

# LUKAS POND - MFSD SITE PLAN & SPECIAL USE

PREPARED FOR

# F & L CONSTRUCTION LIMITED

177 OLD COUNTY ROAD - WINDSOR LOCKS, CONNECTICUT

APPLICANT: F & L CONSTRUCTION LIMITED

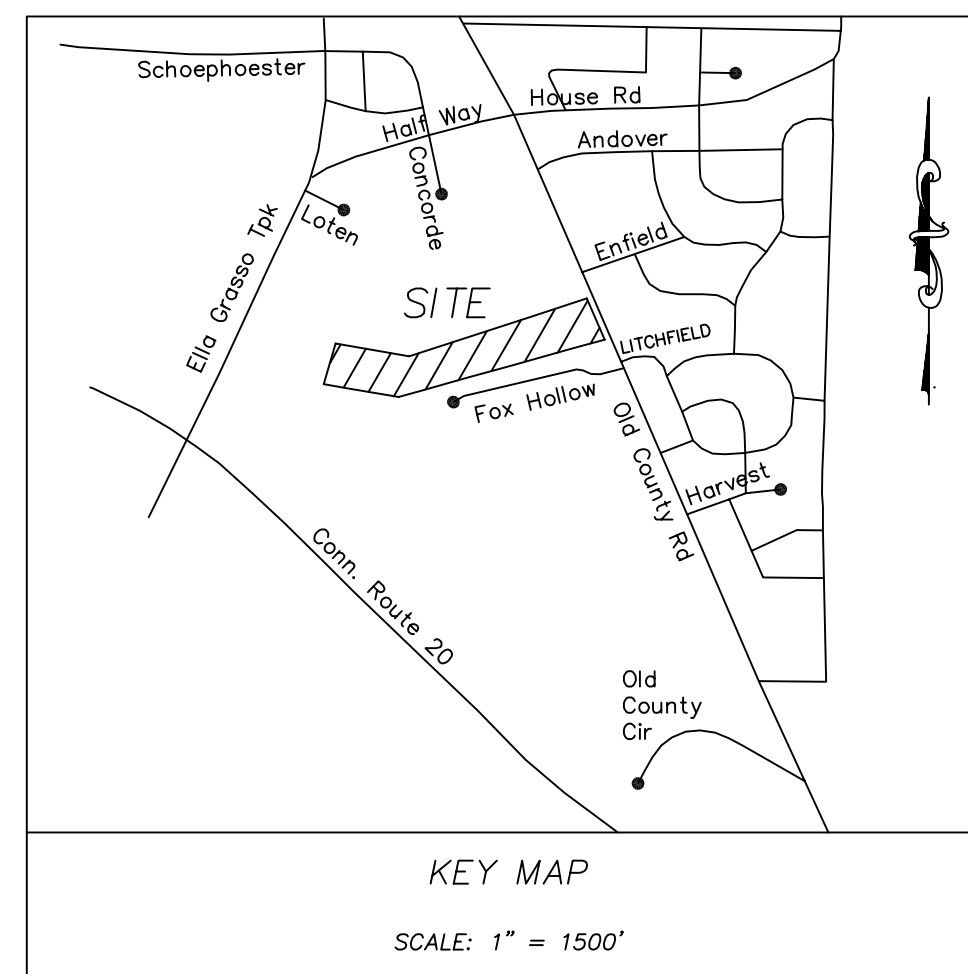
(860) 653-2847

SITE PLANNER / CIVIL ENGINEER: ED LALLY and ASSOCIATES, INC.

(860) 966-5281

SITE PLANNER / CIVIL ENGINEER: BARRESI ASSOCIATES LLC

(860) 219-9260



## GENERAL NOTES

- 1.) PROPERTY OWNER: F & L CONSTRUCTION LIMITED  
38 RUSSELL ROAD  
EAST GRANBY, CT 06026
- 2.) PARCEL LOCATION: 177 OLD COUNTY ROAD  
PARCEL ID: 045-125-019
- 3.) TOTAL PARCEL AREA: 683,594 Sq. Ft. or 15.693 ACRES
- 4.) PARCEL ZONE: MFSD
- 5.) THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.
- 6.) HORIZONTAL DATUM = NAD27
- 7.) VERTICAL DATUM = NGVD29.

## SURVEY NOTES

- 1.) TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- 2.) THE TYPE OF SURVEY IS A ZONING LOCATION SURVEY.
- 3.) THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 4.) HORIZONTAL CLASS OF ACCURACY: A-2

## MAP REFERENCES

- 1.) "BOUNDARY SURVEY PREPARED FOR F & L CONSTRUCTION, LIMITED 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT SCALE: 1 IN = 100 FT JANUARY 16, 2004 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"

## ZONING DATA REQUIREMENT NOTES

- 1.) ZONE: THE PROPERTY IS LOCATED IN THE MFSD ZONING DISTRICT.
- 2.) THE USE OF THE PROPERTY AS A RESIDENTIAL DEVELOPMENT IS APPROVED FOR THE MFSD ZONE.
- 3.) WAIVER REQUIRED FOR MAX ROAD LENGTH.

## NDDB NOTE

- 1.) BASED ON THE NATURAL DIVERSITY DATABASE AREA MAP FOR THE TOWN OF WINDSOR LOCKS CT, DATED DECEMBER 2026, THE SUBJECT PARCEL DOES NOT FALL WITHIN A CRITICAL HABITAT AREA OR AREAS WITH STATE AND FEDERAL LISTED SPECIES.
- 2.) BASED ON THESE FINDINGS, THE APPLICANT IS NOT REQUIRED TO SUBMIT A REQUEST FOR NATURAL DIVERSITY DATABASE (NDD) STATE LISTED SPECIES REVIEW FORM TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.

## WETLANDS NOTES

- 1.) THE LIMIT OF INLAND WETLAND SOILS AS SHOWN, WERE FLAGGED IN THE FIELD BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC ON 7-14-2003.
- 2.) THE FLAGS WERE FIELD LOCATED AND MAPPED BY ED LALLY AND ASSOCIATES, INC.
- 3.) SOIL TYPE, DESCRIPTION AND LOCATION TAKEN FROM SOILS REPORT PREPARED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON 7-23-2004.
- 4.) VEGETATION TYPES TAKEN FROM SOILS REPORT PREPARED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON 7-23-2004.
- 5.) LOT DEVELOPMENT AREA = 15,237 Acres  
TOTAL AREA OF INLAND WETLANDS = 1.72 Acres  
TOTAL AREA OF 40' REGULATED AREA = 2.52 Acres  
TOTAL AREA OF 40' + 80' REGULATED AREA = 3.39 Acres

## FLOOD NOTE

- 1.) THE PARCEL DESCRIBED HEREIN IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON:

"FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675 MAP NUMBER 09003C0216F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY"

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

DATE APPROVED

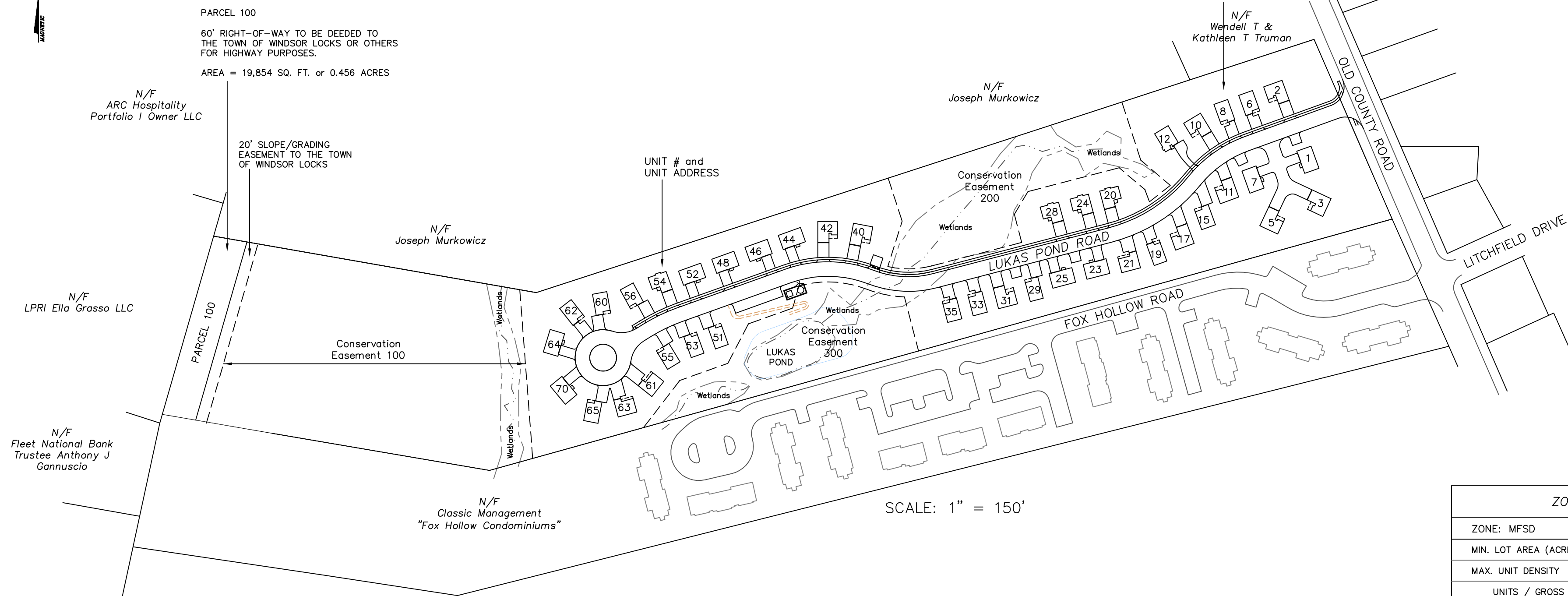
APPROVAL EXPIRES

TOWN ENGINEER, WINDSOR LOCKS DATE

SECRETARY, PLANNING AND ZONING DATE

CHAIRMAN, PLANNING AND ZONING DATE

Sheet 1  
Cover Sheet



## DRAWING INDEX

- 1 Cover Sheet
  - 2 Letters & Additional Notes
  - 3 Area Plan
  - 4 Overall Site Development Plan
  - 5 Boundary & Existing Conditions Plan
  - 6 Clearing Limit and Site Preparation Plan
  - 7 Layout Plan 1
  - 8 Layout Plan 2
  - 9 Grading Plan 1
  - 10 Grading Plan 2
  - 11 Erosion Control Plan 1
  - 12 Erosion Control Plan 2
  - 13 Landscape & Mitigative Planting Plan 1
  - 14 Landscape & Mitigative Planting Plan 1
  - 15 Soil Erosion & Sediment Control Notes
  - 16 Soil Erosion & Sediment Control Details
  - 17 Plan & Profile 1
  - 18 Plan & Profile 2
  - 19 Construction Details 1
  - 20 Construction Details 2
  - 21 Construction Details 3
  - 22 Construction Details 4
  - 23 Sanitary Sewer Details
  - 24 S.S.E.S. Recommended Mitigative Plantings Schedule
- Baracudda Particle Separator 1 of 2  
Baracudda Particle Separator 2 of 2

DENSITY CALCULATIONS:	
TOTAL PARCEL AREA	= 15,693 ACRES
AREA - PARCEL 100	= 0,456 ACRES
AREA - MFSD DEVELOPMENT	= 15,237 ACRES
AREA OF 100 YEAR FLOOD	= 0.00 ACRES
WETLANDS + WATER COURSES + WATER BODIES	
+ DETENTION AREAS	= 1.72 ACRES
EXISTING UTILITY AREAS	= 0.00 ACRES
EXISTING RIGHTS OF WAY	= 0.00 ACRES
SLOPES IN EXCESS OF 15 %	= 3.24 ACRES
GROSS PARCEL ACREAGE	= 10.28 ACRES
UNITS ALLOWED = 8 DWELLING UNITS PER GROSS ACREAGE	
10.28 ACRES X 8 UNITS	= 82.2 - DWELLING UNITS
	= 82 - DWELLING UNITS
OR 20 BEDROOMS PER GROSS ACREAGE	
10.28 ACRES X 20 BEDROOMS	= 205.6 BEDROOMS
	= 205 BEDROOMS
UNITS PROPOSED	= 41 UNITS
NET DENSITY	41 UNITS / 10.28 ACRES = 3.9 UNITS / GROSS ACREAGE

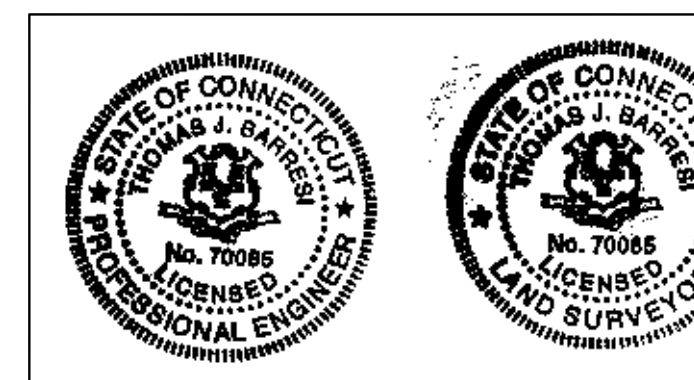
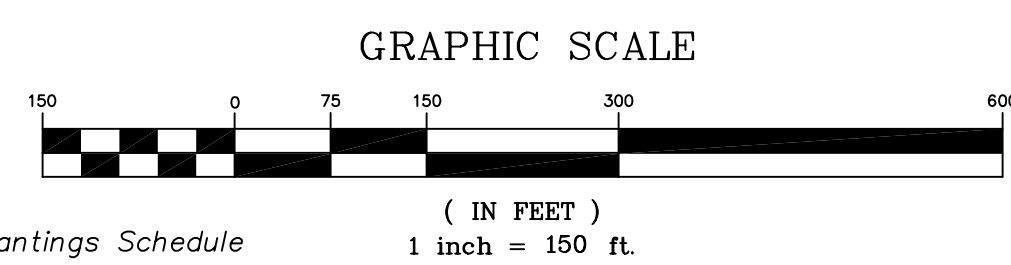
OPEN SPACE - Section 409.1.2			
LOT AREA (MFSD DEVELOPMENT)	ACRES	% OF LOT AREA	
15,237		100.0	
REQUIRED OPEN SPACE (409.1.2)			
20% TOTAL PARCEL AREA	3.05	20.0	
PROPOSED OPEN SPACE CONSERVATION EASEMENTS			
CONS. EASE. # 100 = 173,749 Sq.Ft. = 3.98 Acres		26.1	
CONS. EASE. # 200 = 63,628 Sq.Ft. = 1.51 Acres		9.9	
CONS. EASE. # 300 = 53,251 Sq.Ft. = 1.23 Acres		8.1	
TOTAL OPEN SPACE (CONS. EASE.)	6.72	44.1	

ZONING COMPLIANCE TABLE		
ZONE: MFSD	REQUIRED	PROVIDED
MIN. LOT AREA (ACRES)	3	15.237
MAX. UNIT DENSITY		
UNITS / GROSS ACREAGE	8	3.9
FRONTAGE (FT.)		
	200	349.58
MIN. FRONT YARD (FT.)		
	80	80.5
MIN. SIDE YARD (FT.)		
	25	29.0
MIN. REAR YARD (FT.)		
	25	--
MAX. BUILDING COVERAGE (%)		
	20	12.2
MAX. BUILDING HT. (FT.)		
	30	n/a
MIN. BUILDING SEPARATION (FT.)		
	20	20.5
PARKING SPACES / UNIT		
	2	2
EXTRA VISITOR PARKING		
		20

PROPOSED MITIGATIVE PLANTING	
AREA # 1	7,820 SF
AREA # 2	4,320 SF
AREA # 3	5,580 SF
AREA # 4	2,260 SF
AREA # 5	9,720 SF
TOTAL AREA	29,700 SF

CONDITIONS OF APPROVAL	
1.)	PARCEL 100 AND THE ADJACENT SLOPE/GRADING EASEMENT SHALL BE DEEDED TO THE TOWN OF WINDSOR LOCKS PRIOR TO THE ISSUE OF THE FIRST CERTIFICATE OF OCCUPANCY.
2.)	THE LUKAS POND HOMEOWNERS ASSOCIATION SHALL PRIVATELY MAINTAIN ALL ROADS, WALKS, GROUNDS, BUFFERS AND BUILDINGS AND EACH UNIT'S DEED SHALL CONTAIN A PROVISION, ACCEPTABLE TO THE TOWN ATTORNEY, REGARDING MAINTENANCE OF PRIVATE PROPERTY.
3.)	ALL THE UTILITY, DRAINAGE, SIDEWALK, AND ROAD INFRASTRUCTURE EXCEPT FOR THE FINAL COURSE OF PAVEMENT SHALL BE CONSTRUCTED WITHIN 1 YEAR AFTER THE START OF CONSTRUCTION. DWELLING UNITS SHALL BE CONSTRUCTED IN RESPONSE TO MARKET DEMAND WITH ALL DWELLING UNITS AND THE FINAL COURSE OF PAVEMENT COMPLETED WITHIN 5 YEARS OF APPROVAL.
4.)	PRIOR TO THE START OF CONSTRUCTION, A WPCA APPLICATION MUST BE COMPLETED AND THE CONNECTION TO THE TOWN SEWER SYSTEM MUST BE APPROVED.
5.)	PRIOR TO THE START OF CONSTRUCTION, A DETAILED QUANTITY AND COST ESTIMATE FOR THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE SUBMITTED TO THE TOWN ENGINEER TO DETERMINE THE AMOUNT OF THE EROSION CONTROL BOND. THE ESTIMATE SHALL INCLUDE THE ESTIMATE FOR THE CONSTRUCTION AND STABILIZATION OF LUKAS POND AND ITS OUTLET.
6.)	AN AS-BUILT PLAN CERTIFIED BY A CONNECTICUT LICENSED LAND SURVEYOR OF THE ROAD AND ALL UTILITIES SHALL BE SUBMITTED BY THE APPLICANT TO THE TOWN ENGINEER WHEN ALL IMPROVEMENTS EXCEPT FOR THE FINAL COURSE OF PAVEMENT ARE COMPLETE TO VERIFY COMPLIANCE WITH THE APPROVED SITE PLAN, THE COMMISSIONS' APPROVALS AND ALL TOWN CONSTRUCTION SPECIFICATIONS PRIOR TO THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED.
7.)	NO CERTIFICATES OF OCCUPANCY SHALL BE GRANTED UNTIL THE ENTIRE ROADWAY INCLUDING THE TURNAROUND ARE CONSTRUCTED WITH AT LEAST A BINDER COURSE OF PAVEMENT, AND ALL UTILITIES ARE COMPLETED AND FUNCTIONAL.
8.)	A PERFORMANCE BOND, IN AN AMOUNT EQUAL TO THE COST TO COMPLETE ALL INCOMPLETE IMPROVEMENTS, SHALL BE SUBMITTED TO THE TOWN IN A FORM ACCEPTABLE TO THE TOWN ATTORNEY AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED.
9.)	INDIVIDUAL PLOT PLANS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR EACH UNIT IF ANY CHANGES FROM THE APPROVED LAYOUT PLAN ARE PROPOSED.
10.)	BUILDING PLANS SUBMITTED TO THE BUILDING DEPARTMENT FOR A BUILDING PERMIT FOR A UNIT SHALL SHOW COMPLIANCE WITH ZONING REGULATION SECTIONS 409.C.3 AND 409.C.4. AFTER CONSTRUCTION, COMPLIANCE WITH ZONING REGULATION SECTIONS 409.C.3 AND 409.C.4 SHALL BE VERIFIED PRIOR TO THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THAT UNIT.
11.)	A TOPOGRAPHIC AS-BUILT SURVEY DEMONSTRATING COMPLIANCE OF EACH UNIT WITH THE APPROVED SITE PLAN AND ALL CONDITIONS OF APPROVAL SHALL BE SUBMITTED TO THE TOWN BUILDING DEPARTMENT AT THE TIME OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY FOR THAT UNIT.
12.)	THE DEVELOPER SHALL OFFER EACH PURCHASER OPTIONS TO UPGRADE THE STANDARD KITCHEN CABINETS, KITCHEN APPLIANCES, FLOORING AND CARPETING TO UP-SCALE ITEMS. ADDITIONALLY, THE DEVELOPER SHALL OFFER EACH PURCHASER AN OPTIONAL "RECREATIONAL AMENITY PACKAGE" WHICH EACH PURCHASER CAN CUSTOMIZE TO SUIT THEIR INDIVIDUAL NEEDS. THE INDIVIDUAL AMENITIES SHALL INCLUDE: A WELL-MADE WEATHER RESISTANT PICNIC TABLE, A WELL-MADE WEATHER RESISTANT PATIO SET CONSISTING OF A ROUND TABLE, AN UMBRELLA AND 4 CHAIRS, TWO DIFFERENT PROPANE GRILLS, A PORTABLE BASKETBALL HOOP WHICH CAN BE PLACED AT THE SIDE OF THEIR INDIVIDUAL PAVED DRIVEWAY, AND TWO DIFFERENT SWING SETS. PURCHASERS CAN SELECT ANY, ALL, OR NONE OF THESE OPTIONAL RECREATIONAL AMENITIES.

SITE STATISTICS - 177 OLD COUNTY ROAD		
	ACRES	% OF LOT AREA
LOT AREA (MFSD DEVELOPMENT)	15.237	100.0
INLAND WETLANDS	1.72	11.0
40' INLAND WETLANDS REGULATED AREA	2.52	16.0
COMBINED 40' WETLANDS + 80' WATERCOURSE REGULATED AREA	3.39	21.6
FLOODPLAIN SOILS	0.0	0.0
LAND DISTURBANCE	8.0	52.5
SILTED POND	0.25	1.6
WETLANDS	0.55	3.6
40' REGULATED AREA	1.08	7.1
COMBINED 40' + 80' REGULATED AREA	1.57	10.3



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI ASSOCIATES LLC**

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
(860) 219-9260 www.barresilc.com

DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

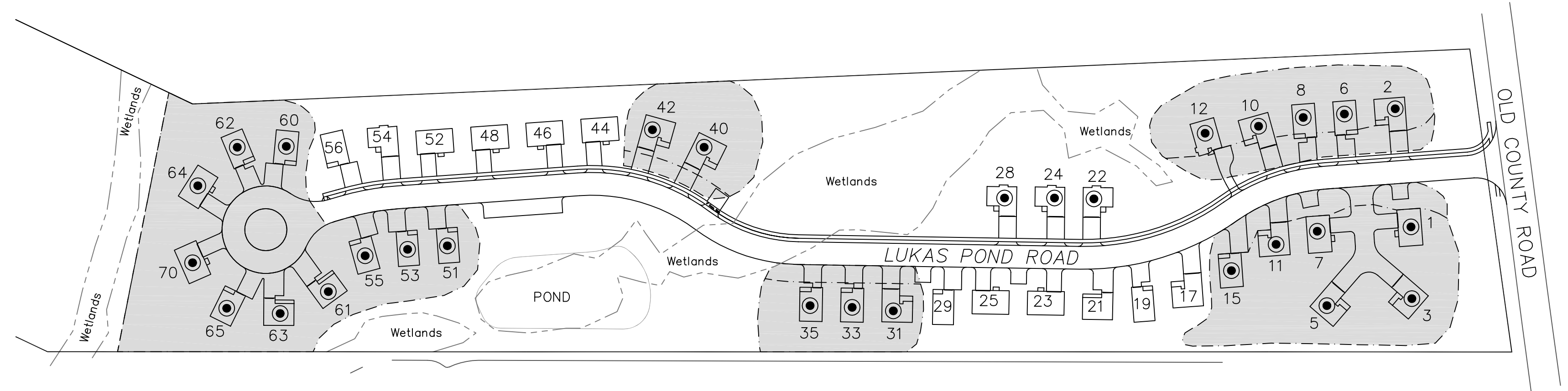
LUKAS POND - MFSD SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: AS SHOWN  
MARCH 27, 2026

**SITE DEVELOPMENT NOTES**

1. HORIZONTAL DATUM =
2. VERTICAL DATUM = NGVD29
3. WETLANDS LIMIT TAKEN FROM FIELD DELINEATION BY TOM PIETRAS OF SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. & FIELD LOCATED BY ED LALLY AND ASSOCIATES, INC.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF WINDSOR LOCKS STANDARDS AND CONNECTICUT DOT FORM 814.
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS.
6. AT LEAST 72 HOURS PRIOR TO SITE DISTURBANCE, THE DEVELOPER'S CONTRACTOR SHALL NOTIFY THE TOWN WETLAND AGENT IN ORDER TO ALLOW STAFF AN OPPORTUNITY TO INSPECT INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. AT LEAST 1-WEEK PRIOR TO SITE DISTURBANCE, THE DEVELOPER'S CONTRACTOR SHALL NOTIFY THE TOWN WETLAND AGENT TO SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN WETLAND AGENT AND THE TOWN'S ENGINEERING CONSULTANT.
8. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS A STONE CONSTRUCTION ENTRANCE/EXIT PAD OF AT LEAST 50 FEET IN LENGTH AND THE ENTIRE WIDTH OF THE PROPOSED NEW ACCESS DRIVE SHALL BE INSTALLED AT THE INTERSECTION OF THE NEW ACCESS DRIVE WITH OLD COUNTY ROAD TO COLLECT ANY SEDIMENT OF WHEELS OF CONSTRUCTION VEHICLES. THE CONSTRUCTION ENTRANCE PAD SHALL BE MAINTAINED UNTIL THE PAVING OF LUKAS POND ROAD.
9. THE DEVELOPER AND HOME BUILDER SHALL PRACTICE EFFECTIVE DUST CONTROL DURING DRIVE AND HOUSE CONSTRUCTION TO KEEP DUST AND BLOWN DEBRIS FROM AFFECTING ADJACENT PROPERTIES.
10. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN ENGINEER, OR THE INLAND WETLANDS AND WATERCOURSES COMMISSION, OR ITS DESIGNATE DURING THE CONSTRUCTION OF ANY SITE IMPROVEMENT SHALL BE IMPLEMENTED BY THE DEVELOPER.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR/REPLACEMENT OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER, AND THE INLAND WETLANDS AND WATERCOURSES COMMISSION, OR ITS DESIGNATE.
12. FOOTING DRAINS ARE REQUIRED IN ALL UNITS AND SHALL DRAIN TO A FREE SURFACE OR STORM DRAINAGE SYSTEM. THE TOWN IS NOT RESPONSIBLE FOR THE REPAIR, REPLACEMENT OR MAINTENANCE OF PRIVATE DRAINS.
13. THE PROPER APPLICATION OF MODERN ARCHITECTURAL PRACTICES WILL PROVIDE OR MANY POSSIBLE METHODS OF UTILIZING ACTIVE OR PASSIVE SOLAR DESIGN ELEMENTS IN THE PROPOSED HOUSES.
14. ALL UTILITIES SHALL BE UNDERGROUND. THE CABLE TV COMPANY SHALL BE NOTIFIED IN A TIMELY MANNER SUCH THAT THEIR LINES CAN BE BURIED WHILE ROAD CONSTRUCTION IS UNDERWAY.
15. DEVELOPER TO INSTALL STREET LIGHTING ON POLES IN ACCORDANCE WITH SECTION 705F.4 OF THE TOWN OF WINDSOR LOCKS ZONING REGULATIONS. DEVELOPER SHALL PROVIDE A PHOTOMETRIC PLAN TO DEMONSTRATE THE PROPOSED LIGHTING MEETS THE B.U.G. RATINGS AND LIGHT TRESPASS REQUIREMENTS OF SECTION 705F.4. ADDITIONALLY, LIGHT TRESPASS AND LUMEN INTENSITY WITHIN THE CONSERVATION EASEMENTS, INLAND WETLANDS AND MITIGATION AREAS FROM THE PROPOSED STREET LIGHTING AND UNIT LIGHTING SHALL BE MINIMIZED.
16. EXTERIOR BUILDING LIGHTS TO CONSIST OF ONE COLONIAL STYLE SURFACE MOUNTED FIXTURE ON EACH SIDE OF THE GARAGE DOOR, ONE ON EACH SIDE OF FRONT DOOR AND ONE AT REAR DOOR(S). FIXTURES ON FRONT OF UNIT LIMITED TO 100 WATTS. FIXTURES ON REAR OF BUILDING MUST HAVE FROSTED GLASS AND ARE LIMITED TO 60 WATTS.
17. THE APPLICANT SHALL PROVIDE CONSTRUCTION DETAILS FOR THE SANITARY PUMP STATION TO THE WINDSOR LOCKS WPCA FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALL SANITARY WORK SHALL CONFORM TO THE WINDSOR LOCKS SEWER MANUAL.
18. CONNECTIONS TO THE EXISTING SEWER MAIN ON OLD COUNTY ROAD SHALL BE PERFORMED IN ACCORDANCE WITH THE "TOWN OF WINDSOR LOCKS MANUAL OF SPECIFICATIONS AND CONSTRUCTION METHODS FOR SANITARY SEWERS" AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
19. THE PROPOSED ROADWAY SHALL REMAIN A PRIVATE ROADWAY AND SHALL NOT BE MAINTAINED BY THE TOWN OF WINDSOR LOCKS.
20. THE WATER SUPPLY SHALL MEET THE MINIMUM REQUIREMENTS OF NFPA 24.
21. LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
22. THE DEVELOPER SHALL CLEAN ANY REMAINING DEBRIS, TRASH, RUBBISH AND DISCARDED MATERIALS FROM THE SITE AND DISPOSE OF SAME IN AN AREA AND BY METHODS APPROVED BY THE TOWN OF WINDSOR LOCKS AND THE STATE D.E.P.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
24. THE USE, STORAGE OR DISPOSAL OF SURPLUS MATERIAL, NOT IN ACCORDANCE WITH THAT SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT OR APPROVAL GRANTED BY THE COMMISSION.
25. THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SURPLUS MATERIAL, WITHIN OR IMMEDIATELY ADJACENT TO REGULATED AREAS, TEMPORARILY OR PERMANENTLY, BEYOND THE EXTENT SHOWN ON THE PLANS. ANY EXCESS MATERIAL FROM THE PROPOSED CONSTRUCTION SHALL BE DEPOSITED IN AN OFF-SITE NON-REGULATED AREA AND THE APPLICANT SHALL PROVIDE CERTIFICATION OF ITS DEPOSITION AND QUANTITY. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEPOSITION OF THIS MATERIAL.
26. ALL WORK IN CONNECTION WITH THIS PROJECT MUST COMMENCE WITHIN 1 YEAR OF THE APPROVAL DATE AND MUST BE COMPLETED WITHIN 5 YEARS OF THE APPROVAL DATE, OR THE APPROVAL WILL BECOME NULL AND VOID.
27. PROPOSED ROAD, STORM DRAINAGE, SANITARY SEWER AND UNDERGROUND UTILITIES MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF ANY C.O.'S. NO C.O.'S WILL BE ISSUED WITHOUT THE ROAD BINDER COURSE INSTALLED.
28. PRIOR TO THE ISSUANCE OF THE LAST TWO C.O.'S ANY SITE IMPROVEMENTS REMAINING SHALL BE BONDED IN AN AMOUNT SATISFACTORY TO THE TOWN ENGINEER.
29. ASBUILT DRAWING SHALL BE PREPARED BY A LICENSED LAND SURVEYOR AND APPROVED BY THE TOWN ENGINEER.

30. NO FOUNDATION WINDOWS ARE ALLOWED ON THE UPHILL SIDE OF UNITS.
31. PRIOR TO THE START OF CONSTRUCTION, A WPCA APPLICATION AND FEE IS REQUIRED TO APPROVE THE CONNECTION TO THE TOWN SEWER SYSTEM IN OLD COUNTY ROAD.
32. THE DEVELOPER IS TO PREPARE A TOPOGRAPHIC AS-BUILT SURVEY OF EACH UNIT IN ACCORDANCE WITH SECTION 705F.9 OF THE ZONING REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
33. NO CERTIFICATE OF OCCUPANCY FOR THE PROJECT SHALL BE GRANTED UNTIL THE ENTIRE ROADWAY WITH TURNAROUND IS CONSTRUCTED WITH AT LEAST A BINDER COURSE OF PAVEMENT AND ALL UTILITIES ARE COMPLETED.
34. PRIOR TO THE START OF CONSTRUCTION A WPCA APPLICATION MUST BE COMPLETED AND THE CONNECTION TO THE TOWN SEWER SYSTEM MUST BE APPROVED.
35. AS REQUIRED BY SECTION 409 D.2 AND 3 AND SECTION 409 E THE OWNERS SHALL PRIVATELY MAINTAIN ALL ROADS, LIGHTS, WALKS, GROUNDS, BUFFERS AND BUILDINGS.
36. AS REQUIRED BY SECTION 409 E.2 EACH UNIT'S DEED SHALL CONTAIN A PROVISION, ACCEPTABLE TO THE TOWN ATTORNEY, REGARDING MAINTENANCE OF PRIVATE PROPERTY.
37. AS REQUIRED BY SECTION 409 H, A PERFORMANCE BOND, IN AN AMOUNT EQUAL TO THE AMOUNT OF INCOMPLETE IMPROVEMENTS, SHALL BE SUBMITTED AT THE TIME THAT THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
38. A CERTIFIED AS-BUILT PLAN SHALL BE SUBMITTED BY THE APPLICANT TO THE TOWN AND ASSOCIATION WHEN ALL IMPROVEMENTS ARE COMPLETE VERIFYING COMPLIANCE TO THE PLAN, COMMISSION APPROVAL AND ALL TOWN CONSTRUCTION SPECIFICATIONS.
39. THE REVISED PLANS TO BE FILED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY SHALL SHOW COMPLIANCE WITH REGULATIONS SECTION 409C 3 AND C 4.



● Indicate dwelling units with roof gutter systems and downspouts discharging to a Dedicated Pervious Area (DPA).  
 ○ = (DPA) DEDICATED PERVIOUS AREA

**ADDITIONAL SITE DEVELOPMENT NOTES**

- 1.) THE CONSTRUCTION OF THIS PROJECT IS NOT PHASED.
- 2.) ALL INFRASTRUCTURE LOCATED BETWEEN BACK EDGE OF CURBING ON SOUTH SIDE OF ROAD AND TO NORTH SIDE OF SIDEWALK ON NORTH SIDE OF ROAD EXCEPT FOR THE FINAL COURSE OF PAVEMENT MUST BE CONSTRUCTED INITIALLY. ALL UTILITIES TO BE INSTALLED A SUFFICIENT DISTANCE BEHIND CURB AND SIDEWALK TO ALLOW ACCESS FOR THEIR EXTENSION WITHOUT DISTURBANCE TO CURB OR SIDEWALK.
- 3.) FINAL COURSE OF PAVEMENT MUST BE INSTALLED PRIOR TO EXPIRATION OF INITIAL 5 YEAR TIME LIMIT OF INITIAL APPROVAL. IF AN EXTENSION OF APPROVAL OR REAPPROVAL IS REQUESTED, FINAL COURSE OF PAVEMENT MUST BE INSTALLED BEFORE COMMISSION APPROVAL OF AN EXTENSION OR REAPPROVAL IS GRANTED.
- 4.) PROPOSED UNIT STYLE AND UNIT LOCATIONS MAY CHANGE BASED ON UNIT PURCHASER. ANY CHANGE IN UNIT STYLE MUST CONFORM TO THE ZONING REGULATIONS, THE APPROVED SITE PLAN AND DENSITY REQUIREMENTS.

**MISCELLANEOUS H.O.A. NOTES**

All areas of the site are to be maintained by the Home Owners Association (HOA) except as follows:

Residents are permitted to install and maintain private ornamental landscaping and/or flower beds within 5' of the front and/or sides of the foundation of their dwelling and are permitted to install and maintain private vegetable and/or ornamental landscaping and/or flower beds within 20 feet of the rear of the foundation of their dwelling, except where topography, utilities or existing vegetation prevent such use.

