

TOWN OF VERNON
Design Review Commission (DRC)
Meeting Notice & Agenda
Wednesday, August 3, 2022, 7:00 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

AGENDA

1. **Call to Order & Roll Call**

2. **Administrative Actions/Requests**

2.1 Approval of the Minutes from June 1, 2022 and July 19, 2022.

3. **Referral from Town Planner**

3.1 PZ-2022-13, 43 & 45 South Frontage Rd. An application of David O'Connell (Shawmut Equipment Company Inc.) for a Site Plan and Special Permit to build a structure to conduct retail sales, rental, parts sales and service of new and used construction vehicles (cranes), at 43 & 45 South Frontage Rd. (Tax Map 29, Block 134A, Parcels 11A & 11B). The property is zoned Commercial.

4. **Other Business/Discussion**

5. **Public Comments Received**

6. **Adjournment**

Shaun Gately on behalf of,
Design Review Commission

TOWN OF VERNON
Design Review Commission (DRC)
Wednesday, June 1, 2022, 7:00 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

DRAFT MINUTES

1. Call to Order & Roll Call

Chairperson Holt called the meeting to order at 7:03 PM. Also, in attendance were Commission members Stephen Ransom and Eva Perrina. Staff member present was Shaun Gately, Interim Town Planner.

2. Administrative Actions/Requests

2.1 Approval of the Minutes from March 02, 2022.

Stephen Ransom **MOVED** to **ACCEPT** the minutes from March 02, 2022 as presented. Eva Perrina seconded and the motion carried unanimously.

3. Referral from Town Planner

3.1 **PZ-2022-11, 371 Talcottville Rd.** An Application of Allan Borghesi for a Site Plan and Special Permit to develop a 3844 sq. ft. Valvoline Oil Change at 371 Talcottville Rd. (Tax Map 04, Block 04, Parcel 6B). The Special Permit requested includes Section 4.9.4.14 (general automotive repairing and services). The property is zoned Commercial.

Allan Borghesi of Borghesi Building & Engineering Co, Inc. Farmington, CT presented the site plan, proposed development, lighting, landscape plans including dumpster area.

Discussion ensued.

Stephen Ransom **MOVED** to **APPROVE** Application (PZ-2022-11) 371 Talcottville Road as presented. Eva Perrina seconded and the motion carried unanimously.

4. Other Business/Discussion

Shaun Gately, Interim Town Planner explained what the commission is asked to review.

Discussion ensued.

5. Public Comments Received

NONE

6. Adjournment

Stephen Ransom **MOVED** to **ADJOURN** at 7:34 PM. Eva Perrina seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

TOWN OF VERNON
Design Review Commission (DRC)
Meeting Notice & Agenda
Tuesday, July 19, 2022, 7:00 PM
Probate Hearing Room 1st Floor
14 Park Place
Vernon, CT 06066

---Draft---

Special Meeting Minutes

1. **Call to Order & Roll Call:** The Meeting was called to order at 7:06pm with Commission Members Stephen Ransom, Eva Perrina and chairperson Jennifer Holt in attendance.

2. **Administrative Actions/Requests**

2.1 The review of the Minutes from June 1, 2022 was deferred to a future meeting

3. **Referral from Town Planner**

3.1 Application PZ-2022-12 of Larissa Addison for a Site Plan and Special Permit to develop an approximate 9,940 sq. ft. Early Education Facility (Day Care) at 273 Talcottville Rd was reviewed by the design Review Commission.

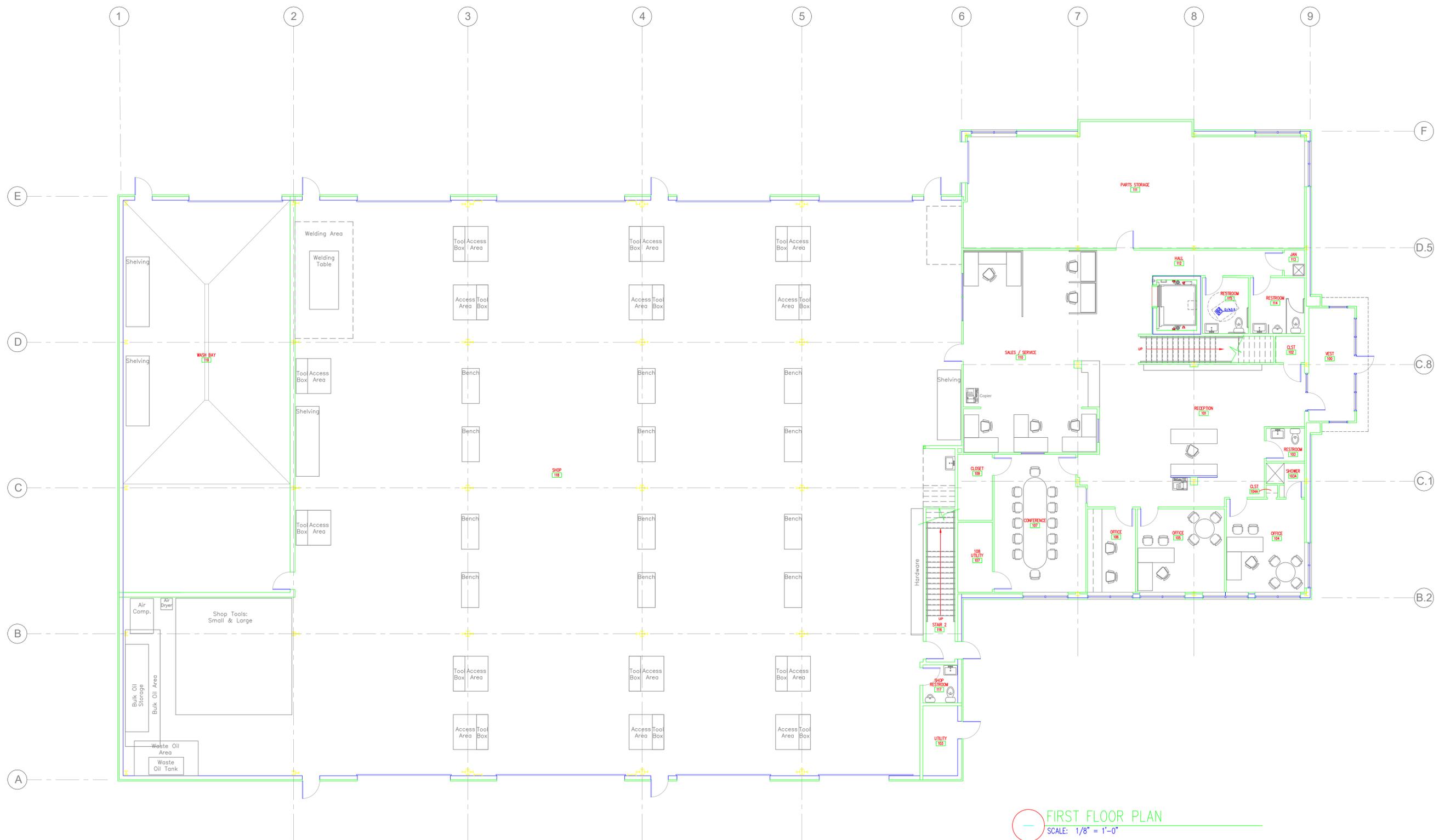
The applicants representative Dustin Priebe presented their plans to the commission as they were submitted to PZC. After a discussion the following motion was made by Stephen Ransom and seconded by Eva Perrina:

Moved to **Approve** Application (PZ-2022-12) 273 Talcottville Rd as presented.

The motion carried unanimously.

