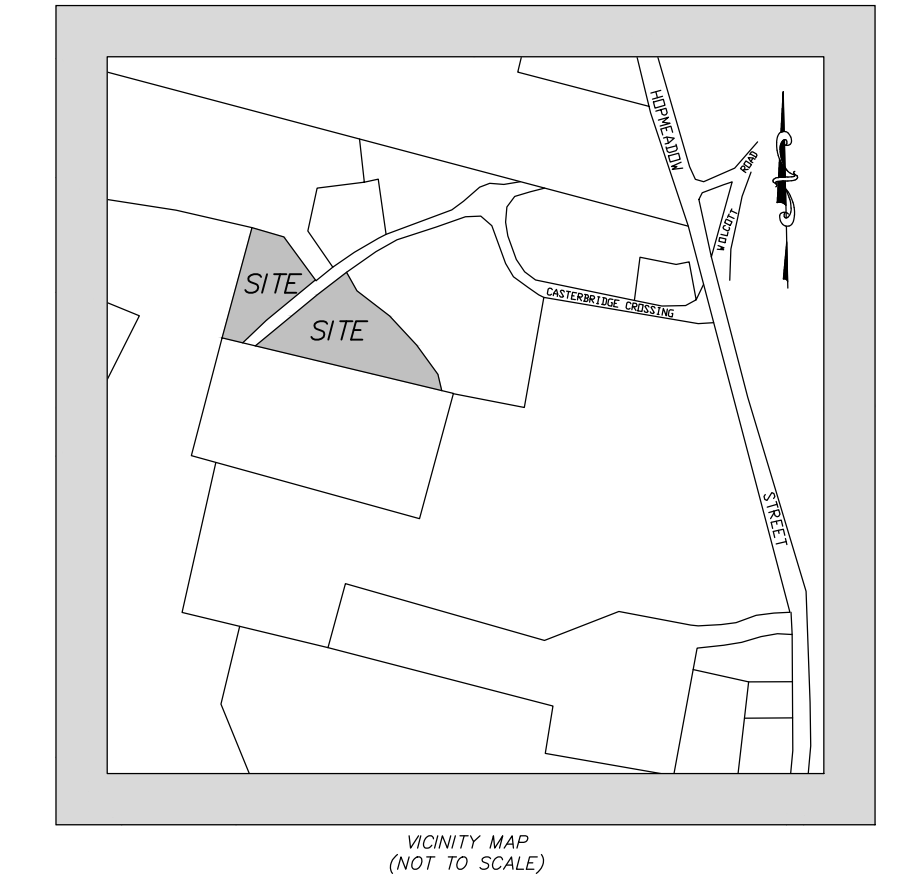


Crown Simsbury Apartments at Dorset Crossing Lots D and G - Dorset Crossing PAD Simsbury, Connecticut



VICINITY MAP
(NOT TO SCALE)

Inland Wetlands and Site Plan Permit

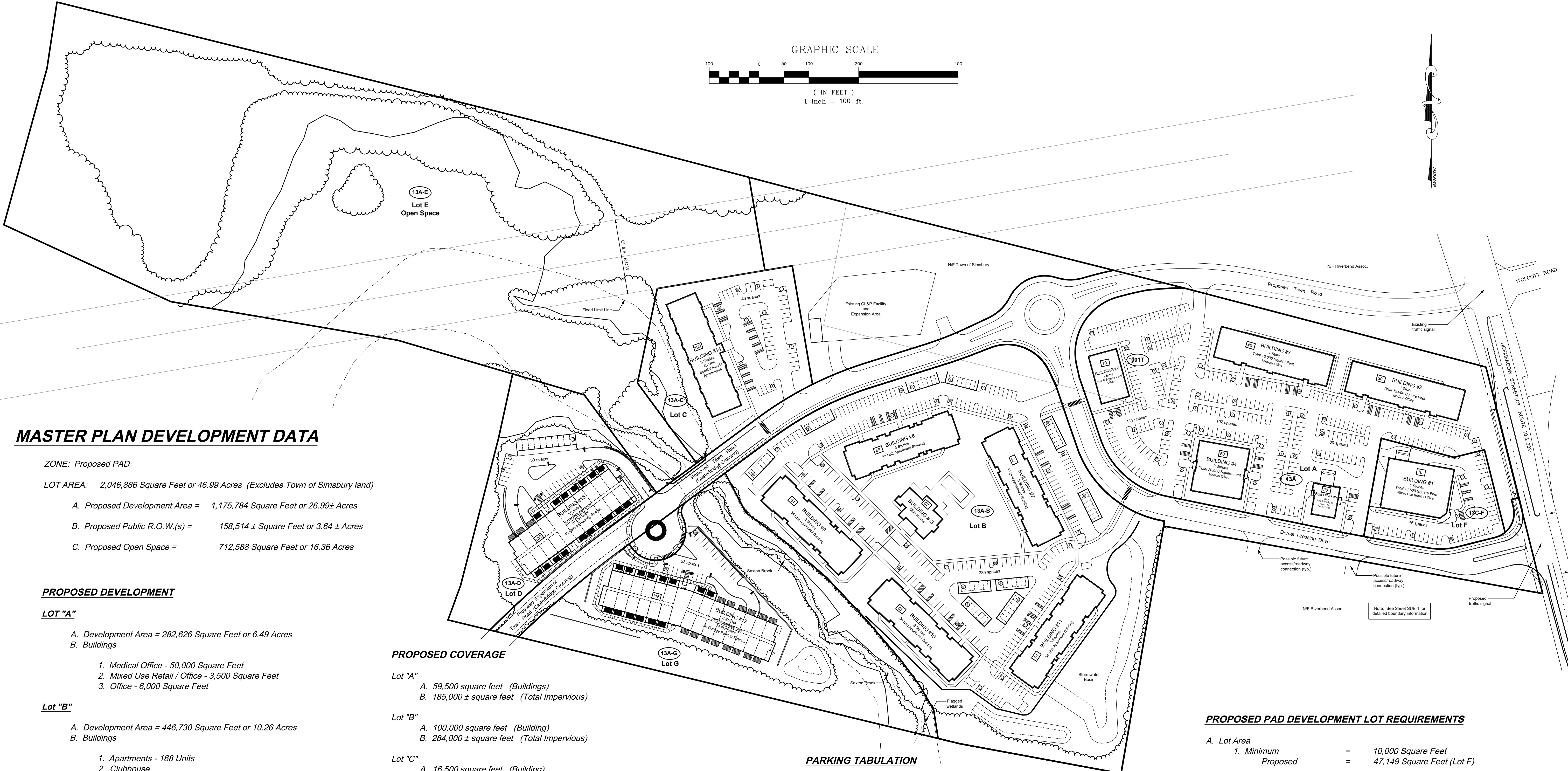
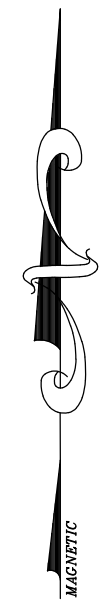
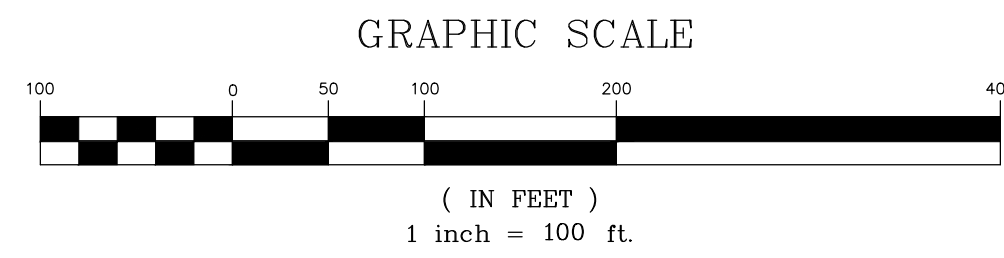
DEVELOPMENT TEAM

December 3, 2021

Property Owner	Dorset Crossing, LLC 30 Dorset Crossing Drive Suite 600 Simsbury, CT 06070
Applicant/Developer	Crown Property Holdings, LLC 2001 Killebrew Drive Suite 100 Bloomington, MN 55245
Architect	Distyle Design Architects 3410 Winnetka Ave. N Suite 103 Minneapolis, Minnesota 55427
Civil Engineer	F. A. Hesketh & Associates, Inc. 3 Creamery Brook East Granby, CT 06026
Landscape Architect	F. A. Hesketh & Associates, Inc.
Traffic Engineer	F. A. Hesketh & Associates, Inc.
Surveyor	F. A. Hesketh & Associates, Inc.

LIST OF DRAWINGS

	Title Sheet
MA-1	Master Development Plan
LA-1	Layout Plan
LS-1 thru LS-3	Landscape Plans
GR-1	Grading Plan
EC-1	Soil Erosion and Sedimentation Control Plan
UT-1	Drainage and Utility Plan
SD-1 thru SD-5	Details
NT-1	Notes
T-1	Perimeter Survey/Topographic Survey
RESUB-2	Resubdivision Plan
PP-3	Roadway Plan and Profile



MASTER PLAN DEVELOPMENT DATA

ZONE: Proposed PAD
 LOT AREA: 2,046,886 Square Feet or 46.99 Acres (Excludes Town of Simsbury land)
 A. Proposed Development Area = 1,175,784 Square Feet or 26.99± Acres
 B. Proposed Public R.O.W.(s) = 158,514 ± Square Feet or 3.64 ± Acres
 C. Proposed Open Space = 712,588 Square Feet or 16.36 Acres

PROPOSED DEVELOPMENT

- LOT "A"**
 A. Development Area = 282,626 Square Feet or 6.49 Acres
 B. Buildings
 1. Medical Office - 50,000 Square Feet
 2. Mixed Use Retail / Office - 3,500 Square Feet
 3. Office - 6,000 Square Feet
- LOT "B"**
 A. Development Area = 446,730 Square Feet or 10.26 Acres
 B. Buildings
 1. Apartments - 168 Units
 2. Clubhouse
- LOT "C"**
 A. Development Area = 93,645 Square Feet or 2.15 Acres
 B. Buildings
 1. Special Need Building - 48 Units
- LOT "D"**
 A. Development Area = 107,870 Square Feet or 2.48 Acres
 B. Buildings
 1. Apartments - 30 Units
- LOT "E"**
 A. Open Space = 712,588 Square Feet or 16.36 Acres
- LOT "F"**
 A. Development Area = 47,149 Square Feet or 1.08 Acres
 B. Buildings
 1. Mixed Use Retail / Office - 14,500 Square Feet
- LOT "G"**
 A. Development Area = 197,764 Square Feet or 4.54 Acres
 B. Buildings
 1. Apartments - 42 Units

PROPOSED COVERAGE

- Lot "A"
 A. 59,500 square feet (Buildings)
 B. 185,000 ± square feet (Total Impervious)
- Lot "B"
 A. 100,000 square feet (Building)
 B. 284,000 ± square feet (Total Impervious)
- Lot "C"
 A. 16,500 square feet (Building)
 B. 44,500 ± square feet (Total Impervious)
- Lot "D"
 A. 19,700 square feet (Building)
 B. 48,500± (Total Impervious)
- Lot "E"
 A. 0 square feet
- Lot "F"
 A. 14,500 square feet (Building)
 B. 38,000 square feet (Total Impervious)
- Lot "G"
 A. 27,000 square feet (Building)
 B. 45,500 ± square feet (Total Impervious)
- Public R.O.W.
 A. Dorset Crossing Drive: 42,600 ± square feet (Total Impervious)
 B. Casterbridge Crossing: 57,300 ± square feet (Total Impervious)
 C. Future Extension of Casterbridge Crossing: 10,000 ± square feet (Total Future Impervious)
- Total PAD Building Coverage = Approximately 237,200 square feet or 11.6%
 Total PAD Development Impervious Coverage = Approximately 645,500 square feet or 31.5%

PARKING TABULATION

Required Parking - Per Article 10.L.5.4

A. Retail Uses:	2.75 Spaces per 500 square feet	
B. Medical Office Uses:	3.3 Spaces per 500 square feet	
C. General Office Uses:	2.5 Spaces per 500 square feet	
D. Apartments:	1.5 Spaces per unit	
E. Special Needs Building:	1 Spaces per unit	

1. Total Mixed Use Retail / Office =	18,000 square feet	
2. Total Medical Office =	50,000 square feet	
3. Total Office =	6,000 square feet	
4. Total Apartment Units =	240 Units	
5. Total Special Needs Units =	48 Units	

Proposed Parking

1. 18,000 sf retail x 2.75 spaces per 500 sf =	99 Spaces
2. 50,000 sf medical office x 3.3 spaces per 500 sf =	330 Spaces
3. 6,000 sf general office x 2.5 spaces per 500 sf =	30 Spaces
Total =	459 Spaces
x .75 shared use credit =	345 Spaces
Total Required Parking =	753 Spaces
Proposed Parking =	830 Spaces

PROPOSED PAD DEVELOPMENT LOT REQUIREMENTS

- A. Lot Area
 1. Minimum = 10,000 Square Feet
 Proposed = 47,149 Square Feet (Lot F)
- B. Lot Frontage
 1. Minimum = 100 Feet
 Proposed = 100 Feet (Lot E)
- C. Yards - Building
 1. Minimum Front Yard = 20 Feet
 Proposed = 21± Feet (Buildings #12 and #15)
 2. Minimum Side Yard (Principal Bldg.) = 20 Feet
 Proposed = 21± Feet (Building #1)
 3. Minimum Side Yard (Accessory Str.) = 10 Feet
 Proposed = 12± Feet (Building #1 Drive Up Canopy)
 4. Minimum Rear Yard = 20 Feet
 Proposed = 28± Feet (Building #14)
- D. Yards - Parking
 1. Minimum Front Yard Parking Setback = 10 Feet
 Proposed = 10 Feet (near Building #1)
 2. Minimum Side Yard Parking Setback = 10 Feet *
 Proposed = 10 Feet (near Building #15)
 3. Minimum Rear Yard parking Setback = 10 Feet *
 Proposed = 20 Feet (near Building #14)
 * May be reduced to 0 Feet where a unified parking and access plan has been approved.
- E. Maximum Building Height
 1. Maximum Building Height = 40 Feet (Underlying B-3 Zone)
 Proposed = 40 Feet
- F. Maximum Coverage
 1. Maximum Impervious Coverage = Per Article 10.L.4.1
 Proposed = 31.5 Percent

Crown Simsbury

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 6 Creamery Brook, East Granby, CT 06026 · 146 N W Broad Street, Southern Pines, NC 28387
 Phone (860) 653-8000 · Fax (860) 844-8600 · Phone (910) 692-2844 · Fax (910) 692-3356
 Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects · www.fahsketh.com · maffishsketh.com

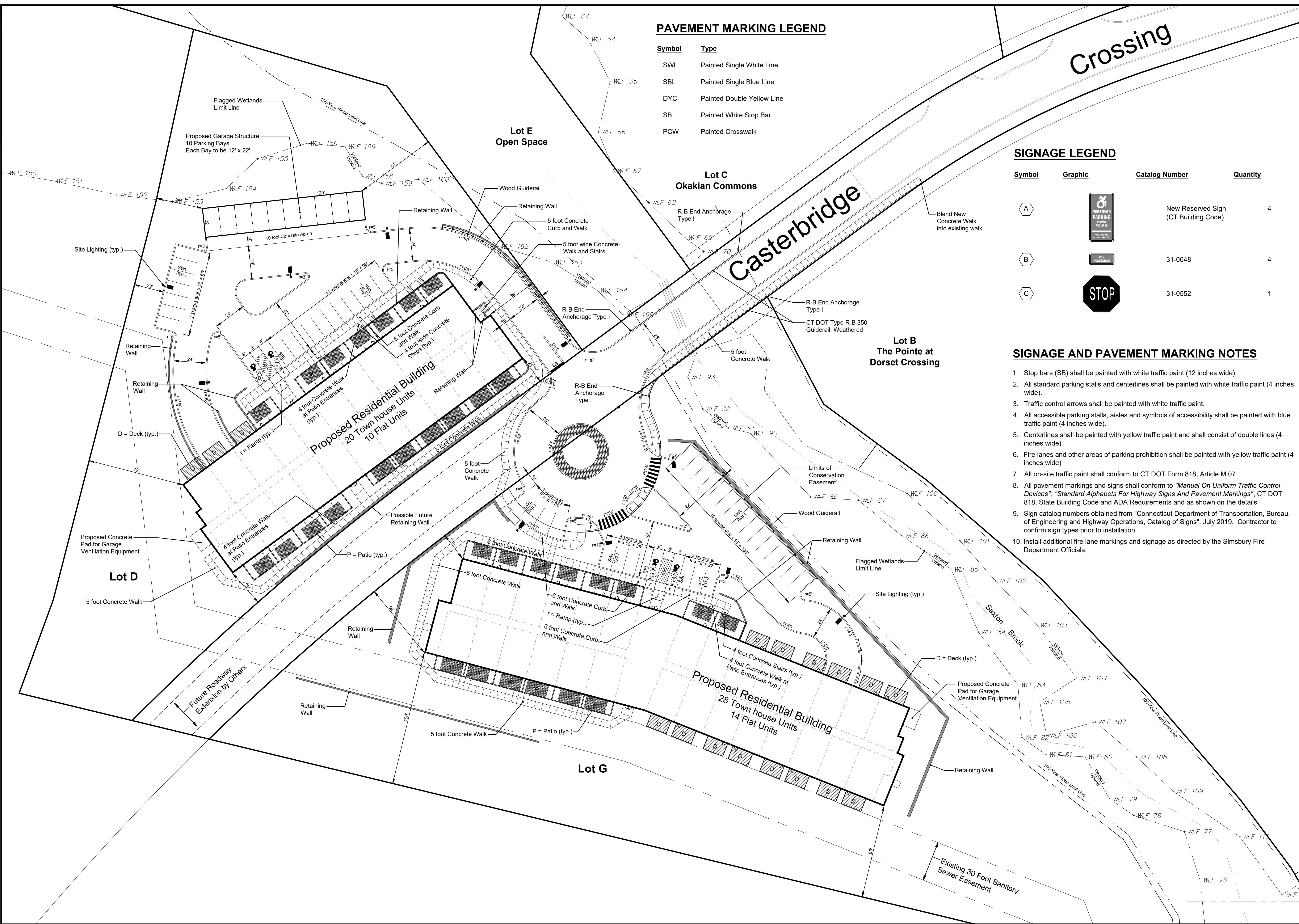
FAH

No.	Date	Description

MASTER DEVELOPMENT PLAN
 PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT

Date: 12-03-2021 Drawn by: KLL Job no: 04174
 Scale: 1" = 100' Checked by: DSZ Sheet no: 7 OF 7
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MA-1



PAVEMENT MARKING LEGEND

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

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
A		New Reserved Sign (CT Building Code)	4
B		31-0648	4
C		31-0552	1

SIGNAGE AND PAVEMENT MARKING NOTES

1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
7. All on-site traffic paint shall conform to CT DOT Form 818, Article M.07
8. All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 818, State Building Code and ADA Requirements and as shown on the details
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau of Engineering and Highway Operations, Catalog of Signs", July 2019. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by the Simsbury Fire Department Officials.

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 www.fahsketh.com - matrik@fahsketh.com
 Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

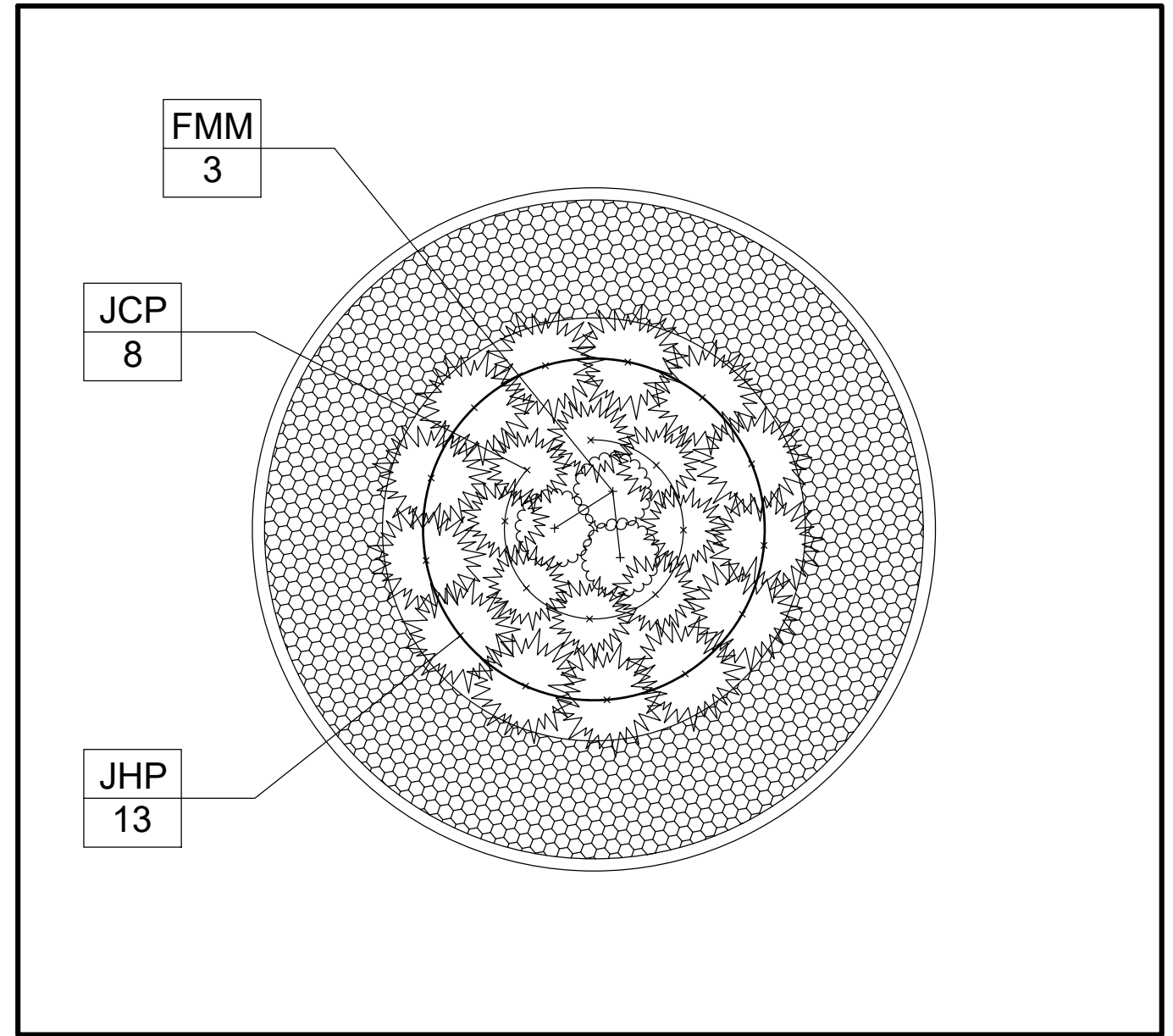
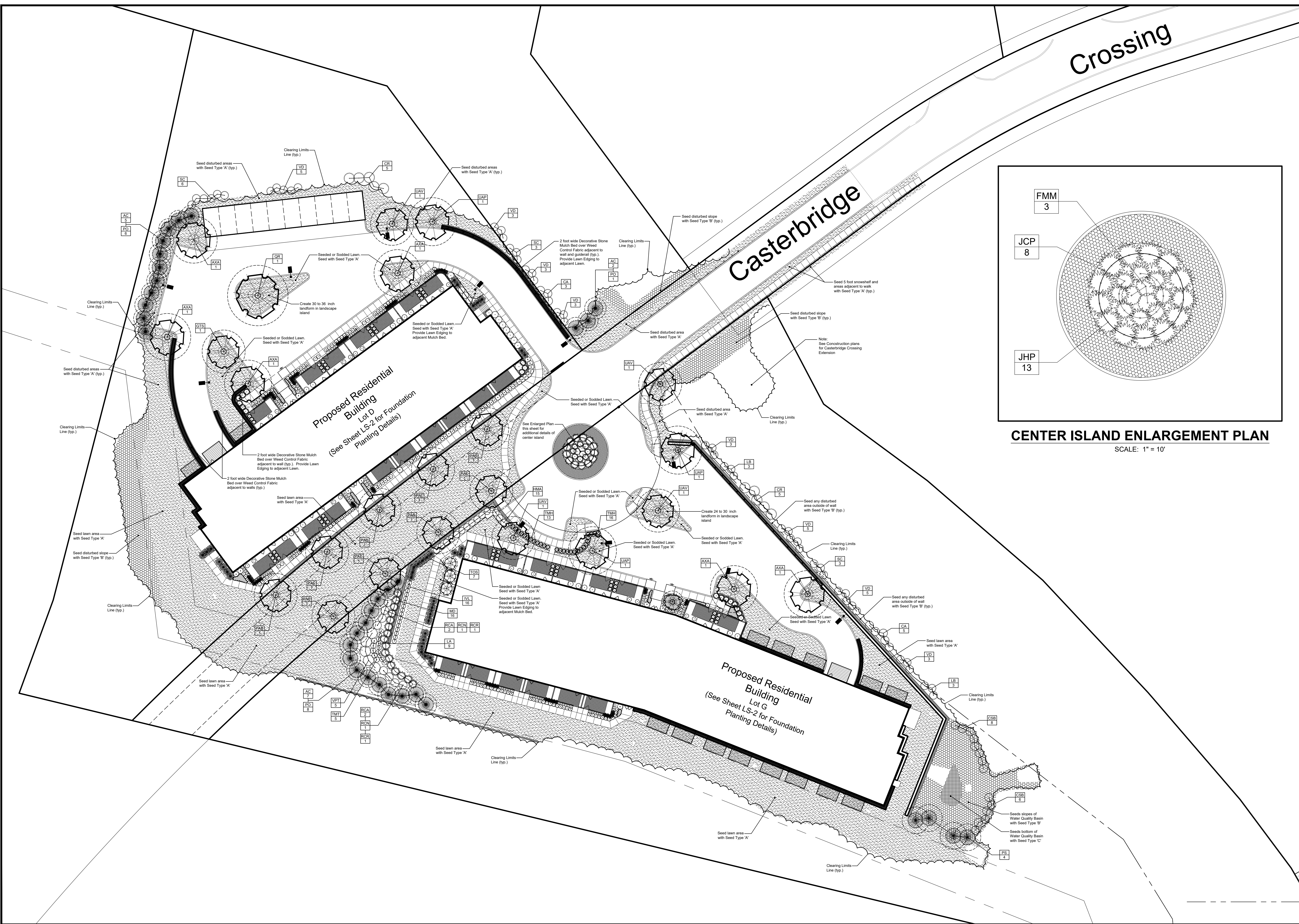
FAH

No.	Date	Description

LAYOUT PLAN
 PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT

Date: 12-03-2021 Drawn by: KLL Job no: 04174
 Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 1
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LA-1



CENTER ISLAND ENLARGEMENT PLAN
SCALE: 1" = 10'

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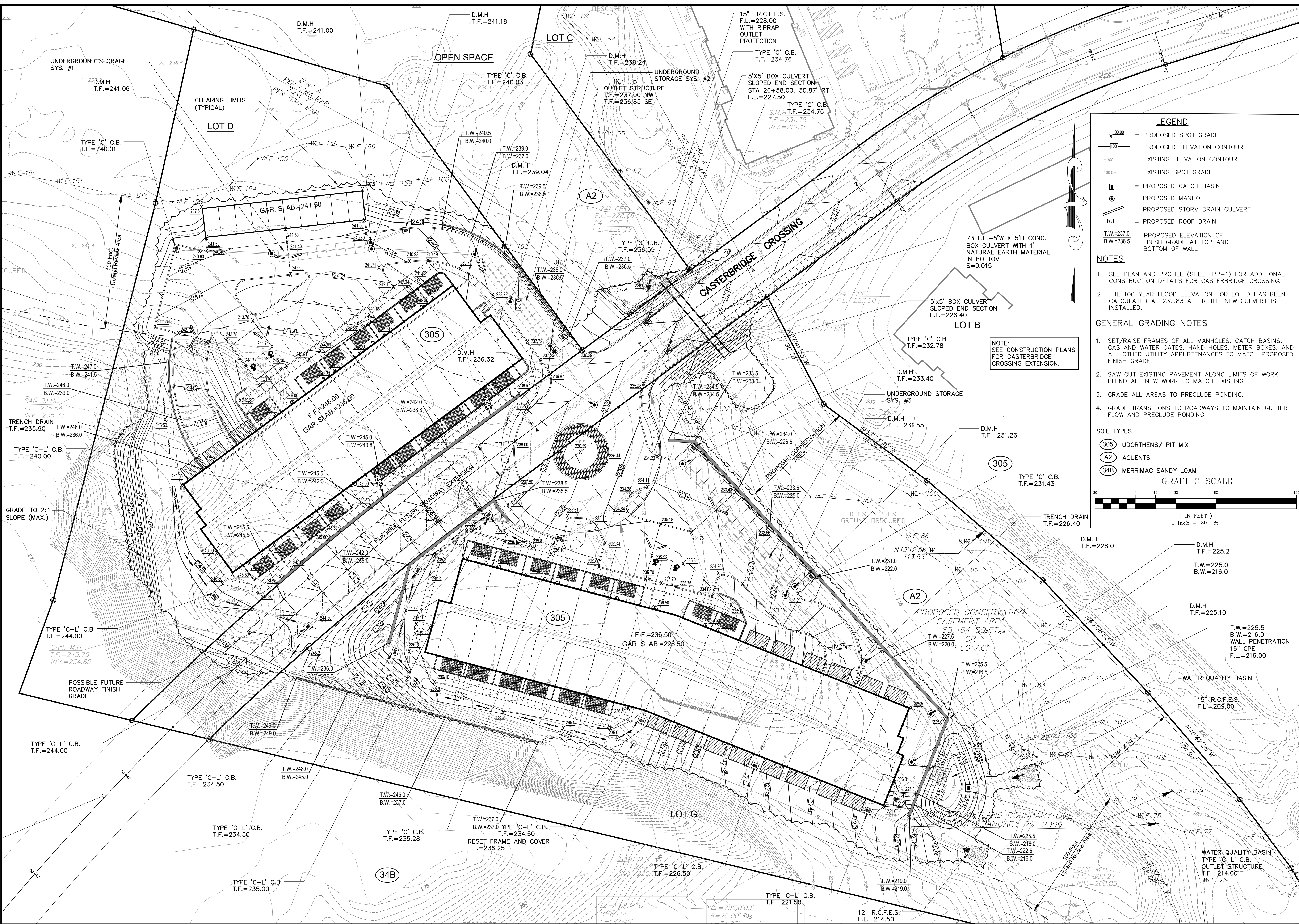
LANDSCAPE PLAN
PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
CASTERBRIDGE CROSSING
SIMSBURY, CONNECTICUT

Date: 12-03-2021 Drawn by: KLL Job no: 04174
Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 3
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No.	Date	Description

LS-1

Revisions:



LEGEND

- = PROPOSED SPOT GRADE
- = PROPOSED ELEVATION CONTOUR
- = EXISTING ELEVATION CONTOUR
- = EXISTING SPOT GRADE
- = PROPOSED CATCH BASIN
- = PROPOSED MANHOLE
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED ROOF DRAIN
- = PROPOSED ELEVATION OF FINISH GRADE AT TOP AND BOTTOM OF WALL

NOTES

- SEE PLAN AND PROFILE (SHEET PP-1) FOR ADDITIONAL CONSTRUCTION DETAILS FOR CASTERBRIDGE CROSSING.
- THE 100 YEAR FLOOD ELEVATION FOR LOT D HAS BEEN CALCULATED AT 232.83 AFTER THE NEW CULVERT IS INSTALLED.