**MAINTENANCE OF ROOF DRAINAGE SYSTEMS**

Dwelling units 1, 2, 3, 5, 6, 7, 8, 10, 11, 12, 15, 22, 24, 28, 31, 33, 35, 40, 42, 51, 53, 55, 60, 61, 62, 63, 64, 65 and 70 have roof gutter systems and downspouts discharging to large precast splash blocks draining onto dedicated pervious areas consisting of lawn and other vegetated areas in such a manner as to create and maintain sheet flow over the largest area possible, known as a Dedicated Pervious Areas. All Dedicated Pervious Areas, shown as DPA on the approved plans and the exhibit attached hereto, shall remain pervious and no impervious area shall be installed or constructed on a DPA without permit from the Planning and Zoning Commission and, if in an area regulated by the Inland Wetlands Commission, without a permit from that Commission. The maintenance and proper function of said down spouts and splash blocks is the responsibility of the unit owner. No unit owner shall cause interference with or disruption to the sheet flow of stormwater runoff from any roof area.

Dwelling units 15, 17, 19, 21, 23, 25, 29, 44, 46, 48, 52, 54 and 56 have roof gutter systems discharging to a retention/infiltration system with downspouts discharging via an air gap (a 6" vertical space) between the downspout and the pipe leading to the retention/

Infiltration system to ensure proper operation of the downspout during storms of unexpected exceptionally high rainfall intensity. The maintenance and proper function of said downspouts is the responsibility of the unit owner.

**APPLICATION OF PESTICIDES, FERTILIZERS, HERBICIDES, FUNGICIDES, OR OTHER CHEMICAL MATERIALS**

No pesticides, fertilizers, herbicides, fungicides, or other chemical materials of any kind shall be installed on any part of the Lukas pond property by any individual, company or other entity except in complete conformance with the procedures and requirements of the Lukas Pond Condominium Integrated Ornamental and Turf Pest Management Program.AAA

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

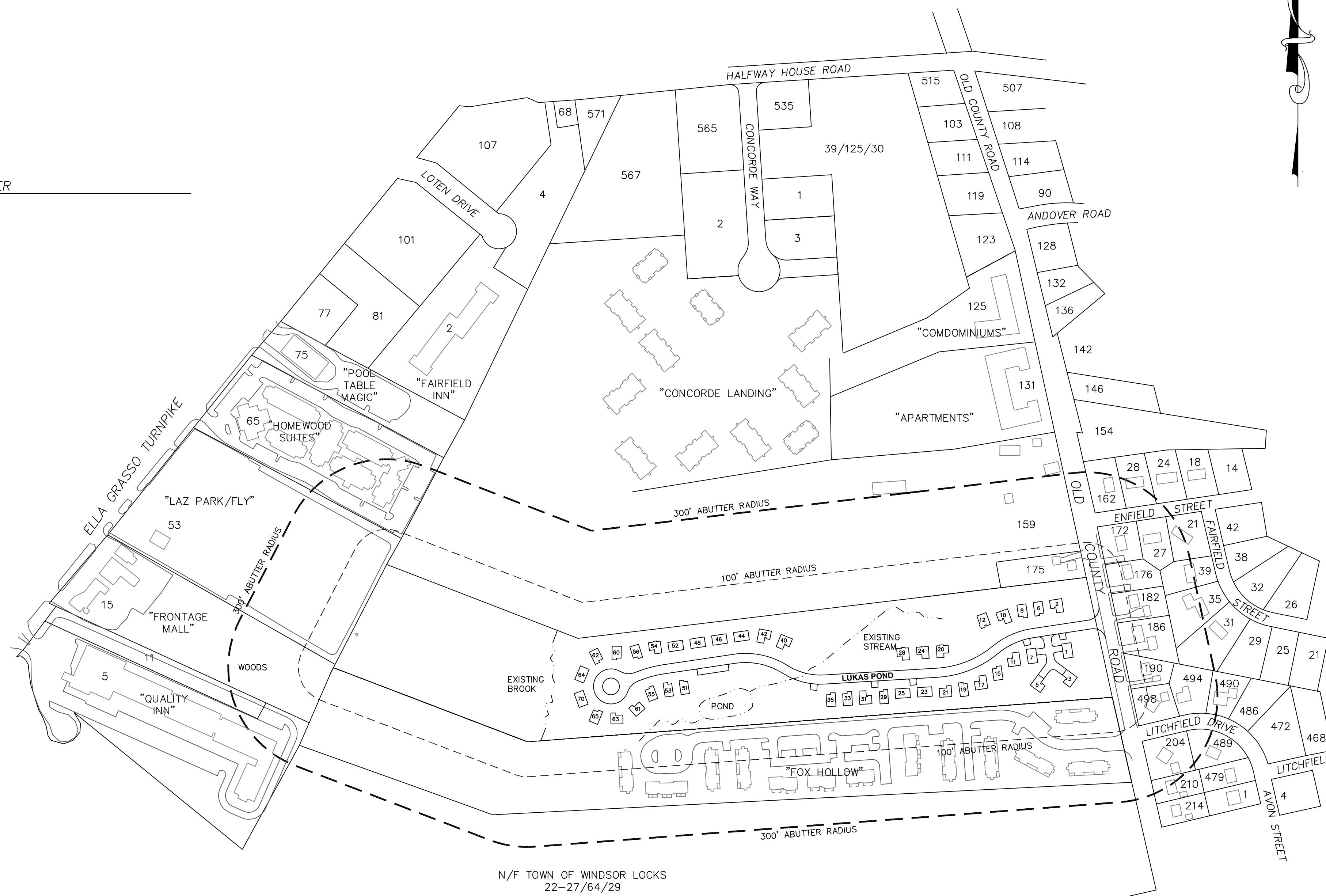
DATE APPROVED	
APPROVAL EXPIRES	
TOWN ENGINEER, WINDSOR LOCKS	DATE
SECRETARY, PLANNING AND ZONING	DATE
CHAIRMAN, PLANNING AND ZONING	DATE

		<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> ASSOCIATES LLC</p> <p>570 HAYDEN STATION ROAD – UNIT D – WINDSOR, CT 06095 (860) 219-9260 www.barresillc.com</p>	<p>4/29/26</p>	<p>Per Town Engineer Comments Dated 4/22/26</p>	<p>LUKAS POND – SITE PLAN &amp; SPECIAL USE PREPARED FOR <b>F &amp; L CONSTRUCTION LIMITED</b> 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT</p>
			<p>DATE</p>	<p>REVISION</p>	



300' ABUTTERS

LOCATION	MBLU	ZONE	USE	OWNER
PLEASE REFER TO ....FOR 300-FT ABUTTER INFORMATION.				



TO THE BEST OF MY KNOWLEDGE AND BELIEF  
THIS PLAN CONFORMS TO THE CONDITIONS  
AND REQUIREMENTS SET FORTH IN THE APPROVAL  
GRANTED BY THE TOWN OF WINDSOR LOCKS  
PLANNING AND ZONING COMMISSION

DATE APPROVED \_\_\_\_\_

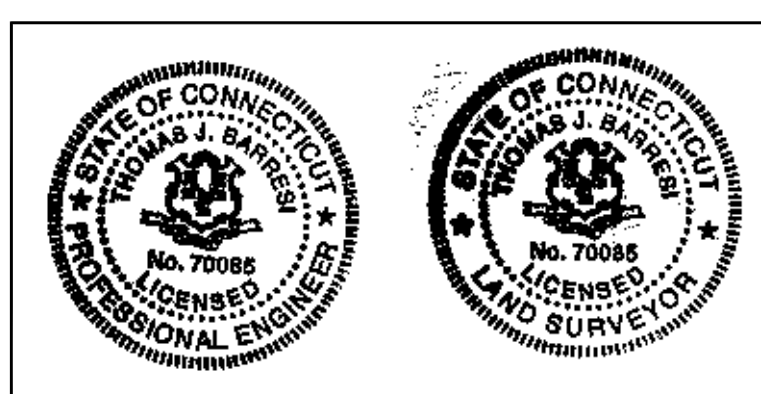
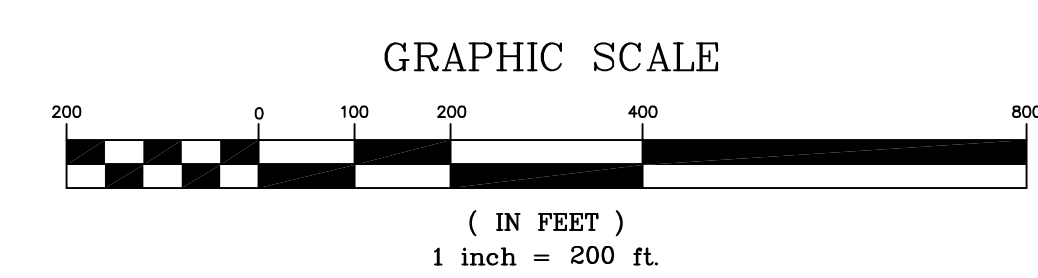
APPROVAL EXPIRES \_\_\_\_\_

TOWN ENGINEER, WINDSOR LOCKS DATE \_\_\_\_\_

SECRETARY, PLANNING AND ZONING DATE \_\_\_\_\_

CHAIRMAN, PLANNING AND ZONING DATE \_\_\_\_\_

Sheet 3  
Area Plan



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI**  
ASSOCIATES LLC

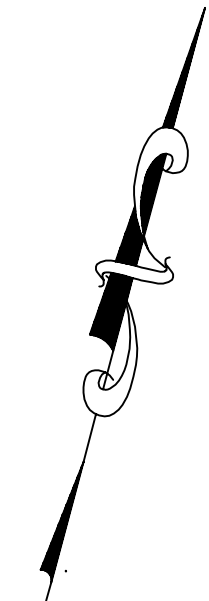
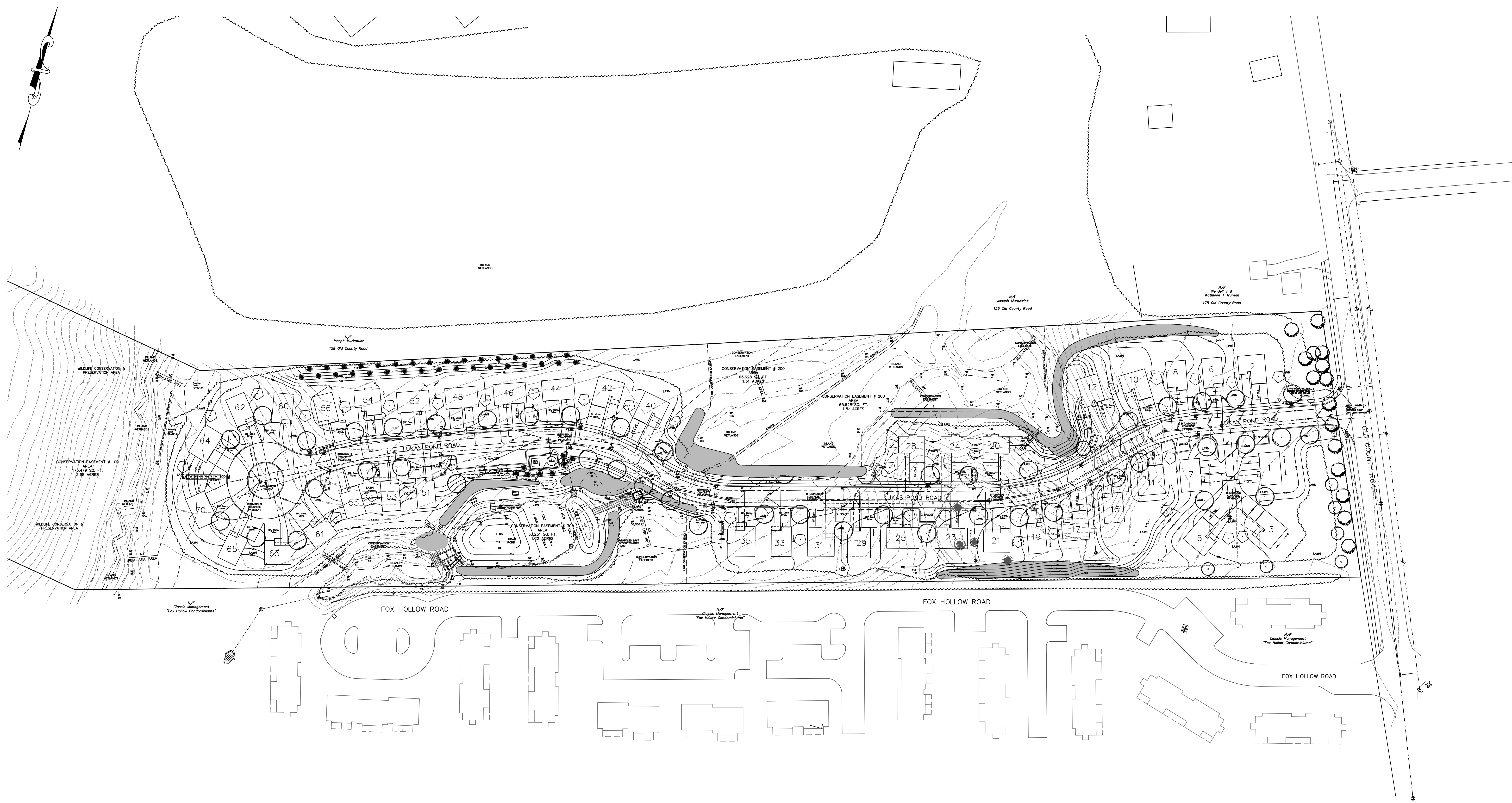
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
(860) 219-9260 www.barresilic.com



4/29/26 Per Town Engineer Comments Dated 4/22/26

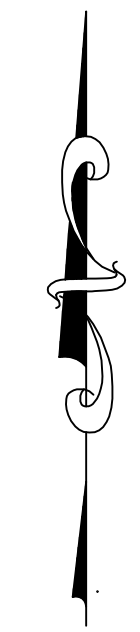
DATE \_\_\_\_\_ REVISION \_\_\_\_\_

LUKAS POND - MFSD SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

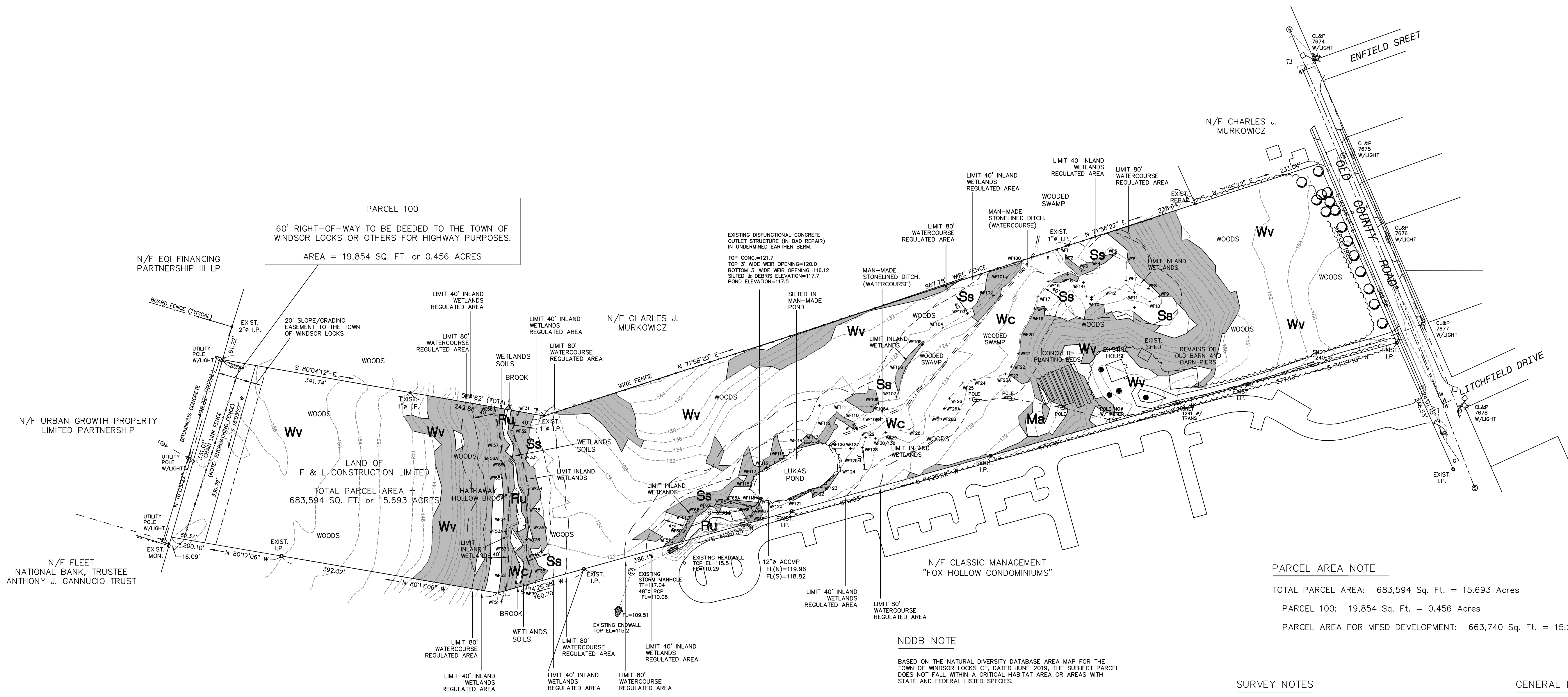
SCALE: 1" = 200'  
MARCH 27, 2026



 	<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> ASSOCIATES LLC</p> <p>1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilc.com</p>	<p>4/29/26</p>	<p>Per Town Engineer Comments Dated 4/22/26</p>	<p>LUKAS POND - MFSD SITE PLAN &amp; SPECIAL USE</p> <p>PREPARED FOR</p> <p><b>F &amp; L CONSTRUCTION LIMITED</b> 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT</p>
		<p>DATE</p>	<p>REVISION</p>	



PARCEL 100  
60' RIGHT-OF-WAY TO BE DEEDED TO THE TOWN OF WINDSOR LOCKS OR OTHERS FOR HIGHWAY PURPOSES.  
AREA = 19,854 SQ. FT. or 0.456 ACRES



**PARCEL AREA NOTE**  
TOTAL PARCEL AREA: 683,594 Sq. Ft. = 15.693 Acres  
PARCEL 100: 19,854 Sq. Ft. = 0.456 Acres  
PARCEL AREA FOR MFS DEVELOPMENT: 663,740 Sq. Ft. = 15.237 Acres

**NDDB NOTE**  
BASED ON THE NATURAL DIVERSITY DATABASE AREA MAP FOR THE TOWN OF WINDSOR LOCKS CT, DATED JUNE 2019, THE SUBJECT PARCEL DOES NOT FALL WITHIN A CRITICAL HABITAT AREA OR AREAS WITH STATE AND FEDERAL LISTED SPECIES.

**SURVEY NOTES**

- TO MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY IS A LIMITED BOUNDARY SURVEY.
- BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.
- THIS CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
- HORIZONTAL DATUM = NAD27
- VERTICAL DATUM = NGVD29.

**GENERAL NOTES**

- PROPERTY OWNER: F & L CONSTRUCTION LIMITED  
38 RUSSELL ROAD  
EAST GRANBY, CT 06026
- PARCEL LOCATION: 177 OLD COUNTY ROAD  
PARCEL ID: 045-125-019
- TOTAL PARCEL AREA: 15.693 ACRES
- PARCEL ZONE: MFS - MULTIPLE FAMILY SPECIAL DEVELOPMENT
- THE SUBJECT PARCEL HAS DIRECT ACCESS TO A PUBLIC ROAD.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

**MAP REFERENCE**

"BOUNDARY SURVEY PREPARED FOR F & L CONSTRUCTION, LIMITED 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT SCALE: 1 IN = 100 FT JANUARY 16, 2004 ED LALLY AND ASSOCIATES, INC. 111 PROSPECT HILL ROAD WINDSOR, CT 06095 (860) 688-2413"

**FLOOD NOTE**

THE PARCEL DESCRIBED HEREIN IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON:  
  
"FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675 MAP NUMBER 09003C0216F EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY"

**LEGEND**

---	EXISTING CONTOUR
---	EXISTING TREE LINE
---	LIMIT INLAND WETLANDS
---	WATER COURSE
---	LIMIT 40' WETLAND SETBACK
---	LIMIT 80' WATERCOURSE SETBACK
---	EXISTING UTILITY POLE
Wv	SOILS TYPE
---	SLOPES = /> 15%

**GROSS ACREAGE CALCULATION**

TOTAL PARCEL AREA	= 15.693 ACRES
AREA - PARCEL 100	= 0.456 ACRES
AREA - MFS DEVELOPMENT	= 15.237 ACRES
AREA OF 100 YEAR FLOOD	= 0.00 ACRES
WETLANDS + WATER COURSES + WATER BODIES + DETENTION AREAS	= 1.72 ACRES
EXISTING UTILITY AREAS	= 0.00 ACRES
EXISTING RIGHTS OF WAY	= 0.00 ACRES
SLOPES AT OR IN EXCESS OF 15 %	= 3.24 ACRES
GROSS PARCEL ACREAGE	= 10.28 ACRES

**WETLANDS NOTES**

- THE ORIGINAL LIMIT OF INLAND WETLAND SOILS AS SHOWN, WERE FLAGGED IN THE FIELD BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. (SSES) ON 7-14-2003.
- THE ORIGINAL WETLAND FLAGS WERE FIELD LOCATED AND MAPPED BY ED LALLY AND ASSOCIATES, INC.
- THE ORIGINAL FLAGS WERE RESET BY BARRESI ASSOCIATES LLC (BASS) IN DECEMBER 2019 AND JANUARY 2020.
- THE RESET FLAGS WERE INSPECTED BY SSES. SSES ADJUSTED ORIGINAL FLAGS AND ADDED ADDITIONAL FLAGS. THE ADJUSTED AND ADDITIONAL FLAGS WERE FIELD LOCATED BY BASS ON 1-24-2020.
- SOIL TYPE, DESCRIPTION AND LOCATION TAKEN FROM SOILS REPORT PREPARED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON 7-23-2004.
- VEGETATION TYPES TAKEN FROM SOILS REPORT PREPARED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON 7-23-2004.
- LOT DEVELOPMENT AREA = 15.237 Acres  
TOTAL AREA OF INLAND WETLANDS = 1.72 Acres  
TOTAL AREA OF 40' REGULATED AREA = 2.52 Acres  
TOTAL AREA OF 40' + 80' REGULATED AREA = 3.39 Acres
- VEGETATION TYPES:  
UNDERSTORY SHRUBS & GRASSES  
MULTIFLORA ROSE  
BLACK CHERRY  
FERN  
GOLDENROD  
HONESUCKLE  
SKUNK CABBAGE  
  
SAPLINGS:  
RED MAPLE  
BLACK CHERRY  
  
TREES:  
RED MAPLE  
RED MULBERRY  
NORWAY SPRUCE  
HEMLOCK

**SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.**  
46 Highland Avenue • Suite 33 • Cromwell • Connecticut • 06101 • (203) 272-2600 • Fax: (203) 272-2608

**SOIL REPORT**

TO: Ed Lally & Associates, 111 Russell Hill Road, Windsor Locks, CT 06095-0795

PROJECT TITLE AND LOCATION: 177 Old County Road, Windsor Locks, CT

PROJECT DESCRIPTION: Inland wetland identification and classification of soils

METHOD FOR IDENTIFICATION OF MAP LIMITS:  
Wetlands:  
 Field marking (flagging) in situ  
 Field photos on 1:25000 scale  
 Field photos on aerial photography

Non-Wetland Soils:  
 High intensity field observation by field scientist  
 Station velocity observations from F21A, Soil Conservation Service Aerial Map

METHOD OF SOIL IDENTIFICATION:  
 Spade and Auger  
 Probe and auger  
 Other

SOIL MEASUREMENT CONDITION:  
 Dry  
 Moist  
 Wet  
Pit Depth: m  
Soil Depth: m

Approved by: *Sharon W. Petras*  
Field Investigator  
Thomas W. Petras

**SOIL REPORT**

PROJECT TITLE: 177 Old County Road, Windsor Locks, CT

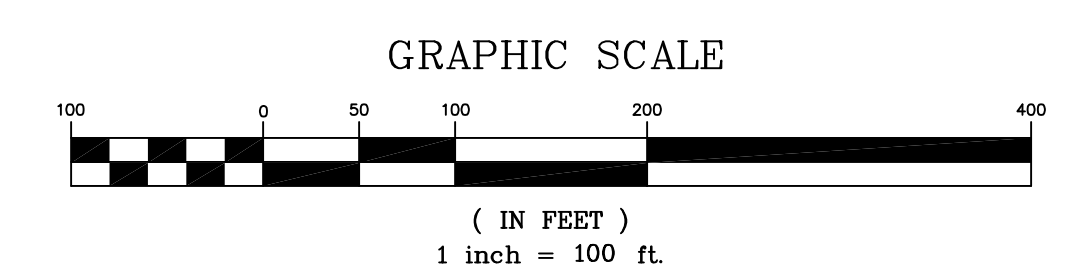
MAPS PLANS TRANSMITTED TO CLIENT:  
 Sketch location of wetlands and other soil types  
 None

NUMBERING SEQUENCE OF WETLAND BOUNDARY MARKERS:  
1 THRU 30: 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200

BOUNDARY SOIL DESCRIPTIONS:  
Wetland Soils:  
**Rhustery sandy clay (Ss)**. This is a poorly drained, moderately coarse over coarse textured, stable over loose brown silt developed on floodplains. In 1979, this soil was reclassified from CT to the "Riparian fine sandy soil."  
**Wetland loam (Wc)**. This is a poorly drained, medium over coarse textured, stable over loose gleyic silt developed on floodplains.  
Non-Wetland Soils:  
**Made land (Ma)**. This is a well to moderately well drained, disturbed soil that has two feet or more of its original soil surface excavated or filled.  
**Sandy fine sandy loam (Ss)**. This is a moderately well drained, moderately coarse over coarse textured, stable over loose gleyic silt developed on floodplains.  
**Wetland loamy fine sand (Wv)**. This is an excessively drained, moderately coarse over coarse textured, loose gleyic silt developed on floodplains.

For further information about the soil, refer to Soil Survey of Hartford County, Connecticut.

46 Highland Avenue • Suite 33 • Cromwell • Connecticut • 06101 • (203) 272-2600 • Fax: (203) 272-2608



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI ASSOCIATES LLC**

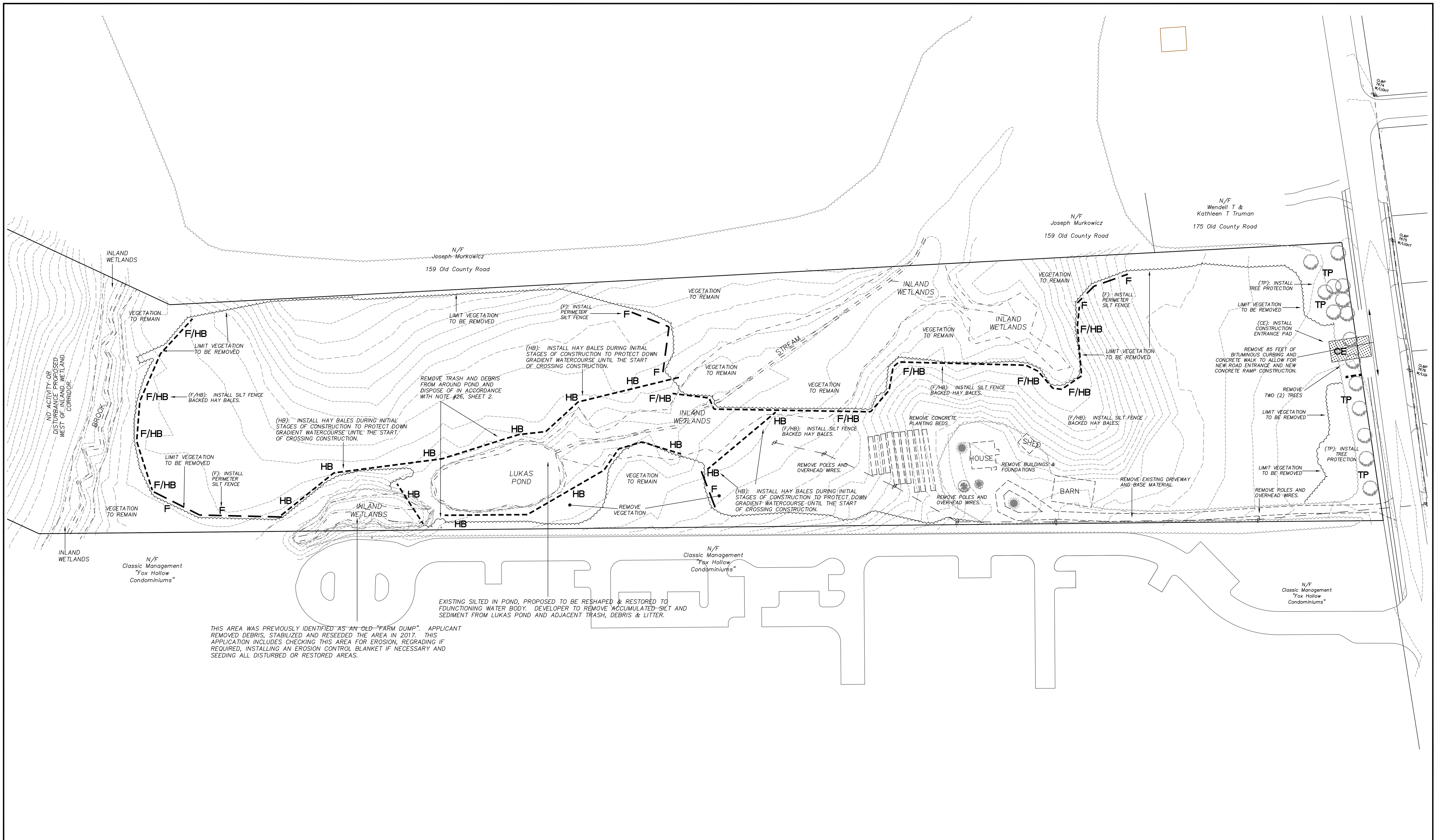
570 HAYDEN STATION ROAD - UNIT D - WINDSOR, CT 06095  
(860) 219-9260 www.barresillic.com

4/29/26 Per Town Engineer Comments Dated 4/22/26

DATE	REVISION

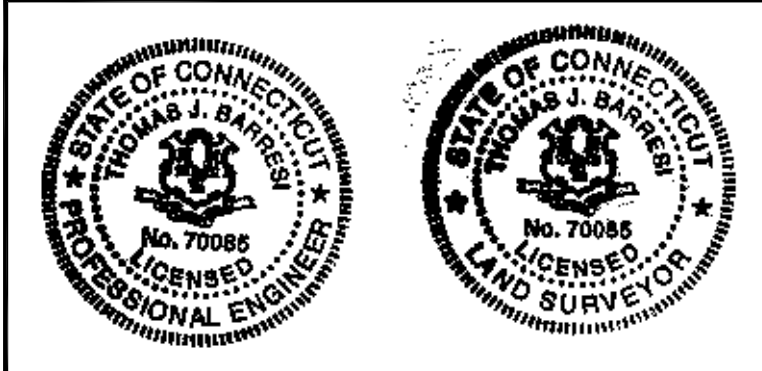
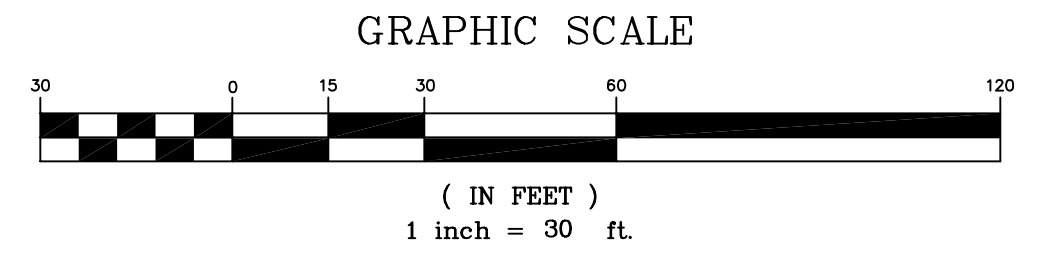
**LUKAS POND - SITE PLAN & SPECIAL USE**  
PREPARED FOR  
**F & L CONSTRUCTION LTD.**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: 1 IN = 100 FT  
MARCH 27, 2026



THIS AREA WAS PREVIOUSLY IDENTIFIED AS AN OLD "FARM DUMP". APPLICANT REMOVED DEBRIS, STABILIZED AND RESEEDED THE AREA IN 2017. THIS APPLICATION INCLUDES CHECKING THIS AREA FOR EROSION, REGRADING IF REQUIRED, INSTALLING AN EROSION CONTROL BLANKET IF NECESSARY AND SEEDING ALL DISTURBED OR RESTORED AREAS.

