

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
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May 26, 2020

Mr. Ruben Flores-Marzan
Town Planner
Town of East Windsor
11 Rye Street
East Windsor, Connecticut

Re: LaBrecque Autocraft
63 Newberry Road
PZC 2020-05

Dear Mr. Flores-Marzan:

The following is a response to the review of the referenced application by Leonard Norton, Town Engineer, dated 04-23-20:

1. WPCA approval is required for the proposed sewer connection and oil/water separator.
Response: No response needed.
2. Is the sewer lateral existing to the street line or will the road need to be cut? A permit is required for any work within the Town R.O.W.
Response: According to the Town sewer asbuilt mapping a lateral has been stubbed beyond the road pavement limits. The sewer lateral for the new building will connect to the existing stub at this location. If work is to be completed in the Town R.O.W., the applicant or his contractor will apply for the necessary permit.
3. Is the pavement resurfacing an overlay or removal and repaving?
Response: The existing pavement on site will be removed and repaved as noted on the plans.
4. I recommend that a stone spreader be utilized in areas where the storm water will run off the parking lot.

Response: A stone spreader has been added at the edge of the pavement where stormwater will runoff the pavement. The stone extends to the bottom of the proposed bioretention area. A detail of the stone area has also been added to the plans.

5. I noticed that the Tolland County 24-hour rainfall was utilized in developing the pre and post development hydrographs. East Windsor is in Hartford County. A quick review has shown that the Tolland County rainfall for the 10 year storm is 0.1" greater than Hartford County. This is negligible for this computation.

Response: No response needed.

6. A substantial portion of the existing lawn area to the east of the existing building is currently being for storage of some sort. The construction of the proposed building should actually help to clean up the site.

Response: The construction of the new building will cause numerous vehicles to be removed from the site. Any remaining vehicles will be stored on the paved area behind the existing building. The engine and any fluids will be removed from any vehicle stored outside. These vehicles are an important resource to this auto repair business. LaBrecque Autocraft specializes in the repair and restoration of classic cars. Parts for older cars can be in low supply and expensive to purchase. Only vehicles used to harvest parts for the auto restoration provided by LaBrecque Autocraft will be stored outside.

7. Although I do not have a copy of a soil scientist's report, there is no proposed work within the wetland soils.

Response: The project soil scientist has submitted a wetland report for this project. The findings of his report conclude that the on-site wetland has minimal value and function and the proposed application should have no adverse effect on the wetland. A copy of this report is included with this submittal.

8. The left side building elevation shows a sloped roof and the right side elevation shows a flat roof. If the roof is sloped toward the east, I recommend a stone splash spreader along the east side of the building to dissipate the energy from the roof runoff. If downspouts are utilized, then stone splash pads should be used at the outlets.

Response: The roof of the building will be sloped from west to east. The plan indicates the use of stone splash pads at the outlet from each downspout.

Furthermore, the included plans have been revised to add a concrete dumpster pad at the request of the Planning & Zoning Commission. A construction detail of the pad is also included. The pad is located such that the existing vegetation

to the north, east and west will prevent the dumpster from being seen from any neighboring uses. The dumpster will be screened from the street by the two buildings and the fence located between them.

Lastly, we have submitted an Exterior Photometric Plan depicting the foot-candle intensity from the proposed building mounted exterior light fixtures.

Please contact me if you have any further questions or comments regarding this application.

Yours truly,

A handwritten signature in blue ink that reads "Eric R. Peterson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Eric R. Peterson, P.E., L.S.

Datum Engineering & Surveying LLC.

Richard Zulick

Certified Forester / Soil Scientist

400 Nott Highway

Ashford, CT

06278

(860) 429-1918

April 30, 2020

Town of East Windsor, CT

Inland Wetlands and Watercourses Agency

Re: Wetland delineation, function and value assessment report, for a Proposed Building located at 63 Newberry Road, East Windsor, CT. - APN 093-17-024

Dear Commissioners:

I have conducted a delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located at 63 Newberry Road in the Town of East Windsor, CT. This delineation was conducted for the purposes of identifying wetland soils and the assessment of the wetland functions, values and potential impacts to the wetlands associated with the development of a new building for auto repair.

The wetlands on this plan have been field delineated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

The wetlands/ watercourse boundaries have been marked with pink and blue flagging labeled WF1 – WF28 and IWC1- IWC7 as shown on the site plan – Improvement survey - Land of LaBrecque Properties LLC. Map number 10832S dated 3/11/20 by Gardner and Peterson Associates LLC.

EXISTING CONDITIONS

This entire property area has been compromised by past major and minor disturbances associated the development of the existing area. The most significant disturbance is that past filling was conducted to stabilize the site and a drainage swale was constructed to manage the water table associated with the wetlands to the north. This entire site has been significantly and legally disturbed prior to the Wetlands Act.

Wetlands

The predominant wetland area flagged delineates poorly drained Scitico and Shaker series soil. These soils exist north of the proposed development. These soils are delineated by flag numbers WF1 to WF14. (see plan)

The Shaker Scitico series consists of very deep, poorly drained soils formed in silty and clayey sediments. They are nearly level to very gently sloping soils in low-lying positions of glaciolacustrine and marine terraces. Slope ranges from 0 to 5 percent. Permeability is moderate or moderately slow in the surface layer, moderately slow or slow in the upper part of the subsoil, slow or very slow in the lower part of the subsoil, and very slow in the substratum.

TAXONOMIC CLASS: Fine, mixed, semiactive, nonacid, mesic Typic Endoaquepts.

The wetland area located to the east of the proposed development has been previously disturbed by excavation, filling and soils moved by heavy equipment. These soils are classified as Udorthents and have been identified by wetland flags WF15- WF28.

Udorthents are soils that have received significant disturbances, cutting and/or filling. These Udorthents may maintain a wet substratum in areas of disturbances. In areas where the soils have been removed, some hydric conditions exist. Areas that have been filled demonstrate more well drained conditions.

A manmade swale satisfies the criteria of a functioning watercourse and has been identified at its centerline by IWC 1 – IWC7 (see plan). This watercourse collects seepage and directs it to the east.

Wetland Functions and Values

The wetland complex and watercourse was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These wetlands and watercourse exhibited the following wetland functions and values with the corresponding rationale:

Ground water recharge and discharge: *potential for and public or private wells occur downstream of the wetland, wetland is underlain by silty soils present in or adjacent to the wetland, wetland is associated with a small watercourse.*

Flood flow alteration: *the area of this wetland is small relative to its watershed, but, effective flood storage exists adjacent to the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water. Properties, structures, or resources are located in or near the floodplain downstream from the wetland, this wetland.*

Sediment/toxicant retention: *potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and deep water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersion, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.*

Nutrient removal: *Shallow water and limited open water habitat exists within the complex beyond the watercourse. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.*

Production export: *Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be utilizing this wetland, a few high vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity, wetland contains flowering plants that are used by nectar-gathering insects.*

Wildlife habitat: Wetland is fragmented by significant development both upstream and downstream, however, this wetland is undeveloped and will remain so after completion of this project. Significant animal signs observed (tracks, scats, nesting areas, etc.), wetland contains a population of insects and amphibian populations.

The wetlands were also examined for wetland values (recreational, educational/scientific, visual/aesthetic, or uniqueness/heritage values) and the following values were noted with their rationale:

Visual/aesthetic value: There significant area wetlands, a small watercourse and a diversity of vegetative species in view from primary viewing locations, wetland is considered to be valuable wildlife habitat.

Conclusions:

In summary, it is my opinion that the hydric wetland area and the palustrine scrub-shrub/forested wetlands are a minimally functioning wetland ecosystem which exhibit 6 wetland functions and 1 wetland value.

The development is proposed within an area that has been previously disturbed for similar uses.

