

NOTES: LOT 1100

- PROPERTY OWNER: Poquonock Commons, LLC
120 West Street
Windsor, Connecticut 06095
- PARCEL LOCATION: 1100 Old Yankee Drive
MAP 26 BLOCK 128 LOT 1100
- EXISTING PARCEL AREA = 39,381 Sq. Ft. = 0.904 Acres
 Lot 1200 = 49,829 Sq. Ft. (To Be Added)
 Lot 1400 = 34,927 Sq. Ft. (To Be Added)
 Lot 1500 = 25,385 Sq. Ft. (To Be Added)
 Lot 1600 = 25,158 Sq. Ft. (To Be Added)
 Lot 1700 = 25,292 Sq. Ft. (To Be Added)
 Lot 1800 = 58,294 Sq. Ft. (To Be Added)
 Lot 1900 = 28,678 Sq. Ft. (To Be Added)
 Old Yankee Way = 173,932 Sq. Ft. (To Be Added)
- NEW PARCEL AREA = 469,856 Sq. Ft. = 10.786 Acres
- PARCEL ZONE: PVD
- LOT COMBINATION DOES NOT CREATE ANY ZONING VIOLATIONS.

NOTES: LOT 1300

- PROPERTY OWNER: Poquonock Commons, LLC
120 West Street
Windsor, Connecticut 06095
- PARCEL LOCATION: MAP 26 BLOCK 128 LOT 1300
- EXISTING PARCEL AREA = 49,441 Sq. Ft. = 1.136 Acres
- PARCEL ZONE: PVD

GENERAL NOTES:

- PROPERTY OWNER: POQUONOCK COMMONS, LLC
120 WEST STREET
WINDSOR, CONN. 06095
- APPLICANT: POQUONOCK COMMONS, LLC
120 WEST STREET
WINDSOR, CONN. 06095
- PARCEL LOCATION: LOT 1100 AND LOT 1300 OLD YANKEE DRIVE
AREA OF PROPOSED REVISION = 11.922 ACRES
- TOTAL SITE DEVELOPMENT AREA: 62.9 ACRES
- PARCEL ZONE: PVD - POQUONOCK VILLAGE DESIGN DEVELOPMENT
- 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.
- THE DEVELOPER, PROPERTY OWNER AND/OR BUILDER SHALL CONTACT THE ENGINEERING DEPARTMENT AT 860-285-1862 TWO WORKING DAYS PRIOR TO STARTING ANY WORK ON THE SITE IN ORDER TO DISCUSS ANY SPECIAL CONDITIONS AND/OR REQUIRED INSPECTIONS.
- HORIZONTAL DATUM = NAD83
- VERTICAL DATUM = NAVD88
- ALL APPROVALS AND CONDITIONS OF APPROVAL FOR THE CURRENT SUBDIVISION AND SITE PLAN APPROVALS FOR THE SUBJECT PROPERTY ARE REQUIRED AND SHALL BE CONSIDERED A PART OF THIS PLAN.

REQUIRED PERMITS

TOWN OF WINDSOR
 Inland Wetlands & Watercourse: Permit for Regulated Activity
 Planning & Zoning: Design Development Detail
 Stormwater Management Permit
 Erosion & Sediment Control Permit
 Right-of-Way Excavation Permit
 Building Permits
 "As-Built" Survey Plan for all Stormwater Management Facilities

STATE OF CONNECTICUT
 Natural Diversity Data Base: Update Current.
 D.E.E.P. General Permit for Construction: Update Current.

METROPOLITAN DISTRICT Co.
 Developer's Permit Agreement (Sewer)
 Developer's Permit Agreement (Water)

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

BUILDING DEPARTMENT - 860-285-1960
 BUILDING OFFICIAL: DAVID LANGWORTHY
 BUILDING INSPECTORS
 REY SOTO
 ANDY STERCHAK

HEALTH DEPARTMENT:
 DIRECTOR OF HEALTH - DR. MICHAEL A. PEPE - 860-285-1828
 REGISTERED SANITARIAN - MIKE ROTONDARO - 860-285-1827

FIRE DEPARTMENT - 860-285-1970
 FIRE MARSHAL: LAURI VOLKERT
 FIRE INSPECTOR: DICK SHEA

ENGINEERING DEPT.
 SUZANNE CHOATE, P.E. - 860-285-1804
 DEPUTY ENGINEER: JENNA ZINKY (860) 285-1874

The Owner/Developer/Contractor/Engineer shall immediately notify the Town of Windsor Wetlands Agent at 860-285-1987 should any erosion, sedimentation or other impact occur outside the area of clearing or the limits of the installed sedimentation/erosion control fence such that it infringes on or impacts in any way the Wetlands Regulated Area as shown on these plans. The Owner shall immediately prepare a plan for the remediation of said impact and file an application with the Town of Windsor Wetlands Agent for said proposed remediation.

SHEET INDEX

- Cover Sheet
- Notes & Letters
- Boundary / Lot Combination Plan 1 of 2
- Boundary / Lot Combination Plan 2 of 2
- Existing Conditions & Site Preparation Plan
- Layout Plan 1
- Layout Plan 2
- Grading Plan 1
- Grading Plan 2
- Erosion Control Plan 1
- Erosion Control Plan 2
- Utility Plan 1
- Utility Plan 2
- Landscape Plan 1
- Landscape Plan 2
- Sedimentation & Erosion Control Notes
- Erosion Control Details
- Details Plan 1
- Details Plan 2
- Construction Inspection & Maintenance
- MDC Key Plan & Notes
- MDC Sanitary Sewer Details
- MDC Water Main Details
- Approved Development Plan

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

BARRESI
 ASSOCIATES LLC

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
 (860) 219-9260 www.barresilc.com

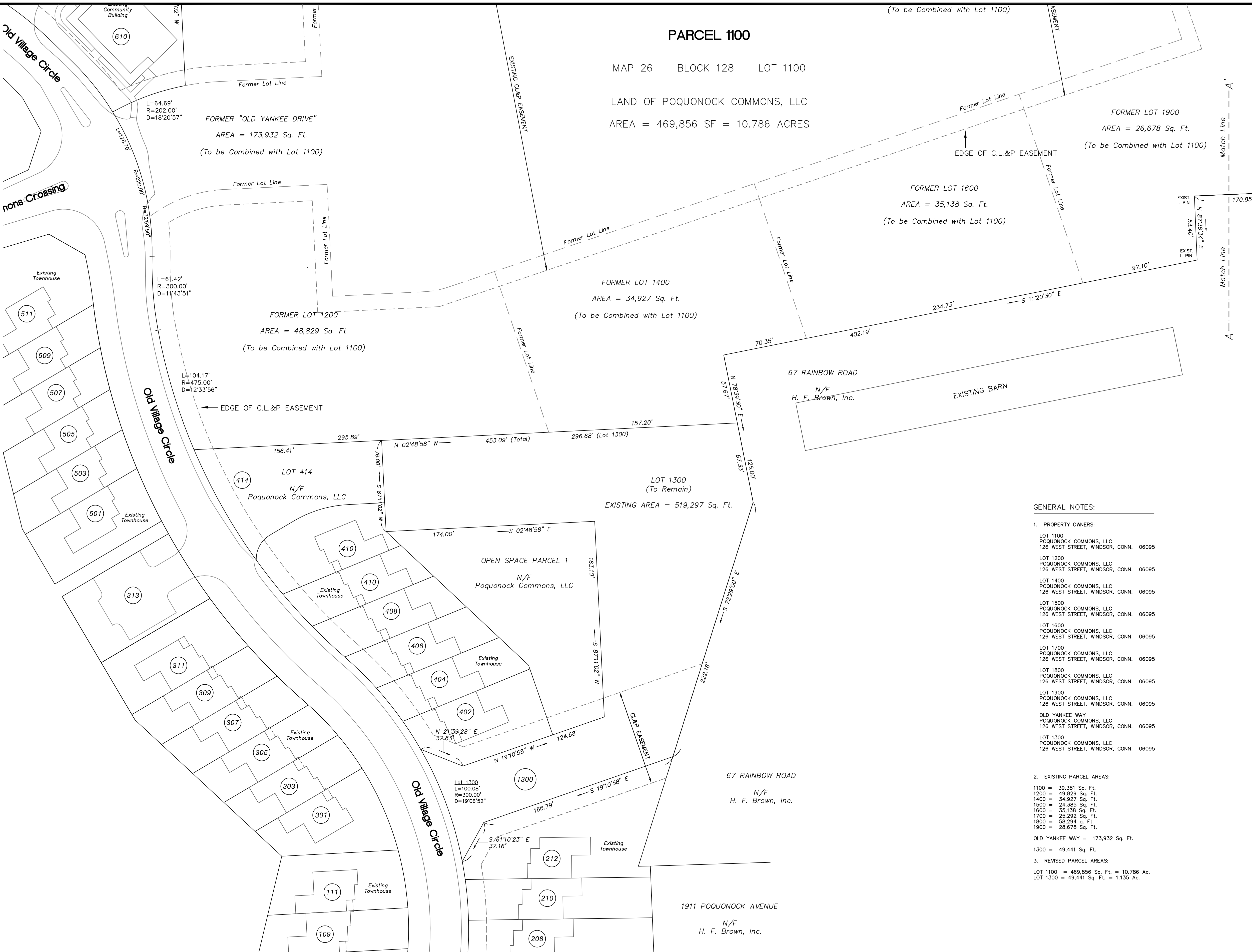
DATE	REVISION
4/7/24	Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)
3/1/24	Existing Conditions Updated per Wetland Agent

REVISION TO APPROVED SITE PLAN
 PREPARED FOR
POQUONOCK COMMONS, LLC
 THE VILLAGES at POQUONOCK
 Old Village Circle & Old Yankee Drive, Windsor, Connecticut

SCALE: 1 IN = 100 FT
 FEBRUARY 28, 2024

PARCEL 1100

MAP 26 BLOCK 128 LOT 1100
 LAND OF POQUONOCK COMMONS, LLC
 AREA = 469,856 SF = 10.786 ACRES



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 ZONING LOCATION SURVEY.
3. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
4. THIS CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.

MAP REFERENCES:

- 1.) 3.9 REVISION TO AN APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES AT POQUONOCK - 1857 POQUONOCK AVENUE WINDSOR, CONNECTICUT OCTOBER 17, 2022 BARRESI ASSOCIATES LLC 570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095 (860) 219-9260 www.barresilic.com" REVISED THROUGH 11/7/2022 Notes 5A, 5B & 5C Removed from the 3.9 Revision
- 2.) 3.9 REVISION TO AN APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES AT POQUONOCK - 1857 POQUONOCK AVENUE WINDSOR, CONNECTICUT AUGUST 31, 2012 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413 REVISED THROUGH 9-30-2022 Proposed Walk Changed from Bituminous to Concrete.
- 3.) SITE DEVELOPMENT PLANS, SHEETS 1 through 48: "THE VILLAGES AT POQUONOCK PREPARED FOR POQUONOCK COMMONS, LLC 1857 POQUONOCK AVENUE WINDSOR, CONNECTICUT AUGUST 31, 2012 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413 REVISED THROUGH 6-9-14 RE-SUBDIVISION LOTS 101-111, 202-212, 301-311, 402-412, 501-511, 701-711, 802-812
- 4.) Sheet 4 of 5 & Sheet 5 of 5, C.L.&P. File No. E4043, COMPILATION PLAN "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF POQUONOCK COMMONS, LLC 1857 POQUONOCK AVENUE - WINDSOR, CONNECTICUT SCALE: 1 IN = 40 FT APRIL 28, 2014 ED LALLY AND ASSOCIATES, LLC 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"

NOTES: LOT 1100

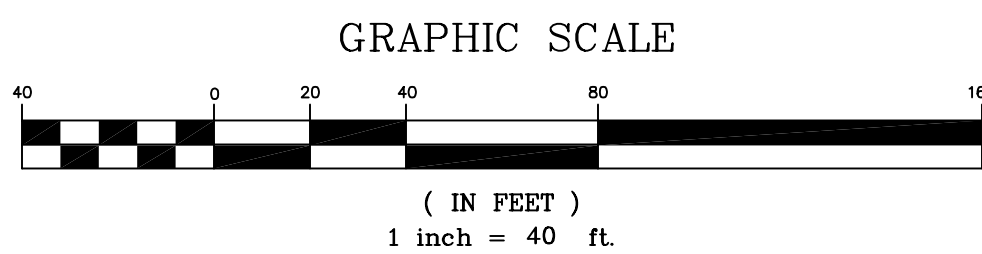
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 Lot 1600 = 35,138 Sq. Ft. (To Be Added)
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 Lot 1800 = 28,294 Sq. Ft. (To Be Added)
 Lot 1900 = 28,678 Sq. Ft. (To Be Added)
 Old Yankee Way = 173,932 Sq. Ft. (To Be Added)
4. NEW PARCEL AREA = 469,856 Sq. Ft. = 10.786 Acres
5. PARCEL ZONE: PVD
6. LOT COMBINATION DOES NOT CREATE ANY ZONING VIOLATIONS.

NOTES: LOT 1300

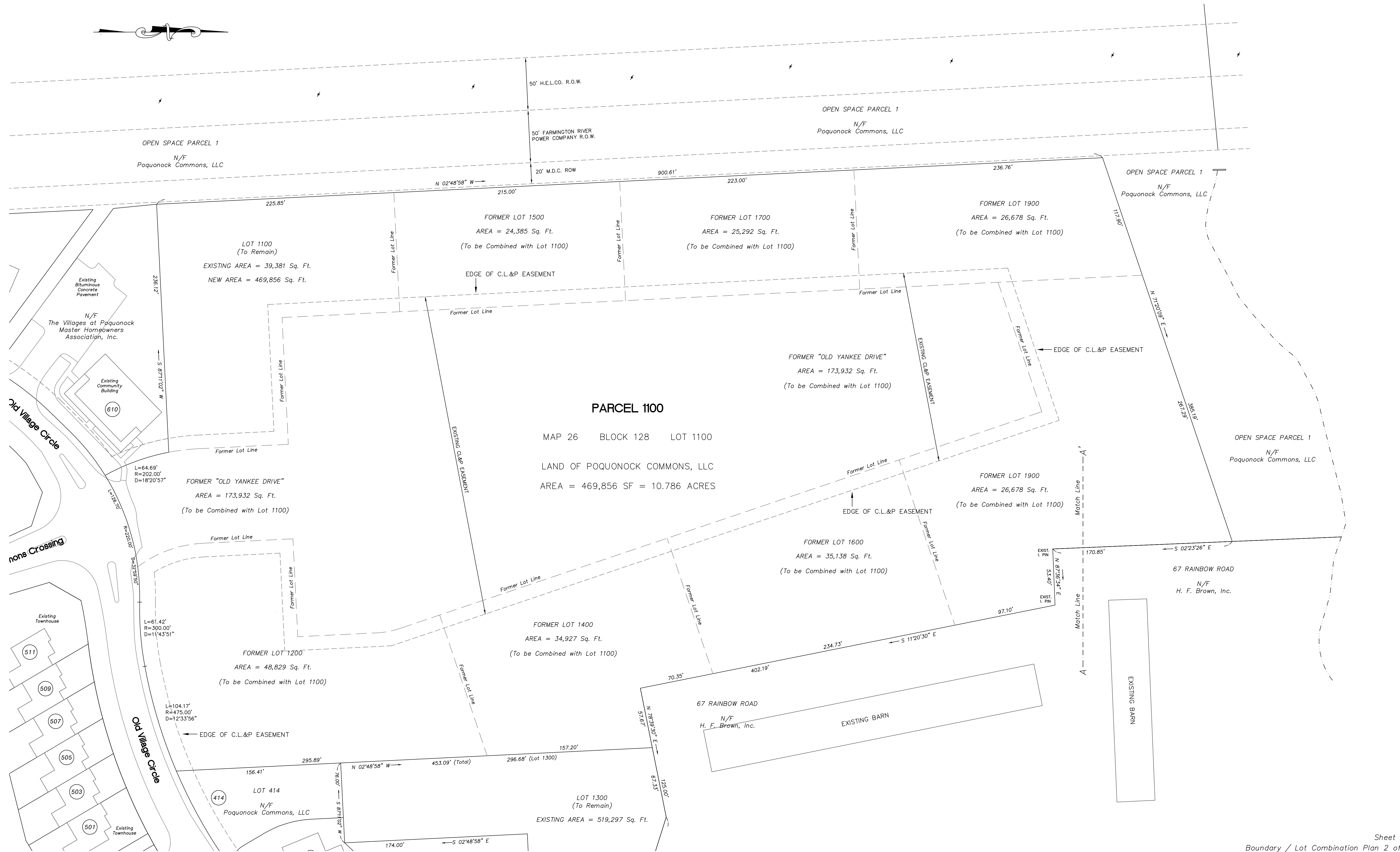
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GENERAL NOTES:

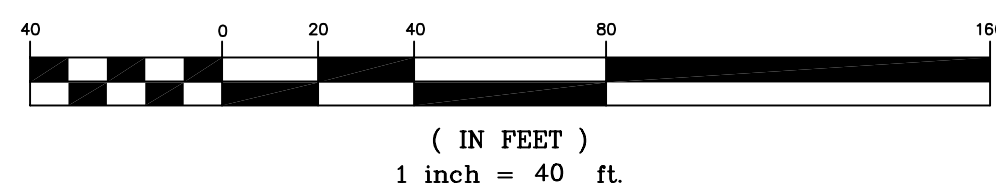
1. PROPERTY OWNERS:
 LOT 1100 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1200 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1400 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1500 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1600 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1700 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1800 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1900 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 OLD YANKEE WAY POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
 LOT 1300 POQUONOCK COMMONS, LLC 126 WEST STREET, WINDSOR, CONN. 06095
2. EXISTING PARCEL AREAS:
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 OLD YANKEE WAY = 173,932 Sq. Ft.
 1300 = 49,441 Sq. Ft.
3. REVISED PARCEL AREAS:
 LOT 1100 = 469,856 Sq. Ft. = 10.786 Ac.
 LOT 1300 = 49,441 Sq. Ft. = 1.135 Ac.



