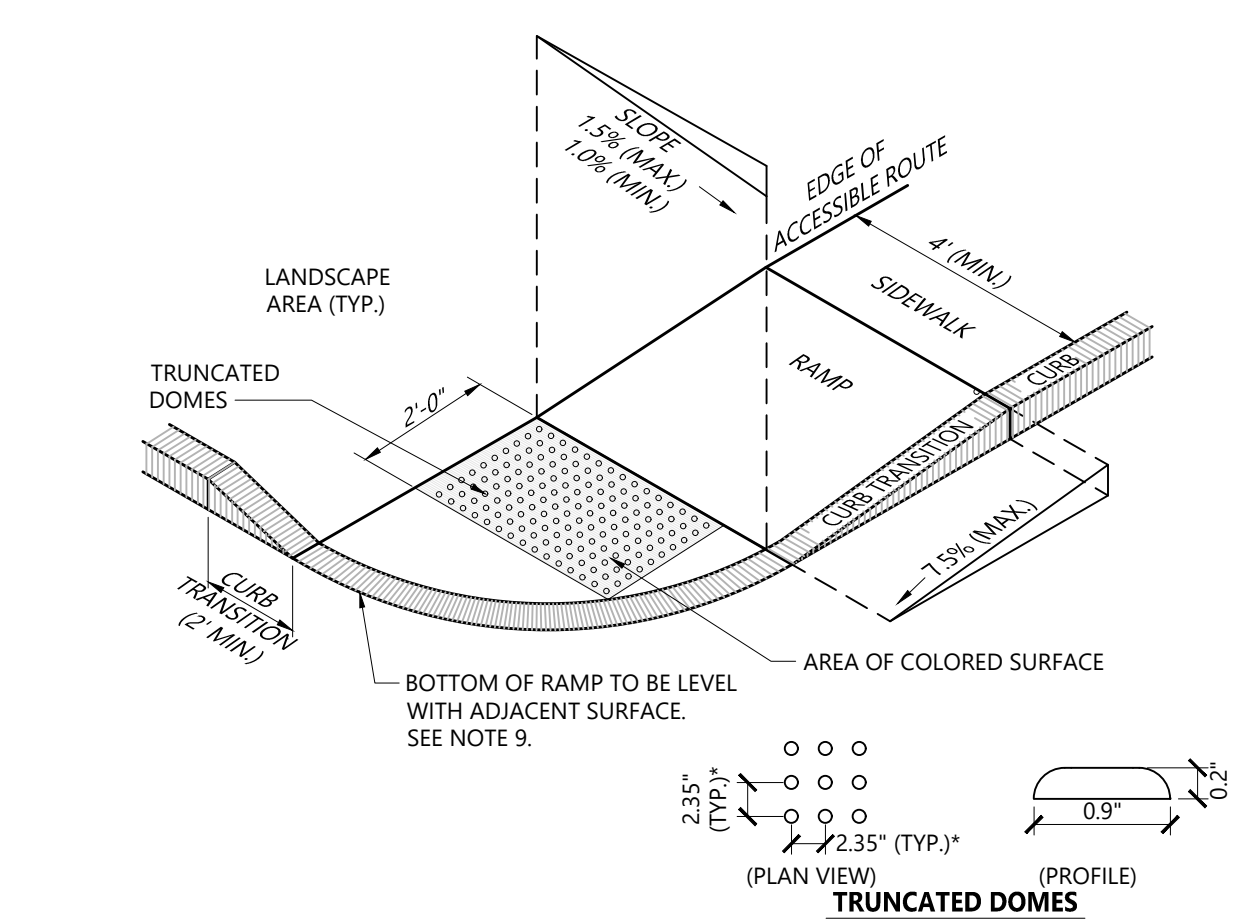
**Light Pole Foundation Detail (Up to 40' Pole)** 12/19  
N.T.S. Source: VHB REV LD\_310



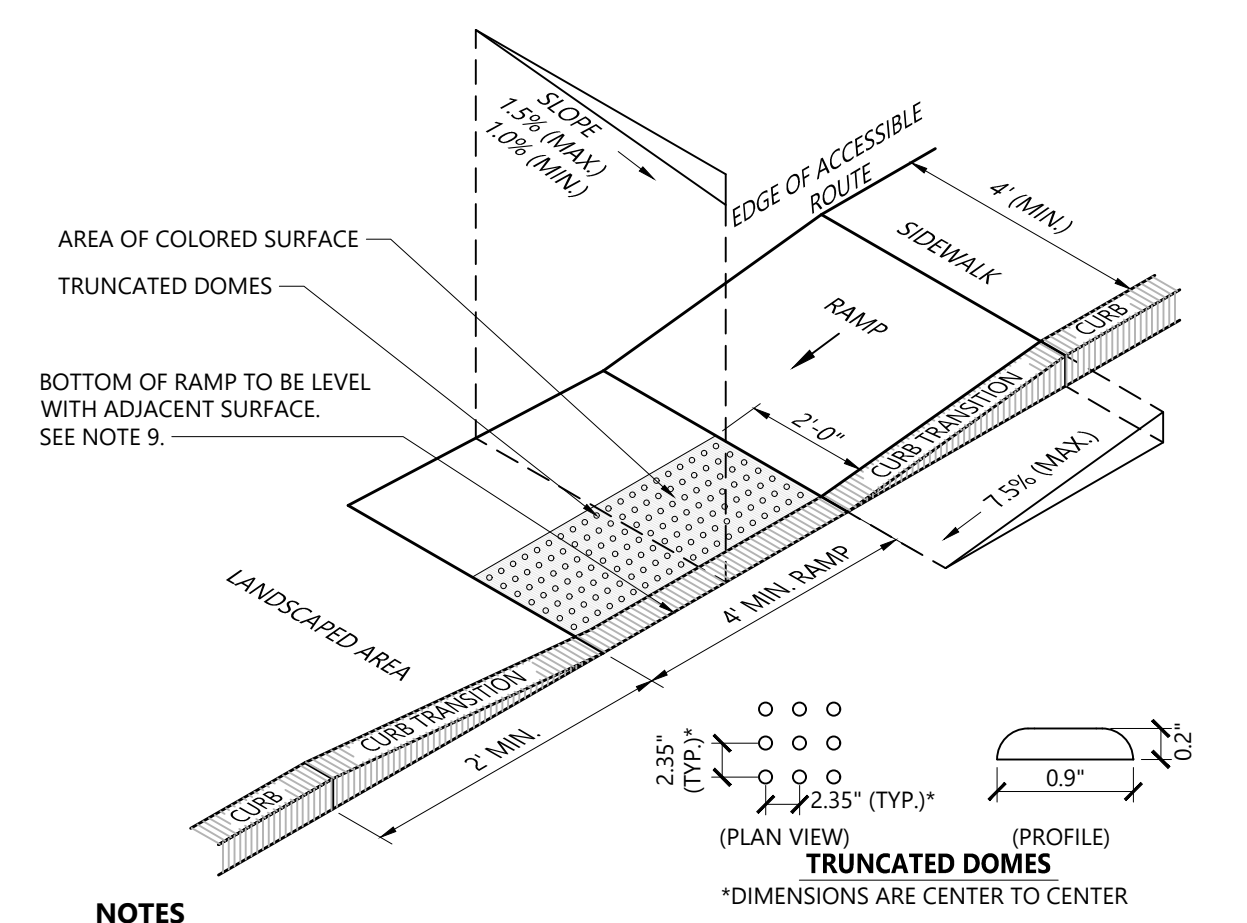
**Bituminous Concrete Pavement Sections** 11/19  
N.T.S. Source: VHB REV LD\_430



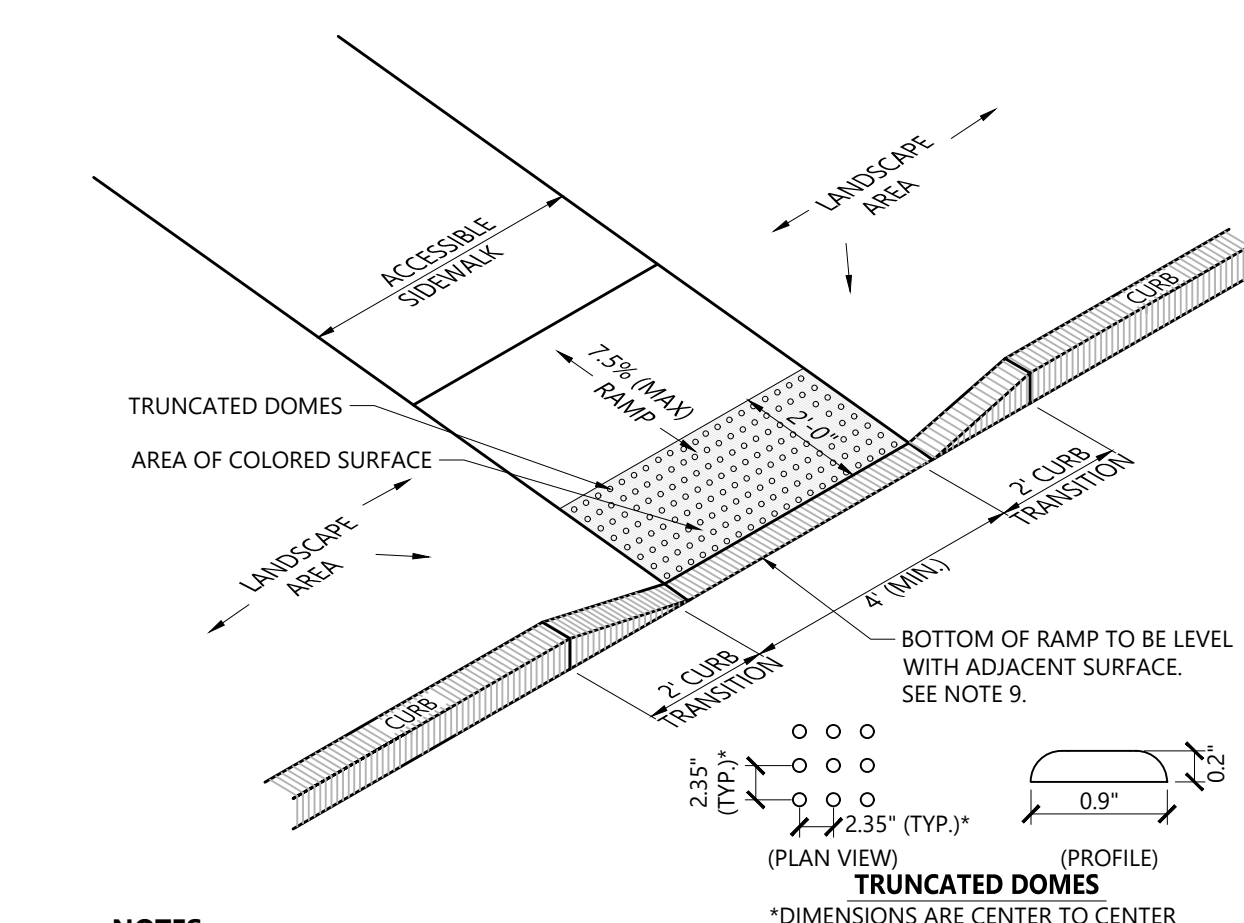
**Accessible Curb Ramp (ACR) Type 'A-D'** 12/20  
N.T.S. Source: VHB LD\_500



**Accessible Curb Ramp (ACR) - Type 'B-D'** 12/20  
N.T.S. Source: VHB LD\_501



**Accessible Curb Ramp (ACR) Type 'G-D'** 12/20  
N.T.S. Source: VHB LD\_506



**Accessible Curb Ramp (ACR) Type 'M-D'** 12/20  
N.T.S. Source: VHB LD\_512

**Wilson Center  
Mixed-Use Development**  
29 Windsor Avenue  
Windsor, Connecticut


No.	Revision	Date	App'd

Designed by \_\_\_\_\_ Checked by \_\_\_\_\_  
Issued for \_\_\_\_\_ Date \_\_\_\_\_

