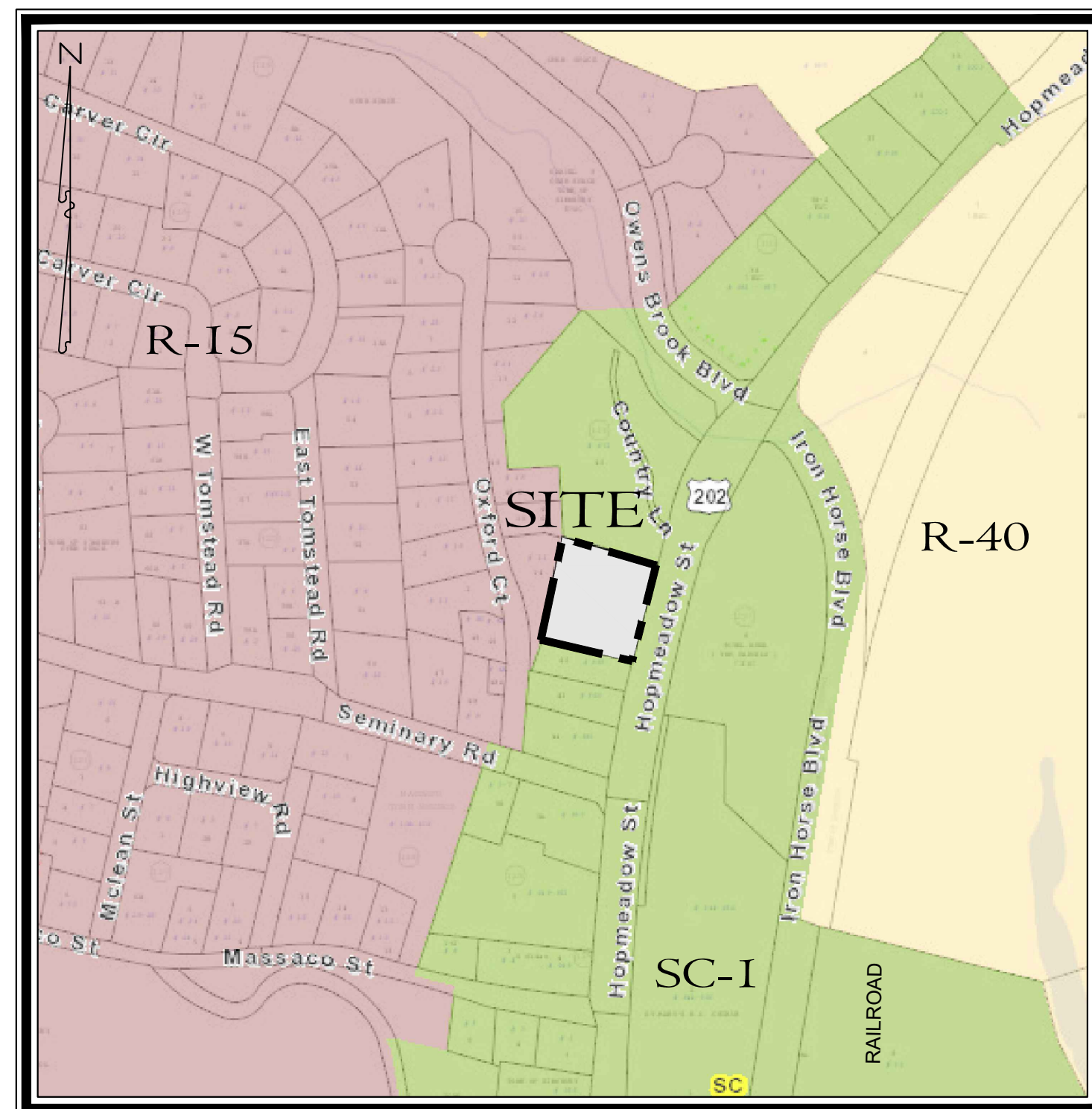


Proposed Site Improvements

969 Hopmeadow Street
Simsbury, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

- S1 Property & Topographic Survey Map
- C1 Site Layout Plan
- C2 Site Grading Plan
- C3 Site Utility & Drainage Plan
- ES1 Soil Erosion & Sedimentation Control Plan
- ES2 Soil Erosion & Sediment Control Details
- D1 Details
- DB1 Detention Basin Details

Applicant:

Freedom Property, LLC
P.O. Box 910
Southington, Connecticut 06489

Property Owner:

Iron Horse LLC
969 Hopmeadow Street
Southington, Connecticut 06489

Consultants:

Engineering & Surveying
Harry E. Cole & Son
P.O. Box 44 - 876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484 Fax (860) 620-0196

PREPARED FOR

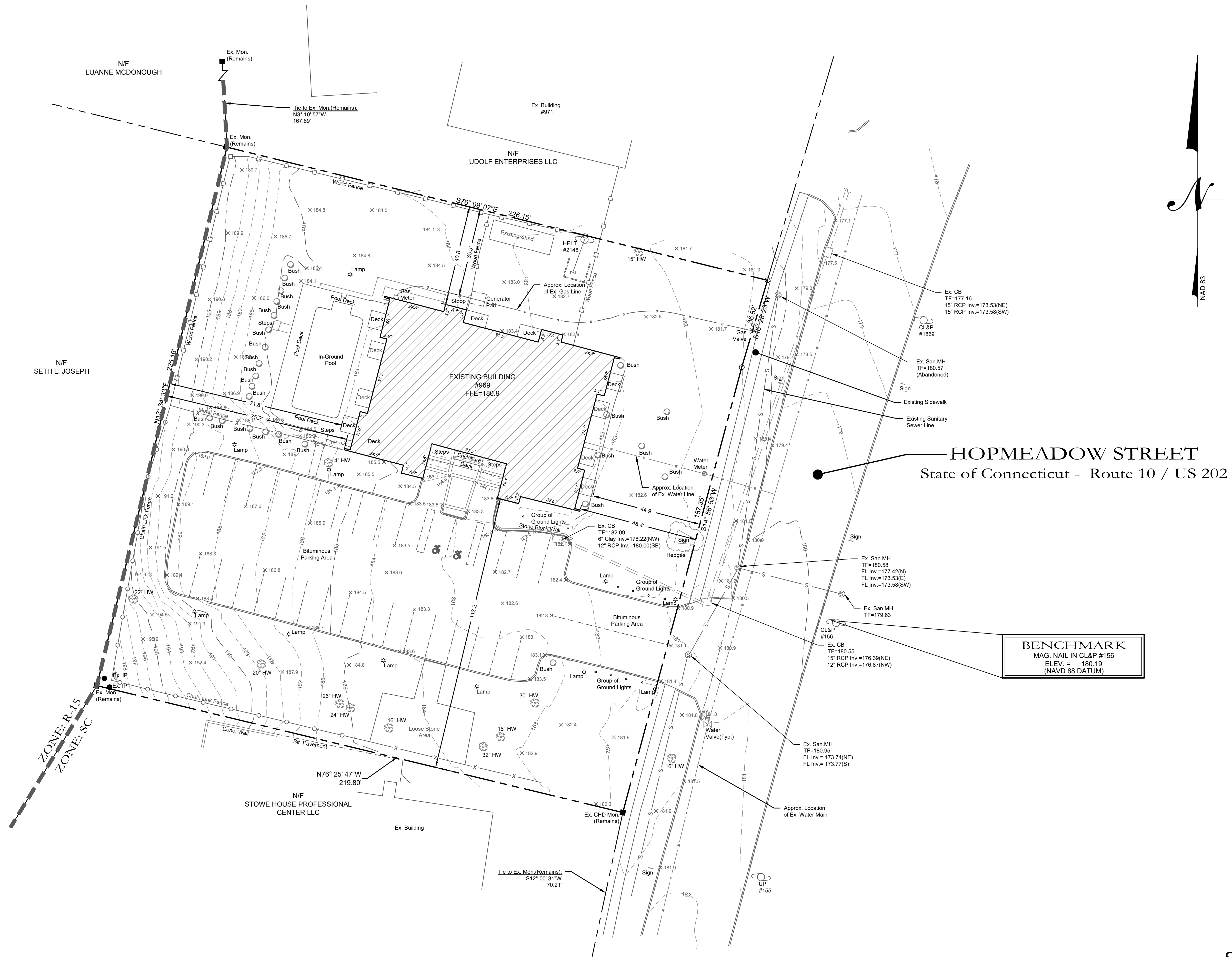
Freedom Property, LLC

September 30, 2021

DRAWING NAME: (V) Land Property 2125 Freedom Property, LLC - 699 Hopmeadow Street, Simsbury, CT 06068
DATE: 05/14/2021 10:57 AM
DRAWN BY: JMG
CHECKED BY: JMG
SCALE: AS SHOWN
PROJECT: 2125

