

GENERAL NOTES

- PROPERTY OWNER: EZRA SILVA LANE LLC
200 LAMBERTON ROAD
WINDSOR, CONNECTICUT 06095
- PARCEL LOCATION: 60 EZRA SILVA LANE
MAP 36 BLOCK 71 LOT 15
- PARCEL AREA: 544,367 Sq. Ft. = 12.497 Acres
- PARCEL ZONE: I-1 GENERAL INDUSTRIAL DISTRICT
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.
- HORIZONTAL DATUM = NAD83
- VERTICAL DATUM = NAVD88
- THE ZONING REGULATIONS OF THE TOWN OF WINDSOR PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS THEREOF.

SURVEY NOTES

- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE 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
- THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY
- THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- HORIZONTAL CLASS OF ACCURACY: A=2
- BUILDINGS LOCATED AS SHOWN.

SITE DEVELOPMENT NOTES

- THE ZONING REGULATIONS OF THE TOWN OF WINDSOR PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS THEREOF.
- TOPOGRAPHY TAKEN IN PART FROM FIELD SURVEY BY BARRESI ASSOCIATES LLC. VERTICAL DATUM IS NAVD88.
- EXISTING UTILITY LOCATIONS TAKEN IN PART FROM FIELD SURVEY, SURVEY AND/OR PLANS BY OTHERS AND UTILITY COMPANY RECORDS. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. ADDITIONALLY, OTHER UTILITIES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS LAND SURVEYOR.
- PRIOR TO STARTING ANY WORK ON THE SITE, THE CONTRACTOR MUST VERIFY EXISTING SITE CONDITIONS, TOPOGRAPHY AND UTILITIES SHOWN ON THE APPROVED PLAN. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THE APPROVED PLAN.
- CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF WINDSOR STANDARDS AND CONNECTICUT DOT FORM 817.
- THE APPLICANT/DEVELOPER SHALL CONTACT THE ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK ON THE SITE IN ORDER TO DISCUSS ANY SPECIAL CONDITIONS AND/OR REQUIRED INSPECTIONS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS NOTED. CONSTRUCTION AND INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH INDIVIDUAL UTILITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE COORDINATION AS REQUIRED.
- THE REMOVAL OF TREES OR OTHER VEGETATION OR REGRADING OF SOIL SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE GRADING AND EROSION CONTROL PLAN IS NOT PERMITTED WITHOUT PRIOR APPROVAL OF THE TOWN ENGINEERING STAFF.
- ANY ADDITIONAL SEDIMENTATION/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE STAFF DURING ANY CONSTRUCTION PROCESS SHALL BE IMPLEMENTED BY THE GENERAL CONTRACTOR. IN ADDITION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL SEDIMENTATION/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF STAFF.
- THE APPLICANT/DEVELOPER AND/OR CONTRACTOR SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.
- LOAM AND SEED ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY WHICH ARE NOT PAVED, MULCHED OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- ANY SIGN TO BE INSTALLED ON THE PROPERTY SHALL MEET THE REQUIREMENTS OF THE ZONING REGULATIONS AND BE SUBJECT TO STAFF AND/OR COMMISSION REVIEW. THE DESIGN AND DETAILS OF EACH PROPOSED SIGN, RELATED LANDSCAPING AND RELATED LIGHTING SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL. SIGNS TO BE SUBJECT TO A SEPARATE SIGN PERMIT.
- NO LIGHTS ON THE BUILDING SHALL BE DIRECTED TOWARD ADJACENT STREETS OR RESIDENTIAL PROPERTIES. ALL LIGHTING SHALL BE FULL CUT-OFF, SHROUDED AND DIRECTED DOWNWARD AS APPROVED BY TOWN STAFF.

SHEET INDEX

- Area - Boundary
- Existing Conditions
- Layout Plan
- Grading & Erosion Control Plan
- Sedimentation & Erosion Control Notes
- Details

PERMITS REQUIRED

- WETLANDS PERMIT
- REVISION TO A SITE PLAN
- SPECIAL USE PERMIT
- STORMWATER MANAGEMENT PERMIT
- EROSION & SEDIMENTATION CONTROL PERMIT

SITE PLAN REVISION

- REVISION CLOUD INDICATES SITE PLAN REVISION AREA.
- COVERED CONCRETE PAD ADDITION TO REAR BUILDING.
 - OUTDOOR STORAGE AREA

REGULATED ACTIVITY TABLE

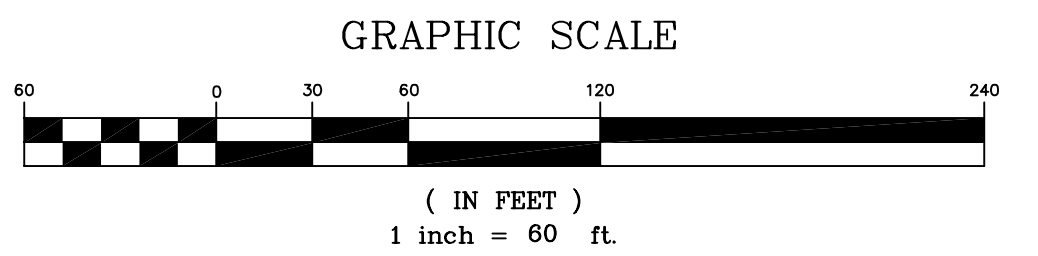
ACTIVITY	
TOTAL SITE AREA	12.49 Acres
LENGTH WATERCOURSES	970 Feet
AREA OF WETLANDS	3.56 Acres
AREA 150' UPLAND REVIEW	2.47 Acres
WETLANDS DISTURBED	0.0 Acres
WATERCOURSE DISTURBED	0.0 Feet
UPLAND REVIEW AREA DISTURBED	5,650 sf = 0.13 Acres
TOTAL LAND AREA DISTURBED	46,480 sf = 1.07 Acres
TREE CLEARING	0.58 Acres
CONCRETE PAD	7,200 sf = 0.16 Acres