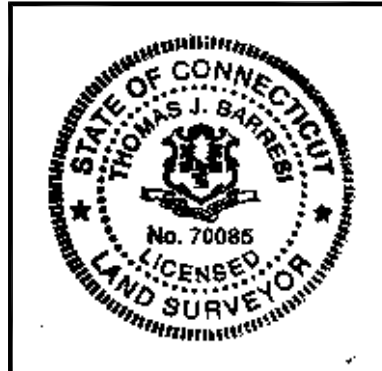
	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON BARRESI ASSOCIATES LLC 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilic.com		REVISION	REVISION
	4/7/24 Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24) 3/1/24 Existing Conditions Updated per Wetland Agent	DATE	REVISION	REVISION
REVISION TO APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES at POQUONOCK Old Village Circle & Old Yankee Drive, Windsor, Connecticut				SCALE: 1 IN = 40 FT FEBRUARY 28, 2024



GRAPHIC SCALE



Sheet 4
Boundary / Lot Combination Plan 2 of 2



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

BARRESI

ASSOCIATES LLC

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
(860) 219-9260 www.barresilic.com

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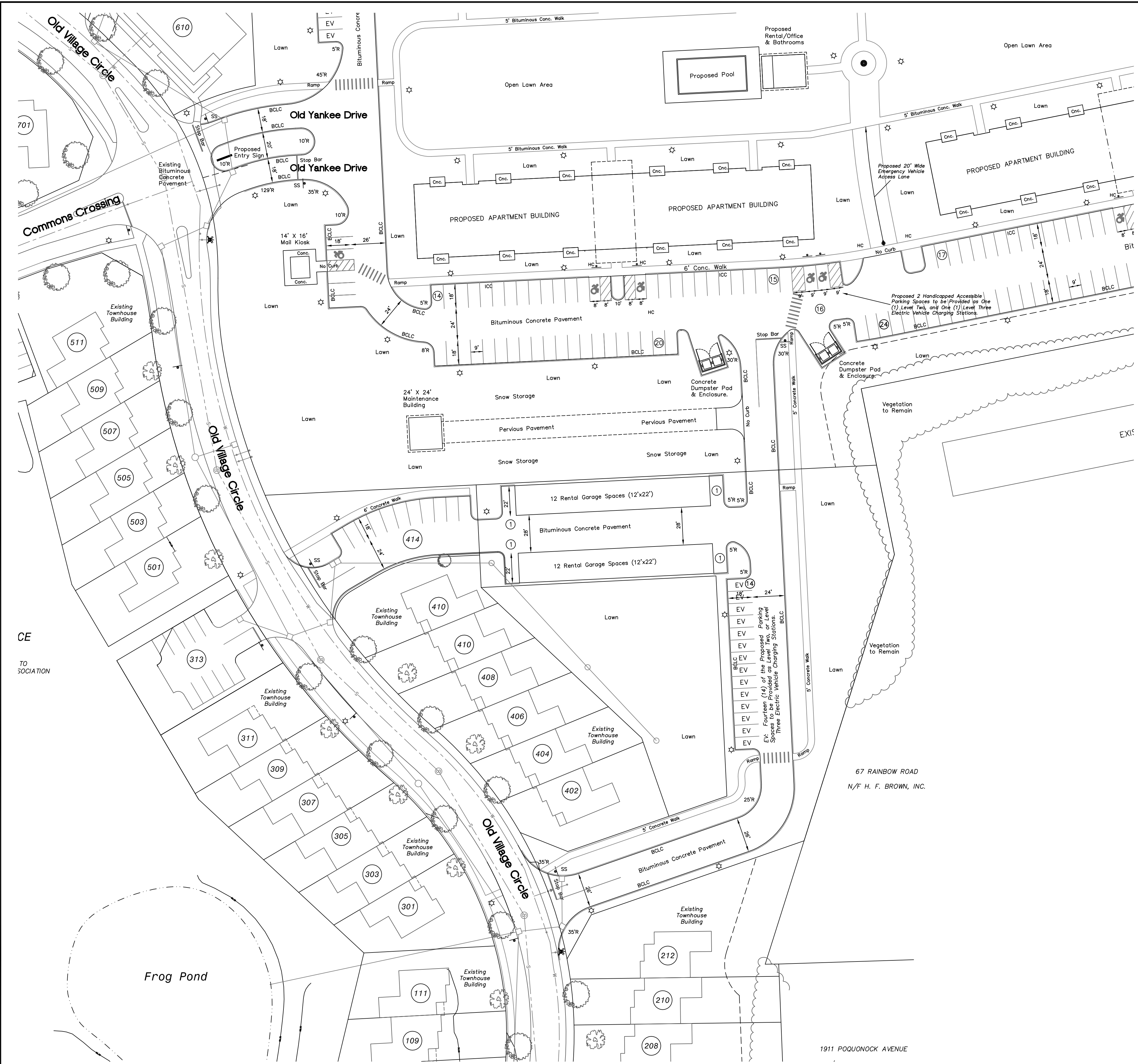
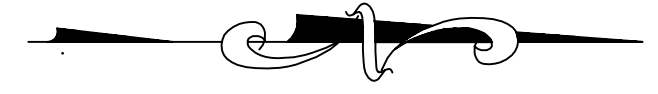
SCALE: 1 IN = 40 FT
FEBRUARY 26, 2024



KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES

- CE** CONSTRUCTION ENTRANCE
- DC** DUST CONTROL
- F** GEOTEXTILE SILT FENCE
- HB** HAY BALE
- TSP** TEMPORARY SOIL PROTECTION
- WOA** CONCRETE WASHOUT AREA
- PS** PERMANENT SEEDING

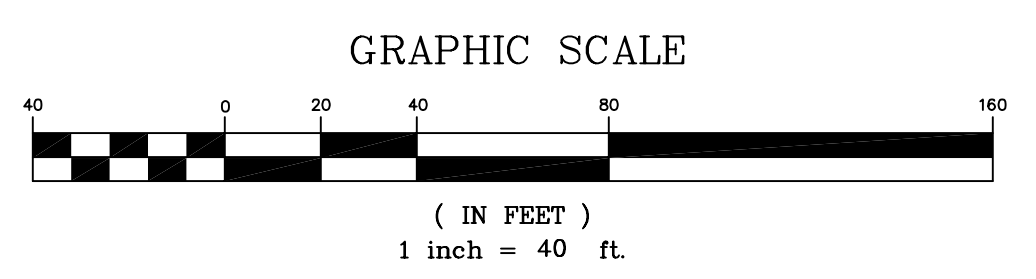
REVISION TO APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES at POQUONOCK Old Village Circle & Old Yankee Drive, Windsor, Connecticut							
DATE		REVISION		SCALE: 1 IN = 50 FT		FEBRUARY 28, 2024	



LIGHTING & SIGN LEGEND

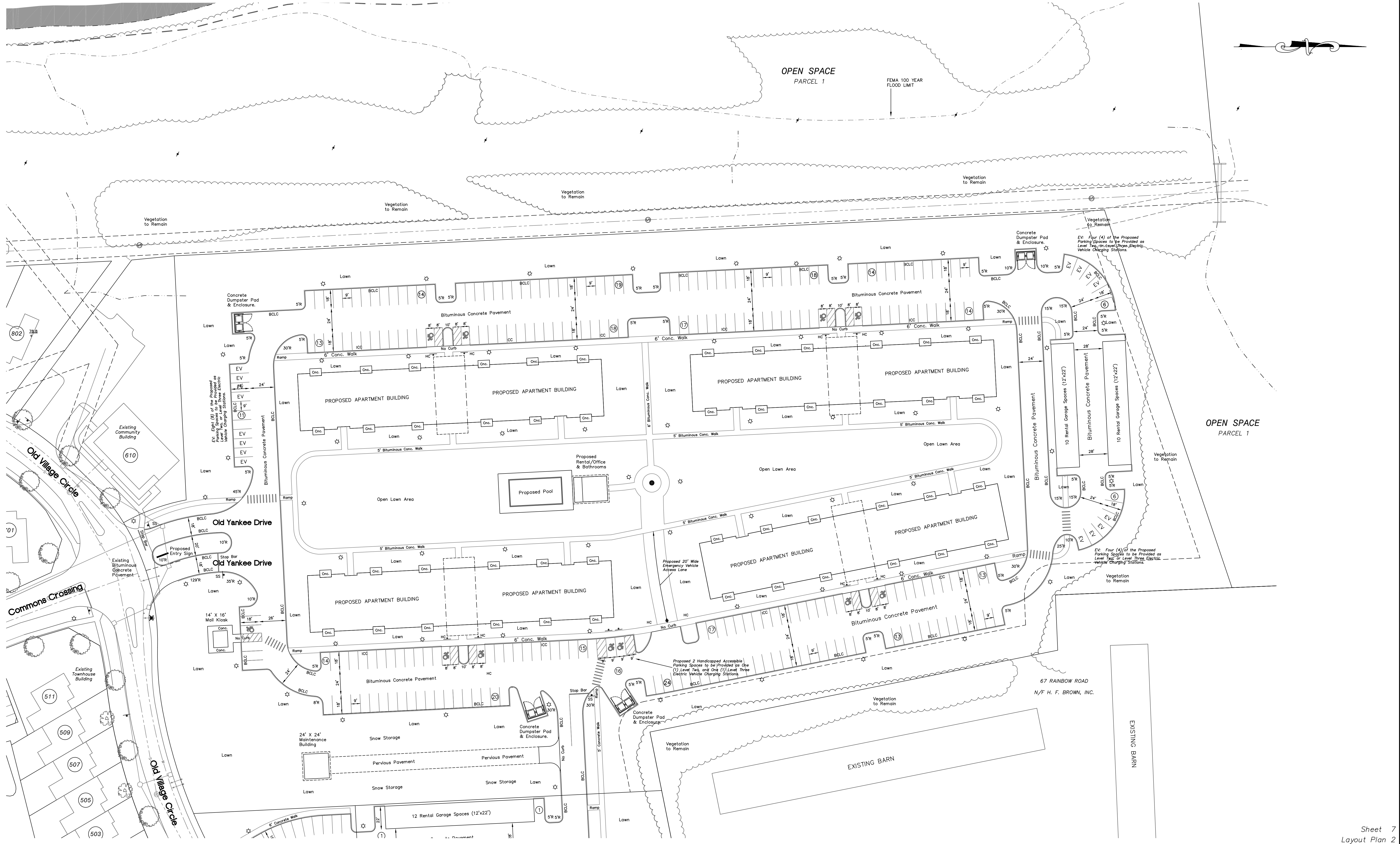
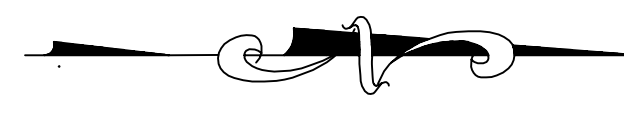
☆ PROPOSED EXTERIOR LIGHTING. LIGHTING PLAN, PHOTOMETRIC CALCULATIONS, POLE, FIXTURES & LUMINAIRE DETAILS PROVIDED BY OTHERS; LIGHTING AFFILIATES OF ROCKY HILL CONN.

HC = HANDICAP SIGN
SS = STOP SIGN



Sheet 6
Layout Plan 1

		<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p>BARRESI</p> <p>ASSOCIATES LLC 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresillc.com</p>	<p>4/7/24 Per Town Engineer Memo (3/28/24), Town Staff Memo (3/28/24)</p>	<p>REVISION TO APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES at POQUONOCK Old Village Circle & Old Yankee Drive, Windsor, Connecticut</p>
			<p>DATE REVISION</p>	



OPEN SPACE
PARCEL 1

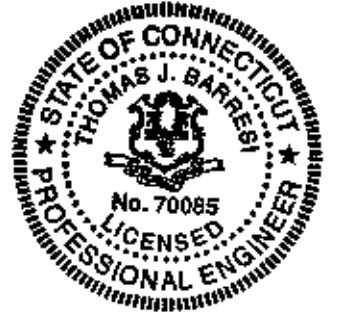
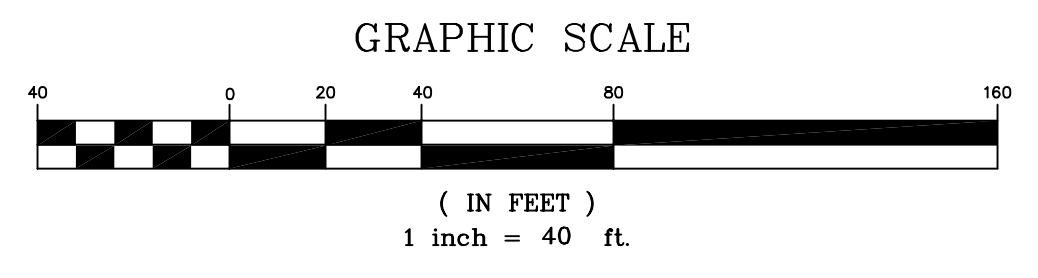
OPEN SPACE
PARCEL 1

FEMA 100 YEAR
FLOOD LIMIT

67 RAINBOW ROAD
N/F H. F. BROWN, INC.

EXISTING BARN

Sheet 7
Layout Plan 2



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

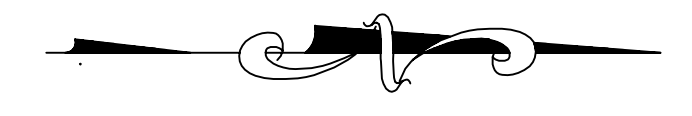
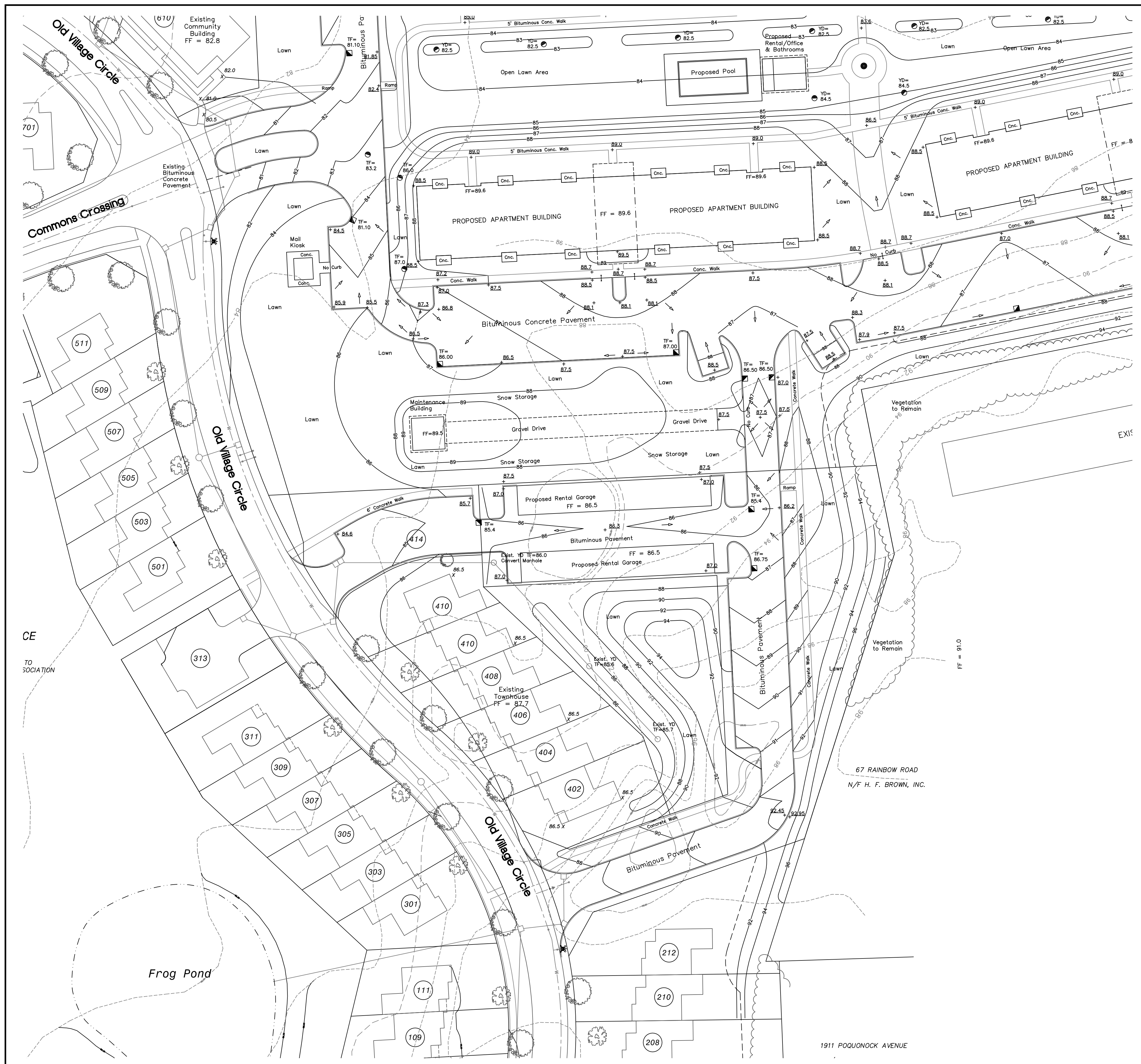
BARRESI
ASSOCIATES LLC

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
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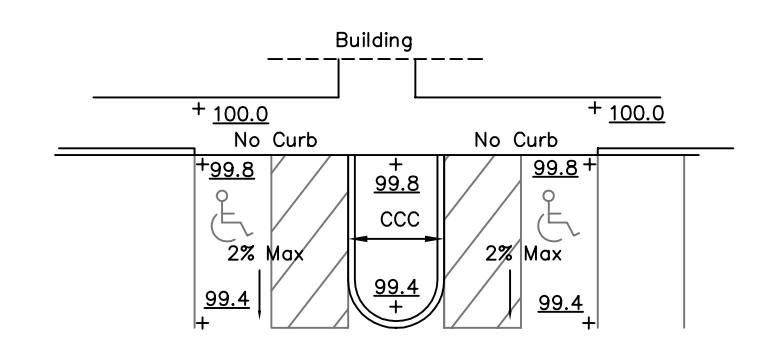
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REVISION TO APPROVED SITE PLAN
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POQUONOCK COMMONS, LLC
THE VILLAGES at POQUONOCK
Old Village Circle & Old Yankee Drive, Windsor, Connecticut

SCALE: 1 IN = 40 FT
FEBRUARY 28, 2024

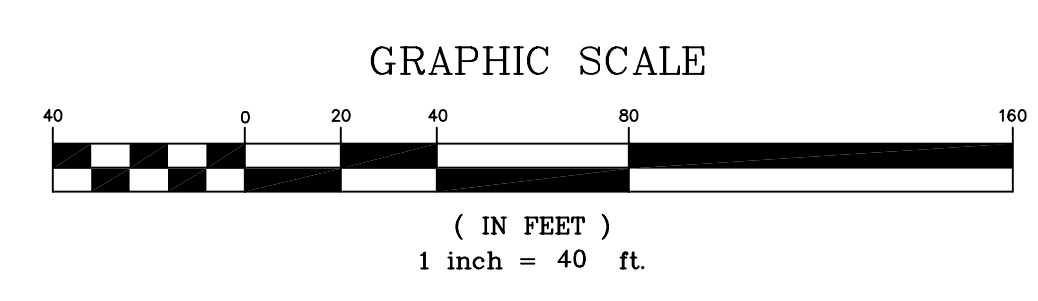


- LEGEND**
- 100 --- EXISTING CONTOUR
 - x 100.0 EXISTING SPOT GRADE
 - 100 — PROPOSED CONTOUR
 - + 100.0 PROPOSED SPOT GRADE
 - DRAINAGE STRUCTURE
 - - - - - LIMIT INLAND WETLANDS
 - - - - - LIMIT UPLAND REVIEW AREA
 - | NO GRADE CHANGE; FLUSH

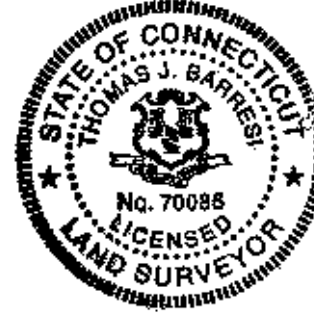
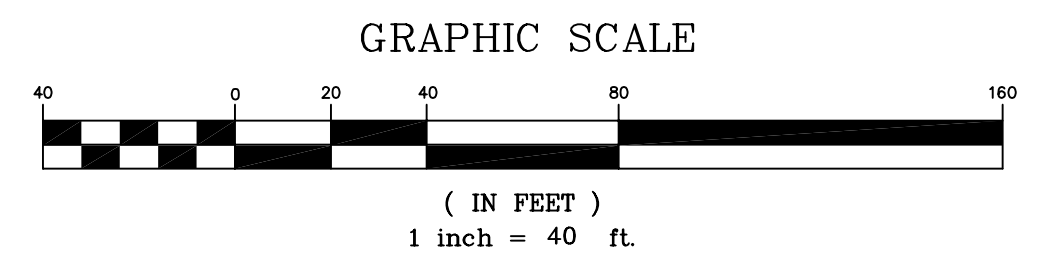
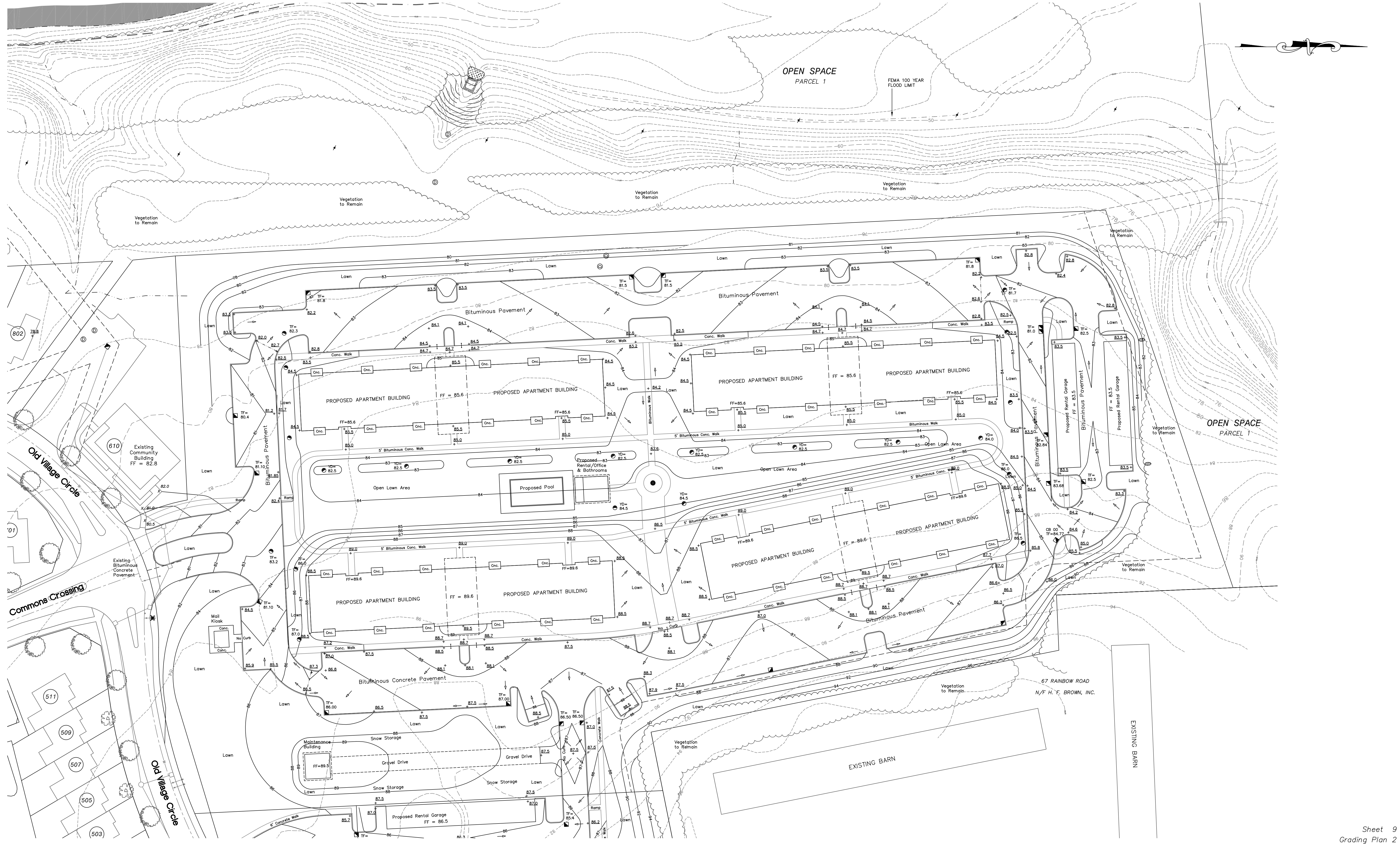


HANDICAP PARKING GRADING SCHEME

HANDICAP PARKING SPACES AND HANDICAP PAVEMENT MARKINGS SHALL HAVE A MAXIMUM GRADE OF 2%.