GENERAL GRADING NOTES

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

SOIL TYPES

- UDORTHENS/ PIT MIX
- AQUENTS
- MERRIMAC SANDY LOAM

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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CROWN PROPERTY HOLDINGS, LLC
CASTERBRIDGE CROSSING
SIMSBURY, CONNECTICUT

GR-1

No.	Date	Description

PREPARED FOR: CROWN PROPERTY HOLDINGS, LLC
 PROJECT: CASTERBRIDGE CROSSING
 DATE: 12-03-2021
 DRAWN BY: DRT
 CHECKED BY: DSZ
 SHEET NO: 1 OF 1
 SCALE: 1" = 30'
 SUBMITTAL: 2021-11-24 Conservation Submission\TAP GR-1 2021-11-24.dwg, GR-1, Dec. 02, 2021 - 3:34:16 PM

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.
4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.

7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH GRASS.
8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
12. SEE DETAIL AND NOTE SHEETS FOR ADDITIONAL DETAILS AND NOTES AND FOR CONSTRUCTION PHASING PLANS.
13. IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.
14. REFER TO SHEET NT-1 FOR ADDITIONAL NOTES.

LEGEND - PROPOSED

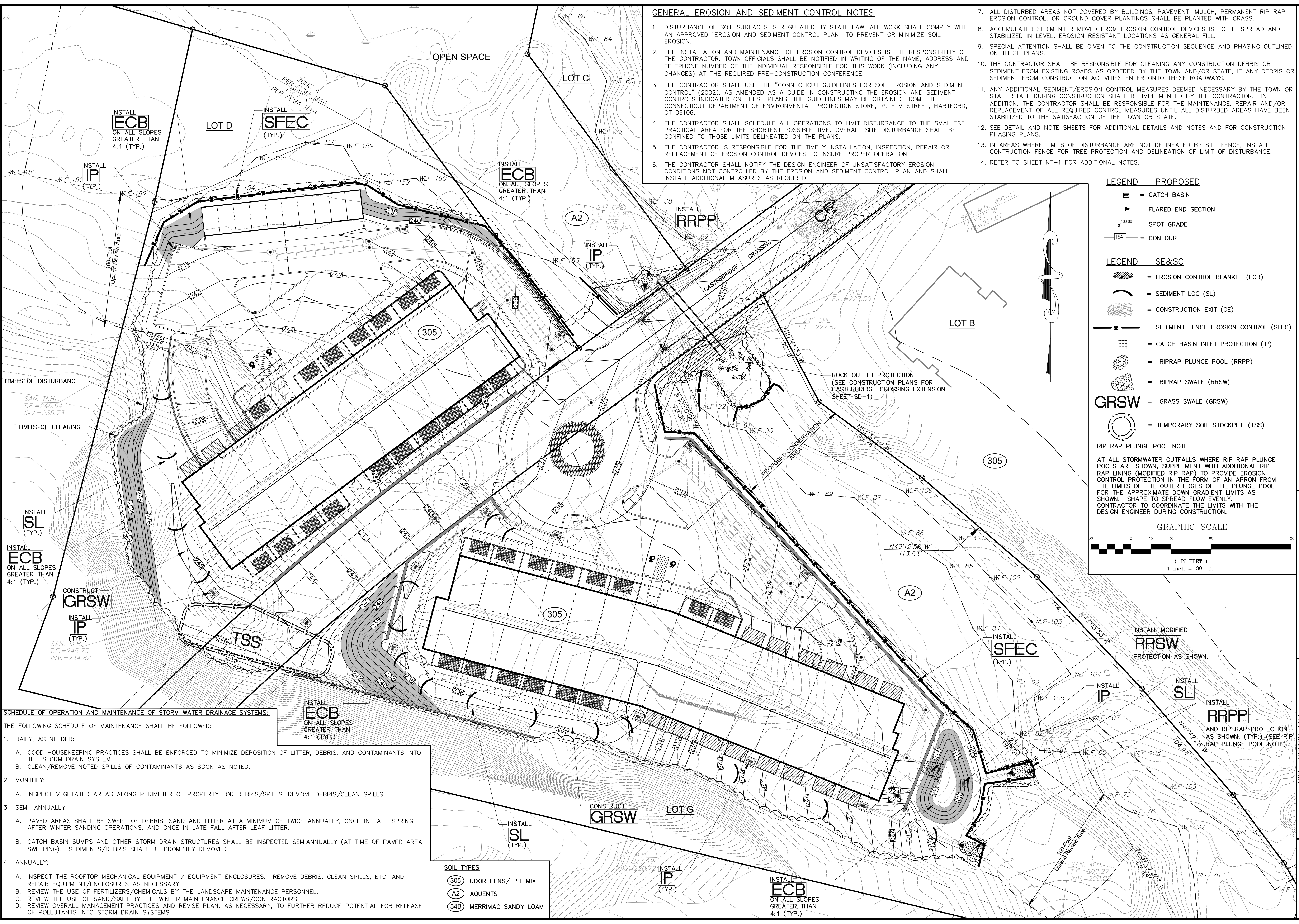
- ☐ = CATCH BASIN
 - ▶ = FLARED END SECTION
 - x 100.00 = SPOT GRADE
 - 184— = CONTOUR
- LEGEND - SE&SC**
- ▨ = EROSION CONTROL BLANKET (ECB)
 -) = SEDIMENT LOG (SL)
 - ▨ = CONSTRUCTION EXIT (CE)
 - x— = SEDIMENT FENCE EROSION CONTROL (SFEC)
 - ▨ = CATCH BASIN INLET PROTECTION (IP)
 - ▨ = RIPRAP PLUNGE POOL (RRPP)
 - ▨ = RIPRAP SWALE (RRSW)
 - GRSW = GRASS SWALE (GRSW)
 - ⊙ = TEMPORARY SOIL STOCKPILE (TSS)

RIP RAP PLUNGE POOL NOTE

AT ALL STORMWATER OUTFALLS WHERE RIP RAP PLUNGE POOLS ARE SHOWN, SUPPLEMENT WITH ADDITIONAL RIP RAP LINING (MODIFIED RIP RAP) TO PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FOR THE LIMITS OF THE OUTER EDGES OF THE PLUNGE POOL FOR THE APPROXIMATE DOWN GRADIENT LIMITS AS SHOWN. SHAPE TO SPREAD FLOW EVENLY. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER DURING CONSTRUCTION.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



SCHEDULE OF OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE SYSTEMS:

THE FOLLOWING SCHEDULE OF MAINTENANCE SHALL BE FOLLOWED:

1. DAILY, AS NEEDED:
 - A. GOOD HOUSEKEEPING PRACTICES SHALL BE ENFORCED TO MINIMIZE DEPOSITION OF LITTER, DEBRIS, AND CONTAMINANTS INTO THE STORM DRAIN SYSTEM.
 - B. CLEAN/REMOVE NOTED SPILLS OF CONTAMINANTS AS SOON AS NOTED.
2. MONTHLY:
 - A. INSPECT VEGETATED AREAS ALONG PERIMETER OF PROPERTY FOR DEBRIS/SPILLS. REMOVE DEBRIS/CLEAN SPILLS.
3. SEMI-ANNUALLY:
 - A. PAVED AREAS SHALL BE SWEEPED OF DEBRIS, SAND AND LITTER AT A MINIMUM OF TWICE ANNUALLY, ONCE IN LATE SPRING AFTER WINTER SANDING OPERATIONS, AND ONCE IN LATE FALL AFTER LEAF LITTER.
 - B. CATCH BASIN SUMPS AND OTHER STORM DRAIN STRUCTURES SHALL BE INSPECTED SEMIANNUALLY (AT TIME OF PAVED AREA SWEEPING). SEDIMENTS/DEBRIS SHALL BE PROMPTLY REMOVED.
4. ANNUALLY:
 - A. INSPECT THE ROOFTOP MECHANICAL EQUIPMENT / EQUIPMENT ENCLOSURES. REMOVE DEBRIS, CLEAN SPILLS, ETC. AND REPAIR EQUIPMENT/ENCLOSURES AS NECESSARY.
 - B. REVIEW THE USE OF FERTILIZERS/CHEMICALS BY THE LANDSCAPE MAINTENANCE PERSONNEL.
 - C. REVIEW THE USE OF SAND/SALT BY THE WINTER MAINTENANCE CREWS/CONTRACTORS.
 - D. REVIEW OVERALL MANAGEMENT PRACTICES AND REVISE PLAN, AS NECESSARY, TO FURTHER REDUCE POTENTIAL FOR RELEASE OF POLLUTANTS INTO STORM DRAIN SYSTEMS.

SOIL TYPES

305	UDORTHENS/ PIT MIX
A2	AQUENTS
34B	MERRIMAC SANDY LOAM

Crown Simsbury

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No.	Date	Description

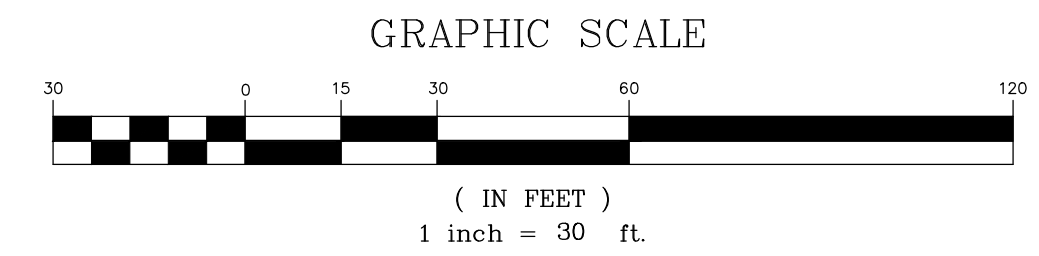
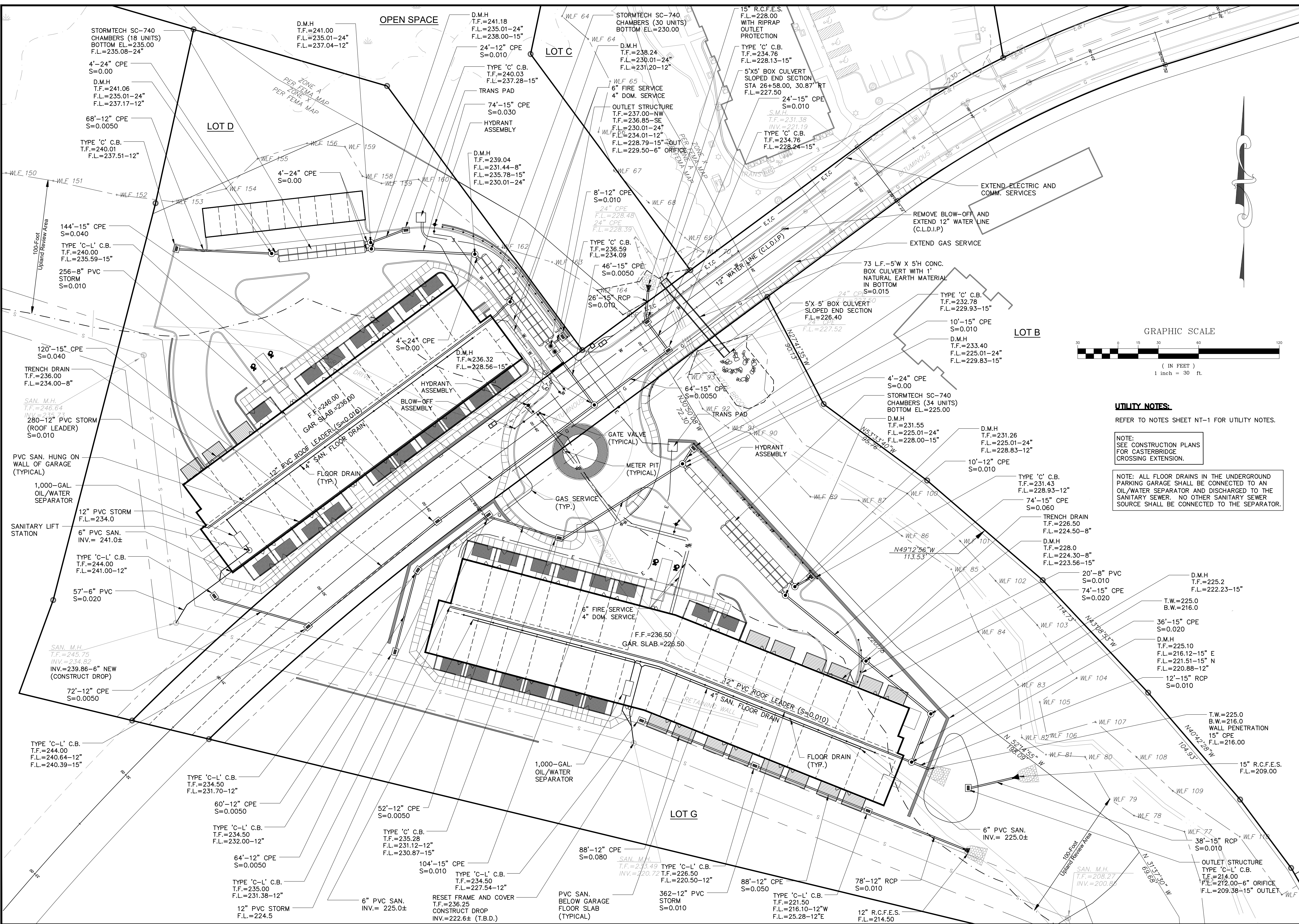
CROWN PROPERTY HOLDINGS, LLC

SEDMIMENTATION CONTROL PLAN
FOR
CASTERBRIDGE CROSSING
SIMSBURY, CONNECTICUT

Drawn by: ERN Job no: 04174
Checked by: DSZ Sheet no: 7 OF 7
Scale: 1" = 30'

EC-1

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UTILITY NOTES:
 REFER TO NOTES SHEET NT-1 FOR UTILITY NOTES.

NOTE:
 SEE CONSTRUCTION PLANS
 FOR CASTERBRIDGE
 CROSSING EXTENSION.

NOTE: ALL FLOOR DRAINS IN THE UNDERGROUND
 PARKING GARAGE SHALL BE CONNECTED TO AN
 OIL/WATER SEPARATOR AND DISCHARGED TO THE
 SANITARY SEWER. NO OTHER SANITARY SEWER
 SOURCE SHALL BE CONNECTED TO THE SEPARATOR.

No.	Date	Revisions: Description

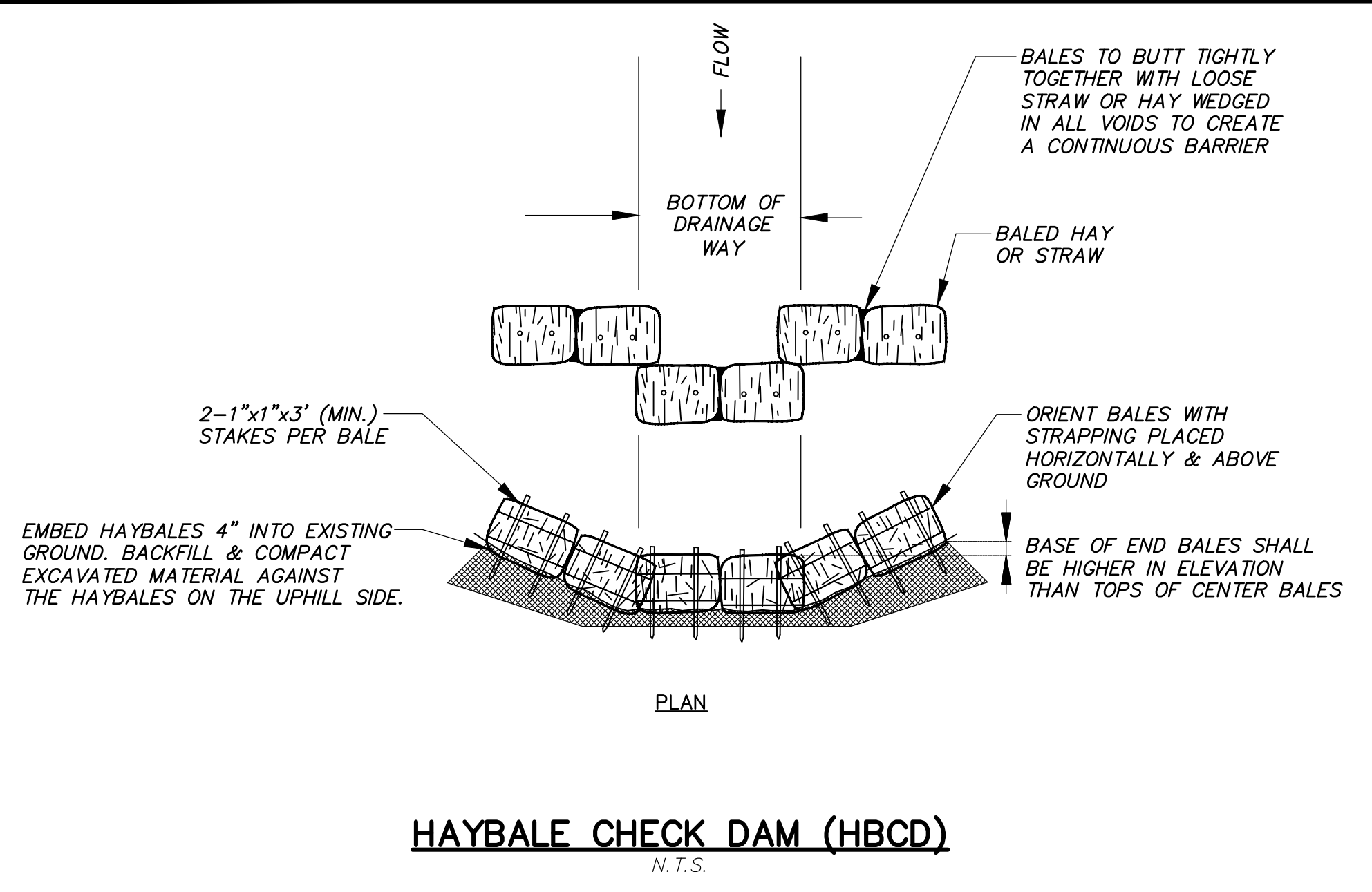
DRAINAGE AND UTILITY PLAN
 PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT

Date: 12-03-2021 Drawn by: DRT Job no: 04174
 Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 1
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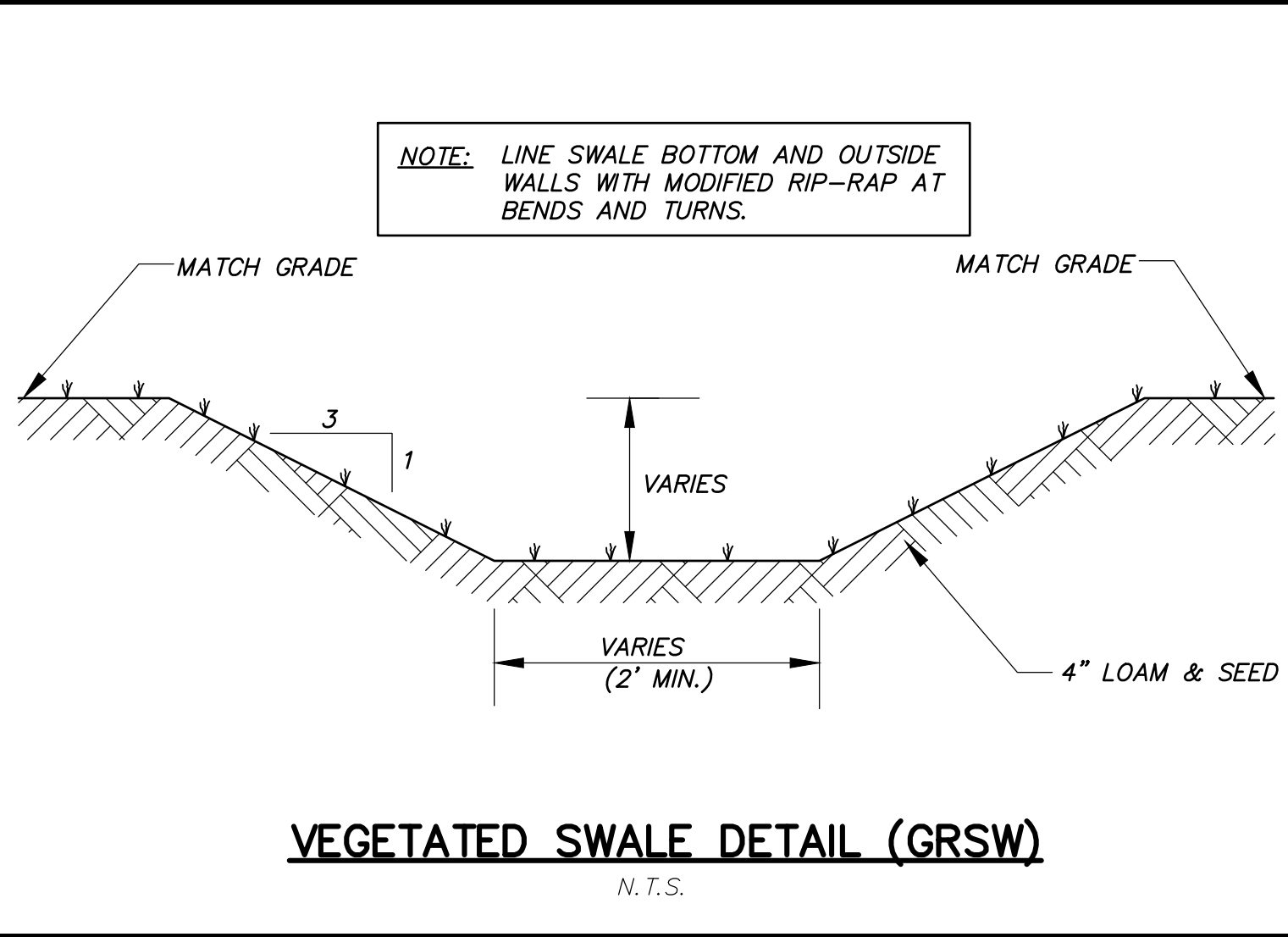
UT-1

Crown Simsbury
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 www.fahsketh.com • maffra@fahsketh.com
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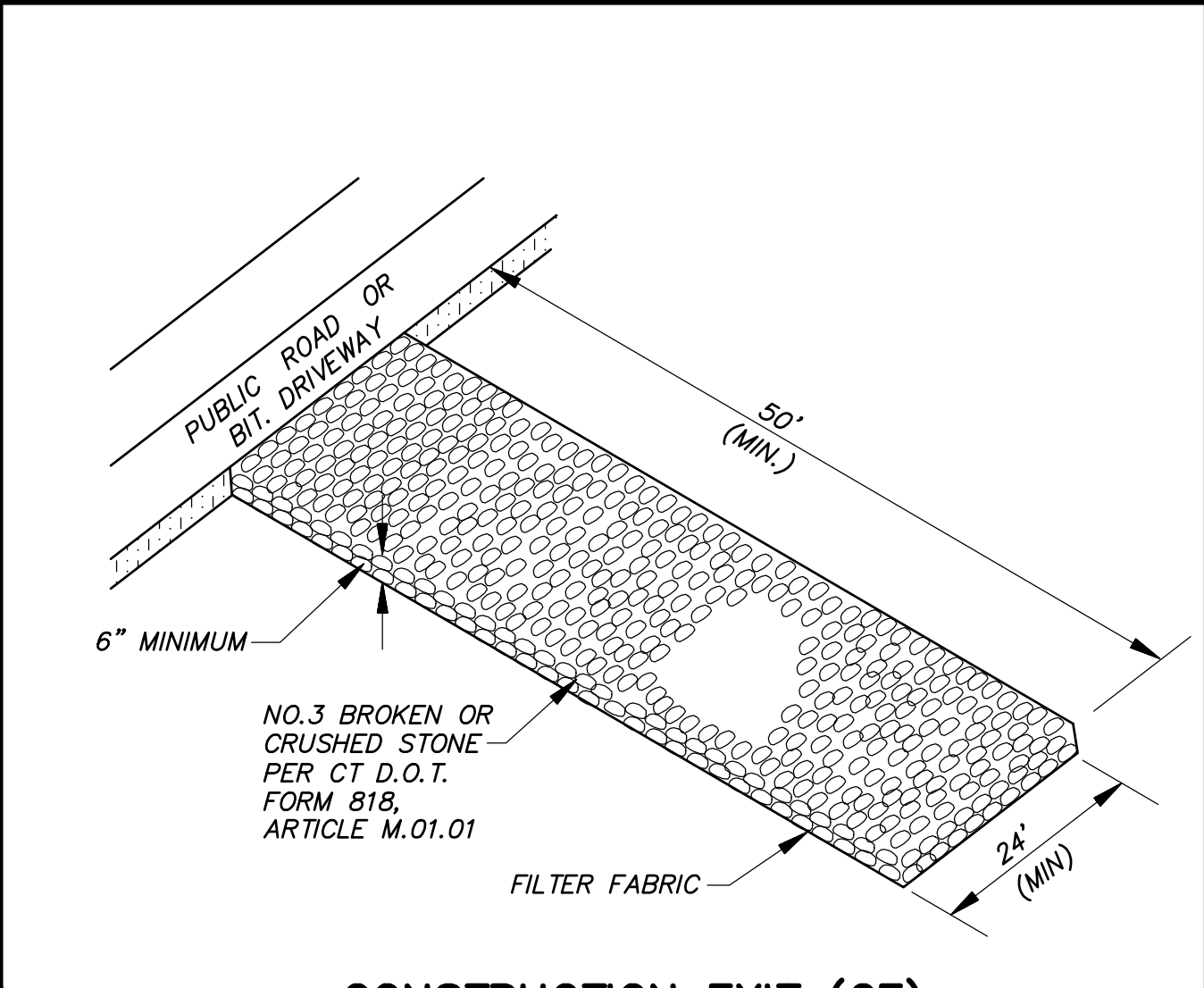
FAH



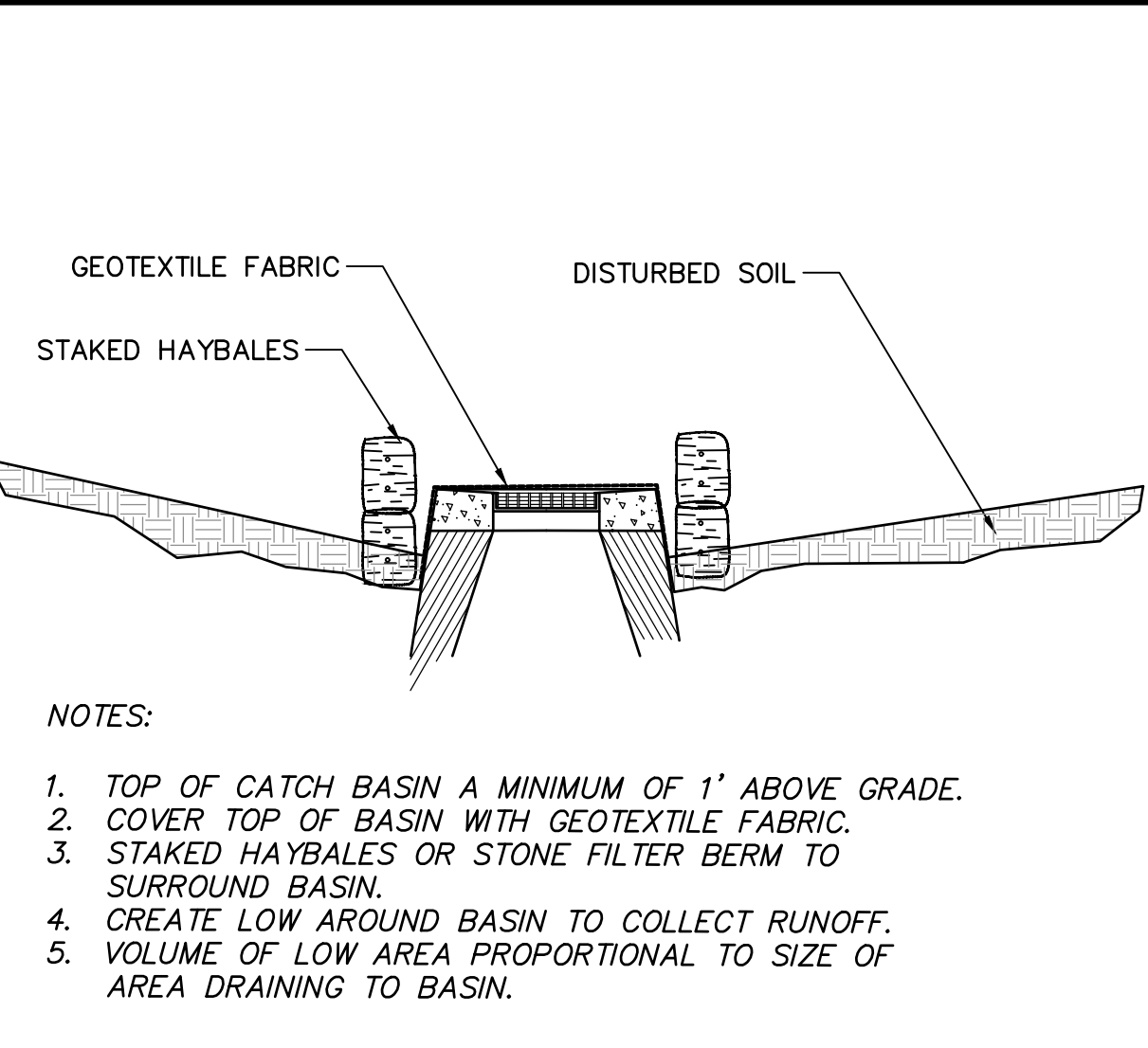
HAYBALE CHECK DAM (HBCD)
N.T.S.