COVERAGE CALCULATIONS

	PARCEL AREA (sf)	BUILDINGS (sf)	BITUMINOUS (sf)	CONCRETE (sf)	IMPERVIOUS SURFACE (sf)	GRAVEL (sf)	DEVELOPED SURFACE (sf)
EXISTING (% OF SITE)	544,367 100.0	63,124 11.6	50,253 9.2	0 0.0	113,377 20.8	45,324 8.3	158,701 29.2
PROPOSED (% OF SITE)	544,367 100.0	63,124 11.6	50,253 9.2	7,200 1.3	120,577 22.1	56,052 10.3	176,629 32.4

ZONING COMPLIANCE TABLE - 60 EZRA SILVA LANE

ZONE: I-1 INDUSTRIAL	REQUIRED	PROVIDED	EXIST. FRONT BUILDING	EXIST. REAR ACC. BLDGS.	PROPOSED CONC. PAD
MIN. LOT AREA (Acres)	2	12.497	-	-	-
MIN. LOT WIDTH (FT.)	180	373.63	-	-	-
MIN. FRONT YARD (FT.)	50	-	42	415	-
MIN. SIDE YARD (FT.)	35	-	105	60	89
MIN. REAR YARD (FT.)	35	-	778	563	488
MAX. BUILDING HT. (FT.)	60	-	UNKNOWN	UNKNOWN	-
MAX. BUILDING COVERAGE (%)	33.3	12.9	-	-	-



MAP REFERENCES

- "LOT LINE REVISION PLAN PREPARED FOR EZRA SILVA LANE LLC 60 EZRA SILVA LANE WINDSOR, CONNECTICUT SCALE: 1 IN = 60 FT JUNE 12, 2023 BARRESI ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilc.com"

FLOOD NOTE

THE PARCEL DESCRIBED HEREIN IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON:
 "FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 356 OF 675 MAP NUMBER 09003C0356F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY"
 PROPOSED CONSTRUCTION AND IMPROVEMENTS ARE LOCATED IN "ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 NO DEVELOPMENT OR ACTIVITY IS PROPOSED WITHIN ANY 100-YEAR FLOOD ZONE.

NDDB NOTE

BASED ON THE NATURAL DIVERSITY DATABASE AREA MAP FOR THE TOWN OF WINDSOR CT, DATED DECEMBER 2022, THE SUBJECT PARCEL DOES NOT FALL WITHIN A CRITICAL HABITAT AREA OR AREAS WITH STATE AND FEDERAL LISTED SPECIES. BASED ON THESE FINDINGS, THE APPLICANT IS NOT REQUIRED TO SUBMIT A REQUEST FOR NATURAL DIVERSITY DATABASE (NDDB) STATE LISTED SPECIES REVIEW FORM TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.

WETLANDS NOTE

- THE EASTERLY LIMIT INLAND WETLAND SOILS BASED ON BEST AVAILABLE RECORDS AND MAPS AS PROVIDED BY THE TOWN OF WINDSOR AND OTHER SOURCES. THE LIMIT LINE SHOWN HEREON DIGITIZED FROM AVAILABLE RECORDS.
- THE CURRENT WESTERLY LIMIT OF INLAND WETLAND SOILS AS SHOWN HEREON, WERE FLAGGED IN THE FIELD BY REMA ECOLOGICAL SERVICES, LLC ON 5/26/23.
- FLAGS FIELD LOCATED BY BARRESI ASSOCIATES LLC ON 6/8/23.
- WATERCOURSES SHOWN HEREON TAKEN FROM TOWN RECORDS; NOT FIELD VERIFIED.
- LENGTH OF WATERCOURSES = 970 Feet
- TOTAL AREA OF INLAND WETLANDS = 155,296 sf = 3.56 Acres
- TOTAL AREA OF UPLAND REVIEW REGULATED AREA = 107,436 sf = 2.47 Acres
- SOIL TYPES TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICES.

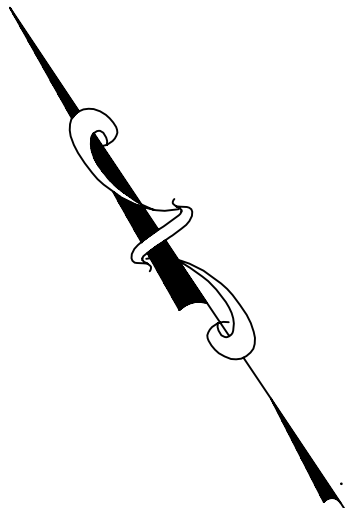
Sheet 1
Area - Boundary

SPECIAL USE & SITE PLAN REVISION
PREPARED FOR
EZRA SILVA LANE LLC
60 EZRA SILVA LANE
WINDSOR, CONNECTICUT

SCALE: 1 IN = 60 FT JUNE 23, 2023

BARRESI ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilc.com		
DATE	REVISION	