		<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p>BARRESI</p> <p>ASSOCIATES LLC</p> <p>1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilc.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DATE</td> <td style="width: 90%;">REVISION</td> </tr> <tr> <td>4/7/24</td> <td>Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)</td> </tr> <tr> <td>3/1/24</td> <td>Existing Conditions Updated per Wetland Agent</td> </tr> </table>	DATE	REVISION	4/7/24	Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)	3/1/24	Existing Conditions Updated per Wetland Agent	<p>REVISION TO APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES at POQUONOCK Old Village Circle & Old Yankee Drive, Windsor, Connecticut</p> <p>SCALE: 1 IN = 40 FT FEBRUARY 28, 2024</p>
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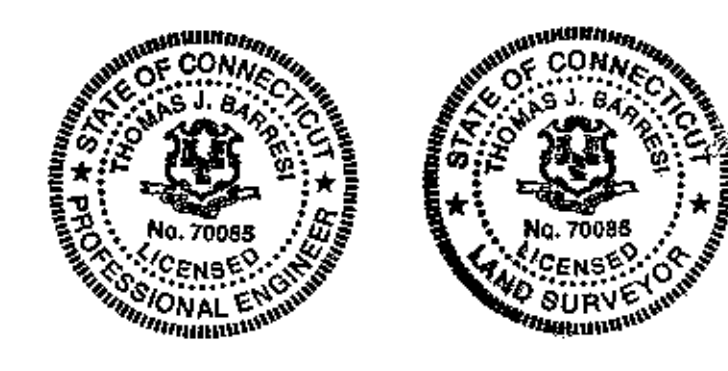
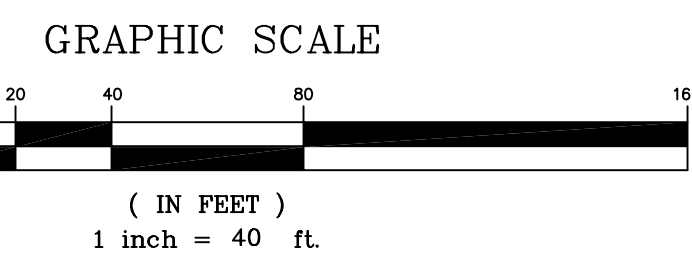
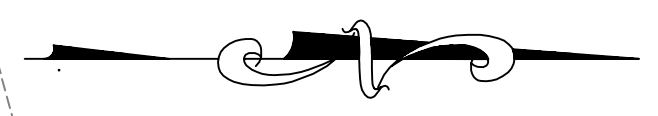
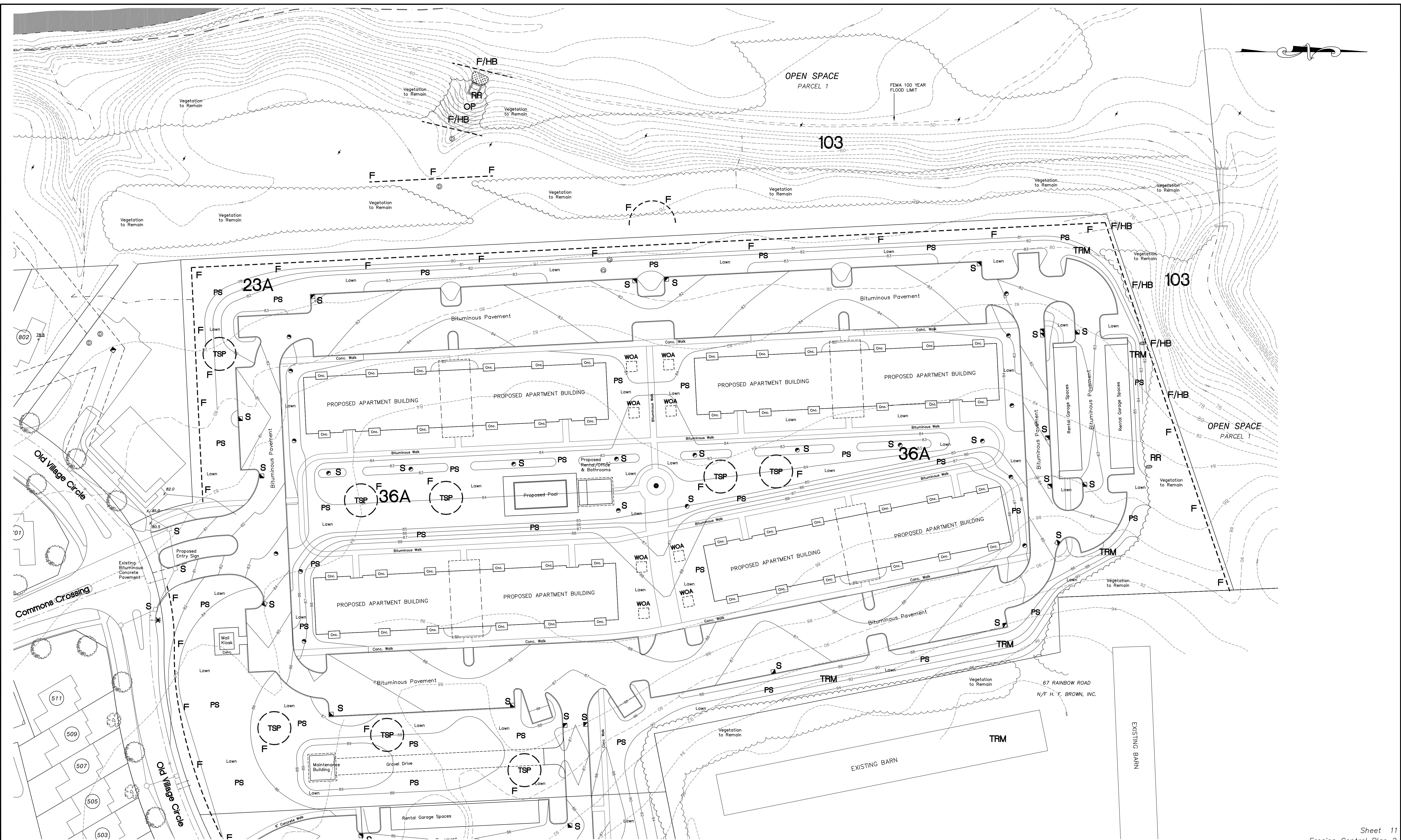
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BARRESI *TJB*
ASSOCIATES LLC
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
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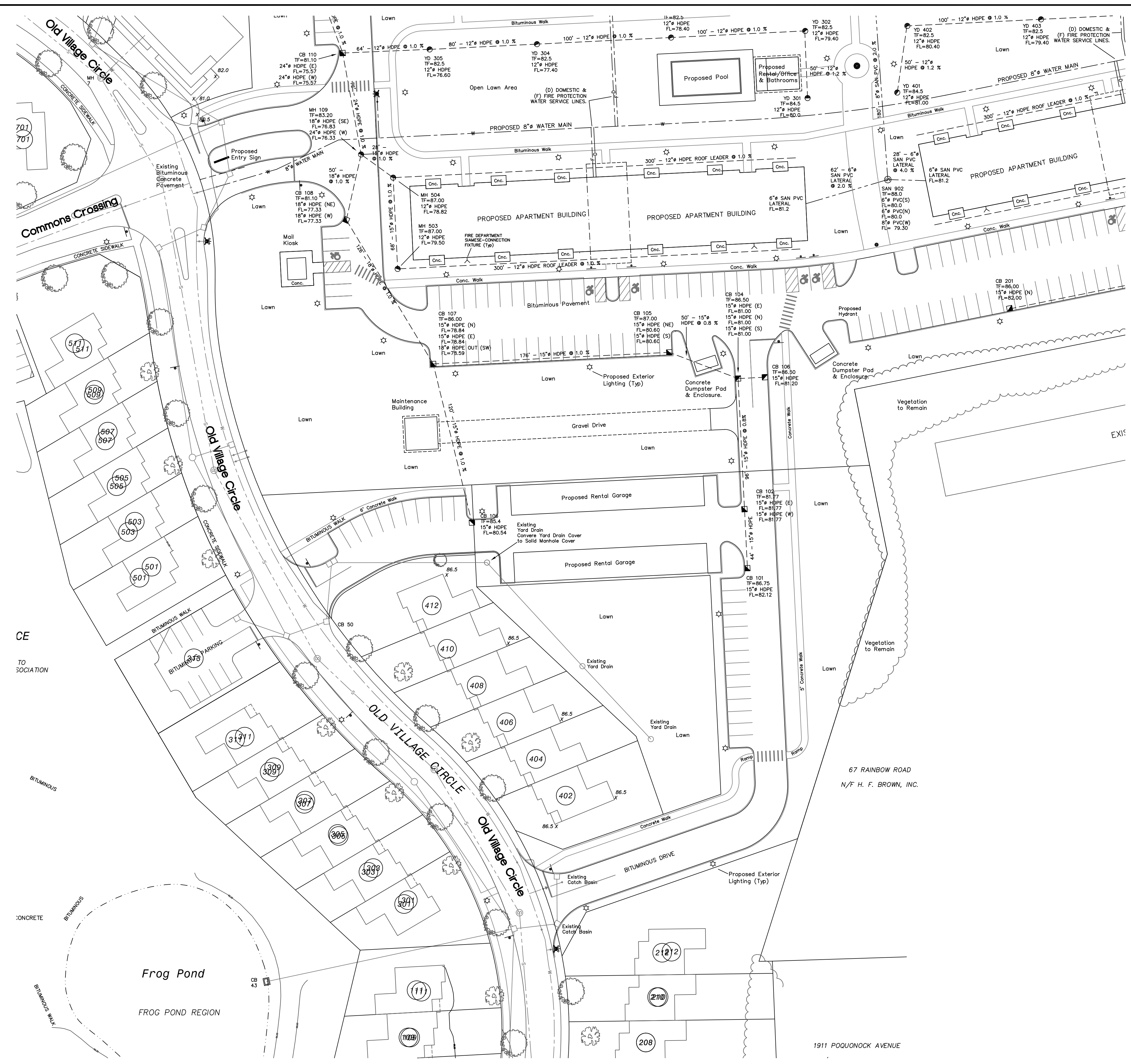
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BARRESI *[Signature]*
 ASSOCIATES LLC
 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
 (860) 219-3260 www.barresilc.com

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 THE VILLAGES at POQUONOCK
 Old Village Circle & Old Yankee Drive, Windsor, Connecticut

SCALE: 1 IN = 40 FT
 FEBRUARY 28, 2024



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TO
SOCIAION

BITUMINOUS

CONCRETE

BITUMINOUS

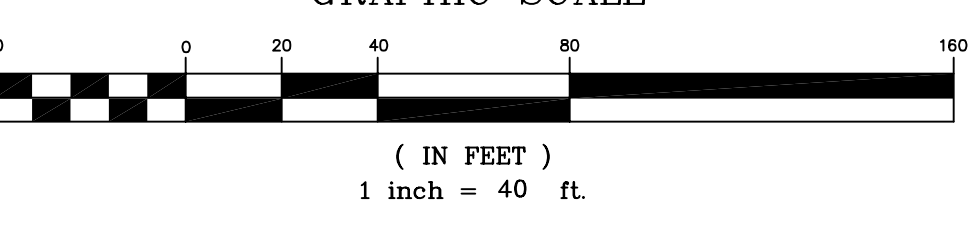
BITUMINOUS




BITUMINOUS

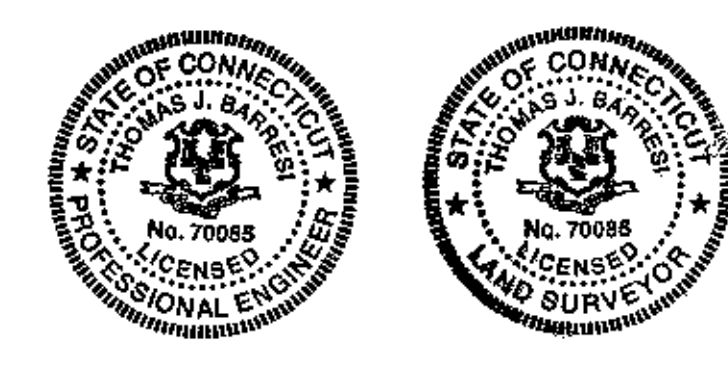
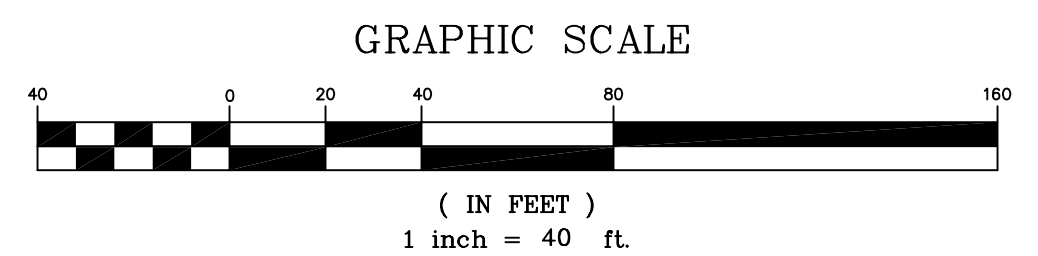
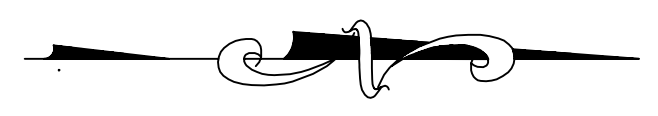
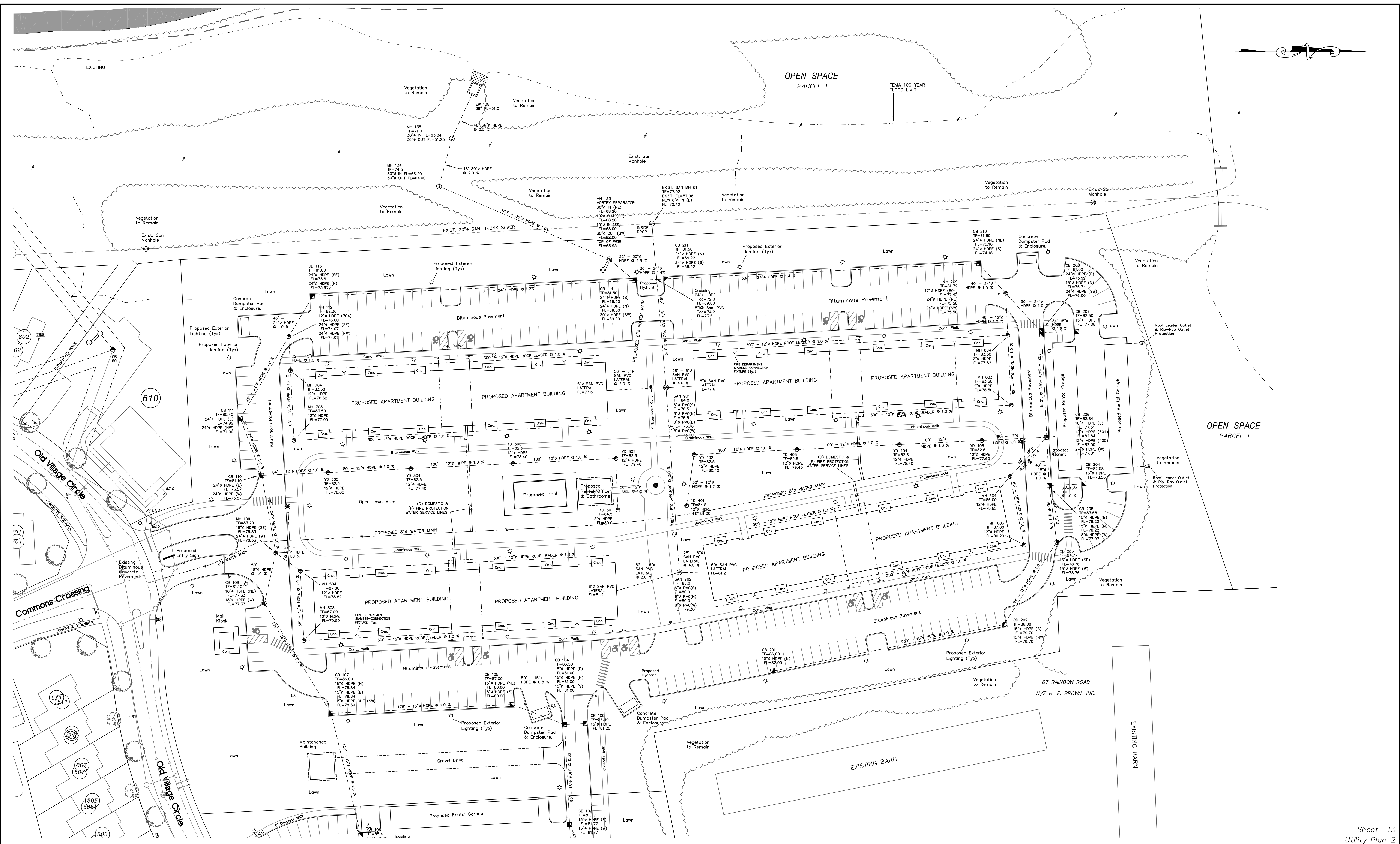
BITUMINOUS