VEGETATED SWALE DETAIL (GRSW)
N.T.S.

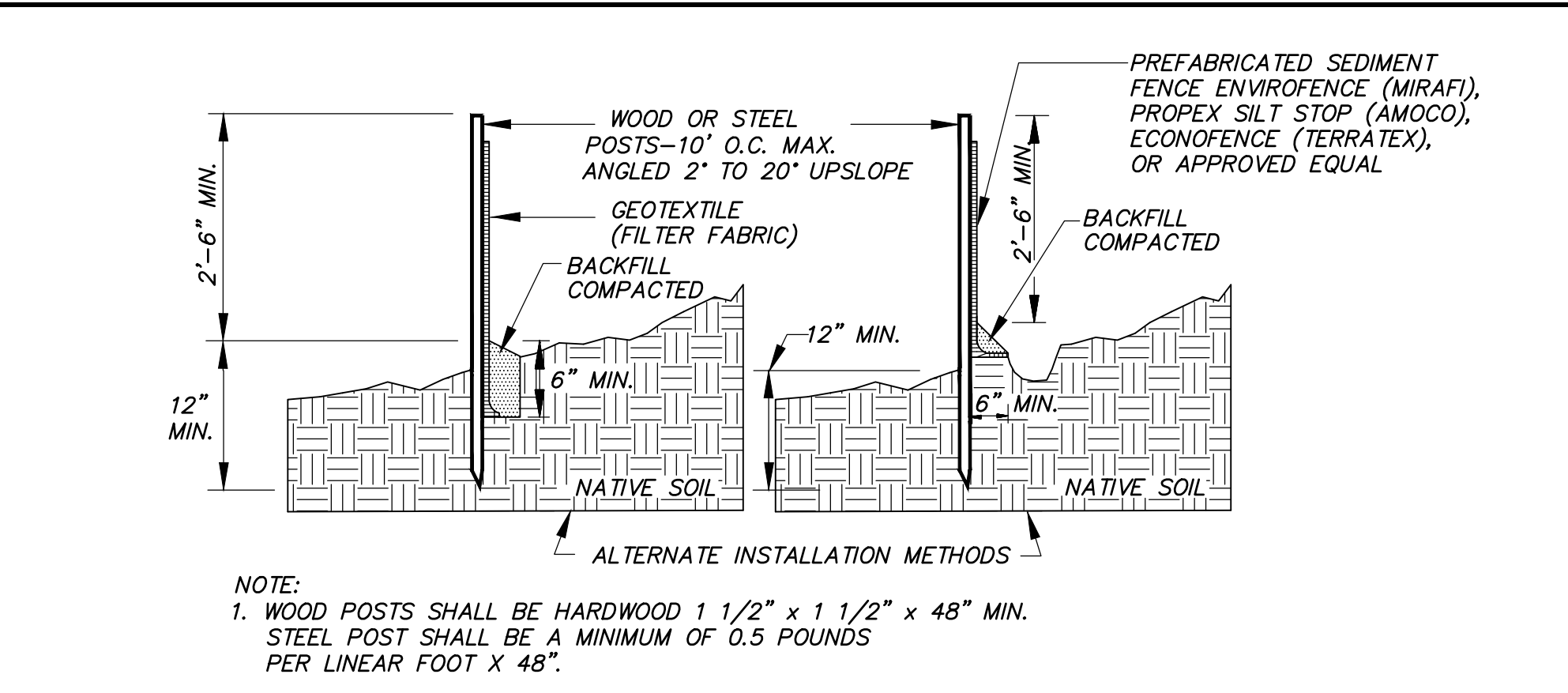


CONSTRUCTION EXIT (CE)
N.T.S.



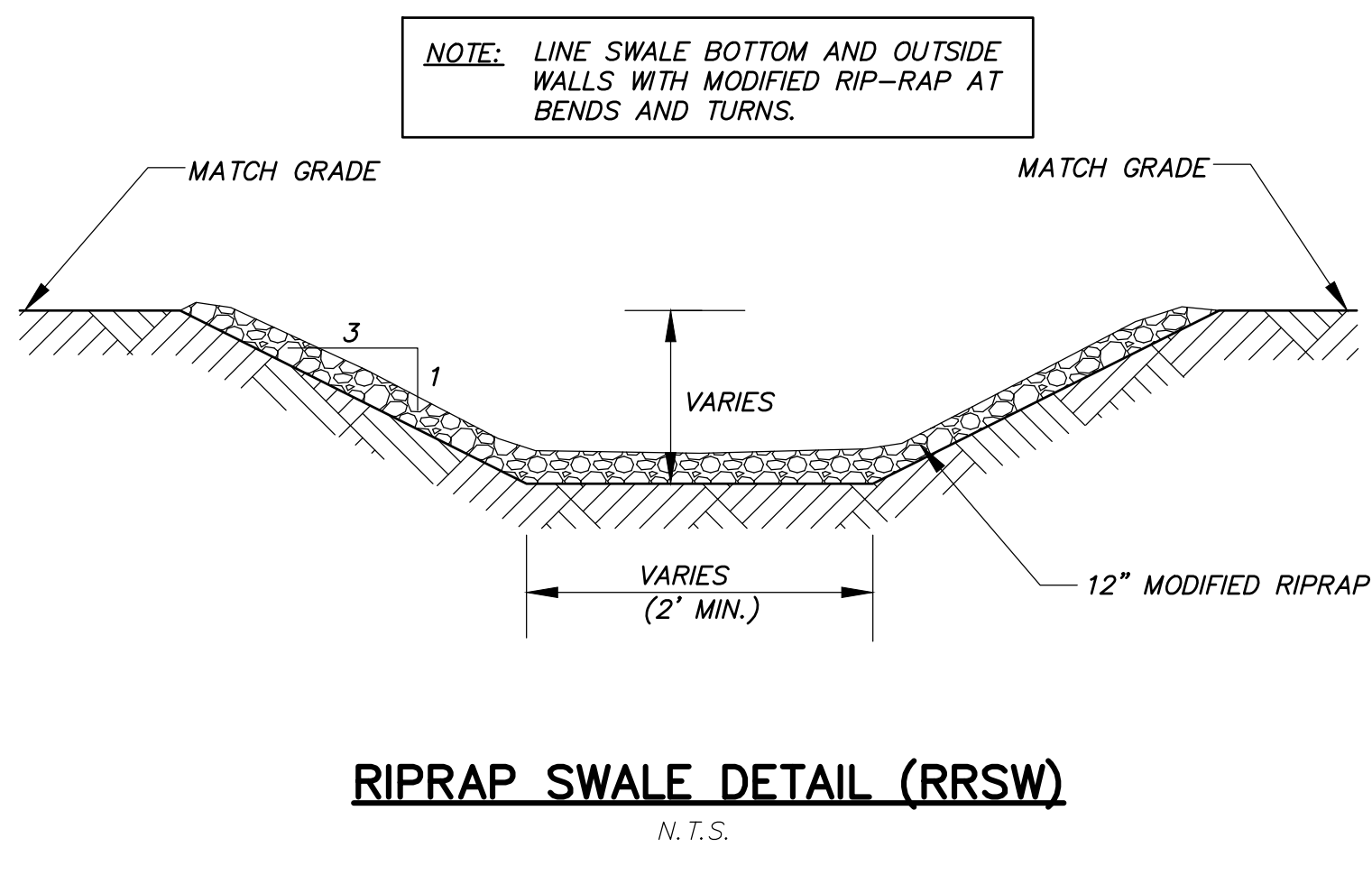
- NOTES:**
1. TOP OF CATCH BASIN A MINIMUM OF 1' ABOVE GRADE.
 2. COVER TOP OF BASIN WITH GEOTEXTILE FABRIC.
 3. STAKED HAYBALES OR STONE FILTER BERM TO SURROUND BASIN.
 4. CREATE LOW AROUND BASIN TO COLLECT RUNOFF.
 5. VOLUME OF LOW AREA PROPORTIONAL TO SIZE OF AREA DRAINING TO BASIN.

TEMP. SEDIMENT TRAP AT CATCH BASIN
N.T.S.

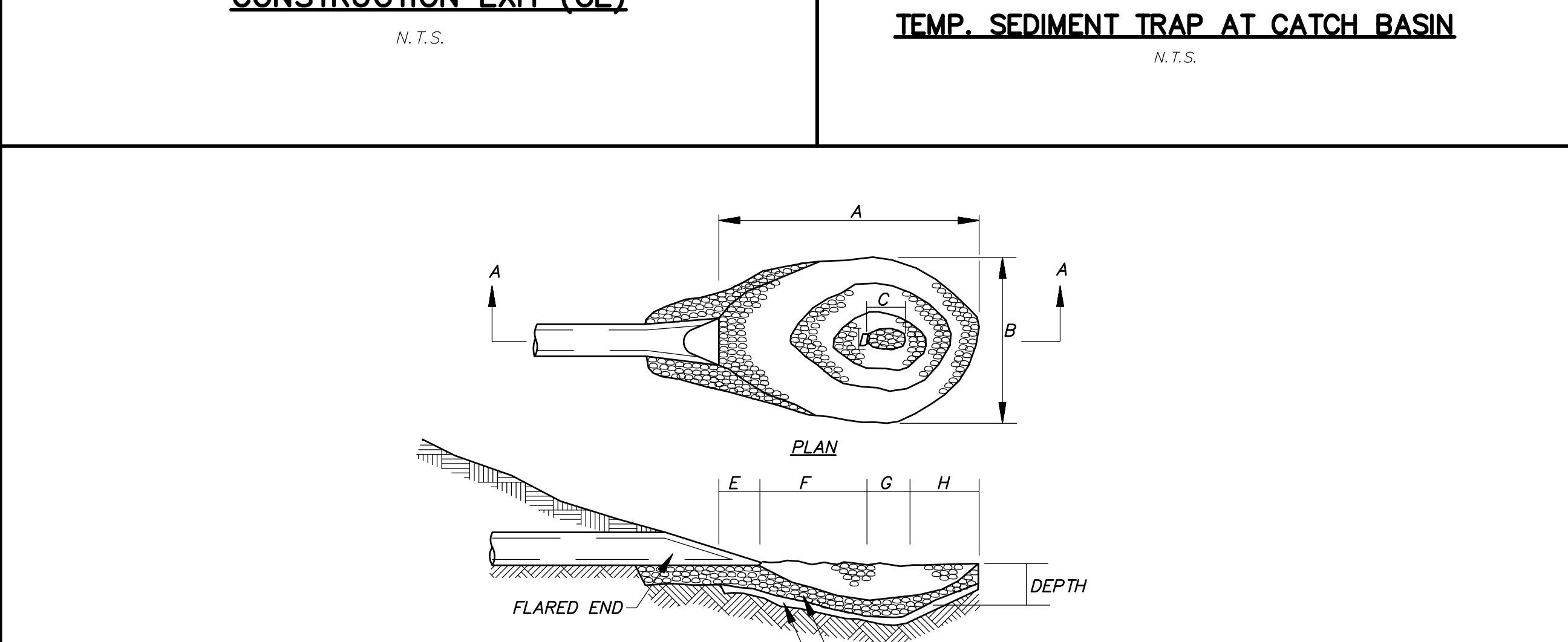


- NOTE:**
1. WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
 2. JOINTS, WHEN REQUIRED, SHALL BE SPLICED & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENT FENCE EROSION CONTROL (SFEC)
N.T.S.

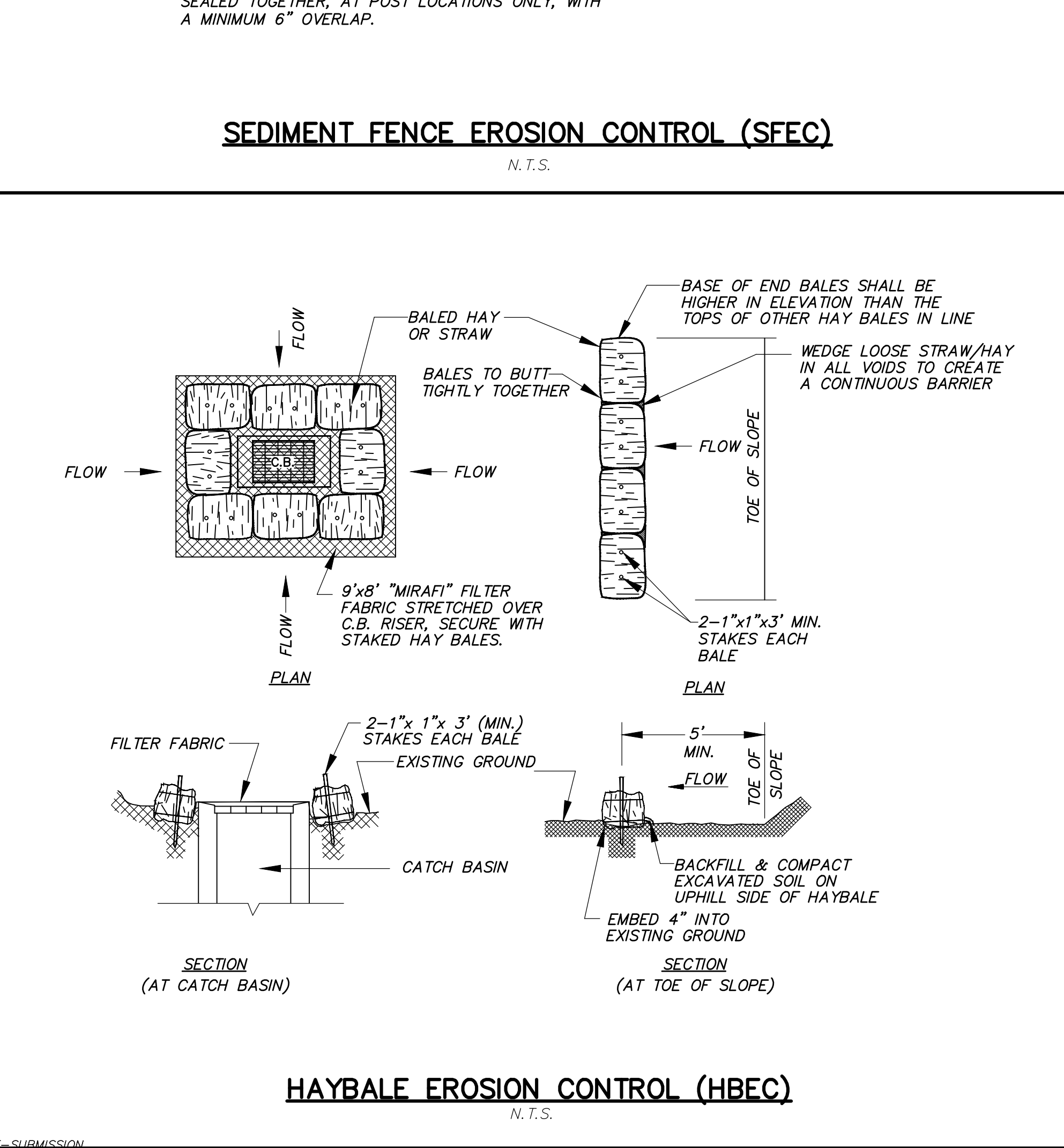


RIPRAP SWALE DETAIL (RRSW)
N.T.S.



PIPE SIZE	A	B	C	D	E	F	G	H	WT. RIPRAP TONS.	DEPTH
12"	8'	6'	1 1/2'	1'	1'	3 1/2'	1 1/2'	2'	4.5	1'-0"
15"	10'	7'	1 1/2'	1'	1'	4 1/2'	1 1/2'	3'	6	1'-0"
18"	12'	8'	2'	1'	1'	5'	2'	4'	8	1'-4"
21"	15'	9'	2 1/2'	1 1/2'	1'	7'	2 1/2'	4 1/2'	12	1'-6"
24"	17'	10'	2 1/2'	1 1/2'	1'	8'	2 1/2'	5 1/2'	15	1'-10"

RIPRAP PLUNGE POOL (RRPP)
N.T.S.



HAYBALE EROSION CONTROL (HBEC)
N.T.S.

Waterway Installation

1. Always lay jute in the direction of water flow.
2. Jute staples are needed in waterways. Staples must be driven flush with soil surface.
3. Check slots should be placed every 25' to 50' depending on the velocity of the water flow. A row of staples should be placed on either side of the check slot.
4. Provide drains as needed.

Helpful Hints

- Keep dry in storage. When ready to lay ANTIWASH®/GEOJUTE®, loosely, do not stretch.
- Check slots may be needed on steep slopes to prevent subsurface movement of soil during prolonged or heavy rains.
- TO ESTABLISH A CHECK SLOT:
 1. Dig 6" deep trench perpendicular to water flow.
 2. Roll ANTIWASH®/GEOJUTE® in two or three folds (see diagram) and set into trench.
 3. Staple fabric securely in bottom of trench and continue rolling down hill.
- Because ANTIWASH®/GEOJUTE® has 60 to 65% of open area, additional seed can be broadcast over the matting to cover bare spots that may appear due to improper seeding or poor germination.
- Recommended usage: Approximately 200 staples per 100 sq. yds.

Specifications

Property	Results
Fabric structure	Woven
Yarn	3/16" undyed and unbleached
Fabric width	48"
Weight	52 lbs./yds ²
Yarn count/kip	70 per width, minimum
Wet	42 per linear yard, minimum
Water Absorption	>450% of fabric weight
Open Area	60-65%
Durability	1-2 years
Coverage	approximately 50 rolls per acre (using 100 yds/roll)

Staples

Type	Weight per Carton	Staples per Carton
11 gauge 6"	43 lbs.	1000
8 gauge 6"	39 lbs.	500
8 gauge 8"	50 lbs.	500

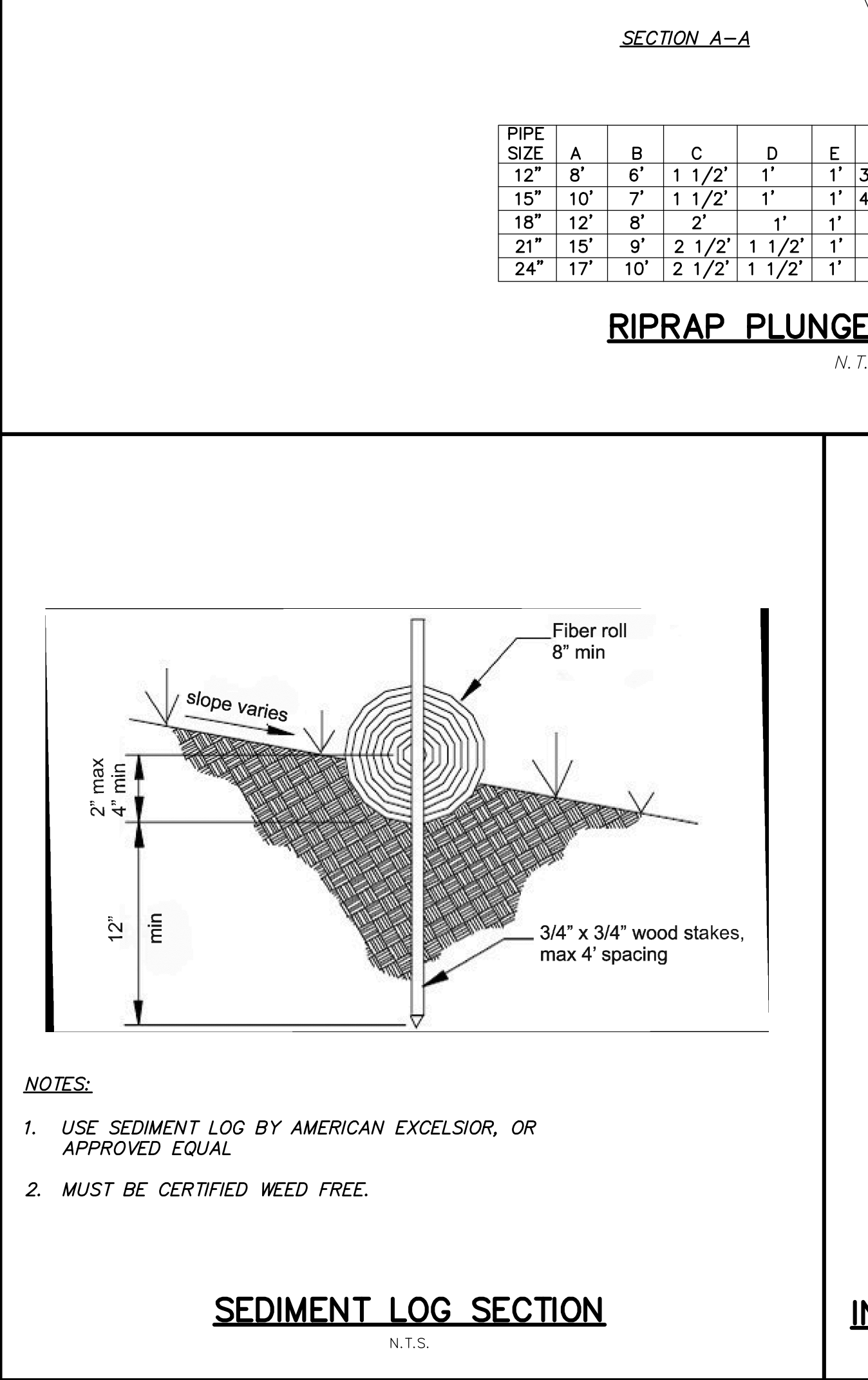
Roll Packaging

Width x length	Type	Sq. Yards	Weight
48" x 225'	Regular	100	92 lbs.
48" x 225'	Smolder resistant	100	97 lbs.
48" x 147'	LPS size roll	65	60 lbs.

Roll Installation

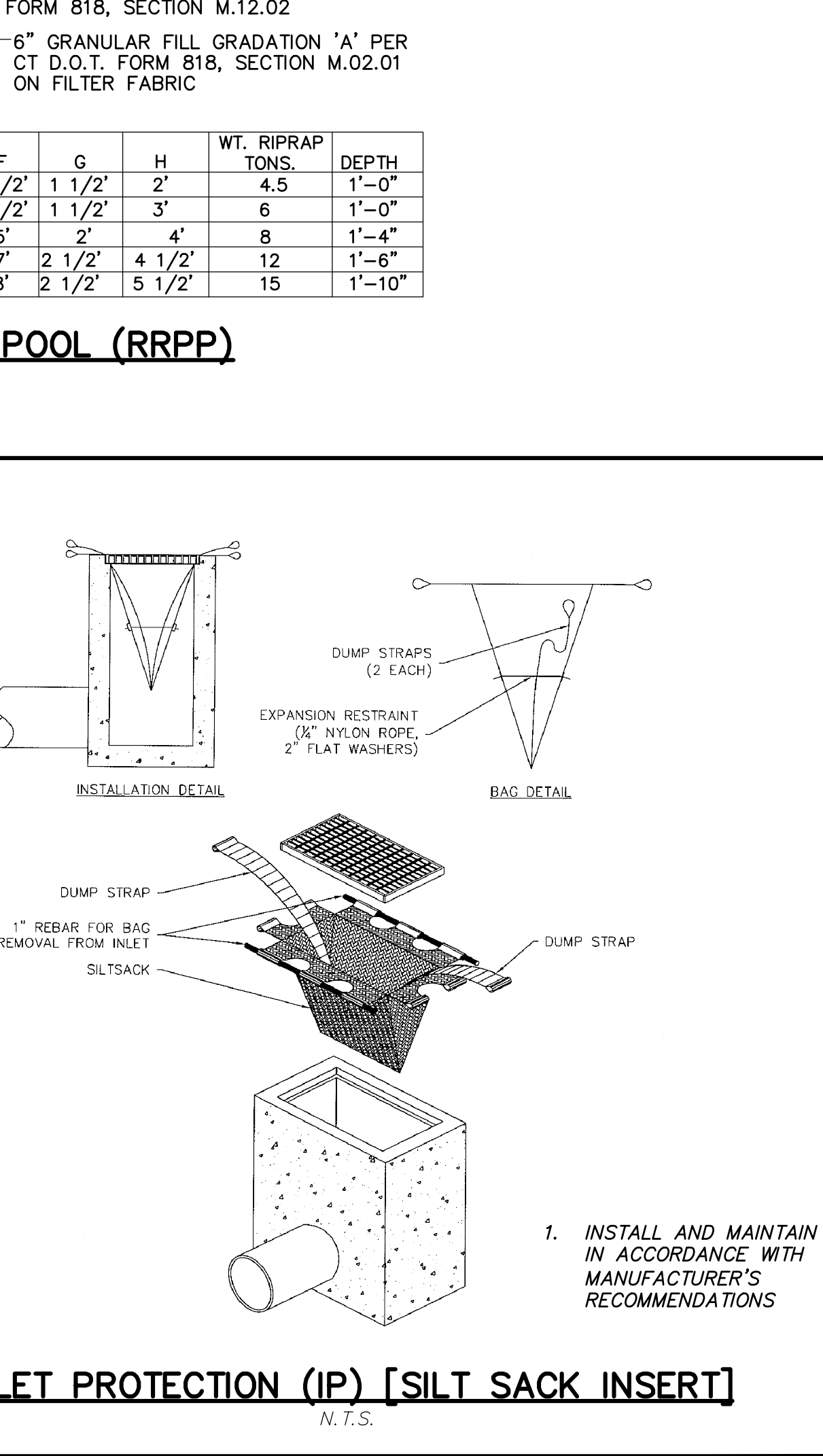
NOTE: USE ANTI-WASH/GEOJUTE PRODUCT OR APPROVED EQUAL

EROSION CONTROL BLANKET (ECB)
N.T.S.



- NOTES:**
1. USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL.
 2. MUST BE CERTIFIED WEED FREE.

SEDIMENT LOG SECTION
N.T.S.