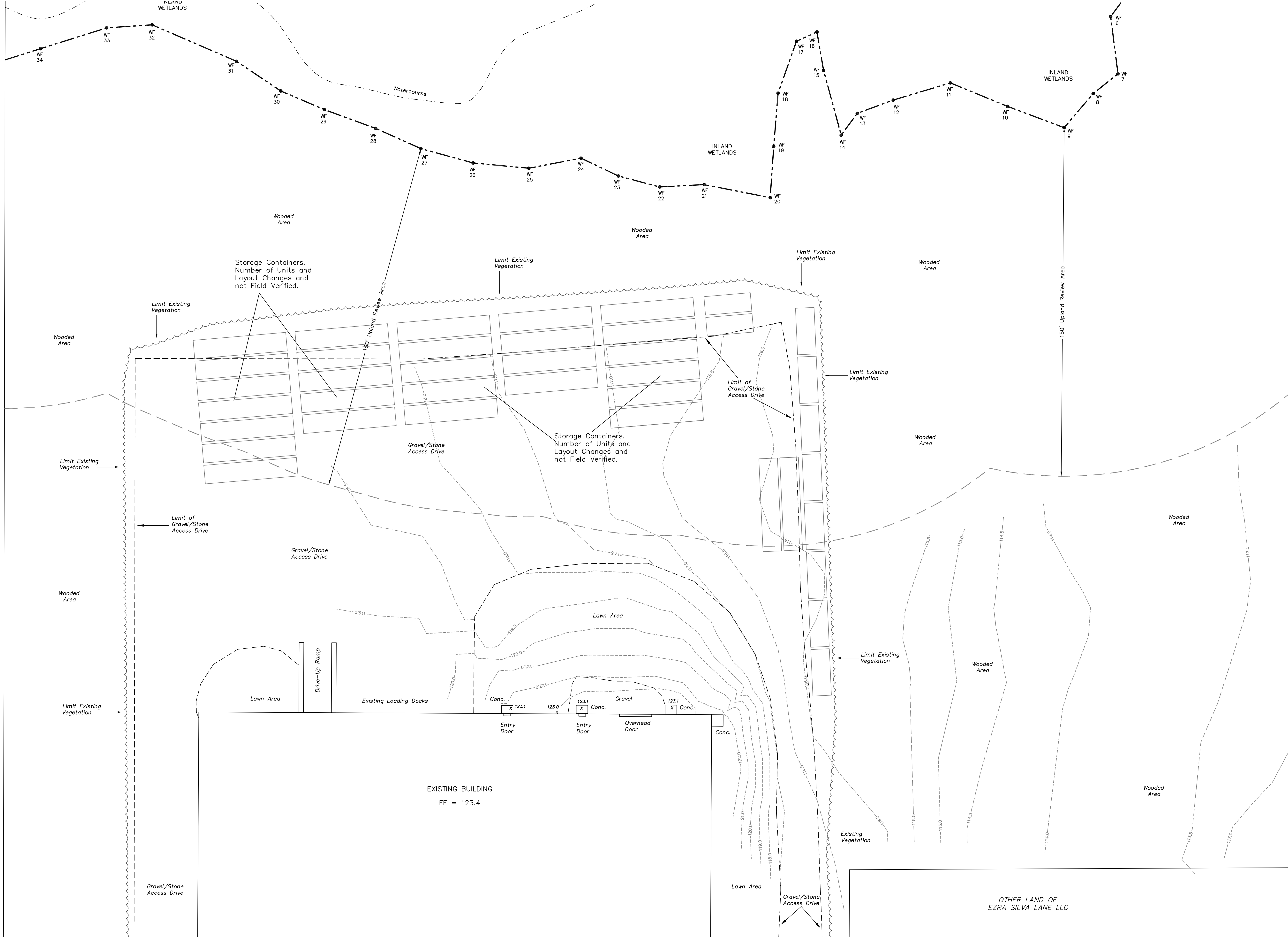
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



N/F
VONZELL THOMAS
71 COLONIAL

N/F
BRITNEY RUCCI
59 COLONIAL

N/F
CATHY ALICE & MARK
BEAUDOIN
777 BLOOMFIELD AVE



Storage Containers.
Number of Units and
Layout Changes and
not Field Verified.

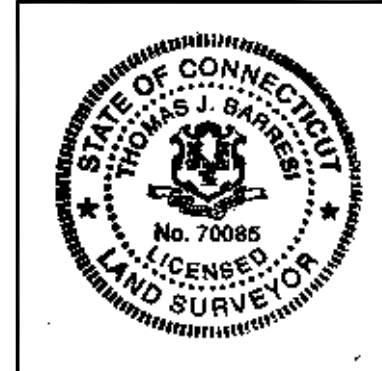
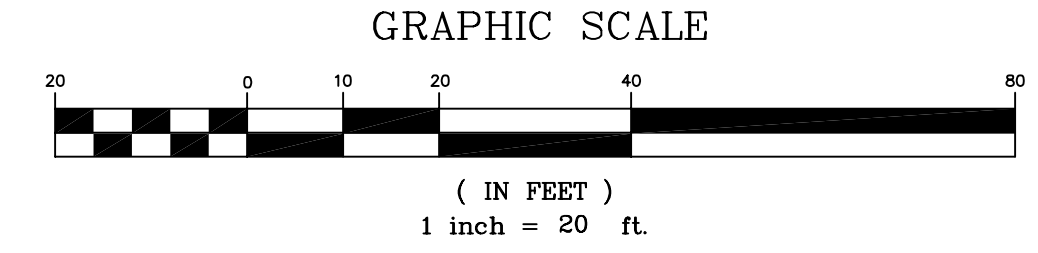
Storage Containers.
Number of Units and
Layout Changes and
not Field Verified.

EXISTING BUILDING
FF = 123.4

OTHER LAND OF
EZRA SILVA LANE LLC

LEGEND	
	LIMIT INLAND WETLANDS
	WATERCOURSE
	LIMIT UPLAND REVIEW AREA
	EXISTING CONTOUR
	EXISTING SPOT GRADE

Sheet 2
Existing Conditions



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
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BARRESI
ASSOCIATES LLC

