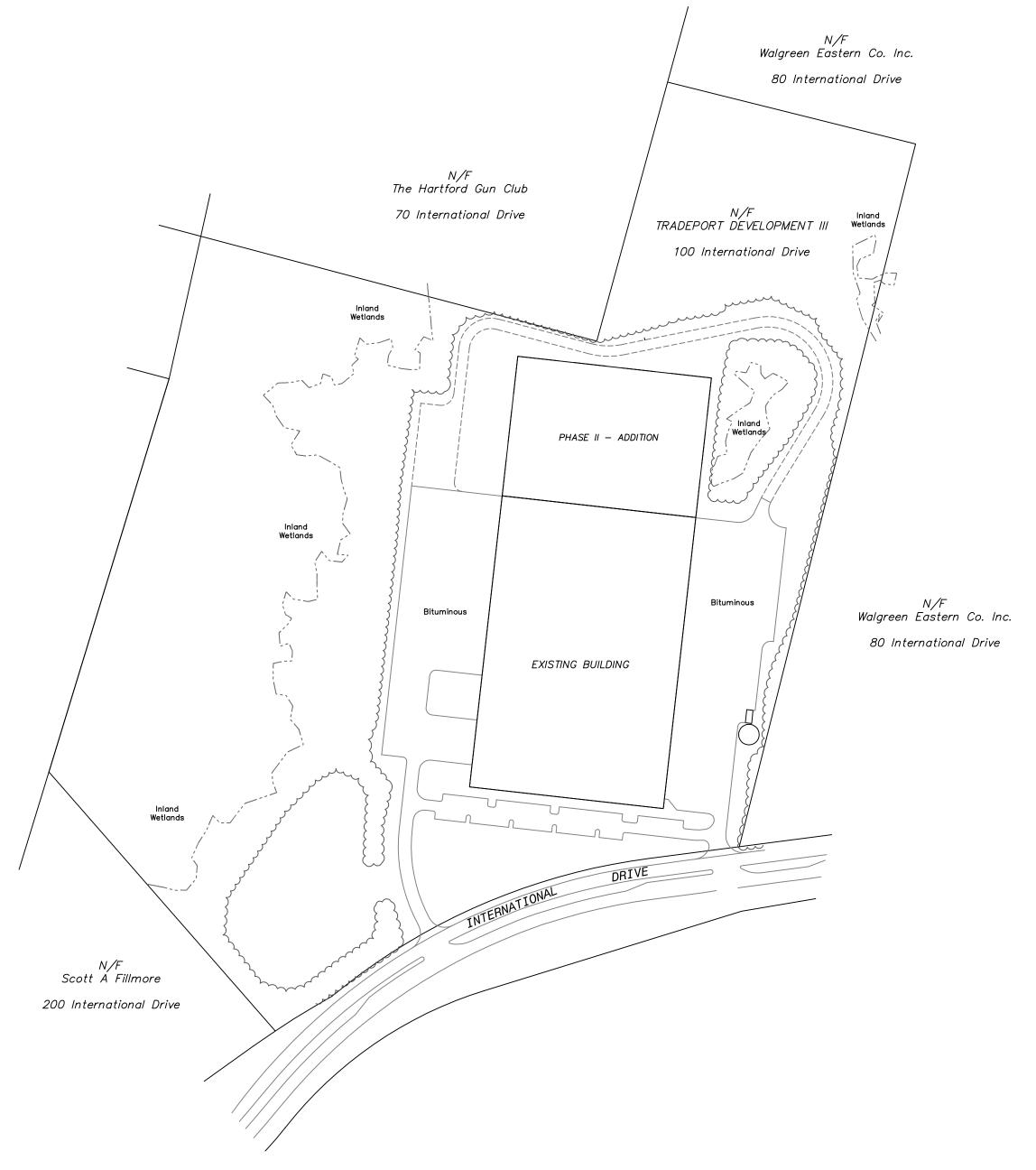
PHASE II - SITE PLAN RE-APPROVAL

PREPARED FOR

INDUS Realty Trust, Inc.

100 INTERNATIONAL DRIVE, WINDSOR, CONNECTICUT



GRAPHIC SCALE

(IN FEET) 1 inch = 200 ft.

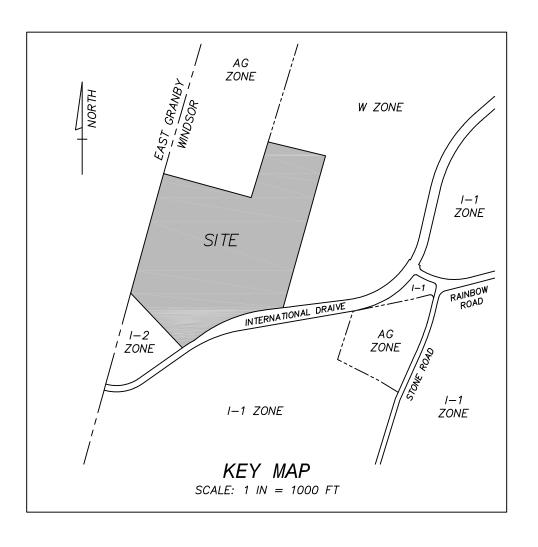


TOWN PLANNER: ERIC BARZ (860) 285-1981 ASSISTANT TOWN PLANNER: TODD SEALY (860) 285-1982 TOWN ENGINEER: BOB JARVIS (860) 285-1804 DEPUTY ENGINEER: JENNA ZINKY (860) 285-1874 BUILDING OFFICIAL: DAVID LANGWORTHY (860) 285-1960 FIRE MARSHALL: ROBERT BOLASEVICH (860) 285-1972 FIRE INSPECTOR: LAUIRE VOLKER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

DRAWING INDEX

2 Notes & Letters

- 1 Scale Layout Cover Sheet
- 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

c/o GRIFFIN INDUSTRIAL REALTY 204 WEST NEWBERRY ROAD

APPLICANT: INDUS Realty Trust, Inc. 204 WEST NEWBERRY ROAD BLOOMFIELD, CT 06002

CONTACT PERSON: WES NICOLL (860) 286-7660

wnicoll@indusrt.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

- 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

"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

ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"

"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.

> Sheet Scale Layout - Cover Sheet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON			PHASE II — SITE PLAN RE—APPROV. PREPARED FOR		
DADDECI			INDUS Realt	y Trust, Inc.	
BARRESI			100 INTERNATIONAL DRIVE		
ASSOCIATES LLC			WINDSOR, CONNECTICUT		
570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095			Will book, e		
(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
- 2. PARCEL LOCATION: 100 INTERNATIONAL DRIVE MAP 1, BLOCK 148, LOT 100
- 3. SITE AREA = 58.455 ACRES
- 4. ZONE: W
- 5. PARKING:

PARKING REQUIREMENTS PER SECTION 3.4.2.F(2)(a) 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

- (1 SPACE / 300 S.F.) X 3,000 S.F. = 10 SPACES $(1 \text{ SPACE } / 1,000 \text{ S.F.}) \times 50,000 \text{ S.F.} = 50 \text{ SPACES}$ 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 $= (0.30 \times 224)$ = 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
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.

6. IMPERVIOUS COVERAGE:

FLOODING.