INLET PROTECTION (IP) [SILT SACK INSERT]
N.T.S.

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FAH

CROWN PROPERTY HOLDINGS, LLC
CASTERIDGE CROSSING
SIMSBURY, CONNECTICUT

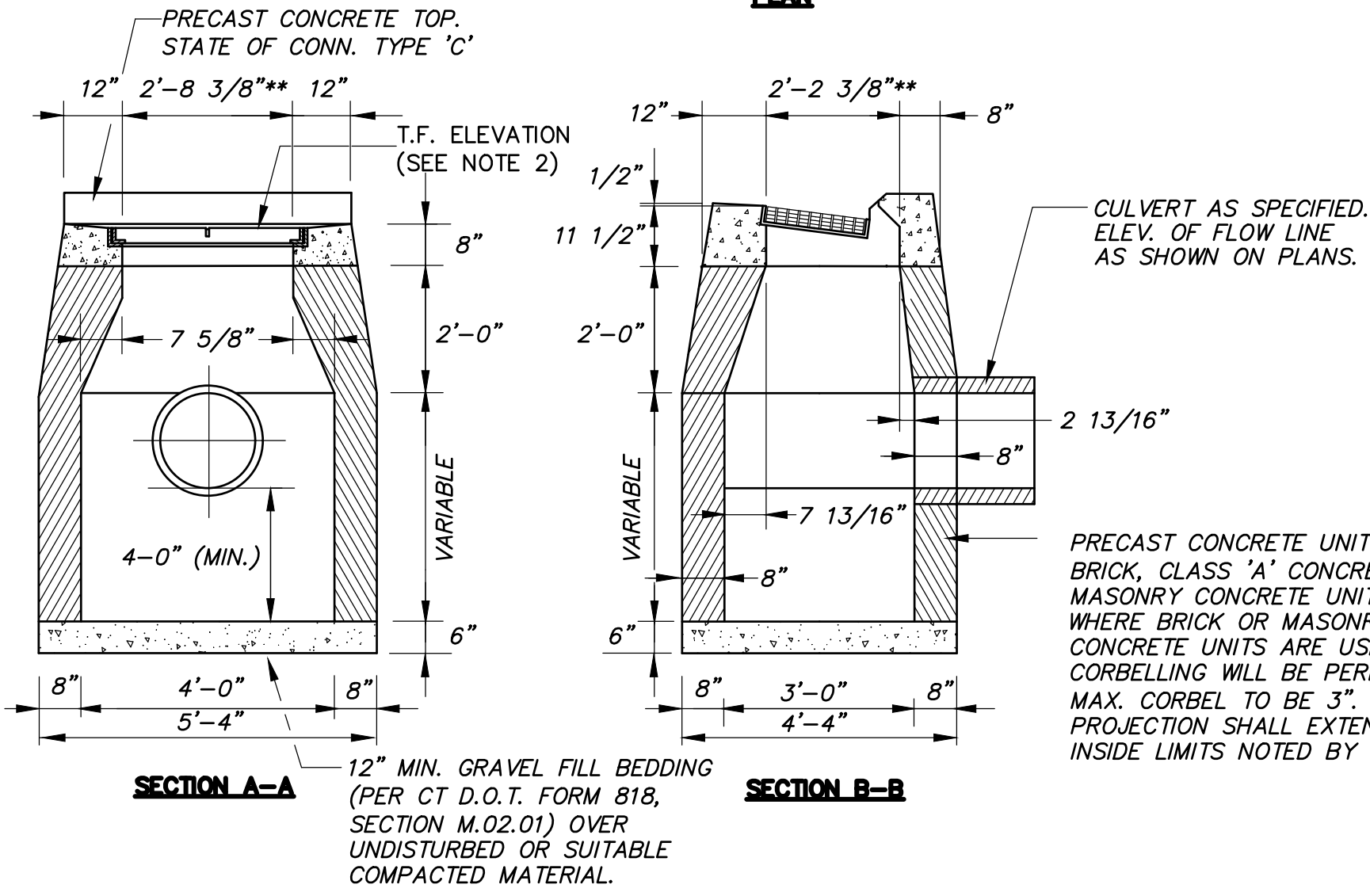
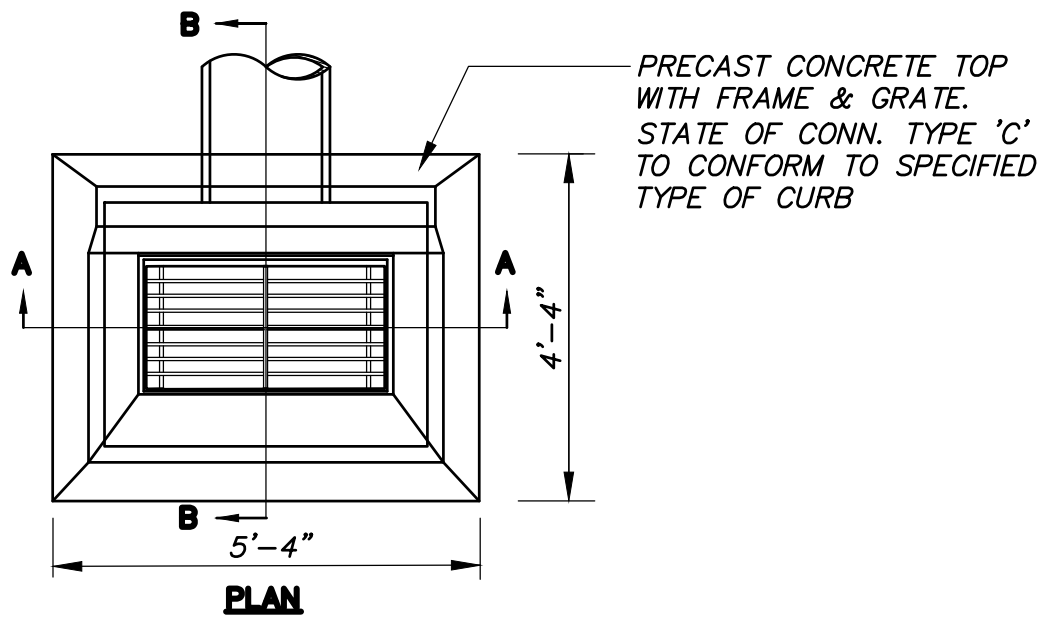
SD-1

Revisions: No. Date Description

Job no: 04174
Drawn by: ERN
Checked by: DSZ
Sheet no: 1 OF 5
Date: 12-03-2021
Scale: N.T.S.
Submitted: 12-24-2021
Submission: 12-24-2021

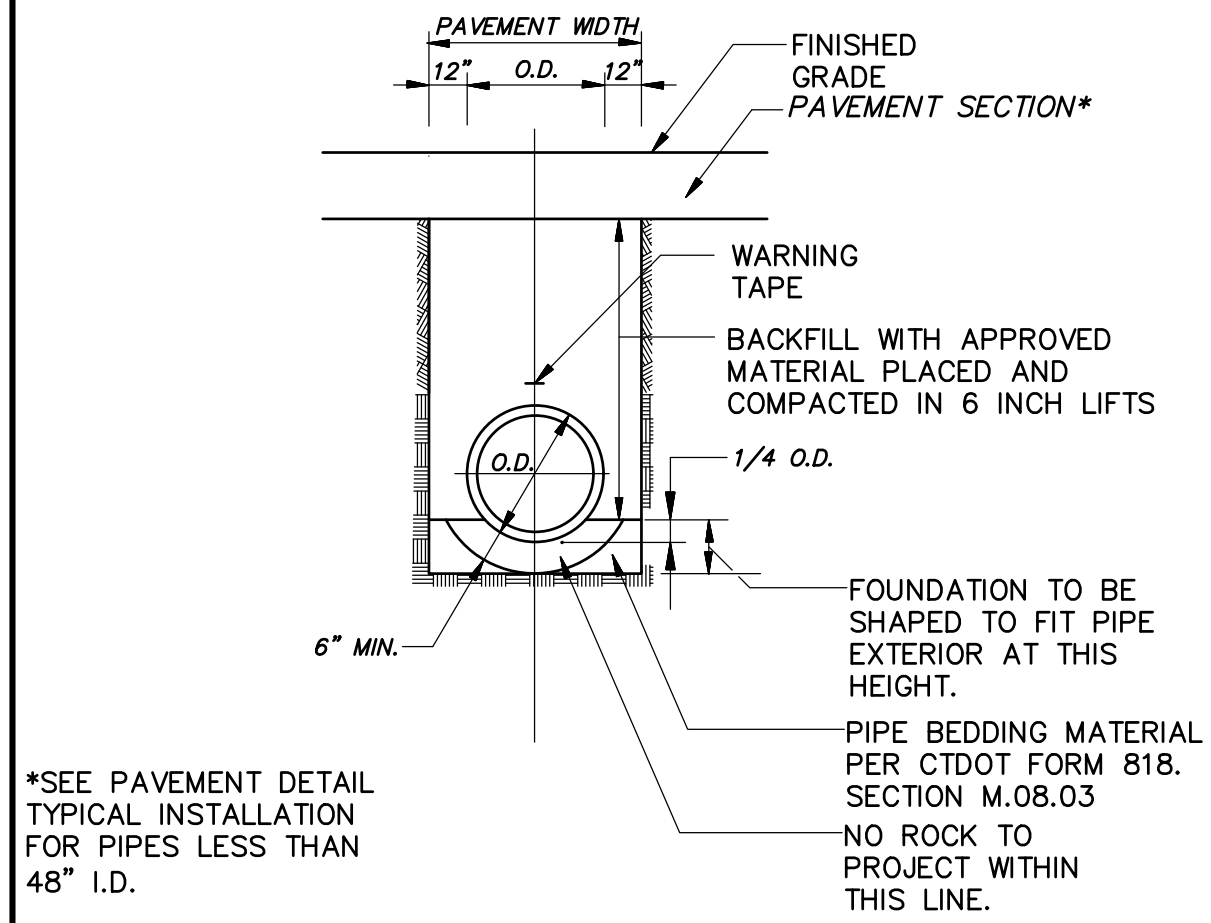
NOTES:

1. ALL MATERIALS SHALL CONFORM TO CT D.O.T. FORM 818, SECTION M.08.02
2. T.F. ELEV. SHOWN ON PLAN IS TOP-OF-FRAME ELEVATION OF THE CATCH BASIN GRATE AT THE GUTTERLINE. THIS T.F. ELEV. IS 2-INCHES BELOW GUTTERLINE ELEVATION AT CURB LINE.
3. UNLESS NOTED OTHERWISE, SUMPS SHALL BE 2.0' MINIMUM.
4. INSTALL TRAP HOODS ON OUTLETS.



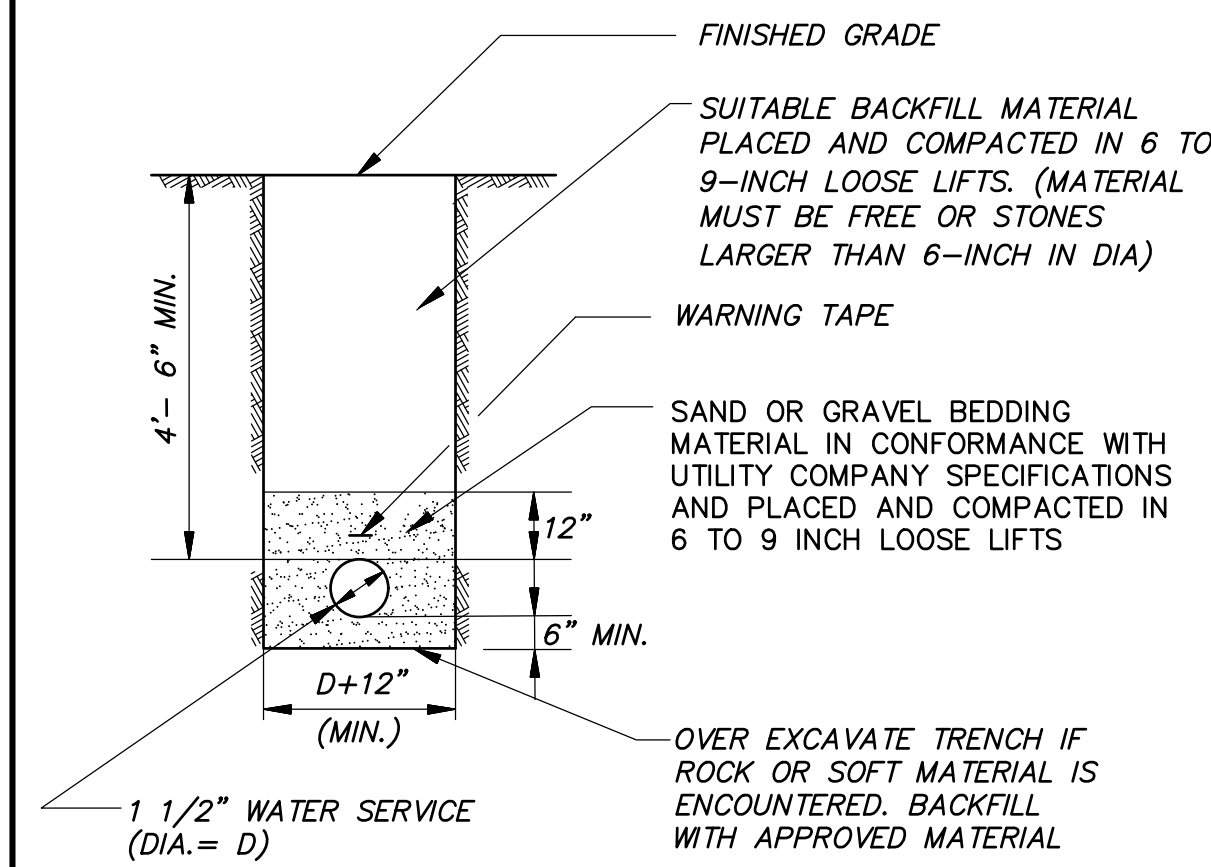
TYPE 'C' CATCH BASIN

N.T.S.



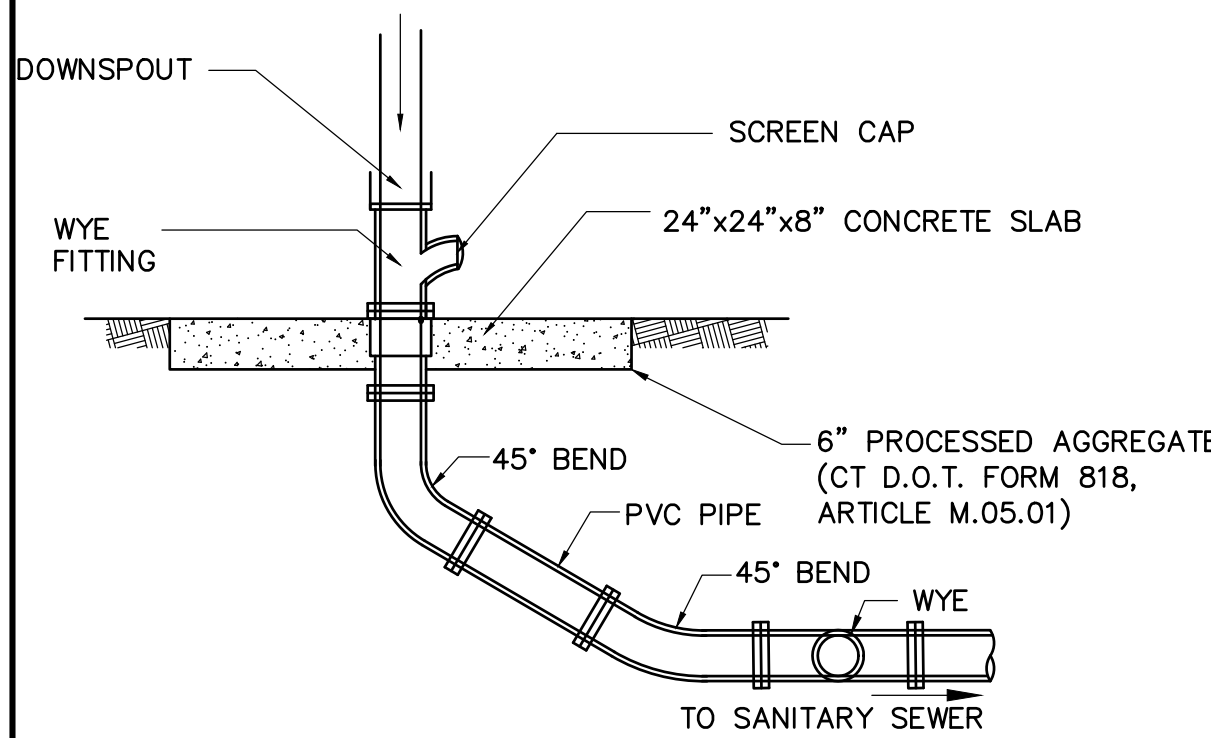
STORM SEWER TRENCH

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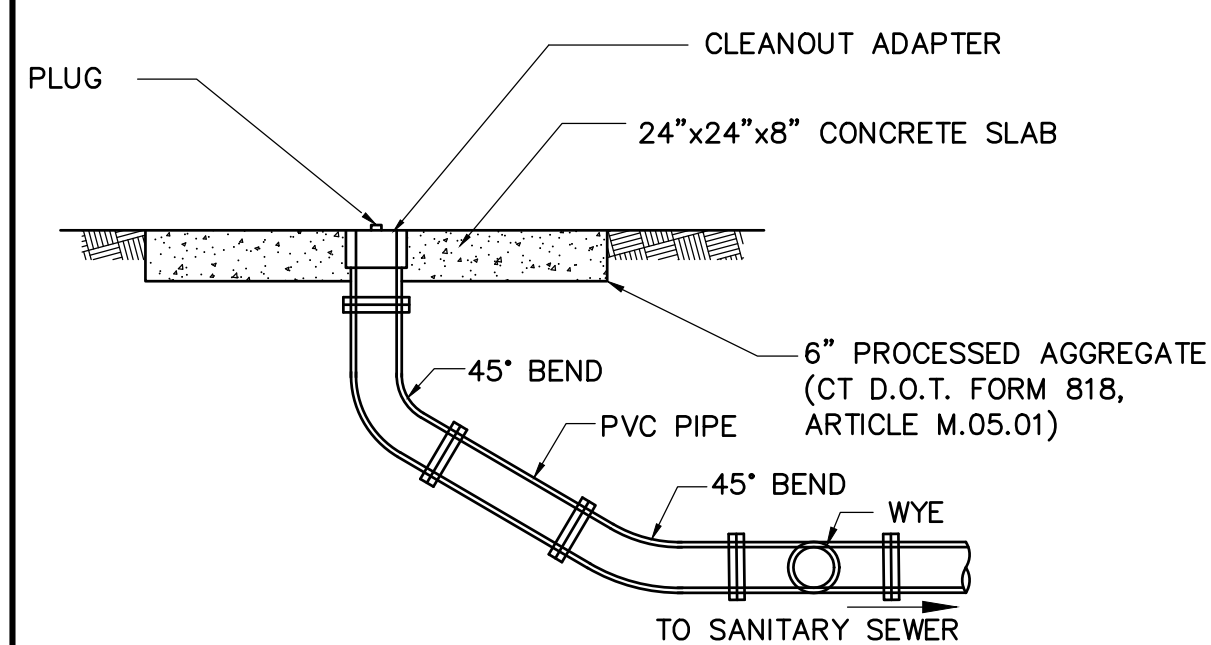
WATER SERVICE TRENCH

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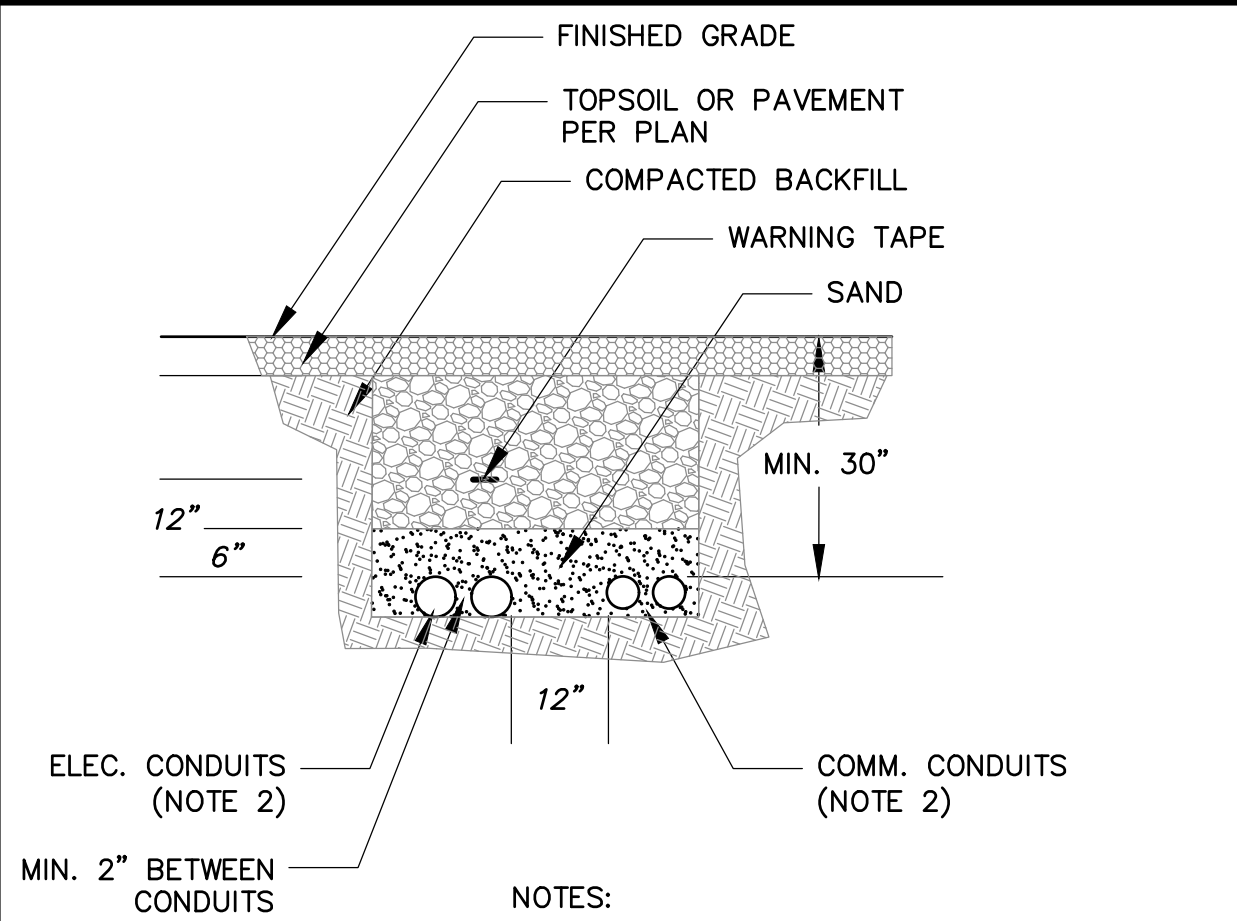
**STORM DRAIN/ROOFLEADER/
DOWNSPOUT CLEANOUT DETAIL**

N.T.S.



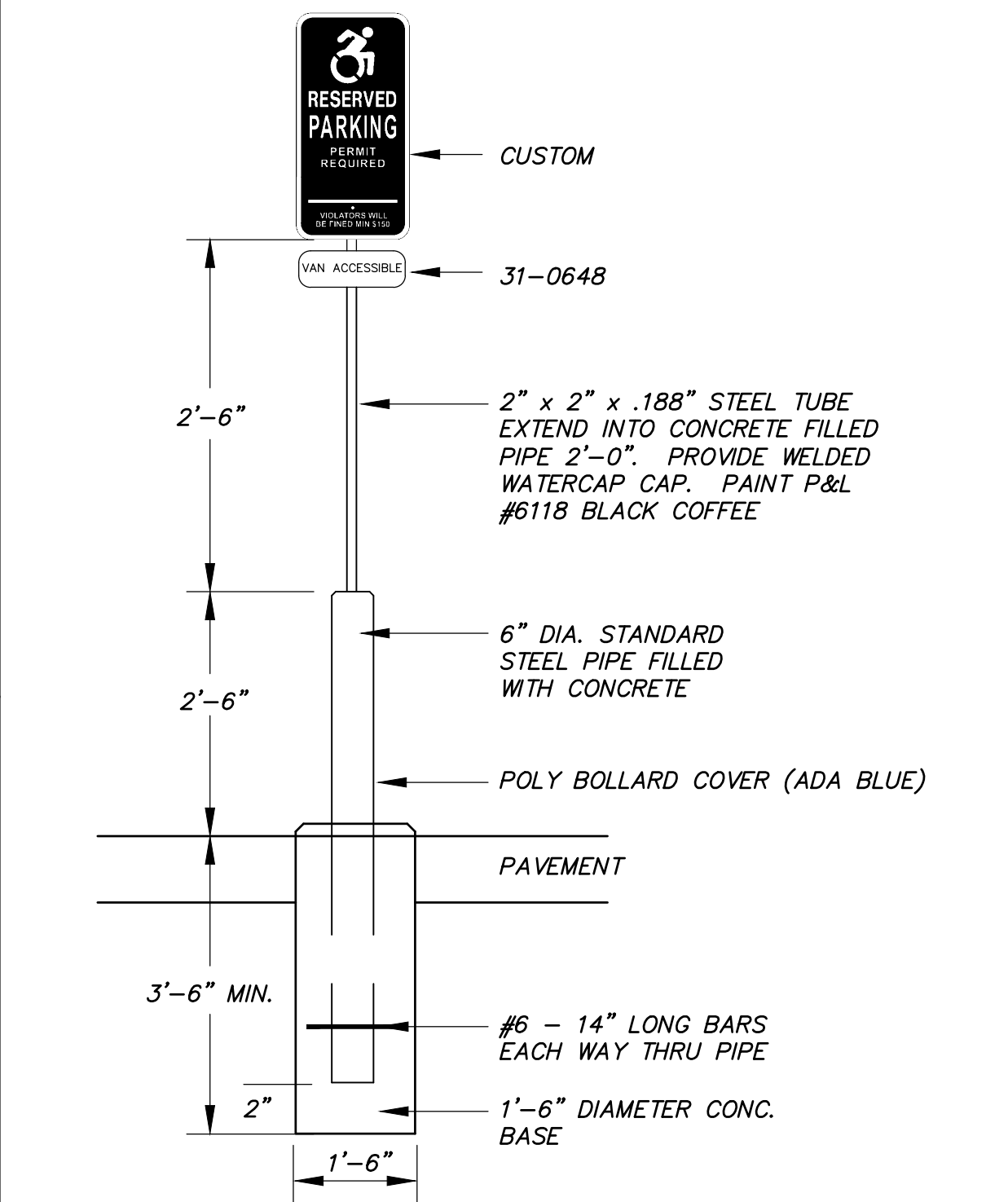
SANITARY CLEANOUT DETAIL

N.T.S.