EXISTING SILTED IN POND, PROPOSED TO BE RESHAPED & RESTORED TO FUNCTIONING WATER BODY. DEVELOPER TO REMOVE ACCUMULATED SILT AND SEDIMENT FROM LUKAS POND AND ADJACENT TRASH, DEBRIS & LITTER.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Nicholas J. Barresi*

**BARRESI ASSOCIATES LLC**

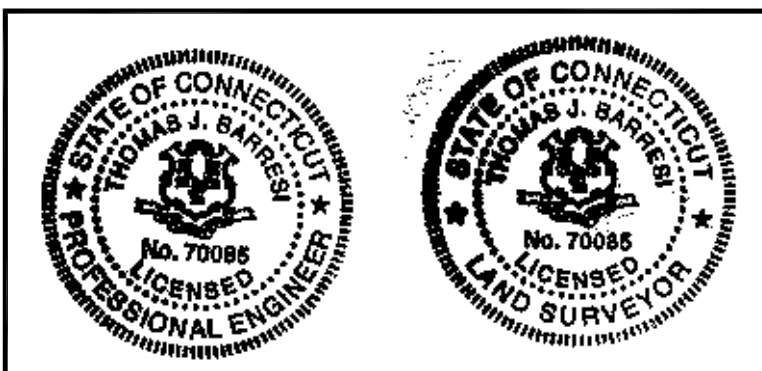
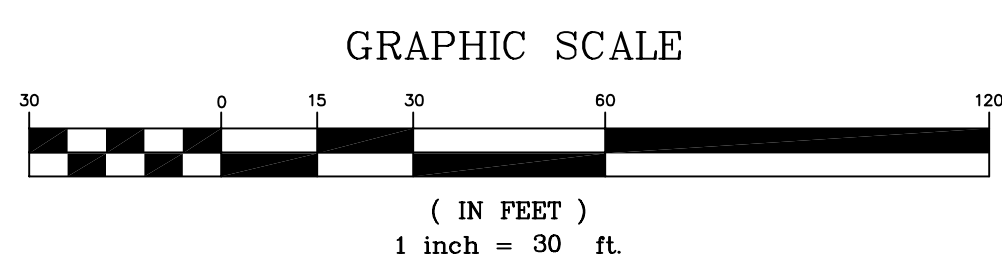
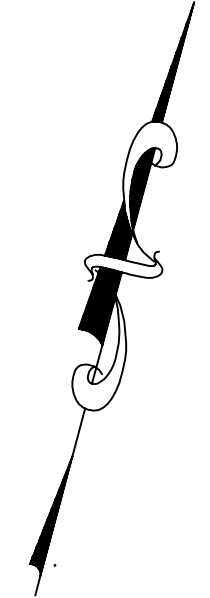
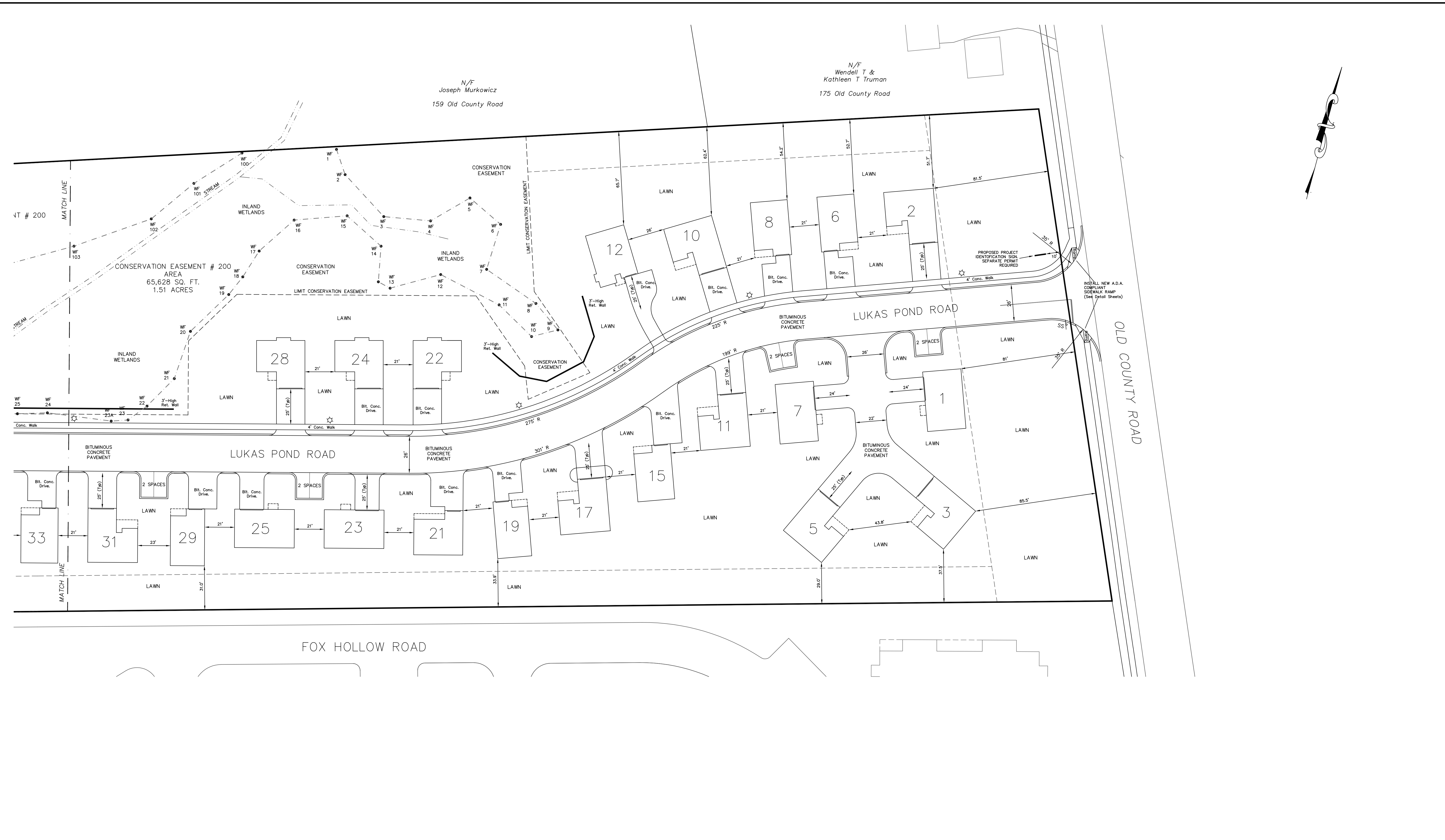
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
(860) 219-9260 www.barresillic.com

4/29/26	Per Town Engineer Comments Dated 4/22/26
DATE	REVISION

Sheet 6  
Clearing Limit and Site Preparation Plan

**LUKAS POND - MFSD SITE PLAN & SPECIAL USE**  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: 1 IN = 60 FT  
MARCH 27, 2026



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI**  
 ASSOCIATES LLC

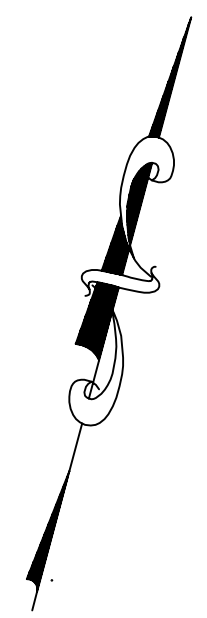
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
 (860) 219-9260 www.barresilc.com

DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

Sheet 7  
 Layout Plan 1

LUKAS POND - MFSD SITE PLAN & SPECIAL USE  
 PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
 177 OLD COUNTY ROAD  
 WINDSOR LOCKS, CONNECTICUT

SCALE: 1 IN = 30 FT  
 MARCH 27, 2026



N/F  
Joseph Murkowicz  
159 Old County Road

WILDLIFE CONSERVATION & PRESERVATION AREA

CONSERVATION EASEMENT # 100  
AREA  
173,479 SQ. FT.  
3.98 ACRES

ON &  
EA

N/F  
Classic Management  
"Fox Hollow Condominiums"

FOX HOLLOW ROAD

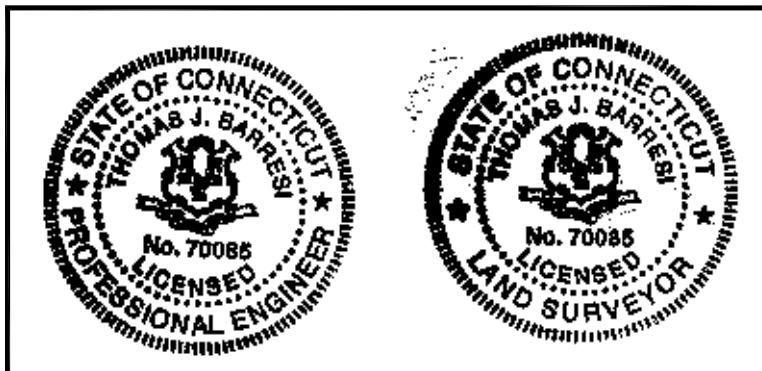
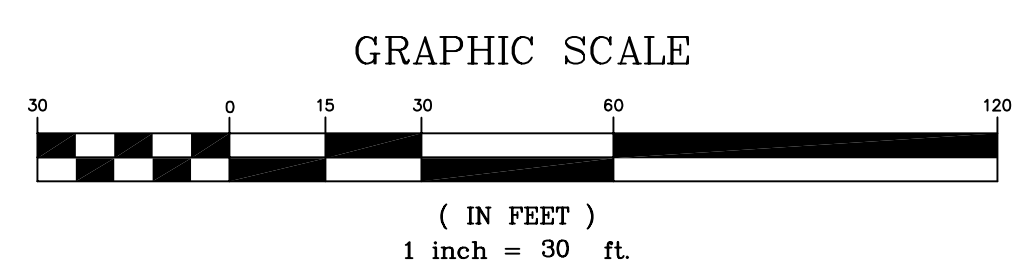
N/F  
Classic Management  
"Fox Hollow Condominiums"

CONSERVATION EASEMENT # 200  
AREA  
65,628 SQ. FT.  
1.51 ACRES

CONSERVATION EASEMENT # 300  
AREA  
53,251 SQ. FT.  
1.22 ACRES

LUKAS POND ROAD

FOX HOLLOW ROAD



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI**  
ASSOCIATES LLC

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DATE	REVISION
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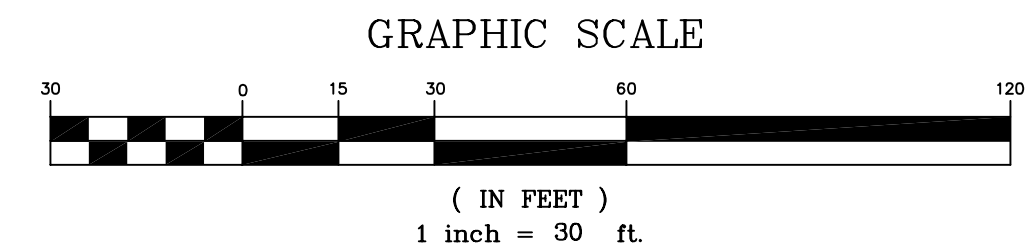
LUKAS POND - MFSO SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: 1 IN = 30 FT  
MARCH 27, 2026



Building Elevations

Unit #	Top of Wall	Finished Floor	Garage Floor	Highest Grade	Basement Floor	Bottom Footing
1	164.0	165.1	163.5	163.2	156.5	155.7
2	163.6	164.7	163.1	162.8	156.1	155.3
3	168.0	169.1	167.5	167.2	160.5	159.7
5	164.9	166.0	164.4	164.1	157.4	156.6
6	161.0	162.1	160.5	160.2	153.5	152.7
7	161.8	162.9	161.3	161.0	154.3	153.5
8	159.0	160.1	158.5	158.2	151.5	150.7
10	156.9	158.0	156.4	156.1	149.4	148.6
11	155.6	156.7	155.1	154.8	148.1	147.3
12	151.9	153.0	151.4	151.1	144.4	143.6
15	153.6	154.7	153.1	152.8	146.1	145.3
17	150.7	151.8	150.2	149.9	143.2	142.4
19	147.8	148.9	147.3	147.0	140.3	139.5
21	145.8	146.9	145.3	145.0	138.3	137.5
22	145.0	146.1	144.5	144.2	137.5	136.7
23	143.2	144.3	142.7	142.4	135.7	134.9
24	143.0	144.1	142.5	142.2	135.5	134.7
25	140.6	141.7	140.1	139.8	133.1	132.3
28	140.4	141.5	139.9	139.6	132.9	132.1
29	138.0	139.1	137.5	137.2	130.5	129.7
31	134.0	135.1	133.5	133.2	126.5	125.7
33	132.2	133.3	131.7	131.4	124.7	123.9

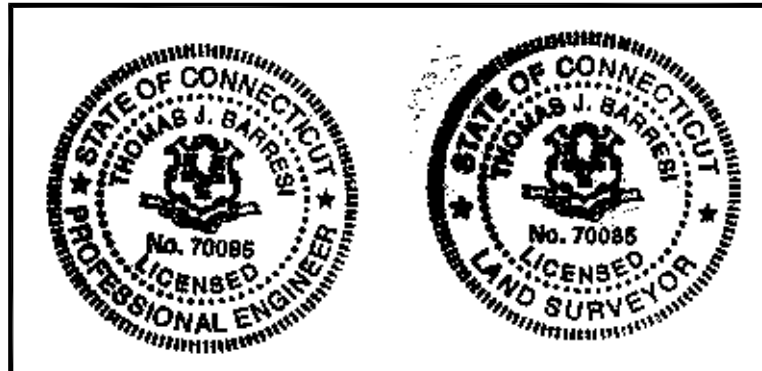


LEGEND

- 100--- EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- x 100.0 EXISTING SPOT GRADE
- + 100.0 PROPOSED SPOT GRADE
- ↔ DRAINAGE FLOW DIRECTION
- BOUNDARY LINE
- ~ CLEARING LIMIT
- WF 104 WETLAND LIMIT FLAG NUMBER

LEGEND

- EXISTING CATCH BASIN
- ▣ PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- ⊙ PROPOSED STORM MANHOLE
- ▵ PROPOSED FLARED END
- RIU ROOF INFILTRATION UNIT
- 8.0 0.5' PROPOSED POND WATER DEPTH



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI ASSOCIATES LLC**

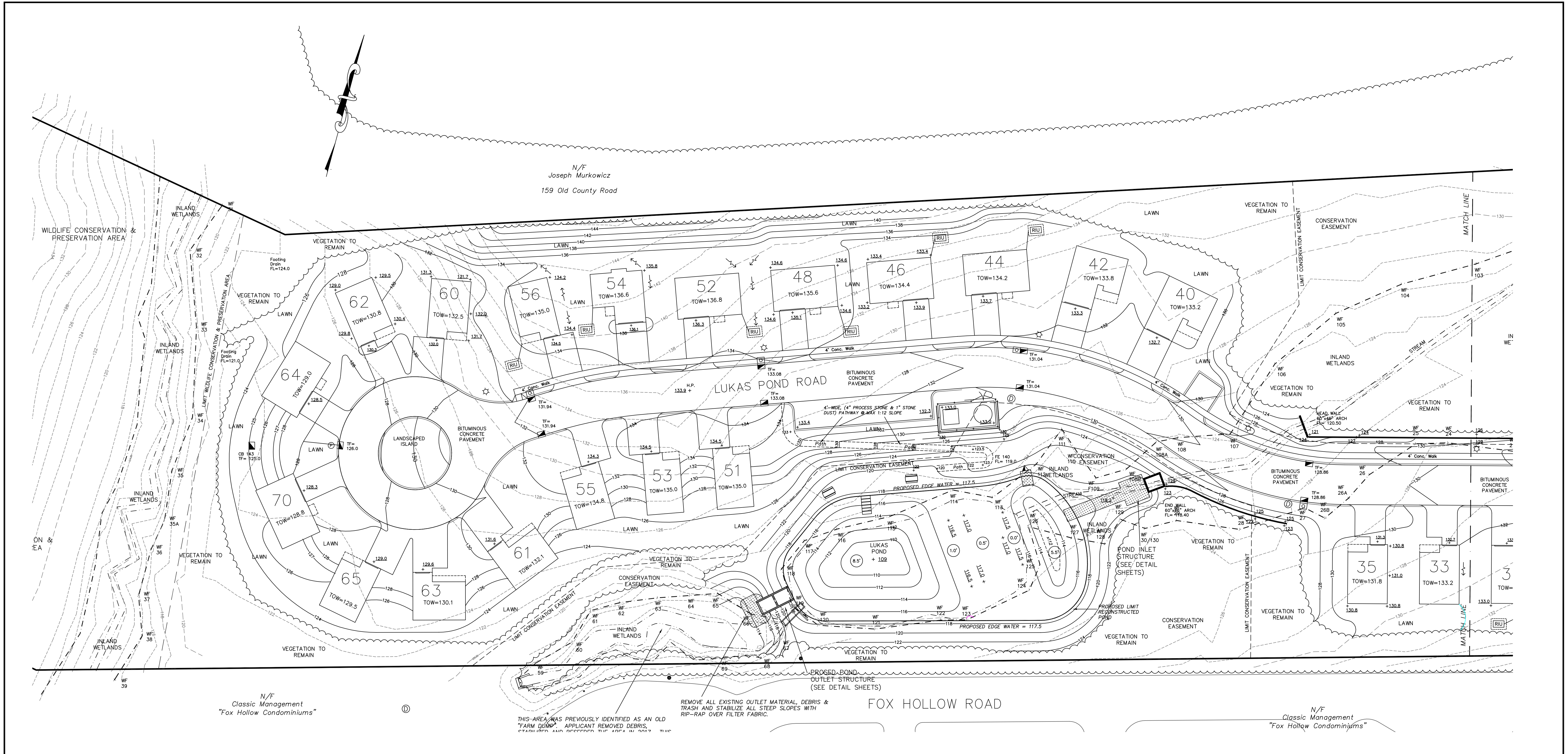
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DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

Sheet 9  
Grading Plan 1

LUKAS POND - MFSO SITE PLAN & SPECIAL USE  
 PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
 177 OLD COUNTY ROAD  
 WINDSOR LOCKS, CONNECTICUT

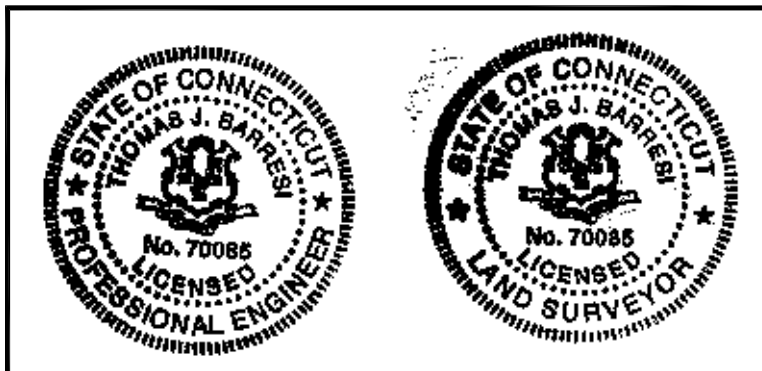
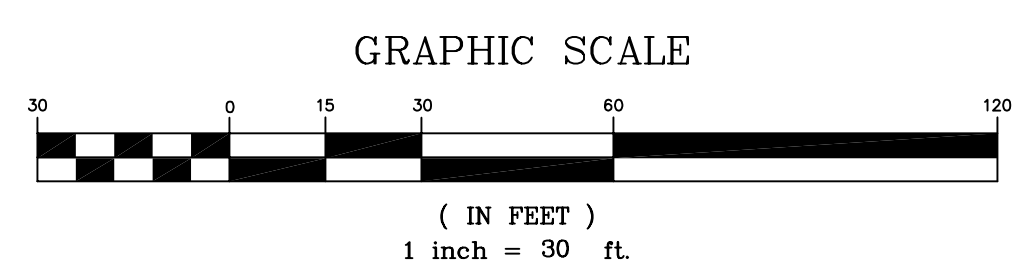
SCALE: 1 IN = 30 FT  
 MARCH 27, 2026



**BUILDING ELEVATIONS**

Unit #	Top of Wall	Finished Floor	Garage Floor	Highest Grade	Basement Floor	Bottom Footing
33	133.2	134.3	132.7	132.4	125.7	124.9
35	131.8	132.9	131.3	131.0	124.3	123.5
40	133.2	134.3	132.7	132.4	125.7	124.9
42	133.8	134.9	133.3	133.0	126.3	125.5
44	134.2	135.3	133.7	133.4	126.7	125.9
46	134.4	135.5	133.9	133.6	126.9	126.1
48	135.6	136.7	135.1	134.8	128.1	127.3
51	135.0	136.1	134.5	134.2	127.5	126.7
52	136.8	137.9	136.3	136.0	129.3	128.5
53	135.0	136.1	134.5	134.2	127.5	126.7
54	136.6	137.7	136.1	135.8	129.1	128.3
55	134.8	135.9	134.3	134.0	127.3	126.5
56	135.0	136.1	134.5	134.2	127.5	126.7
60	133.2	134.3	132.7	132.4	125.7	124.9
61	132.1	133.2	131.6	131.3	124.6	123.8
62	130.8	131.9	130.3	130.0	123.3	122.5
63	130.1	131.2	129.6	129.3	122.6	121.8
64	129.0	130.1	128.5	128.2	121.5	120.7
65	129.5	130.6	129.0	128.7	122.0	121.2
70	128.8	129.9	128.3	128.0	121.3	120.5

- LEGEND**
- 100--- EXISTING CONTOUR
  - 100— PROPOSED CONTOUR
  - x 100.0 EXISTING SPOT GRADE
  - + 100.0 PROPOSED SPOT GRADE
  - ← DRAINAGE FLOW DIRECTION
  - BOUNDARY LINE
  - ~ CLEARING LIMIT
  - WF 104 WETLAND LIMIT FLAG NUMBER
  - EXISTING CATCH BASIN
  - ▣ PROPOSED CATCH BASIN
  - PROPOSED YARD DRAIN
  - ⊙ PROPOSED STORM MANHOLE
  - ▴ PROPOSED FLARED END
  - RU ROOF INFILTRATION UNIT
  - 0.5' 0.0' PROPOSED POND WATER DEPTH



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

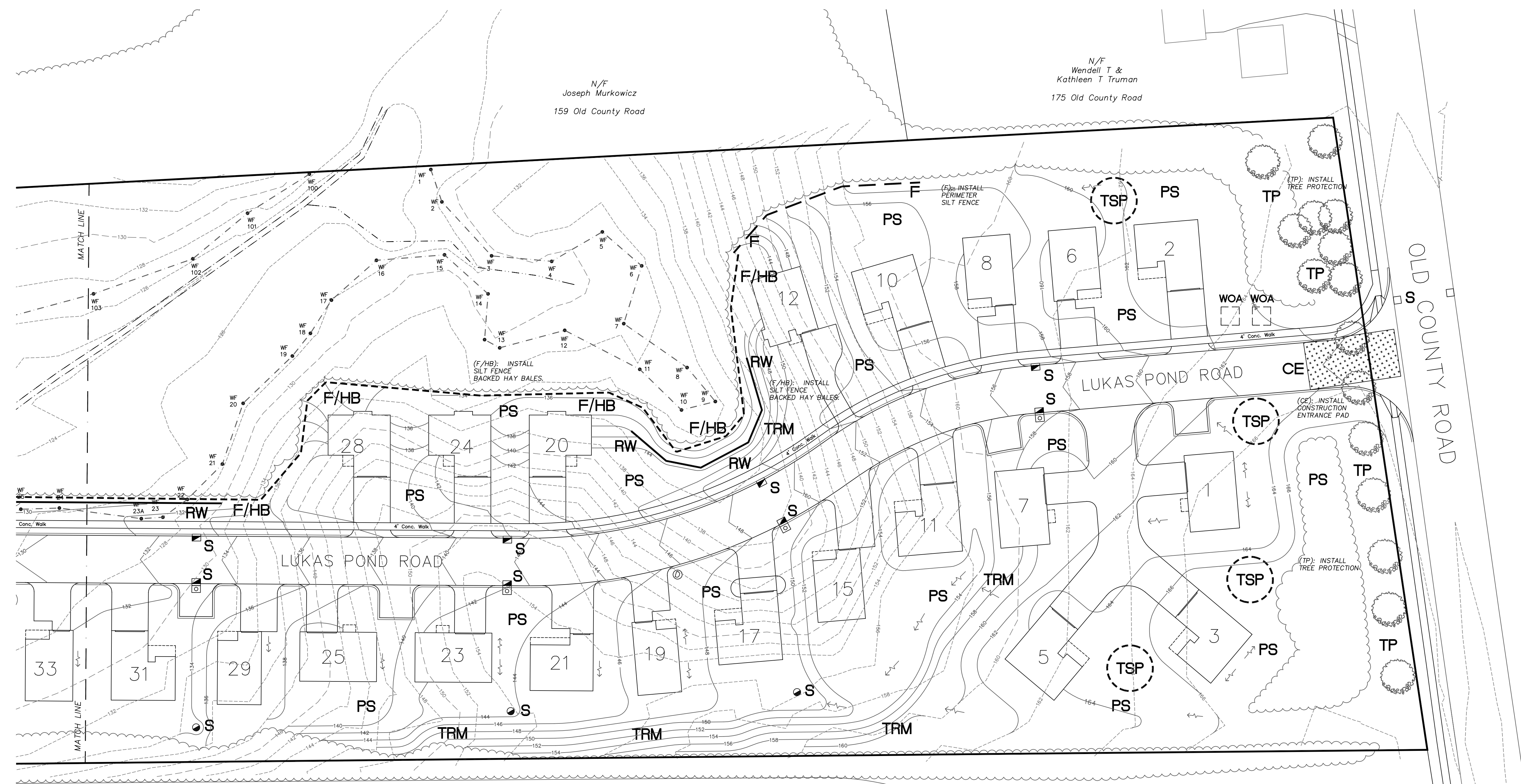
**BARRESI ASSOCIATES LLC**

1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
(860) 219-9260 www.barresilc.com

DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

LUKAS POND - MFSO SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

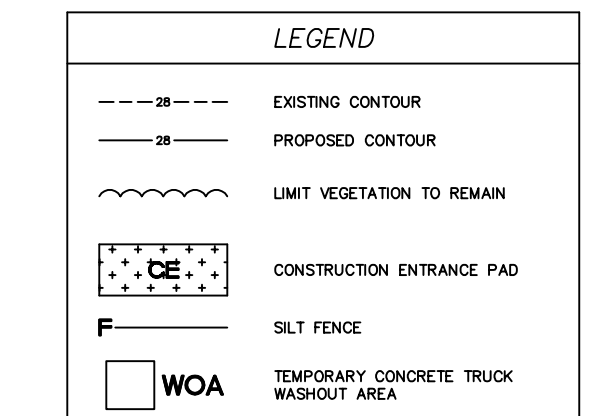
SCALE: 1 IN = 30 FT  
MARCH 27, 2026



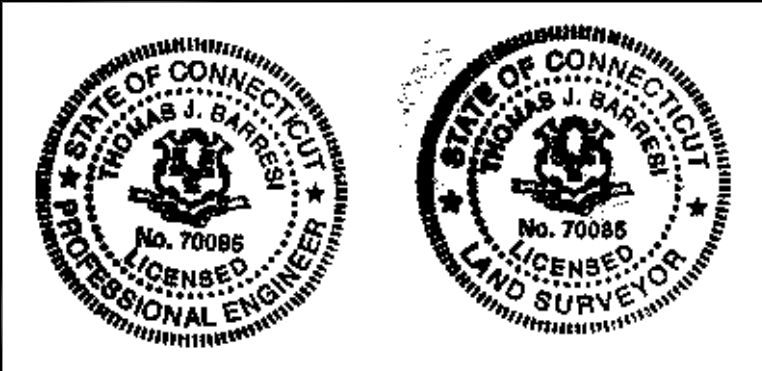
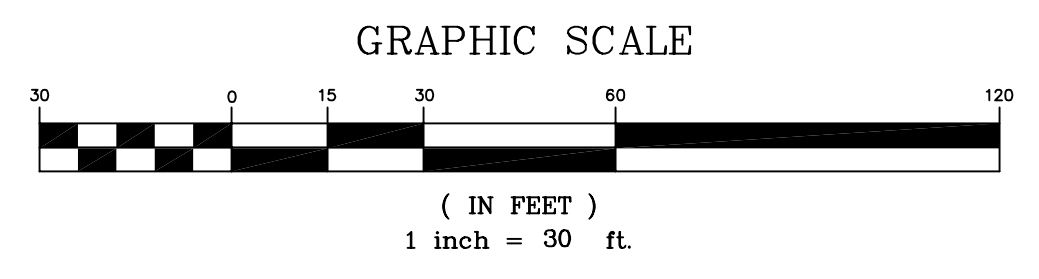
**KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES**

- CE CONSTRUCTION ENTRANCE
- DC DUST CONTROL
- F GEOTEXTILE SILT FENCE
- HB HAY BALES
- TSP TEMPORARY SOIL PROTECTION
- WOA CONCRETE WASHOUT AREA
- RW RETAINING WALL
- S SILT SOCK
- RB RETENTION BASIN
- OP OUTLET PROTECTION
- RR RIP-RAP
- PS PERMANENT SEEDING
- TRM TURF REINFORCEMENT MAT
- TP TREE PROTECTION

ALL NEW SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL REQUIRE TURF REINFORCEMENT MATS.  
SILT SOCKS OR HAY BALES MAY BE USED IN PLACE OF SILT FENCE WHERE APPROPRIATE.



FOX HOLLOW ROAD



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

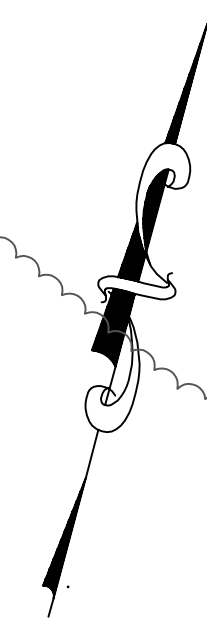
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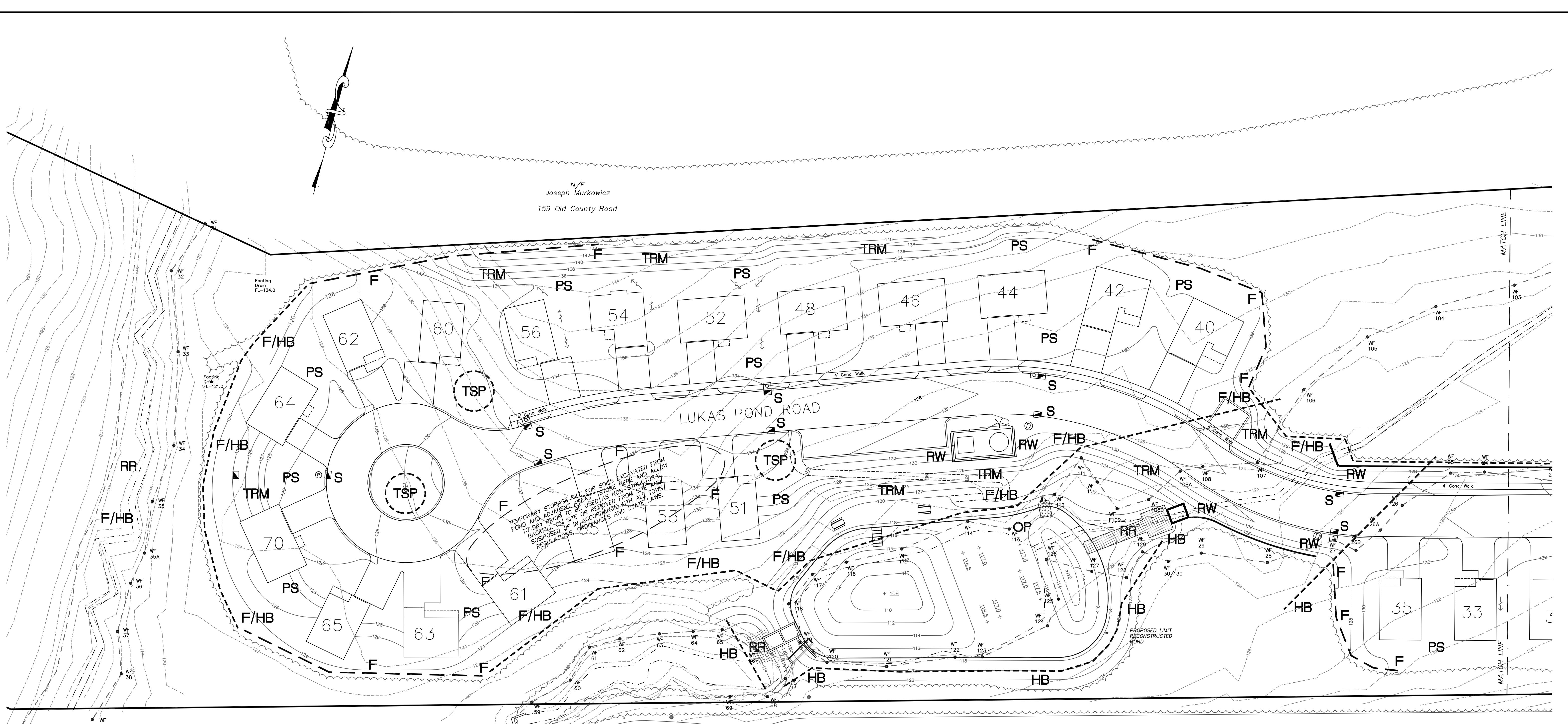
SCALE: 1 IN = 30 FT      MARCH 27, 2026



N/F  
Joseph Murkowicz  
159 Old County Road

N/F  
Classic Management  
"Fox Hollow Condominiums"

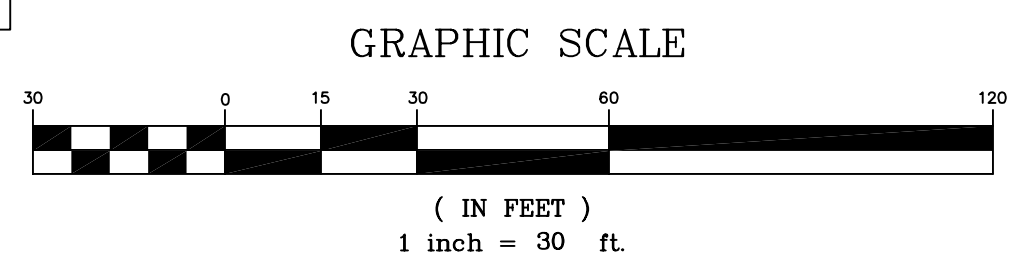
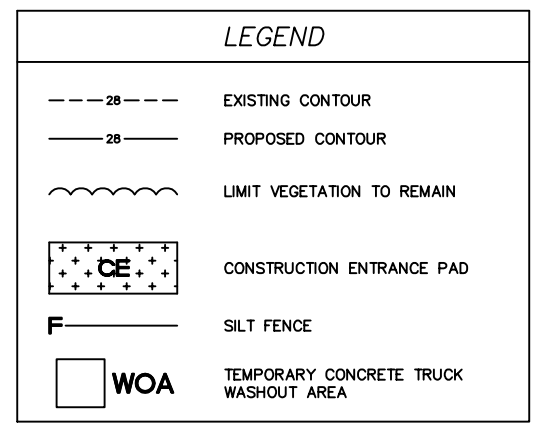
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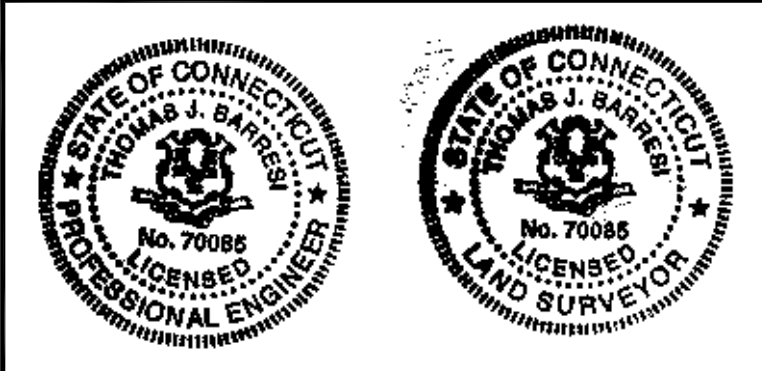
TEMPORARY STORAGE AREA FOR SOILS EXCAVATED FROM POND AND ADJACENT AREAS. STORE HERE AND ALLOW TO DRY PRIOR TO BE USED AS NON-STRUCTURAL BACKFILL ON SITE OR REMOVED FROM THE SITE IN ACCORDANCE WITH ALL TOWN, STATE, FEDERAL, AND STATE REGULATIONS.

**KEY CODES FOR SOIL EROSION & SEDIMENT CONTROL MEASURES**

- CE CONSTRUCTION ENTRANCE
- DC DUST CONTROL
- F GEOTEXTILE SILT FENCE
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

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**EROSION AND SEDIMENTATION CONTROL PLAN**

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (3/30/2024), AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF CONNECTICUT D.O.T. FORM 814 ARE THE OFFICIAL SPECIFICATIONS FOR CONSTRUCTION OF THIS PROJECT.

**STRIPPING AND STOCKPILING**

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PER THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY DURING BACKFILLING. THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESSWAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEDED IF NECESSARY.

**DISPOSAL OF TREES AND BRUSH**

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

**TRENCH EXCAVATION AND BACKFILL**

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER SPECIFIES AN ALTERNATE BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

**RESTORATION**

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT.

**EROSION AND SEDIMENTATION CONTROL MEASURES**

F. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

**ESTABLISHING VEGETATION COVER ON DISTURBED AREAS**

- SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 10" OF TOPSOIL ON ALL AREAS TO BE SEEDED.
- APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE (100 LBS./1000 SQ. FT.)
- FERTILIZE
  - FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
  - FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
- SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.
- PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE, (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

AREA WHERE SEED MIX APPLIES	SEEDING MIXTURE BY WEIGHT	RATE PER 1000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	CREeping RED FESCUE	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	KENTUCKY BLUEGRASS	0.45 LB	
	PERENNIAL RYEGRASS	1.00 LB	
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREeping RED FESCUE	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	TALL FESCUE OR SMOOTH BROMEGRASS	0.45 LB OR 0.95 LB	
	CREeping FESCUE	0.45 LB	
VERY STEEP SLOPES	REDTOP	0.05 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	CROWN VETCH	0.35 LB	
	OR	0.85 LB	
NO MAINTENANCE AREAS	RED CANARYGRASS	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	REDTOP	0.10 LB	
	OR	0.55 LB	

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

7. TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER. (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

SPECIES	RATE PER 1000 SQ. FT.	OPTIMUM SEEDING DATE (1), (3)	OPTIMUM SEED DEPTH (2)
ANNUAL RYEGRASS	1.0	3/1 - 6/15 8/1 - 10/1	0.5
PERENNIAL RYEGRASS	1.0	3/15 - 6/15 8/1 - 10/1	0.5
WINTER RYE	3.0	4/15 - 6/15 8/15 - 10/1	1.0
OATS	2.0	3/1 - 6/15 8/1 - 10/1	1.0
WHEAT	3.0	4/1 - 6/15 8/15 - 10/1	1.0
MILLET	0.5	6/1 - 7/1 5/15 - 8/15	1.0
SUDANGRASS	0.7	5/15 - 8/15	1.0
BUCKWHEAT	0.4	4/1 - 9/15	1.0
WEEPING LOVEGRASS	0.2	6/1 - 7/1	0.25

- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

**ORGANIC MULCH MATERIALS AND APPLICATION RATES**

MULCHES	RATES PER ACRE	RATES (2) PER 1000 SQ.FT.	NOTES
STRAW OR HAY	1 1/2 - 2 TONS	70 - 90 LBS.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.
WOOD FIBER	1000 - 2000 LBS.	25 - 50 LBS.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY.
CORN STALKS	4 - 6 TONS	185 - 275 LBS.	CUT OR SHREDDED IN 4-6 INCH LENGTHS. AIR DRIED. DO NOT USE IN TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.

