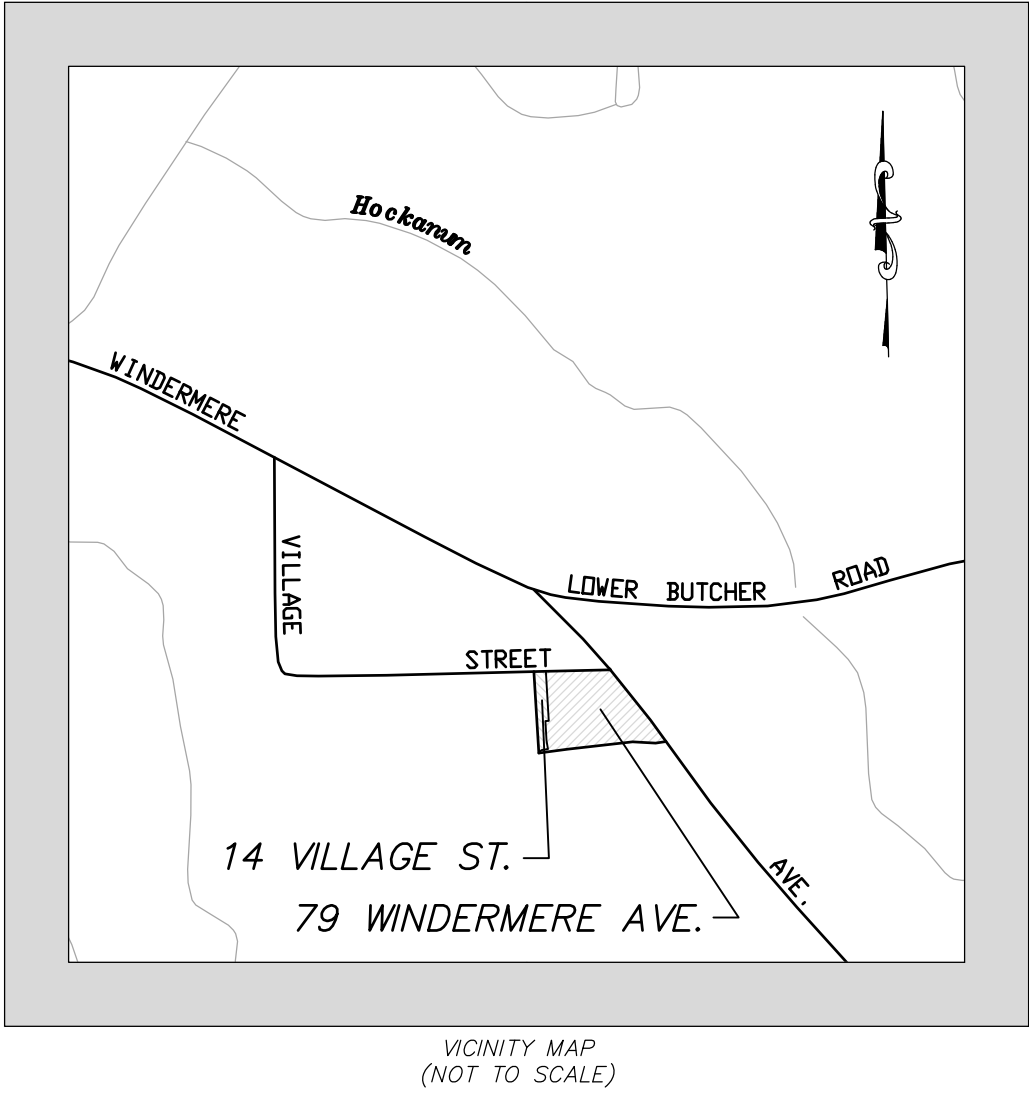


Proposed Storage Building and Outside Storage Area
14 Village Street & 79 Windermere Avenue
APN: 017-012-0000 & 018-004-0001
Ellington, Connecticut
Ellington Inland Wetlands Agency and
Ellington Planning and Zoning Commission
Inland Wetlands, Site Plan and Special Permit Applications
May 15, 2025
Revised to July 3, 2025 (Conditions of Approval)



DEVELOPMENT TEAM

Property Owners	Boone, Daniel, et al. Village Properties Associates, LLC
Applicant/Developer	Village Properties Associates, LLC
Civil Engineer	F. A. Hesketh & Associates, Inc.
Landscape Architect	F. A. Hesketh & Associates, Inc.
Land Surveyor	F. A. Hesketh & Associates, Inc.
Wetland Consultant	REMA Ecological Services, LLC.

LIST OF DRAWINGS

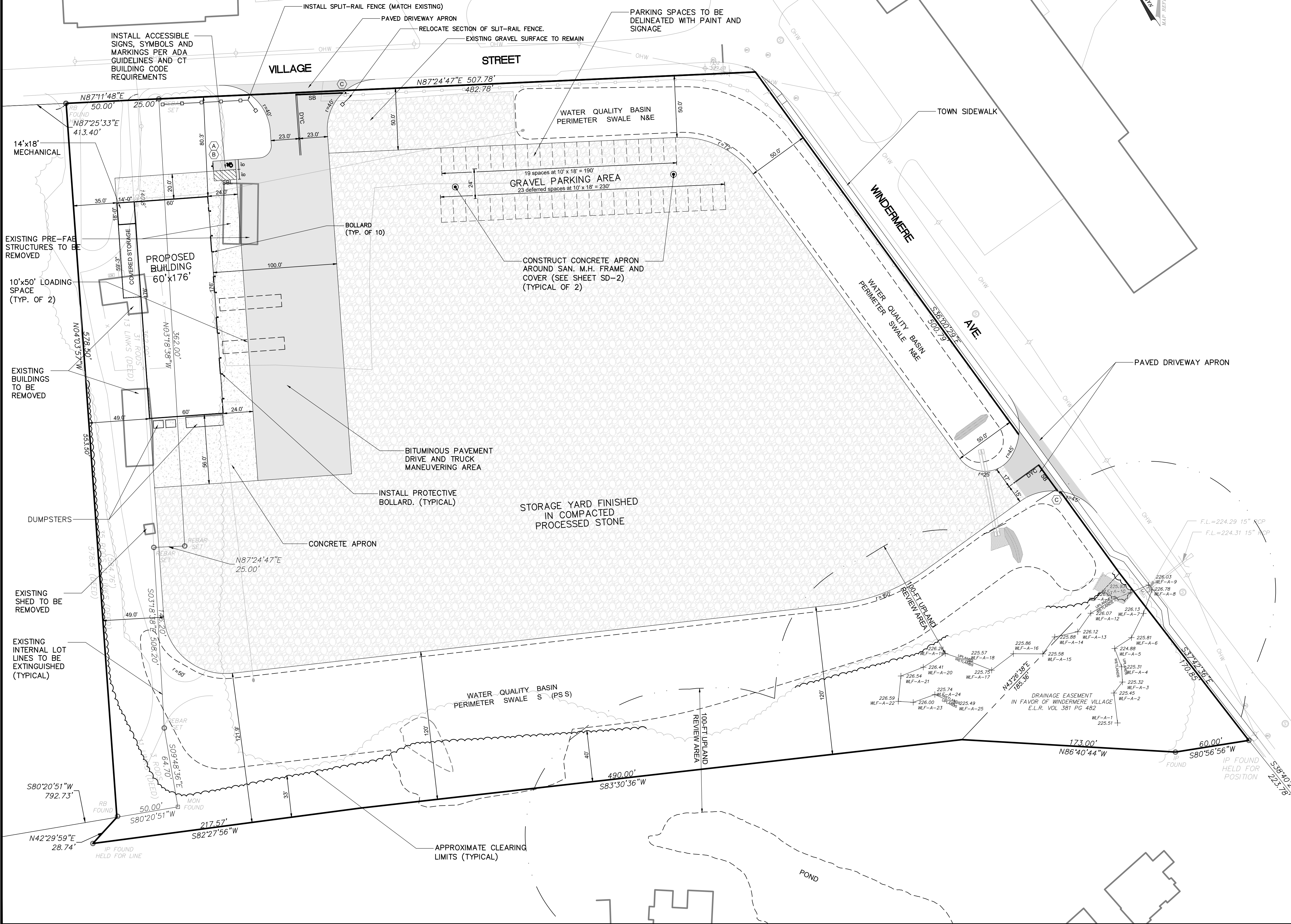
	Title Sheet
LA-1	Layout Plan
LS-1 thru LS-2	Landscape Plan
GR-1	Grading and Drainage Plan
EC-1	Soil Erosion and Sediment Control Plan
UT-1	Utility Plan
PH-1	Photometric Plan
SD-1 thru SD-3	Site Details
NT-1	Notes
PS-1	Property/Topographic Survey - 79 Windermere Ave.
PS-2	Property/Topographic Survey - 14 Village Street
EX-1	Existing Conditions
A 01	Floor Plan
A 02	Building Elevations

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
(A)		New Reserved Sign (CT Building Code)	1
(B)		31-0648	1
(C)		31-0552	2

SIGNAGE AND PAVEMENT MARKING NOTES

- Stop bars shall be painted with white traffic paint (12 inches wide)
- Standard parking spaces shown are on a gravel surface. They are to be delineated with surface paint and signage.
- All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
- Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
- Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide). Fire Lane markings are NOT depicted on this plan, but may be required, at the discretion of the Ellington Fire Marshal/Fire Department. Install fire lane markings and signage as required by Ellington Fire Department.
- All on-site traffic paint shall conform to CT DOT Form 819-M.07.20
- All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 819, State Building Code and ADA Requirements and as shown on the details
- Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau of Engineering and Highway Operations, Catalog of Signs", October 12, 2021. Contractor to confirm sign types prior to installation.



ZONING DATA TABLE

Zone: IP - Industrial Park

Zoning Data Analysis

Regulation	Section	Required	Proposed
Minimum Lot Area	Section 4.2.1	4 Acres	9.62 Acres *
Minimum Width	Section 4.2.1	200 Feet	500.79 Feet
Minimum Front Yard	Section 4.2.1	100 Feet (**)	80.3 Feet
Minimum Side Yard	Section 4.2.1	10 Feet (***)	35.0 Feet
Minimum Rear Yard	Section 4.2.1	50 Feet (***)	N/A
Maximum Building Height	Section 4.2.3	38 Feet	37.25 Feet
Maximum Floor Area	Section 4.2.3	N/A	N/A
Maximum Lot Coverage	Section 4.2.3	60 Percent	58.8 Percent
Minimum Parking	Section 6.2.3.A	20 Spaces	20 Spaces ****

* Combined Lots (APN 017-012-0000 & APN 018-004-0001)

** May be reduced to 50 feet along any roadway not designed as a collector road, arterial road or state highway.

*** 50 feet side and rear yard required where abutting residential property or zone, except if home occupation only.

**** An additional 23 deferred spaces are also provided.

DEVELOPMENT DATA

Building Area 11,641.5 Sq. Ft. Warehouse and Manufacturing/Assembly Building

Permitted Uses Proposed:

(Listed in Sec. 4.1) - Manufacture & Assembly from Prepared Materials Including Repairs. Warehousing, Storage

Special Permit Uses Proposed:

(Listed in Sec. 4.1) - Storage Yard for New Lumber, Building Materials and related items.

PARKING TABULATION

Required Parking per Section 6.2.3

Manufacturing Uses: 1 Parking Space for each employee on largest shift

Warehouse Uses: 1 parking space for each 2,000 square feet of building floor area used for storage purposes or 1 parking space for each employee, whichever is greater.

Required Parking Calculation

Manufacturing Uses: 20 Employees x 1 space/employee = 20 Spaces

Warehouse Uses: 11,641.5 Sq. Ft. x 1 space/2,000/ Sq. Ft. = 6 Spaces
20 Employees x 1 space/employee = 20 Spaces

Total Required Spaces = 20 Spaces

Proposed Parking

Standard Parking Spaces

8 foot x 10 foot Spaces 19 Spaces

Accessible Parking Space

8 foot x 16 foot space 1 Space

Reserve Parking Spaces

8 foot x 10 foot Spaces 23 Spaces

Total Proposed Spaces = 43 Spaces

PAVEMENT MARKING LEGEND

Symbol Type

DYC Painted Double Yellow Line

SBL Single Blue Line

SB Painted White Stop Bar

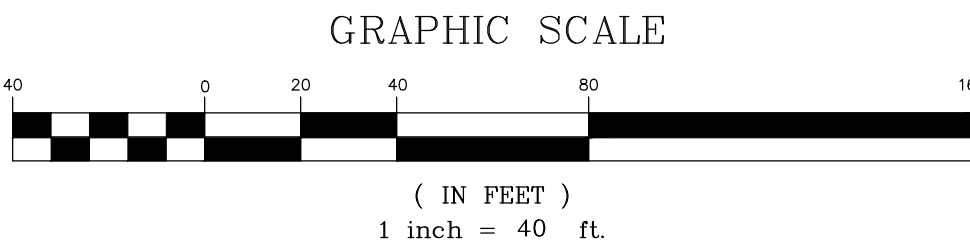
LOADING SPACE TABULATION

Required Loading per Section 6.2.11

one (1) 10'x50' Loading Space per 10,000 Sq. Ft. of floor area

Required Loading Calculation

11,808 Sq. Ft. / 10,000 Sq. Ft. = 2 Loading Spaces Required 2 Loading Spaces Provided



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LANDSCAPE SCHEDULE

Shade Trees

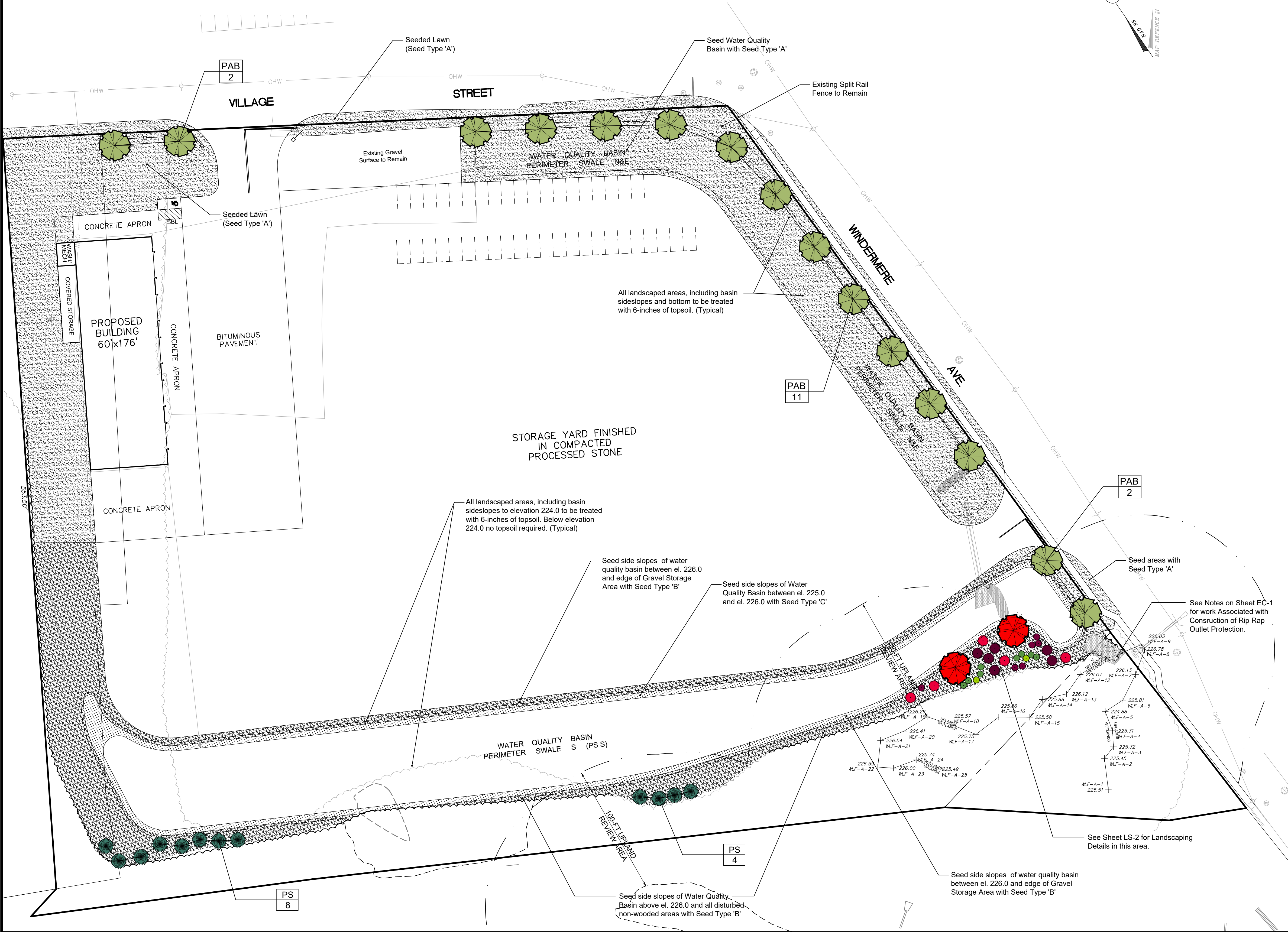
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PAB	<i>Plantanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	15	3 to 3 1/2 inch caliper	Balled and Burlapped	45 to 50 Feet
ARR	<i>Acer rubrum</i> 'Red sunset'	Red Sunset Red Maple	2	3 to 3 1/2 inch caliper	Balled and Burlapped	50 Feet

Evergreen Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PS	<i>Pinus strobus</i>	Eastern White Pine	12	5 to 6 foot height	Balled and Burlapped	60 to 70 Feet

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
CSB	<i>Cornus sericea</i> 'Baileyi'	Red Twig Dogwood	5	24 to 30 inch height	#3 Container	20 Feet
VCR	<i>Vaccinium corymbosum</i> 'Bluejay'	Bluejay Highbush Blueberry	6	24 to 30 inch height	#3 Container	5 Feet
VL	<i>Viburnum lentago</i>	Nannyberry Viburnum	6	24 to 30 inch height	#3 Container	6 to 12 Feet
IVJ	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry (male)	2	18 to 24 inch height	#3 Container	5 to 7 Feet
IVR	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry (female)	8	8 to 24 inch height	#3 Container	3 to 4 Feet



SEED TYPE LEGEND

Symbol	Type
[Pattern]	Type 'A' - Sun & Shade
[Pattern]	Type 'B' - Erosion Control/Restoration Mix Dry Sites
[Pattern]	Type 'C' - Erosion Control/Restoration Mix Moist Sites

LANDSCAPE NOTES

- All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
- Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004), as amended.
- All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
- Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
- All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
- Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
- Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
- If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
- If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
- Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
 - Watering
 - Weed removal
 - Apply lime or sulphur to adjust soil pH to specific plant requirements
 - Restore or reshape earth saucers
 - Pruning
 - Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
 - Replace mulch to maintain proper depth
- A minimum of 4 inches of topsoil shall be placed on all areas of disturbance to be reseeded.

