

Proposed Storage Building and Outside Storage Area

14 Village Street

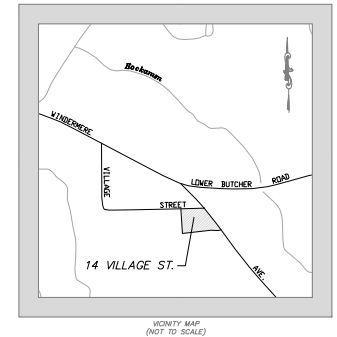
APN: 017-012-0000

Ellington, Connecticut

Ellington Planning and Zoning Commission

Site Plan Modification and Special Permit Application

November 4, 2025



DEVELOPMENT TEAM

Property Owner	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
LCP-1	Lot Consolidation Plan
EX-1	Existing Conditions
A 01	Floor Plan
A 02	Building Elevations

SIGNAGE LEGEND

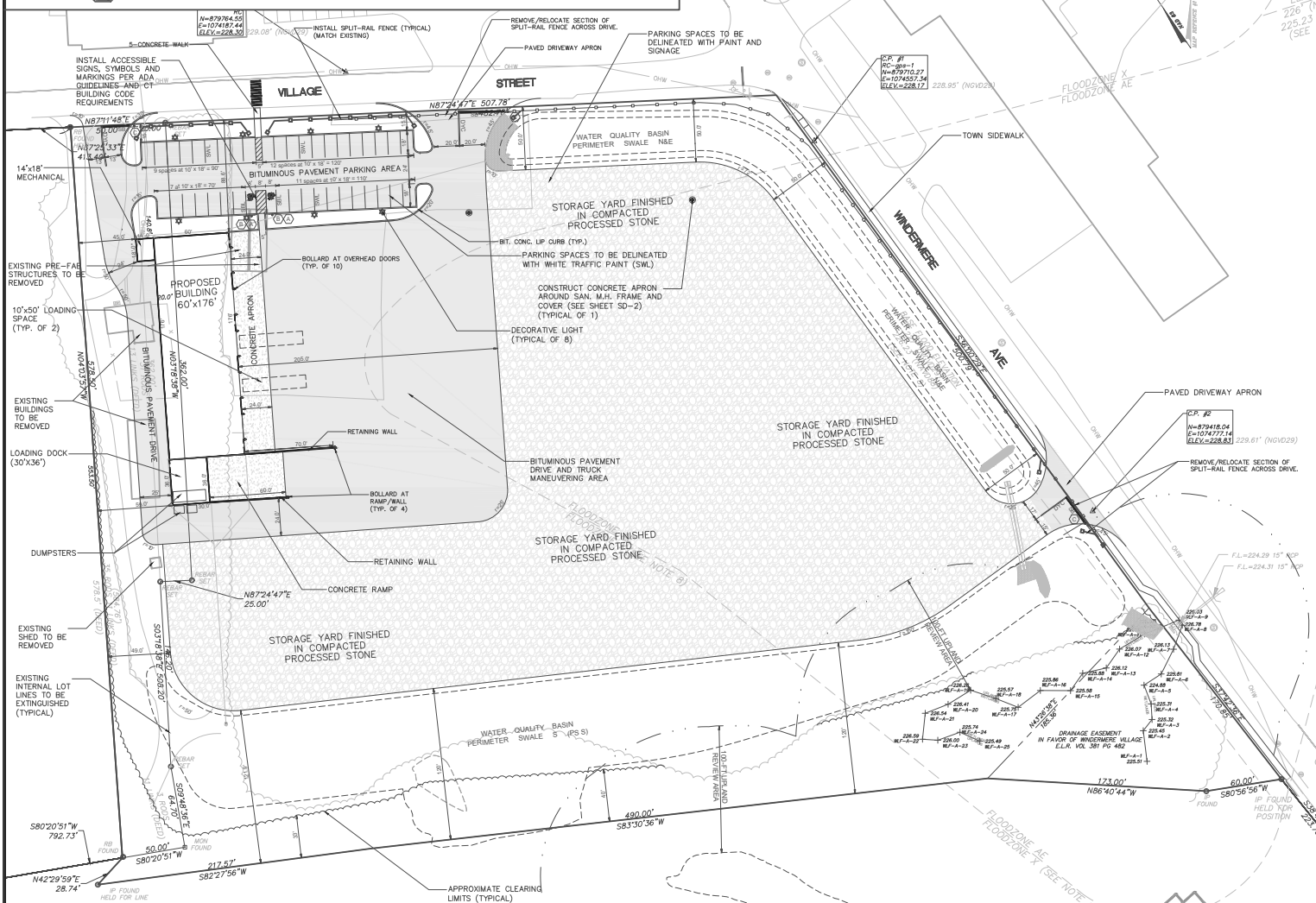
Symbol	Graphic	Catalog Number	Quantity
A		New Reserved Sign (CT Building Code)	2
U		31-0548	2
C		31-0552	3

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 Marshall/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 818-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.

SURFACE TREATMENT LEGEND

	Bituminous Concrete Pavement
	Compacted Processed Stone Surface Treatment
	Portland Cement Concrete



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	50.79 Feet
Minimum Front Yard	Section 4.2.1	100 Feet (*)	88.6 Feet
Minimum Side Yard	Section 4.2.1	10 Feet (*)	45.0 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	60.0 Percent
Minimum Parking	Section 6.2.3.A	20 Spaces	41 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.

DEVELOPMENT DATA

Building Area 11,892 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: 11,892 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	39 Spaces
18 foot x 10 foot Spaces	
Accessible Parking Space	
18 foot x 8 foot space	2 Spaces
Total Proposed Spaces =	41 Spaces

PAVEMENT MARKING LEGEND

Symbol	Type
DYC	Painted Double Yellow Line
SBL	Single Blue Line
SB	Painted White Stop Bar
SWL	Single White Line

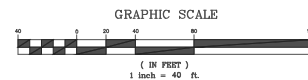
LOADING SPACE TABULATION

Required Loading per Section 6.2.1.1

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

Required Loading Calculation

11,892 Sq. Ft. / 10,000 Sq. Ft. = 2 Loading Spaces Required 2 Loading Spaces Provided



No.	Date	Description
1.	10-03-2025	Cond. of Approval
2.	11-04-2025	Site Plan Revisions
3.	11-04-2025	Site Plan Revisions
4.	11-11-2025	Town Engineer Comments

VILLAGE PROPERTIES ASSOCIATES, LLC	14 VILLAGE STREET & 79 WINDERMERE AVE
ELINGTON, CONNECTICUT	Job no: 24103
Date: 05-15-2025	Drawn by: JAH
Scale: 1" = 40'	Checked by: GAH
	Sheet no: 1 OF 1

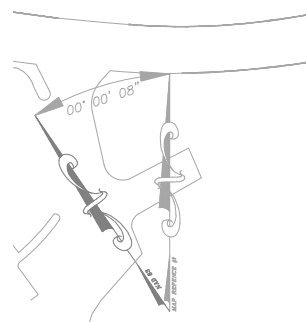
LAYOUT PLAN	LA-1
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9 Creamery Brook, East Granby, CT 06039
Tel: (860) 350-0000 Fax: (860) 350-0001
Cell: (860) 350-0001 Email: fah@fahinc.com
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Shade Trees						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PAB	Plantanus x acerfolia 'Bloodgood'	Bloodgood Planetree	18	3 to 3 1/2 inch caliper	Balled and Buttapped	45 to 50 Feet
ARR	Acer rubrum 'Red sunset'	Red Sunset Red Maple	2	3 to 3 1/2 inch caliper	Balled and Buttapped	50 Feet
Evergreen Trees						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PS	Pinus strobus	Eastern White Pine	12	5 to 6 foot height	Balled and Buttapped	60 to 70 Feet
Deciduous Shrubs						
Symbol	Botanical Name	Common Name	Quantity	Size	Root	
CSB	Cornus sericea 'Bailey'	Red Twig Dogwood	5	24 to 30 inch height	#3 Container	20 Feet
VCR	Vaccinium corymbosum 'Bluejay'	Bluejay Highbush Blueberry	6	24 to 30 inch height	#3 Container	5 Feet
VL	Viburnum lentago	Nannyberry Viburnum	6	24 to 30 inch height	#3 Container	6 to 12 Feet
IVJ	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry (male)	2	18 to 24 inch height	#3 Container	5 to 7 Feet
IVJ	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry (female)	8	18 to 24 inch height	#3 Container	3 to 4 Feet