(2) SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

**SEEDING MIX FOR ROAD R.O.W AND ADJACENT AREAS**

SPECIES	PROPORTION BY WEIGHT (%)	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)
PERENNIAL RYE GRASS	50 PARTS	98	90
KENTUCKY BLUE GRASS	20 PARTS	85	75
FINE FESCUE	30 PARTS	98	85

APPLY SEEDING PER TECHNICAL SPECIFICATION 415 LOAMING, SEEDING, HYDROSEEDING, SODDING, AND EROSION CONTROL MATTING

**INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES**

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURE 7-1.

- MATERIALS**
  - SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.
- PRIOR TO MULCHING**
  - COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.
- APPLICATION**
  - MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.
  - WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70-90 LBS (1-1/2 TO 2 BALES) OF STRAW OR HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.
- ORGANIC MULCH ANCHORING**
  - STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.
    - A. MULCH ANCHORING TOOL**
      - THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTALLY TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.
    - B. TRACKING**
      - APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO CONTOUR.
    - C. MULCH NETTINGS**
      - INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

**MAINTENANCE**

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION, NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DETECTION OF FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

**SITE EROSION CONTROLS AND INSPECTION REQUIREMENTS**

- EROSION & SEDIMENTATION CONTROL MEASURES (SILT FENCING, SEDIMENT TRAPS, DIVERSIONS SWALES, ETC.) MUST BE INSTALLED PRIOR TO ANY MAJOR CLEARING AND/OR GRUBBING OF THE SITE.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, (INCLUDING BUT NOT LIMITED TO DISTURBED/UNSTABLE AREAS, CATCH BASIN SUMPS, DETENTION BASINS, OUTLET CONTROLS AND TEMPORARY SEDIMENTATION TRAPS) ARE TO BE INSPECTED ON A WEEKLY BASIS AND AFTER A RAINFALL OF 0.1 INCHES OR MORE.
- A WEEKLY INSPECTION REPORT/CHECKLIST IS TO BE COMPLETED AND KEPT ON FILE ON SITE AND PROVIDED, ON A WEEKLY BASIS, TO THE TOWN OF WINDSOR WETLANDS AGENT.
- EACH INSPECTION REPORT/CHECKLIST SHALL PROVIDE A RECOMMENDED CORRECTIVE ACTION FOR EROSION AND SEDIMENTATION CONTROL IMPROVEMENTS, AND A DATE THE RECOMMENDED CORRECTIVE ACTION IS COMPLETED.
- AN INSPECTION OF THE CATCH BASINS, DETENTION POND, SWALES AND OTHER PORTIONS OF THE STORM WATER MANAGEMENT SYSTEM SHALL BE MADE 12 MONTHS AFTER THE INITIAL CLEANING OF THESE STRUCTURES TO DETERMINE THE NEED FOR ADDITIONAL MAINTENANCE AND CLEANING. ADDITIONAL INSPECTIONS SHALL BE MADE EVERY 12 MONTHS. A REPORT SHALL BE SUBMITTED ANNUALLY TO THE ENGINEERING DEPARTMENT FOR INCLUSION IN THE TOWN'S FILE STATING THE RESULTS OF THE INSPECTION, THE CLEANING AND MAINTENANCE PERFORMED AND THAT THE SILT, SEDIMENT AND OTHER DEBRIS WAS PROPERLY DISPOSED OF OFFSITE.
- IN AREAS WHERE CONSTRUCTION IS NOT ACTIVE, ALL DISTURBED SOILS ARE TO BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING OF THE DISTURBED AREAS BETWEEN MAY 1ST AND JUNE 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH OF EACH YEAR.
- CONTRACTOR SHALL PRACTICE EFFECTIVE SOIL EROSION AND SEDIMENT CONTROL, INCLUDING DUST CONTROL PER THE CT EROSION CONTROL MANUAL DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. A MOBILE WATER TANK SHALL BE KEPT ON SITE DURING CONSTRUCTION AND USED TO CONTROL DUST.
- ALL CONSTRUCTION SHALL CONFORM TO THE MATERIALS, CONSTRUCTION METHODS AND TESTING REQUIREMENTS OF THE CONDOTT FORM 816, AND TOWN OF WINDSOR STANDARD DETAILS, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH RAINFALL.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCE FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN THE ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE SILT FENCE.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING ACTIVITIES.

**SOIL EROSION & SEDIMENTATION CONTROL NARRATIVE**

- DEVELOPMENT TYPE:** SINGLE FAMILY RESIDENTIAL DEVELOPMENT
- SCHEDULE:** EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PER THE BUILDING & SITE CONSTRUCTION SEQUENCE ON THIS PLAN. ADDITIONAL SEDIMENTATION CONTROLS ARE TO BE INSTALLED BY THE CONTRACTOR AS REQUESTED BY THE TOWN WETLANDS AGENT AS ARE NECESSARY TO CONTROL EROSION AND PROTECT THE SITE AND ADJACENT PROPERTIES FROM SEDIMENTATION.
- INSTALLATION REQUIREMENTS:** SEE EROSION CONTROL DETAILS ON FOR APPROPRIATE CONSTRUCTION AND INSTALLATION REQUIREMENTS FOR EROSION CONTROLS.
- MAINTENANCE REQUIREMENTS:** THE DEVELOPER SHALL MAINTAIN AND REPLACE ALL EROSION CONTROLS AS NECESSARY TO CONTROL EROSION AND PROTECT THE SITE AND ADJACENT PROPERTIES FROM SEDIMENTATION. CONTRACTOR SHALL HAVE PROVISIONS STORED ON SITE FOR EMERGENCY SOIL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING STOCKPILES OF HAY BALES, STAKES, CRUSHED STONE AND SILT FENCE, PROCEDURES AND CONSTRUCTION METHODS.

**NOTIFICATION SCHEDULE**

THE CONTRACTOR SHALL NOTIFY THE TOWN CONSULTING ENGINEER J.R. RUSSO & ASSOCIATES (860-623-0569) AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING...

- INSTALLATION OF EROSION & SEDIMENTATION CONTROL MEASURES
- START OF CONSTRUCTION
- COMPLETION OF ROUGH GRADING
- COMPLETION OF INSTALLATION OF UTILITIES.
- COMPLETION OF FINAL GRADING PRIOR TO SURFACE TREATMENT.
- COMPLETION OF SURFACE TREATMENT.
- COMPLETION OF FINAL LANDSCAPING.
- PRIOR TO THE REMOVAL OF CONSTRUCTION EROSION & SEDIMENTATION CONTROL MEASURES

**CONSTRUCTION WASTE & LITTER CONTROL PLAN**

THE OWNER HEREBY ADOPTS STRICT "WASTE CONTROL" AND "NO LITTER" POLICIES WHICH WILL BE REQUIRED OF ALL CONTRACTORS AND TRADESMEN

CONTRACTORS AND TRADESMEN WILL BE SENSITIZED TO THE IMPORTANCE OF THEIR RELATIONSHIP WITH THE ENVIRONMENT AND LOCAL REGULATIONS, ESPECIALLY AS IT RELATED TO LITTER AND RECYCLING, AND INSTRUCTED NOT TO LITTER AND TO RECYCLE PROPERLY.

- CONCRETE TRUCK WASHOUT WILL ONLY OCCUR IN THE DESIGNATED CONCRETE TRUCK WASHOUT AREAS
- CONCRETE TRUCK WASHOUT SHALL BE CONTAINED WHERE THE WASTE CAN SOLIDIFY AND WATER CAN EVAPORATE
- WEEKLY INSPECTIONS OF THE WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS REMAINING CAPACITY
- ALL SITE AND BUILDING DEMOLITION MATERIAL SHALL BE IMMEDIATELY PLACED IN CONSTRUCTION DUMPSTERS
- NO FLUID WASTES AND NO PROHIBITED MATERIAL MAY BE PLACED IN A CONSTRUCTION DUMPSTER
- FULL DUMPSTERS SHALL BE REMOVED FROM THE SITE PRIOR TO THEIR OVERTOPPING
- ALL LITTER ON SITE, WITHOUT REGARD TO ITS SOURCE, SHALL BE COLLECTED DAILY AND DISPOSED OF PROPERLY
- ALL WASTE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE PICKED UP DAILY AND DEPOSITED IN A DUMPSTER
- SEDIMENT SHALL BE REMOVED AS REQUIRED ELSEWHERE AND DISPOSED OF IN AN APPROPRIATE LOCATION
- ALL WASTE MATERIALS AND WASTEWATER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW

**CONCRETE WASH OUT NOTES:**

- Concrete truck washout shall be done in designated areas only as shown on the plans. The washout area is shown on sheet 7 and labeled "WQ".
- A sign is to be installed adjacent to the washout area to inform concrete equipment operators to utilize the proper facilities.
- Concrete washout materials must be contained where waste concrete can solidify in place and excess water can safely evaporate.
- Temporary washout areas should have a temporary pit or bermed area large enough to contain all liquid and waste concrete materials from washout.
- Weekly inspections of the washout area shall be conducted to assess the holding capacity and functionality of the area.

**POST CONSTRUCTION INSPECTION & MAINTENANCE:**

**ROADWAY SURFACE CLEANING**  
- ALL PAVED ROADWAY AREAS SHALL BE SWEEP ANNUALLY BETWEEN APRIL 1ST AND JULY 1ST.

**CATCH BASINS**  
- ALL CATCH BASINS SHALL BE INSPECTED ANNUALLY BETWEEN MAY 1ST AND SEPTEMBER 15TH AND STUMPS SHALL BE CLEANED WHEN THE DEPTH OF ACCUMULATED MATERIAL EXCEEDS 1 FOOT.  
- ACCUMULATED SAND, DIRT AND DEBRIS SHALL BE DISPOSED OF IN A PROPER MANNER.

**STORM DRAINAGE PIPES AND STRUCTURES**  
- ALL STORM DRAINAGE STRUCTURES AND PIPES SHALL BE KEPT IN PROPER WORKING CONDITION.

**RIP-RAP OUTLET/LEVEL SPREADER**  
- THE AREA SHALL BE INSPECTED AT LEAST ANNUALLY AND AFTER SUBSTANTIAL RAINFALL EVENTS. THE AREA SHALL BE CLEARED OF EXCESSIVE SEDIMENT DEPOSITS AND INVASIVE PLANT SPECIES.  
- DAMAGE AND DETRIORATION OF THE AREA SHALL BE REPAIRED PROMPTLY.

**OUTLET CONTROL STRUCTURES**  
- OUTLET CONTROL STRUCTURE SHALL BE INSPECTED ANNUALLY. DEBRIS AND SEDIMENT WITHIN THE STRUCTURE SHALL BE REMOVED AS NEEDED OR AT LEAST ONCE PER YEAR BETWEEN MAY 1ST AND SEPTEMBER 15TH.

**GRASSLINED, VEGETATIVE SWALES**  
- SHALL BE INSPECTED ANNUALLY FOR EVIDENCE OF EROSION.  
- UNDERCUT OR ERODED AREAS SHALL BE REPAIRED WITHIN 30 DAYS OF DOCUMENTATION.  
- SHALL BE INSPECTED ANNUALLY FOR INVASIVE VEGETATION.  
- INVASIVE SPECIES SHALL BE REMOVED AND DESTROYED.  
- SHALL BE MOWED ONCE PER YEAR AT THE END OF THE GROWING SEASON NO LATER THAN OCTOBER 15TH.

**BUILDING & SITE CONSTRUCTION SEQUENCE**

- APPROVAL CONDITIONS:**
- FILE AND SIGN MYLARS
  - POST EROSION & SEDIMENTATION CONTROL BOND WITH TOWN.
  - ACTIVITY WITHIN THE LIMITS OF THE INLAND WETLANDS ARE TO TAKE PLACE DURING TIME PERIODS OF LOW FLOW.
  - NO CERTIFICATE OF OCCUPANCY'S ARE TO BE GRANTED UNTIL THE ENTIRE ROADWAY WITH TURNAROUND IS CONSTRUCTED WITH AT LEAST A BINDER COURSE OF PAVEMENT, AND ALL UTILITIES COMPLETED.

**GENERAL NOTES:**  
1. ALL CONSTRUCTION SHALL CONFORM TO THE MATERIALS, CONSTRUCTION METHODS AND TESTING REQUIREMENTS OF THE CONDOTT FORM 817, AND TOWN OF WINDSOR LOCKS STANDARD DETAILS, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.  
2. MORE THAN ONE ITEM OF CONSTRUCTION MAY TAKE PLACE AT A TIME AND THE SEQUENCE CAN BE ADJUSTED TO REFLECT ACTUAL CONSTRUCTION TIMING REQUIREMENTS, HOWEVER, ANY DEVIATION MUST BE SUBMITTED IN WRITING TO THE TOWN CONSULTING ENGINEER (860-623-0569). E-MAIL SENT TO DANA STEELE, dsteale@mfso.com WILL BE CONSIDERED A SUBMISSION IN WRITING.

- CONTRACTOR SHALL PRACTICE EFFECTIVE SOIL EROSION AND SEDIMENT CONTROL, INCLUDING DUST CONTROL PER THE 2002 CT EROSION CONTROL MANUAL DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. A MOBILE WATER TANK SHALL BE KEPT ON SITE DURING CONSTRUCTION AND USED TO CONTROL DUST.
- AN EMERGENCY STOCKPILE OF EROSION CONTROLS INCLUDING BUT NOT LIMITED TO HAY BALES, STAKES, CRUSHED STONE, AND EQUIPMENT TO INSTALL THEM IS TO BE MAINTAINED ON THE SITE DURING CONSTRUCTION FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
- SLOPES 3:1 AND STEEPER REQUIRE EROSION CONTROL FABRIC ALONG WITH SEEDING FOR STABILIZATION.
- IN AREAS WHERE CONSTRUCTION IS NOT ACTIVE, ALL DISTURBED SOILS ARE TO BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING OF THE DISTURBED AREAS BETWEEN MAY 1ST AND JUNE 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH OF EACH YEAR.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN 5 DAYS OF INACTIVITY. STABILIZATION IS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING WITHIN SEEDING DATES OR WITH HAY MULCH OUTSIDE IF THESE DATES. ALL DISTURBED AREAS SHALL BE STABILIZED IN THE SPRING NO LATER THAN JUNE 1ST AND IN THE FALL NO LATER THAN OCTOBER 1ST OF ANY YEAR.
- INSPECT, CLEAN, REPAIR OR REPLACE SILT FENCE, SILT SACKS AND OTHER EROSION CONTROLS AS NECESSARY.

**SITE PREPARATION:**

- OBTAIN ALL TOWN PERMITS AS REQUIRED.
- CALL "CALL-DIG" TO HAVE ALL EXISTING UTILITIES MARKED ON SITE AND RECEIVE A PROJECT NUMBER.
- THE GENERAL CONTRACTOR SHALL CONTACT THE TOWN CONSULTING ENGINEER (860-623-0569) AND THE TOWN PLANNER (860-627-1447) TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING TO EXCHANGE CONTACT INFORMATION AND OBTAIN INSPECTION SCHEDULES AND OTHER REQUIREMENTS.
- THE CONTRACTOR'S SURVEYOR SHALL STAKE OUT THE CONSTRUCTION ENTRANCE PAD AND THE LIMITS OF VEGETATION REMOVAL WITH STAKES AT 50' ON CENTER CLEARLY MARKING ALL SPECIMEN TREES TO BE RETAINED AT THE PERIMETER OF THE LIMITS OF CLEARING.
- INSTALL CONSTRUCTION ENTRANCE PAD.
- INSTALL SILT SACKS IN THE CATCH BASINS (IF SHOWN).
- INSTALL SILT FENCE.
- STAKE LIMITS OF TEMPORARY TOPSOIL STORAGE PILES AND THE MULCH PILES IF STUMPS ARE TO BE GROUND AND USED AS MULCH ON SITE. INSTALL EROSION CONTROLS AT ALL PILES.
- CONTACT THE TOWN ENGINEER (860-623-0569) AND SCHEDULE A PRE-CLEARING SITE INSPECTION OF THE CONSTRUCTION ENTRANCE, EROSION CONTROLS AND THE CLEARING LIMITS.
- REMOVE ALL VEGETATION WITHIN CLEARING LIMITS.
- REMOVE ALL STUMPS AND DISPOSE OF TREES, BRUSH, STUMPS AND SIMILAR MATERIAL OFF SITE OR GRIND AND STOCKPILE FOR USE AS MULCH ON SITE.
- STRIP TOP2SOIL. STOCKPILE TOPSOIL.
- INSPECT, CLEAN, REPAIR OR REPLACE SILT FENCE, SILT SACKS AND OTHER EROSION CONTROLS AS NECESSARY.

**SITE CONSTRUCTION:**

- REMOVE UNNACCEPTABLE SOIL AND BOULDERS LARGER THAN ONE CUBIC FOOT FROM CONSTRUCTION AREA. SEE NOTE #30 ON THE COVER SHEET.
- ROUGH GRADE ROAD AND BUILDING SITES.
- EXCAVATE POND AND REGRADE ADJACENT AREAS.
- PLACE EXCAVATED SOILS FROM THE POND AND EXCAVATED AREAS IN STORAGE AREA AT UNITS 51, 53, 55 & 61.
- INSTALL STORM DRAINAGE SYSTEMS AND UTILITIES STARTING AT THE DOWNSTREAM END. OUTLET PROTECTION MUST BE INSTALLED FIRST.
- CONSTRUCT NEW SANITARY SEWER.
- INSTALL AND GRADE PAVEMENT BASE.
- INSTALL PAVEMENT BINDER COURSE.
- GRADE, STABILIZE, SEED AND MULCH ALL DISTURBED AREAS.
- INSPECT STORM DRAINAGE OUTLETS FOR EROSION, RE-GRADE AND STABILIZE IF NECESSARY.
- INSTALL MITIGATIVE PLANTINGS.
- CONSTRUCT BUILDINGS.
- REMOVE EROSION CONTROLS AFTER ALL UPGRADATION AREAS WITHIN THE DEVELOPMENT HAVE BEEN STABILIZED AND HAVE A GOOD CATCH OF GRASS.
- INSTALL LIGHT BASES.
- INSTALL SIDEWALK.
- INSTALL STREET TREES.
- FINE GRADE AND SPREAD TOPSOIL ADJACENT TO NEW ROAD OUT TO EDGE OF RIGHT OF WAY. FERTILIZE AND SEED.
- INSTALL SIGNS.
- INSTALL BITUMINOUS LIP CURBING AND FINAL COURSE BITUMINOUS PAVEMENT.
- PAINT ALL PAVEMENT MARKINGS AND PARKING STRIPING.
- REMOVE ALL EROSION CONTROL MEASURES FROM STABILIZED AREAS.
- NOTIFY TOWN WETLANDS ENFORCEMENT OFFICER FOR A FINAL INSPECTION OF SITE TWO WEEKS PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY.

**EROSION AND SEDIMENTATION CONTROL CHECKLIST**

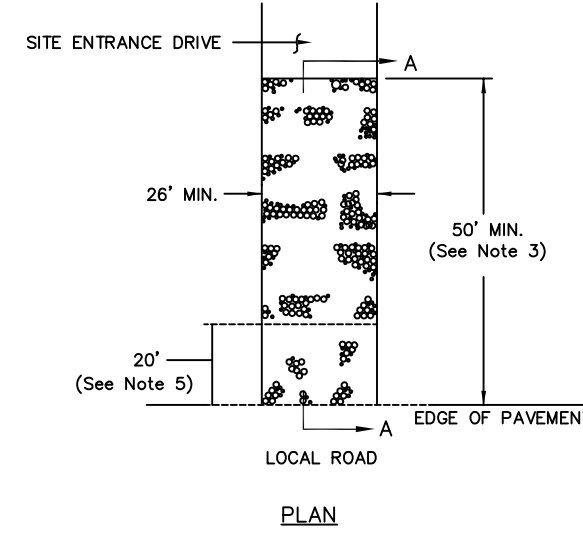
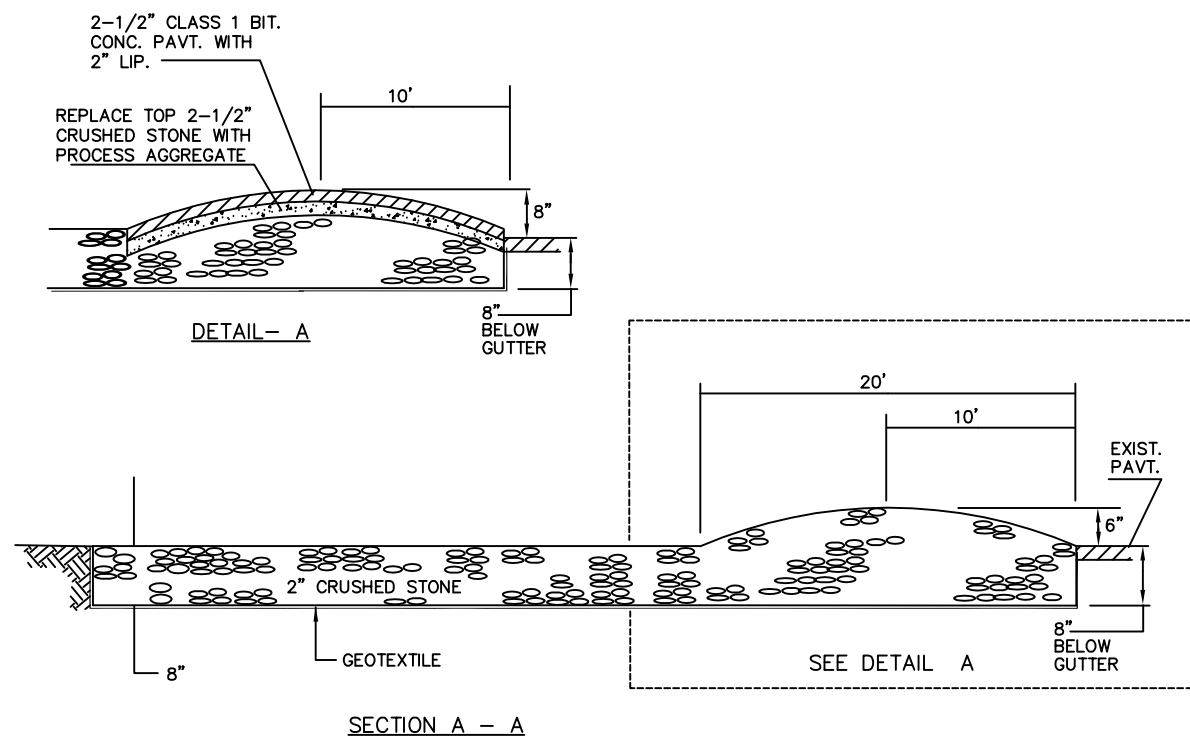
PROJECT:	LUKAS POND - RESIDENTIAL SITE PLAN
LOCATION:	177 OLD COUNTY ROAD
PROJECT DESCRIPTION:	SINGLE FAMILY DETACHED SITE PLAN UNDER THE MFSD REGULATIONS
TOTAL PARCEL AREA:	15.693 ACRES
<b>RESPONSIBLE PERSONNEL:</b>	<b>EROSION AND SEDIMENT CONTROL PLAN PREPARER:</b>
LAWRENCE PELLTIER (860) 653-2847	BARRESI ASSOCIATES LLC (860) 219-9260
F & L CONSTRUCTION LIMITED	570 HAYDEN STATION ROAD - UNIT D
17 SOUTH MAIN STREET	WINDSOR, CONNECTICUT 06095
EAST GRANBY, CONNECTICUT 06026	

**EROSION & SEDIMENT CONTROL MEASURES CHECKLIST:**

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
CONSTRUCTION ENTRANCE	OLD COUNTY ROAD				
SILT FENCE	TOE OF SLOPES				
	STOCKPILES				
SILT SACKS	CATCH BASINS				
OUTLET PROTECTION	DRAIN OUTLETS				
TOPSOIL, MULCH & SEED	ALL DISTURBED AREAS				

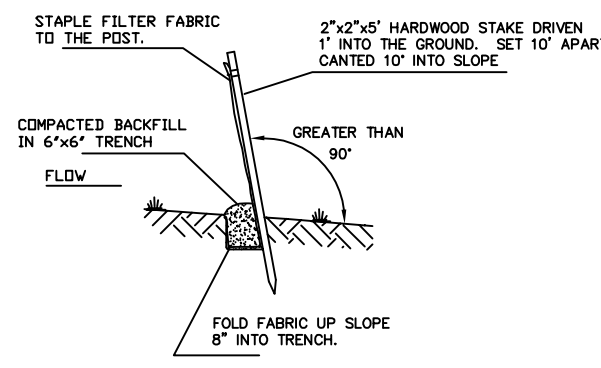
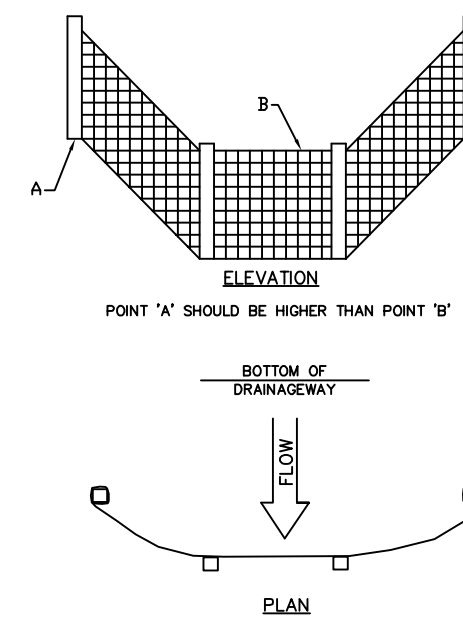
**MAINTENANCE OF MEASURES:**

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS
OLD COUNTY ROAD	CONSTRUCTION ENTRANCE		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
CATCH BASINS	SILT SACKS		
DRAIN OUTLETS	OUTLET PROTECTION		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

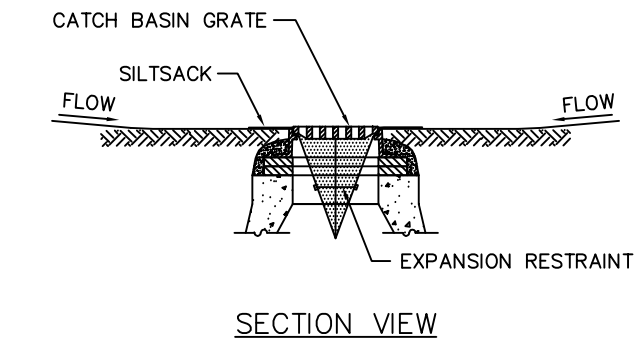
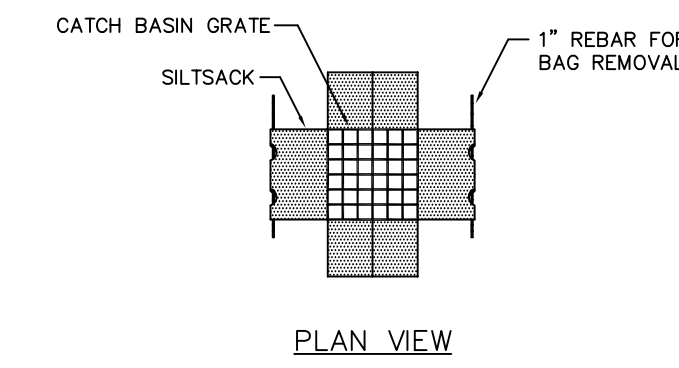


- NOTES:**
1. THIS ENTRANCE PAD SHALL BE CONSTRUCTED PRIOR TO ANY CLEARING AND GRUBBING ACTIVITIES.
  2. MAINTAIN ANTI-TRACKING SYSTEM IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
  3. THE LENGTH OF THE ENTRANCE PAD SHALL BE INCREASED IF NECESSARY TO CONTROL THE TRACKING ONTO LOCAL ROADWAYS.
  4. THE LOCAL ROADWAY SHALL BE SWEEP AS NECESSARY TO REMOVE ANY MATERIALS THAT HAVE BEEN TRACKED FROM THE SITE ENTRANCE DRIVE.
  5. IF THE CONSTRUCTION SITE ENTRANCE WILL BE USED FOR MORE THAN 3 MONTHS, OR IF CONDITIONS REQUIRE, AND AS DIRECTED BY THE ENGINEER, THE SITE ENTRANCE DRIVE SHALL BE PAVED FOR THE FIRST 20 FEET.

(CE) CONSTRUCTION ENTRANCE PAD



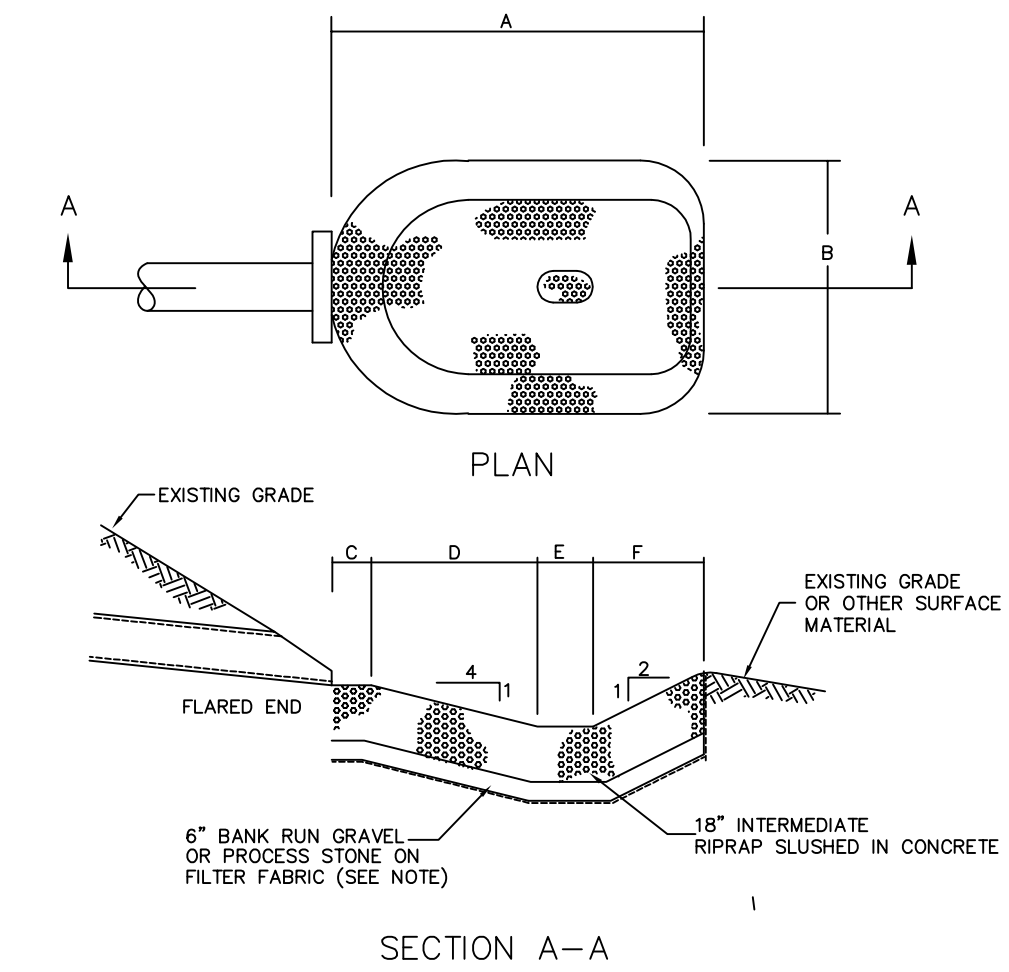
(F) GEOTEXTILE SILT FENCE



- NOTES:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
  2. GRATE TO BE PLACED OVER SILTSACK.
  3. SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

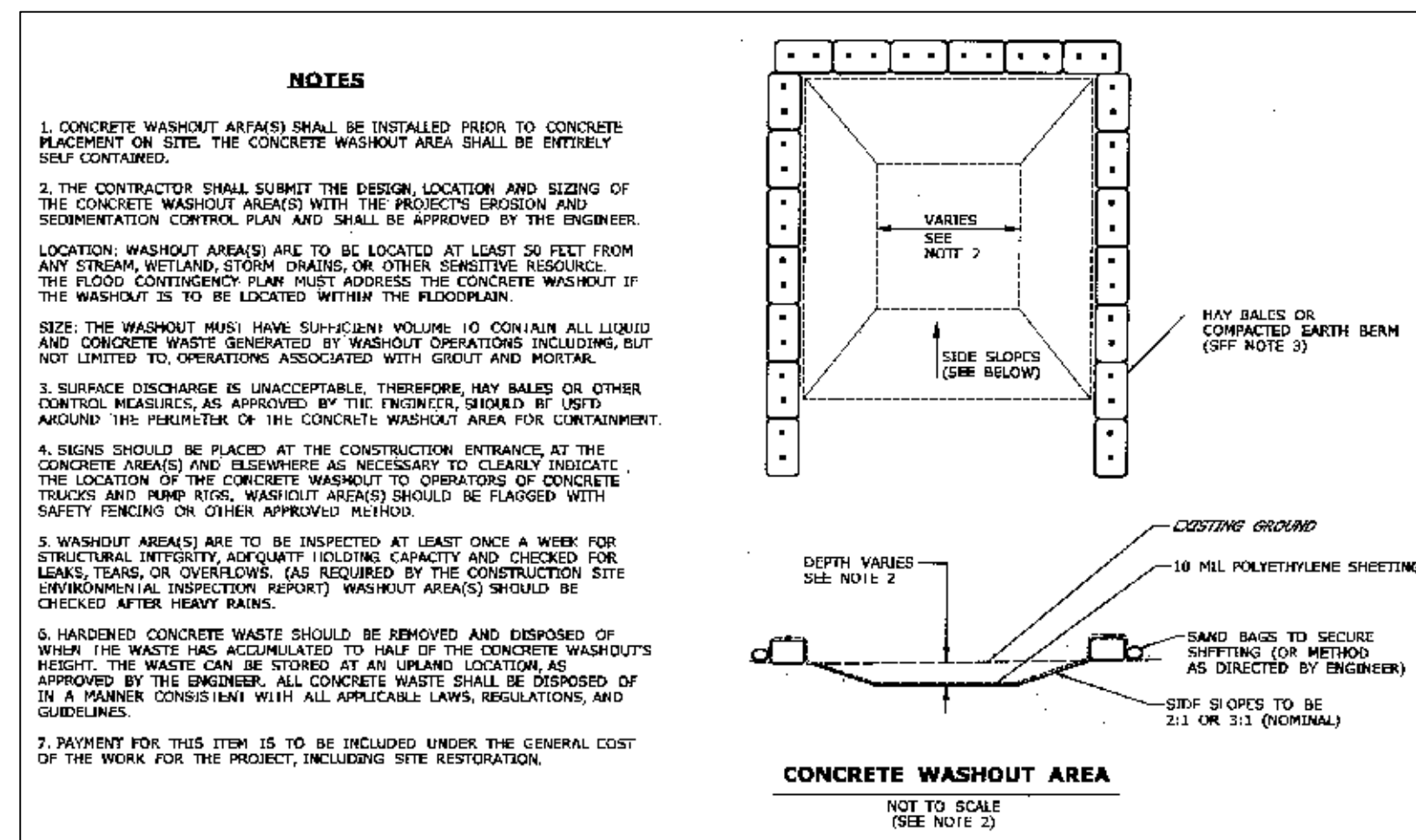
(S) SILT SACK AT CATCH BASIN

PIPE SIZE	A	B	C	D	E	F
UNDER 18"	10'	7'	1'	6'	2'	3'



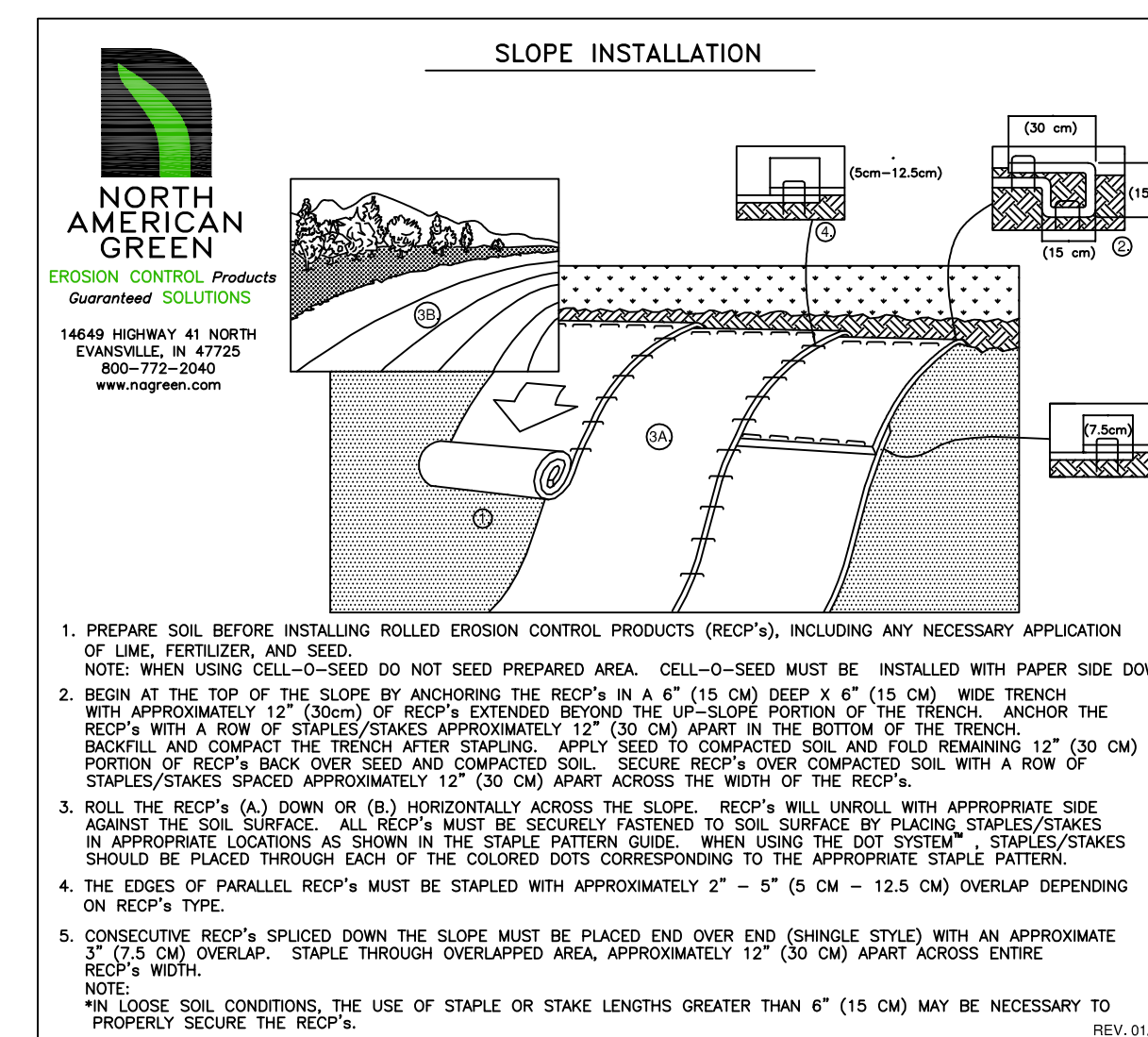
- NOTES:**
1. FILTER FABRIC SHALL BE NONWOVEN CLASS 2 WITH PERMITIVITY OF 0.5 TO 0.1 SEC<sup>-1</sup> AND AOS OF 0.43mm TO 0.22mm AND SHALL MEET AASHTO M288-96.

