

WINDSOR PICKLEBALL

PERMITTING SET 20 DAY HILL ROAD WINDSOR, CT 06095

DATE: REVISED 8-19-24

OWNER & PROFESSIONALS

PROJECT SITE PLAN NOT TO SCALE

LOCUS PLAN NOT TO SCALE

APPLICANT:

20 DAY HILL ROAD LLC
273 STATE STREET
SPRINGFIELD, MA 01103

RECORD OWNER:

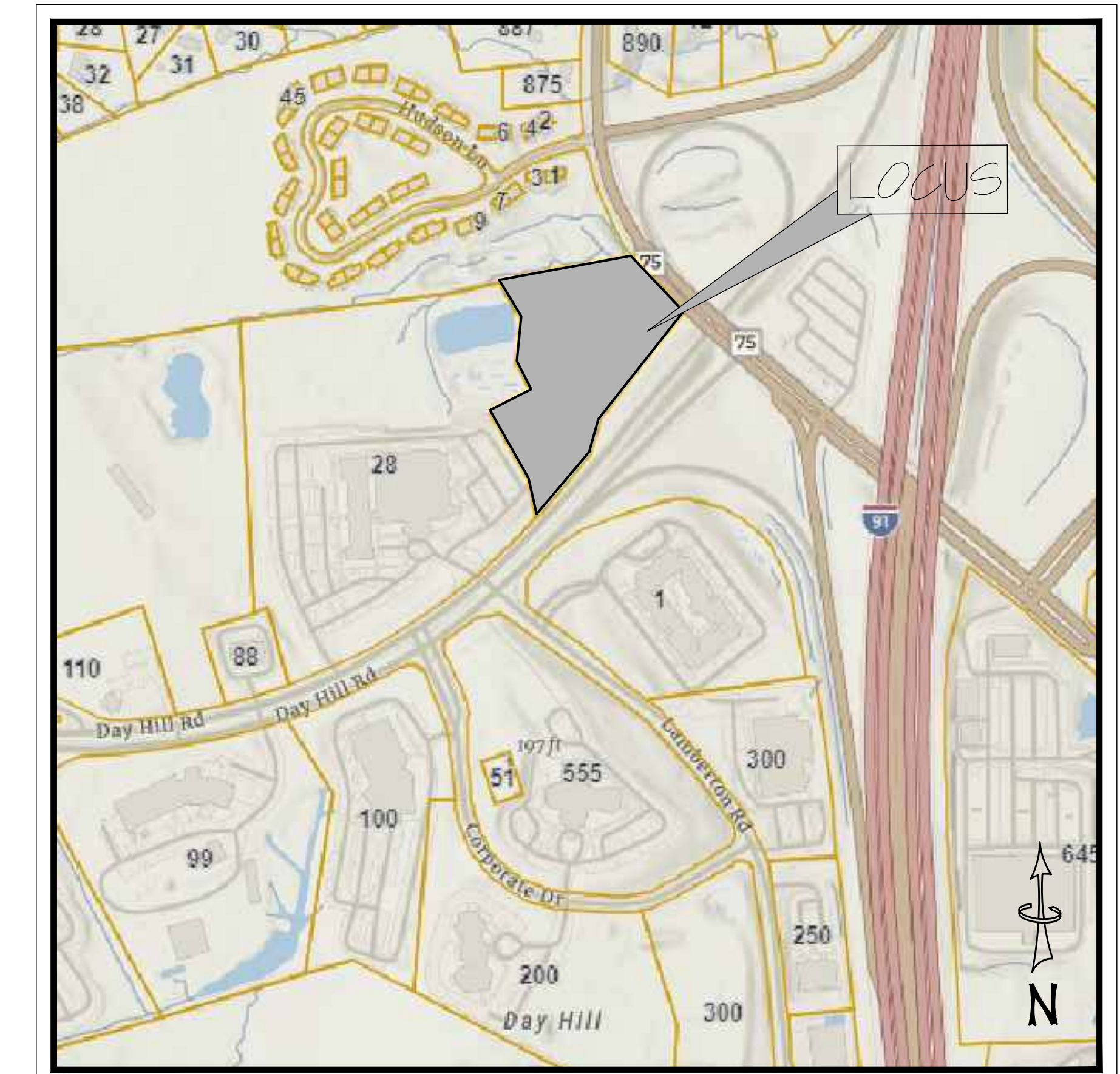
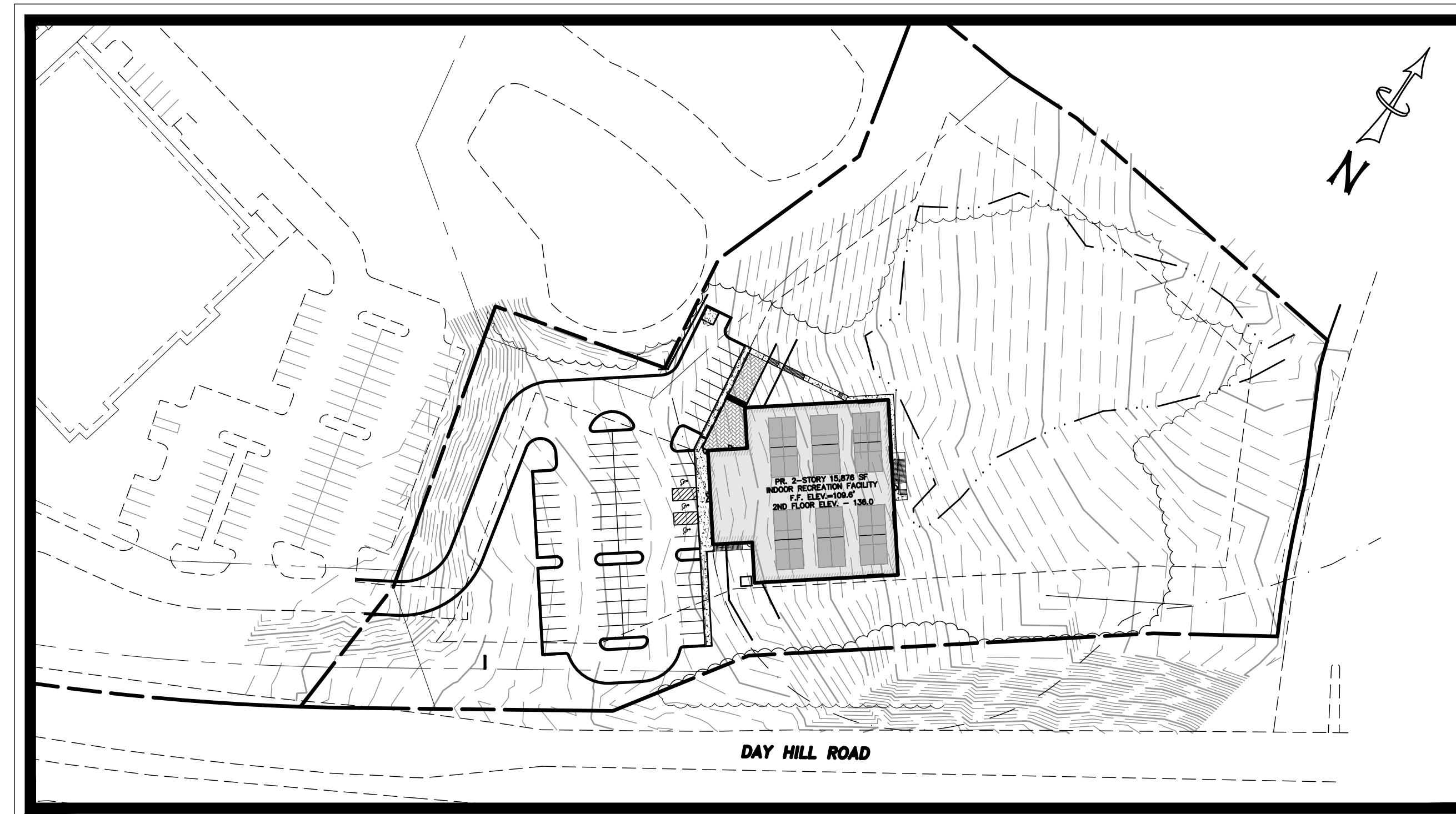
20 DAY HILL ROAD LLC
273 STATE STREET
SPRINGFIELD, MA 01103

CIVIL ENGINEER:

FURROW ENGINEERING
199 SERVISTAR INDUSTRIAL WAY - SUITE 2
WESTFIELD, MASSACHUSETTS 01085

GENERAL CONTRACTOR:

SAGE ENGINEERING & CONTRACTING, INC.
199 SERVISTAR INDUSTRIAL WAY - SUITE 2
WESTFIELD, MASSACHUSETTS 01085



DRAWING LIST

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FOR PERMITTING ONLY

T-1 TITLE SHEET

Furrow
Engineering

199 Servistar Industrial Way - Suite 2
Westfield, MA 01085
Phone: (413) 562-4884

TOWN OF WINDSOR — ZONING REVIEW

SECTION 1 — INTRODUCTION
1.1 ZONE DISTRICTS — BUSINESS DISTRICTS

- **ZONING DISTRICT: RC RESTRICTED COMMERCIAL ZONE**

SECTION 3 — SITE DEVELOPMENT
3.1 LANDSCAPING

3.1.1 GENERAL PLANTING REQUIREMENTS

- A. REQUIRED TREES AND SHRUBS
(6) ANY TREES OR SHRUBS WITHIN FIVE FEET OF A DRIVEWAY, PARKING LOT, OR WALKWAY SHALL BE SALT-TOLERANT.

3.1.2 SPECIFIC LANDSCAPING REQUIREMENTS

- C. REQUIRED LANDSCAPING WITHIN PARKING LOTS
(1) PARKING LOTS ADJACENT TO PROPERTY AND RIGHT-OF-WAY LINES

(A) ANY PARKING LOT CONTAINING THREE OR MORE PARKING SPACES LOCATED ADJACENT TO A STREET LINE SHALL BE SEPARATED FROM THE STREET LINE BY A CURBED, LANDSCAPED AREA AT LEAST TEN FEET IN WIDTH, EXCLUSIVE OF ANY PLANTING AREA THAT MAY BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. THE COMMISSION MAY REQUIRE A FENCE, WALL, HEDGE, BERM, OR A COMBINATION OF THESE AND OTHER PLANTINGS TO ACHIEVE NECESSARY SCREENING AND SHADING.

- (2) PARKING LOTS ADJACENT TO BUILDINGS

(A) EXCEPT AS PROVIDED BELOW, NO PARKING LOT OR DRIVEWAY SHALL BE CLOSER THAN TEN FEET FROM ANY PORTION OF A BUILDING OTHER THAN ITS DRIVE-THROUGH LANE, GARAGE ENTRANCE, TRUCK LOADING AREA APRON, OR SHORT-TERM TRUCK LOADING SPACE.

- (3) LANDSCAPED ISLANDS WITHIN ALL PARKING LOTS
IN ALL PARKING LOTS, ROWS OF PARKING SPACES SHALL BE TERMINATED BY CURBED LANDSCAPED END ISLANDS AT LEAST 9 FEET IN WIDTH AND 17 FEET IN LENGTH FOR SINGLE ROWS AND 9 FEET IN WIDTH AND 34 FEET IN LENGTH FOR DOUBLE ROWS. FOR EVERY TEN SPACES IN A PARKING LOT, CURBED LANDSCAPED INTERIOR ISLANDS AT LEAST 9 FEET IN WIDTH AND 17 FEET IN LENGTH SHALL BE ARRANGED WITHIN THE PARKING AREA AS APPROVED BY THE COMMISSION.

- (4) LANDSCAPING IN LARGE PARKING LOTS
IN ORDER TO PROVIDE FOR SAFE AND CONVENIENT VEHICULAR AND PEDESTRIAN MOVEMENT WITHIN PARKING AREAS, SAFE SEPARATION AND DELINEATION BETWEEN PARKING SPACES AND DRIVES, AREAS FOR SNOW SHELVING, PERMEABLE AREAS FOR THE RECHARGE OF GROUNDWATER, AREAS FOR THE INSTALLATION OF LIGHTING FIXTURES, AND RELIEF FROM EXCESSIVE EXPENSES OF PAVING, LARGE PARKING LOTS IN EXCESS OF 30 PARKING SPACES SHALL COMPLY WITH THE FOLLOWING.

(A) PARKING LOTS OF 30 OR MORE SPACES
IN PARKING LOTS OF 30 OR MORE PARKING SPACES, 27 SQUARE FEET OF NET PLANTING AREAS SHALL BE REQUIRED WITHIN THE PARKING LOT FOR EACH PARKING SPACE, EXCLUSIVE OF ANY OTHER PLANTING AREA REQUIREMENT, EXCEPT THAT FOR DEVELOPMENTS IN WINDSOR AND WILSON CENTERS (AS DESCRIBED IN SECTION 13.1.3A), THIS REQUIREMENT MAY BE REDUCED TO 18 SQUARE FEET. THE NET PLANTING AREA SHALL EXCLUDE ANY PAVED AREA FOR SIDEWALKS OR CAR OVERHANG AREA (I.E. TWO FEET FOR A PARKING SPACE WITH CURBED WHEEL STOPS). WITHIN THESE LANDSCAPED AREAS, ONE MAJOR TREE AND ONE SHRUB OR BUSH SHALL BE PROVIDED FOR EVERY TEN SPACES, EXCLUSIVE OF ANY OTHER PLANTING REQUIREMENT. THIS LANDSCAPED AREA SHALL BE USED FOR END AND INTERIOR LANDSCAPED ISLANDS AND, WHERE APPLICABLE, FOR LANDSCAPED STRIPS REQUIRED IN SUBSECTION (B) AND (C) BELOW.

3.3 OFF-STREET PARKING

3.3.5 MINIMUM AND MAXIMUM PARKING RATIOS

- E. EDUCATIONAL, CULTURAL, RELIGIOUS, AND RECREATIONAL FACILITIES
(7) BOWLING ALLEYS, BILLIARD PARLORS, RACKET SPORTS FACILITY/CLUB: FIVE SPACES PER BOWLING LANE AND/OR 3 SPACES PER BILLIARD TABLE AND/OR 4 SPACES PER RACKET SPORTS COURT.

- **PARKING SUMMARY:**
- **PROPOSED COURTS = 13**
- **REQUIRED PARKING SPACES = 13 * 4 SPACES/COURT = 52 SPACES**
- **PROPOSED PARKING SPACES = 69**

3.7 SIGNS

3.7.2 GENERAL REQUIREMENTS

G. FREESTANDING SIGNS SHALL BE LOCATED AT LEAST FIVE FEET FROM A PUBLIC RIGHT-OF-WAY AND SHALL NOT EXCEED THE HEIGHT OF THE EAVES OR THE TOP OF THE PARAPET WALL OF THE BUILDING TO WHICH IT RELATES.

N. NO SITE SHALL BE ALLOWED MORE THAN TWO TYPES OF BUSINESS SIGNS (I.E. FREESTANDING, PROJECTING, OR WALL SIGNS).

3.7.4 SIGN ILLUMINATION REGULATIONS

B. WITH THE EXCEPTION OF INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGOS, AND INTERNALLY ILLUMINATED SIGNS WITH OPAQUE BACKGROUNDS, WHERE ONLY THE COPY AND/OR LOGOS ARE ILLUMINATED AT NIGHT, INTERNALLY ILLUMINATED SIGNS ARE NOT A PERMITTED ACCESSORY USE.

3.7.5 SIGN DESIGN AND AREA REGULATIONS

B. AREA
(1) IN ALL ZONES, EXCEPT SINGLE-FAMILY RESIDENTIAL ZONES, THE FOLLOWING SHALL APPLY:
(A) THE MAXIMUM TOTAL AREA OF ALL COMBINED PROJECTING AND WALL SIGN(S) IS CALCULATED BY MULTIPLYING THE LENGTH OF THE FRONT WALL OF THE BUILDING OR ESTABLISHMENT BY THE AREA FACTOR SPECIFIED IN (I), (II) AND (III) BELOW:

(I) ONE SQUARE FOOT OF SIGN FOR EACH LINEAR FOOT OF THE FRONT WALL OF BUILDINGS OR ESTABLISHMENTS LOCATED LESS THAN 100 FEET FROM THE STREET RIGHT-OF-WAY;

(II) ONE AND ONE-HALF SQUARE FEET OF SIGN FOR EACH LINEAR FOOT OF FRONT WALL OF BUILDINGS OR ESTABLISHMENTS LOCATED BETWEEN 100 FEET AND 200 FEET FROM THE STREET RIGHT-OF-WAY; AND

(III) TWO SQUARE FEET OF SIGN FOR EACH LINEAR FOOT OF FRONT WALL OF BUILDINGS OR ESTABLISHMENTS LOCATED MORE THAN 200 FEET FROM THE STREET RIGHT-OF-WAY.

(B) FOR THE PURPOSES OF THIS SECTION, THE FRONT WALL OF A BUILDING OR ESTABLISHMENT SHALL BE THE WALL CONTAINING THE MAIN ENTRANCE.

ALLOWED COMBINED PROJECTING AND WALL SIGNS AREA CALCULATION TABLE:

FRONT WALL OF BUILDING DISTANCE FROM STREET R.O.W.	LINEAR FEET	ALLOWED AREA/LF	ALLOWED AREA
<100 FEET	44	1 SF	44 SF
100-200 FEET	86	1.5 SF	129 SF
TOTAL			173 SF

MAX ALLOWABLE AREA OF PROJECTING AND WALL SIGNS COMBINED IS 173 SF

(2) THE AREA OF AN ACTUAL OR PROPOSED SIGN SHALL BE CALCULATED BY MEASURING THE AREA OF THE SMALLEST RECTANGLE THAT ENCOMPASSES THE EXTREME LIMITS OF ANY TEXT, LOGO, OR OTHER GRAPHIC, EXCLUDING THE STREET ADDRESS; TOGETHER WITH ANY MATERIAL FORMING AN INTEGRAL PART OF THE BACKGROUND OF THE SIGN OR ANY COLOR USED TO DIFFERENTIATE THE SIGN FROM THE BACKDROP OR STRUCTURE THAT IT IS PLACED ON, BUT NOT INCLUDING ANY SUPPORTING STRUCTURE, BRACING, DECORATIVE FENCE, OR WALL THAT OTHERWISE COMPLIES WITH THESE REGULATIONS AND IS CLEARLY INCIDENTAL TO THE SIGN ITSELF.

(4) FOR FREESTANDING AND PROJECTING SIGNS, ALL SIDES CONTAINING TEXT, LOGOS, OR OTHER GRAPHICS SHALL BE INCLUDED IN THE CALCULATION OF THE TOTAL SIGN AREA.

(5) EXCEPT AS PER SECTION 3.7.2B, THE MAXIMUM ALLOWABLE SIGN AREA OF PERMITTED FREESTANDING SIGNS LOCATED ON A LOT THAT IS GREATER THAN THE MINIMUM LOT WIDTH REQUIRED IN THE UNDERLYING ZONE MAY BE MODIFIED ACCORDING TO THE FOLLOWING FORMULA, PROVIDED THAT NO SIGN EXCEEDS TWO TIMES THE PERMITTED AREA AND THE TOWN PLANNER AND ZONING ENFORCEMENT OFFICER FIND THAT LARGER SIGNS WILL NOT HAVE AN ADVERSE IMPACT:

$$D = (Y/X) \times C$$

WHERE X = THE MINIMUM LOT WIDTH
Y = THE ACTUAL LOT WIDTH
C = THE MAXIMUM ALLOWABLE FREESTANDING SIGN AREA AND
D = THE ADJUSTED MAXIMUM ALLOWABLE FREESTANDING SIGN AREA.

FREESTANDING SIGN AREA MODIFICATION CALCULATION:
X=250 FT
Y=701 FT
C=50 FT (SECTION 3.7.9C(3))
D=(701/25) X 50 = 140 SF
SIGN AREA CANNOT EXCEED TWO TIMES PERMITTED AREA (2 X C = 2 X 50 = 100 SF)

MAX ALLOWABLE AREA OF FREESTANDING SIGN IS 100 SF

3.7.11 SIGNS PERMITTED IN THE RESTRICTED COMMERCIAL ZONE
SIGNS LOCATED IN A RESTRICTED COMMERCIAL ZONE SHALL BE REGULATED AS PER SECTION 3.7.9.

3.7.9 SIGNS PERMITTED IN BUSINESS ZONES
B. CONSTRUCTION
ONE FREESTANDING SIGN NOT EXCEEDING 40 SQUARE FEET PER SIDE, TO ADVERTISE A BUILDING PROJECT. EACH SUBCONTRACTOR MAY DISPLAY ONE FREESTANDING SIGN NOT EXCEEDING FOUR SQUARE FEET.

C. BUSINESS
AN ESTABLISHMENT MAY:

(3) AN ESTABLISHMENT, OTHER THAN A FUEL FILLING STATION (SEE SECTION 3.7.7C), WITH 3,000 SQUARE FEET OR MORE OF GROUND FLOOR AREA IN THE MAIN BUILDING (EXCEPT FUEL FILLING STATIONS) MAY ERCT ONLY ONE FREESTANDING SIGN, NOT EXCEEDING 50 SQUARE FEET, EXCEPT THAT IN WINDSOR AND WILSON CENTER AREAS (AS SHOWN ON APPENDIX PAGES A-22 AND A-23), NO FREESTANDING SIGN MAY EXCEED 16 SQUARE FEET PER FACE AND THE PROVISIONS OF SECTION 3.7.5B(5) SHALL NOT BE APPLICABLE;

ONE FREESTANDING SIGN WITH A MAX ALLOWABLE AREA OF 50 SF (INCREASED TO 100 SF PER SECTION 3.7.5B(5)) IS PERMITTED. ALL SIDES OF SIGN CONTAINING TEXT/LOGOS ARE INCLUDED IN AREA CALCULATIONS

SECTION 7 — RESTRICTED COMMERCIAL ZONE (RC)

7.1 AREA, BULK, DENSITY, AND YARDS STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT AREA	5 ACRES	5 ACRES
MINIMUM YARDS (FRONT, SIDE, AND REAR)	50 FEET	54 FEET
MAXIMUM BUILDING COVERAGE	20% OF THE SITE	7.30%
MINIMUM LOT WIDTH	250 FEET	701 FEET
MAXIMUM BUILDING HEIGHT	4 STORIES OR 50 FEET	2 STORIES (47.5 FEET)

7.6 — SPECIAL USES

THE COMMISSION MAY ALLOW THE FOLLOWING USES SUBJECT TO THE PROVISIONS OF SECTION 15 AND AS SPECIFIED BELOW.

7.6.4 RACKET SPORTS FACILITY/CLUB AND ITS ACCESSORY USES, WHICH MAY INCLUDE THE SALE OF PREPACKAGED FOOD SERVED IN OR ON DISPOSABLE WRAPPERS, CONTAINERS, OR PLATES FROM A CONCESSION STAND, SNACK BAR, CAFE, OR TAKE OUR SERVICE AS PER 5.2.6(D)(1)(B) AND THE SALE OF ALCOHOLIC BEVERAGES FROM A SERVICE BAR FOR ON-PREMISE CONSUMPTION BY MEMBERS AND THEIR GUESTS WITH A CAFE — BOWLING ALLEY LIQUOR PERMIT. THERE SHALL BE NO LIMITED ENTERTAINMENT FACILITIES.

• **THE PROPOSED PICKLEBALL FACILITY IS CONSIDERED A RACKET SPORTS FACILITY/CLUB. THEREFORE IT IS A SPECIAL USE THAT MAY BE ALLOWED.**

SECTION 14 — GENERAL REQUIREMENTS

14.2 GENERAL EXCEPTIONS

14.2.3 REQUIREMENTS FOR DAY HILL ROAD AND NORTHFIELD DRIVE AREA SITES

- A. REQUIREMENTS FOR DAY HILL ROAD AREA SITES
(1) USES:
(b) SPECIAL USES:
(ii) RACKET SPORTS FACILITY/CLUB AND ITS ACCESSORY USES AS PER SECTION 7.6.4 IF ALLOWED IN THE UNDERLYING ZONING DISTRICT.

(2) THE EXTERIOR WALLS OF PRINCIPLE BUILDINGS SHALL BE SIMILAR IN CHARACTER AND MATERIAL AS THAT OF THE PREDOMINANT NUMBER OF EXISTING BUILDINGS IN THE AREA. THE EXTERIOR WALLS OF PRINCIPLE BUILDINGS SHALL BE SIMILAR IN CHARACTER AND MATERIAL AS THAT OF THE PREDOMINANT NUMBER OF EXISTING BUILDINGS IN THE AREA. THE MATERIAL FOR THE EXTERIOR WALLS OF OFFICES, RESEARCH-LABORATORIES, AND COMPUTER CENTERS SHALL BE BRICK, CUT STONE, SMOOTH SKIN METAL PANELS, DECORATIVE PRE-CAST CONCRETE PANELS (UTILIZING COLORS, TEXTURES, NATURAL OR CULTURED STONES, AND THIN BRICKS), AND GLASS IN ANY COMBINATION. OTHER MATERIALS MAY BE USED AS PER SECTION 14.1.19, 14.2.3A(11), AND 14.2.3A(13). FOR OFFICE FLEX SPACE, MANUFACTURING, FABRICATING, COMPOUNDING, AND TREATMENT OF ARTICLES, THE REAR WALL MAY CONCRETE MASONRY UNITS, PRECAST OR TILT-UP CONCRETE PANELS IF NOT VISIBLE FROM DAY HILL ROAD, BLUE HILLS AVENUE, NORTHFIELD DRIVE, OR ORANGE WAY.

(4) THE MAXIMUM CLEAR CEILING HEIGHT OF ANY FLOOR SHALL NOT EXCEED 28 FEET.