LEGEND

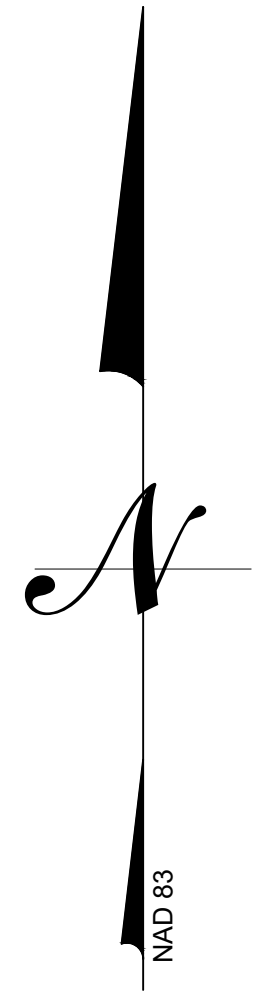
- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation 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. Type of survey performed: Property & Topographic Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an interval not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
a) "Site Plan, Proposed 24 Unit Motel, 769 Hopmeadow Street, Simsbury, Connecticut, Scale: 1"=20', Dated: 7-23-69, by Roland M. Aubin."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: SC-1
9. Total area: 49,222 Sq. Ft. - 1.13 Acres
10. Owner: Iron Horse LLC
11. Town of Simsbury Assessors Map #H08 Block #116 Lot #41
12. Filed in Volume 732, Page 876 of the Town Clerk's office.
13. Contour interval is One(1) foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

BENCHMARK
 MAG. NAIL IN CL&P #156
 ELEV. = 180.19
 (NAVD 88 DATUM)



HOPMEADOW STREET
 State of Connecticut - Route 10 / US 202

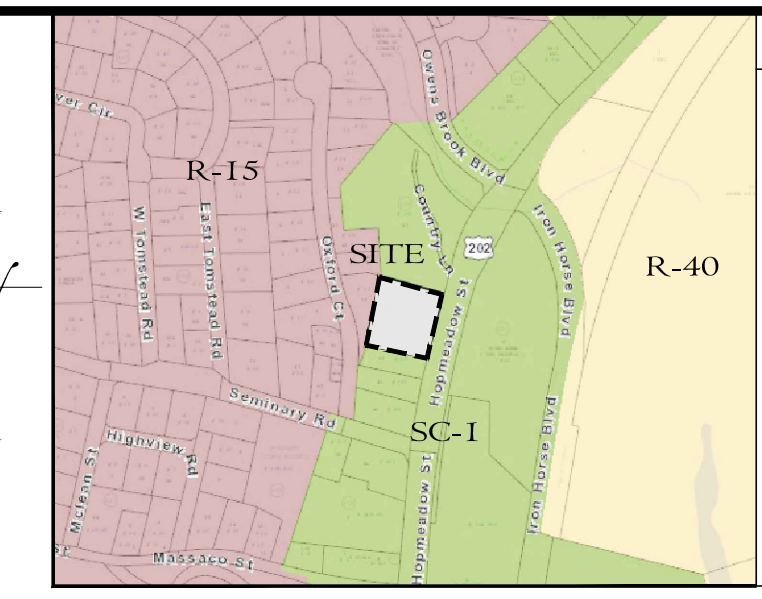
S1

PROPERTY & TOPOGRAPHIC SURVEY MAP Prepared For FREEDOM PROPERTY, LLC 969 Hopmeadow Street Simsbury, Connecticut May 17, 2021 Scale: 1" = 20' 		<p>cole HARRY E. COLE & SON engineering. surveying. planning.</p> <p>876 South Main Street P.O. Box 44 Plainville, CT 06479-0044 Tel: (860) 628-4484 Fax: (860) 620-9196 www.hecole.com</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">DATE</th> <th style="width: 50%;">REVISION</th> </tr> </thead> <tbody> <tr> <td colspan="2">To the best of my knowledge and belief, this map is substantially correct as noted hereon.</td> </tr> <tr> <td colspan="2" style="text-align: right;">#70145 Reg. No.</td> </tr> <tr> <td colspan="2">Stephen M. Giudice, L.S.</td> </tr> </tbody> </table>			DATE	REVISION	To the best of my knowledge and belief, this map is substantially correct as noted hereon.		#70145 Reg. No.		Stephen M. Giudice, L.S.
DATE	REVISION								
To the best of my knowledge and belief, this map is substantially correct as noted hereon.									
#70145 Reg. No.									
Stephen M. Giudice, L.S.									
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO		PROJECT #: 2125							

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: APARTMENT BUILDING 26 UNITS 1.5 SPACES PER UNIT	36*	47
HANDICAP PARKING	1	2
TOTAL # OF SPACES	39 (INCLUDING H.C.)	47 (INCLUDING H.C.)

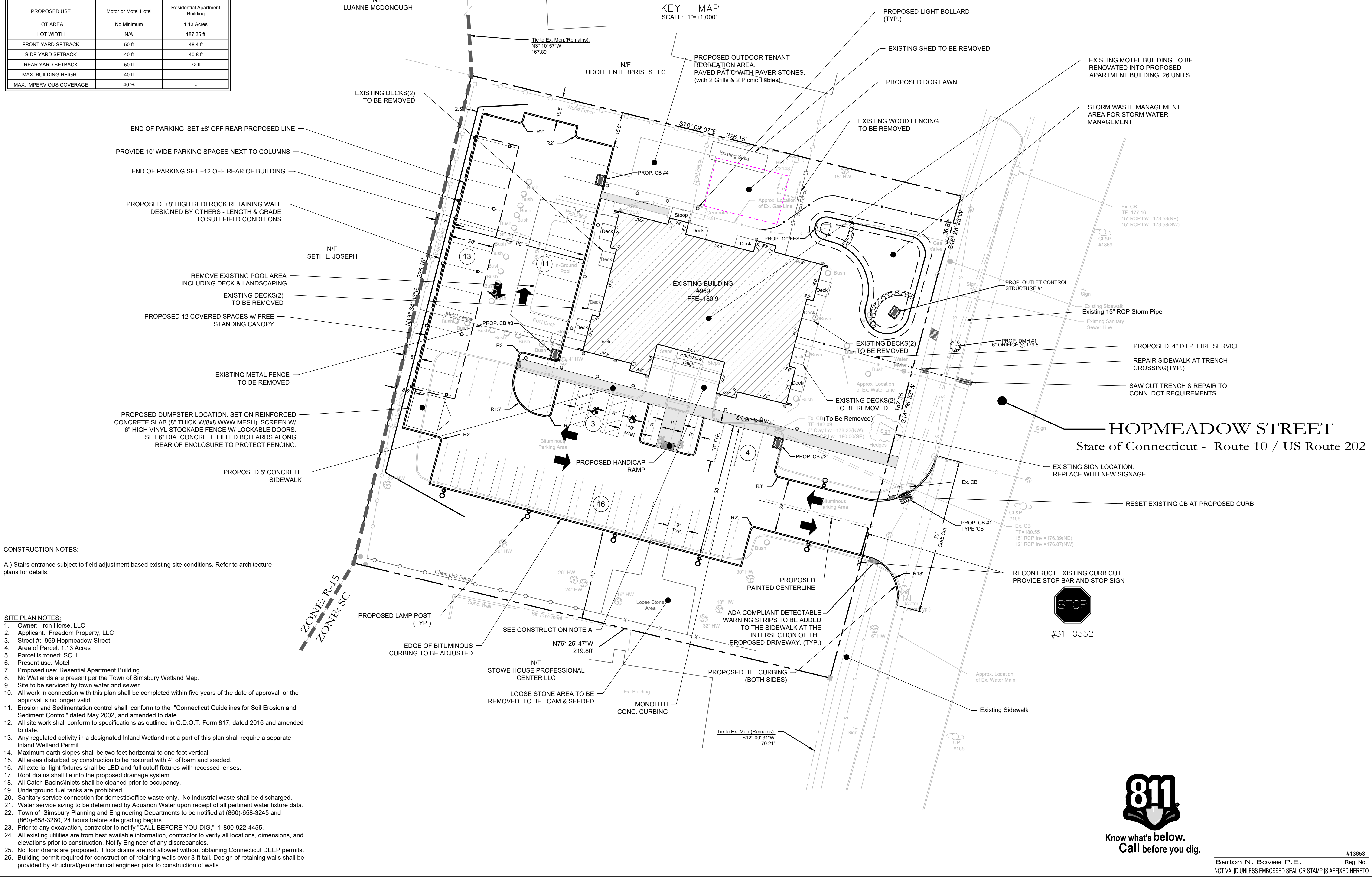
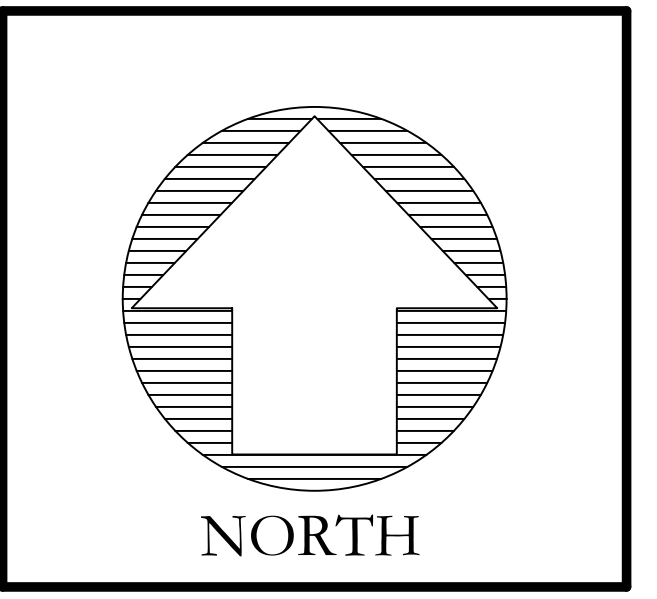
*18 - Single Bedroom Units (1 space per Unit = 18)
 9 - Two Bedroom Units (2 Spaces Per Unit = 18)
 Total Spaces Required = 36