(OP) OUTLET PROTECTION PLUNGE POOL- FE #140



- NOTES:**
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
  2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREAS WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER. LOCATION WASHOUT AREAS ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STREAM CHANNEL OR OTHER SENSITIVE RESOURCES. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.
  3. SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
  4. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
  5. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREAS AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND MIXER TRUCKS. WASHOUT AREAS SHOULD BE FLAGGED WITH SAFETY FLAGS ON OTHER APPROVED METHODS.
  6. WASHOUT AREAS ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TANKS OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREAS SHOULD BE CHECKED AFTER HEAVY RAINS.
  7. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
  8. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.

(WOA) CONCRETE WASHOUT AREA



- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 4" (10 CM) DEEP X 4" (10 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
  3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
  5. CONSECUTIVE RECP'S SPACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
- NOTE:**  
\*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

TO BE USED ON ALL SLOPES STEEPER THAN 3:1  
(TRM) TURF REINFORCEMENT MAT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

DATE APPROVED \_\_\_\_\_  
APPROVAL EXPIRES \_\_\_\_\_  
TOWN ENGINEER, WINDSOR LOCKS DATE \_\_\_\_\_  
SECRETARY, PLANNING AND ZONING DATE \_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING DATE \_\_\_\_\_



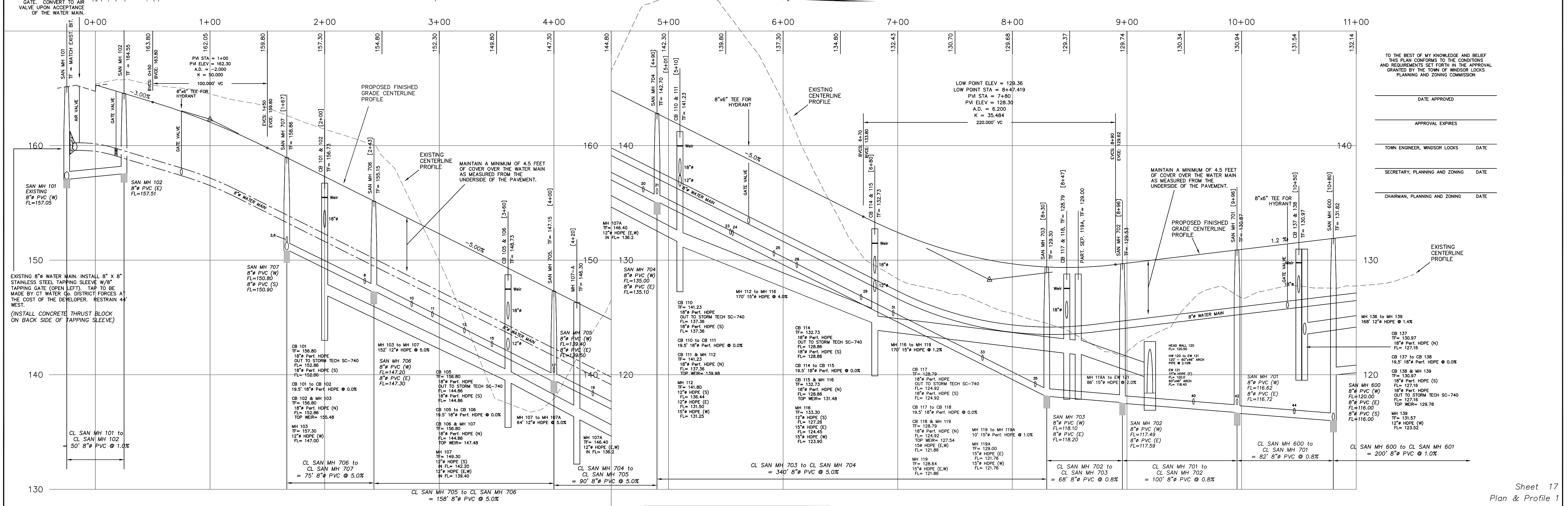
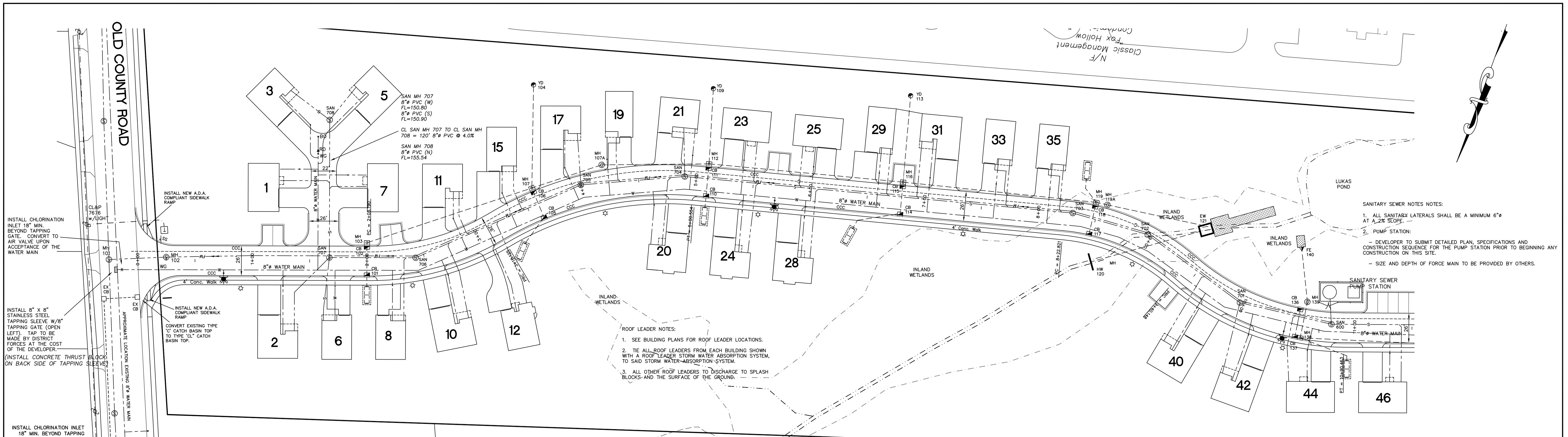
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

**BARRESI**  
ASSOCIATES LLC  
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
(860) 219-9260 www.barresilc.com

DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

LUKAS POND - MFSD SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: AS SHOWN  
MARCH 27, 2026



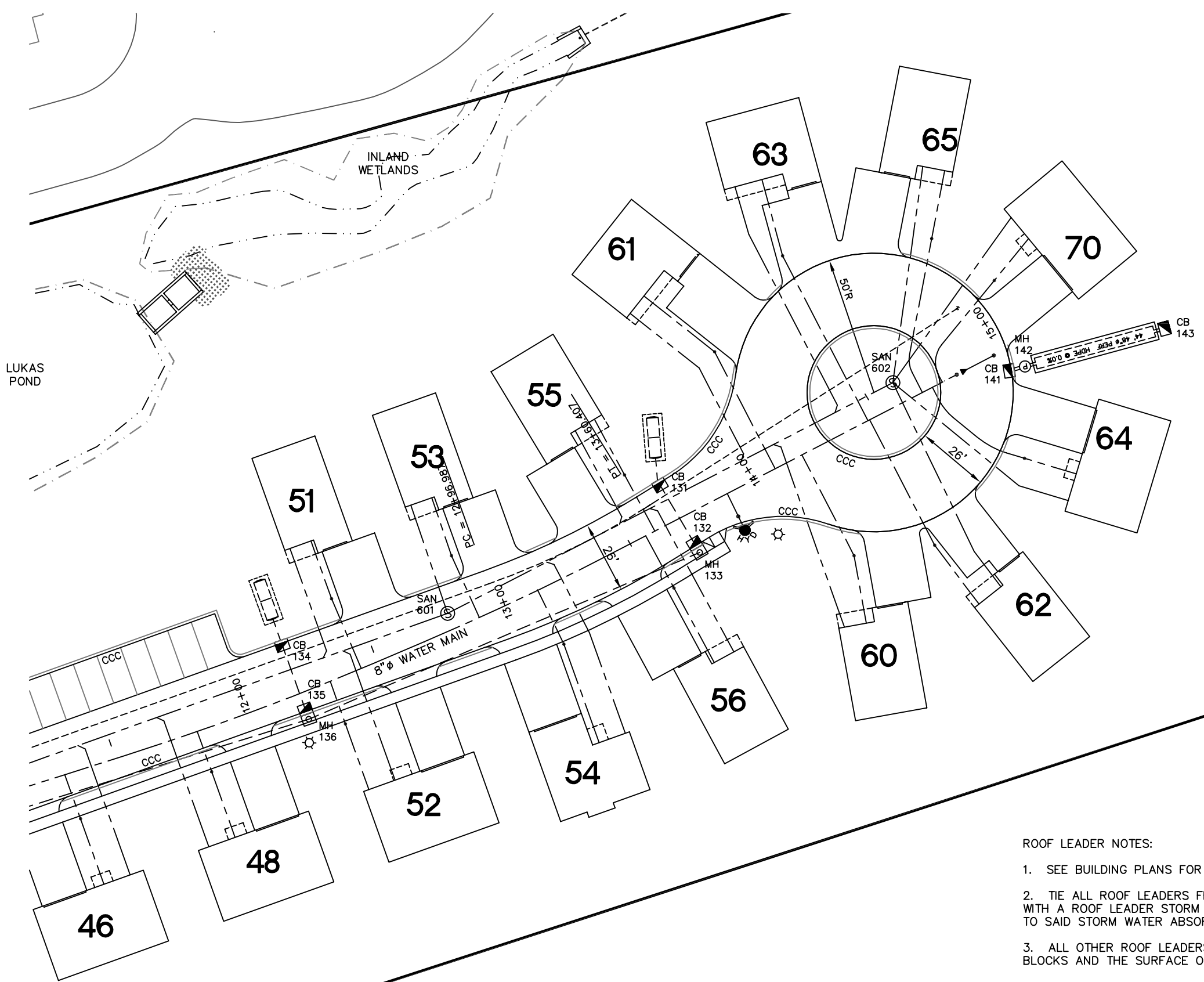
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

DATE APPROVED	
APPROVAL EXPIRES	
TOWN ENGINEER, WINDSOR LOCKS	DATE
SECRETARY, PLANNING AND ZONING	DATE
CHAIRMAN, PLANNING AND ZONING	DATE

Sheet 17  
Plan & Profile 1

<p><b>BARRESI ASSOCIATES LLC</b> 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresillc.com</p>	<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p>	<p>LUKAS POND - MFSO SITE PLAN &amp; SPECIAL USE PREPARED FOR <b>F &amp; L CONSTRUCTION LIMITED</b> 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT</p>	
		<p>DATE: 4/29/26</p>	<p>REVISION: Per Town Engineer Comments Dated 4/22/26</p>

MARCH 27, 2026

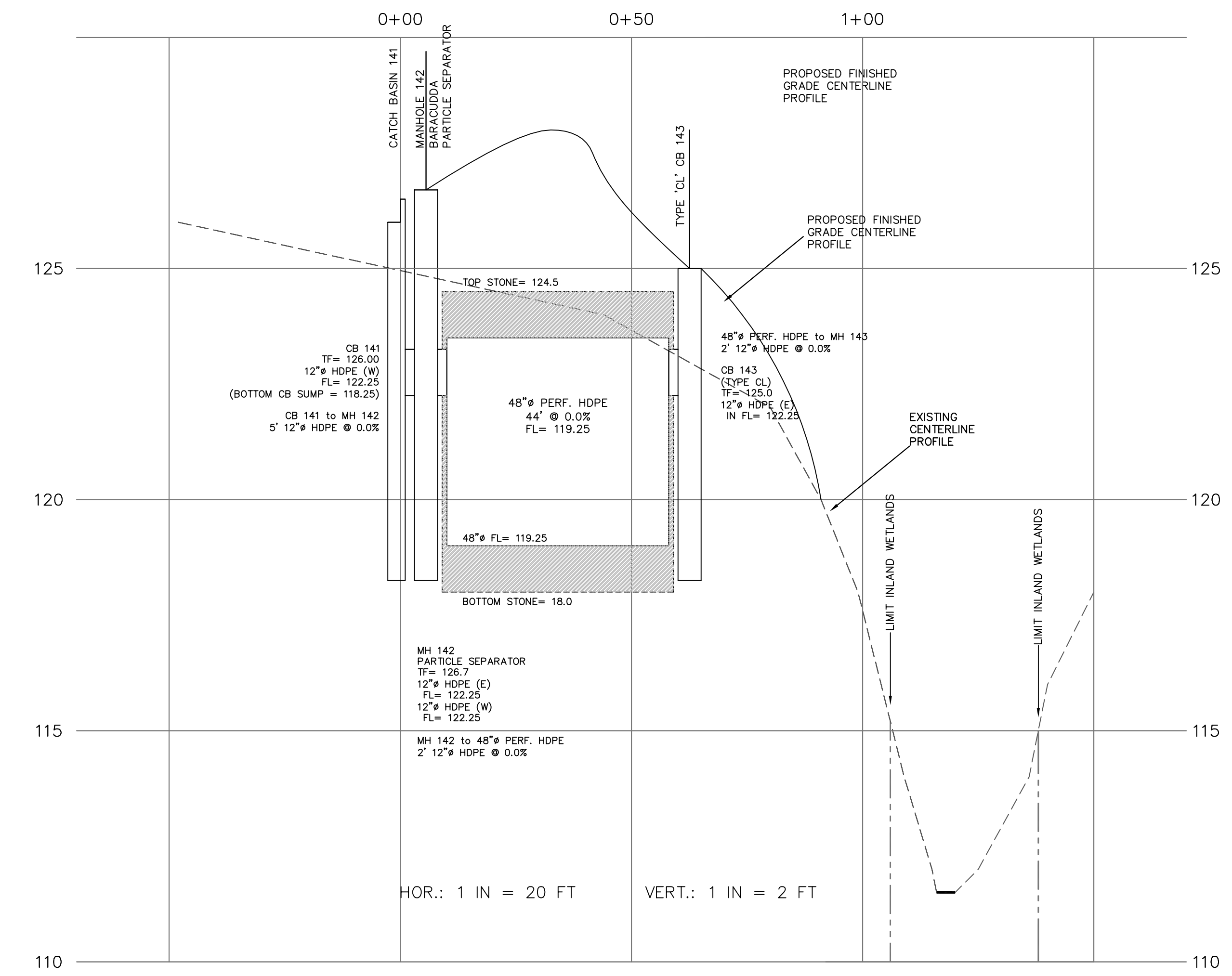
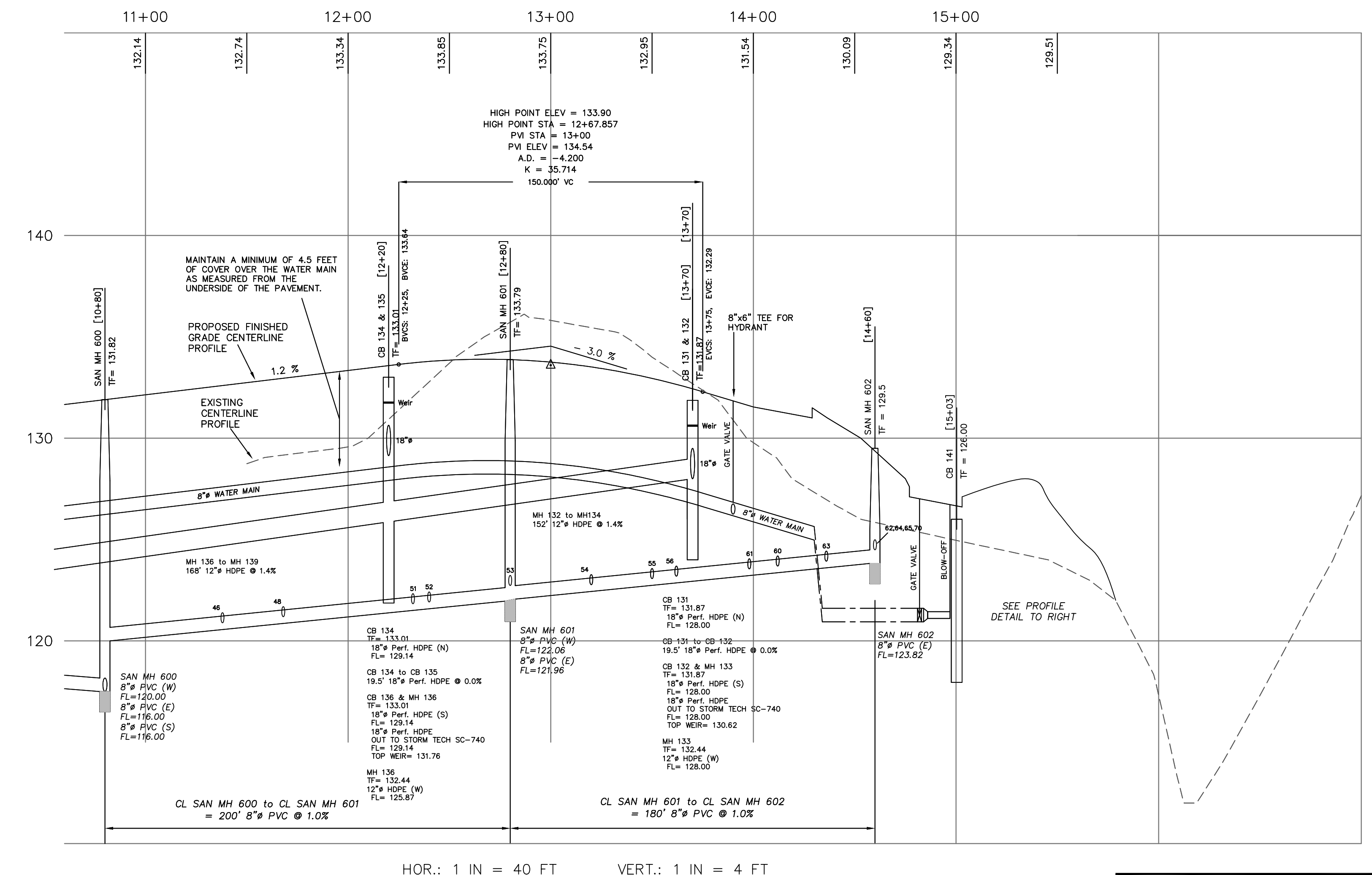
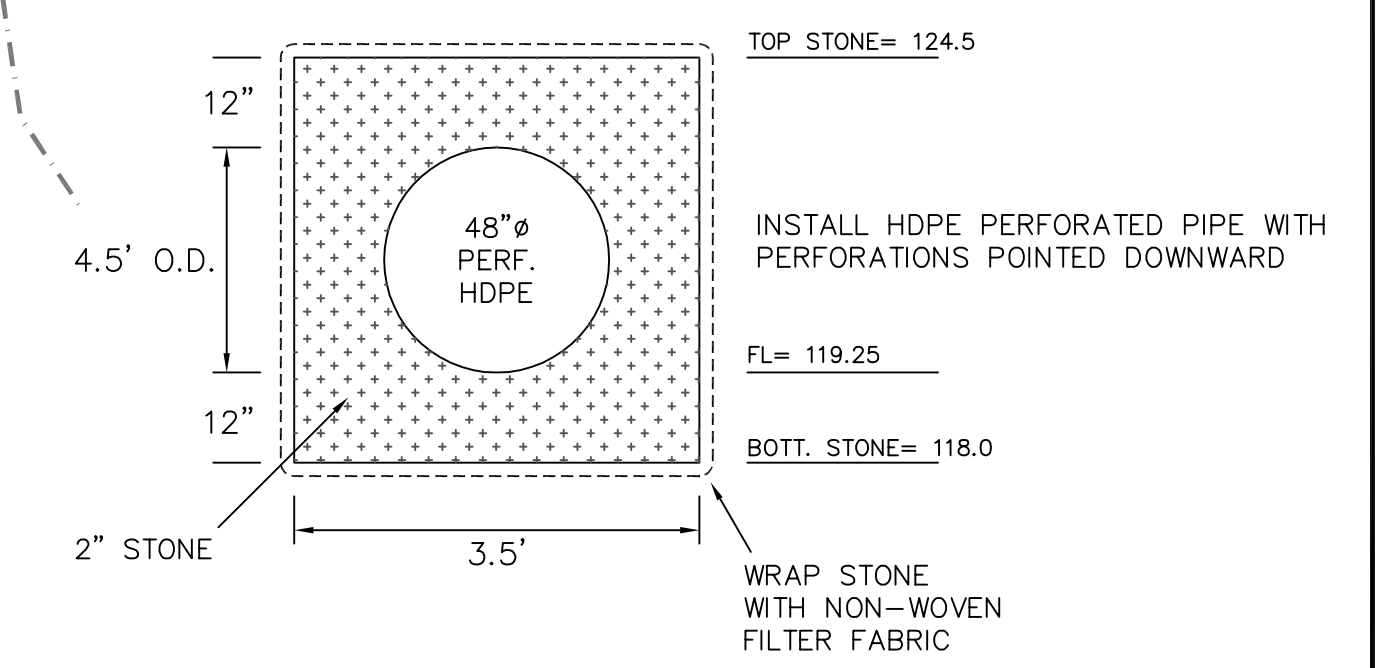
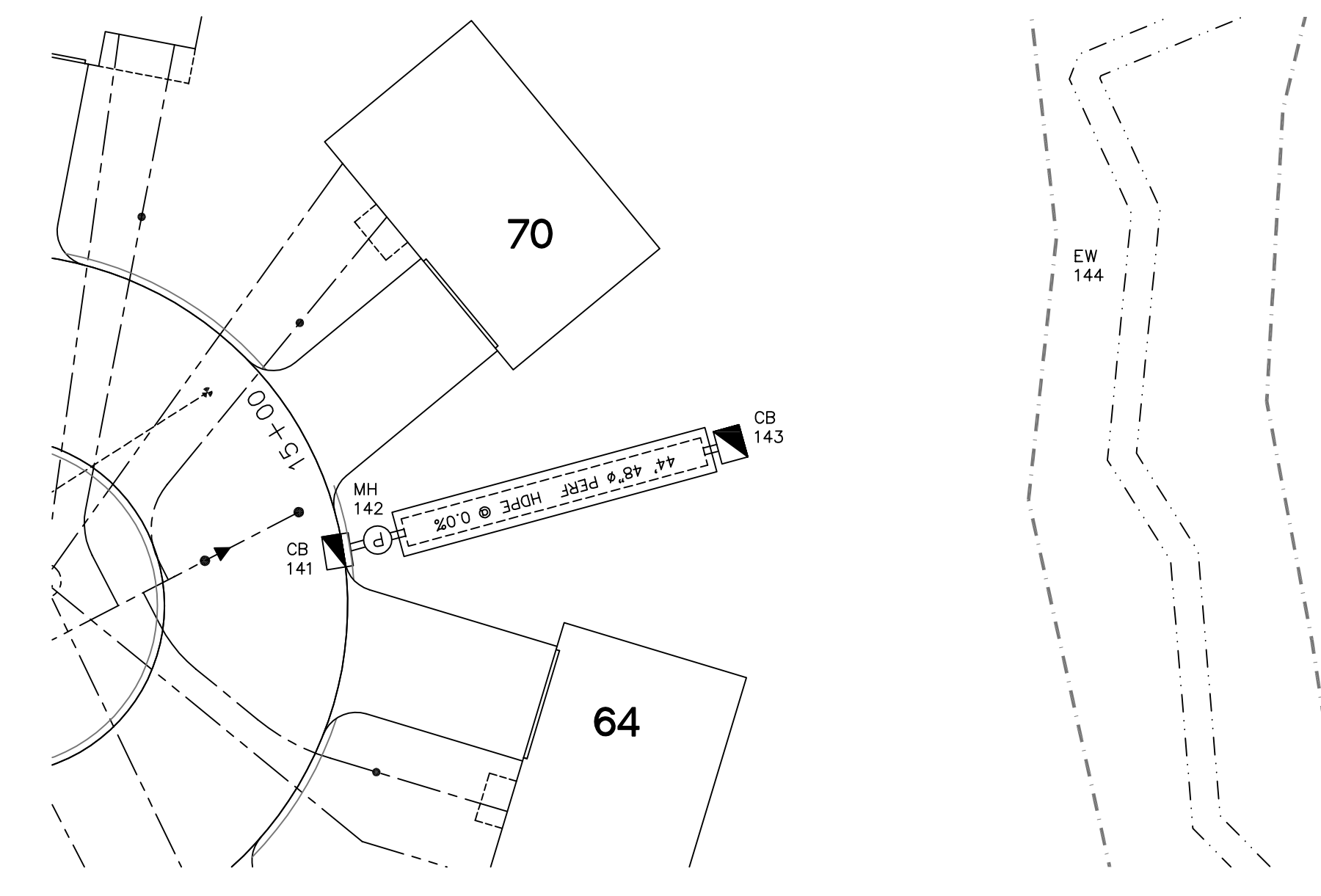


**ROOF LEADER NOTES:**

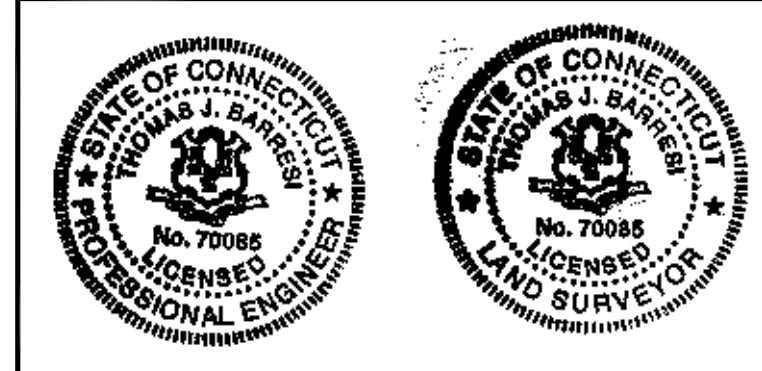
- SEE BUILDING PLANS FOR ROOF LEADER LOCATIONS.
- THE ALL ROOF LEADERS FROM EACH BUILDING SHOWN WITH A ROOF LEADER STORM WATER ABSORPTION SYSTEM, TO SAID STORM WATER ABSORPTION SYSTEM.
- ALL OTHER ROOF LEADERS TO DISCHARGE TO SPLASH BLOCKS AND THE SURFACE OF THE GROUND.

**SANITARY SEWER NOTES:**

- ALL SANITARY LATERALS SHALL BE A MINIMUM 6" AT A 2% SLOPE.
- PUMP STATION:
  - DEVELOPER TO SUBMIT DETAILED PLAN, SPECIFICATIONS AND CONSTRUCTION SEQUENCE FOR THE PUMP STATION PRIOR TO BEGINNING ANY CONSTRUCTION ON THIS SITE.
  - SIZE AND DEPTH OF FORCE MAIN TO BE PROVIDED BY OTHERS.