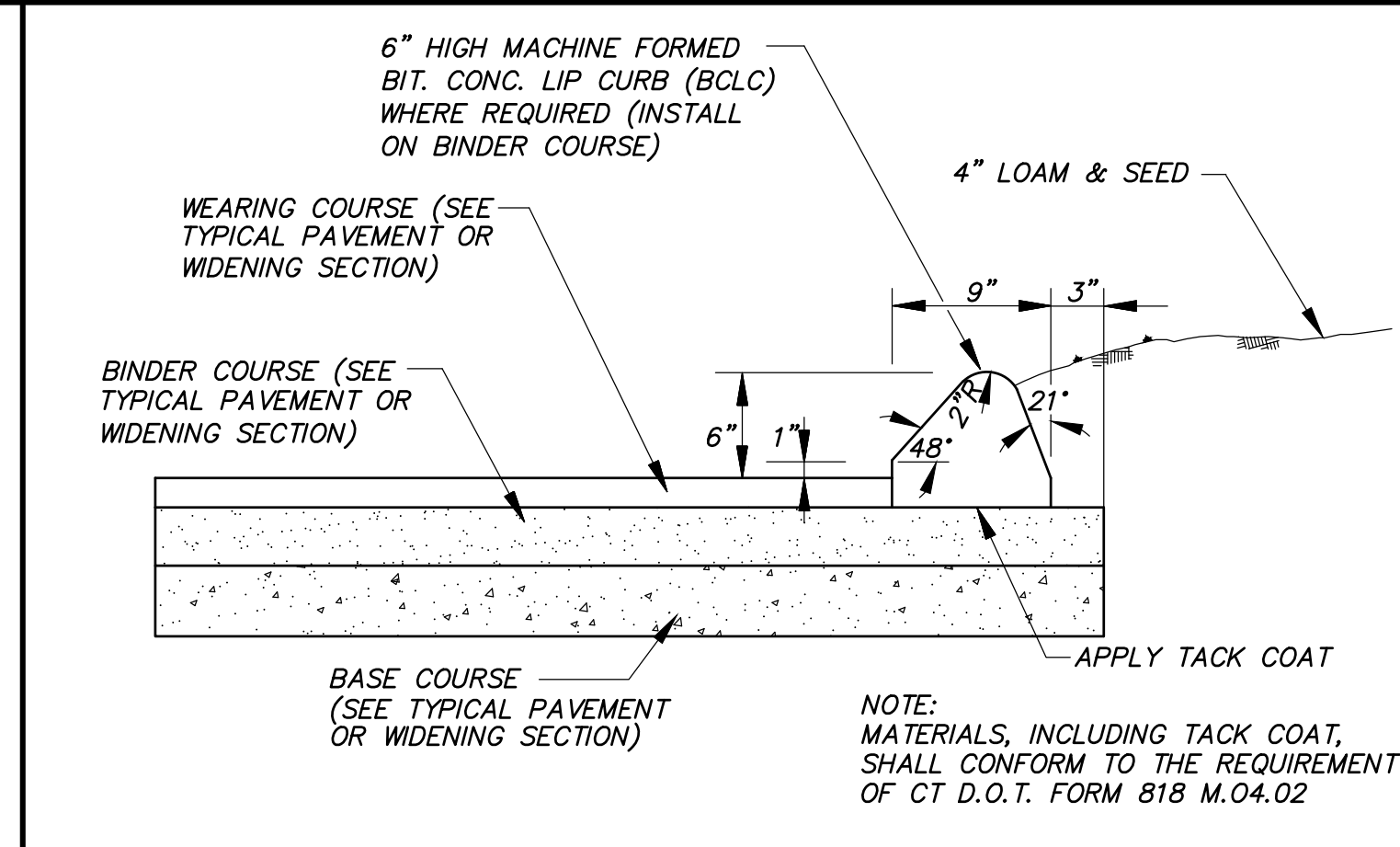
ELECTRIC/COMMUNICATION TRENCH

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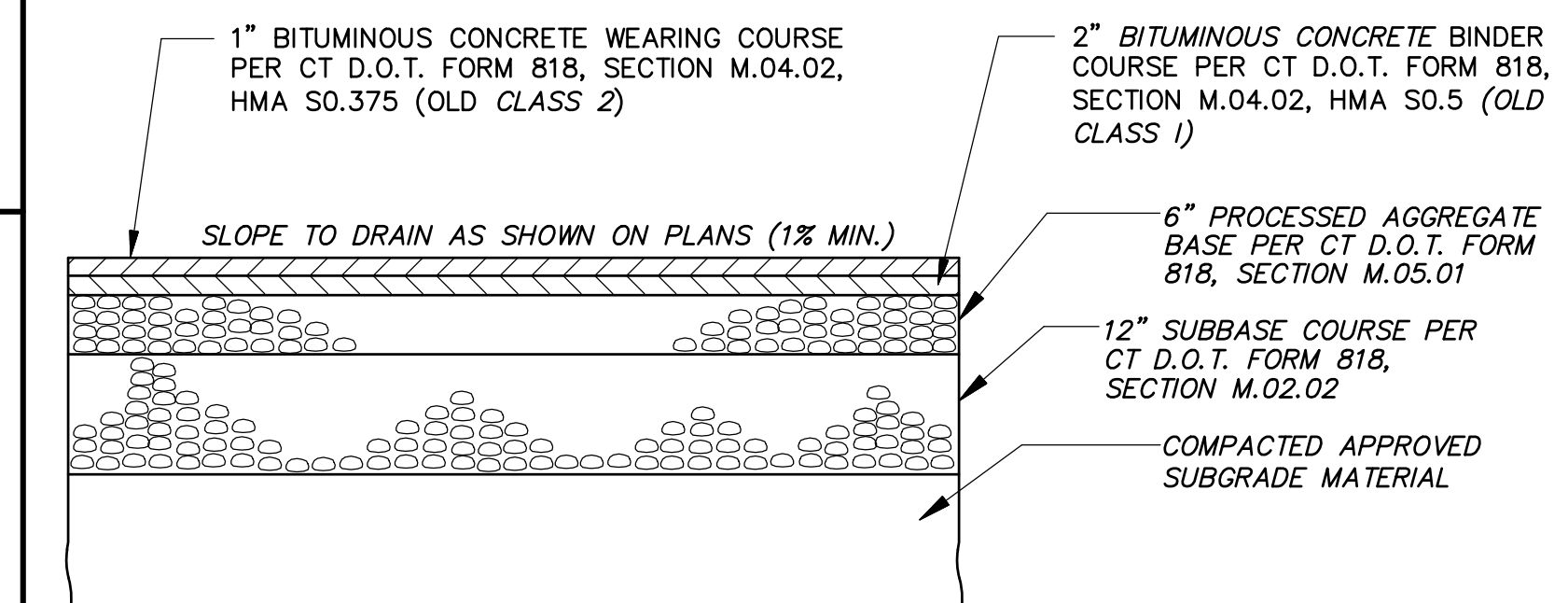
ACCESSIBLE SPACE SIGN POST/BASE

N.T.S.



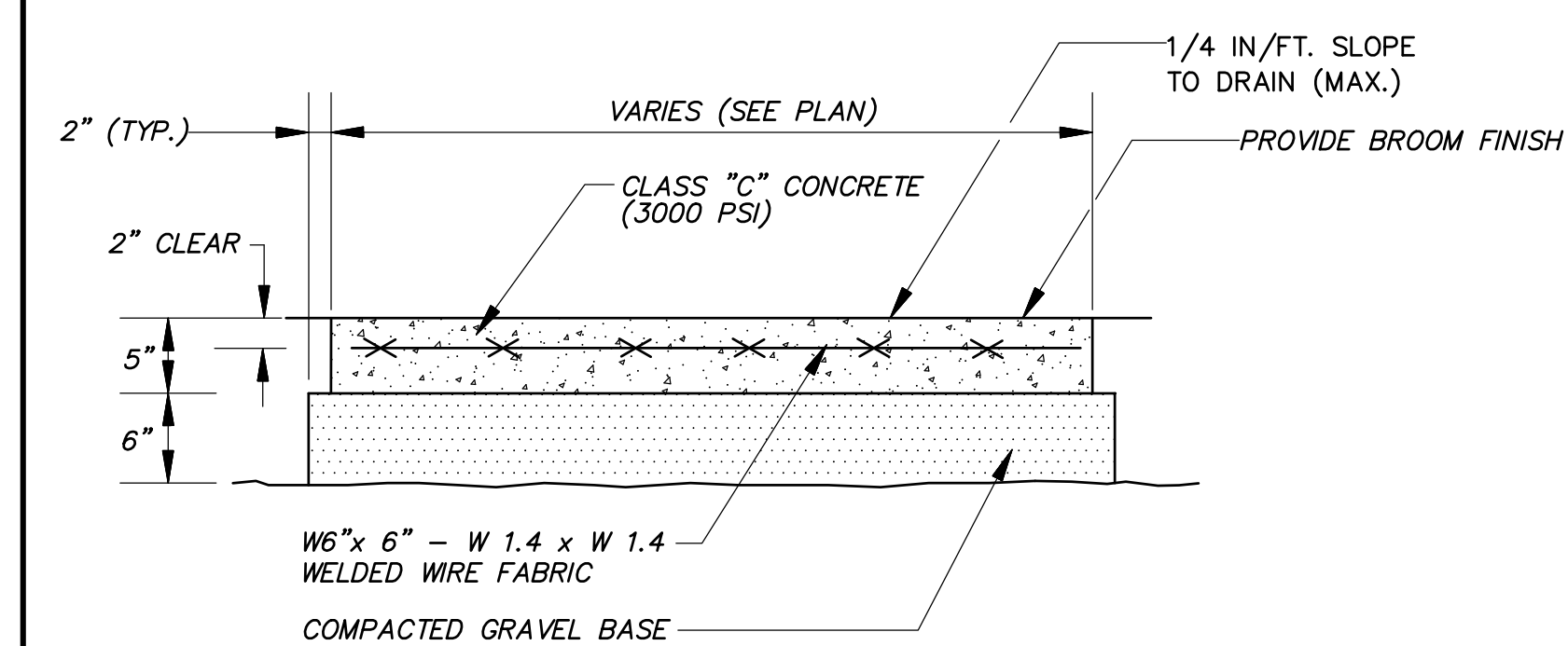
BITUMINOUS CONCRETE LIP CURBING (BCLC)

N.T.S.



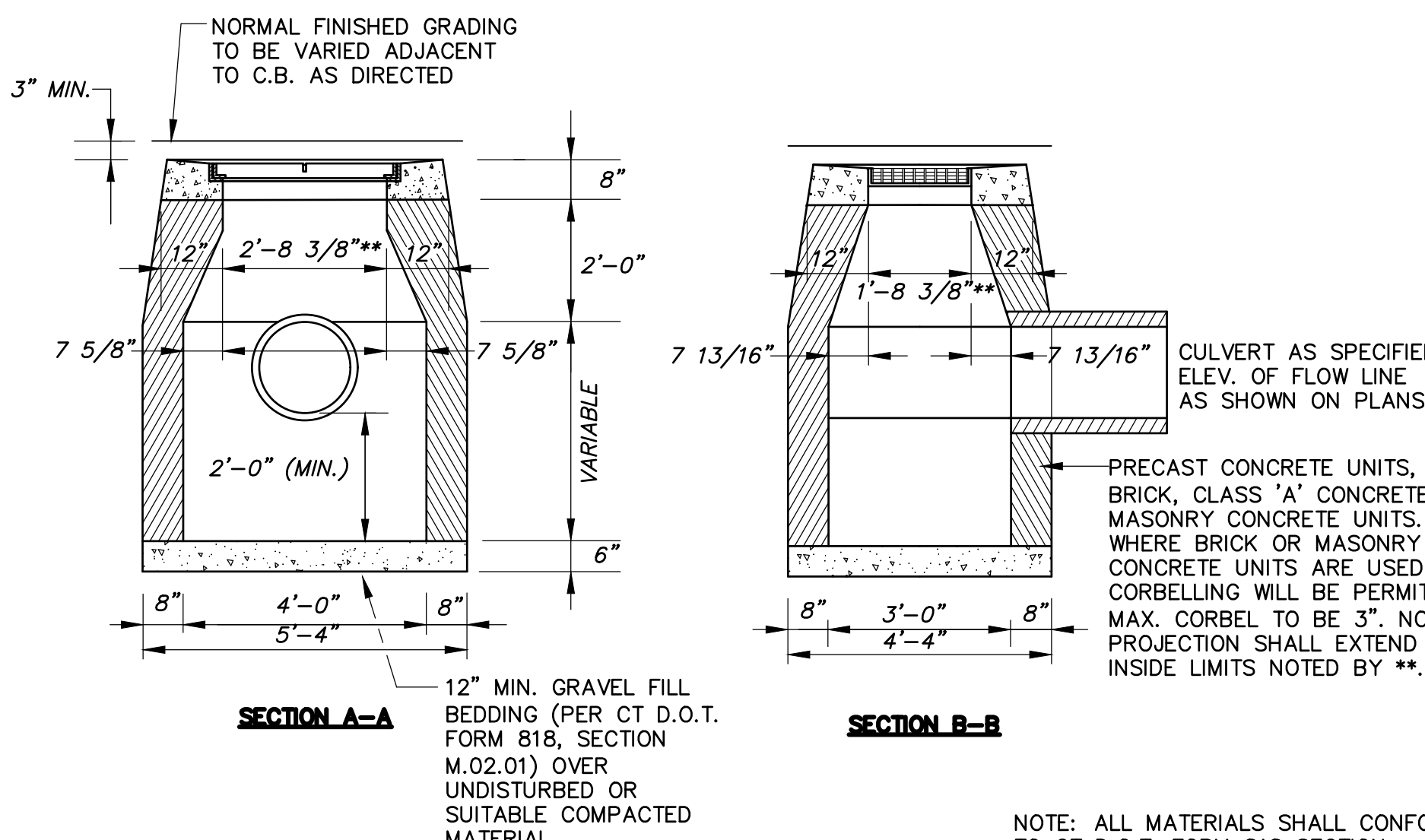
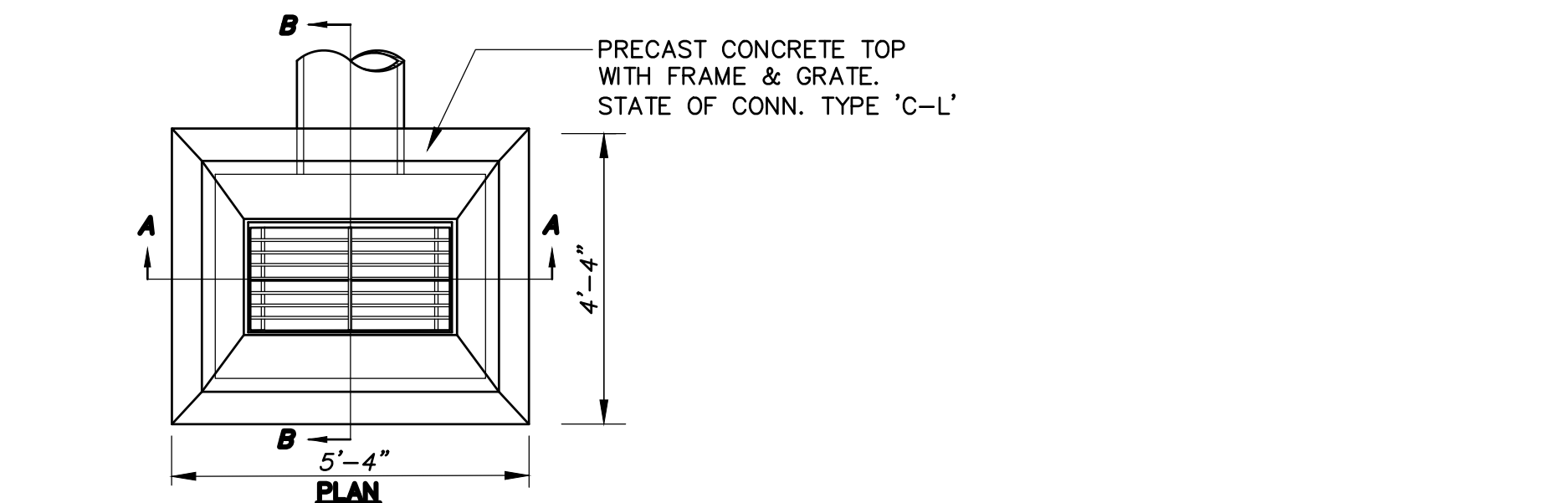
STANDARD DUTY PAVEMENT SECTION

N.T.S.



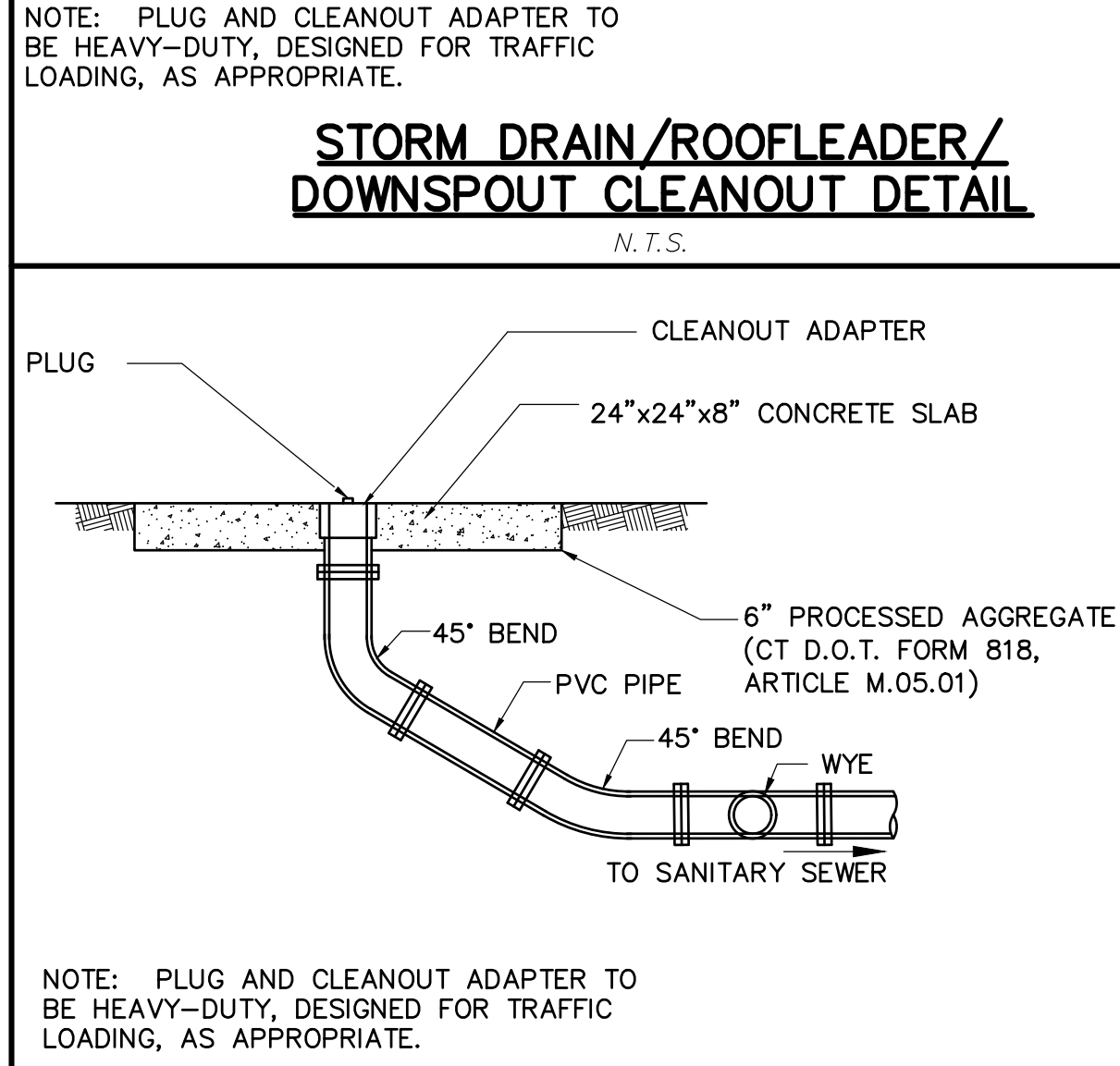
CONCRETE SIDEWALK

N.T.S.



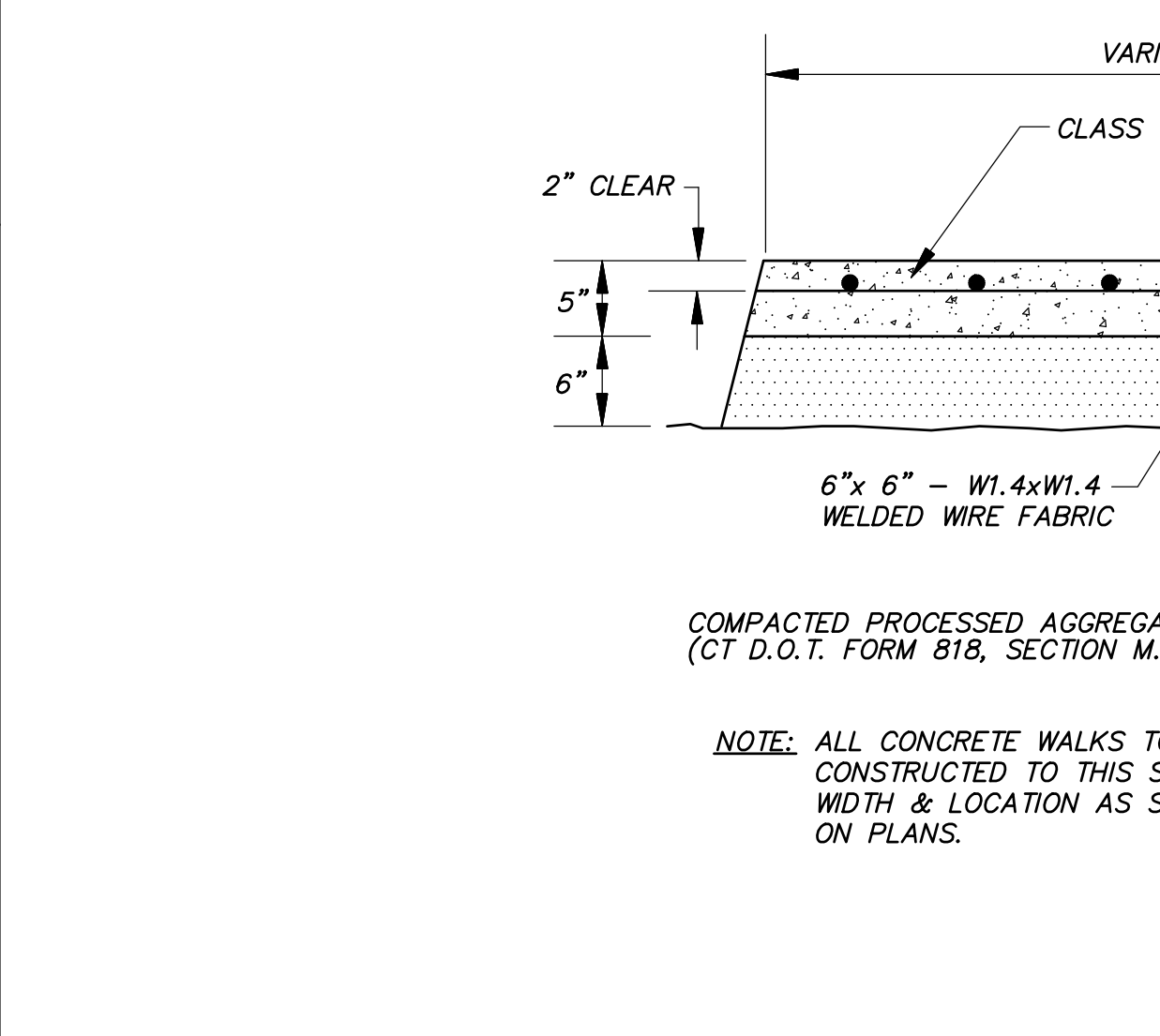
TYPE 'C-L' CATCH BASIN

N.T.S.



SANITARY CLEANOUT DETAIL

N.T.S.



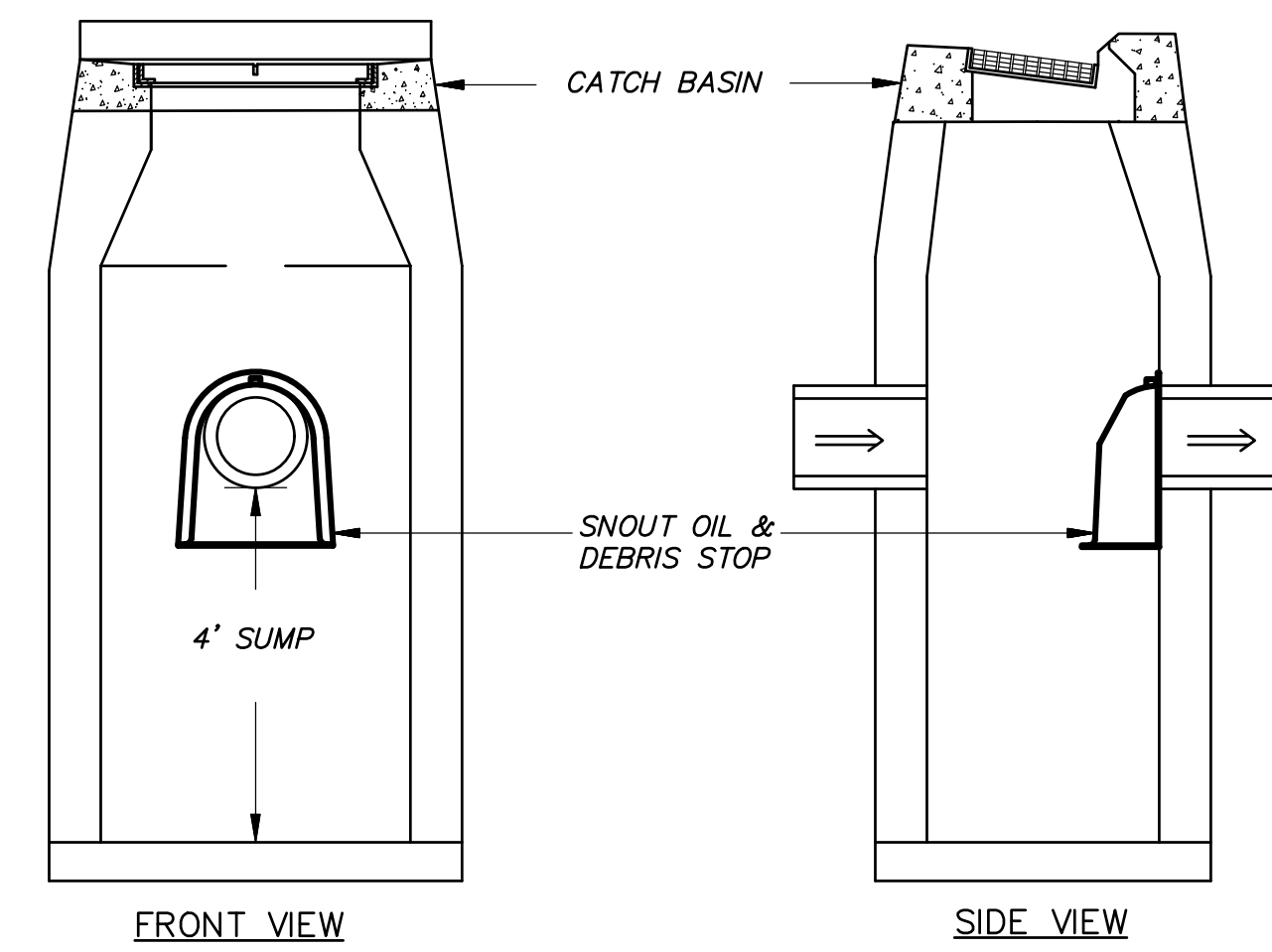
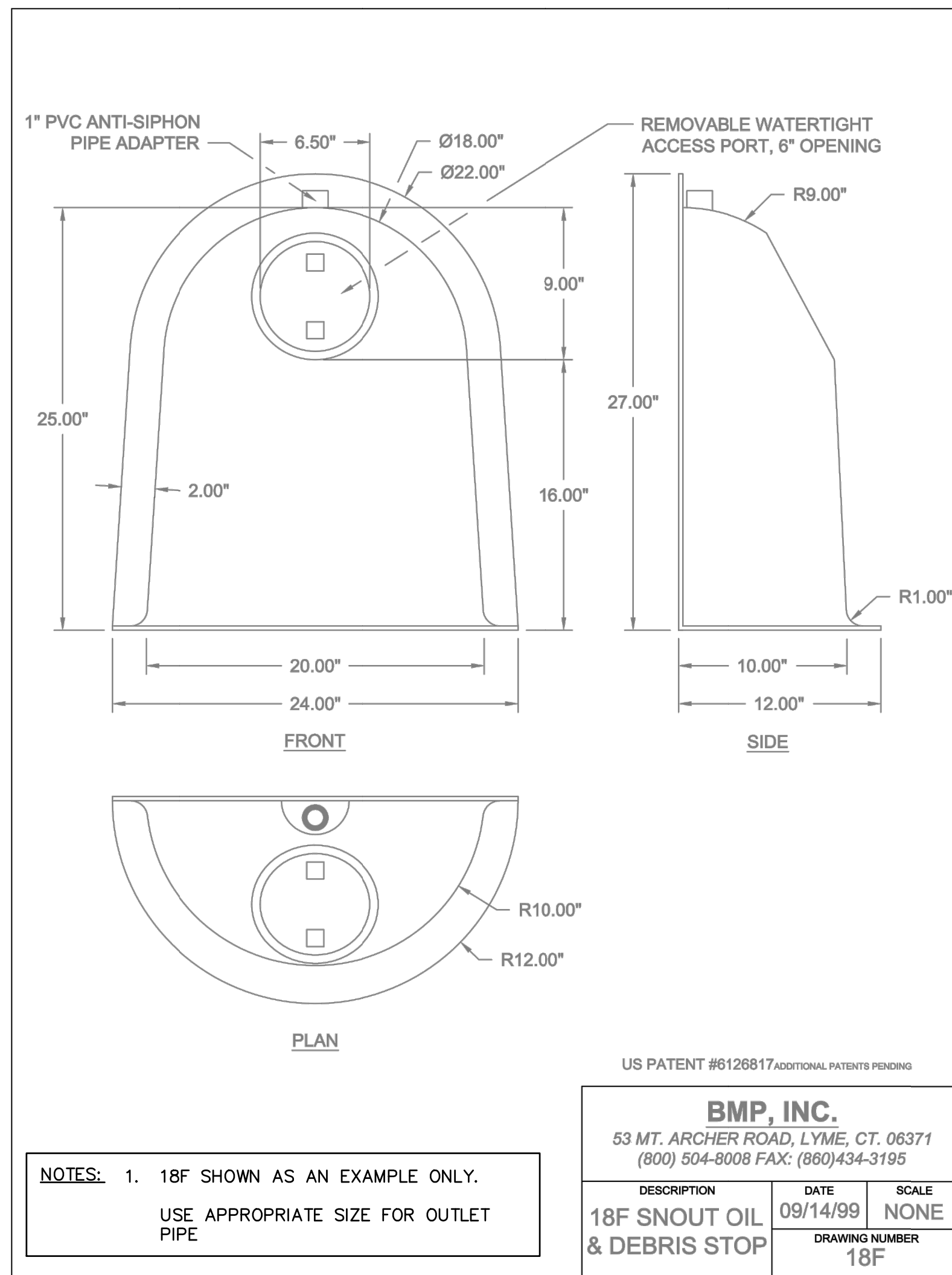
CONCRETE SIDEWALK & CURB - ICCW

N.T.S.