LANDSCAPE PLAN

VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE

ELINGTON, CONNECTICUT

Date: 05-15-2025

Drawn by: JAH

Job no: 24103

Sheet no: 1 OF 2

Scale: 1" = 40'

Checked by: GAH

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Phone (860) 653-8000 Fax (860) 844-8600

www.fahsketh.com mail@fahsketh.com

FAH

Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

LS-1

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

MULCH RING:
1800 MM (6 FT.) DIAM. MIN.
2400 MM (8 FT.) DIAM. PREFERRED

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.

DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE SHRUB TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT MASS

SHRUB PLANTING DETAIL

N.T.S.

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

MULCH RING:
1800 MM (6 FT.) DIAM. MIN.
2400 MM (8 FT.) DIAM. PREFERRED

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.

B&B TREE PLANTING DETAIL

N.T.S.

EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.

AT INITIAL INSTALLATION, LEAVE BURLAP AND ANY TWINE INTACT. AFTER INSTALLATION, CUT BACK BURLAP, LEAVING MATERIAL UNDER CROSSBARS.

RECESS TREE STAPLE DEVICE 1" TO 2" INTO ROOT BALL

'TREE STAPLE' BELOW-GRADE STABILIZING SYSTEM (BY 'TREE STAPLE' OR EQUAL):

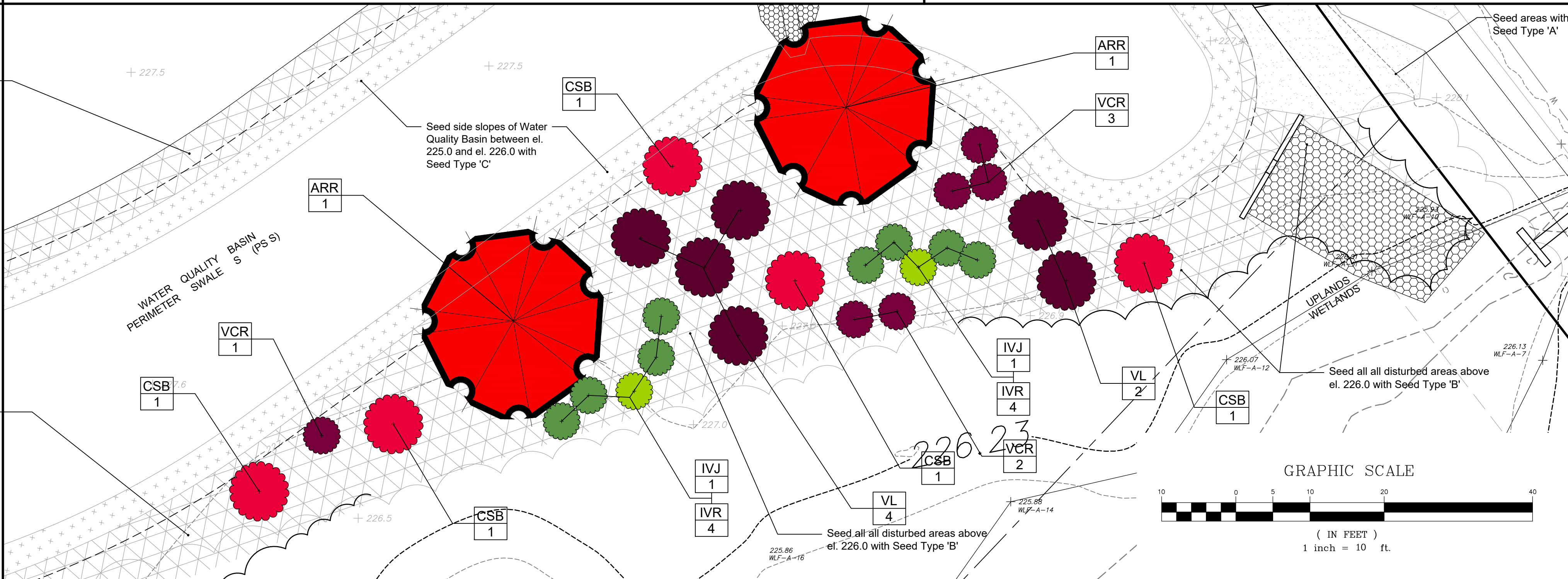
- 1" TO 2" CALIPER TREES - MODEL #TS24
2 STAPLES WITH UP TO A 16" ROOT BALL
- 2" TO 4" CALIPER TREES - MODEL #TS36
2 STAPLES WITH A 24" ROOT BALL
- 4" TO 6" CALIPER TREES - MODEL #TS42
2-3 STAPLES WITH A 30"+ ROOT BALL
- 6" TO 8" CALIPER TREES - MODEL #TS48
2-3 STAPLES WITH A 36"+ ROOT BALL

TREE STAKING DETAIL

N.T.S.

Seed side slopes of water quality basin between el. 226.0 and edge of Gravel Storage Area with Seed Type 'B'

Seed side slopes of Water Quality Basin above el. 226.0 and all disturbed non-wooded areas with Seed Type 'B'



SEED TYPES

Seed Type A

Sun & Shade Mixture

By: Jonathan Green or approved equal

Seed rate: 25 pounds per 9,375 square feet

- 20% Darkstar II Perennial Ryegrass
- 20% Carmen Chewings Fescue
- 15% Deepblue Kentucky Bluegrass
- 15% Eugene Creeping Red Fescue
- 15% Yorkshire Dales Perennial Ryegrass
- 15% Salisbury Chewings Fescue

Seed Type B

New England Erosion Control / Restoration Mix for Dry Sites

Seed rate: 35 pounds per Acre

Seed Type "C"

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

NEW ENGLAND WETLAND PLANTS, INC.

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX: 413-548-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizanthus scirpoides</i>	Little Bluestem	FACU
<i>Poa annua</i>	Swamp Grass	FAC
<i>Stachytarax nutans</i>	Indian Grass	UPL

APPLY: 35 LBS/ACRE - 1250 sq ft/bu
The New England Erosion Control/Restoration Mix for Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$2/bu pound, FOB warehouse, Plus 5% and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC.

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX: 413-548-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

Botanical Name	Common Name	Indicator
<i>Elymus repens</i>	Riverbank Wild Rye	FACU
<i>Schizanthus scirpoides</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Poa annua</i>	Swamp Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACU+
<i>Ageratum perennans</i>	Upland Beggarticks	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACU
<i>Equisetum maculatum</i> (Equisetum maculatum)	Spotted Joe Pye Weed	CBL
<i>Equisetum perfoliatum</i>	Bonewort	FACU
<i>Aster novae-angliae</i> (Symphyotricum novae-angliae)	New England Aster	FACU+
<i>Scirpus capillaris</i>	Wool Grass	FACU
<i>Juncus effusus</i>	Soft Rush	FACU+

APPLY: 35 LBS/ACRE - 1250 sq ft/bu
The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$2/bu pound, FOB warehouse, Plus 5% and applicable taxes.

LANDSCAPE PLAN - DETAILS AND NOTES

PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE
ELINGTON, CONNECTICUT

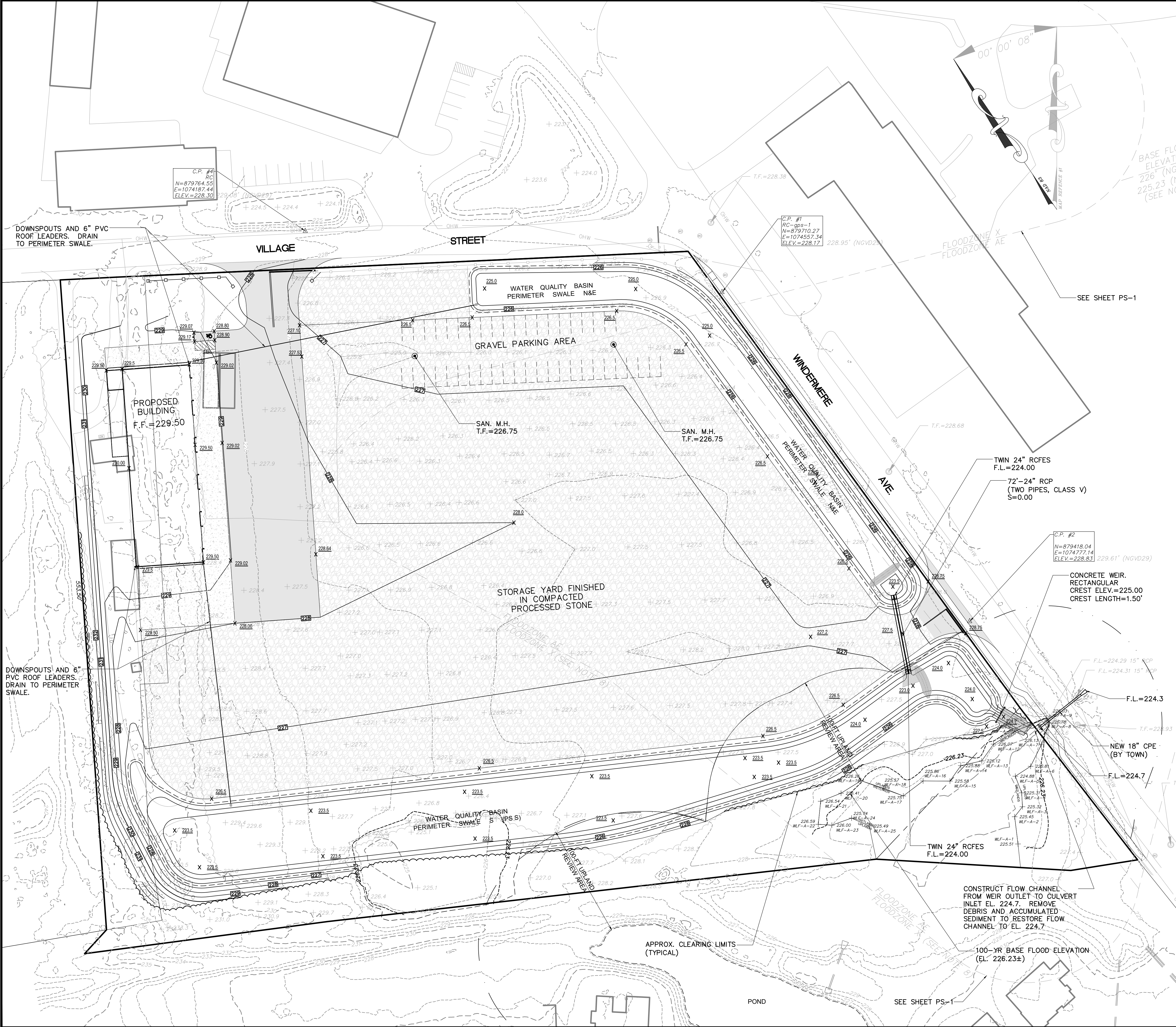
Date: 05-15-2025 Drawn by: JAH Job no: 24103
Scale: N.T.S. Checked by: GAH Sheet no: 2 OF 2

LS-2

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FAH

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www.fahhesketh.com m.fahhesketh.com
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LEGEND

- = PROPOSED CONCRETE WEIR
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED SPOT GRADE
- = PROPOSED CONTOUR
- = EXISTING SPOT GRADE
- = EXISTING CONTOUR

GENERAL GRADING NOTES:

- SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
- MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. CONSTRUCT APPROPRIATE PAVEMENT MATCH TREATMENT. BLEND ALL NEW WORK TO MATCH EXISTING.
- GRADE ALL AREAS TO PRECLUDE PONDING.
- GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

DRAINAGE NOTES:

- CONSTRUCTION OF THE DRIVEWAY APRONS WILL REQUIRE A PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. ALL WORK SHALL CONFORM TO THE TOWN OF ELLINGTON STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 or 811 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
- ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ELLINGTON, CONN. D.O.T. FORM 819, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
- FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
- CONNECT ALL ROOF LEADERS TO PERIMETER WATER QUALITY BASINS. COORDINATE DOWNSPOUT LOCATIONS WITH PROJECT ARCHITECT/M.E.P. AND PROJECT ENGINEER. THE LOCATIONS OF ROOF LEADERS AND DOWNSPOUT LOCATIONS PROVIDED ON THE PLANS ARE CONCEPTUAL IN NATURE, AND SUBJECT TO FINAL ARCHITECTURAL DESIGN. THE CONTRACTOR SHALL COORDINATE ON FINAL LOCATIONS OF DOWNSPOUTS AND ROOF LEADERS WITH THE PROJECT ARCHITECT.
- WHEN TRENCHING IS REQUIRED IN THE TOWN R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF ELLINGTON STANDARDS. ANY WORK WITHIN THE TOWN RIGHT OF WAY OF VILLAGE STREET OR WINDERMERE AVENUE WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
- RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V, AS SHOWN) CONFORMING TO CT DOT FORM 819, M.08.01-7.
- RCFES = REINFORCED CONCRETE CULVERT END WITH TONGUES AND GROOVES COMPATIBLE FOR TYPE OF PIPE SPECIFIED (CLASS IV OR CLASS V) CONFORMING TO CT DOT FORM 819, M.08.01-11.
- PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 819, M.08.01-21.
- CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 819 SECTION M.08.02.
- WORK ASSOCIATED WITH THE CONSTRUCTION OF THE OUTFALL OF PERIMETER WATER QUALITY BASIN WILL REQUIRE COORDINATION WITH THE TOWN OF ELLINGTON INLAND WETLANDS OFFICER, THE PROJECT ENGINEER, AND THE PROJECT SOIL/WETLAND SCIENTIST.

GRAPHIC SCALE

40 0 20 40 60 80 100

(IN FEET)

1 inch = 40 ft.