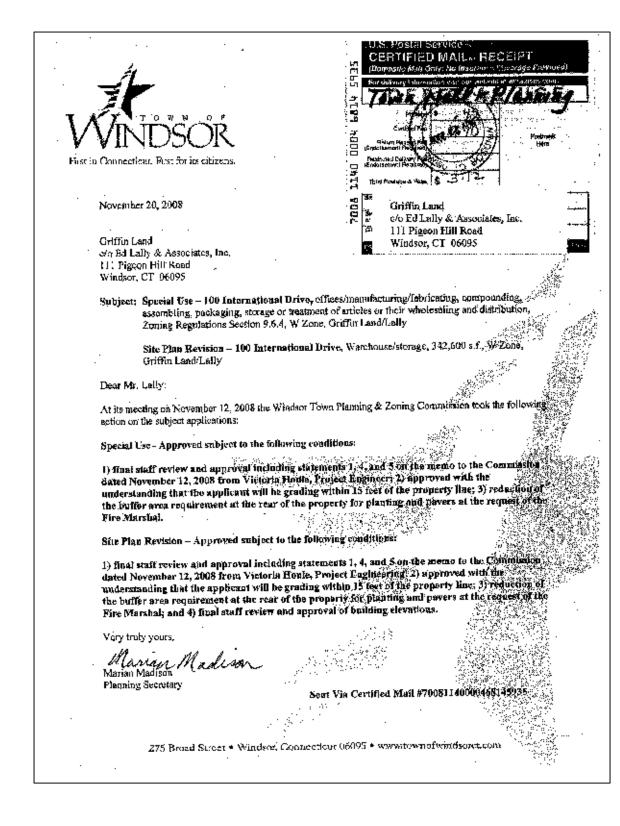
IWI EKVIOOS COVERACE.	AREA (S.F.)	% OF SITE AREA
PROPOSED BUILDING PROPOSED PAVEMENT	450,000 381,675	17.67 14.99
TOTAL IMPERVIOUS COVERAGE	831,675	32.66

BUILDING USE: WHOLESALE AND WAREHOUSE

	FLOOR AREA (S.F.)	# OF EMPLOYEES
OFFICE WAREHOUSE	3,000 447,000	10 20
TOTAL (PHASE &)	450,000	30

- 8. PROPOSED CONSTRUCTION IS LOCATED WITHIN FLOOD ZONE "C", AREA OF MINIMAL
- 9. 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.
- 10. 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
- 11. 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 CONTRACTORS EXPENSE. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
- 12. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF WINDSOR STANDARDS AND CONNECTICUT DOT FORM 816.
- 13. 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.
- 14. 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.

- 15. 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.
- 16. 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
- 17. 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
- 18. 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
- 19. 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.
- 20. ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.
- 21. LOAM AND SEED ALL DISTURBED AREAS NOT PAVED, MULCHED, OR PLANTED PER SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- 22. ALL LAWN AND LANDSCAPED AREAS IN IMPROVED PORTIONS OF THE SITE SHALL BE SERVED BY AN IRRIGATION SYSTEM.
- 23. 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.
- 24. RECYCLABLE REFUSE SHALL BE STORED IN CONTAINERS IN EACH OFFICE AREA.
- 25. THE TOWN INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF WHEN THE THE CONNECTION TO THE TOWNS SYSTEMS WILL BE MADE SO THAT HE MAY BE THERE TO INSPECT THE CONNECTION.
- 26. 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.
- 27. 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.
- 28. 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
- 29. ALL LIGHTS EXCEPT LIGHTS NECESSARY FOR SECURITY SHALL BE 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.
- 30. ALL RETENTION AREAS SHALL BE TREATED REGULARLY IN SEASON TO SUPPRESS MOSQUITO
- 31. BRING AREA BETWEEN PHASE 1 BUILDING AND FIRE ACCESS ROAD TO FINAL SUBBASE GRADE IN CONJUNCTION WITH CONSTRUCTION OF PHASE 1 BUILDING AND SEED.
- 32. 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.
- 33. 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.
- 34. ADDITIONAL PERMITS/REGISTRATIONS REQUIRED: INLAND WETLANDS & WATERCOURSES COMMISSION; STATE TRAFFIC COMMISSION: DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER REGISTRATION.
- 35. 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 FOOT 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.
- 36. 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.



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

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

Fee: \$120.00

Permittee:

Regulations.

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

Location:

100 International Drive

Conditions of Permit:

- 1. 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.
- 2. Wetland Fermit conditions shall be printed on the engineered drawing.
- 3. Submit a copy of the construction sequence for the file prior to beginning
- 4. 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. 5. 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.
- 6. Catch basins within 100 feet of the construction entrance shall be wrapped with filter fabric and maintained weekly. 7. 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.
- 8. Coverage or watering every 3 days of temporary soil stockpiles to prevent wind erosion.
- 9. All construction debris shall be removed from site, not dumped in the
- wetland or other area on site.
- 10. No equipment, materials, or machinery shall be stored, cleaned, or
- repaired within 75 feet of any wetland or watercourse. 11. Removal of trash and debris from construction site with proper disposal
- 12. 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.
- 14. 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.
- 15. The detention basin and all catch basins shall be cleaned before a Certificate of Occupancy is issued.
- 16. 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.

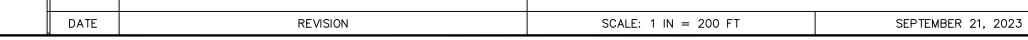
This permit may be revoked at a later date by the inland Wetlands and Watercourses Commission if the stipulations mentioned above are not followed, or, if an inspection shows that the environmental impacts are more severe that anticipated. The penalty clause, Section 22a-44 of the Connecticut General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

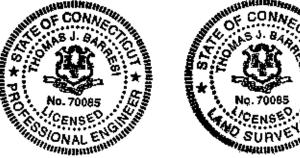
The applicant shall have the permit readily available, and shall produce it for inspection by the Agency's representative upon request.

> Sheet Notes & Letters

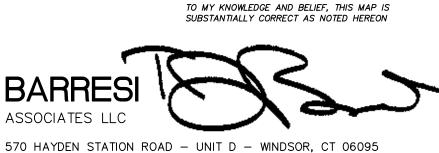
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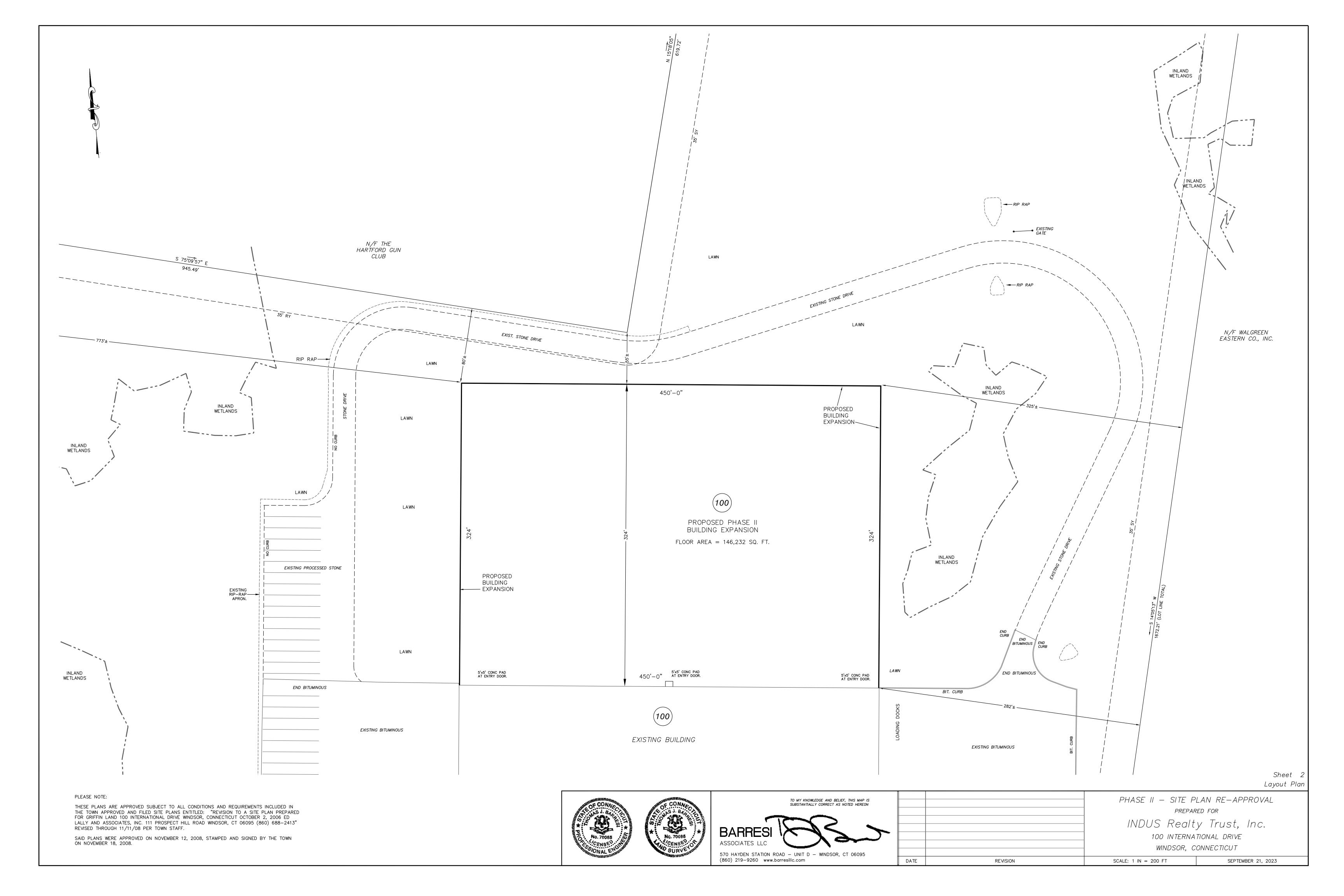
WINDSOR, CONNECTICUT