4. **Adjournment:** The meeting was adjourned at 7:32pm

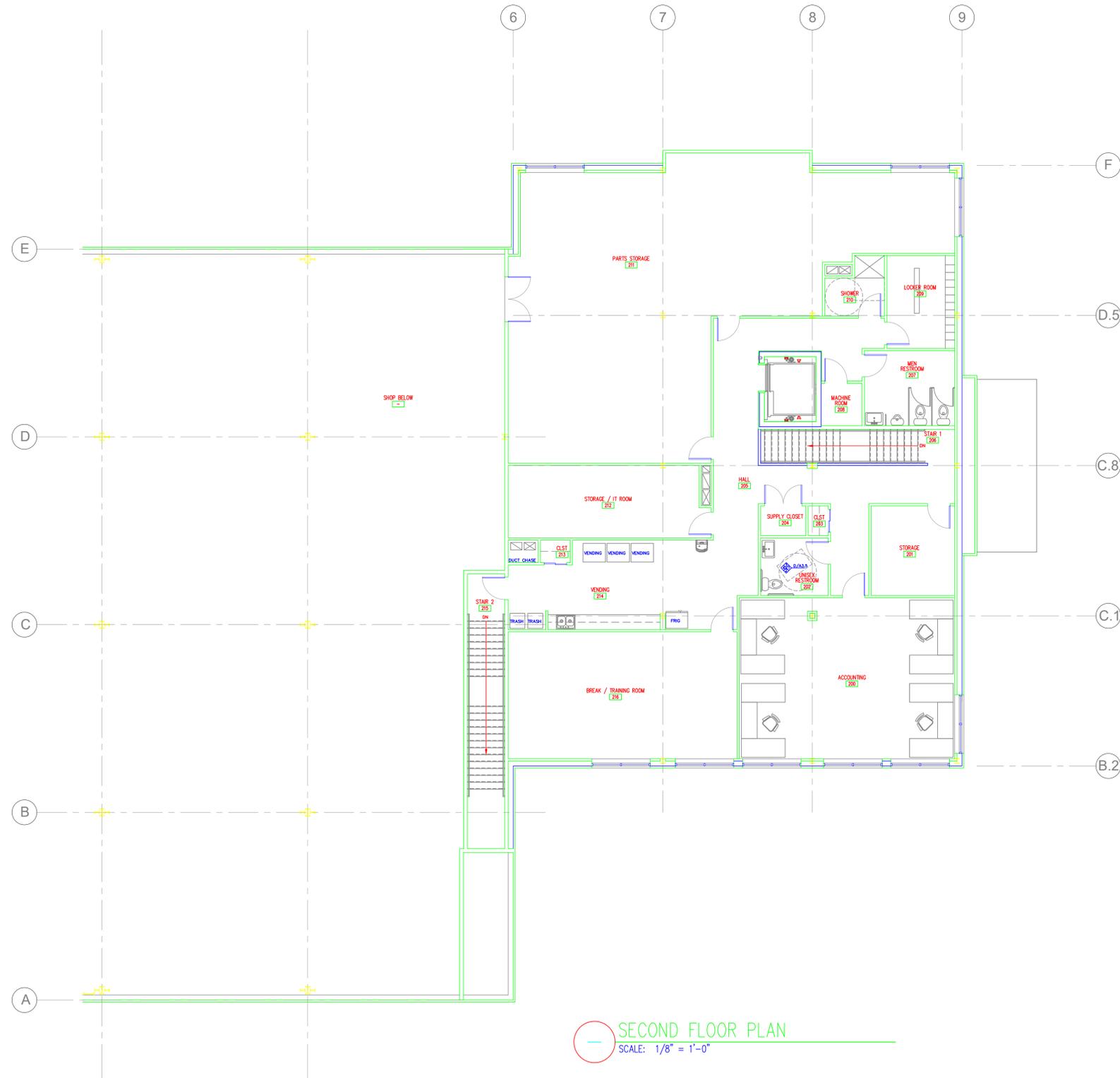
Recorded by Shaun Gately



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

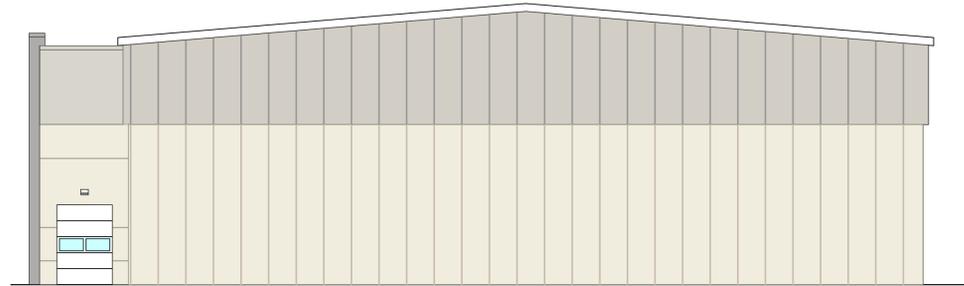
**STEPHEN FLESHMAN
ARCHITECT**

99 APPLE ROAD
BRIMFIELD, MA 01010
P: 508.347.7188
F: 508.347.8939
E: FLESHMAN@SF-ARCH.COM





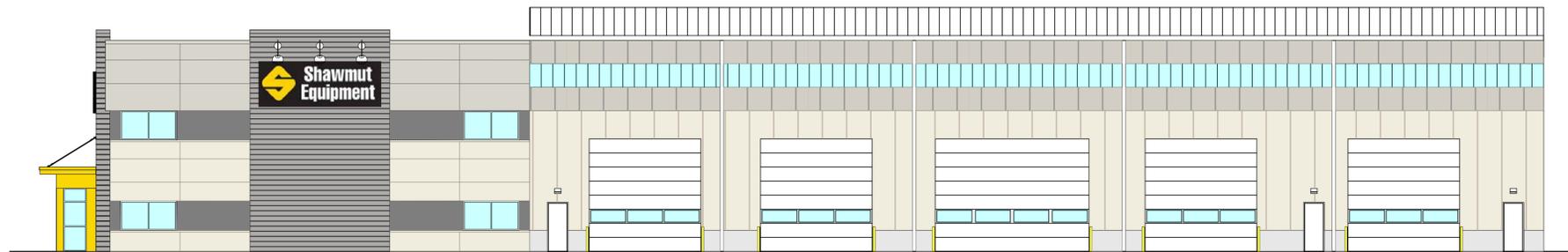
— SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



— WEST ELEVATION
SCALE: 3/32" = 1'-0"



— EAST ELEVATION
SCALE: 3/32" = 1'-0"



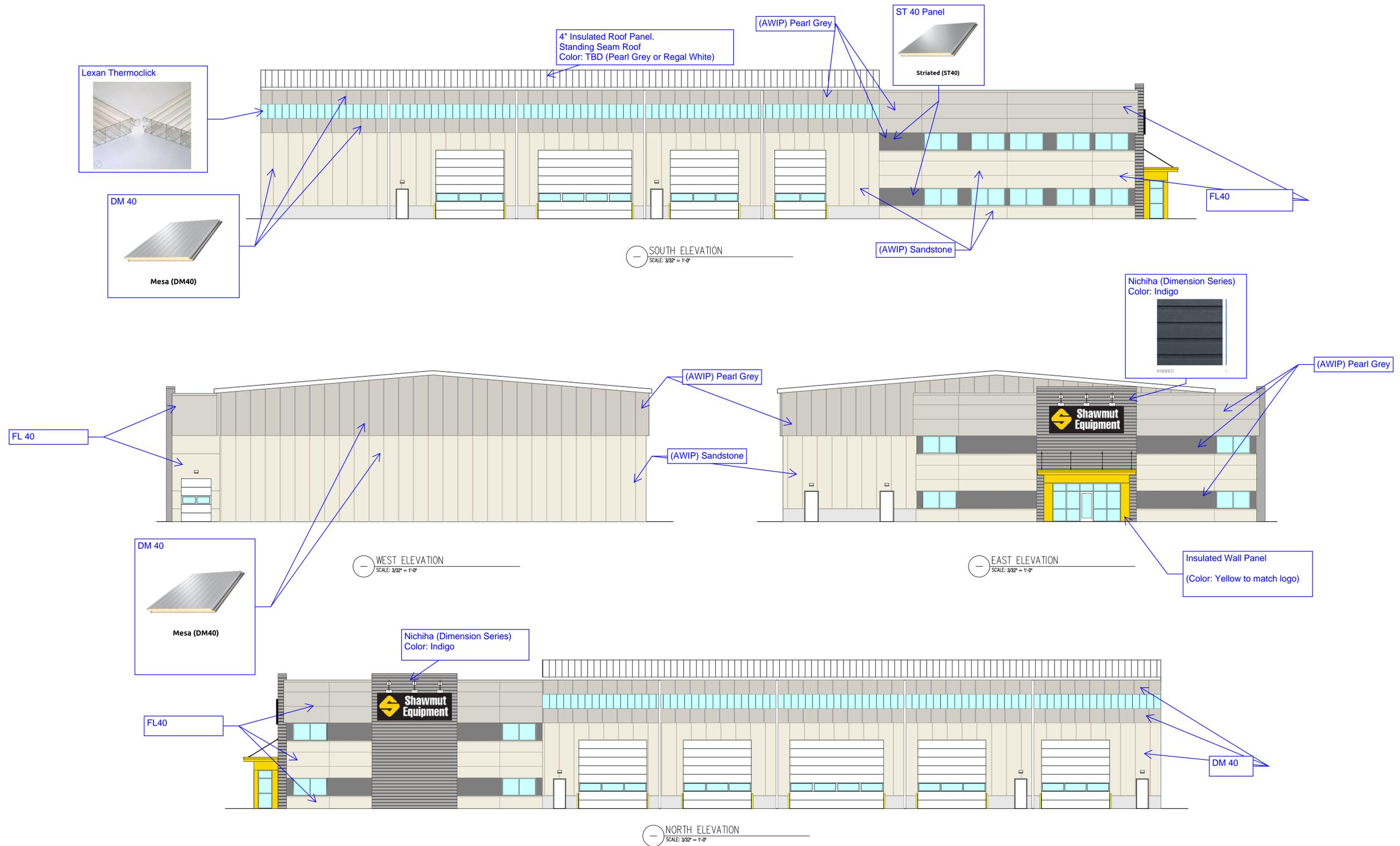
— NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATIONS

**STEPHEN FLESHMAN
ARCHITECT**

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EXTERIOR ELEVATIONS

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ARCHITECT**

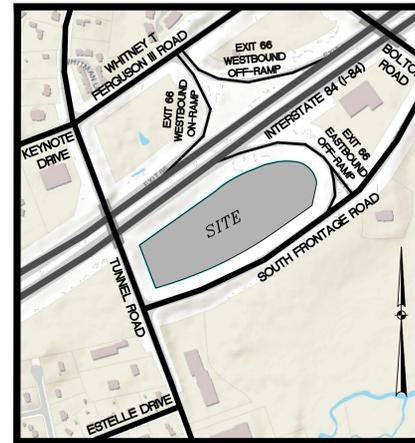
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Shawmut Equipment Company, Inc.