GRADING AND DRAINAGE PLAN

PREPARED FOR

VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE

ELLINGTON, CONNECTICUT

Date: 05-15-2025 Drawn by: JAH Job no: 24103

Scale: 1" = 40' Checked by: GAH Sheet no: 1 OF 1

Q:\2024\24103 - 79 Windermere, Ellington\Submit\2025-07-03 - COA CHECK SET\GR-1 2025-07-03.dwg, GR-1, Jul. 01, 2025 - 12:55:02 PM

GR-1

F. A. Hesketh & Associates, Inc.

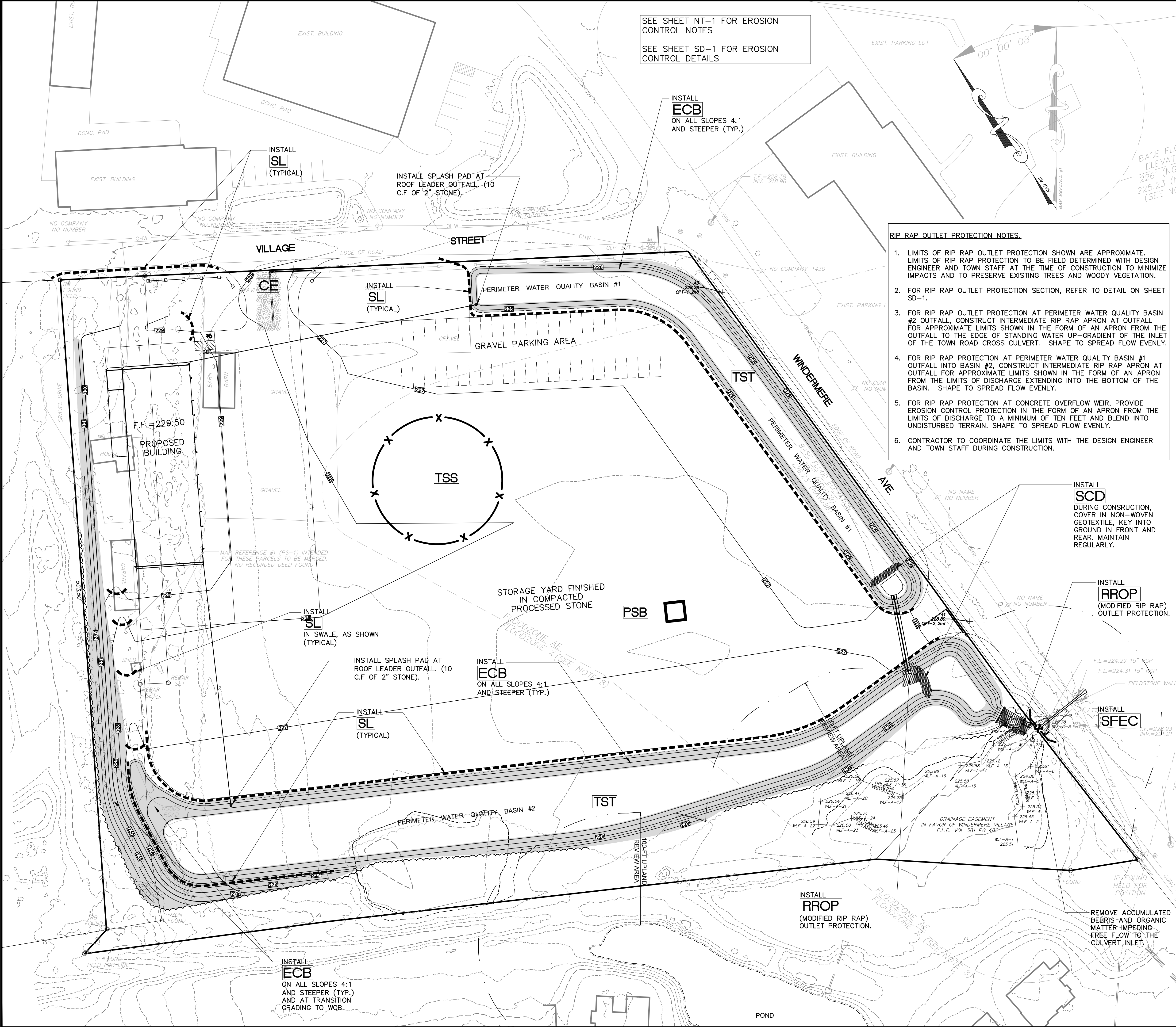
6 Creamery Brook, East Granby, CT 06026

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www.fahsketh.com m.fahsketh.com

FAH

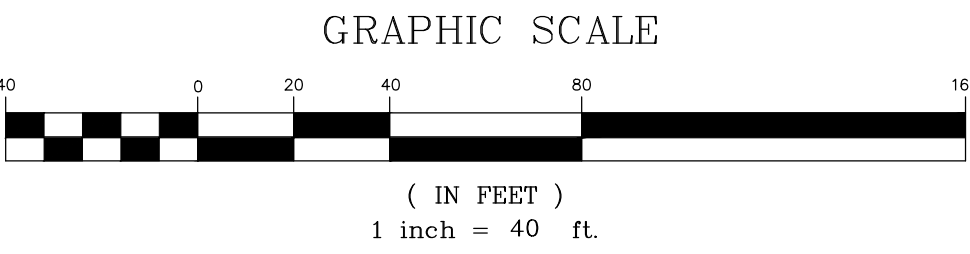
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SEE SHEET NT-1 FOR EROSION CONTROL NOTES
SEE SHEET SD-1 FOR EROSION CONTROL DETAILS

- RIP RAP OUTLET PROTECTION NOTES.**
1. LIMITS OF RIP RAP OUTLET PROTECTION SHOWN ARE APPROXIMATE. LIMITS OF RIP RAP PROTECTION TO BE FIELD DETERMINED WITH DESIGN ENGINEER AND TOWN STAFF AT THE TIME OF CONSTRUCTION TO MINIMIZE IMPACTS AND TO PRESERVE EXISTING TREES AND WOODY VEGETATION.
 2. FOR RIP RAP OUTLET PROTECTION SECTION, REFER TO DETAIL ON SHEET SD-1.
 3. FOR RIP RAP PROTECTION AT PERIMETER WATER QUALITY BASIN #2 OUTFALL, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL FOR APPROXIMATE LIMITS SHOWN IN THE FORM OF AN APRON FROM THE OUTFALL TO THE EDGE OF STANDING WATER UP-GRADE OF THE INLET OF THE TOWN ROAD CROSS CULVERT. SHAPE TO SPREAD FLOW EVENLY.
 4. FOR RIP RAP PROTECTION AT PERIMETER WATER QUALITY BASIN #1 OUTFALL INTO BASIN #2, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL FOR APPROXIMATE LIMITS SHOWN IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE EXTENDING INTO THE BOTTOM OF THE BASIN. SHAPE TO SPREAD FLOW EVENLY.
 5. FOR RIP RAP PROTECTION AT CONCRETE OVERFLOW WEIR, PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE TO A MINIMUM OF TEN FEET AND BLEND INTO UNDISTURBED TERRAIN. SHAPE TO SPREAD FLOW EVENLY.
 6. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER AND TOWN STAFF DURING CONSTRUCTION.

- LEGEND**
- PROPOSED CONCRETE WEIR
 - PROPOSED FLARED END SECTION
 - PROPOSED STORM DRAIN CULVERT
 - PROPOSED CONTOUR
 - PROPOSED CONSTRUCTION EXIT (CE)
 - PROPOSED RIPRAP OUTLET PROTECTION (RROP)
 - PROPOSED SEDIMENT FENCE EROSION CONTROL (SFEC)
 - PROPOSED SEDIMENT LOG (SL)
 - PROPOSED EROSION CONTROL BLANKET (ECB)
 - CONSTRUCTION ENTRANCE
 - TEMPORARY EROSION CONTROL BLANKET
 - PUMP SETTLING BASIN
 - RIP RAP OUTLET PROTECTION
 - SEDIMENT LOG
 - SILT FENCE EROSION CONTROL
 - STONE CHECK DAM
 - TEMPORARY SOIL STOCKPILES
 - TEMPORARY SEDIMENT TRAP



SOIL EROSION AND SEDIMENT CONTROL PLAN

PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELINGTON, CONNECTICUT

Date: 05-15-2025
Drawn by: JAH
Job no: 24103

Checked by: GAH
Sheet no: 1 OF 1

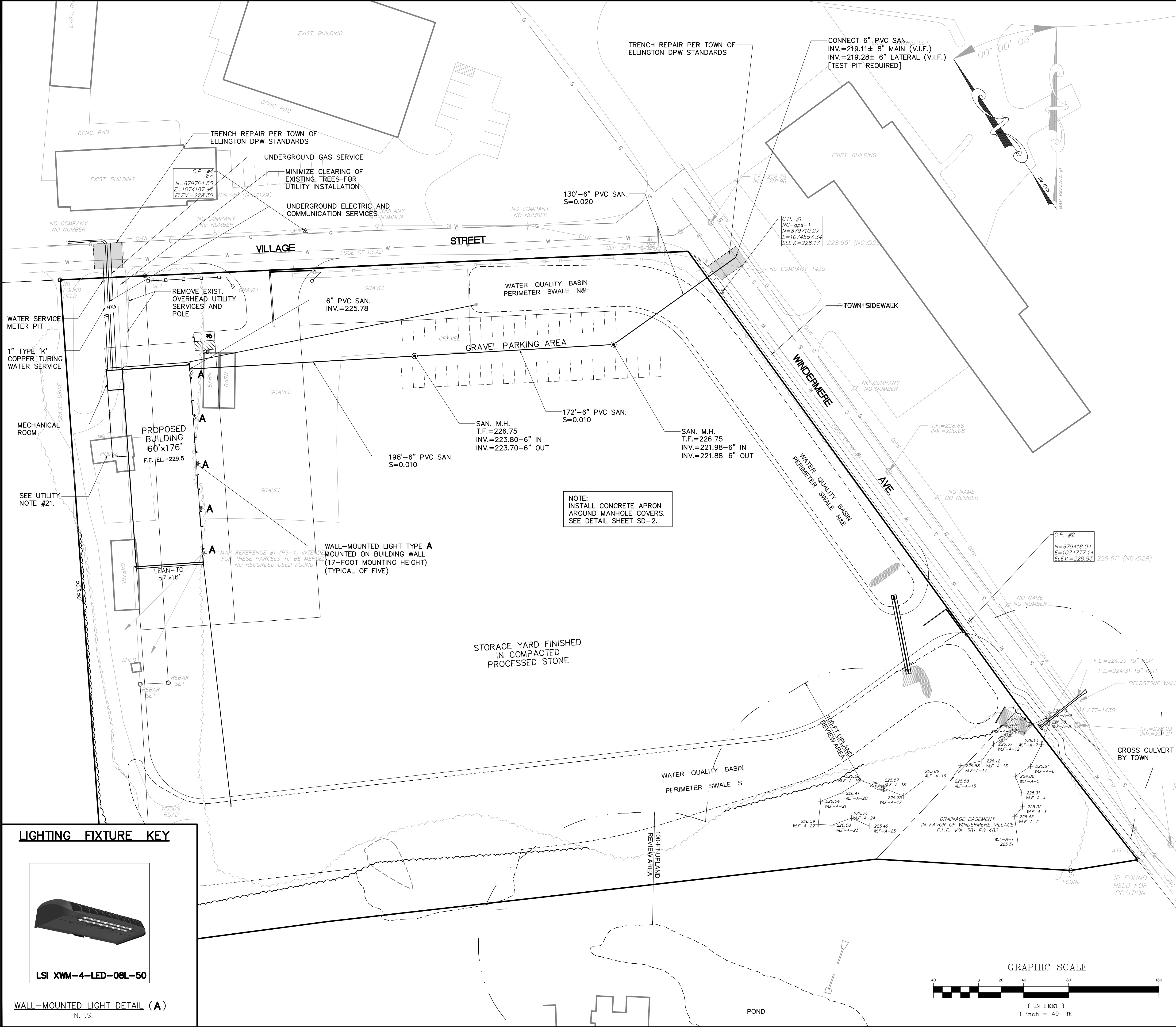
Scale: 1" = 40'

Revisions:

No.	Date	Description
1.	07-03-2025	Cond. of Approval

EC-1

F. A. Hesketh & Associates, Inc.
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LEGEND

- = PROPOSED STORM DRAIN CULVERT
- W — = WATER SERVICE OR MAIN
- E — = UNDERGROUND ELECTRIC SERVICE
- T — = UNDERGROUND TELE/COMM/CATV SERVICES
- G — = UNDERGROUND GAS SERVICE
- ⊗ A = PROPOSED LIGHTING FIXTURE AND TYPE

UTILITY NOTES:

- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. **TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.**
- CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
- ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
- REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
- ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ELLINGTON, CT DOT FORM 819, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
- WATER SERVICE INSTALLATION IS TO BE COORDINATED WITH THE CONNECTICUT WATER COMPANY (CWC) OFFICIALS BY THE CONTRACTOR PRIOR TO THE START OF WORK.
- WATER SERVICE PIPING, FITTINGS, VALVES, CORPORATIONS, ETC. AND INSTALLATION OF SAME SHALL CONFORM TO THE CWC STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES AND INSTALLATION OF SAME SHALL CONFORM TO THE TOWN OF ELLINGTON WATER POLLUTION CONTROL AUTHORITY (WPCA) STANDARDS AND SPECIFICATIONS.
- BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH THE TOWN OF ELLINGTON WPCA STANDARDS AND SPECIFICATIONS.
- COORDINATE ROUTING OF ELECTRIC AND COMMUNICATION UTILITY SERVICE WITH EVERSOURCE AND CUSTODIAL COMMUNICATION SERVICE PROVIDER OFFICIALS.
- COORDINATE ROUTING OF GAS SERVICE WITH EVERSOURCE ENERGY OFFICIALS.
- RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
- FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
- SEE SHEET GR-1 FOR DESIGN OF STORM DRAINAGE SYSTEMS.
- PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
- TYPE "K" COPPER TUBING = TYPE "K", SOFT SEAMLESS COPPER TUBING WITH NO SOLDERED JOINTS UNDERGROUND. COPPER TUBING TO BE MANUFACTURED IN THE UNITED STATES OR CANADA AND ORDERED IN 60-FOOT (100-FOOT FOR SPECIAL PROJECTS) SINGLE FLAT COILS FOR 3/4", 1" AND 1 1/2" SIZES OR 40-FOOT SINGLE FLAT COILS FOR 2" SIZE (STANDARD MINIMUM SERVICE SIZE IS 1").
- WORK WITHIN THE TOWN ROADWAY RIGHT OF WAY WILL REQUIRE A CURB CUT PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN SAID PERMIT PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES. ALL WORK WITHIN TOWN RIGHT OF WAY SHALL CONFORM TO THE CONDITIONS OF THE CURB CUT PERMIT.
- WHEN TRENCHING IS REQUIRED IN THE TOWN R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF ELLINGTON STANDARDS AND SPECIFICATIONS.
- 14 VILLAGE STREET IS CURRENTLY SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND POTABLE WELL WATER. THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND WELL SHALL BE TAKEN OUT OF SERVICE AND ABANDONED IN ACCORDANCE WITH STATE OF CONNECTICUT PUBLIC HEALTH CODE REQUIREMENTS. COORDINATION AND PROCUREMENT OF PERMITS FOR THIS WORK SHALL BE THROUGH THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT (860) 745-0383.
- THE SEWER SERVICE CONNECTION SHOWN IS A PRIVATE SEWER. INSTALLATION AND MAINTENANCE OF THE SEWER SERVICE CONNECTION (INCLUDING PIPES, FITTINGS, MANHOLES, ETC.) BOTH ON THE PARCEL AND WITHIN THE TOWN RIGHT OF WAY SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE ELLINGTON WATER POLLUTION CONTROL AUTHORITY NOR THE ELLINGTON DEPARTMENT OF PUBLIC WORKS.