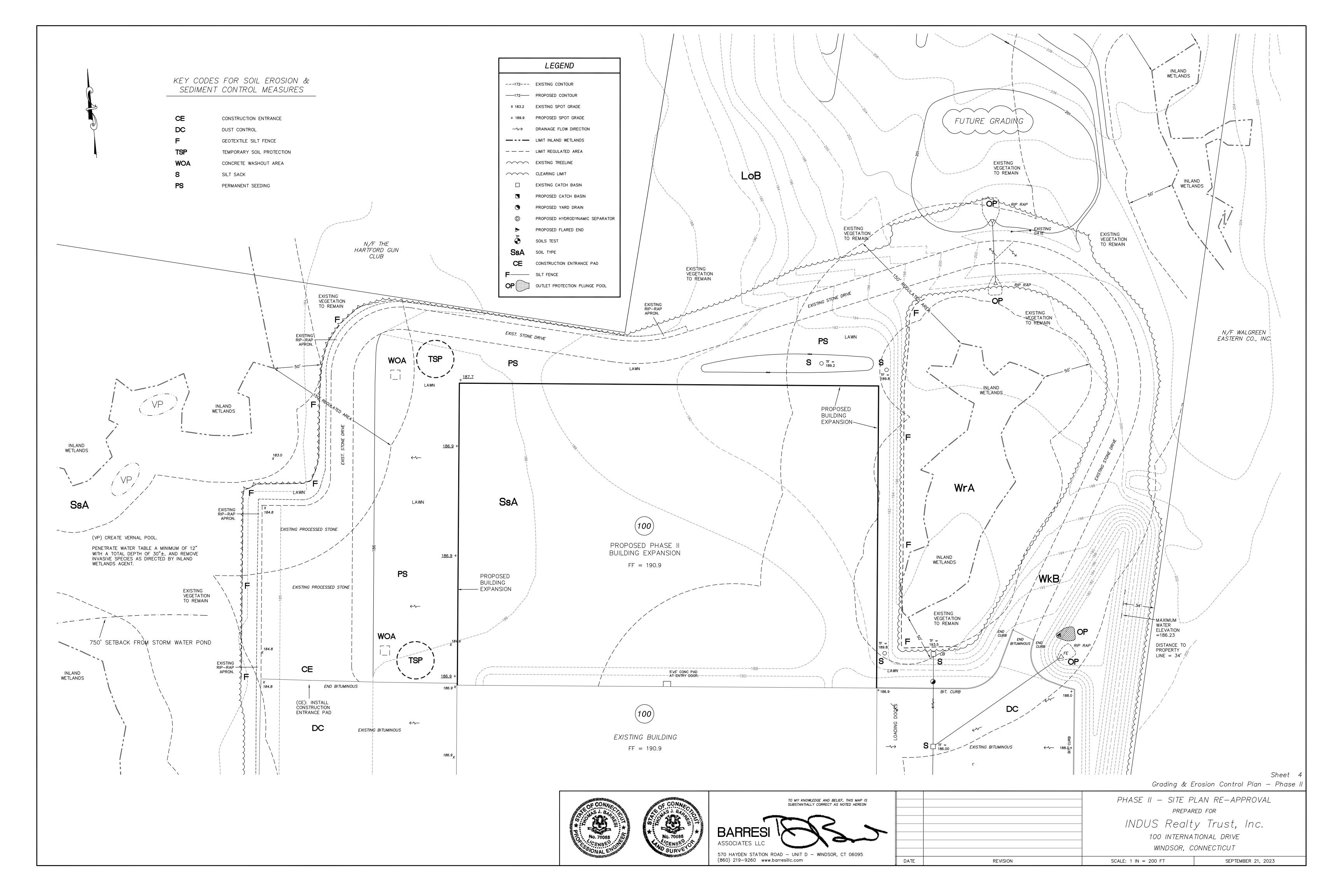


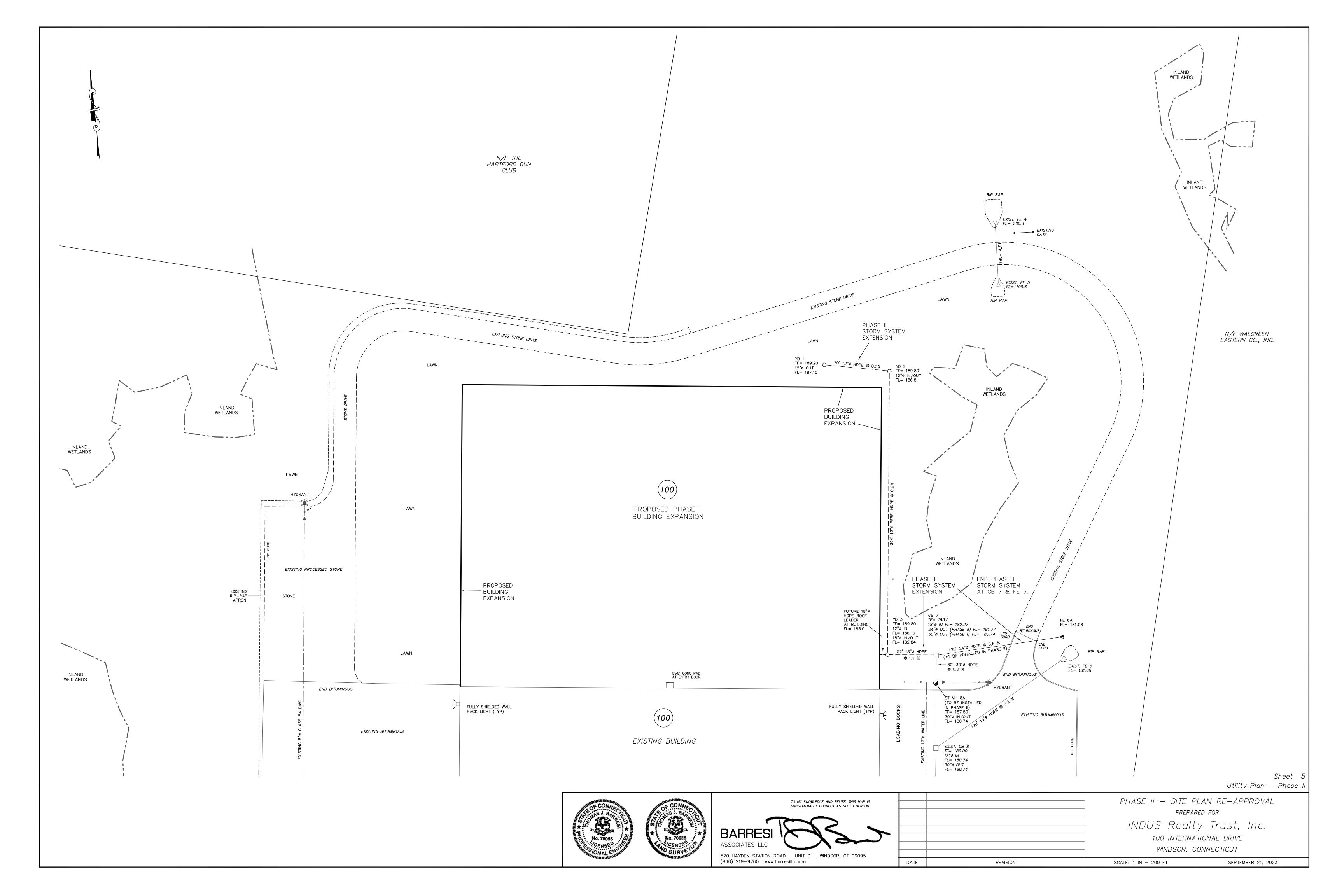


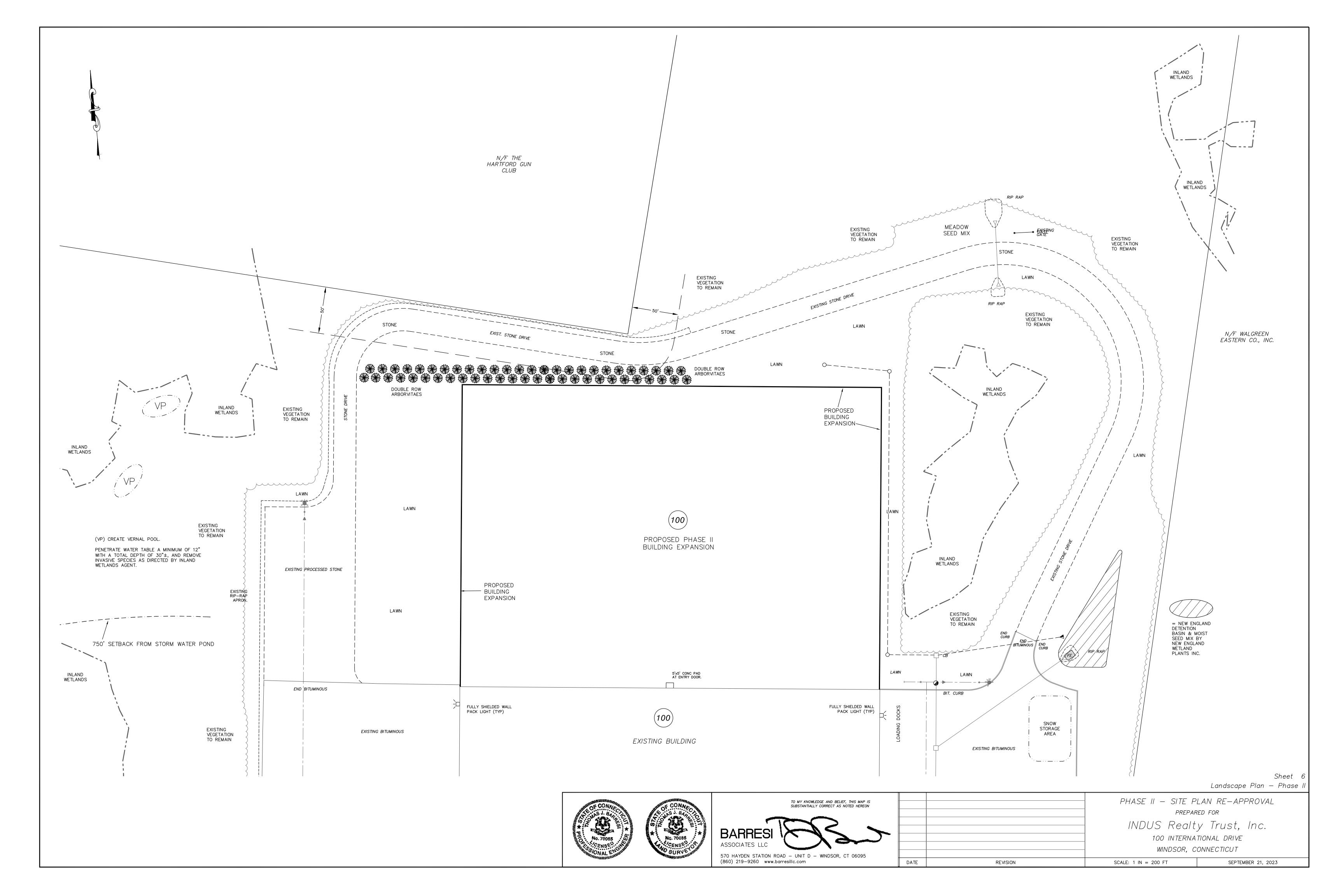












EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE CURRENT BEST MANAGEMENT PRACTICES (BMP's) AS CONTAINED IN DEP BULLETIN 34, "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF "THE TOWN OF WINDSOR ENGINEERING STANDARDS AND SPECIFICATIONS" ARE THE STANDARD FOR THIS PROJECT.

STRIPPING AND STOCKPILING

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PER THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESERVED IF NECESSARY.

DISPOSAL OF TREES AND BRUSH

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

TRENCH EXCAVATION AND BACKFILL

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

RESTORATION

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT

EROSION AND SEDIMENTATION CONTROL MEASURES

F.. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

R.. RIP-RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP-RAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE ACTIVATED AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING OR MULCHING OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

- SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 10" OF TOPSOIL ON ALL
- AREAS TO BE SEEDED.
 2. APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100
- LBS./1000 SQ. FT.)

 3. FERTILIZE
- a) FOR SPRING SEEDING, APPLY 10—10—10 FERTILIZER AT A RATE OF 300 LBS.

 PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT
- WEEKS LATÈR, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.

 b) FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS.

 PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
- 4. SMOOTH AND FIRM SEEDBÉD, APPLY SEÉD UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4 OF SOIL.