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 www.fahsketh.com • malfrisketh.com
 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

No.	Date	Description

DETAILS PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT
 Date: 12-03-2021 Drawn by: ERN Job no: 04174
 Scale: N.T.S. Checked by: DSZ Sheet no: 2 OF 5
 C:\2004\04174.30 - Lots 6 and 8\Topsoil\Submittal\2021-11-24\dwg_SD-1.dwg, SD-2, Dec. 02, 2021 - 4:11:13 PM

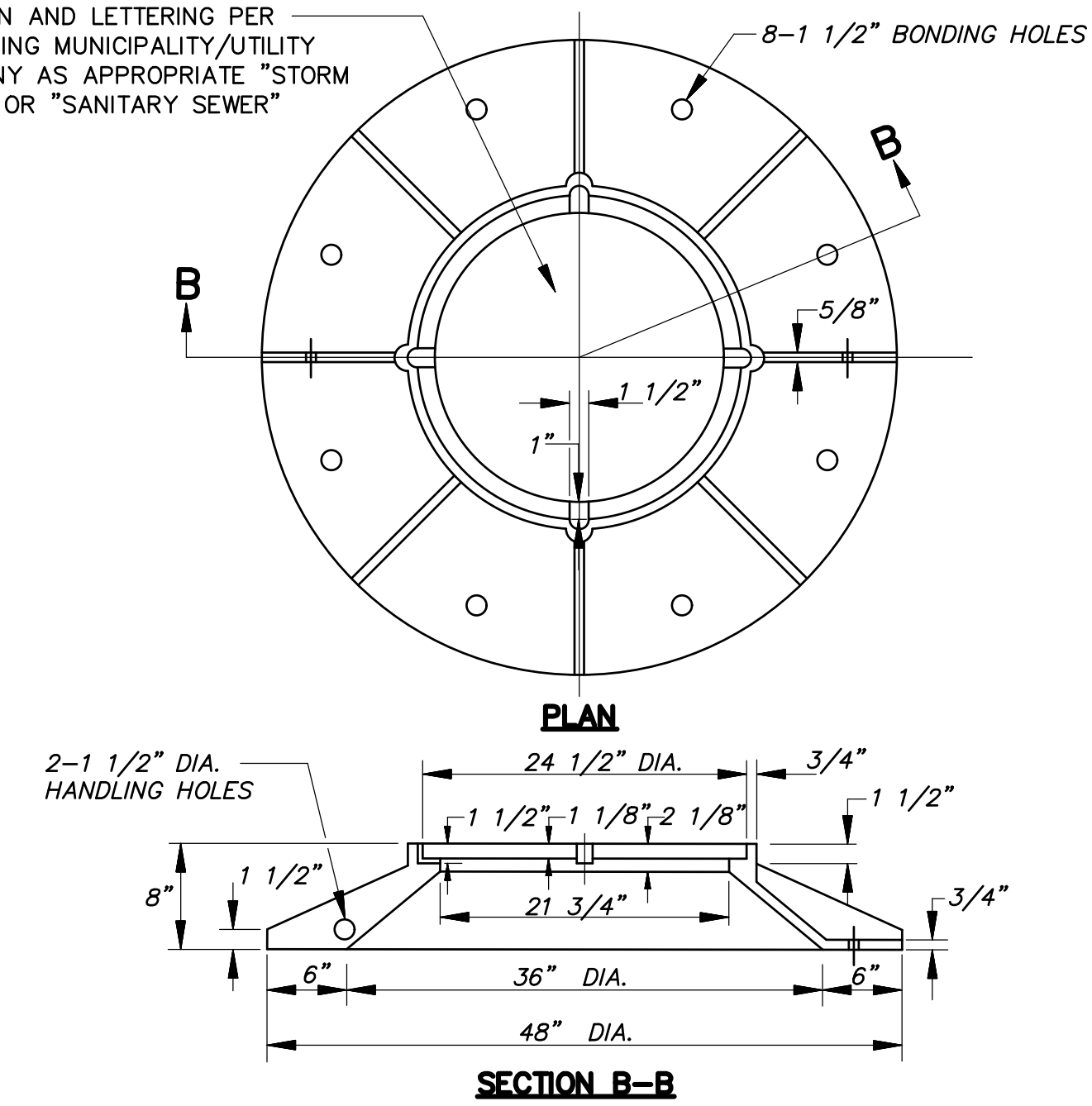


- NOTES:**
1. USE APPROPRIATE SIZE HOOD FOR SPECIFIED OUTLET PIPE AND STRUCTURE.
 2. INSTALL TRAP HOOD DESIGNED FOR INSIDE RADIUS WALL OF CATCH BASIN
 3. INSTALL SIPHON RISER TUBE, PER MANUFACTURER'S RECOMMENDATIONS.
 4. INSTALL ON ALL TYPE 'C' BASIN OUTLETS.

TRAP HOOD INSTALLATION DETAIL (TYPICAL)

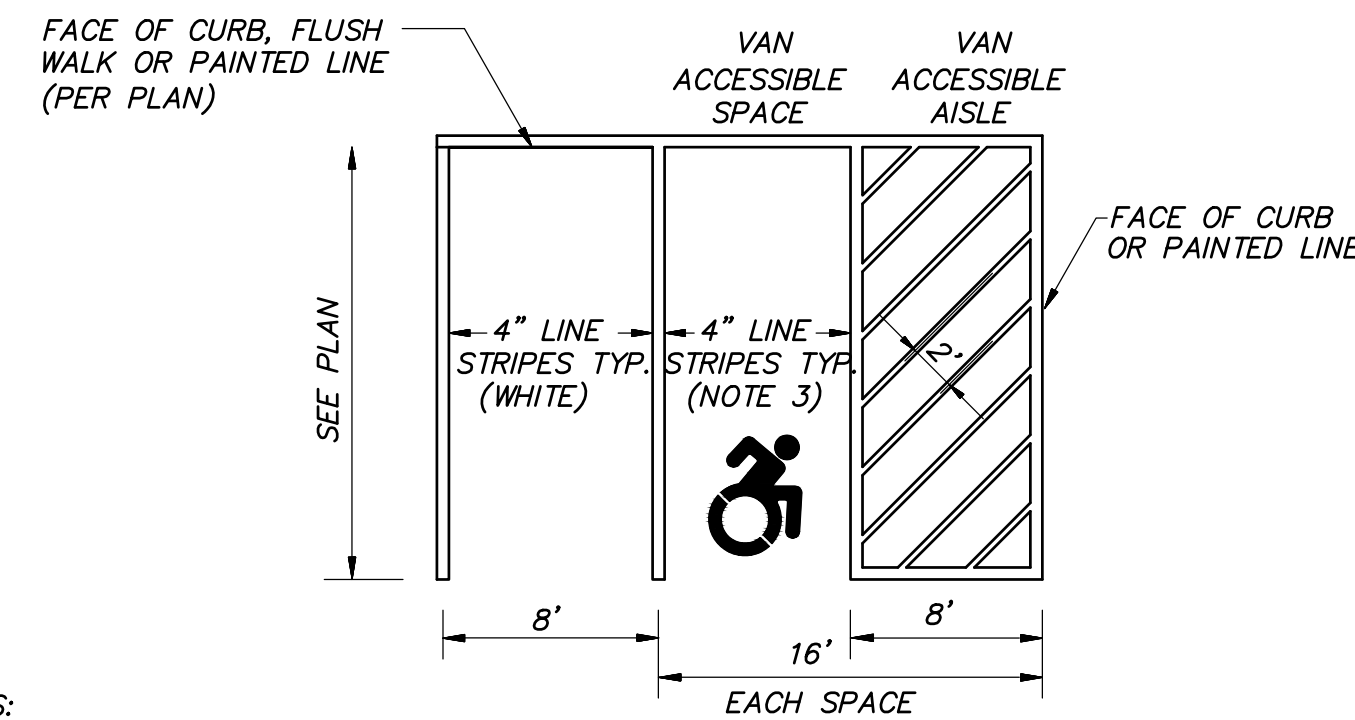
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PATTERN AND LETTERING PER GOVERNING MUNICIPALITY/UTILITY COMPANY AS APPROPRIATE "STORM DRAIN" OR "SANITARY SEWER"



STANDARD FRAME & COVER

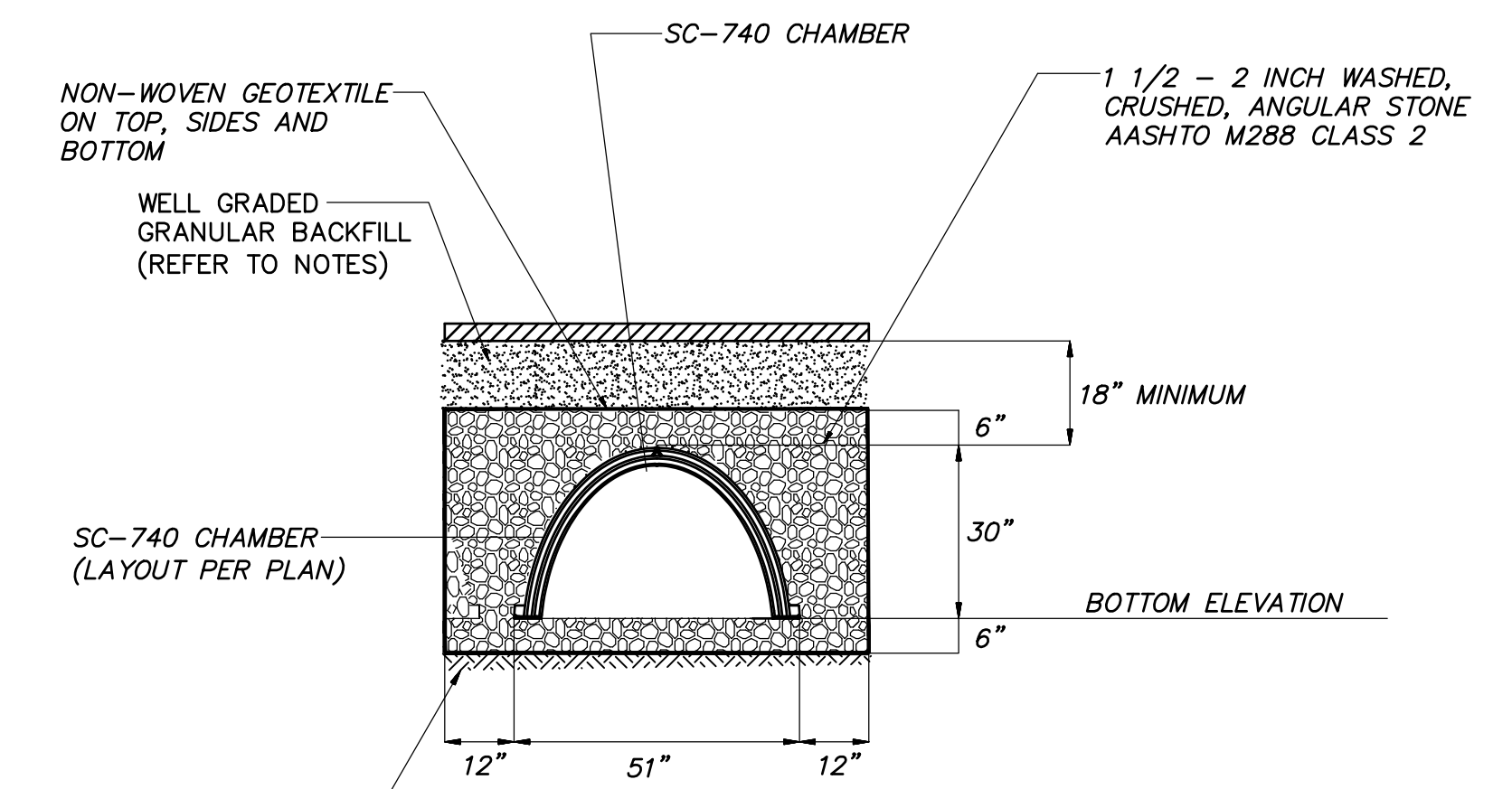
N.T.S.



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

ACCESSIBLE PARKING SPACE LAYOUT

N.T.S.

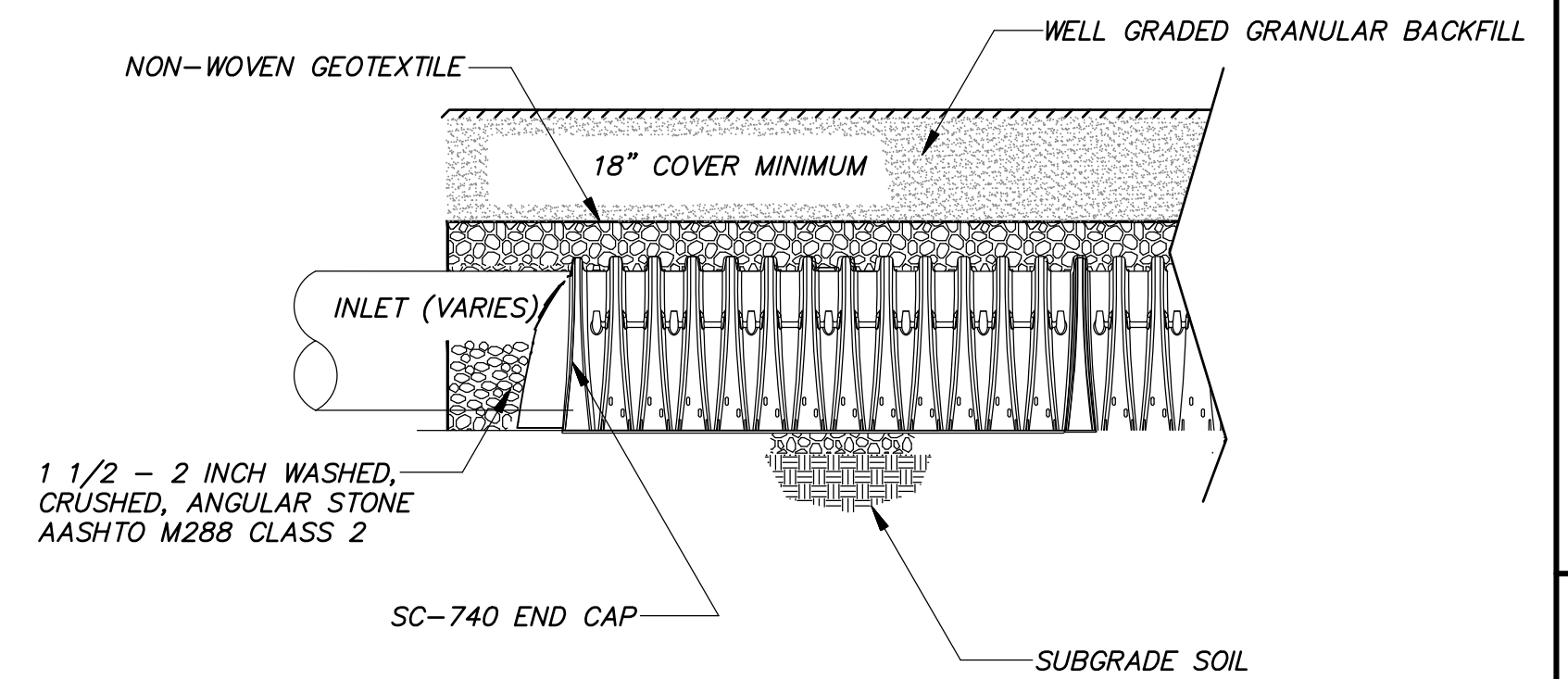


CONTRACTOR IS RESPONSIBLE FOR ENSURING SUITABILITY OF SUBGRADE SOILS REFER TO STORMTECH'S DESIGN MANUAL.

- NOTES:**
1. WELL GRADED GRANULAR BACKFILL (3-INCH MINUS) CONTAINS AN EVEN DISTRIBUTION OF PARTICLE SIZES WITH NO MORE THAN 12% PASSING THE #200 SIEVE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY. REFER TO THE TABLE OF ACCEPTABLE FILL MATERIALS IN STORMTECH'S DESIGN MANUAL, INSTALLATION MANUAL, OR WWW.STORMTECH.COM.

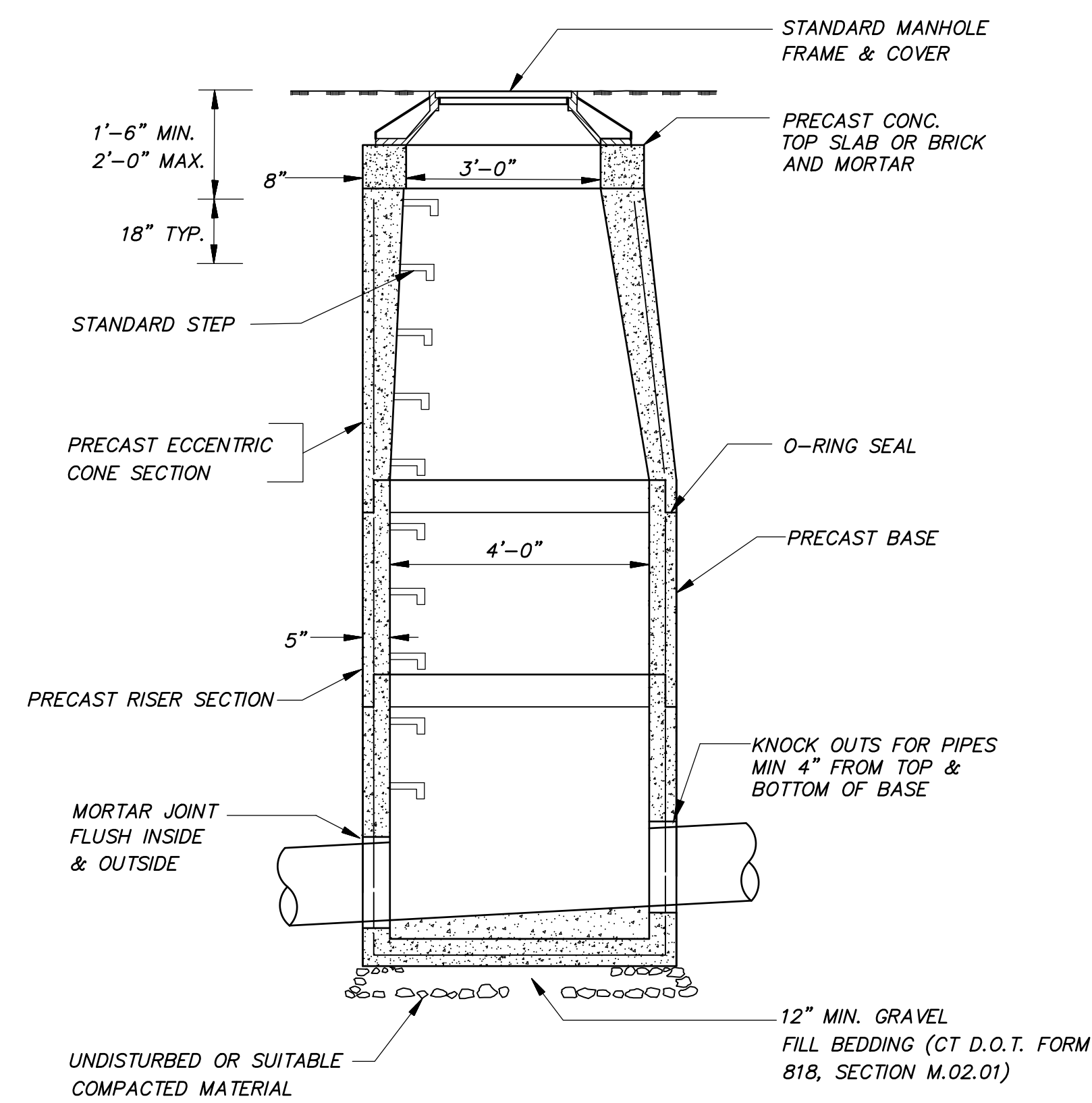
TYPICAL CROSS SECTION

N.T.S.



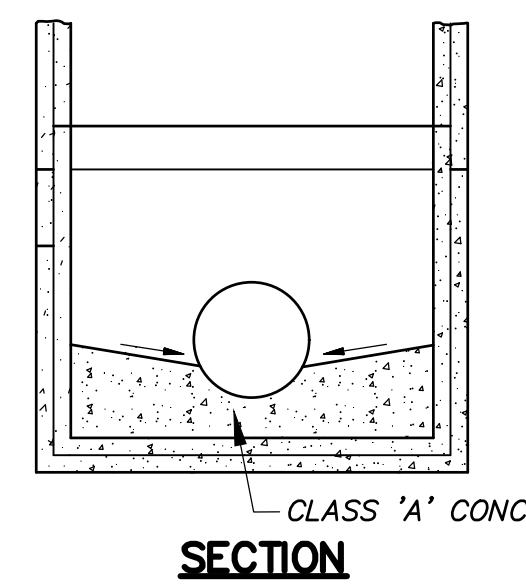
TYPICAL PROFILE - INLET ROW

N.T.S.

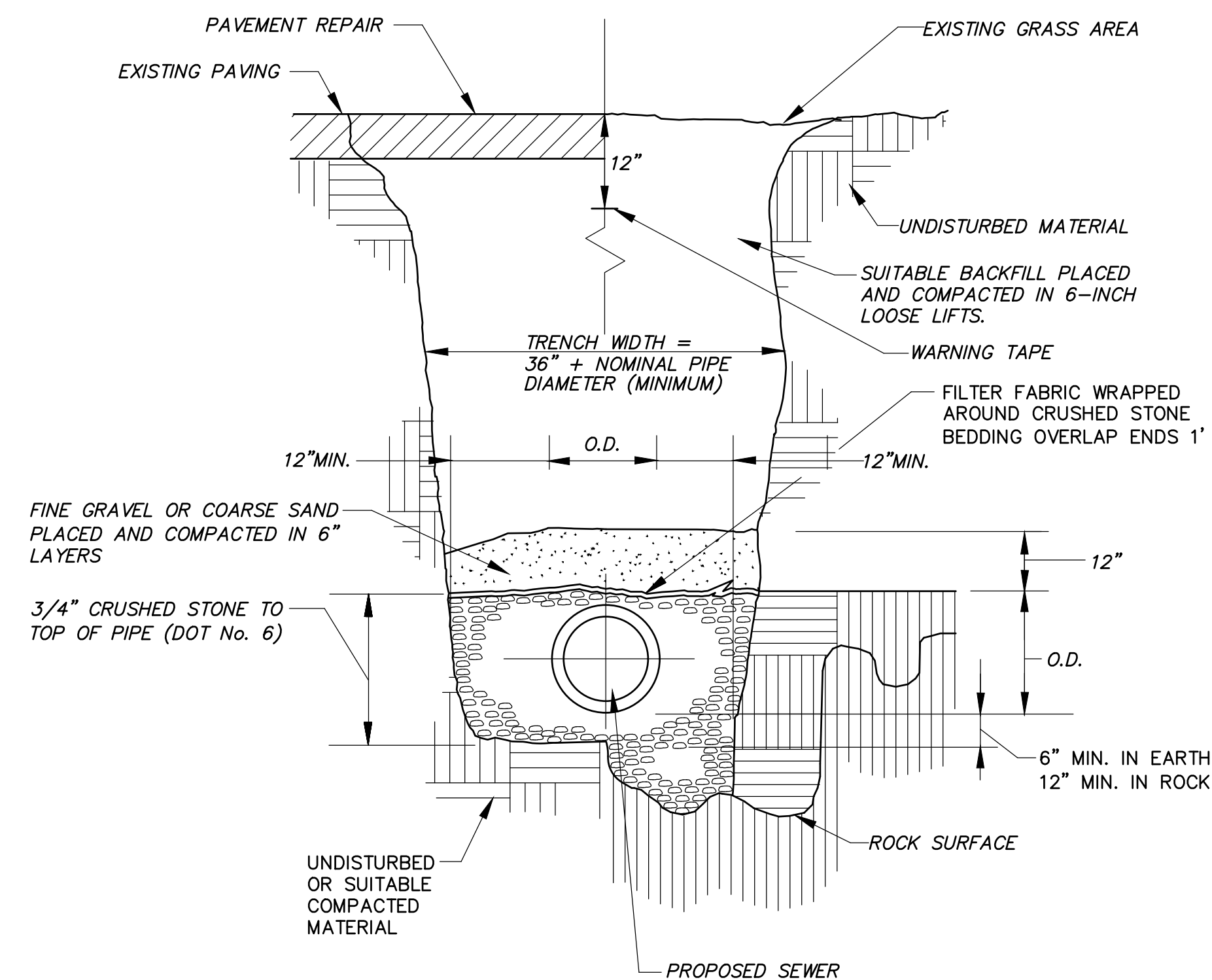


STORM SEWER MANHOLE

N.T.S.

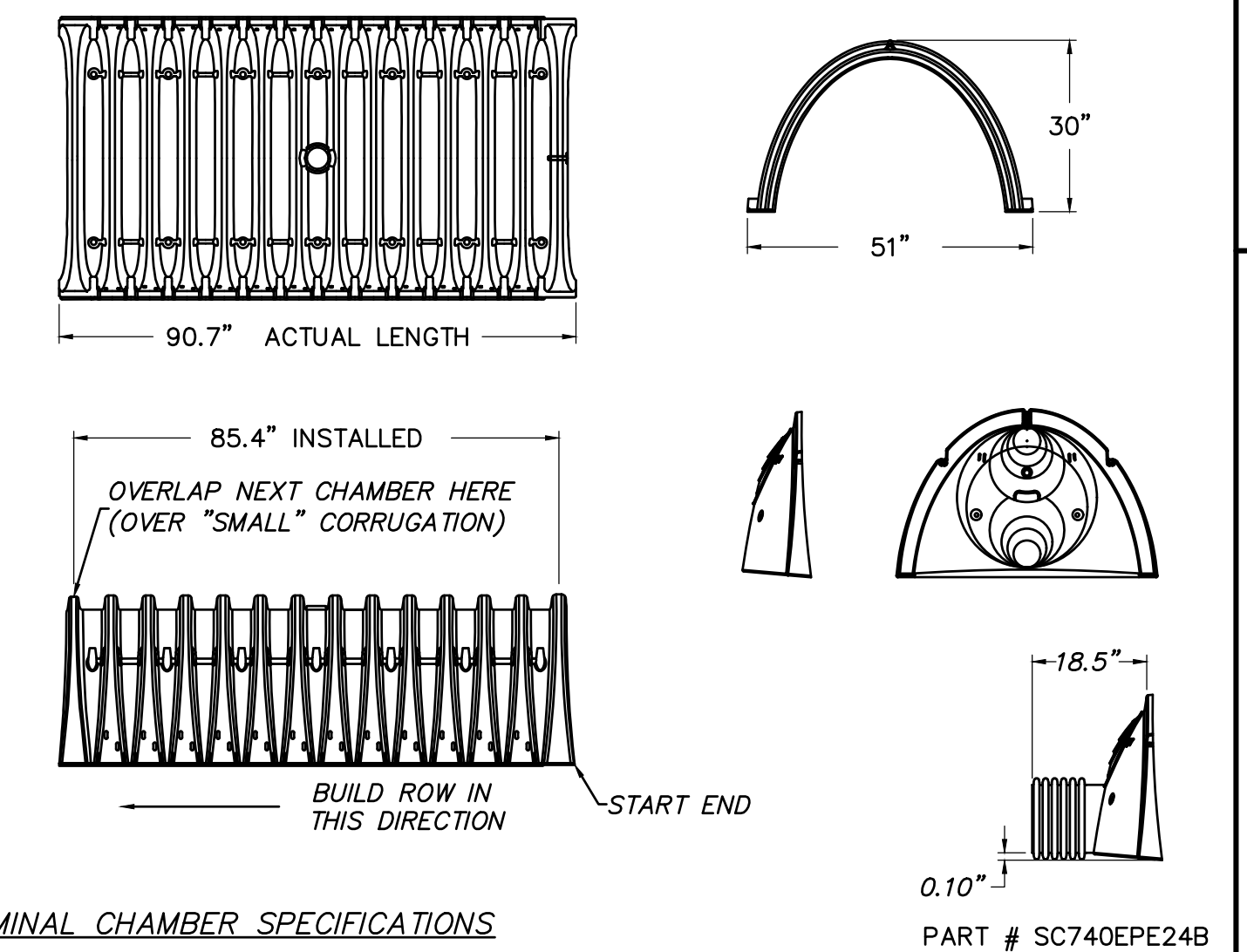


- NOTES:**
1. PRECAST CONC. UNITS TO CONFORM TO ASTM C-478
 2. ALL MATERIALS TO CONFORM TO CT D.O.T. FORM 818, SECTION M.08.02



GRAVITY SEWER TRENCH DETAIL

N.T.S.

