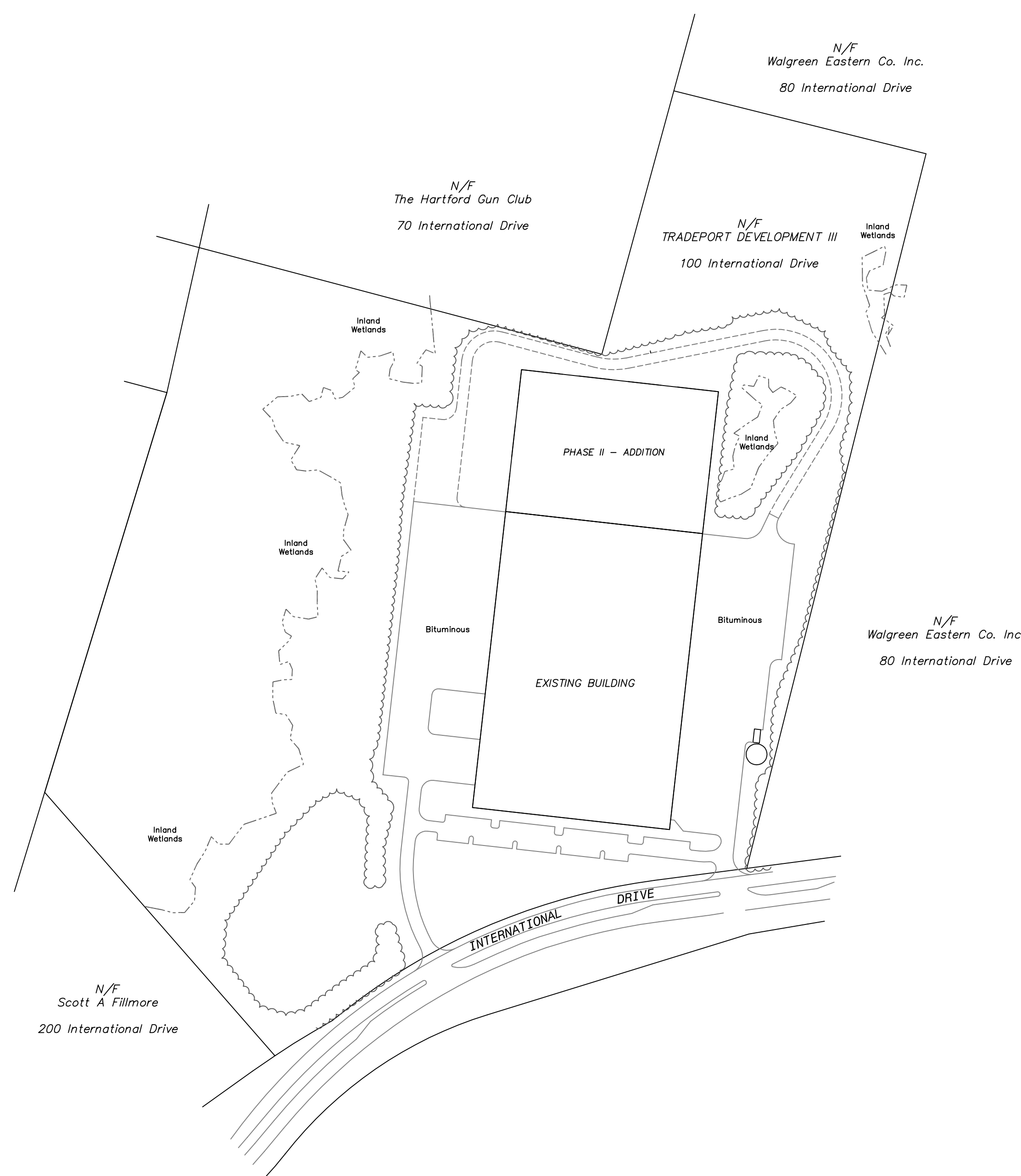
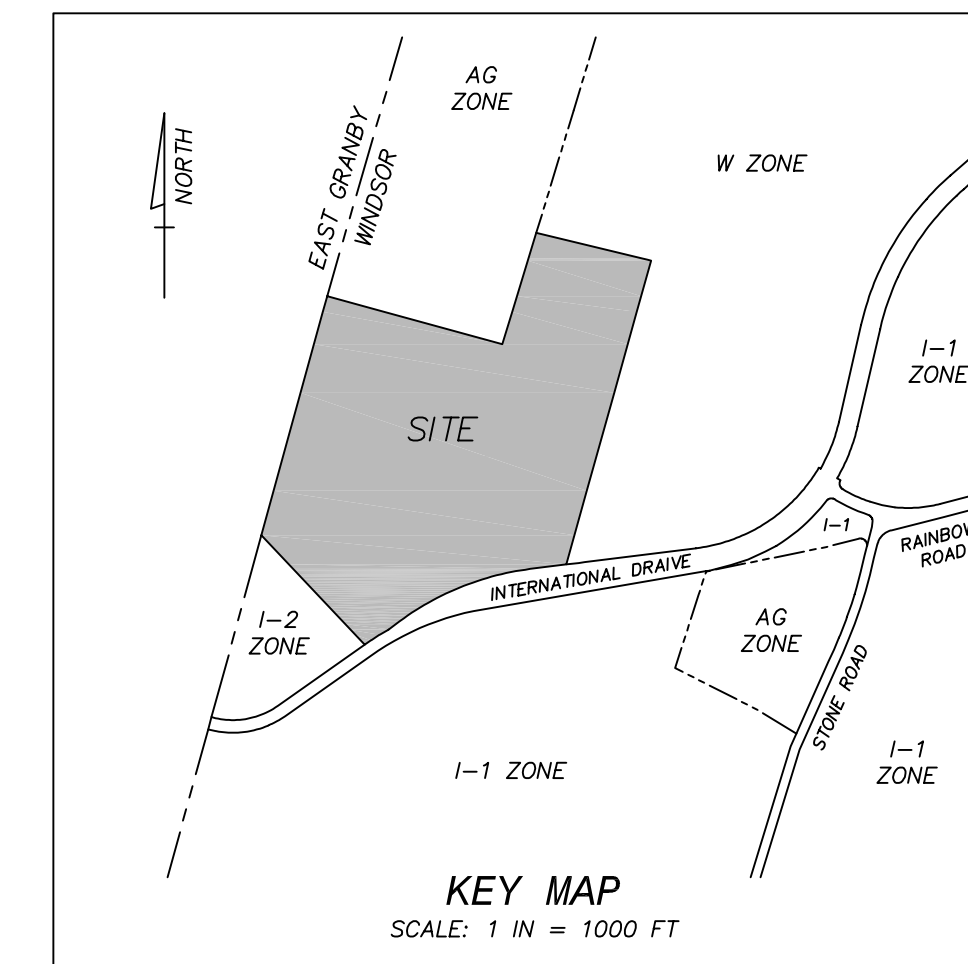


# PHASE II - SITE PLAN RE-APPROVAL

PREPARED FOR

## INDUS Realty Trust, Inc.

100 INTERNATIONAL DRIVE, WINDSOR, CONNECTICUT



### TOWN OF WINDSOR CONTACT INFORMATION

TOWN PLANNER: ERIC BARZ (860) 285-1981  
 ASSISTANT TOWN PLANNER: TODD SEALY (860) 285-1982  
 INLAND WETLANDS AGENT: CHLOE THOMPSON (860) 285-1987  
 TOWN ENGINEER: BOB JARVIS (860) 285-1804  
 DEPUTY ENGINEER: JENNA ZINKY (860) 285-1874  
 BUILDING OFFICIAL: DAVID LANGWORTHY (860) 285-1960  
 FIRE MARSHALL: ROBERT BOLASEVICH (860) 285-1972  
 FIRE INSPECTOR: LAUIRE VOLKER (860) 285-1971  
 DIRECTOR OF PUBLIC HEALTH: MICHAEL PEPE (860) 285-1828

### DRAWING INDEX

- 1 Scale Layout - Cover Sheet
- 2 Notes & Letters
- 3 Layout Plan - Phase II
- 4 Grading & Erosion Control Plan - Phase II
- 5 Utility Plan - Phase II
- 6 Landscape Plan - Phase II
- 7 Sedimentation & Erosion Control Notes
- 8 Sedimentation & Erosion Control Details
- 9 Construction Details

### GENERAL NOTES

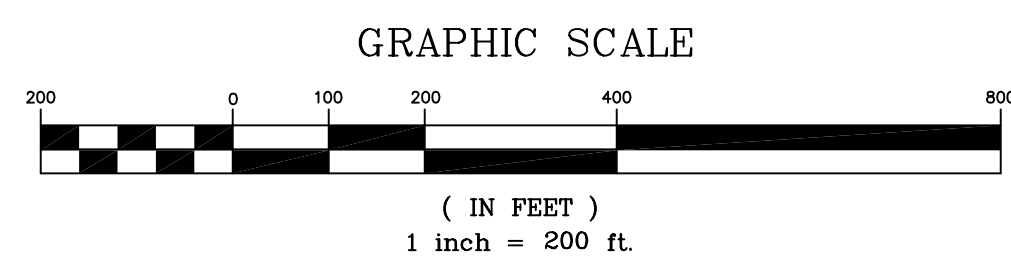
1. PROPERTY OWNER: TRADEPORT DEVELOPMENT III  
 c/o GRIFFIN INDUSTRIAL REALTY  
 204 WEST NEWBERRY ROAD  
 BLOOMFIELD, CT 06002
- APPLICANT: INDUS Realty Trust, Inc.  
 204 WEST NEWBERRY ROAD  
 BLOOMFIELD, CT 06002
- CONTACT PERSON: WES NICOLL  
 (860) 286-7660  
 wnicoll@indust.com
2. PARCEL LOCATION: 100 INTERNATIONAL DRIVE  
 MAP 1, BLOCK 148, LOT 100
3. PARCEL AREA: 58.455 Acres
4. PARCEL ZONE: W WAREHOUSE
5. THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.

### SURVEY NOTES

1. 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.
2. THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
4. HORIZONTAL CLASS OF ACCURACY: A-2
5. BUILDING LOCATED AS SHOWN.

### MAP REFERENCES

- "SEPTIC SYSTEM AS BUILT PLAN PREPARED FOR GRIFFIN LAND 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT SCALE: 1 IN = 20 FT. JUNE 12, 2009 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"
- "ALTA/ACSM SURVEY PREPARED FOR GRIFFIN LAND 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT SCALE: 1 IN = 100 FT. OCTOBER 15, 2009 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"
- "3.9 REVISION & CONSTRUCTION DOCUMENTS PREPARED FOR GRIFFIN LAND 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT MAY 20, 2009 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED THROUGH 7/31/09 TOWN STAFF SIGN-OFF
- "REVISION TO RESUBDIVISION PLAN PREPARED FOR GRIFFIN LAND STONE RD., INTERNATIONAL DR. & RAINBOW RD. WINDSOR, CONNECTICUT SCALE: 1" = 200' DECEMBER 19, 2005 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED 1/10/06
- "REVISION TO A SITE PLAN PREPARED FOR GRIFFIN LAND 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT OCTOBER 2, 2006 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED THROUGH 11/11/08 PER TOWN STAFF.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON		PHASE II - SITE PLAN RE-APPROVAL PREPARED FOR <b>INDUS Realty Trust, Inc.</b> 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT	
<b>BARRESI</b> ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresillc.com		DATE: _____ REVISION: _____	SCALE: 1 IN = 200 FT SEPTEMBER 21, 2023

NOTES:

- OWNER: RIVER BEND ASSOCIATES INC.  
APPLICANT: GRIFFIN LAND (860) 286-7660  
204 WEST NEWBERRY ROAD  
BLOOMFIELD, CT. 06002
- PARCEL LOCATION: 100 INTERNATIONAL DRIVE  
MAP 1, BLOCK 148, LOT 100
- SITE AREA = 58.455 ACRES
- ZONE: W
- PARKING:  
PARKING REQUIREMENTS PER SECTION 3.4.2.F(2)(c) WINDSOR ZONING REGULATIONS:  
OFFICE (FLOOR AREA = 3,000 S.F.) : 1 SPACE / 300 S.F.  
WAREHOUSE (FLOOR AREA = 447,000 S.F.) :  
FIRST 50,000 S.F. OF FLOOR AREA: 1 SPACE / 1,000 S.F.  
ADDITIONAL FLOOR AREA UP TO 100,000 S.F.: 1 SPACE / 2,000 S.F.  
ADDITIONAL FLOOR AREA IN EXCESS OF 100,000 S.F.: 1 SPACE / 2,500 S.F.  
TOTAL PARKING SPACES REQUIRED = 224 SPACES  
(1 SPACE / 300 S.F.) X 3,000 S.F. = 10 SPACES  
(1 SPACE / 1,000 S.F.) X 50,000 S.F. = 50 SPACES  
(1 SPACE / 2,000 S.F.) X 50,000 S.F. = 25 SPACES  
(1 SPACE / 2,500 S.F.) X 347,000 S.F. = 139 SPACES  
TOTAL PARKING SPACES REQUIRED = 224 SPACES  
MINIMUM REQUIRED PARKING = 30% OF TOTAL REQUIRED  
= (0.30 X 224)  
= 68 SPACES  
PROPOSED PARKING = 95 SPACES  
TOTAL PARKING SPACES SHOWN = 341 SPACES  
246 PARKING SPACES SHOWN AS RESERVE PARKING.  
HANDICAPPED PARKING SPACES ARE TO BE MARKED IN ACCORDANCE WITH STATE OF CONNECTICUT AND TOWN OF WINDSOR REGULATIONS.  
ADDITIONAL HANDICAP SPACES ARE TO BE PAINTED AND SIGNED CLOSE TO THE ENTRANCES OF THE BUILDING IN THE FRONT PARKING LOT IN ACCORDANCE WITH STATE AND TOWN REGULATIONS WHEN RESERVE PARKING SPACES ARE INSTALLED AS FOLLOWS:  

TOTAL PARKING SPACES	ACCESSIBLE CAR PARKING SPACES	ACCESSIBLE VAN PARKING SPACES
76-100	3	1
101-150	4	1
151-200	5	1
201-300	6	1
301-400	7	1

THE OWNER SHALL SUBMIT A REVISED LANDSCAPING PLAN, SHOWING ADDITIONAL LANDSCAPING TO BE INSTALLED IN CONJUNCTION WITH THE INSTALLATION OF RESERVE PARKING SPACES, TO THE TOWN PRIOR TO THE INSTALLATION OF ANY RESERVED PARKING SPACES AS REQUIRED BY SECTION 3.9 OF THE TOWN OF WINDSOR ZONING REGULATIONS.
- IMPERVIOUS COVERAGE:  

	AREA (S.F.)	% OF SITE AREA
PROPOSED BUILDING	450,000	17.67
PROPOSED PAVEMENT	381,675	14.89
TOTAL IMPERVIOUS COVERAGE	831,675	32.66
- BUILDING USE: WHOLESALE AND WAREHOUSE  

	FLOOR AREA (S.F.)	# OF EMPLOYEES
OFFICE	3,000	10
WAREHOUSE	447,000	20
TOTAL (PHASE I & II)	450,000	30
- PROPOSED CONSTRUCTION IS LOCATED WITHIN FLOOD ZONE "C", AREA OF MINIMAL FLOODING.
- THERE ARE 14.89 ACRES OF WETLANDS ON THIS LOT. ANY ADDITIONAL LAND DISTURBANCE BEYOND THAT SHOWN ON THESE PLANS MAY REQUIRE A WETLANDS PERMIT. AREA OF ADDITIONAL WETLANDS DISTURBANCE SHOWN ON THESE PLANS = 0.003 ACRES. AREA OF WETLANDS MITIGATION = 3.10 AC. AREA OF UPLANDS ENHANCEMENT = 3.45 AC.
- TOPOGRAPHY AND EXISTING UTILITIES IN AREA OF PROPOSED DEVELOPMENT TAKEN FROM FIELD SURVEY BY ED LALLY AND ASSOCIATES, INC. OTHER UTILITIES MAY EXIST. VERTICAL DATUM = NGVD 29
- CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN. EXTRAS, CHANGES OR MODIFICATIONS NECESSARY BECAUSE OF DIFFERENCES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THESE PLANS SHALL BE AT THE CONTRACTOR'S EXPENSE. 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 816.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. CONSTRUCTION AND INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH INDIVIDUAL UTILITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE COORDINATION AS REQUIRED.
- DURING CONSTRUCTION OF ANY SITE IMPROVEMENTS, (PRIOR TO THE INSTALLATION OF THE NEW PAVEMENT) A STONE CONSTRUCTION ENTRANCE/EXIT PAD OF AT LEAST 50 FEET IN LENGTH AND THE ENTIRE WIDTH OF THE PROPOSED ENTRANCE DRIVE SHALL BE INSTALLED TO COLLECT ANY SEDIMENT OFF WHEELS OF CONSTRUCTION VEHICLES.

- 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 DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- EXCEPT AS SHOWN, ALL ROOF AND/OR FOUNDATION DRAINS MUST BE TIED INTO THE STORM DRAINAGE SYSTEM OR OUTLETTED IN A MANNER ACCEPTABLE TO THE TOWN ENGINEERING STAFF.
- 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. ALL BUILDING, LOADING AREA AND PARKING AREA LIGHTS ARE TO BE DIMMED 30 MINUTES AFTER THE END OF THE LAST SHIFT.
- 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.
- ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.
- LOAM AND SEED ALL DISTURBED AREAS NOT PAVED, MULCHED, OR PLANTED PER SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- ALL LAWN AND LANDSCAPED AREAS IN IMPROVED PORTIONS OF THE SITE SHALL BE SERVED BY AN IRRIGATION SYSTEM.
- TRANSFORMERS, DUMPSTER AND SIMILAR SITE INSTALLATIONS MUST BE APPROPRIATELY SCREENED TO THE SATISFACTION OF THE COMMISSION. FINAL LOCATION OF DUMPSTER TO BE DETERMINED IN THE FIELD.
- RECYCLABLE REFUSE SHALL BE STORED IN CONTAINERS IN EACH OFFICE AREA.
- THE TOWN INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF WHEN THE CONNECTION TO THE TOWNS SYSTEMS WILL BE MADE SO THAT HE MAY BE THERE TO INSPECT THE CONNECTION.
- OWNER WILL MANAGE THIS FACILITY TO COMPLY WITH ALL PRESENTLY EXISTING AND APPLICABLE TOWN ORDINANCES AND ZONING REGULATIONS GOVERNING NOISE EMISSIONS GENERATED AT THIS FACILITY.
- THE DETENTION BASIN IS TO BE DRY 48 HOURS AFTER OF A STORM EVENT, OTHERWISE IT IS TO BE TREATED FOR MOSQUITOES IF IN SEASON.
- DEVELOPER TO CREATE FOUR (4), 12' X 15' VERNAL POOLS ALONG THE EASTERN EDGE OF THE WETLANDS ON THE WEST SIDE OF THIS SITE. EACH LOCATION AND CONSTRUCTION DETAILS OF THE VERNAL POOLS ARE TO BE DETERMINED IN CONJUNCTION WITH THE TOWN INLAND WETLANDS AGENT.
- ALL LIGHTS EXCEPT LIGHTS NECESSARY FOR SECURITY SHALL BE ON TIMERS/PHOTO SENSORS WHICH SHALL TURN LIGHTS ON AT DUSK AND TURN LIGHTS OFF WITHIN ONE-HALF HOUR OF THE TIME THE BUILDING IS VACATED AT END OF DAY.
- ALL RETENTION AREAS SHALL BE TREATED REGULARLY IN SEASON TO SUPPRESS MOSQUITO POPULATION.
- BRING AREA BETWEEN PHASE 1 BUILDING AND FIRE ACCESS ROAD TO FINAL SUBBASE GRADE IN CONJUNCTION WITH CONSTRUCTION OF PHASE 1 BUILDING AND SEED.
- GROUNDWATER STANDPIPES IN THE AREA OF THE SEPTIC SYSTEM SHALL BE MONITORED WEEKLY UNTIL THE STATE DEPARTMENT OF HEALTH HAS INDICATED THAT THE STATEWIDE GROUND WATER ELEVATION HAS PEAKED TO DETERMINE THE 30 DAY AVERAGE ELEVATION OF THE GROUNDWATER IN THE AREA OF THE PROPOSED SEPTIC SYSTEM. FIELD MONITORING MEASUREMENTS AND THE CALCULATIONS USED TO DETERMINE THE 30-DAY AVERAGE ELEVATION OF THE GROUNDWATER SHALL BE PROVIDED TO THE TOWN OF WINDSOR HEALTH DEPARTMENT AND THE SEPTIC LEACHING DESIGN SHALL BE MODIFIED AS REQUIRED TO MEET THE RESTRICTIONS IMPOSED BY THE ELEVATION OF THE GROUNDWATER AND SUBMITTED TO THE TOWN HEALTH DEPARTMENT FOR APPROVAL TO CONSTRUCT.
- DEVELOPER TO HAVE SEPTIC SYSTEM AREA STAKED OUT PRIOR TO THE START OF CLEARING AND CONSTRUCTION AND RIBBON OFF THE AREA SO THAT IT DOES NOT GET DISTURBED BY THE PROPOSED CONSTRUCTION ACTIVITIES TO THE POINT THAT IT BECOMES UNUSABLE FOR THE PROPOSED SEPTIC LEACHING FIELD.
- ADDITIONAL PERMITS/REGISTRATIONS REQUIRED: INLAND WETLANDS & WATERCOURSES COMMISSION; STATE TRAFFIC COMMISSION; DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER REGISTRATION.
- DURING NORMAL SNOW EVENTS THE SNOW SHALL BE PLOWED FROM THE PAVED SURFACES AND DEPOSITED ON THE ADJOINING LAWN AREAS, WITH THE EXCEPTION OF THE WESTERLY TRUCK MANEUVERING AND LOADING AREA, WHERE THE SNOW SHALL BE PLOWED TO THE EDGE OF THE PAVEMENT AND BREAKS SHALL BE PLOWED IN THE RESULTING SNOW BANK AT 50 TO 100 FEET ON CENTER TO ALLOW FOR THE FREE PASSAGE OF MELT WATER.  
DURING MORE SEVERE SNOW FALL EVENTS, THE SNOW WILL BE MOVED FROM THE PAVED AREAS TO THE AREAS LABELED "SNOW STORAGE AREA".  
IN NO EVENT SHALL SNOW BE STORED TO OUTSIDE OF THE LIMIT OF CLEARING SHOWN ON THESE PLANS, IN ANY RETENTION AREA OR IN ANY AREA WITHIN 50 FEET OF WETLANDS.
- CATCH BASIN 13 TO HAVE 4 FOOT SUMP. SUMPS ARE TO BE INSPECTED ANNUALLY IN LATE SPRING. WHEN ANY SUMP HAS ACCUMULATED 1 FOOT OF SILT AND SEDIMENT, ALL SUMPS AND PIPES ARE TO BE CLEANED AND ALL PIPES ARE TO BE POWER FLUSHED PRIOR TO NOVEMBER 1 OF THE SAME YEAR.

November 20, 2008

Griffin Land  
c/o Ed Lally & Associates, Inc.  
117 Nigam Hill Road  
Windsor, CT 06095

Subject: Special Use - 100 International Drive, offices/manufacturing/fabricating, composing, assembling, packaging, storage or treatment of articles or their wholesaling and distribution, Zoning Regulations Section 9.6.4, W Zone, Griffin Land/Lally

Site Plan Revision - 100 International Drive, Warehouse/Storage, 342,600 s.f., W Zone, Griffin Land/Lally

Dear Mr. Lally:

At its meeting on November 12, 2008 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Special Use - Approved subject to the following conditions:

1) Final staff review and approval including statements 1, 4, and 5 on the memo to the Commission dated November 12, 2008 from Victoria Horta, Project Engineer; 2) approved with the understanding that the applicant will be grading within 15 feet of the property line; 3) reduction of the buffer area requirement at the rear of the property for planting and pavers at the request of the Fire Marshal; and 4) Final staff review and approval of building elevations.

Site Plan Revision - Approved subject to the following conditions:

1) Final staff review and approval including statements 1, 4, and 5 on the memo to the Commission dated November 12, 2008 from Victoria Horta, Project Engineer; 2) approved with the understanding that the applicant will be grading within 15 feet of the property line; 3) reduction of the buffer area requirement at the rear of the property for planting and pavers at the request of the Fire Marshal; and 4) Final staff review and approval of building elevations.