 5. MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER
- 6. PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE:

AREA WHERE SEED MIX APPLIES	SEEDING MIXTURE BY WEIGHT	RATE PER 1000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	CREEPING RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	0.45 LB 0.45 LB 0.10 LB 1.00 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREEPING RED FESCUE REDTOP TALL FESCUE OR SMOOTH BROMEGRASS	0.45 LB 0.05 LB 0.45 LB 0.95 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
VERY STEEP SLOPES	CREEPING FESCUE REDTOP CROWN VETCH	0.45 LB 0.05 LB 0.35 LB 0.85 LB	APRIL 15 — JUNE 15 OR AUGUST 15 — SEPT 15
NO MAINTENANCE AREAS	RED CANARYGRASS REDTOP	0.45 LB 0.10 LB 0.55 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

7. TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER.

SPECIES	RATE/1000 SQ. FT.	OPTIMUM SEEDING DATE 1,3	OPTIMUM SEED DEPTH ²
ANNUAL RYEGRASS	1.0	3/1 - 6/15 8/1 - 10/1	0.5
PERENNIAL RYEGRASS	1.0	3/15 - 6/15 8/1 - 10/1	0.5
WINTER RYE	3.0	4/15 - 6/15 8/15 - 10/1	1.0
OATS	2.0	3/1 - 6/15 8/1 - 10/1	1.0
WHEAT	3.0	4/1 - 6/15 8/15 - 10/1	1.0
MILLET	0.5	6/1 - 7/1 5/15 - 8/15	1.0
SUDANGRASS	0.7	5/15 – 8/15	1.0
BUCKWHEAT	0.4	4/1 - 9/15	1.0
WEEPING LOVEGRASS	0.2	6/1 - 7/1	0.25

- 1 MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- 2 SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
 3 THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES	RATES PER ACRE	RATES PER 1000 SQ.FT. ²	NOTES
STRAW OR HAY	1 1/2 - 2 TONS	70 - 90 LBS.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.
WOOD FIBER	1000 – 2000 LBS.	25 - 50 LBS.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY.
CORN STALKS	4 - 6 TONS	185 – 275 LBS.	CUT OR SHREDDED IN 4-6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.