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 	<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p>BARRESI </p> <p>ASSOCIATES LLC</p> <p>1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilic.com</p>	<p>REVISION TO APPROVED SITE PLAN</p> <p>PREPARED FOR</p> <p>POQUONOCK COMMONS, LLC</p> <p>THE VILLAGES at POQUONOCK</p> <p>Old Village Circle & Old Yankee Drive, Windsor, Connecticut</p>	<p>4/7/24 Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)</p> <p>3/1/24 Existing Conditions Updated per Wetland Agent</p>	<p>SCALE: 1 IN = 40 FT</p> <p>FEBRUARY 28, 2024</p>
		<p>DATE</p> <p>REVISION</p>	<p>DATE</p> <p>REVISION</p>	



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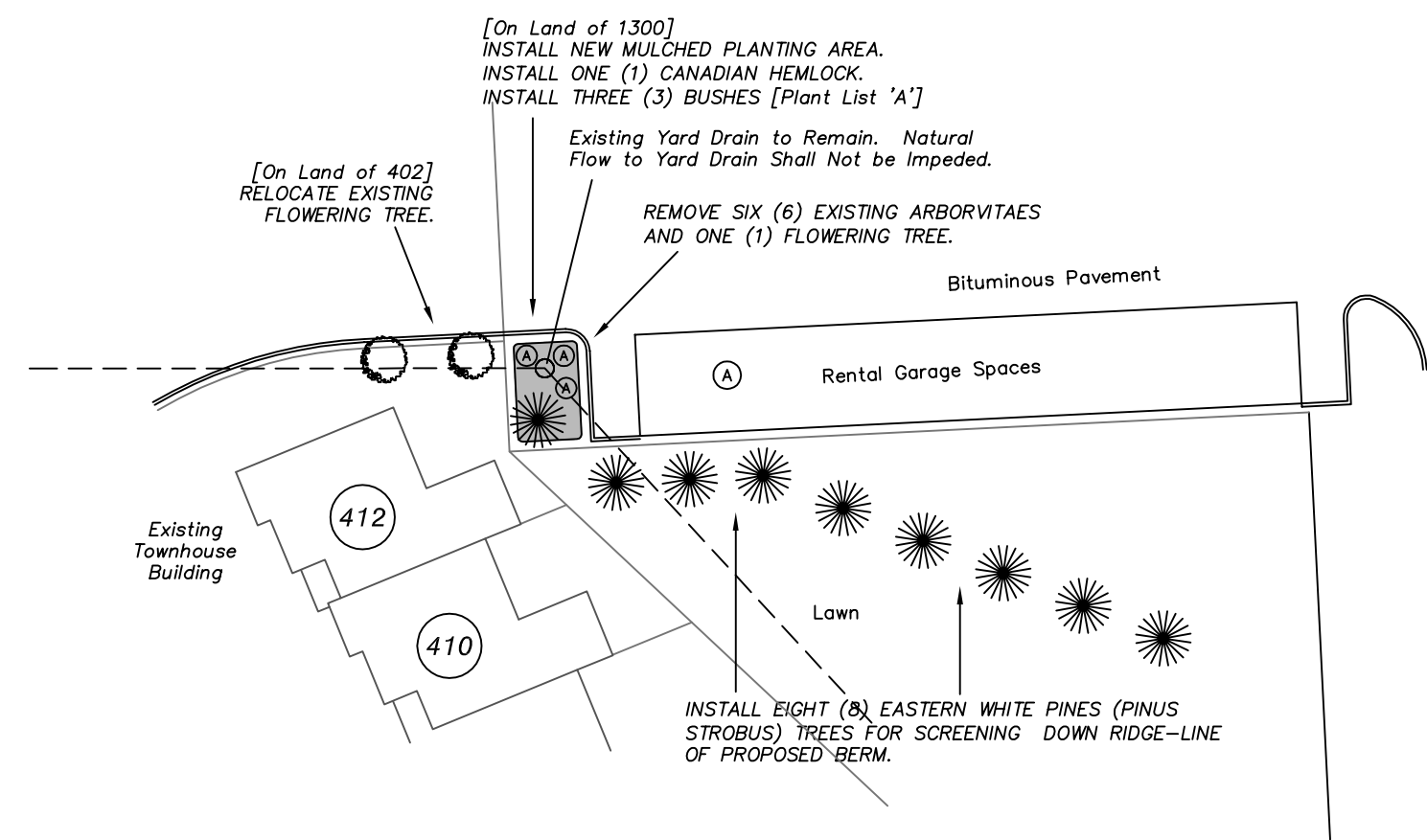
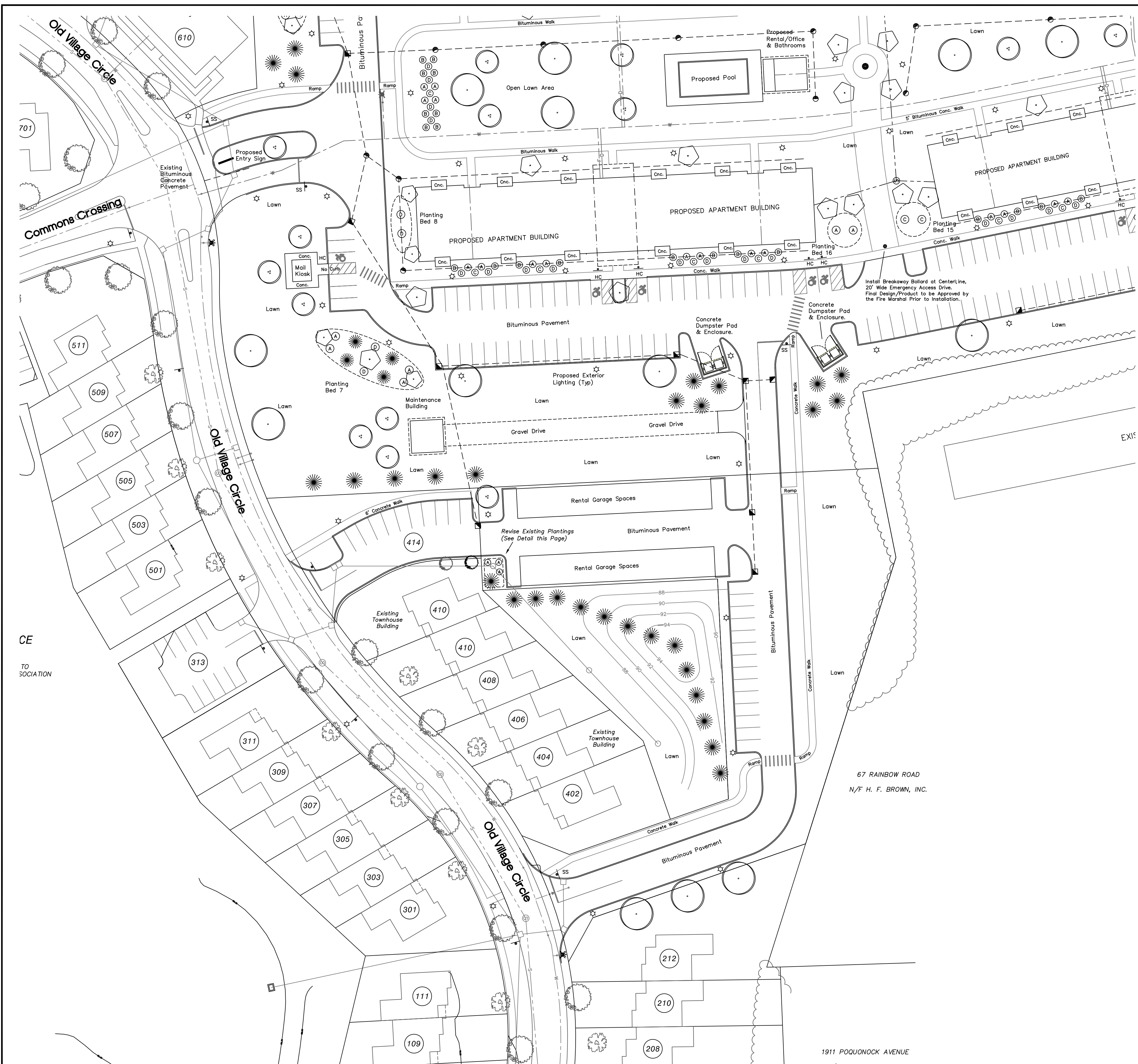
BARRESI *[Signature]*
ASSOCIATES LLC

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
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REVISION TO APPROVED SITE PLAN
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POQUONOCK COMMONS, LLC
THE VILLAGES at POQUONOCK
Old Village Circle & Old Yankee Drive, Windsor, Connecticut

SCALE: 1 IN = 40 FT
FEBRUARY 28, 2024



PLANTING DETAIL: NORTH OF TOWNHOME 412

LIGHTING & SIGN LEGEND

PROPOSED EXTERIOR LIGHTING. LIGHTING PLAN, PHOTOMETRIC CALCULATIONS, POLE, FIXTURES & LUMINAIRE DETAILS PROVIDED BY OTHERS; LIGHTING AFFILIATES OF ROCKY HILL CONN.

HC = HANDICAP SIGN
SS = STOP SIGN

PLANTING BEDS

PLANTING BEDS (1 & 7)
AREA = 2,000 SF
7 TREES = 14
6 SHRUB / BUSH = 12

PLANTING BEDS (8, 9, 13 & 14)
AREA = 500 SF
2 TREES = 8
2 SHRUB / BUSH = 8

PLANTING BEDS (11, 12, 15 & 16)
AREA = 500 SF
2 TREES = 8
2 SHRUB / BUSH = 8

PLANTING BEDS (10)
AREA = 400 SF
0 TREES
2 SHRUB / BUSH = 2

PLANTING BEDS (2, 3, 4, 5, & 6)
AREA = 200 SF
1 TREES = 5
1 BUSHES = 5

SECTION 3.1.2(4)(a) REQUIRED AREA:
= 27 Sq. Ft. per Parking Space
= 294 Spaces x 27 sf = 7,938 sf

REQUIRED PLANTINGS:
Planting Bed Trees & Shrubs = 1 Tree per 10 Spaces
= 1 Shrub per 10 Spaces
= 294 / 10 = 30 Trees + 30 Shrubs.

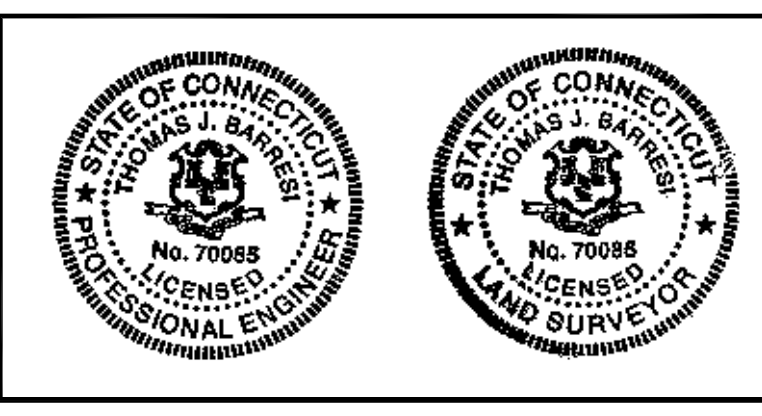
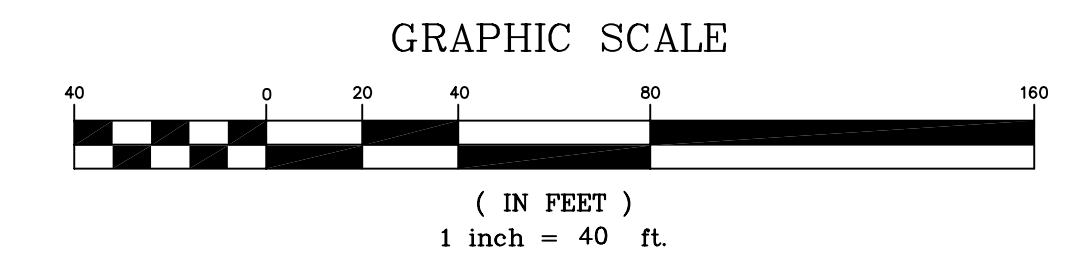
PROVIDED PLANTING BEDS
Area = 8,000 sf
Trees = 35
Shrubs = 35

QUANTITIES
[Symbol] = 27
[Symbol] = 8
A = 17 C = 6
B = 2 D = 10

SITE PLANTING LIST

SYMBOL	DESCRIPTION	QUANTITY	SIZE
[Symbol]	ACER RUBRUM RED MAPLE BLACK GUM NYSSA SYLVATICA AMERICAN ELM ULMUS AMERICANA QUERCUS MUEHLENBERGII CHINKAPIN OAK FAGUS SYLVATICA COPPER BEECH	21	2.5" cal
[Symbol]	CELTIS OCCIDENTALIS AMERICAN HACKBERRY NYSSA SYLVATICA BLACK TUPELO, SOUR GUM	15	2.5" cal
[Symbol]	CORNUS FLORIDA FLOWERING DOGWOOD CERES CANADENSIS EASTERN REDBUD AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	16	2.5" cal
[Symbol]	PINUS STROBUS EASTERN WHITE PINE PINUS NIGRA AUSTRIAN PINE TSUGA CANADENSIS CANADIAN HEMLOCK	56	5-6' HT.
[Symbol]	KALMIA LATIFOLIA MOUNTAIN-LAUREL RHODODENDRON CATAWBIENSE ALBUM CATAWBA RHODODENDRON	39	24"
[Symbol]	ILEX X MESERVEAE MESERVEE HYBRID HOLLY VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	40	15"-18"
[Symbol]	ILEX GLABRA HAWKBERRY ILEX VERTICILLATA WINTERBERRY	17	24"
[Symbol]	JUNIPERUS PLUMOSA COMPACTA ANDORRA JUNPER VACCINIUM ANGSTUFIOLUM LOW BLUEBERRY	36	3 Gal.

SECTION 3.1.1(A)(1) REQUIRED TREES & SHRUBS PER UNVEGETATED PROPERTY LINE :
= 1 Tree + 2 Shrubs per 25 Feet of Qualifying Property Line.
Qualifying Property Line = 1,600 Feet
REQUIRED PLANTINGS:
Trees = 1 x (1,600 / 25) = 64 Trees
Shrubs = 2 x (1,600 / 25) = 128 Shrubs
PROVIDED PLANTINGS
Trees = 108
Shrubs = 132



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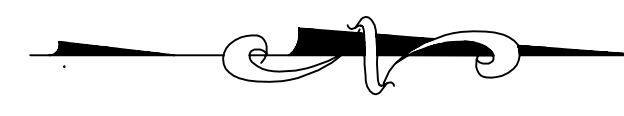
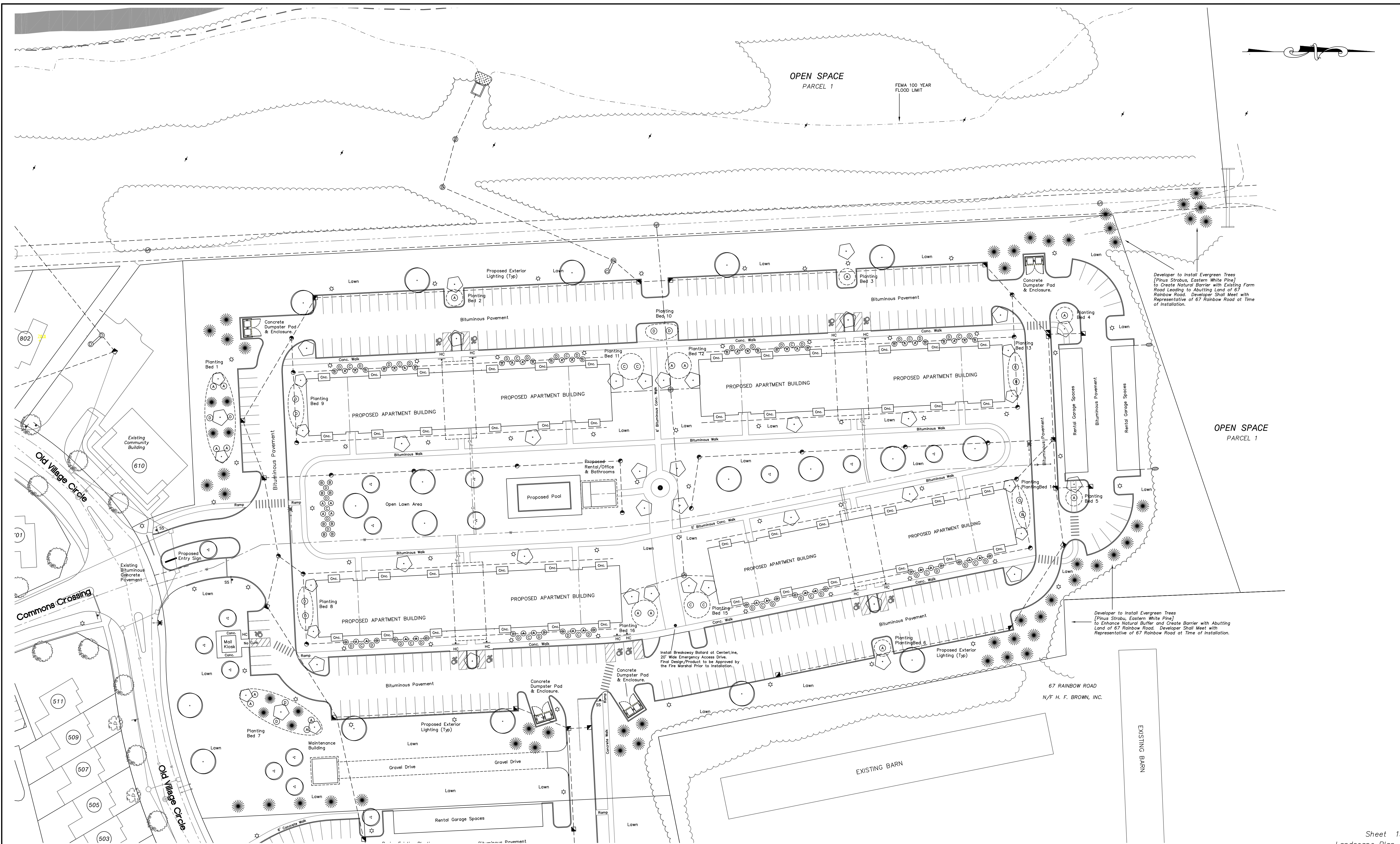
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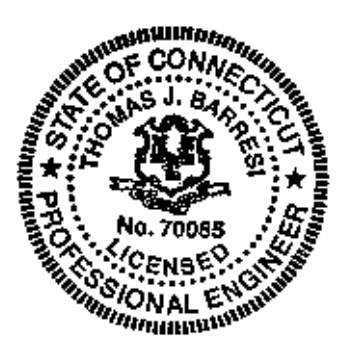
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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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 "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 RESEDED 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 SITUATION 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 SEEDDED 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 SEEDDED.
- APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)
- FERTILIZE:
 - 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 LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
 - 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.
- SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.
- 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	PROPORTION BY WEIGHT	MINIMUM PURITY PERCENT	MINIMUM GERMINATION PERCENT	SEEDING DATES
ALL AREAS TO BE SEEDDED	PERENNIAL RYE GRASS KENTUCKY BLUE GRASS FINE FESCUE	50 PARTS 20 PARTS 30 PARTS	98 95 98	90 75 85	MARCH 15 - JUNE 15 or AUGUST 15 - OCT 15
	SEEDING APPLICATION RATE WITHIN THE TOWN RIGHT OF WAY SHALL BE 6 LBS. PER 1,000 SF.				

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

- 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

- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- 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.

- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOL.

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 MEASURES.

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 INSPECTED 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 WASTES:

Waste control

- All waste or discarded building materials shall be stockpiled in the waste building material storage area as shown on the plans. All such material shall be removed from the site at the completion of construction of the building and disposed of in accordance with all local, state and federal regulations, ordinances and laws. No such material shall be buried or otherwise left on the site.

- All litter shall be collected from the site at the end of the working day and stored in metal containers with lids or removed from the site.

- All sediment retained by silt fence or other erosion controls shall be removed from the silt fence or erosion control and buried on site in an area outside of the 150' Wetlands Regulated Area.