(5) TO VISUALLY BREAK UP THE BULK AND SCALE OF LARGE BUILDINGS, OFF-SETS OF NO LESS THAN FIVE FEET FOR EVERY 100 FEET IN HORIZONTAL DIMENSION SHALL BE REQUIRED. THE OFF-SETS MAY BE COMBINED AS DESIGNED BY THE APPLICANT AND APPROVED BY THE COMMISSION, PROVIDED THAT THE TOTAL LENGTH OF REQUIRED OFF-SET(S) IS MAINTAINED.

(6) FOR OFFICES, RESEARCH-LABORATORIES, RESEARCH/DEVELOPMENT, AND COMPUTER CENTERS, THE ROOF OF BUILDINGS SHALL BE FLAT IN APPEARANCE WHEN OBSERVED FROM ALL SIDES OF THE BUILDING. FOR OFFICE FLEX SPACE, MANUFACTURING, FABRICATING, COMPOUNDING, OR TREATMENT OF ARTICLES; AND THE WAREHOUSING AND DISTRIBUTION OF ARTICLES NOT PRODUCED ON THE PREMISES; THE ROOF OF BUILDINGS SHALL BE FLAT IN APPEARANCE ON THE FRONT AND TWO SIDE FACADES.

(7) ANY GUTTER OR DOWN SPOUTS ON THE FRONT AND SIDE WALLS SHALL BE HIDDEN WITHIN ROOFS AND WALLS.

(8) GROUND OR ROOF MOUNTED MECHANICAL EQUIPMENT AND DUMPSTERS SHALL NOT BE VISIBLE FROM DAY HILL ROAD, NORTHFIELD DRIVE, OR ORANGE WAY, AS APPLICABLE. THE SCREENING METHOD SHALL USE THE SAME OR COMPATIBLE MATERIAL TO THAT OF THE BUILDING (E.G., FOR PARAPETS), EXCEPT THAT FOR EQUIPMENT AND DUMPSTERS BEHIND THE BUILDING AND NOT VISIBLE FROM THE THREE STREETS (ABOVE), EVERGREEN VEGETATION CAN BE USED FOR THIS SCREENING.

(13) THE COMMISSION MAY ALLOW BY SPECIAL USE, THE USE OF MATERIALS NOT MENTIONED IN SUBSECTION (2) ABOVE FOR ACCENT DETAILS FOR THE EXTERIOR WALLS IF IT FINDS THAT FOR THE PARTICULAR SITE AND BUILDING IN QUESTION, IT WILL FIT AS WELL OR BETTER WITH THE SURROUNDING DEVELOPMENT. THE CRITERIA FOR THE EVALUATION SHALL BE THE DURABILITY OF THE MATERIAL AND ITS POTENTIAL FOR DAMAGE BASED ON ITS LOCATION ON THE BUILDING, ITS VISIBILITY, AND ITS IMPACT ON ADJACENT DEVELOPMENT. THIS MATERIAL MAY BE USED ON UP TO 10% OF THE TOTAL AREA OF THE WALL INVOLVED.

SYMBOL & LINE LEGEND

	EX. UTILITY POLE		PR. UTILITY POLE
	EX. HYDRANT		PR. HYDRANT
	EX. GAS VALVE		PR. WATER/GAS VALVE
	EX. WATER VALVE		PR. CATCH BASIN
	EX. MONITORING WELL		PR. MANHOLE
	EX. CATCH BASIN		PR. FLARED END SECTION
	EX. DRAINAGE MANHOLE		PR. WELL
	EX. SANITARY MANHOLE		EX. LIGHTPOST
	EX. ELECTRIC MANHOLE		EX. WATER SHUT-OFF
	EX. WELL		EX. ONE POLE SIGN
	EX. MANHOLE (UNMARKED)		EX. WETLANDS
	PERCOLATION TEST		UTILITY POLE WITH LIGHT
	DEEP HOLE OBSERVATION		EX. SPOT GRADE
	BORING		PR. SPOT GRADE
	IRON PIPE FOUND		WF-1 WETLAND FLAG
	CONCRETE BOUND FOUND		

--- LIMIT OF BWV W/ FLAGS
--- TOP OF BANK
--- 25' RIVERFRONT
--- BUFFER ZONE

--- RAILROAD TRACKS
--- EX. CONTOUR 5' INTERVALS
--- EX. CONTOUR 1' INTERVALS
--- PR. CONTOUR
--- EX. FENCE
--- PR. FENCE GUARDRAIL
--- TREE LINE

---	GAS	EX. GAS LINE
---	W	EX. WATER LINE
---	OHE	EX. OVERHEAD ELECTRIC WIRES
---	UE	EX. UNDERGROUND ELECTRIC
---	UGT	EX. UNDERGROUND TEL-CATV-DATA
---	SD	EX. STORM WATER DRAIN
---	SS	EX. SANITARY SEWER
---	FM	EX. SANITARY SEWER FORCE MAIN
---	LW	LIMIT OF WORK
---	Gas	PR. GAS LINE
---	W	PR. WATER LINE
---	OHE	PR. OVERHEAD ELECTRIC WIRES
---	UE	PR. UNDERGROUND ELECTRIC
---	SD	PR. STORM WATER DRAIN
---	SD	PR. PERFORATED STORM WATER DRAIN
---	SS	PR. SANITARY SEWER

PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
275 STATE STREET
SPRINGFIELD, MA 01103

Furrow
Engineering

199 Servistar Industrial Way - Suite 2
Westfield, MA 01085
Phone: (413) 502-4854

ORIGINAL SEAL IS IN BLUE
INK COPIES ARE NOT VALID

NO.	DATE	BY	REVISION DESCRIPTION
1	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
2			
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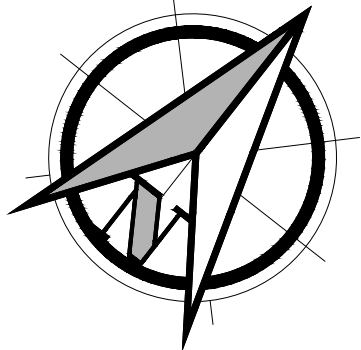
PROJECT #:
172-02-24

DRAWN BY:
LDS

DATE:
7/18/24

SCALE:
N.T.S.

SHEET:
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 WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
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NO.	DATE	BY:	REVISION DESCRIPTION
1	6/27/24	LDS	SUBMITTED IMWC
2	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
3			
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5			

PROJECT # 172-02-24

DRAWN BY: HJM

DATE: 4/27/24

SCALE: 1"=60'

SHEET: C-1



C-1 OVERALL EXISTING CONDITIONS PLAN

N/F
 THRALL O J INC
 ASSESSORS MAP 42 LOT 30
 94 DAY HILL RD

N/F
 CP WINDSOR LLC
 ASSESSORS MAP 42 LOT 27
 28 DAY HILL RD

N/F
 GRISWOLD VILLAGE LLC

N/F
 DAY HILL PROFESSIONAL CENTER LLC
 ASSESSORS MAP 42 LOT 28
 88 DAY HILL RD

EX. 8 STORY HOTEL

EX. 1 STORY CONVENTION CENTER

DAY HILL ROAD

POQUONOCK AVENUE

ACCESS AND UTILITY EASEMENT AREA
 SEE WINDSOR LAND RECORDS
 VOL 1496 PG 540

WATER EASEMENT AREA
 SEE WINDSOR LAND RECORDS
 VOL 1496 PG 540

UTILITY EASEMENT AREA
 SEE WINDSOR LAND RECORDS
 VOL 1496 PG 540

DAY HILL ROAD LAND LLC
 ASSESSORS MAP 42 LOT 20
 20 DAY HILL RD
 AREA = 217,800 S.F.

HIGHWAY EASEMENT
 IN FAVOR OF
 THE STATE OF CONNECTICUT

STORMWATER EASEMENT AREA

30' WIDE R.O.W.
 IN FAVOR OF TOWN OF WINDSOR

150 FOOT SURVEY AREA

EX. CATCH BASIN

12" WATER MAIN

12" WATER MAIN

12" WATER MAIN

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GENERAL NOTES:

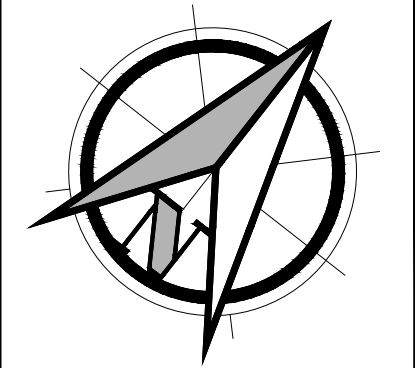
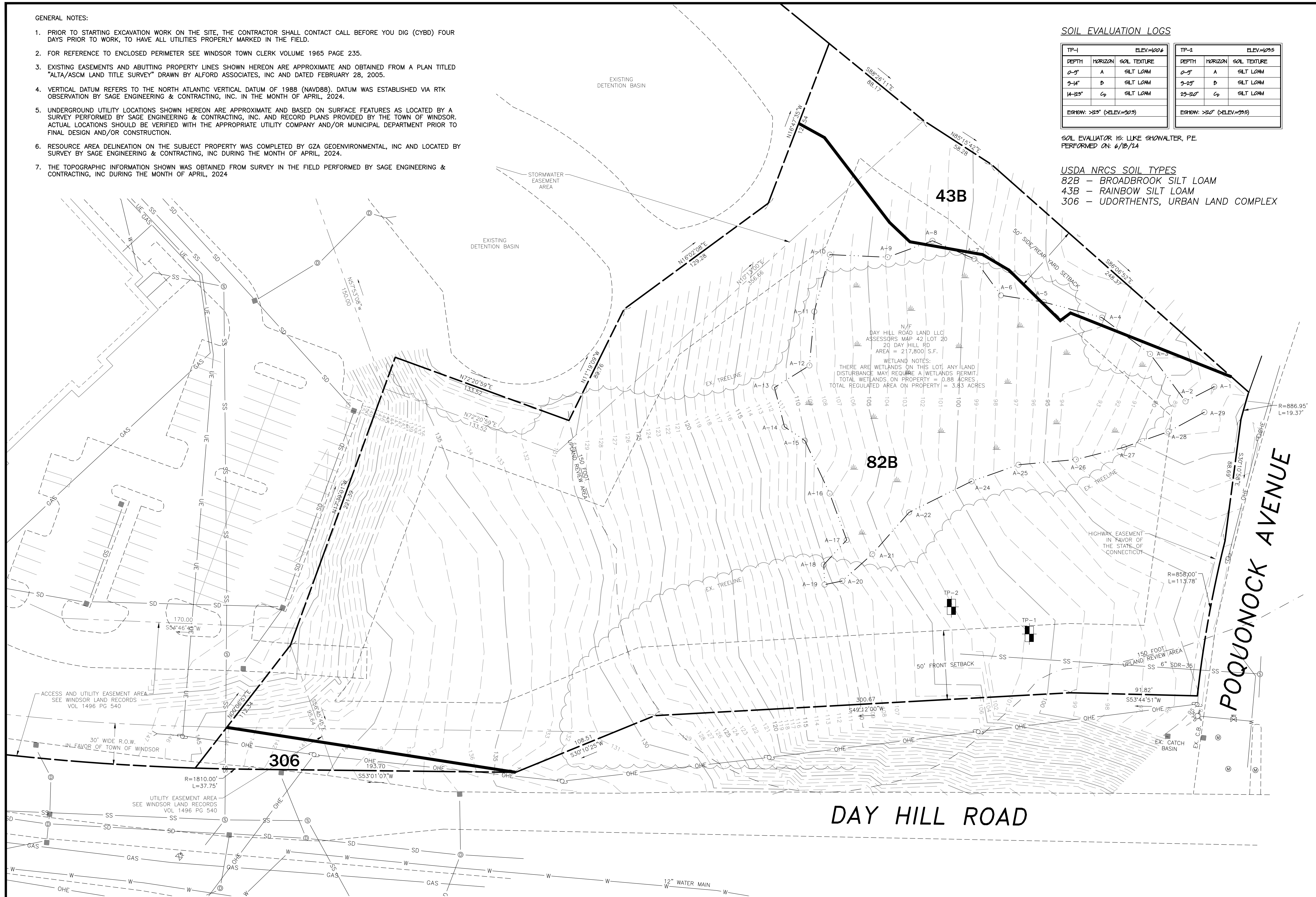
1. PRIOR TO STARTING EXCAVATION WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (CYBD) FOUR DAYS PRIOR TO WORK, TO HAVE ALL UTILITIES PROPERLY MARKED IN THE FIELD.
2. FOR REFERENCE TO ENCLOSED PERIMETER SEE WINDSOR TOWN CLERK VOLUME 1965 PAGE 235.
3. EXISTING EASEMENTS AND ABUTTING PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND OBTAINED FROM A PLAN TITLED "ALTA/ASCM LAND TITLE SURVEY" DRAWN BY ALFORD ASSOCIATES, INC AND DATED FEBRUARY 28, 2005.
4. VERTICAL DATUM REFERS TO THE NORTH ATLANTIC VERTICAL DATUM OF 1988 (NAVD88). DATUM WAS ESTABLISHED VIA RTK OBSERVATION BY SAGE ENGINEERING & CONTRACTING, INC. IN THE MONTH OF APRIL, 2024.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND BASED ON SURFACE FEATURES AS LOCATED BY A SURVEY PERFORMED BY SAGE ENGINEERING & CONTRACTING, INC. AND RECORD PLANS PROVIDED BY THE TOWN OF WINDSOR. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.
6. RESOURCE AREA DELINEATION ON THE SUBJECT PROPERTY WAS COMPLETED BY GZA GEONVIRONMENTAL, INC AND LOCATED BY SURVEY BY SAGE ENGINEERING & CONTRACTING, INC DURING THE MONTH OF APRIL, 2024.
7. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM SURVEY IN THE FIELD PERFORMED BY SAGE ENGINEERING & CONTRACTING, INC DURING THE MONTH OF APRIL, 2024

SOIL EVALUATION LOGS

TP-1 ELEV=1026			TP-2 ELEV=1025		
DEPTH	HORIZON	SOIL TEXTURE	DEPTH	HORIZON	SOIL TEXTURE
0-9"	A	SILT LOAM	0-9"	A	SILT LOAM
9-14"	B	SILT LOAM	9-23"	B	SILT LOAM
14-125"	C ₀	SILT LOAM	23-110"	C ₀	SILT LOAM
ELEVATION: >102" (>ELEV=1026)			ELEVATION: >102" (>ELEV=1025)		

SOIL EVALUATOR IS: LUKE SHAWALTER, PE.
PERFORMED ON: 6/18/24

USDA NRCS SOIL TYPES
82B - BROADBROOK SILT LOAM
43B - RAINBOW SILT LOAM
306 - UDORTHERTS, URBAN LAND COMPLEX



PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
275 STATE STREET
SPRINGFIELD, MA 01103

Furrow
Engineering

199 Servistar Industrial Way - Suite 2
Westfield, MA 01085
Phone: (413) 562-4884

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NO.	DATE	BY	REVISION DESCRIPTION
1	6-27-24	LDS	SUBMITTED IMWC
2	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
3			
4			
5			

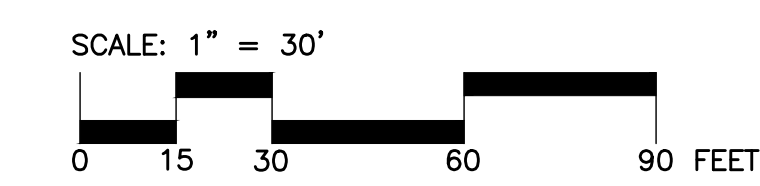
PROJECT #:
172-02-24

DRAWN BY:
LDS

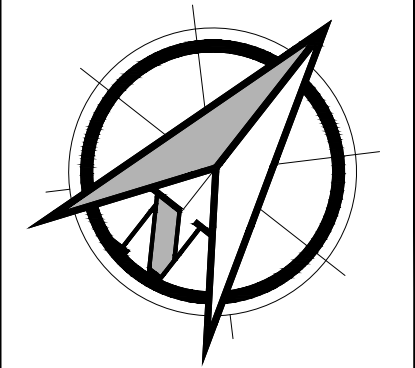
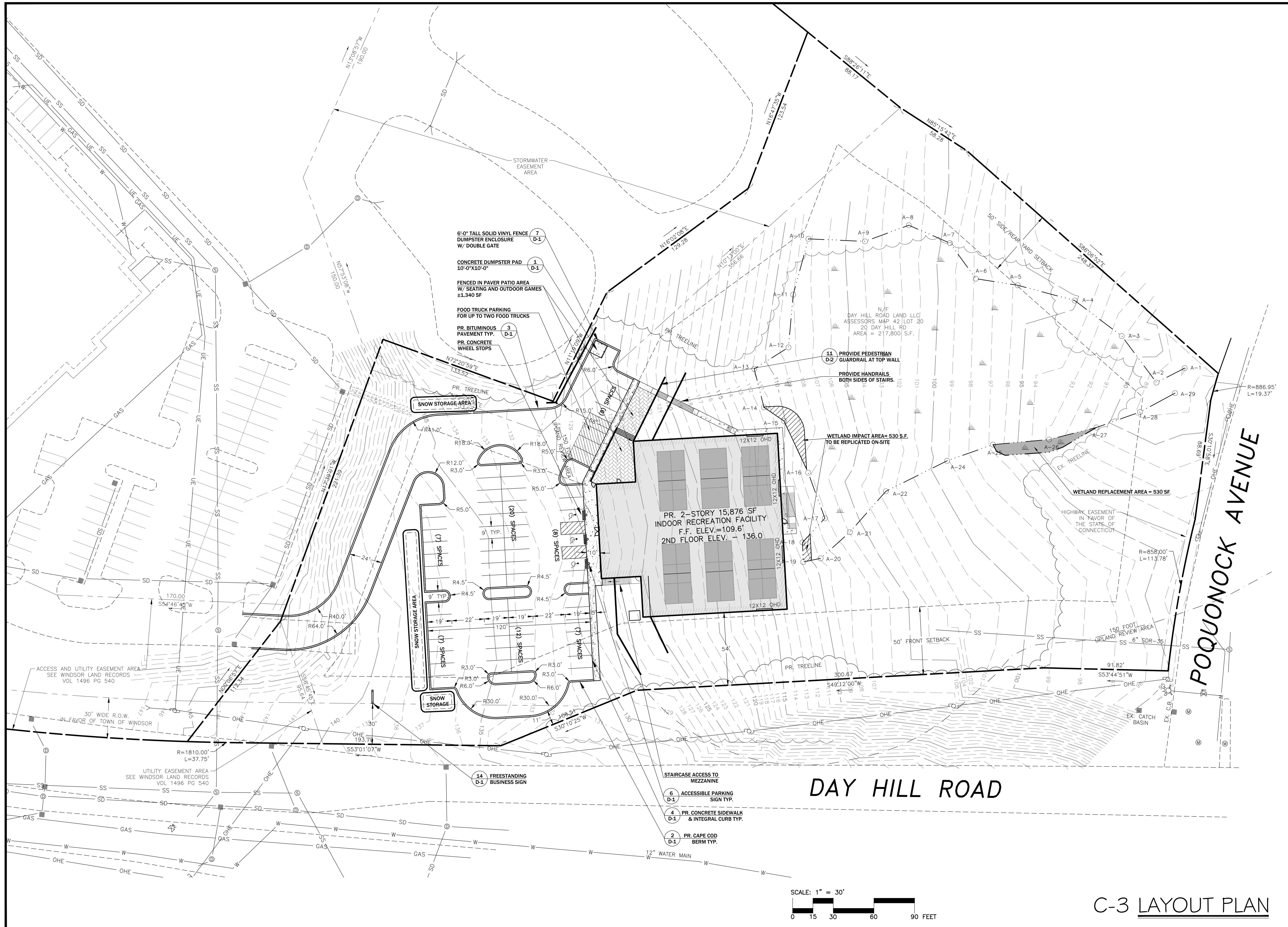
DATE:
2/27/24

SCALE:
1"=30'

SHEET:
C-2



C-2 EXISTING CONDITIONS PLAN



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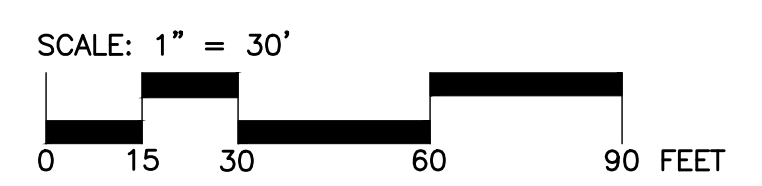
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172-02-24

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LDS

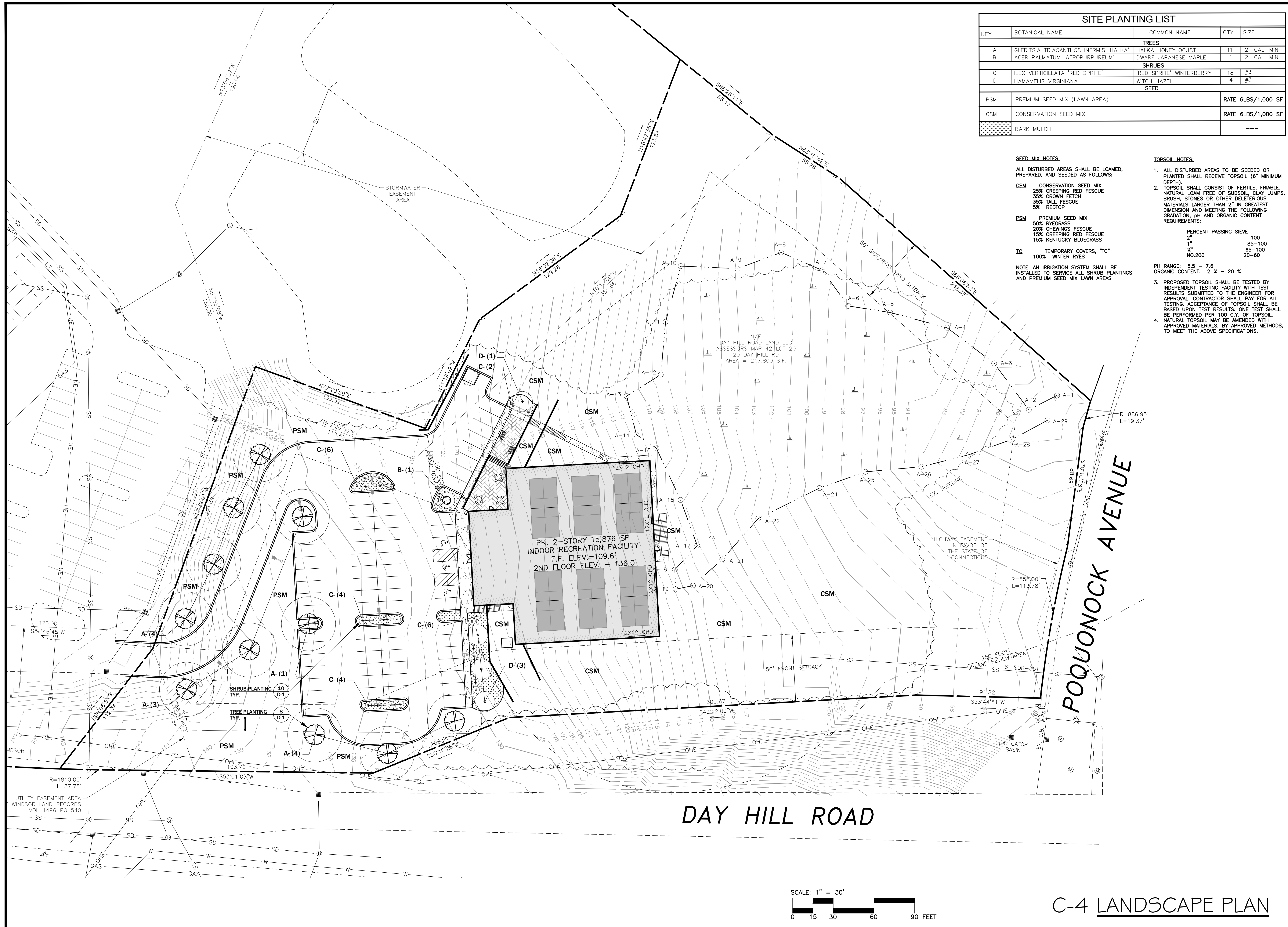
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2/27/24

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SHEET:
C-3

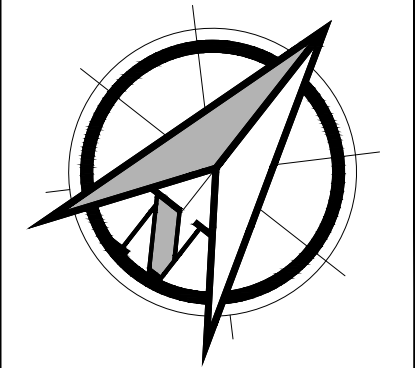


C-3 LAYOUT PLAN



SITE PLANTING LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
A	GLEDITSIA TRIACANTHOS 'INERMIS' 'HALKA'	HALKA HONEYLOCUST	11	2" CAL. MIN
B	ACER PALMATUM 'ATROPURPUREUM'	DWARF JAPANESE MAPLE	1	2" CAL. MIN
SHRUBS				
C	ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	18	#3
D	HAMAMELIS VIRGINIANA	WITCH HAZEL	4	#3
SEED				
PSM	PREMIUM SEED MIX (LAWN AREA)		RATE 6LBS/1,000 SF	
CSM	CONSERVATION SEED MIX		RATE 6LBS/1,000 SF	
	BARK MULCH		---	

- SEED MIX NOTES:**
 ALL DISTURBED AREAS SHALL BE LOAMED, PREPARED, AND SEED AS FOLLOWS:
CSM CONSERVATION SEED MIX
 25% CREEPING RED FESCUE
 35% CROWN FESCUE
 35% TALL FESCUE
 5% REDTOP
PSM PREMIUM SEED MIX
 50% RYEGRASS
 20% CHEWINGS FESCUE
 15% CREEPING RED FESCUE
 15% KENTUCKY BLUEGRASS
IC TEMPORARY COVERS, "TC"
 100% WINTER RYES
 NOTE: AN IRRIGATION SYSTEM SHALL BE INSTALLED TO SERVICE ALL SHRUB PLANTINGS AND PREMIUM SEED MIX LAWN AREAS
- TOPSOIL NOTES:**
 1. ALL DISTURBED AREAS TO BE SEED OR PLANTED SHALL RECEIVE TOPSOIL (6" MINIMUM DEPTH).
 2. TOPSOIL SHALL CONSIST OF FERTILE, FRAGILE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION AND MEETING THE FOLLOWING GRADATION, pH AND ORGANIC CONTENT REQUIREMENTS:
 PERCENT PASSING SIEVE
 2" 100
 1" 85-100
 3/4" 65-100
 NO.200 20-60
 PH RANGE: 5.5 - 7.6
 ORGANIC CONTENT: 2% - 20%
 3. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.
 4. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.