43 & 45 South Frontage Road

Vernon, Connecticut 06066

Map 29 Block 134A Lots 0011A & 0011B Zone: C



KEY PLAN MAP

1"=500'

Applicant

Shawmut Equipment Company, Inc.
20 Tolland Turnpike
Manchester, CT 06042

Owner

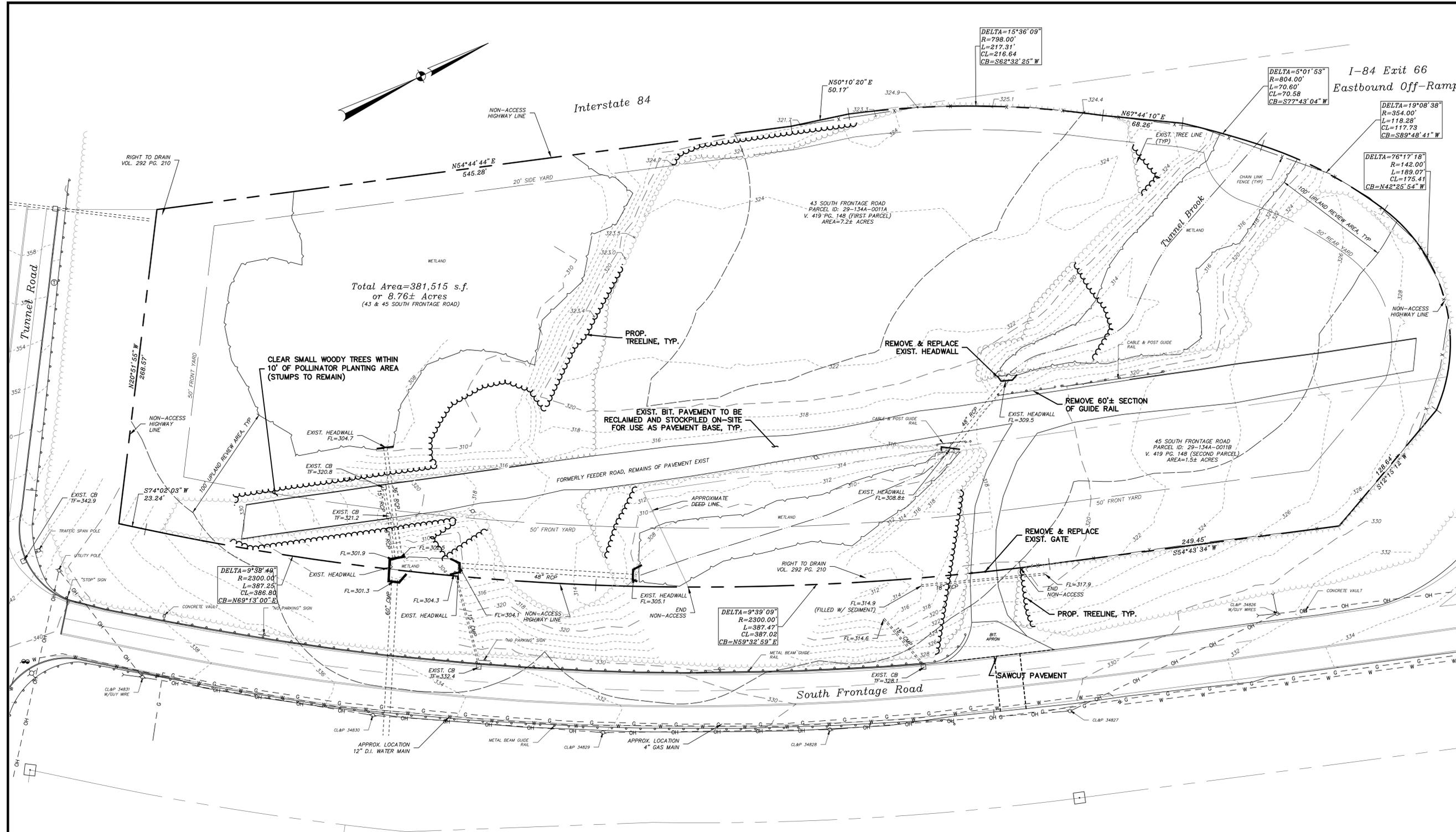
Shawmut Equipment Realty-CT, LLC
20 Tolland Turnpike
Manchester, CT 06042

Prepared By

J.R. Russo & Associates, LLC
P.O. Box 938
East Windsor, CT 06088
860-623-0569

DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 9	7-15-22
EXISTING CONDITIONS & DEMOLITION PLAN	2 of 9	6-24-22
LAYOUT PLAN	3 of 9	6-24-22
GRADING & EROSION CONTROL PLAN	4 of 9	6-24-22
UTILITY PLAN	5 of 9	7-15-22
CONSTRUCTION NOTES & DETAILS	6 of 9	6-24-22
DETAILS	7 of 9	7-15-22
DETAILS	8 of 9	6-24-22
DETAILS	9 of 9	6-24-22

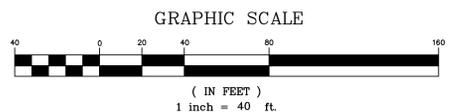


Notes:

- Reference Maps:**
- "Boundary Survey Prepared for Shawmut Equipment Company, Inc. Property of Exit 97 Associates North LLC 43-45 South Frontage Road, Vernon, Connecticut Parcel I.D. 29-134A-0011a & 29-134A-0011b Zone C" Scale 1"=60' Date: 12-16-21 by J.R. Russo & Associates, LLC.
 - "Data Accumulation Plan Wetlands Redesignation Plan Exit 97 Associates #43, #45 South Frontage Road Vernon, Connecticut" Gardner & Peterson Associates, LLC By F.T.C. Scale 1"=50' Date 08-10-2007 Sheet No. 1 Of 2 Map No. 2453A Revised 12/13/2007.
- Horizontal datum is NAD 83. Vertical datum is NAVD 88.
 - Portion of the parcel is located in inland wetlands as shown on hereon. Wetlands lines shown hereon were compiled based on map reference #2.
 - Parcel is not located in a special flood hazard zone per Flood Insurance Rate Map Town Of Vernon, Connecticut Community Panel Number 0901310005C Map Revised: August 9, 1999.
 - All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

LEGEND

- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- EXISTING SIGN
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- 136 --- EXISTING CONTOUR
- ~ ~ ~ EXISTING TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- BUILDING LINE
- TEST PIT LOCATION



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a **Property Survey** based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

REVISIONS

BY: LF/TAC	CHK: JEU
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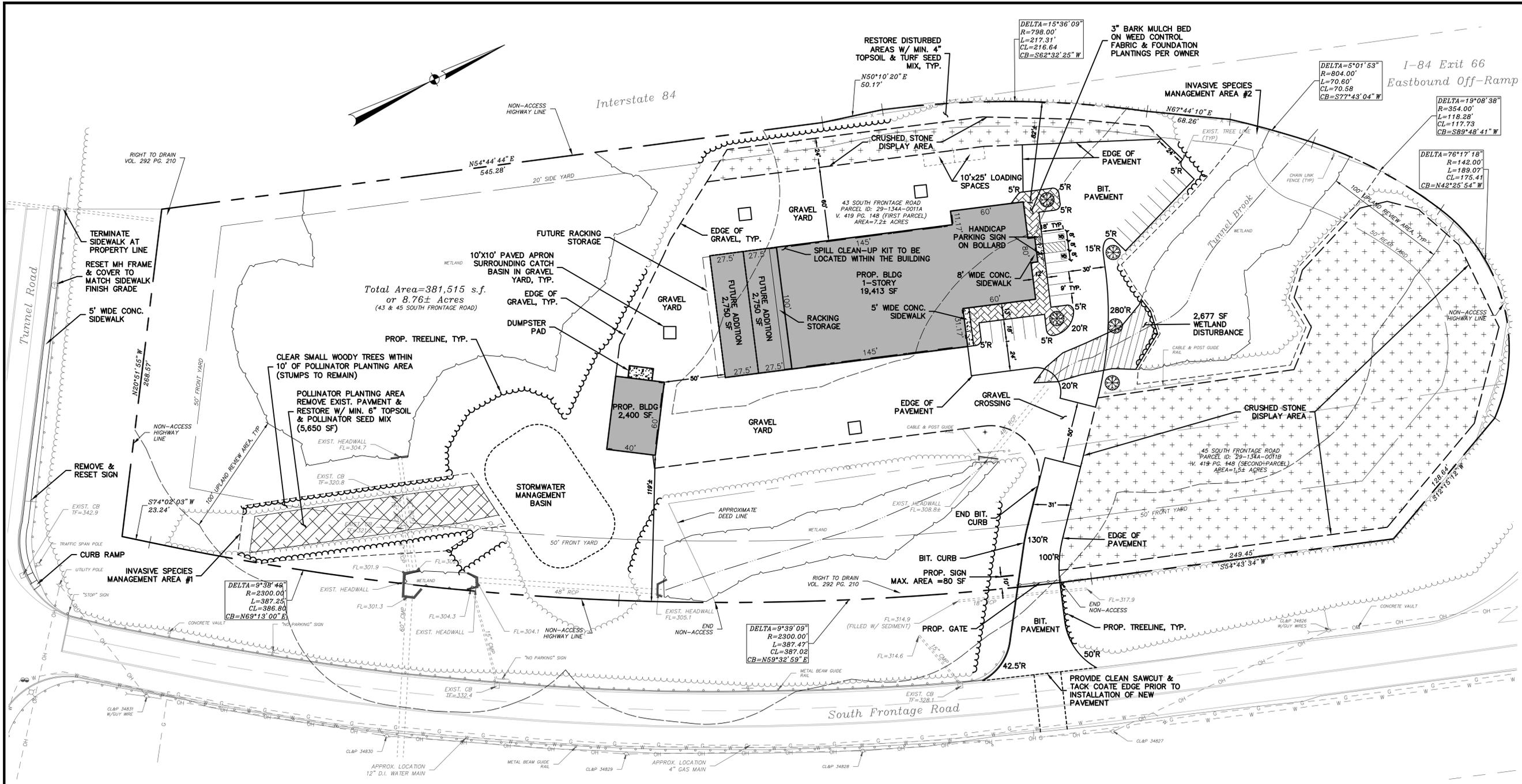
Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

Existing Conditions & Demolition Plan

DATE	6-24-22
SCALE	1"=40'
JOB NUMBER	2021-013
SHEET	2 of 9

RUSO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
11Shelham Rd East Windsor CT 06028 • CT 860.623.0599 • MA 403.780.1898
www.russos.com • info@russos.com

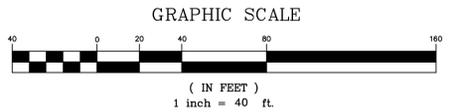


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 - The owner shall maintain a spill kit for emergency spills. All spills will be cleaned up immediately upon discovery. Spent absorbent materials and rags will be hauled off-site immediately after a spill is cleaned up and disposed of in accordance with applicable regulations. Spills exceeding DEEP established reportable quantities shall be reported to the DEEP. Material safety data sheets, a material inventory, and emergency contact information shall be maintained on-site.