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	SC-1	SC-1
PROPOSED ZONE	SC-1	SC-1
PROPOSED USE	Motor or Motel Hotel	Residential Apartment Building
LOT AREA	No Minimum	1.13 Acres
LOT WIDTH	N/A	187.35 ft
FRONT YARD SETBACK	50 ft	48.4 ft
SIDE YARD SETBACK	40 ft	40.8 ft
REAR YARD SETBACK	50 ft	72 ft
MAX. BUILDING HEIGHT	40 ft	-
MAX. IMPERVIOUS COVERAGE	40 %	-



LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe



- CONSTRUCTION NOTES:**
- A.) Stairs entrance subject to field adjustment based existing site conditions. Refer to architecture plans for details.
- SITE PLAN NOTES:**
- Owner: Iron Horse, LLC
 - Applicant: Freedom Property, LLC
 - Street #: 969 Hopmeadow Street
 - Area of Parcel: 1.13 Acres
 - Parcel is zoned: SC-1
 - Present use: Motel
 - Proposed use: Residential Apartment Building
 - No Wetlands are present per the Town of Simsbury Wetland Map.
 - Site to be serviced by town water and sewer.
 - All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 and amended to date.
 - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - All areas disturbed by construction to be restored with 4" of loam and seeded.
 - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
 - Roof drains shall tie into the proposed drainage system.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Underground fuel tanks are prohibited.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Water service sizing to be determined by Aquarion Water upon receipt of all pertinent water fixture data.
 - Town of Simsbury Planning and Engineering Departments to be notified at (860)-658-3245 and (860)-658-3260, 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG." 1-800-922-4455.
 - All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

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 engineering. surveying. planning.

876 South Main Street P.O. Box 44 Plainville, CT 06479-0044
 Tel: (860) 628-4484 Fax: (860) 620-0196 www.hecole.com

PROJECT NAME:
PROPOSED SITE IMPROVEMENTS

969 Hopmeadow Street
 Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
SITE LAYOUT PLAN

Scale: 1"=20'

Date: September 30, 2021

Project #: 2125 F.B. #:

Drawn By: JML Approved By: BNB

Revisions:

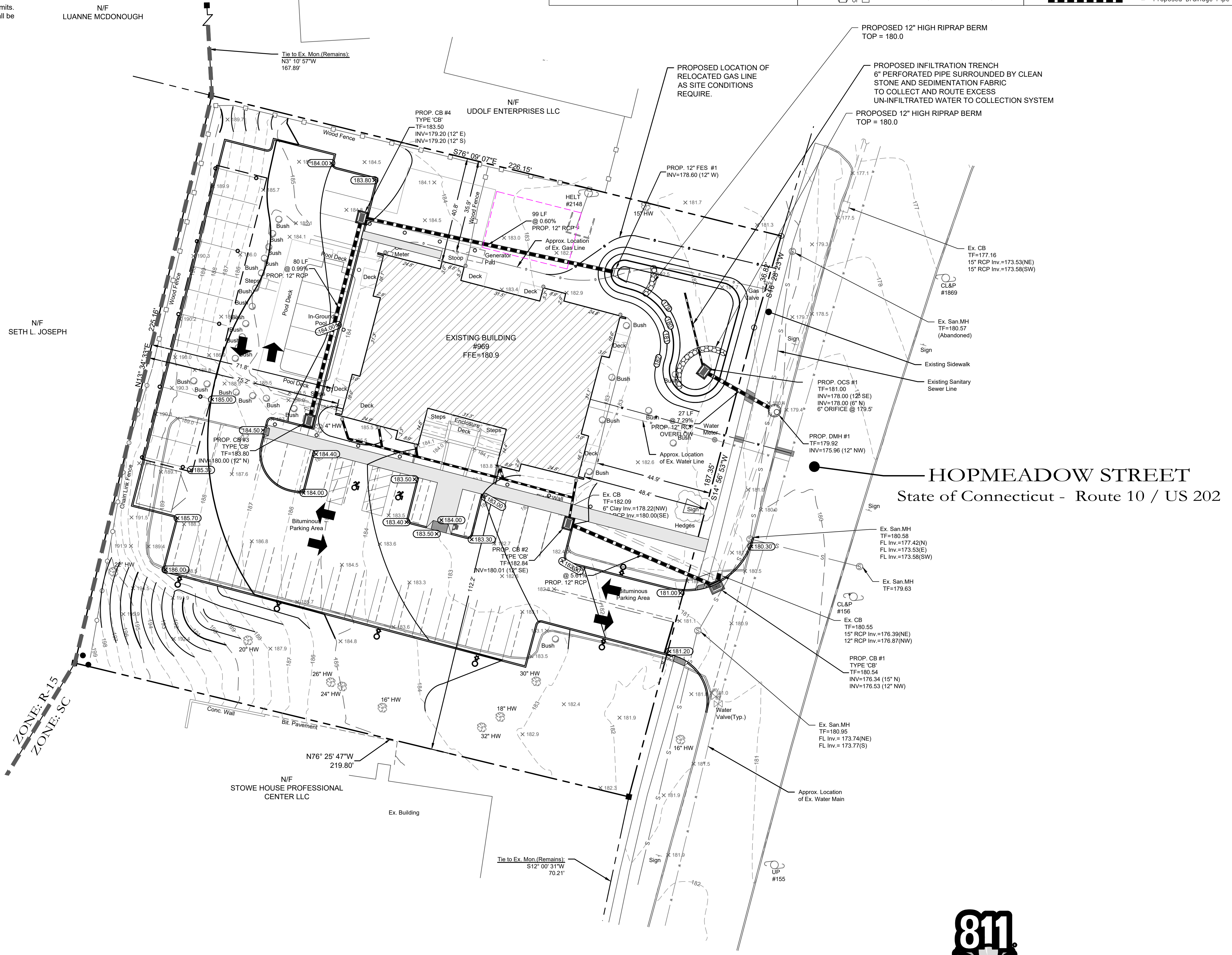
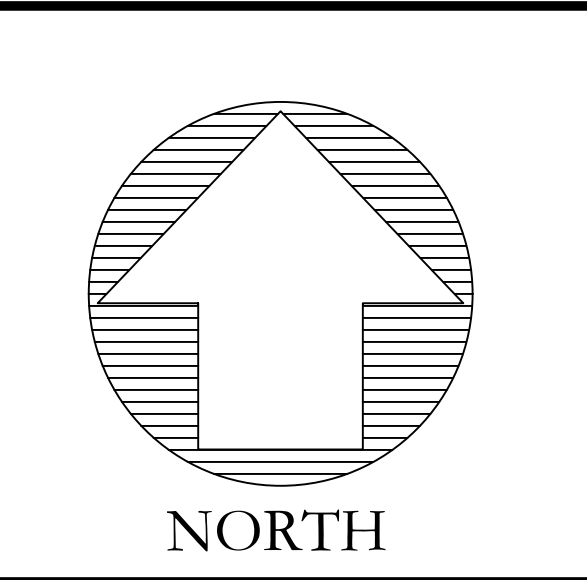
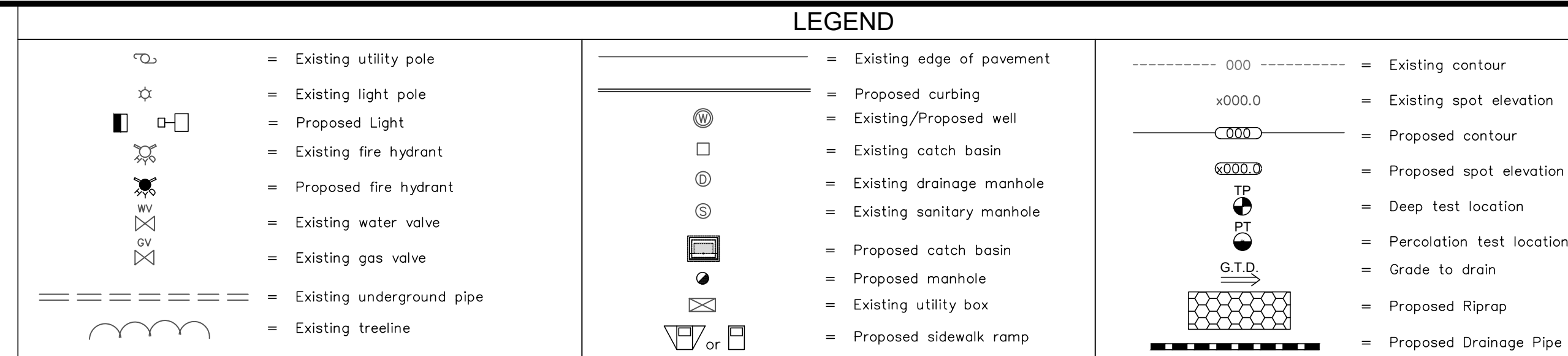
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Sheet #:
C1