- All waste material including waste water and concrete truck wash-out water shall be disposed of in accordance with all local, state and federal regulations, ordinances and laws.

Contingency erosion control provisions

- The developer/contractor shall maintain a minimum of 100 feet of silt fence and 20 hay bales and 40 wooden stakes on site for use in repairing, replacing, or backing up the silt fence in the event of a failure of the silt fence or to contain surface flow to any developing erosion scars.

BUILDING & SITE CONSTRUCTION SEQUENCE:

GENERAL NOTES

- CONSTRUCTION EQUIPMENT, TEMPORARY FUEL STORAGE AREAS AND CONSTRUCTION MATERIALS SHALL BE STORED OUTSIDE OF THE WETLANDS 150 FOOT REGULATED AREA.
- IN AREAS WHERE CONSTRUCTION IS NOT ACTIVE, ALL DISTURBED SOILS ARE TO BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING OF THE DISTURBED AREAS BETWEEN MAY 1ST AND JUNE 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH OF EACH YEAR.
- CONTRACTOR SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. A MOBILE WATER TANK SHALL BE KEPT ON SITE DURING CONSTRUCTION AND USED TO CONTROL DUST.
- THE EASTERN BOX TURTLE, TERRAPENE C. CAROLINA, WHICH IS A STATE LISTED SPECIES OF SPECIAL CONCERN IN CONNECTICUT, MAY LIVE ON THIS PROPERTY. ALL EFFORTS MUST BE MADE TO PROTECT THE CURRENT ANIMALS, FOOD SOURCES AND NESTING SITES. THE BOX TURTLE IS VERY HABITAT SPECIFIC. BOX TURTLES NEED A SUNNY CLEARING WITH MANY SMALL FRUITING PLANTS, FEW GRASSES AND NO TREES. CONSTRUCTION WORKERS NEED TO BE AWARE THAT THESE ANIMALS MAY BE ON THE PROPERTY AND SHOULD NOT BE DISTURBED. THEY BURROW INTO LOOSE SOIL UNDER MATURE TREES IN WETLANDS IN OCTOBER OR NOVEMBER, GOING DEEPER AS THE TEMPERATURE DROPS. LOUD NOISE (I.E. MACHINERY) WILL AFFECT THEIR ABILITY TO BREED. FEMALES USUALLY LAY THEIR EGGS BETWEEN THE MIDDLE OF MAY THROUGH THE MIDDLE OF JULY. A DAILY SWEEP FOR BOX TURTLES SHALL BE CONDUCTED ALONG THE SILT FENCE BEFORE WORK IS STARTED IN THE MORNING. IF A BOX TURTLE IS FOUND OR OBSERVED DIGGING A NEST, THE WETLANDS AGENT SHALL BE CALLED TO COME TO THE SITE. ANY BOX TURTLE FOUND SHALL BE RELOCATED AS CLOSE TO THE PLACE FOUND BUT OUTSIDE THE SILT FENCE. A COLOR PHOTO OF EACH TURTLE AND INSTRUCION ON THE PROCEDURE FOR RESCUE SHALL BE POSTED AT THE PROJECT TOILETS, CONSTRUCTION TRAILERS AND AT EMPLOYEE ENTRANCES.

STORM OUTLET CONSTRUCTION:

- THE GENERAL CONTRACTOR SHALL CONTACT THE TOWN WETLANDS AGENT (860-285-1987) AND THE TOWN ENGINEER (860-285-1804) TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING TO EXCHANGE CONTACT INFORMATION AND OBTAIN INSPECTION SCHEDULES AND OTHER REQUIREMENTS.
- THE EXISTING ACCESS DRIVEWAY FROM POQUONOCK AVENUE SHALL BE USED AS A CONSTRUCTION ACCESS AS LONG AS POSSIBLE WITH A CONSTRUCTION ENTRANCE PAD INSTALLED WELL INTO THE SITE. EVENTUALLY, A NEW CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AT POQUONOCK AVENUE.
- THE CONTRACTOR'S SURVEYOR SHALL STAKE OUT THE LIMITS OF VEGETATION REMOVAL WITH STAKES AT 50' ON CENTER, CLEARLY MARKING ALL SPECIMEN TREES TO BE RETAINED AT THE PERIMETER OF THE LIMITS OF CLEARING.
- REMOVE ALL VEGETATION WITHIN CLEARING LIMITS.
- INSTALL SILT FENCE AND HAY BALES DOWN GRADIENT OF PROPOSED OUTLET STRUCTURE AS SHOWN ON THE PLAN.
- ROUGH GRADE AND EXCAVATE STORM SYSTEM OUTLET RUN.
- INSTALL STORMWATER OUTLET STRUCTURES #136, and MANHOLES #135, 134 AND 133.
- BACKFILL AND REGRADE DISTURBED AREAS. INSTALL TUBE REINFORCEMENT MATTING FOR ANY SLOP EQUAL TO OR GREATER THAN 3:1.
- FINE GRADE DISTURBED AREA WITH NATIVE MATERIAL, AND SPREAD TOPSOIL.
- LOAM, FERTILIZE AND SEED DISTURBED AREA.
- INSPECT / REPAIR / REPLACE DOWN GRADIENT EROSION CONTROLS AS NECESSARY.

BUILDING & SITE CONSTRUCTION SEQUENCE

- THE GENERAL CONTRACTOR SHALL CONTACT THE TOWN WETLANDS AGENT (860-285-1987) AND THE TOWN ENGINEER (860-285-1804) TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING TO EXCHANGE CONTACT INFORMATION AND OBTAIN INSPECTION SCHEDULES AND OTHER REQUIREMENTS.
- THE EXISTING ACCESS DRIVES FROM OLD VILLAGE CIRCLE SHALL BE USED AS A CONSTRUCTION ACCESS WITH A CONSTRUCTION ENTRANCE PAD INSTALLED INTO THE SITE.
- THE CONTRACTOR'S SURVEYOR SHALL STAKE OUT THE LIMITS OF VEGETATION REMOVAL WITH STAKES AT 50' ON CENTER, CLEARLY MARKING ALL SPECIMEN TREES TO BE RETAINED AT THE PERIMETER OF THE LIMITS OF CLEARING.
- INSTALL SILT SACS IN ADJACENT CATCH BASINS AS SHOWN AND INSTALL ALL SILT FENCE AND EROSION CONTROLS THAT WILL NOT BE IMPACTED BY VEGETATION REMOVAL.
- CONTACT THE TOWN WETLANDS AGENT AND SCHEDULE A PRE-CLEARING SITE INSPECTION OF THE CONSTRUCTION ENTRANCE, EROSION CONTROLS AND THE CLEARING LIMITS.
- REMOVE ALL VEGETATION WITHIN CLEARING LIMITS.
- INSTALL REMAINING PERIMETER SILT FENCE AND OTHER APPROPRIATE EROSION CONTROLS AND CONTACT THE TOWN WETLANDS AGENT FOR EROSION CONTROL INSPECTION AND APPROVAL. CONSTRUCT CONCRETE FOUNDATIONS.
- REMOVE ALL STUMPS AND DISPOSE OF TREES, BRUSH, STUMPS AND SIMILAR MATERIAL OFF SITE OR GRIND AND STOCKPILE OUTSIDE OF THE 150' REGULATED AREA FOR USE AS MULCH ON SITE.
- STAKE LIMITS OF TEMPORARY EXCESS SOILS AND TOPSOIL STORAGE PILES AND THE MULCH PILES IF STUMPS ARE TO BE GROUND AND USED AS MULCH ON SITE. INSTALL EROSION CONTROLS AT ALL PILES.
- STRIP AREAS TO BE CUT AND FILLED BEING CAREFUL TO CONTROL DUST AT ALL TIMES.
- ROUGH GRADE ROADWAY, PARKING AND BUILDING SITE AREAS.
- EXCAVATE FOR BUILDING, GARAGE, & KIOSK CONSTRUCTION; GRADE BUILDING AREA; CONSTRUCT CONCRETE FOUNDATIONS.
- INSTALL THE STORM DRAINAGE SYSTEM, DISTURBING ONLY THE AREA NECESSARY FOR THE INSTALLATION OF THE STORM DRAINAGE SYSTEM.
- PLACE SILT SACS AND OTHER EROSION CONTROLS AS REQUIRED BY THE PLANS.
- INSTALL THE SANITARY SEWER SYSTEM, DISTURBING ONLY THE AREA NECESSARY FOR THE INSTALLATION OF THE SANITARY SEWER SYSTEM.
- INSTALL THE WATER SYSTEM, DISTURBING ONLY THE AREA NECESSARY FOR THE INSTALLATION OF THE WATER SYSTEM.
- INSTALL ALL OTHER UTILITIES.
- BOX OUT DRIVES AND PARKING AREAS AND INSTALL PAVEMENT BASE.
- INSTALL CONCRETE SIDEWALKS AND INTEGRAL CURBING AT APARTMENTS.
- FINE GRADE PAVED AREAS AND INSTALL FIRST COURSE OF PAVEMENT AND CURBS WHERE REQUIRED.
- INSTALL BITUMINOUS WALKS AND CONCRETE SIDEWALK.
- INSTALL SECOND COURSE OF PAVEMENT.
- FINE GRADE AND SPREAD TOPSOIL ADJACENT TO NEW PAVED AREAS, FERTILIZE AND SEED.
- LOAM, FERTILIZE AND SEED ALL OTHER DISTURBED AREAS.
- INSPECT STORM DRAINAGE OUTLETS FOR EROSION, RE-GRADE AND STABILIZE IF NECESSARY.
- STALL SIGNAGE.
- PAINT ALL PAVEMENT MARKINGS AND PARKING STRIPING.
- REMOVE ALL EROSION CONTROL MEASURES FROM STABILIZED AREAS.

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: THE VILLAGE AT POQUONOCK
 LOCATION: OLD YANKEE WAY & OLD VILLAGE CIRCLE
 PROJECT DESCRIPTION: RESIDENTIAL HOUSING DEVELOPMENT
 PARCEL AREA: 11.82

RESPONSIBLE PERSONNEL:

PAUL KULA (860) 688-4199
 CK CONSTRUCTION, LLC
 1695 POQUONOCK AVENUE
 WINDSOR, CONNECTICUT 06095

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

BARRESI ASSOCIATES LLC 860-219-9260
 1695 POQUONOCK AVENUE
 WINDSOR, CONNECTICUT 06095

CHECKLIST:

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
CONSTRUCTION ENTRANCE PAD	OLD VILLAGE CIRCLE				
SILT SACKS	CATCH BASINS				
SILT FENCE	TOE OF SLOPES STOCKPILES				
OUTLET PROTECTION	END WALLS				
TOPSOIL, MULCH & SEED	ALL DISTURBED AREAS				

MAINTENANCE OF MEASURES:

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS
OLD VILLAGE CIRCLE	CONSTRUCTION ENTRANCE PAD		
CATCHBASINS	SILT SACKS		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

PROJECT DATES:

DESCRIPTION	DATE	INITIALS
DATE OF GROUND BREAKING FOR PROJECT		
DATE OF FINAL STABILIZATION		

KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES

- CE** CONSTRUCTION ENTRANCE
- DC** DUST CONTROL
- F** GEOTEXTILE SILT FENCE
- HB** HAY BALE
- TSP** TEMPORARY SOIL PROTECTION
- WOA** CONCRETE WASHOUT AREA
- S** SILT SACK

- RR** RIP RAP
- TRM** TURF REINFORCEMENT MAT
- PS** PERMANENT SEEDING

The Owner/Developer/Contractor/Engineer shall immediately notify the Town of Windsor Wetlands Agent at 860-285-1987 should any erosion, sedimentation or other impact occur outside the area of clearing or the limits of the installed sedimentation/erosion control fence such that it infringes on or impacts in any way the Wetlands Regulated Area as shown on these plans. The Owner shall immediately prepare a plan for the remediation of said impact and file an application with the Town of Windsor Wetlands Agent for said proposed remediation.

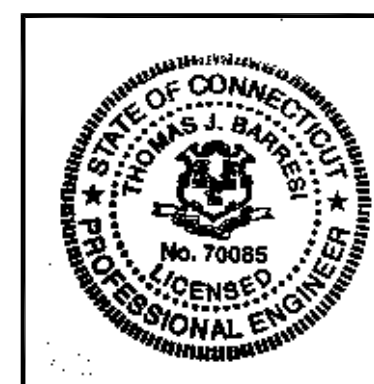
REVISION TO APPROVED SITE PLAN
 PREPARED FOR

POQUONOCK COMMONS, LLC
 THE VILLAGES at POQUONOCK

Old Village Circle & Old Yankee Drive, Windsor, Connecticut

SCALE: 1 IN = 40 FT

FEBRUARY 28, 2024



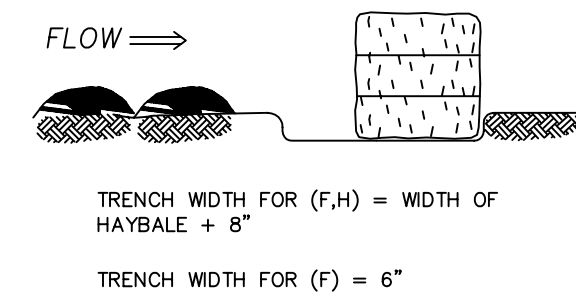
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

BARRESI
 ASSOCIATES LLC

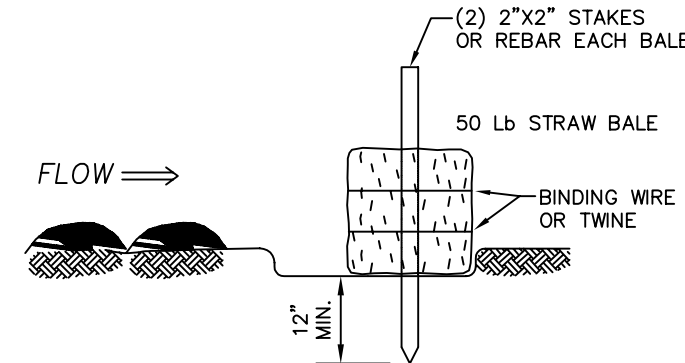
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
 (860) 219-9260 www.baresilic.com

4/7/24	Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)
3/1/24	Existing Conditions Updated per Wetland Agent
DATE	REVISION

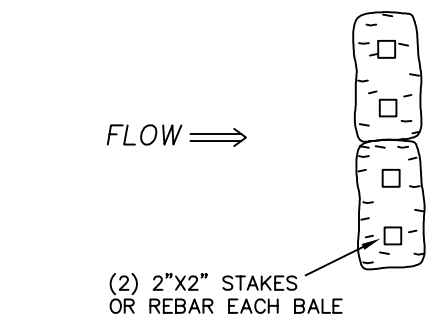
1) EXCAVATE A 6" DEEP TRENCH AS SHOWN.



2) PLACE AND STAKE STRAW BALES, TWO STAKES PER BALE.



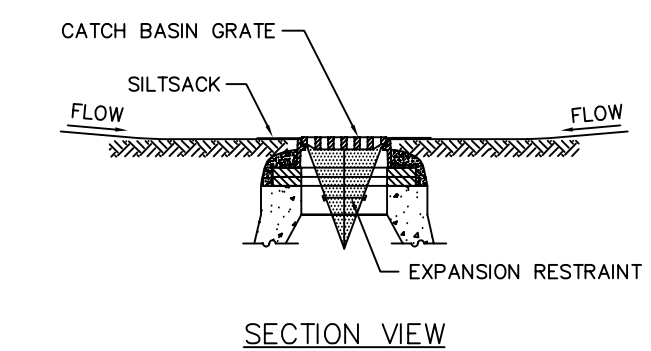
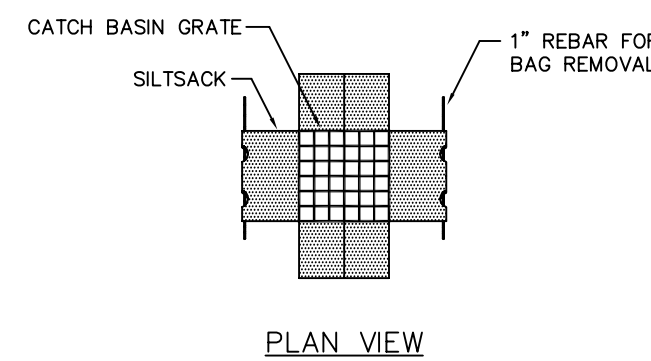
3) BUTT BALES FIRMLY TOGETHER AND WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.



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.

FILTER FABRIC FENCE BACKED WITH A ROW OF HAY BALES (F,H) AND FILTER FABRIC FENCE (F)

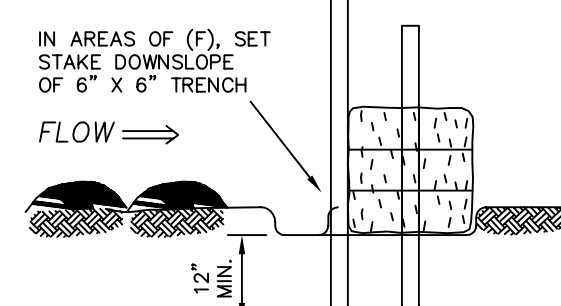


NOTES:

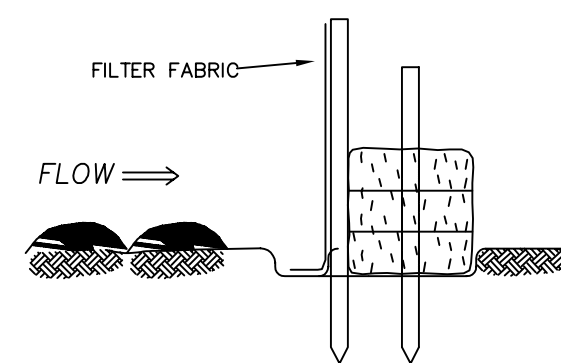
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT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

(S) SILT SACK AT CATCH BASIN

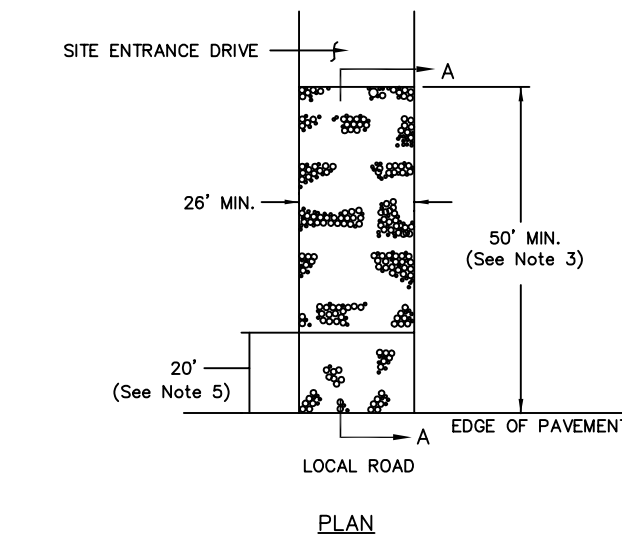
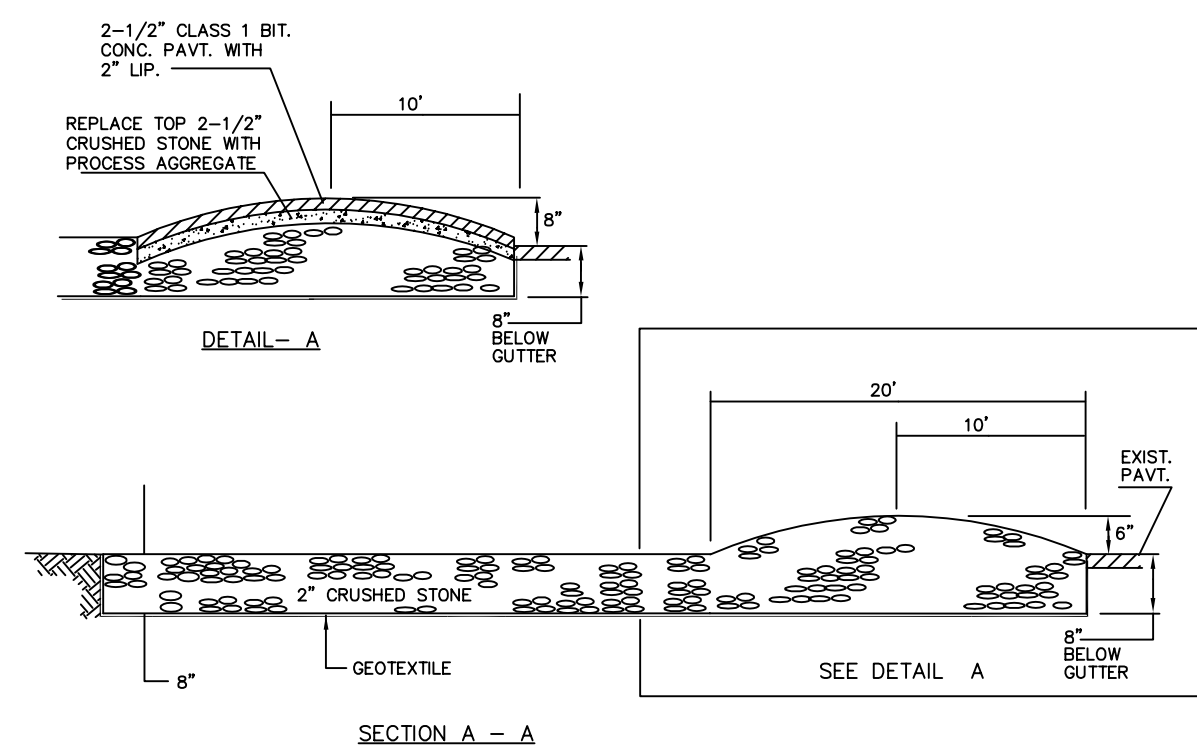
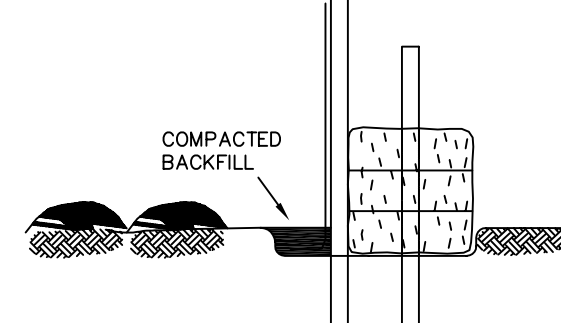
4) SET STAKE FOR FILTER FABRIC FENCE.