Sheet 18  
Plan & Profile 2



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN

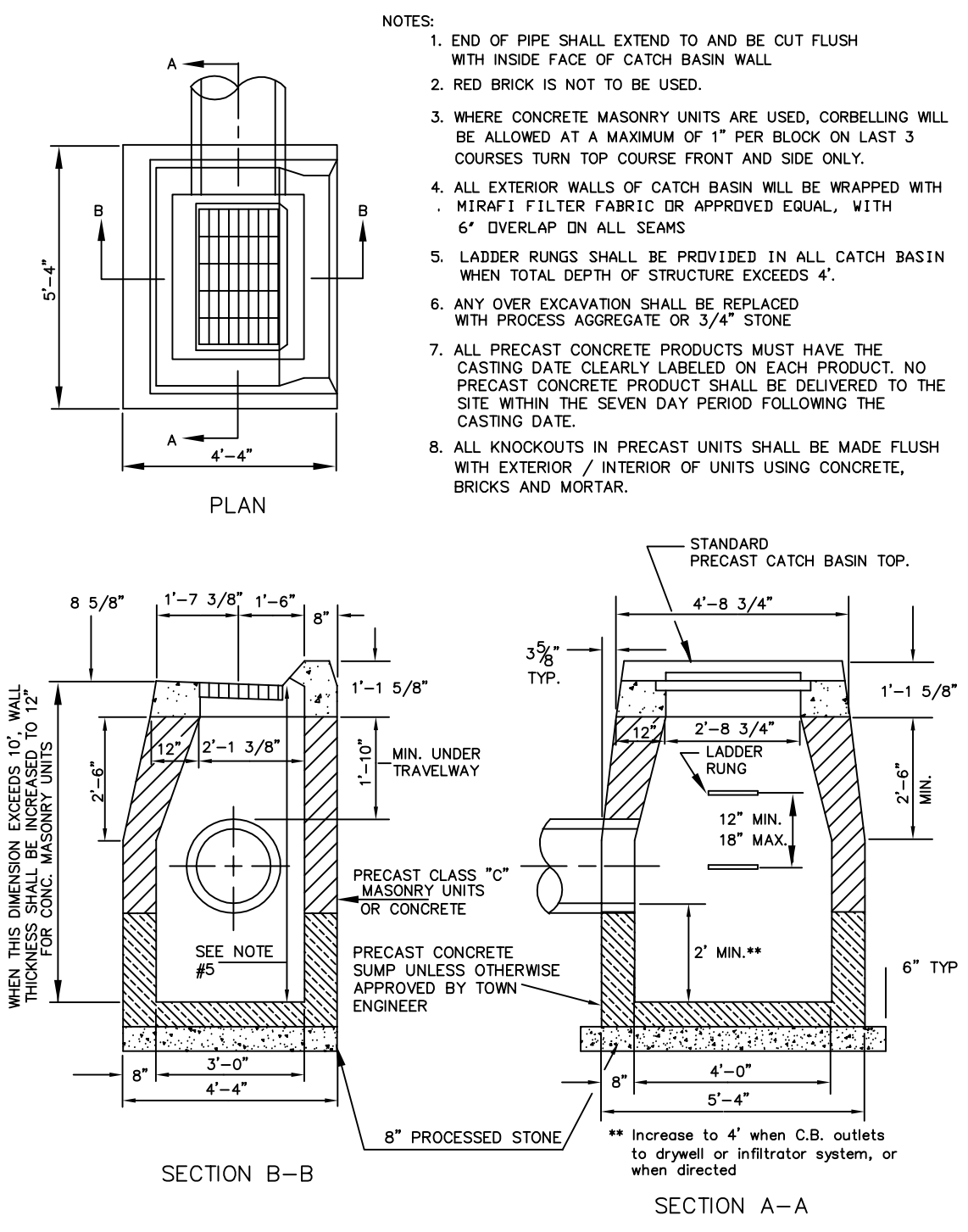
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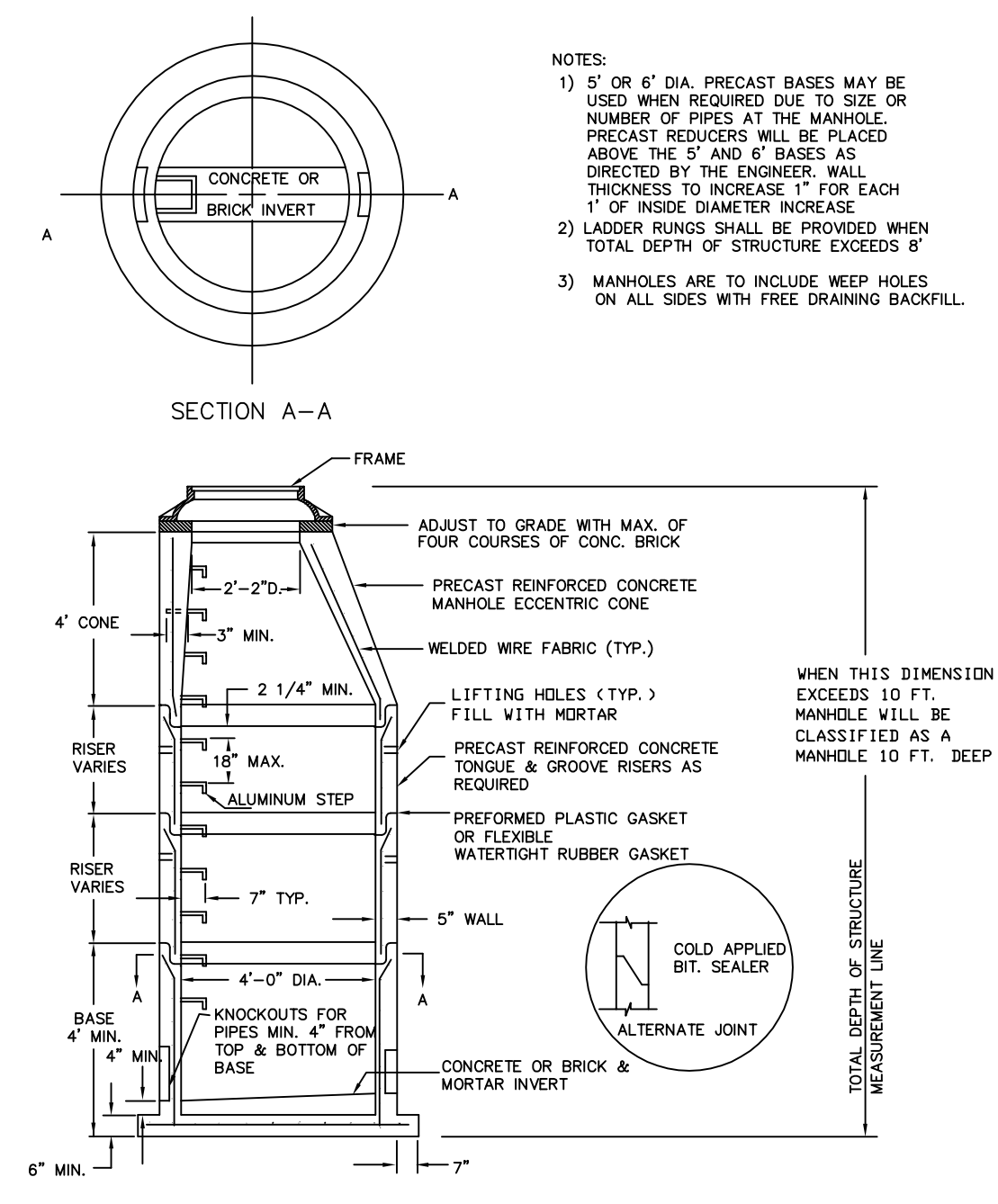
DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

LUKAS POND - MFSO SITE PLAN & SPECIAL USE  
PREPARED FOR  
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177 OLD COUNTY ROAD  
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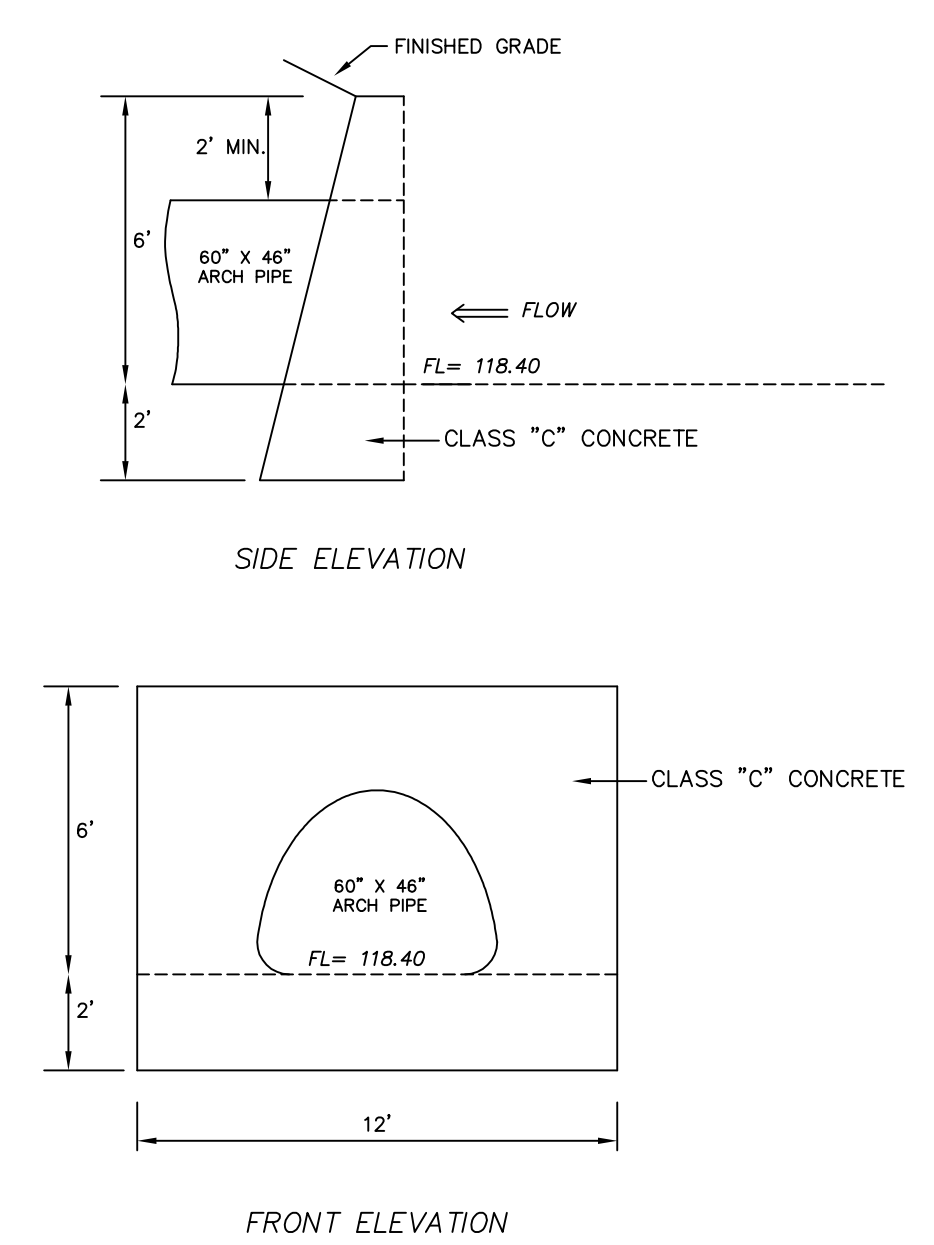
HOR.: AS SHOWN    VERT.: AS SHOWN    MARCH 27, 2026



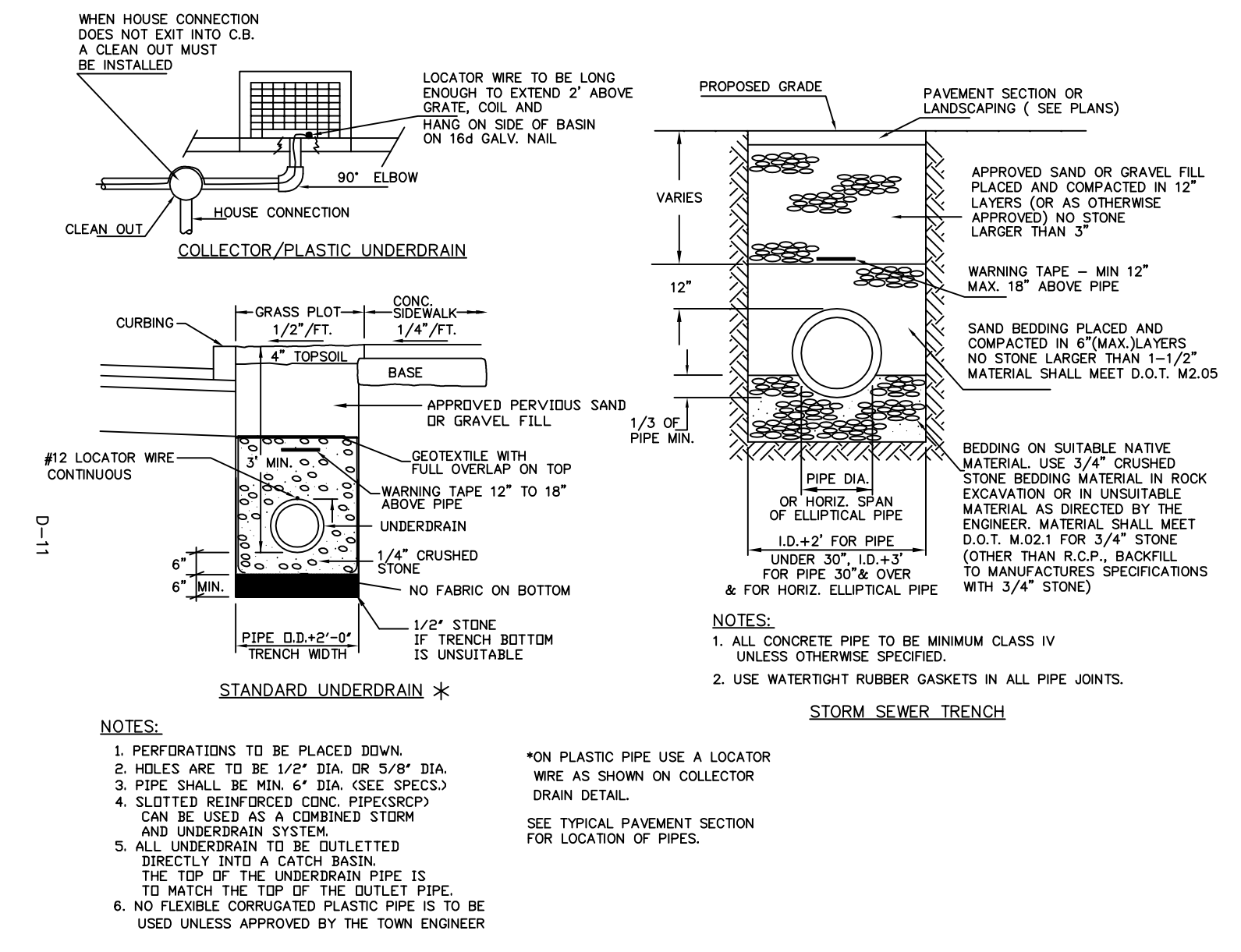
TYPE 'C' CATCH BASIN



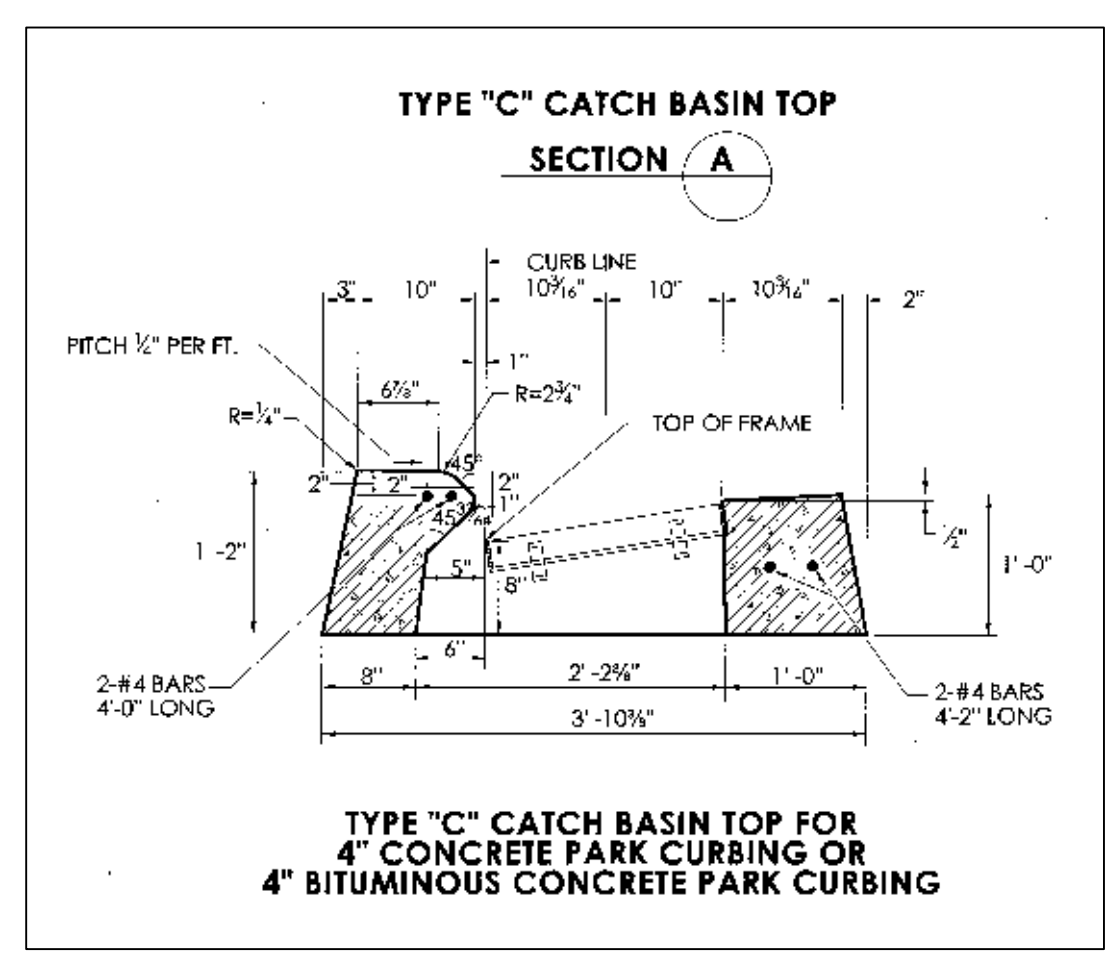
STORM MANHOLE



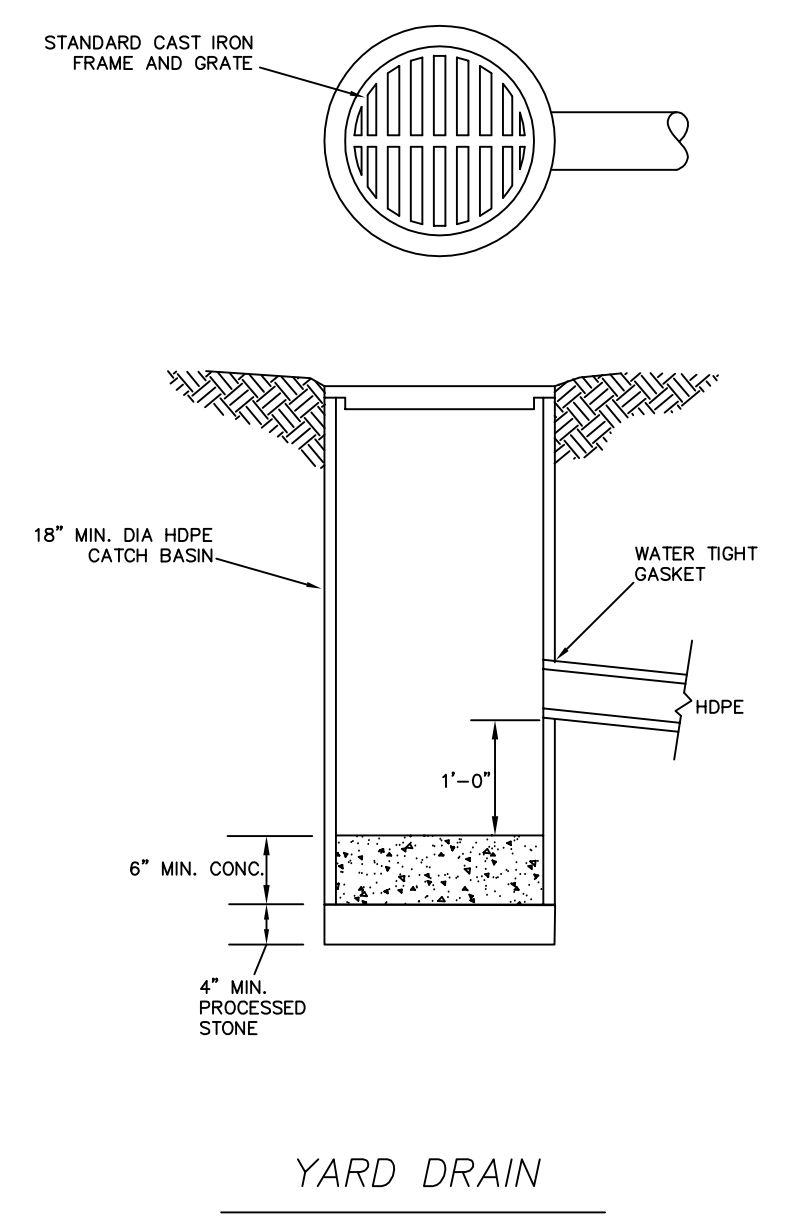
HEAD WALL 120



STORM DRAIN TRENCH AND UNDERDRAIN



TYPE 'C' CATCH BASIN TOP FOR 4\"/>



YARD DRAIN

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

DATE APPROVED \_\_\_\_\_

APPROVAL EXPIRES \_\_\_\_\_

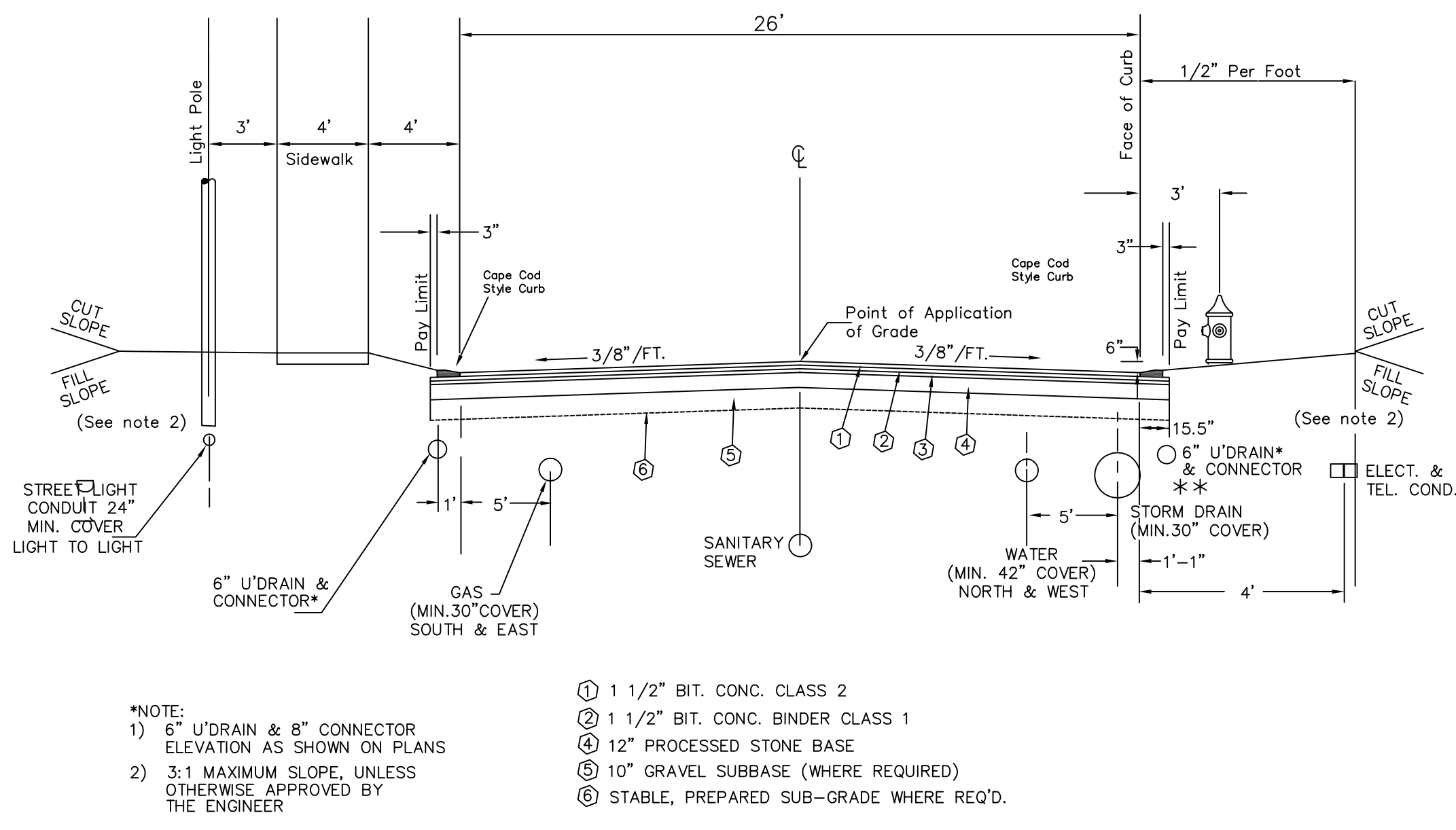
TOWN ENGINEER, WINDSOR LOCKS DATE \_\_\_\_\_

SECRETARY, PLANNING AND ZONING DATE \_\_\_\_\_

CHAIRMAN, PLANNING AND ZONING DATE \_\_\_\_\_

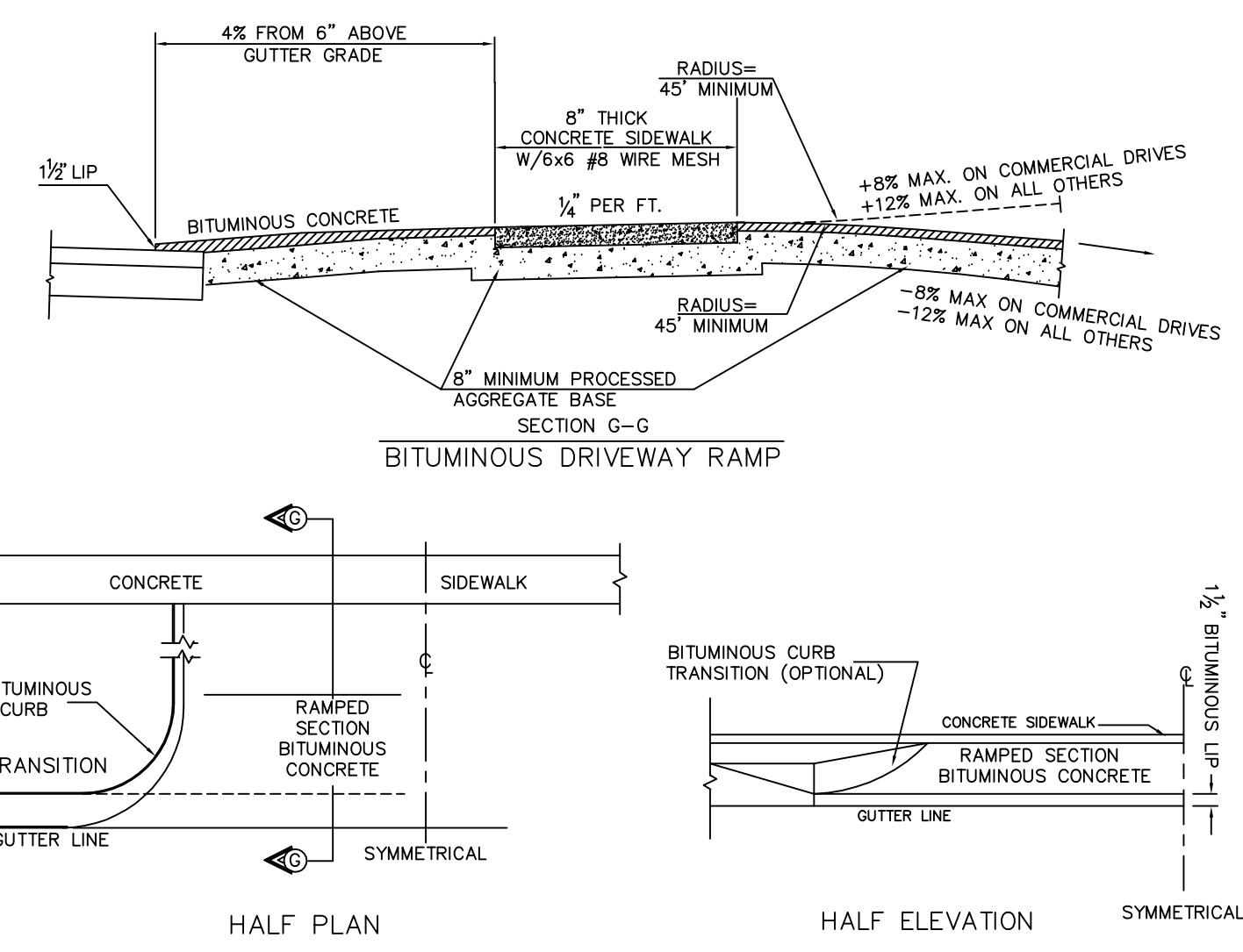
	<p>TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON</p> <p><b>BARRESI</b> ASSOCIATES LLC</p> <p>1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095 (860) 219-9260 www.barresilc.com</p>	<p>DATE: 4/29/26</p> <p>REVISION: Per Town Engineer Comments Dated 4/22/26</p>	<p>SCALE: AS SHOWN</p> <p>MARCH 27, 2026</p>
	<p>LUKAS POND - MFSO SITE PLAN &amp; SPECIAL USE</p> <p>PREPARED FOR</p> <p><b>F &amp; L CONSTRUCTION LIMITED</b></p> <p>177 OLD COUNTY ROAD</p> <p>WINDSOR LOCKS, CONNECTICUT</p>		



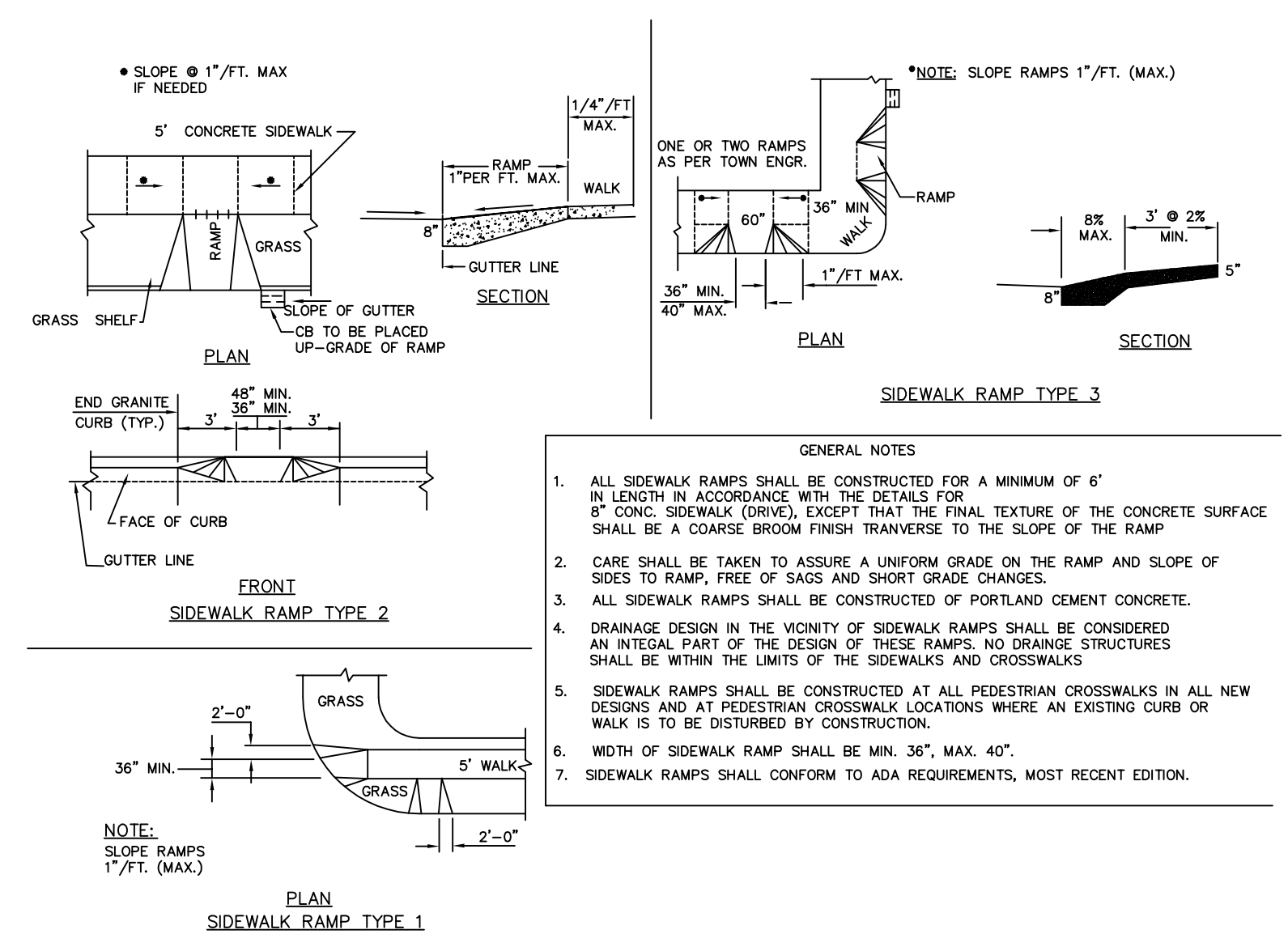


- \*NOTE:  
 1) 6" U'DRAIN & 8" CONNECTOR ELEVATION AS SHOWN ON PLANS  
 2) 3:1 MAXIMUM SLOPE, UNLESS OTHERWISE APPROVED BY THE ENGINEER
- ① 1 1/2" BIT. CONC. CLASS 2  
 ② 1 1/2" BIT. CONC. BINDER CLASS 1  
 ③ 12" PROCESSED STONE BASE  
 ④ 10" GRAVEL SUBBASE (WHERE REQUIRED)  
 ⑤ STABLE, PREPARED SUB-GRADE WHERE REQ'D.
- \*\* TO BE INSTALLED AT DIRECTION OF TOWN ENGINEER OR PROJECT PROFESSIONAL ENGINEER

ROADWAY CROSS SECTION

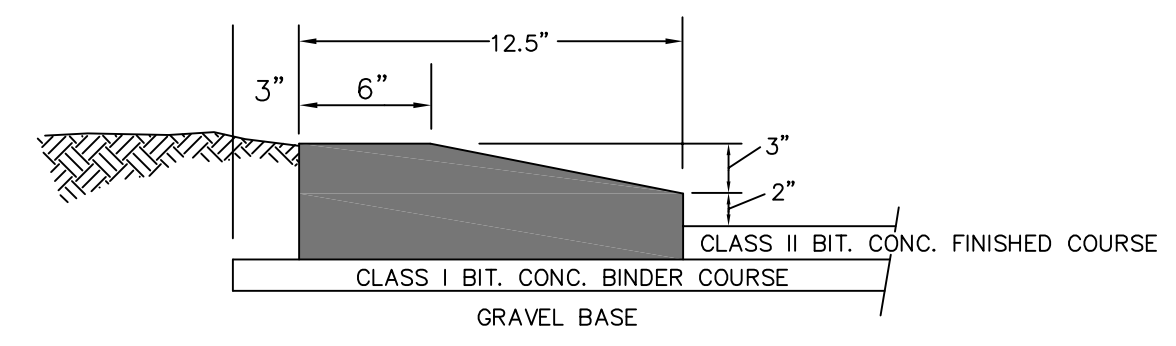


BITUMINOUS DRIVEWAY RAMP

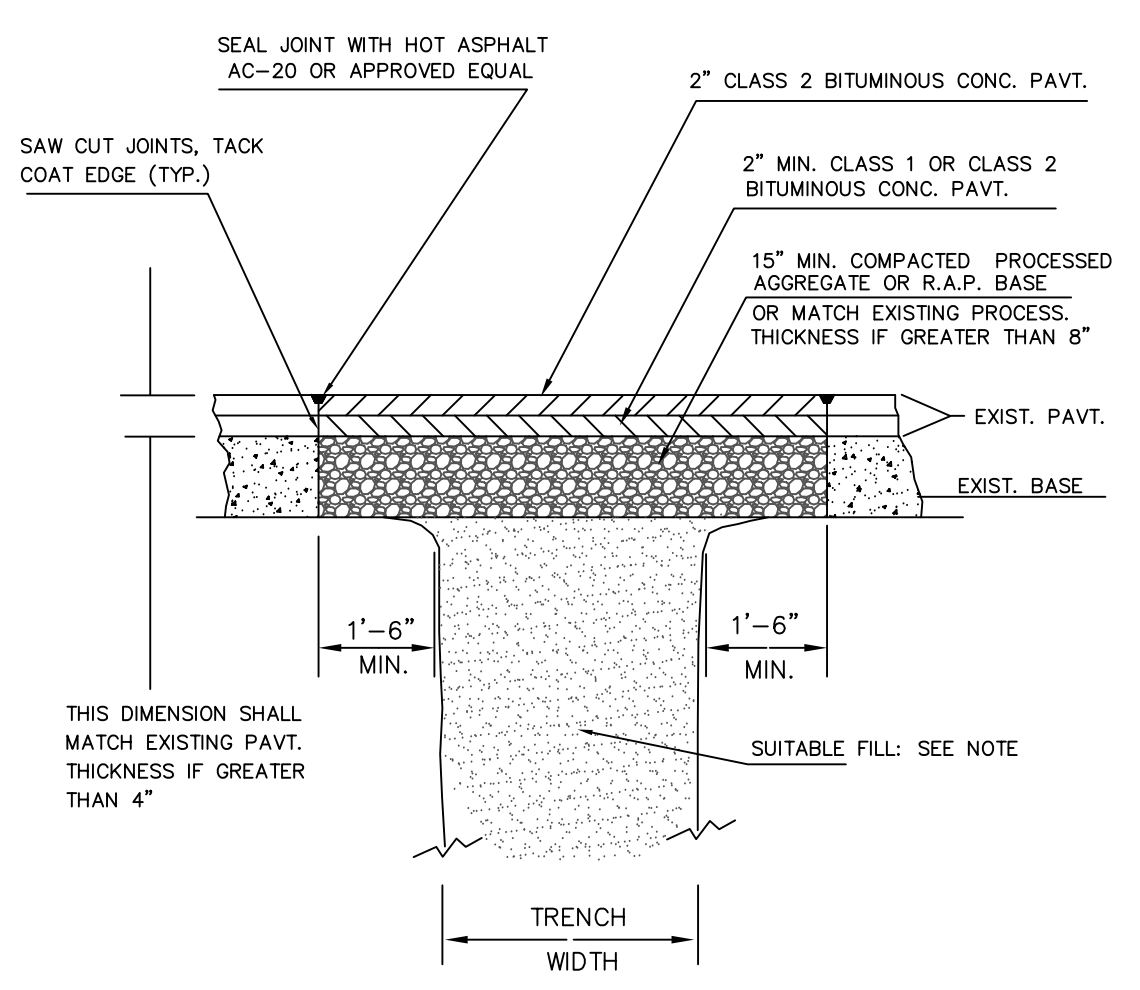


- GENERAL NOTES
- ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED FOR A MINIMUM OF 6' IN LENGTH IN ACCORDANCE WITH THE DETAILS FOR 8" CONC. SIDEWALK (DRIVE), EXCEPT THAT THE FINAL TEXTURE OF THE CONCRETE SURFACE SHALL BE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
  - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP AND SLOPE OF SIDES TO RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
  - ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
  - DRAINAGE DESIGN IN THE VICINITY OF SIDEWALK RAMPS SHALL BE CONSIDERED AN INTEGRAL PART OF THE DESIGN OF THESE RAMPS. NO DRAINAGE STRUCTURES SHALL BE WITHIN THE LIMITS OF THE SIDEWALKS AND CROSSWALKS.
  - SIDEWALK RAMPS SHALL BE CONSTRUCTED AT ALL PEDESTRIAN CROSSWALKS IN ALL NEW DESIGN AND AT PEDESTRIAN CROSSWALK LOCATIONS WHERE AN EXISTING CURB OR WALK IS TO BE DISTURBED BY CONSTRUCTION.
  - WIDTH OF SIDEWALK RAMP SHALL BE MIN. 36", MAX. 40".
  - SIDEWALK RAMPS SHALL CONFORM TO ADA REQUIREMENTS, MOST RECENT EDITION.