#13653
 Barton N. Bovee P.E. Reg. No.
 NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

- SITE PLAN NOTES:**
- Additional notes located on Sheet C1 & C2.
 - Site to be serviced by sewer.
 - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
 - All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 and amended to date.
 - Maximum earth slopes shall be two feet horizontal to one foot vertical.
 - Roof drains shall tie into the proposed drainage system.
 - All Catch Basins/Inlets shall be cleaned prior to occupancy.
 - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
 - Town of Simsbury Planning and Engineering Departments to be notified at (860)-658-3245 and (860)-658-3260, 24 hours before site grading begins.
 - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
 - All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
 - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
 - Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.



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P.O. Box 44 Fax: (860) 620-0196
Plainville, CT 06479-0044 www.hecole.com

PROJECT NAME:
PROPOSED SITE IMPROVEMENTS

Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
SITE UTILITY & DRAINAGE PLAN

Scale: 1"=40'

Date: September 30, 2021

Project #: 2125 F.B. #:

Drawn By: JML Approved By: BNB

Date:	Descriptions:
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Sheet #:
C3



SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION REA

1. **Project Description** - The project site consist of one 1.13 acre site at 969 Hopmeadow Street in Simsbury, Connecticut.
2. **Area of Development** - 1.13x Acres.
3. **Area Proposed Disturbance Due to Construction Activities** - 1.13x Acres.
4. **Phases of Development - Phase 1**
Phase 1 - Site work
5. **Estimated Start of Construction** - Spring 2022.
6. **Estimated Construction Completion Date** - Fall 2023.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "Capital Letter" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all outfalls and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basin locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (\$150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

**STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
SIMSBURY, CONNECTICUT**

The following are the required maintenance and monitoring procedures.

- Riprap and Discharge Aprons** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.
- Outlet Control Structure** - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.
- Emergency Spillway** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.
- Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.
- Swales** - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.
- Water Quality Basin** - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.
- Slopes** - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately.
- Parking Lot Sweeping** - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15.
- All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
 - a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
 - b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
 - c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SEASC plan, and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
2. **SESC Emergency Contact Information**
Emergency Contact Name: Freedom Property, LLC (Luke Florian)
Emergency Contact Phone Number: (860) 877-5800

EROSION CONTROL SYMBOL LEGEND

- x - x - ORANGE LIMIT OF CONSTRUCTION FENCE
 - EROSION CONTROL LOGWATTLE
 - INLET PROTECTION
 - STAKED BALES
 - CHECK DAM WATTLE/STOCK or STONE
 - EROSION CONTROL BLANKET
 - TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)
- *SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

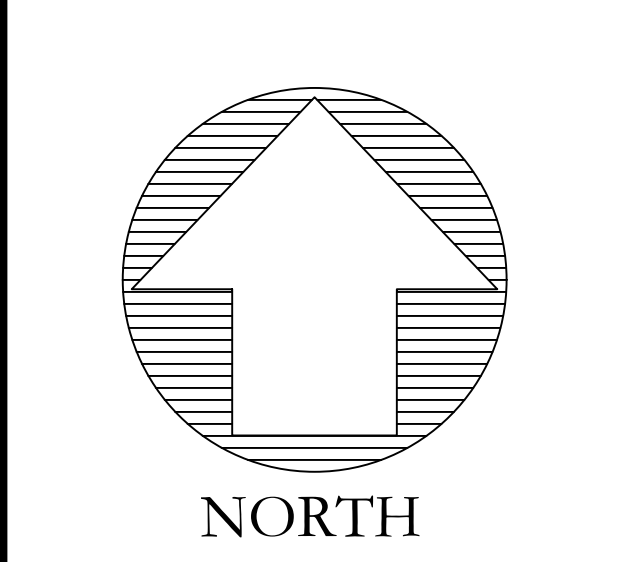
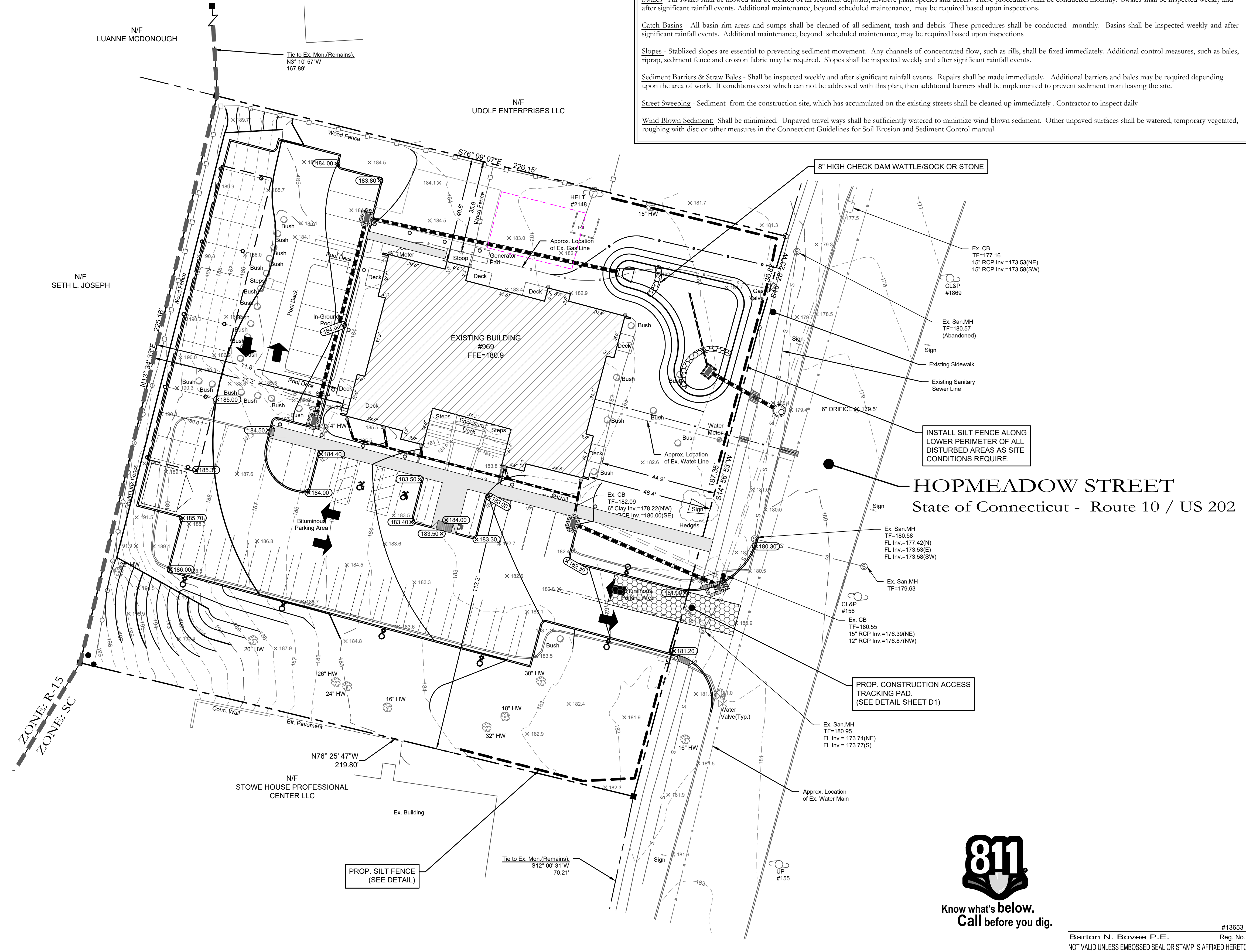
LEGEND

- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

- Swales** - All swales shall be moved and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.
- Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.
- Slopes** - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.
- Sediment Barriers & Straw Bales** - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.
- Street Sweeping** - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately. Contractor to inspect daily.
- Wind Blown Sediment** - Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



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engineering. surveying. planning.