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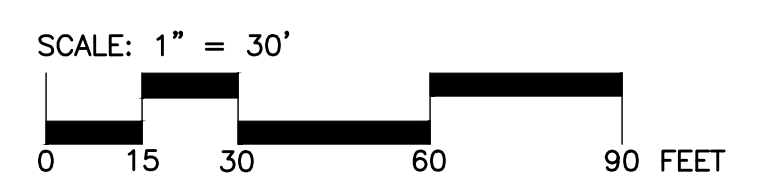
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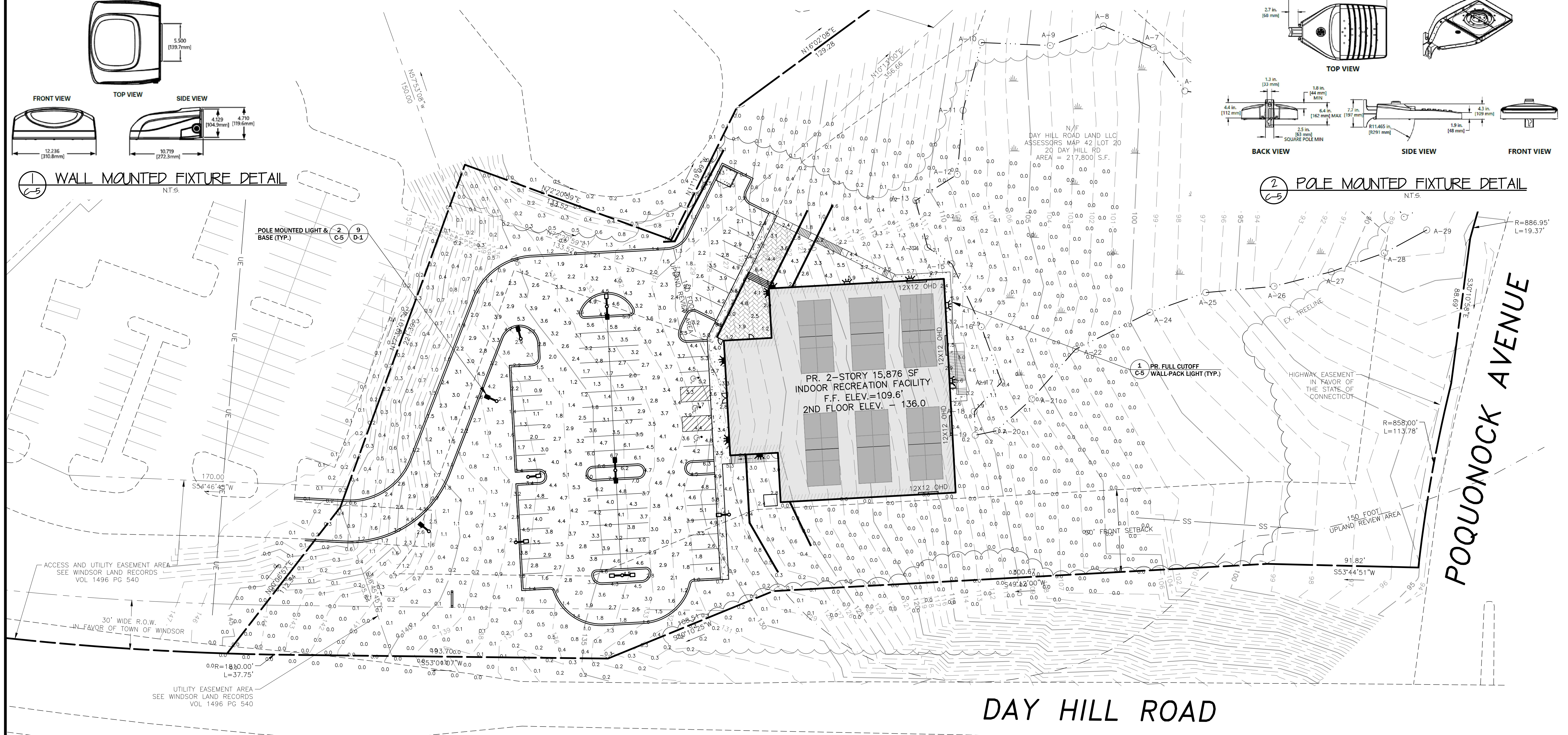
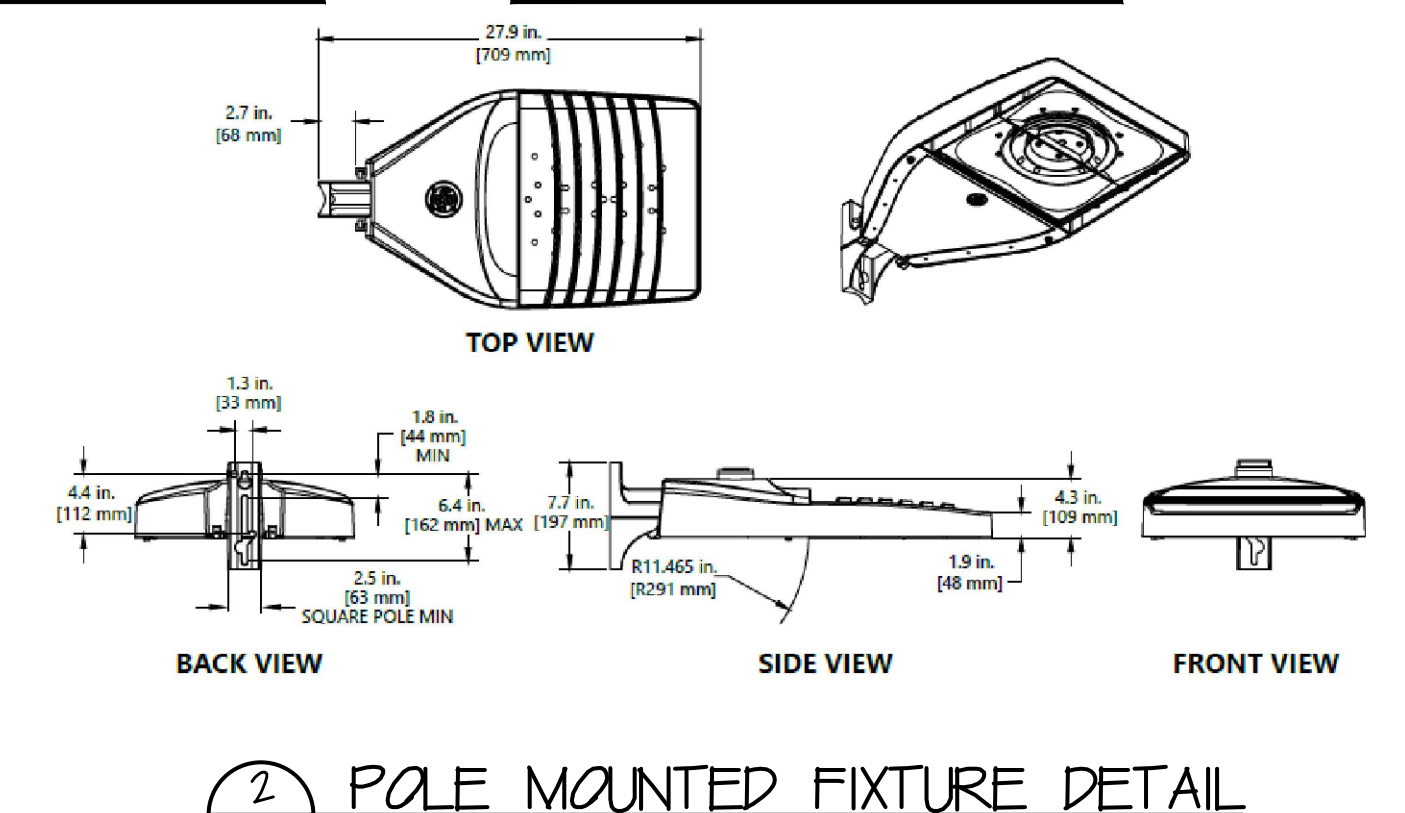
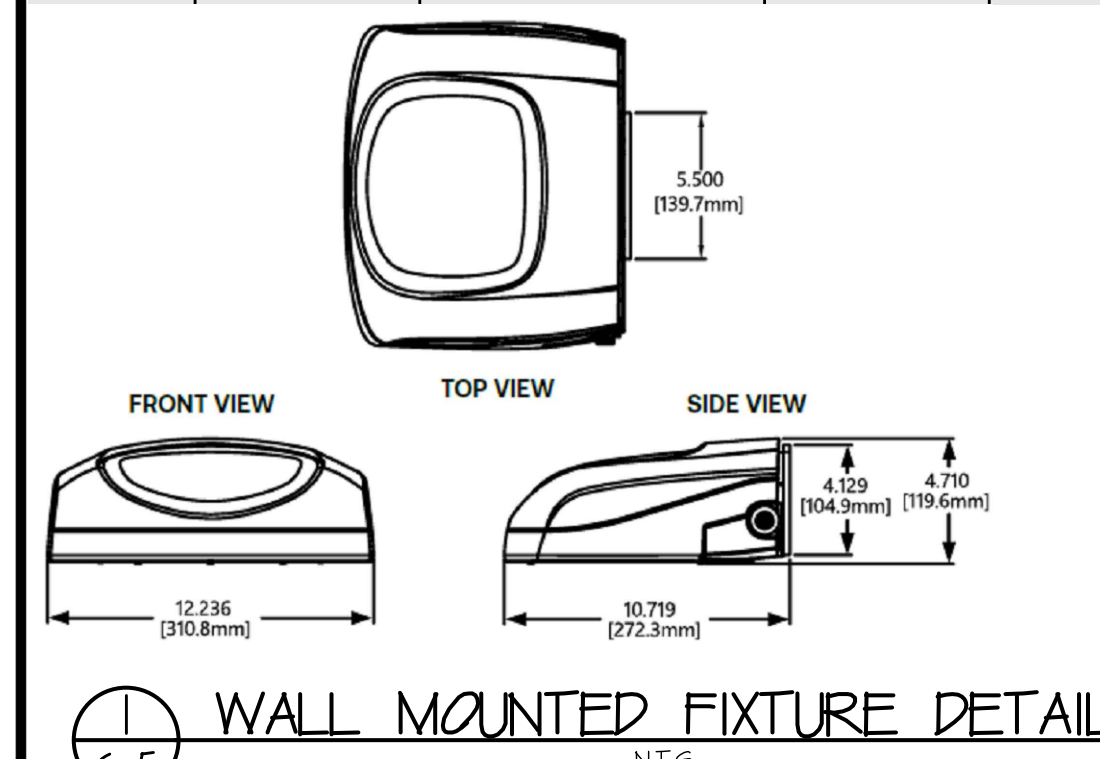
SHEET:
 C-4



C-4 LANDSCAPE PLAN

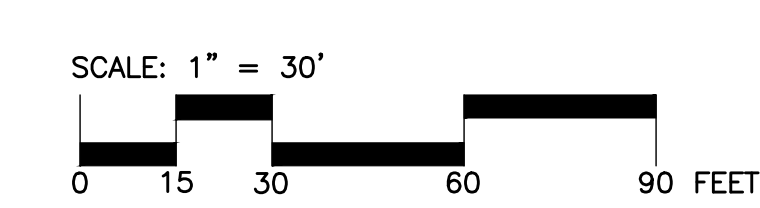
TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATINGS	
			3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K
							B-U-G	B-U-G
Type IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1
	B4		4900	5000	38	38	B1-U0-G1	B1-U0-G1
	C4		7300	7500	56		B1-U0-G2	B1-U0-G2
	D4		9800	10000	77		B2-U0-G2	B2-U0-G2
	E4		11500	12200	89		B2-U0-G2	B2-U0-G2
	F4		13800	14400	109		B2-U0-G2	B2-U0-G2
	G4		16100	17000	130		B3-U0-G3	B3-U0-G3

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE	BUG RATINGS	
			3000K	4000K & 5000K	120-277 & 347-480V	3000K	4000 & 5000K
						B-U-G	B-U-G
TYPE IV	C4	Asymmetric Forward (AF)	7300	7500	50	B1-U0-G2	B1-U0-G2
	D4	Asymmetric Forward (AF)	9800	10000	70	B2-U0-G2	B2-U0-G2
	F4	Asymmetric Forward (AF)	14700	15000	116	B2-U0-G2	B2-U0-G2
	H4	Asymmetric Forward (AF)	19600	20000	140	B3-U0-G3	B3-U0-G3
	J4	Asymmetric Forward (AF)	24500	25000	186	B3-U0-G3	B3-U0-G3
	K4	Asymmetric Forward (AF)	29400	30000	239	B3-U0-G4	B3-U0-G4
	D4	Asymmetric High Angle (AH)	9400	9600	70	B2-U0-G2	B2-U0-G2

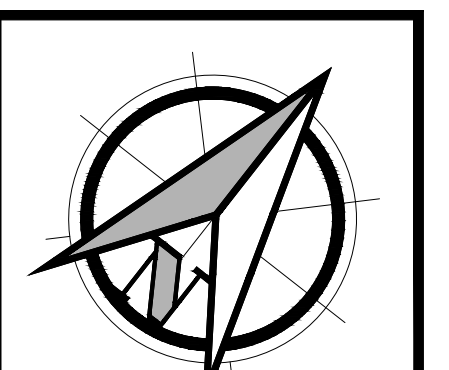


SYMBOL	LAMP	DESCRIPTION	MODEL	WATTS	QUANTITY	BUG
	POLE LIGHT	POLE MOUNTED PARKING LOT FLOOD LIGHT MOUNTED @20'-0" HEIGHT	EVOLVE LIGHTING, EALS03_D4-AF-7-30 9,800L-3,000K	70 W	6	B2-U0-G2
	POLE LIGHT	POLE MOUNTED PARKING LOT FLOOD LIGHT MOUNTED @20'-0" HEIGHT	EVOLVE LIGHTING, EALS03_C4-AF-7-30 7,300L-3,000K	50 W	6	B1-U0-G2
	WALL PACK	SCONCE LIGHT MOUNTED @ 24'-0" HEIGHT	EVOLVE LIGHTING, EWAS01_E4-AF-7-30 11,500L-3,000K	77 W	5	B2-U0-G2
	WALL PACK	SCONCE LIGHT MOUNTED @ 14'-0" HEIGHT	EVOLVE LIGHTING, EWAS01_A4-AF-7-30 2,900L-3,000K	21 W	4	B1-U0-G1

DESCRIPTION	PARKING, LOADING AND/OR PEDESTRIAN USE AREAS	EXCLUSIVE VEHICLE USE AREA
AVERAGE FOOT-CANDLES	3.44	2.57
MAXIMUM FOOT-CANDLES	7.0	5.3
MINIMUM FOOT-CANDLES	0.9	1.1
AVERAGE TO MINIMUM FC RATIO (UNIFORMITY RATIO)	3.96	2.41



C-5 PHOTOMETRIC PLAN



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Engineering

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NO.	DATE	BY	REVISION DESCRIPTION
1	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
2	8-19-24	PAP	REVISED PER TOWN COMMENTS RECEIVED
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4			
5			

PROJECT #:
172-02-24

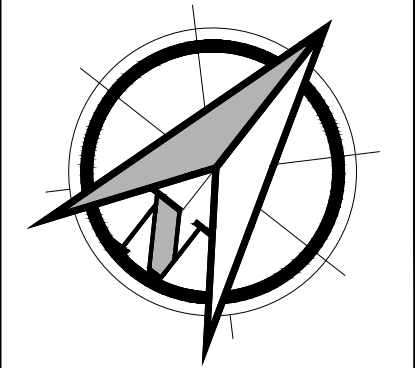
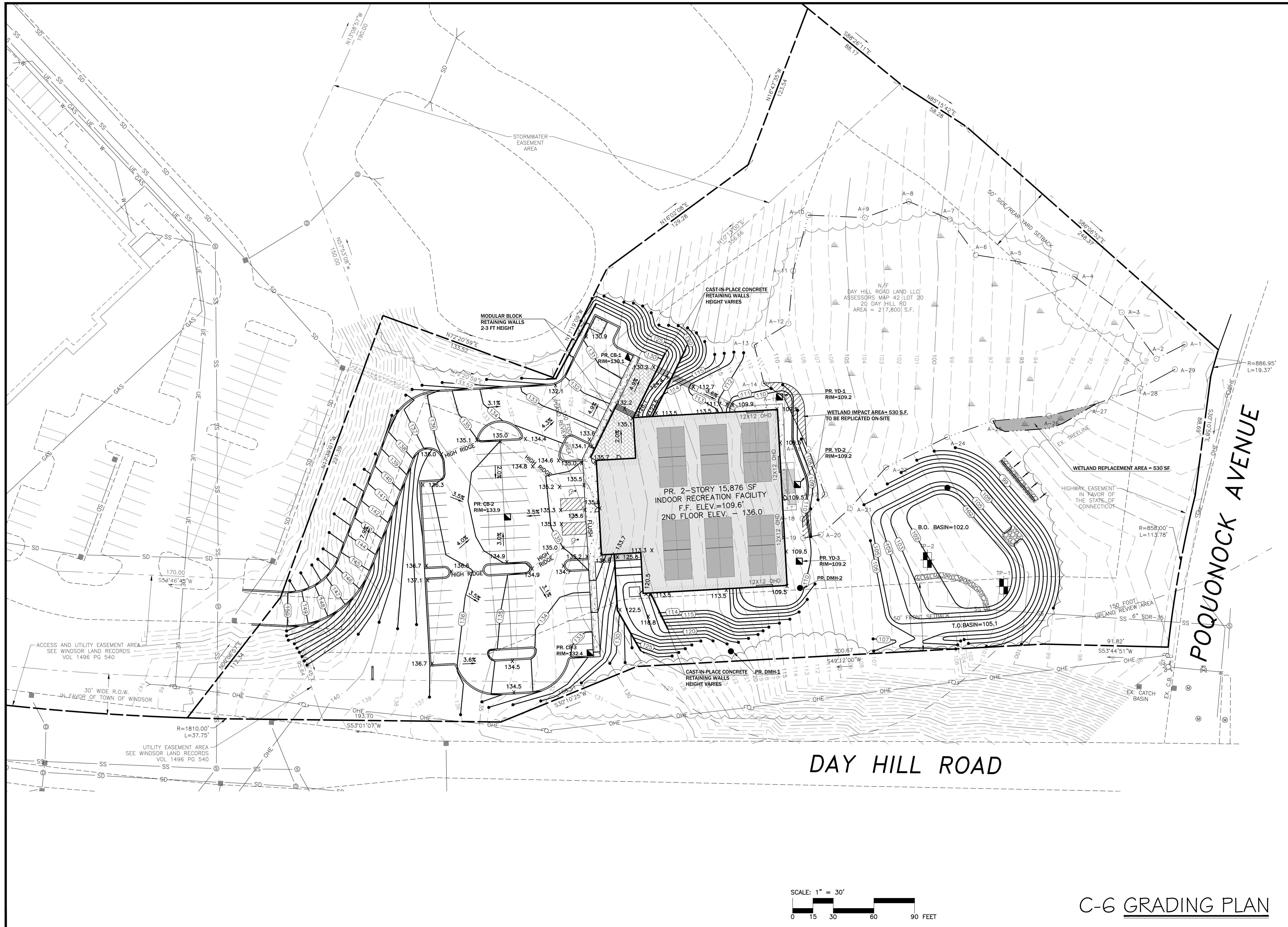
DRAWN BY:
LDS

DATE:
2/27/24

SCALE:
1"=30'

SHEET:
C-5

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 WINDSOR, CT 06095

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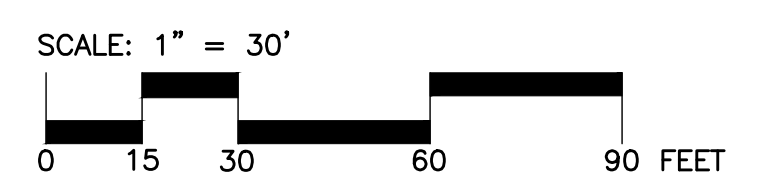
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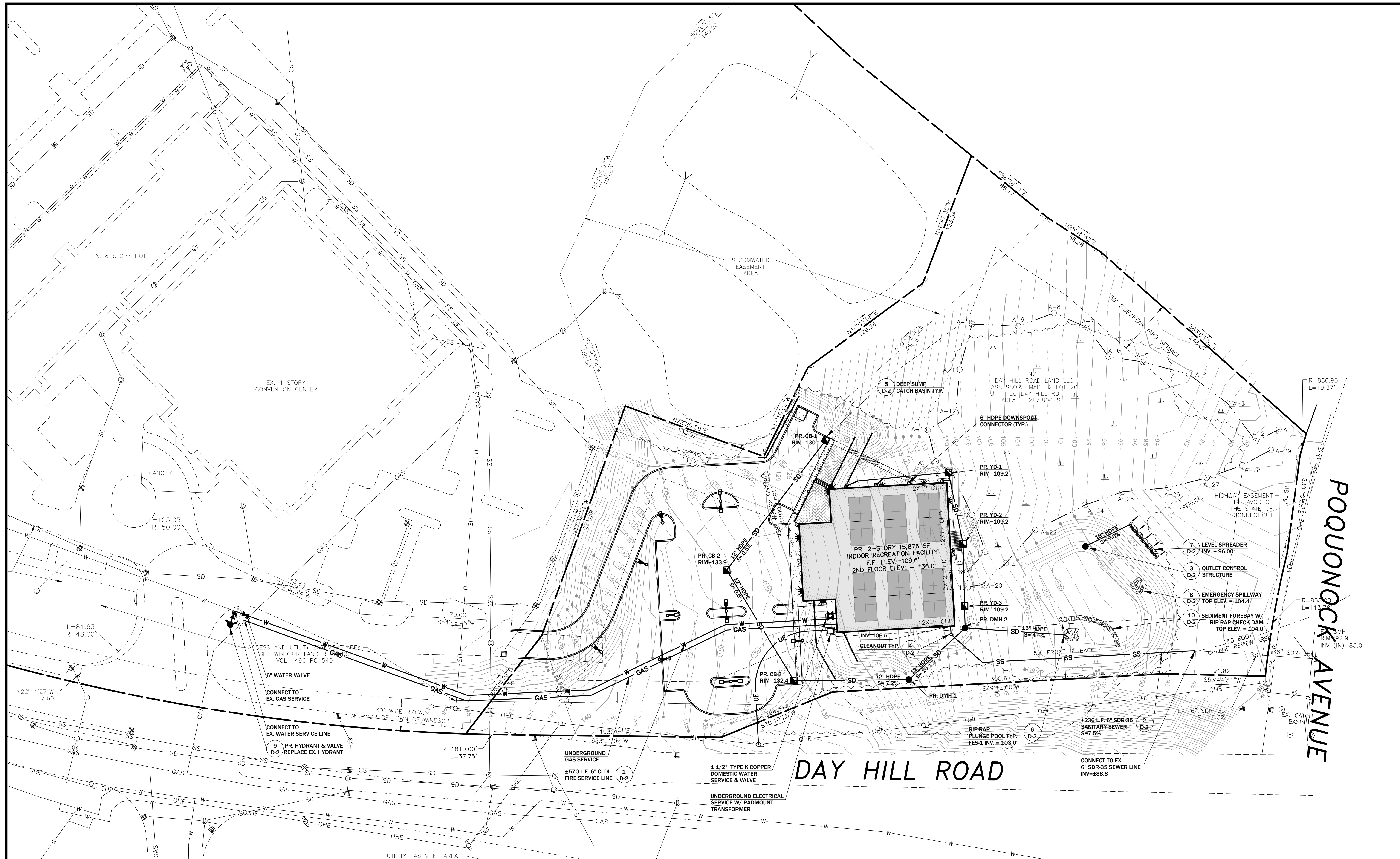
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 2/27/24

SCALE:
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SHEET:
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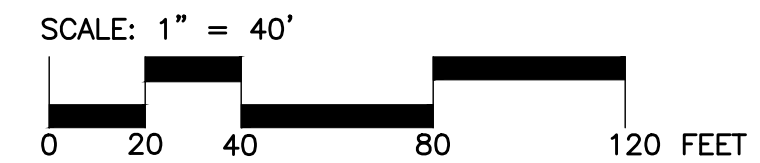


C-6 GRADING PLAN

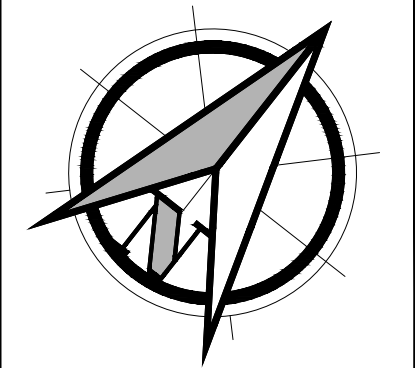


PROPOSED DRAINAGE STRUCTURES

CB-1 RIM= 130.1 INV OUT CB-2= 127.1	DMH-1 RIM= 121.0 INV IN CB-3= 118.0 INV OUT DMH-2= 115.0	YD-1 RIM= 109.6 INV= 108.1
CB-2 RIM= 133.9 INV IN CB-1= 126.3 INV OUT CB-3= 126.2	DMH-2 RIM= 111.0 INV IN DMH-1= 108.0 INV IN YD-3=107.2	YD-2 RIM= 109.5 INV= 107.7
CB-3 RIM= 132.4 INV IN CB-2= 125.6 INV OUT DMH-1= 125.5	DMH-3 RIM= 132.4 INV= 107.4	YD-3 RIM= 109.5 INV= 107.4