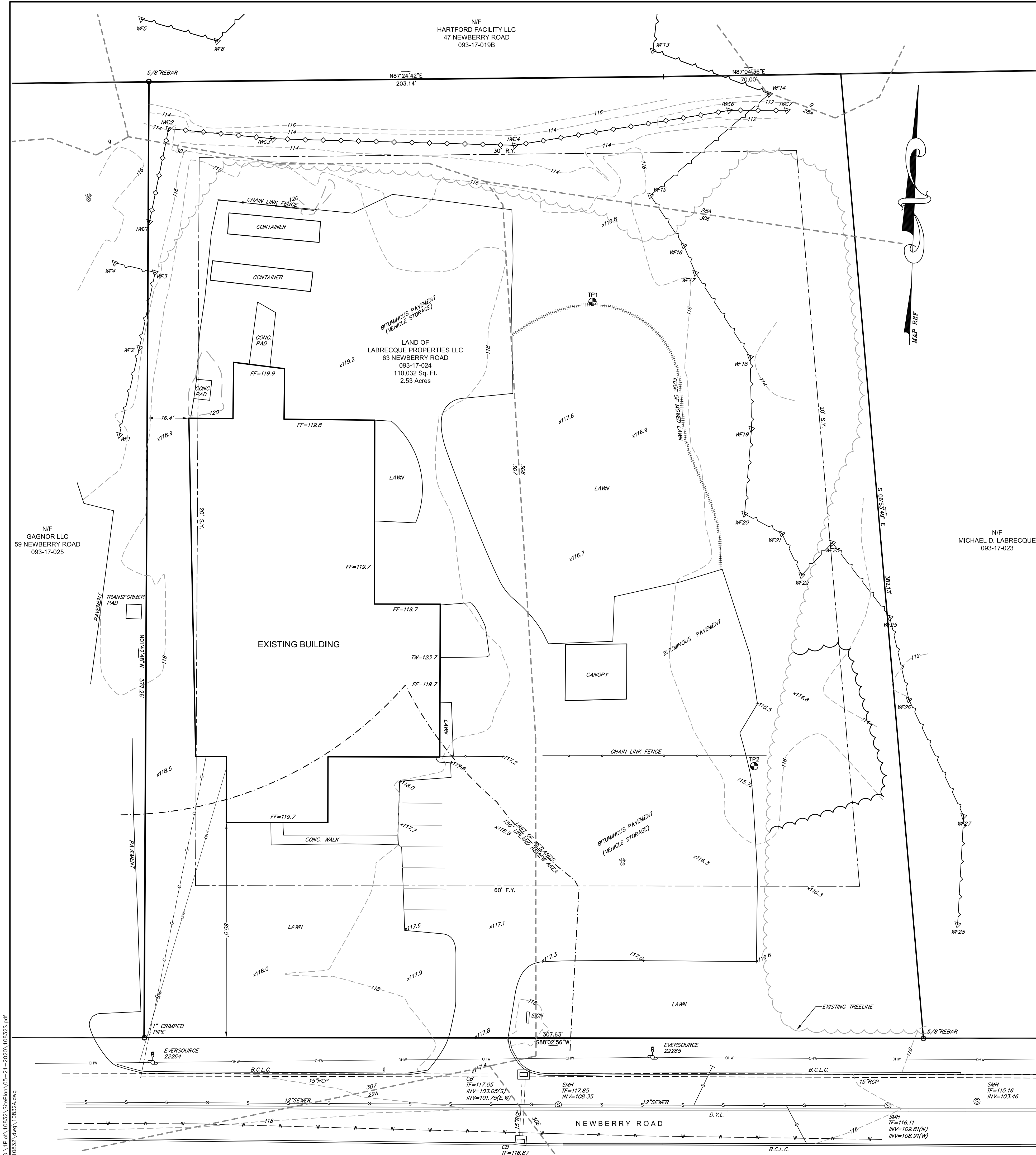
It is my opinion that the proposed plan will have no significant negative impact to the surrounding wetland areas.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

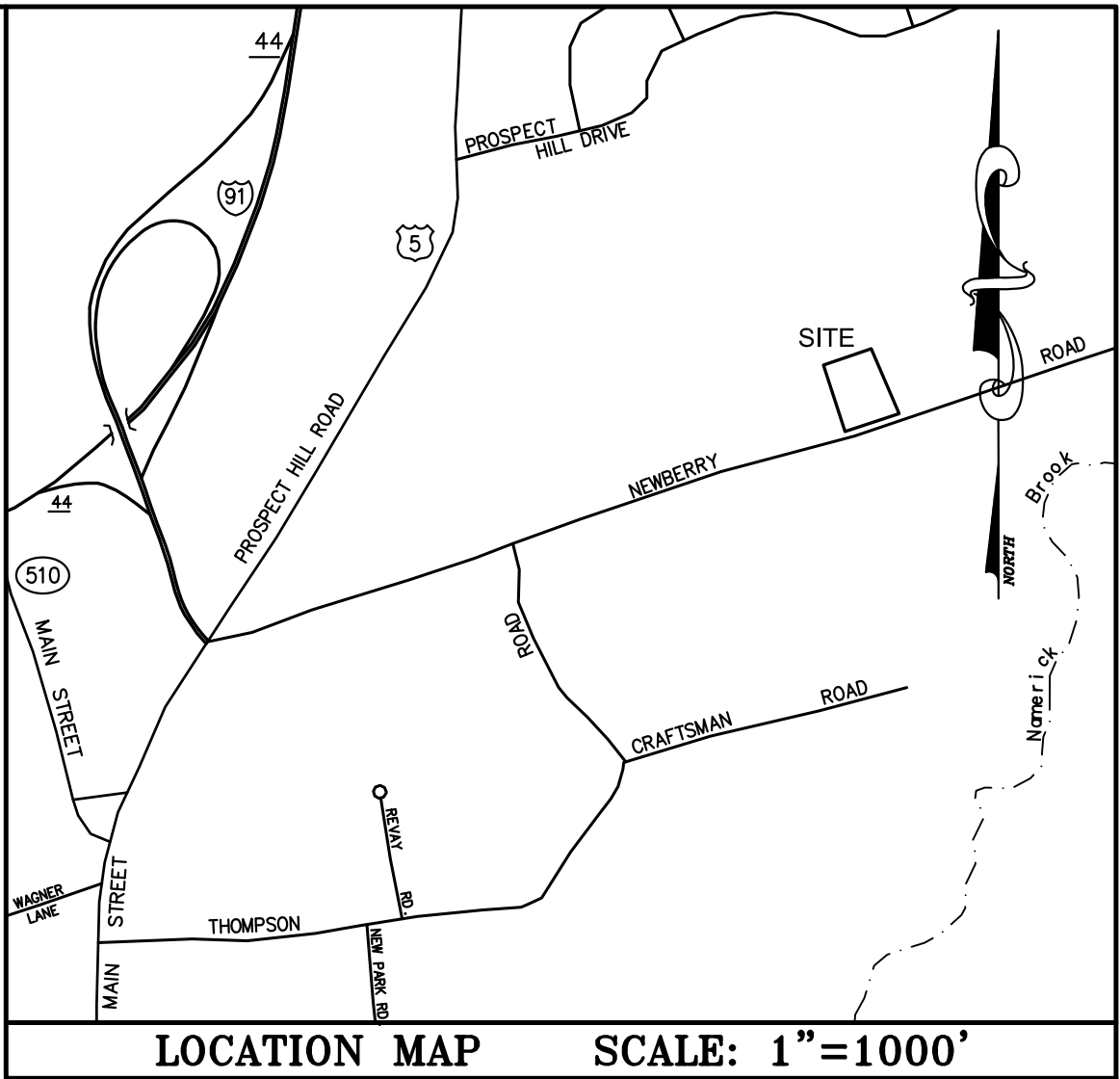


TEST PIT DATA:
01/16/2020
OBSERVED BY: E. PETERSON, P.E.

TP 1:
0-18" TOPSOIL/FILL
18-30" LT. BROWN FINE SANDY LOAM
30-84" GRAY/BR. FIRM LOAMY SAND
MOTTLING @ 30"
SEEPAGE @ 60"
NO LEDGE
PERM #1 @ 26": Kave=1.4 ft/day

TP 2:
0-26" TOPSOIL/FILL
26-35" LT. BROWN FINE LOAMY SAND
35-60" GRAY LOAMY SAND
60-78" BROWN SILTY CLAY
MOTTLING @ 35"
SEEPAGE @ 60"
NO LEDGE
PERM #12 @ 30": Kave=3.9 ft/day

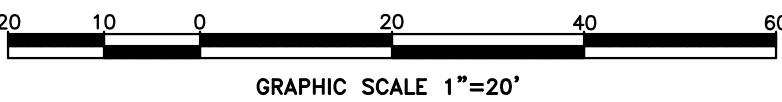
SOIL TYPE LEGEND
(Per NRCS Web Soil Survey)
9 Scitico, Shaker, and Maybld soils
25A Brancraft silt loam, 0 to 3 percent slopes
28A Elmridge fine sandy loam, 0 to 3 percent slopes
306 Udortheants-Urban land complex
307 Urban land



THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED
IN THE FIELD USING THE CRITERIA REQUIRED BY
CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571
AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.

ZONING TABLE:		
ZONE: MANUFACTURING ZONE 1 (M-1)		
LOT AREA:	REQUIRED:	EXISTING:
60,000 SQ.FT.	110,032 SQ.FT.	110,032 SQ.FT.
FRONTAGE:	200 FT	307.63 FT
FRONT YARD:	60 FT	85.0 FT
REAR YARD:	30 FT	111.0 FT
BUILDING COVERAGE:	35%	11.5%
IMPERVIOUS COVERAGE:	75%	39.1%



- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THOSE DEPICTED ON MAP REFERENCE 3.B. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED UPON THE ELEVATION OF THE SANITARY SEWER INVERT OF SMH 4-12 AS DEPICTED ON THE PLAN REFERENCED IN NOTE 3.C.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. "PROPERTY OF UNITED MAINTENANCE & ENGINEERING CO. NEWBERRY ROAD EAST WINDSOR CONN. SCALE: 1"=30' AUGUST, 1979" BY JOHN J. CONNOLLY, JR. REG. LAND SURVEYOR.
B. "PROPERTY OF C.L.B. CORPORATION EAST WINDSOR, CONN SCALE: 1"=40' DATED: 4-24-70" HAYDEN L. GRISWOLD LAND SURVEYOR.
C. "NEWBERRY STREET 1970 PROGRAM SANITARY SEWERS EAST WINDSOR, CONN" BY BUCK & BUCK ENGINEERS, DATED: 7-15-70. REVISED: 9-14-70. DWG #32.
 - THIS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE MANUFACTURING 1 ZONE (M-1).
 - THIS PARCEL IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 236 OF 675 MAP NUMBER 09003C0236F EFFECTIVE DATE: SEPTEMBER 26, 2008.
 - INLAND WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY RICHARD ZULICK R.S.S. THIS PARCEL CONTAINS 280 L.F. OF A WATERCOURSE AND 0.24 ACRES OF WETLANDS.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND	
	PROPERTY LINE
	IRON PIPE FOUND
	ZONING SETBACK
	UTILITY POLE
	OVERHEAD WIRES
	CATCH BASIN
	DRAINAGE
	SIGN
	MONITOR WELL
	ELEVATION CONTOUR
	EXISTING ELEVATION
	WATER SERVICE
	GAS SERVICE
	SANITARY SEWER
	LIMIT OF INLAND WETLANDS
	INTERMITTENT WATERCOURSE
	SOIL LINE (WEB SOIL SURVEY)

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.