LEGEND

○	EXISTING UTILITY POLE
●	PROPOSED UTILITY POLE
○	PROPOSED LIGHT POLE
○	EXISTING OVERHEAD ELECTRIC
○	PROPOSED OVERHEAD ELECTRIC
○	PROPOSED UNDERGROUND ELECTRIC
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
—	PROPOSED FIRE PROTECTION
—	EXISTING GAS LINE
—	PROPOSED GAS LINE
□	EXISTING CATCH BASIN
□	PROPOSED CATCH BASIN
□	PROPOSED DRAINAGE MANHOLE
□	EXISTING STORM SEWER
□	PROPOSED STORM SEWER
○	EXISTING SIGN
○	PROPOSED SIGN
○	EXISTING IRON PIN (FOUND)
○	PROPOSED IRON PIN (TO BE SET)
○	EXISTING MONUMENT (FOUND)
○	PROPOSED MONUMENT (TO BE SET)
○	EXISTING SPOT GRADE
○	EXISTING CONTOUR
○	PROPOSED SPOT GRADE
○	PROPOSED CONTOUR
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○	PROPOSED TREELINE
○	LIMIT OF WETLANDS
○	PROPERTY LINE
○	BUILDING LINE
○	STAKED HAYBALES OR SILT FENCE
○	TEST PIT LOCATION



DATA BLOCK (ZONE COMMERCIAL)

	REQUIREMENT	PROPOSED
MIN. AREA:	22,000 S.F.	381,514± S.F.
MIN. WIDTH:	100'	268.57'
FRONT YARD:	50'	81.7±'
SIDE YARD:	50'	-
REAR YARD:	20'	-
MIN. FLOOR AREA:	1,000 S.F.	27,200 S.F.
MAX. LOT COVERAGE:	60%	27.6%
MAX. BLDG. HEIGHT:	35' (2-STORY)	29' 8" (1-STORY)

* BLDG HEIGHT IN EXCESS OF 35' OR 2 STORIES REQUIRES SPECIAL PERMIT

PARKING CALCULATION

OFFICE:	1 SPACES/250 S.F. x 4,800 S.F. =	19 SPACES
MAINTENANCE AREA:	1 SPACE/2 EMPLOY. x 8 EMPLOY. =	4 SPACES
TOTAL PROPOSED:		23 SPACES (INCLUDES 2 ADA SPACES)

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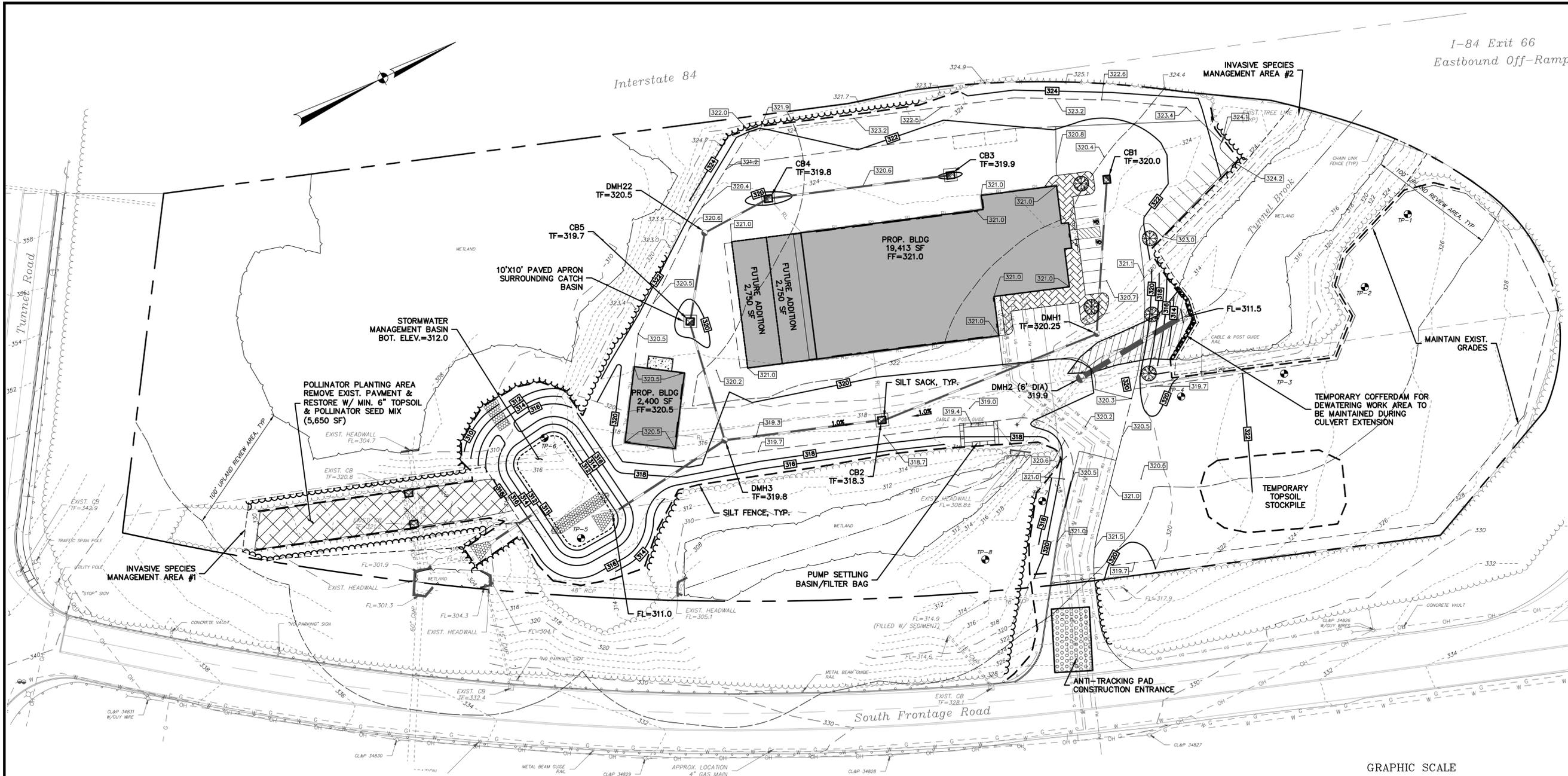
REVISIONS

BY:	LF/TAC	CHK:	JEU
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Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

Layout Plan

DATE	6-24-22
SCALE	1"=40'
JOB NUMBER	2021-013
SHEET	3 of 9



Reference Maps:

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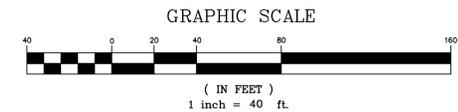
LEGEND

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- EXISTING SIGN
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- — PROPOSED TREELINE
- — LIMIT OF WETLANDS
- — PROPERTY LINE
- — BUILDING LINE
- — STAKED HAYBALES OR SILT FENCE
- TEST PIT LOCATION

Test Pit Data

- Observed by Jim Aldrich and J.R. Russo & Associates LLC, 4-26-2022
- TP#1**
0' - 4" Topsoil/Duff
4" - 104" Red-Brown Very Fine Loamy Sand Fill
104" - 128" Buried Topsoil/Organics
Possible Mottles @ 86"
Seepage @ 86"
No Ledge
- TP#2**
0' - 4" Topsoil/Duff
4" - 80" Red-Brown Loamy Sand Fill
80" - 86" Buried Topsoil
86" - 120" Olive Saturated Loamy Sand
Mottles @ 80"
Weeping @ 90"
No Ledge
- TP#3**
0' - 5" Pavement
5" - 16" Process Gravel
16" - 72" Red-Brown Loamy Sand Fill
72" - 110" Olive Damp Sandy Loam
Possible Mottles @ 66"
Weeping @ 74"
No Ledge
- TP#4**
0' - 60" Red-Brown Very Fine Loamy Sand Fill
60" - 96" Light Brown Very Fine Sandy Loam Fill
96" - 110" Buried Topsoil
110" - 115" Olive Fine Sandy Loam
Mottles @ 64"
Weeping @ 70"
No Ledge

- TP#5**
0' - 7" Topsoil/Duff
7" - 48" Red-Brown Fine Loamy Sand Fill
48" - 70" Light Brown Fine Sandy Loam & Topsoil Mixed Fill
70" - 105" Gray Moist Fine Sandy Loam
Possible Mottles @ 70"
Weeping @ 96"
No Ledge
- TP#6**
0' - 14" Topsoil/Duff
14" - 26" Light Brown Fine Sandy Loam w/ Gravel
26" - 106" Red-Brown Fine Sandy Loam w/ Gravel & Stones
Possible Mottles @ 80"
Weeping @ 86"
No Ledge
- TP#7**
0' - 5" Topsoil/Duff
5" - 86" Red-Brown Loamy Sand Fill
86" - 92" Buried Topsoil
92" - 112" Gray Mottled Very Fine Sandy Loam
Possible Mottles @ 64"
Weeping @ 72"
No Ledge
- TP#8**
0' - 4" Topsoil/Duff
4" - 64" Red-Brown Fine Loamy Sand Fill
64" - 74" Buried Topsoil
74" - 96" Gray Mottled Fine Sandy Loam
Possible Mottles @ 60"
Weeping @ 62"
No Ledge



REVISIONS

BY: LF/TAC	CHK: JEU
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Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

Grading & Erosion Control Plan

DATE	6-24-22
SCALE	1"=40'
JOB NUMBER	2021-013
SHEET	4 of 9

PERMANENT SEEDING (PS)

SPECIFICATIONS

Time Of Year
Seeding dates in Connecticut are normally April 1 through June 15 and August 15 through October 1. Spring seedings give the best results and spring seedings of all mixes with legumes is recommended. There are two exceptions to the above dates. The first exception is when seedings will be made in the areas of Connecticut known as the Coastal Slope and the Connecticut River Valley. The Coastal Slope includes the coastal towns of New London, Middlesex, New Haven, and Fairfield counties. In these areas, with the exception of crown vetch (when crown vetch is seeded in late summer, at least 35% of the seed should be hard seed (unscarified), the final fall seeding dates can be extended and additional 15 days. The second exception is frost crack or dormant seeding, the seed is applied during the time of year when no germination can be expected, normally November through February. Germination will take place when weather conditions improve, mulching is extremely important to protect the seed from wind and surface erosion and to provide erosion protection until the seeding becomes established.