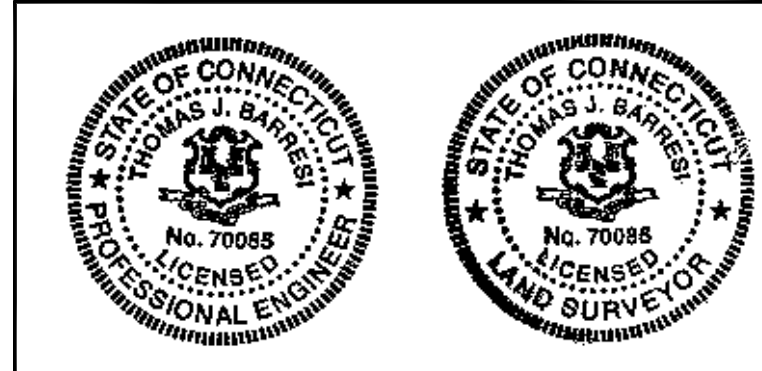
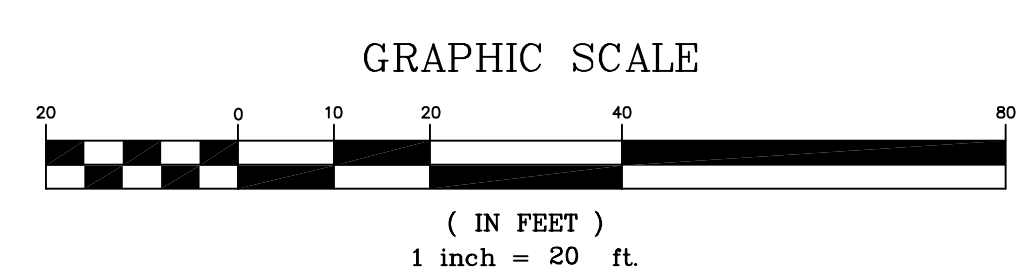
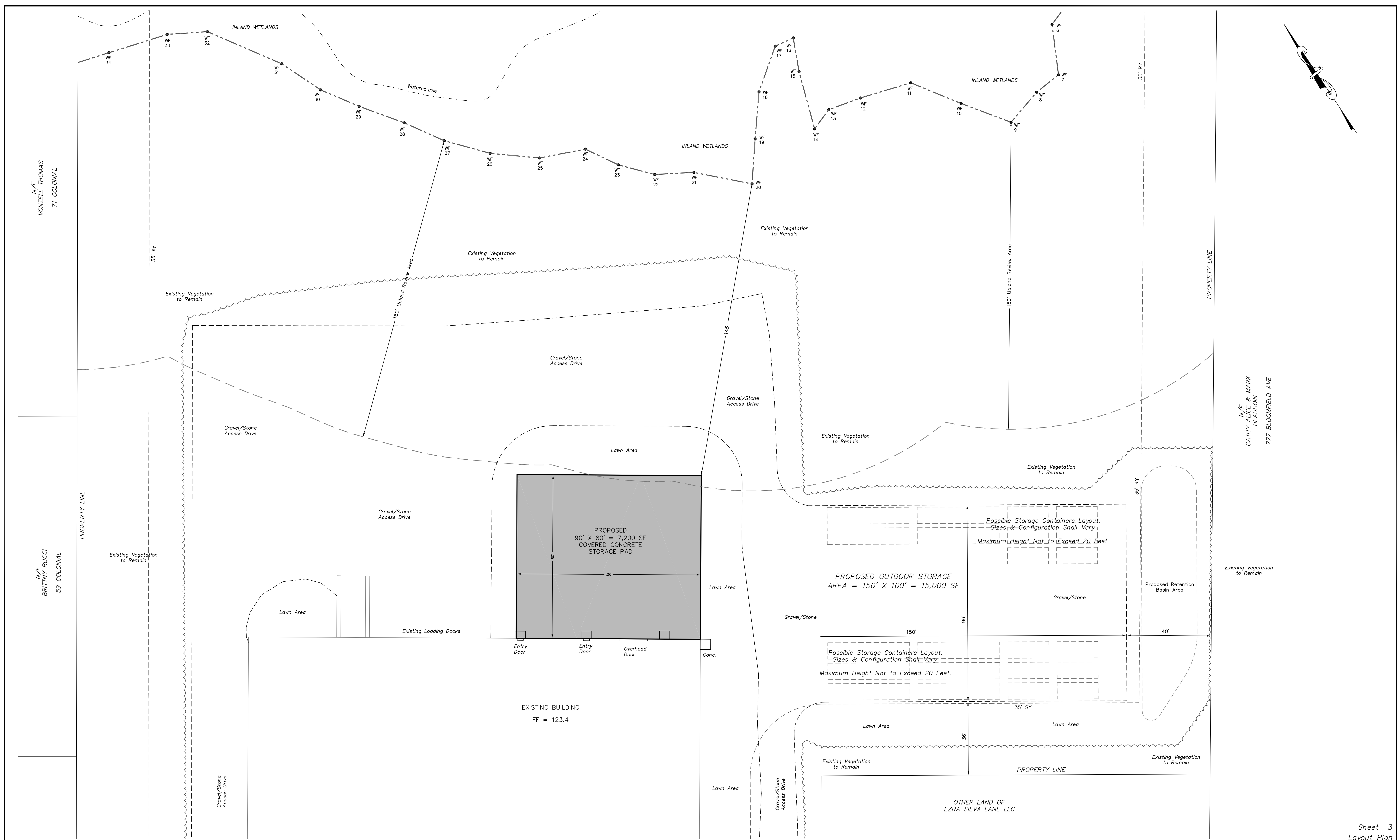
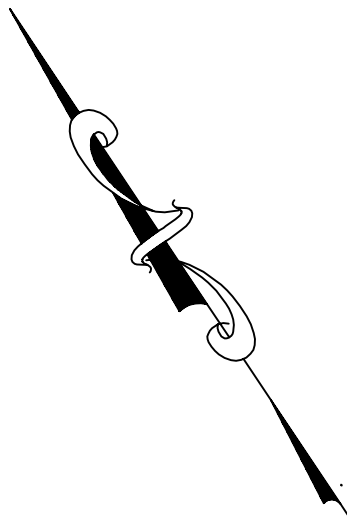
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DATE	REVISION

SPECIAL USE & SITE PLAN REVISION
PREPARED FOR
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60 EZRA SILVA LANE
WINDSOR, CONNECTICUT