**Site Plan Approval** June 6, 2023

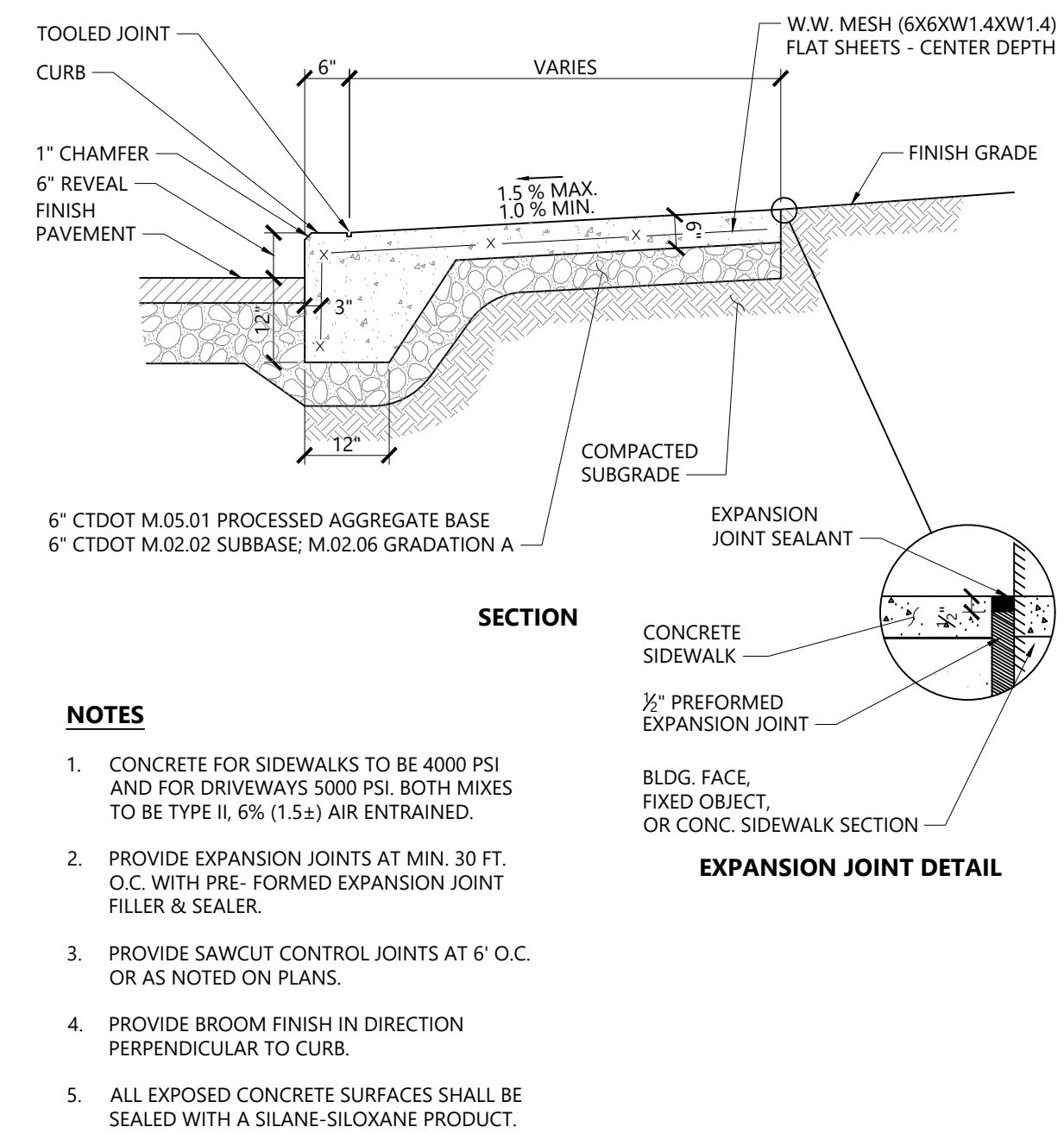
Not For Construction

**Details**

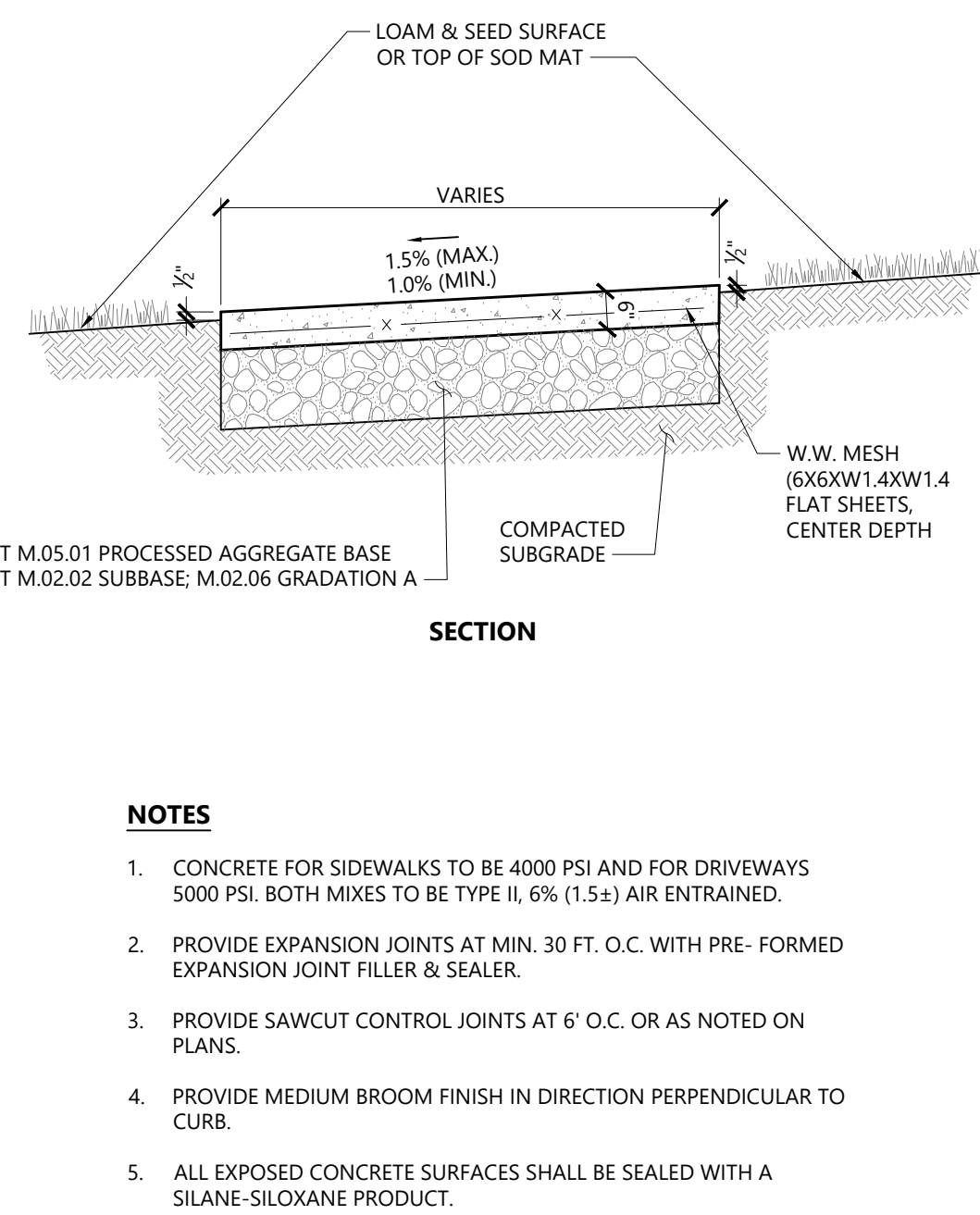


**C-10**

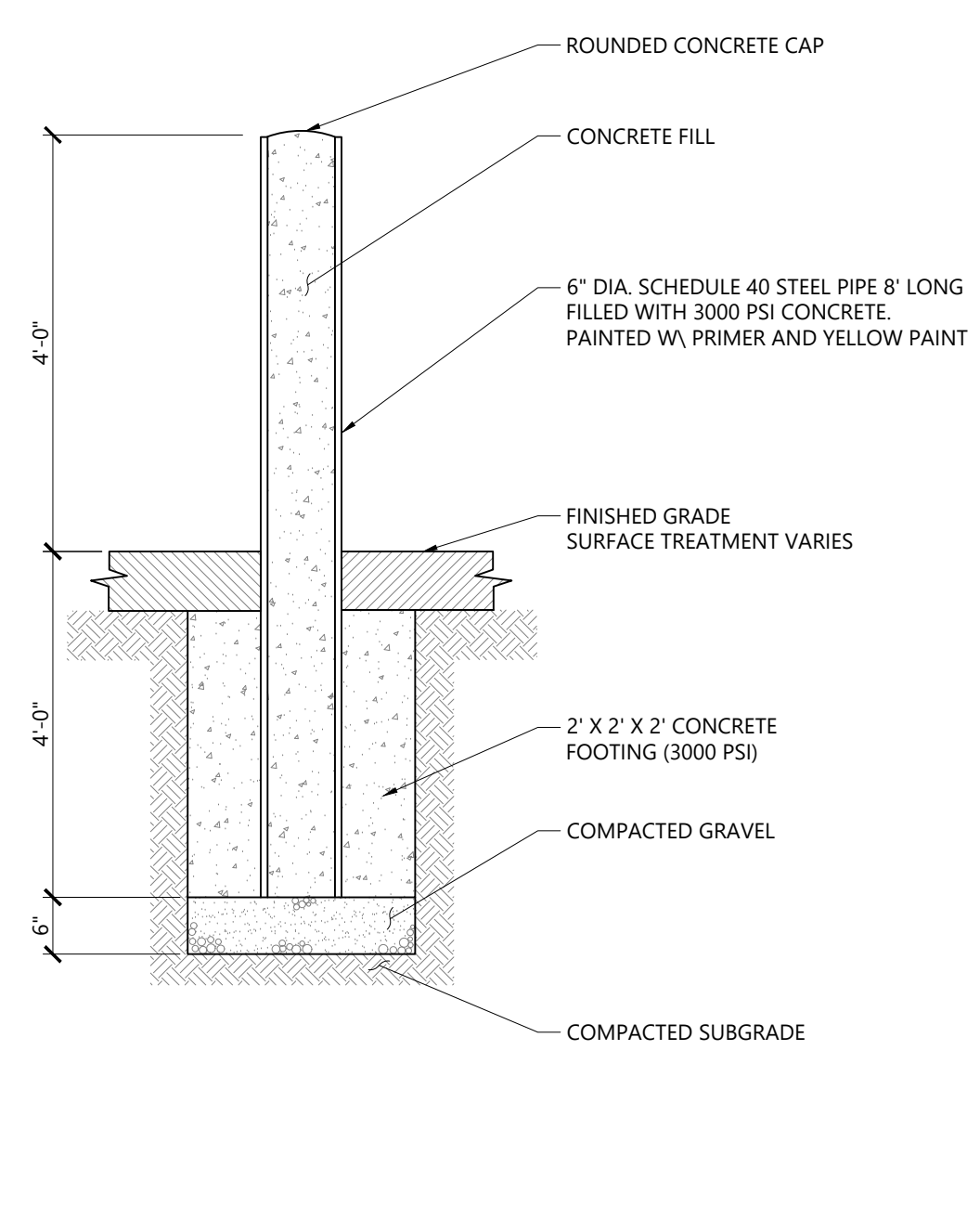
Sheet \_\_\_\_\_ of \_\_\_\_\_  
10 13



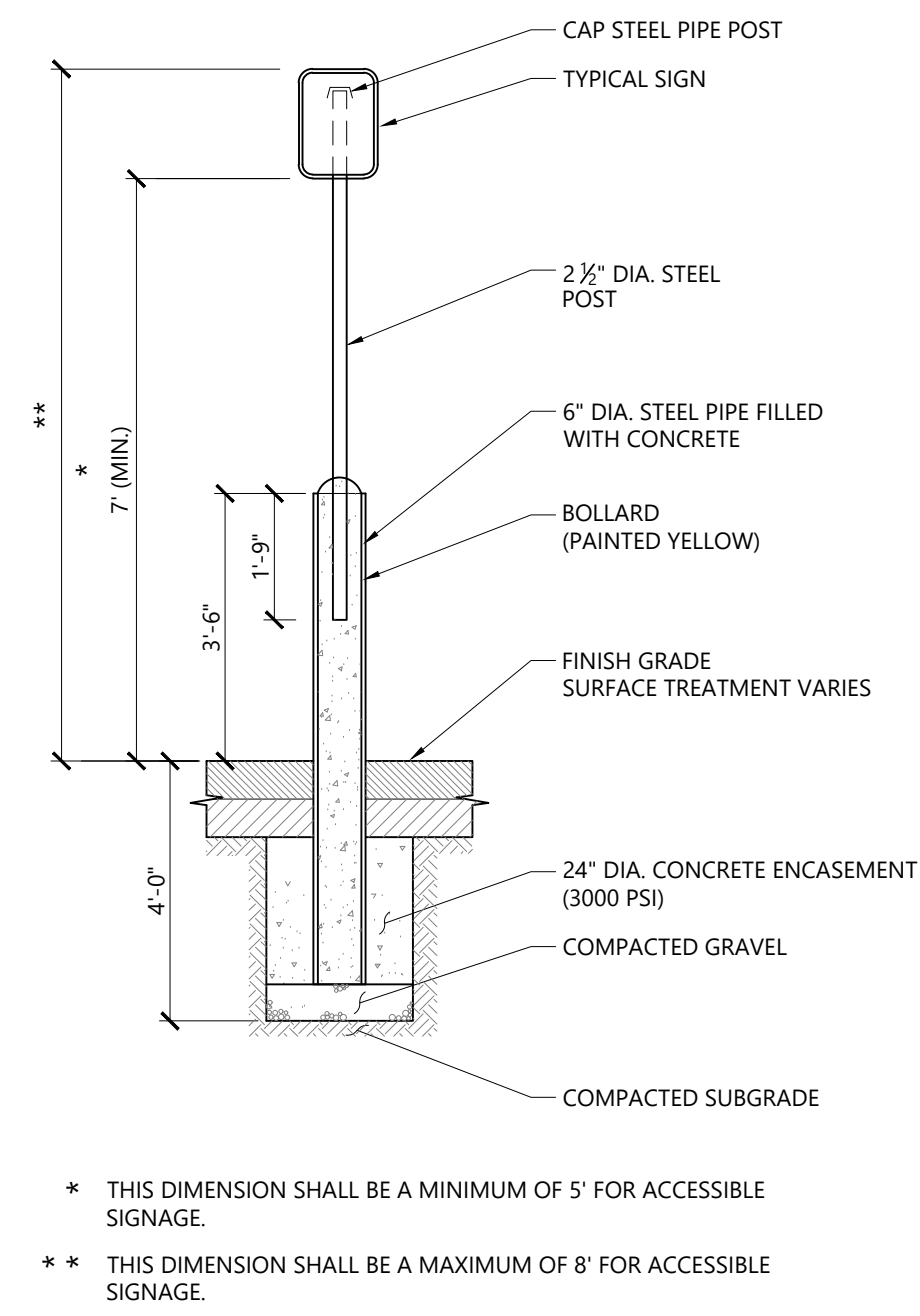
**Monolithic Concrete Curb (MCC) & Sidewalk** 3/20  
N.T.S. Source: VHB REV LD\_421



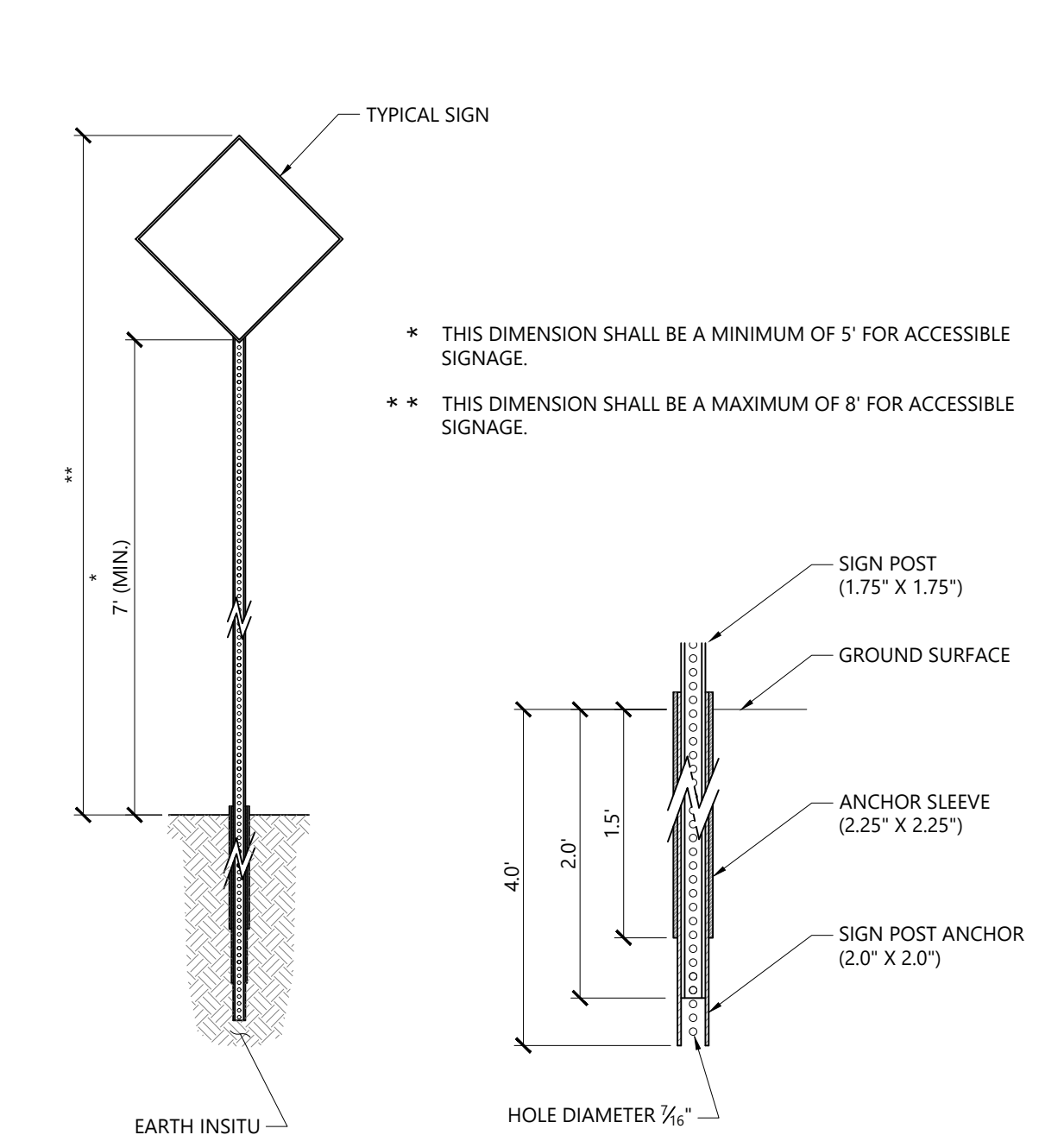
**Concrete Sidewalk in Landscape Area** 3/21  
N.T.S. Source: VHB REV LD\_426



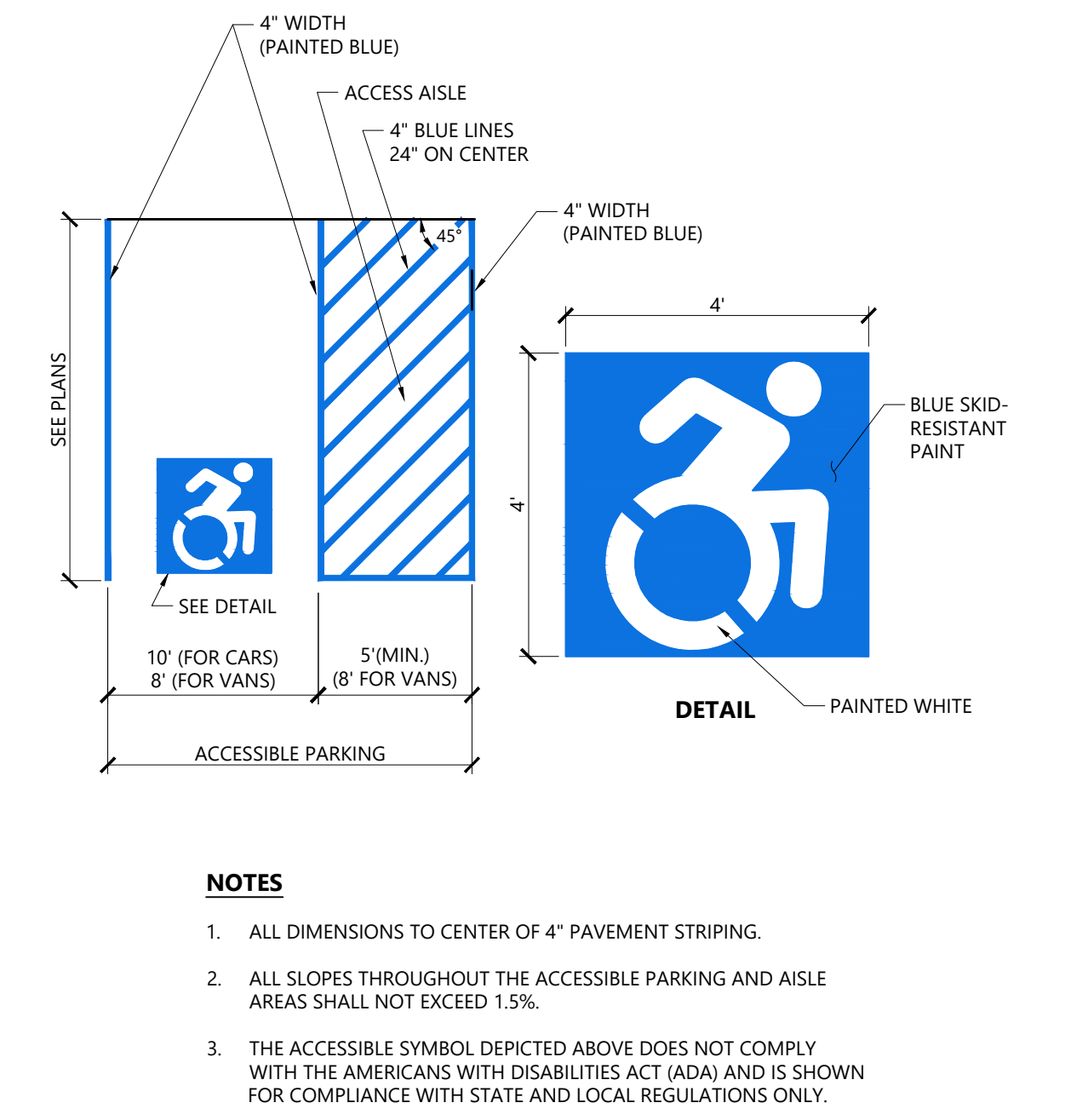
**Bollard** 12/18  
N.T.S. Source: VHB LD\_7005



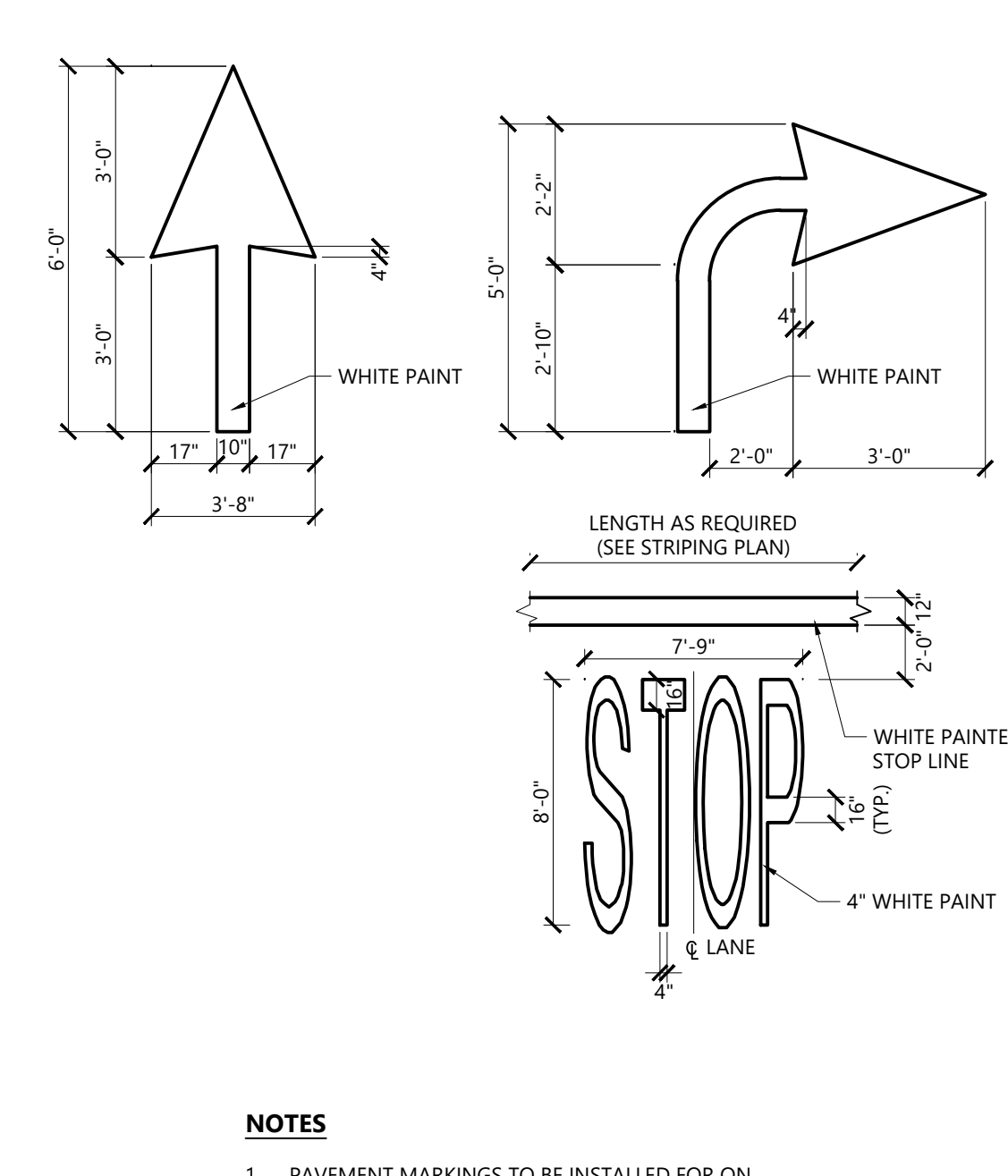
**Bollard Mounted Sign** 1/16  
N.T.S. Source: VHB LD\_7035