5) ATTACH THE FILTER FABRIC TO THE STAKES AND EXTEND IT TO THE TRENCH.



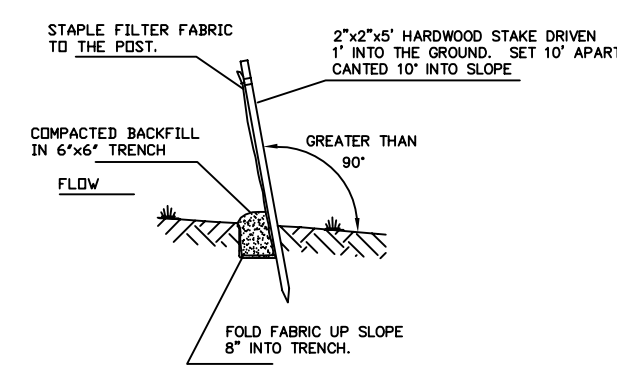
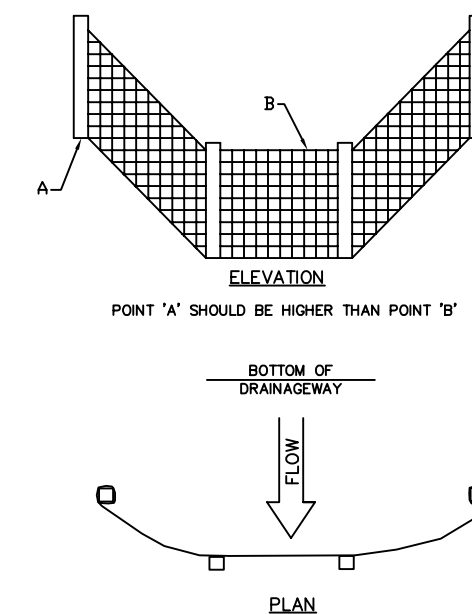
9) BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.



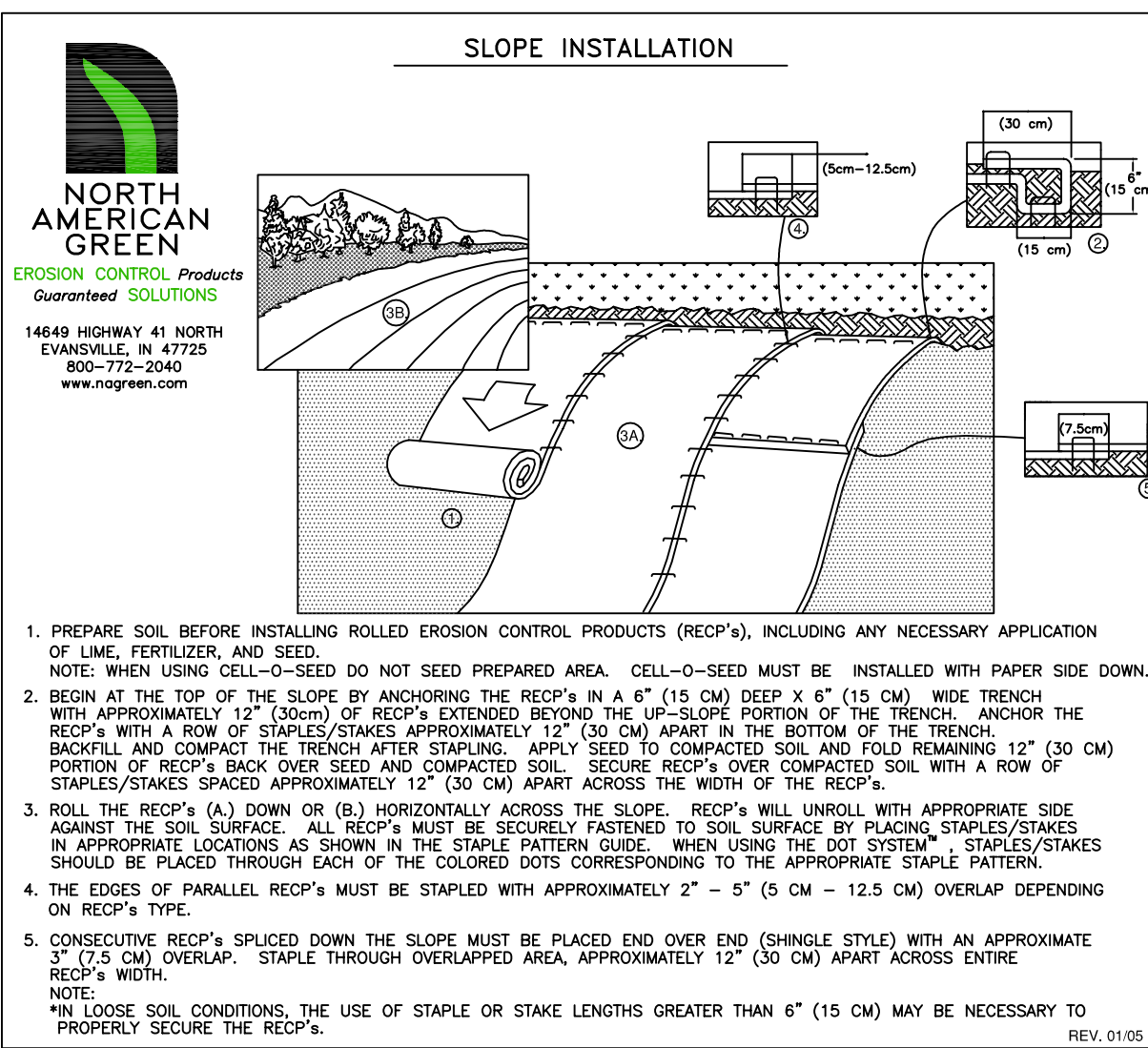
NOTES:

1. THIS ENTRANCE PAD SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING AND GRUBBING ACTIVITIES.
2. MAINTAIN ANTI-TRACKING SYSTEM IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE LENGTH OF THE ENTRANCE PAD SHALL BE INCREASED IF NECESSARY TO CONTROL THE TRACKING ONTO LOCAL ROADWAYS.
4. THE LOCAL ROADWAY SHALL BE SWEEP AS NECESSARY TO REMOVE ANY MATERIALS THAT HAVE BEEN TRACKED FROM THE SITE ENTRANCE DRIVE.
5. IF THE CONSTRUCTION SITE ENTRANCE WILL BE USED FOR MORE THAN 3 MONTHS, OR IF CONDITIONS REQUIRE, AND AS DIRECTED BY THE ENGINEER, THE SITE ENTRANCE DRIVE SHALL BE PAVED FOR THE FIRST 20 FEET.

(CE) CONSTRUCTION ENTRANCE PAD

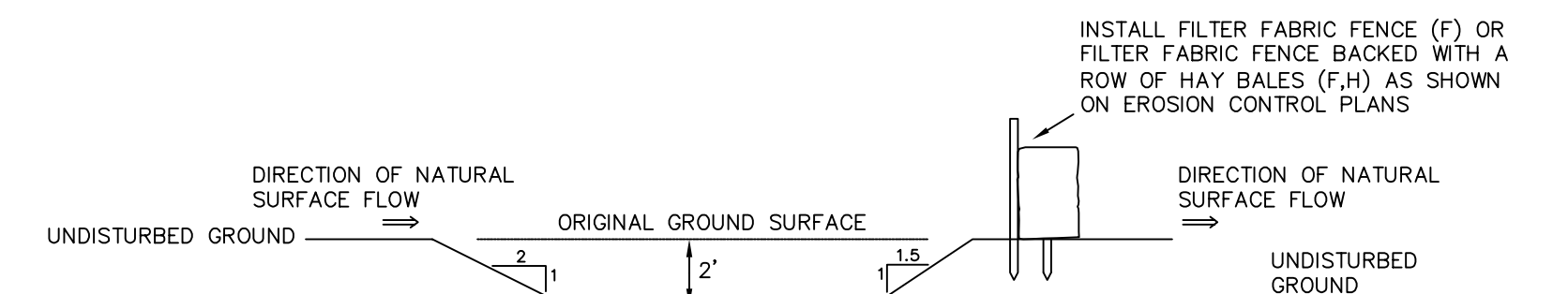


(F) GEOTEXTILE SILT FENCE



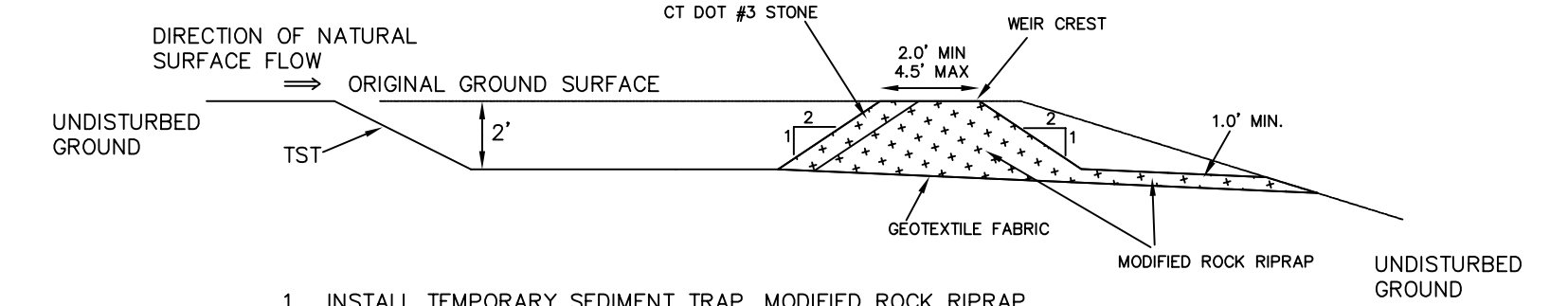
TO BE USED ON ALL SLOPES STEEPER THAN 3:1

(TRM) TURF REINFORCEMENT MAT



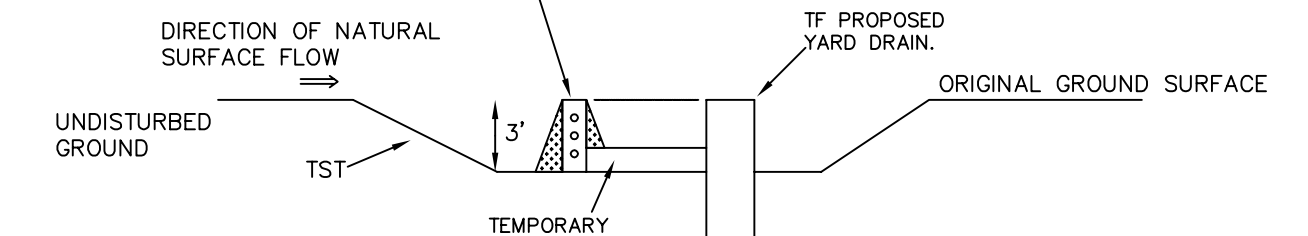
1. INSTALL TEMPORARY SEDIMENT TRAP AT ALL LOCATIONS AS INDICATED ON THE PLANS.
2. PLEASE REFER TO SECTION 5-11 SEDIMENT IMPOUNDMENTS, BARRIERS AND FILTERS, TEMPORARY SEDIMENT TRAP (TST) OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR DETAILED DESCRIPTIONS OF THE CONSTRUCTION OF TEMPORARY SEDIMENT TRAPS (TST).
3. SEE OUTLET DETAILS BELOW.