REVISIONS
05/21/2020

IMPROVEMENT LOCATION SURVEY

EXISTING CONDITIONS PLAN

LAND OF

LABRECQUE PROPERTIES LLC

APN: 093-17-024

63 NEWBERRY ROAD

EAST WINDSOR, CONNECTICUT

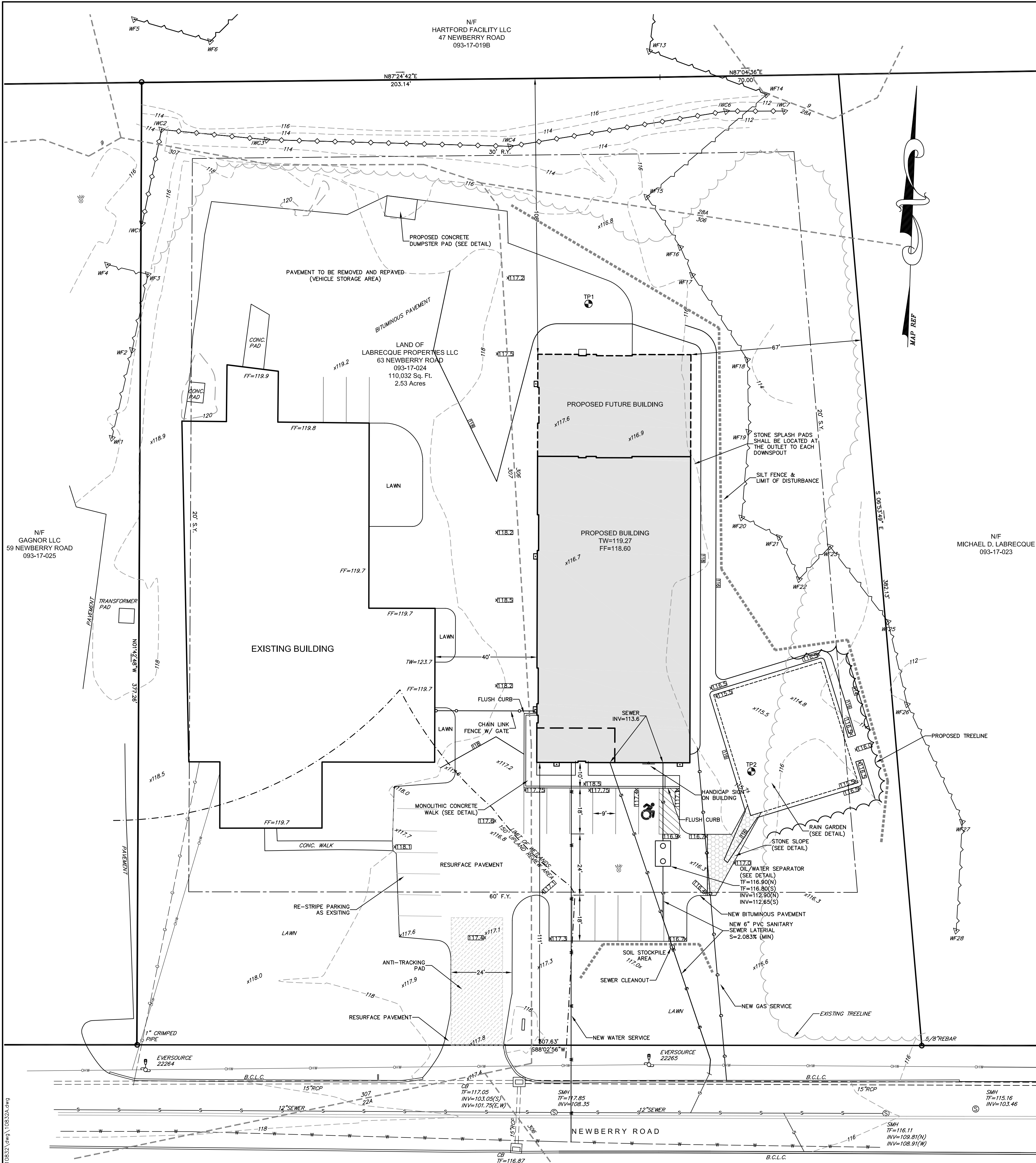
GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY SCALE DATE SHEET NO. MAP NO.

E.R.P. 1"=20' 03-11-2020 1 OF 3 108325



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OBSERVED BY: E. PETERSON, P.E.

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(Per NRCS Web Soil Survey)
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NOTES:

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- THIS PLAN DEPICTS 43,800 SQUARE FEET OF DISTURBANCE WITHIN THE 150' WETLANDS UPLAND REVIEW AREA WHICH INCLUDES THE RE-SURFACING OF THE BITUMINOUS PAVED AREAS ON-SITE. THIS PLAN DEPICTS NO DISTURBANCES TO THE INLAND WETLANDS OR WATERCOURSES.

ZONING TABLE:

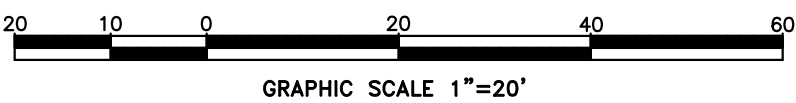
ZONE: MANUFACTURING ZONE 1 (M-1)

	REQUIRED:	EXISTING:	PROPOSED
LOT AREA:	60,000 SQ.FT.	110,032 SQ.FT.	
FRONTAGE:	200 FT	307.63 FT	
FRONT YARD:	60 FT	85.0 FT	111 FT
SIDE YARD:	20 FT	16.4 FT	67 FT
REAR YARD:	30 FT	111.0 FT	108 FT
BUILDING COVERAGE:	35%	35%	20.2%
IMPERVIOUS COVERAGE:	75%	39.1%	44.3%
PARKING: AUTOMOTIVE REPAIR (6 SPACES + 1 PER BAY)	20 SPACES		21 SPACES

Luminaire Schedule						
Symbol	Qty	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
□	5	SINGLE	8081	71	0.900	Lithonia DSXW2 LED 30C 700-40K 1FT1M MVOLT DBBXD

LEGEND

○	PROPERTY LINE
○	IRON PIPE FOUND
---	ZONING SETBACK
○	UTILITY POLE
---	OVERHEAD WIRES
□	CATCH BASIN
---	DRAINAGE
○	SIGN
○	MONITOR WELL
---	ELEVATION CONTOUR
---	EXISTING ELEVATION
---	WATER SERVICE
---	GAS SERVICE
---	SANITARY SEWER
---	LIMIT OF INLAND WETLANDS
---	INTERMITTENT WATERCOURSE
---	SOIL LINE (WEB SOIL SURVEY)
---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER
---	PROPOSED GAS SERVICE
---	PROPOSED DRAINAGE CULVERT