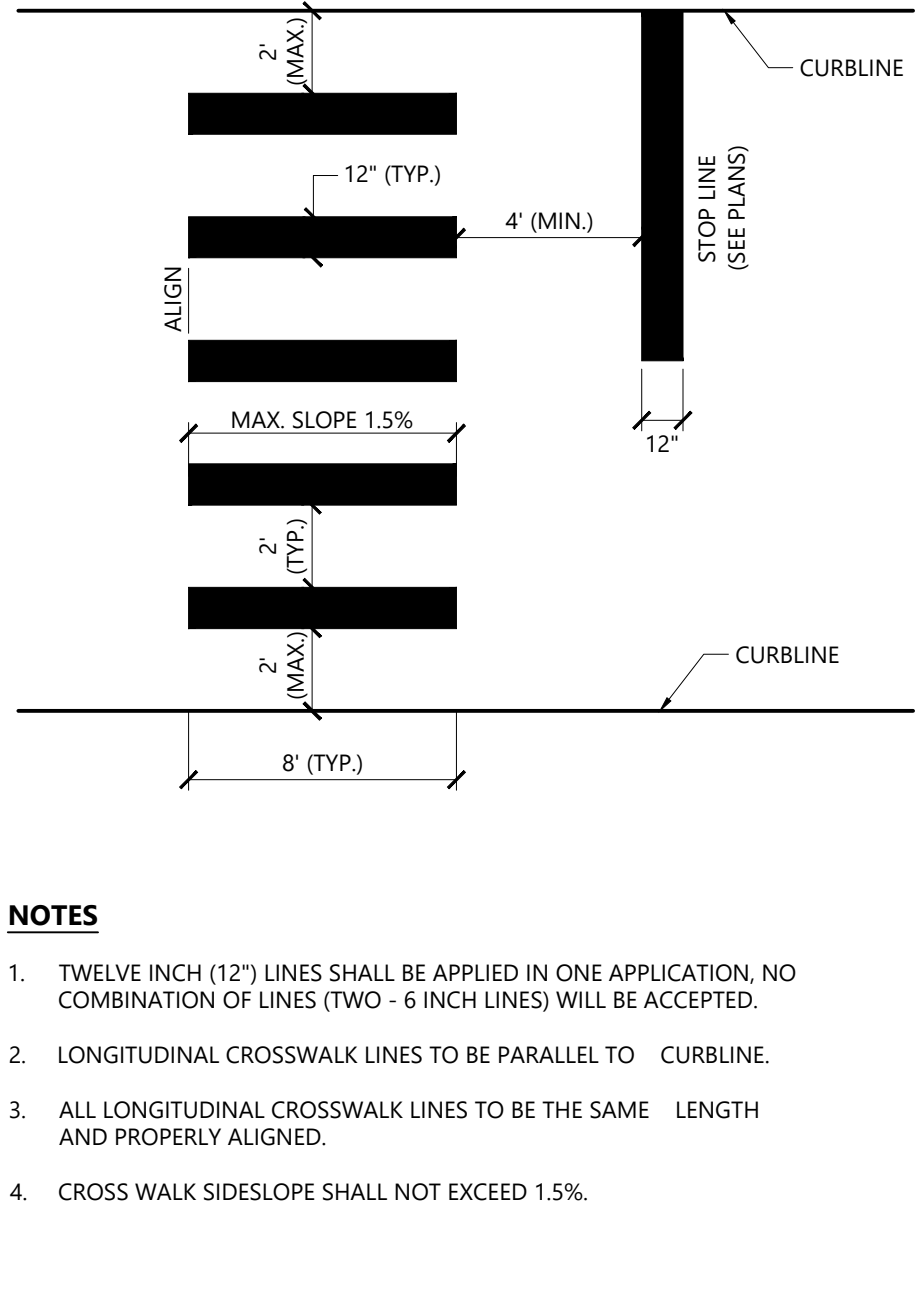
**Sign Post - Type 'B'** 1/16  
N.T.S. Source: VHB LD\_702



**Accessible Parking Space (CT ONLY)** 12/19  
N.T.S. Source: VHB REV LD\_552D



**Painted Pavement Markings - On Site** 1/16  
N.T.S. Source: VHB REV LD\_554



**Crosswalk** 1/16  
N.T.S. Source: VHB LD\_553


**Wilson Center  
Mixed-Use Development**  
29 Windsor Avenue  
Windsor, Connecticut

No.	Revision	Date	App'd.

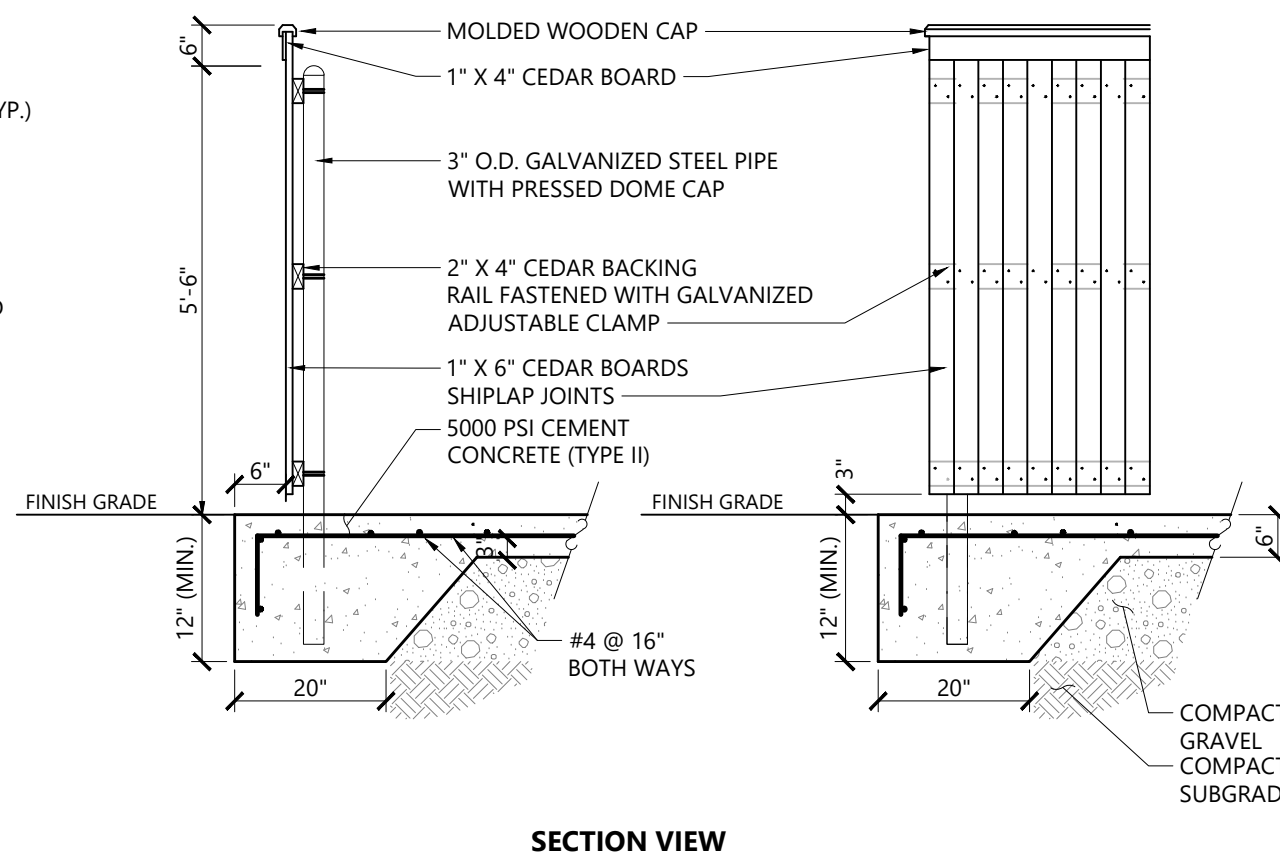
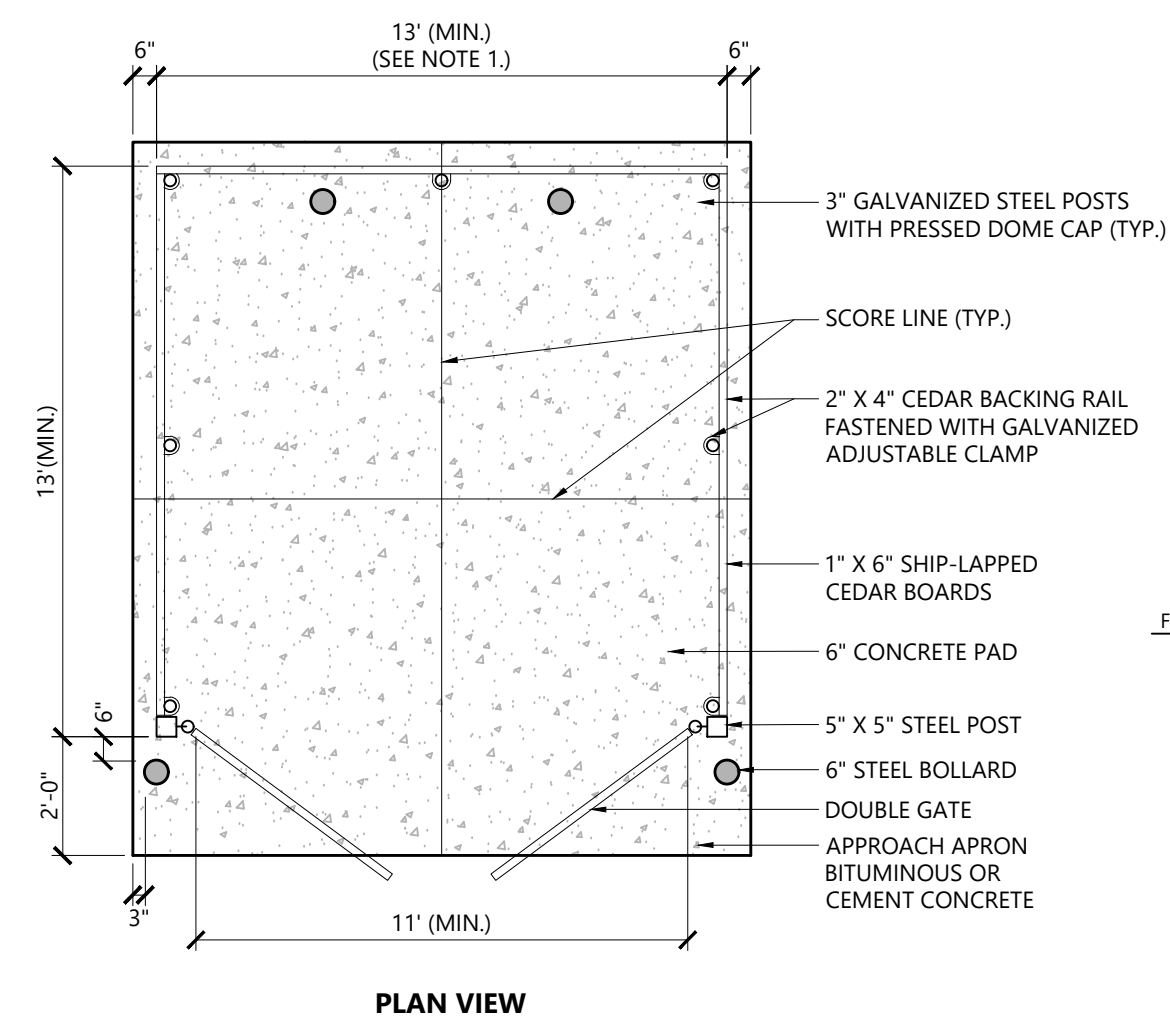
Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

**Site Plan Approval** June 6, 2023

Not For Construction  
Drawing Title  
**Details**  
Drawing Number



**C-11**  
Sheet of  
11 13

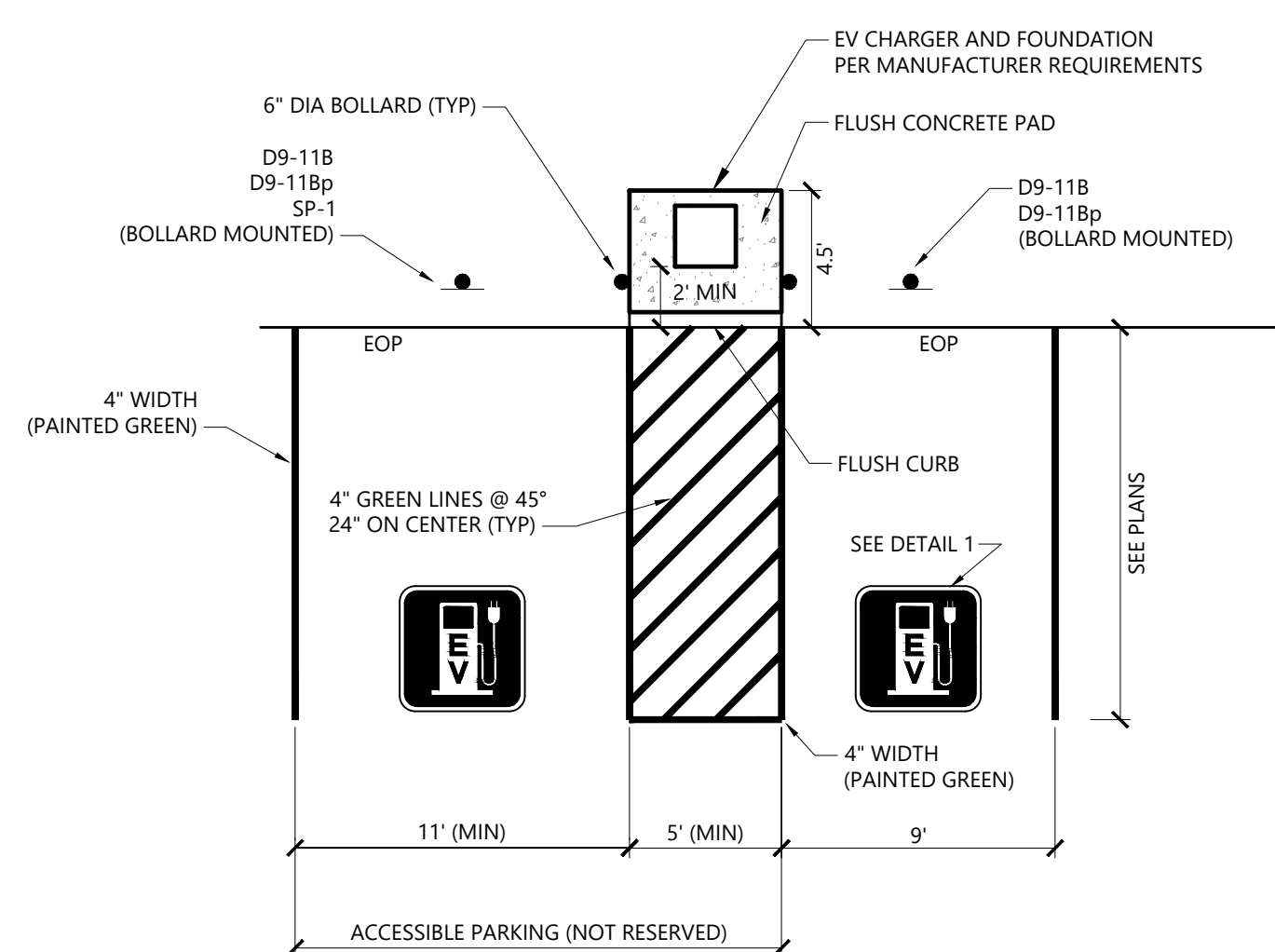


- NOTES**
- DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.

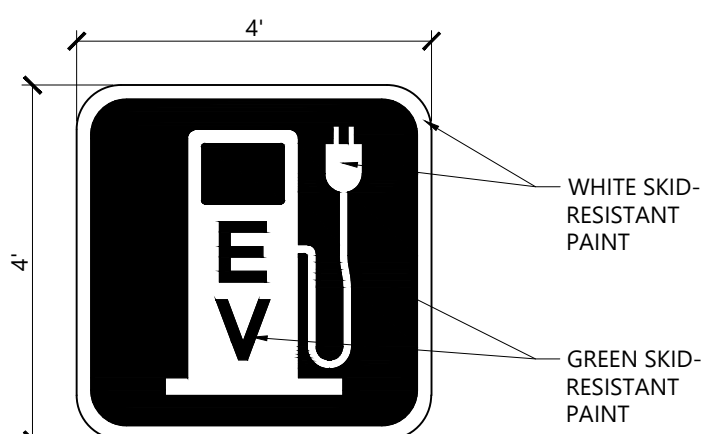
**Dumpster Pad w/ Enclosure**

N.T.S. Source: VHB

1/16 LD\_713



D9-11B	12"	18"	
D9-11BP	12"	12"	
SP-1	12"	6"	