Very truly yours,  
*Marian Madison*  
 Marian Madison  
 Planning Secretary

Best Via Certified Mail #7008114000440514905

275 Broad Street • Windsor, Connecticut 06095 • www.townofwindsor.com

ZONING COMPLIANCE TABLE		
ZONE: W	REQUIRED	PROVIDED
MIN. LOT AREA (ACRES)	4	58.455
MAX. LOT COVERAGE (%)	50	32.66
MAX. BUILDING COVERAGE (%)	33 1/3	17.67
MAX. BUILDING HT. (FT.) / (STORIES)	60 / 4	40 / 1
MIN. LOT WIDTH (FT.)	180	1,311
MIN. FRONT YARD (FT.)	50	109
MIN. SIDE YARD (FT.)	35	192
MIN. REAR YARD (FT.)	35	56
PARKING SPACES	284	343
MAX. HT. OF OUTDOOR LIGHT FIXTURES (FT.)	24	20

**TOWN OF WINDSOR, CONNECTICUT  
WETLAND/WATERCOURSE PERMIT**

Application # 06-766A      Date Approved: November 19, 2008

Wetlands Permit # 793A      Fee: \$120.00

The Authorized Agent for the Windsor Inland Wetlands and Watercourses Commission has approved the following proposed activity as remanded, with the conditions stated in this permit. The permittee is subject to the provisions stated in Section 10 of the Windsor Inland Wetlands and Watercourses Regulations.

Permittee:  
Griffin Land

Regulated Activity:  
Increase size of warehouse/distribution facility to 450,000 square feet with associated grading, paving, utilities, and drainage within the 150' upland regulated area. Mitigation of two wetland areas and creation of three vernal pools.

Location:  
100 International Drive

Conditions of Permit:

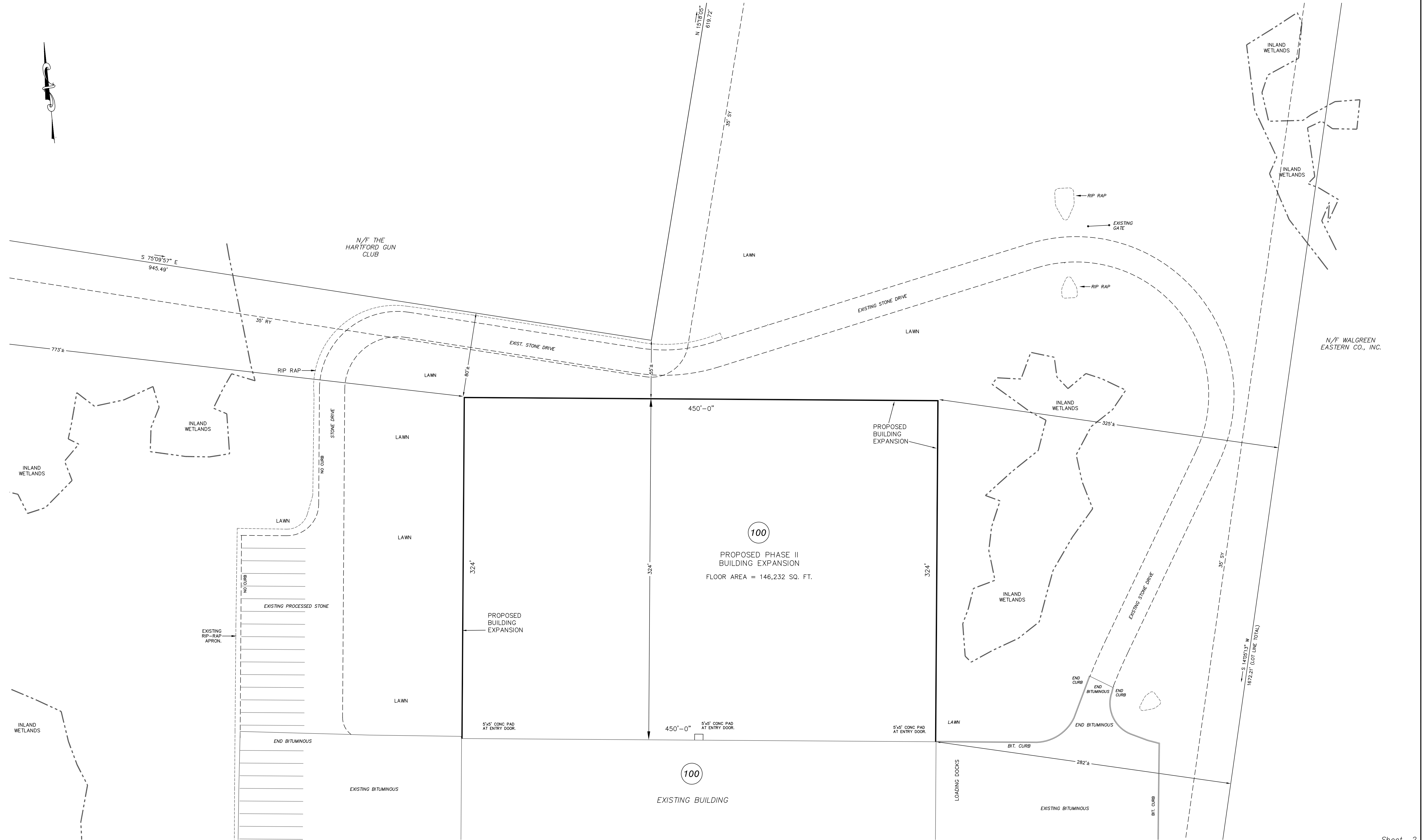
- Installation of filter fabric silt fence 30" high with 6" toe-in and backfilled on both sides as shown on the engineered drawing to be inspected prior to construction.
- Wetland Permit conditions shall be printed on the engineered drawing.
- Submit a copy of the construction sequence for the file prior to beginning construction.
- A clearing limit certification letter from the engineer shall be submitted for the file with an on site inspection by the Authorized Agent prior to any clearing taking place.
- Construct an anti-tracking pad to Town specifications at the site entrance and wrap catch basins within 100 feet with filter fabric with weekly maintenance or replacement as needed.
- Catch basins within 100 feet of the construction entrance shall be wrapped with filter fabric and maintained weekly.
- An independent contractor shall be hired to conduct erosion and sedimentation control inspections weekly and following a rain event of 1" or greater within 24 hours to include catch basin fabric, silt fence condition, sweeping, and watering. A written report shall be sent to the Agent (copy of a sample report can be provided if needed) and logs kept on site and open for inspection on request.
- Coverage or watering every 3 days of temporary soil stockpiles to prevent wind erosion.
- All construction debris shall be removed from site, not dumped in the wetland or other area on site.
- No equipment, materials, or machinery shall be stored, cleaned, or repaired within 75 feet of any wetland or watercourse.
- Removal of trash and debris from construction site with proper disposal off site.
- Low impact equipment shall be used as much as possible to minimize soil compaction.
- Conservation of as many mature trees as possible in the areas around the detention basins to maintain upland habitat and replace any trees lost due to grading with trees and shrubs of the same species for habitat and soil stabilization.
- A certification letter from the civil engineer shall be received stating that any detention basin and drainage have been built according to the approved plans prior to a C/O being issued.
- The detention basin and all catch basins shall be cleaned before a Certificate of Occupancy is issued.
- Every twelve months following the initial cleaning of the catch basins and the detention basin, an inspection should be done to determine the necessity of maintenance. A letter stating inspection and/or cleaning maintenance shall be provided each year to the Wetlands Agent for the file.

**This permit expires November 19, 2013.**

This permit may be revoked at a later date by the Inland Wetlands and Watercourses Commission if the stipulations mentioned above are not followed, or, if an inspection shows that the environmental impacts are more severe than anticipated. The penalty clause, Section 22a-44 of the Connecticut General Statutes, provides for a fine of up to one thousand dollars (\$1,000.00) each day that these requirements are violated.

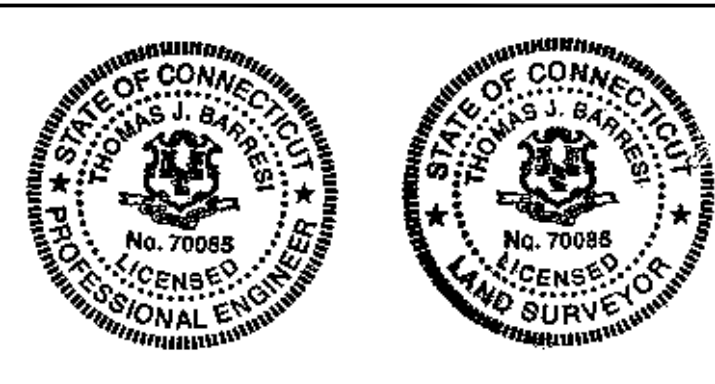
The applicant shall have the permit readily available, and shall produce it for inspection by the Agency's representative upon request.

		TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  <b>BARRESI</b> ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilc.com	DATE	REVISION	SCALE: 1 IN = 200 FT	SEPTEMBER 21, 2023
			PHASE II - SITE PLAN RE-APPROVAL PREPARED FOR <b>INDUS Realty Trust, Inc.</b> 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT			



Sheet 2  
Layout Plan

PLEASE NOTE:  
THESE PLANS ARE APPROVED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS INCLUDED IN THE TOWN APPROVED AND FILED SITE PLANS ENTITLED: "REVISION TO A SITE PLAN PREPARED FOR GRIFFIN LAND 100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT OCTOBER 2, 2006 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413" REVISED THROUGH 11/11/08 PER TOWN STAFF.  
SAID PLANS WERE APPROVED ON NOVEMBER 12, 2008, STAMPED AND SIGNED BY THE TOWN ON NOVEMBER 18, 2008.



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

**BARRESI**  
ASSOCIATES LLC

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

DATE	REVISION

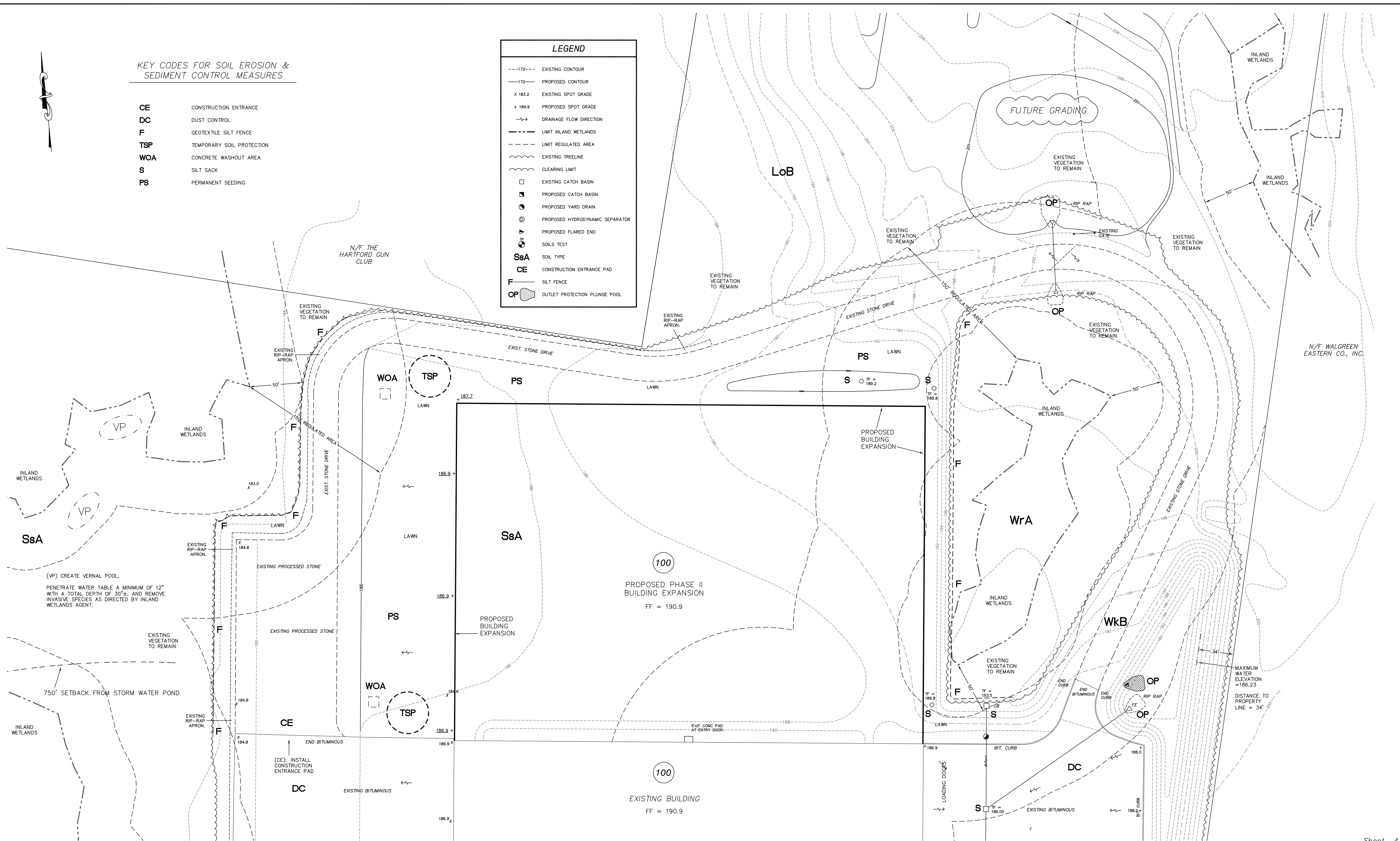
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100 INTERNATIONAL DRIVE  
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SCALE: 1 IN = 200 FT  
SEPTEMBER 21, 2023

KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES

- CE CONSTRUCTION ENTRANCE
- DC DUST CONTROL
- F GEOTEXTILE SILT FENCE
- TSP TEMPORARY SOIL PROTECTION
- WOA CONCRETE WASHOUT AREA
- S SILT SACK
- PS PERMANENT SEEDING

LEGEND	
---172---	EXISTING CONTOUR
—172—	PROPOSED CONTOUR
x 183.2	EXISTING SPOT GRADE
+ 189.9	PROPOSED SPOT GRADE
→	DRAINAGE FLOW DIRECTION
- - -	LIMIT INLAND WETLANDS
- - -	LIMIT REGULATED AREA
~~~~~	EXISTING TREELINE
~~~~~	CLEARING LIMIT
□	EXISTING CATCH BASIN
◻	PROPOSED CATCH BASIN
○	PROPOSED YARD DRAIN
⊙	PROPOSED HYDRODYNAMIC SEPARATOR
▶	PROPOSED FLARED END
⊙	SOILS TEST
SsA	SOIL TYPE
CE	CONSTRUCTION ENTRANCE PAD
F	SILT FENCE
OP	OUTLET PROTECTION PLUNGE POOL

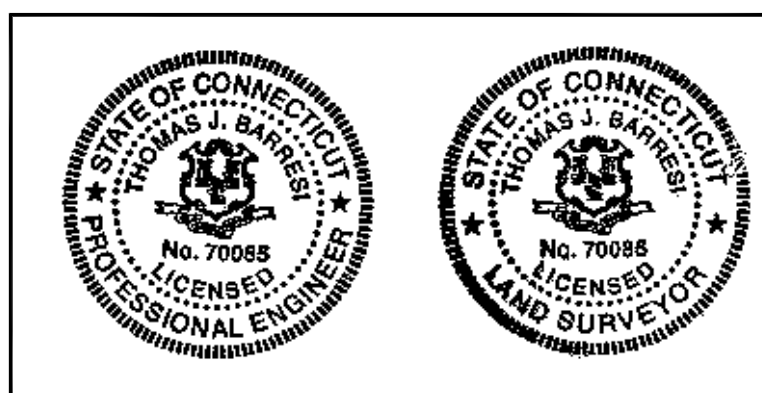


(VP) CREATE VERNAL POOL.  
PENETRATE WATER TABLE A MINIMUM OF 12"  
WITH A TOTAL DEPTH OF 30", AND REMOVE  
INVASIVE SPECIES AS DIRECTED BY INLAND  
WETLANDS AGENT.

750' SETBACK FROM STORM WATER POND

(CE): INSTALL  
CONSTRUCTION  
ENTRANCE PAD

MAXIMUM  
WATER  
ELEVATION  
= 186.23  
DISTANCE TO  
PROPERTY  
LINE = 34'



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

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

DATE	REVISION

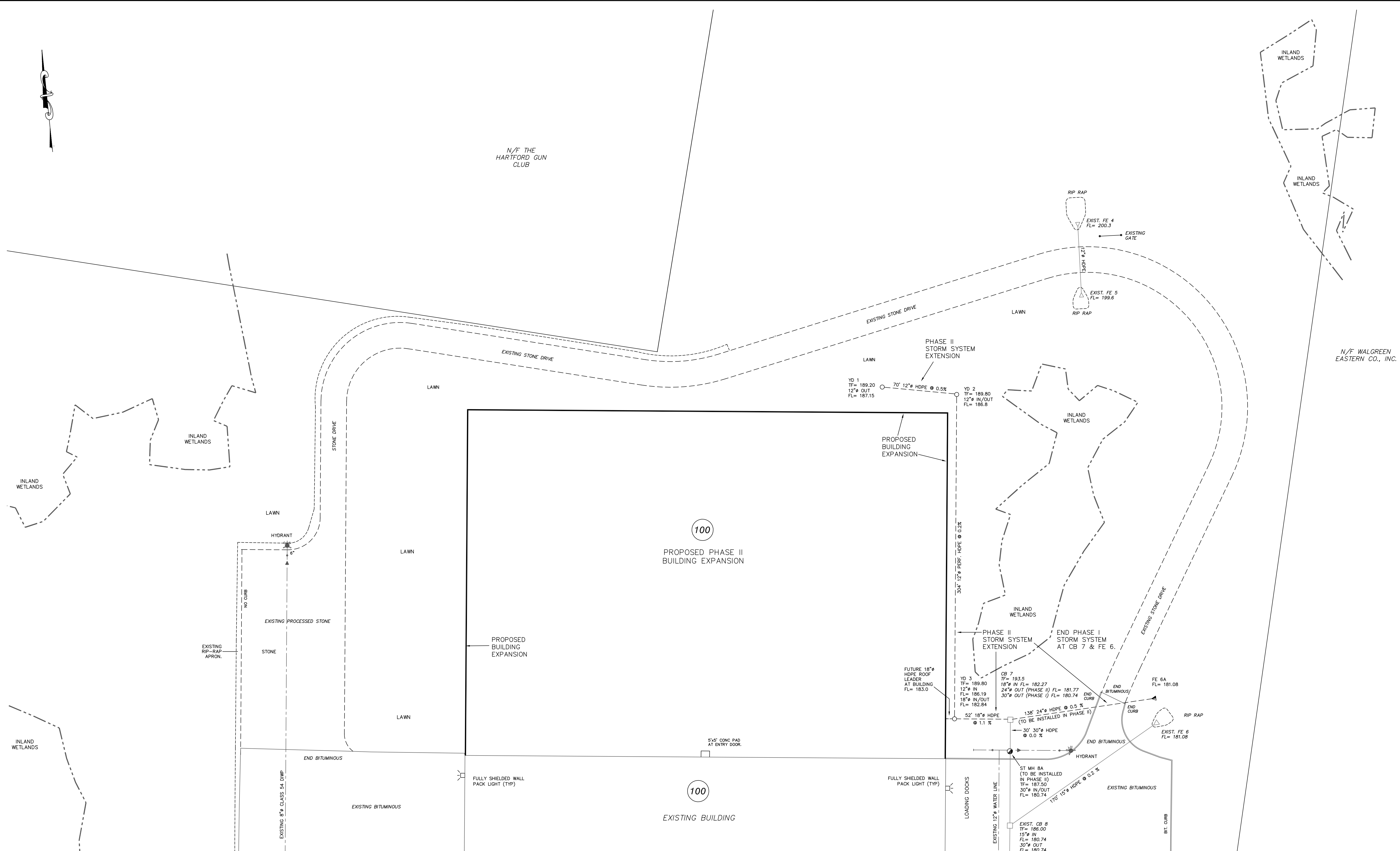
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SCALE: 1 IN = 200 FT  
SEPTEMBER 21, 2023

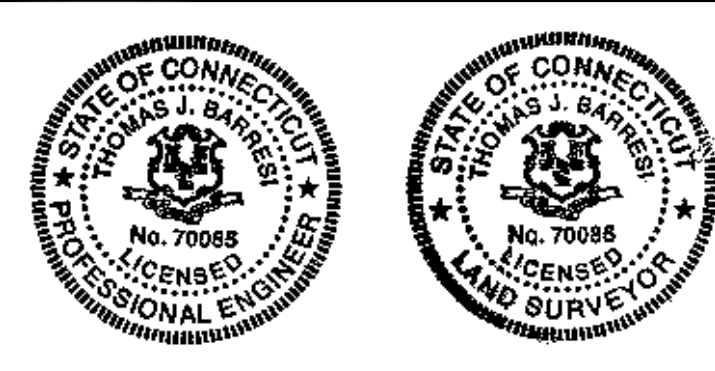


N/F THE HARTFORD GUN CLUB

N/F WALGREEN EASTERN CO., INC.



Sheet 5  
Utility Plan - Phase II



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

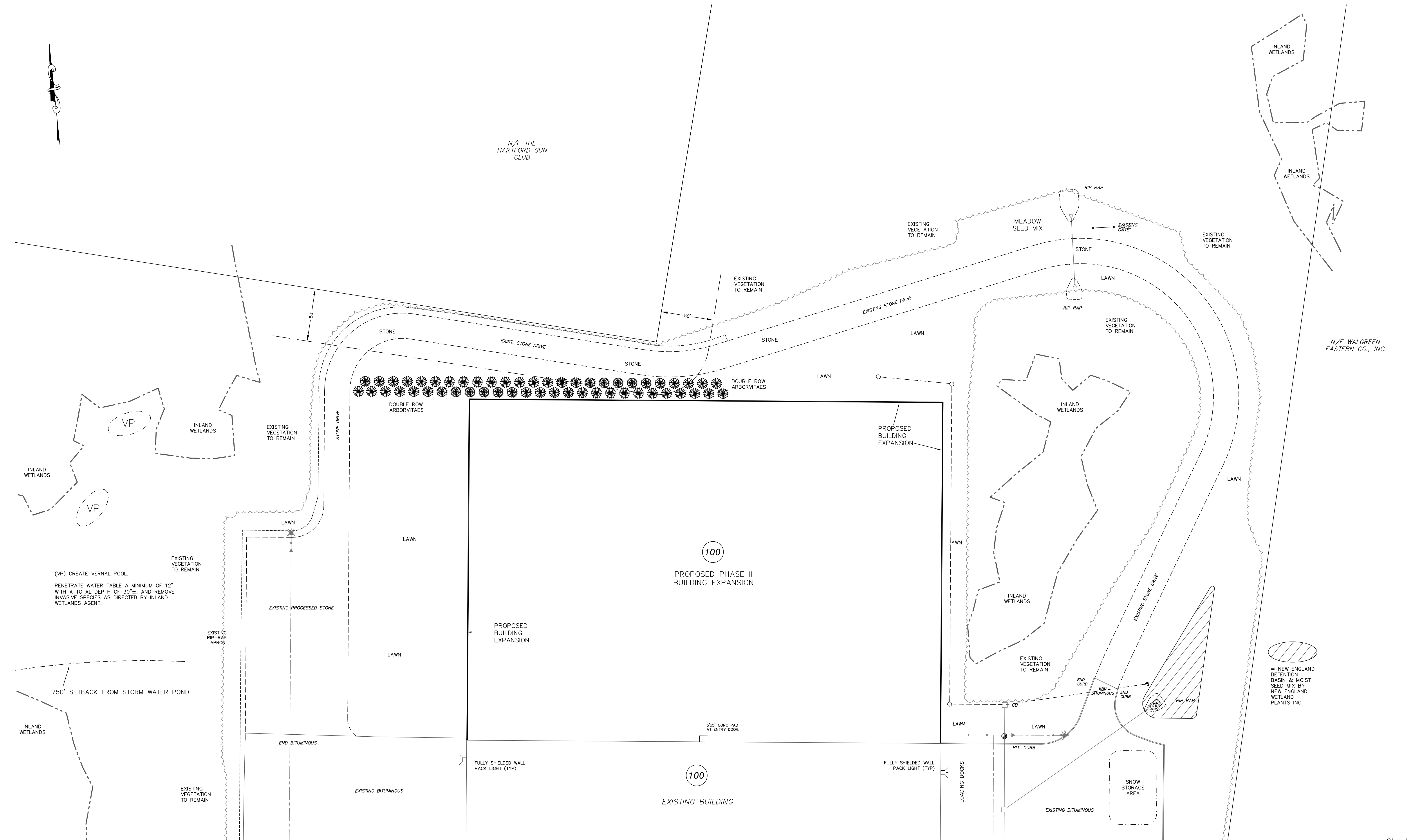
**BARRESI** *Barresi*  
ASSOCIATES LLC

570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
(860) 219-9260 www.barresillic.com