C-7 UTILITIES PLAN



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PROJECT #:
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DATE:
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SCALE:
1"=40'

SHEET:
C-7

**CONSTRUCTION PERIOD
EROSION AND SEDIMENT CONTROL NOTES**

A. GENERAL NOTES

1. ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS, SPECIFIED, AND REQUIRED BY THE ENGINEER SHALL BE INSTALLED PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON REQUEST. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL WORK IS COMPLETE AND/OR PERMANENT VEGETATION IS ESTABLISHED.
2. UNSTABILIZED AREAS THAT HAVE BEEN DISTURBED ARE TO BE LOAMED AND SEEDED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY BEEN COMPLETED.
3. CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS.
4. SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THESE DRAWINGS. SILT FENCE SHOULD BE INSPECTED AND REPAIRED ROUTINELY AND FOLLOWING STORM EVENTS.
5. THE INFILTRATION BASIN SHALL NOT BE USED AS A SEDIMENT CONTROL BASIN DURING CONSTRUCTION

B. EROSION AND SEDIMENT CONTROL NARRATIVE

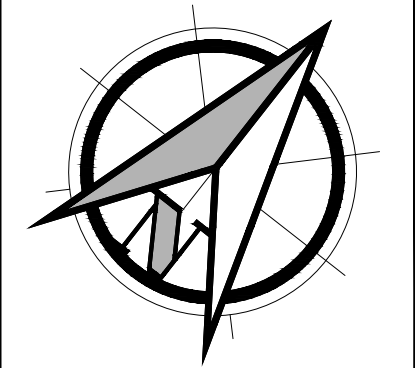
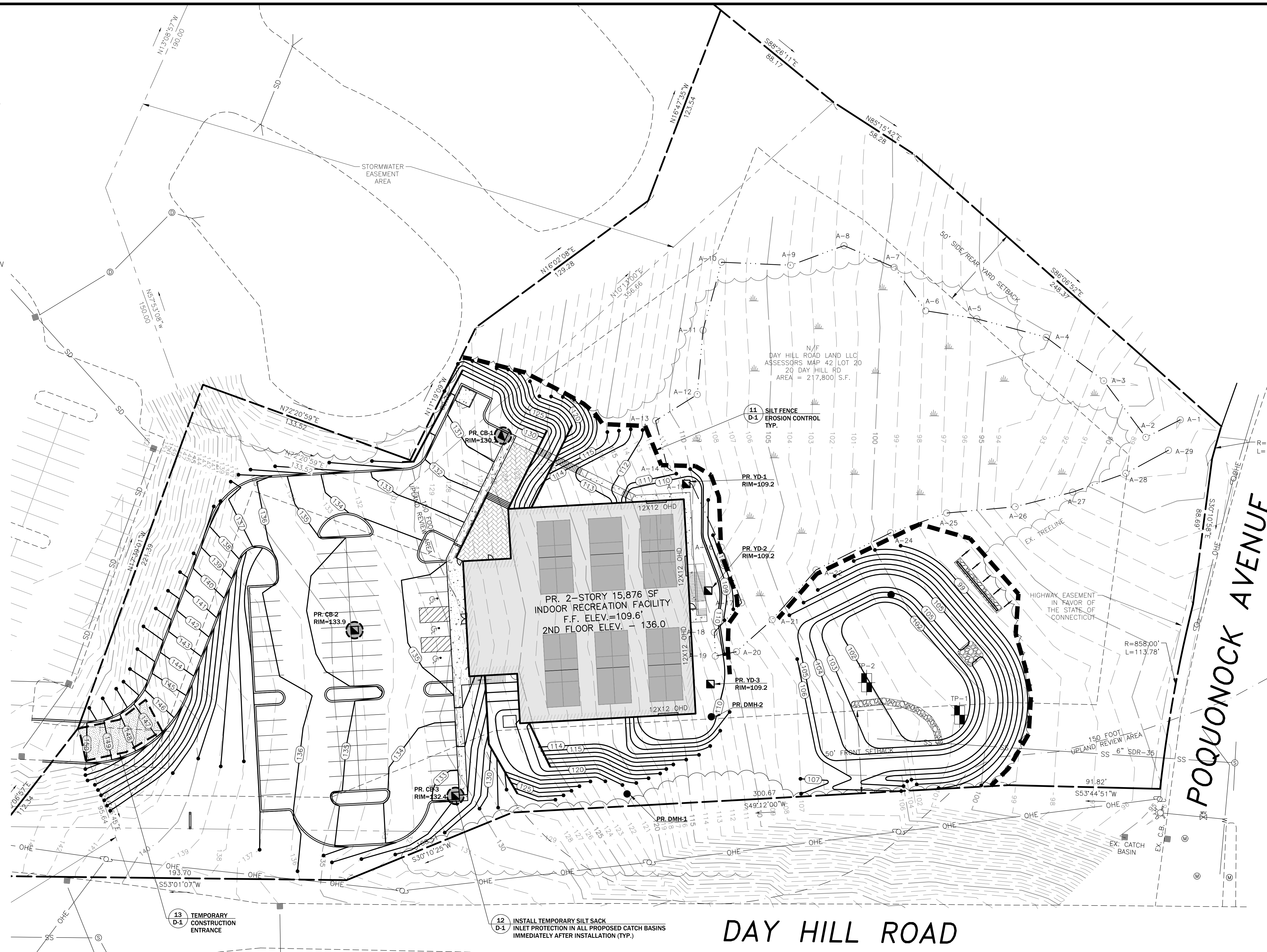
1. THE SCHEDULE FOR GRADING AND CONSTRUCTION ACTIVITIES SHALL COMMENCE AT THE ISSUANCE OF LAND USE PERMITS AND EXTEND 8-MONTHS.
2. SEQUENCE OF GRADING, CONSTRUCTION ACTIVITIES, SOIL EROSION AND SEDIMENT MEASURES AND FINAL STABILIZATION:
 - A. INSTALL EROSION CONTROL SILT FENCE
 - B. INSTALL SILT SACKS IN EXISTING CATCH BASINS
 - C. MOBILIZE EQUIPMENT ON SITE.
 - D. BEGIN SITE PREPARATION
 - E. EXCAVATE FOR UTILITIES AND DRAINAGE SYSTEM.
 - F. INSTALL DRAINAGE SYSTEM
 - G. INSTALL SILT SACKS IN NEW CATCH BASINS
 - H. SEED DRAINAGE OUTLET SLOPE
 - I. ROUGH GRADING OF PARKING AREA
 - J. BUILDING CONSTRUCTION
 - K. FINAL GRADING
 - L. PAVING

C. CONSTRUCTION WASTE & MATERIALS:

ALL CONSTRUCTION WASTE WILL BE TRANSPORTED OFF SITE IN DUMPSTERS BY A LICENSED WASTE DISPOSAL CONTRACTOR AND DISPOSED OF AT A WASTE FACILITY THAT MEETS ALL STATE AND FEDERAL REGULATIONS. NO HAZARDOUS WASTE WILL BE STORED ON-SITE. THE CONTRACTOR WILL MAINTAIN SPILL CONTROL KITS ON SITE AT ALL TIMES IN CASE OF VEHICLE FLUID SPILLS.

D. ENGINEERS INSPECTION SCHEDULE:

1. PROJECT ENGINEER SHALL INSPECT THE DRAINAGE SYSTEMS DURING GENERAL CONSTRUCTION INTERVALS.
2. PROJECT ENGINEER SHALL INSPECT THE FOLLOWING SPECIFIC PHASES OF WORK:
 - A. INSTALLATION OF EROSION CONTROL BARRIERS
 - B. ROUGH DRAINAGE SYSTEM
 - C. BUILDING CONSTRUCTION
 - D. FINAL GRADING AND SEEDING
 - E. FOLLOWUP INSPECTION DURING THE FOLLOWING GROWING SEASON.



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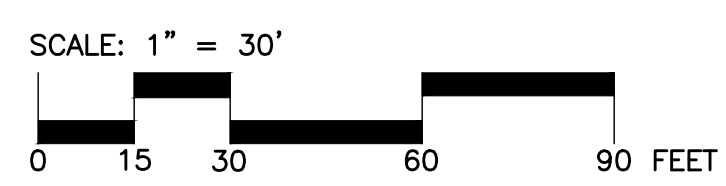
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SCALE:
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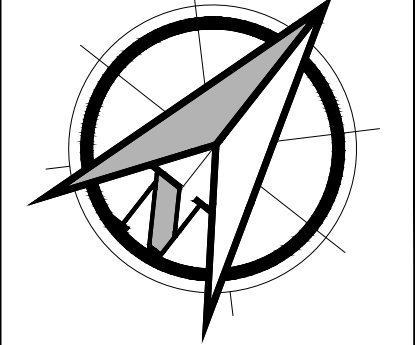
SHEET:
C-8



C-8 EROSION & SEDIMENT CONTROL PLAN



NOTES:
 1) DESIGN VEHICLE IS AAHSTO WB-50 VEHICLE AS SPECIFIED BY WINDSOR FIRE DEPARTMENT REPRESENTATIVE.



PROJECT DESCRIPTION:
 WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
 20 DAY HILL RD LLC
 275 STATE STREET
 SPRINGFIELD, MA 01103

Furrow
 Engineering

199 Servistar Industrial Way - Suite 2
 Westfield, MA 01085
 Phone: (413) 502-4884

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NO.	DATE	BY	REVISION DESCRIPTION
1	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
2	8-19-24	PAP	REVISED PER TOWN COMMENTS RECEIVED
3			
4			
5			

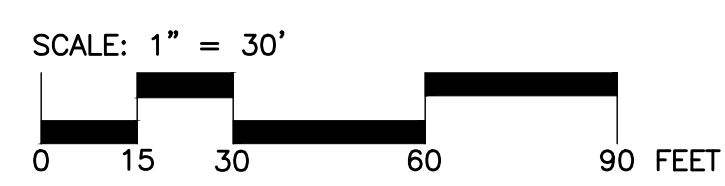
PROJECT #:
 172-02-24

DRAWN BY:
 LDS

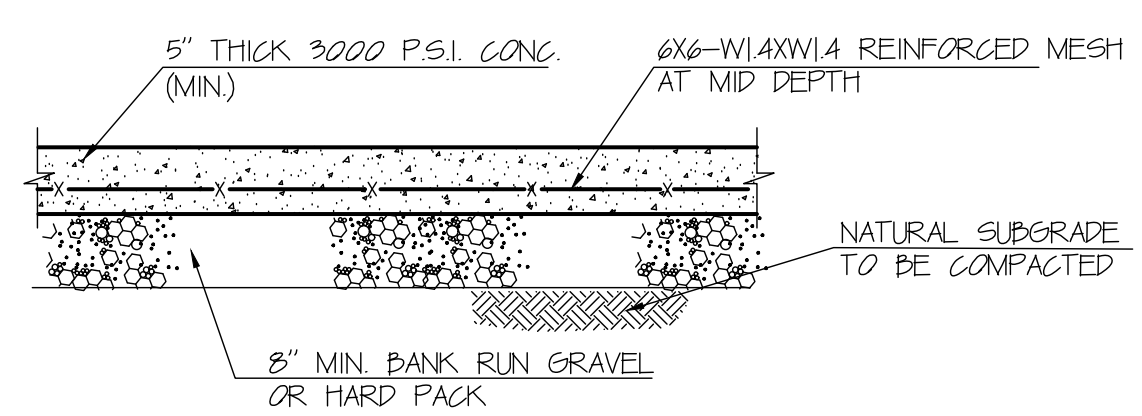
DATE:
 2/27/24

SCALE:
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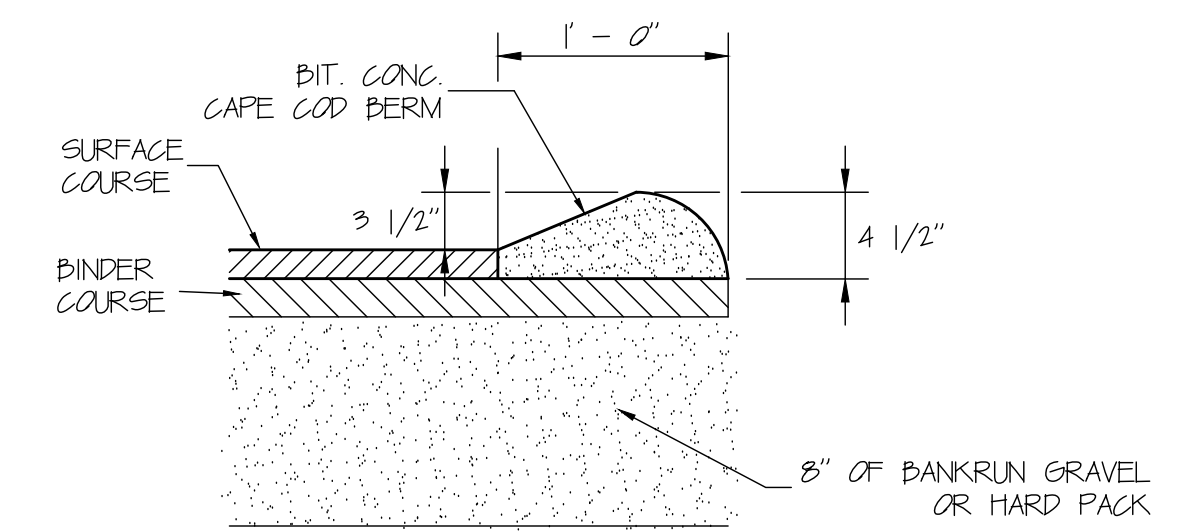
SHEET:
 C-9



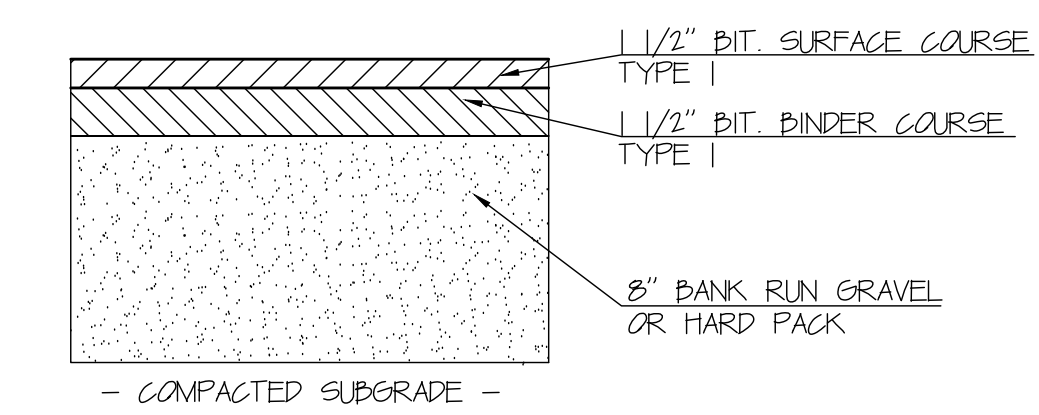
C-9 TRUCK TURNING MOVEMENT PLAN



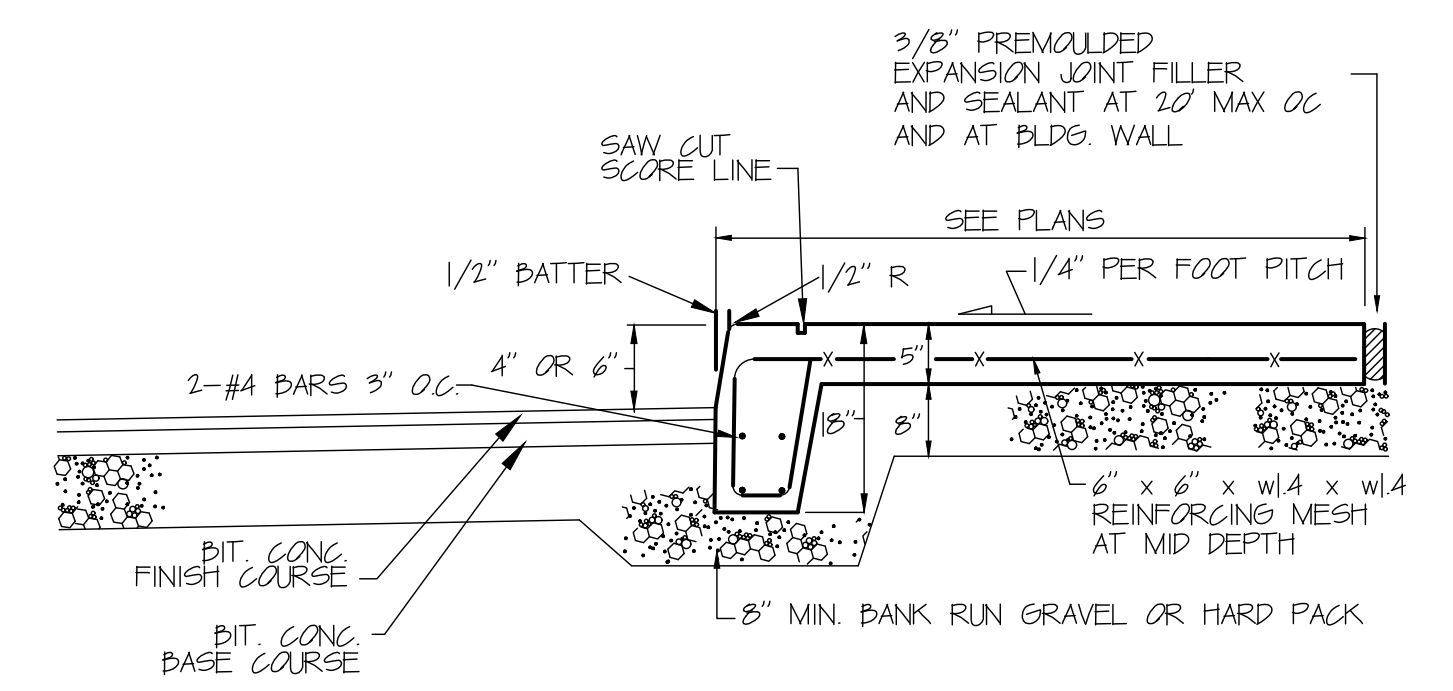
1 EXTERIOR CONCRETE TYP. CROSS-SECTION
D-1 N.T.S.



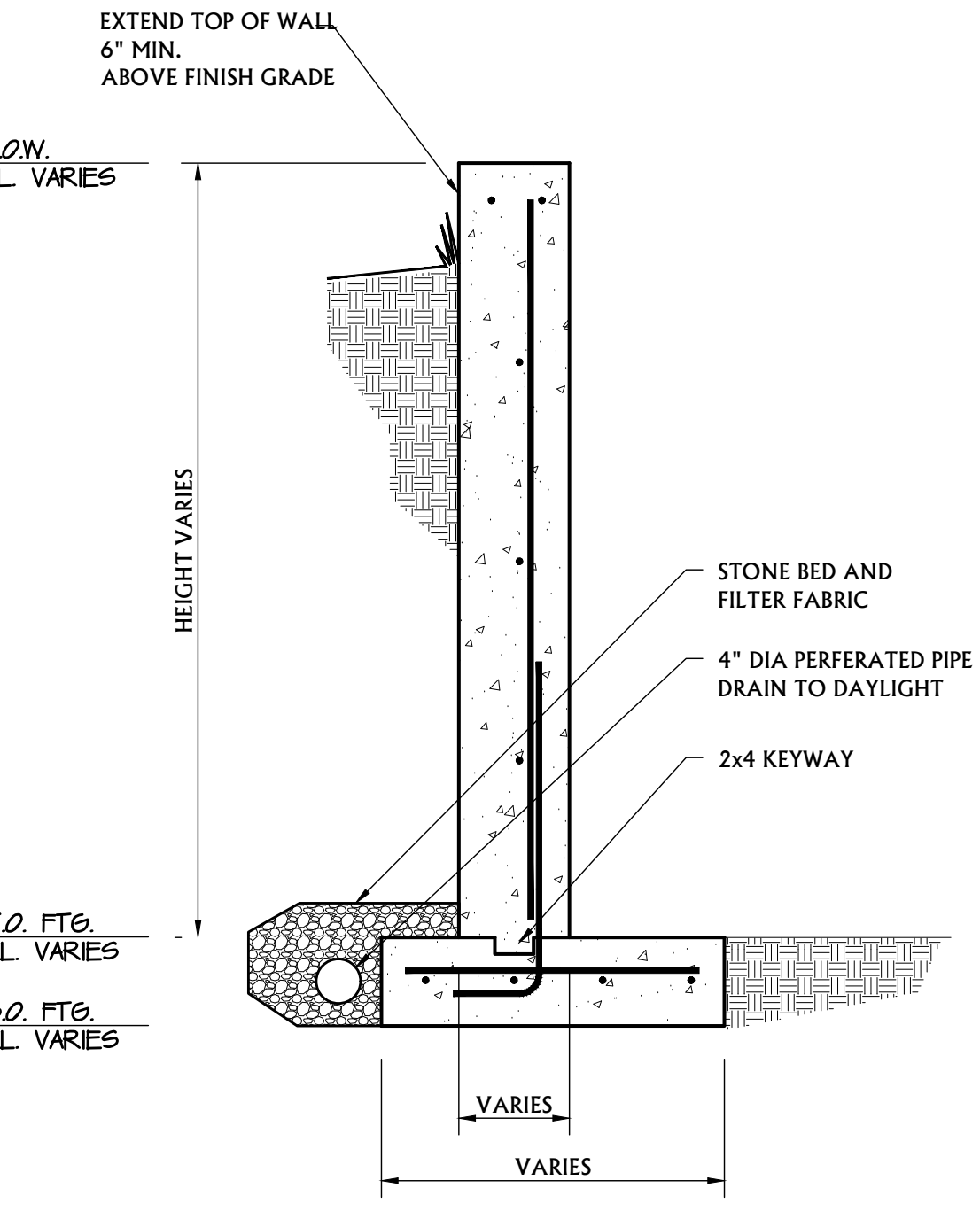
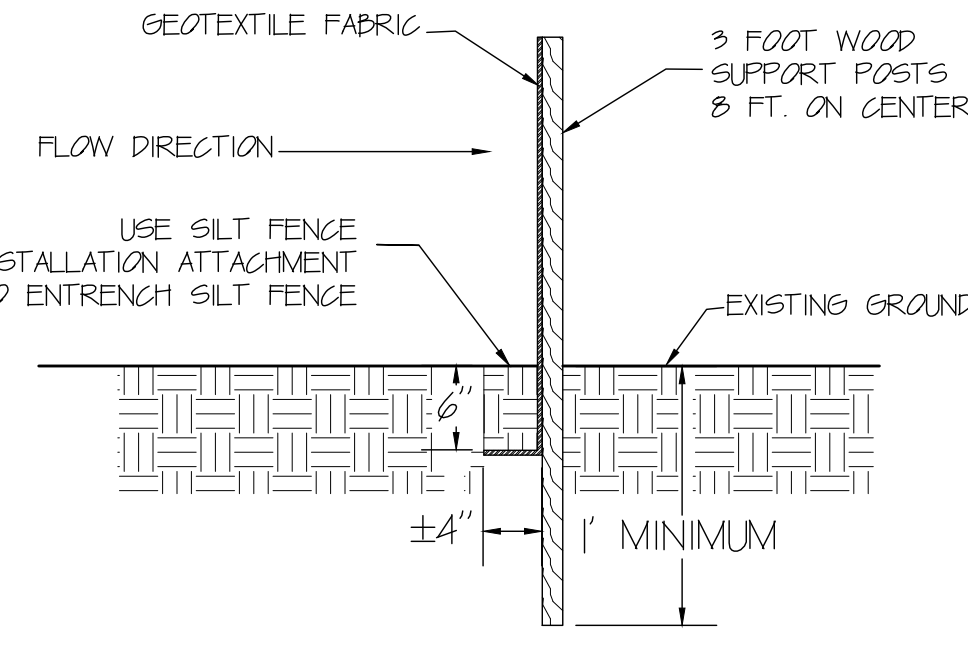
2 BITUMINOUS CONCRETE BERM DETAIL
D-1 N.T.S.