SCALE: 1 IN = 20 FT

JUNE 23, 2023



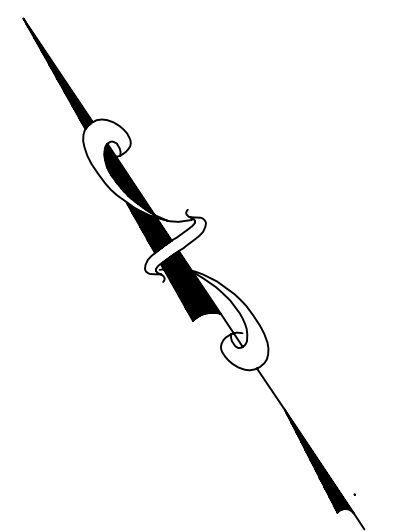
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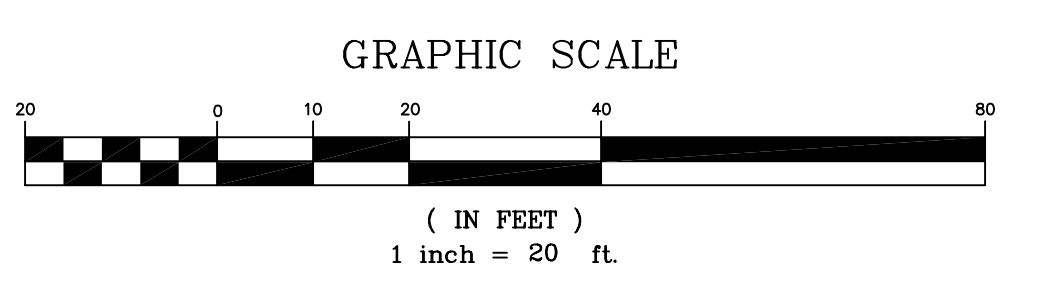
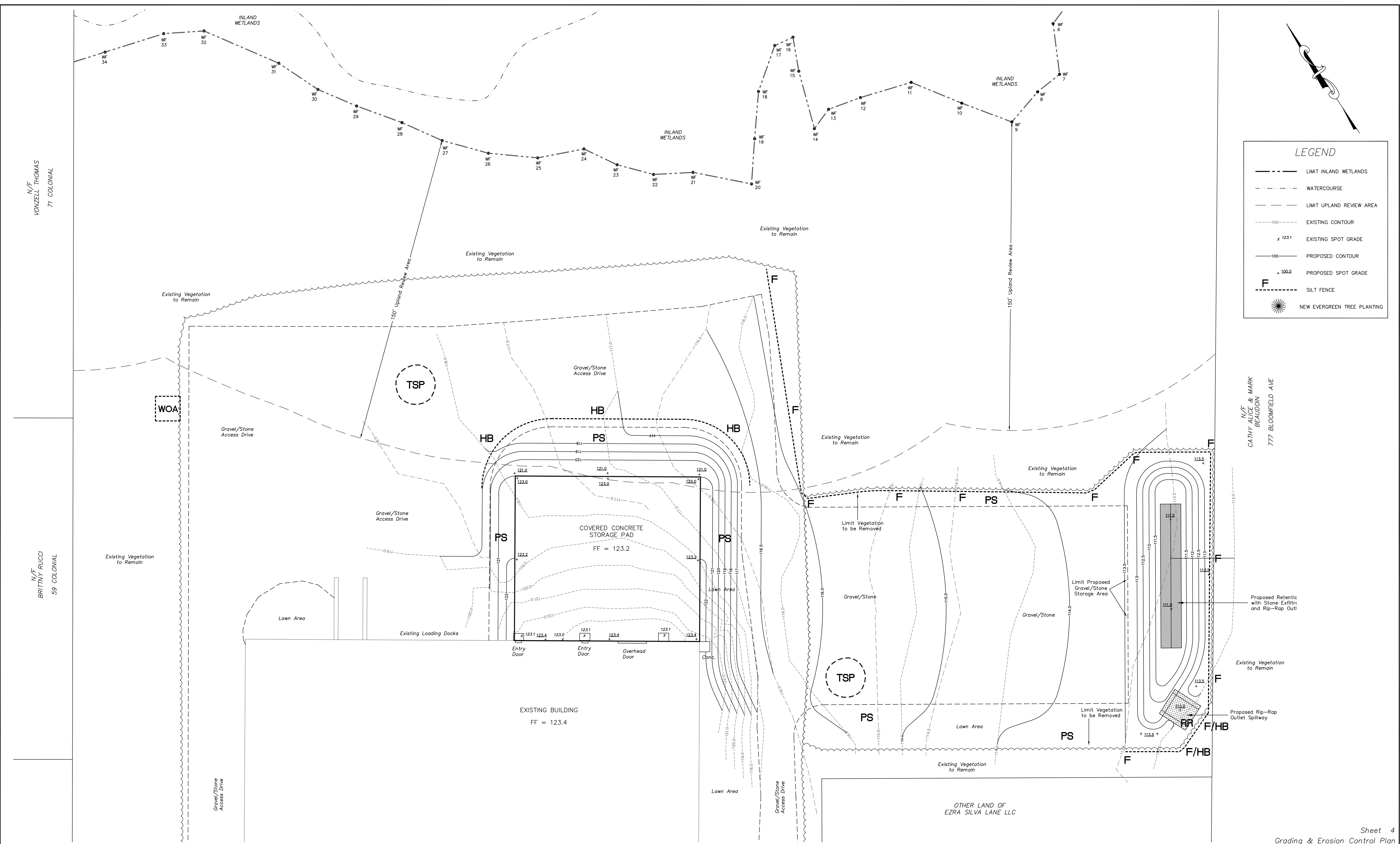
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SCALE: 1 IN = 20 FT
JUNE 23, 2023



LEGEND

- LIMIT INLAND WETLANDS
- WATERCOURSE
- LIMIT UPLAND REVIEW AREA
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- SILT FENCE
- NEW EVERGREEN TREE PLANTING