Revisions:

No.	Date	Description
1.	07-03-2025	Cond. of Approval

UTILITY PLAN

PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025
Scale: 1" = 40'
1/2024/24103 - 79 Windermere, Ellington (Submitted) 2025-07-03 - COA CHECK SET/UT-1 2025-07-03.dwg, UT-1, Jul. 01, 2025 - 1:04:10 PM

Drawn by: JAH
Job no: 24103
Checked by: GAH
Sheet no: 1 OF 1

UT-1



PHOTOMETRIC PLAN

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

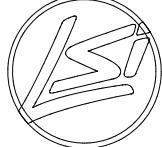
The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.06	6.8	0.0	N.A.	N.A.	0
24' AREA OUTSIDE OF BUILDING	Illuminance	Fc	4.55	6.8	1.7	2.68	4.00	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	5	W	Single	XWM-4-LED-08L-50	17'	0.970	8579	64	B1-U0-G3

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 320



10000 ALLIANCE RD. CINCINNATI, OH 45242 USA
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LIGHTING PROPOSAL LD-162705

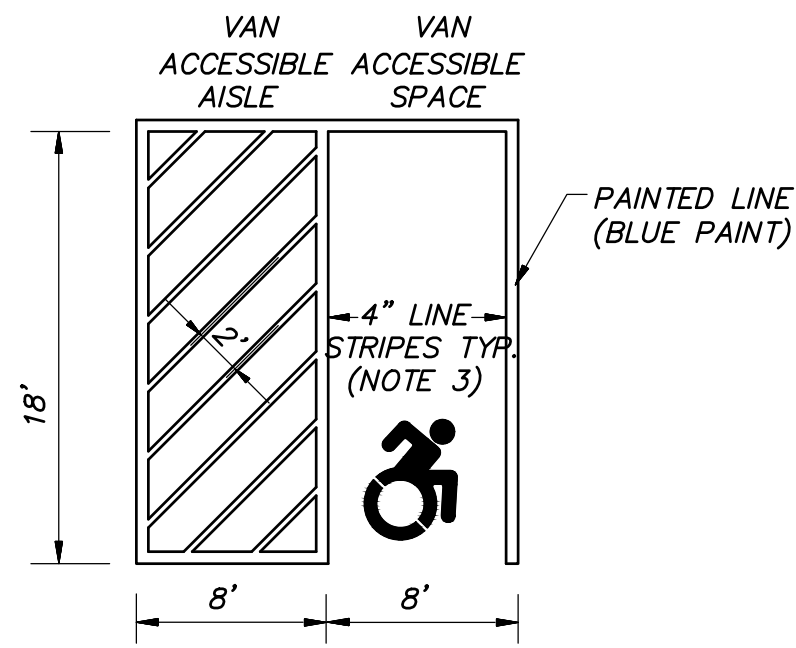
BARN YARD BUILDING
14 VILLAGE PLACE
ELLINGTON, CT

BY: RNK DATE: 06/12/25 REV: SHEET 1 OF 1

SCALE:1"=40'

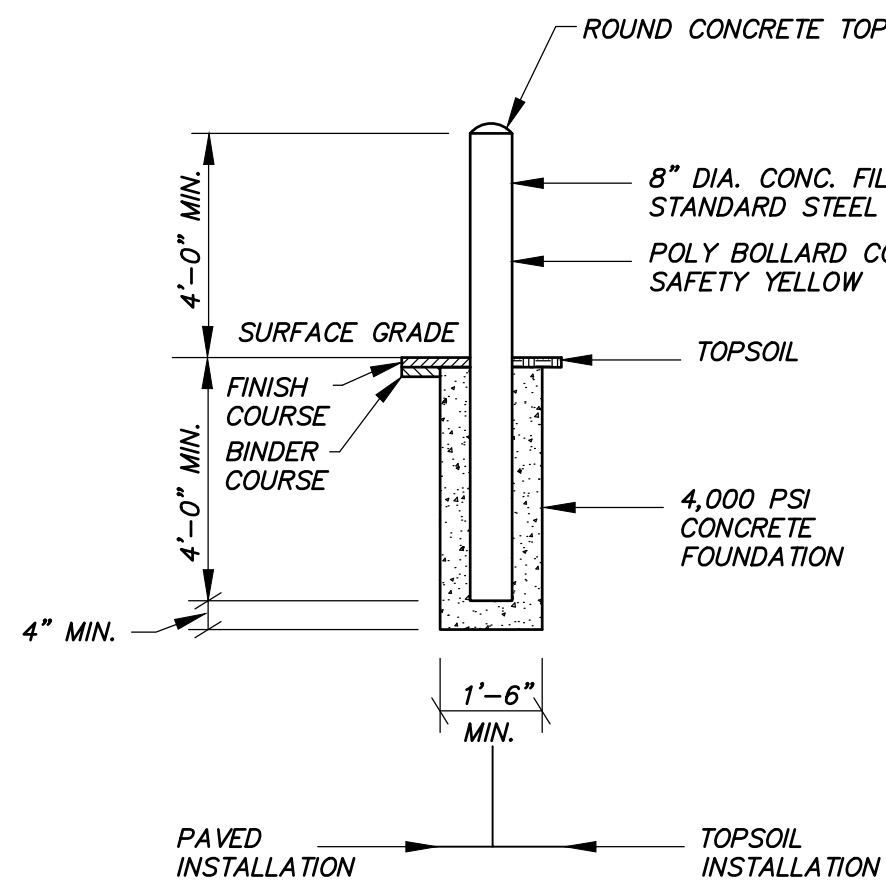
0 40'

PH-1

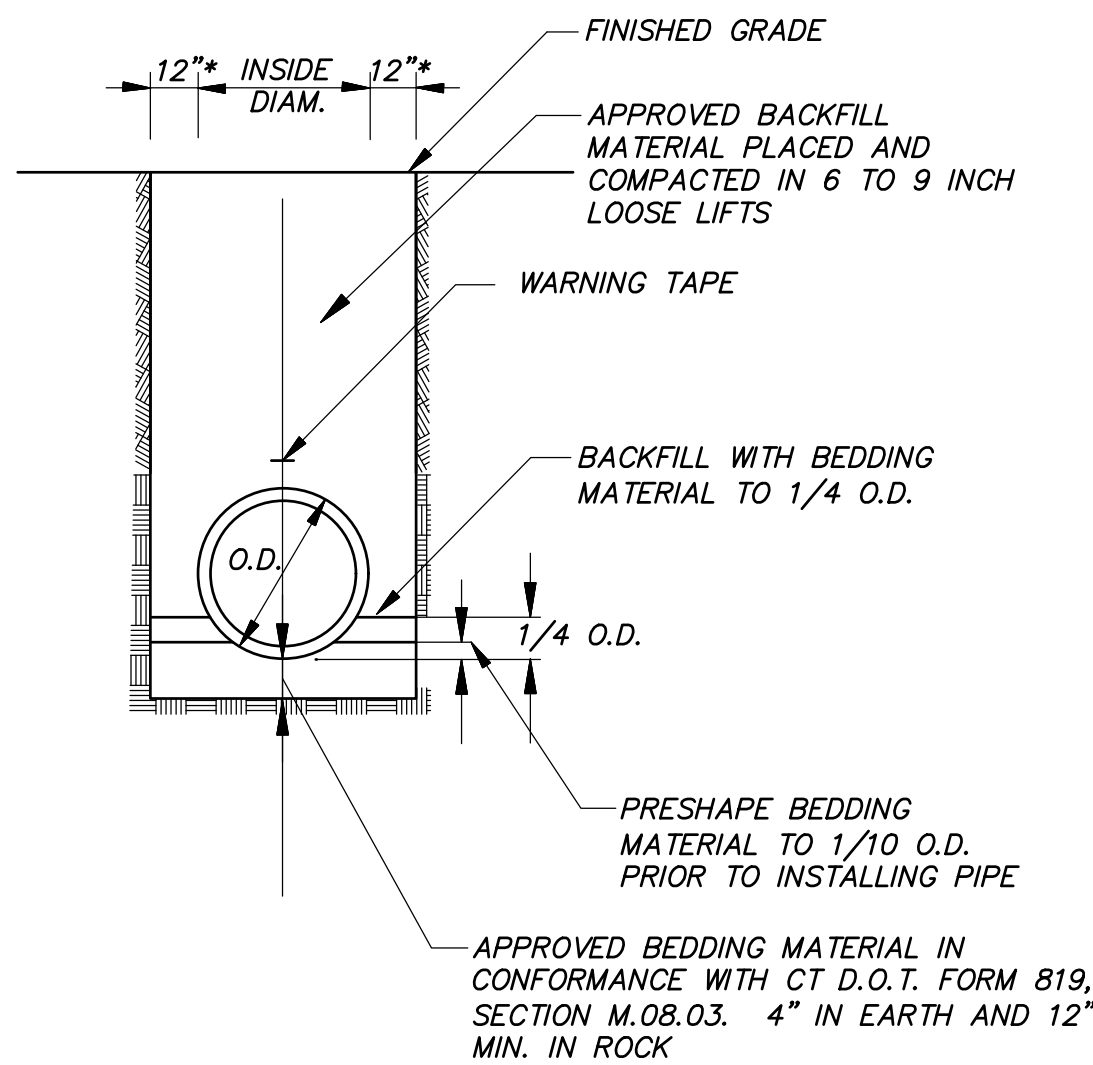


- NOTES:
1. AISLE CONFIGURATION PER PLAN.
 2. SIGN/BOLLARD LOCATION PER PLAN.
 3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH ELLINGTON BUILDING INSPECTOR BEFORE INSTALLATION

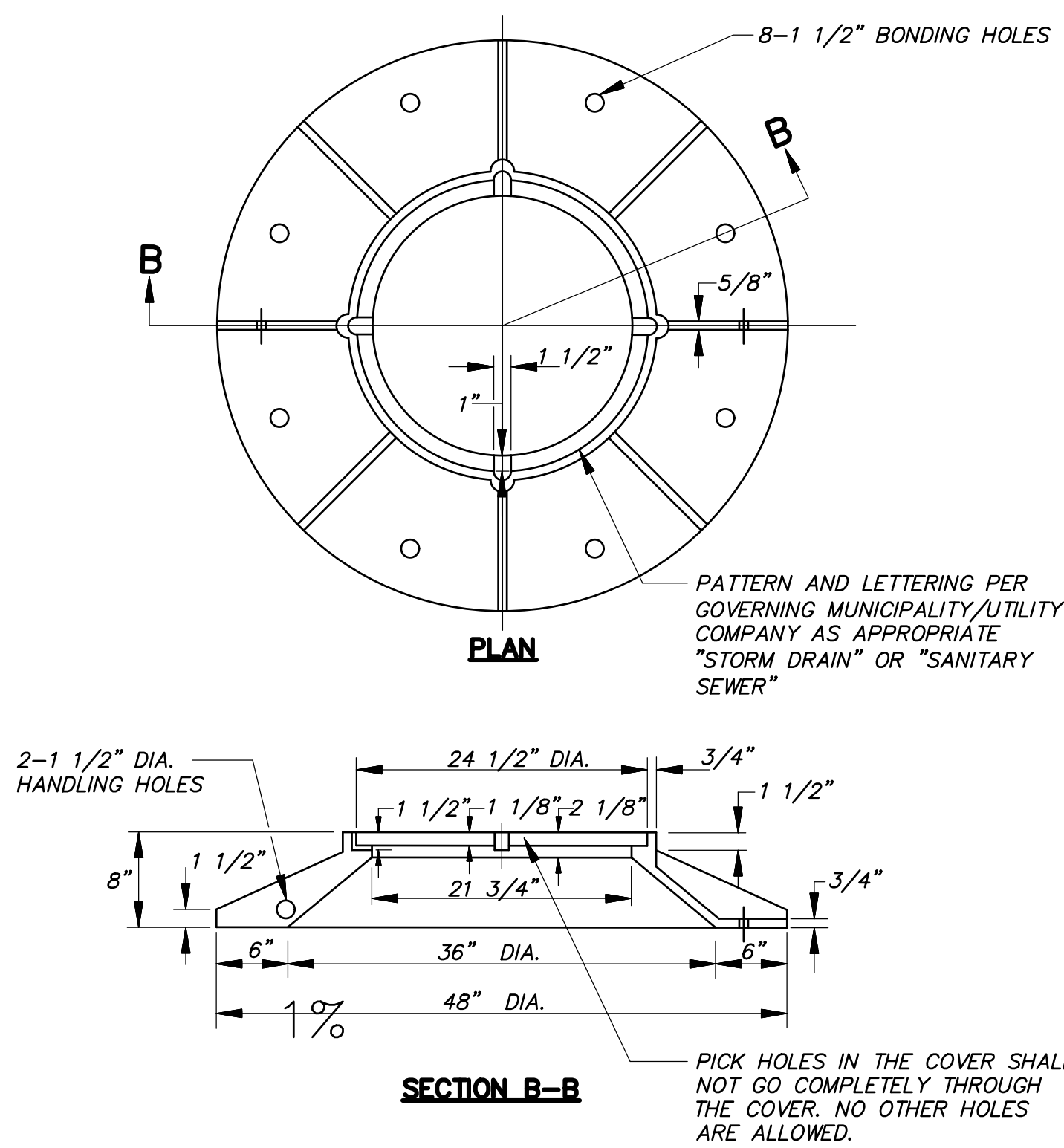
ACCESSIBLE PARKING SPACE LAYOUT
N.T.S.



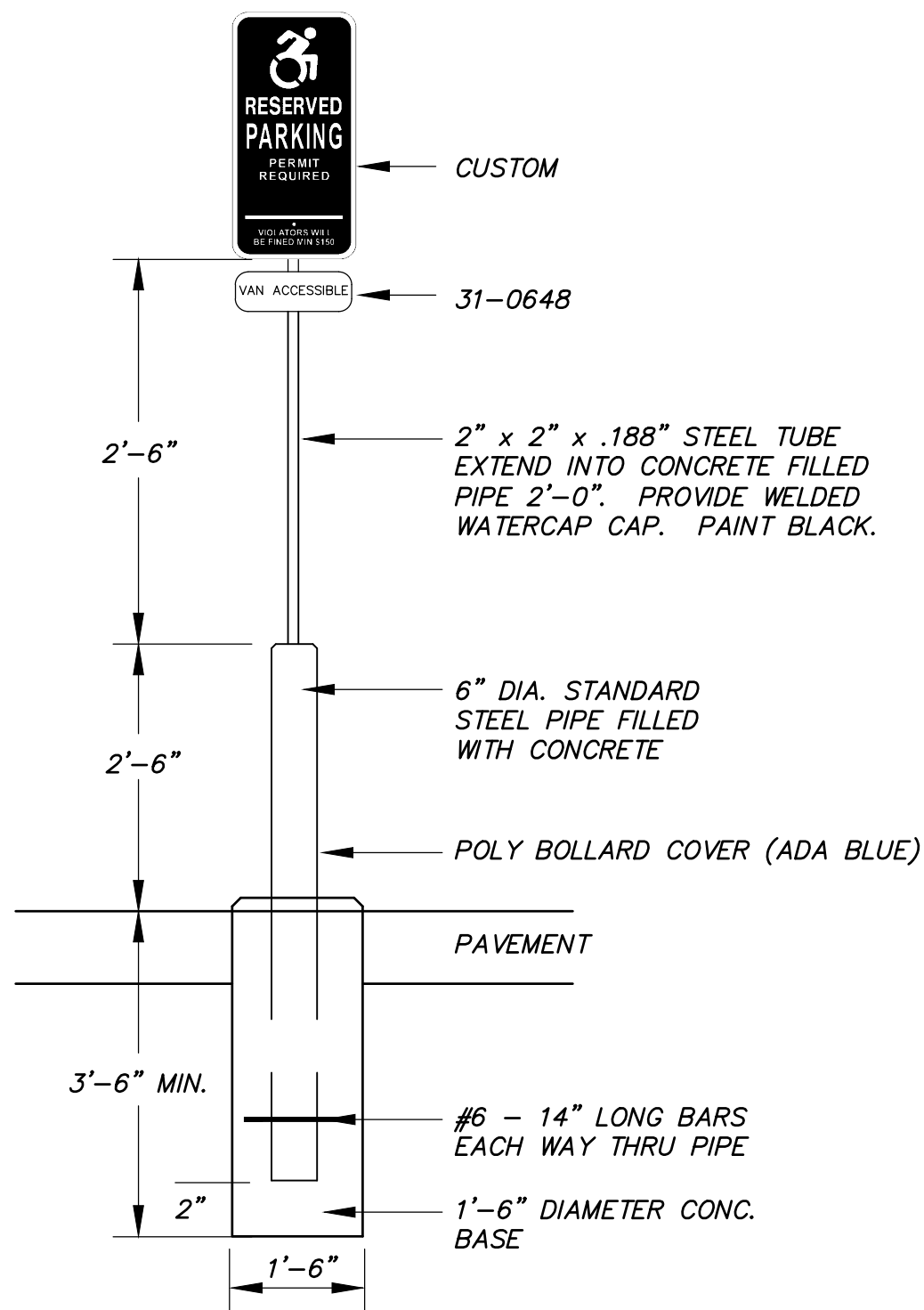
BOLLARD DETAIL
N.T.S.