3 BITUMINOUS CONCRETE PAVEMENT DETAIL
D-1 N.T.S.

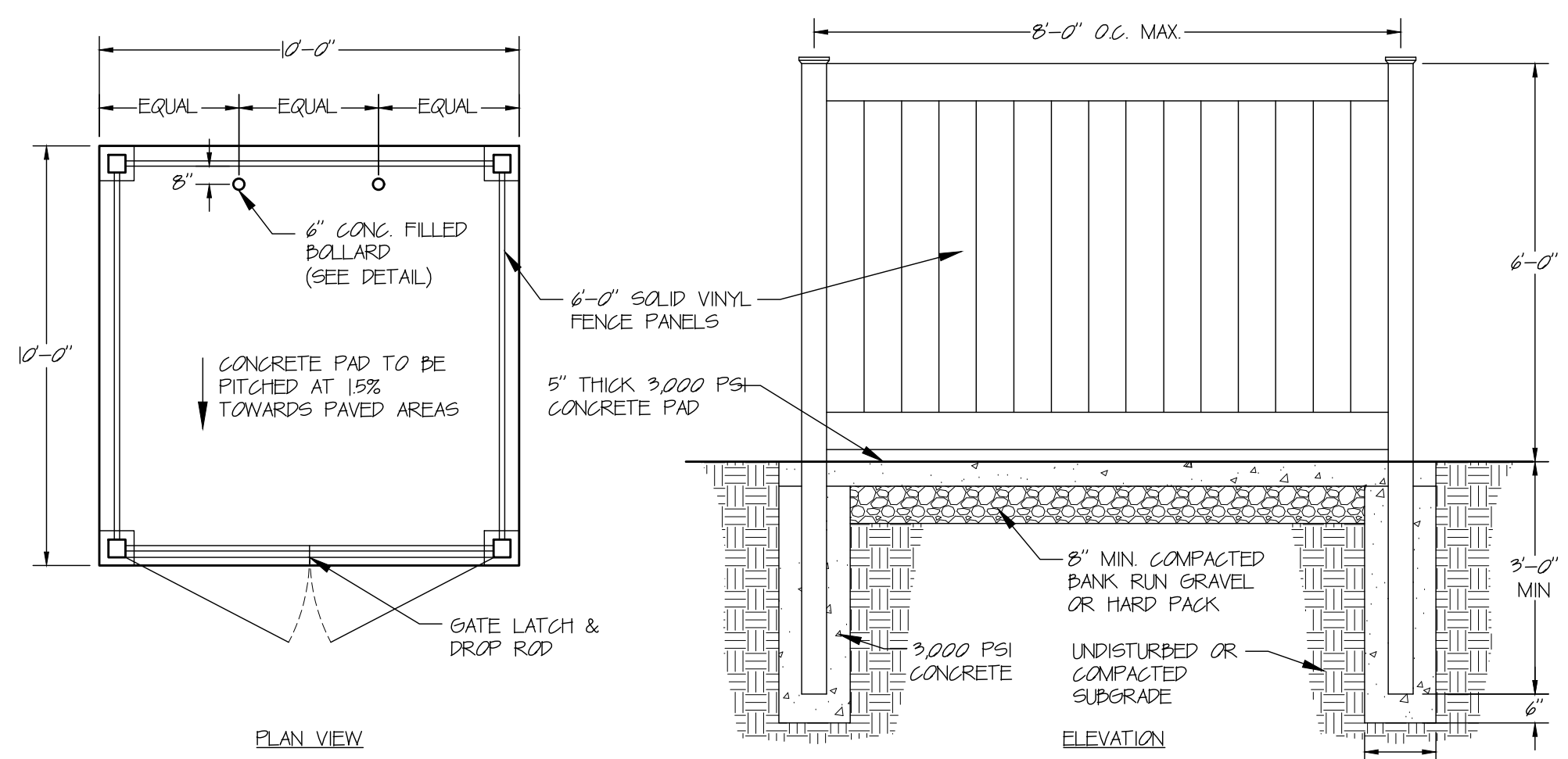


4 CONCRETE SIDEWALK WITH INTEGRAL CURB DETAIL
D-1 N.T.S.

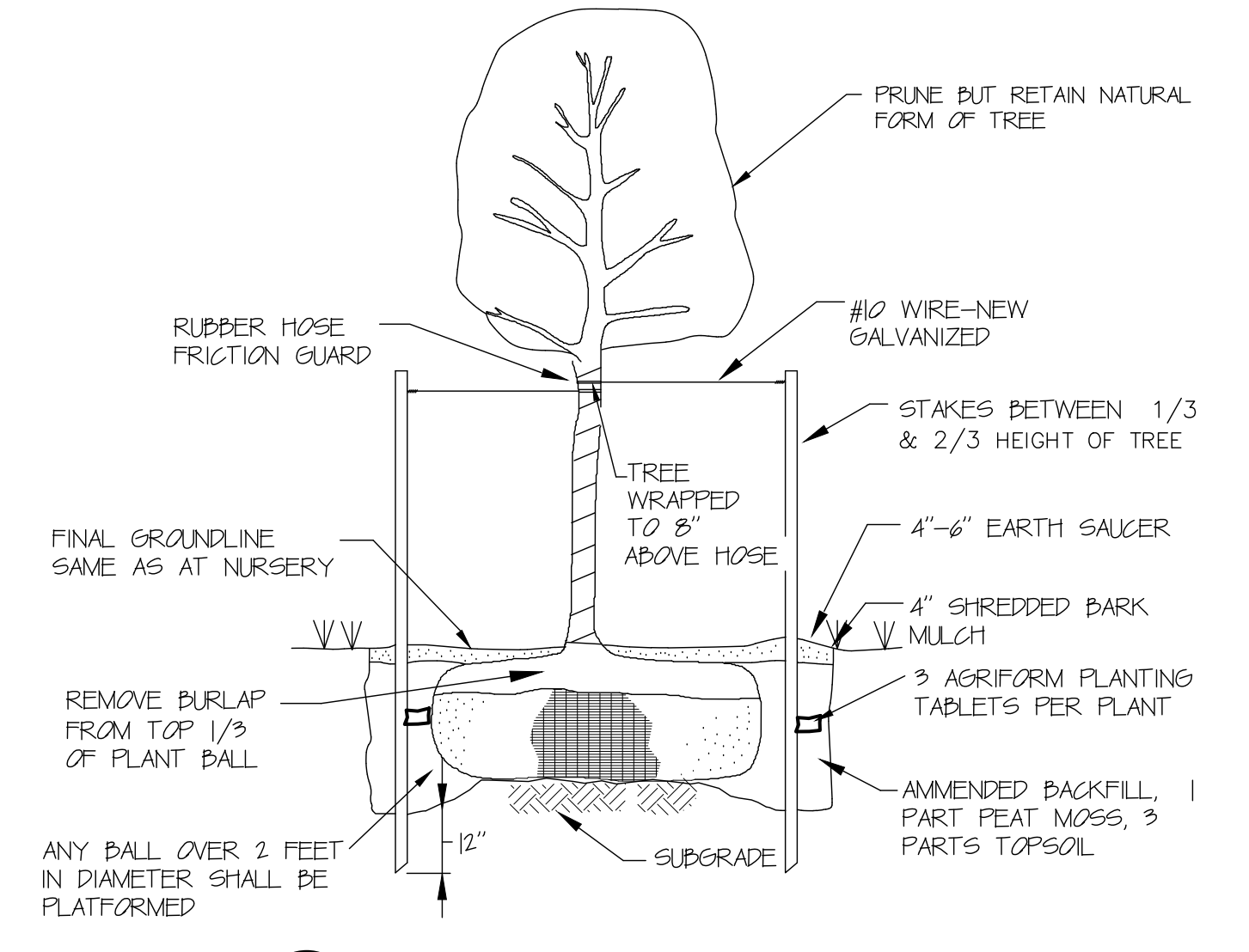


5 CAST IN PLACE CONCRETE RETAINING WALL DETAIL
D-1 N.T.S.

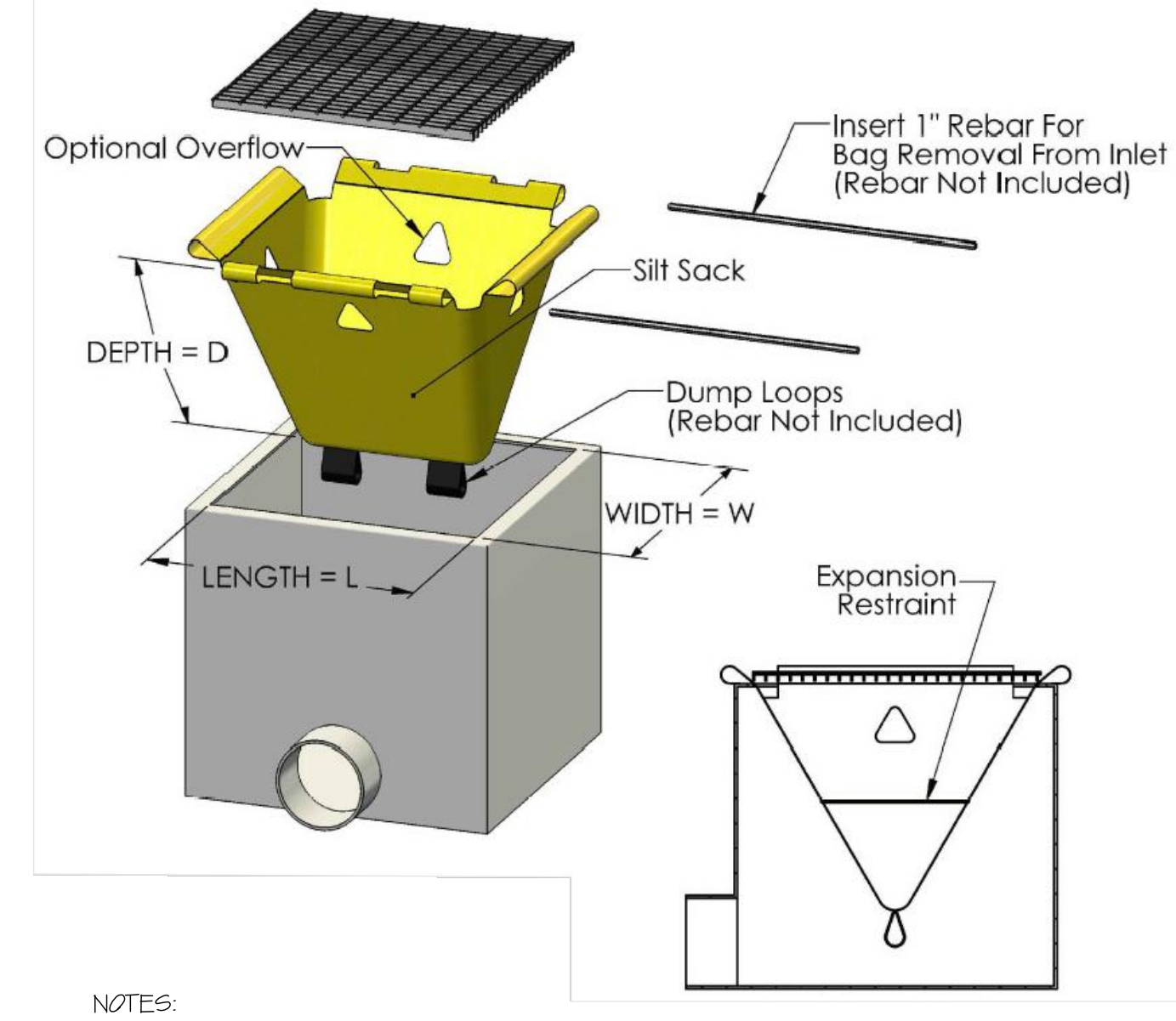
6 EXTERIOR ACCESSIBLE PARKING SIGNAGE
D-1 N.T.S.



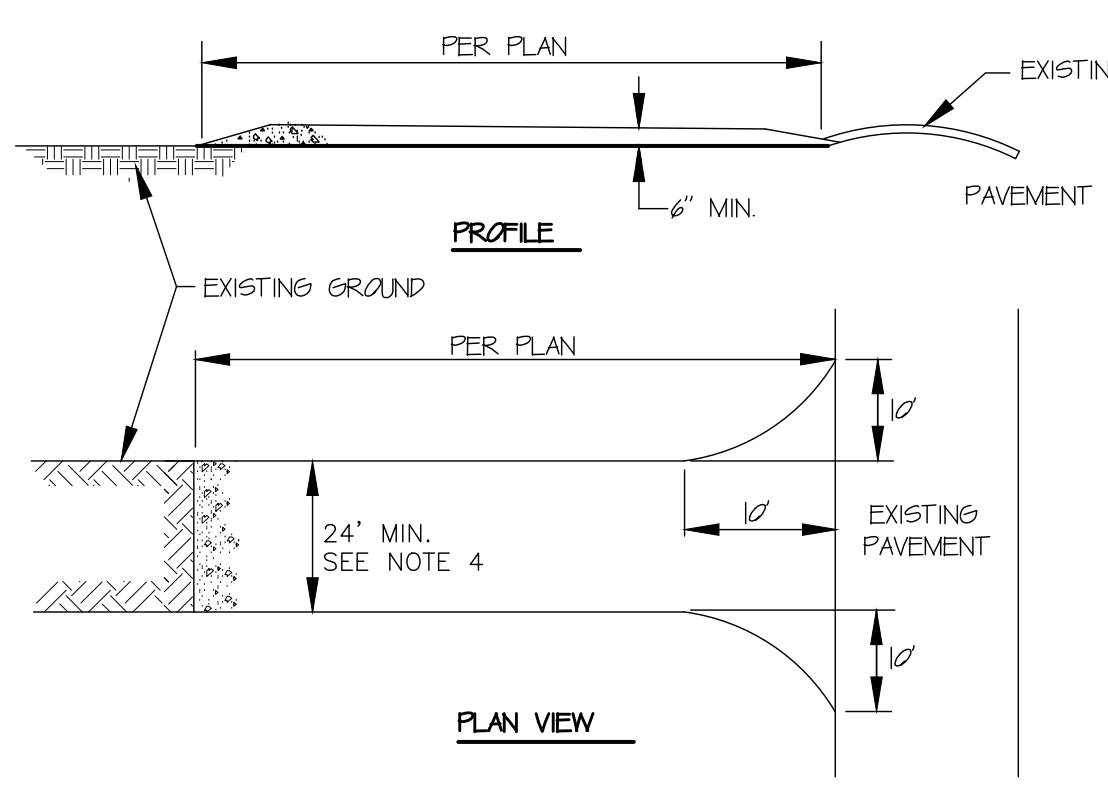
7 DUMPSTER ENCLOSURE DETAIL
D-1 N.T.S.



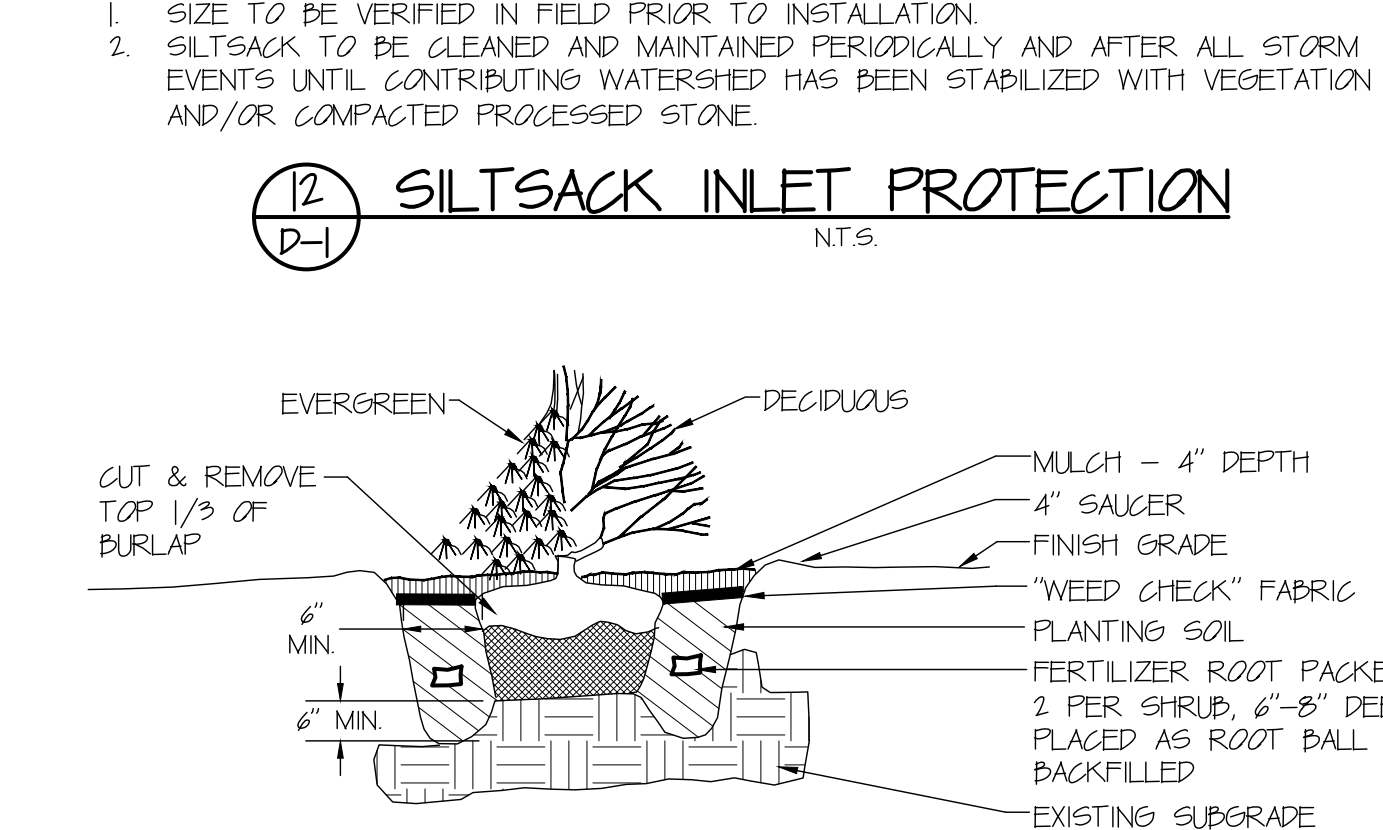
8 DECIDUOUS TREE DETAIL
D-1 N.T.S.



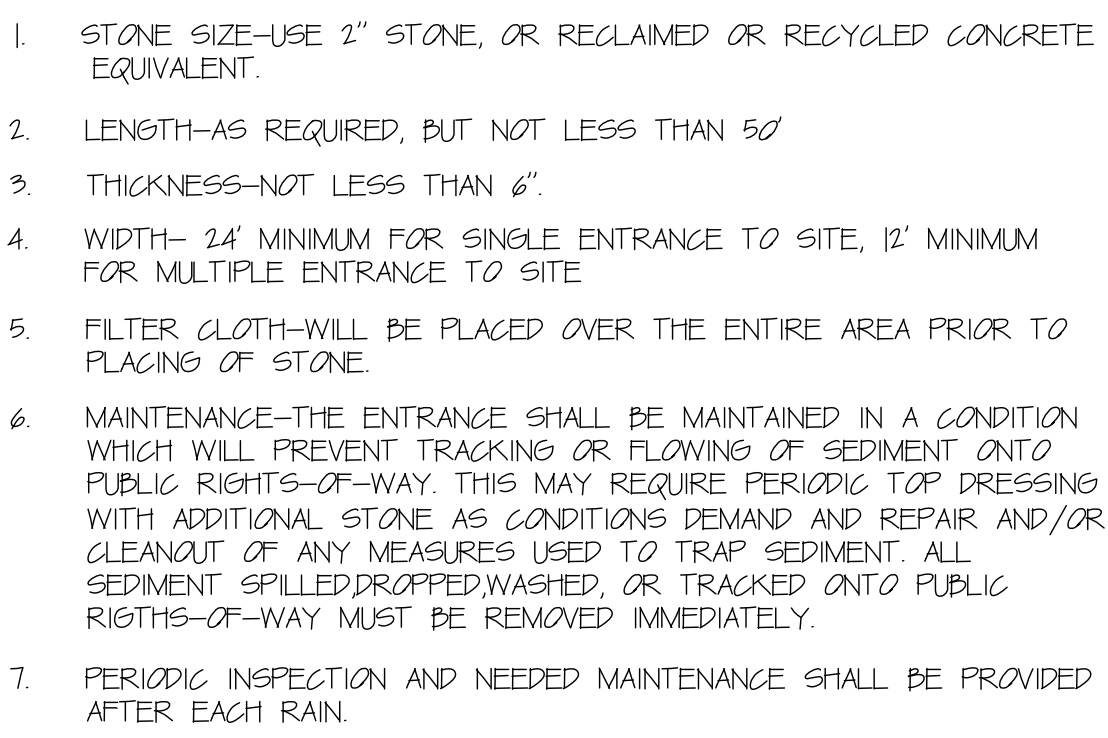
9 PALE MOUNTED LIGHT & BASE DETAIL
D-1 N.T.S.



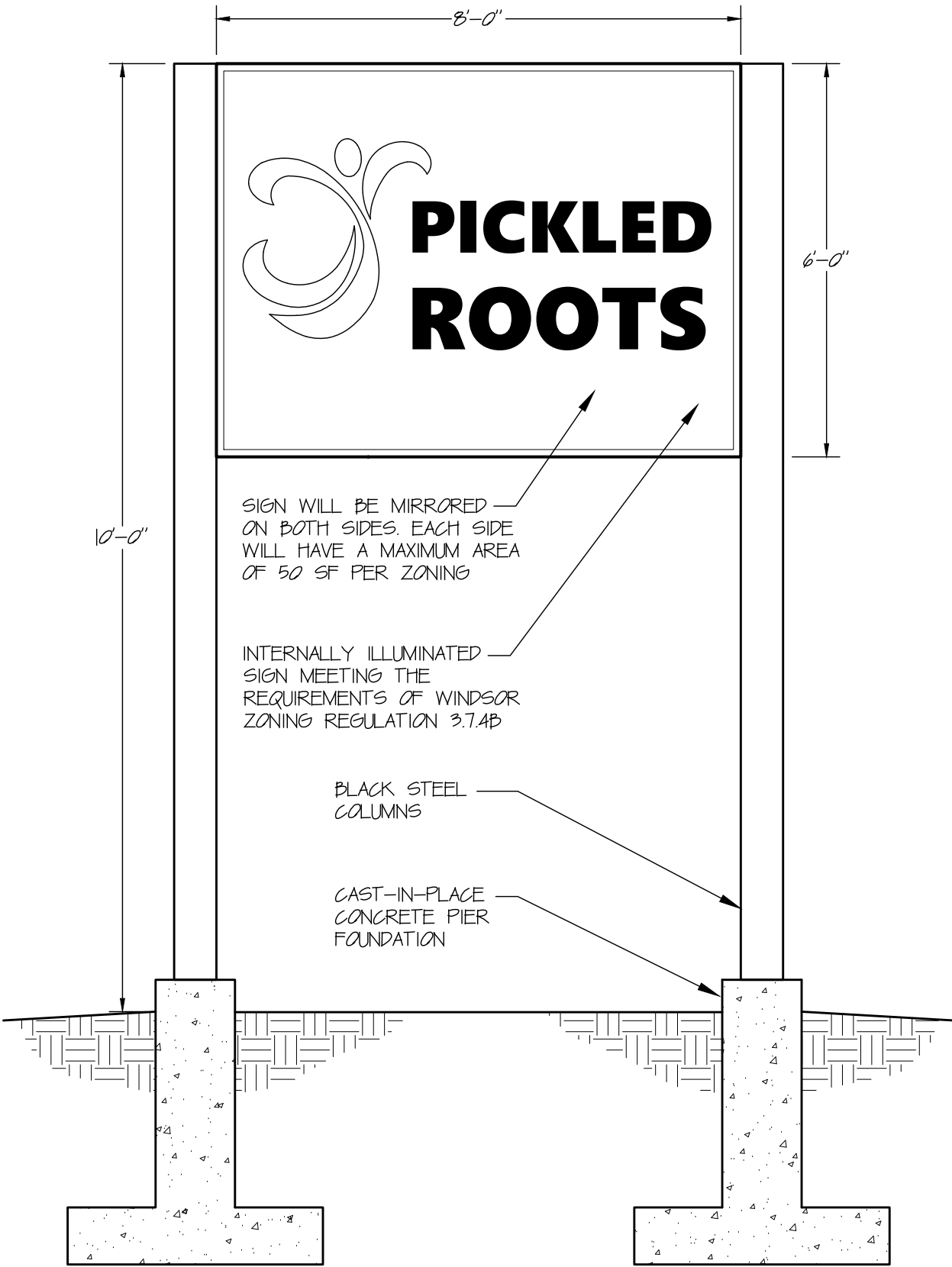
10 SHRUB PLANTING DETAIL
D-1 N.T.S.