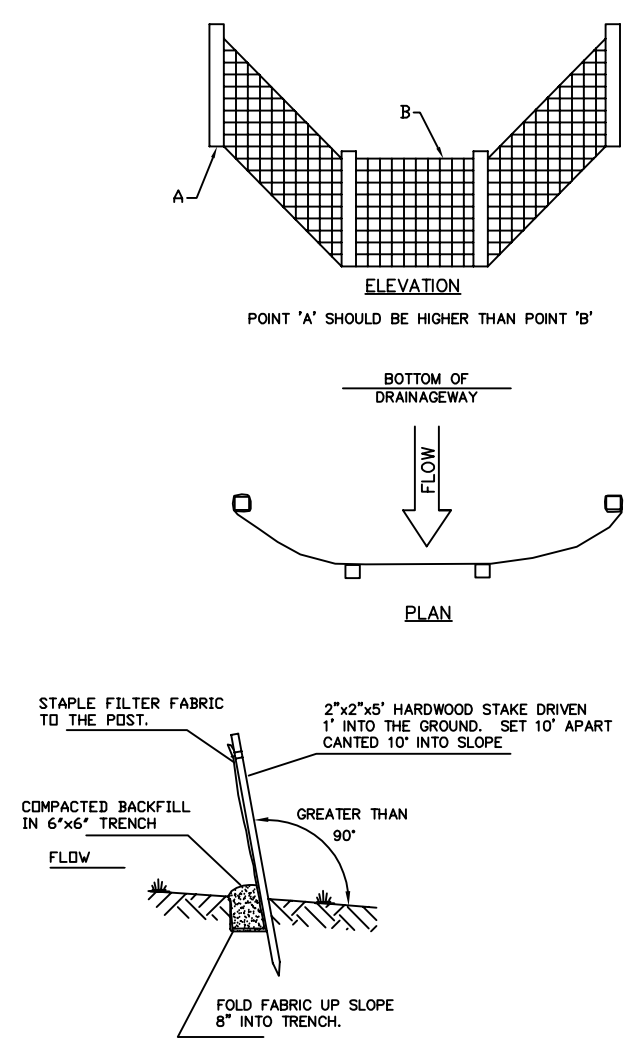
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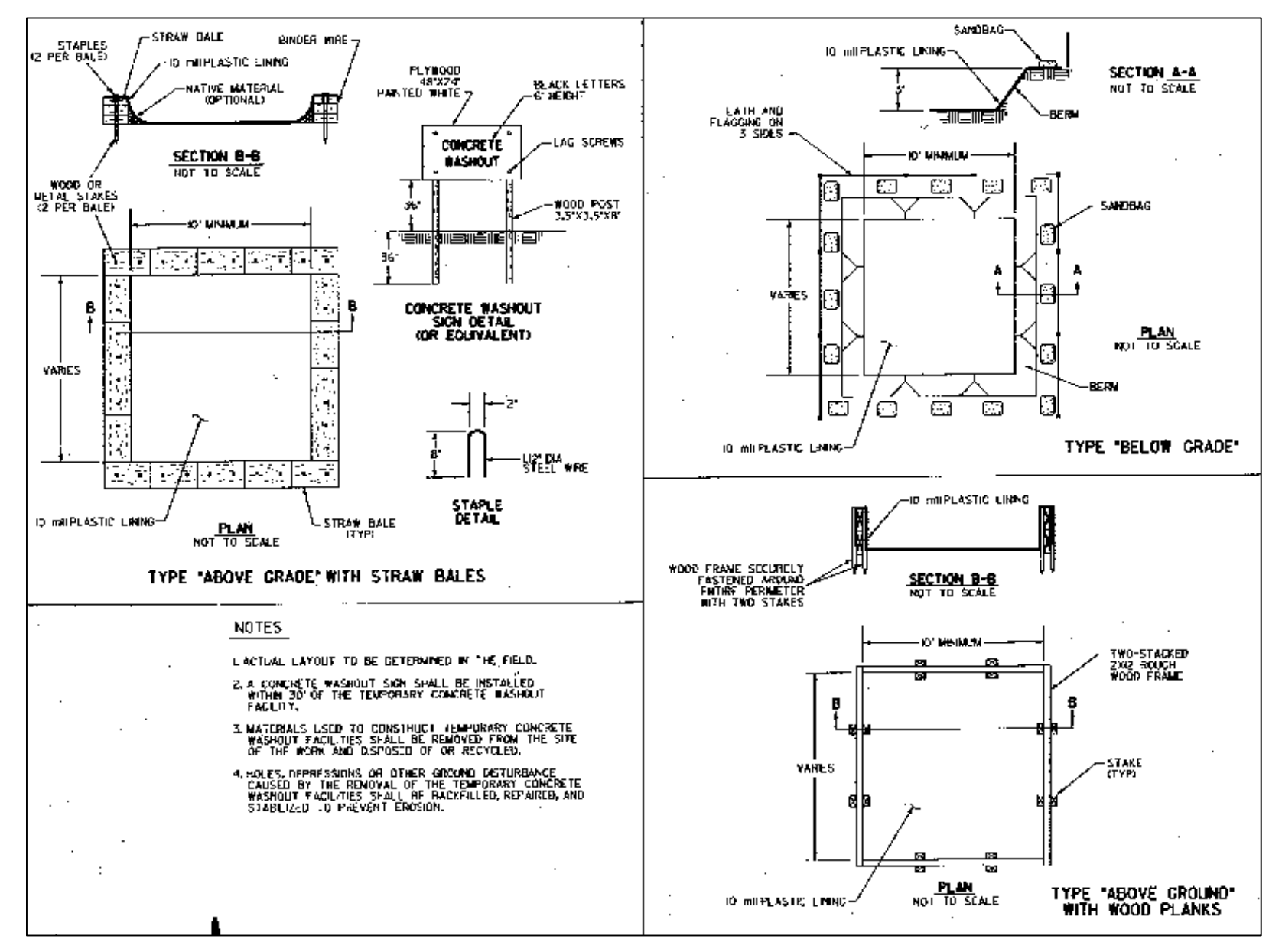
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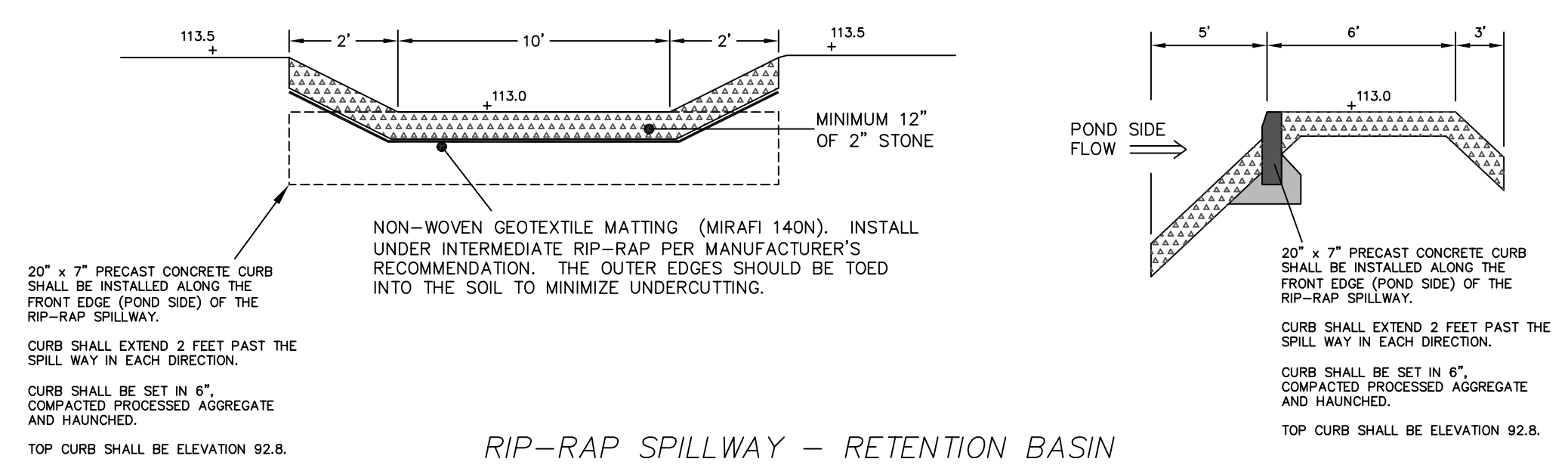
SCALE: 1 IN = 20 FT
JUNE 23, 2023