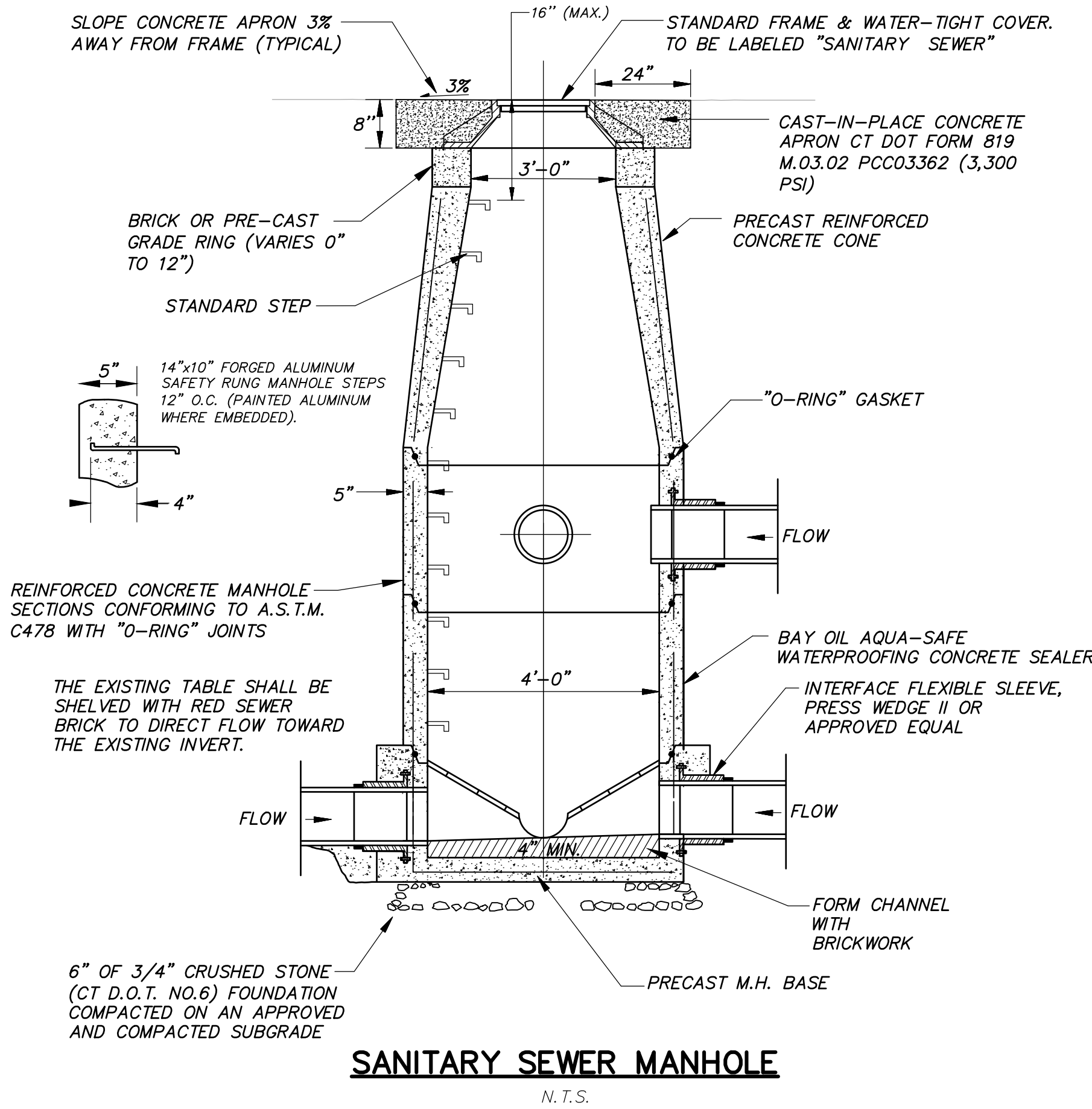
STORM SEWER TRENCH DETAIL
N.T.S.



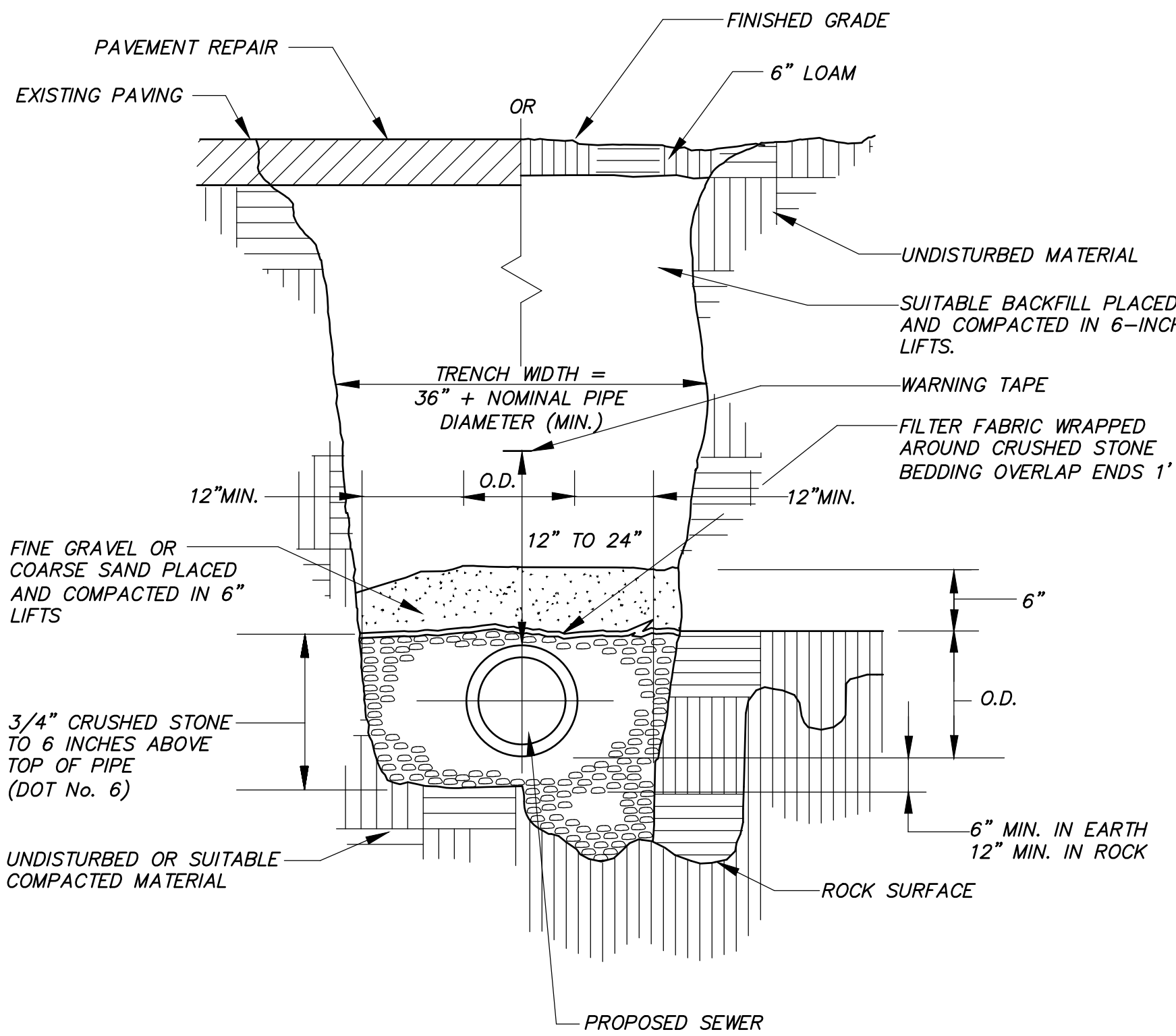
STANDARD FRAME & COVER
N.T.S.



ACCESSIBLE SPACE SIGN POST/BASE
N.T.S.



SANITARY SEWER MANHOLE
N.T.S.



GRAVITY SEWER TRENCH DETAIL
N.T.S.

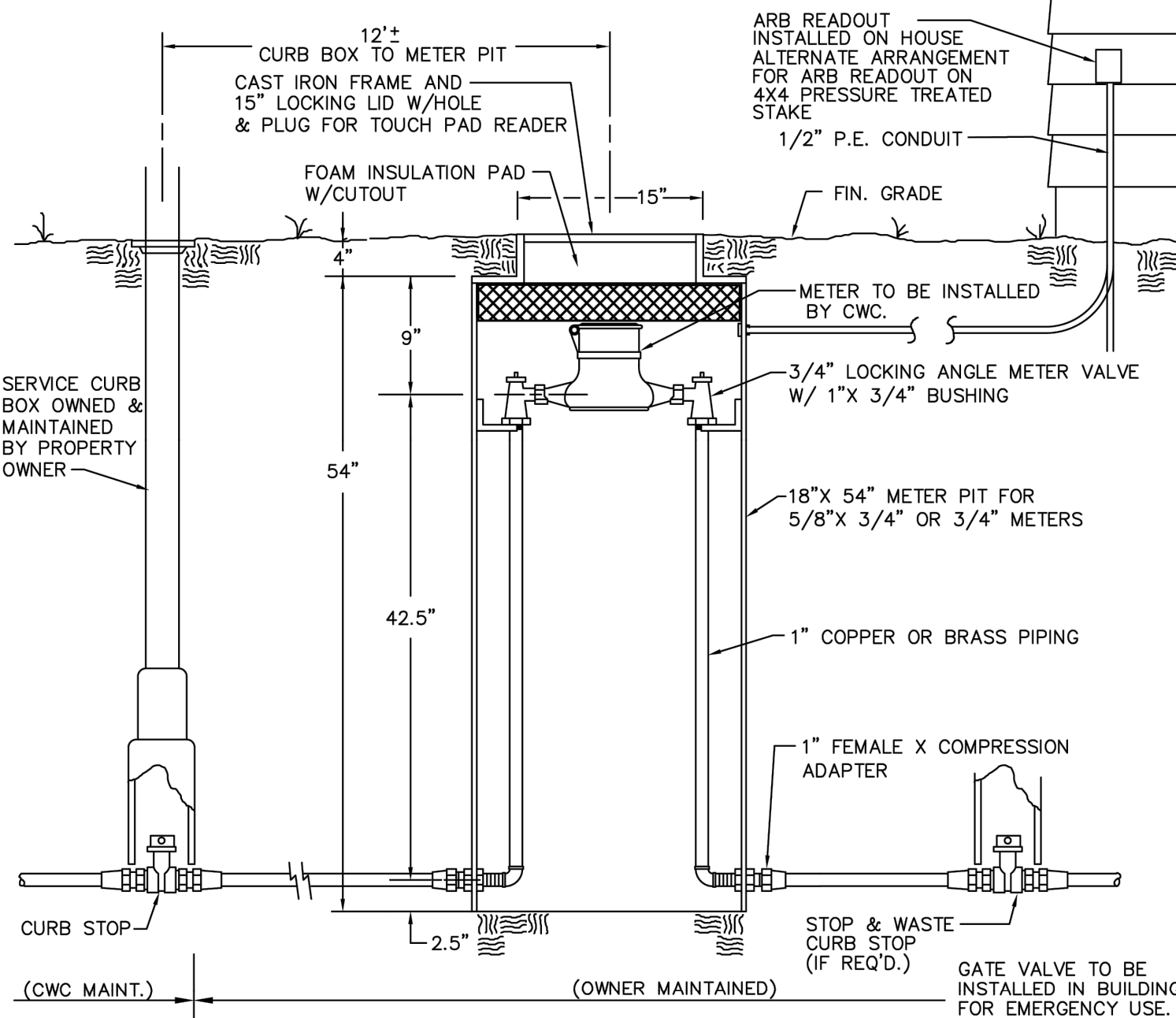
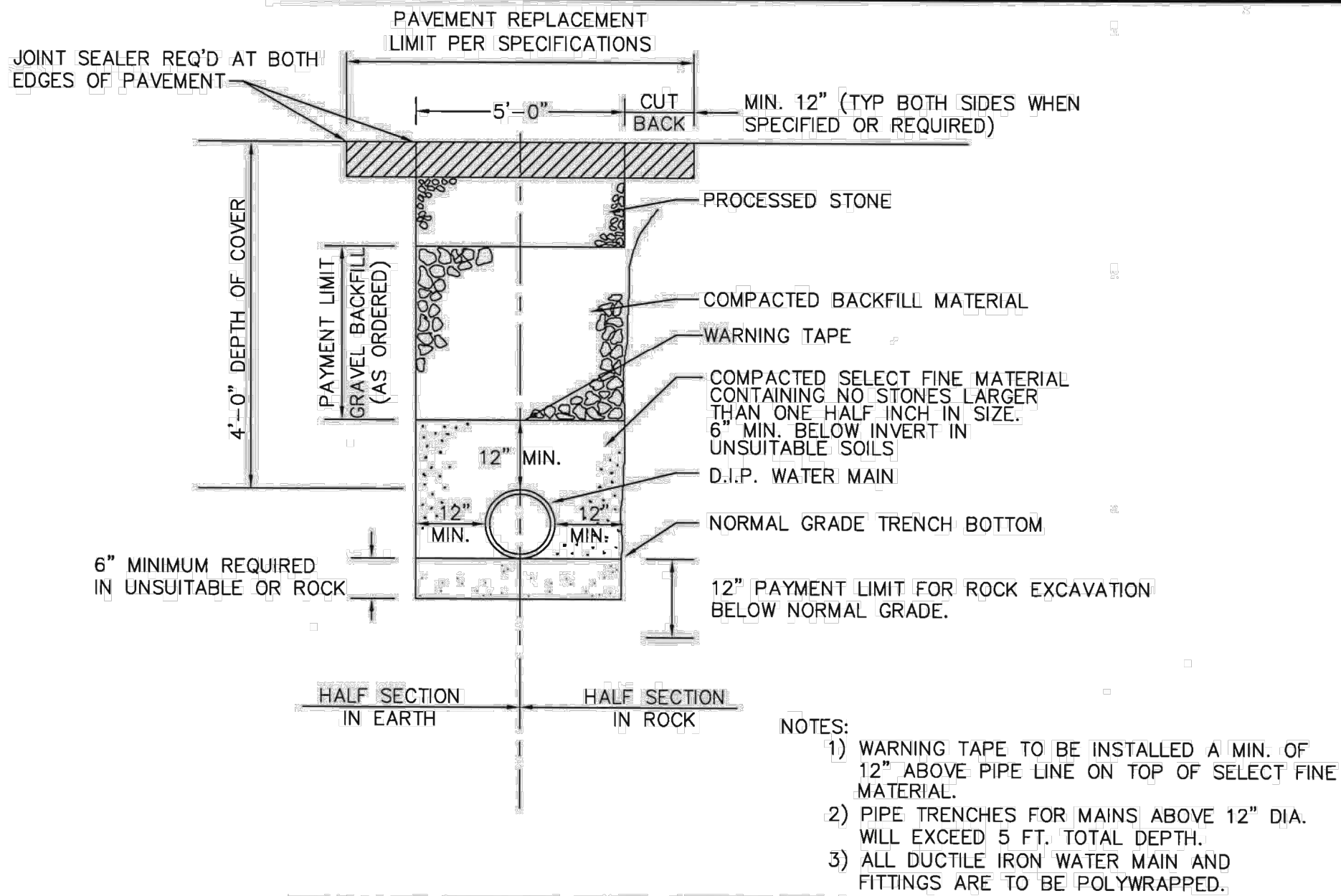
SITE DETAILS
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 Drawn by: JAH Job no: 24103
Scale: N.T.S. Checked by: GAH Sheet no: 2 OF 3

SD-2

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PROJECT DESCRIPTION:

The project is proposed on two parcels of land: 14 Village Street and 79 Windermere Avenue. Following approvals, the two lots will be merged into a single parcel.

The project consists of construction of a 60' x 176' warehouse/assembly building with a 59'-3" x 14' covered storage and a 14' x 18' mechanica addition on its west side. The building structure will be constructed with a concrete apron around its north, east and south side. A paved access drive to Village Street is proposed to proved access to the site. A paved truck maneuvering area is also proposed to extend to 100 feet east of the warehouse building. A secondary, paved driveway is also proposed to Windermere Avenue.

An gravel-treated outside storage area is proposed throughout much of the site, between the two access drives. The gravel treatment will consist of a compacted crushed stone/processed aggregate surface. Linear water quality swales are proposed along the northeast, east and southern perimeter of the gravel storage area. The water quality basins are proposed to discharge to the area just up-gradient of the town's cross culvert located at the southeast corner of the parcel.

The project also includes the installation of an 6" sanitary lateral with connection to the existing sanitary sewer main in Windermere Avenue. Gas, electric, communications and water service are proposed to be connected to the building from existing infrastructure located in Village Street.