2 SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURE 7-1.

1. MATERIALS

SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.

2. PRIOR TO MULCHING

COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL

3. APPLICATION

MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.

APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70-90 LBS (1-1/2 TO 2 BALES) OF STRAW OR WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.

4. ORGANIC MULCH ANCHORING

STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.

A. MULCH ANCHORING TOOL

THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTALLY TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.

B. TRACKING

APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO CONTOUR.

C. MULCH NETTINGS

INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MULCHES MUST BE INPSECTED PERIODICALLY. IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

CONSTRUCTION AND EROSION CONTROL SEQUENCE:

- 1. OBTAIN A BUILDING PERMIT FROM THE BUILDING DEPARTMENT.
- 2. DEVELOPER'S SURVEYOR TO STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED, AND SPECIMEN TREES TO BE RETAINED.
- 3. INSTALL CONSTRUCTION ENTRANCE PAD.
- 4. CLEAR BRUSH, CUT TREES.

STOCKPILE WITH NETTING.

5. INSTALL EROSION AND SEDIMENTATION CONTROLS, AND MAINTAIN THEM UNTIL THE SITE IS FULLY STABILIZED.

6. REMOVE STUMPS.

7. STRIP TOPSOIL IN AREAS TO BE CUT OR FILLED AND STOCKPILE TOPSOIL. RING STOCKPILE WITH SILT FENCE. SEED AND MULCH OR COVER TOPSOIL

8. REMOVE UNACCEPTABLE SOIL AND BOULDERS LARGER THAN ONE CUBIC FOOT FROM CONSTRUCTION AREA.

9. ROUGH GRADE BUILDING AND PARKING AREAS. STOCKPILE EXCESS MATERIAL. RING STOCKPILE WITH SILT FENCE. SEED AND MULCH OR COVER EXCESS MATERIAL STOCKPILE WITH NETTING.

- 10. INSTALL STORM DRAINAGE SYSTEM AND OUTLET PROTECTION.
- 11. STAKE OUT AND CONSTRUCT BUILDING FOUNDATION. BACKFILL
- 12. CONSTRUCT SEPTIC SYSTEM.
- 13. INSTALL ALL REMAINING UTILITIES.
- 14. INSTALL AND FINE GRADE PARKING AND ACCESS DRIVES BASE.
- 15. PAVE BITUMINOUS AREAS.
- 16. CONSTRUCT BUILDING.
- 17. FINE GRADE BALANCE OF SITE.

18. PLACE TOPSOIL (4" MIN.), GRADE, SEED AND MULCH ALL DISTURBED AREAS. SEED ALL RETENTION BASIN BOTTOMS WITH "NEW ENGLAND DETENTION BASIN & MOIST" SEED MIX BY NEW ENGLAND WETLAND PLANTS INC.

19. REMOVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE SITE IS FULLY STABILIZED.

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: SITE PLAN RE-APPROVAL - PHASE II
LOCATION: 100 INTERNATIONAL DRIVE - WINDSOR, CONNECTICUT

PROJECT DESCRIPTION: INDUSTRIAL BUILDING
PARCEL AREA: 58.455 ACRES

RESPONSIBLE PERSONNEL:

WES NICOLL (860) 286-7660 204 WEST NEWBERRY ROAD

BLOOMFIELD, CONNECTICUT 06002

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

ED LALLY & ASSOCIATES, INC. (860) 688-2413 111 PROSPECT HILL ROAD

WINDSOR, CONNECTICUT 06095

CHECKLIST:

LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
INTERNATIONAL DRIVE				
CATCHBASINS				
TOE OF SLOPES				
STOCKPILES				
ALL DISTURBED AREAS				
	INTERNATIONAL DRIVE CATCHBASINS TOE OF SLOPES STOCKPILES	INSTALLED INTERNATIONAL DRIVE CATCHBASINS TOE OF SLOPES STOCKPILES	INTERNATIONAL DRIVE CATCHBASINS TOE OF SLOPES STOCKPILES	INSTALLED INITIALS REMOVED INTERNATIONAL DRIVE CATCHBASINS TOE OF SLOPES STOCKPILES

MAINTENANCE OF MEASURES:

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS
INTERNATIONAL DRIVE	CONSTRUCTION ENTRANCE PAD		
THE	CONSTRUCTION ENTITIONS TO THE		
CATCHBASINS	SILT SACKS		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

PROJECT DATES:

DESCRIPTION	DATE	INITIALS
DATE OF GROUNDBREAKING FOR PROJECT		
DATE OF FINAL STABILIZATION		

PROJECT NARRATIVE:

The project consists of a 450,000 square foot warehouse/storage building with a front parking area, loading docks and a storm water management system. Phase I of the expansion will consist of a 304,200 square foot single story warehouse facility containing 3,000 square feet of office space. Phase 2 construction, consisting of an additional 145,800 square feet of warehouse space, will be constructed in response to the market driven needs of the tenant. Access to the site is provided by two access drives off of International Drive. Parking for office and warehouse personnel is being constructed along the front of the building. Two at—grade loading doors and four foot high loading docks to provide access to the warehouse/storage portions of the building. Four handicapped parking spaces have been provided, one near each entrance, and more that sufficient parking is provided for the office and warehouse staff and visitors.

A detention area is proposed to be constructed between the building and International Drive. Additional detention areas, consisting of a moist bottomed excavation in the northeasterly corner of the site and combination pond/wet/moist bottomed excavation in the southwesterly portion of the site will provide additional detention capacity and a location to introduce diversity into the environmental characteristics of this site. A long run of 30 inch diameter HDPE pipe on the easterly side of the building provides a connection between the northeast detention area and the front detention area as well as additional volume for storage of storm water runoff. During storm events, the water runs into both basins and an orifice controls the drainage out to a new storm pipe constructed under International Drive. The design insures that the depth of detention is not excessive and the banks of the pond/wet/moist bottomed retention/habitat area will not be topped during a 100 year storm event. A more significant rainfall event will discharge through vegetated areas along the westerly edge of the pond/wet/moist bottomed retention/habitat area and flow into the wetlands to the west. Construction is expected to start immediately upon approval and be completed by August 2009.