CONCRETE SIDEWALK RAMPS

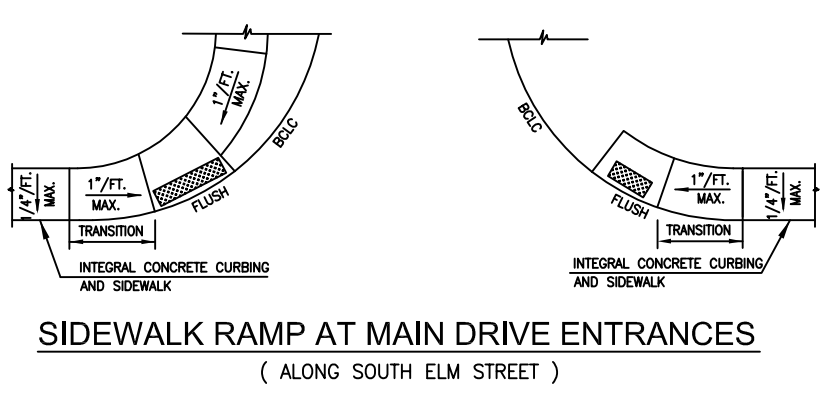
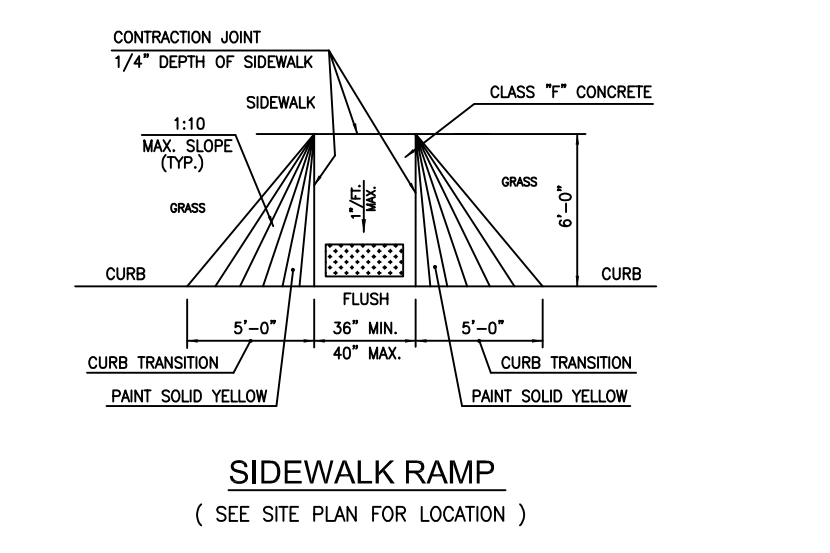


BITUMINOUS CAPE COD STYLE CURB

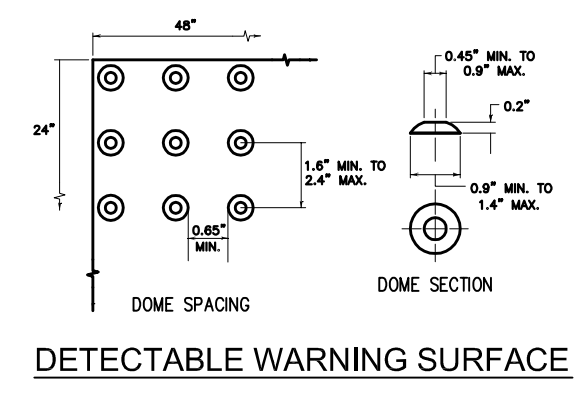


NOTE: SUITABLE FILL AND PROCESSED AGGREGATE BASE SHALL BE COMPACTED 95% PER AASHTO T-180 METHOD 'D'

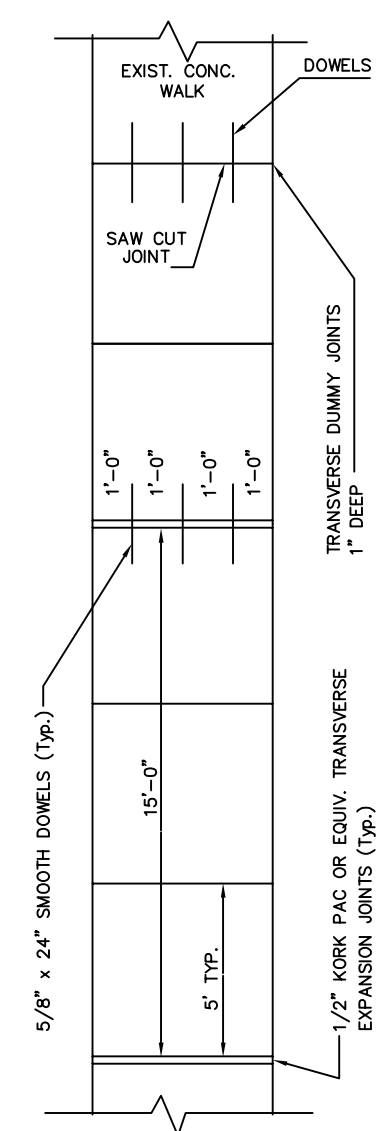
BITUMINOUS CONCRETE REPAIR



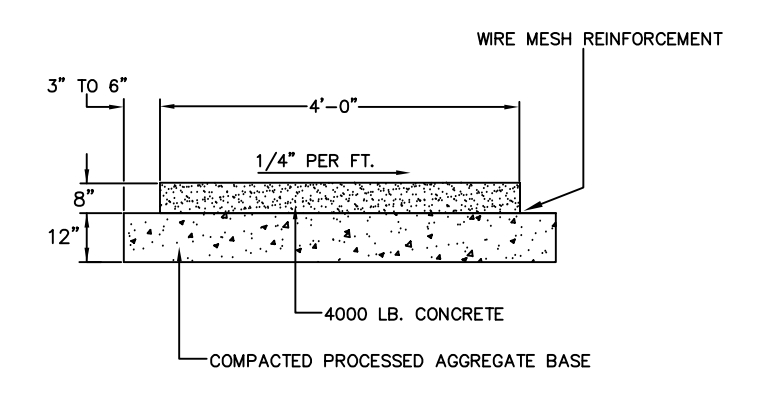
SIDEWALK RAMP AT MAIN DRIVE ENTRANCES (ALONG SOUTH ELM STREET)



DETECTABLE WARNING SURFACE

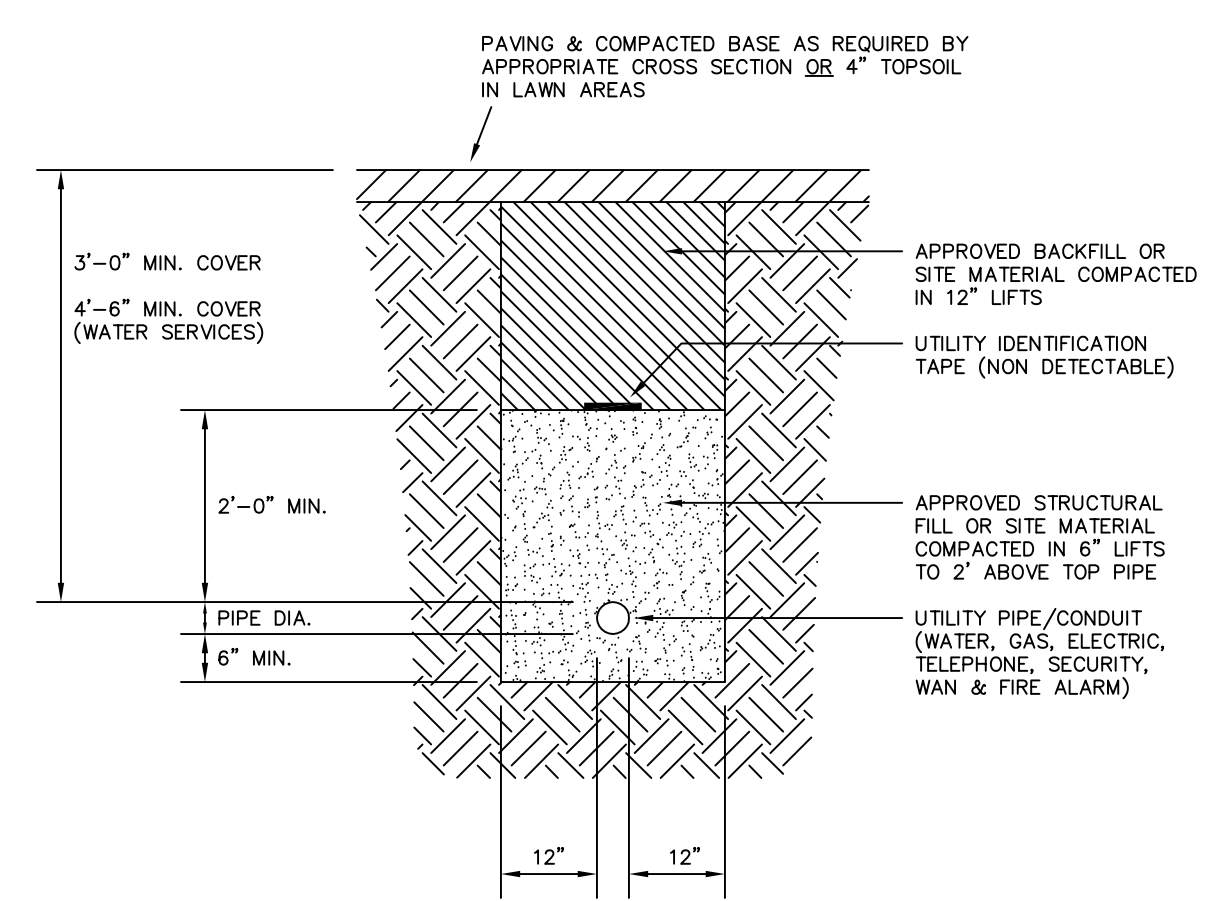


CONCRETE SIDEWALK AT ROAD CROSSING

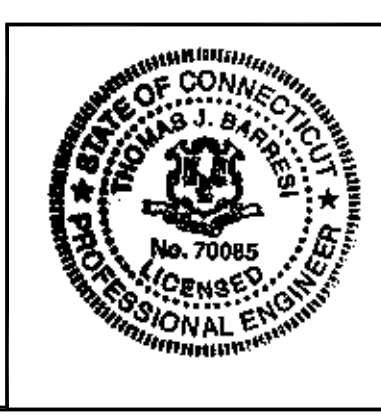


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UTILITY TRENCH DETAIL



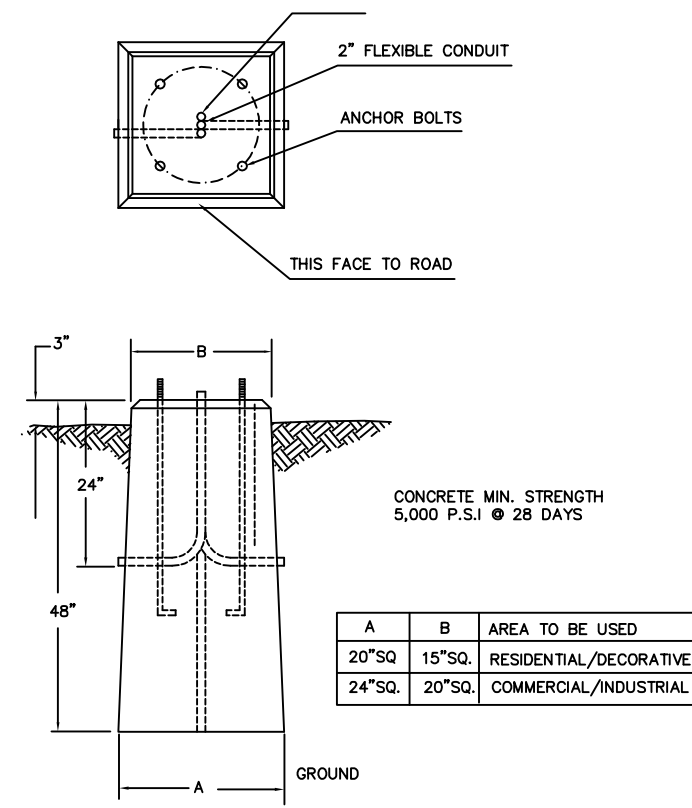
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**BARRESI ASSOCIATES LLC**  
 1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
 (860) 219-9260 www.barresilc.com

4/29/26	Per Town Engineer Comments Dated 4/22/26
DATE	REVISION

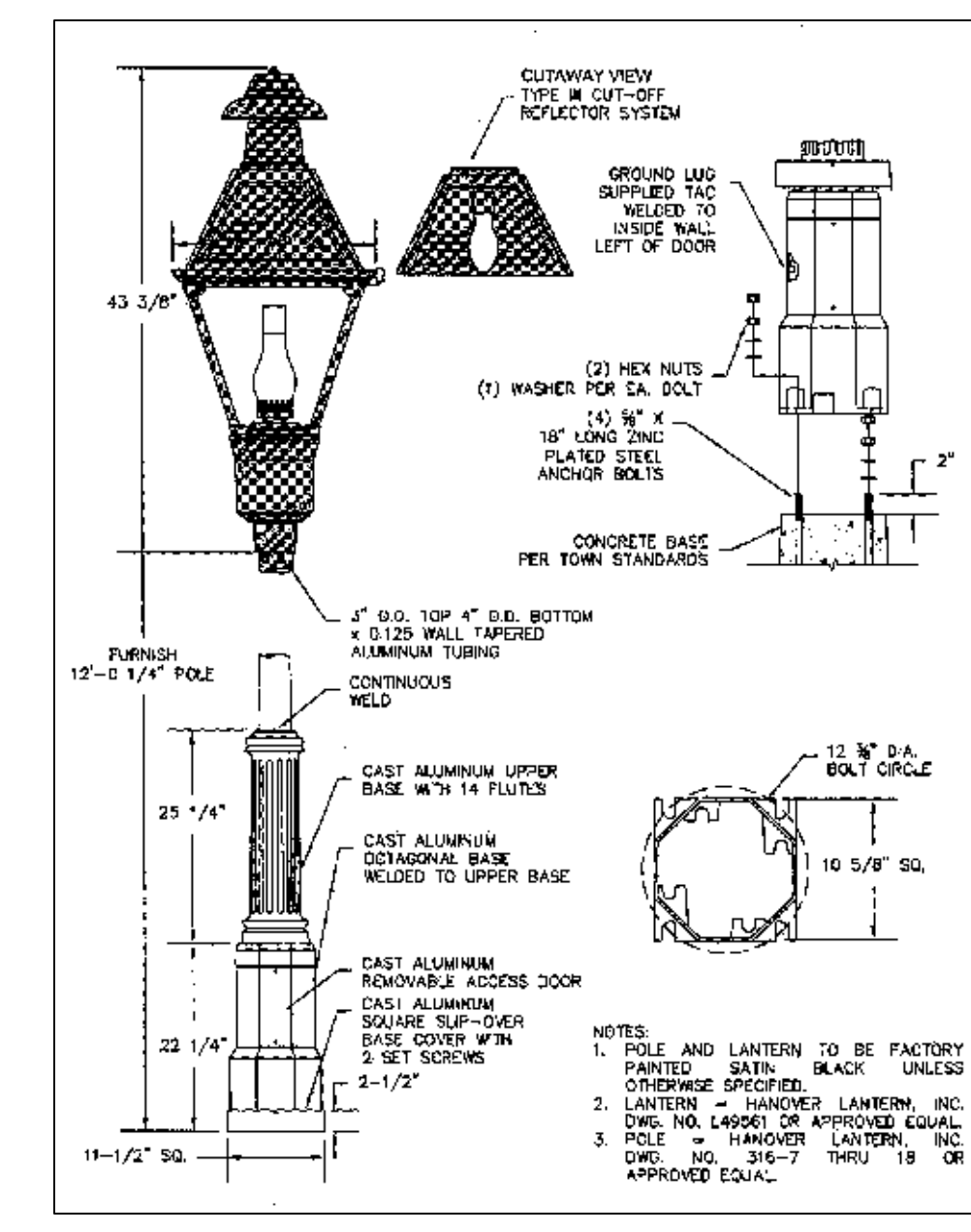
LUKAS POND - MFSO SITE PLAN & SPECIAL USE PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
 177 OLD COUNTY ROAD  
 WINDSOR LOCKS, CONNECTICUT

SCALE: AS SHOWN MARCH 27, 2026



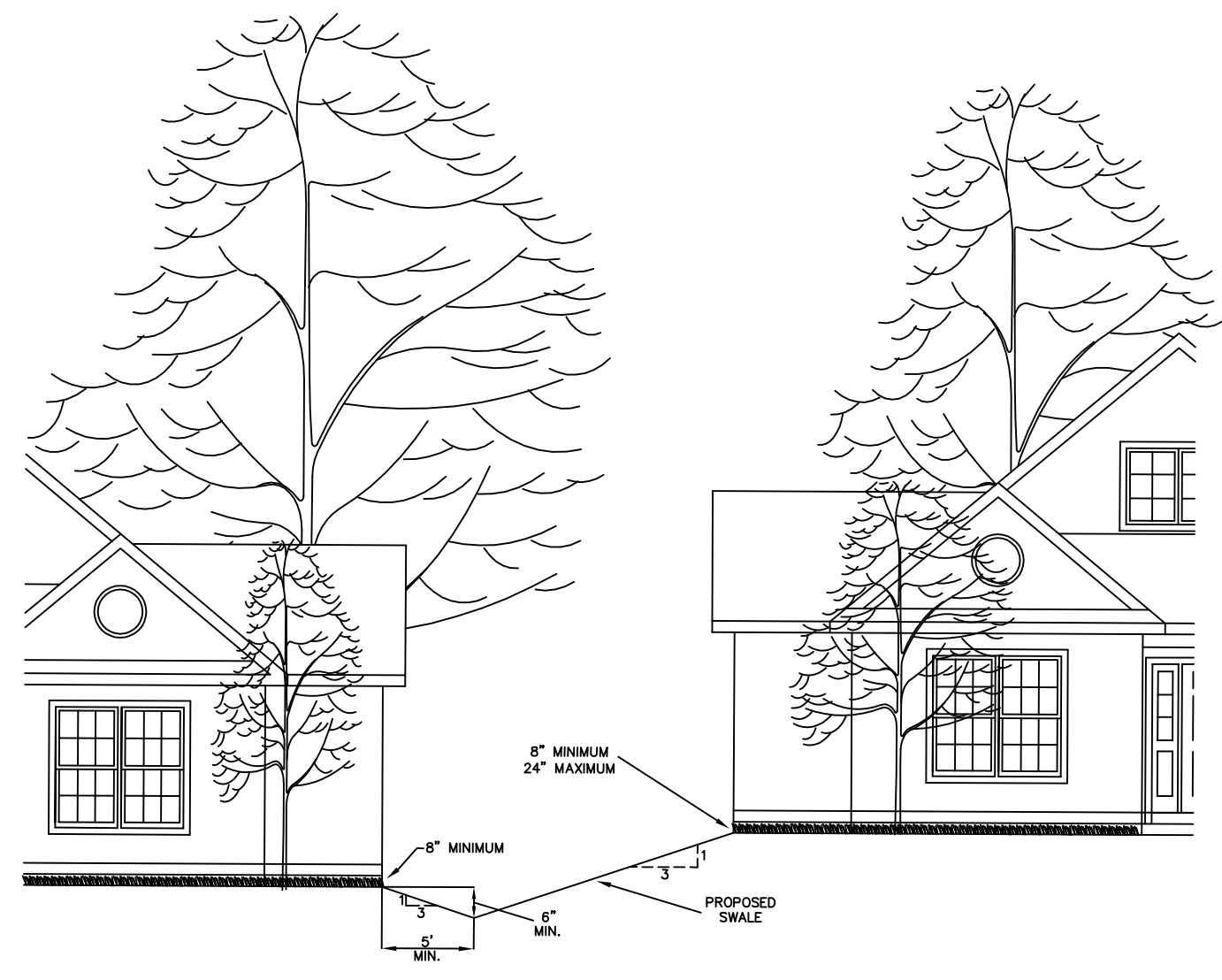
PRECAST CONCRETE LIGHT STANDARD BASE

A	B	AREA TO BE USED
20"SQ	15"SQ	RESIDENTIAL/DECORATIVE
24"SQ	20"SQ	COMMERCIAL/INDUSTRIAL



Outdoor lighting fixtures shall be limited to a maximum of 14 feet in height [Section 705.F.4.b.vi]

STREET LIGHTING



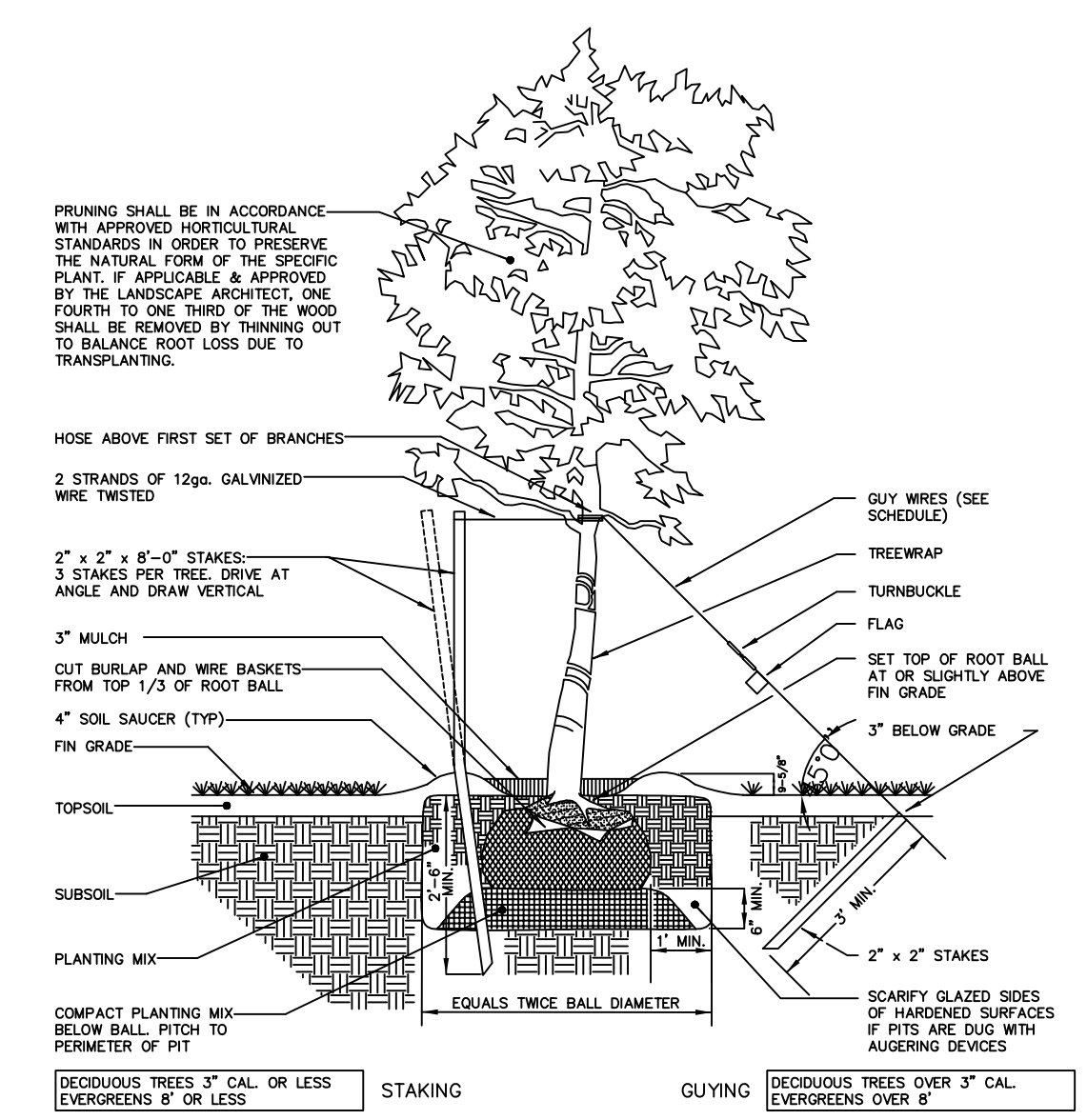
THE DRAINAGE SWALES BETWEEN AND BEHIND THE UNITS SHALL PROVIDE A MINIMUM GRADIENT OF 1%. IF A 1% GRADE CANNOT BE ACHIEVED, ADDITIONAL YARD DRAINS SHALL BE INSTALLED AND CONNECTED TO THE ROADWAY DRAINAGE SYSTEM. A TOPOGRAPHIC AS-BUILT SURVEY FOR EACH UNIT MUST BE PROVIDED IN ACCORDANCE WITH SECTION 705F.9 TO DEMONSTRATE COMPLIANCE WITH THESE REQUIREMENTS PRIOR TO ISSUANCE OF EACH CERTIFICATE OF OCCUPANCY.

GRADING BETWEEN ADJACENT UNITS SHALL INCLUDE THE CREATION OF A SWALE TO CARRY STORM WATER FLOW BETWEEN THE UNITS. THE BOTTOM OF THE SWALE SHALL BE A MINIMUM OF 5 FEET FROM THE LOWER UNIT AND SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE GRADE OF THE EARTH AT THE FOUNDATION WALL OF THE LOWER UNIT. THE MAXIMUM SIDE SLOPE OF THE SWALE SHALL BE 3:1. IF THE SLOPE WOULD EXCEED THE MAXIMUM OF 3:1, A RETAINING WALL SHALL BE PROPOSED BETWEEN THE UNITS AS NECESSARY TO REDUCE THE SLOPE TO ACCEPTABLE LIMITS. IF THE MAXIMUM HEIGHT OF THE WALL EXCEEDS 3 FEET, TOWN STAFF SHALL REVIEW AND APPROVE THE RETAINING WALL PRIOR TO CONSTRUCTION.

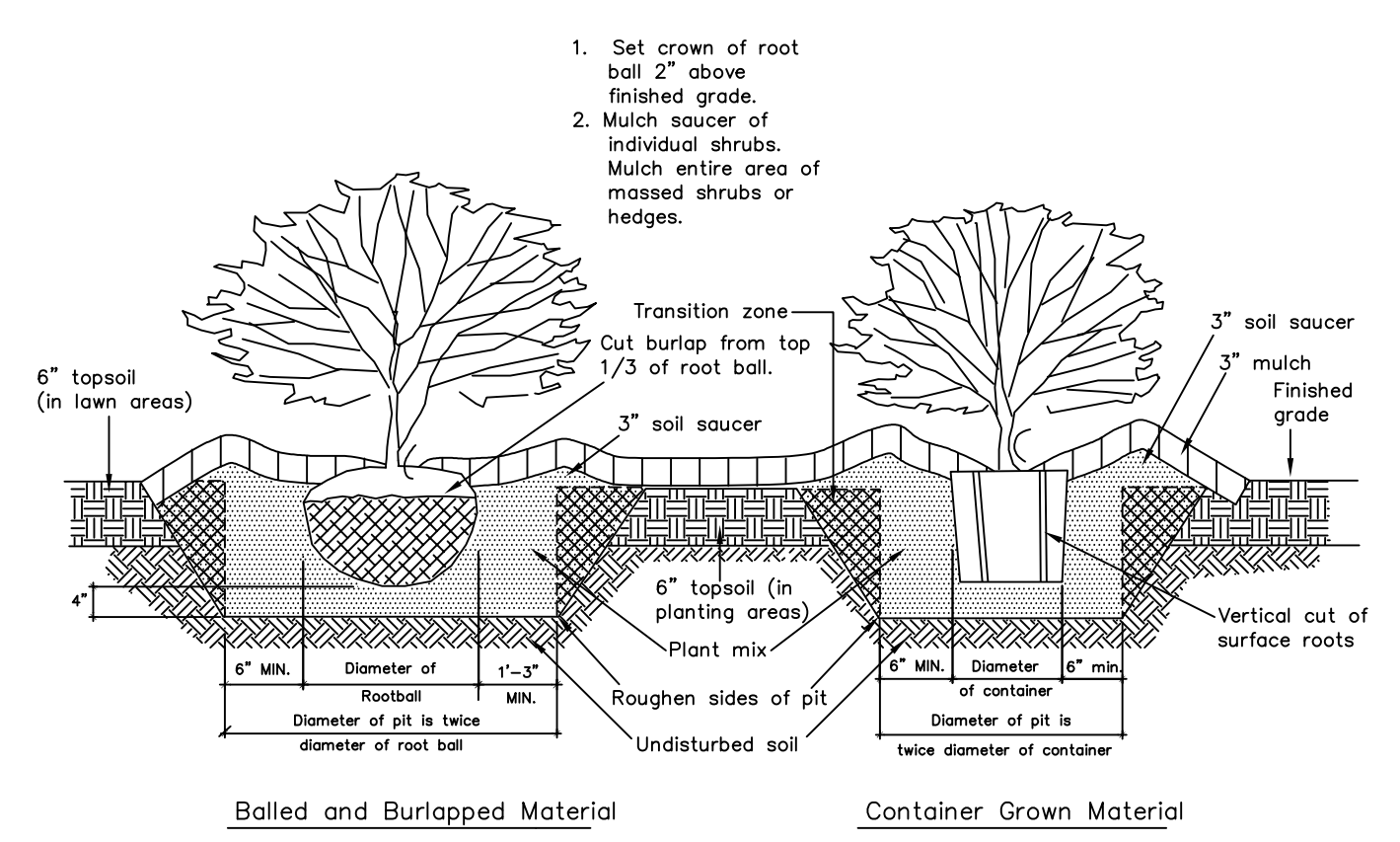
THE DRAINAGE SWALES BETWEEN AND BEHIND THE UNITS MUST PROVIDE A MINIMUM GRADIENT OF 1%. IF THE 1% GRADE CANNOT BE ACHIEVED, ADDITIONAL YARD DRAINS SHALL BE INSTALLED AND CONNECTED TO THE ROADWAY DRAINAGE SYSTEM.

NO FOUNDATION WINDOWS ARE ALLOWED ON THE UPHILL SIDE OF ANY UNITS.