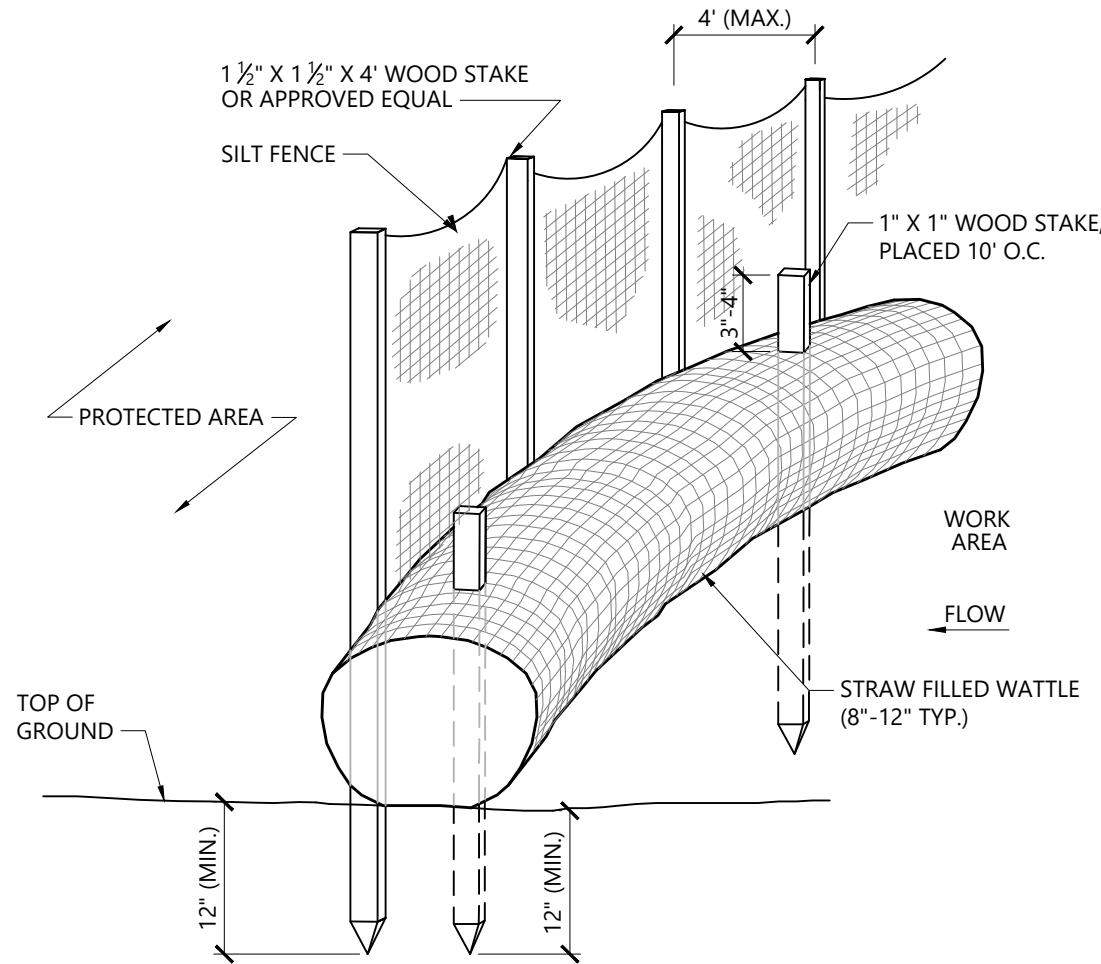
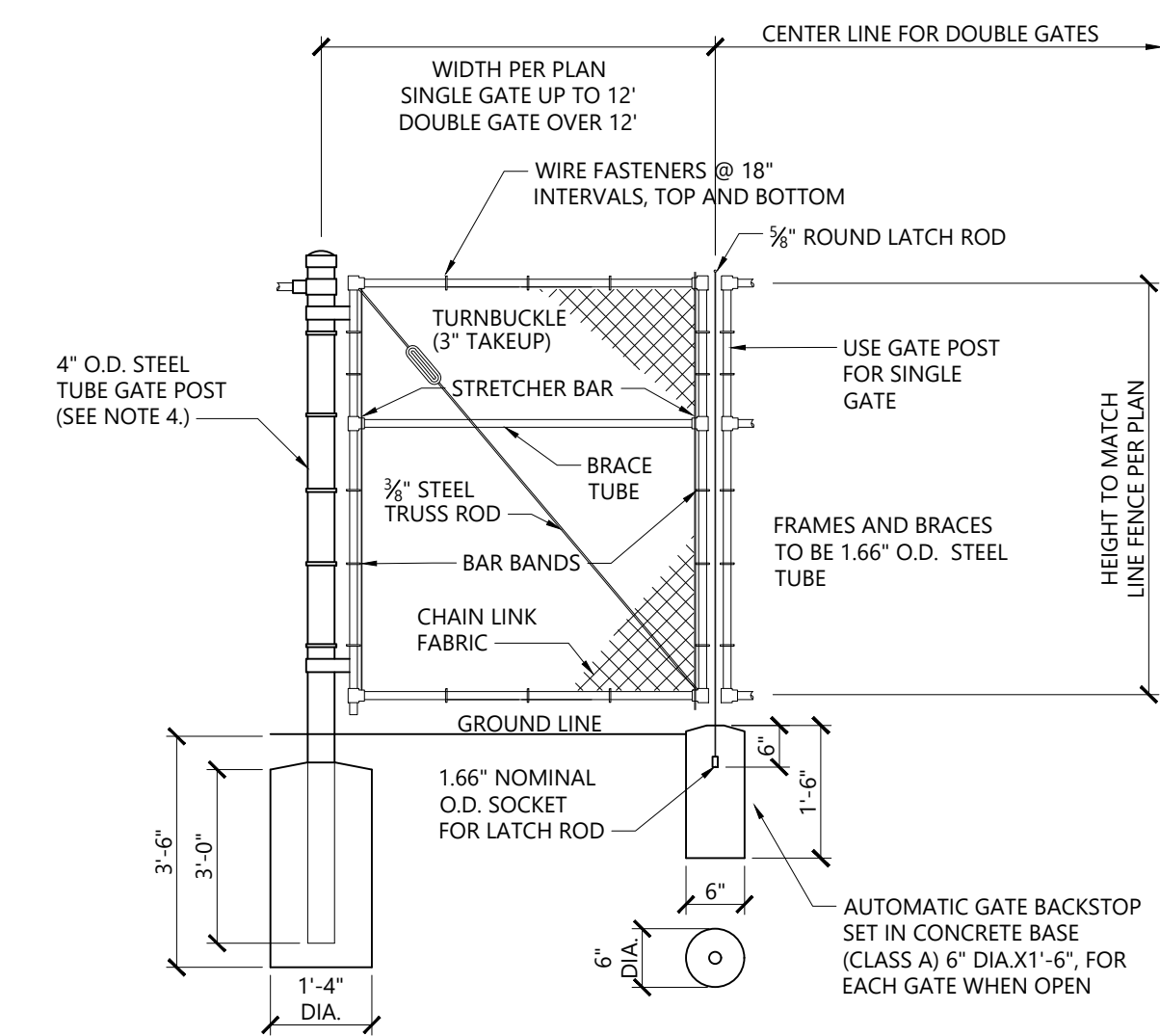


- NOTES**
- ALL DIMENSION TO CENTER OF STRIPING.
  - ALL SLOPES THROUGH OUT THE ACCESSIBLE PARKING AND AISLE SHALL NOT EXCEED 1.5%

**ELECTRIC VEHICLE CHARGING SPACES**

N.T.S. Source: VHB

11/22 LD\_

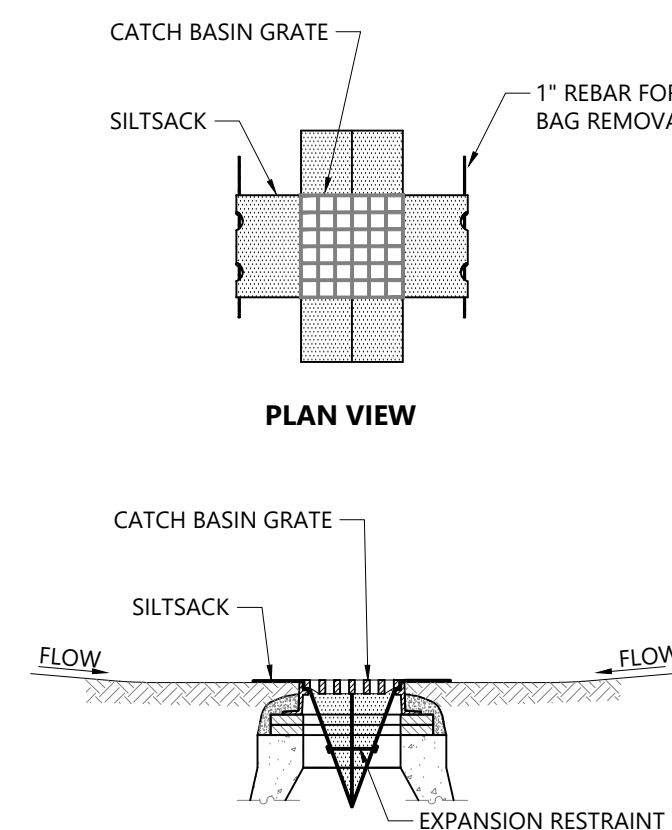


- NOTES**
- STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
  - STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
  - STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
  - TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
  - IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

**Straw Wattle - Erosion Control Barrier**

N.T.S. Source: VHB

10/21 LD\_659-A

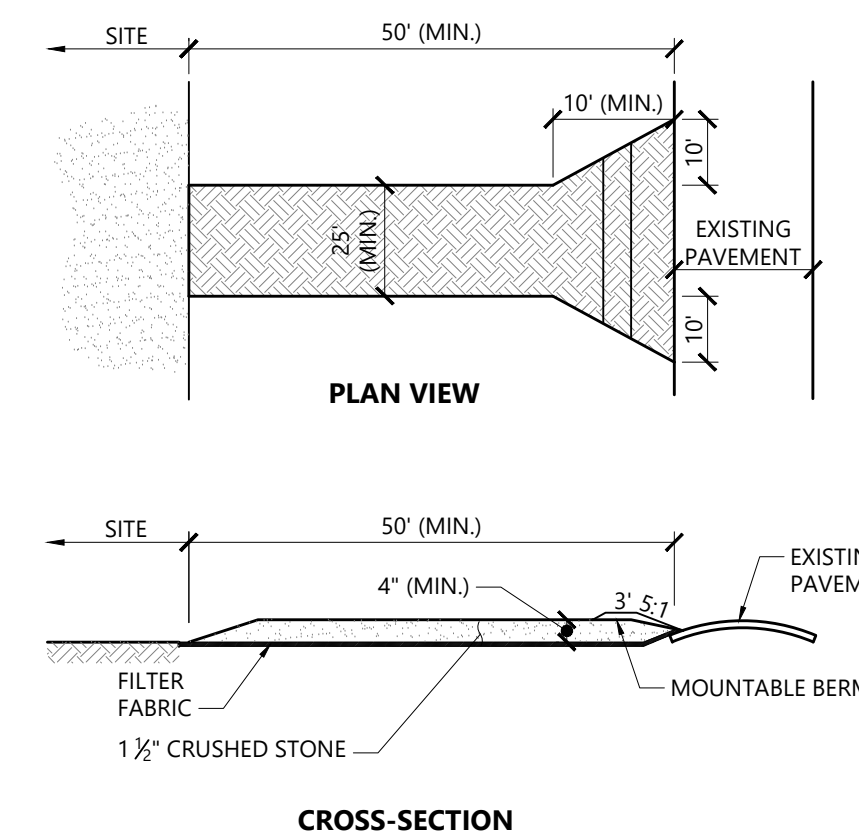


- NOTES**
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS. AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
  - GRATE TO BE PLACED OVER SILTSACK.
  - SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

**Siltsack Sediment Trap**

N.T.S. Source: VHB

1/16 LD\_674



- NOTES**
- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
  - STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

**Stabilized Construction Exit**

N.T.S. Source: VHB

1/16 LD\_682

- NOTES**
- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
  - GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
  - FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
  - GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

**Chain Link Fence Gate**

N.T.S. Source: VHB

12/19 LD\_482

**Wilson Center  
Mixed-Use Development**


29 Windsor Avenue  
Windsor, Connecticut

No.	Revision	Date	App'd

Designed by \_\_\_\_\_ Checked by \_\_\_\_\_  
Issued for \_\_\_\_\_ Date \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

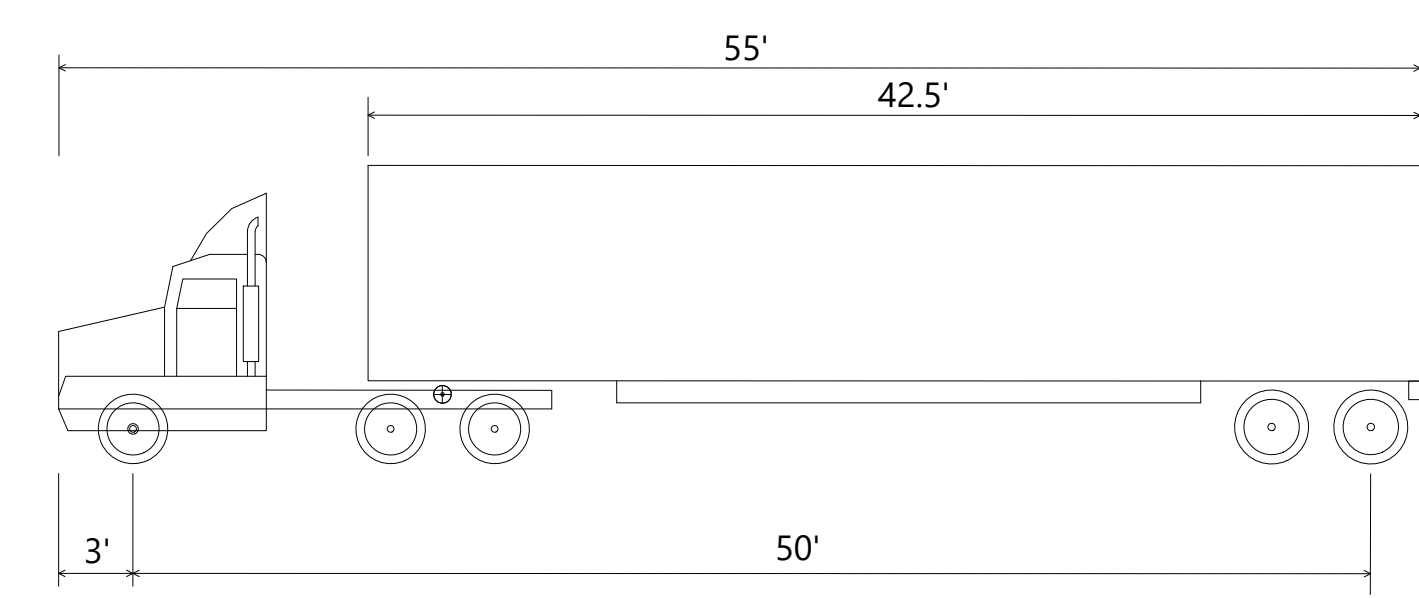
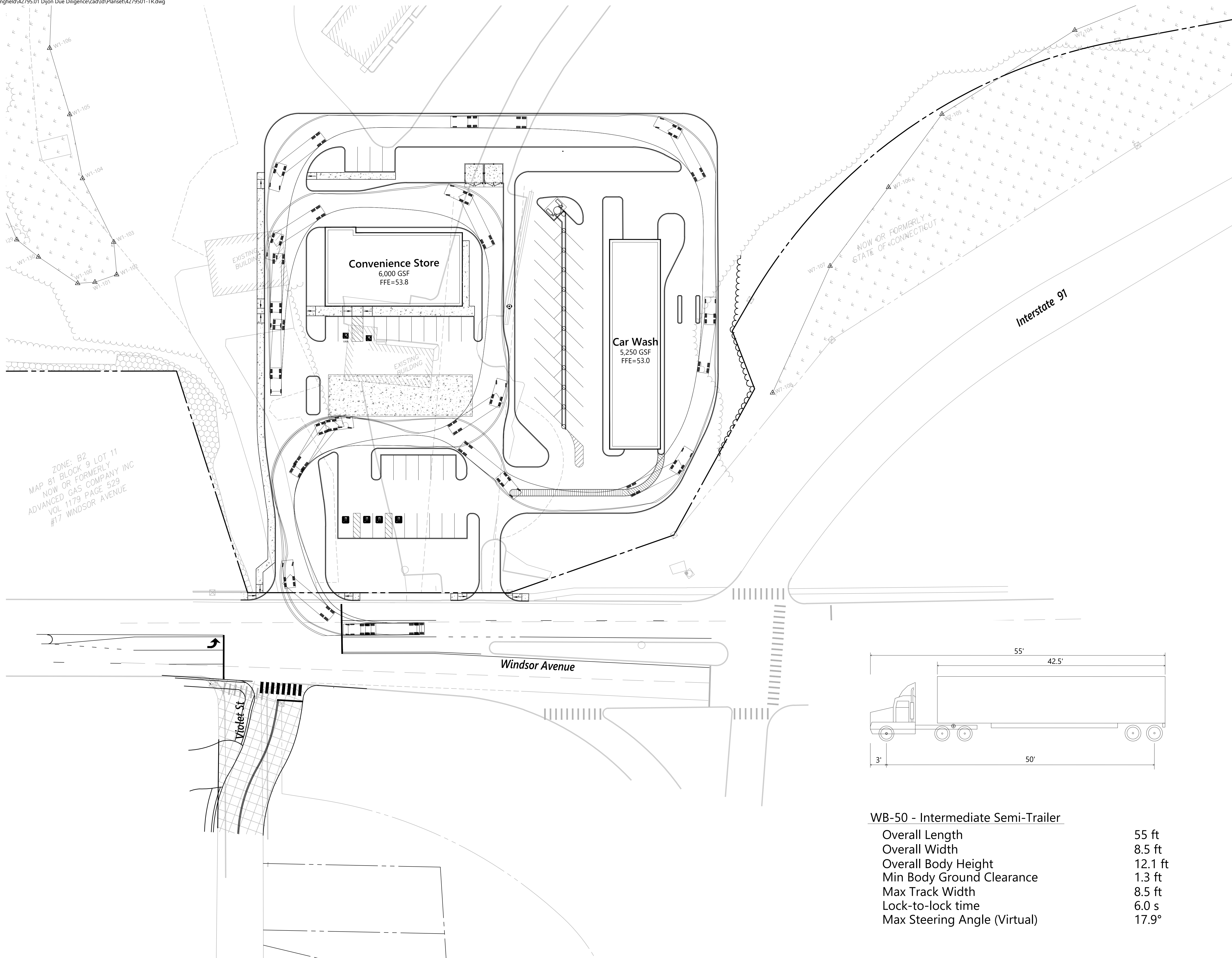
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Details



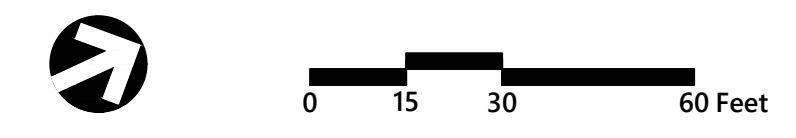
**C-12**

Sheet of 12 13



WB-50 - Intermediate Semi-Trailer

Overall Length	55 ft
Overall Width	8.5 ft
Overall Body Height	12.1 ft
Min Body Ground Clearance	1.3 ft
Max Track Width	8.5 ft
Lock-to-lock time	6.0 s
Max Steering Angle (Virtual)	17.9°