Symbol Type

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



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 Dawes Perennial Ryegrass
- 15% Salisbury Chinwags Fescue

Seed rate: 35 pounds per Acre

Seed rate: 35 pounds per Acre

1. All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
2. Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004), as amended.
3. All plants shall be certified true to name by the nursery source. All plants shall be in accordance with "Horris Thirt" (1978) by the staff of the Liberty Hyde Bailey Hortorum, 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.
4. 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.
5. 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.
6. 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.
7. Plant locations on the Drawings are approximate and are to be used only as a guide. The contractor shall provide all 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.
8. If requested by Project Landscape Architect, stake and key each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
9. If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
10. 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:
 - a. Watering
 - b. Weed removal
 - c. Apply lime or sulphur to adjust soil pH to specific plant requirements
 - d. Restore or reshape earth saucers
 - e. Pruning
 - f. Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
 - g. Replace mulch to maintain proper depth
11. A minimum of 4 inches of topsoil should be placed on all areas of disturbance to be reseeded.

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-6000
MAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
England Erosion Control/Restoration Mix for D

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>Setaria viridis</i>	Little Bluestem	FACU
<i>Pennisetum virginicum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Oats	UPL

APPLY: 350-1000 L/2500 m² HA

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 soils will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for roads, pipelines, steep slopes, and areas requiring quick cover during the early stages of restoration projects. This mix may be applied by hand or broadcast, by mechanical means, or by pneumatic application. For best results, apply the seed mix in the spring or early summer. The best results are obtained with a Spring or later 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 seed from weed seed is necessary for optimal results.

New England Wetlands Plants, Inc., may modify seed mixes at any time depending upon availability. The design, origin, and ecological function of the seed mix is not intended to be a warranty. Please consult the Seed Mix for details. © 2004 New England Wetlands Plants, Inc.

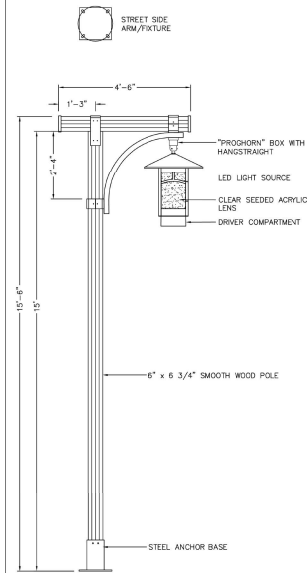
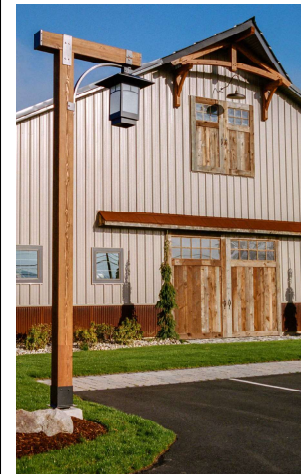
NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South, Southfield, MI 48075			
Phone: 424-584-9600 FAX: 424-584-9609			
EMAIL: NEW@NW.COM WWW: WWW.NW.COM			
NEW ENGLAND CRUSTAL/PREDATORIAL MOLLUSK COLLECTION			
Botanical Name	Common Name	Indicator	
<i>Exilis operaria</i>	Riverbank Wilt Rye	FACN	
<i>Schizothaera scapellato</i>	Little Broomrape	FACU	
<i>Trinia nuda</i>	Trinia	FACN	
<i>Andropogon scoparius</i>	Big Bluestem	FAC	
<i>Stipa virginica</i>	Switch Grass	FAC	
<i>Andropogon scoparius</i>	Big Bluestem	FACN	
<i>Agrostis perennans</i>	Commonly weegrasses	FACU	
<i>Bidens frondosa</i>	Bigger Ticks	FACN	
<i>Erigeron philadelphicus</i>	Spirited Ice-Plant Weed	ORE	
<i>Erigeron philadelphicus</i>	Spirited Ice-Plant Weed	FACN	
<i>Andropogon scoparius</i>	Big Bluestem	FACN	
<i>Andropogon scoparius</i>	New England Aster	FACN	
<i>Andropogon scoparius</i>	Wood Grass	FACN	
<i>Andropogon scoparius</i>	Andropogon	FACN	

The New England Erosion Control/Restoration Mix for Detention Basins and Mold Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed soils where quick growth of vegetation is desired to stabilize the soil surface. An appropriate seed mix for ecologically sensitive areas, this mix is designed to provide a high level of erosion control and native vegetation. This mix can be successfully applied to: Non-vegetated bankline (lake or pond) light sedimentation; Midway off site (stable) soil on tandem infrequent roadwork; but not constant flooding; the mix may be applied by hand, by mechanical spreader, or by hydro-seeding. Light to moderate erosion control is possible on slopes of 1:1 or less. This mix is best applied in the Spring or late Summer/September. Late Fall and Winter demand seedling requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

New England Erosion Control Mix, may be modified with rates of any item depending upon soil availability. The design criteria and ecological function of this mix will remain unchanged. Price is \$5.00 per pound. For RFP, warehouse, MS, SH and applicable taxes.

LS-1	LANDSCAPE PLAN prepared for VILLAGE PROPERTIES ASSOCIATES, LLC 14 VILLAGE STREET & 79 WINDERMERE AVE ELINGTON, CONNECTICUT	No. 1. 2. 3. 4. Date 07-03-2024 10-10-2025 11-04-2025 30th Jan 2026 Revisions Description Cont. of Approval Building and layout changes, Var. 30th Jan 2026	
		Date 05-15-2025 Drawn by JAH Scale 1" = 40' Sheet no. 24102 Checked by JAH Job no. 1 OF 2	
		FAH	
		F. A. Hesketh & Associates, Inc. 9 Cressney Brook, East Cressney, CT 06038 Tel: (860) 442-0000 Fax: (860) 442-0000 www.fah-usa.com Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects	



DECORATIVE LIGHT DETAIL
N.T.S.

No.	Date	Description	Revisions:
1.	07-03-2025	Cond. of Approval	
2.	10-10-2025	Building and layout changes, Var	
3.	11-04-2026	Site Plan Revisions	