CONSTRUCTION SEQUENCE:

In general, the overall project will follow the sequence below:

1. Contact "Call Before You Dig" at 1-800-922-4455 (or 811) at least 48 hours prior to the start of construction to have existing utilities marked. Attend a pre-construction meeting with the Town of Ellington staff, including the Wetlands Agent, and the Utility Companies.
2. Coordinate with the North Central District Health Department on demolition of structures and improvements on 14 Village Street parcel, including well and septic system. Coordinate with utility companies for demolition of utility services to 14 Village Street.
3. Construct construction exit to Village Street.
4. Place Silt Fence Erosion Control at inlet of Windermere Ave cross culvert.
5. Remove accumulated sediment and organic debris at inlet of cross culvert extending approximately 25 feet west of culvert inlet. Creat an inlet pool and restore rip rap lining at culvert inlet and in channel west of inlet, as necessary.
6. Rough grade for perimeter Water Quality Basin Perimeter Swale S (PS S). Install concrete outlet weir. Rough grade for transition from weir to cross culvert inlet and construct rip rap outlet protection/rip rap lined swale between weir outfall and cross culvert inlet.
7. Install Stone Check Dam in PS S and cover in filter fabric.
8. Install landscape material along south side of Perimeter Swale S, including topsoil, seed and landscape plantings.
9. Topsoil, seed and install Erosion Control Blankets on side slopes of Perimeter Swale S. (Do not install topsoil on bottom of PS S as it will be used as a temporary sediment basin during construction.)
10. Install sediment logs up-gradient of PS S.
11. Rough Grade for Water Quality Basin Perimeter Swale N&E (PS N&E) and install outlet piping and rip rap outlet protection for PS N&E.
12. Install Stone Check Dam in PS N&E and cover in filter fabric.
13. Install topsoil, seed and install Erosion Control Blankets on side slopes of PS N&E. (Do not install topsoil on bottom of PS N&E as it will be used as a temporary sediment basin during construction.)
14. Install landscape plantings along east and north side of PS N&E.
15. Install sediment logs up-gradient of PS N&E and other locations of the site, as shown.
16. Demolish buildings and improvement on 14 Village Street parcel. Remove prefabricated buildings from 79 Windermere Avenue parcel.
17. Rough grade for balance of the site.
18. Finish grade, topsoil and seed cut slopes along west parcel boundary. Install Erosion Control Fabric.
19. Construct gravel section in gravel storage yard. Construct base course for concrete and paved areas adjacent to building.
20. Construct building foundation and construct the building.
21. Install sanitary sewer, water, gas and electric services.
22. Once gravel storage yard is constructed, remove accumulated sediments from bottom of PS S and PS N&E, install topsoil and seed bottom of PS N&E. De-water as necessary.
23. Construct concrete apron around building.
24. Freshen up and re-compact processed aggregate base course in areas to receive pavement, and construct pavement base and wearing courses.
25. Place topsoil and landscape materials along Village Street and Windermere Avenue and all other disturbed areas.
26. Seed and establish lawn in all impacted areas not yet seeded.
27. Install pavement markings and signs.
28. Remove erosion controls after disturbed areas are landscaped and mulched or new lawn areas are stabilized.
29. The approximate date for start of construction is Summer 2025. The estimated completion date is Summer 2026.

GENERAL NOTES:

1. BEARINGS, COORDINATES, AND ELEVATIONS (IF ANY) DEPICTED IN THE PLAN SET DRAWINGS ARE BASED UPON A MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY" PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVENUE, ELLINGTON, CT 06029 DATED 01/23/2025 (REVISED 04-15-2025) SCALE 1"=40' SHEET PS-1; PREPARED BY F. A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026; AND A MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY" PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 14 VILLAGE STREET ELLINGTON, CT 06029 DATED 01/23/2025 (REVISED 04-15-2025) SCALE 1"=40' SHEET PS-2; PREPARED BY F. A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026 AND REFER TO NAD83/NAVDB88.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED ON RECORD PLANS AND EXISTING SURFACE FEATURES, AND ARE THEREFORE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD.
3. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE SPECIFIED ON THE PLANS OR AS ORDERED BY THE ENGINEER, OR OTHER WORK REQUIRED BY THE UTILITY COMPANIES, THE TOWN OR THE STATE TO LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UNEXPECTED CONDITIONS OR UNKNOWN UTILITIES DISCOVERED IN THE FIELD.
4. THE CONTRACTOR SHALL INITIATE AND COORDINATE ALL WORK INVOLVING UTILITIES WITH THE CUSTODIAL UTILITY COMPANY. RELOCATION, ADJUSTMENT, REPAIR, REPLACEMENT OR OTHER WORK INVOLVING EXISTING UTILITIES SHALL BE PERFORMED BY OR AS SPECIFIED BY THE CUSTODIAL UTILITY COMPANY, PER WORK ORDER OR OTHER CONTRACT BETWEEN THE CONTRACTOR AND THE CUSTODIAL UTILITY COMPANY. SUPPLEMENTAL UTILITY WORK MAY BE REQUIRED BASED ON THE DISCOVERY OF UNEXPECTED CONDITIONS OR UNKNOWN UTILITIES FOUND IN THE FIELD.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE STATE OF CONNECTICUT DOT FORM 819, AS AMENDED TO DATE, AND CT DOT STANDARD DETAILS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE AND LOCAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MATERIAL SPECIFICATIONS AND CERTIFICATIONS FOR ALL APPLICABLE ITEMS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.

EROSION CONTROL DEVICES:

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control – 2024" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

CE – CONSTRUCTION EXIT: a broken stone pad providing a hard surface points where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

ECB – EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable/photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

RCFES – FLARED END SECTION: a precast concrete culvert end structure designed to spread runoff to greater width of flow.

RROP – RIP RAP OUTLET PROTECTION: a riprap lined apron installed at the outfall of stormwater discharges to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream. RROP is designed per the "Guidelines, CT DOT Drainage Manual, and as depicted on the details.

SCD – STONE CHECK DAM: A check dam is a small dam constructed of stone across a ditch, drainage swale, or channel or used to separate chambers in a settling basin to create a forebay. The check dam lowers the velocity of flow and encourage settling of particulates up-gradient of the dam.

SFEC – SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be made parallel to elevation contours and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

SL – SEDIMENT LOGS: A sediment control device consisting of an outside, open weave containment fabric filled with fibers. It is designed to provide a flexible, lightweight, porous, sediment control device with the ability to conform to the terrain upon which it is installed. It is designed to dissipate velocity of flow and filter and trap sediments upgradient and within the device.

TSB – TEMPORARY SEDIMENT BASIN: traps sediment from eroding areas before it can reach downstream waterways, drainage systems, developed areas or any other land to be protected. Sediment basins can be created with dams and barriers or excavation along waterways or any runoff path. They must be designed to provide adequate detention time and sediment accumulation. Accumulated sediment must be removed periodically.

TSS – TEMPORARY SOIL STOCKPILE: A temporary stockpile for topsoil or other soils excavated from a site and intended for short-term storage or re-use on the site. The sideslopes of any erodible material shall be no steeper than 2:1. Sockpile shall be ringed with SFEC. If Runon is a potential, the diversion measures shall be implemented to keep runon from entering the stockpile area.

EROSION AND SEDIMENT CONTROL NOTES

1. Disturbance of soil surfaces is regulated by State Law. All work shall comply with an approved "Erosion and Sediment Control Plan" to prevent or minimize soil erosion.
2. The installation and maintenance of erosion control devices is the responsibility of the Developer, and the excavation contractor. Town officials shall be notified in writing of the name, address and telephone number of the individual responsible for this work (including any changes) at the required pre-construction conference.
3. The Contractor shall use the "Connecticut Guidelines for Soil Erosion and Sediment Control" (2024), as amended as a guide in constructing the erosion and sediment controls indicated on these plans. The guidelines may be obtained on line or from the Connecticut Department of Environmental Protection store, 79 Elm Street, Hartford, CT 06106-5127.
4. The Contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans. Special attention shall be given to the construction sequence outlined on these plans.
5. The Contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
6. The Contractor shall notify the design engineer of unsatisfactory erosion conditions not controlled by the erosion and sediment control plan and shall install additional measures as required.
7. All disturbed areas not covered by buildings, pavement, mulch, permanent rip rap erosion control, or ground cover plantings shall be planted with grass per the landscape plan.
8. Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
9. The Contractor shall be responsible for cleaning any construction debris or sediment from existing roads as ordered by the Town and/or State, if any debris or sediment from construction activities enter onto these roadways.
10. Limit work within wetland regulated areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
11. Additional dust control measures as specified in D.O.T. 819 Section 9.39, Section 9.42 and Section 9.43 shall be furnished by the Contractor as site conditions warrant or as directed by Town or State officials.
12. The Contractor is responsible for cleaning and removal of sediment and/or debris from the storm drainage system throughout the duration of the project (i.e. sumps, plunge pools, level spreaders, etc.)
13. The erosion and sedimentation control measures shown on the plans are the minimum requirements for the work. Specific erosion control plans shall be developed by the Contractor for each phase of the work and shall be modified as construction conditions warrant. These phased plans shall be submitted to the Engineer and to Town staff for review and approval.
14. Any additional sediment/erosion control measures deemed necessary by the Town or State staff during construction shall be implemented by the Contractor. In addition, the Contractor shall be responsible for the maintenance, repair and/or replacement of all required control measures until all disturbed areas have been stabilized to the satisfaction of the Town or State.

SCHEDULE AND DESCRIPTION OF RESPONSIBILITY FOR MAINTENANCE OF THE ON-SITE STORM WATER SYSTEM:

1. Maintenance of the on-site storm water systems is the responsibility of the property owner. This includes all roof leaders and downspouts, storm drain piping, water quality basins, rip rap check dams in the basins, and the basin outlet structure and associated rip rap protections.
2. The following schedule of maintenance shall be followed:

2.1. In general, good housekeeping practices shall be incorporated into the routine site and facility maintenance plan to minimize deposition of sediment, litter and potential contaminants into the storm drainage systems.

2.2. Paved parking, loading areas, concrete aprons and gravel outside storage areas and drives shall be policed routinely and kept clean of litter and debris.

2.3. Paved parking and loading areas and concrete aprons shall be swept of debris, sand, and litter at least twice annually, in particular, late spring after winter sanding operations, and in late fall after leaf litter cleanup.

2.4. Gravel surfaces should be inspected annually, after winter plowing operations and damaged or eroded gravel surfaces repaired, re-graded, and re-compacted.

2.5. Building rain gutters, downspouts, roof leaders and associated crushed stone splash pads shall be inspected annually, in late fall and repaired, as required. Gutters shall be cleaned of leaves and debris and conveyance systems checked for proper operation. Crushed stone splash pads shall be repaired, as needed.
3. Water quality basin shall be inspected annually and maintained, as follows:

• Water Quality Basin/Perimeter Swale N&E shall be moved weekly or semiweekly, from spring through fall, conditions permitting, to maintain a lawn.

• The slope abutting the gravel storage yard of Water Quality Basin/Perimeter Swale S shall be moved twice a year. All other basin slopes and adjacent areas shall be left fallow.

• Early spring and early fall. Inspect all basin side slopes for erosion. Repair and restore vegetation, as necessary.

• Inspect submerged interconnected 24-inch diameter pipes between forebays to ensure the flow between basins is not impeded by sediment accumulations or debris. Clean as necessary. Remove debris/sediments from inlet pool and rip rap outlet protection.

• Inspect and clean the concrete outlet weir, inlet channel and associated rip rap outlet protection. Repair, as necessary.

• Annually inspect and remove woody vegetation that may impair operation of basins or jeopardize integrity of basin sideslopes. Cut woody vegetation to the ground and use a stop-growth to prevent further growth. Leave stumps in place.

• Annually inspect and repair stone check dams, rip-rap outlet protection structures and plunge pools.

• Remove excess sediment from basin bottoms, as required. Follow DEEP-recommendations of removal of sediment (by dredging) every 5-10 years, as needed. (See dredging procedure below).
4. The inlet to the cross culvert on Windermere Avenue shall be inspected twice annually, once in the spring, and once in late fall (after leaf litter). Debris and sediments that accumulate at and near the inlet shall be removed to restore inlet capacity and prevent up-gradient ponding above the inlet flow line elevation.
5. Maintenance records documenting system inspection and cleaning operations shall be maintained by the property owner and shall be made available for inspection by the Town as requested.
6. Water Quality Basin dredging procedure:

6.1. Perform dredging during dry season and when rainfall is not forecast for at least 48 hours.

6.2. Remove sediments from Water Quality Basin/Perimeter Swale N&E and remove from site.

6.3. Following removal of sediments from Water Quality Basin/Perimeter Swale N&E, temporarily plug the twin 24-inch pipes that interconnect the basins and pump water from Water Quality Basin/Perimeter Swale S into Water Quality Basin/Perimeter Swale N&E for temporary storage.

6.4. Draw water down at least 9 to 12 inches below the weir outlet elevation (El. 225.00). Remove accumulated sediments from Water Quality Basin/Perimeter Swale S to restore design contours and dispose off site.

6.5. Remove plugs from the twin 24-inch pipes. Restore lawn in Water Quality Basin/Perimeter Swale N&E, as necessary.

6.6. Replant wetlands seed mix in Water Quality Basin/Perimeter Swale S, as necessary.

NT-1

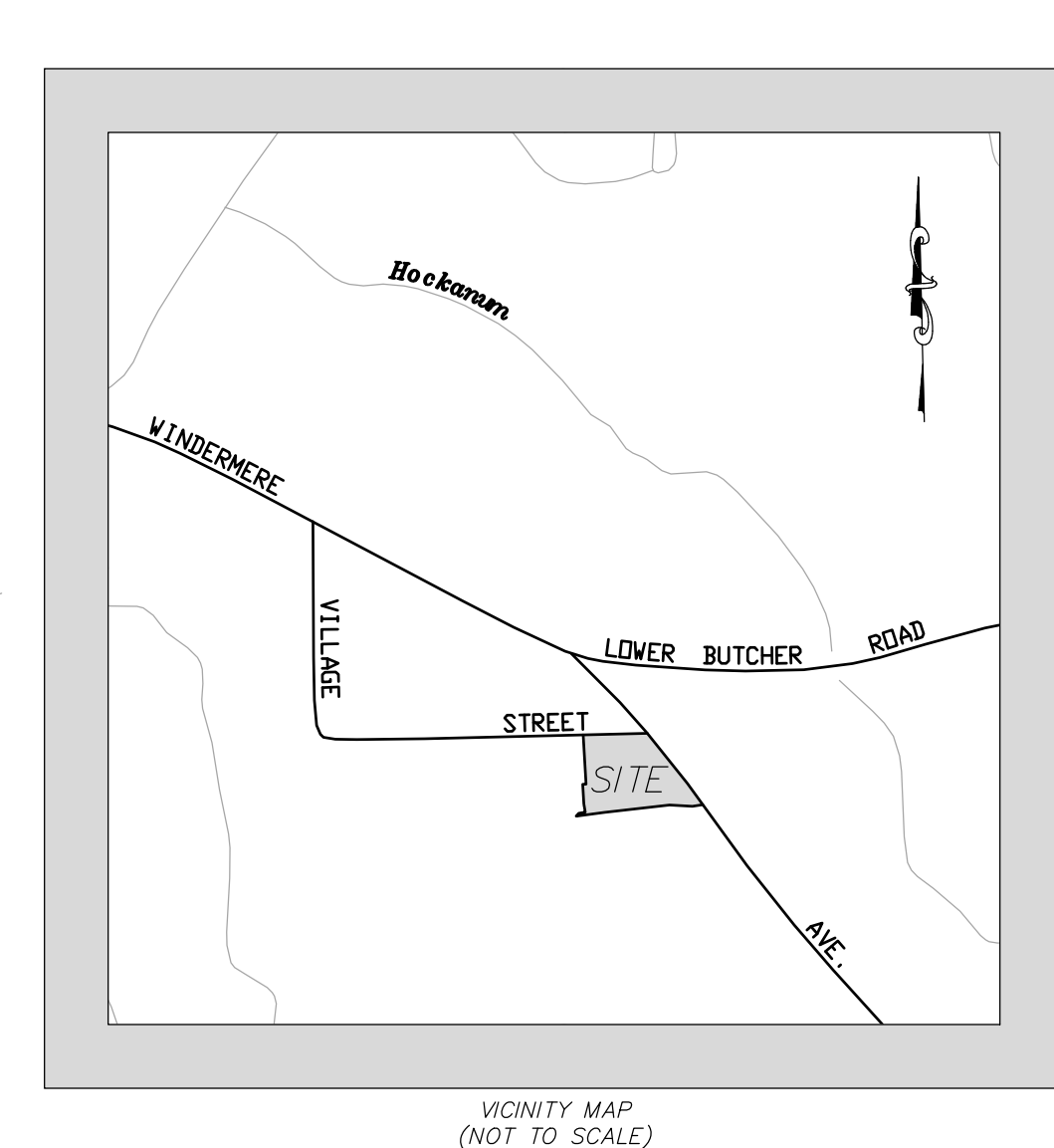
NOTES
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT
Date: 05-15-2025 Drawn by: JAH Job no: 24103
Scale: N.T.S. Checked by: GAH Sheet no: 1 OF 1
Q:\2024\24103 - 79 Windermere, Ellington\Submit\2025-07-03 - COA CHECK SET\NT-1 2025-07-03.dwg, NT-1.dwg, 01-Jul-2025 1:06:27 PM