TYPICAL SWALE BETWEEN UNITS



TREE PLANTING DETAILS

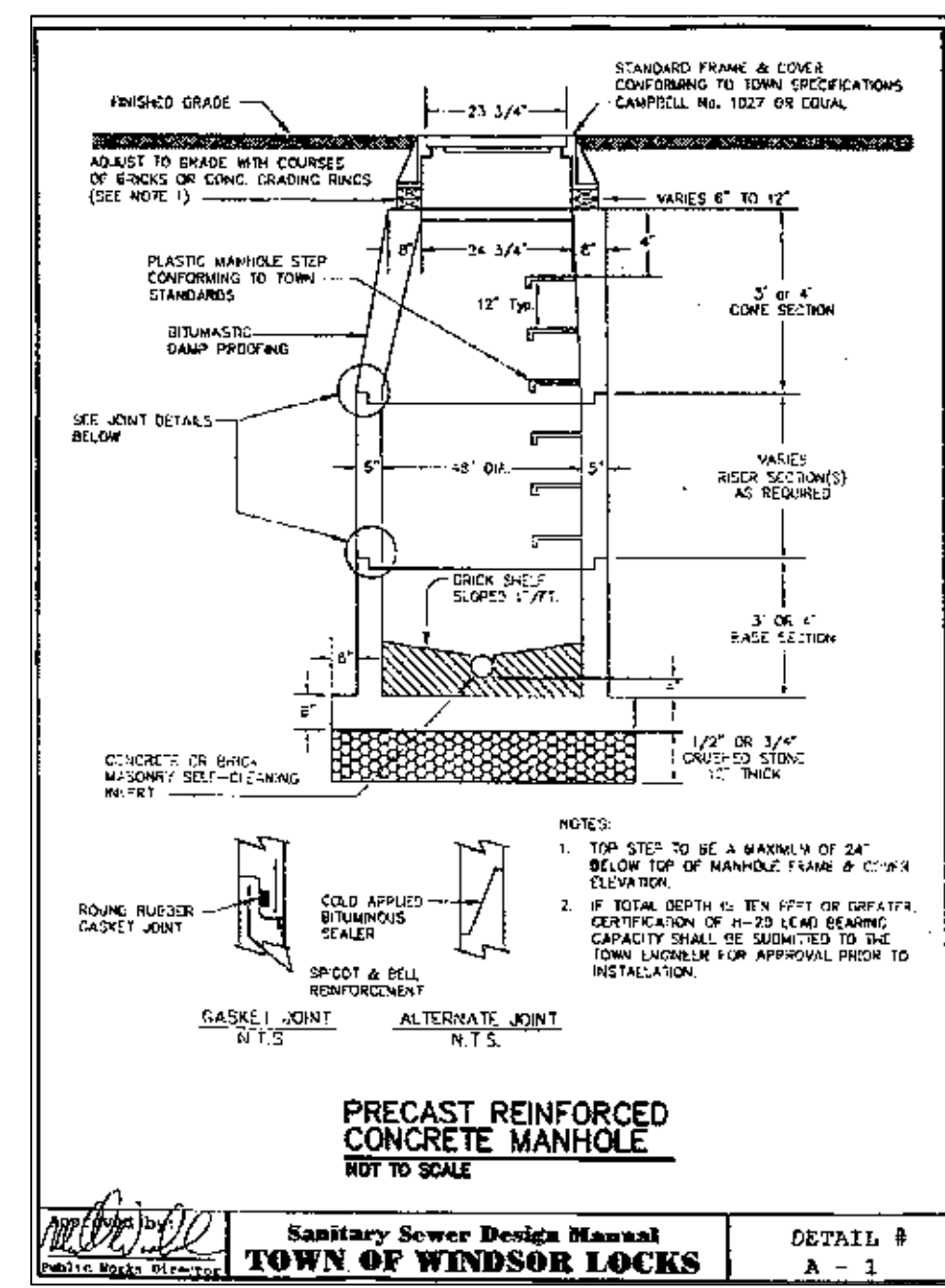


PLANT PIT FOR SHRUBS

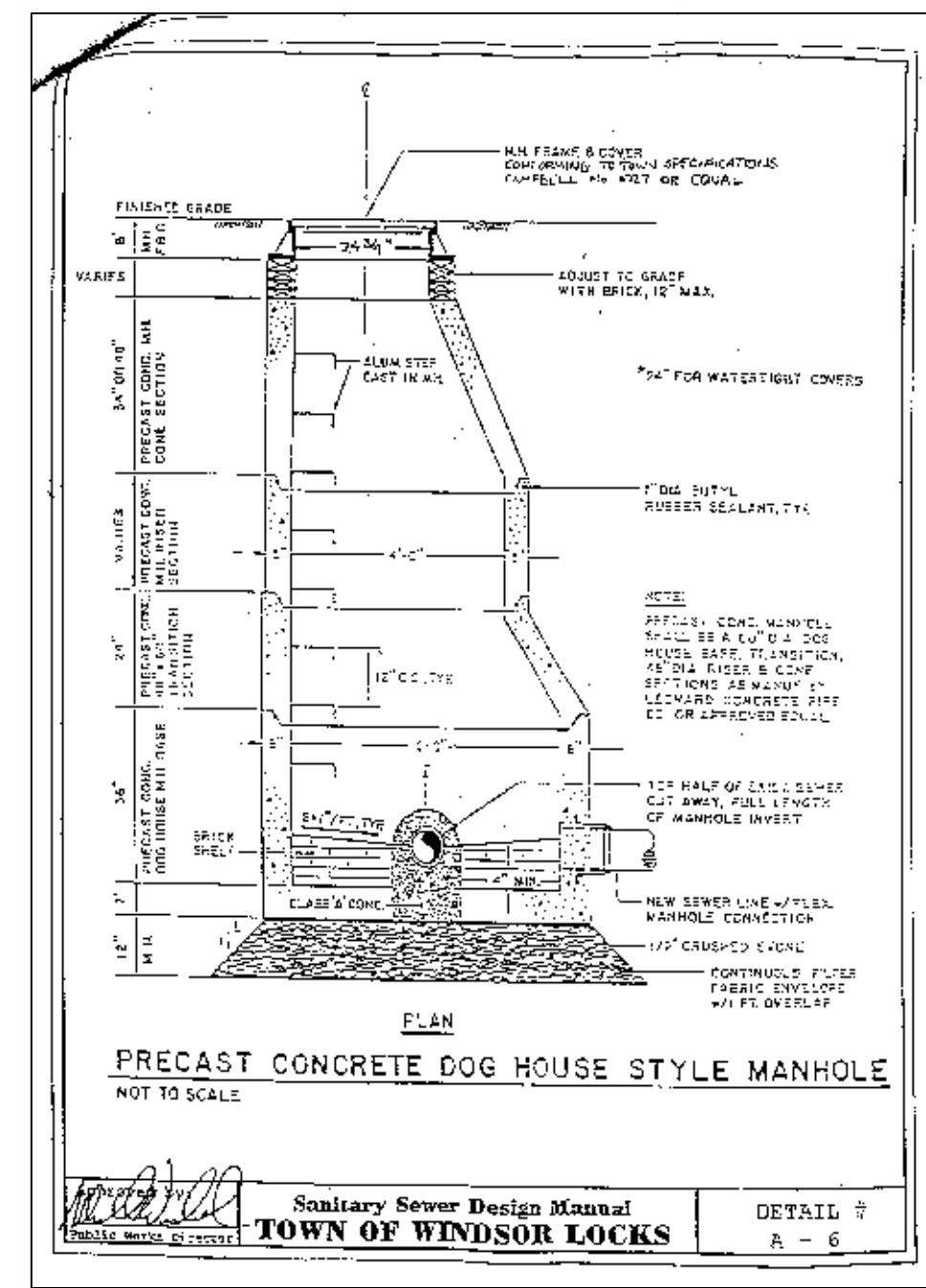
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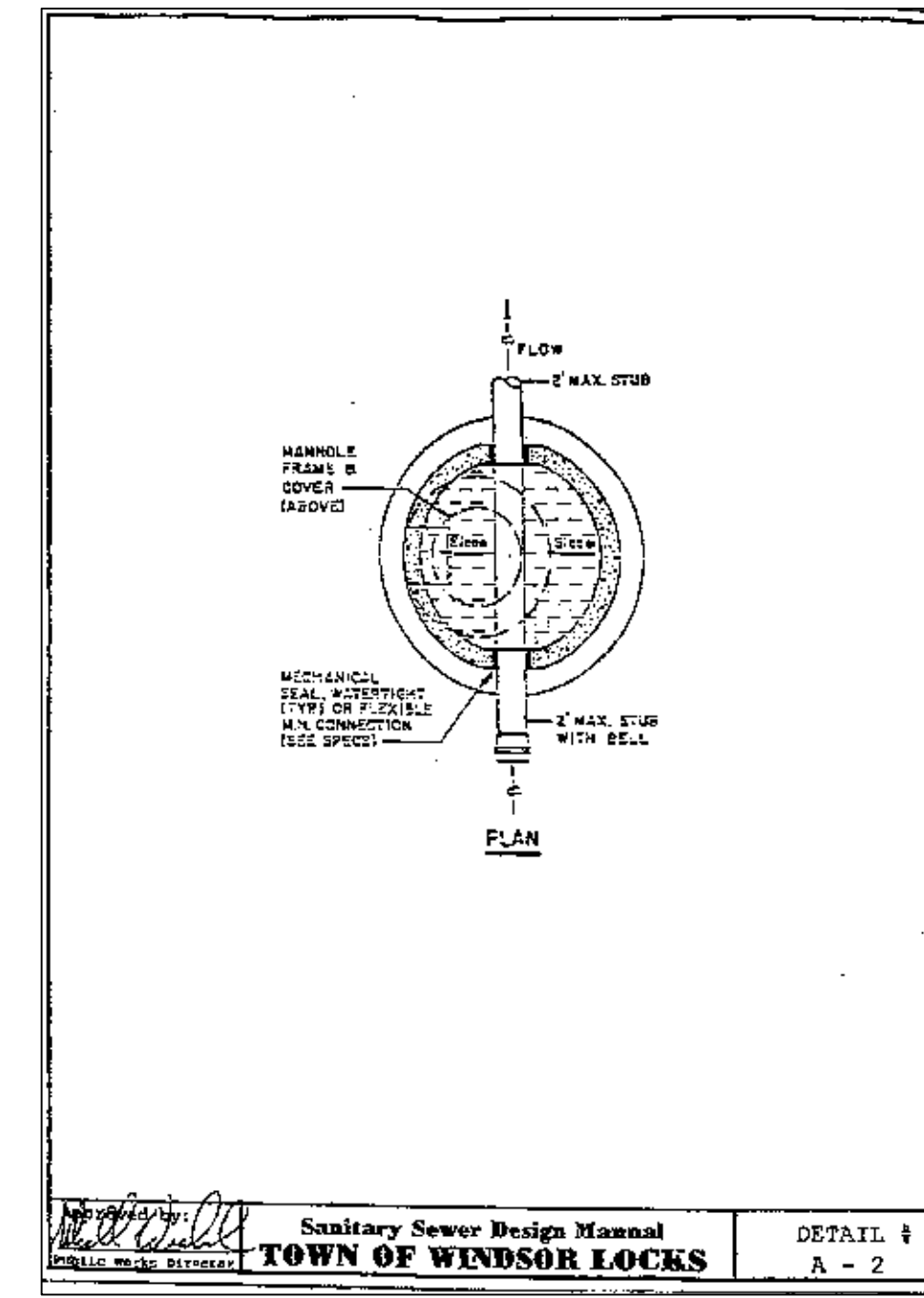
	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON			LUKAS POND – MFSO SITE PLAN & SPECIAL USE PREPARED FOR <b>F &amp; L CONSTRUCTION LIMITED</b> 177 OLD COUNTY ROAD WINDSOR LOCKS, CONNECTICUT
	<b>BARRESI ASSOCIATES LLC</b> 1695 POQUONOCK AVENUE – WINDSOR, CONN. 06095 (860) 219-9260 www.barresillc.com	4/29/26 DATE	Per Town Engineer Comments Dated 4/22/26 REVISION	



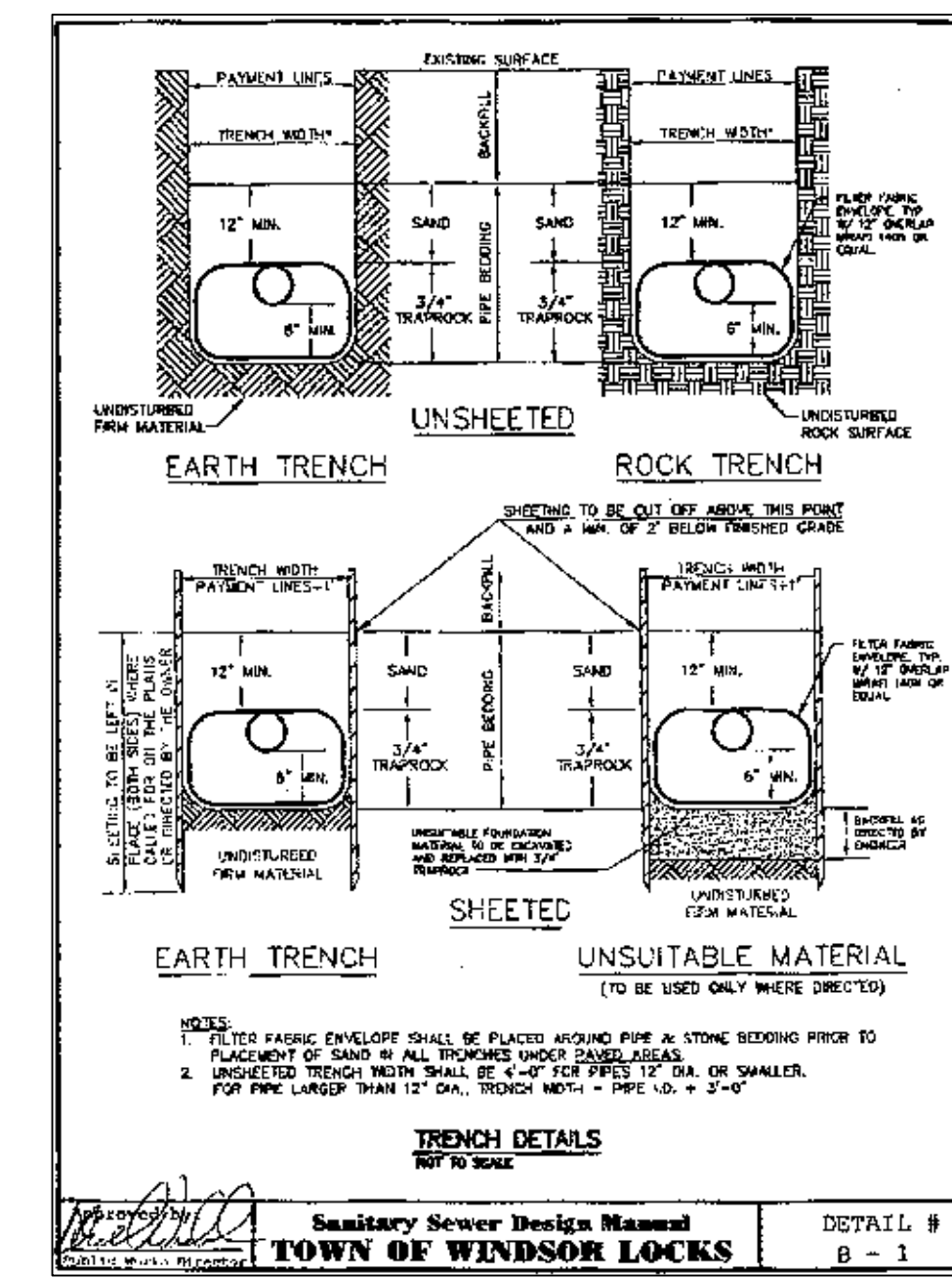
SANITARY MANHOLE



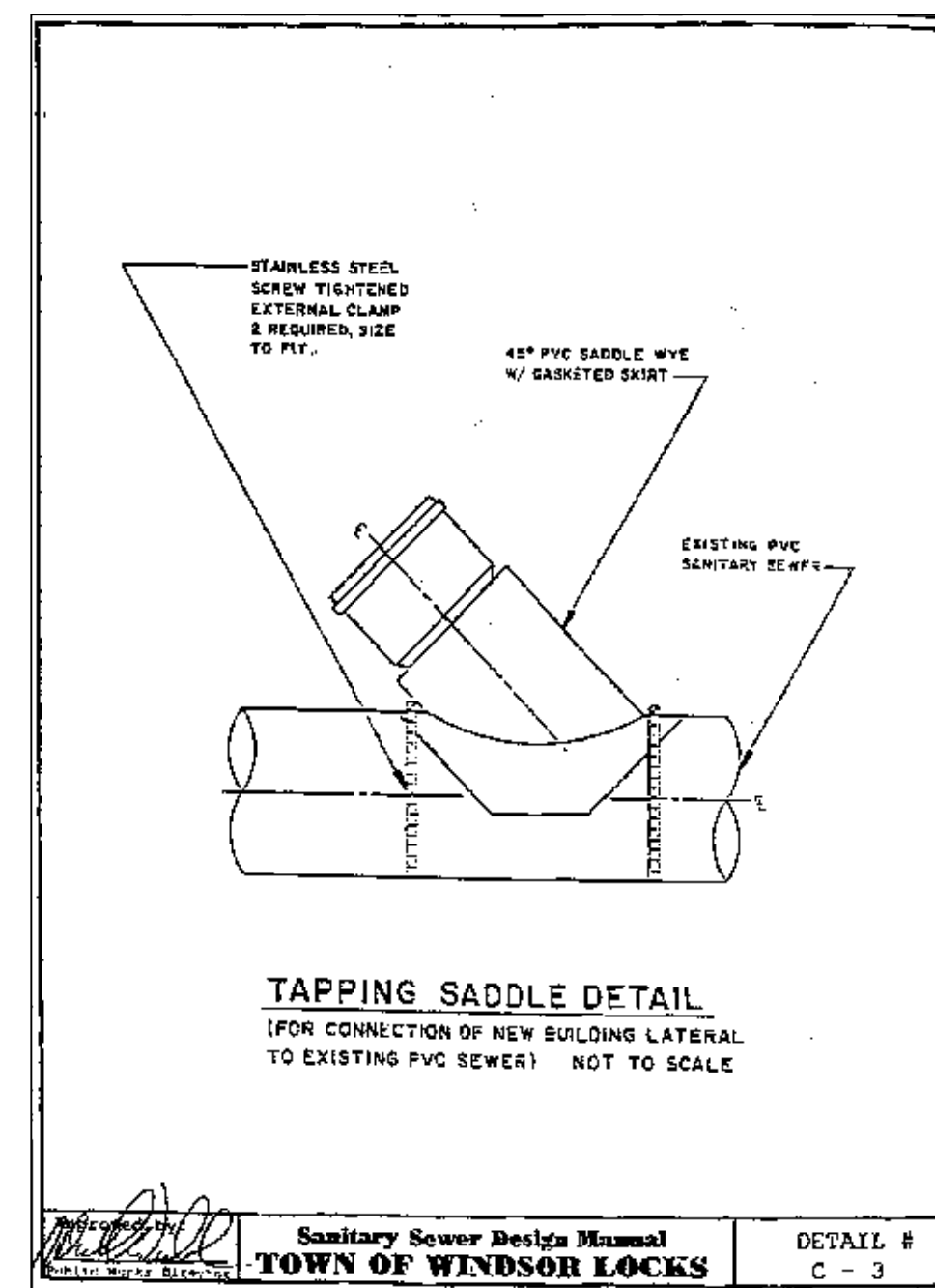
DOGHOUSE MANHOLE



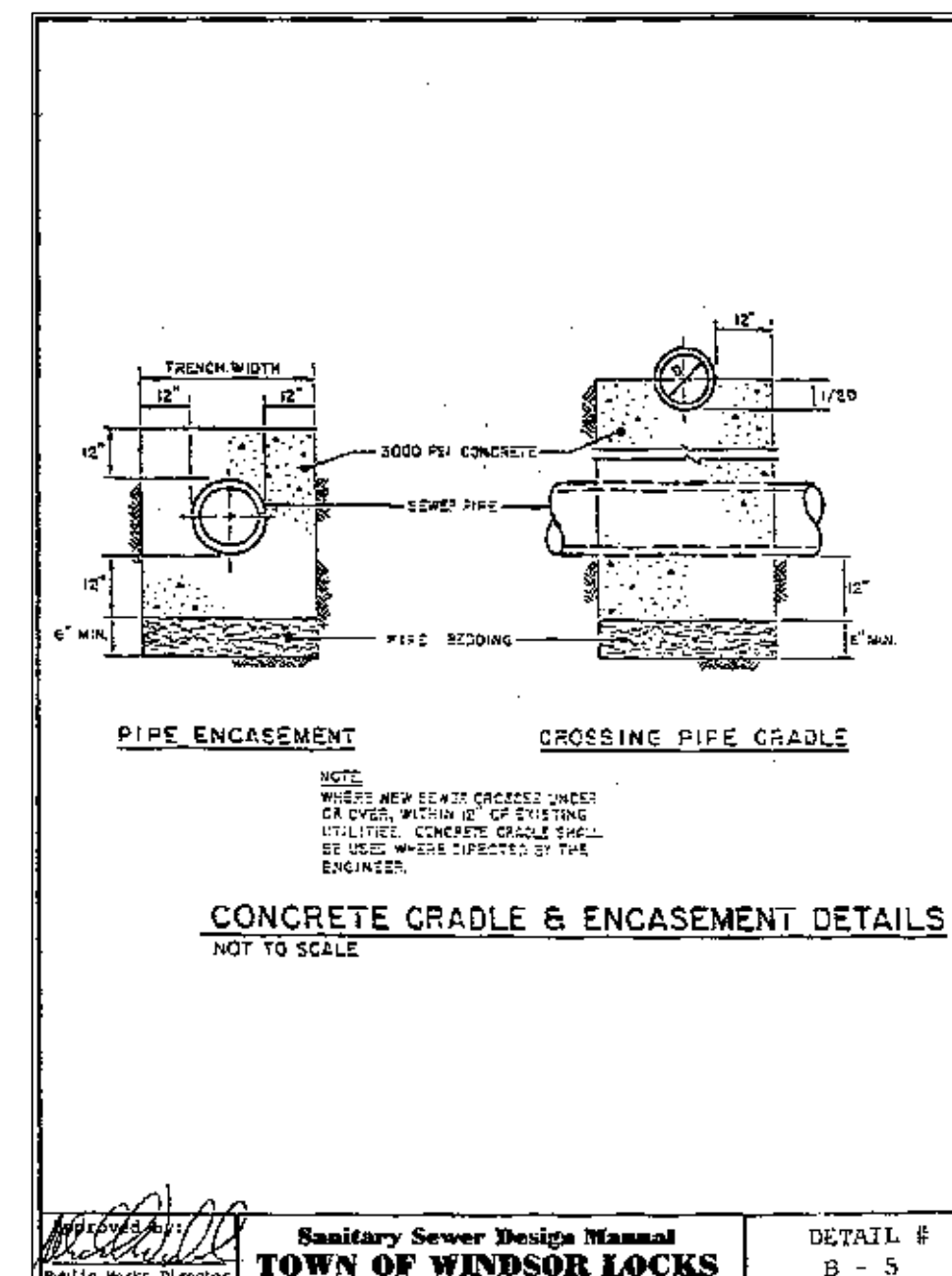
SANITARY SEWER



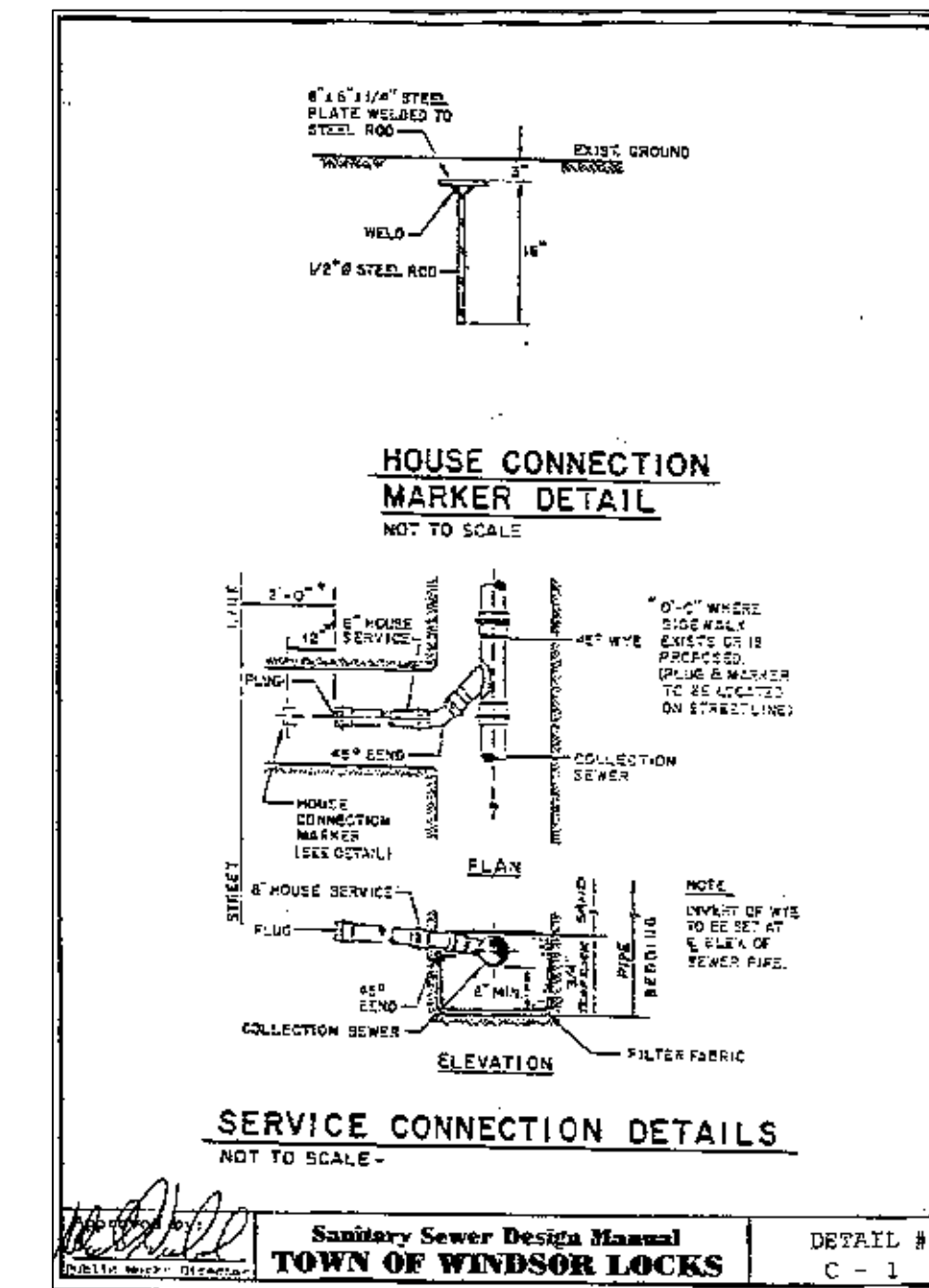
TRENCH DETAILS



TAPPING SADDLE



CONCRETE ENCASEMENT

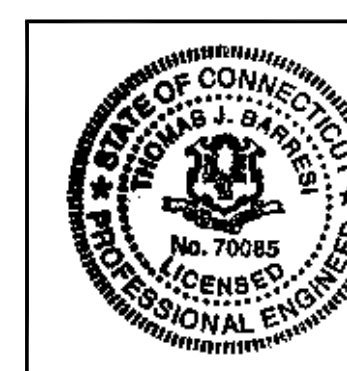


SERVICE CONNECTION

ALL SANITARY HOUSE LATERALS SHALL BE 6"Ø PVC @ 2.0% MINIMUM. LATERAL INVERT AT CONNECTION SHALL BE AT SPRING LINE OF COLLECTION SEWER.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN CONFORMS TO THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE APPROVAL GRANTED BY THE TOWN OF WINDSOR LOCKS PLANNING AND ZONING COMMISSION

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**BARRESI**  
ASSOCIATES LLC  
1695 POQUONOCK AVENUE - WINDSOR, CONN. 06095  
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DATE	REVISION
4/29/26	Per Town Engineer Comments Dated 4/22/26

LUKAS POND - MFSO SITE PLAN & SPECIAL USE  
PREPARED FOR  
**F & L CONSTRUCTION LIMITED**  
177 OLD COUNTY ROAD  
WINDSOR LOCKS, CONNECTICUT

SCALE: AS SHOWN  
MARCH 27, 2026



**PRODUCT SPECIFICATIONS**

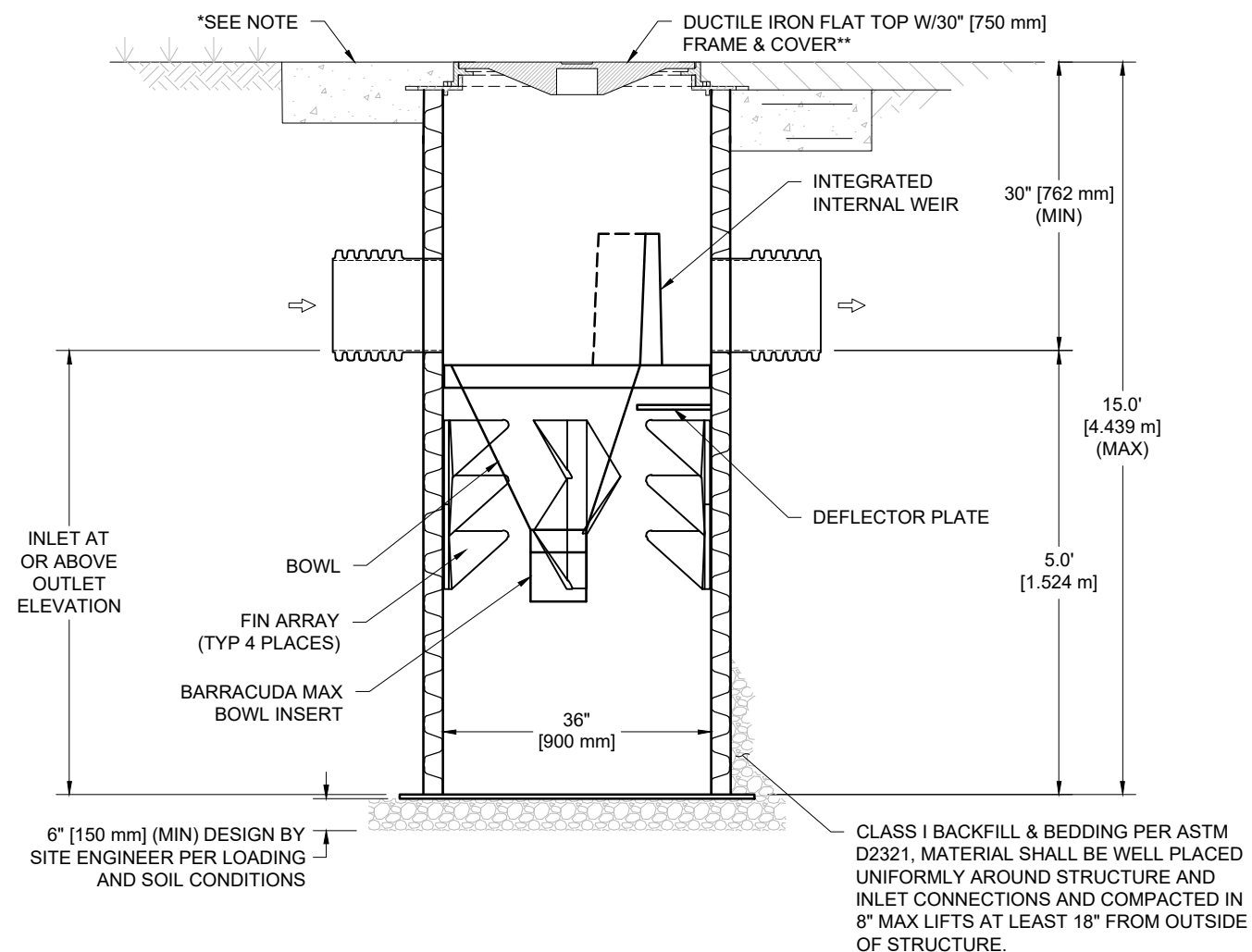
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
  - OR-
  - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH  $d_{50}=75$  MICRON AND 200 MG/L INFLUENT CONCENTRATION.
  - OR-
  - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

**ATTENTION**

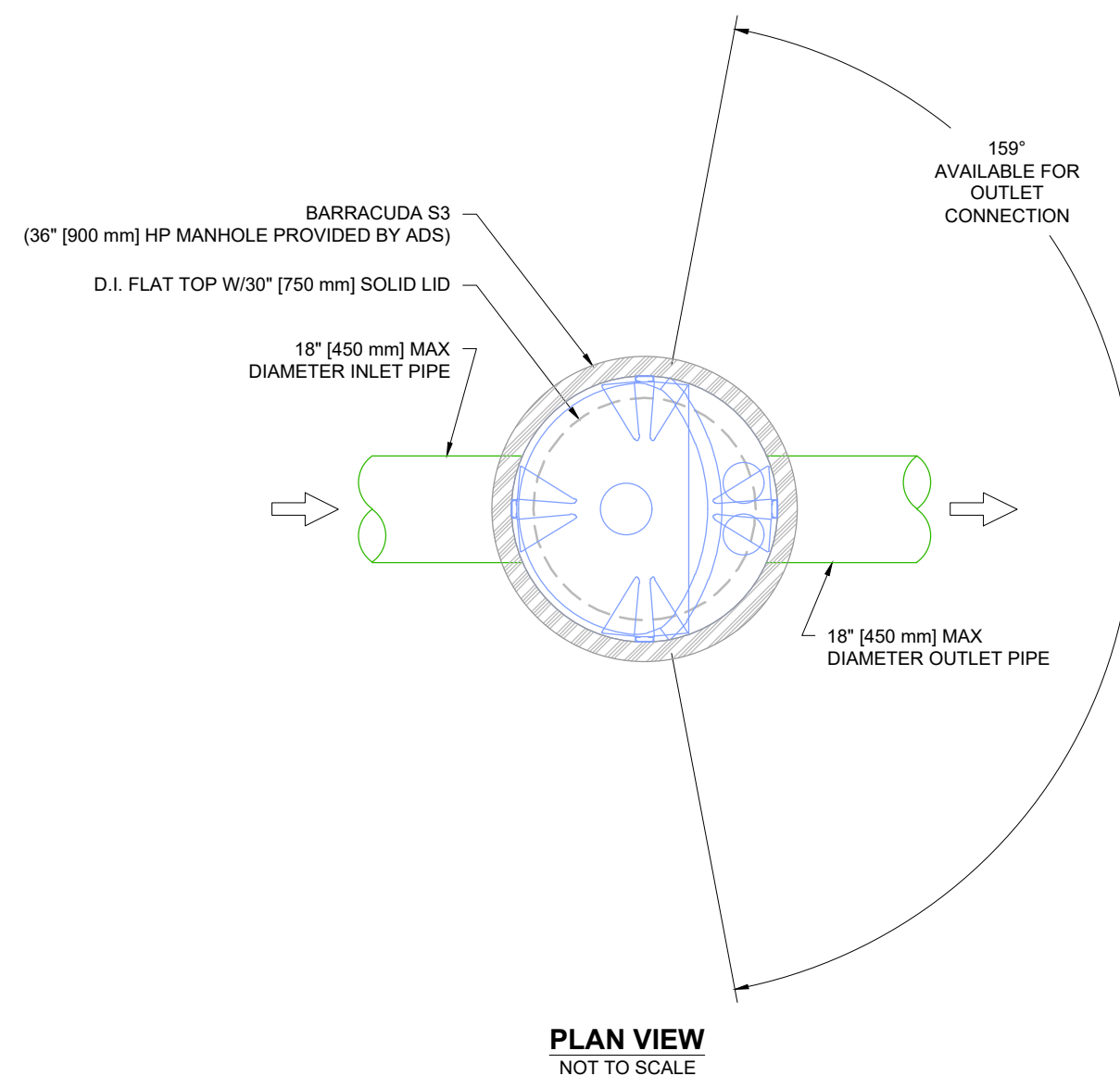
THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3		
	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1

BARRACUDA MAX S3	
HP MANHOLE	
DUCTILE IRON FLAT TOP	
DATE:	09/05/24
DRAWN:	JLM
CHECKED:	SMW
DRAWING #:	531-320



**SECTION VIEW A-A**  
NOT TO SCALE



**PLAN VIEW**  
NOT TO SCALE

**NOTES:**

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

\* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.  
 \*\* SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93; SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

DATE	DESCRIPTION
04/01/25	JLM AT LID LEADER

**Barracuda Max**  
Stormwater Separator

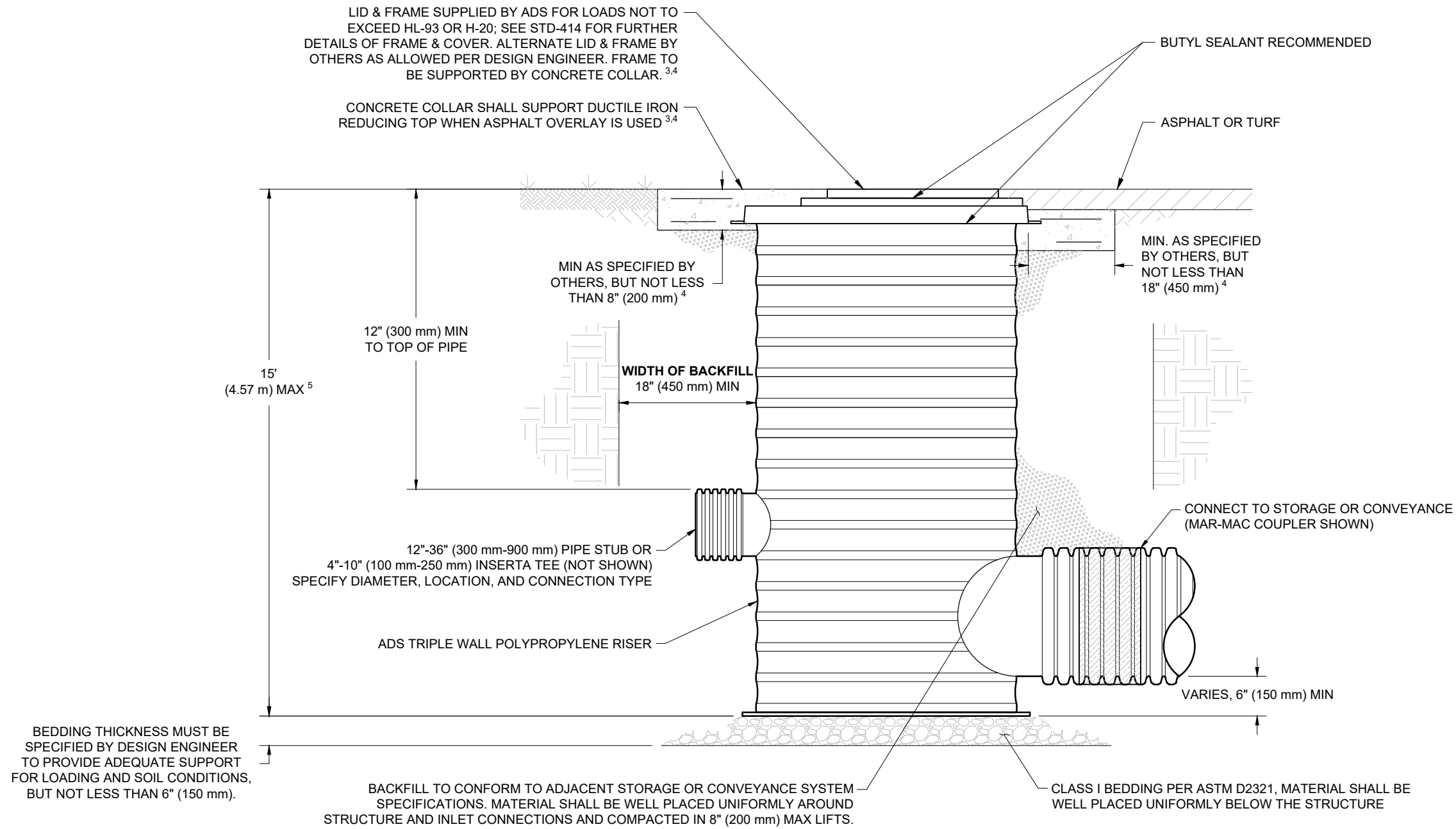
4640 TRUEMAN BLVD  
HILLIARD, OH 43026

**ADS**

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD (EOR) OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

# HP MANHOLE W/DUCTILE IRON FLAT FRAME INSTALLATION

NTS



**NOTES:**

1. ADS POLYPROPYLENE BASINS ARE TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
2. ADAPTERS CAN BE MOUNTED ON ANGLES 0° TO 359°. TO DETERMINE MAXIMUM ANGLE BETWEEN ADAPTERS, SEE DRAWING NO. 7009-110-026
3. AVOID CONSTRUCTION LOADING ON REDUCING PLATE AND STRUCTURE PRIOR TO CONCRETE COLLAR INSTALLATION
4. CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, AND OTHER APPLICABLE DESIGN FACTORS.
5. FOR BURIAL DEPTHS GREATER THAN 15' (4.57 m), OR WHERE GROUNDWATER WILL BE ENCOUNTERED, CONTACT ADS ENGINEERING.
6. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
7. FRAMES & REDUCING PLATE SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

BARRACUDA MAX S3  
HP MANHOLE  
DUCTILE IRON FLAT TOP

DATE: 09/05/24 DRAWN: JLM CHECKED: SMW  
DRAWING #: 531-320

DATE	DRWN	CHKD	DESCRIPTION

**Barracuda Max**  
Stormwater Separator

4640 TRUEEMAN BLVD  
HILLIARD, OH 43026



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