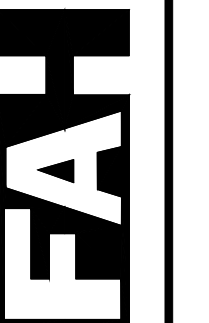


STORMTECH SC-740 CHAMBER SYSTEM

N.T.S.

Crown Simsbury

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CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT
 Date: 12-03-2021 Drawn by: ERN Job no: 04174
 Checked by: DSZ Sheet no: 3 OF 5
 Scale: N.T.S. Submittal\2021-11-24 Conservation Submission\TAP SD-1 2021-11-24.dwg, SD-3, Dec. 02, 2021 - 3:38:22 PM

SD-3

I. PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A NEW APARTMENT COMPLEX WITHIN LOTS D AND G OF THE DORSET CROSSING, LLC PROPERTY. LOT D IS COMPRISED OF 2.48 ACRES WITH ONE STRUCTURE CONSISTING OF 30 UNITS. LOT G IS COMPRISED OF 4.54 ACRES AND HAS ONE STRUCTURE WITH 42 UNITS.

A TOTAL OF 58 OUTSIDE PARKING SPACES ARE TO BE PROVIDED, 30 AT LOT D AND 28 AT LOT G. 2 HANDICAP SPACES WILL BE PROVIDED FOR EACH LOT. THERE WILL BE PARKING SPACES FOR TENANTS LOCATED BENEATH THE PROPOSED COMPLEXES, WITH 40 SPACES AT LOT D AND 56 SPACES AT LOT G. ACCESS WILL BE FROM THE EXISTING CASTERBRIDGE CROSSING WHICH WILL HAVE A CUL-DE-SAC AS AN END AT THE COMPLEXES.

THE FACILITY WILL BE SERVED BY SANITARY SEWER, FIRE AND DOMESTIC WATER, ELECTRIC, TELEPHONE AND COMMUNICATION FROM UTILITIES AVAILABLE IN HOPMEADOW STREET.

STORMWATER WILL BE MANAGED WITH COMBINATION OF CONVENTIONAL STORM DRAIN SYSTEMS COMPRISED OF DEEP-SUMP CATCH BASINS, UNDERGROUND STORAGE SYSTEMS, AND A WATER QUALITY BASIN. RUNOFF FROM ROOF LEADERS WILL DISCHARGE TO UNDERGROUND INFILTRATORS WITH OVERFLOW TO THE WATER QUALITY BASIN. RUNOFF FROM PAVEMENT AREAS WILL BE COLLECTED WITH A COMBINATION OF PIPED DISCHARGE AND SHEET RUNOFF TO THE WATER QUALITY BASIN. THE BASIN HAS BEEN SIZED TO MEET THE CTDEEP WATER QUALITY VOLUME.

IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO:

- 1. CLEARING AND GRUBBING OF SITE.
2. ROUGH GRADING FOR BUILDING AND DRIVE/PARKING CONSTRUCTION.
3. INFILTRATION/DETENTION BASIN CONSTRUCTION AND INSTALLATION OF STORM DRAIN SYSTEMS.
4. CONSTRUCTION OF BUILDING FOUNDATION, INSTALLATION OF UNDERGROUND UTILITY SERVICES.
5. CONSTRUCTION OF BUILDINGS.
6. CONSTRUCTION OF PAVED PARKING AREAS AND DRIVES, AND INSTALLATION OF PAVEMENT MARKINGS AND SIGNAGE.
7. INSTALLATION OF LANDSCAPING.

II. CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION PHASING PLAN AND SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THIS PHASING PLAN AND SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION, TRAFFIC CONTROL, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THIS PLAN AND SCHEDULE SHALL PROVIDE FOR ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME, SHALL MINIMIZE TRAFFIC AND ENVIRONMENTAL IMPACTS, AND SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS.

IN GENERAL, SITE WORK CONSTRUCTION SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:

- 1. INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEARING AND GRUBBING.
3. ROUGH GRADING AND EXCAVATION/PREPARATION FOR BUILDING FOUNDATION/SLAB, LANDSCAPED BERM AND WATER QUALITY BASIN FOR USE AS TEMP. SEDIMENT TRAP.
4. CONSTRUCTION OF STORM DRAINAGE SYSTEM, WATER QUALITY BASIN AND INFILTRATOR UNITS.
5. BUILDING CONSTRUCTION, CONCRETE WORK, AND INSTALLATION OF UNDERGROUND UTILITIES.
6. PLACEMENT OF SUB-GRADE AND PAVEMENT BASE COURSE.
7. PLACEMENT OF BITUMINOUS PAVEMENT COURSES AND CURB.
8. FINAL STABILIZATION OF DISTURBED AREAS, INSTALLATION OF LANDSCAPE MATERIALS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS.
9. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
10. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE SPRING OF 2022 AND BE COMPLETED BY SPRING OF 2023.

EROSION CONTROL DEVICES:

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.

CE - CONSTRUCTION EXIT: A BROKEN STONE PAD PROVIDING A HARD SURFACE POINTS WHERE VEHICLES WILL LEAVE THE SITE. THE CONSTRUCTION EXITS REDUCE TRACKING OF SEDIMENT ONTO ADJACENT PAVEMENT. EXCESS SEDIMENT SHOULD BE PERIODICALLY REMOVED FROM THE STONE SURFACE.

HBEC - HAYBALE EROSION CHECKS: HAYBALES PLACED AROUND THE PERIMETER OF ALL CATCH BASINS AND FILTER FABRIC WRAP INSTALLED ON CATCH BASIN INLET GRATES. REMOVE ALL SEDIMENT WHEN DEPOSITS REACH 1/4 BALE HEIGHT. HAYBALES MUST BE REPLACED PERIODICALLY.

RRPP - RIP RAP PLUNGE POOL: A RIPRAP DISSIPATION DEVICE INSTALLED AT THE ENDS OF DRAINAGE CULVERTS. TYPE A, B & C FOR LOW VELOCITY ENERGY DISSIPATION AND SCOUR HOLES FOR HIGH VELOCITY ENERGY DISSIPATION. SCOUR HOLES CREATE A POOL WITH THE BOTTOM BELOW THE CULVERT. WATER IN THE POOL REDUCES VELOCITY AND THE POOL COLLECTS HEAVY SEDIMENT. SCOUR HOLES REQUIRE PERIODIC REMOVAL OF ACCUMULATED DEPOSITS.

HBOD - HAYBALE CHECK DAMS: HAYBALES SHALL BE STAKED IN A SINGLE ROW ACROSS THE BOTTOM OF DRAINAGE CHANNELS. THE DAMS SHALL BE INSTALLED AT 100-FOOT INTERVALS UNDER NORMAL CIRCUMSTANCES. WHERE THE CHANNEL HAS A STEEP SLOPE OR THE FLOWS ARE HIGH, THEY SHOULD BE PLACED CLOSER TOGETHER. ACCUMULATED SILT MUST BE REMOVED REGULARLY AND THE HAYBALES REPLACED PERIODICALLY.

ECB - EROSION CONTROL BLANKET: A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE/PHOTODEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX. EROSION CONTROL BLANKETS PROVIDE SURFACE PROTECTION TO NEWLY SEEDED AND/OR DISTURBED SOILS TO REDUCE EROSION AND ENHANCE THE ESTABLISHMENT OF VEGETATION.

GRSW - VEGETATED SWALE: a swale with vegetated lining installed to to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

IP - INLET PROTECTION: A SEDIMENT CONTROL DEVICE USED DURING CONSTRUCTION THAT MOUNTS UNDER THE GRATE OF A CATCH BASIN, RESIDING INSIDE THE STRUCTURE. IT IS MADE OF PERMEABLE GEOTEXTILE THAT ALLOWS WATER TO PASS, BUT TRAPS SILT AND SEDIMENT. (SILT SACK OR APPROVED EQUAL.) THE SILT SACK MUST BE REMOVED WHEN SILT/SEDIMENT REACHES ONE HALF THE HEIGHT OF THE DEVICE. REMOVE SEDIMENTS AND DEPOSIT ON STABLE AREA OF SITE AND RINSE DEVICE FOR REUSE. REPLACE WHEN DAMAGED.

III. GENERAL NOTES:

- 1. EXISTING TOPOGRAPHY TAKEN FROM A MAP ENTITLED "PERIMETER SURVEY TOPOGRAPHIC SURVEY", PREPARED FOR DORSET CROSSING, LLC, 115 & 130 CASTERBRIDGE CROSSING, SIMSBURY, CONNECTICUT" BY F.A. HESKETH & ASSOCIATES, INC., DATED 09-30-2021, REVISED 04-06-2021.
2. ALL WORK AND MATERIALS TO CONFORM TO THE SPECIFICATIONS, DOT FORM 818, TOWN OF SIMSBURY SPECIFICATIONS, CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
3. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE.
4. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND IS BASED UPON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
5. ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS, AS APPLICABLE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
6. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS, BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
7. A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING REMOVAL OF TREES AND/OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, THE TOWN PLANNING & DEVELOPMENT DEPARTMENT SHALL BE CONTACTED AT (860) 658-3228, TO INSPECT THE INSTALLATION OF EROSION CONTROL MEASURES.
9. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VARIOUS FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, THE EROSION AND SEDIMENTATION CONTROL NOTES, AND APPLICABLE STATE AND LOCAL REQUIREMENTS.
11. NO STUMPS OR OTHER DELETERIOUS MATERIALS ARE TO BE BURIED ON THE SITE.
12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
13. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
14. TRAFFIC CONTROL OPERATIONS SHALL BE CONDUCTED TO THE SATISFACTION OF THE TOWN AND STATE OFFICIALS.
15. PERIMETER SITE LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTERS PROPERTY.

DRAINAGE SYSTEM NOTES

- 1. CPE = CORRUGATED POLYETHYLENE PIPE (TYPE S) CONFORMING TO TO CT DOT FORM 818 M.08.02-18.
2. RCP = REINFORCED CONCRETE PIPE (CLASS IV) CONFORMING TO CT DOT FORM 818 M.08.02-7.
3. RCFS = REINFORCED CONCRETE FLARED - END SECTION CONFORMED TO CT DOT FORM 818 M.08.02-11.
4. PVC STORM DRAIN PIPE SHALL CONFORM TO CT DOT FORM 818, M.08.01-20.
5. DUCTILE IRON (DI) DRAIN PIPE SHALL CONFORM TO CLASS 52 D.I.P.
6. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CT DOT FORM 818 M.08.02 AND TOWN OF SIMSBURY ENGINEERING STANDARDS AS APPLICABLE.
7. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD DESIGN PLANS, AND READILY AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. PRIOR TO THE START OF CONSTRUCTION OF THE UTILITIES, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AT ALL UTILITY CROSSINGS AND POINTS OF CONNECTION WITH EXISTING UTILITIES TO IDENTIFY POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND ARCHITECT OF SUCH CONFLICTS.
8. CONTACT "CALL BEFORE YOU DIG" AT CALLING 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION OR CONDUCT OF TEST PITS.
9. DEMOLISH/ABANDON ALL UTILITIES IN ACCORDANCE WITH CT DOT, TOWN OF SIMSBURY STANDARDS CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AS APPLICABLE.
10. ALL MATERIALS AND INSTALLATION PER TOWN OF SIMSBURY, CT DOT FORM 818, CUSTODIAL UTILITY COMPANY AND MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, AS APPROPRIATE.
11. ACTUAL ROUTING OF UTILITY SERVICES MAY BE SUBJECT TO REVISION BY CUSTODIAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ROUTING OF UTILITIES WITH CUSTODIAL UTILITY COMPANY.
12. FLOW LINE AND INVERT ELEVATIONS OF ALL ROOF LEADERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGN ENGINEER AND ARCHITECT OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
13. SAW CUT FOR ALL TRENCHES IN TOWN RIGHT-OF-WAY. CONSTRUCT BACKFILLING AND PAVEMENT REPAIR DETAIL PER TOWN OF SIMSBURY ENGINEERING STANDARDS, AS APPLICABLE.
14. ALL WORK WITHIN THE TOWN OF SIMSBURY RIGHT OF WAY REQUIRES A PERMIT FROM THE ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
15. SAW CUT FOR ALL TRENCHES IN STATE RIGHT-OF-WAY. CONSTRUCT BACKFILLING AND PAVEMENT REPAIR DETAIL PER CT DOT ENGINEERING STANDARDS, AS APPLICABLE.
16. ALL WORK WITHIN THE STATE RIGHT OF WAY REQUIRES A PERMIT FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT. COORDINATE ALL WORK WITHIN CT DOT RIGHT OF WAY WITH CT DOT-APPROVED OFF-SITE ROADWAY IMPROVEMENT PLANS.

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control - 2002" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

All of the control devices listed below may not be indicated on the initial SE&SC Plans and may not be necessary on a specific project. The Contractor shall utilize these devices, and others as necessary, as the project proceeds and as conditions warrant.

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

DB - DETENTION BASIN: An impoundment made by constructing a dam or an embankment (embankment detention basin), or by excavating a pit or dugout (excavated detention basin). Basins resulting from both excavation and embankment construction are classified as embankment detention basins where the depth of water impounded against the embankment at emergency spillway elevation is three feet or more.

DC - DUST CONTROL: The control of dust with water or calcium chloride.

DWM - DEWATERING EARTHEN MATERIALS: A procedure that uses a perimeter earthen berm and excavation to create a containment area where excessively wet soil is placed to allow for the draining of water or evaporation of excessive moisture.

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

FD - FOUNDATION DEWATERING: A excavated area, surrounded by hay bales for receiving ground water pumped from foundation excavations. If the pumped water includes significant sediment loads use a Pump Settling Basin.

GRSW - VEGETATED SWALE: a swale with vegetated lining installed to to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

HBOD - HAY BALE CHECK DAMS: shall be staked in a single row perpendicular to the flow along the bottom and sides of drainage ditches and channels or in other locations where runoff is concentrated. Check dams shall be installed at 100' intervals unless indicated otherwise. Silt must be removed and haybales replaced periodically.

HBEC - HAYBALE EROSION CHECKS shall be staked a minimum of five (5) feet from the base of disturbed slopes exceeding eight (8) feet in height, or at locations shown on the plans. Place haybales before starting a fill slope and after digging a cut slope. Heel haybales 4" into the soil. Remove all sediment when deposits reach 1/2 bale height. Haybales must be replaced periodically.

IP - CATCH BASINS INLET PROTECTION: Staked haybales around the perimeter of catch basins or silt sacks installed within the catch basin.

LG - LAND GRADING: Reshaping of the ground surface by excavation or filling or both, to obtain planned grades.

LP - LANDSCAPE PLANTING: Planting trees, shrubs, or ground covers for stabilization of disturbed areas.

MS - MULCH FOR SEED: Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.

PS - PERMENENT SEEDING: Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization.

PSB - PUMPING SETTLING BASIN: An enclosed sediment barrier or excavated pit constructed with a stable inlet and outlet such that sediment laden water from pumping operations is de-energized and temporarily stored, allowing sediments to be settled and/or filtered out before being released from the construction site.

RRPP - RIP RAP PLUNGE POOL: a riprap lined apron installed at a zero percent grade to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream.

RRSW - RIP RAP SWALE: a swale with rip rap lining installed to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

SCD - STONE CHECK DAM: A temporary or permanent stone dam placed across a drainage-way.

SD - SUBSURFACE DRAINS: Used in areas having a high water table where benefits of lowering or controlling groundwater or surface runoff are desired. Where soil permeability is sufficient to permit installation of an effective and economically feasible system.

SFB - STONE FILTER BERM: A temporary or permanent stone filter placed across a drainage-way or discharge area designed to slow flow and filter sediment.

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

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

TD - TEMPORARY DIVERSION: A temporary channel with a berm of tamped or compacted soil placed in such a manner so as to divert flows.

TO - TOPSOILING: The application of topsoil to promote the growth of vegetation following the establishment of final grades.

TP - TREE PROTECTION: The protection of trees to remain by surrounding with silt fence or construction fence. The fence should be placed approximately at the drip line of the tree.

TS - TEMPORARY SEEDING: Establishment of a temporary stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization.

TSP - TEMPORARY SLOPE PROTECTION: Application of a degradable material that will protect the soil surface on a temporary basis with the intention of promoting plant growth

TSS - TEMPORARY SOIL STOCKPILE: Temporary location of stockpiled topsoil. Locations shall generally be on level ground away from drainage ways and shall be ringed with silt fence and/or haybales. Stockpile shall be seeded if it remains in place for more than 30 days.

TST - TEMPORARY SEDIMENTATION TRAP: A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment to detain sediment-laden runoff from small disturbed areas long enough to allow a majority of the sediment to settle out.

TRM - PERMANENT TURF REINFORCEMENT MAT: A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally or chemically bound together to form a continuous matrix.

LONG TERM STORMWATER SYSTEM AND OVERALL SITE MAINTENANCE PLAN

IT IS IMPORTANT THAT A LONG TERM MAINTENANCE PLAN BE IMPLEMENTED AND EXECUTED THROUGHOUT THE LIFE OF THE FACILITY.

STORMWATER SYSTEM

1. MAINTENANCE OF THE ON-SITE STORM WATER SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS INCLUDES ALL CATCH BASINS, YARD DRAINS, PIPING, MANHOLES, WATER QUALITY BASIN, INFILTRATOR UNITS, ROOF LEADERS AND THE DRAINAGE PIPES.

2. THE FOLLOWING SCHEDULE OF MAINTENANCE SHALL BE FOLLOWED:

A. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE INCORPORATED INTO THE ROUTINE SITE AND FACILITY MAINTENANCE PLAN TO MINIMIZE DEPOSITION OF SEDIMENT, LITER AND CONTAMINANTS INTO THE STORM DRAINAGE SYSTEM.

B. PAVED PARKING AND LOADING AREAS AND WALKS SHALL BE SWEEP OF DEBRIS, SAND, AND LITTER AT LEAST TWICE ANNUALLY, IN PARTICULAR, LATE SPRING AFTER WINTER SANDING OPERATIONS, AND IN LATE FALL AFTER LEAF LITTER CLEANUP.

C. CATCH BASINS, INFILTRATOR UNITS, AND THE WATER QUALITY BASIN SHALL BE INSPECTED SEMIANNUALLY, FOLLOWING SPRING AND FALL SITE CLEANUP. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AND DISPOSED OF TO APPROVED OFF-SITE LOCATIONS.

3. MAINTENANCE RECORDS DOCUMENTING SYSTEM INSPECTIONS AND CLEANING OPERATIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE TOWN AS REQUESTED.

UTILITY NOTES:

- 1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
4. REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
5. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF SIMSBURY, CONN. D.O.T. FORM 818, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
6. ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
7. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
9. CONNECT ALL ROOF LEADERS AND FOOTING DRAINS INTO NEW STORM DRAINAGE SYSTEM.
10. WATER SERVICE AND FIRE SERVICE INSTALLATION IS TO BE COORDINATED WITH AQUARIAN WATER AND SIMSBURY FIRE DEPARTMENT OFFICIALS PRIOR TO THE START OF WORK BY THE CONTRACTOR.
11. BEFORE THE WATER MAIN OR WATER SERVICE LINES ARE PLACED INTO SERVICE, THEY SHALL BE INSPECTED, FLUSHED, SANITIZED, TESTED AND FOUND TO BE IN COMPLIANCE WITH AQUARIAN STANDARDS AND SPECIFICATIONS.
12. ALL WORK ON THE SANITARY SEWER SHALL BE IN ACCORDANCE WITH SIMSBURY WPCA.
13. BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH WPCA REGULATIONS.
14. ALL WORK RELATED TO GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE SHALL BE IN ACCORDANCE WITH THE CUSTODIAL UTILITY COMPANY STANDARDS AND SPECIFICATIONS.
15. WHEN TRENCHING IS REQUIRED IN TOWN OR STATE R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF SIMSBURY OR CONN. DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
16. COORDINATE PLACEMENT OF TRANSFORMER AND ROUTING OF UTILITY SERVICE WITH EVERSOURCE OFFICIALS.
17. RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
18. WATER MAIN, WATER SERVICE PIPING, FITTINGS, VALVES, HYDRANTS, CORPORATIONS, ETC. SHALL CONFORM TO AQUARIAN STANDARDS AND SPECIFICATIONS.
19. ALL WATER AND FIRE MAIN AND SERVICE PIPING SHALL BE ANSI/AWWA C151/A21.51 C.L.D.I.P. CLASS 52 AND 1" COPPER, UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4 1/2 FEET.
20. ALL WATER AND FIRE SERVICE FITTINGS AND VALVES SHALL BE MECHANICAL JOINT AND SHALL BE RESTRAINED USING JOINT RETAINER GLANDS, AND CONCRETE THRUST BLOCKS, UNLESS OTHERWISE SPECIFIED. ALL VALVES SHALL OPEN LEFT.
21. PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
22. DIP = CLASS 52 DUCTILE IRON PIPE.
23. ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES SHALL CONFORM TO WPCA STANDARDS AND SPECIFICATIONS.

Crown Simsbury

F. A. Hesketh & Associates, Inc.

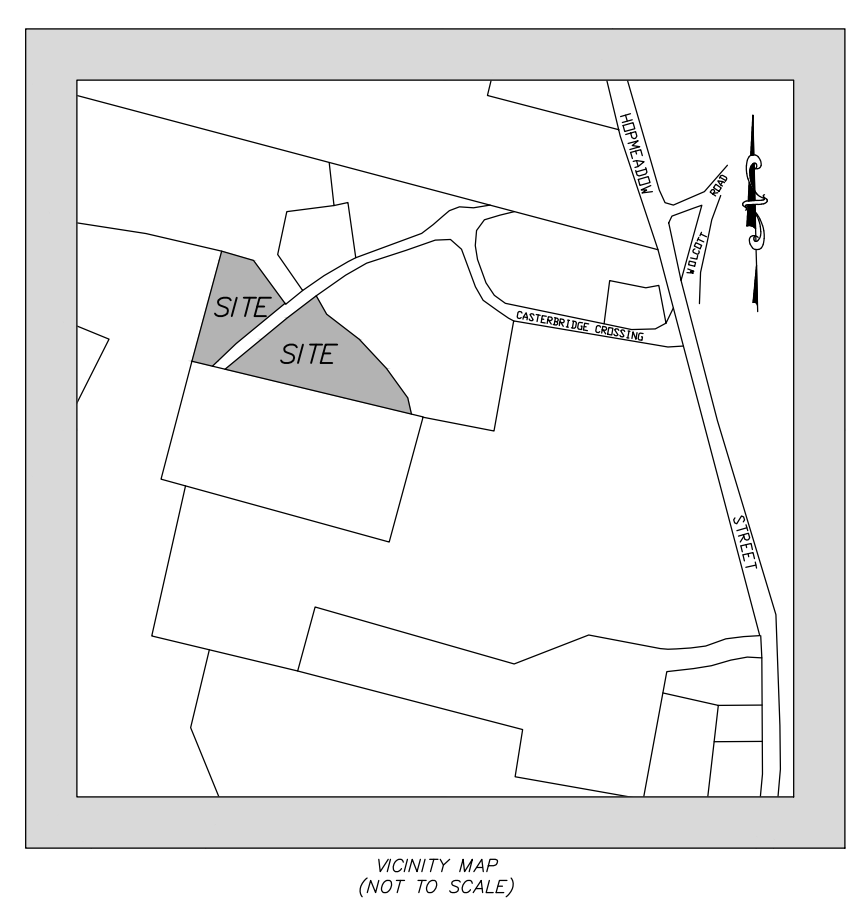
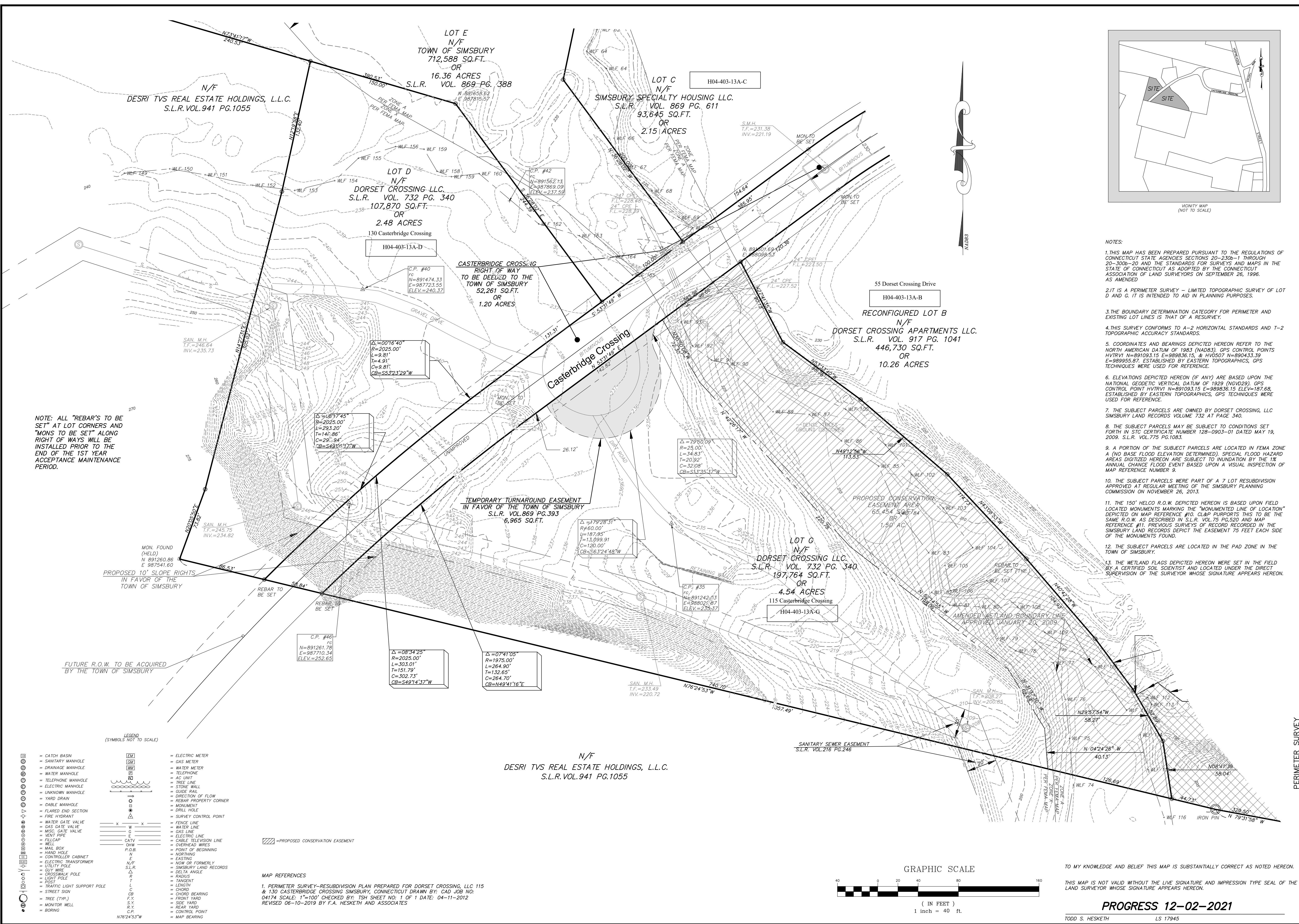
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Table with 2 columns: No., Date, Description, Revisions.

NOTES PREPARED FOR CROWN PROPERTY HOLDINGS, LLC CASTERBRIDGE CROSSING SIMSBURY, CONNECTICUT
Date: 12-03-2021 Drawn by: ERN Job no: 04174
Scale: NTS Checked by: DSZ Sheet no: 7 OF 7

NT-1



- NOTES:
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230b-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 ON SEPTEMBER 26, 1996. AS AMENDED
 - IT IS A PERIMETER SURVEY - LIMITED TOPOGRAPHIC SURVEY OF LOT D AND G. IT IS INTENDED TO AID IN PLANNING PURPOSES.
 - THE BOUNDARY DETERMINATION CATEGORY FOR PERIMETER AND EXISTING LOT LINES IS THAT OF A RESURVEY.
 - THIS SURVEY CONFORMS TO A-2 HORIZONTAL STANDARDS AND T-2 TOPOGRAPHIC ACCURACY STANDARDS.
 - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HVTRV1 N=891093.15 E=989836.15 & HV0507 N=890433.39 E=989955.87. ESTABLISHED BY EASTERN TOPOGRAPHICS, GPS TECHNIQUES WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HVTRV1 N=891093.15 E=989836.15 ELEV=187.68. ESTABLISHED BY EASTERN TOPOGRAPHICS, GPS TECHNIQUES WERE USED FOR REFERENCE.
 - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
 - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL.775 PG.1083.
 - A PORTION OF THE SUBJECT PARCELS ARE LOCATED IN FEMA ZONE A (NO BASE FLOOD ELEVATION DETERMINED). SPECIAL FLOOD HAZARD AREAS DIGITIZED HEREON ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
 - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
 - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PURPORTS THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL.75 PG.520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
 - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.
 - THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND LOCATED UNDER THE DIRECT SUPERVISION OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

NOTE: ALL "REBAR'S TO BE SET" AT LOT CORNERS AND "MONS TO BE SET" ALONG RIGHT OF WAYS WILL BE INSTALLED PRIOR TO THE END OF THE 1ST YEAR ACCEPTANCE MAINTENANCE PERIOD.