Site Preparation
Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable tree roots, pieces of concrete, clods, lumps, or otherwise unsuitable material.

Seed Selection
Lawn Areas: Premium Seed Mix for Sun and Shade.
Stormwater Basin: New England Erosion Control/Restoration Mix by New England Wetland Plants, Inc. or approved equal.

Seedbed Preparation
Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet.

Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Seed Application
Apply selected seed at rates per manufacturer's recommendations uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10% when hydroseeding or frost crack seeding. Seed warm season grasses during the spring period only.

Mulching
See guidelines in the Mulch For Seed measures.

MAINTENANCE
Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

TEMPORARY SEEDING (TS)

SPECIFICATIONS

Site Preparation
Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation
Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Seeding
Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder. The temporary seed shall be Rye (grain) applied at a rate of 120 pounds per acre. Increase seeding rates by 10% when hydroseeding.

Mulching
See guidelines in the Mulch For Seed measures.

MAINTENANCE
Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and fill erosion.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

MULCH FOR SEED (MS)

SPECIFICATIONS

Materials
Types of Mulches within this specification include, but are not limited to:

1. Hay: The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.

2. Straw: Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or broom. The average stem length should not be less than 4 inches. Straw that can be windblown should be anchored to hold it in place.

3. Cellulose Fiber: Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and percolation of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attain 80%-95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended seeding dates.

Tackifiers within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers, resins, viscosifiers, sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another. Emulsified asphalt is specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.

Nettings within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.

Site Preparation
Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Application
Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of Mulch For Seed in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Spreading: Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven can result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacturer's recommended application rates to provide 80%-95% coverage.

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate to 2.5 to 3 tons per acre.

When spreading hay mulch by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid slippage.

Anchoring: Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.

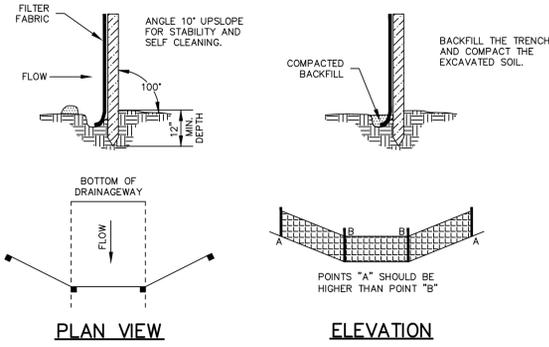
When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuous contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE
Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

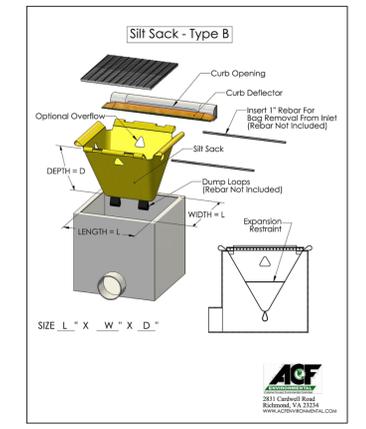
SOIL EROSION & SEDIMENT CONTROL NOTES

- The contractor/developer shall notify the Town Staff prior to construction in accordance with the local approvals and permits.
- All soil erosion and sediment control work shall be done in strict accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.
- Any additional erosion/sediment control deemed necessary by the engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.
- All soil erosion and sediment control structures shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.
- 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.
- The developer shall practice effective dust control per the soil conservation service handbook during construction and until all areas are stabilized or surface treated. The developer shall be responsible for the cleaning of roadways/streets of any debris from these construction activities.
- All fill areas shall be compacted sufficiently for their intended purpose and as required to reduce slipping, erosion or excess saturation. Fill intended to support buildings, structures, conduits, etc., shall be compacted in accordance with local requirements or codes.
- Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding.
- Any and all fill material is to be free of brush, rubbish, timber, logs vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.
- Soil stabilization should be completed within 5 days of clearing or inactivity in construction.
- Waste Materials - All waste materials (including wastewater) shall be disposed of in accordance with local, state and federal law. Litter shall be picked up at the end of each work day.
- The Contractor shall maintain on-site additional erosion control materials as a contingency in the event of a failure or when required to shore up existing BMPs. At a minimum, the on-site contingency materials should include 30 feet of silt fence and 5 straw haybales with 10 stakes.



GEOTEXTILE SILT FENCE (GSF)

NOT TO SCALE



CB INLET PROTECTION (SILT SACK)

NOT TO SCALE

POLLINATOR PLANTING AREA CONSTRUCTION SEQUENCE (+5,650 SQFT)

- PRIOR TO ALL WORK, EROSION CONTROL BARRIERS SHALL BE INSTALLED AS DETAILED ON THE GRADING & EROSION CONTROL PLAN.
- THE POLLINATOR PLANTING AREA IS AN OLD ROADWAY AND IS CURRENTLY COVERED BY ASPHALT. ASPHALT MILLINGS ARE INTENDED TO BE RECLAIMED AS A PART OF THE PROJECT TO BE UTILIZED ELSEWHERE ON-SITE. FOLLOWING RESTORATION, 6\"/>

INVASIVE SPECIES MANAGEMENT AREAS

- INVASIVE NON-NATIVE SPECIES SHALL BE MECHANICALLY REMOVED, UNDER THE SUPERVISION OF A WETLAND SCIENTIST, FROM THE INVASIVE SPECIES MANAGEMENT AREAS DURING CONSTRUCTION. THE PREFERRED METHOD FOR INITIAL REMOVAL IS PULLING THE INVASIVE SHRUBS AND VINES WITH A SMALL MACHINE (E.G., MINI EXCAVATOR) SO THAT THE ROOTS ARE REMOVED.
- DISPOSAL OF INVASIVE PLANT MATERIAL SHALL COMPLY WITH CT DEEP GUIDELINES.
- ANY HERBICIDE USED FOR INVASIVE ERADICATION OR CONTROL SHALL BE APPLIED BY A LICENSED PESTICIDE APPLICATOR.
- THESE AREAS WILL BE SUBJECT TO MONITORING TO PREVENT COLONIZATION AND PROLIFERATION OF INVASIVE SPECIES UNDER THE PROVISIONS OUTLINED IN THE "MONITORING" SECTION BELOW.

MONITORING

- MONITORING OF THE POLLINATOR PLANTING AREA AND INVASIVE SPECIES MANAGEMENT AREAS WILL BE CONDUCTED AS FOLLOWS. THESE AREAS WILL BE MONITORED FOR THE FIRST FIVE (5) GROWING SEASONS FOLLOWING CONSTRUCTION. MONITORING REPORTS WILL BE SUBMITTED ANNUALLY NO LATER THAN DECEMBER 15 OF EACH YEAR. MONITORING REPORTS SHALL INCLUDE THE PERCENT SURVIVAL OF POLLINATOR PLANTINGS, OBSERVATIONS OF INVASIVE SPECIES, AND EXTENT OF HERBIVORY AND VEGETATION DEVELOPMENT. REMEDIAL ACTIONS RECOMMENDED AND/OR COMPLETED WILL ALSO BE PROVIDED. THE FIRST YEAR OF MONITORING WILL BE THE FIRST YEAR THAT THIS AREA HAS BEEN THROUGH A FULL GROWING SEASON AFTER COMPLETION OF CONSTRUCTION AND PLANTING. FOR MONITORING PURPOSES, A GROWING SEASON STARTS NO LATER THAN MARCH 31. IF THE SUCCESS STANDARDS ARE NOT MET, RECOMMENDATIONS FOR ADDITIONAL MONITORING/CORRECTIVE ACTIONS WILL BE REQUIRED.
- THE POLLINATOR PLANTING AREA WILL BE ASSESSED USING THE FOLLOWING SUCCESS STANDARDS: STANDARD 1: AT LEAST 85% SURVIVABILITY OF THE PLANTED NATIVE VEGETATION. STANDARD 2: THE PLANTING AREA IS PROPERLY STABILIZED.
- THE INVASIVE SPECIES MANAGEMENT AREAS WILL BE ASSESSED USING THE FOLLOWING SUCCESS STANDARD: ALL OCCURRENCES OF INVASIVE SPECIES SHALL BE IDENTIFIED AND ERADICATED FROM THE INVASIVE SPECIES MANAGEMENT AREAS ANNUALLY FOR THE DURATION OF MONITORING.