SCALE: 1 IN = 200 FT

Sheet 7
Sedimentation & Erosion Control Notes

SEPTEMBER 21, 2023



DATE

PHASE II — SITE PLAN RE—APPROVAL

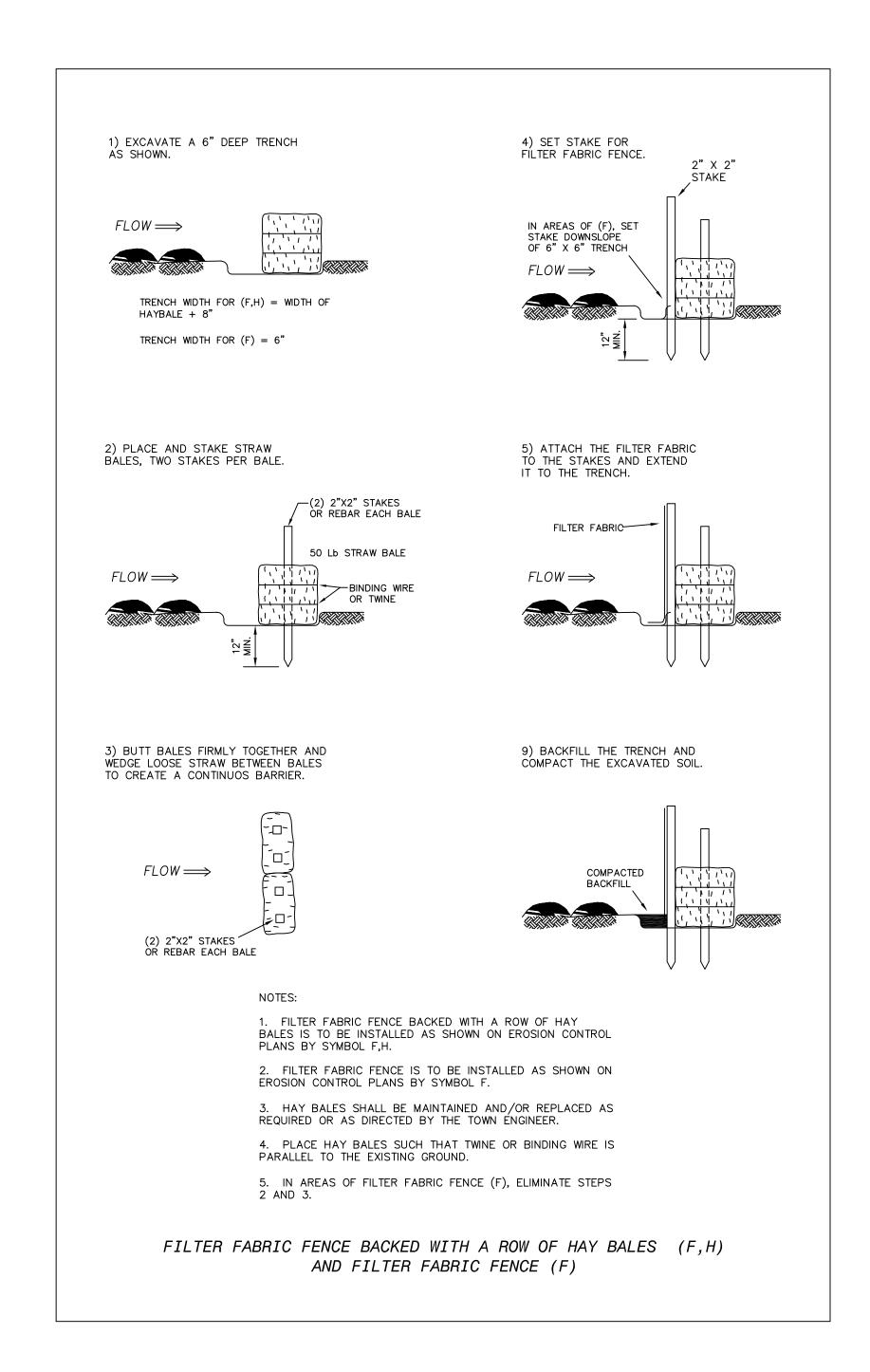
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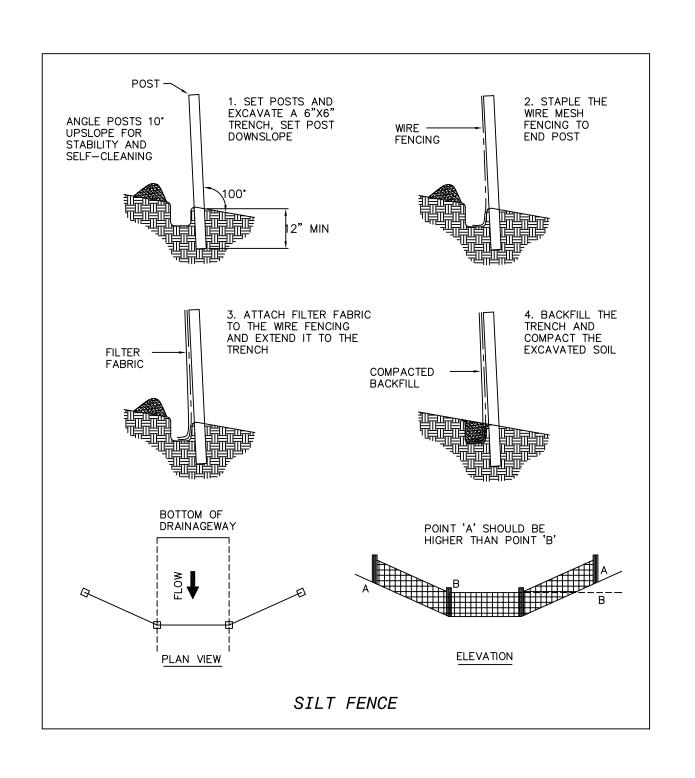
INDUS Realty Trust, Inc.

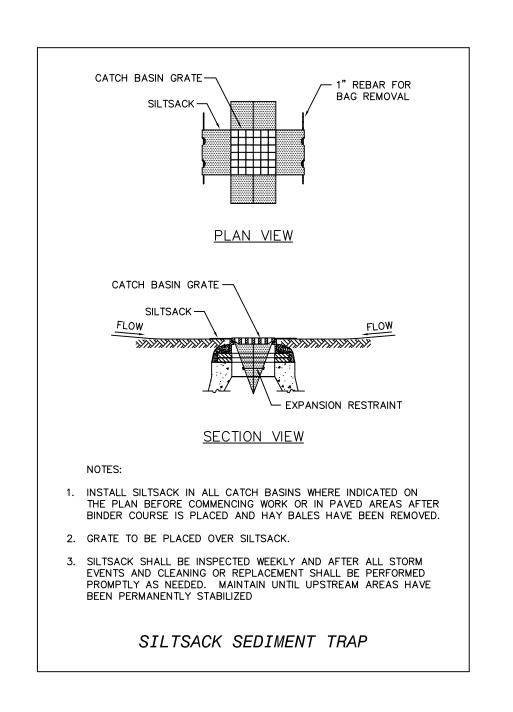
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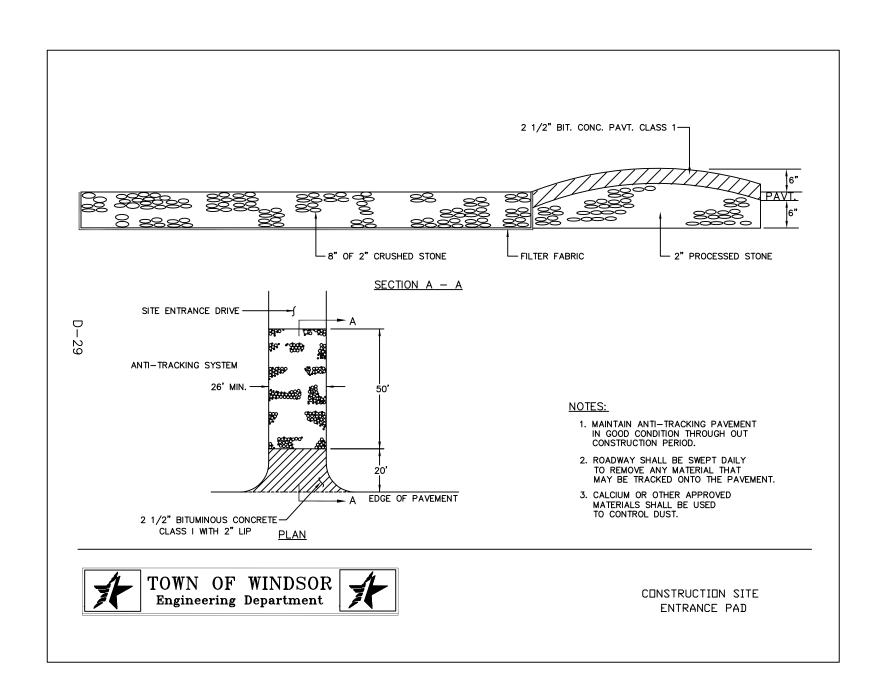
WINDSOR, CONNECTICUT