11 SILTSACK INLET PROTECTION
D-1 N.T.S.



12 CONSTRUCTION ENTRANCE PLAN
D-1 N.T.S.



13 FREESTANDING SIGN DETAIL
D-1 N.T.S.

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20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
275 STATE STREET
SPRINGFIELD, MA 01103

Furrow
Engineering

199 Servistar Industrial Way - Suite 2
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Phone: (413) 562-4854

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NO.	DATE	BY	REVISION DESCRIPTION
1	6-27-24	LDS	SUBMITTED IMVC
2	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
3	8-19-24	PAP	REVISED PER TOWN COMMENTS RECEIVED
4			
5			

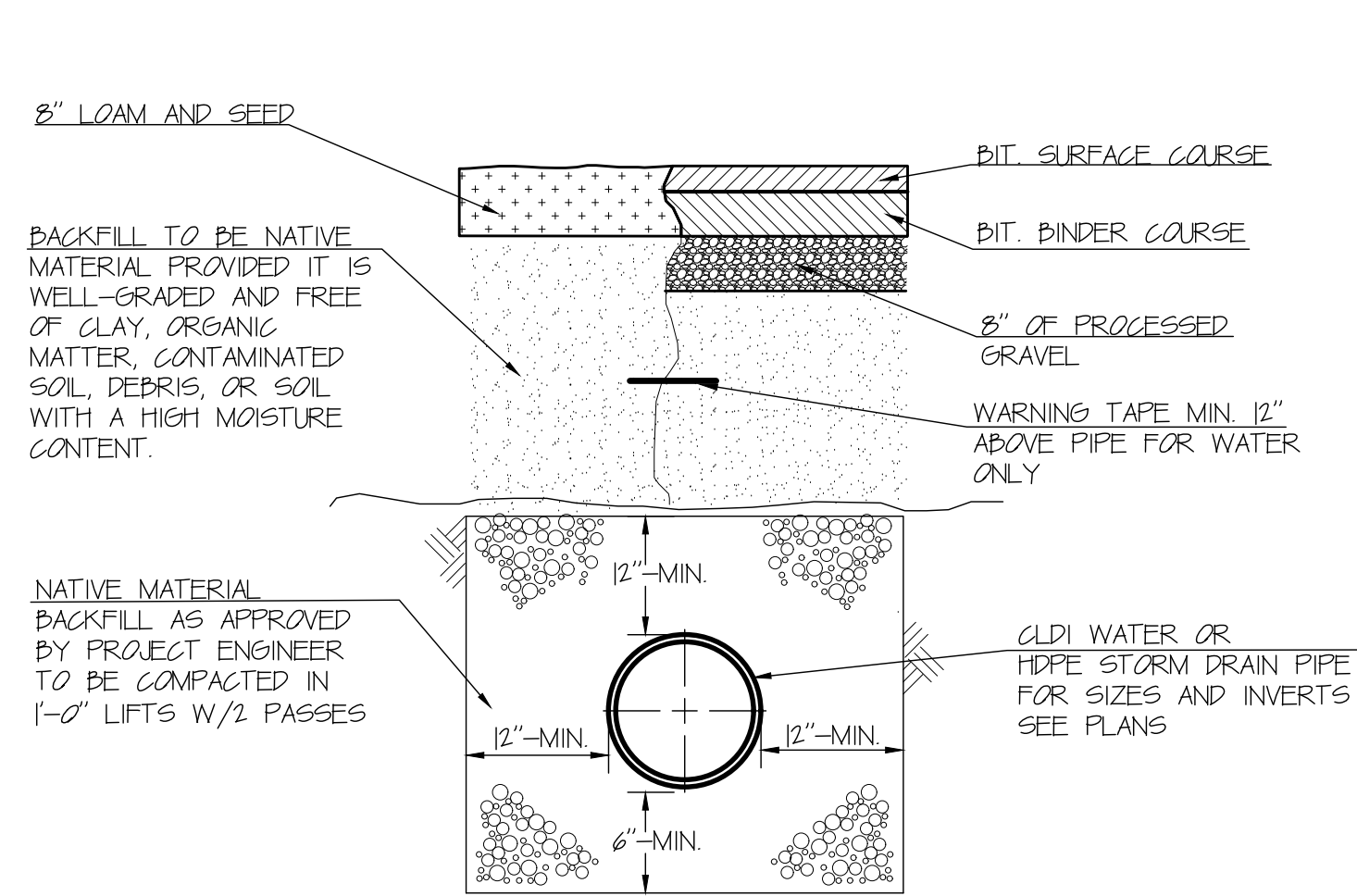
PROJECT #
172-02-24

DRAWN BY:
LDS

DATE:
2/27/24

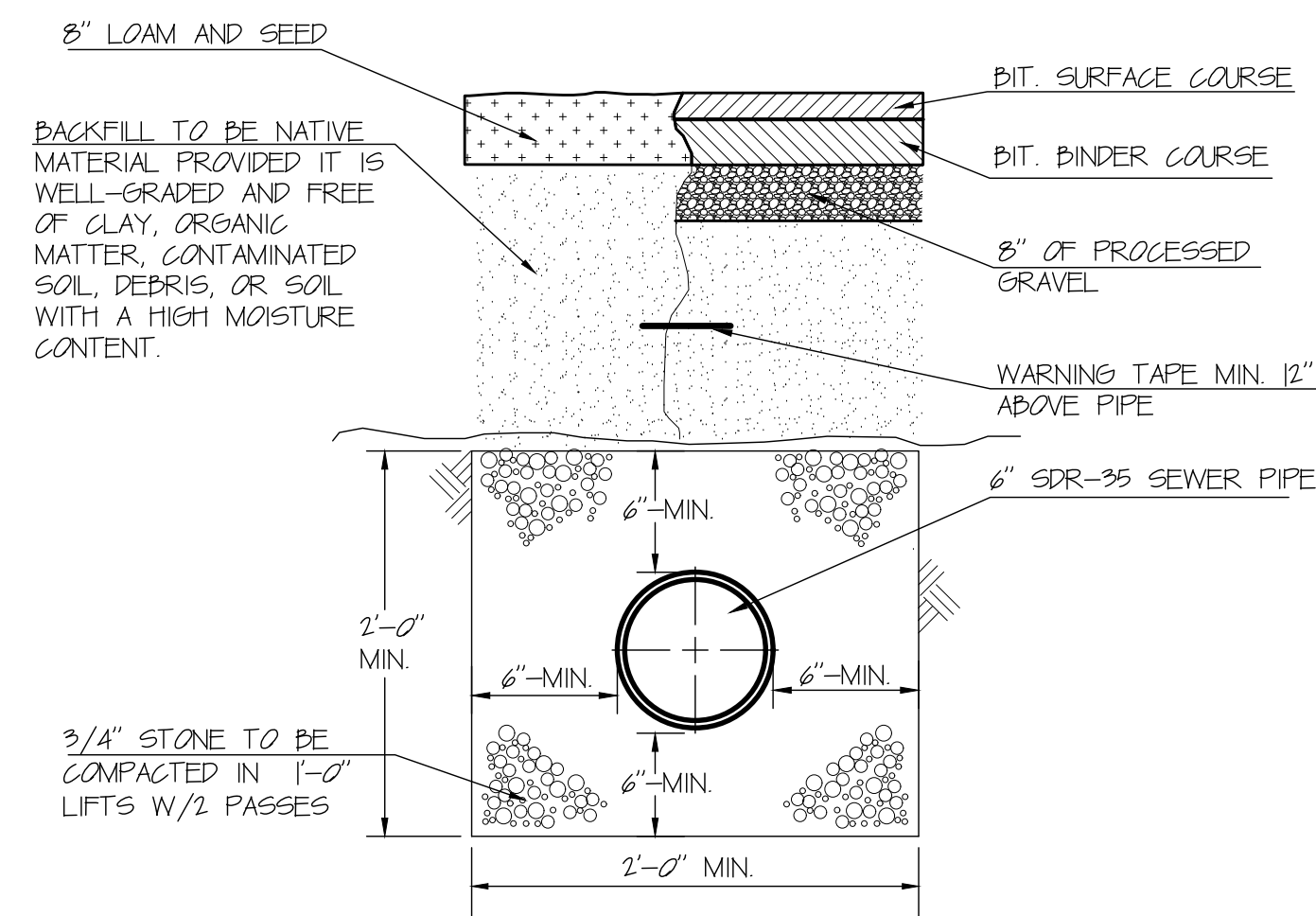
SCALE:
1"=30'

SHEET:
D-1



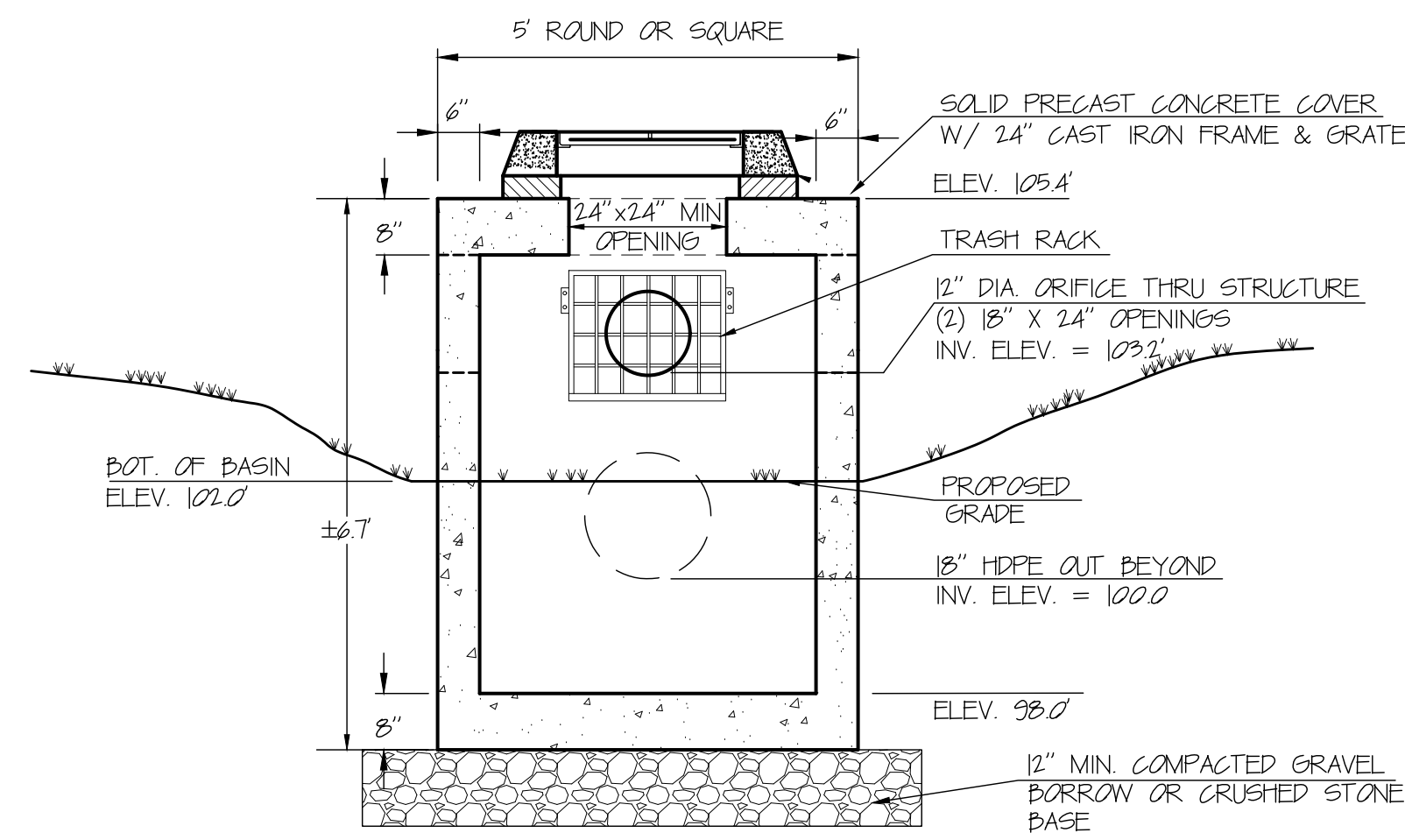
- NOTES:
- 5'-0" MINIMUM COVER FOR WATER MAIN ONLY.
 - FOR PAVED AREAS COMPACT ALL BACKFILL TO 95% MODIFIED PROCTOR.
 - FOR UNPAVED AREAS COMPACT ALL BACKFILL TO 90% MODIFIED PROCTOR.

1 TYPICAL PIPE TRENCH DETAIL
D-2 N.T.S.



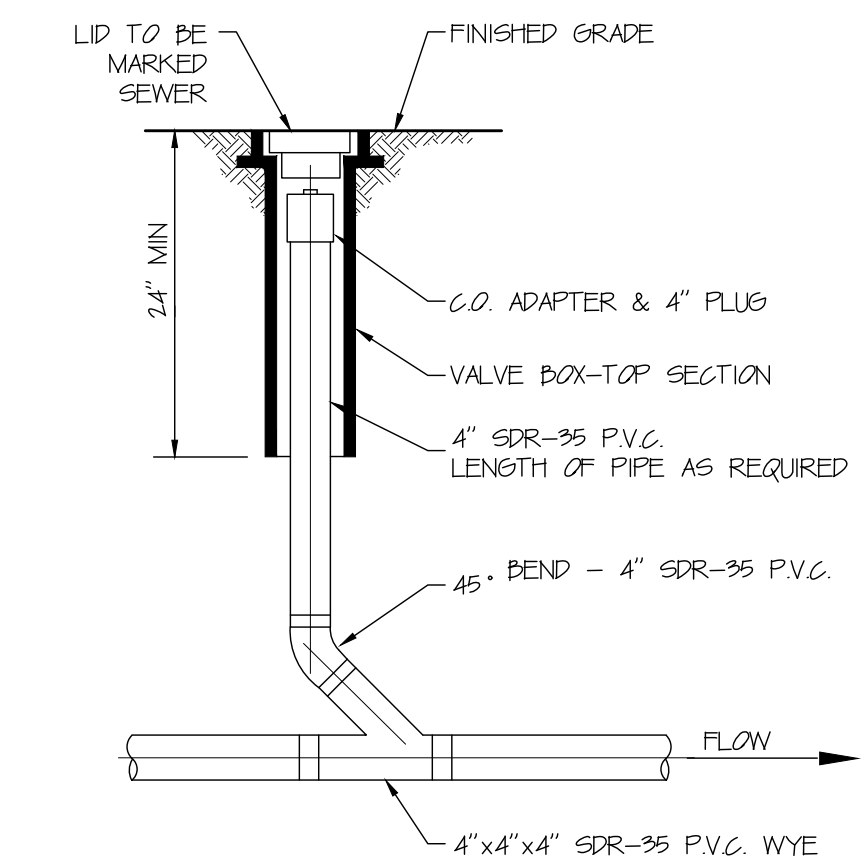
- NOTES:
- FOR PAVED AREAS COMPACT ALL BACKFILL TO 95% MODIFIED PROCTOR.
 - FOR UNPAVED AREAS COMPACT ALL BACKFILL TO 90% MODIFIED PROCTOR.
 - 3/4" STONE REQUIRED ONLY AT DIRECTION OF ENGINEER OR DPW.

2 SANITARY SEWER TRENCH DETAIL
D-2 N.T.S.

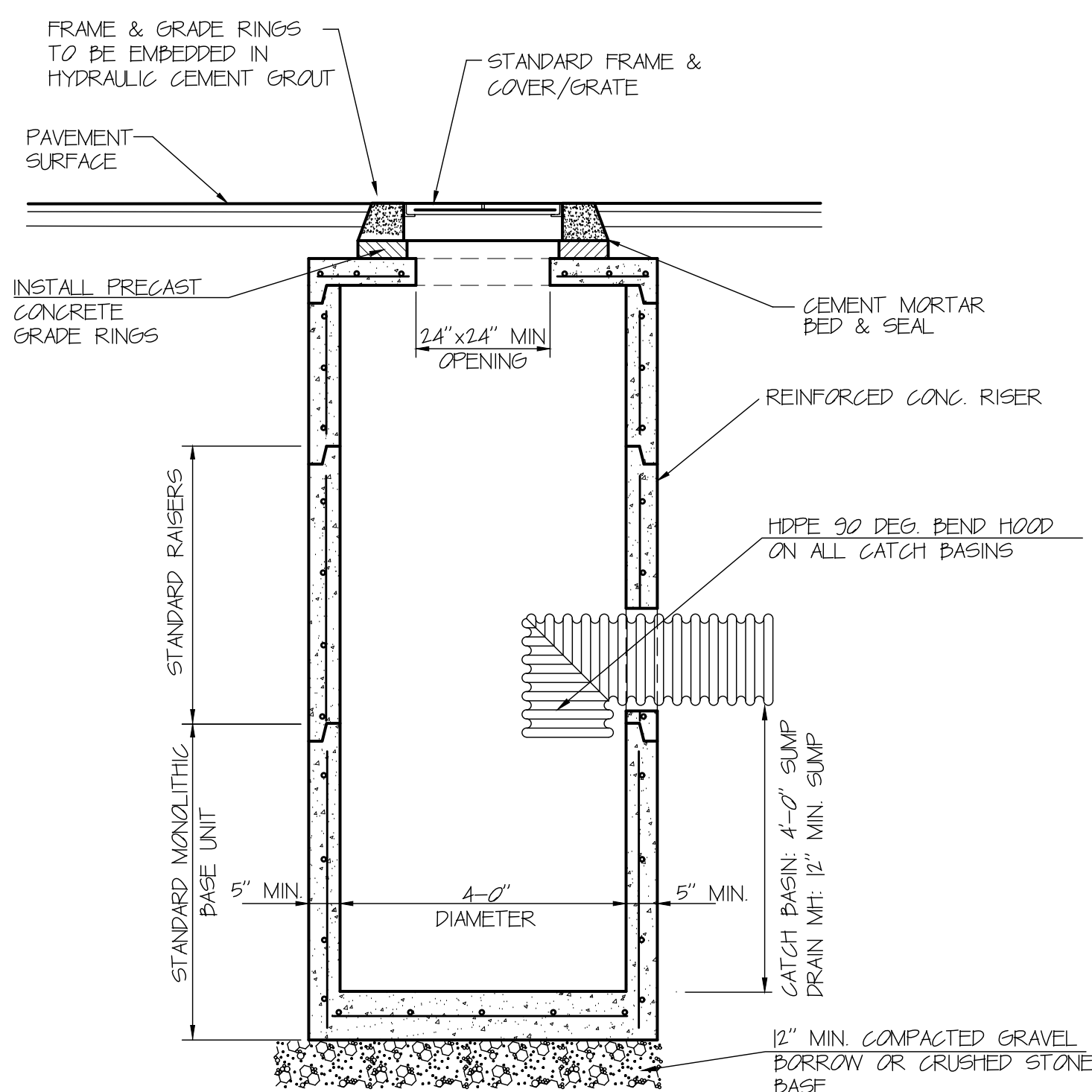


- NOTE:
TRASH RACK WITH WELDED WIRE MESH WITH 1/2-INCH OPENINGS MOUNTED ON NO. 4 BARS SHALL BE PROVIDED OUTSIDE ORIFICE. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY PROJECT ENGINEER.

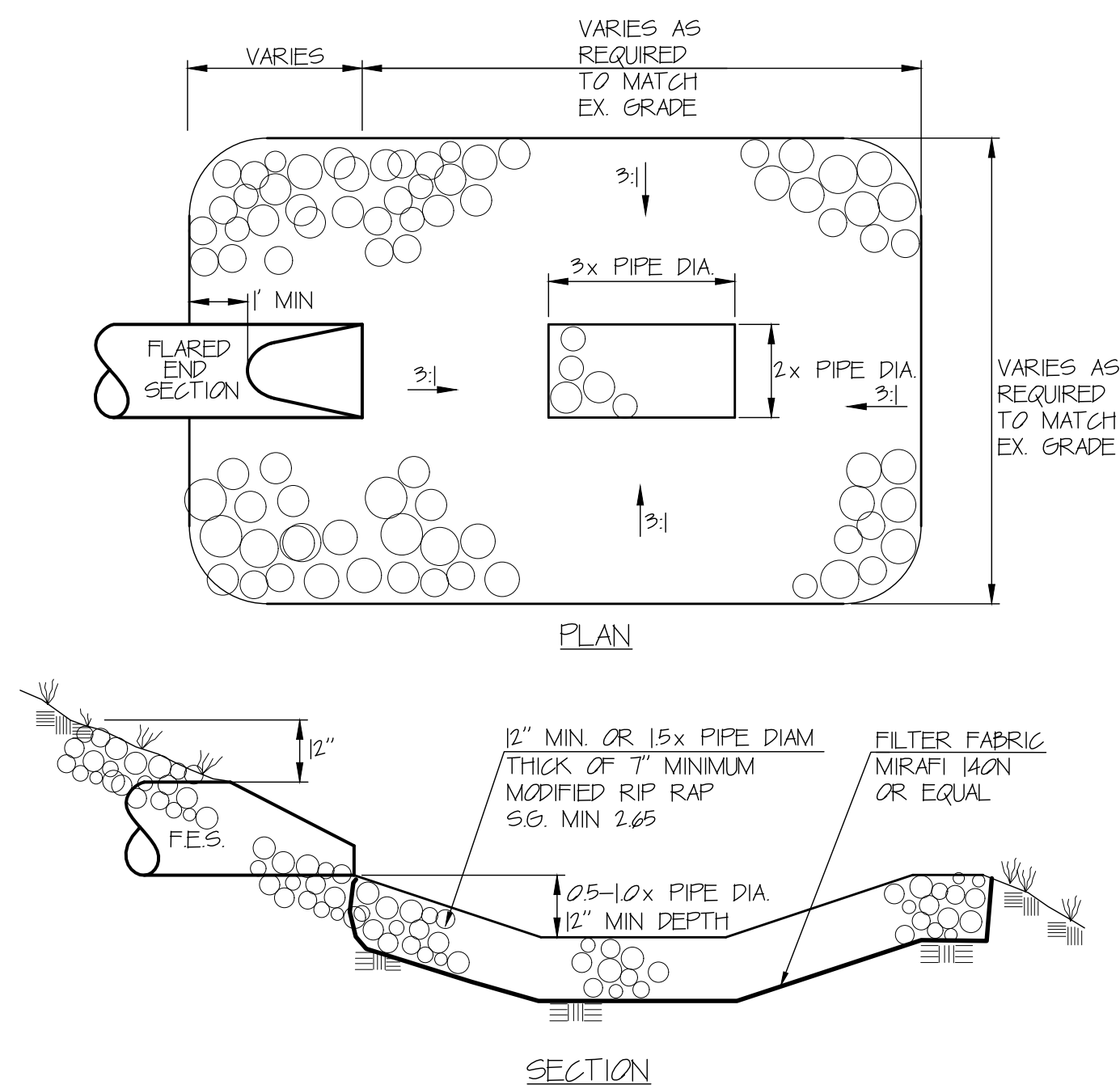
3 OUTLET CONTROL STRUCTURE DETAIL
D-2 N.T.S.



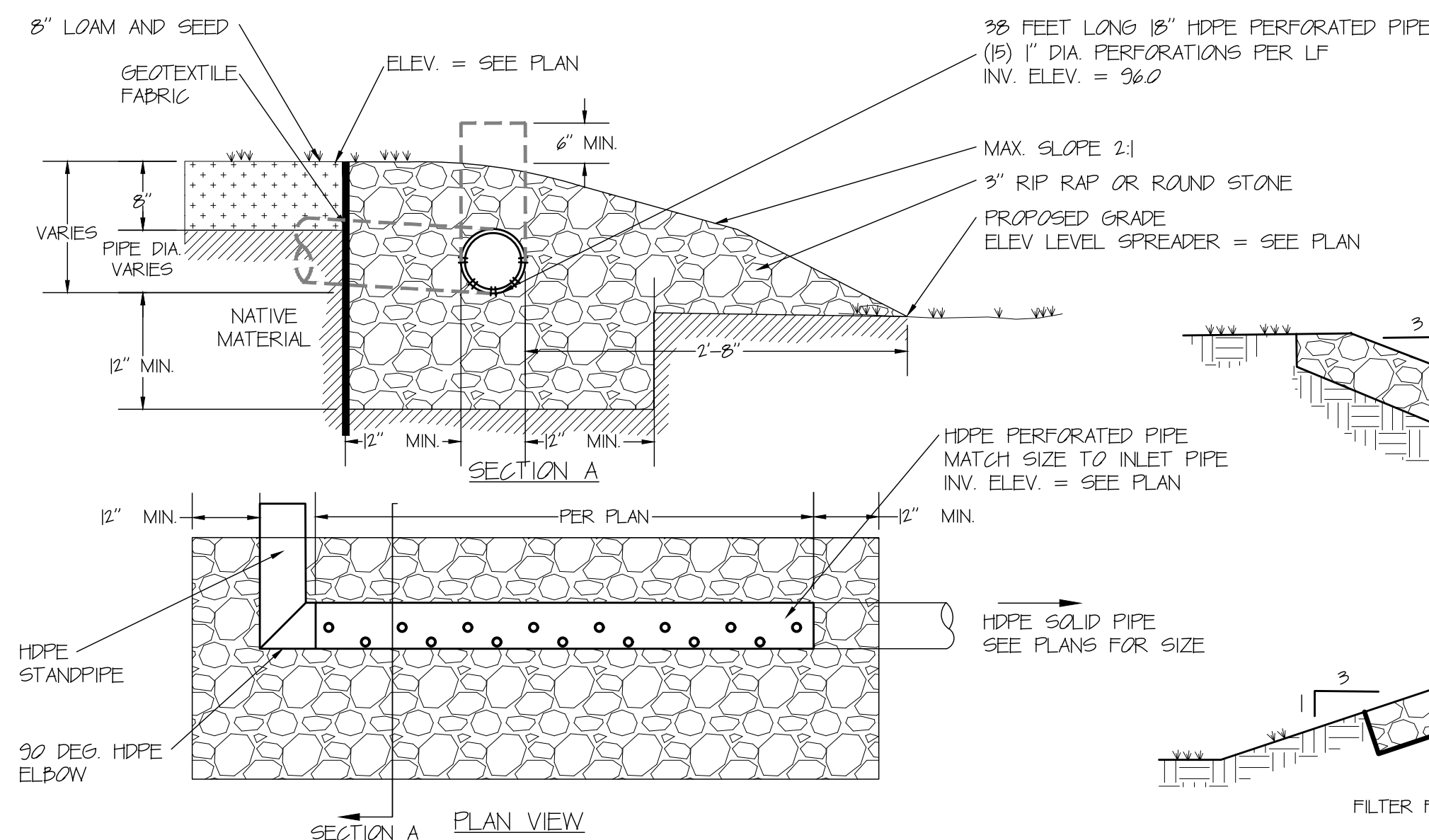
4 IN-LINE CLEANOUT DETAIL
D-2 N.T.S.