(TST) TEMPORARY SEDIMENT TRAP



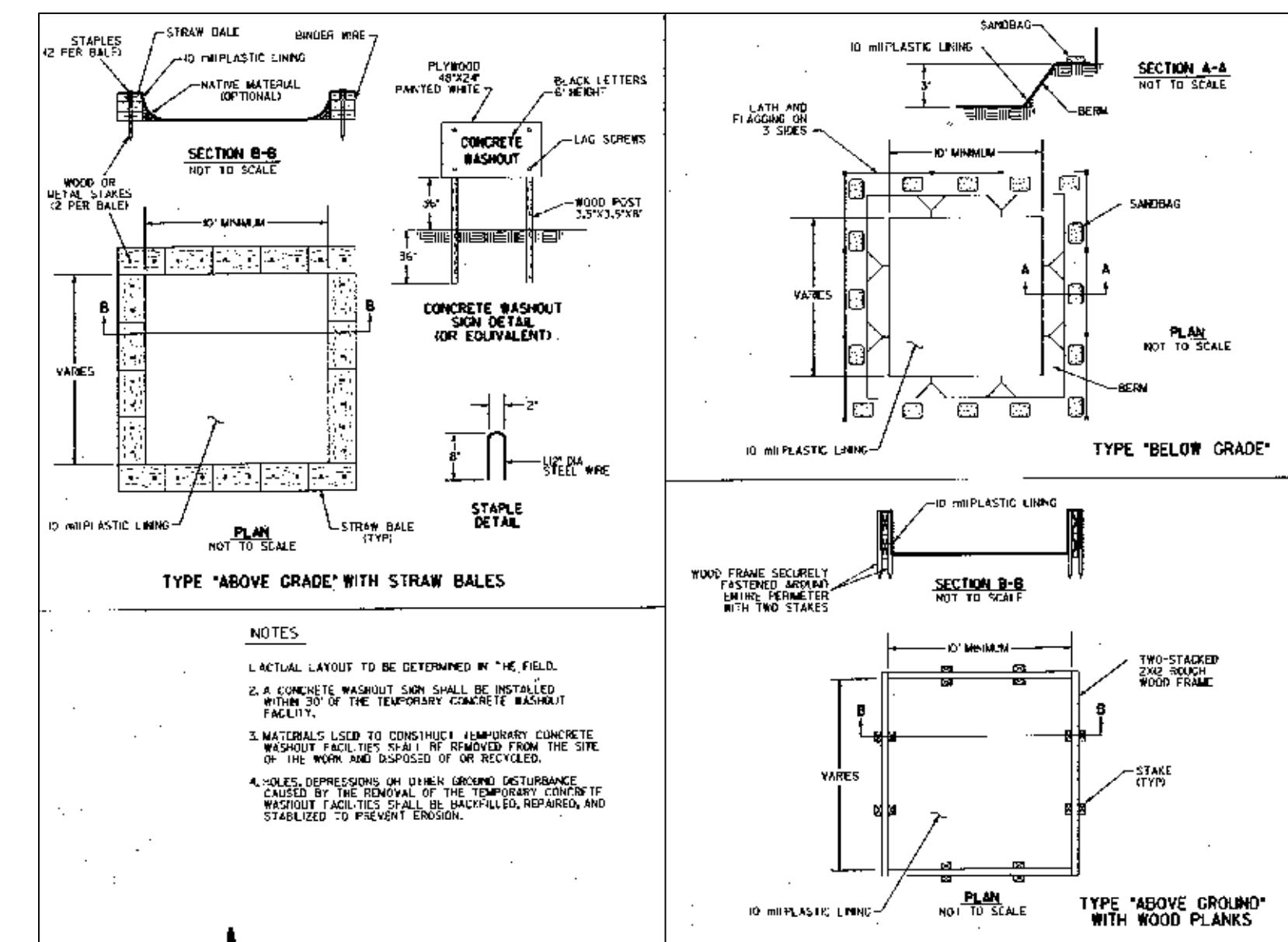
TST RIPRAP OUTLET

TEMPORARY 6\"/>



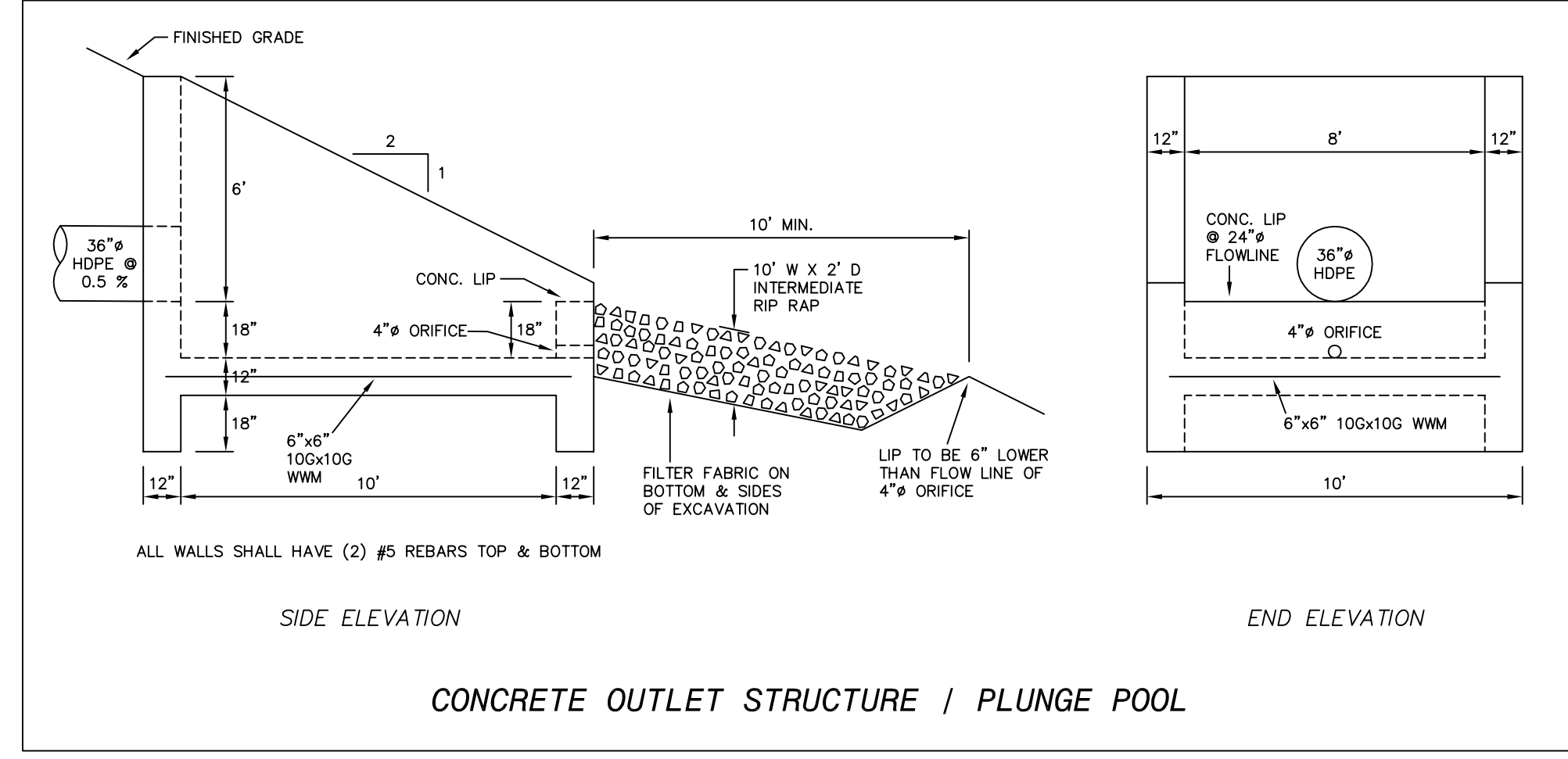
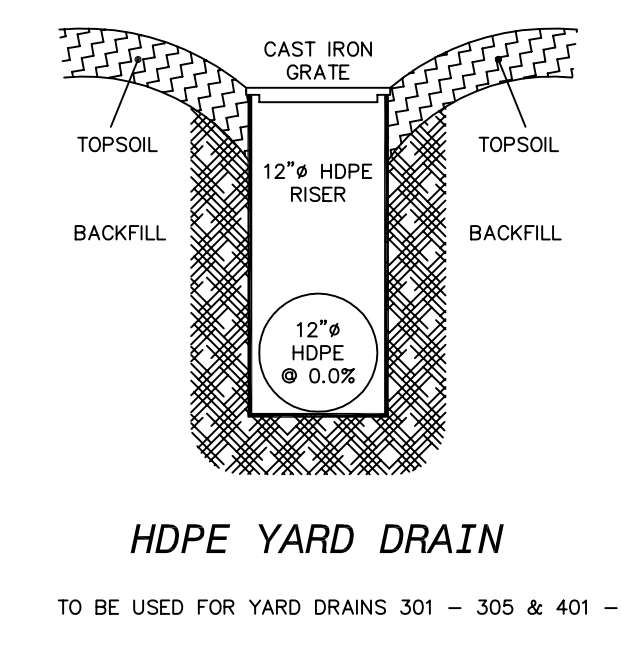
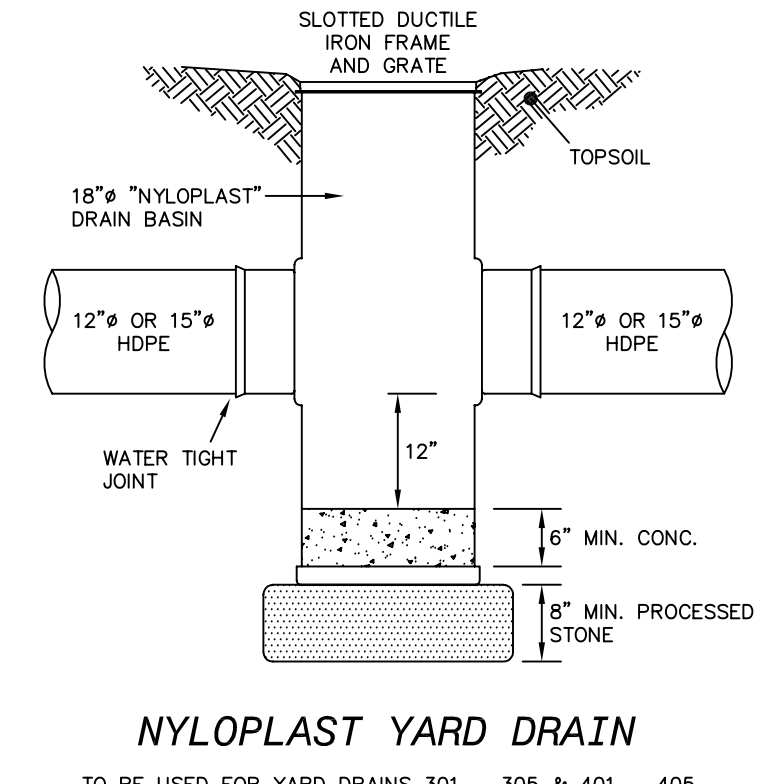
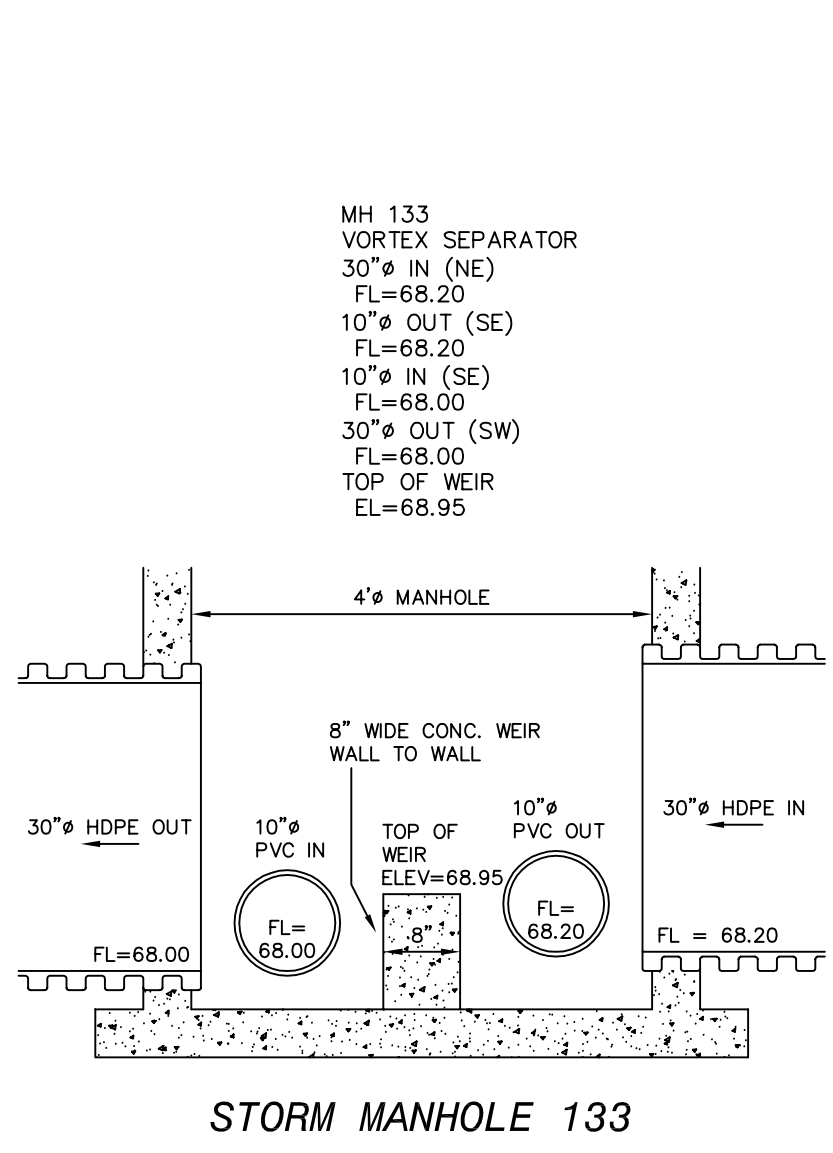
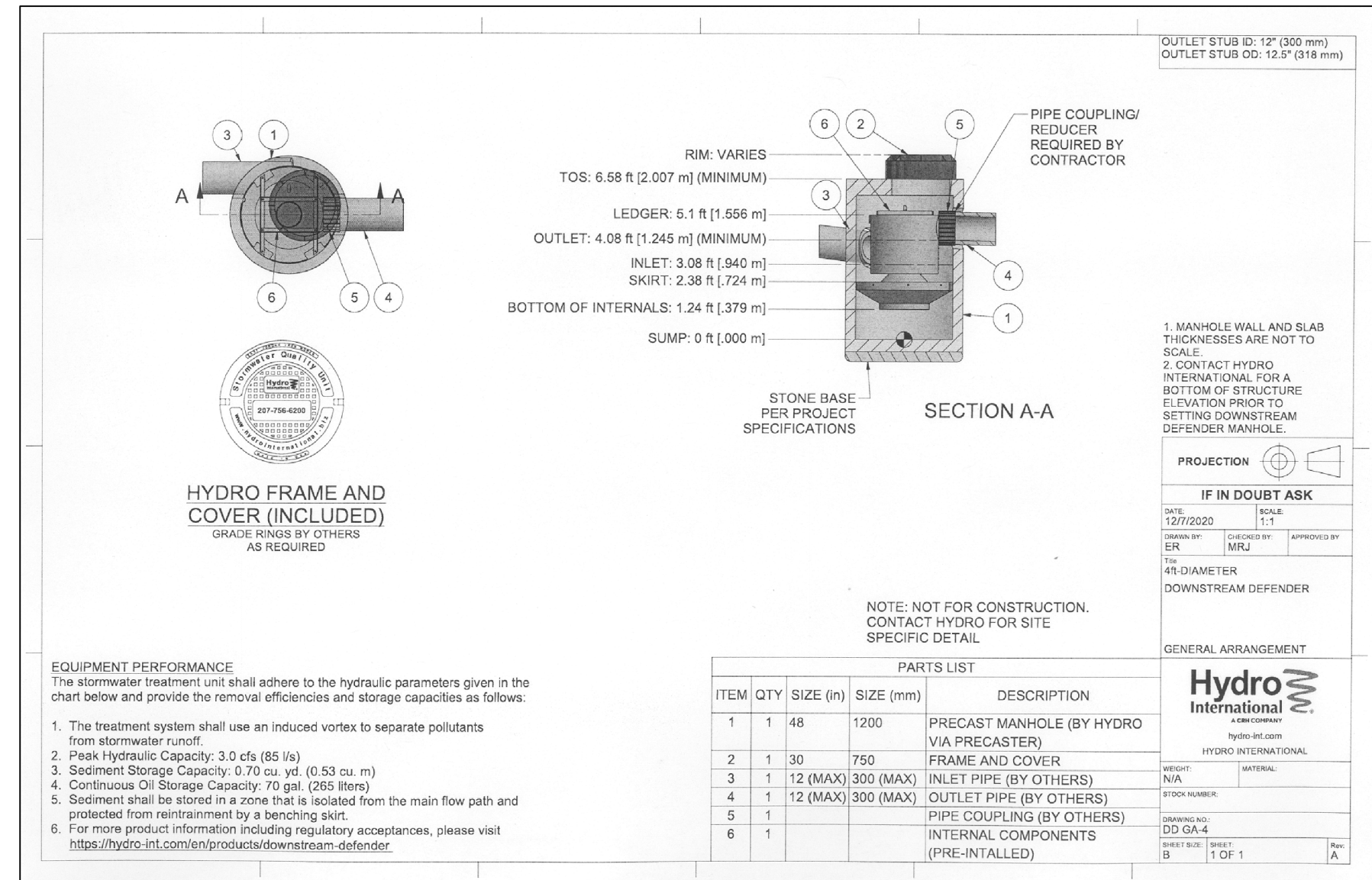
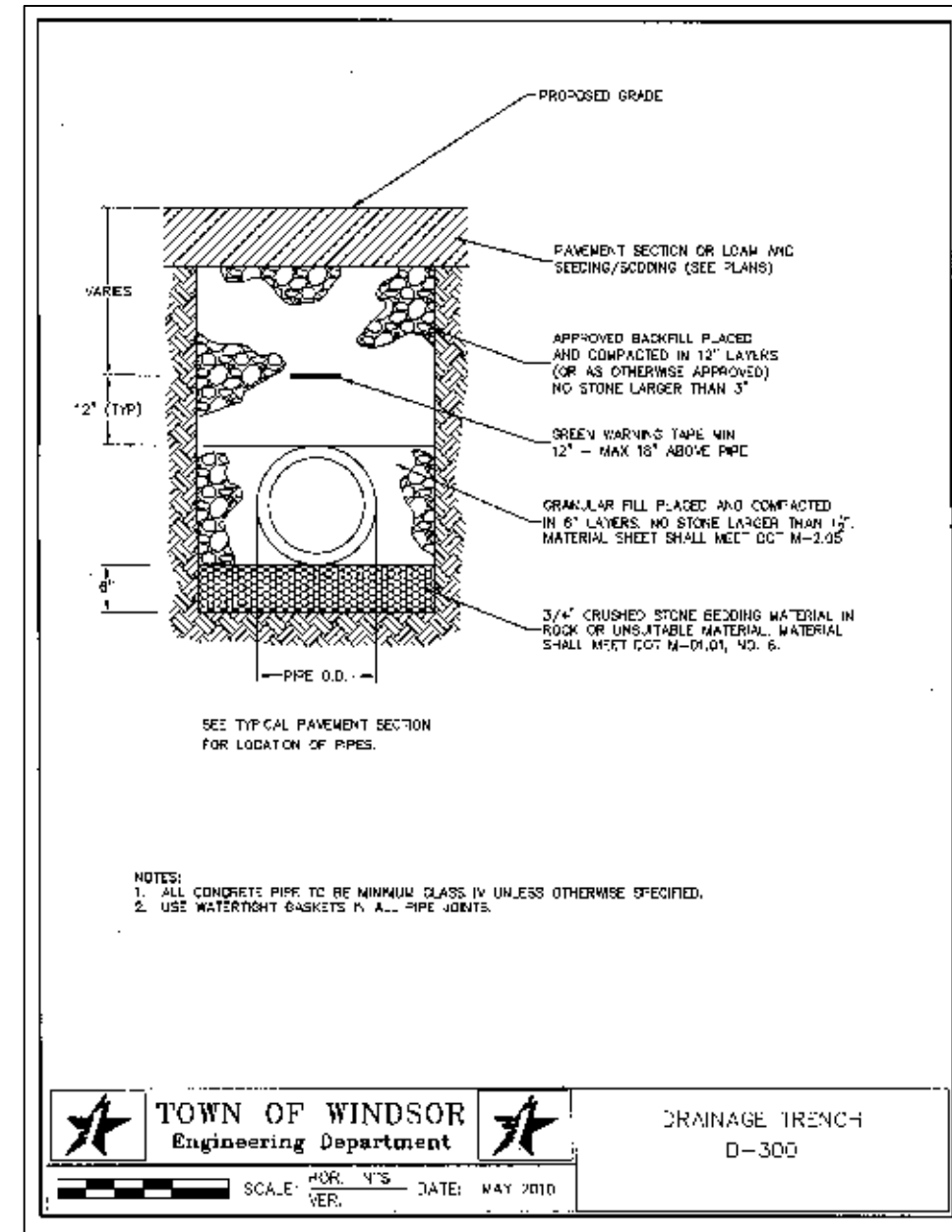
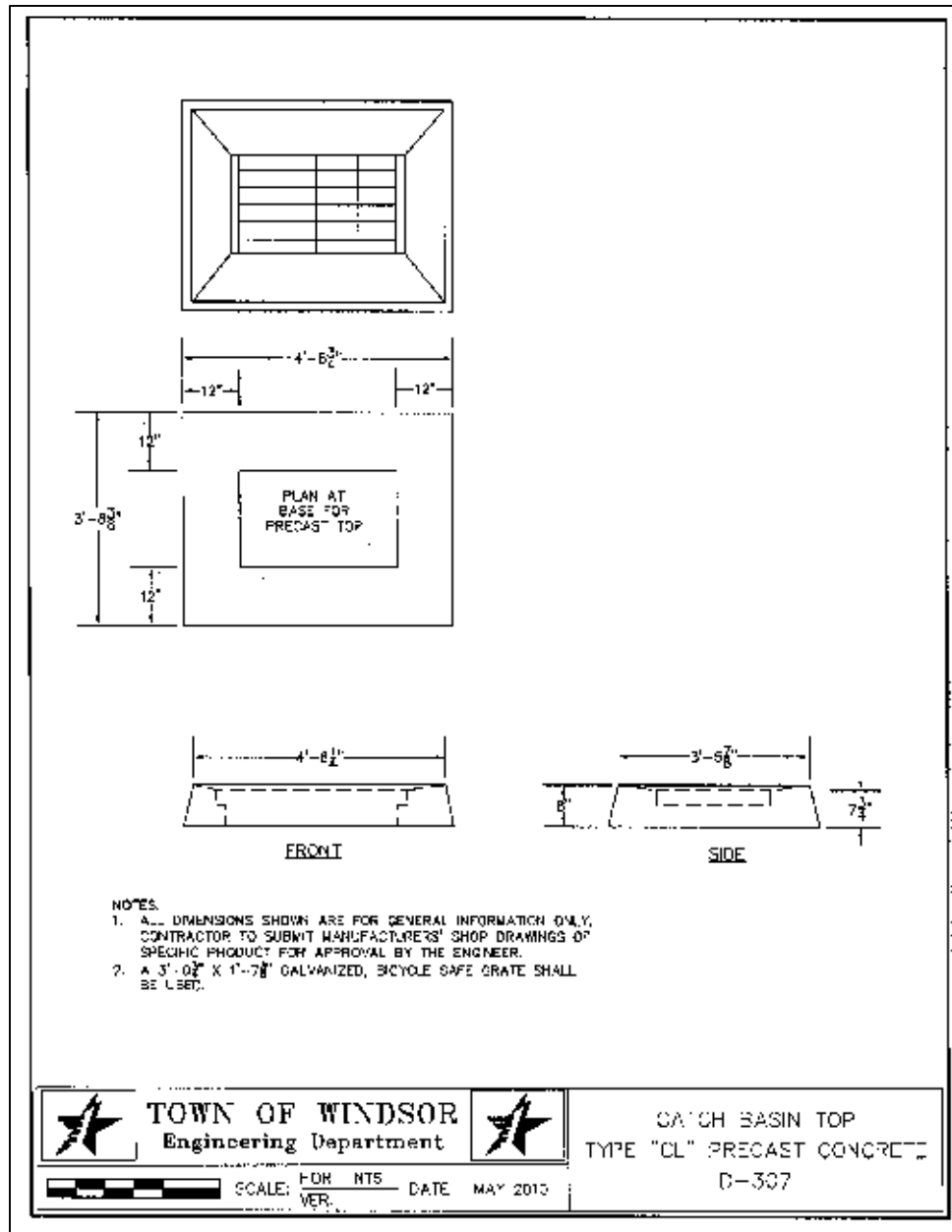
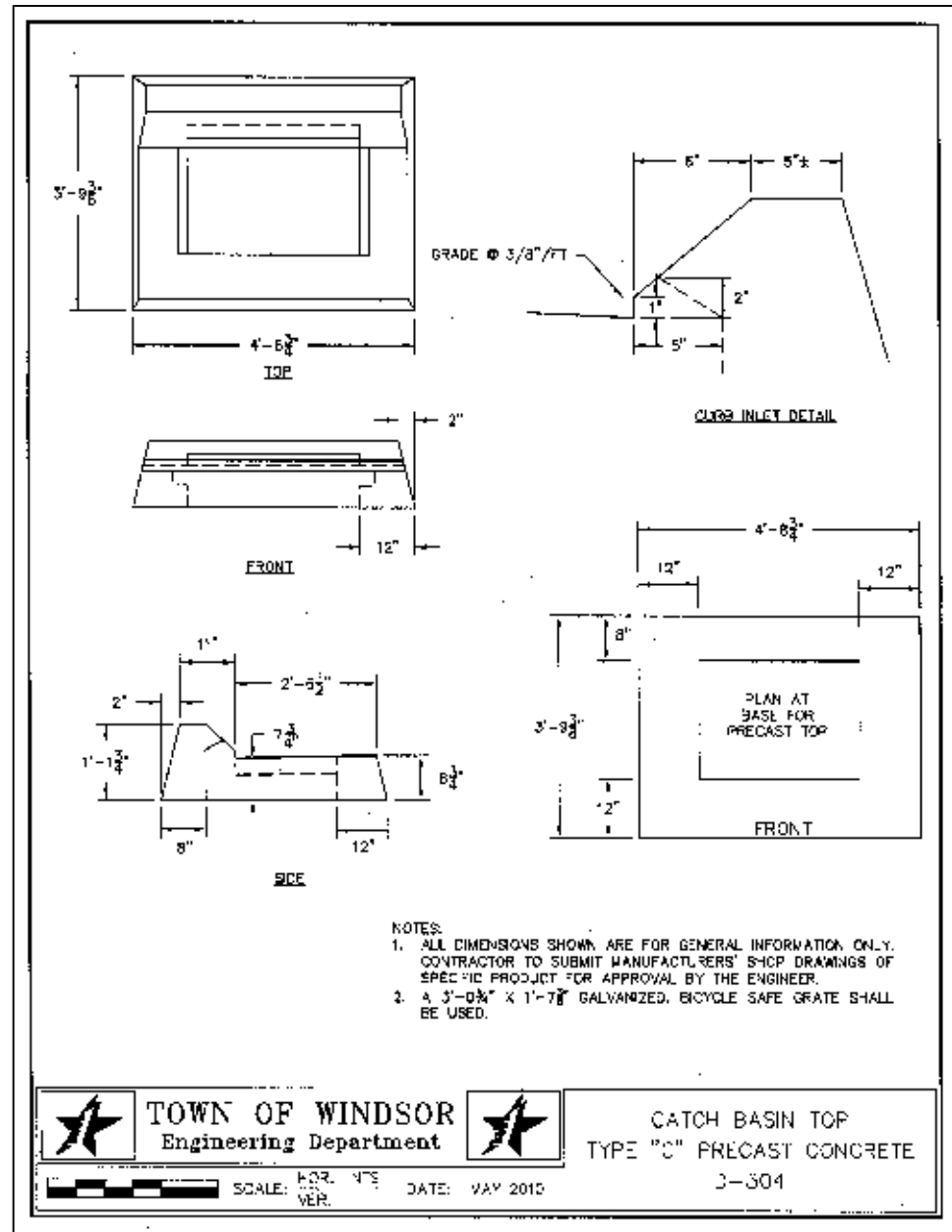
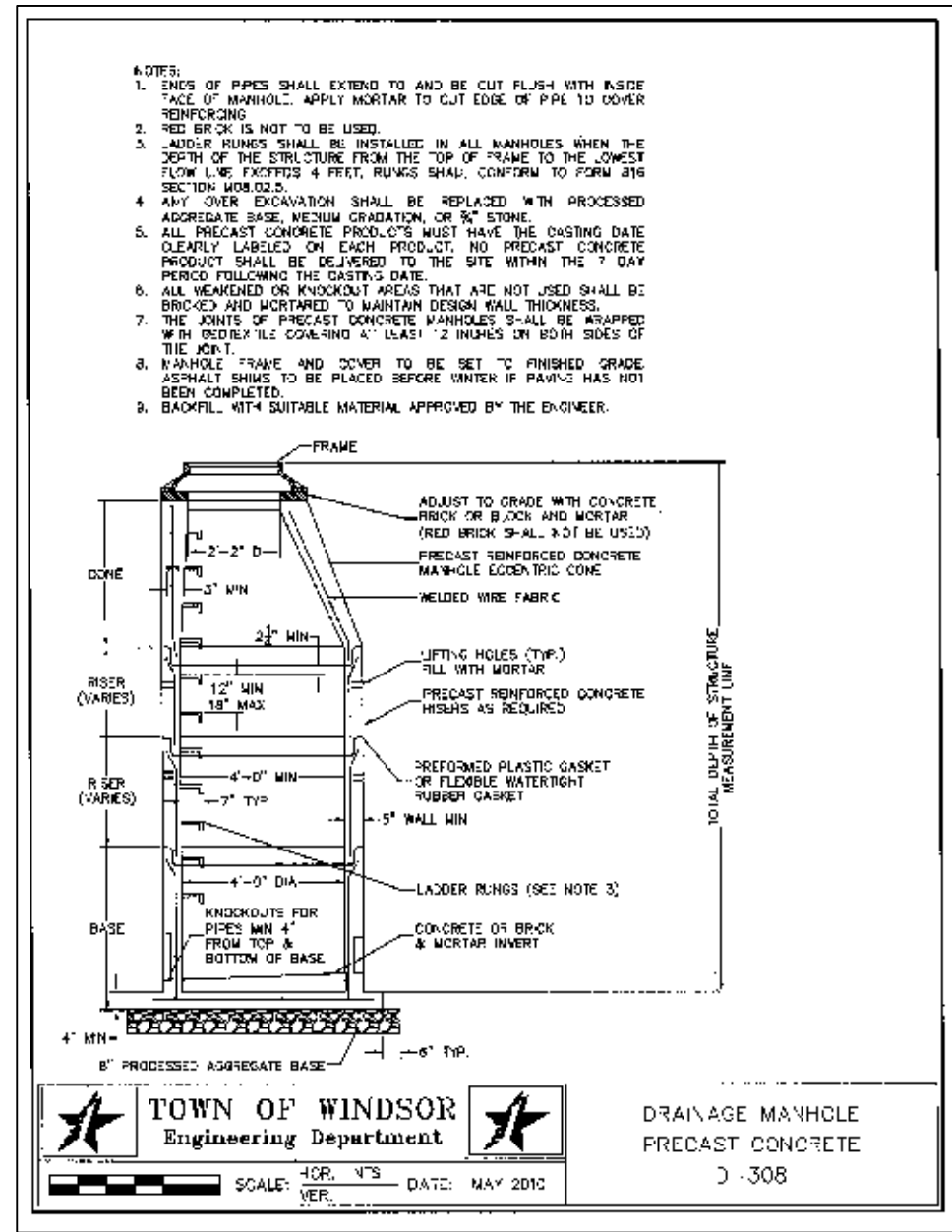
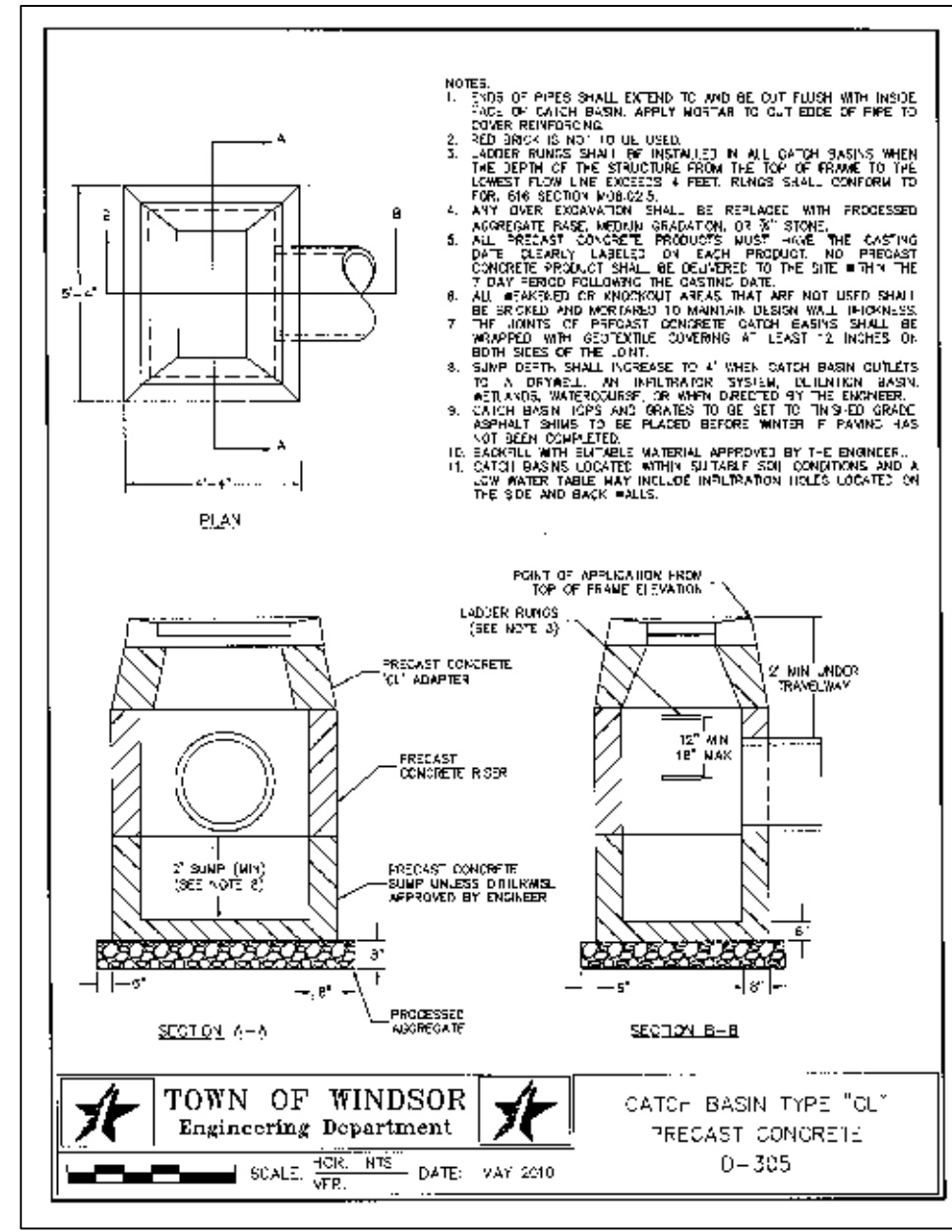
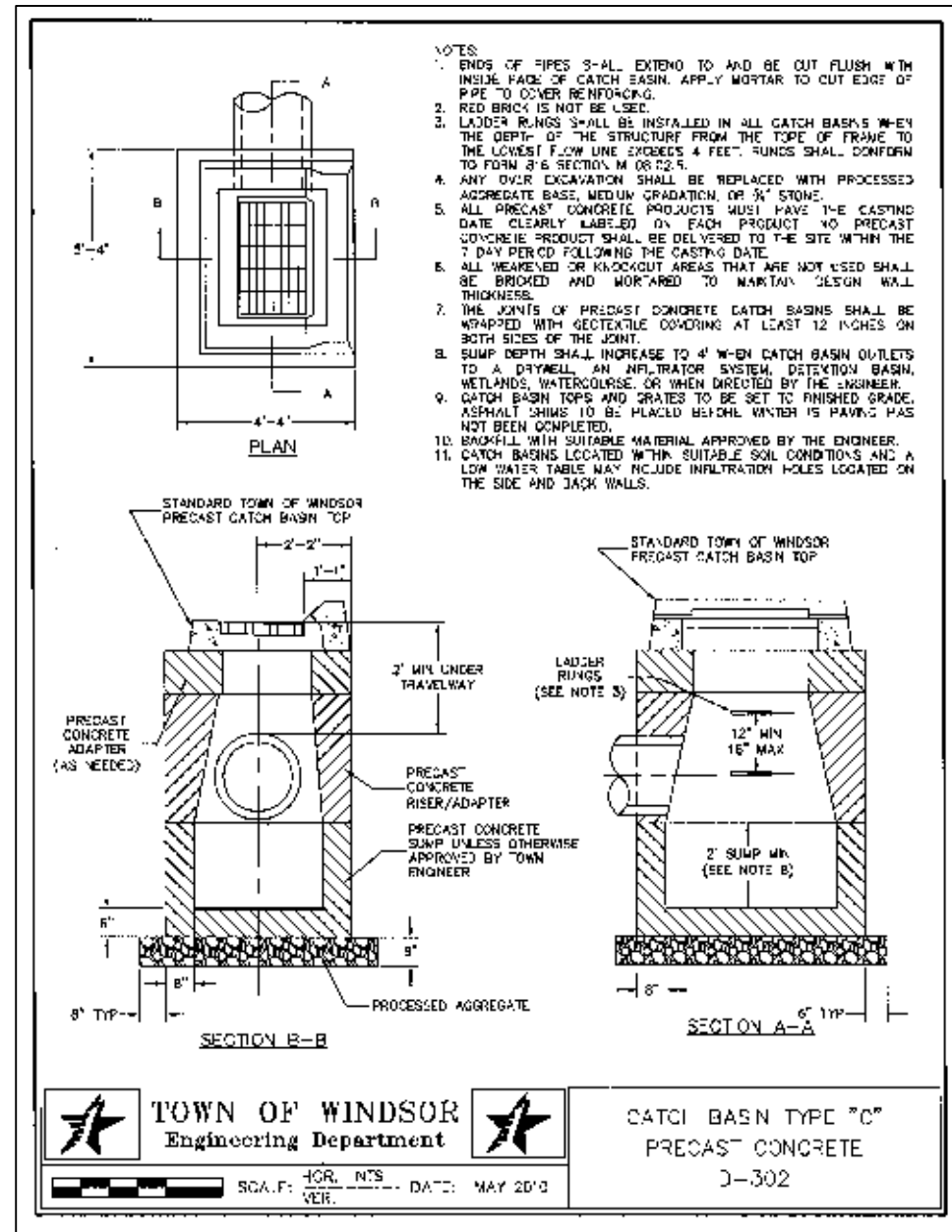
1. INSTALL RISER OUTLET IN TEMPORARY SEDIMENT TRAPS AS INDICATED ON PLANS.
2. WHEN TST STORAGE DEMANDS HAVE BEEN ELIMINATED AND TST'S ARE REMOVED, ALL TEMPORARY 6\"/>