**Wilson Center  
Mixed-Use Development**  
29 Windsor Avenue  
Windsor, Connecticut

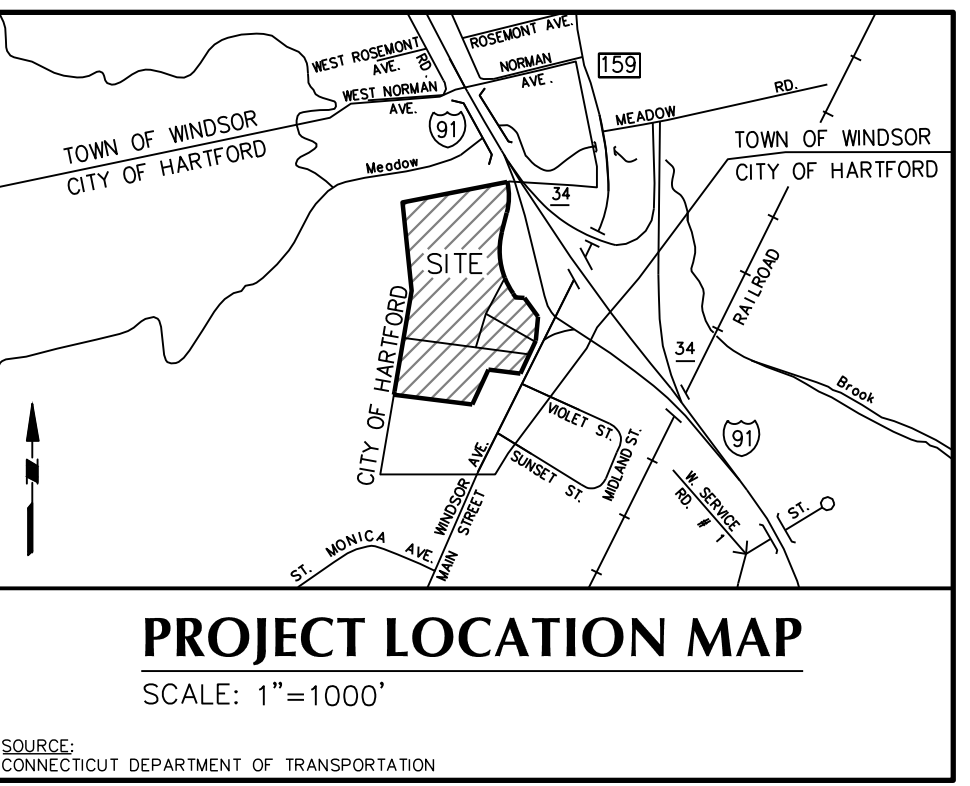
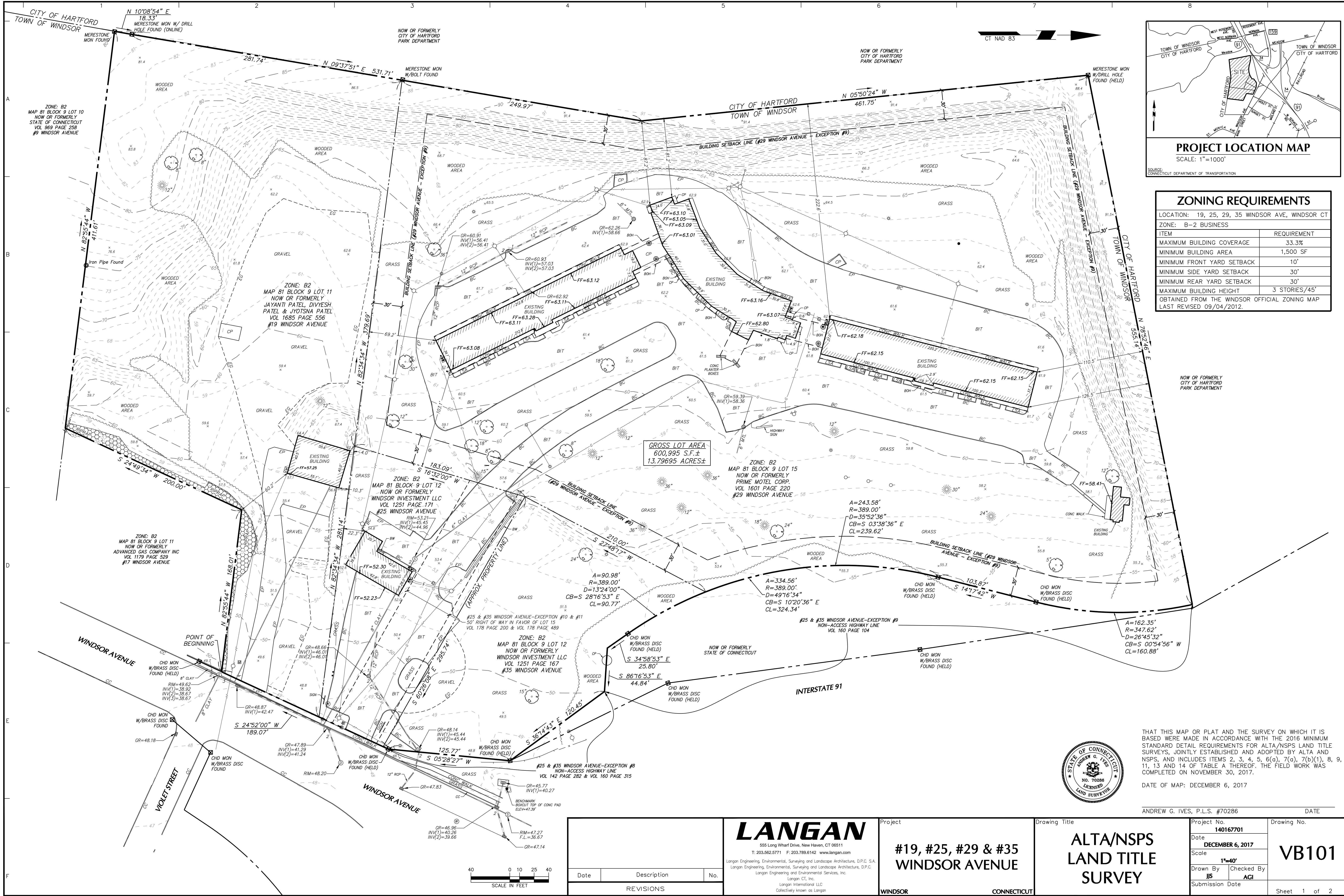
No.	Revision	Date	App'd.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
**Site Plan Approval** June 6, 2023

Not For Construction

Fire Truck Route

Professional Engineer  
  
**C-13**  
 Sheet 13 of 13



**ZONING REQUIREMENTS**

LOCATION: 19, 25, 29, 35 WINDSOR AVE, WINDSOR CT  
ZONE: B-2 BUSINESS

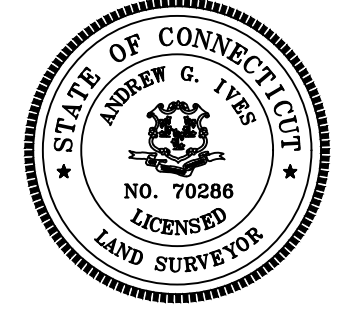
ITEM	REQUIREMENT
MAXIMUM BUILDING COVERAGE	33.3%
MINIMUM BUILDING AREA	1,500 SF
MINIMUM FRONT YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	30'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING HEIGHT	3 STORIES/45'

OBTAINED FROM THE WINDSOR OFFICIAL ZONING MAP LAST REVISED 09/04/2012.

NOW OR FORMERLY CITY OF HARTFORD PARK DEPARTMENT

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2017.

DATE OF MAP: DECEMBER 6, 2017



ANDREW G. IVES, P.L.S. #70286 DATE

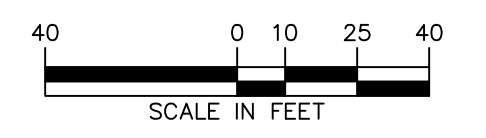
**LANGAN**  
555 Long Wharf Drive, New Haven, CT 06511  
T: 203.562.5771 F: 203.789.6142 www.langan.com  
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.  
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan CT, Inc.  
Langan International LLC  
Collectively known as Langan

Project  
**#19, #25, #29 & #35 WINDSOR AVENUE**  
CONNECTICUT

Drawing Title  
**ALTA/NSPS LAND TITLE SURVEY**

Project No. **140167701**  
Date **DECEMBER 6, 2017**  
Scale **1"=40'**  
Drawing No. **VB101**  
Drawn By **JIS** Checked By **AGI**  
Submission Date  
Sheet 1 of 2

Date	Description	No.
REVISIONS		



PROJECT NO. 140167701

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

A. MAP TITLED "TOWN OF WINDSOR MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM MARY L. CARVILLE BY THE STATE OF CONNECTICUT RELOCATION OF ROUTE U.S. 5-A", SCALE: 1"=40', DATED: MAY 1953, TOWN NO. 164, PROJECT NO. 58, SERIAL NO. 95, SHEET 1 OF 1

B. MAP TITLED "TOWN OF WINDSOR MAP SHOWING LAND RELEASED TO MARY L. CARVILLE ET AL BY THE STATE OF CONNECTICUT HARTFORD-SPRINGFIELD EXPRESSWAY", SCALE: 1"=40', DATED: OCTOBER 1955, TOWN NO. 164, PROJECT NO. 58, SERIAL NO. 1-B, SHEET 1 OF 1

C. MAP TITLED "PLOT PLAN SHOWING THE PROPERTY OF HENRY P. & MARY L. CARVILLE, WINDSOR AVE., WINDSOR, CONN.", SCALE: 1"=20', DATED: DEC. 1959, LAST REVISED: NOV. 1960, MAP VOLUME 5 PAGE 453

D. MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF WINDSOR, HARTFORD-SPRINGFIELD EXPRESSWAY FROM HARTFORD TOWN LINE NORTHERLY TO BINA AVENUE, NUMBER 164-06, SHEET NO. 1 OF 1", SCALE: 1"=100', DATED: JANUARY 29, 1960

E. MAP TITLED "RIGHT OF WAY SURVEY, STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF WINDSOR, INTERSTATE ROUTE 91 IN THE VICINITY OF WINDSOR AVENUE, NUMBER 164-14, SHEET NO. 1A OF 1", SCALE: 1"=80', DATED: MARCH 30, 2001, LAST REVISED: 10/11/01

- 3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 ESTABLISHED THROUGH GPS METHODS.
5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER 2017.
6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "HARTFORD COUNTY, CONNECTICUT PANEL 366 OF 675, MAP NUMBER 09003003666, EFFECTIVE DATE SEPTEMBER 16, 2011" THE PROJECT AREA IS IN ZONE X (UNSHADED).

7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

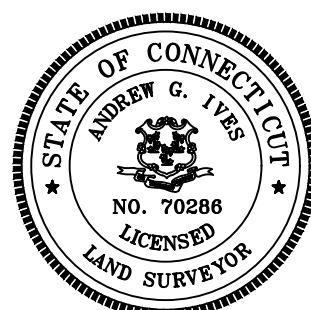
10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

DATE OF MAP: DECEMBER 6, 2017

ANDREW G. IVES, P.L.S. #70286 DATE



TITLE REPORT

#19 WINDSOR AVENUE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER: HART2474357, EFFECTIVE DATE SEPTEMBER 28, 2017. SCHEDULE B SECTION II:

- 1. NOT SURVEY RELATED.
2. SURVEY PROVIDED.
3-7. NOT SURVEY RELATED.

#25 WINDSOR AVENUE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER: HART2474292, EFFECTIVE DATE SEPTEMBER 28, 2017. SCHEDULE B SECTION II:

- 1. NOT SURVEY RELATED.
2. SURVEY PROVIDED.
3-7. NOT SURVEY RELATED.
8. WAIVER AND RELINQUISHMENT OF ACCESS TO ROUTE U.S. 5A AS DEFINED IN VOL 142 PAGE 282 AND VOL 160 PAGE 315. DEPICTED ON SURVEY.
9. DENIAL OF RIGHTS OF INGRESS AND EGRESS AS DEFINED IN VOL 160 PAGE 104. DEPICTED ON SURVEY.
10. RIGHT OF WAY AS DEFINED IN VOL 178 PAGE 200. DEPICTED ON SURVEY.
11. RIGHT OF WAY AS DEFINED IN VOL 178 PAGE 489.
12. NOT SURVEY RELATED.

13. ENCROACHMENT AGREEMENT AS DEFINED IN VOL 1626 PAGE 211. THE BITUMINOUS CURB ENCROACHMENT AS REFERENCED IN SAID DEED HAS BEEN REMOVED AND REPLACED WITH GRASS AREA. THIS SITE CHANGE DOES NOT AFFECT THE 50 FOOT RIGHT OF WAY EASEMENT, WHICH IS STILL ACCESSIBLE.

#29 WINDSOR AVENUE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER: HART2474308, EFFECTIVE DATE SEPTEMBER 28, 2017. SCHEDULE B SECTION II:

- 1. NOT SURVEY RELATED.
2. SURVEY RELATED.
3-8. NOT SURVEY RELATED.
9. 30' BUILDING LINES AS SHOWN IN MAP #5467. DEPICTED ON SURVEY.
10. ENCROACHMENT AGREEMENT AS DEFINED IN VOL 1626 PAGE 211. THE BITUMINOUS CURB ENCROACHMENT AS REFERENCED IN SAID DEED HAS BEEN REMOVED AND REPLACED WITH GRASS AREA. THIS SITE CHANGE DOES NOT AFFECT THE 50 FOOT RIGHT OF WAY EASEMENT, WHICH IS STILL ACCESSIBLE.

#35 WINDSOR AVENUE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER: HART2474303, EFFECTIVE DATE SEPTEMBER 28, 2017. SCHEDULE B SECTION II:

- 1. NOT SURVEY RELATED.
2. SURVEY PROVIDED.
3-7. NOT SURVEY RELATED.
8. WAIVER AND RELINQUISHMENT OF ACCESS TO ROUTE U.S. 5A AS DEFINED IN VOL 142 PAGE 282 AND VOL 160 PAGE 315. DEPICTED ON SURVEY.
9. DENIAL OF RIGHTS OF INGRESS AND EGRESS AS DEFINED IN VOL 160 PAGE 104. DEPICTED ON SURVEY.
10. RIGHT OF WAY AS DEFINED IN VOL 178 PAGE 200. DEPICTED ON SURVEY.
11. RIGHT OF WAY AS DEFINED IN VOL 178 PAGE 489.
12. NOT SURVEY RELATED.

LEGEND (NOT SHOWN TO SCALE)

Legend table listing symbols for BOLLARD, COLUMN, FLAG POLE, MAILBOX, SIGN, SHRUB, TREE, CATCH BASIN, CLEANOUT, ELECTRIC METER, FIRE HYDRANT, GAS METER, GAS VALVE, GUY WIRE, LIGHT POLE, MANHOLE (TYPE AS LABELED), POWER POLE, STANDPIPE, TRAFFIC SIGNAL POLE, WATER VALVE, SPOT ELEVATION, BITUMINOUS, CONCRETE, CONCRETE PAD, LANDSCAPED AREA, BUILDING OVERHANG, BOTTOM OF WALL, EDGE OF PAVEMENT, EDGE OF GRAVEL, BITUMINOUS CURB, CONCRETE CURB, METAL GUARD RAIL, STOCKADE FENCE, CHAINLINK FENCE, TREE LINE, OVERHEAD WIRE, EASEMENT LINE, PROPERTY LINE, RIGHT-OF-WAY LINE, CONTOUR LINE, ELECTRIC MARK OUT LINE, COMMUNICATION MARK OUT LINE, GAS MARK OUT LINE.

SURVEYED DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY SIDE OF WINDSOR AVENUE, SAID POINT BEING A SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL AND THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF ADVANCED GAS COMPANY INC;

THENCE N 82° 55' 44" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ADVANCED GAS COMPANY INC A DISTANCE OF 168.01' TO A POINT;

THENCE S 24° 49' 34" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF ADVANCED GAS COMPANY INC A DISTANCE OF 200.00' TO A POINT;

THENCE N 82° 55' 44" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT A DISTANCE OF 411.61' TO A POINT;

THENCE N 10° 08' 54" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF CITY OF HARTFORD PARK DEPARTMENT A DISTANCE OF 18.33' TO A POINT;

THENCE N 09° 37' 51" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF CITY OF HARTFORD PARK DEPARTMENT A DISTANCE OF 531.71' TO A POINT;

THENCE N 05° 50' 24" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF CITY OF HARTFORD PARK DEPARTMENT A DISTANCE OF 461.75' TO A POINT;

THENCE N 78° 52' 46" E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF HARTFORD PARK DEPARTMENT A DISTANCE OF 555.14' TO A POINT;

THENCE CURVING TO THE RIGHT BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT, WITH AN ARC LENGTH OF 162.35', A RADIUS OF 347.62', AND INCLUDED ANGLE OF 26° 45' 32", AND A CHORD OF 160.88' WITH A BEARING OF S 00° 54' 56" W TO A POINT;

THENCE S 14° 17' 42" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT A DISTANCE OF 103.87' TO A POINT OF CURVATURE;

THENCE CURVING TO THE LEFT BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT, WITH AN ARC LENGTH OF 334.56', A RADIUS OF 389.00', AND INCLUDED ANGLE OF 49° 16' 34", AND A CHORD OF 324.34' WITH A BEARING OF S 10° 20' 36" E TO A POINT;

THENCE S 34° 58' 53" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT A DISTANCE OF 25.80' TO A POINT;

THENCE S 86° 16' 53" E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT A DISTANCE OF 44.84' TO A POINT;

THENCE S 36° 14' 43" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF STATE OF CONNECTICUT A DISTANCE OF 120.45' TO A POINT IN THE WESTERLY SIDE OF WINDSOR AVENUE;

THENCE S 05° 28' 27" W ALONG THE WESTERLY SIDE OF INTERSTATE 91 A DISTANCE OF 125.77' TO A POINT;

THENCE S 24° 52' 00" W ALONG THE WESTERLY SIDE OF WINDSOR AVENUE A DISTANCE OF 189.07' TO THE POINT OF BEGINNING;

CONTAINING APPROXIMATELY 600,995 SQUARE FEET (13.79695 ACRES).

RECORD DESCRIPTION

#19 WINDSOR AVENUE A CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE BUILDINGS THEREON STANDING, SITUATED ON THE WESTERLY SIDE OF WINDSOR AVENUE, IN THE TOWN OF WINDSOR, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SITUATED IN THE WESTERLY LINE OF WINDSOR AVENUE, AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF CARVILLE'S RANCH HOUSE, INC., BEING THE NORTHEAST CORNER OF LAND HEREIN DESCRIBED; THENCE S 24 DEGREES 55' 07" W ALONG WINDSOR AVENUE, A DISTANCE OF 110.48 FEET TO A POINT; THENCE N 82 DEGREES 50' 11" W ALONG OTHER LAND OF CARMELLA SPONZO, X DISTANCE OF 168.00 FEET TO A POINT; THENCE S 24 DEGREES 55' 07" W ALONG OTHER LAND OF CARMELLA SPONZO, A DISTANCE OF 200.00 FEET TO A POINT; THENCE N 82 DEGREES 50' 11" W ALONG LAND NOW OR FORMERLY OF UNIVERSAL WOODWORK & SUPPLY, INC. A DISTANCE OF 411.38 FEET TO A POINT; THENCE N 10 DEGREES 11' 49" E ALONG LAND OF THE CITY OF HARTFORD, A DISTANCE OF 18.32 FEET TO A MONUMENT; THENCE N 9 DEGREES 40' 46" E ALONG LAND OF THE CITY OF HARTFORD, A DISTANCE OF 281.74 FEET TO A POINT; THENCE S 82 DEGREES 29' 01" E ALONG LAND NOW OR FORMERLY OF WINDSOR MOTEL, INC. AND LAND OF CARVILLE'S RANCH HOUSE, INC., PARTLY BY EACH, A DISTANCE OF 660.74 FEET TO THE POINT AND PLACE OF BEGINNING.

#29 WINDSOR AVENUE A CERTAIN PIECE OR PARCEL OF LAND, WITH ALL THE IMPROVEMENTS THEREON, KNOWN AS 29 WINDSOR AVENUE AND SITUATED WESTERLY OF U.S. ROUTE 5-A AND WINDSOR AVENUE IN THE TOWN OF WINDSOR, COUNTY OF HARTFORD, AND STATE OF CONNECTICUT AS SHOWN ON A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR PRIME HOTEL CORP., HABIB AMERICA BANK AND CHICAGO TITLE INSURANCE COMPANY, #29 WINDSOR AVENUE, WINDSOR, CONNECTICUT SCALE L " = 40', FEBRUARY 6, 2008, SCALE L " = 40 FEET, WHICH MAP WILL BE FILED IN THE OFFICE OF THE WINDSOR TOWN CLERK.

BEGINNING AT THE SOUTHWESTERLY MOST POINT ON SAID MAP, WHICH MARKS THE INTERSECTION OF THE SUBJECT PREMISES WITH LAND NOW OR FORMERLY OF CITY OF HARTFORD (KEENEY PARK) AND LAND NOW OR FORMERLY OF JAYANTI PATEL, MAHENDRA PATEL AND DIVYESH PATEL, THENCE PROCEEDING

NORTHEASTERLY, N 09° 37' 41" E, BY LAND NOW OR FORMERLY OF CITY OF HARTFORD (KEENEY PARK), A DISTANCE OF 249.97 FEET, THENCE

NORTHWESTERLY, N 05° 50' 34" W, BY LAND NOW OR FORMERLY OF CITY OF HARTFORD (KEENEY PARK), A DISTANCE OF 461.75 EAST; THENCE

NORTHEASTERLY, N 78° 52' 36" E BY LAND NOW OR FORMERLY OF CITY OF HARTFORD (KEENEY PARK), A DISTANCE OF 555.14 FEET; THENCE

SOUTHWESTERLY, IN A CURVE WITH A RADIUS OF 347.62 FEET, A DISTANCE OF 162.35 FEET TO A POINT, THENCE

SOUTHWESTERLY, S 14° 17' 32" W, A DISTANCE OF 103.87 FEET, THENCE

SOUTHERLY AGAIN, IN A CURVE WITH A RADIUS OF 389 FEET, A DISTANCE OF 243.58 FEET TO A POINT; THENCE

SOUTHWESTERLY, S 27° 48' 07" W, BY LAND NOW OR FORMERLY OF WINDSOR INVESTMENT, LLC, A DISTANCE OF 210.00 FEET; THENCE

SOUTHWESTERLY AGAIN, S 16° 31' 50" W, BY LAND NOW OR FORMERLY OF WINDSOR INVESTMENT, LLC, A DISTANCE OF 183.09 FEET; THENCE

NORTHWESTERLY, N 82° 34' 44" W BY LAND NOW OR FORMERLY OF JAYANTI PATEL, MAHENDRA PATEL AND DIVYESH PATEL, A DISTANCE OF 379.69 FEET, TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH, A FIFTY (50.00) FOOT RIGHT OF WAY TO #29 WINDSOR AVENUE FOR INGRESS AND EGRESS BY FOOT AND VEHICLE AS SHOWN ON SAID MAP

TOGETHER WITH AN ENCROACHMENT AGREEMENT BETWEEN WINDSOR INVESTMENT LLC AND PRIMA MOTEL CORP. DATED FEBRUARY 2, 2008 AND RECORDED IN VOLUME 1626 AT PAGE 211 OF THE WINDSOR LAND REWARDS.