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 Sheet no: 2 OF 2

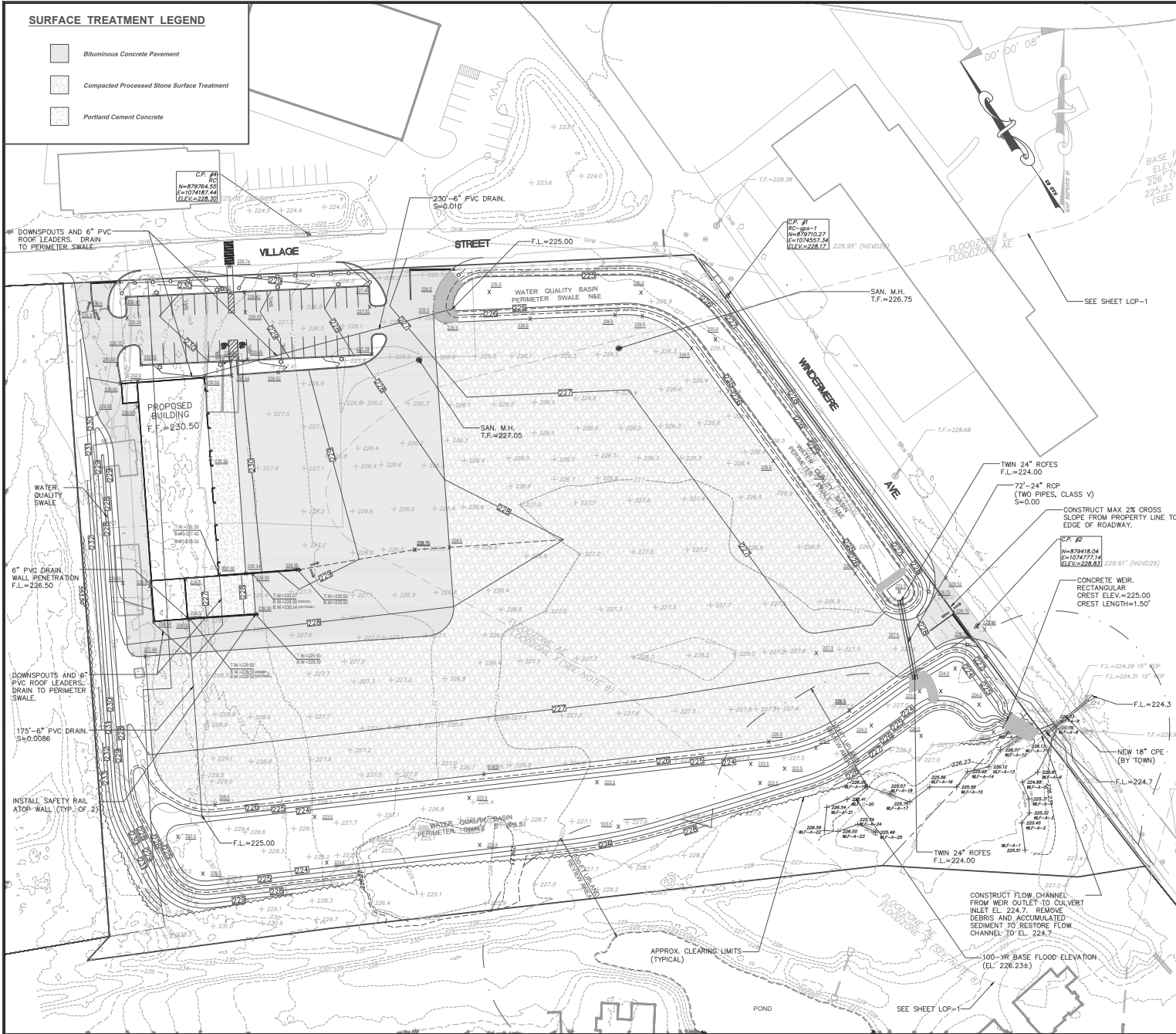
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LS-2

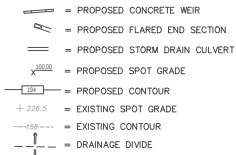
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06028
• Phone (860) 653-8000 Fax (860) 844-8600
• www.fahesketh.com • m-hes@fahesketh.com
Call & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

SURFACE TREATMENT LEGEND



LEGEND



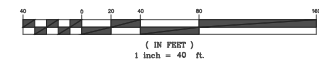
GENERAL GRADING NOTES:

1. 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.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. CONSTRUCT APPROPRIATE PAVEMENT MATCH TREATMENT. BLEND ALL NEW WORK TO MATCH EXISTING.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

DRAINAGE NOTES:

1. 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.
2. 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 ANY 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.
3. 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.
4. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
5. 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.
6. 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.
7. 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.
8. 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.
9. RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V, AS SHOWN) CONFORMING TO CT DOT FORM 819, M.08.01-7.
10. RCPE = 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.
11. PVC DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 819, M.08.01-21.
12. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 819 SECTION M.08.02.
13. 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



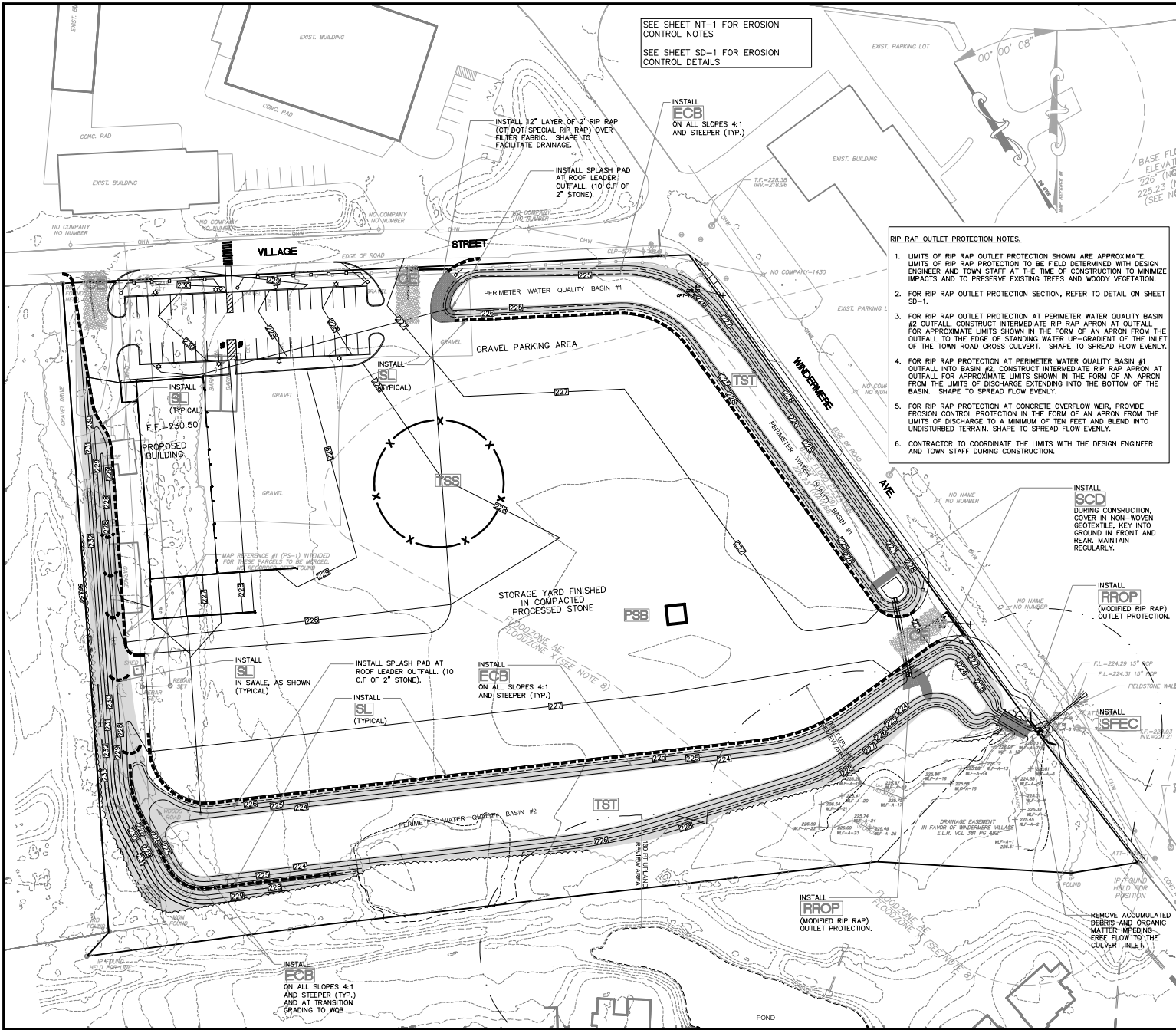
Revisions		
No.	Date	Description
1.	10-03-2025	Cond. of Approval
2.	11-11-2025	Cond. of Approval
3.	11-11-2025	Town Engineer Comments

GRADING AND DRAINAGE PLAN
VILLAGE PROPERTIES' ASSOCIATES, LLC
 14 VILLAGE STREET & 79 WINDERMERE AVE
 ELLINGTON, CONNECTICUT
 Date: 05-15-2025
 Scale: 1" = 40'

CR-1

F. A. Hesketh & Associates, Inc.
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 Phone: (860) 650-0000
 Fax: (860) 650-0001
 Email: fah@fahinc.com
 Website: www.fahinc.com





LEGEND

- = PROPOSED CONCRETE WEIR
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED CONTOUR
- = PROPOSED CONSTRUCTION EXIT (CE)
- = PROPOSED RIPRAP OUTLET PROTECTION (RRAP)
- = 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

RIP RAP OUTLET PROTECTION NOTES.

- 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.
- FOR RIP RAP OUTLET PROTECTION SECTION, REFER TO DETAIL ON SHEET SD-1.
- FOR RIP RAP OUTLET 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.
- FOR RIP RAP PROTECTION AT PERIMETER WATER QUALITY BASIN #1 OUTFALL, 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.
- 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.
- CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER AND TOWN STAFF DURING CONSTRUCTION.