DATE	REVISION

PHASE II - SITE PLAN RE-APPROVAL  
PREPARED FOR  
**INDUS Realty Trust, Inc.**  
100 INTERNATIONAL DRIVE  
WINDSOR, CONNECTICUT

SCALE: 1 IN = 200 FT  
SEPTEMBER 21, 2023

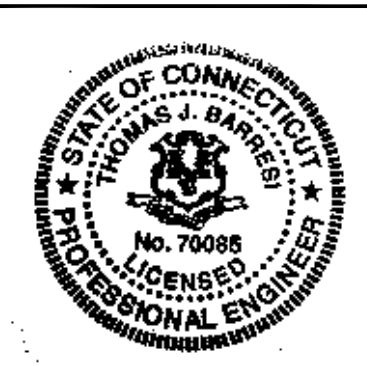
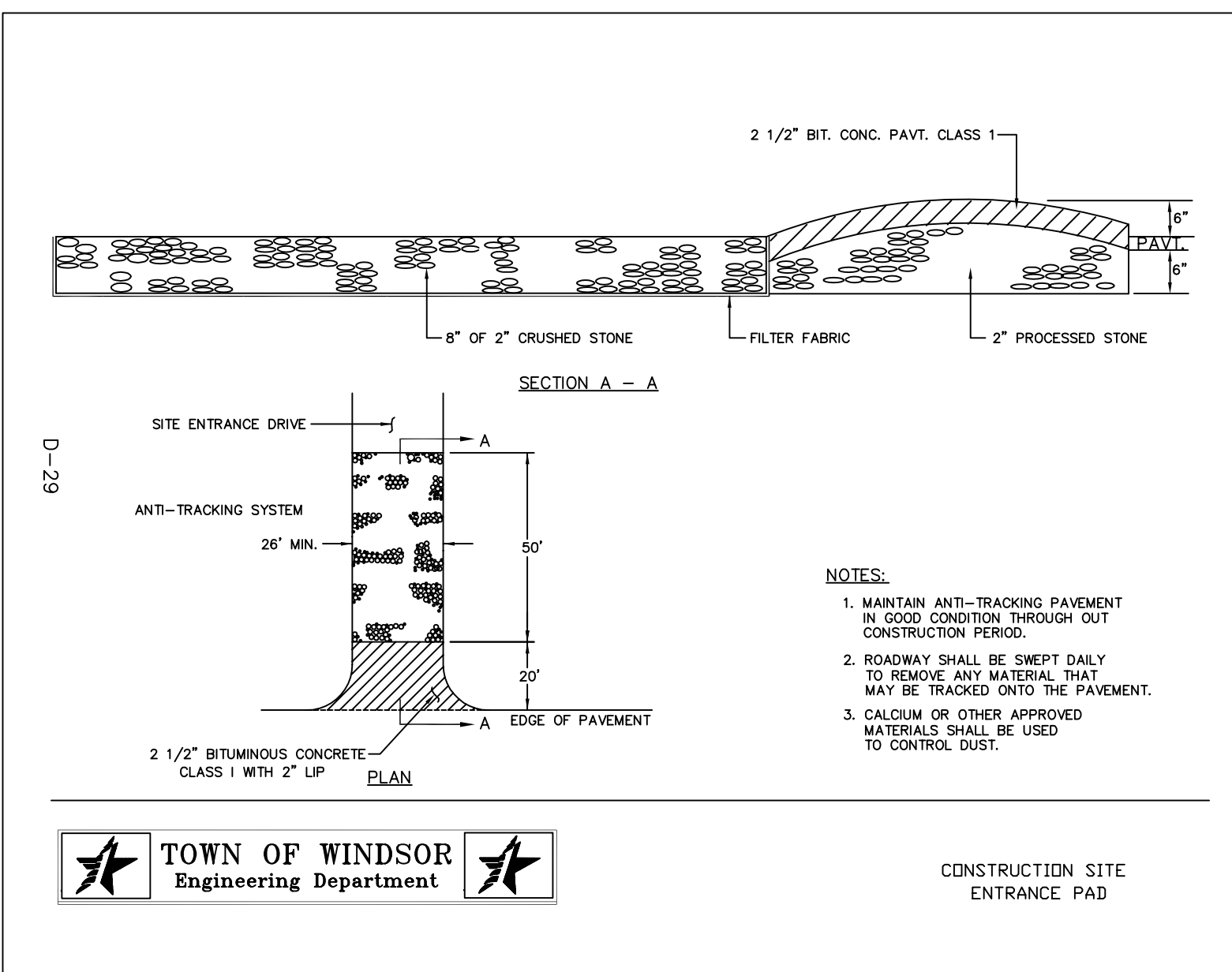
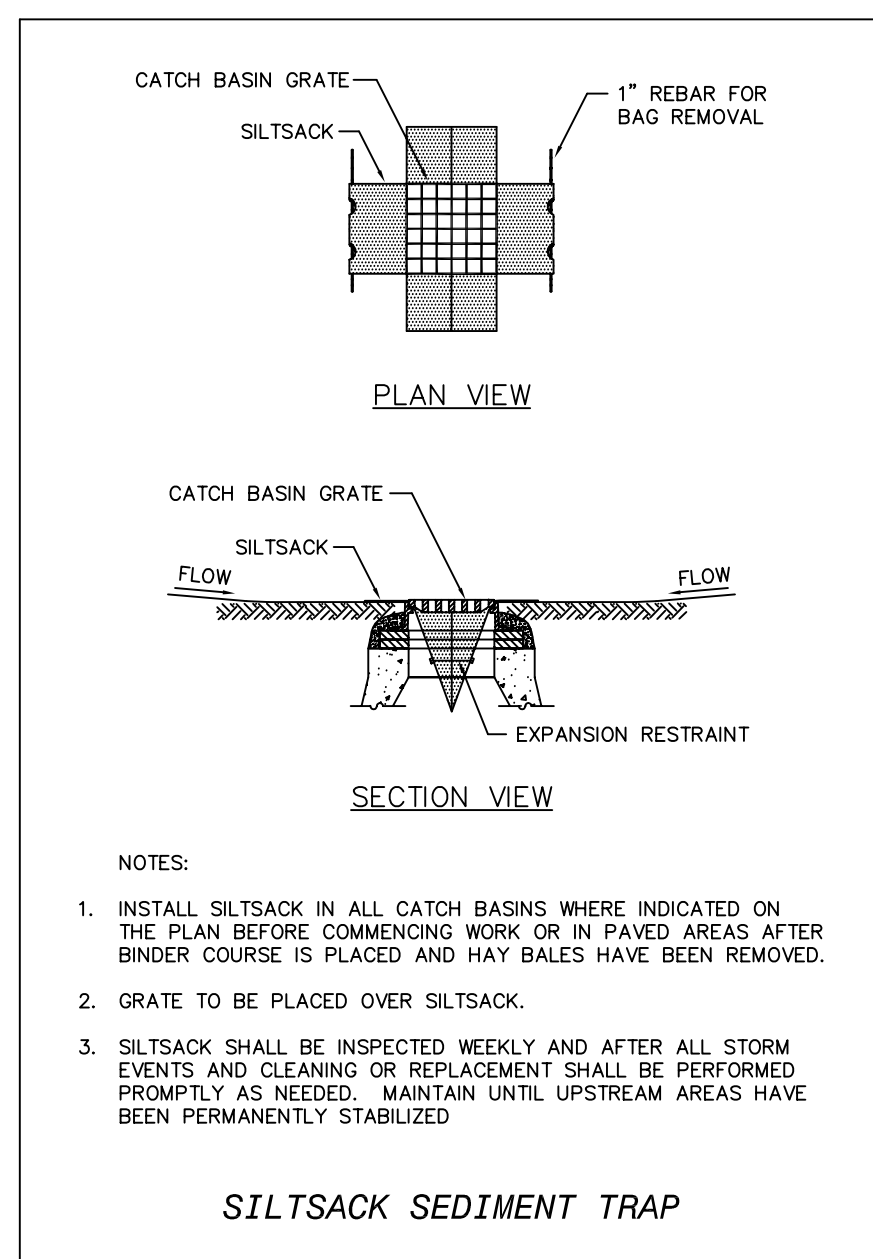
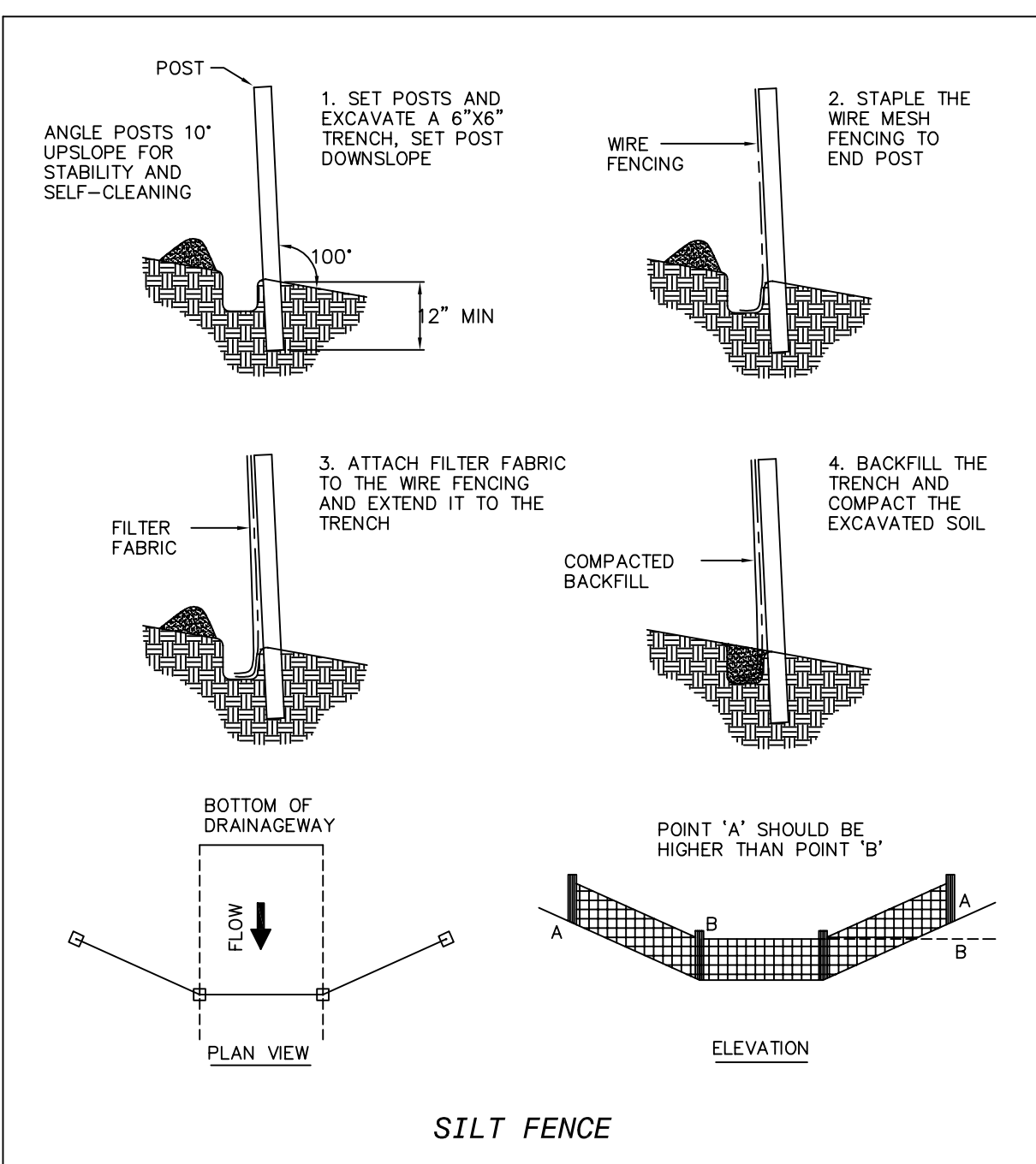
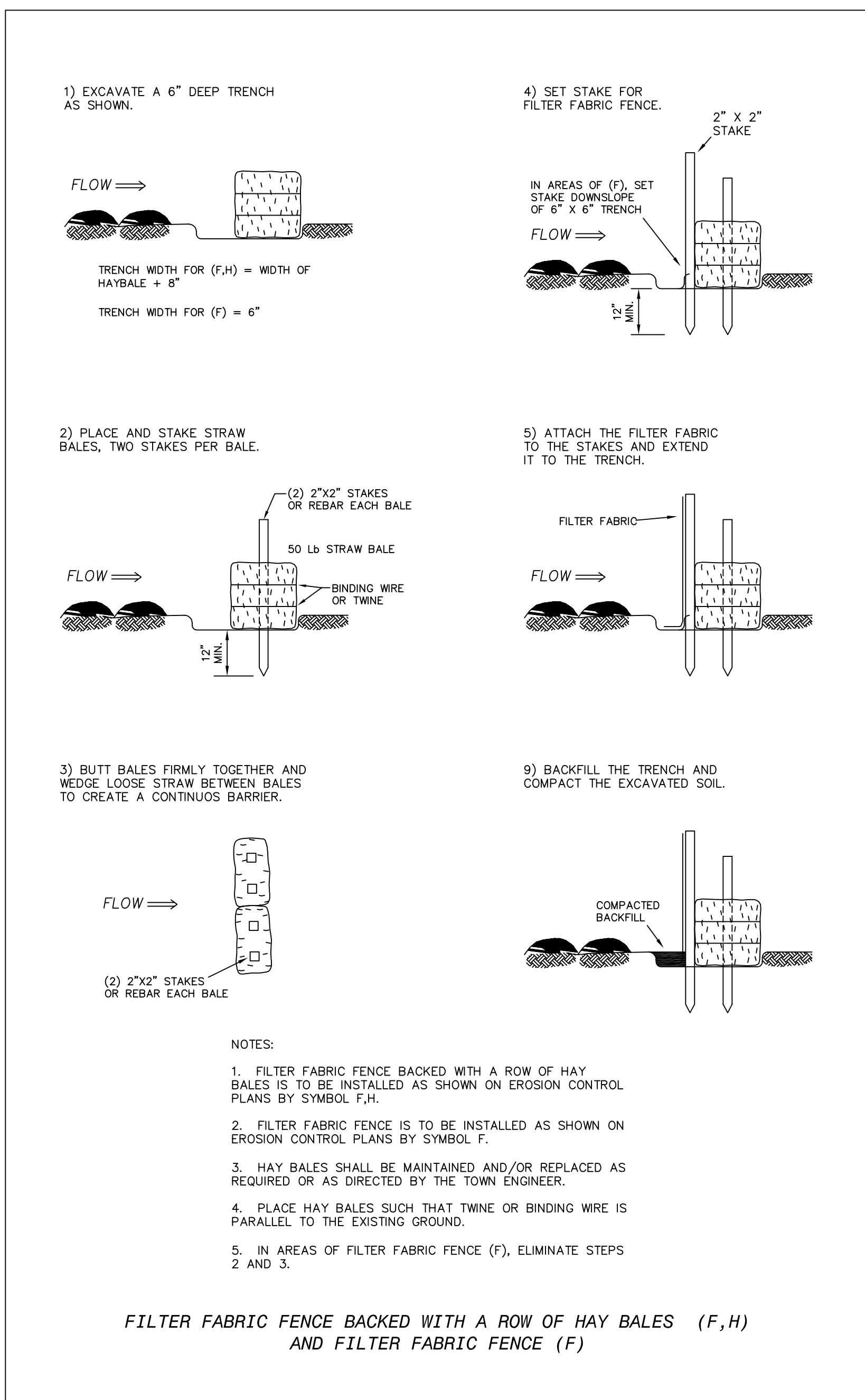