#25 WINDSOR AVENUE

A certain piece or parcel of land, with all the improvements thereon situated on the westernly side of U.S. Route 5-A and Windsor Avenue in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly bounded and described as follows, to wit:

Beginning at a point in the westerly line of Windsor Avenue, which point is the northeast corner of the within described parcel; thence proceeding north 82°07'28" east along land now or formerly of said Michael Spanzo a distance of 466.69 feet to land now or formerly of the City of Hartford; thence proceeding north 74°13'30" east along land now or formerly of the City of Hartford a distance of 243.57 feet to a point; at which point is located a monument; thence proceeding south 82°49'48" west a distance of 162.35 feet to a point; at which point is located a monument; thence proceeding south 14°17'32" west a distance of 103.87 feet to a point; at which point is located a monument; thence proceeding south 24°52'00" west a distance of 189.07 feet to a point; at which point is located a monument; thence proceeding south 34°58'53" east a distance of 25.80 feet to a point; at which point is located a monument; thence proceeding south 86°16'53" east a distance of 44.84 feet to a point; at which point is located a monument; thence proceeding south 36°14'43" east a distance of 120.45 feet to a point; at which point is located a monument; thence proceeding south 05°28'27" west a distance of 125.77 feet to land now or formerly of the City of Hartford; thence proceeding south 09°37'41" east along land now or formerly of the City of Hartford a distance of 249.97 feet to a point; at which point is located a monument; thence proceeding north 05°50'34" west a distance of 461.75 feet to land now or formerly of the City of Hartford; thence proceeding north 78°52'36" east a distance of 555.14 feet to the point or place of beginning.

Excluding therefrom a certain piece or parcel of land, with all the improvements thereon, known as 29 Windsor Avenue and situated west of U.S. Route 5-A and Windsor Avenue in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly bounded and described as follows:

Beginning at a point on the westerly line of U.S. Route 5-A Ramp "A" which point is the northeast corner of the within described premises and at which point is located a monument; thence proceeding southerly in a curve with a radius of 347.62 feet a distance of 162.35 feet to a point; at which point is located a monument; thence proceeding south 14°17'32" west a distance of 103.87 feet to a point; at which point is located a monument; thence proceeding south 24°52'00" west a distance of 189.07 feet to a point; at which point is located a monument; thence proceeding south 34°58'53" east a distance of 25.80 feet to a point; at which point is located a monument; thence proceeding south 86°16'53" east a distance of 44.84 feet to a point; at which point is located a monument; thence proceeding south 36°14'43" east a distance of 120.45 feet to a point; at which point is located a monument; thence proceeding south 05°28'27" west a distance of 125.77 feet to land now or formerly of the City of Hartford; thence proceeding south 09°37'41" east along land now or formerly of the City of Hartford a distance of 249.97 feet to a point; at which point is located a monument; thence proceeding north 05°50'34" west a distance of 461.75 feet to land now or formerly of the City of Hartford; thence proceeding north 78°52'36" east a distance of 555.14 feet to the point or place of beginning.

Excluding therefrom a certain piece or parcel of land, with all the improvements thereon, known as 35 Windsor Avenue and situated in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly described as follows: Map 81, Block 9, Lot 12 and File Code Number 00014.00 in the records of the Windsor Tax Assessor.

#35 WINDSOR AVENUE

A certain piece or parcel of land, with all the improvements thereon situated on the westerly side of U.S. Route 5-A and Windsor Avenue in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly bounded and described as follows, to wit:

Beginning at a point in the westerly line of Windsor Avenue, which point is the northeast corner of land now or formerly of Michael Spanzo and the southeast corner of the within described premises; thence proceeding north 82°07'28" east along land now or formerly of said Michael Spanzo a distance of 466.69 feet to land now or formerly of the City of Hartford; thence proceeding north 74°13'30" east along land now or formerly of the City of Hartford a distance of 243.57 feet to a point; at which point is located a monument; thence proceeding south 82°49'48" west a distance of 162.35 feet to a point; at which point is located a monument; thence proceeding south 14°17'32" west a distance of 103.87 feet to a point; at which point is located a monument; thence proceeding south 24°52'00" west a distance of 189.07 feet to a point; at which point is located a monument; thence proceeding south 34°58'53" east a distance of 25.80 feet to a point; at which point is located a monument; thence proceeding south 86°16'53" east a distance of 44.84 feet to a point; at which point is located a monument; thence proceeding south 36°14'43" east a distance of 120.45 feet to a point; at which point is located a monument; thence proceeding south 05°28'27" west a distance of 125.77 feet to land now or formerly of the City of Hartford; thence proceeding south 09°37'41" east along land now or formerly of the City of Hartford a distance of 249.97 feet to a point; at which point is located a monument; thence proceeding north 05°50'34" west a distance of 461.75 feet to land now or formerly of the City of Hartford; thence proceeding north 78°52'36" east a distance of 555.14 feet to the point or place of beginning.

Excluding therefrom a certain piece or parcel of land, with all the improvements thereon, known as 29 Windsor Avenue and situated west of U.S. Route 5-A and Windsor Avenue in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly bounded and described as follows:

Beginning at a point on the westerly line of U.S. Route 5-A Ramp "A" which point is the northeast corner of the within described premises and at which point is located a monument; thence proceeding southerly in a curve with a radius of 347.62 feet a distance of 162.35 feet to a point; at which point is located a monument; thence proceeding south 14°17'32" west a distance of 103.87 feet to a point; at which point is located a monument; thence proceeding south 24°52'00" west a distance of 189.07 feet to a point; at which point is located a monument; thence proceeding south 34°58'53" east a distance of 25.80 feet to a point; at which point is located a monument; thence proceeding south 86°16'53" east a distance of 44.84 feet to a point; at which point is located a monument; thence proceeding south 36°14'43" east a distance of 120.45 feet to a point; at which point is located a monument; thence proceeding south 05°28'27" west a distance of 125.77 feet to land now or formerly of the City of Hartford; thence proceeding south 09°37'41" east along land now or formerly of the City of Hartford a distance of 249.97 feet to a point; at which point is located a monument; thence proceeding north 05°50'34" west a distance of 461.75 feet to land now or formerly of the City of Hartford; thence proceeding north 78°52'36" east a distance of 555.14 feet to the point or place of beginning.

Excluding therefrom a certain piece or parcel of land, with all the improvements thereon, known as 35 Windsor Avenue and situated in the Town of Windsor, County of Hartford, and State of Connecticut and being more particularly described as follows: Map 81, Block 9, Lot 12 and File Code Number 00016.00 in the records of the Windsor Tax Assessor.

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2017.

Table with 3 columns: Date, Description, No. under the heading REVISIONS.

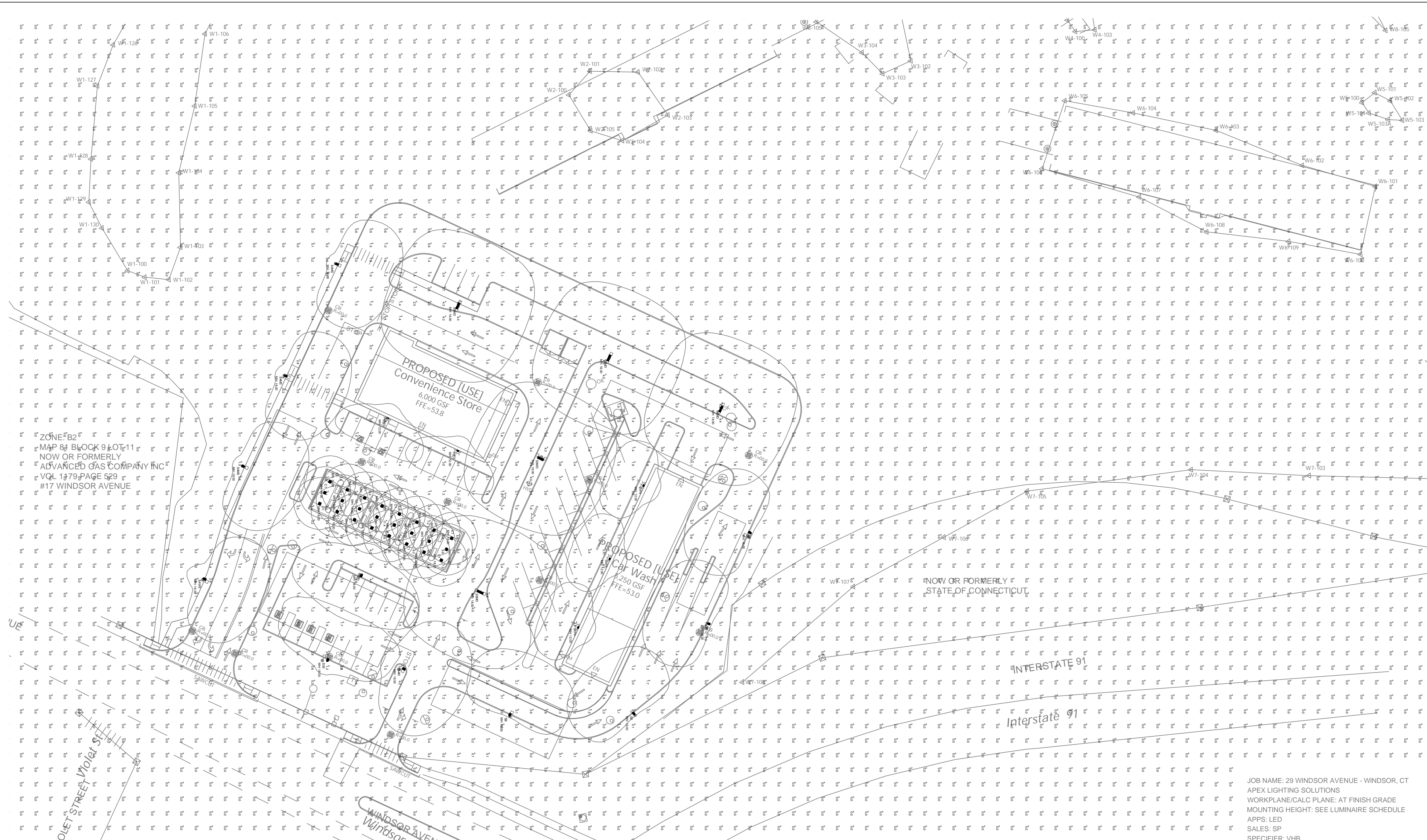
LANGAN logo and contact information: 555 Long Wharf Drive, New Haven, CT 06511. T: 203.562.5771 F: 203.789.6142 www.langan.com

Project #19, #25, #29 & #35 WINDSOR AVENUE

Drawing Title ALTA/NSPS LAND TITLE SURVEY

Table with 2 columns: Project No. 14016701, Drawing No. VB102, Date DECEMBER 6, 2017, Scale 1"=40', Drawn By JIS, Checked By AGI, Submission Date, Sheet 2 of 2.





ZONE FB2  
 MAP 84 BLOCK 9 LOT 11  
 NOW OR FORMERLY  
 ADVANCED GAS COMPANY INC  
 VOL 1179 PAGE 529  
 #17 WINDSOR AVENUE

NOW OR FORMERLY  
 STATE OF CONNECTICUT

INTERSTATE 91

Interstate 91

JOB NAME: 29 WINDSOR AVENUE - WINDSOR, CT  
 APEX LIGHTING SOLUTIONS  
 WORKPLANE/CALC PLANE: AT FINISH GRADE  
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE  
 APPS: LED  
 SALES: SP  
 SPECIFIER: VHB

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
24	C1	Single	2352	20.49	0.850	N.A.	TRACELITE SCP-R-20-LG-VS-4K-WH / RECESSED IN CANOPY @ 18FT AFG
1	S2	Single	8940	54.129	0.850	B2-U0-G2	GARDCO OPF-S-A02-730-T2M-AR1-UNV-FINISH / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
1	S3S	Single	6969	54.129	0.850	B1-U0-G2	GARDCO OPF-S-A02-730-T3M-AR1-UNV-FINISH-HIS / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
1	S4M	Single	8989	54.129	0.850	B1-U0-G2	GARDCO OPF-S-A02-730-T4M-AR1-UNV-FINISH / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
3	S4MS	Single	6993	54.129	0.850	B1-U0-G2	GARDCO OPF-S-A02-730-T4M-AR1-UNV-FINISH-HIS / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
1	S4WS	Single	5733	54.129	0.850	B1-U0-G2	GARDCO OPF-S-A02-730-T4W-AR1-UNV-FINISH-HIS / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
5	S5MD	Back-Back	9265	54.129	0.850	B3-U0-G2	GARDCO OPF-S-A02-730-T5M-AR1-UNV-FINISH / MOUNTED TO SSA-CA-4-125-18-D2-DTX-xxx-FINISH
4	SB	Single	6234	54.129	0.850	B0-U0-G2	GARDCO OPF-S-A02-730-BLC-AR1-UNV-FINISH / MOUNTED TO SSA-CA-4-125-18-D1-DTX-xxx-FINISH
2	WP3	Single	3687	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-3-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF
3	WP4	Single	3638	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-4-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
GAS STATION CANOPY	0	8.80	11.4	5.4	1.63	2.11
EXCLUSIVE VEHICLE USE	0	1.82	6.2	0.2	9.10	31.00
UNPAVED	0	0.04	4.7	0.0	N.A.	N.A.
PARKING, LOADING, PEDESTRIAN	0	1.98	5.8	0.4	4.95	14.50

**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.



PROJECT TITLE:  
 WILSON CENTER  
 29 WINDSOR AVE  
 WINDSOR, CT

DRAWING TITLE:  
 SITE LIGHTING  
 PHOTOMETRIC CALCULATION

SCALE : 1"=40'-0"  
 DATE : 6/5/23  
 DRAWN BY: LED  
 SHEET:

SL-2



**Greylock Design Associates**  
Landscape Architecture & Land Planning

• 4 Lime Kiln Rd. Lenox, MA 01240 P. 413-637-8366  
• 784 B Tremont St. Boston, MA 02118 P. 617-351-0108

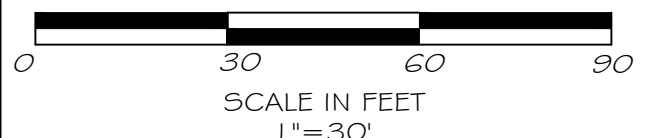
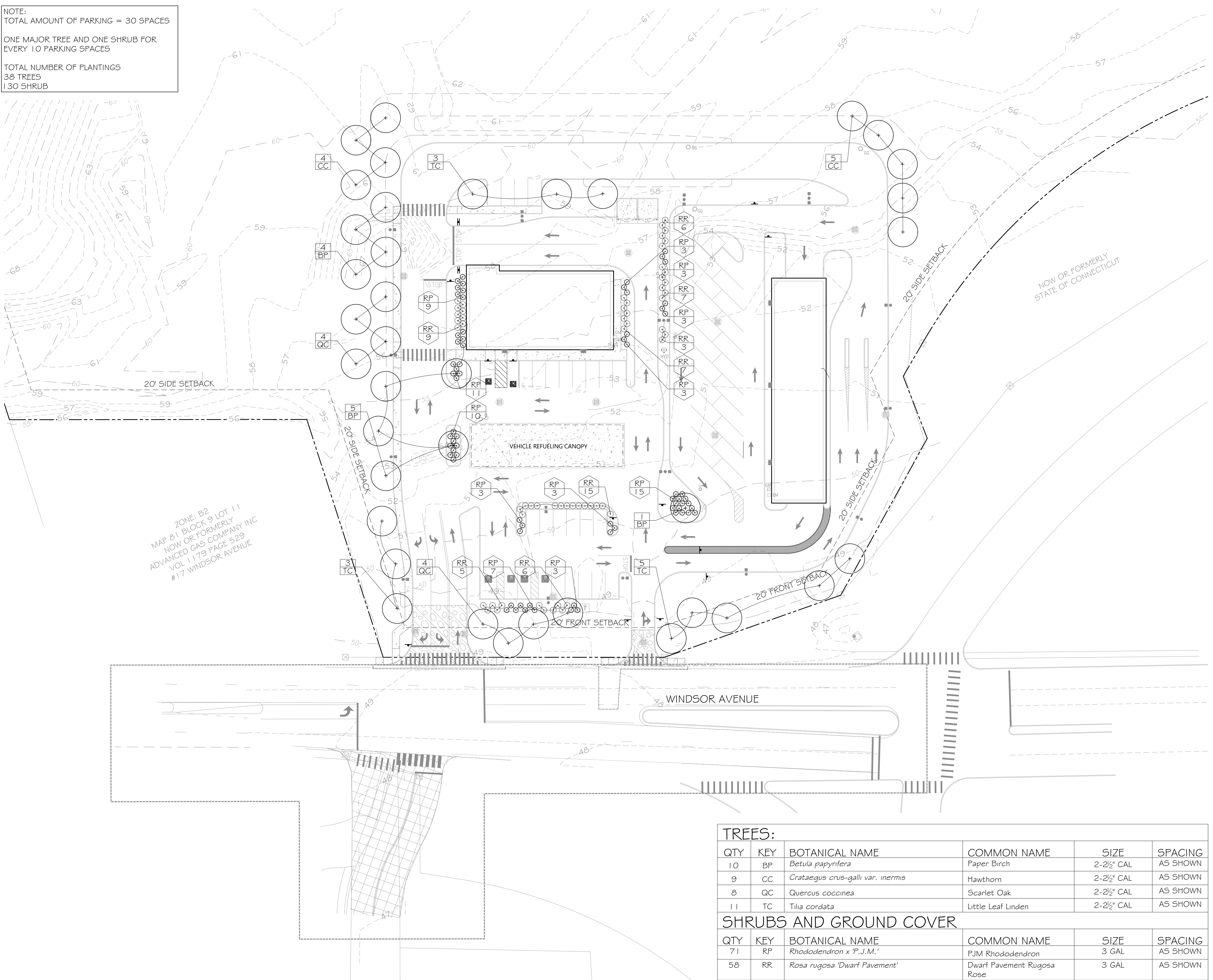
**PLAN NOTES**

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM DRAWING PREPARED BY VHB PREPARED MARCH 30, 2022.