876 South Main Street P.O. Box 44 Plainville, CT 06479 - 0044

Tel: (860) 628-4484 Fax: (860) 620-0196 www.hecole.com

PROJECT NAME:

PROPOSED SITE IMPROVEMENTS

969 Hopmeadow Street
 Simsbury, Connecticut

PREPARED FOR:

FREEDOM PROPERTY, LLC

Sheet Description:

SOIL EROSION & SEDIMENTATION PLAN

Scale: 1"=40'

Date: September 30, 2021

Project #: 2125 F.B. #:

Drawn By: JML Approved By: BNB

Revisions:

Date:	Descriptions:
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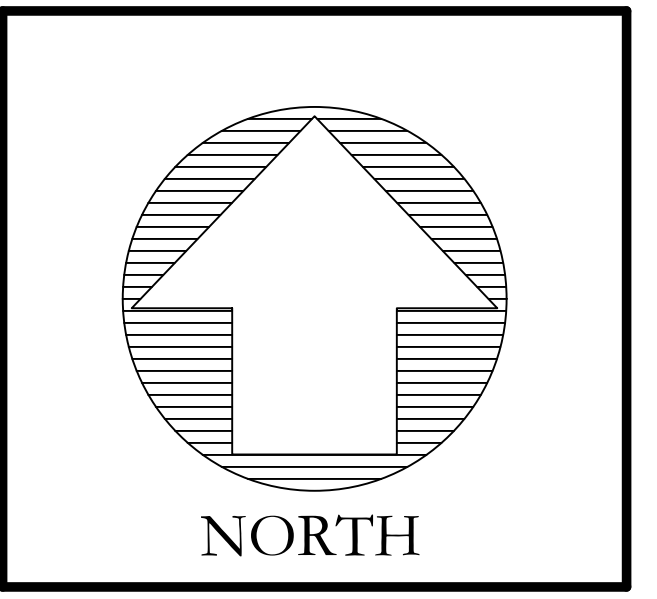
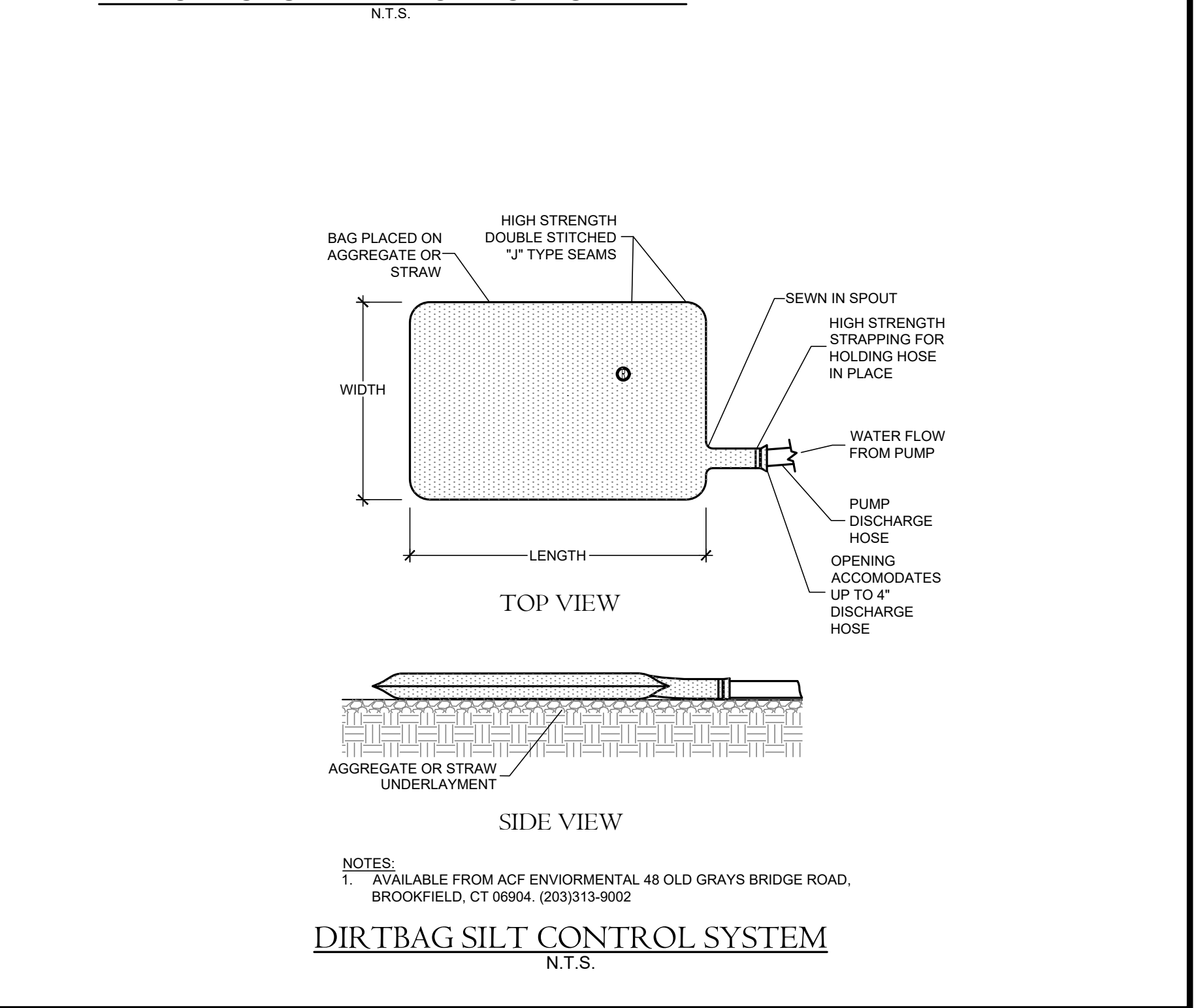
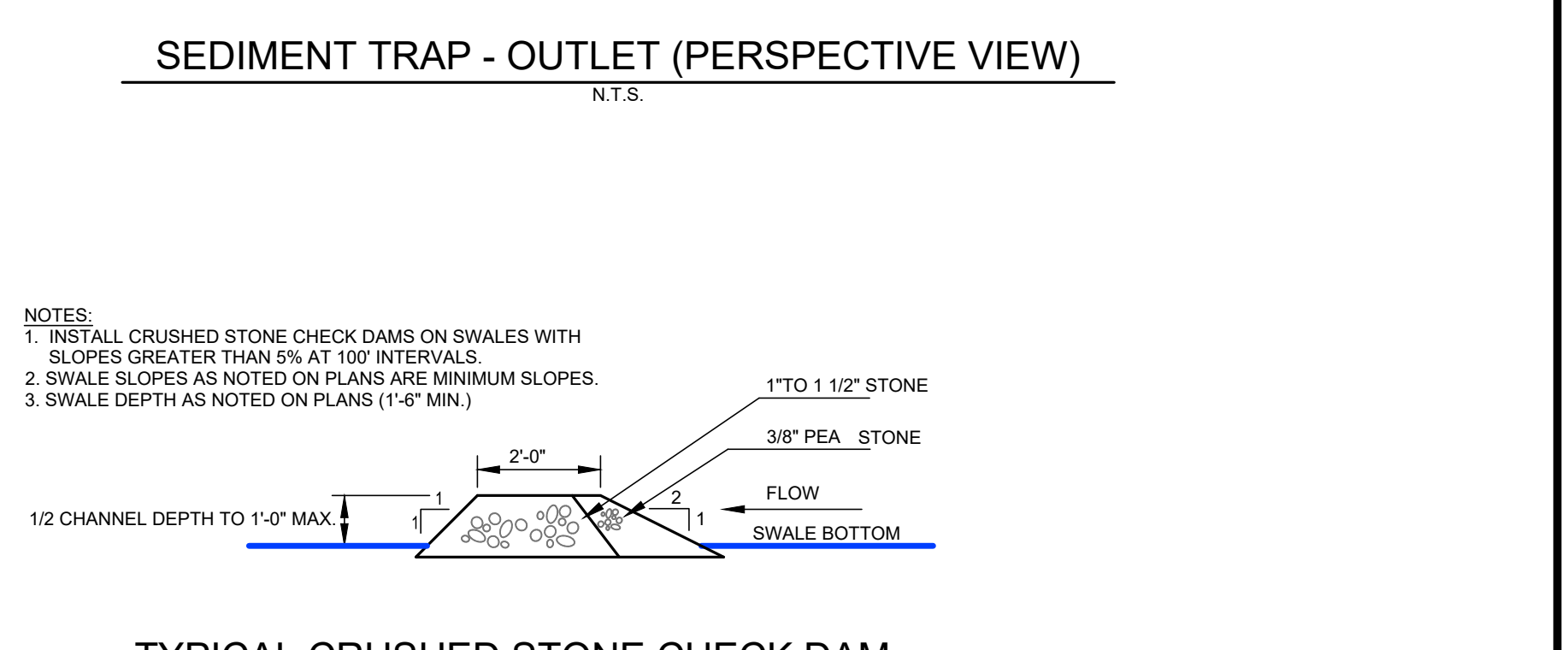
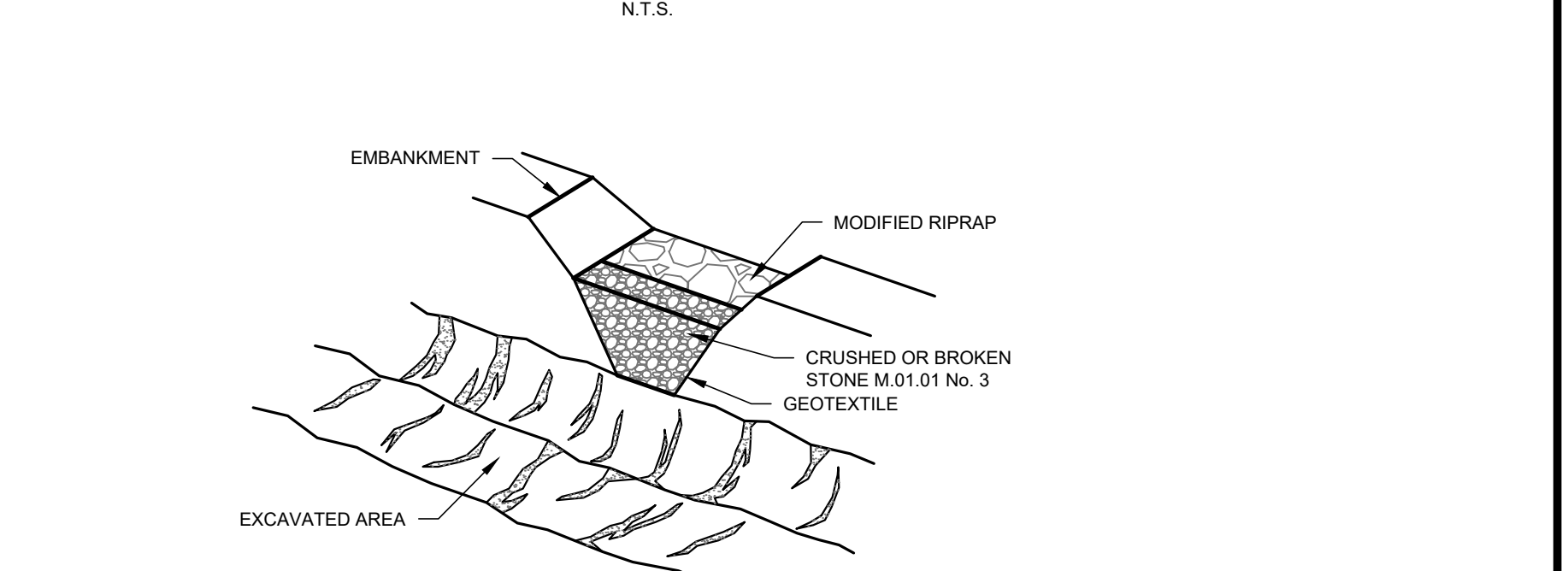
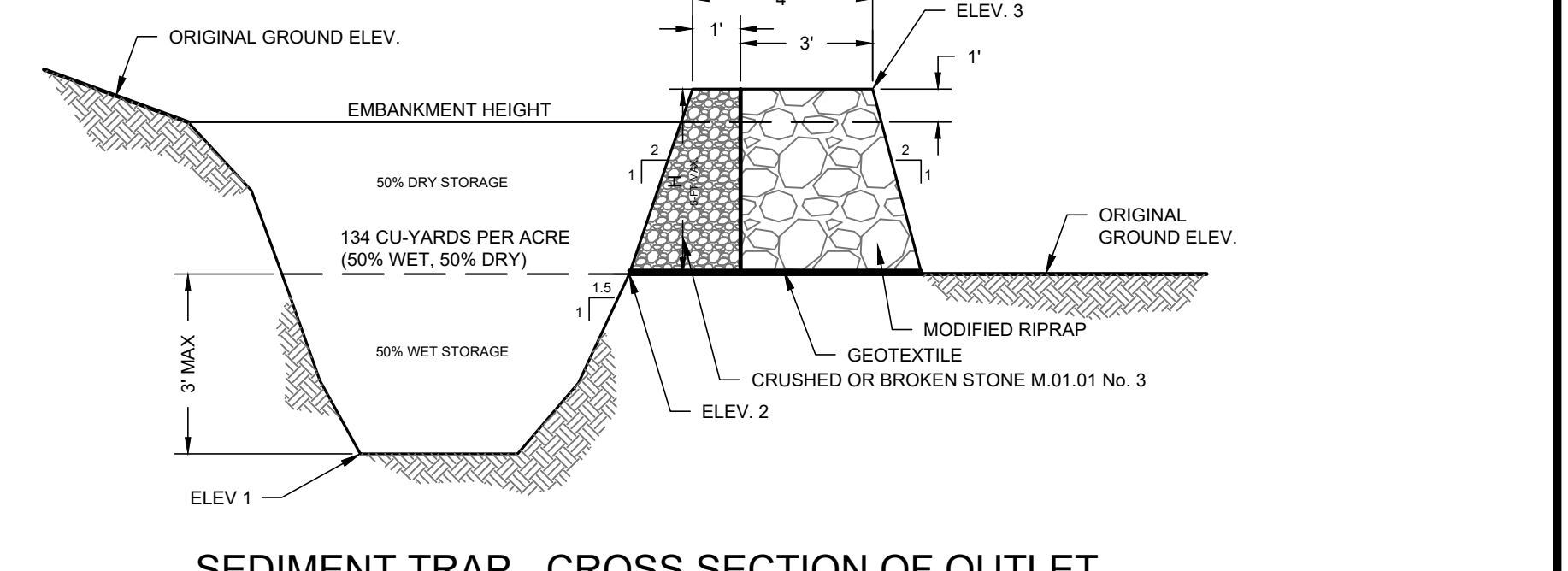