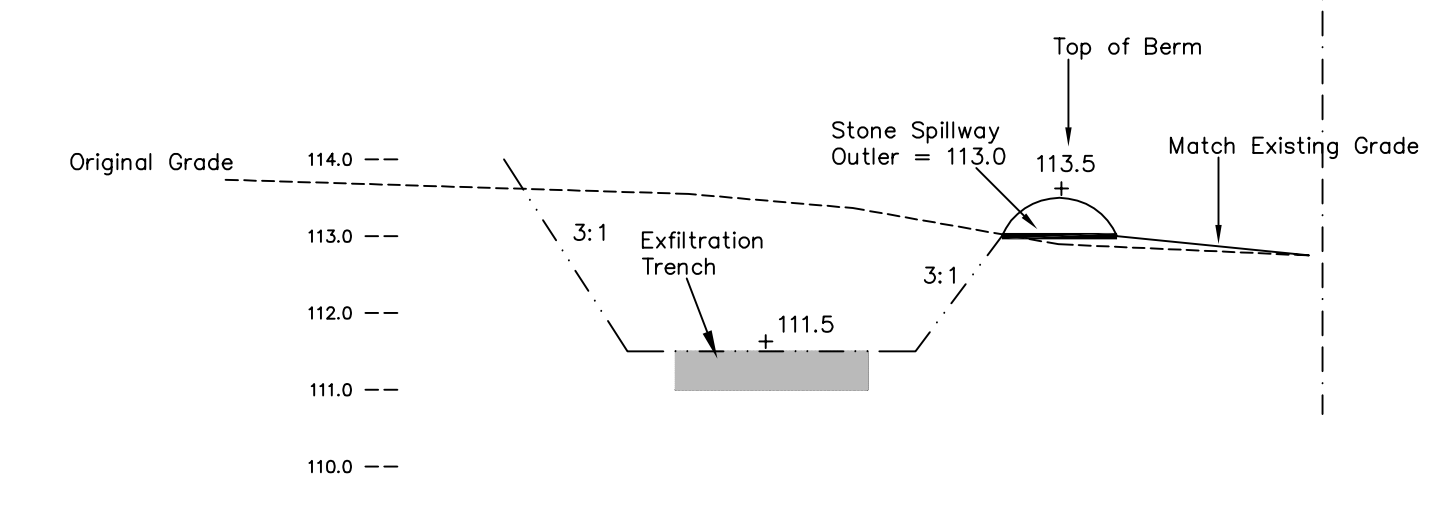
(F) GEOTEXTILE SILT FENCE



(WOA) CONCRETE WASHOUT AREA

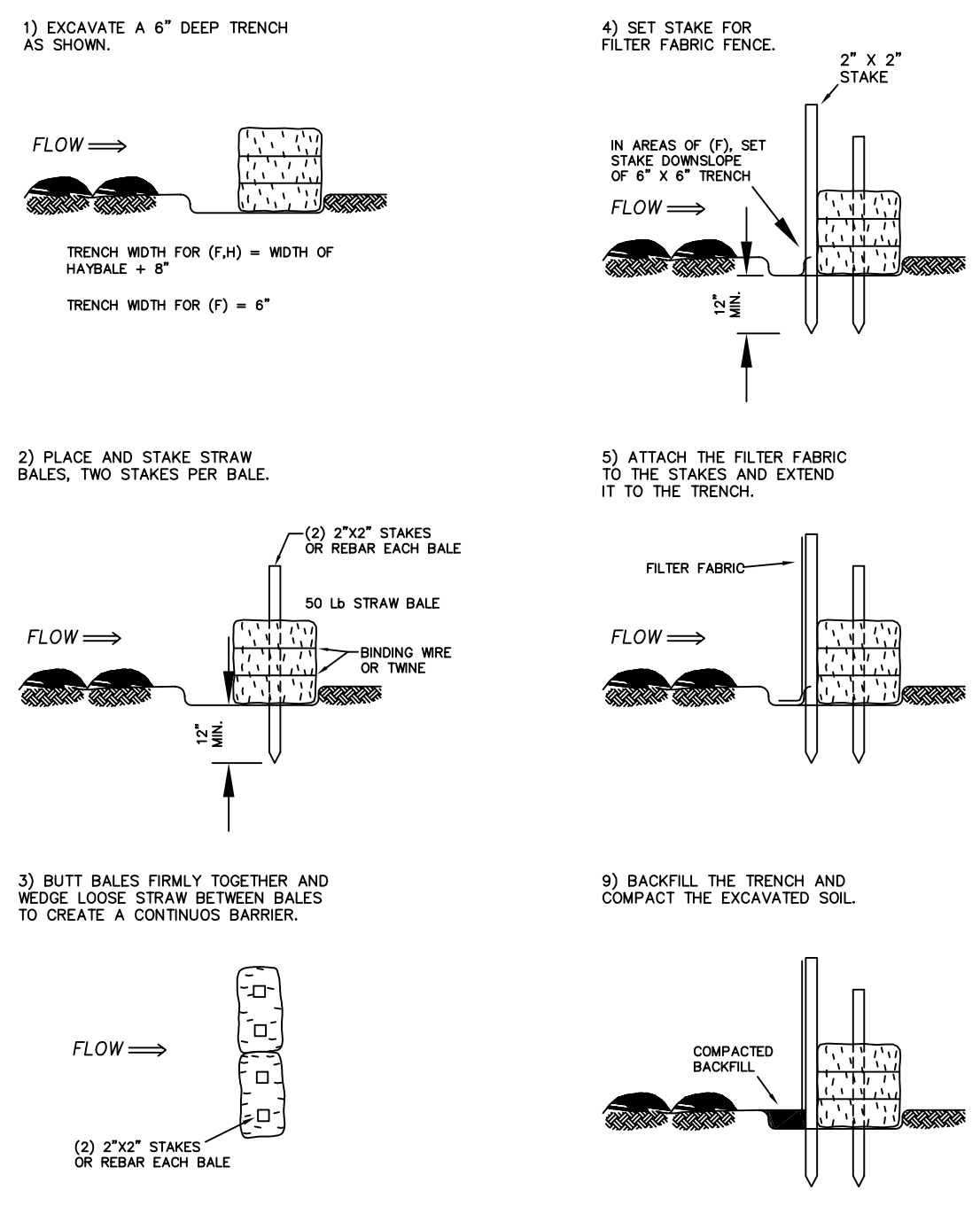


RIP-RAP SPILLWAY - RETENTION BASIN



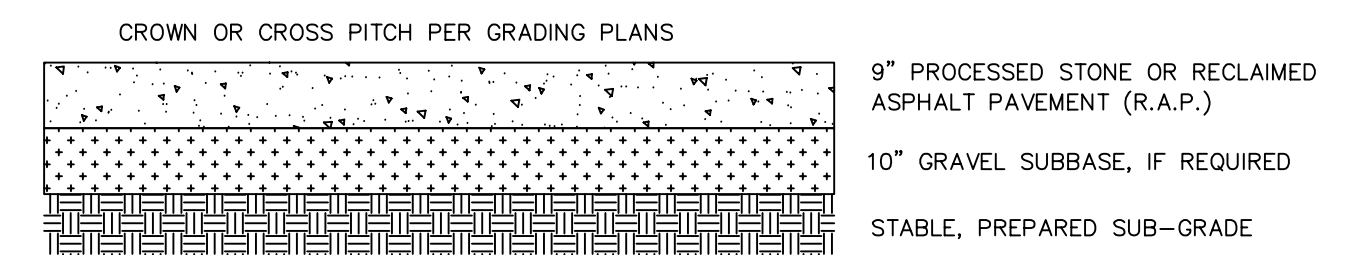
RETENTION BASIN & OULET SECTION

[BASED ON SOIL TEST #1]



- NOTES:
1. FILTER FABRIC FENCE BACKED WITH A ROW OF HAY BALES IS TO BE INSTALLED AS SHOWN ON EROSION CONTROL PLANS BY SYMBOL F.H.
 2. FILTER FABRIC FENCE IS TO BE INSTALLED AS SHOWN ON EROSION CONTROL PLANS BY SYMBOL F.
 3. HAY BALES SHALL BE MAINTAINED AND/OR REPLACED AS REQUIRED OR AS DIRECTED BY THE TOWN ENGINEER.
 4. PLACE HAY BALES SUCH THAT TWINE OR BINDING WIRE IS PARALLEL TO THE EXISTING GROUND.
 5. IN AREAS OF FILTER FABRIC FENCE (F), ELIMINATE STEPS 2 AND 3.

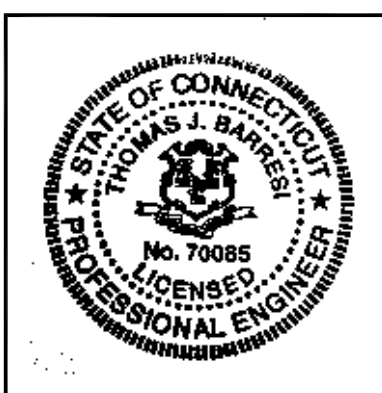
(F/HB) FILTER FABRIC FENCE BACKED WITH A ROW OF HAY BALES



IF THE PROPOSED COMPACTED SUBGRADE IS DEEMED UNSUITABLE BY TOWN ENGINEERING STAFF, IT SHALL BE REPLACED WITH A 12" OF BANK RUN GRAVEL SUBBASE.