REVISION

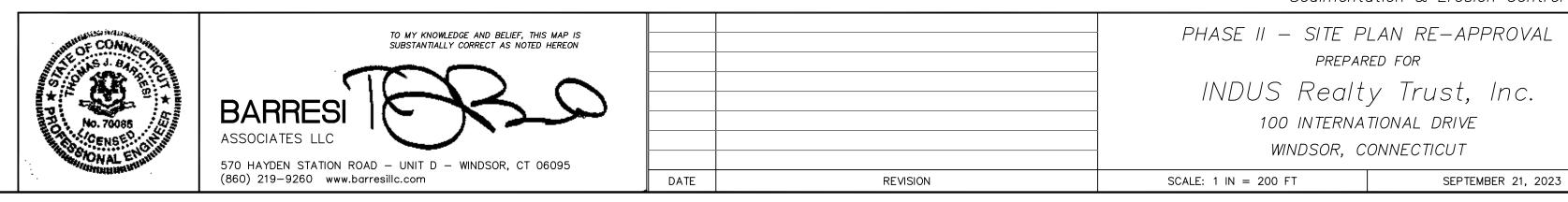


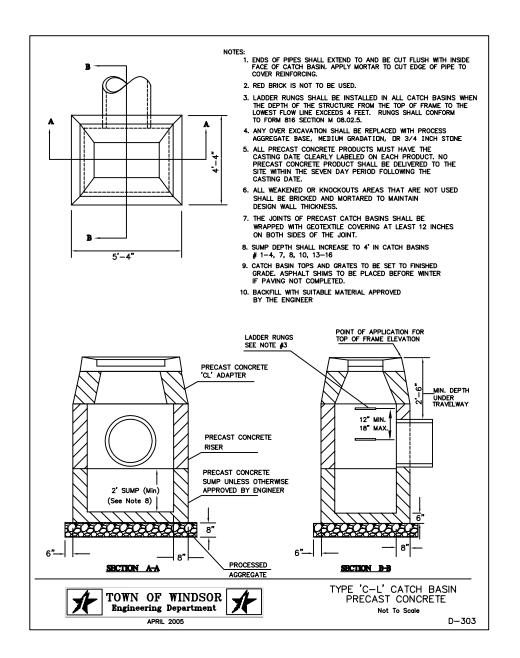


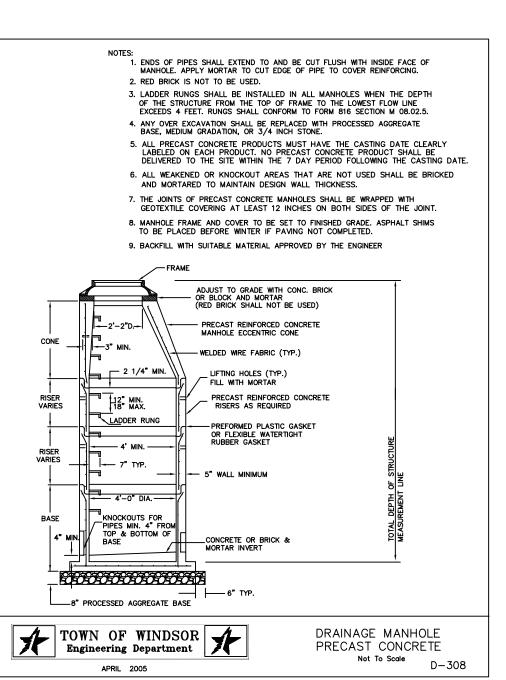


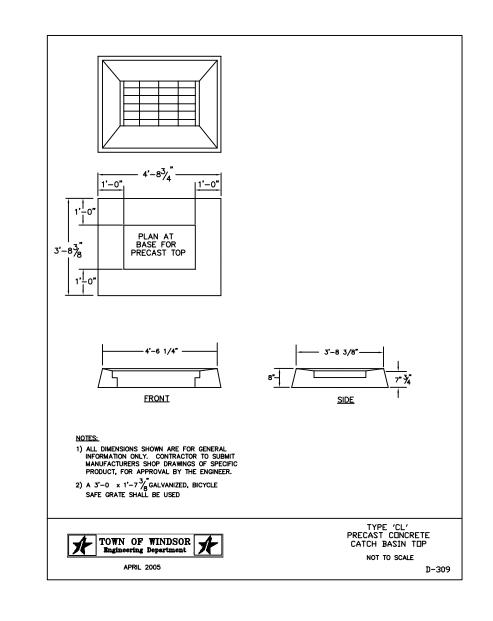


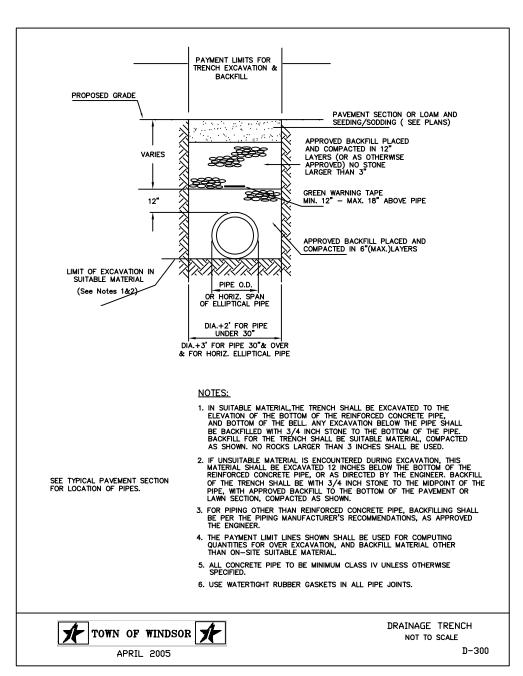
Sheet 8 Sedimentation & Erosion Control Details