GRAPHIC SCALE

0 10 20 30 40 50

(IN FEET)

1 inch = 40 ft.

SOIL EROSION AND SEDIMENT CONTROL PLAN

VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE

ELINGTON, CONNECTICUT

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

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

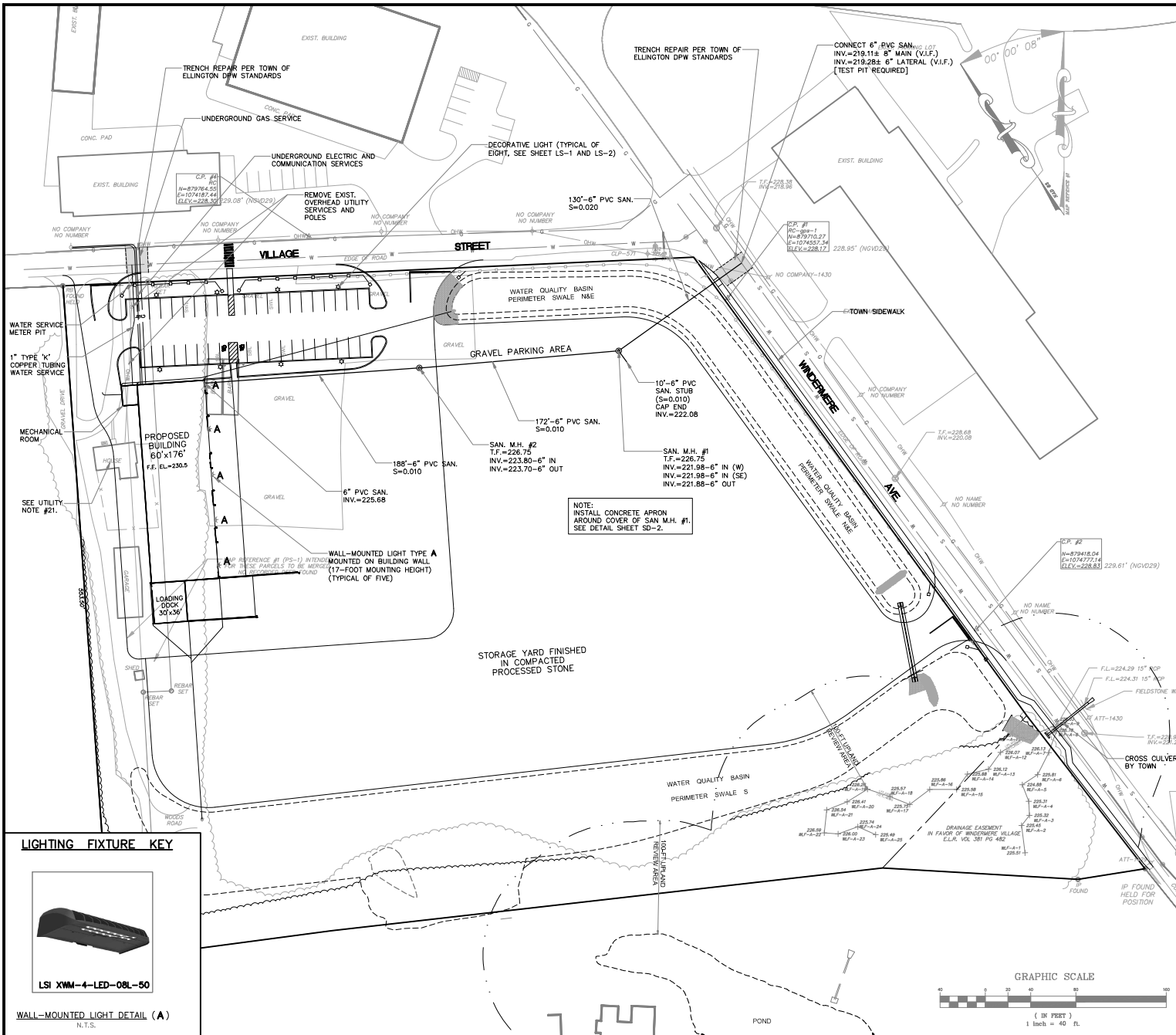
EC-1

F. A. Hesketh & Associates, Inc.

9 Creamery Road, East Granby, CT 06026

Phone: (860) 359-6000 Fax: (860) 359-6001

Cell: 813-916-9999 Email: fah@fahinc.com



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:

1. 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.
2. 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.
3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
4. ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
5. 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.
6. 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.
7. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ELLINGTON, CT DOT FORM B19, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
8. WATER SERVICE INSTALLATION IS TO BE COORDINATED WITH THE CONNECTICUT WATER COMPANY (CWC) OFFICIALS BY THE CONTRACTOR PRIOR TO THE START OF WORK.
9. WATER SERVICE PIPING, FITTINGS, VALVES, CORPORATIONS, ETC. AND INSTALLATION OF SAME SHALL CONFORM TO THE CWC STANDARDS AND SPECIFICATIONS.
10. 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.
11. 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.
12. COORDINATE ROUTING OF ELECTRIC AND COMMUNICATION UTILITY SERVICE WITH EVERSOURCE AND CUSTODIAL COMMUNICATION SERVICE PROVIDER OFFICIALS.
13. COORDINATE ROUTING OF GAS SERVICE WITH EVERSOURCE ENERGY OFFICIALS.
14. 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.
15. 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.
16. SEE SHEET QR-1 FOR DESIGN OF STORM DRAINAGE SYSTEMS.
17. PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
18. 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 40-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").
19. 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.
20. 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.
21. 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.
22. 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.

GRAPHIC SCALE

1 inch = 40 ft.

LIGHTING FIXTURE KEY

LSI XWM-4-LED-08L-50

WALL-MOUNTED LIGHT DETAIL (A)

N.T.S.

REVISIONS

No.	Date	Description
1	07-03-2025	Cond. of Approval
2	11-04-2025	Site Plan Revision

UTILITY PLAN

VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

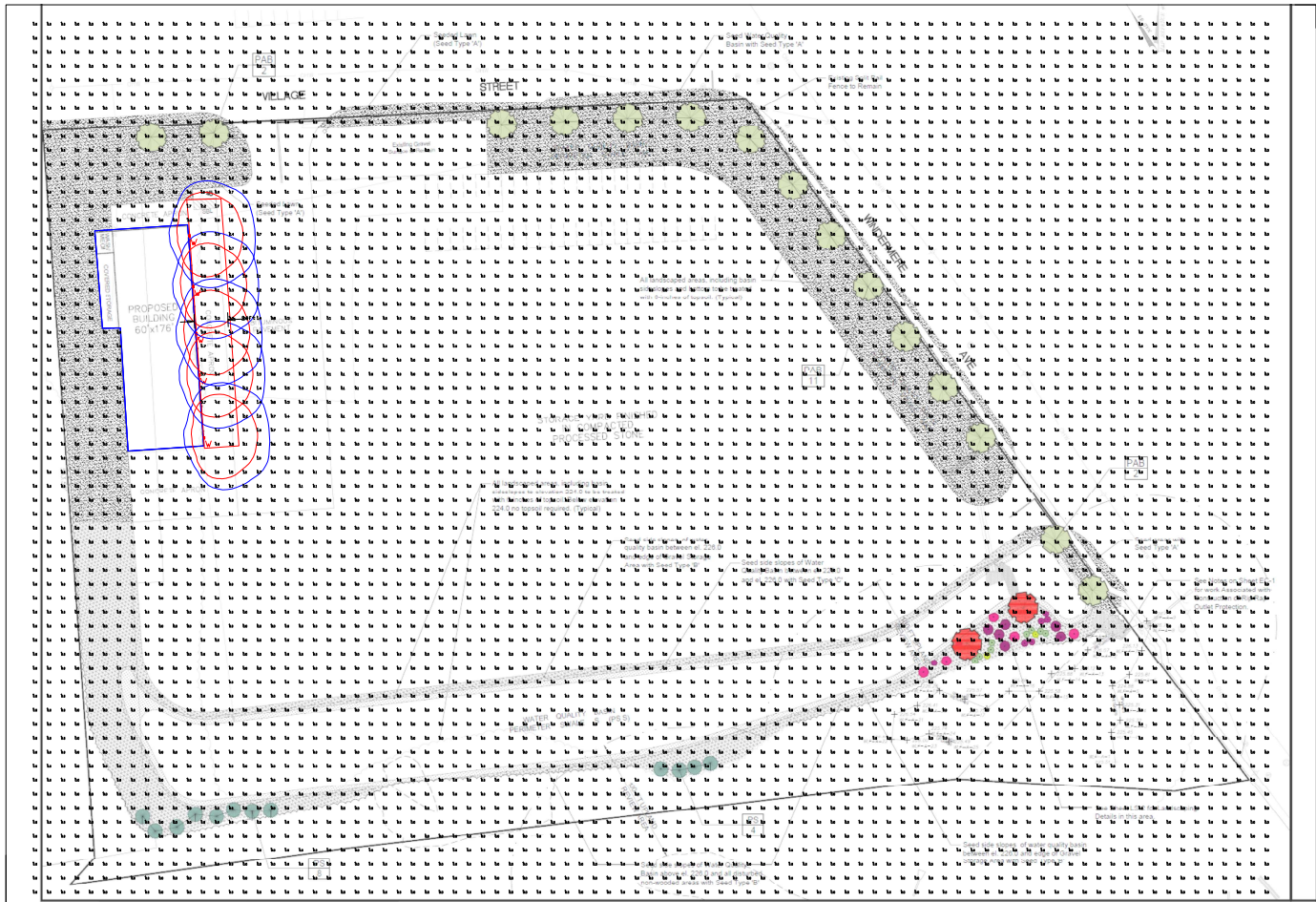
Date: 05-15-2025 Drawn by: JAH Job no.: 24103
Scale: 1" = 40' Checked by: GWH Sheet no.: 1 OF 1