**PLANTING NOTES**

- ALL PLANT MATERIAL TO BE HEALTHY NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS AND FREE OF DISEASE & INSECT INFESTATION, AND SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF PROJECT SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE. NO SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE MADE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT. SUBSTITUTIONS WILL REQUIRE APPROVAL OF PLANNING DEPARTMENT.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSING AND TREE PITS SHALL BE MULCHED TO A DEPTH OF NO GREATER THAN 2" OF PINE BARK MULCH.
- TREES SHALL NOT BE STAKED OR GUYED UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1.888.DIG.SAFE (344.7233) PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUND COVER PLANTINGS AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP.
- AREAS DISTURBED BY CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4" LOAM & SEED.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- CONTRACTOR SHALL CONDUCT A SOIL ANALYSIS AND CONSULT LANDSCAPE ARCHITECT PRIOR TO INCORPORATING ALL NECESSARY SOIL AMENDMENTS FOR HEALTHY PLANT DEVELOPMENT.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND/OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS SHOULD BE INSTALLED DURING PRIME PLANTING MONTHS (MARCH - MAY AND SEPTEMBER - OCTOBER). PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND OR LAWNS SEEDED OUT OF SPRING OR FALL PERIODS IF ALLOWED BY OWNER WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING TREES TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CLEANING OPERATIONS. ALL EXISTING PLANT MATERIAL LISTED TO BE REMOVED SHALL INCLUDE ROOTS SYSTEMS AND BE REMOVED OFF SITE.
- PERENNIALS ARE TO BE PLACED 2' ON CENTER SPACING AND IN ODD NUMBER GROUPS OF 3, 5, 7...
- PLANT SYMBOLOLOGY SHOWN IS REPRESENTATIVE OF PLANTS THAT ARE OF 2/3 MATURITY OR 5-10 YEARS OF GROWTH.
- ALL PROPOSED PLANTS ARE NON-INVASIVE, AS DETERMINED FROM THE LATEST "CONNECTICUT INVASIVE PLANT LIST" DATED OCTOBER, 2018 PUBLISHED BY THE CONNECTICUT INVASIVE PLANTS COUNCIL.
- THE SIGNIFICANT TREES NOTED ON THE PLAN ARE TO REMAIN AND SHALL BE PRUNED TO THE EXTENT REQUIRED IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH ADJACENT OWNERS PRIOR TO PRUNING ANY TREES WHOSE CANOPIES OVERHANG THE PROPERTY.

NOTE:  
TOTAL AMOUNT OF PARKING = 30 SPACES  
ONE MAJOR TREE AND ONE SHRUB FOR EVERY 10 PARKING SPACES  
TOTAL NUMBER OF PLANTINGS  
38 TREES  
130 SHRUB



**TREES:**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
10	BP	<i>Betula papyrifera</i>	Paper Birch	2-2½" CAL	AS SHOWN
9	CC	<i>Crataegus crus-galli var. inermis</i>	Hawthorn	2-2½" CAL	AS SHOWN
8	QC	<i>Quercus coccinea</i>	Scarlet Oak	2-2½" CAL	AS SHOWN
11	TC	<i>Tilia cordata</i>	Little Leaf Linden	2-2½" CAL	AS SHOWN

**SHRUBS AND GROUND COVER**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
71	RP	<i>Rhododendron x 'P.J.M.'</i>	PJM Rhododendron	3 GAL	AS SHOWN
58	RR	<i>Rosa rugosa 'Dwarf Pavement'</i>	Dwarf Pavement Rugosa Rose	3 GAL	AS SHOWN

Project Title  
**MIXED-USE DEVELOPMENT**  
29 Windsor Avenue  
Windsor, Connecticut

Designed by GDA  
Checked by RTA

Issued for  
**IWWC Permit**

Date  
**June 6, 2023**

Drawing Title  
**PLANTING PLAN**

Drawing Number

**L-401**

Sheet of  
**1 2**



**Greylock Design Associates**  
Landscape Architecture & Land Planning

• 4 Lime Kiln Rd. Lenox, MA 01240 P. 413-637-8366  
• 784 B Tremont St. Boston, MA 02118 P. 617-351-0108

No. Revision Date App'd.

Project Title

**MIXED-USE DEVELOPMENT**  
29 Windsor Avenue  
Windsor, Connecticut

Designed by GDA Checked by RTA

Issued for Date

IWWC Permit June 6, 2023

Drawing Title

**PLANTING DETAILS**

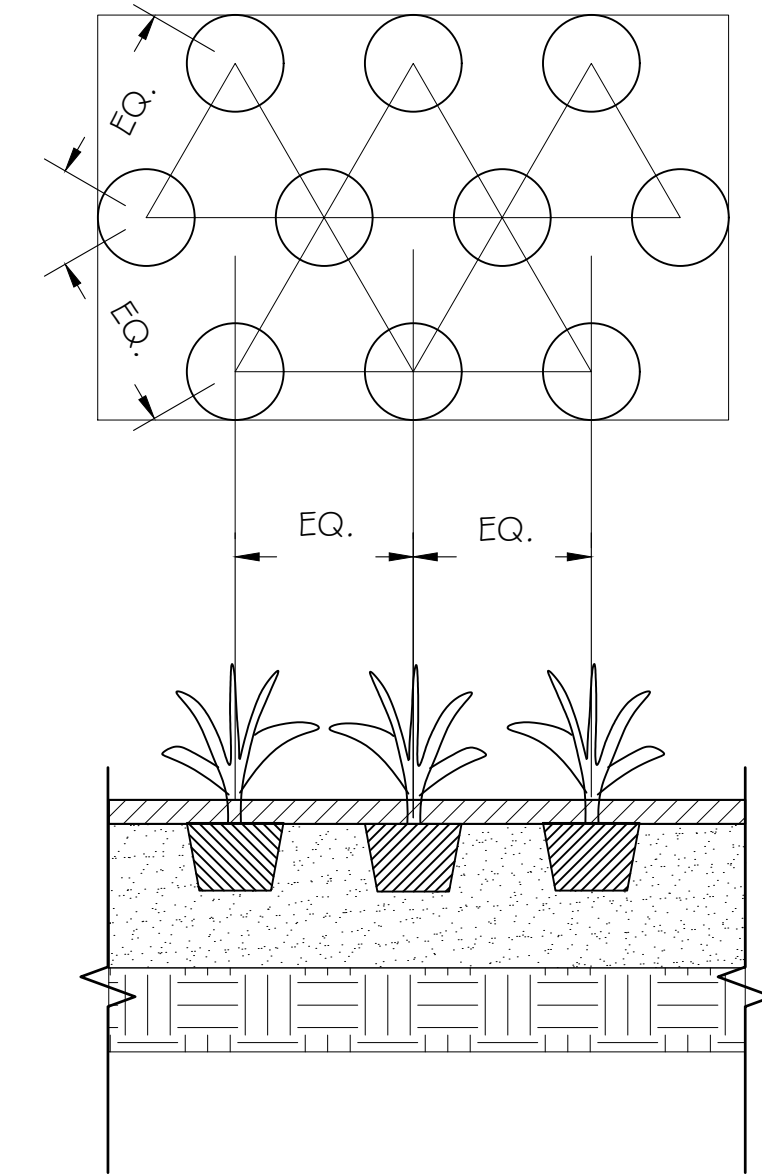
Drawing Number

**L-402**

Sheet of

2 2

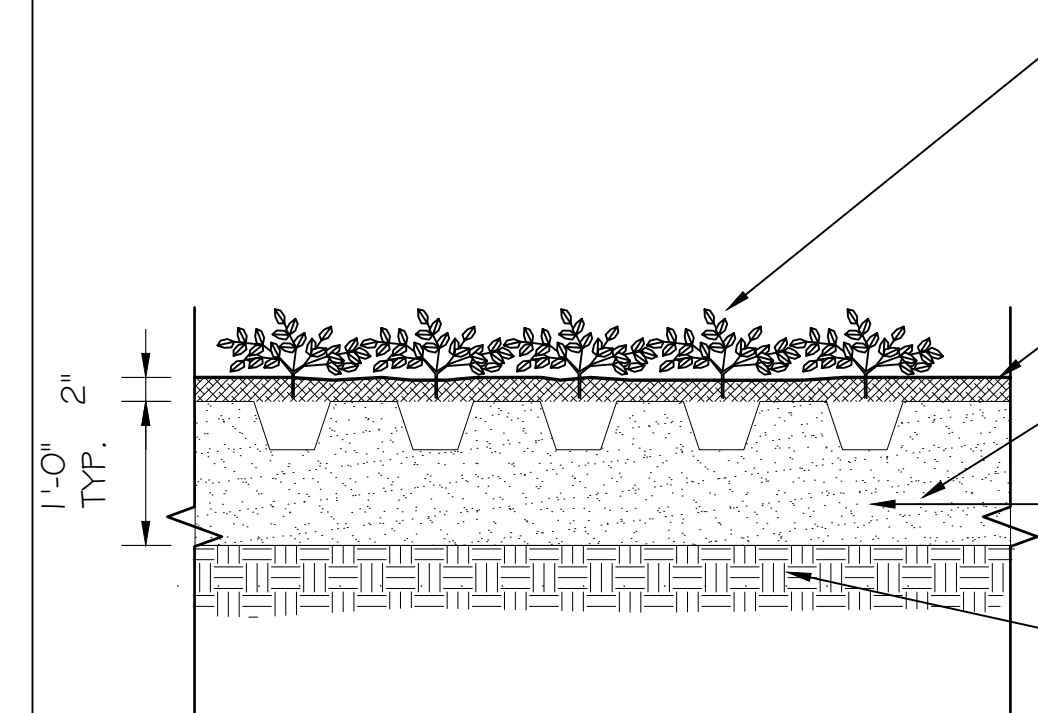
**3 PERENNIAL SPACING**  
402 SCALE NTS



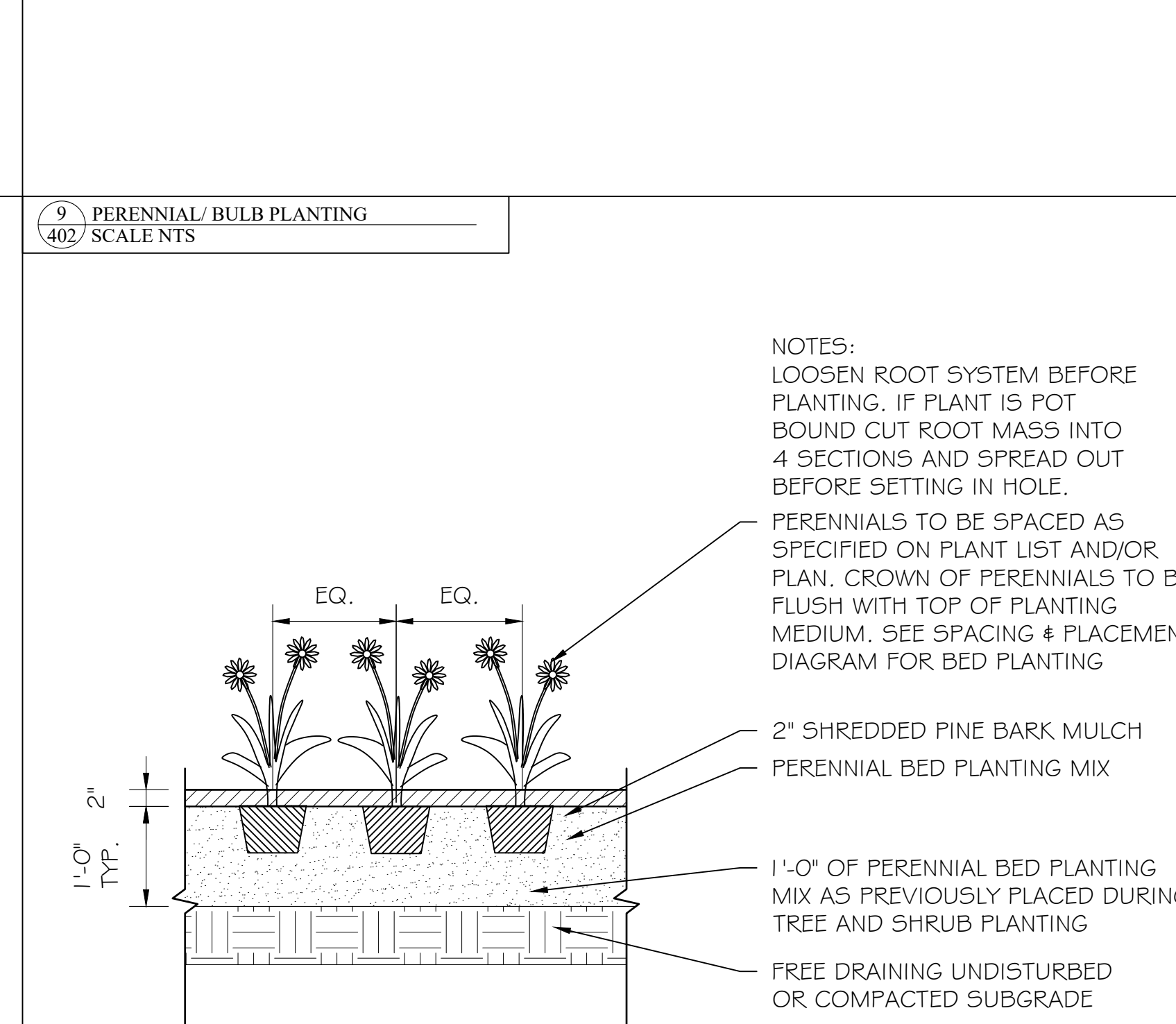
NOTES:  
LOOSEN ROOT SYSTEM BEFORE PLANTING. IF PLANT IS POT BOUND CUT ROOT MASS INTO 4 SECTIONS AND SPREAD OUT BEFORE SETTING IN HOLE.

GROUND COVER TO BE SPACED AS SPECIFIED ON PLANT LIST AND/OR PLAN. CROWN OF PERENNIALS TO BE FLUSH WITH TOP OF PLANTING MEDIUM. SEE SPACING & PLACEMENT DIAGRAM FOR BED PLANTING

**6 GROUND COVER PLANTING**  
402 SCALE NTS



**9 PERENNIAL / BULB PLANTING**  
402 SCALE NTS

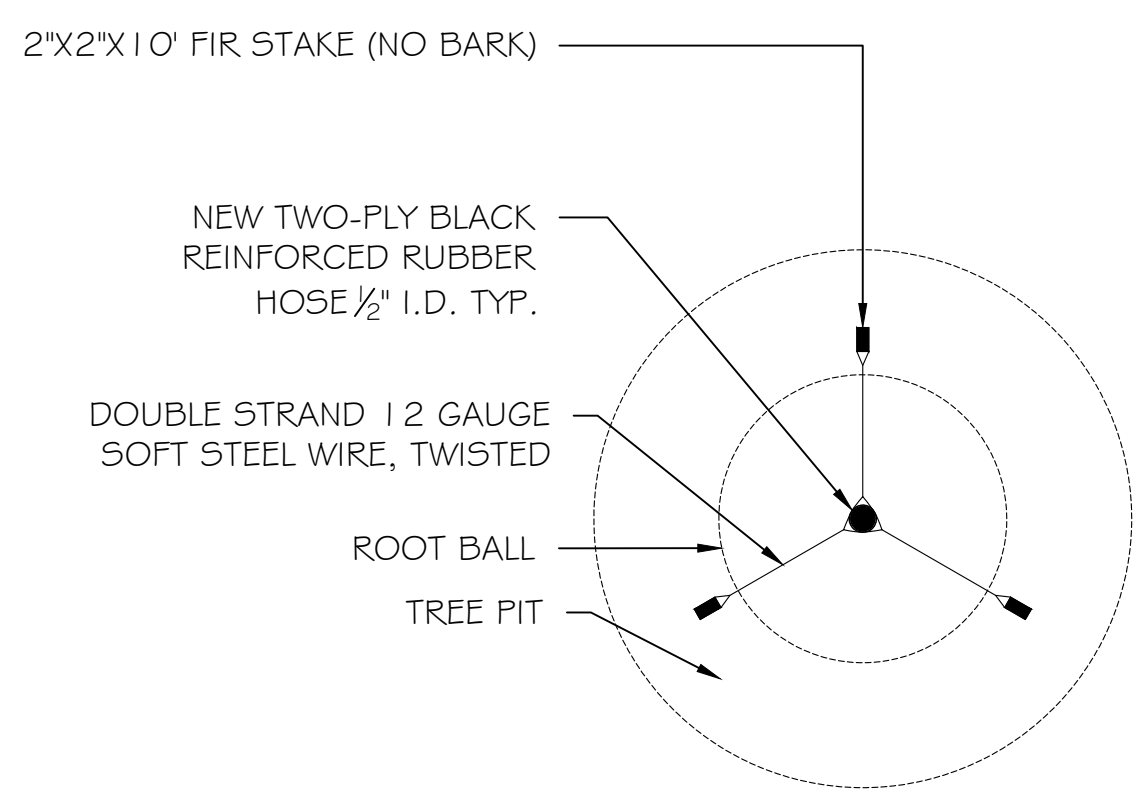


NOTES:  
LOOSEN ROOT SYSTEM BEFORE PLANTING. IF PLANT IS POT BOUND CUT ROOT MASS INTO 4 SECTIONS AND SPREAD OUT BEFORE SETTING IN HOLE.

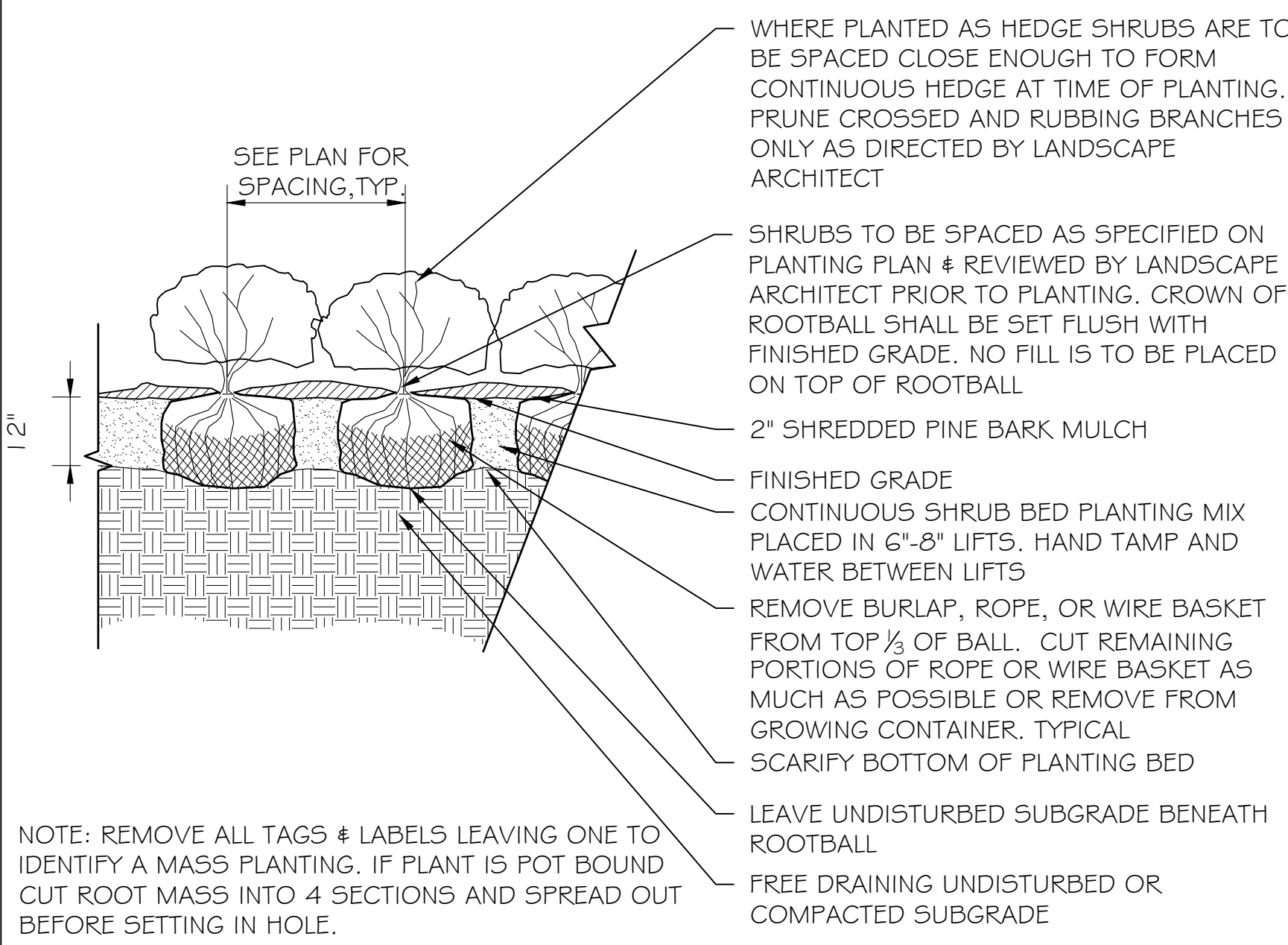
PERENNIALS TO BE SPACED AS SPECIFIED ON PLANT LIST AND/OR PLAN. CROWN OF PERENNIALS TO BE FLUSH WITH TOP OF PLANTING MEDIUM. SEE SPACING & PLACEMENT DIAGRAM FOR BED PLANTING

**2 TREE STAKING - PLAN VIEW**  
402 SCALE NTS

NOTE: CONTRACTOR MAY USE PLASTIC TREE GUYING CHAIN IF APPROVED BY LANDSCAPE ARCHITECT.