(VP) CREATE VERNAL POOL.  
 PENETRATE WATER TABLE A MINIMUM OF 12" WITH A TOTAL DEPTH OF 30"±, AND REMOVE INVASIVE SPECIES AS DIRECTED BY INLAND WETLANDS AGENT.

○ = NEW ENGLAND DETENTION BASIN & MOIST SEED MIX BY NEW ENGLAND WETLAND PLANTS INC.

		<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> <i>[Signature]</i>          ASSOCIATES LLC          570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095          (860) 219-9260 www.barresilic.com</p>	DATE	REVISION	<p>PHASE II - SITE PLAN RE-APPROVAL          PREPARED FOR  <b>INDUS Realty Trust, Inc.</b>          100 INTERNATIONAL DRIVE          WINDSOR, CONNECTICUT</p>
			SCALE: 1 IN = 200 FT	SEPTEMBER 21, 2023	





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

**BARRESI**

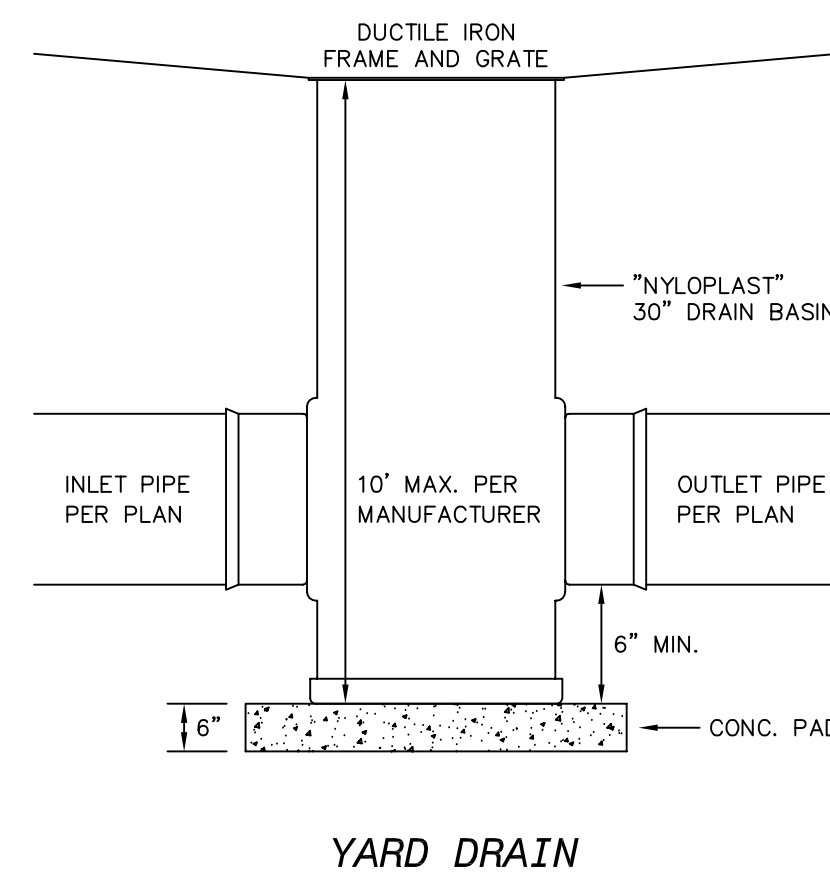
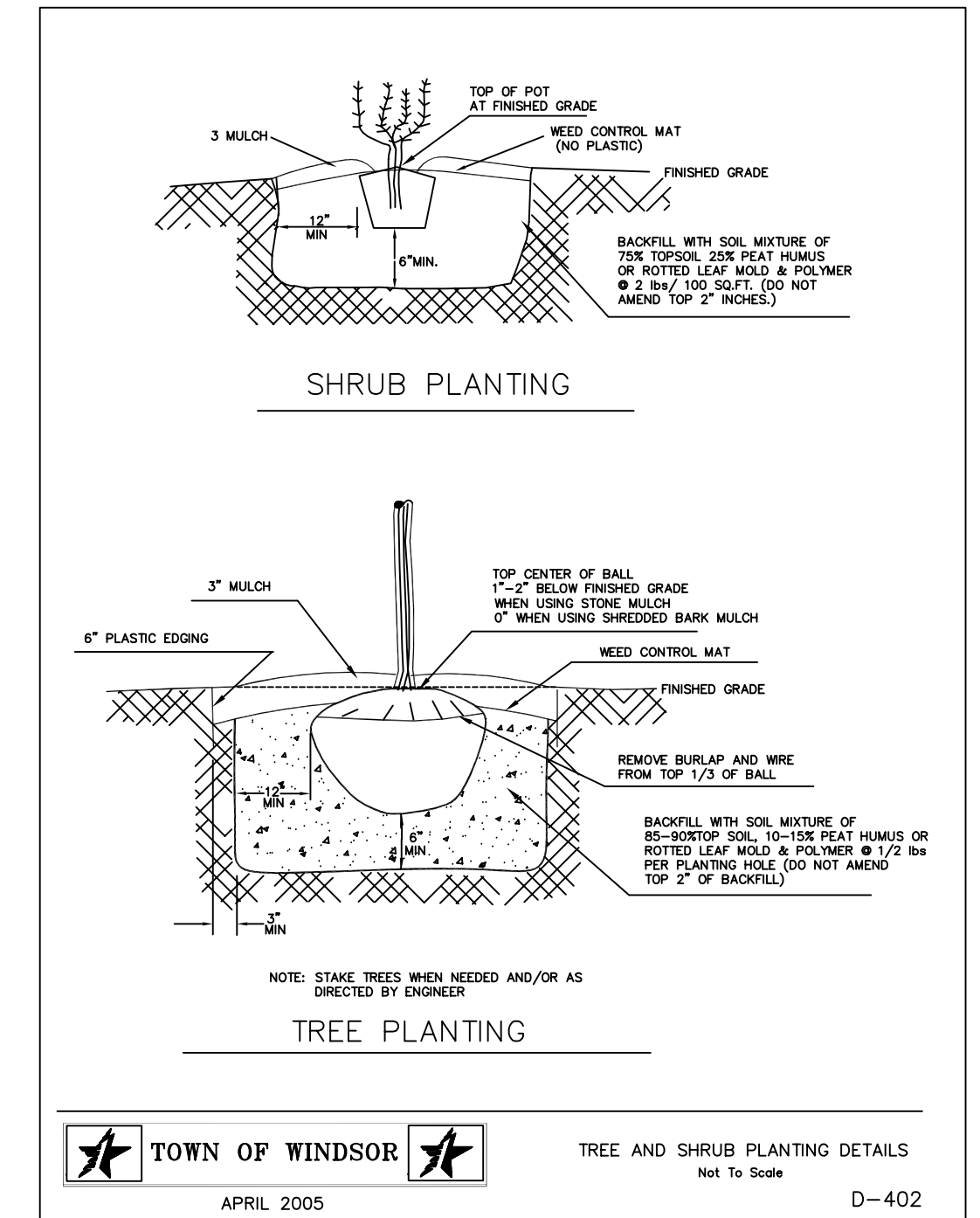
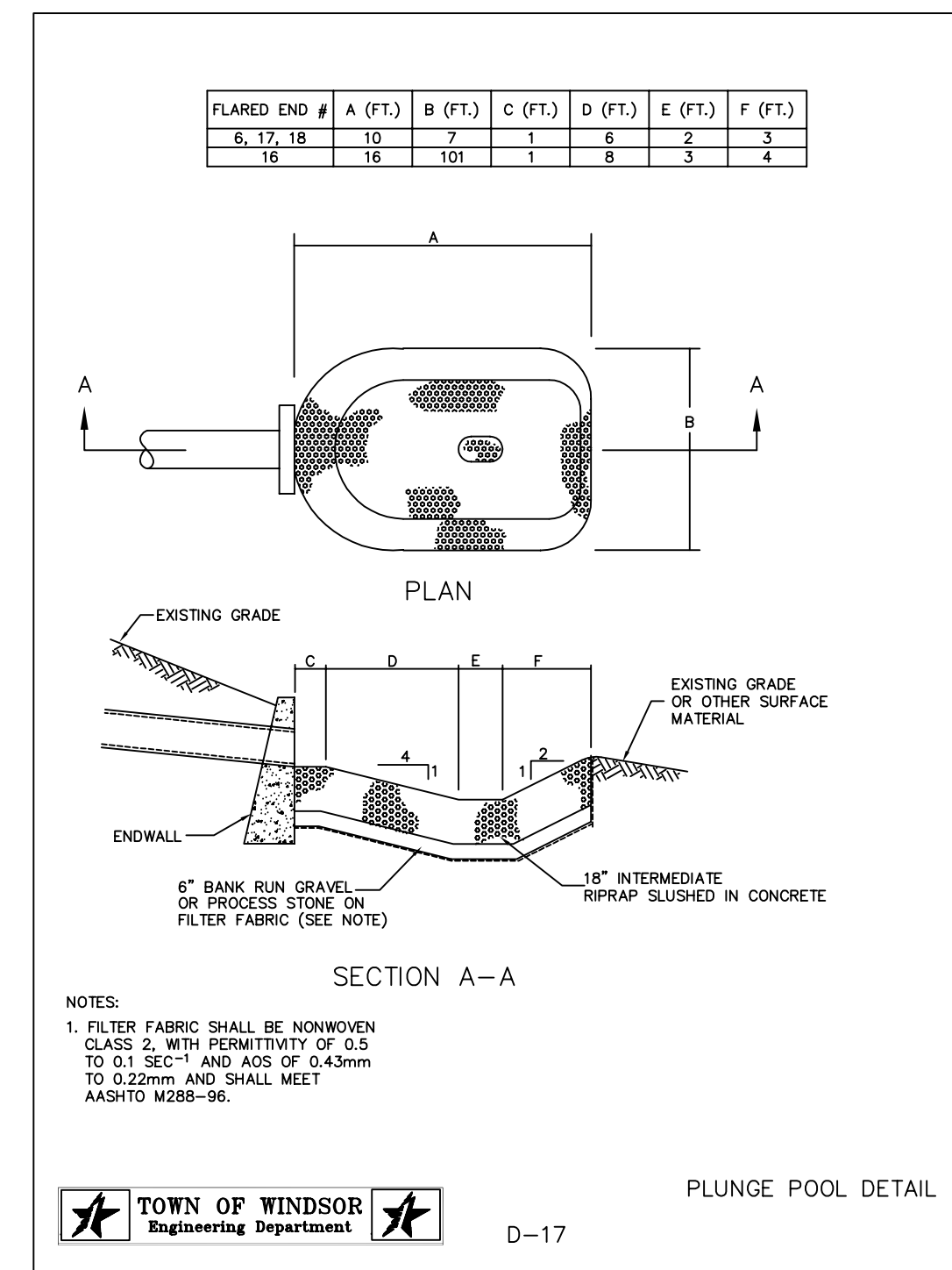
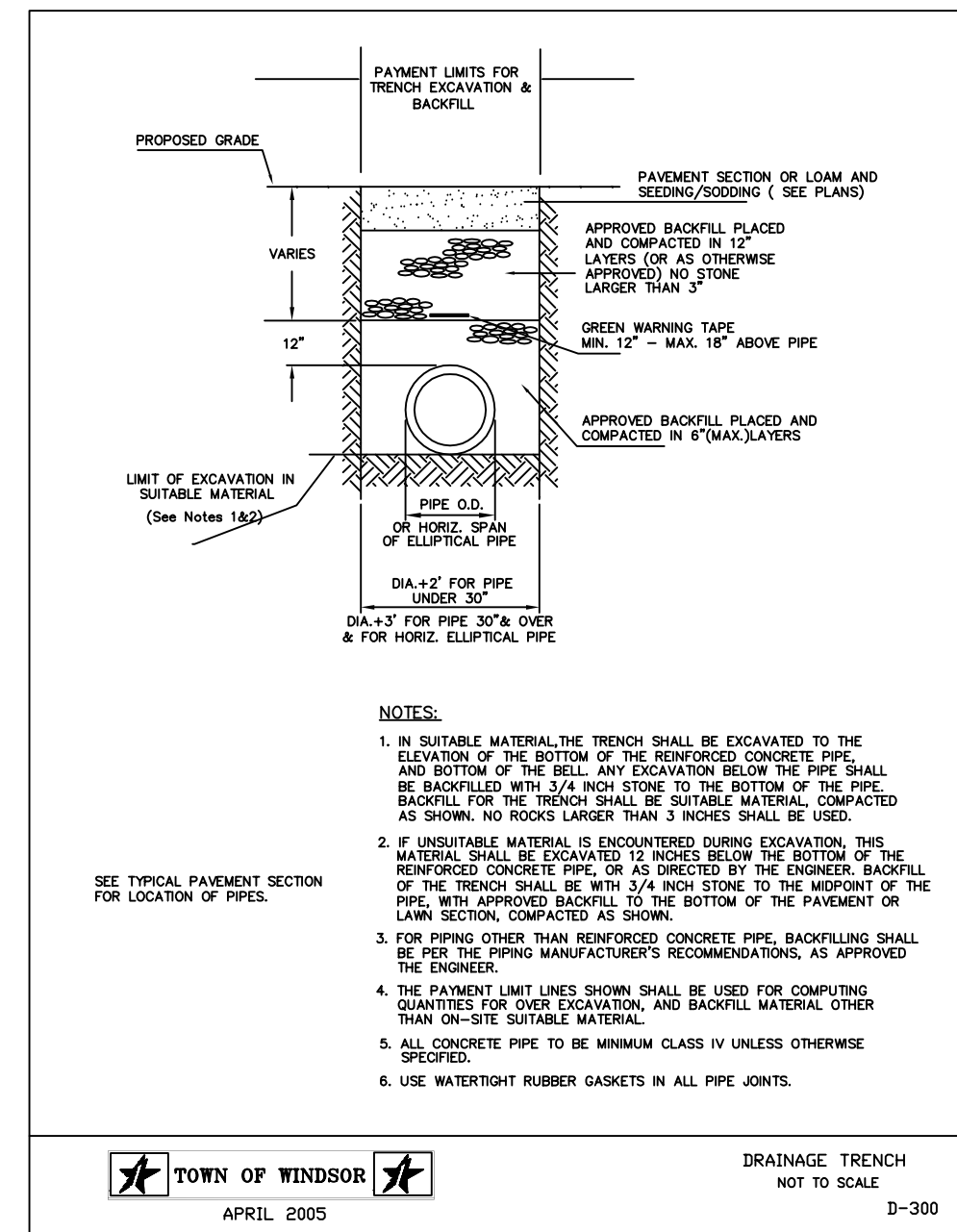
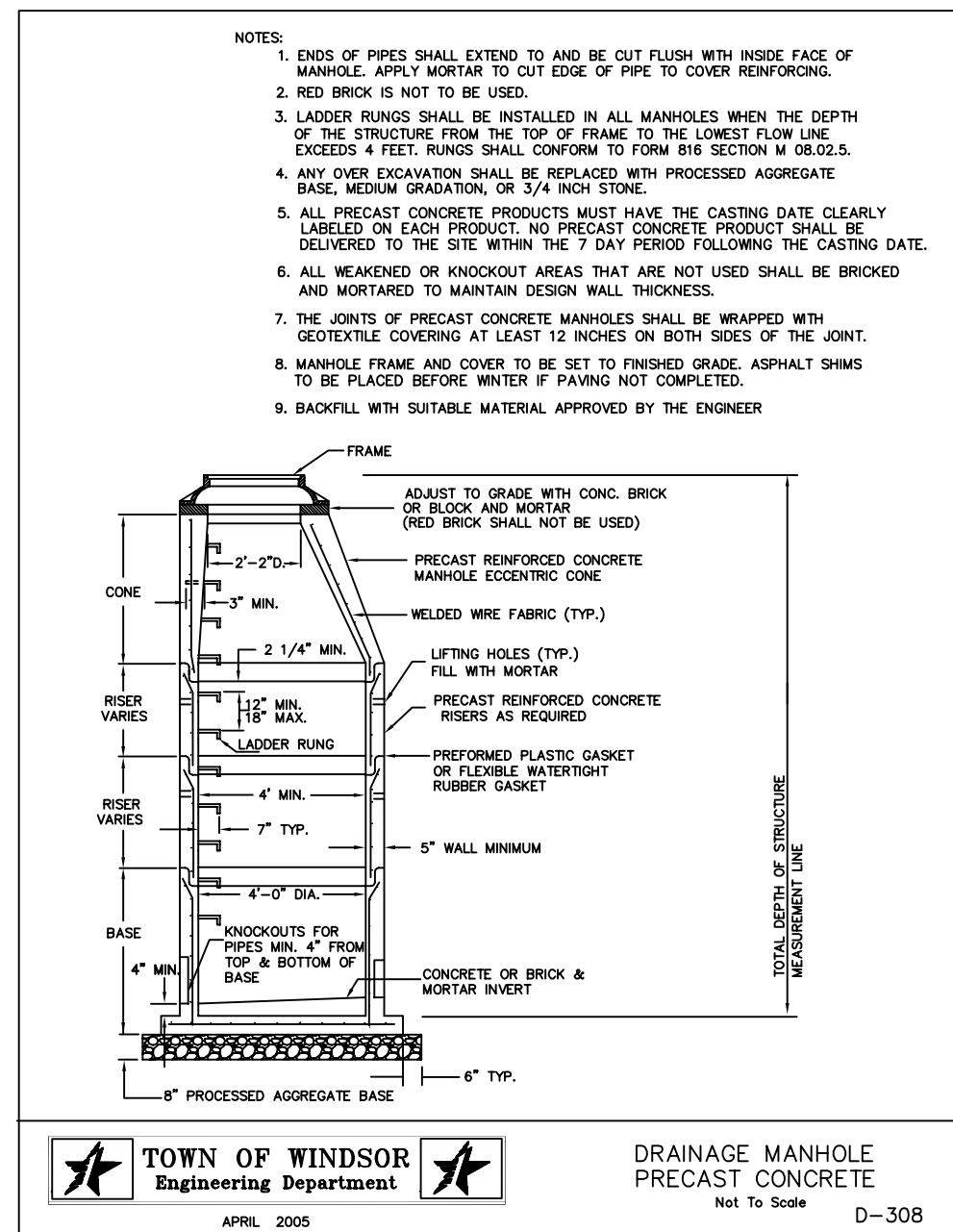
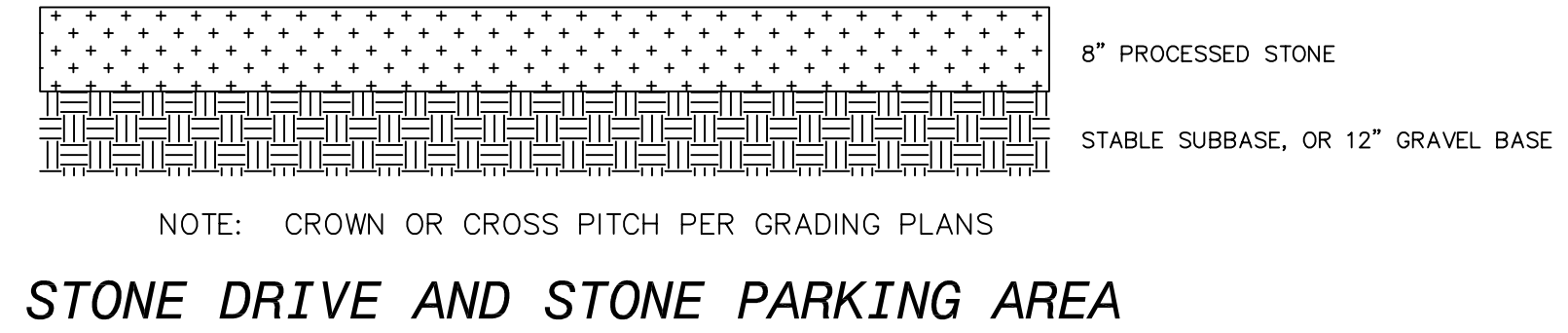
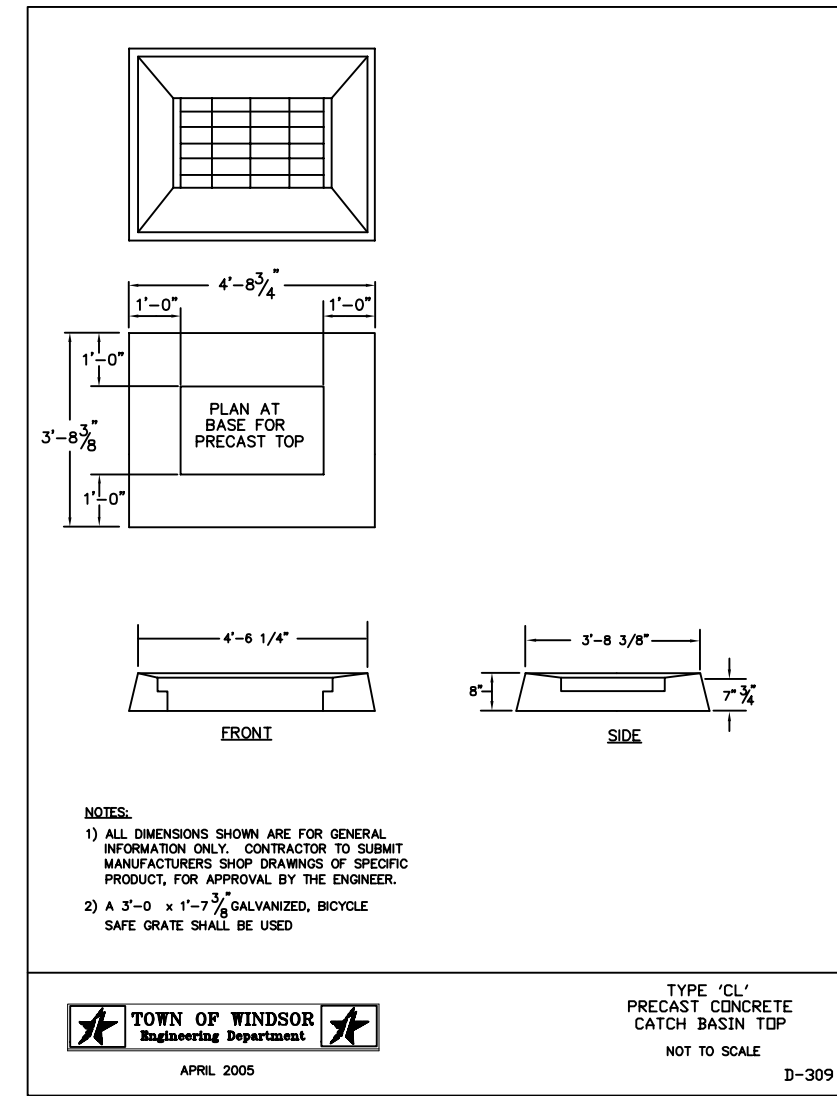
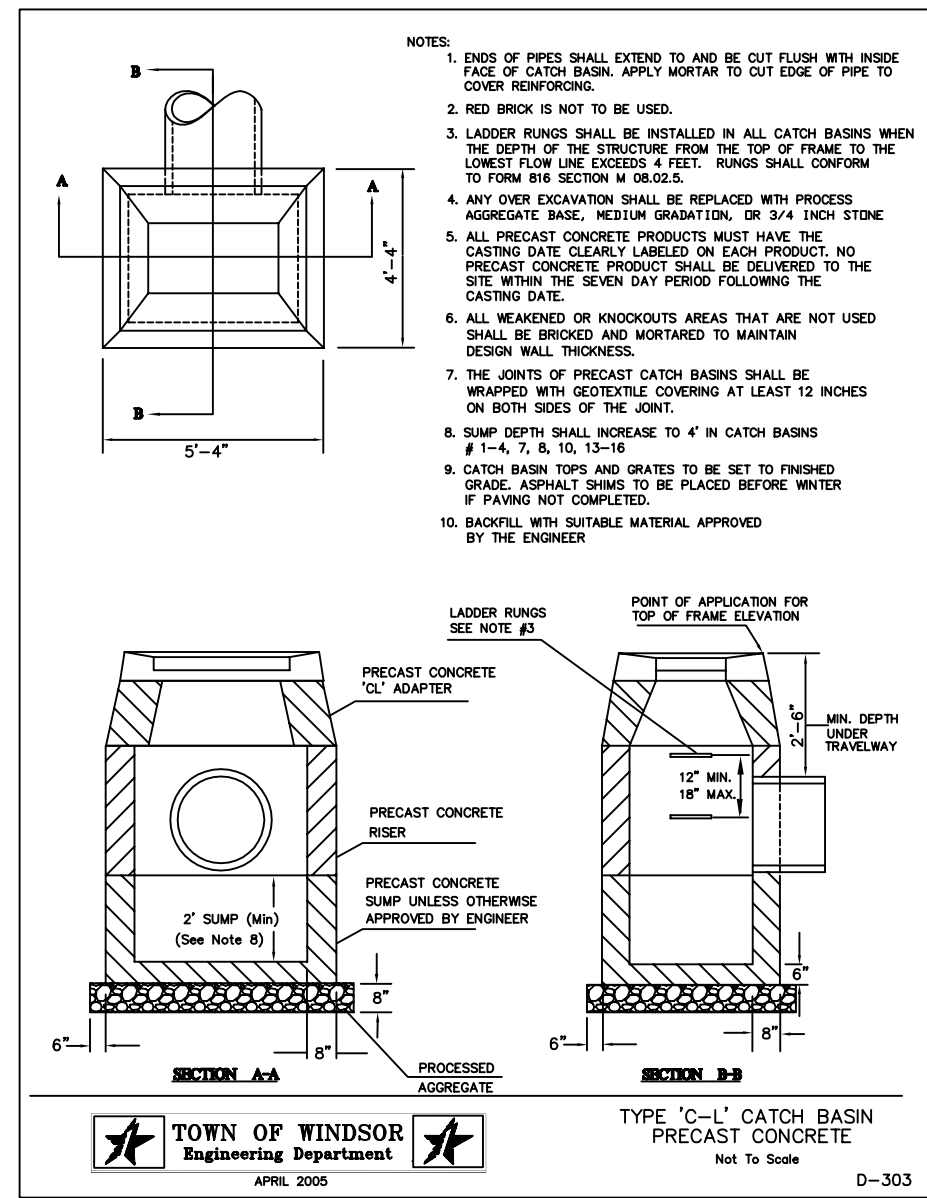
ASSOCIATES LLC