F. A. Hesketh & Associates, Inc.

9 Chestnut Brook, East Granby, CT 06026
Tel: 860-359-0000 Fax: 860-359-0001
Cell & Text: 860-359-0002 Email: fah@fahinc.com

FAH

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 B00 rating which refers to the Beadlight-uplight-down system. An object of 10' or more must closely resemble the old Full Cutoff rating.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC'S 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
A	5	V	Single	XWM-4-LED-BBL-50	17'	0.970	8579	64

Total Project Watts
Total Watts = 320



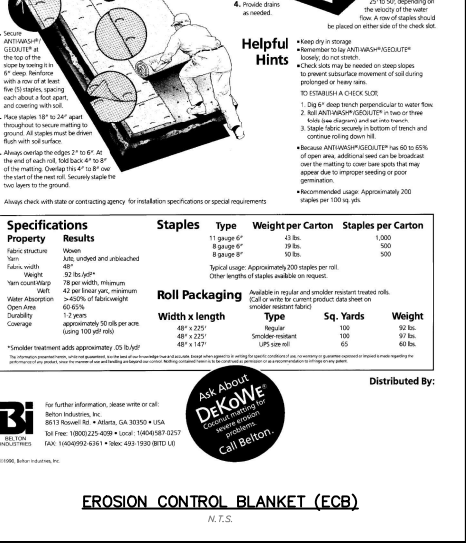
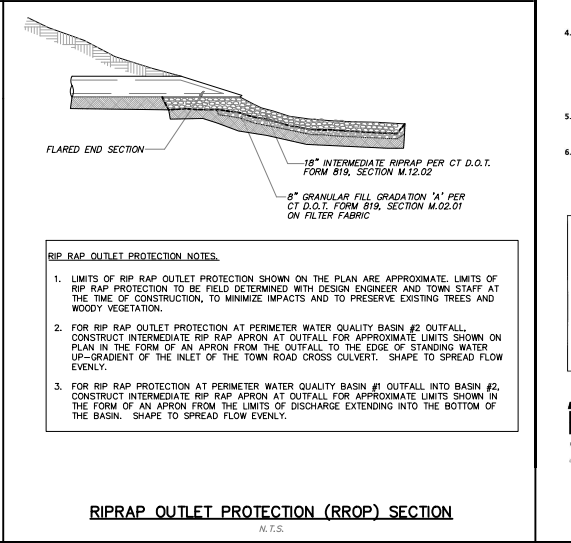
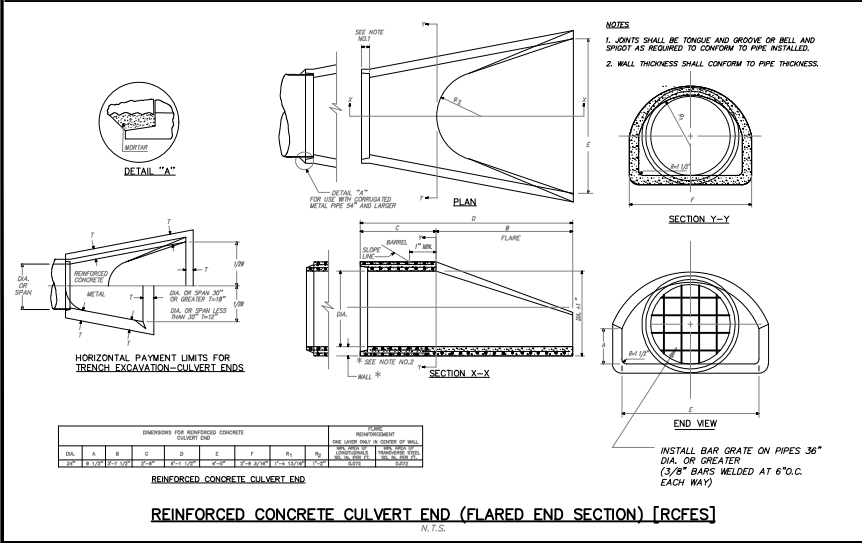
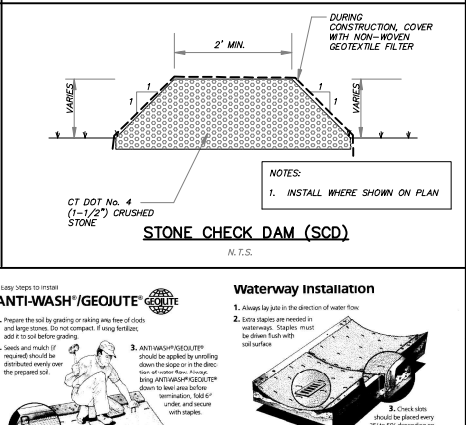
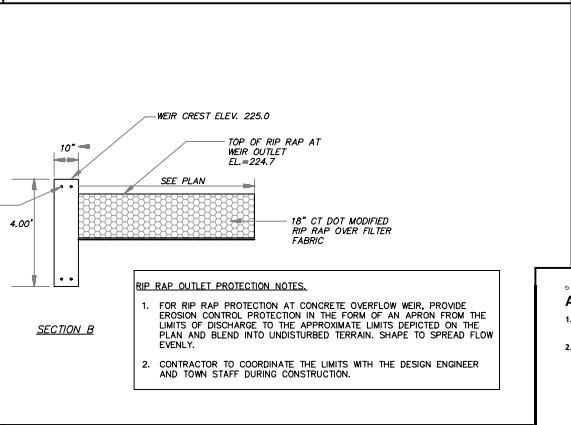
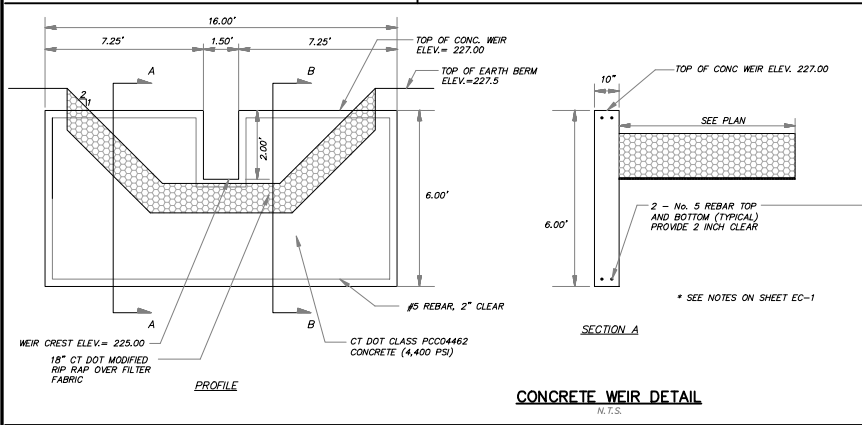
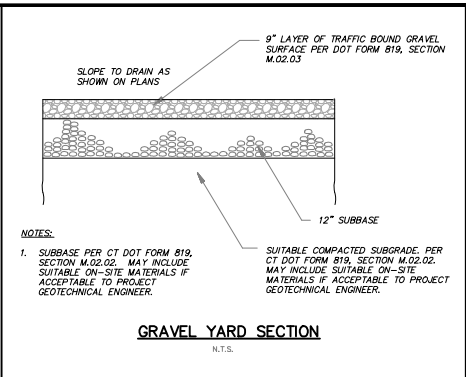
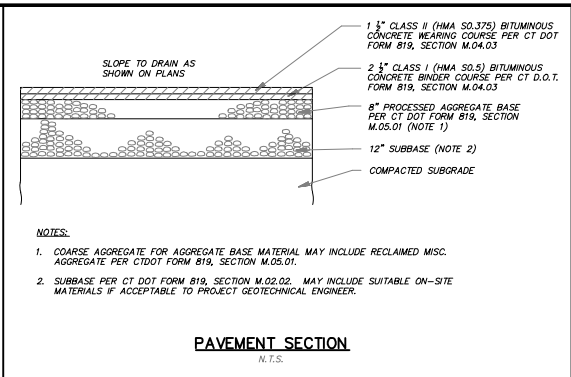
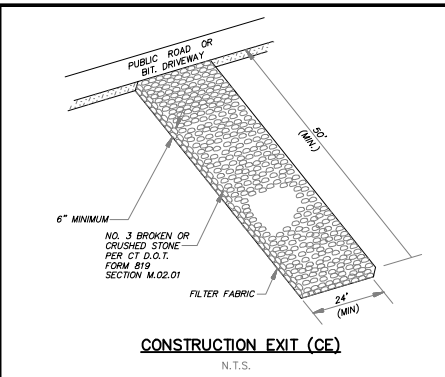
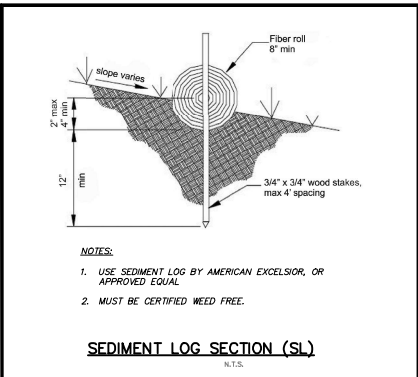
LIGHTING PROPOSAL LD-162705