CHECKLIST FOR EROSION CONTROL PLAN

PROJECT: Shawmut Equipment Company, LLC
LOCATION: 43-45 South Frontage Road, Vernon, CT
PROJECT DESCRIPTION: Construction of a crane sales & service facility
PARCEL AREA: 8.8 acres
RESPONSIBLE PERSONNEL: Jim Aldrich (860) 647-7544 ext. 101
EROSION AND SEDIMENT CONTROL PLAN PREPARER: J.R. Russo & Associates, LLC

CHECKLIST:

Work Description	Location	Date Installed	Initials	Date Removed	Initials
Install construction entrance	As shown on plan.				
Install perimeter sediment barriers	As shown on plan.				
Install inlet protection at CBs	As installed				

MAINTENANCE OF MEASURES:

Location	Description or Number	Date	Initials

Project Dates:
Date of groundbreaking for project:
Date of final stabilization:

PROJECT NARRATIVE AND CONSTRUCTION SEQUENCE

This project is located at 43-45 South Frontage Road in Vernon, Connecticut. The proposed activity is the construction of a 24,913 square foot crane sales and service facility with a 2,400 square foot cold storage building. The suggested schedule of construction is as follows:

- OVERALL SITE DEVELOPMENT
- Install construction anti-tracking pad (CE).
 - Install sediment barriers (GSF) at project perimeters.
 - Clear and grub trees and shrubs to be removed. All wood debris and stumps are to be disposed of off-site.
 - Reclaim existing pavement and stockpile on-site for re-use.
 - Strip topsoil. Spread min. 6" in former paved areas to be restored w/ vegetation and seed with pollinator seed mix. Stockpile suitable amount of remaining topsoil for reuse on-site in areas shown. Stockpiles shall be surrounded by sediment barriers (GSF).
 - Rough grade area surrounding proposed building.
 - Begin building construction.
 - Construct stormwater management basin and install drainage. Seed basin as soon as practicable.
 - Install other site utilities.
 - Install gravel parking lot and driveway base. Install crushed stone in display areas.
 - Install dumpster pad and sidewalks.
 - Pave binder course.
 - Stabilize disturbed areas to receive topsoil and permanently seed as soon as possible.
 - Install landscaping and perform invasive species management.
 - Install pavement top course in all areas. Sweep binder course and apply tack coat prior to placing pavement top course.
 - Apply paint striping.
 - Remove sediment barriers after site is fully stabilized.

- CULVERT EXTENSION
- Install pump setting basin or filter bag, temporary cofferdam and pump receptacle.
 - Pump stream flows around work area to maintain dry conditions for installation of culvert extension.
 - Excavate to subgrade. Stockpile existing stream bed material for re-use as embedment to be placed in bottom of new culvert extension.
 - Install manhole, culvert and pipe end. Backfill and compact.
 - Install existing stream bed material within new pipe sections to match the depth of embedment in the existing downstream culvert.
 - Install topsoil, seed and erosion control blanket on disturbed areas.
 - Remove cofferdam.

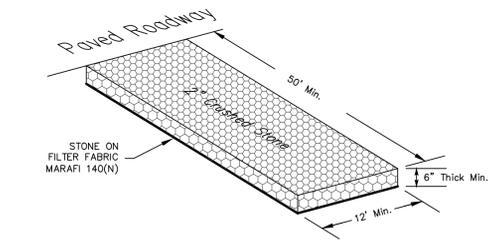
Construction of this site is anticipated to begin in the Fall of 2022 and be complete by Summer of 2023, pending approvals. Temporary erosion control measures shall be installed prior to any soil disturbance and maintained throughout construction until soils have been stabilized with permanent vegetation.

The Contractor shall keep the area of disturbance to a minimum and establish vegetative cover on exposed soils as soon as practical. All soil and erosion control measures shall be installed and maintained in accordance with these plans and the "Connecticut DEEP Guidelines for Soil Erosion and Sediment Control", as amended. The Contractor shall verify all conditions noted on the plans and shall immediately notify the Engineer of any discrepancies.

The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized. Accumulated sediment shall be removed as required to keep silt fence functional. In all cases, deposits shall be removed when the accumulated sediment has reached one-half above the ground height of the silt fence. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Silt fence (GSF) is to be replaced as necessary to maintain proper filtering action. Silt fence (GSF) are to remain in place and shall be maintained to insure efficient sediment capture until all areas above the erosion checks are stabilized and vegetation has been established.

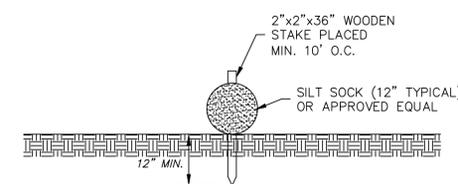
POST CONSTRUCTION MAINTENANCE NOTES:

- The properly owner shall be responsible for performing the following post construction maintenance schedule:
- Maintain lawn & landscape areas with minimal pesticides.
 - Sweep parking lots and paved areas at least once per year in the spring.
 - Inspect catch basins and storm manholes at least twice per year, including after sweeping. Clean at least once per year in April and as necessary to prevent the discharge of pollutants from structures. Remove accumulated oil, trash and excessive sediment with vac-truck. Check condition of hoods (if applicable).
 - Inspect infiltration basins annually for evidence of hydrocarbons and remove by vac-truck. Repair eroded areas and replace riprap and vegetation as required. Dredge bottom of forebay to remove accumulated sediment every 10 years or when significant volume reduction is observed. Mow infiltration basin on a regular basis to maintain as lawn area for filtering of pollutants. Inspect inlet pipes monthly and remove trash and debris as needed.



ANTI-TRACKING PAD DETAIL (CE)

NOT TO SCALE



NOTE: MAY BE USED AS ALTERNATIVE TO GEOTEXTILE SILT FENCE.

PERIMETER SEDIMENT BARRIER

NOT TO SCALE



J.R. Russo & Associates, LLC
1 Shraham Rd East Windsor CT 06038 - CT 860.623.0999 - MA 403.780.1898
www.jrusso.com - info@russo.com

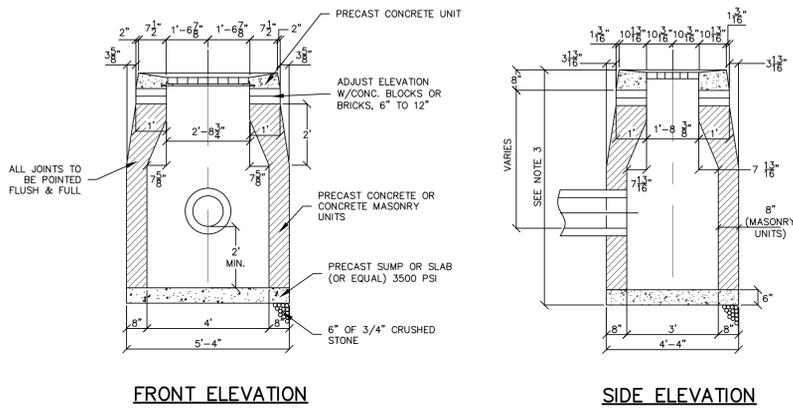
REVISIONS

By:	LF/TAC	CHK:	JEU

Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

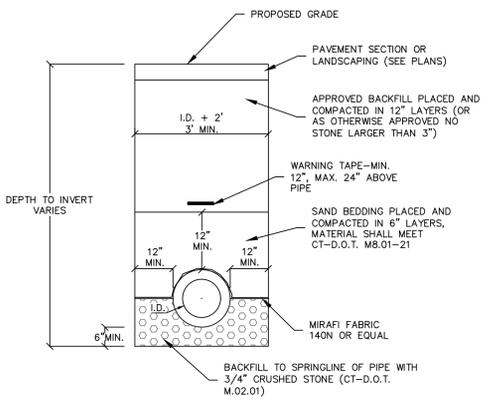
Erosion Control Notes

DATE	6-24-22
SCALE	Not to Scale
JOB NUMBER	2021-013
SHEET	6 of 9

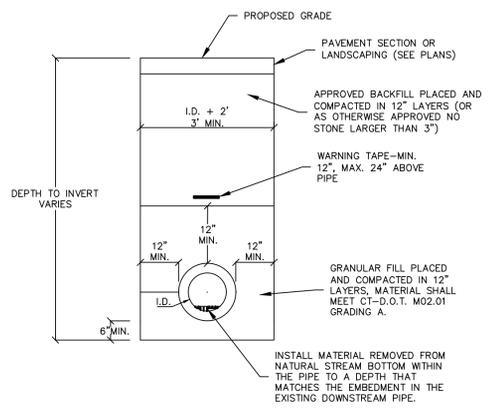


- NOTES:**
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 1'-0".
 2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
 3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS, INSIDE DIMENSIONS REMAIN THE SAME.
 4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 5. ALL BRICKS SHALL BE CONCRETE.