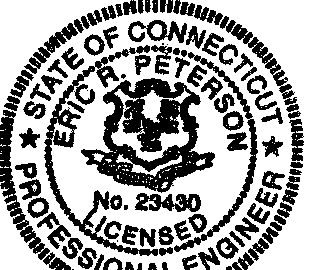
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REVISIONS
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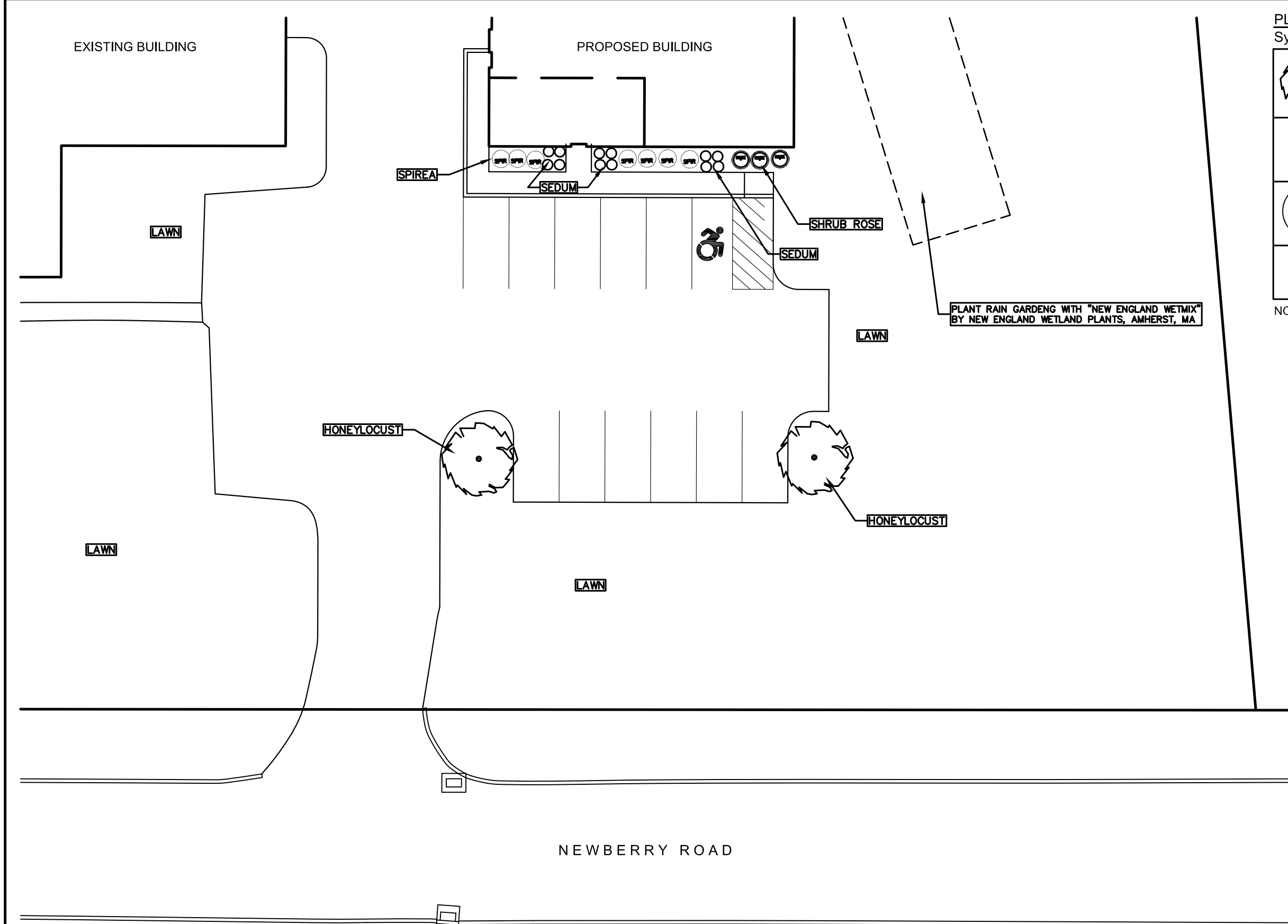
IMPROVEMENT LOCATION SURVEY

SITE PLAN
LAND OF
LABRECQUE PROPERTIES LLC
APN: 093-17-024
63 NEWBERRY ROAD
EAST WINDSOR, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

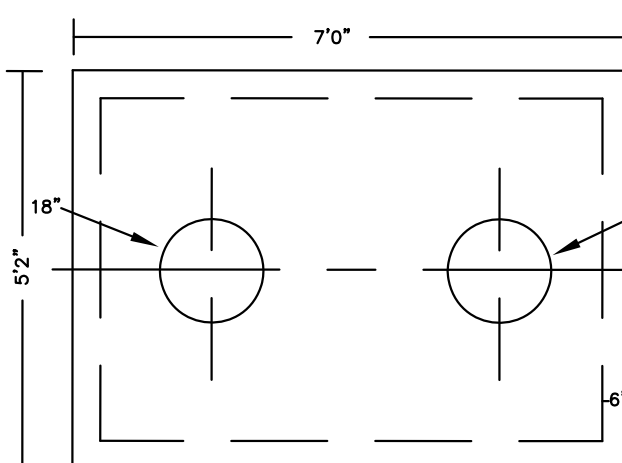
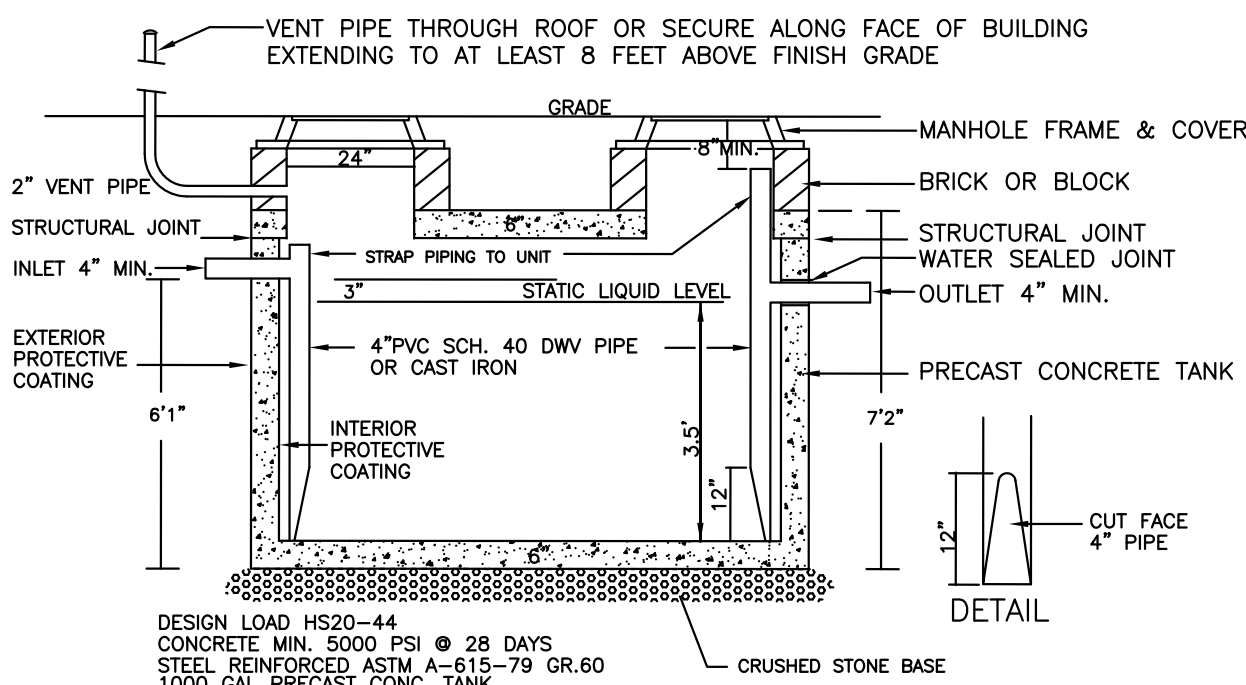
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	03-11-2020	2 OF 3	10832S

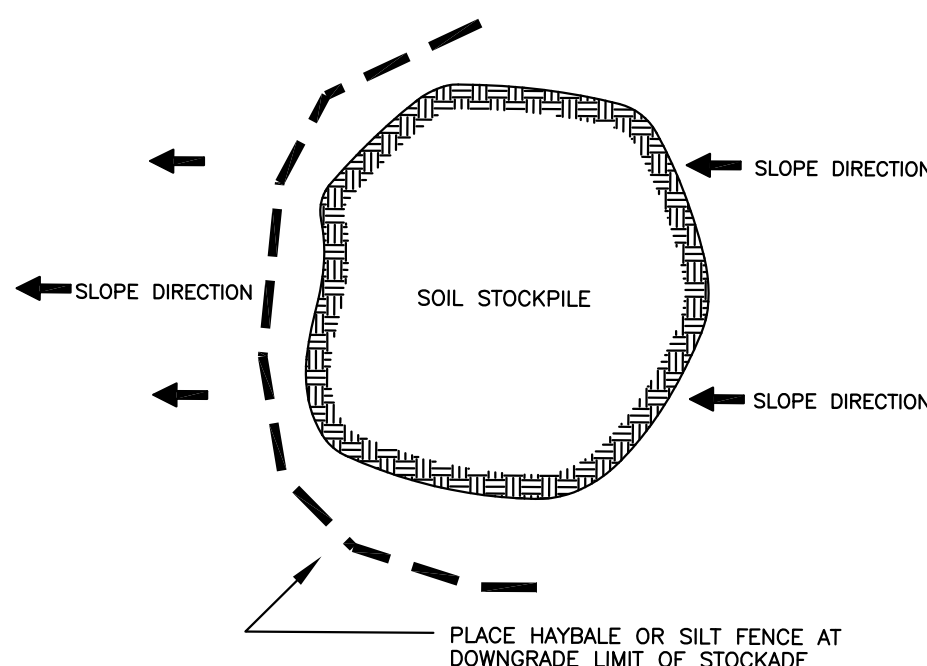


Symbol	Name/ Scientific Name	Quantity	Size
	GLEDITSIA TRIANCANTHOS INERMIS 'SHADEMASTER' THORNLESS HONEYLOCUST	2	3 - 3 1/2" CAL.
	ROSA 'KNOCKOUT' KNOCKOUT SHRUB ROSE	3	24 - 36"
	SPIRAEA BUMALDA 'ANTHONY WATERER' SPIREA	7	24 - 36"
	SEDUM 'BRILLIANT' SEDUM	2	1 GAL.