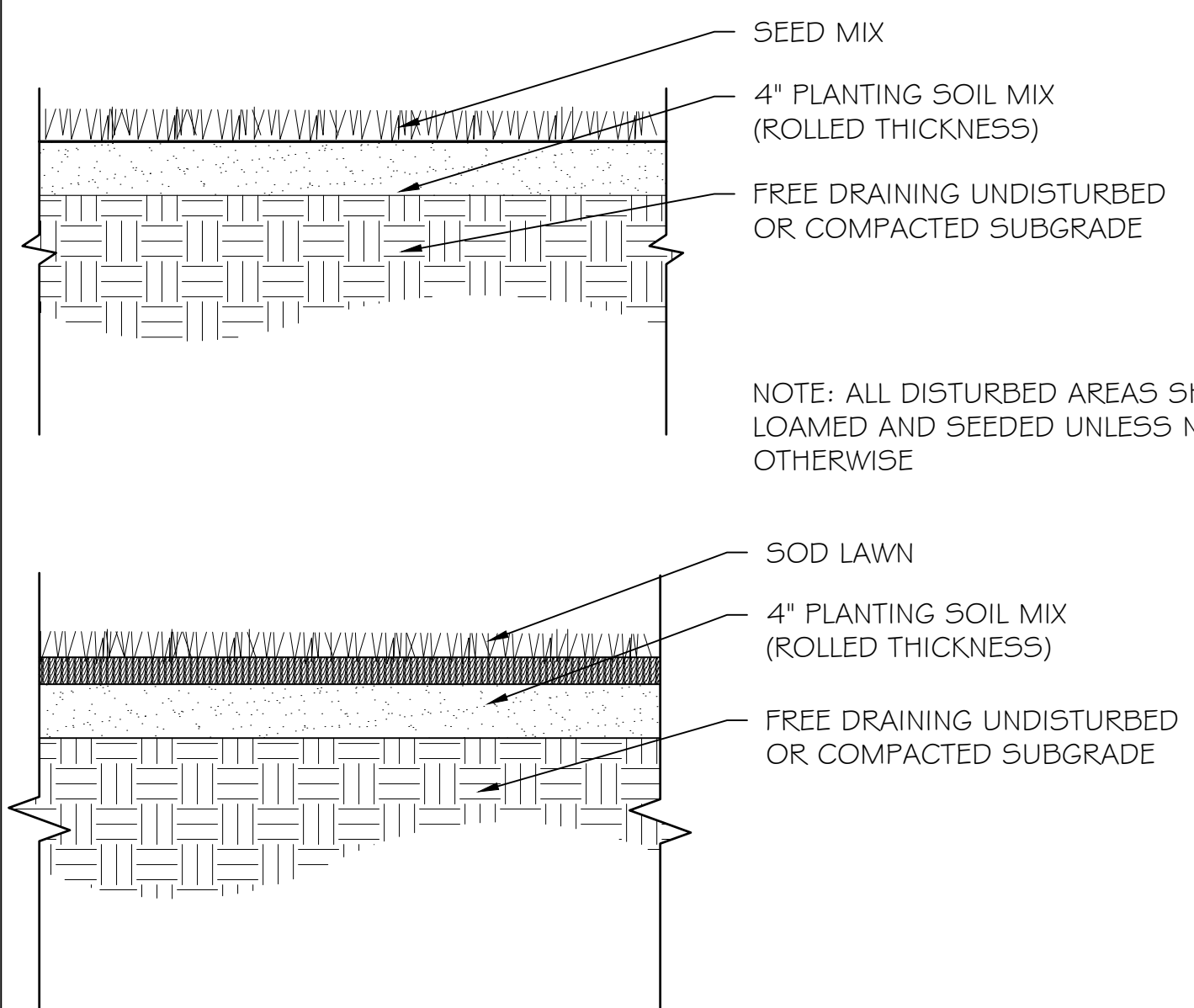


**5 HEDGE PLANTING**  
402 SCALE NTS



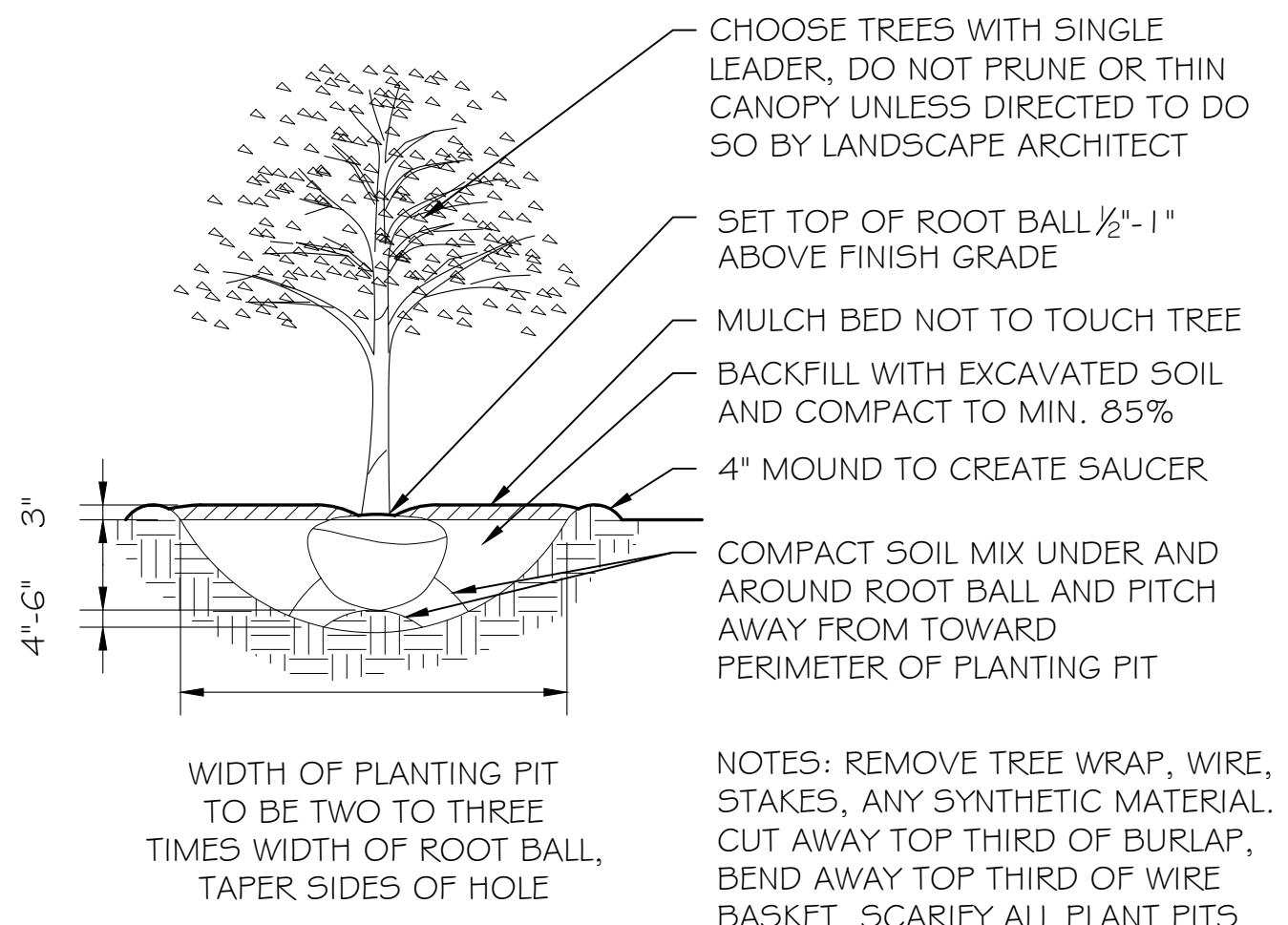
NOTE: REMOVE ALL TAGS & LABELS LEAVING ONE TO IDENTIFY A MASS PLANTING. IF PLANT IS POT BOUND CUT ROOT MASS INTO 4 SECTIONS AND SPREAD OUT BEFORE SETTING IN HOLE.

**8 SEEDED LAWN PLANTING/ SOD LAWN PLANTING**  
402 SCALE NTS

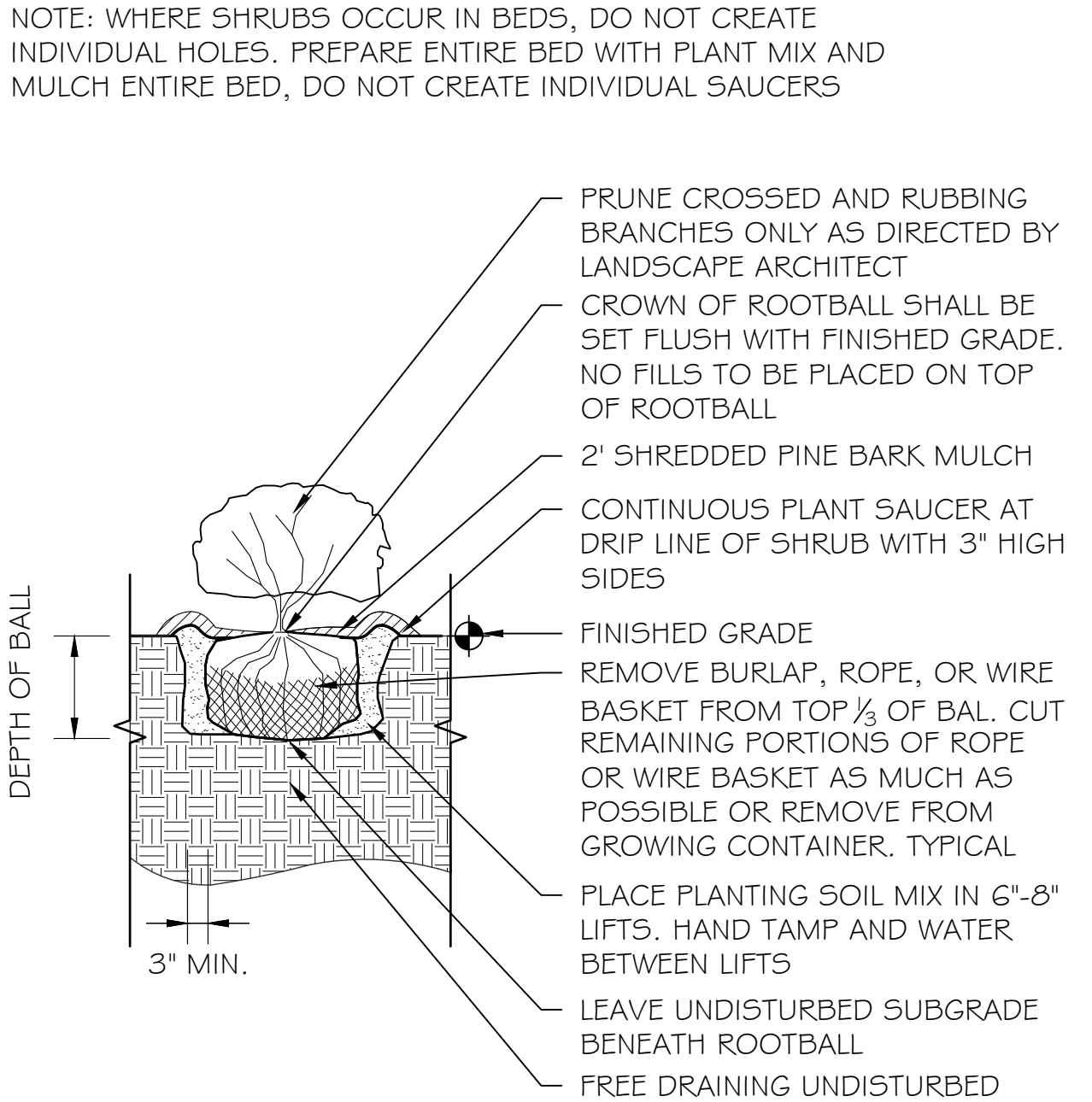


NOTE: ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UNLESS NOTED OTHERWISE

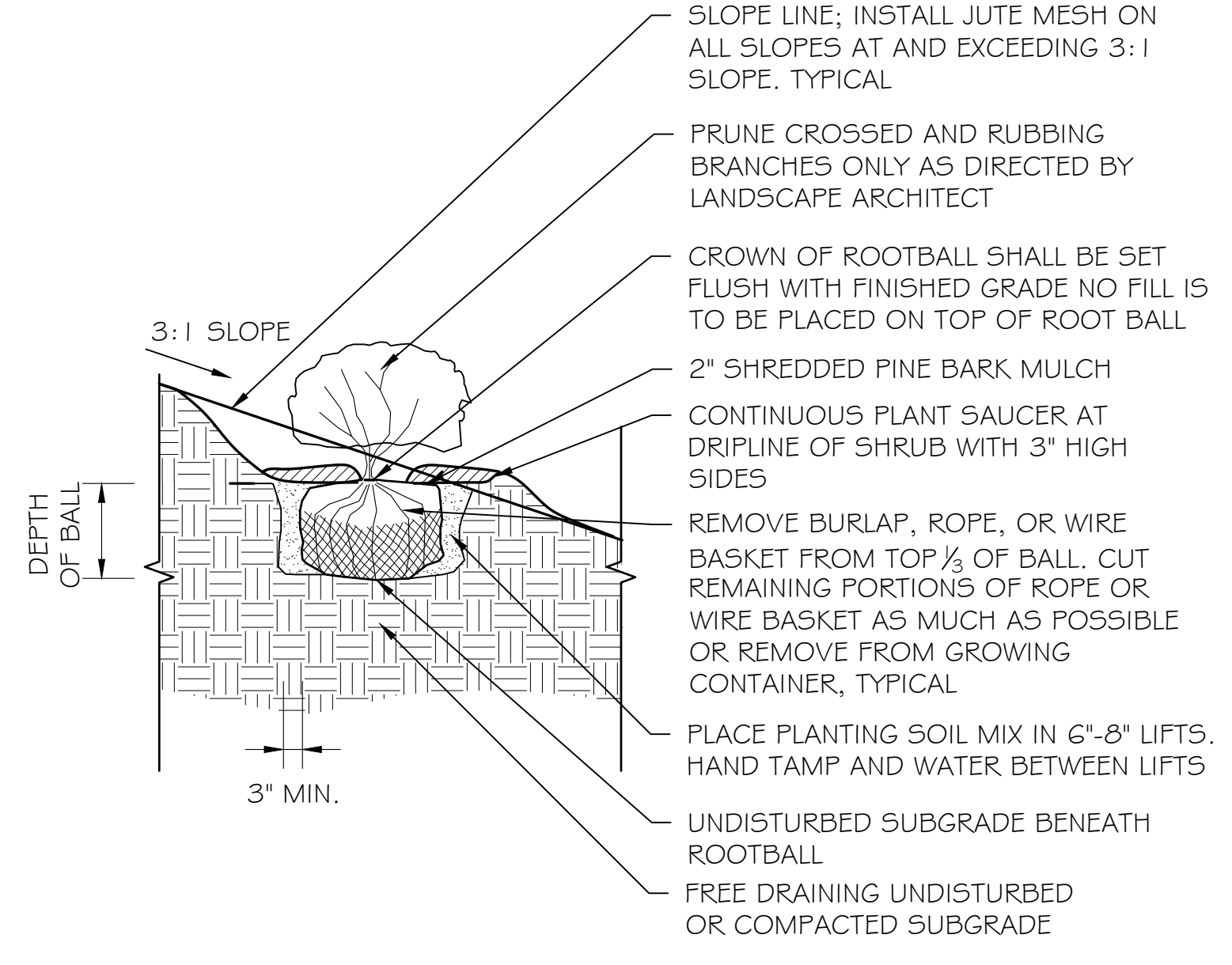
**1 TREE PLANT - SECTION**  
402 SCALE NTS



**4 SHRUB PLANTING**  
402 SCALE NTS



**7 SHRUB PLANTING ON SLOPE**  
402 SCALE NTS



**PLAN NOTES**

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM DRAWING PREPARED BY VHB PREPARED MARCH 30, 2022.

**PLANTING NOTES**

- ALL PLANT MATERIAL TO BE HEALTHY NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS AND FREE OF DISEASE & INSECT INFESTATION, AND SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF PROJECT SUBSTANTIAL COMPLETION.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTORS EXPENSE. NO SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE MADE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT. SUBSTITUTIONS WILL REQUIRE APPROVAL OF PLANNING DEPARTMENT.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSING AND TREE PITS SHALL BE MULCHED TO A DEPTH OF NO GREATER THAN 2" OF PINE BARK MULCH.
- TREES SHALL NOT BE STAKED OR GUYED UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1.888.DIG.SAFE (344.7233) PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUND COVER PLANTINGS AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP.
- AREAS DISTURBED BY CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4" LOAM & SEED
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- CONTRACTOR SHALL CONDUCT A SOIL ANALYSIS AND CONSULT LANDSCAPE ARCHITECT PRIOR TO INCORPORATING ALL NECESSARY SOIL AMENDMENTS FOR HEALTHY PLANT DEVELOPMENT.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND/OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS SHOULD BE INSTALLED DURING PRIME PLANTING MONTHS (MARCH - MAY AND SEPTEMBER - OCTOBER). PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS IF ALLOWED BY OWNER WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE DIRECTED BY OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING TREES TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CLEANING OPERATIONS. ALL EXISTING PLANT MATERIAL LISTED TO BE REMOVED SHALL INCLUDE ROOTS SYSTEMS AND BE REMOVED OFF SITE.
- PERENNIALS ARE TO BE PLACED 2' ON CENTER SPACING AND IN ODD NUMBER GROUPS OF 3, 5, 7, ...
- PLANT SYMBOLS SHOWN IS REPRESENTATIVE OF PLANTS THAT ARE OF 2/3 MATURITY OR 5-10 YEARS OF GROWTH.
- ALL PROPOSED PLANTS ARE NON-INVASIVE, AS DETERMINED FROM THE LATEST "CONNECTICUT INVASIVE PLANT LIST" DATED OCTOBER, 2018 PUBLISHED BY THE CONNECTICUT INVASIVE PLANT COUNCIL.
- THE SIGNIFICANT TREES NOTED ON THE PLAN ARE TO REMAIN AND SHALL BE PRUNED TO THE EXTENT REQUIRED IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH ADJACENT OWNERS PRIOR TO PRUNING ANY TREES WHOSE CANOPIES OVERHANG THE PROPERTY.