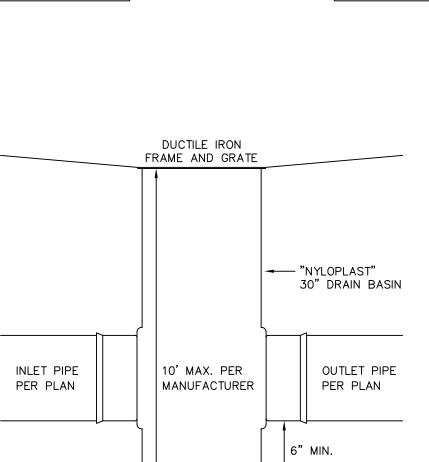






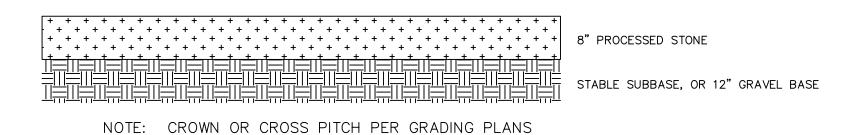




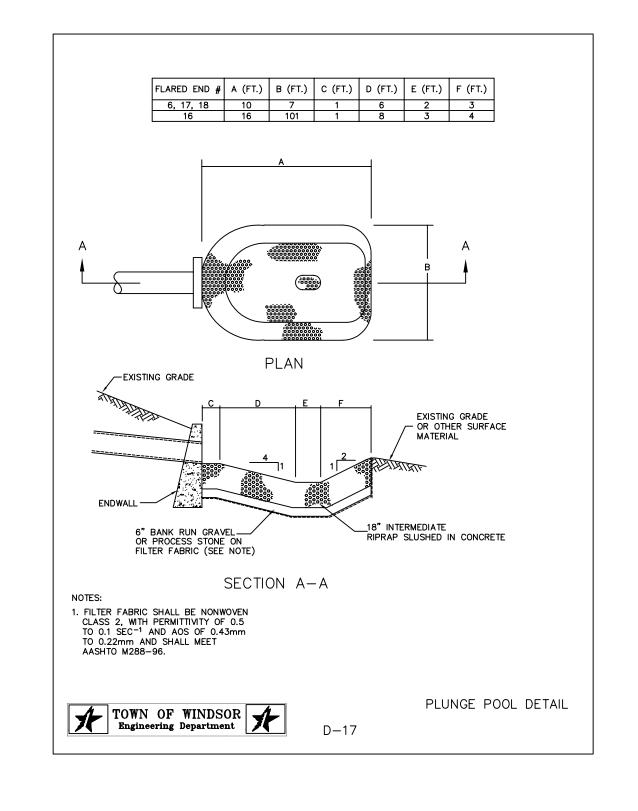


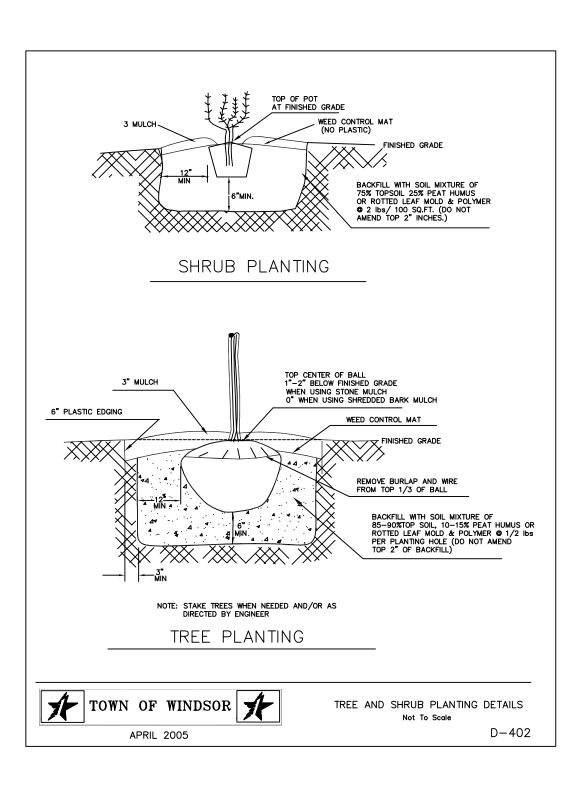
YARD DRAIN

--- CONC. PAD



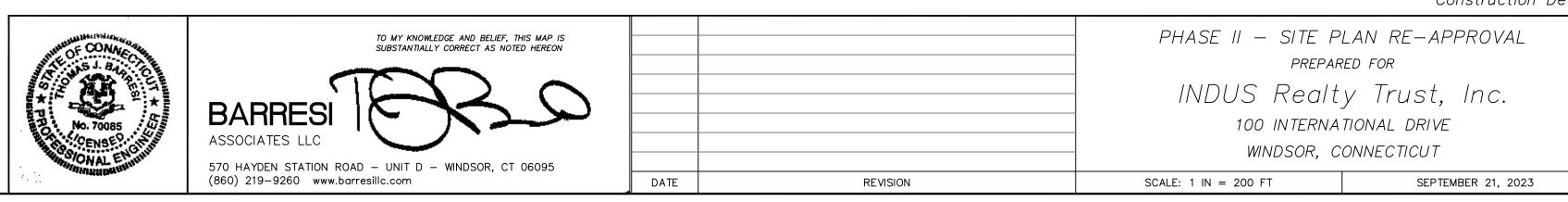
STONE DRIVE AND STONE PARKING AREA





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

Sheet 9 Construction Details



KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES

CONSTRUCTION ENTRANCE DUST CONTROL GEOTEXTILE SILT FENCE TEMPORARY SOIL PROTECTION CONCRETE WASHOUT AREA SILT SACK 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

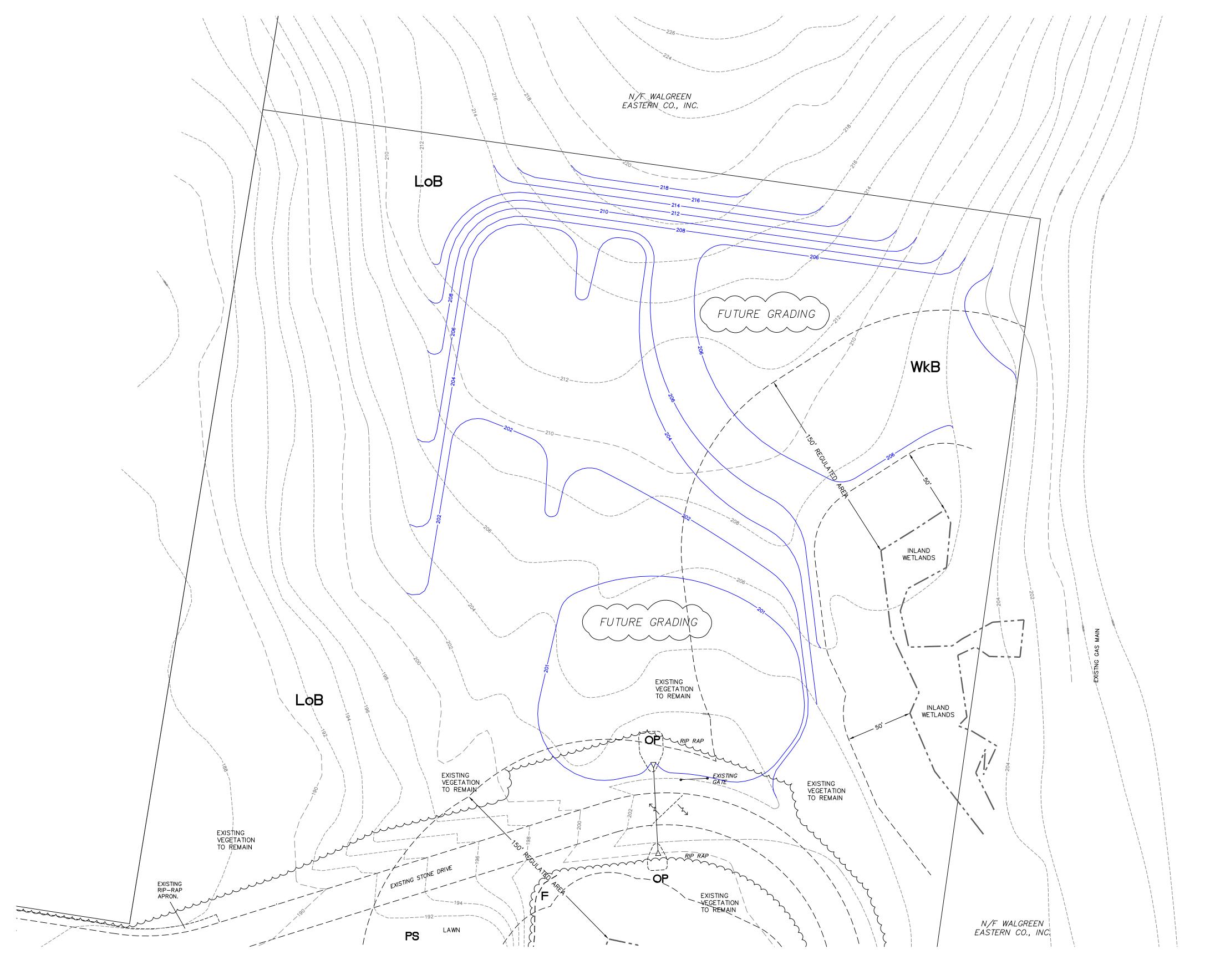
PROPOSED HYDRODYNAMIC SEPARATOR

PROPOSED FLARED END

SOILS TEST SSA SOIL TYPE

CE CONSTRUCTION ENTRANCE PAD

OP OUTLET PROTECTION PLUNGE POOL

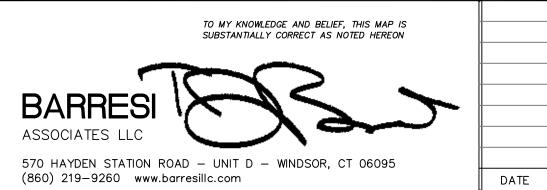


Sheet 10 Future Grading — Phase

SEPTEMBER 21, 2023







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

REVISION

SCALE: 1 IN = 200 FT