BARO TARD BUILDING
14 VILLAGE PLACE
ELLINGTON, CT

PH: 860-441-0000 DATE: 06/18/2025 REV: 1 SHEET 1 OF 1
SCALE: 1"=40' 0 40

PH-1

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



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F. A. Hesketh & Associates, Inc.
6 Conway Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

SITE DETAILS		REVISIONS	
No.	Date	Description	By
1	07-03-2025	Cond. of Approval	
2	11-04-2025	Site Plan Revision	

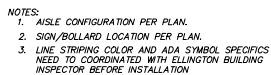
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELINGTON, CONNECTICUT

Drawn by: **JAH** Job no.: **24103**
Checked by: **JAH** Sheet no.: **1 OF 3**
Scale: **N.T.S.**

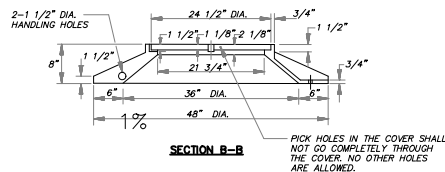
For further information, please write or call:
Barton Industries, Inc.
8613 Howell Rd. • Atlanta, GA 30350 • USA
800-FREE-1380002-4026 • FAX: 770-434-0111
SALES: 1-800-992-6261 • Sales: 404-930-9300 (BTE-L)

Ask About DeKorve
Erosion Control Blankets
Call Barton

SD-1



N.T.S.

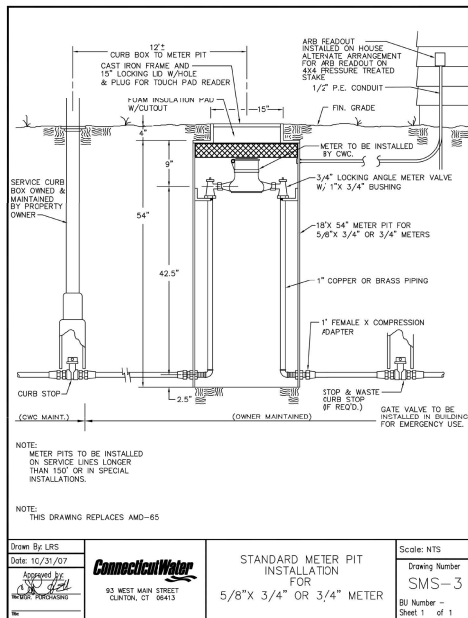
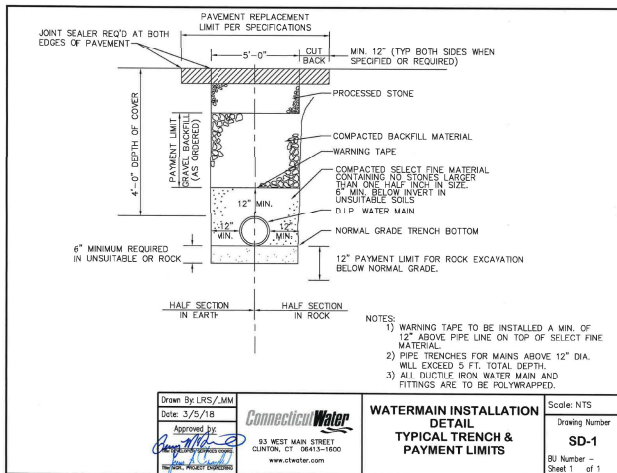


NTS

SD-2

ConnecticutWater

STANDARD DETAILS



Revisions:		
No.	Date	Description
1.	107-03-2025	Cond. of Approval
2.	111-04-2023	Site Plan Revision
SITE DETAILS		
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: GAW		
Sheet no.: 3 OF 3		
© 2025 VPA LLC - 79 Windermere, Elington (Submitting 0525-11-04 SD-1 2025-11-04.dwg, SD-1, Oct. 22, 2025 - 2:38:07 PM)		

SD-3

FAH F. A. Hesketh & Associates, Inc.
6 Courtyard Brook, East Granby, CT 06026
Cell & Text: Engineers • Surveyors • Planners • Landscape Architects
Phone: (860) 655-4000
Fax: (860) 655-4001
e-mail: fah@fahinc.com

PROJECT DESCRIPTION:

The project is proposed on a single parcels of land, made by merging two parcels, formerly know as 14 Village Street and 79 Windermere Avenue. The merged parcel will carry the 14 Village Street address.

The project consists of construction of a 60' x 176' warehouse/assembly building with a 30'x30' covered area with an elevated loading dock and a 14' x 15' mechanical addition on its west side. The building structure will be constructed with a concrete apron around its east and south side. A paved access drive to Village Street is proposed to provide the main access to the site, opposite the existing paved drive of the facility across Village Street. A secondary, paved access to Village Street is also proposed behind the structure. A paved truck maneuvering area is also proposed to extend to 205 feet east of the proposed 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 main access drive to Village St. and the access drive to Windermere Ave. 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 with a stub-out for a future connection along the eastern side of the parcel. 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. Crest on 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 west 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 out 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 Fall 2025. The estimated completion date is Fall 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/NAVD88.
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.
- RCFS - FLARED END SECTION: a precast concrete culvert end structure designed to spread runoff to greater width of flow.
- RRAP - 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. RRAP is designed per the "Guidelines, CT DOT Drainage Manual, and as depicted on the details.
- SOD - 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 setting 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 blocks or 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. Stockpile shall be ringed with SFEC. If runoff is a potential, the diversion measures shall be implemented to keep runoff from eroding 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 control 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:
 - a. 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.
 - a.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.
 - a.2. 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.
 - a.4. Gravel surfaces should be inspected annually, after winter plowing operations and damaged or eroded gravel surfaces repaired, re-graded, and re-compact.
 - a.4. Building rain gutters, downspouts, roof leaders and associated crushed stone splash pads shall be inspected annually, in late fall and repairs as required. Downspouts 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 basins and perimeter swales 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 DEP 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.