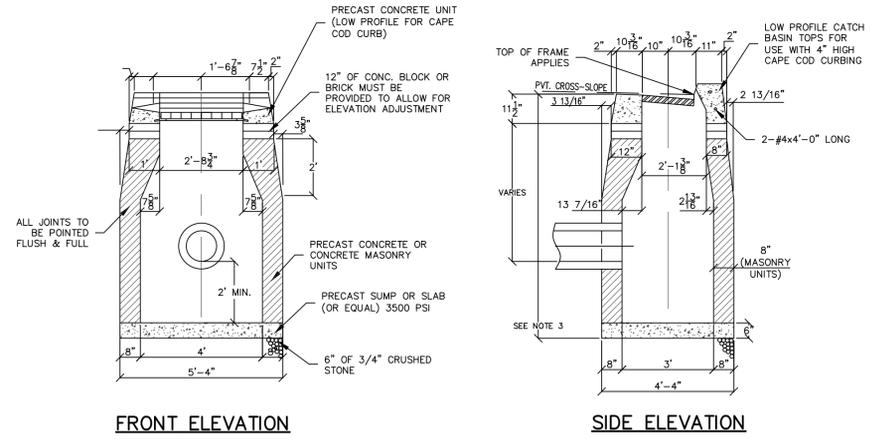
TYPE "CL" CATCH BASIN
NOT TO SCALE



HDPE STORM DRAIN DETAIL
NOT TO SCALE

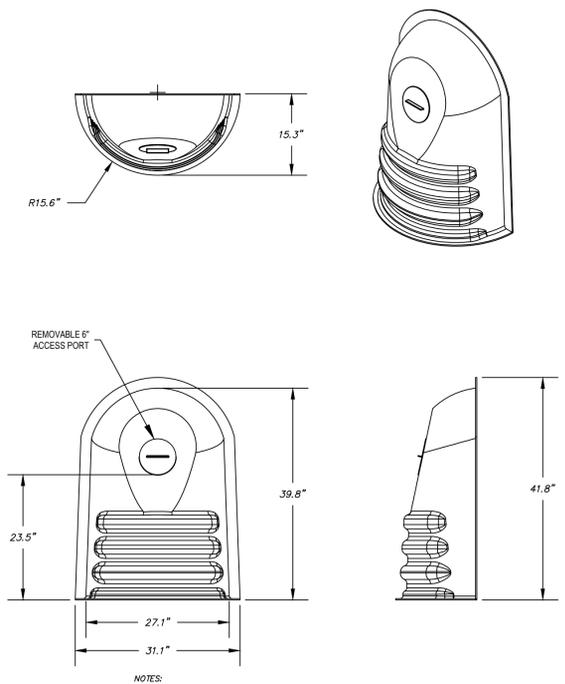


RCP CULVERT EXTENSION
NOT TO SCALE

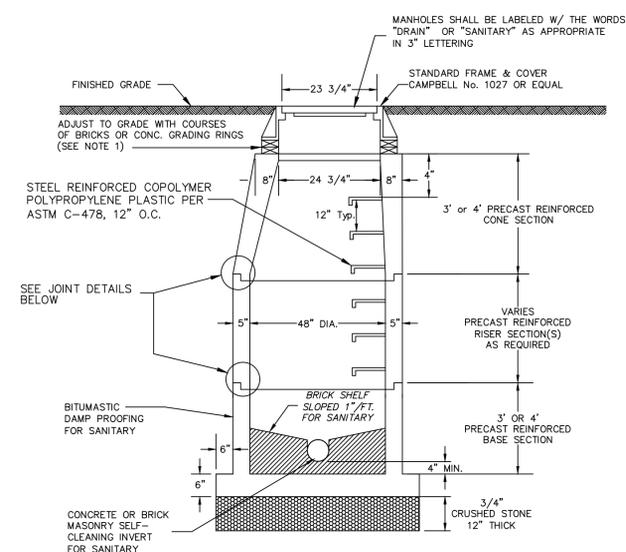


- NOTES:**
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
 2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
 3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS, INSIDE DIMENSIONS REMAIN THE SAME.
 4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 5. ALL BRICKS SHALL BE CONCRETE.

TYPE "C" CATCH BASIN
NOT TO SCALE

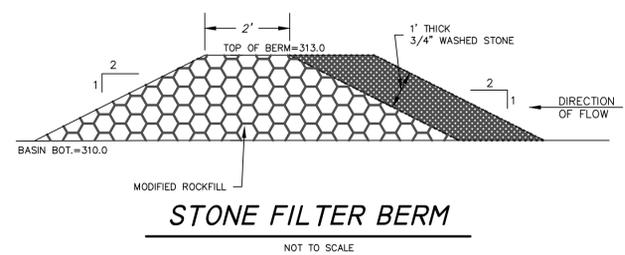


NYROPLAST ENVIROHOOD DETAIL
NOT TO SCALE

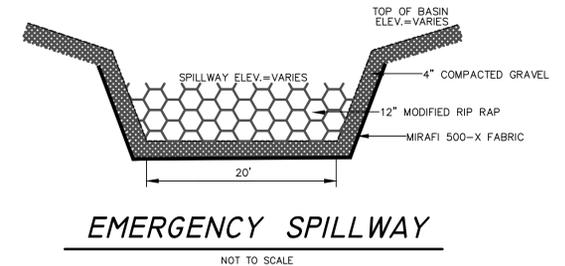


- NOTES:**
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0" UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 2. TOP STEP TO BE A MAXIMUM OF 24" BELOW TOP OF MANHOLE FRAME & COVER.
 3. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
 4. MANHOLE INSIDE DIAMETER MAY BE INCREASED AS DIRECTED BY THE ENGINEER TO ACCOMMODATE SIZE AND NUMBER OF PIPES. INCREASE WALL THICKNESS 1" FOR EACH 1 FT. OF INSIDE DIAMETER INCREASE.
 5. FOR SHALLOW STRUCTURES, USE 8" SLAB IN PLACE OF CONE SECTION.
 6. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 7. FILL LIFTING HOLES WITH MORTAR.

PRECAST CONCRETE MANHOLE
NOT TO SCALE



STONE FILTER BERM
NOT TO SCALE

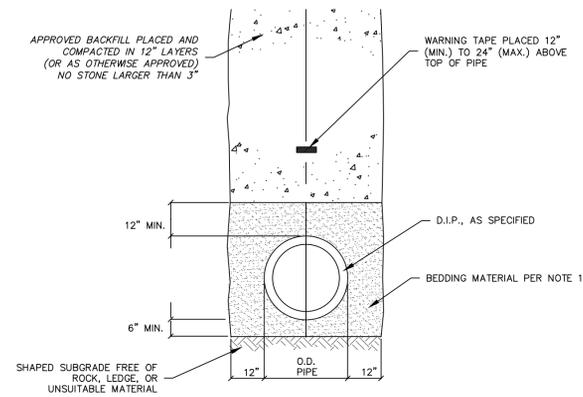


EMERGENCY SPILLWAY
NOT TO SCALE

REVISIONS	
BY: LF/TAC	CHK: JEU

Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

Details	
DATE	6-24-22
SCALE	Not to Scale
JOB NUMBER	2021-013
SHEET	8 of 9

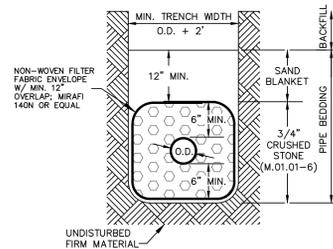


NOTE:

1. BEDDING SAND SHALL BE AS SPECIFIED IN D.O.T. FORM 816, "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION", SECTION M.08.01 #21-BEDDING MATERIAL: "THIS MATERIAL SHALL BE SAND OR SANDY SOIL, ALL OF WHICH PASSES A 3/8\"/>

FORCE MAIN TRENCH

NOT TO SCALE

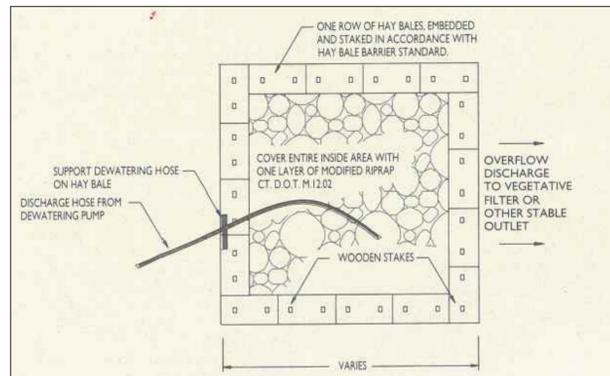


NOTES:

1. PROVIDE WARNING TAPE 12-24\"/>

TYPICAL SANITARY SEWER TRENCH SECTION

NOT TO SCALE

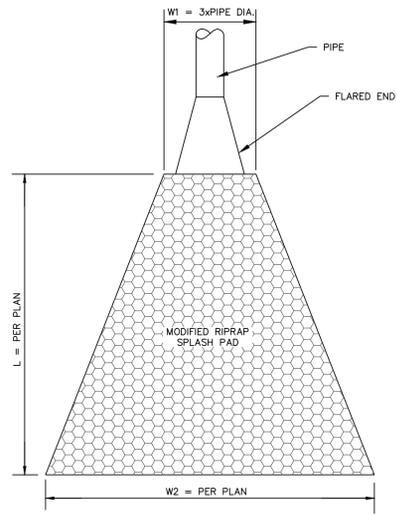


NOTES:

1. CUBIC FEET OF STORAGE REQUIRED = PUMP DISCHARGE RATE (GPM) X 16
2. CONTRACTOR MAY SUBSTITUTE SUITABLY SIZED SEDIMENT FILTER/DEWATERING BAG