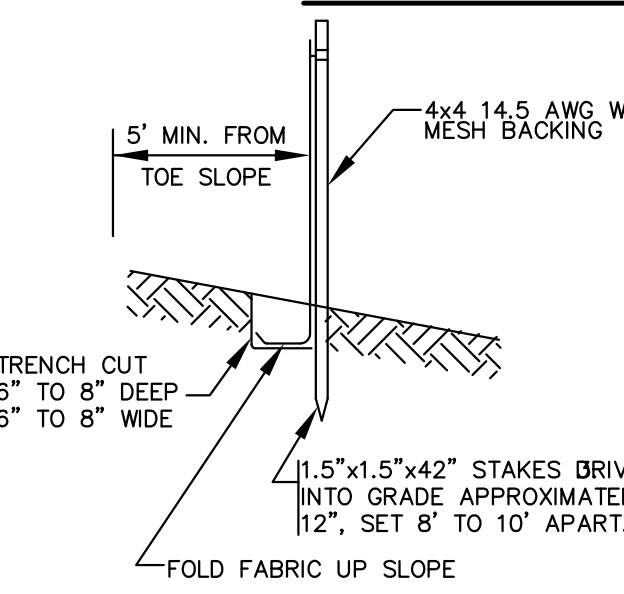
NOTE: ALL PLANT BEDS TO BE MULCHED WITH SHREDDED BARK TO A MAXIMUM DEPTH OF 3". NO RED MULCH



OIL/WATER SEPARATOR TANK



STOCKPILE EROSION PROTECTION DETAIL



- NOTES:
- SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 - USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
 - AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
 - INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 - FABRIC SHALL BE PREFABRICATED WITH 4"x4" 14.5 AWG WIRE MESH BACKING.

- GENERAL EROSION AND SEDIMENT CONTROL NOTES
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
 - ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
 - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 - ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLUPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
 - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 - FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
 - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
 - ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
 - ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
 - SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
 - CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
 - WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
 - FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
 - REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
 - INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
 - WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
 - CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

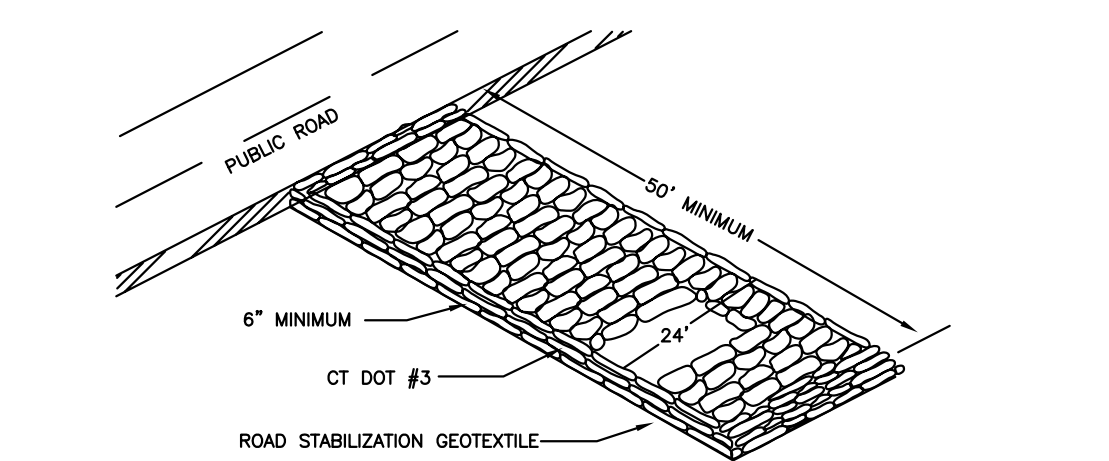
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

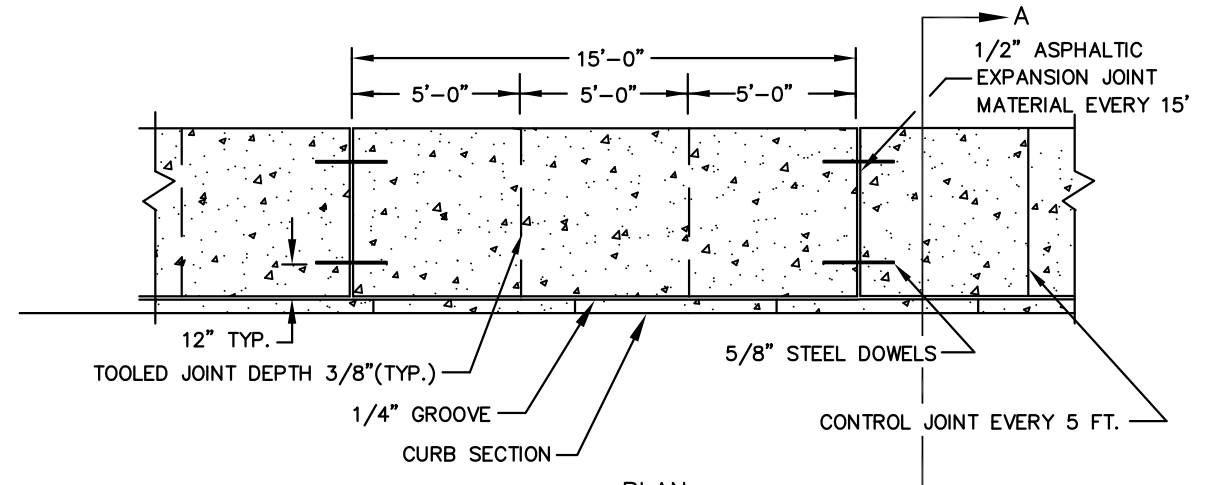
FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREeping RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	



CONSTRUCTION ENTRANCE



CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: LABRECQUE AUTOCRAFT
LOCATION: 63 NEWBERRY ROAD - EAST WINDSOR, CT
PROJECT DESCRIPTION: CONSTRUCTION OF A NEW BUILDING FOR AUTO REPAIR
PARCEL AREA: 2.53 AC.
RESPONSIBLE PERSONNEL: MIKE LABRECQUE

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CLEAR TREES AND BRUSH	INSTALL ANTI-TRACKING PAD		
REMOVE STUMPS	INSTALL SILT FENCE BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
ROUGH GRADE SITE	PROTECT RAIN GARDEN AREA FROM DISTURBANCE AND COMPACTION		
	PROTECT STOCKPILE AREAS WITH SILT FENCE		
EXCAVATE FOR BUILDING FOUNDATION	INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH.		
INSTALL SEWER, DRAINAGE AND UTILITIES			
INSTALL PAVEMENT BINDER COAT			
FINAL GRADE AND FINAL PAVE	TOPSOIL SEED AND MULCH SLOPES		

PROJECT DATES:
DATE OF CONSTRUCTION START: JULY 1, 2020
DATE OF CONSTRUCTION COMPLETION: MAY 31, 2021

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

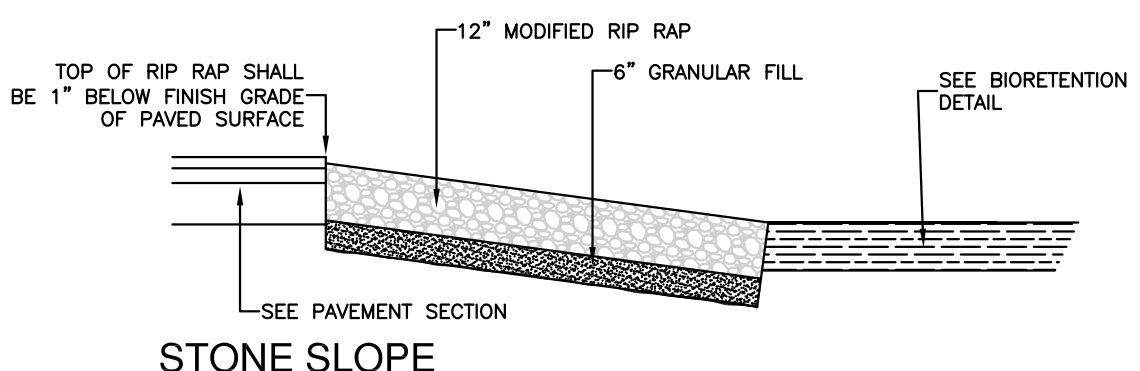
PROJECT NARRATIVE

The purpose of this project is to construct a new commercial building for the existing vehicular repair use on site. There will be no auto-body repair conducted in the new structure. The building will be serviced by new services for public sewer, public water, gas and utility services.

Construction will be completed in a single phase. Construction activities shall commence with the installation of the construction entrance. Tree cutting may follow. Sedimentation barriers shall be installed prior to stumping. The bio-retention area shall be protected from construction activities and compaction prior to rough grading. Construction vehicles shall not drive over the bio-retention area. Inspect conditions of sedimentation barriers prior to rough grading.