NOTES

VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT
Date: 05-15-2025
Drawn by: JAH
Scale: N.T.S.

Revisions

No.	Date	Description
1	07-03-2025	Cond. of Approval
1	11-04-2023	Site Plan Revision

Drawn by: JAH

Job no.: 24103

Checked by: GHJ

Sheet no.: 1 OF 1

Scale: N.T.S.

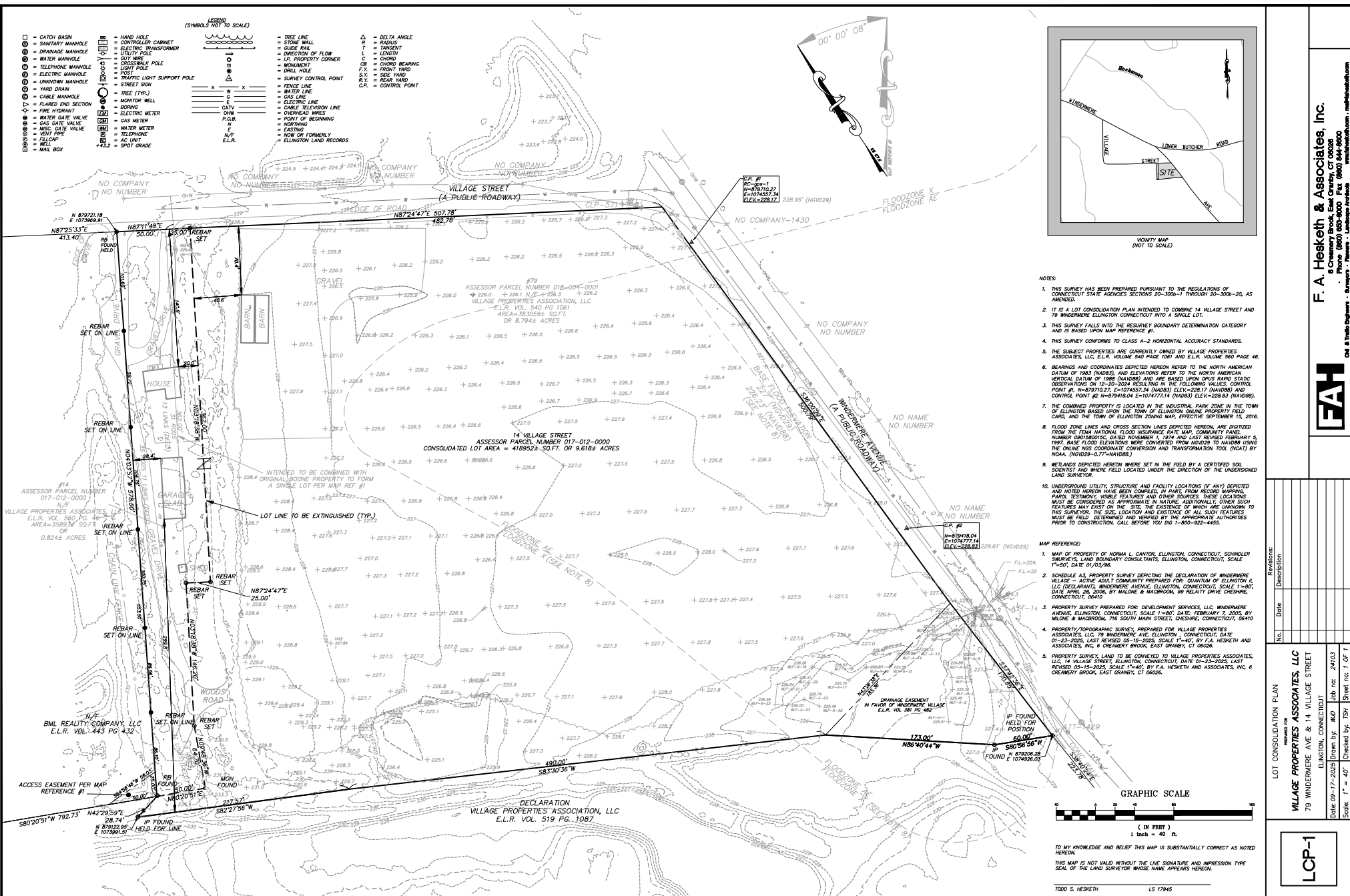
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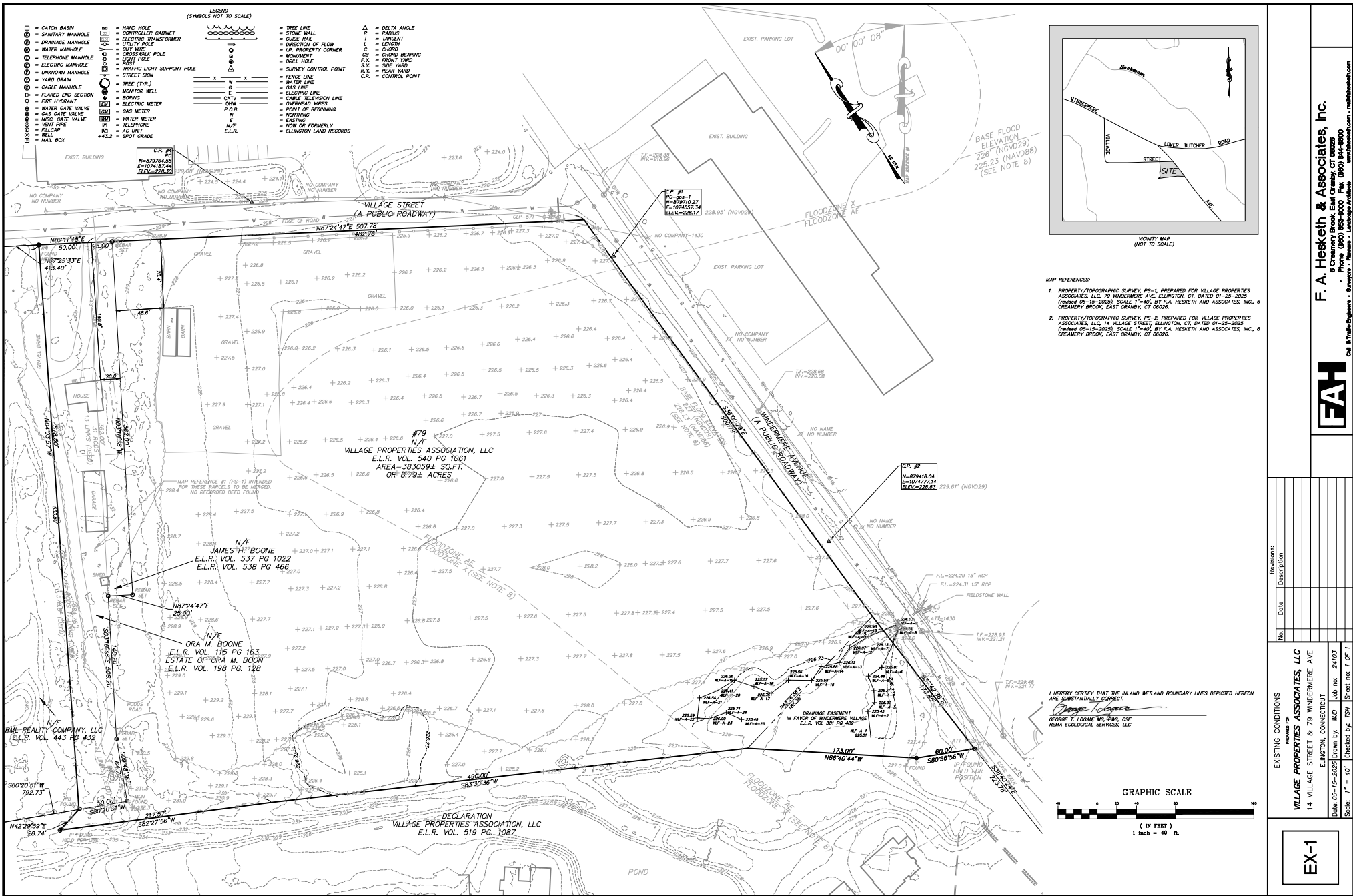
F. A. Hesketh & Associates, Inc.
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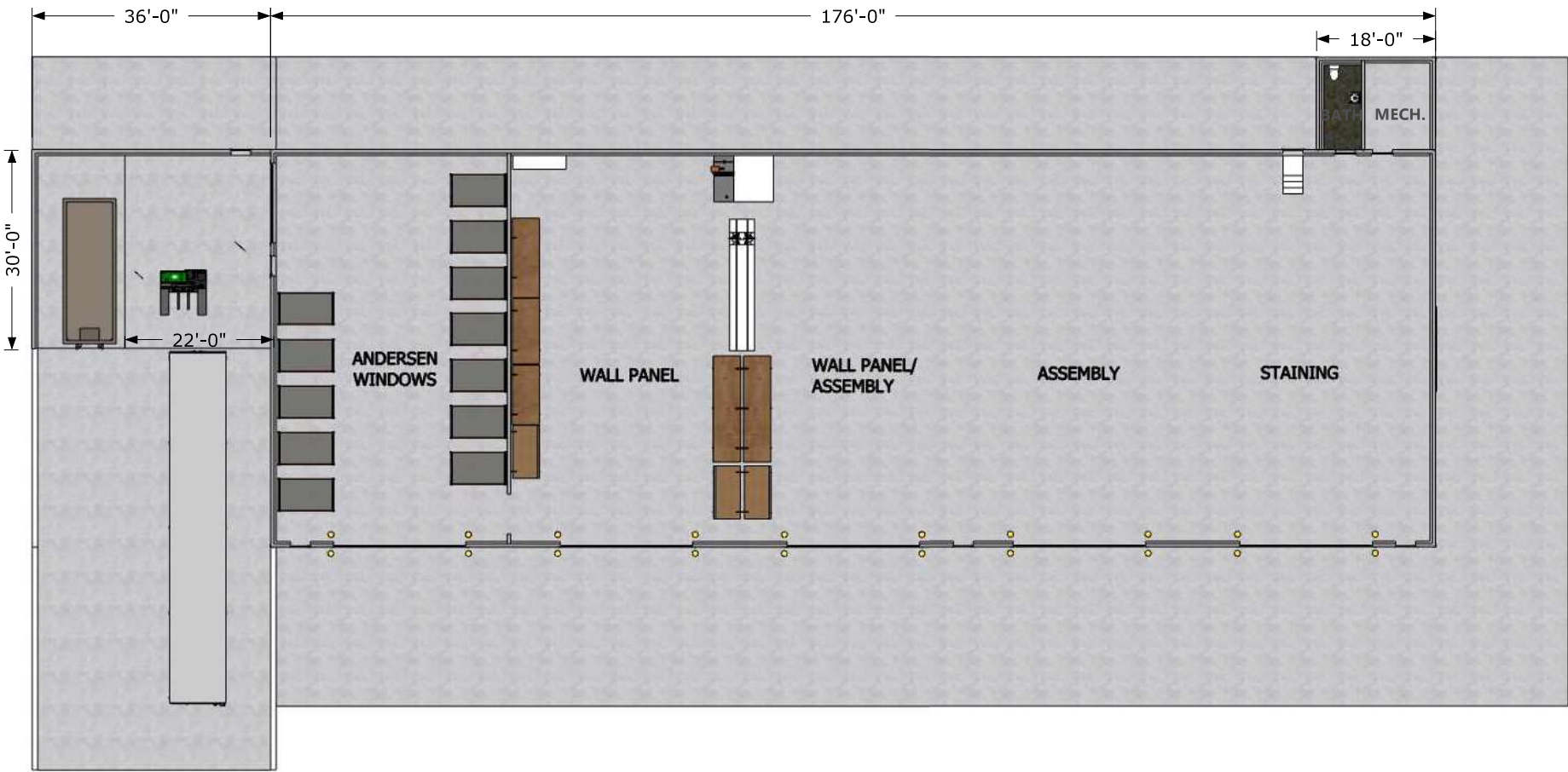
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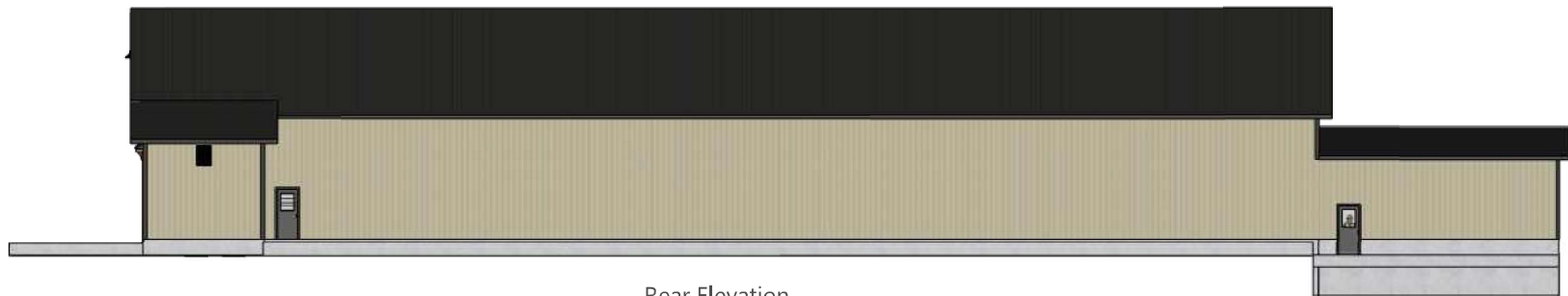
EXISTING CONDITIONS	
VILLAGE PROPERTIES ASSOCIATES, LLC	
14 VILLAGE STREET & 79 WINDERMERE AVE	
ELLINGTON, CONNECTICUT	
Date: 05-15-2025 Drawn by: MAP Job no.: 24103	
Scale: 1" = 40' Checked by: TSH Sheet no.: 1 OF 1	
10/25/24/03 - 79 Windermere, Ellington (06026-15) - Submittal (05-15-2025) (05-15-2025) - 10/11/24/24	