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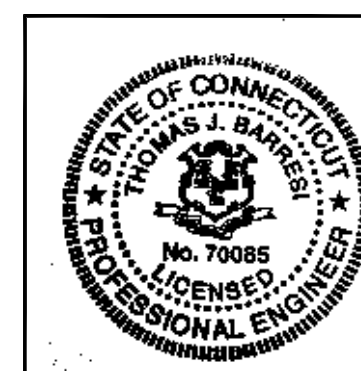
DATE	REVISION
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PHASE II - SITE PLAN RE-APPROVAL  
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100 INTERNATIONAL DRIVE  
WINDSOR, CONNECTICUT





NOTE: ALL HDPE TO BE ADS N-12 OR EQUAL



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

**BARRESI** *TJB*

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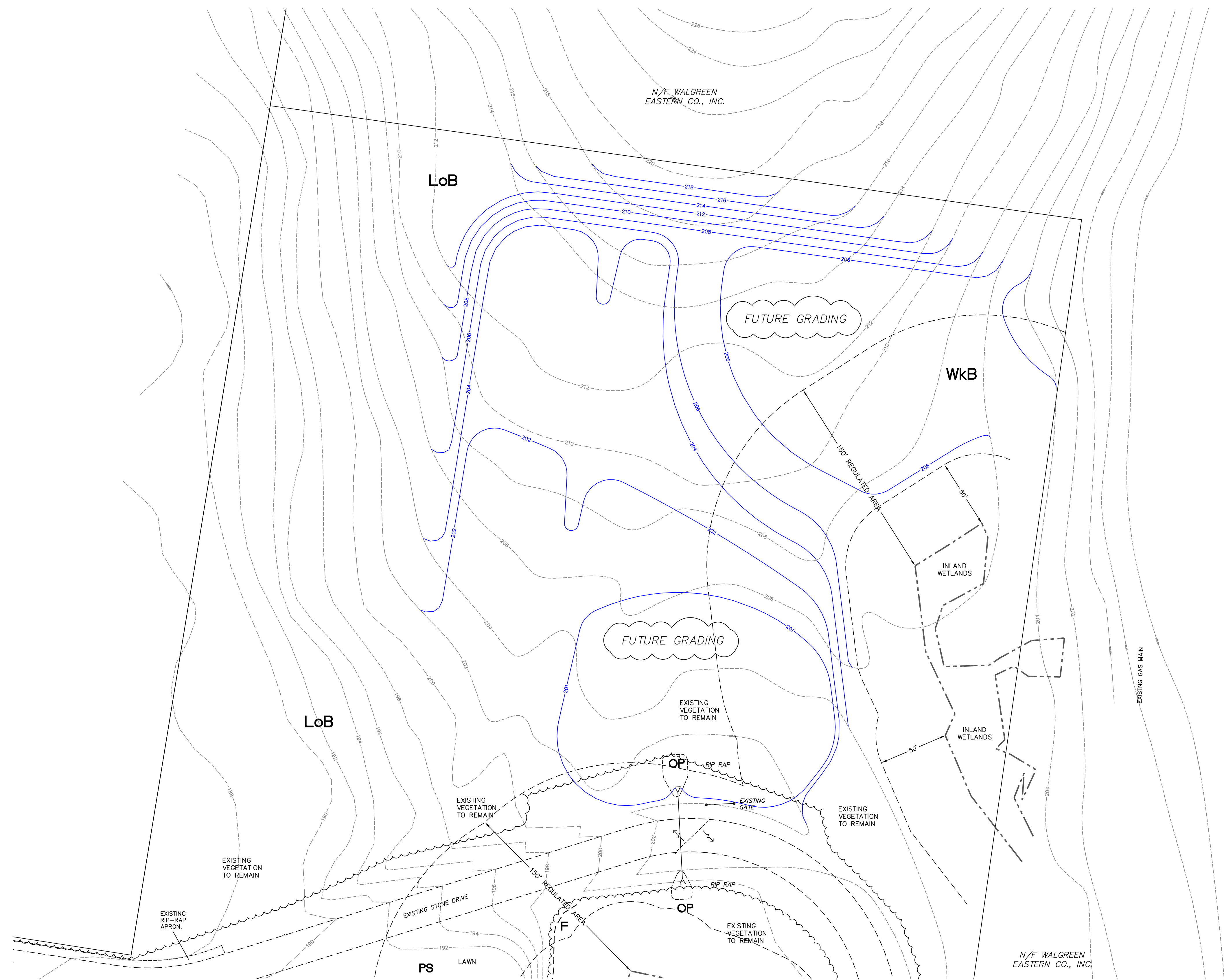
DATE	REVISION

PHASE II - SITE PLAN RE-APPROVAL  
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WINDSOR, CONNECTICUT

KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES

- CE CONSTRUCTION ENTRANCE
- DC DUST CONTROL
- F GEOTEXTILE SILT FENCE
- TSP TEMPORARY SOIL PROTECTION
- WOA CONCRETE WASHOUT AREA
- S SILT SACK
- PS PERMANENT SEEDING

LEGEND	
---172---	EXISTING CONTOUR
—172—	PROPOSED CONTOUR
x 183.2	EXISTING SPOT GRADE
+ 189.9	PROPOSED SPOT GRADE
→	DRAINAGE FLOW DIRECTION
---	LIMIT INLAND WETLANDS
---	LIMIT REGULATED AREA
~	EXISTING TREELINE
~	CLEARING LIMIT
□	EXISTING CATCH BASIN
■	PROPOSED CATCH BASIN
○	PROPOSED YARD DRAIN
⊙	PROPOSED HYDRODYNAMIC SEPARATOR
▽	PROPOSED FLARED END
⊙	SOILS TEST
SsA	SOIL TYPE
CE	CONSTRUCTION ENTRANCE PAD
F	SILT FENCE
OP	OUTLET PROTECTION PLUNGE POOL



		<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> <i>Barresi</i></p> <p>ASSOCIATES LLC</p> <p>570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresillic.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE</td><td> </td></tr> <tr><td>REVISION</td><td> </td></tr> </table>	DATE		REVISION		<p>PHASE II - SITE PLAN RE-APPROVAL</p> <p>PREPARED FOR</p> <p><b>INDUS Realty Trust, Inc.</b></p> <p>100 INTERNATIONAL DRIVE WINDSOR, CONNECTICUT</p>
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