No.	Date	Description

PERIMETER SURVEY
TOPOGRAPHIC SURVEY
PREPARED FOR
DORSET CROSSING, LLC
115 & 130 CASTERBRIDGE CROSSING
SIMSBURY, CONNECTICUT

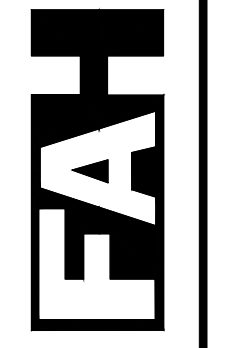
Date: 09-30-2021
Drawn by: BAB
Job no: 04174
Checked by: TSH
Sheet no: 1 OF 1
Scale: 1" = 40'

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T-1

PROGRESS 12-02-2021
TODD S. HESKETH LS 17945

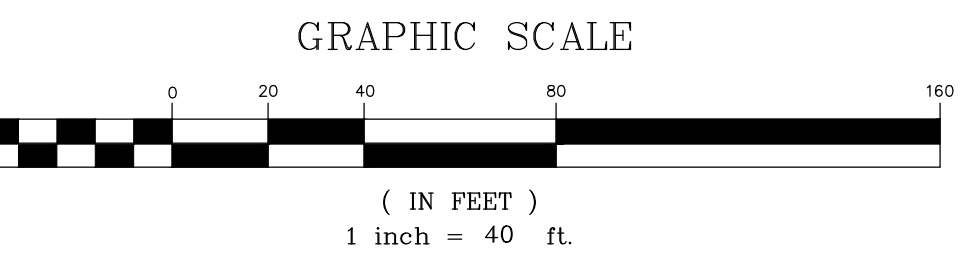
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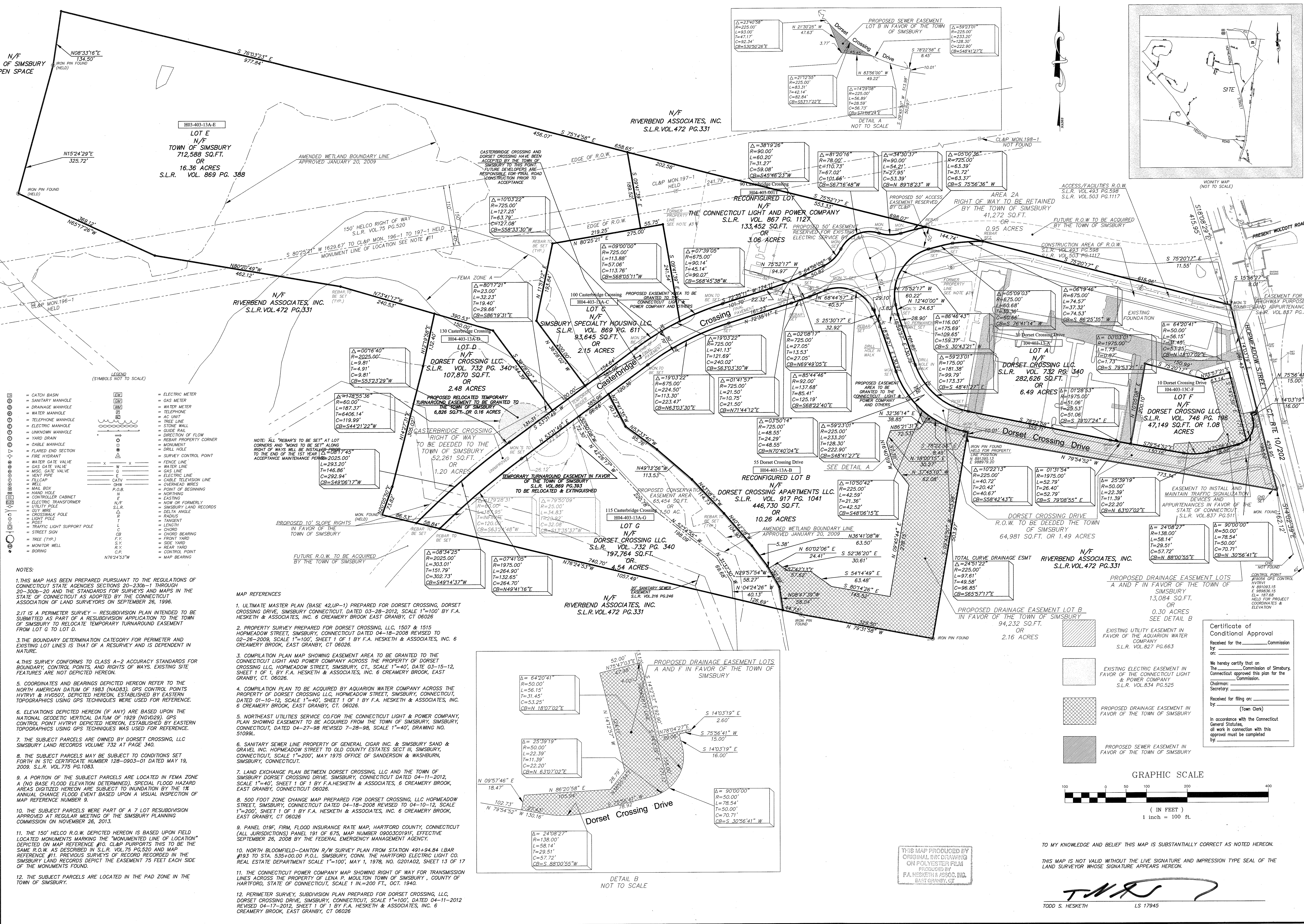


LEGEND
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- VENT PIPE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FILLCAP
- WELL
- MAIL BOX
- CONTROL CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- REBAR PROPERTY CORNER
- MONUMENT
- BRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NOTHING
- CASTING
- NOW OR FORMERLY
- SIMSBURY LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- MAP BEARING

MAP REFERENCES
1. PERIMETER SURVEY-RESUBDIVISION PLAN PREPARED FOR DORSET CROSSING, LLC 115 & 130 CASTERBRIDGE CROSSING SIMSBURY, CONNECTICUT DRAWN BY: CAD JOB NO: 04174 SCALE: 1"=100' CHECKED BY: TSH SHEET NO: 1 OF 1 DATE: 04-11-2012 REVISED 06-10-2019 BY F.A. HESKETH AND ASSOCIATES

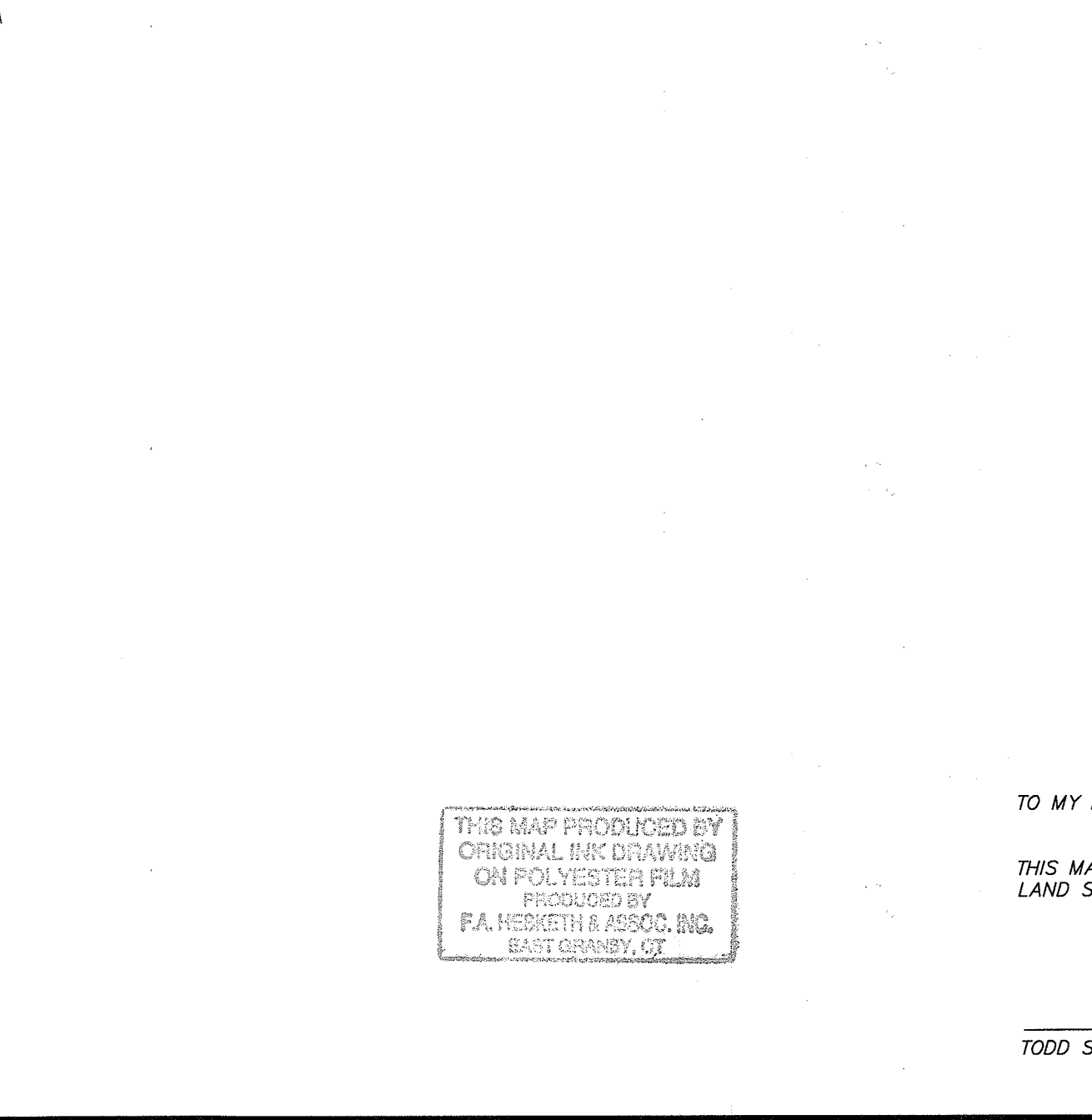
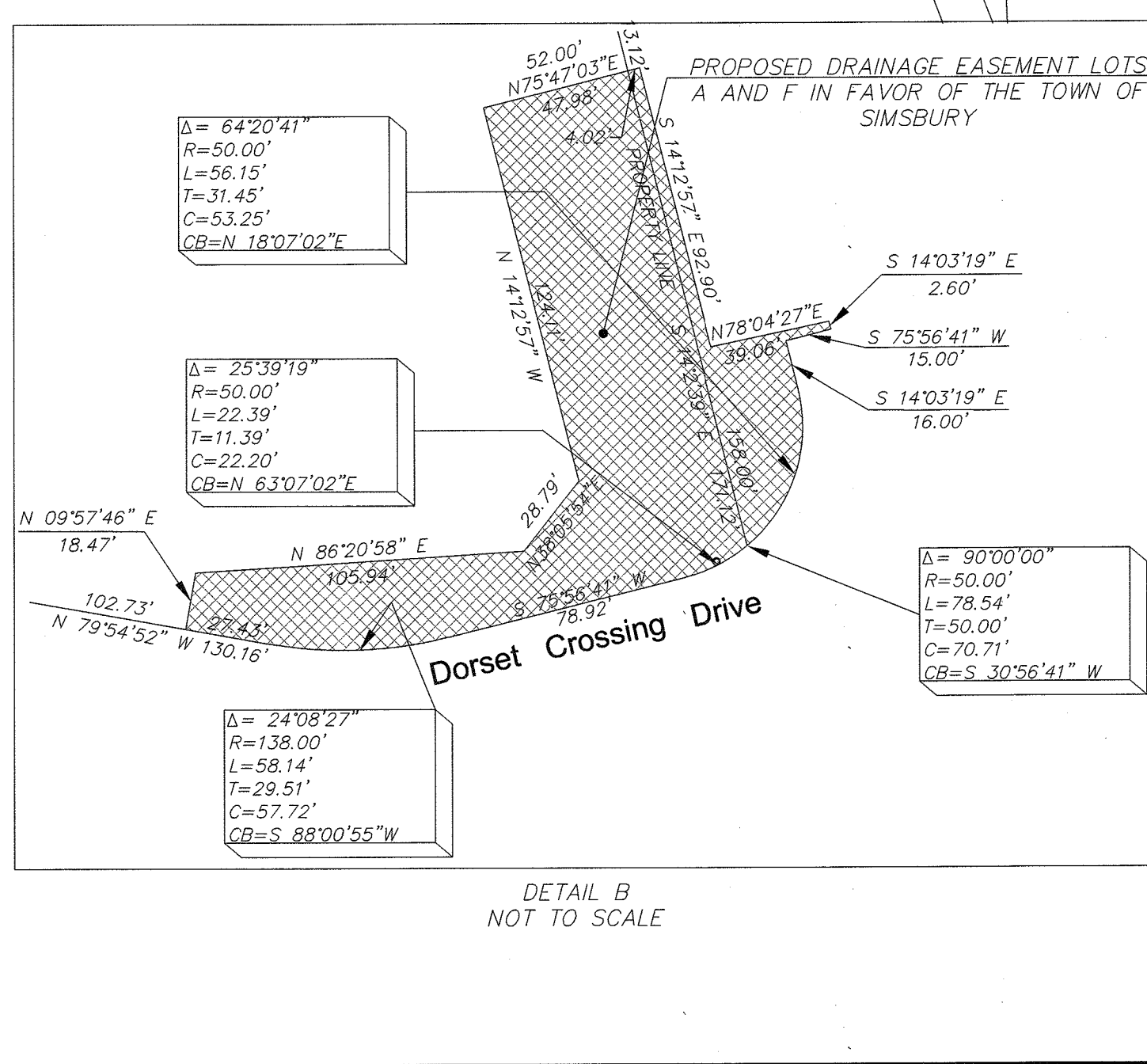




- LEGEND**
(SYMBOLS NOT TO SCALE)
- CATCH BASIN
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - CABLE MANHOLE
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - WELL PIPE
 - FILL CAP
 - WELL
 - MAIL BOX
 - HAND HOLE
 - CONTROLLER CABINET
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - GYE WIRE
 - CROSSWALK POLE
 - LIGHT POLE
 - POST
 - STREET LIGHT SUPPORT POLE
 - TRAFFIC SIGN
 - TREE (TYP.)
 - MONITOR WELL
 - BORING

- NOTES:**
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230b-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 ON SEPTEMBER 26, 1996.
 - THIS IS A PERIMETER SURVEY - RESUBDIVISION PLAN INTENDED TO BE SUBMITTED AS PART OF A RESUBDIVISION APPLICATION TO THE TOWN OF SIMSBURY TO RELOCATE TEMPORARY TURNAROUND EASEMENT FROM LOT G TO LOT D.
 - THE BOUNDARY DETERMINATION CATEGORY FOR PERIMETER AND EXISTING LOT LINES IS THAT OF A RESURVEY AND IS DEPENDENT IN NATURE.
 - THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS FOR BOUNDARY, CONTROL POINTS, AND RIGHTS OF WAYS. EXISTING SITE FEATURES ARE NOT DEPICTED HEREON.
 - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HVTM1 & HVTM07, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC DATUM OF 1929 (NGVD29). GPS CONTROL POINTS HVTM1 & HVTM07, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
 - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC. SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
 - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL. 775 PG. 1083.
 - A PORTION OF THE SUBJECT PARCELS ARE LOCATED IN FEMA ZONE A (NO BASE FLOOD ELEVATION DETERMINED). SPECIAL FLOOD HAZARD AREAS DIGITIZED HEREON ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
 - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
 - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PLURIPLOTS THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL. 75 PG. 520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
 - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.

- MAP REFERENCES**
- ULTIMATE MASTER PLAN (BASE 42UP-1) PREPARED FOR DORSET CROSSING, DORSET CROSSING DRIVE, SIMSBURY CONNECTICUT, DATED 03-28-2012, SCALE 1"=100' BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT 06026
 - PROPERTY SURVEY PREPARED FOR DORSET CROSSING, LLC, 1507 & 1515 HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 02-26-2009, SCALE 1"=100', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
 - COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CT., SCALE 1"=40', DATE 03-15-12, SHEET 1 OF 1, BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT. 06026.
 - COMPILATION PLAN TO BE ACQUIRED BY AQUARIUM WATER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CONNECTICUT, DATED 01-10-12, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT. 06026.
 - NORTHEAST UTILITIES SERVICE CO. FOR THE CONNECTICUT LIGHT & POWER COMPANY, PLAN SHOWING EASEMENT TO BE ACQUIRED FROM THE TOWN OF SIMSBURY, SIMSBURY, CONNECTICUT, DATED 04-27-98 REVISED 7-28-98, SCALE 1"=40', DRAWING NO. 51099L.
 - SANITARY SEWER LINE PROPERTY OF GENERAL CIGAR INC. & SIMSBURY SAND & GRAVEL INC. HOPMEADOW STREET TO OLD COUNTY ESTATES SECT III, SIMSBURY, CONNECTICUT, SCALE 1"=200', MAY 1975 OFFICE OF SANDERSON & WASHBURN, SIMSBURY, CONNECTICUT.
 - LAND EXCHANGE PLAN BETWEEN DORSET CROSSING, LLC AND THE TOWN OF SIMSBURY DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT DATED 04-11-2012, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
 - 500 FOOT ZONE CHANGE MAP PREPARED FOR DORSET CROSSING, LLC HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 04-10-12, SCALE 1"=200', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026
 - PANEL 019F, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 191 OF 675, MAP NUMBER 09003C0191F, EFFECTIVE SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - NORTH BLOOMFIELD-CANTON R/W SURVEY PLAN FROM STATION 491+94.84 I.BAR #193 TO STA. 535+00.00 P.O.L. SIMSBURY, CONN. THE HARTFORD ELECTRIC LIGHT CO. REAL ESTATE DEPARTMENT SCALE 1"=100', MAY 1, 1978, NO. G201A02, SHEET 13 OF 37
 - THE CONNECTICUT POWER COMPANY MAP SHOWING RIGHT OF WAY FOR TRANSMISSION LINES ACROSS THE PROPERTY OF LENA P. MOULTON TOWN OF SIMSBURY, COUNTY OF HARTFORD, STATE OF CONNECTICUT, SCALE 1 IN.=200 FT., OCT. 1940.
 - PERIMETER SURVEY, SUBDIVISION PLAN PREPARED FOR DORSET CROSSING, LLC, DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT, SCALE 1"=100', DATED 04-11-2012 REVISED 04-17-2012, SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026



Certificate of Conditional Approval

Received for the _____ Commission by: _____

We hereby certify that on the _____ Commission of Simsbury, Connecticut approved this plan for the _____ Commission.

Chairman: _____ Secretary: _____

Received for filing on: _____ by: _____ (Town Clerk)

In accordance with the Connecticut General Statutes, this approval must be completed by _____

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PERIMETER SURVEY

RESUBDIVISION PLAN FOR **DORSET CROSSING, LLC**
115 & 130 CASTERBRIDGE CROSSING

No.	Date	Description
1	04-17-2012	Add Lot F
2	02-05-2013	Resubdivision Application Submittal
3	02-14-2013	Reconfig. Lot A&B/R.O.W./Lot G
4	10-03-2013	Approval/Town Comments
5	12-06-2013	Town Approval Letter
6	06-10-2019	Relocation of Temp. Turnaround
7	09-20-2019	Easement/Title
		Conditional Approval

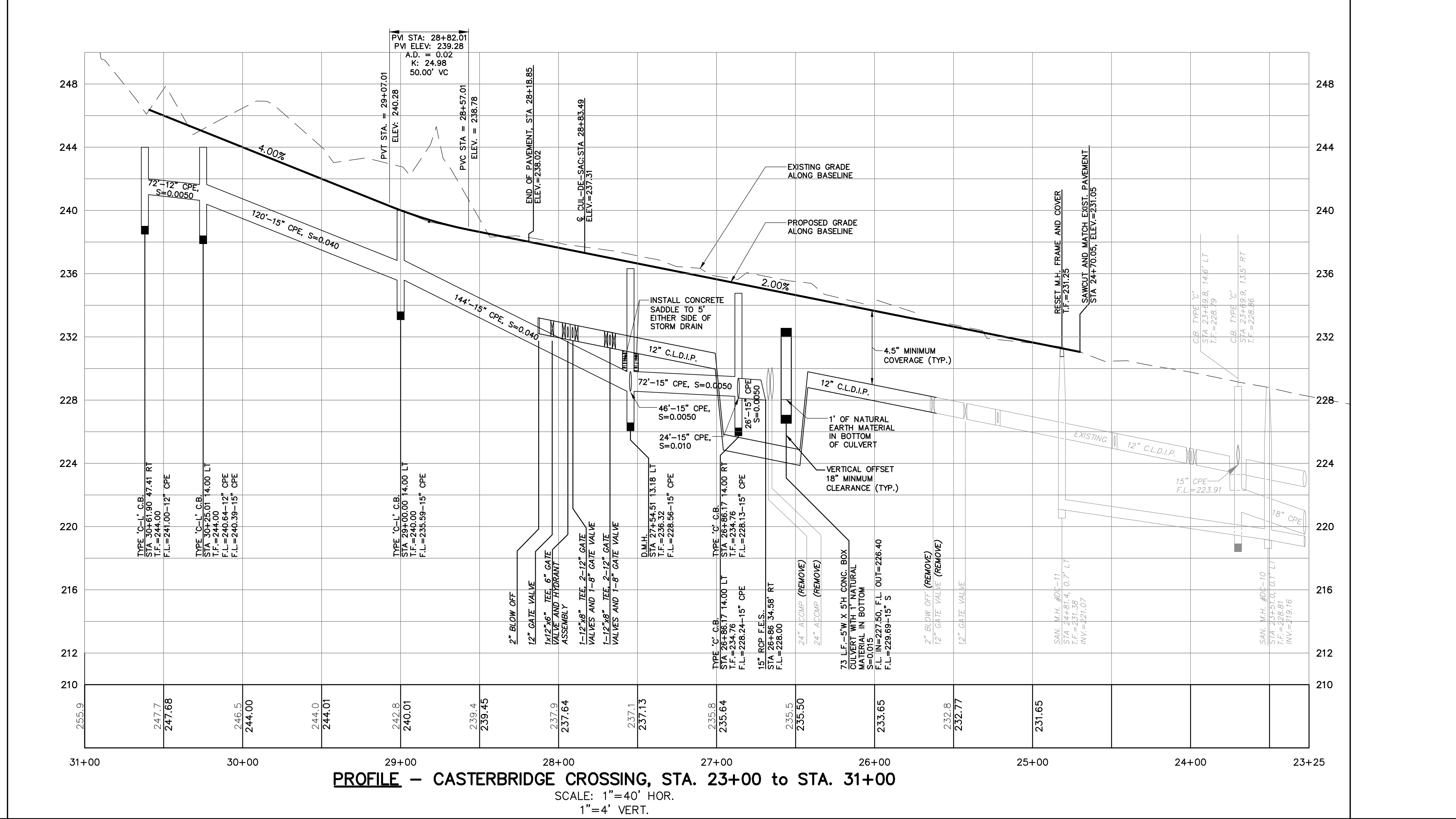
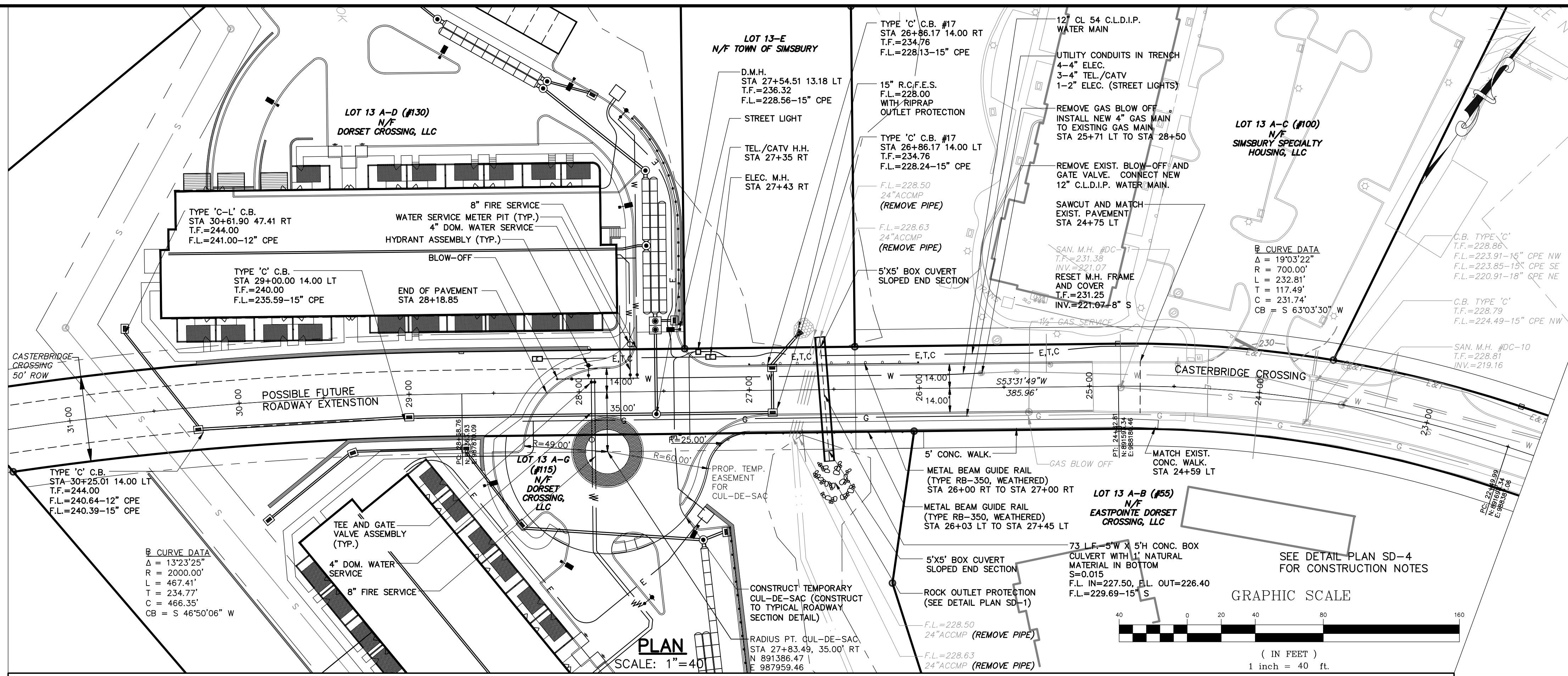
DATE: 04-11-2012
SCALE: 1"=100'
DRAWN BY: CAD
CHECKED BY: TSH
SHEET NO.: 1 OF 1
DATE: 04/11/2012
SCALE: 1"=100'
DRAWN BY: CAD
CHECKED BY: TSH
SHEET NO.: 1 OF 1

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 • Fax (860) 844-8600
www.fahinc.com • info@fahinc.com

FAH
Civil & Traffic Engineers • Surveyors • Landscapers • Architects

RESUB-2

TODD S. HESKETH LS 17945



PROFILE - CASTERBRIDGE CROSSING, STA. 23+00 to STA. 31+00
 SCALE: 1" = 40' HOR.
 1" = 4' VERT.

Crown Simsbury

FAH F. A. Hesketh & Associates, Inc.
 Civil & Traffic Engineers • Planners • Landscape Architects

Phone (860) 653-8000
 Fax (860) 644-8600
 e-mail: fah@faheinc.com

ROADWAY PLAN & PROFILE		Revisions:	
No.	Date	Description	
1	02-05-2016	Town Comments	
2	06-21-2016	Misc. Revisions	
3	08-19-2016	Town Applications	
4	01-10-2017	Town comments	
5	03-08-2017	Welland comments	
6	09-20-2019	Town Engr. & WPCA comments	
7	12-03-2021	IWCC Submittal Set	

PREPARED FOR
CROWN PROPERTY HOLDINGS, LLC
 CASTERBRIDGE CROSSING
 SIMSBURY, CONNECTICUT

Date: 12-23-2015
 Drawn by: DRT
 Job no: 04174
 Checked by: GAH
 Sheet no: 1 OF 1

Scale: AS SHOWN
 Submission: \0201-11-24-Conservation Submission\TAP_PP-1
 Date: 03, 2021 = 8:59:15 AM