Revisions:
No. Date Description
1. 07-03-2025 Cond. of Approval

FAH

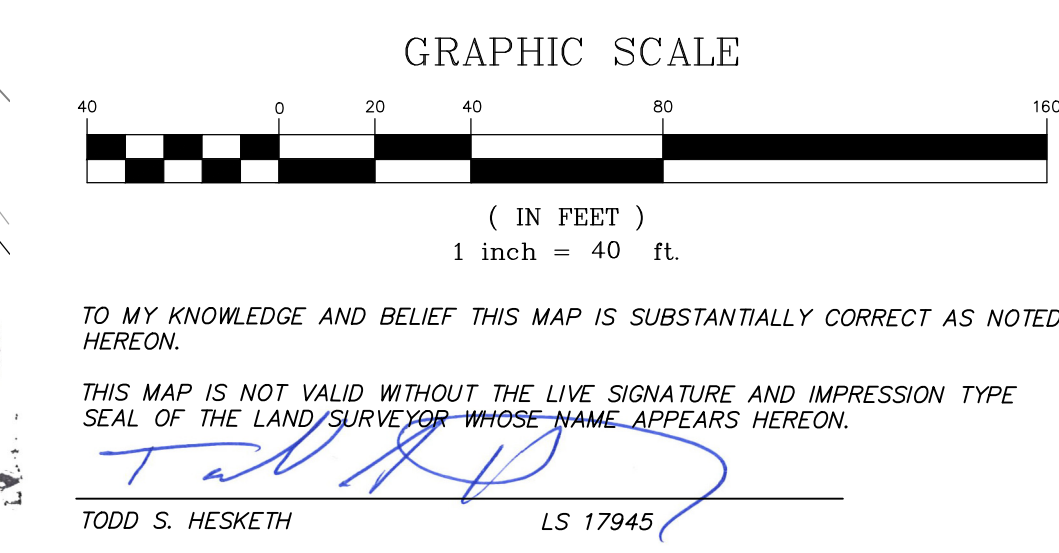
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-9600
www.fahhsketh.com mail:fahhsketh.com
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

- LEGEND
(SYMBOLS NOT TO SCALE)
- = CATCH BASIN
 - ⊙ = SANITARY MANHOLE
 - ⊙ = DRAINAGE MANHOLE
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- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS AMENDED.
 - IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IS BASED UPON MAP REFERENCE #1.
 - THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL & CLASS T-2 TOPOGRAPHIC ACCURACY STANDARDS.
 - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY VILLAGE PROPERTIES ASSOCIATES, LLC, E.L.R. VOLUME 540 PAGE 1061.
 - BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 12-20-2024 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #1, N=879710.27, E=1074557.34 (NAD83) ELEV.=228.17 (NAVD88) AND CONTROL POINT #2 N=879418.04 E=1074777.14 (NAD83) ELEV.=228.83 (NAVD88).
 - THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL PARK ZONE IN THE TOWN OF ELLINGTON, BASED UPON THE TOWN OF ELLINGTON ONLINE PROPERTY FIELD CARD, AND THE TOWN OF ELLINGTON ZONING MAP, EFFECTIVE SEPTEMBER 15, 2016.
 - FLOOD ZONE LINES AND CROSS SECTION LINES DEPICTED HEREON, ARE DIGITIZED FROM THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0901580015C, DATED NOVEMBER 1, 1974 AND LAST REVISED FEBRUARY 5, 1997. BASE FLOOD ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING THE ONLINE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT) BY NOAA. (NGVD29-0.77=NAVD88.)
 - WETLANDS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND WHERE FIELD LOCATED UNDER THE DIRECTION OF THE UNDERSIGNED LAND SURVEYOR.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

- MAP REFERENCE:
- MAP OF PROPERTY OF NORMA L. CANTOR, ELLINGTON, CONNECTICUT, SCHINDLER SURVEYS, LAND BOUNDARY CONSULTANTS, ELLINGTON, CONNECTICUT, SCALE 1"=50', DATE 01/03/96.
 - SCHEDULE A3, PROPERTY SURVEY DEPICTING THE DECLARATION OF WINDERMERE VILLAGE - ACTIVE ADULT COMMUNITY PREPARED FOR: QUANTUM OF ELLINGTON II, LLC (DECLARANT), WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80', DATE APRIL 28, 2006, BY MALONE & MACBROOM, 99 RELIANT DRIVE CHESHIRE, CONNECTICUT, 06410
 - PROPERTY SURVEY PREPARED FOR: DEVELOPMENT SERVICES, LLC, WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80', DATE: FEBRUARY 7, 2005, BY MILONE & MACBROOM, 716 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT, 06410



PROPERTY/TOPOGRAPHIC SURVEY
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 01-23-2025 Drawn by: WJD Job no: 24103
Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 1

PS-1

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
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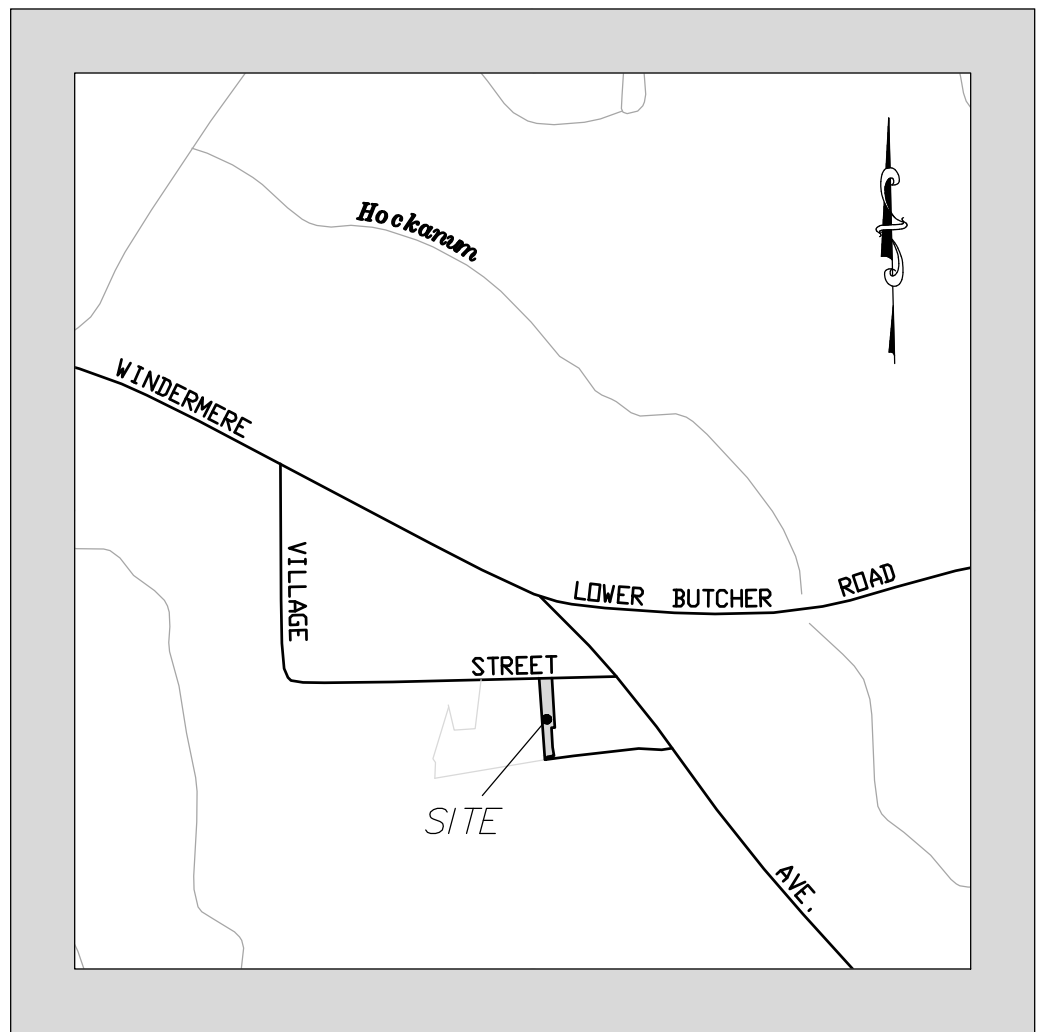
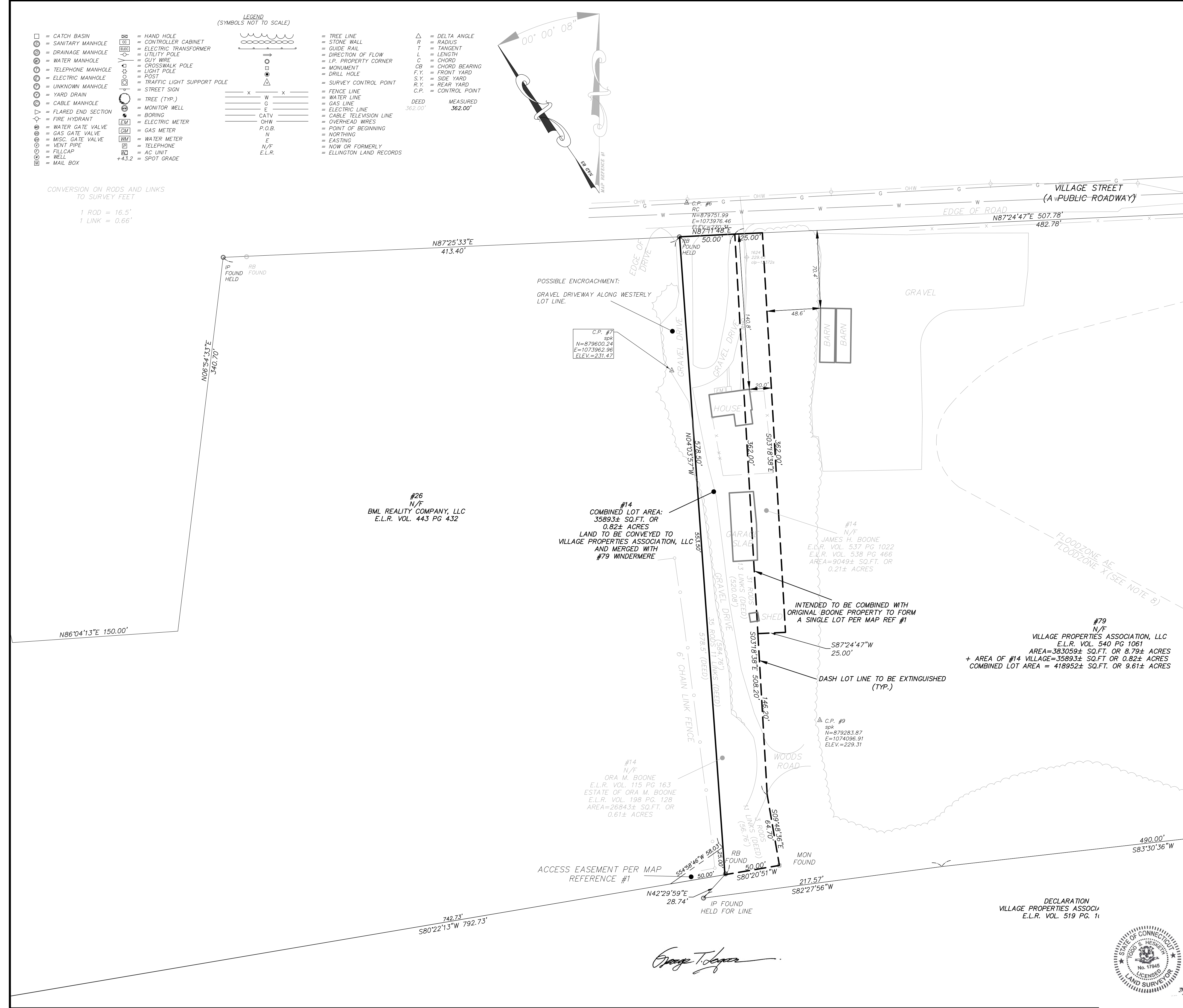
FAH

CH & Traffic Engineers - Surveyors - Planners - Landscape Architects

- LEGEND
(SYMBOLS NOT TO SCALE)
- = CATCH BASIN
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⊙ = SPOT GRADE
- X — X — = TREE LINE
— W — = STONE WALL
— G — = GUIDE RAIL
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R = RADIUS
T = TANGENT
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C = CHORD
CB = CHORD BEARING
F.Y. = FRONT YARD
S.Y. = SIDE YARD
R.Y. = REAR YARD
C.P. = CONTROL POINT
DEED 362.00'
MEASURED 362.00'

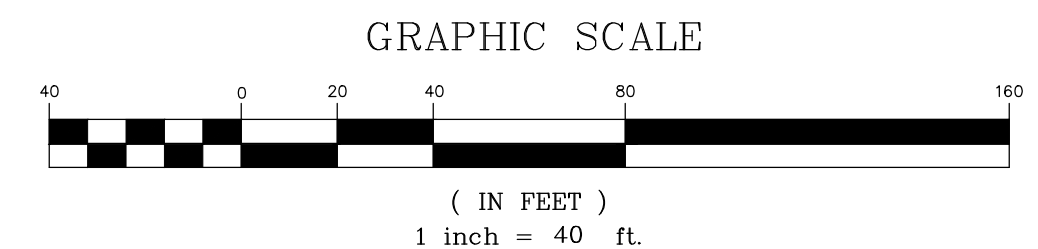
CONVERSION ON RODS AND LINKS
TO SURVEY FEET

1 ROD = 16.5'
1 LINK = 0.66'



- NOTES:
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 - THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
 - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY JAMES H. BOONE, E.L.R. VOL. 538 PG. 466, AND ESTATE OF ORA M. BOONE VOL. 198 PG. 128. A TITLE SEARCH MAY BE REQUIRED.
 - BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 12-20-2024 RESULTING IN THE FOLLOWING VALUES: CONTROL POINT #1, N=879710.27, E=1074557.34 (NAD83) ELEV.=228.17 (NAVD88) AND CONTROL POINT #2 N=879418.04 E=1074777.14 (NAD83) ELEV.=228.83 (NAVD88).
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 - PROPERTY/ TOPOGRAPHIC SURVEY, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVE, ELLINGTON, CT, DATE 01-23-2025, LAST REVISED 05-15-2025, SCALE 1"=40', BY F.A. HESKETH AND ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.



MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED 'REON.