1. CONSTRUCTION SHALL BE EXCAVATED OR FILLED 12 INCHES BELOW FINISHED GRADE AND EXTEND 6 INCHES MINIMUM BEYOND THE OUTSIDE EDGES OF THE PAVED AREAS OR 3 INCHES BEYOND CURBING (IF CURBING IS INSTALLED)
2. SUBBASE SHALL BE PROPERLY GRADED TO FORM A UNIFORM BASE.
3. BASE SHALL BE A MINIMUM 8 INCHES OF PROCESSED AGGREGATE BASE AND SHALL BE COMPACTED IN 4-INCH LIFTS UTILIZING A ROLLER WEIGHING A MINIMUM OF 10,000 POUNDS.
4. BITUMINOUS CONCRETE SHALL BE PLACED AND COMPACTED IN 2-INCH LIFTS TO REQUIRED DEPTH (4 INCH MINIMUM) USING A ROLLER WEIGHING A MINIMUM OF 10,000 POUNDS WITH NO COLD JOINTS.
5. AT ANY POINT WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT VERTICALLY TO A SMOOTH EDGE AND A TACK COAT APPLIED. AFTER PLACEMENT OF THE PAVEMENT, THE JOINT SHALL BE SEALED WITH HOT ASPHALT MATERIAL, AC-20 OR APPROVED EQUIVALENT.
6. TACK COAT SHOULD BE APPLIED BETWEEN LIFTS TO ALL VERTICAL JOINTS AND ON ALL SURFACES THAT HAVE BEEN IN PLACE FOR LONGER THAN 72 HOURS.

OUTDOOR STORAGE STONE SURFACE TREATMENT



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WINDSOR, CONNECTICUT

SCALE: NONE
JUNE 23, 2023