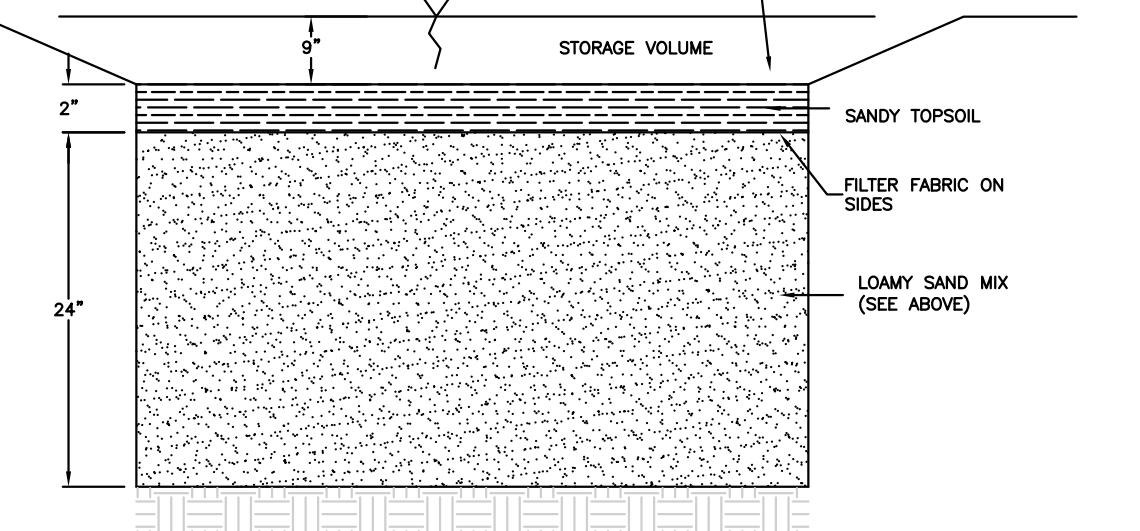
Completion of utility installation is to be followed by placing processed gravel, and final grading of the paved areas. The first coat of pavement shall be installed once the foundation has been poured. All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth has been established. At all times erosion of exposed and stockpiled materials shall be prevented using measures specified in these plans. Once the site is stabilized, sediment within the basin will be removed and the sediment will be seeded as depicted on these plans.

Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.



STONE SLOPE

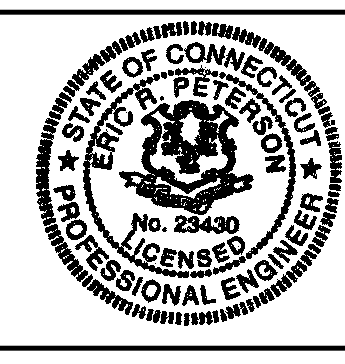
- NOTES:
- DURING CONSTRUCTION, CARE MUST BE TAKEN NOT TO COMPACT THE UNDERLYING NATURAL SOILS. 1. HEAVY VEHICLES SHALL NOT ENTER THE EXCAVATION OF THE RAIN GARDEN. RAIN GARDEN AREA SHALL BE FENCED OFF TO PREVENT COMPACTION AT THE INITIATION OF SITE CONSTRUCTION.
 - LOAMY SAND MIX SHALL BE TESTED FOR CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS AND APPROVED BY A PROFESSIONAL ENGINEER BEFORE PLACEMENT.
WASHED MEDIUM SAND 85-90%
FINES (SILT & CLAY) 8-12%
ORGANIC MATTER 3-5%
 - LOAMY SAND SHALL BE PLACED BY A BACKHOE/EXCAVATOR FROM OUTSIDE THE BASIN.



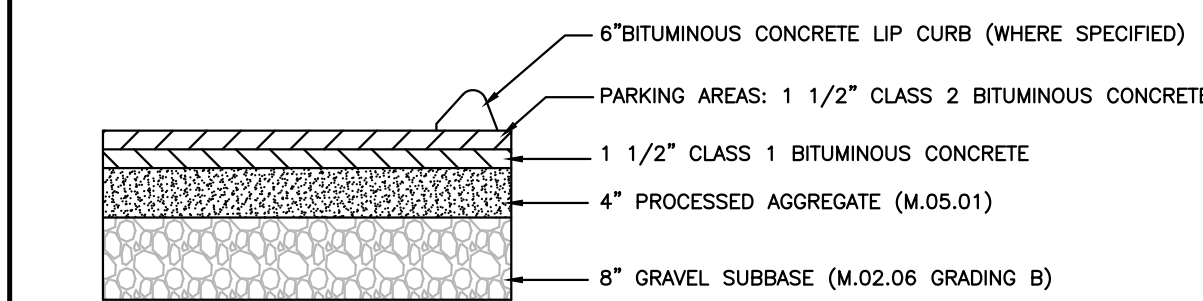
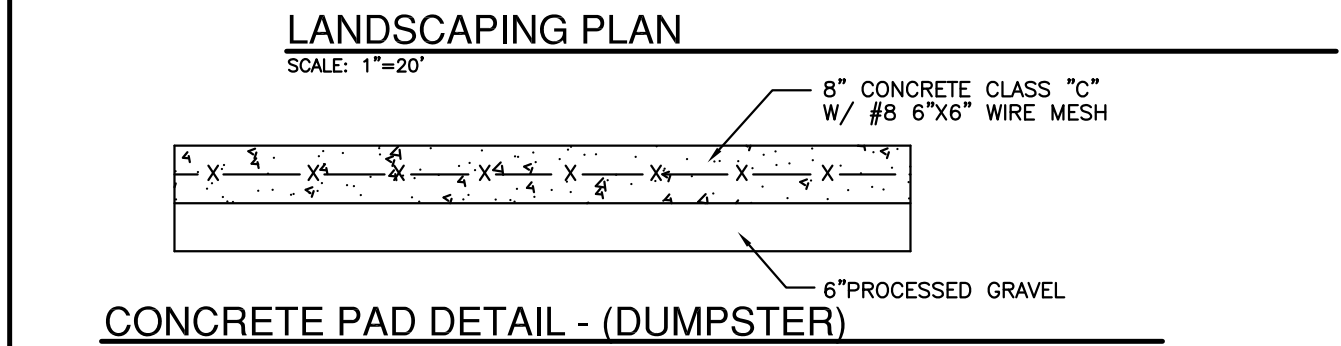
BIORETENTION SECTION (RAIN GARDEN)

LANDSCAPING PLAN, EROSION & SEDIMENT CONTROL AND CONSTRUCTION DETAILS

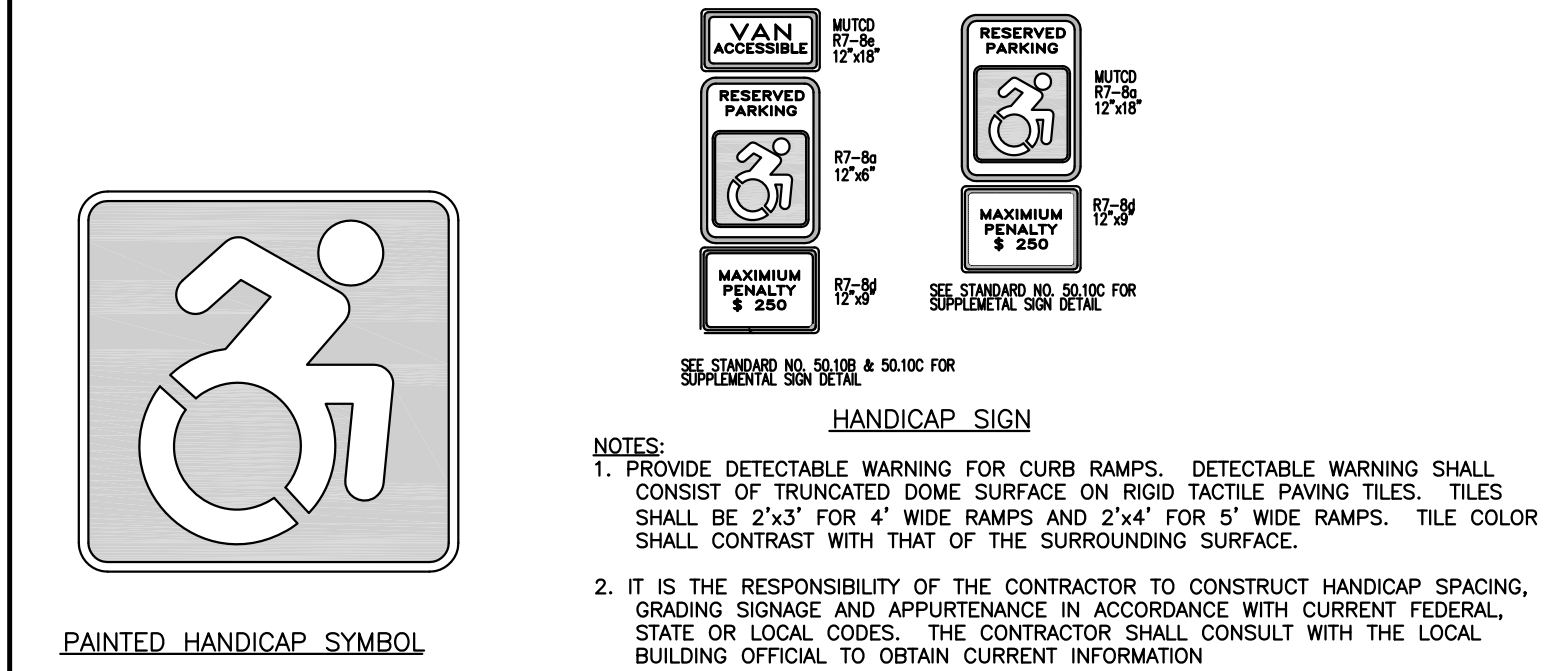
LAND OF
LABRECQUE PROPERTIES LLC
APN: 093-17-024
63 NEWBERRY ROAD
EAST WINDSOR, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT



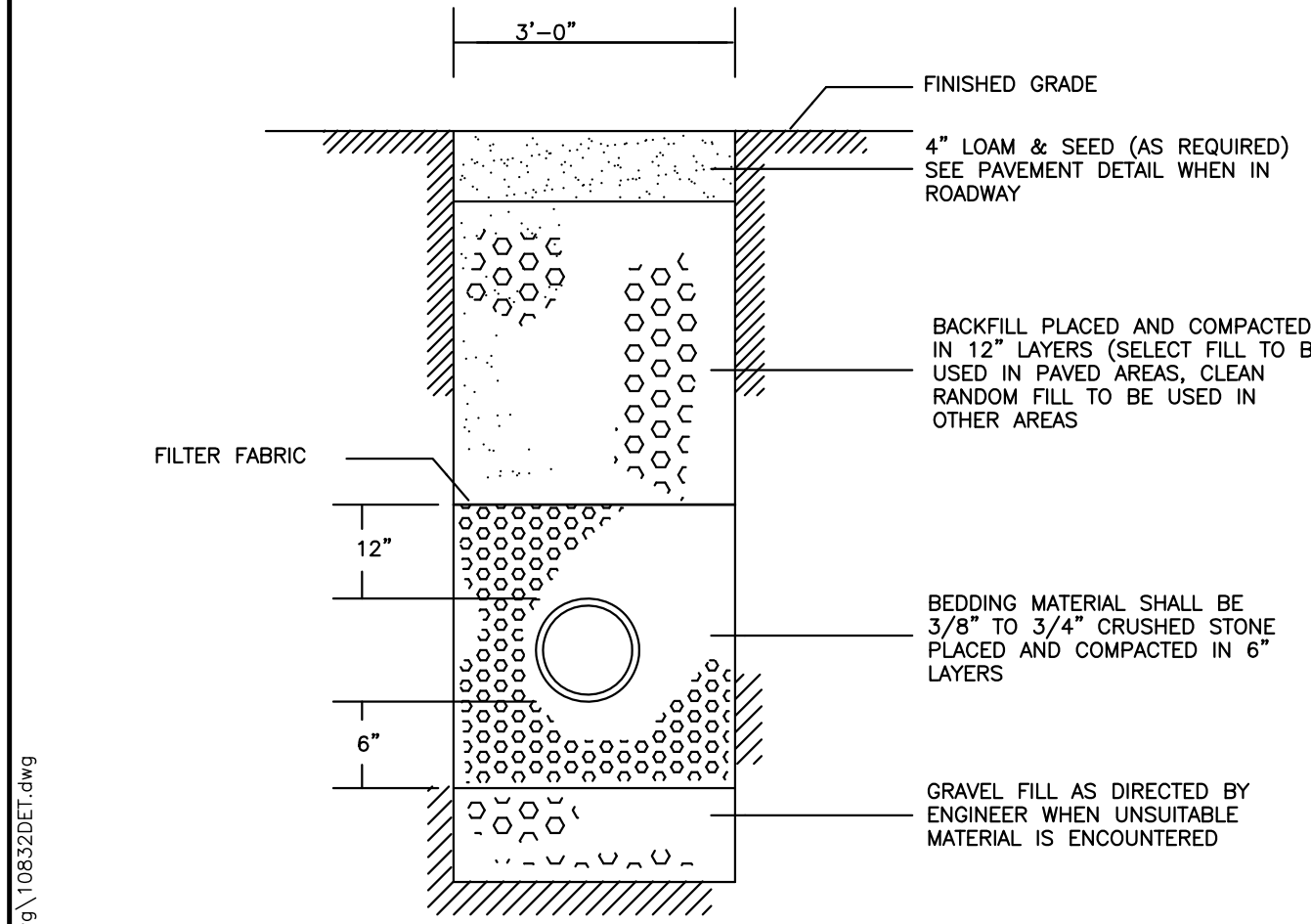
REVISIONS		PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.	MAP NO.	
E.R.P.	N.T.S.	03-11-2020	3 OF 3	10832S	



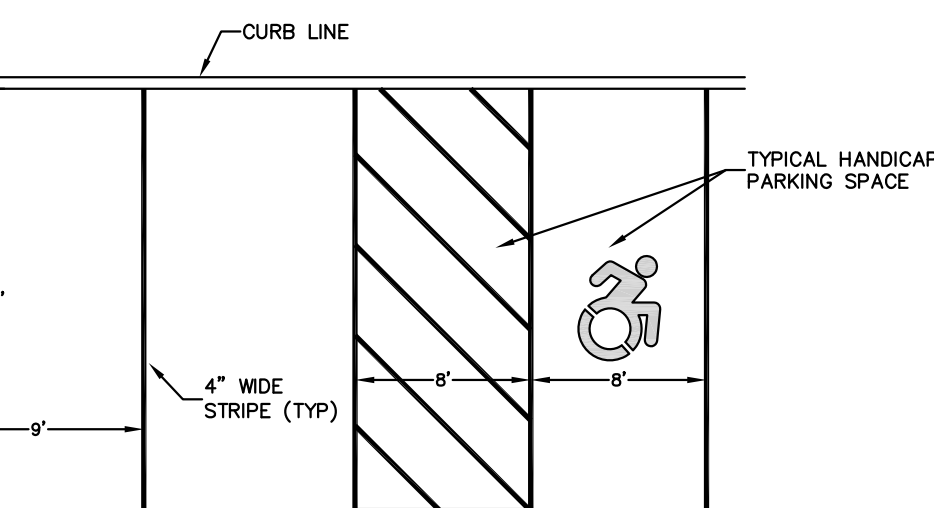
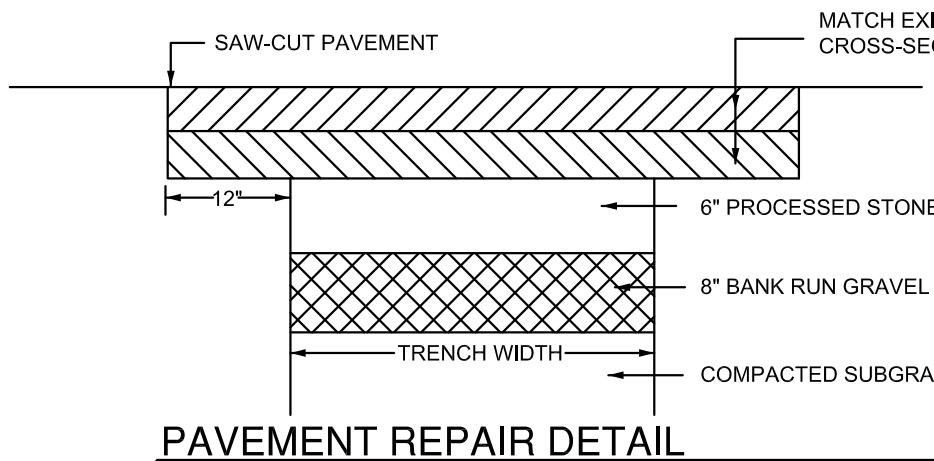
BITUMINOUS PAVEMENT CROSS SECTION



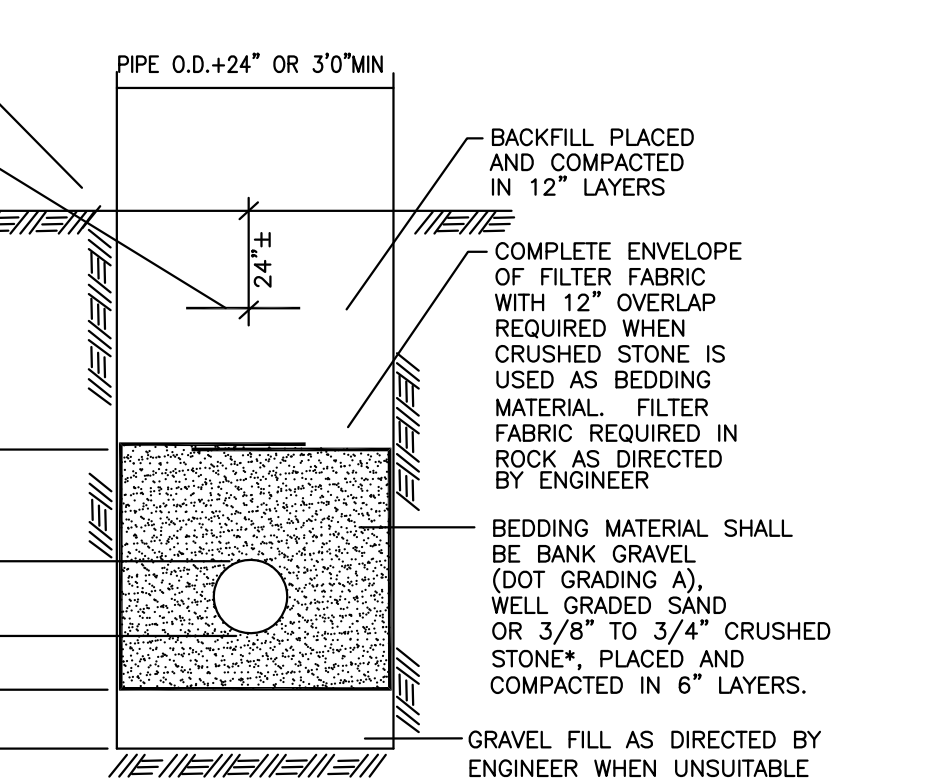
ACCESSIBLE PARKING AND SIGNAGE STANDARDS