IS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE AL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

DATE: 01-23-2025 Drawn by: WJD Checked by: TSH Sheet no: 1 OF 1 Scale: 1" = 40' Job no: 24103.1

Q:\2024\24103 - 79 Windermere, Ellington\Survey\Current\DWG\PS-2 14 VILLAGE, 2025-05-16.dwg, PS-2, May 16, 2025 - 10:10:48 AM

Revisions:		No.		Date		Description		TOWN APPLICATIONS/SUBMITTAL	
1.	05-15-2025	1.	05-15-2025	1.	05-15-2025	1.	05-15-2025	1.	05-15-2025

PROPERTY SURVEY
LAND TO BE CONVEYED TO
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET
ELLINGTON, CONNECTICUT

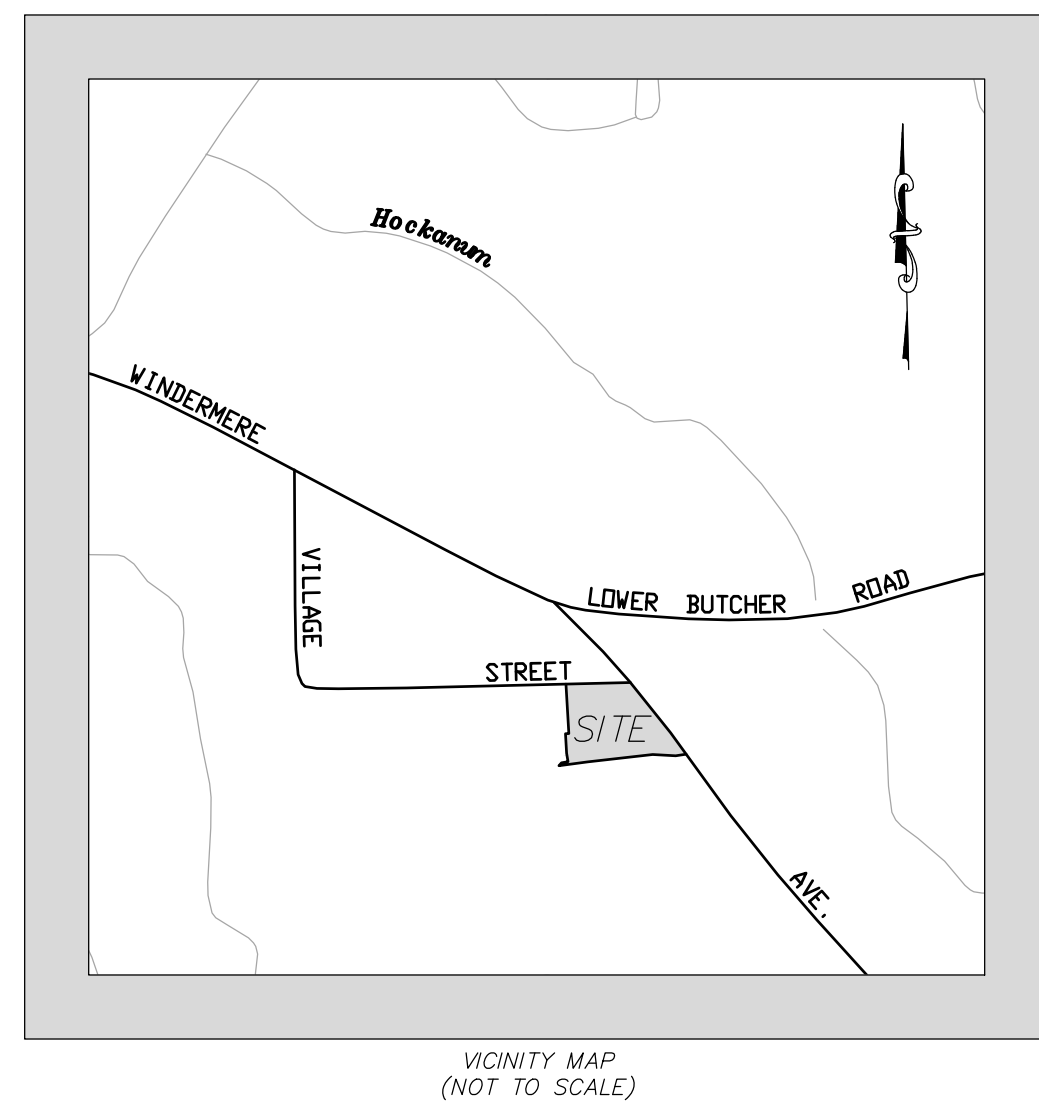
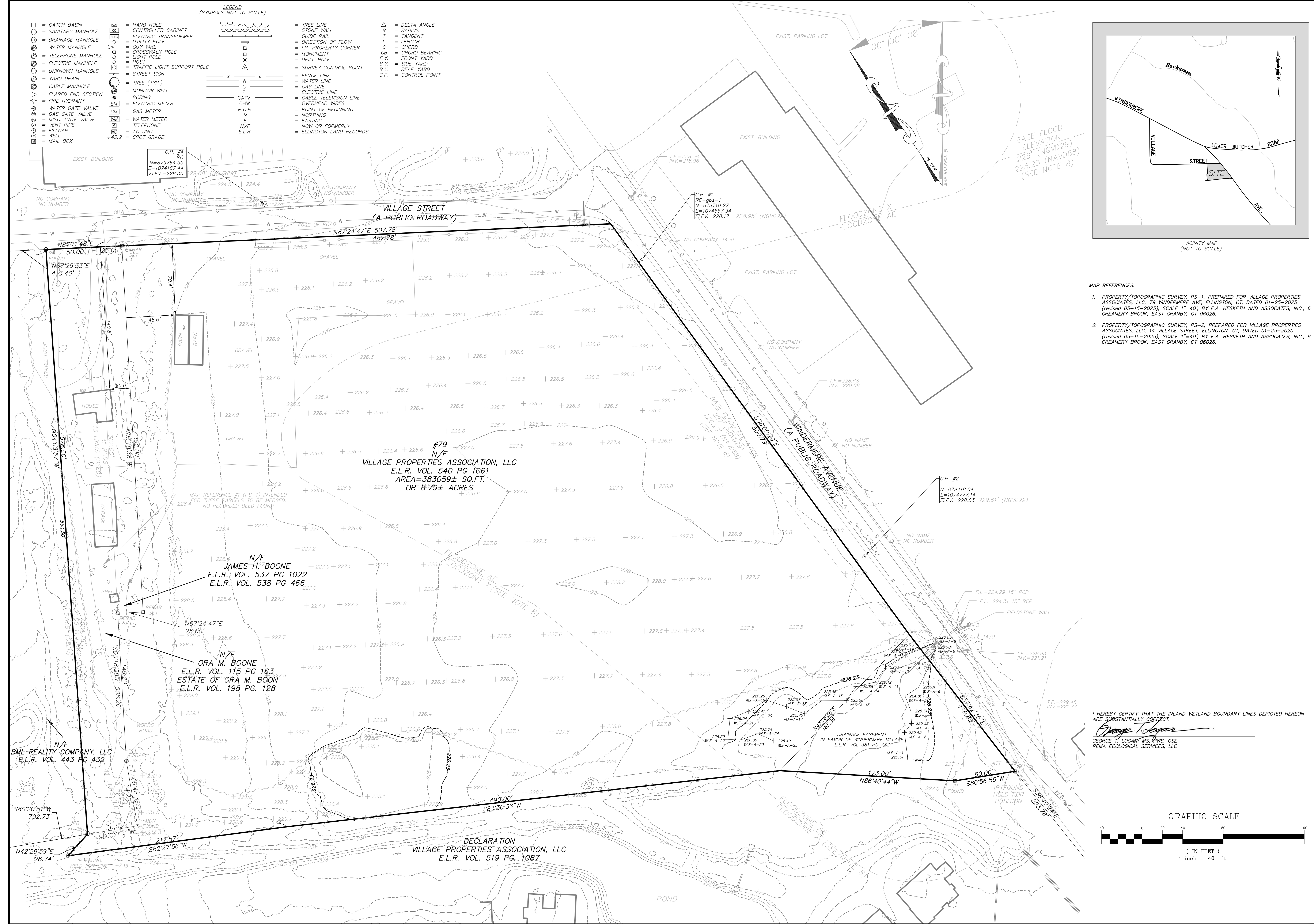
PS-2

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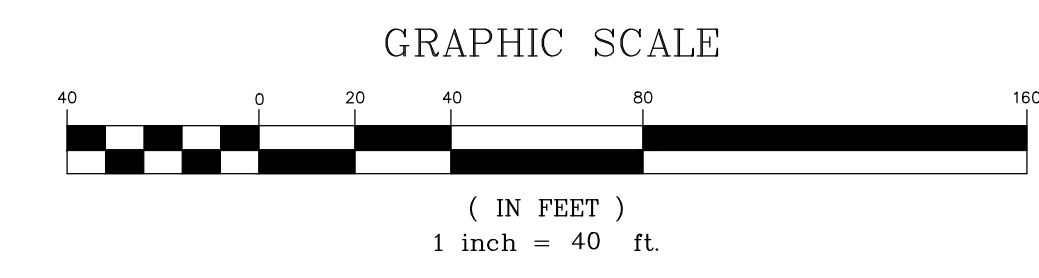
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 - ⊙ = CONTROL POINT



- MAP REFERENCES:**
- PROPERTY/TOPOGRAPHIC SURVEY, PS-1, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVE, ELLINGTON, CT, DATED 01-25-2025 (REVISED 05-15-2025), SCALE 1"=40', BY F.A. HESKETH AND ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
 - PROPERTY/TOPOGRAPHIC SURVEY, PS-2, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 14 VILLAGE STREET, ELLINGTON, CT, DATED 01-25-2025 (REVISED 05-15-2025), SCALE 1"=40', BY F.A. HESKETH AND ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.

I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY LINES DEPICTED HEREON ARE SUBSTANTIALLY CORRECT.

George T. Logan
GEORGE T. LOGAN, MS, LWS, CSE
REMA ECOLOGICAL SERVICES, LLC



F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahesketh.com · maltrahesketh.com

FAH

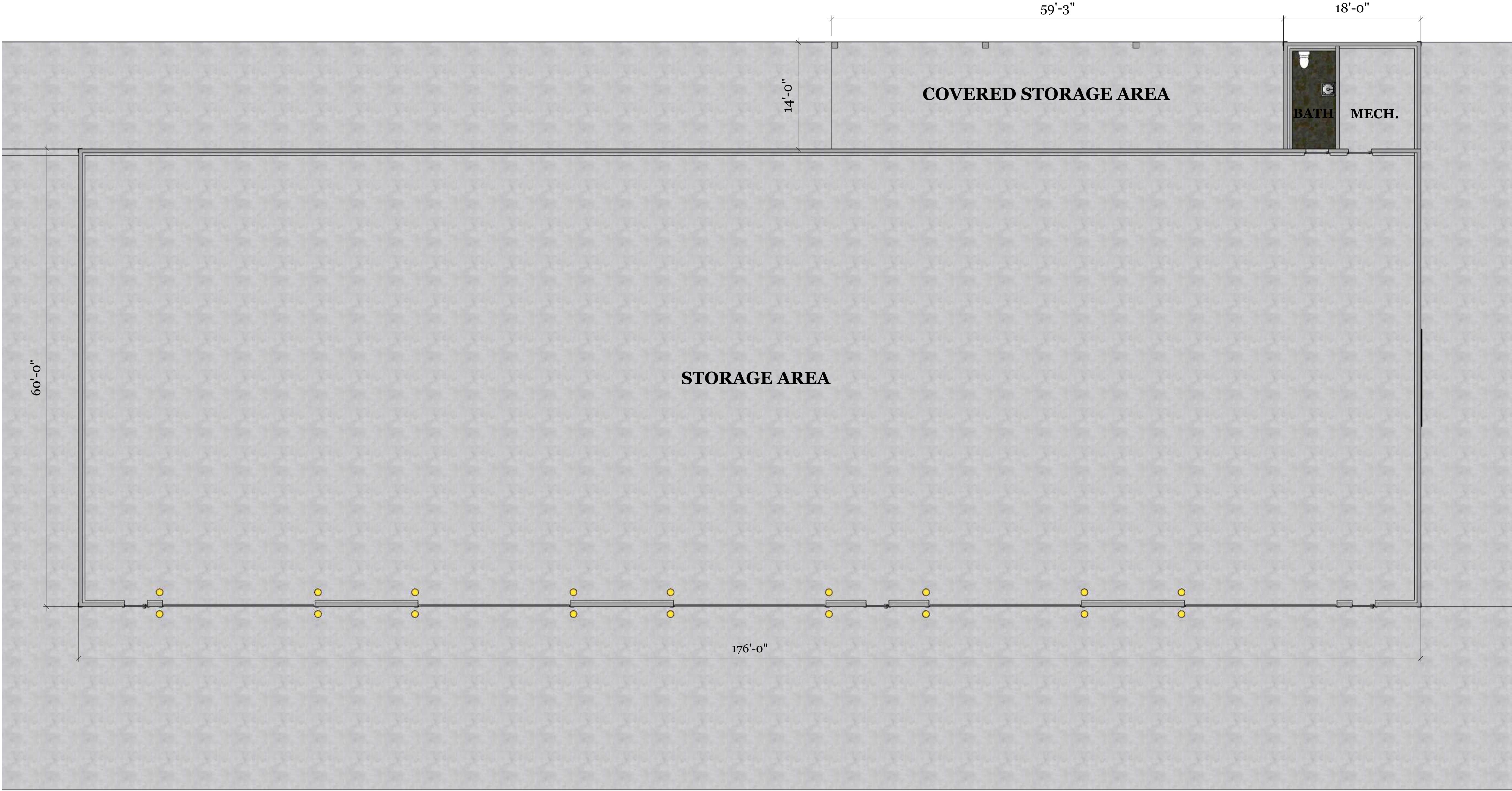
Revisions:	
No.	Description

VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 Drawn by: *WJD* Job no: 24103
Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 1

EX-1

Q:\2024\24103 - 79 Windermere, Ellington\Submit\2025-05-15 - Submit\EX-1 2025-05-15.dwg, layout, May 16, 2025 - 10:11:22 AM

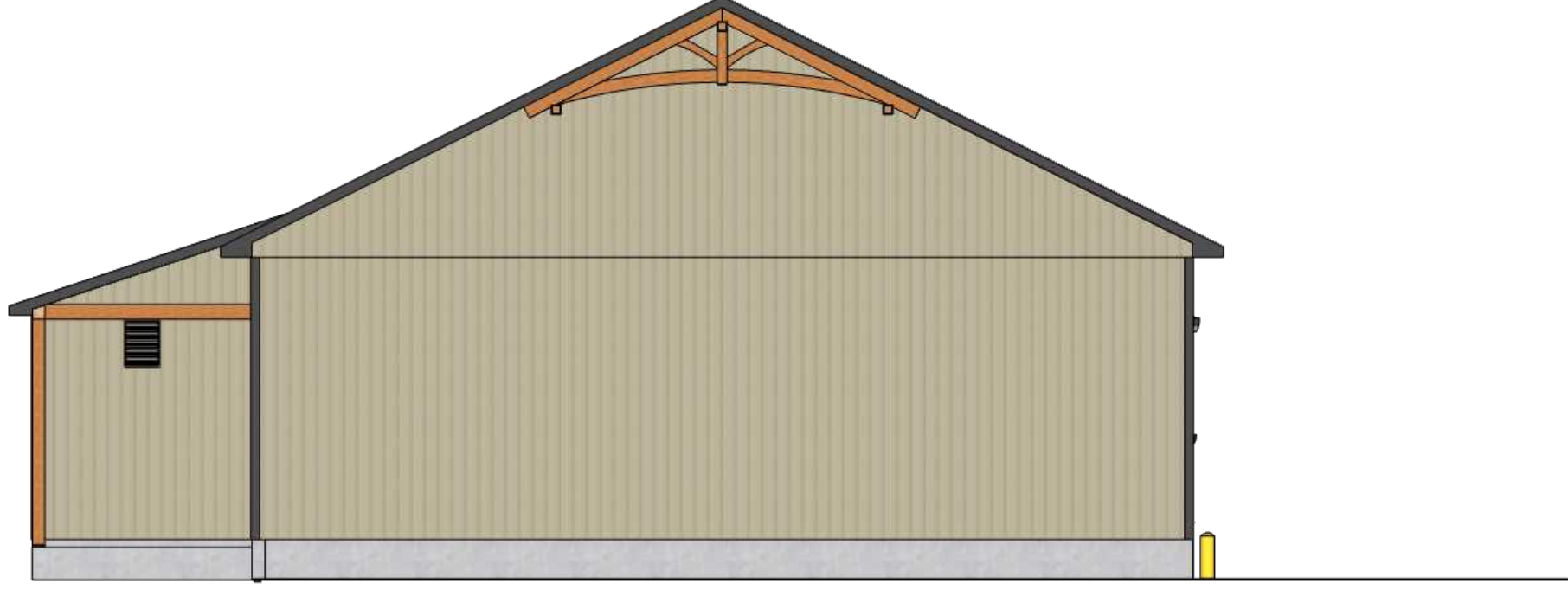
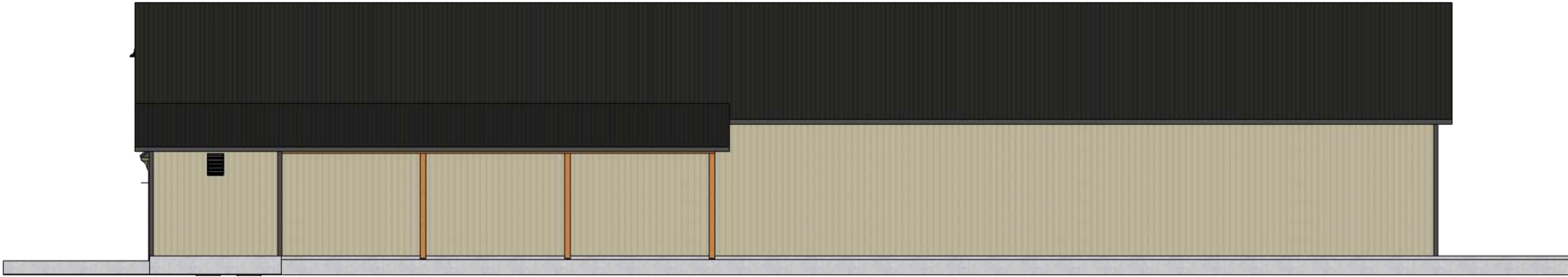


Floor Plan



Barn Yard Storage Building

REVISIONS		
	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...



REVISIONS		
	MM/DD/YY	REMARKS
1	--/--/----	...
2	--/--/----	...
3	--/--/----	...
4	--/--/----	...
5	--/--/----	...