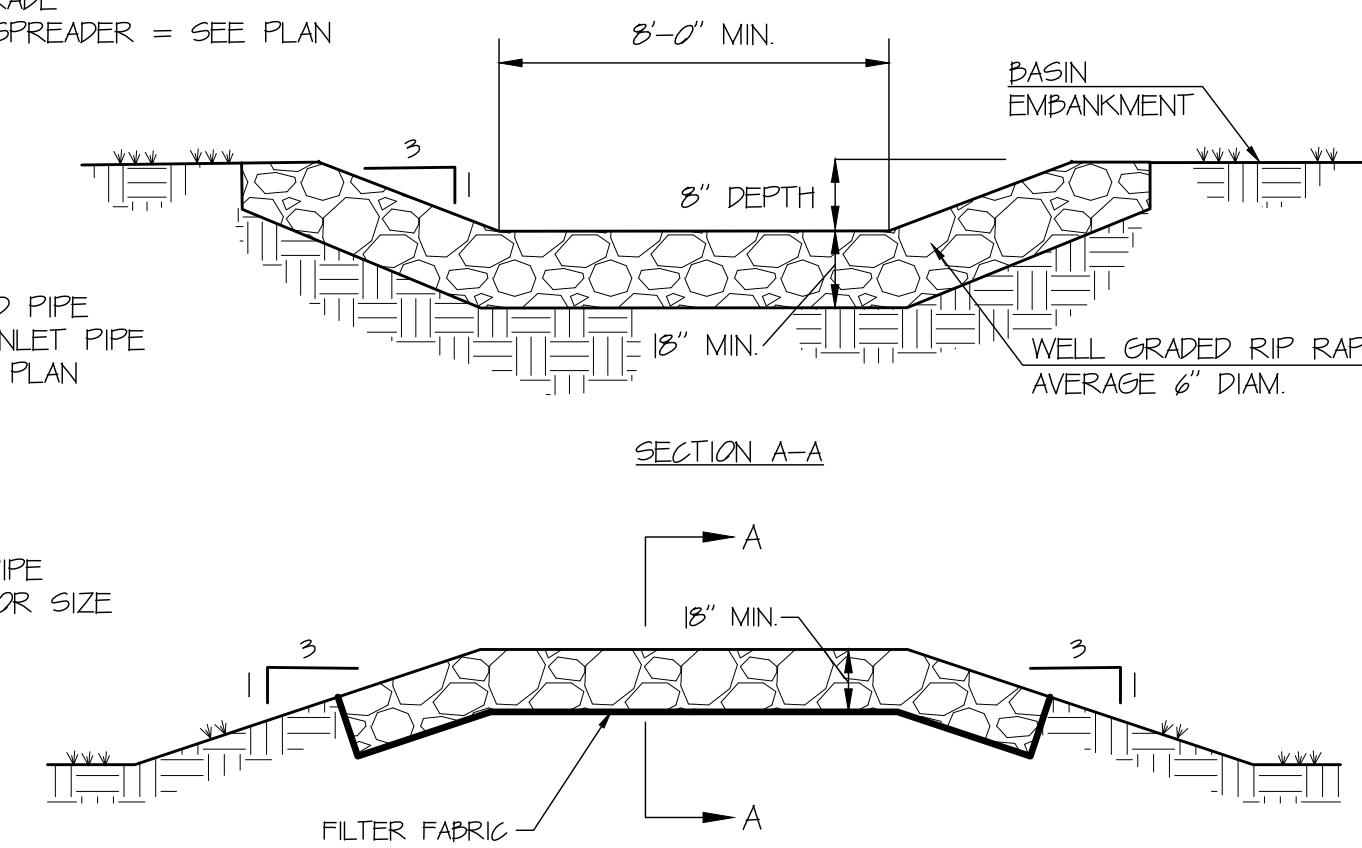
5 PRE-CAST STORM DRAIN MANHOLE & CATCH BASIN DETAIL
D-2 N.T.S.



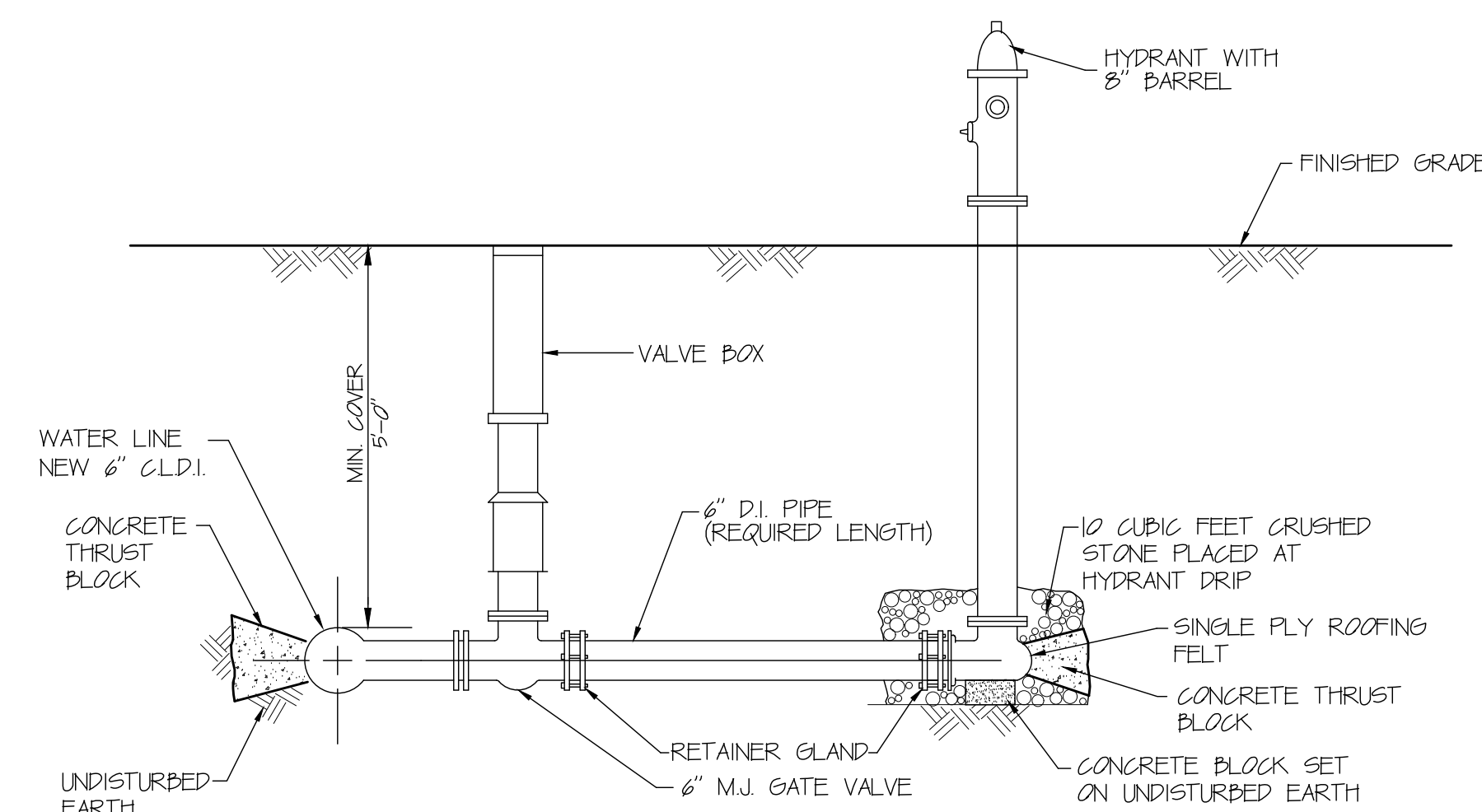
6 FLARED END SECTION PLUNGE POOL DETAIL
D-2 N.T.S.



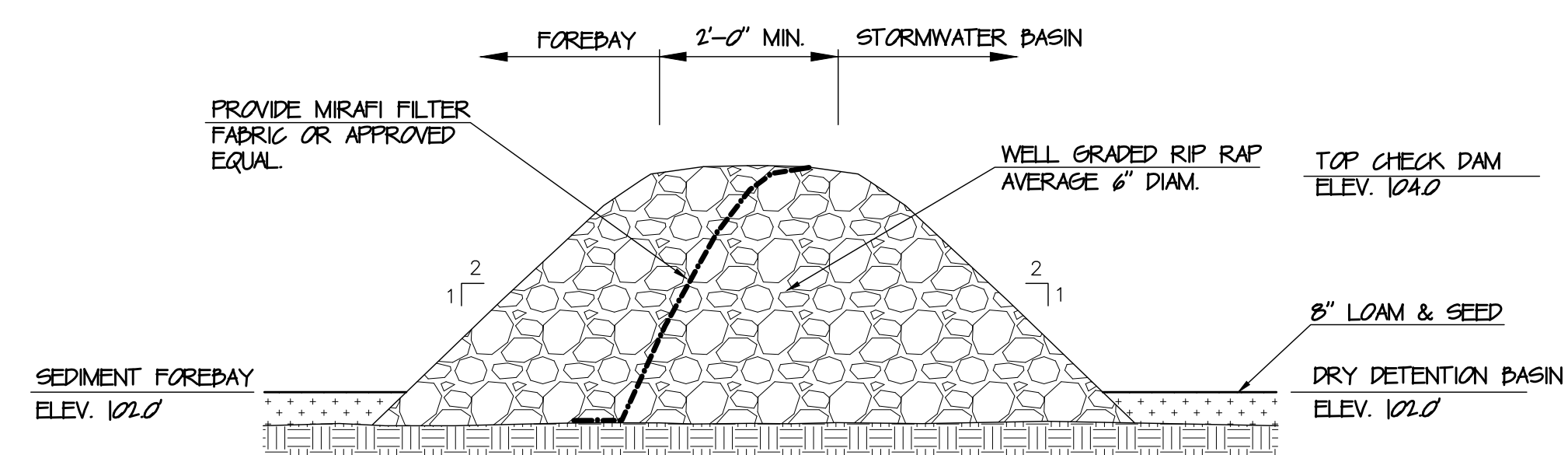
7 LEVEL SPREADER DETAIL
D-2 N.T.S.



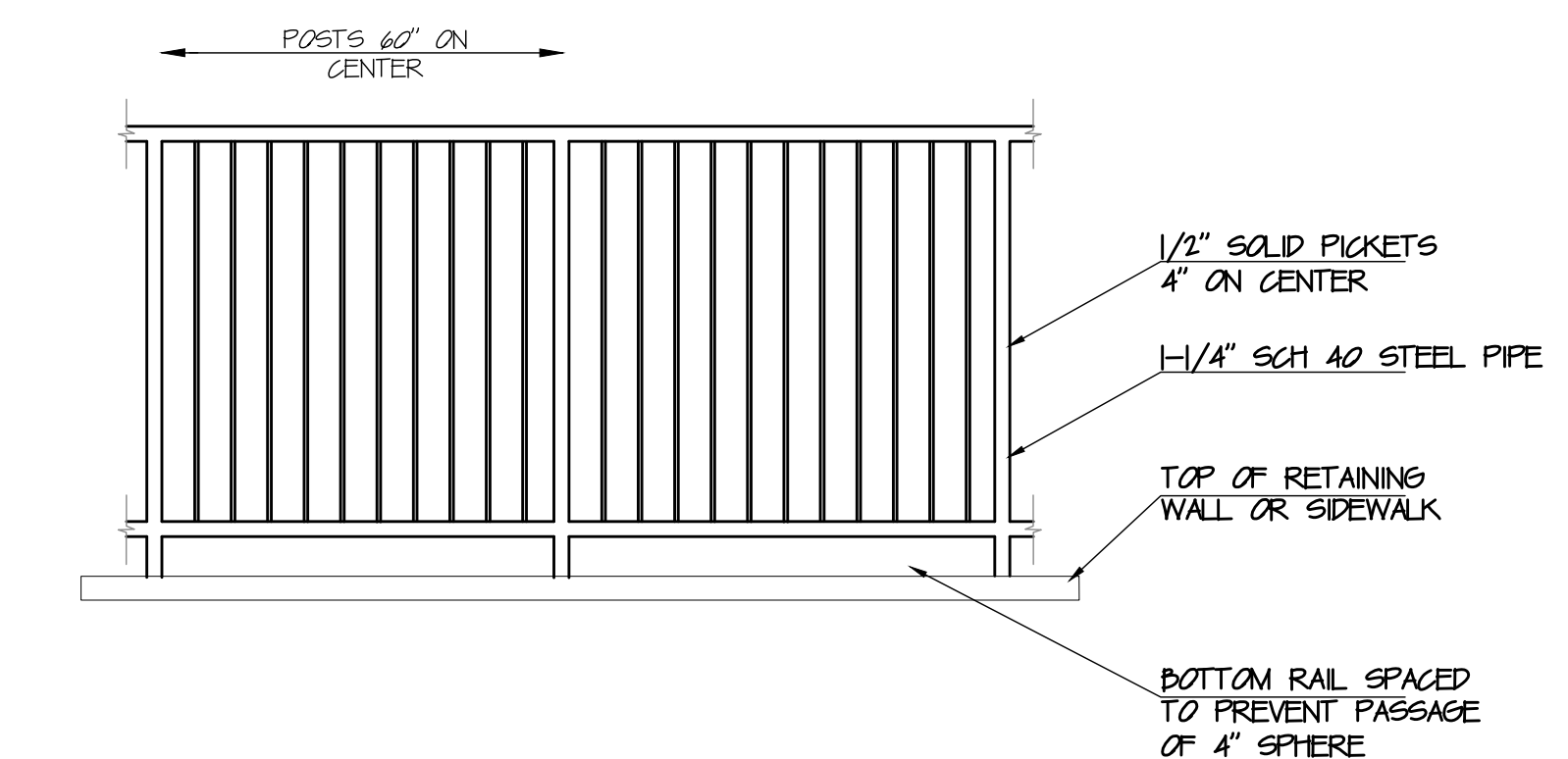
8 EMERGENCY SPILLWAY DETAIL
D-2 N.T.S.



9 HYDRANT AND VALVE DETAIL
D-2 N.T.S.



10 FOREBAY CHECK DAM SECTION DETAIL
D-2 SCALE: N.T.S.



11 PEDESTRIAN GUARDRAIL DETAIL
D-2 SCALE: N.T.S.

D-2 DETAIL SHEET

PROJECT DESCRIPTION:
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20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
275 STATE STREET
SPRINGFIELD, MA 01103

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Westfield, MA 01085
Phone: (413) 502-4884

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NO.	DATE	BY	REVISION DESCRIPTION
1	6-27-24	LDS	SUBMITTED IMVC
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3	8-10-24	PAP	REVISED PER TOWN COMMENTS RECEIVED
4			
5			

PROJECT #
172-02-24

DRAWN BY:
LDS

DATE:
2/27/24

SCALE:
1"=30'

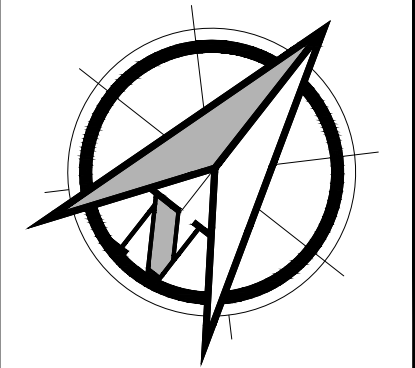
SHEET:
D-2



VIEW FROM HUDSON LANE - LOOKING SOUTH



VIEW FROM POQUONOCK AVE - LOOKING WEST



PROJECT DESCRIPTION:
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 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
 20 DAY HILL RD LLC
 27B STATE STREET
 SPRINGFIELD, MA 01103

Furrow
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NO	DATE	BY	REVISION DESCRIPTION
1	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
2			
3			
4			
5			

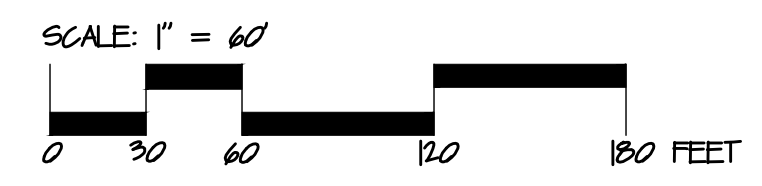
PROJECT #:
 172-02-24

DRAWN BY:
 LDS

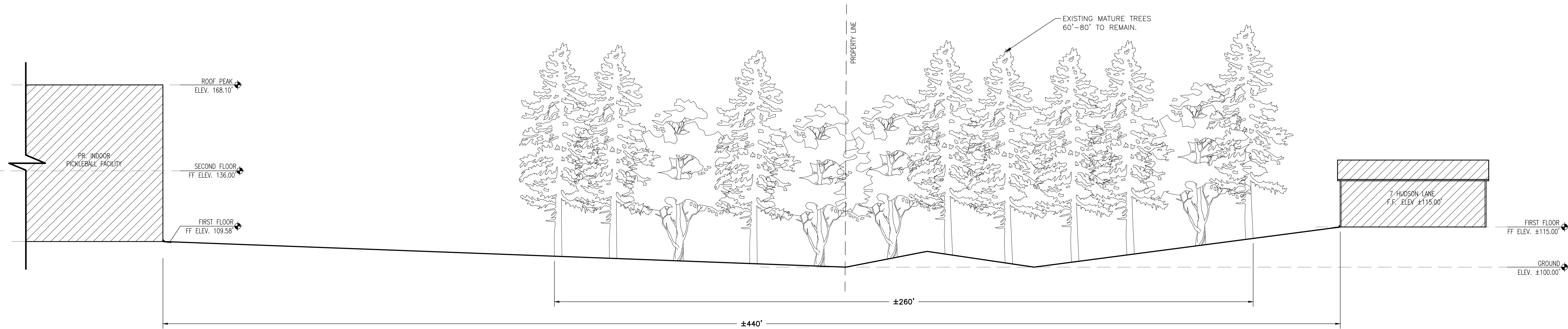
DATE:
 7/31/24

SCALE:
 1"=60'

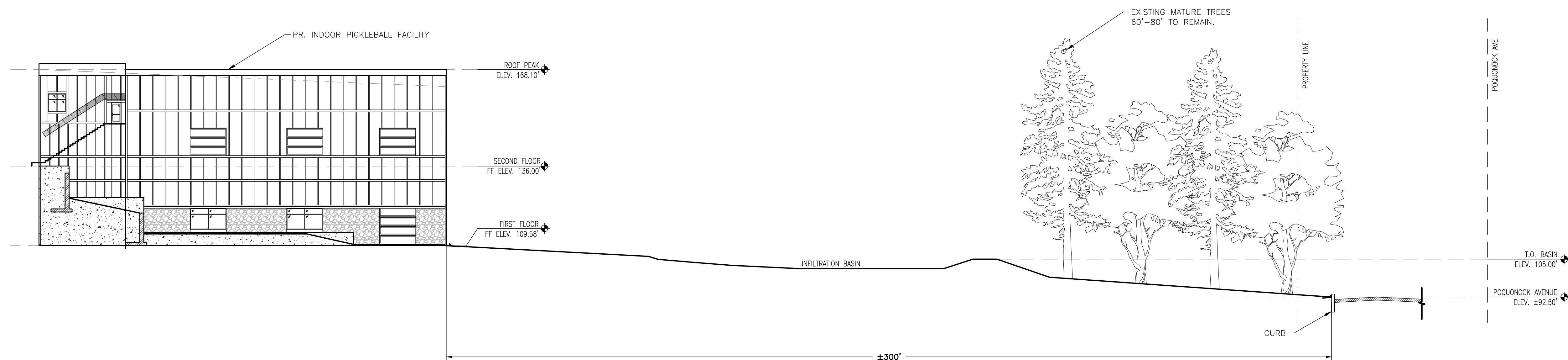
SHEET:
 G-1



G-1 VISUAL IMPACT ASSESSMENT PLAN



1 HUDSON LANE VIEW SECTION
SCALE: 1" = 20'



2 POQUONOCK AVE VIEW SECTION
SCALE: 1" = 20'



G-2 VISUAL IMPACT ASSESSMENT CROSS SECTIONS

PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
275 STATE STREET
SPRINGFIELD, MA 01103

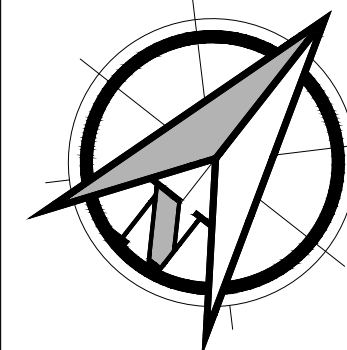
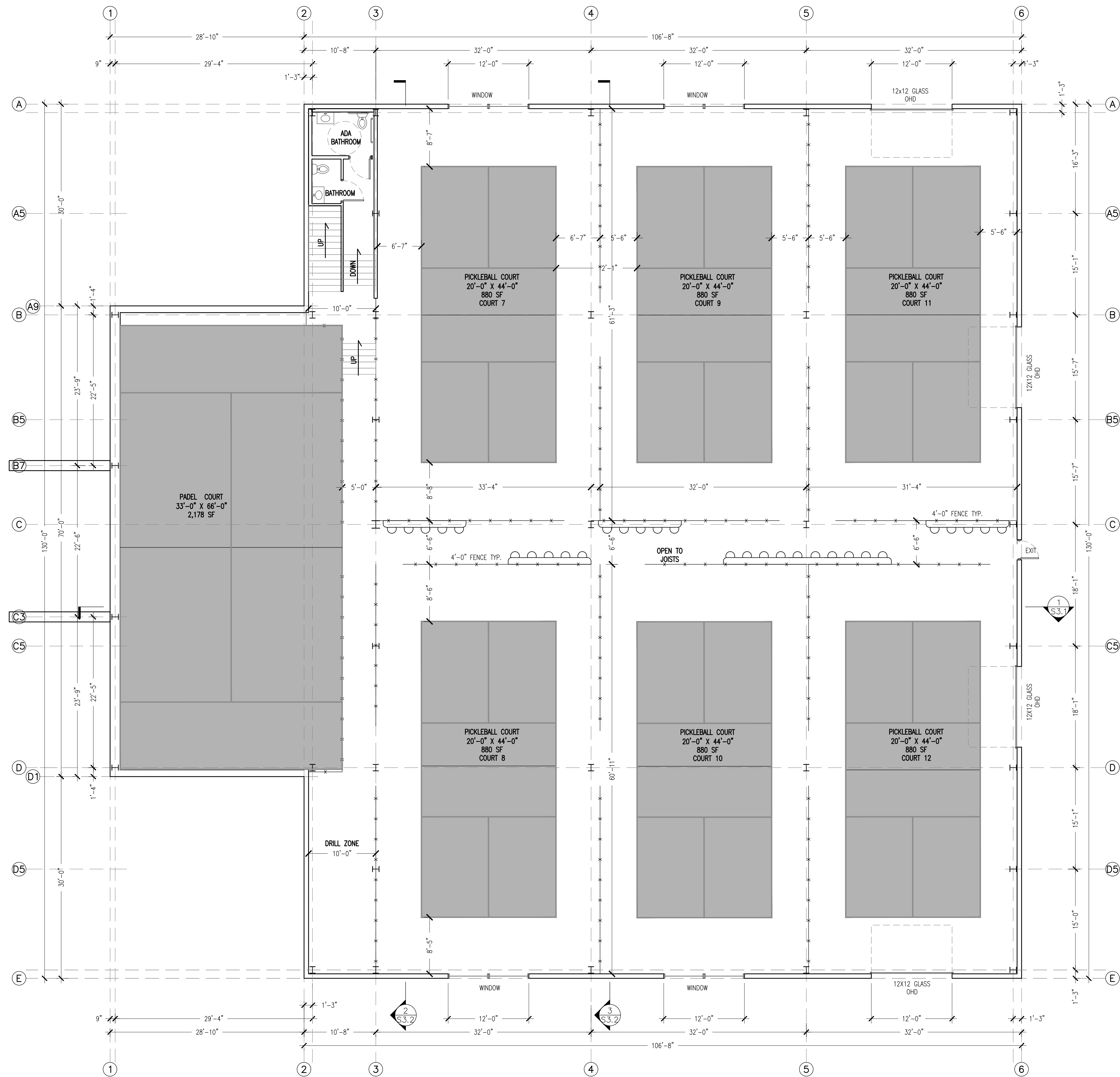
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NO.	DATE	BY	REVISION DESCRIPTION
1	8/12/24	LDS	SUBMITTED FOR SITE PLAN & SPECIAL USE
2			
3			
4			
5			

PROJECT #:
1172-02-24
DRAWN BY:
HJM
DATE:
7/27/24
SCALE:
1"=20'
SHEET:

G-2



PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
 279 STATE ST
 SPRINGFIELD MA 01103

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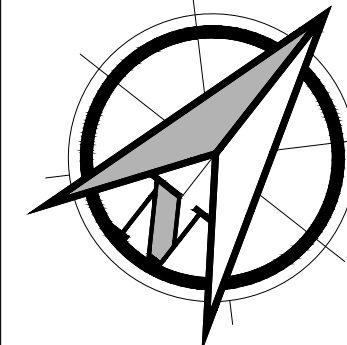
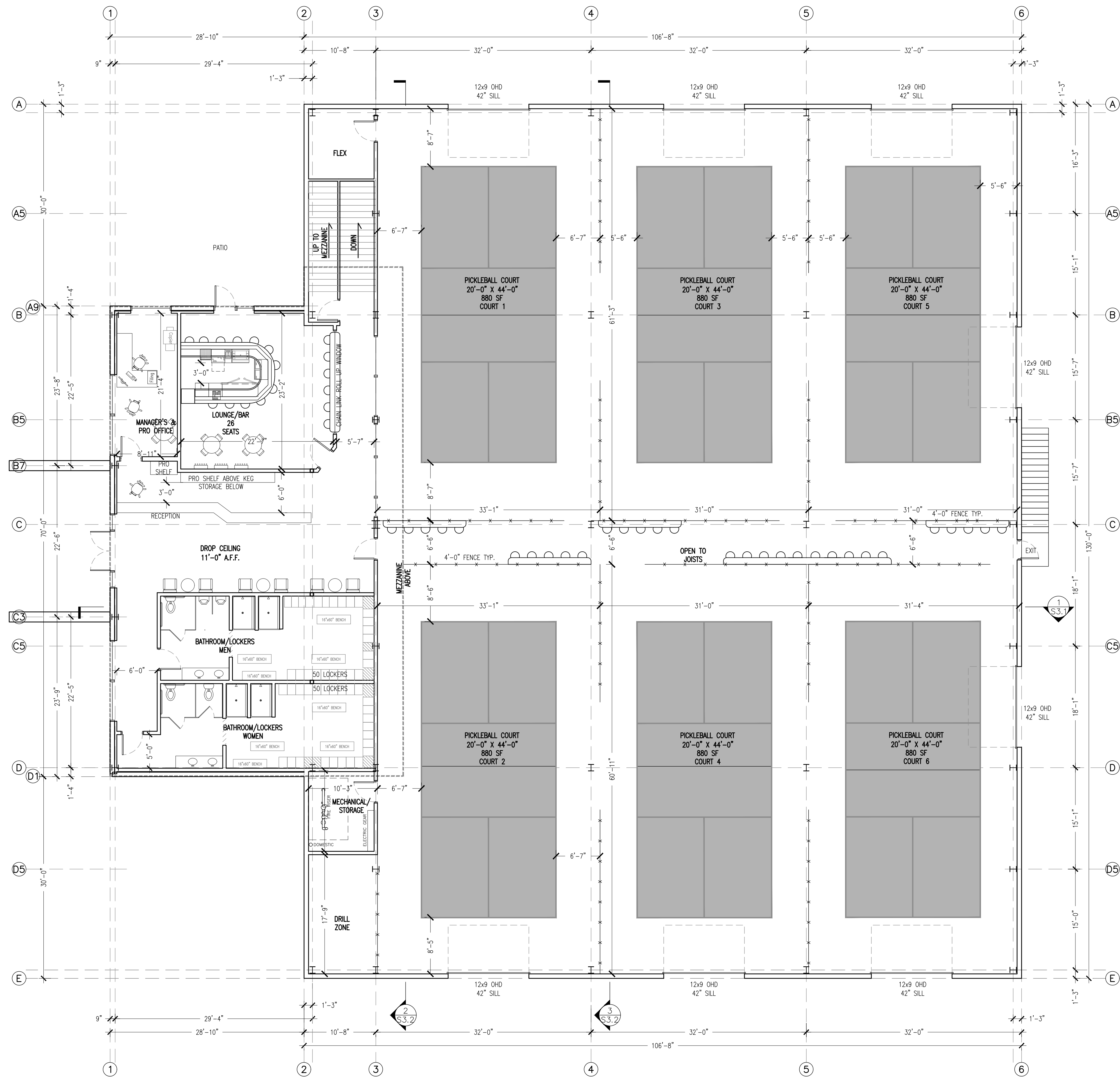
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DATE	BY	REVISION DESCRIPTION
4-2-24	EN	GRID LINES REVISED
5-20-24	EN	GRID LINES REVISED
6-21-24	EN	DOORS & WINDOWS REVISED
8-12-24	LD	SUBMITTED FOR SITE PLAN & SPECIAL USE