SANITARY SEWER TRENCH DETAIL



- PAVEMENT MARKING NOTES:
- All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
 - Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
 - Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
 - Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
 - Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
 - After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

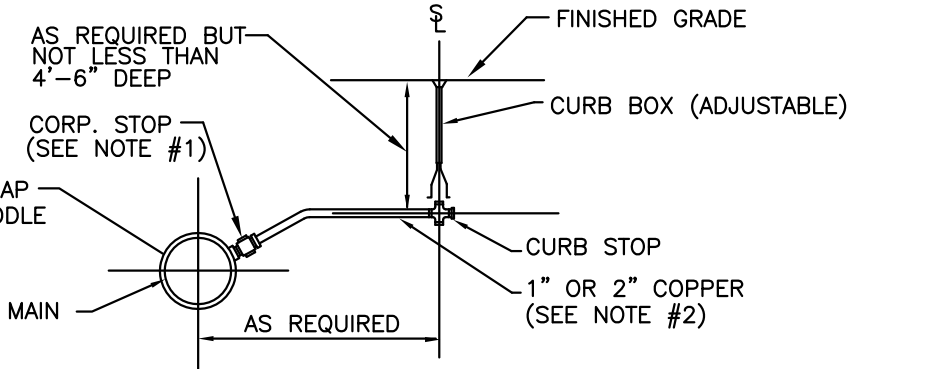


- CONNECTICUT WATER COMPANY NOTES:
- FIELD-LOCK GASKETS ARE REQUIRED ON THE (2) PIPE JOINTS BEFORE AND AFTER ALL FITTINGS.
 - MEGALUG RESTRAINTS ARE REQUIRED AT ALL FITTINGS.
 - ALL BENDS, TEES, OFFSETS, HYDRANTS, AND DEAD ENDS REQUIRE THRUST BLOCKS.

WATER TRENCH DETAIL

SILT FENCE INSTALLATION

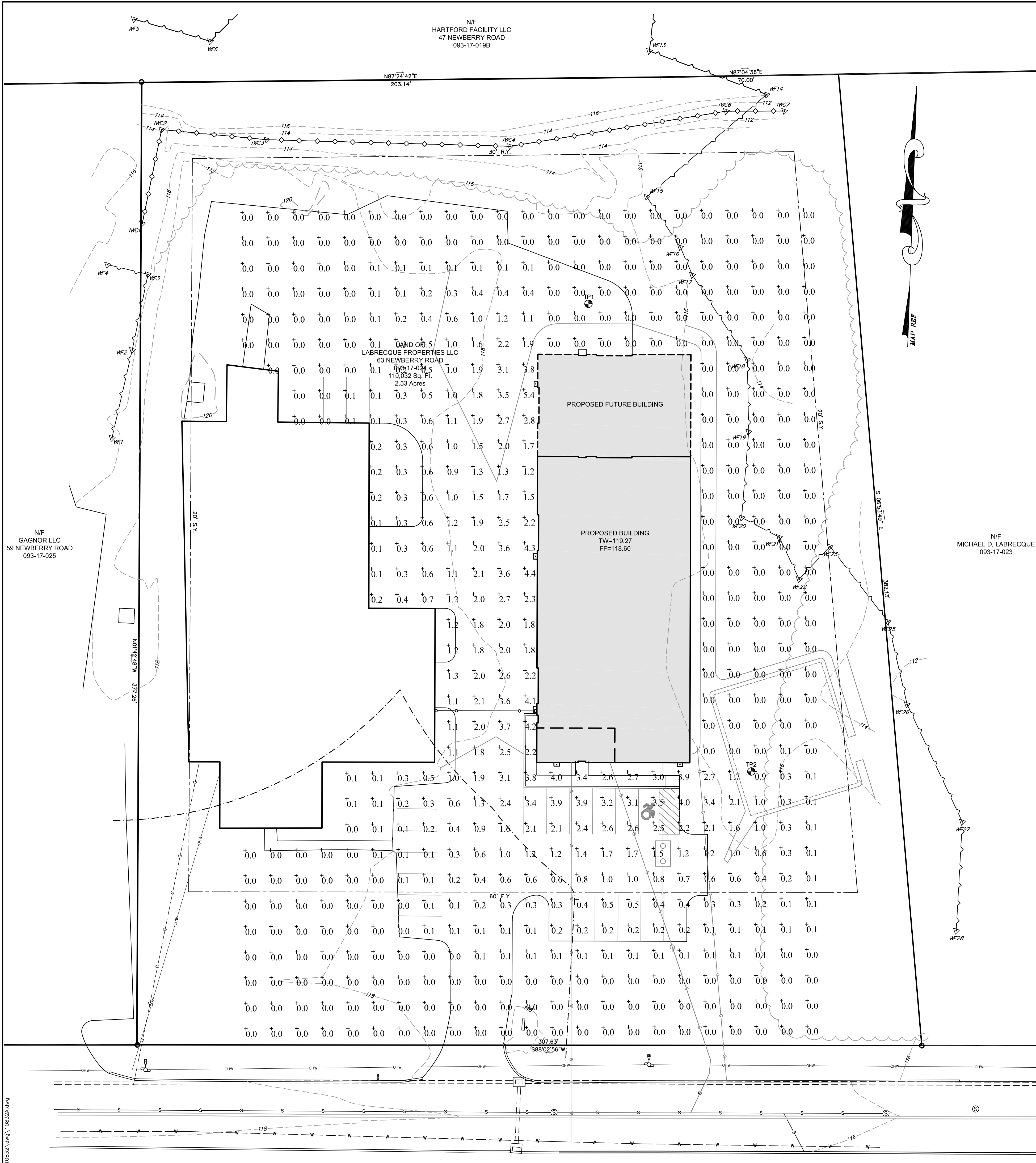
- NOT TO SCALE
- NOTES:
- THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.
 - NO INTERMEDIATE SIZES (i.e. 3/4", 1-1/2", 1-3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLDIP (4" MIN.) WITH THE SHUT-OFF LOCATED AT THE MAIN. COPPER PIPING SHALL BE CONTINUOUS BETWEEN THE CORPORATION STOP AND THE CURB STOP.



SERVICE CONNECTION

MONOLITHIC SIDEWALK DETAIL





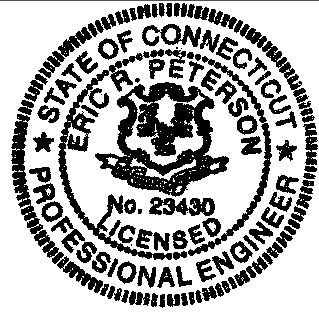
Filename: LaBrecquel Properties Site Lighting - East Windsor.AGI

Luminaire Schedule		Lum. Lumens		Lum. Watts		LLF		Description		Mounting Height	
Symbol	Qty	Arrangement									
0	5	SINGLE	8081	71	0.900			Lithonia DSXW2 LED 30C 700 40K TPTM MVOLT DBRXD		15 feet	
Calculation Summary											
Label				CalcType		Units		Avg	Max	Min	Avg/Min
SITE				Illuminance		Fc		0.52	5.4	0.0	N.A.
PARKING				Illuminance		Fc		1.43	4.0	0.2	7.15

Exterior Lighting By:
Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

LEGEND	
	PROPERTY LINE
	IRON PIPE FOUND
	ZONING SETBACK
	UTILITY POLE
	OVERHEAD WIRES
	CATCH BASIN
	DRAINAGE
	SIGN
	MONITOR WELL
	ELEVATION CONTOUR
	EXISTING ELEVATION
	WATER SERVICE
	GAS SERVICE
	SANITARY SEWER
	LIMIT OF INLAND WETLANDS
	INTERMITTENT WATERCOURSE
	SOIL LINE (WEB SOIL SURVEY)
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	PROPOSED WATER SERVICE
	PROPOSED SEWER
	PROPOSED GAS SERVICE
	PROPOSED DRAINAGE CULVERT



EXTERIOR PHOTOMETRIC PLAN
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TOLLAND, CONNECTICUT

REVISIONS		PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.	MAP NO.	
E.R.P.	1"=20'	05-21-2020	1 OF 1	10832L	