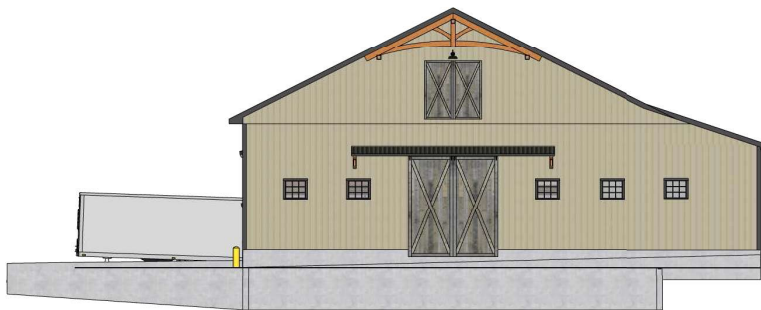
A-01 Floor Plan



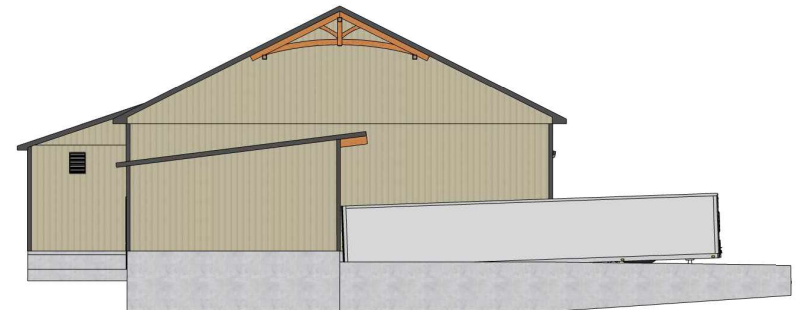
Front Elevation



Rear Elevation



North Elevation



South Elevation