PROJECT # **12-02-24**
 DRAWN BY: **HJM**
 DATE: **3-01-24**
 SCALE: **1/8" = 1'-0"**
 SHEET: **A1.1**

A1.1 FIRST FLOOR PLAN



PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
 279 STATE ST
 SPRINGFIELD MA 01103

Furrow
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 Westfield, MA 01095
 Phone: (413) 592-4884

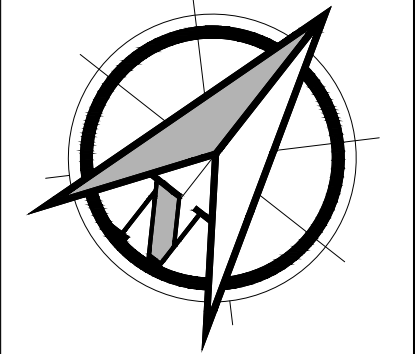
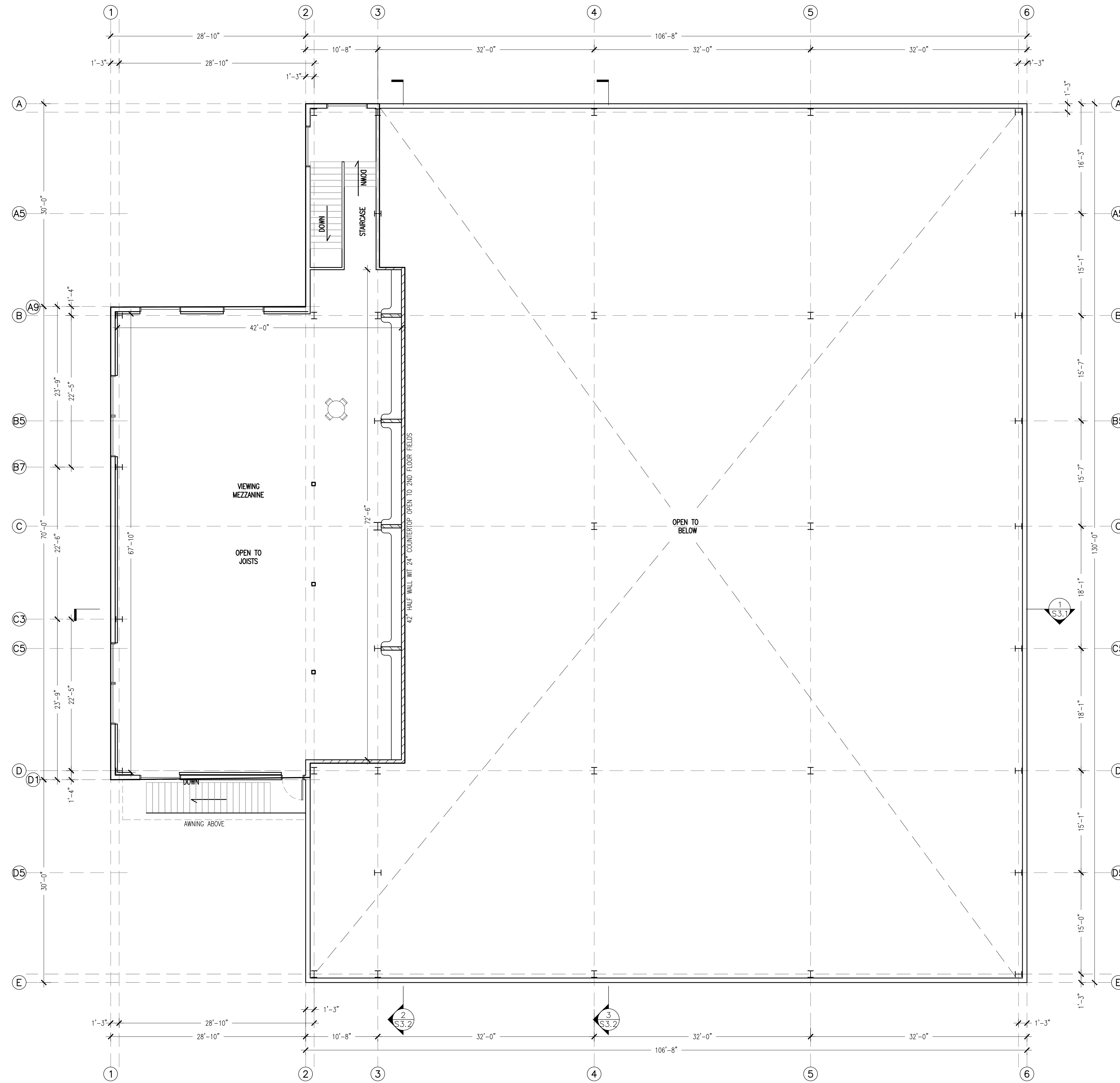
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DATE	BY	REVISION DESCRIPTION
4-2-24	EN	GRID LINES REVISED
5-20-24	EN	GRID LINES REVISED
6-21-24	EN	DOORS & WINDOWS REVISED
8-12-24	LD	SUBMITTED FOR SITE PLAN & SPECIAL USE

PROJECT # **172-02-24**
 DRAWN BY: **HJM**
 DATE: **3-01-24**
 SCALE: **1/8"=1'-0"**
 SHEET:

A1.2 SECOND FLOOR PLAN

A1.2



PROJECT DESCRIPTION:
 WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
 20 DAY HILL RD LLC
 279 STATE ST
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DATE	BY	REVISION DESCRIPTION
5-20-24	EDN	GRID LINES REVISED
6-24-24	EDN	DOORS & WINDOWS REVISED
8-12-24	LPS	SUBMITTED FOR SITE PLAN & SPECIAL USE

PROJECT #
 172-02-24

DRAWN BY:
 EDN

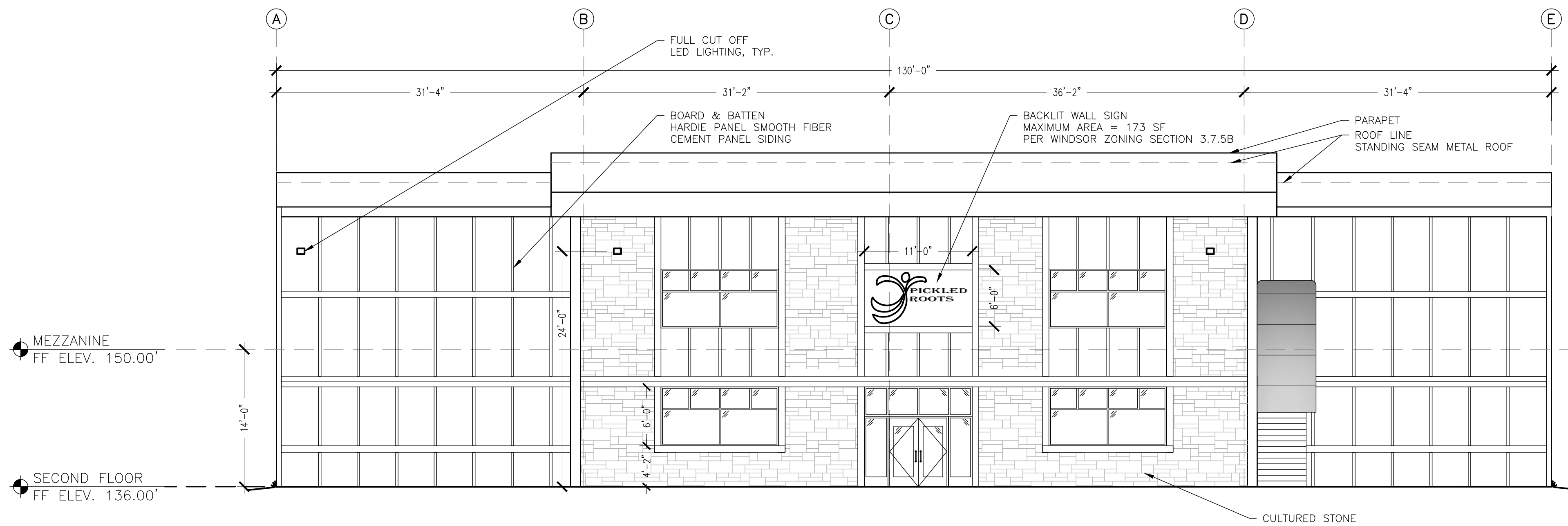
DATE:
 3-01-24

SCALE:
 1/8" = 1'-0"

SHEET:

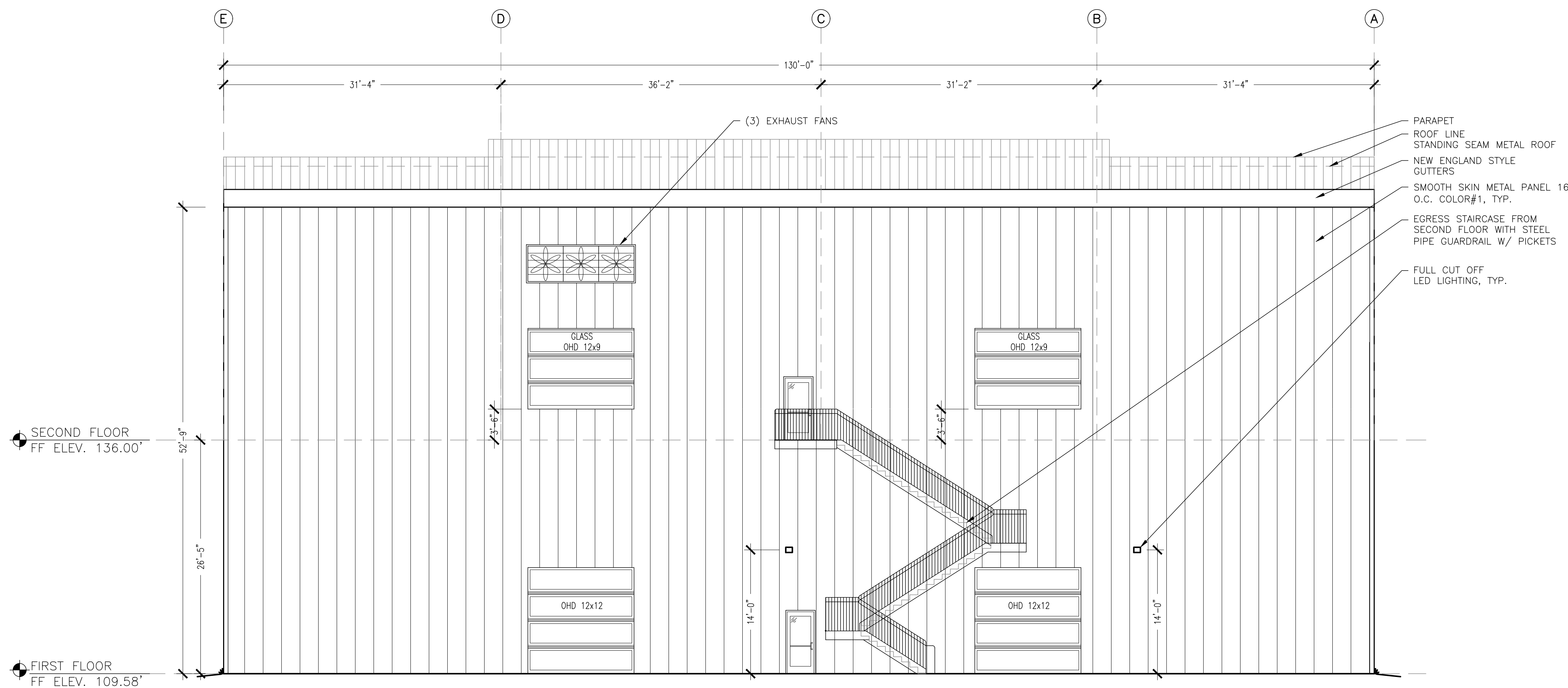
A1.3 MEZZANINE PLAN

A1.3



SOUTH ELEVATION	
AREA WALL	4,244 S.F.
AREA GLASS	400 S.F.
PERCENT GLASS	9.4%

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION	
AREA WALL	17,110 S.F.
AREA GLASS	216 S.F.
PERCENT GLASS	3.0%

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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WINDSOR, CT 06095

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279 STATE ST
SPRINGFIELD MA 01103

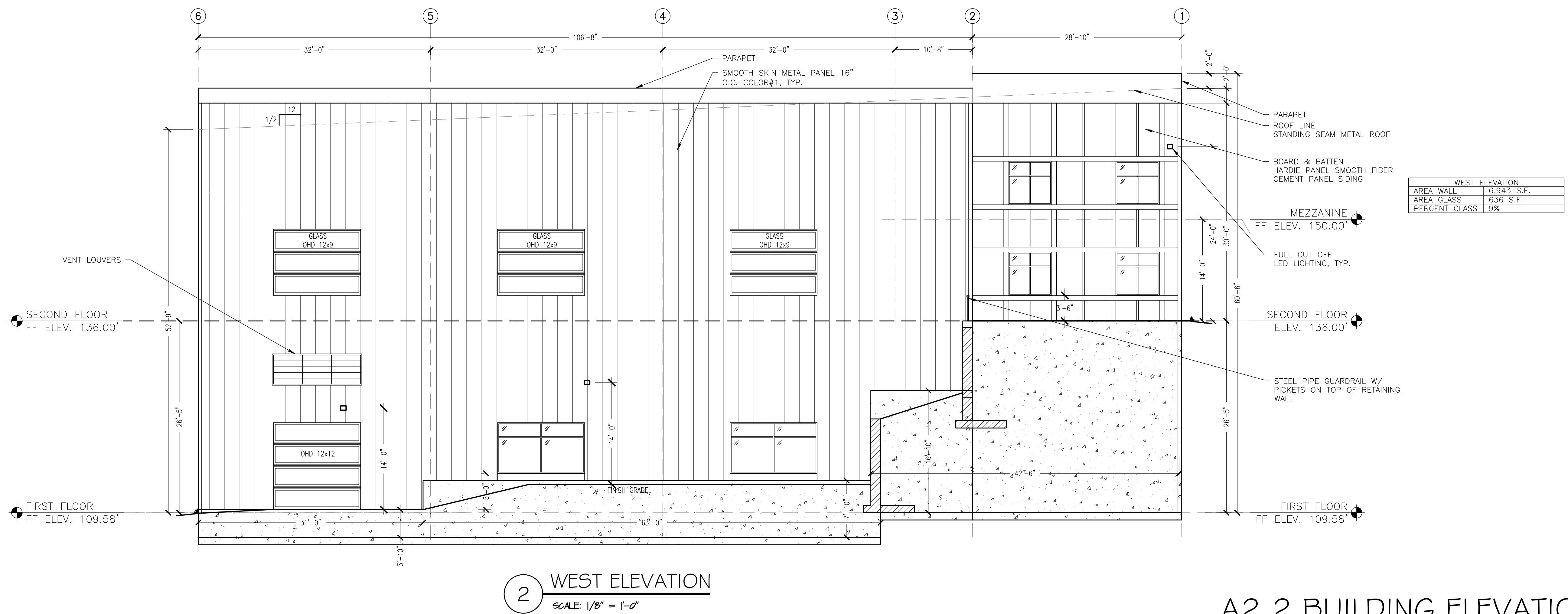
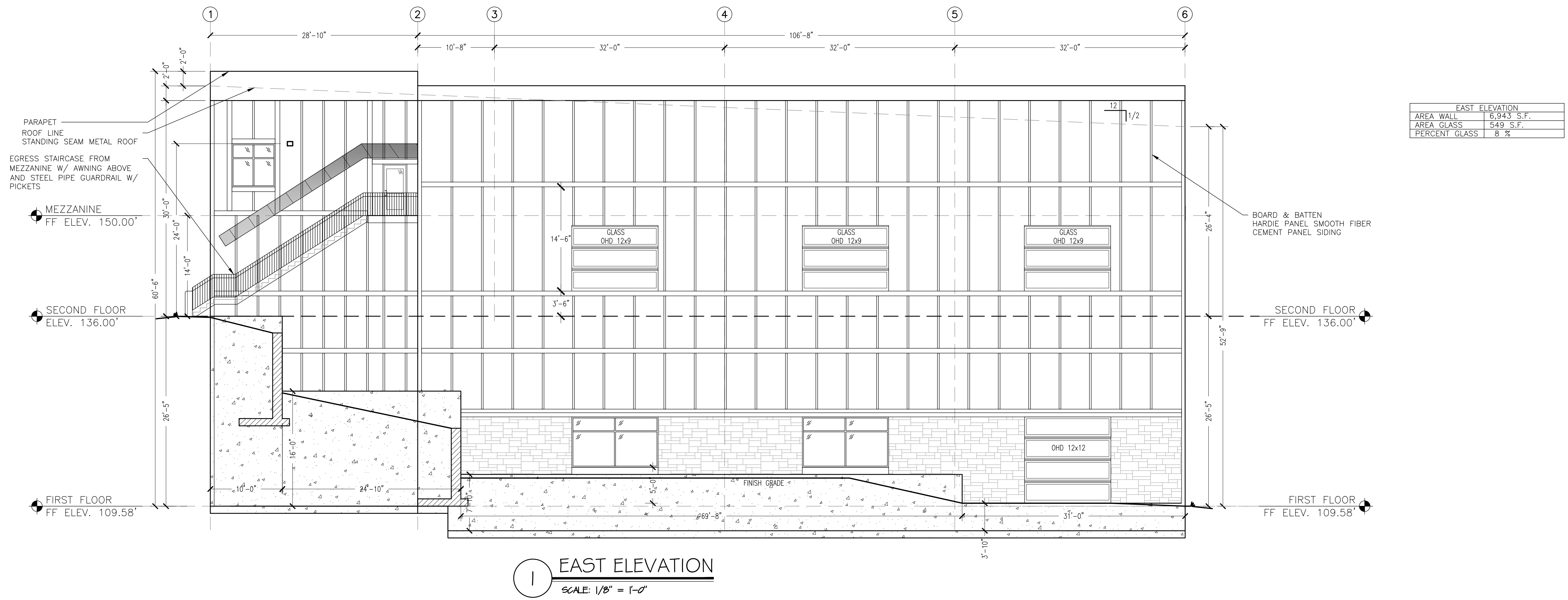
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DATE	BY	REVISION DESCRIPTION
5-20-24	EDN	GRID LINES REVISED
6-24-24	EDN	DOORS & WINDOWS REVISED
8-12-24	LPS	SUBMITTED FOR SITE PLAN & SPECIAL USE
8-19-24	EDN	REVISIONS PER COMMENTS

PROJECT # 12-02-24
DRAWN BY: EDN
DATE: 3-6-24
SCALE: 3/32" = 1'-0"
SHEET:



A2.2 BUILDING ELEVATIONS

PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
 20 DAY HILL RD
 WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
 279 STATE ST
 SPRINGFIELD MA 01103

Furrow
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DATE	BY	REVISION DESCRIPTION
5-20-24	EDN	GRID LINES REVISED
6-4-24	EDN	DOORS & WINDOWS REVISED
8-12-24	LPS	LDPS SUBMITTED FOR SITE PLAN & SPECIAL USE
8-19-24	EDN	REVISIONS PER COMMENTS

PROJECT #
12-02-24

DRAWN BY:
EDN

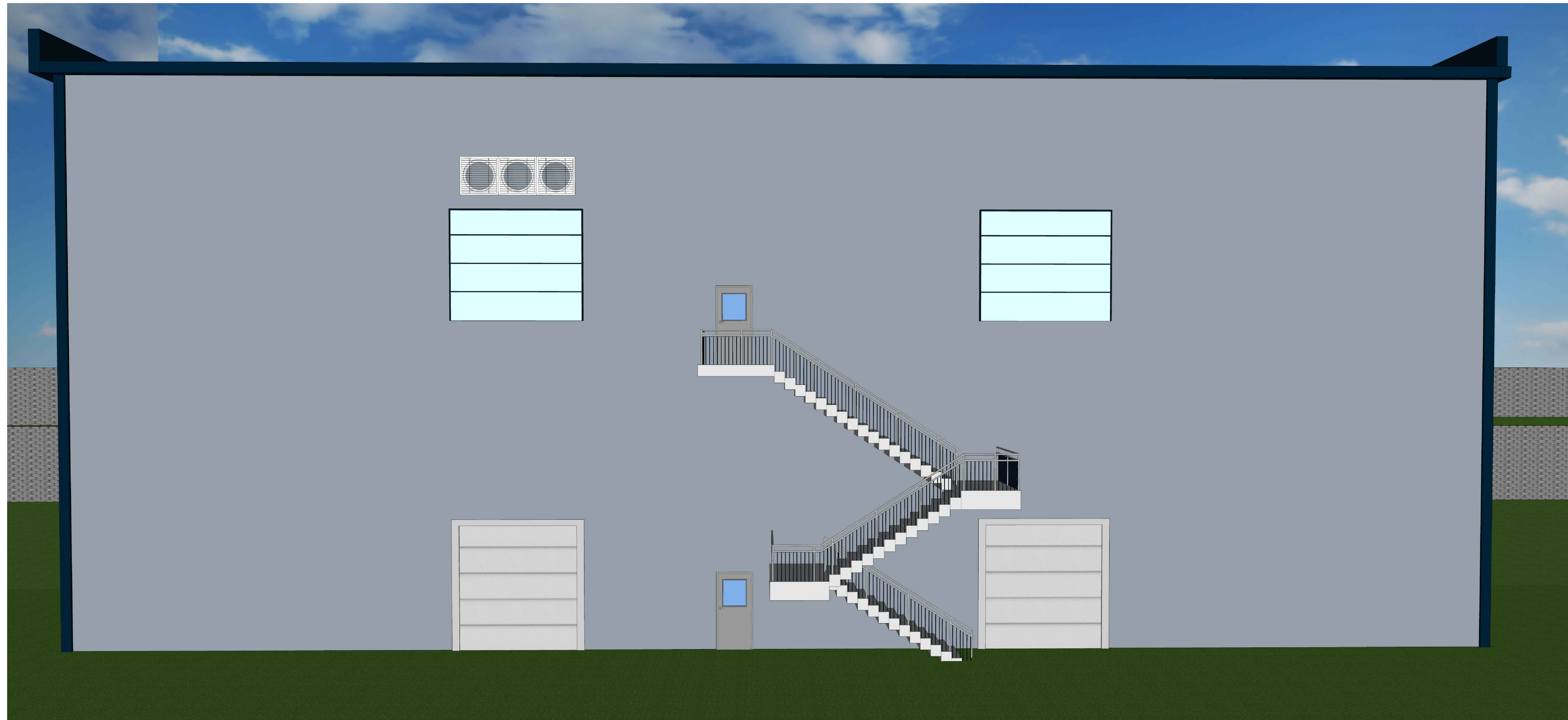
DATE:
3-6-24

SCALE:
3/32" = 1'-0"

SHEET:
A2.2



1 SOUTH ELEVATION
SCALE: N.T.S.



2 NORTH ELEVATION
SCALE: N.T.S.

A2.3 BUILDING RENDERED ELEVATIONS

PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
279 STATE ST
SPRINGFIELD MA 01103

Furrow
Engineering

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Phone: (413) 562-4884

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NO.	REVISION DESCRIPTION	DATE	BY:
1			
2			
3			
4			
5			
6			

PROJECT # 172-02-24
DRAWN BY: EDN
DATE: 8-26-24
SCALE: 3/32" = 1'-0"

SHEET: A2.3



1 EAST ELEVATION
SCALE: N.T.S.



2 WEST ELEVATION
SCALE: N.T.S.

A2.4 BUILDING RENDERED ELEVATIONS

PROJECT DESCRIPTION:
WINDSOR PICKLEBALL
20 DAY HILL RD
WINDSOR, CT 06095

APPLICANT:
20 DAY HILL RD LLC
279 STATE ST
SPRINGFIELD MA 01103

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NO.	REVISION DESCRIPTION	DATE	BY:
1			
2			
3			
4			
5			
6			

PROJECT # 172-02-24
DRAWN BY: EDN
DATE: 8-26-24
SCALE: 3/32" = 1'-0"
SHEET:

A2.4