TST RISER OUTLET



(WOA) CONCRETE WASHOUT AREA

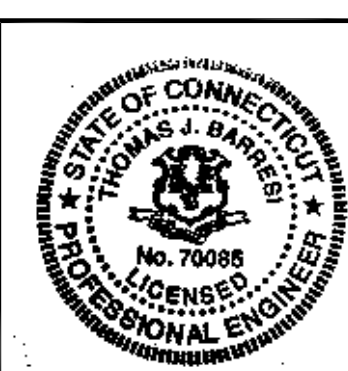
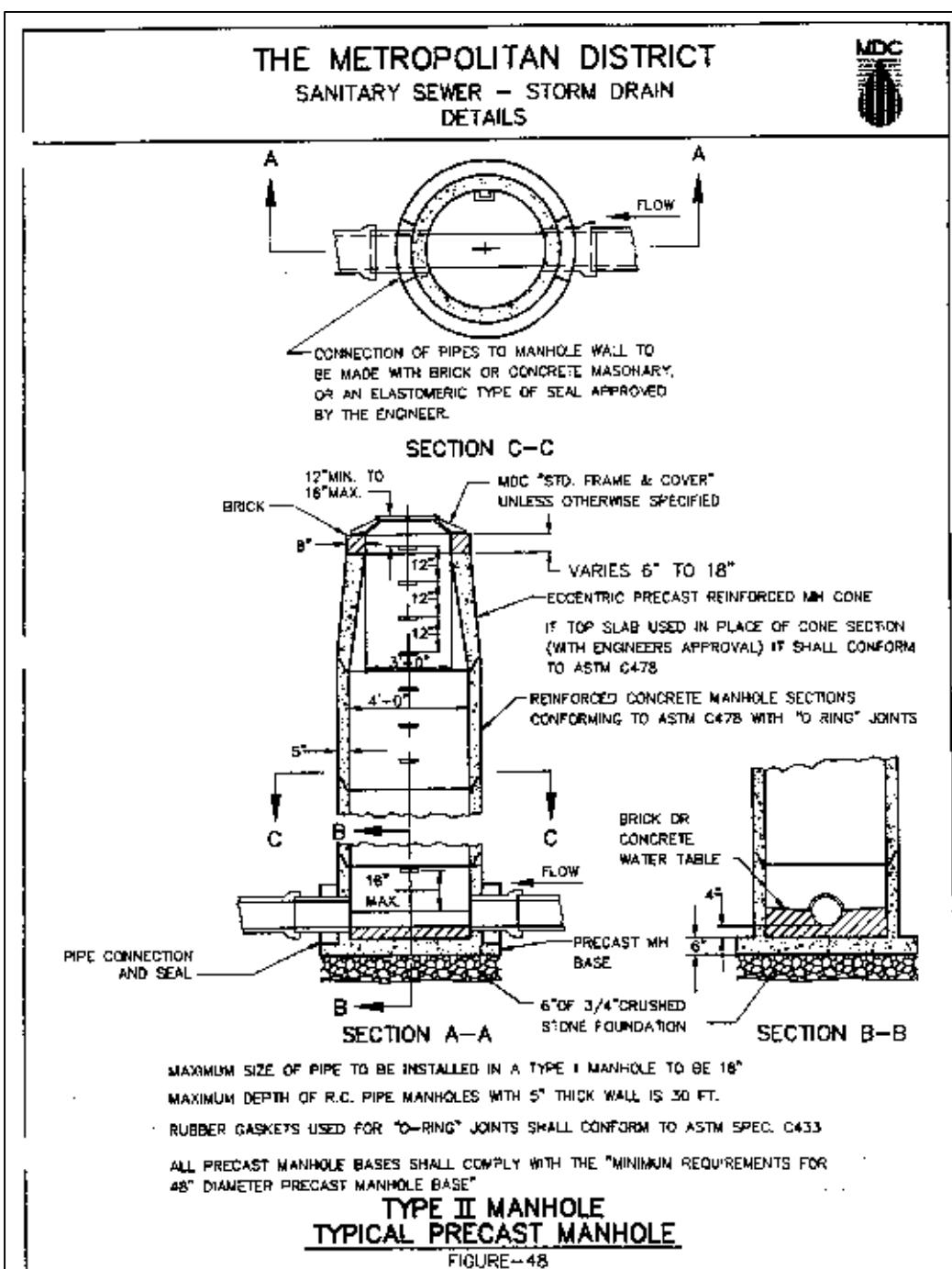
	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		REVISION TO APPROVED SITE PLAN PREPARED FOR POQUONOCK COMMONS, LLC THE VILLAGES at POQUONOCK Old Village Circle & Old Yankee Drive, Windsor, Connecticut	
	BARRESI ASSOCIATES LLC 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilc.com	DATE: 4/7/24 REVISION: 3/1/24	Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24) Existing Conditions Updated per Wetland Agent	SCALE: 1 IN = 40 FT FEBRUARY 28, 2024



PLEASE NOTE:
 MATERIAL CERTIFICATIONS SHOWING COMPLIANCE WITH TOWN STANDARDS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS PRIOR TO INSTALLATION AT THE SITE...

- PROCESSED AGGREGATE
- PORTLAND CEMENT CONCRETE
- BITUMINOUS CONCRETE
- TACK COAT
- CATCH BASINS
- MANHOLES
- PIPES AND PIPE FITTINGS
- EPOXY PAVEMENT MARKINGS
- DETECTABLE WARNING STRIPS
- SIGNS
- STREETLIGHTS, CABLE, CONDUIT AND CONTROLLERS
- SEEDING

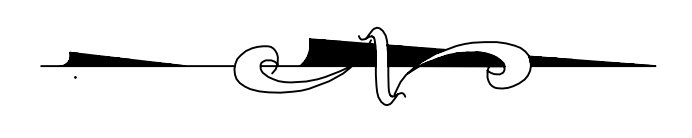
NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF WINDSOR ENGINEERING STANDARDS.



BARRESI ASSOCIATES LLC
 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095
 (860) 219-9260 www.barresilic.com

DATE	REVISION
4/7/24	Per Town Engineer Memo (3/26/24), Town Staff Memo (3/28/24)
3/1/24	Existing Conditions Updated per Wetland Agent

REVISION TO APPROVED SITE PLAN
 PREPARED FOR
POQUONOCK COMMONS, LLC
 THE VILLAGES at POQUONOCK
 Old Village Circle & Old Yankee Drive, Windsor, Connecticut
 SCALE: 1 IN = 40 FT
 FEBRUARY 28, 2024



APPROVED DEVELOPMENT PLAN

THE VILLAGES AT POQUONOCK
 PREPARED FOR
POQUONOCK COMMONS, LLC
 1857 POQUONOCK AVENUE
 WINDSOR, CONNECTICUT

P103 1/16/2019
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