PUMP SETTLING BASIN

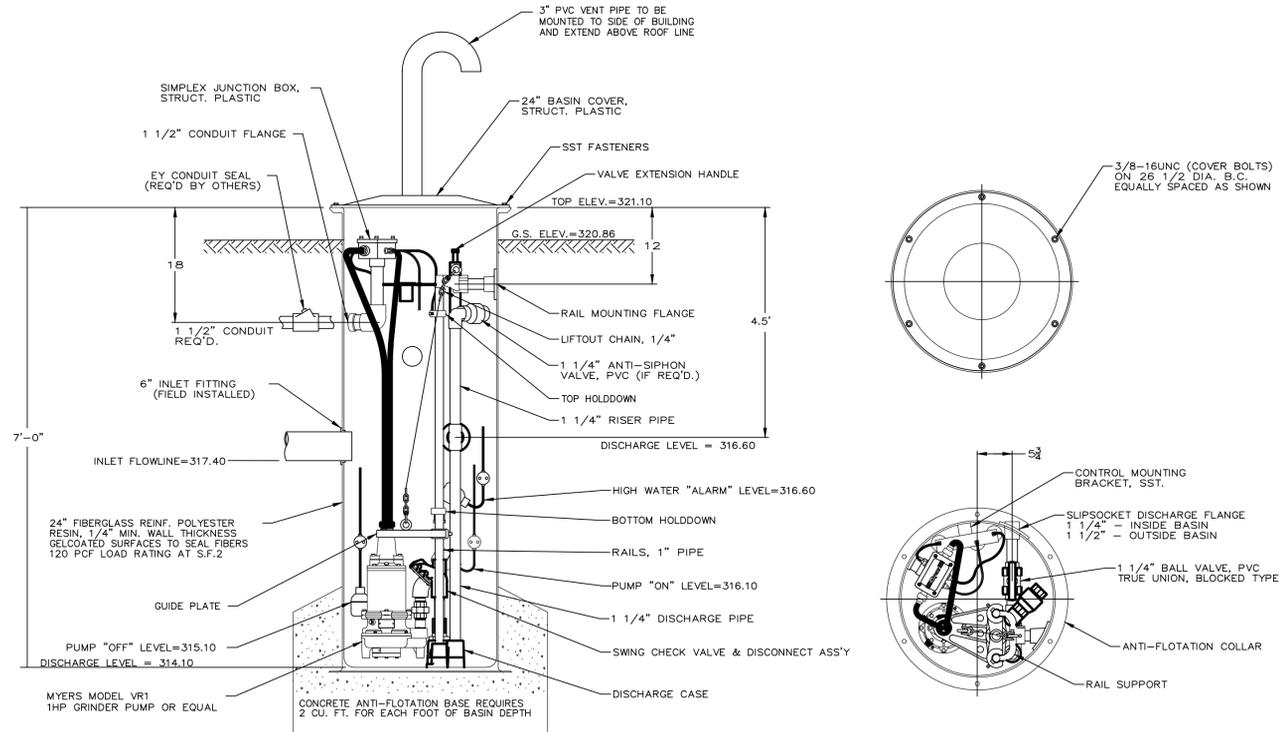
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NOTE: MODIFIED RIPRAP APRON (12\"/>

TYPE A RIPRAP APRON (OP)

N.T.S.

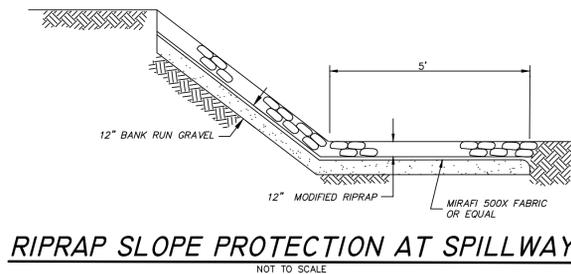


PUMP STATION SPECIFICATIONS:

1. PUMP - MYERS SUBMERSIBLE GRINDER PUMP MODEL VR1, 1 HP, 3450 RPM, 230V, SINGLE PHASE, OR APPROVED EQUAL
2. SIMPLEX SLIDE RAIL SYSTEM - TO BE COMPATIBLE WITH PUMP
3. FLOAT SWITCHES W/MOUNTING BRACKET TO BE COMPATIBLE WITH PUMP.
4. SIMPLEX PUMP CONTROL PANEL - TO BE COMPATIBLE WITH PUMP WITH ALARM PACKAGE NEMA 4X, CONTACTOR, CIRCUIT BREAKER, HOA SWITCH, ALARM HORN & LIGHT, & LOCKABLE LATCH.
5. HIGH WATER AND PUMP FAILURE TO BE CONNECTED TO VISUAL AND AUDIO ALARMS IN OCCUPIED SPACE.
6. MOTORS, CONDUIT, LIGHTS, BOXES, SWITCHES, CONTROLS, SHALL BE EXPLOSION PROOF WHEN LOCATED WITHIN THE PUMP CHAMBER BELOW THE ACCESS HATCH.
7. ALL ELECTRICAL WIRING SHALL CONFORM TO ALL STATE AND LOCAL REQUIREMENTS. ALL BOXES, SWITCHES, CONTROLS, CONDUITS, ETC. TO BE RATED FOR NEMA 4X.
8. CONTROL PANEL TO BE INSTALLED WITHIN THE BUILDING. ALARM MUST BE POWERED BY SEPARATE ELECTRICAL CIRCUIT THAN THE PUMP.
9. ALL COMPONENTS SHALL BE COMPATIBLE AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

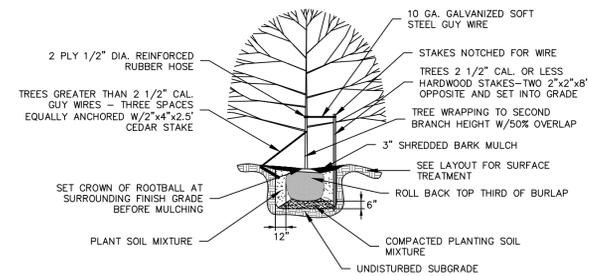
36\"/>

NOT TO SCALE



RIPRAP SLOPE PROTECTION AT SPILLWAY

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

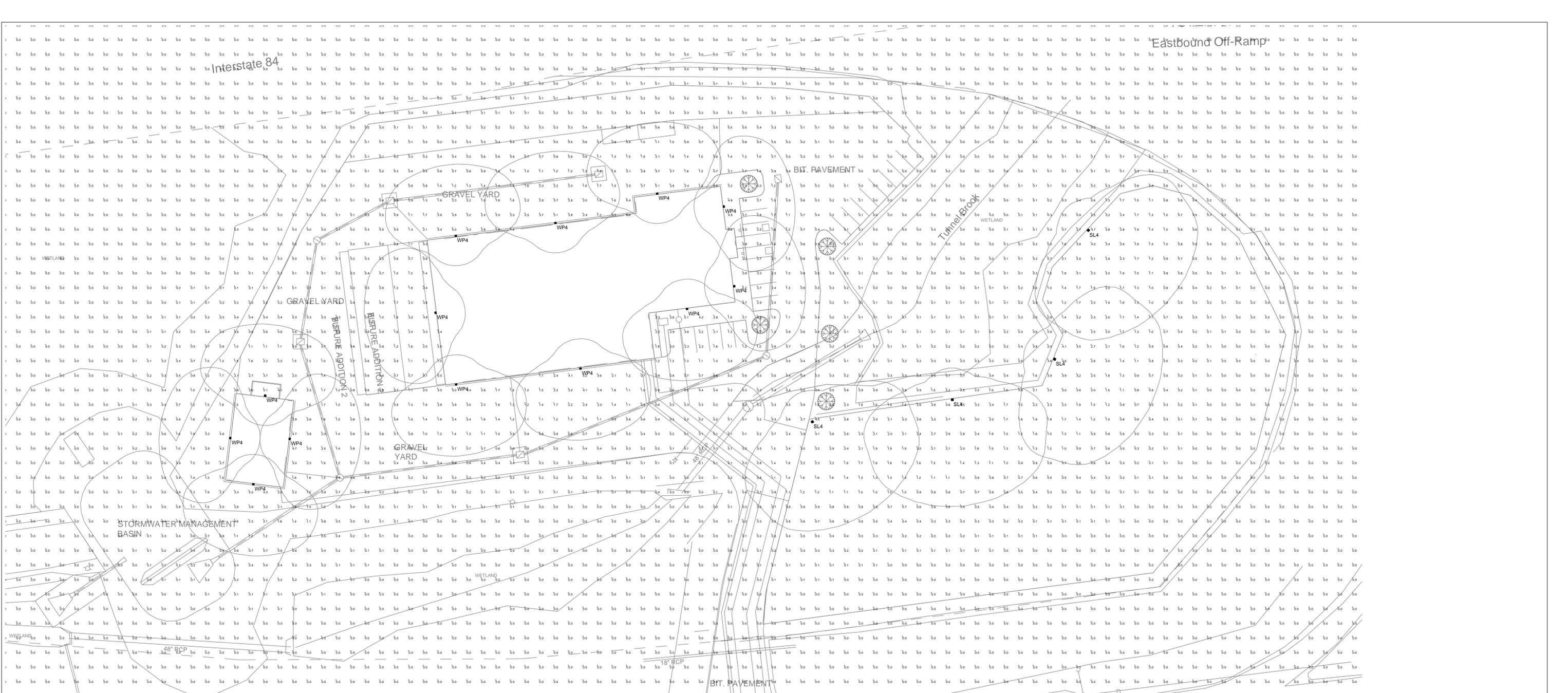
REVISIONS

BY: LF/TAC	CHK: JEU
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Prepared For
Shawmut Equipment Company, Inc.
43 & 45 South Frontage Road
Vernon, Connecticut
Parcel ID: 29-134A-0011A & 29-234A-0011B

Details

DATE	6-24-22
SCALE	Not to Scale
JOB NUMBER	2021-013
SHEET	9 of 9



JOB NAME: SHAWMUT EQUIPMENT COMPANY
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALL PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: RT
 SPECIFIER: PROGRESSIVE ENG

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
13	WP4	Single	10618	89.9	0.850	B2-U0-G2	STONCO LPW32-90-NW-G3-4-UNV-FINISH / WALL MOUNTED @ 20FT AFG TO BOF
4	SL4	Single	18440	135.1	0.850	B3-U0-G3	GARDCO ECF-S-48L-900-NW-G2-AR-4-UNV-FINISH / MOUNTED TO 24FT POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPs_1	0	0.19	5.2	0.0	N.A.	N.A.
BUILDING PARKING LOT		1.14	5.2	0.0	N.A.	N.A.
RIGHT LOT		0.82	4.7	0.0	N.A.	N.A.

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation Factor (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:
 SHAWMUT EQUIPMENT COMPANY

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE: 1"=30'-0"
 DATE: 7/14/22
 DRAWN BY: LED
 SHEET:
 SL-1

FILE NAME: SL-1 SHAWMUT EQUIPMENT COMPANY 07-13-2022 LED.dwg