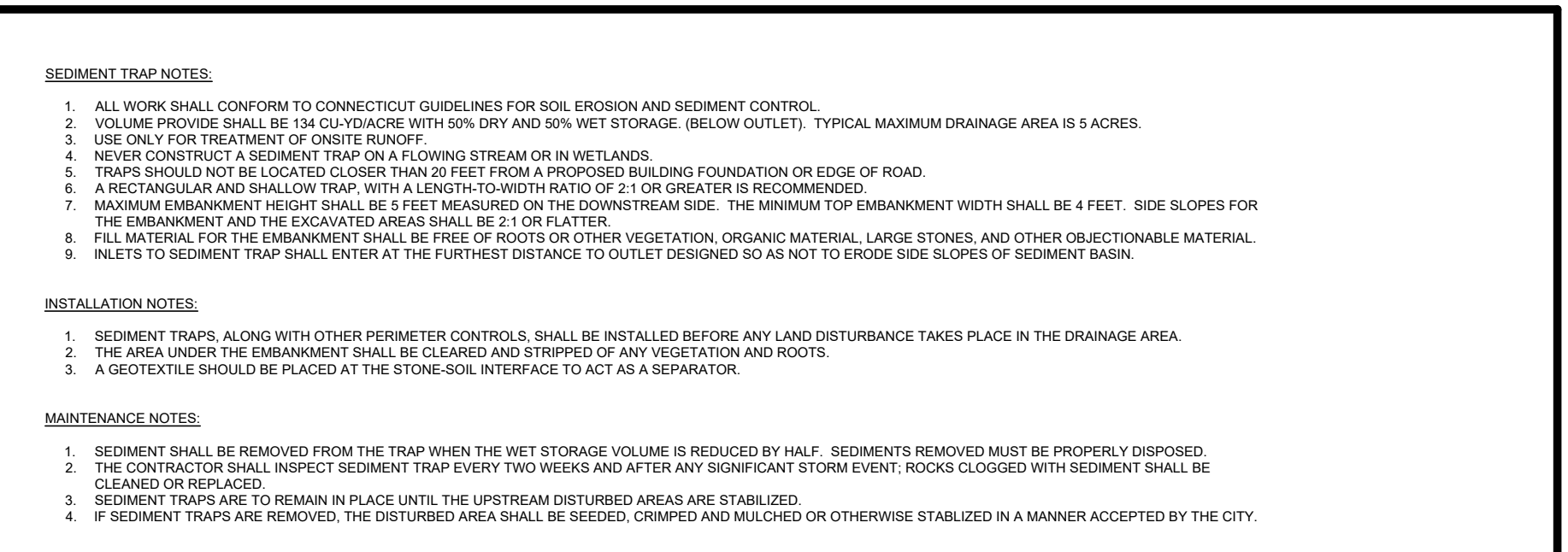
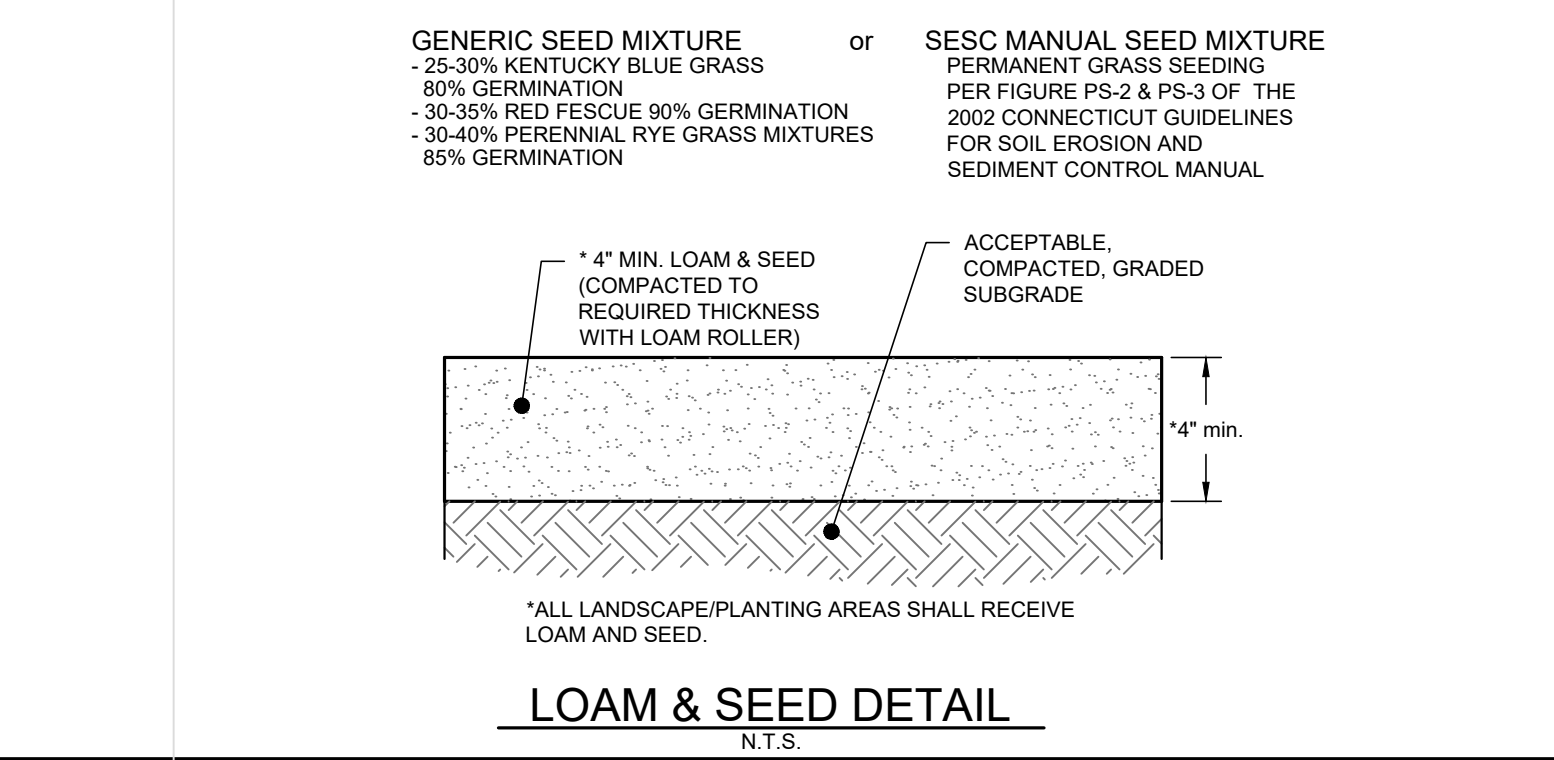
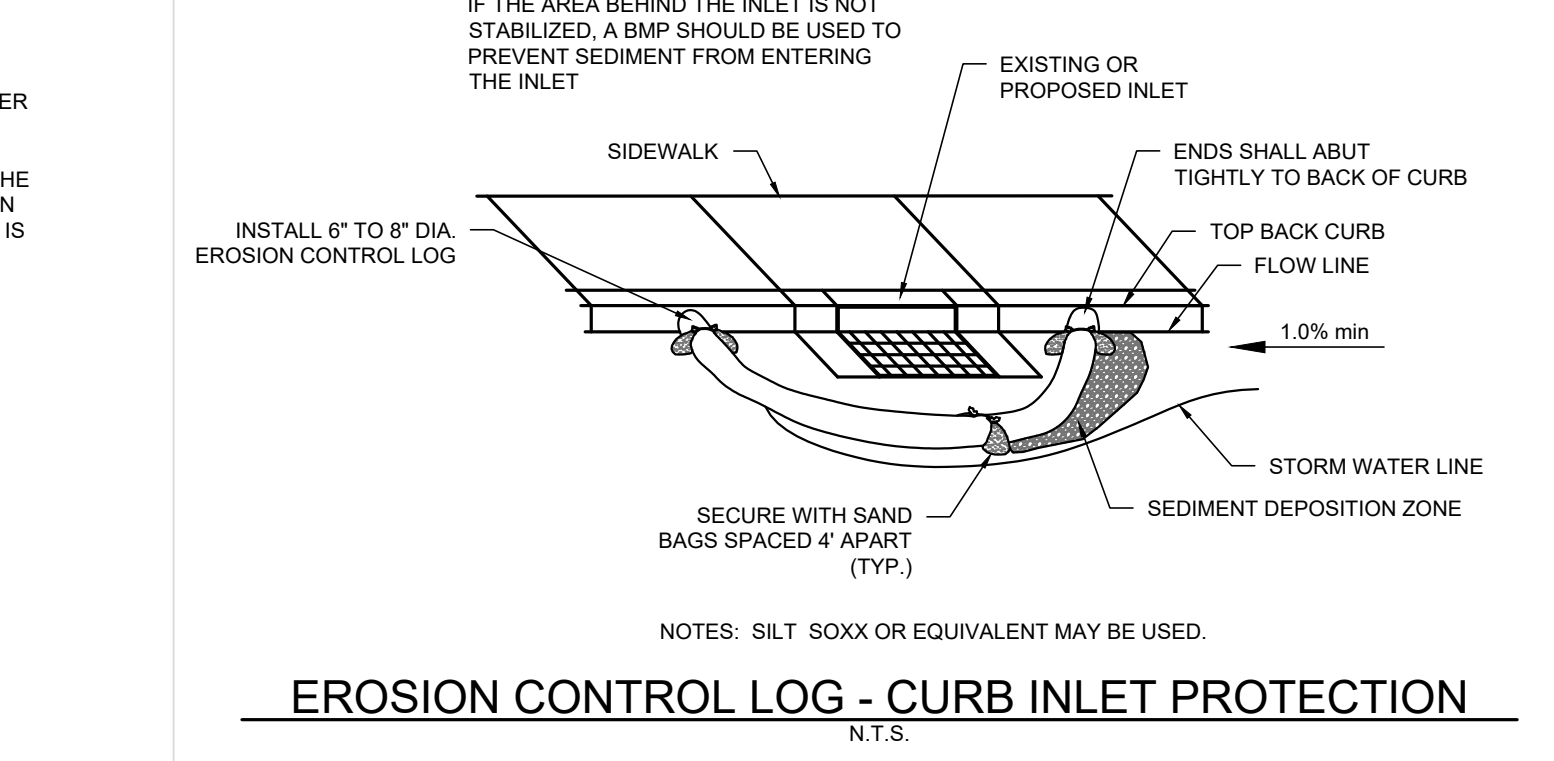
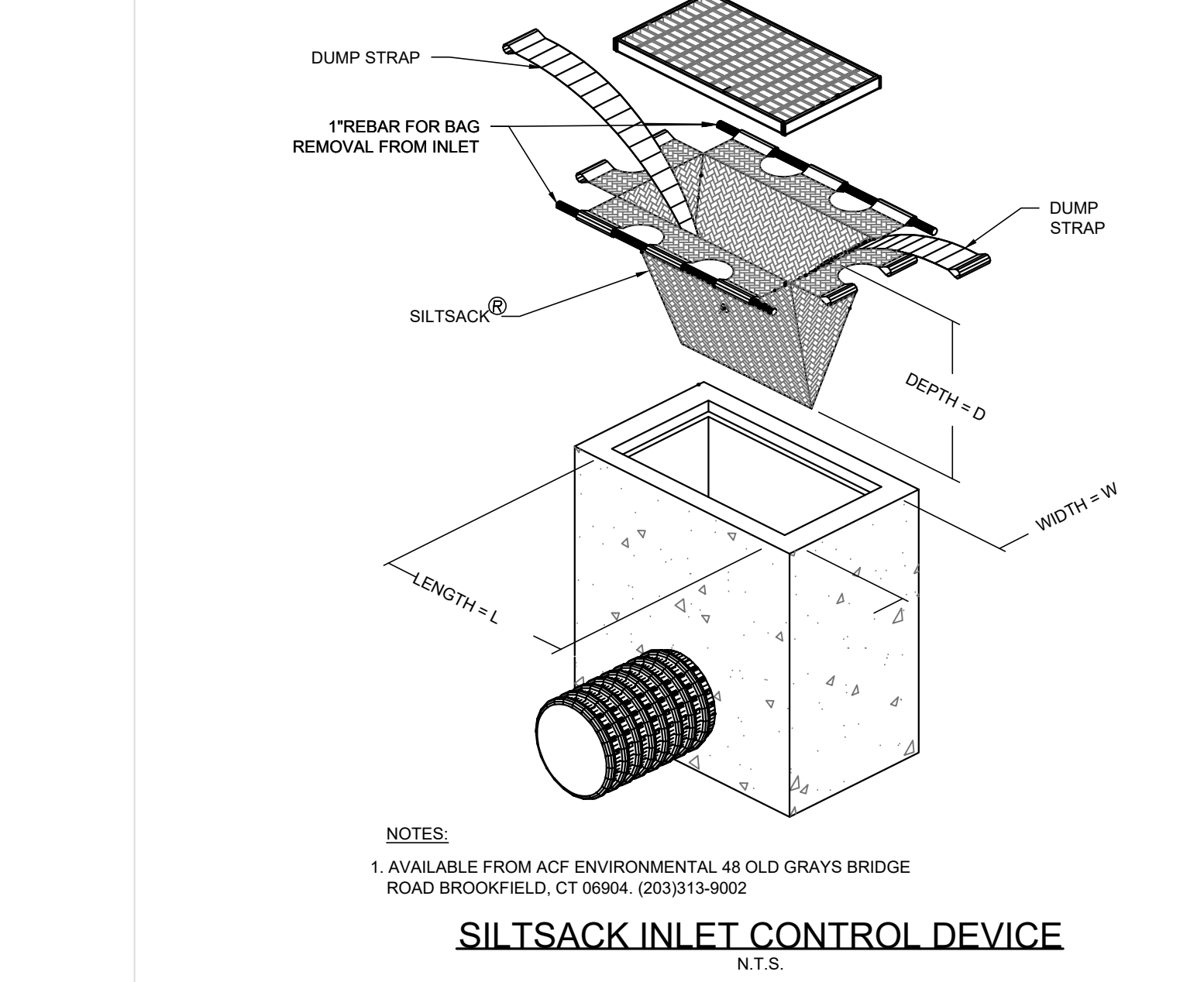
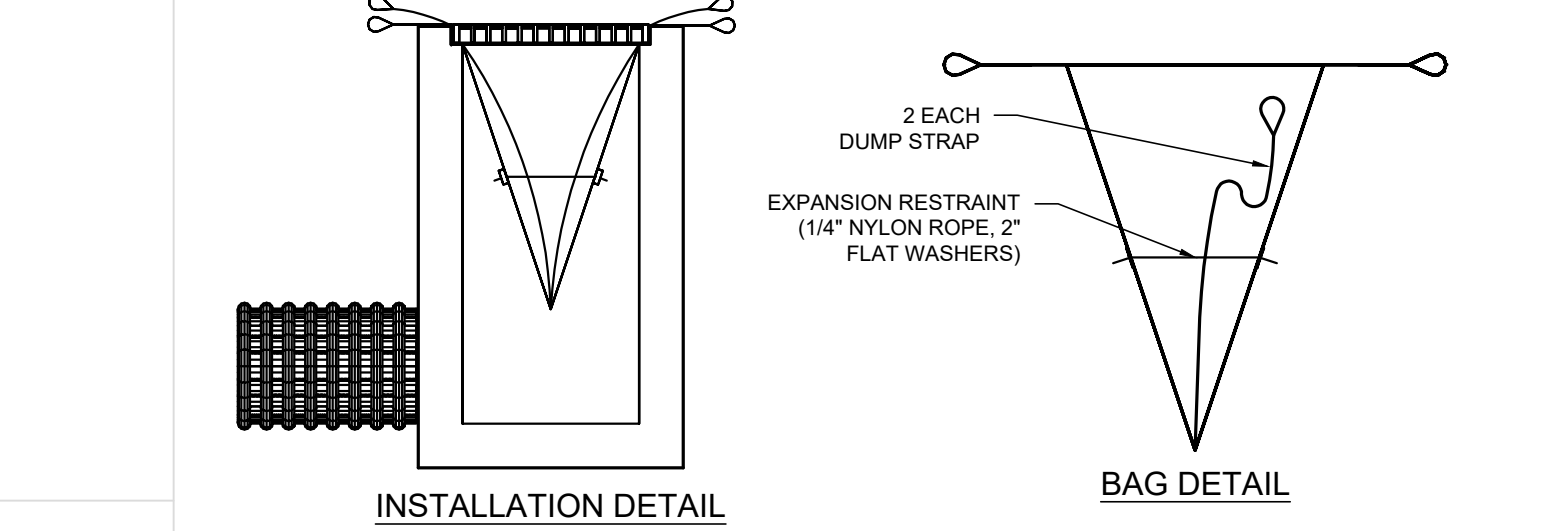
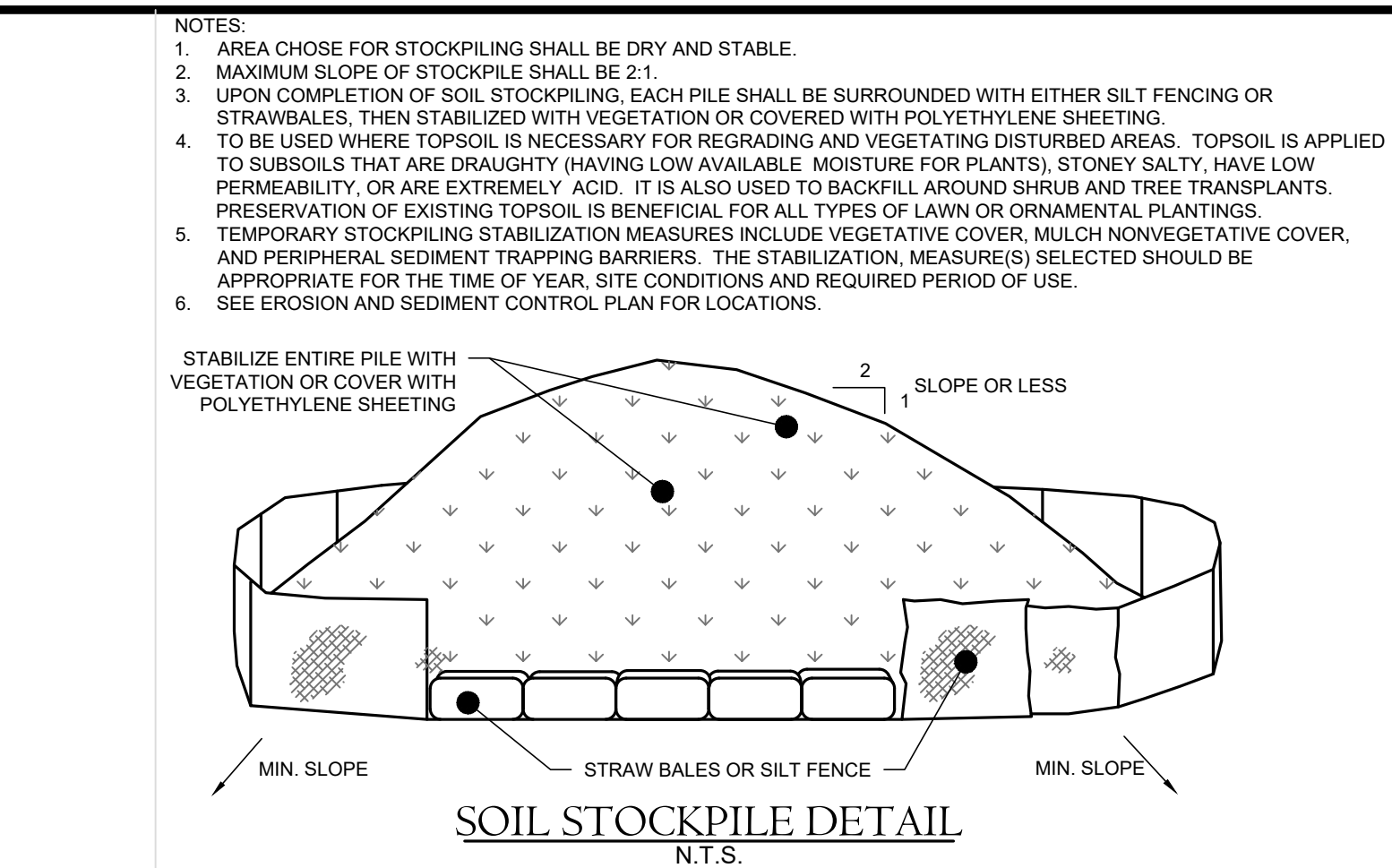
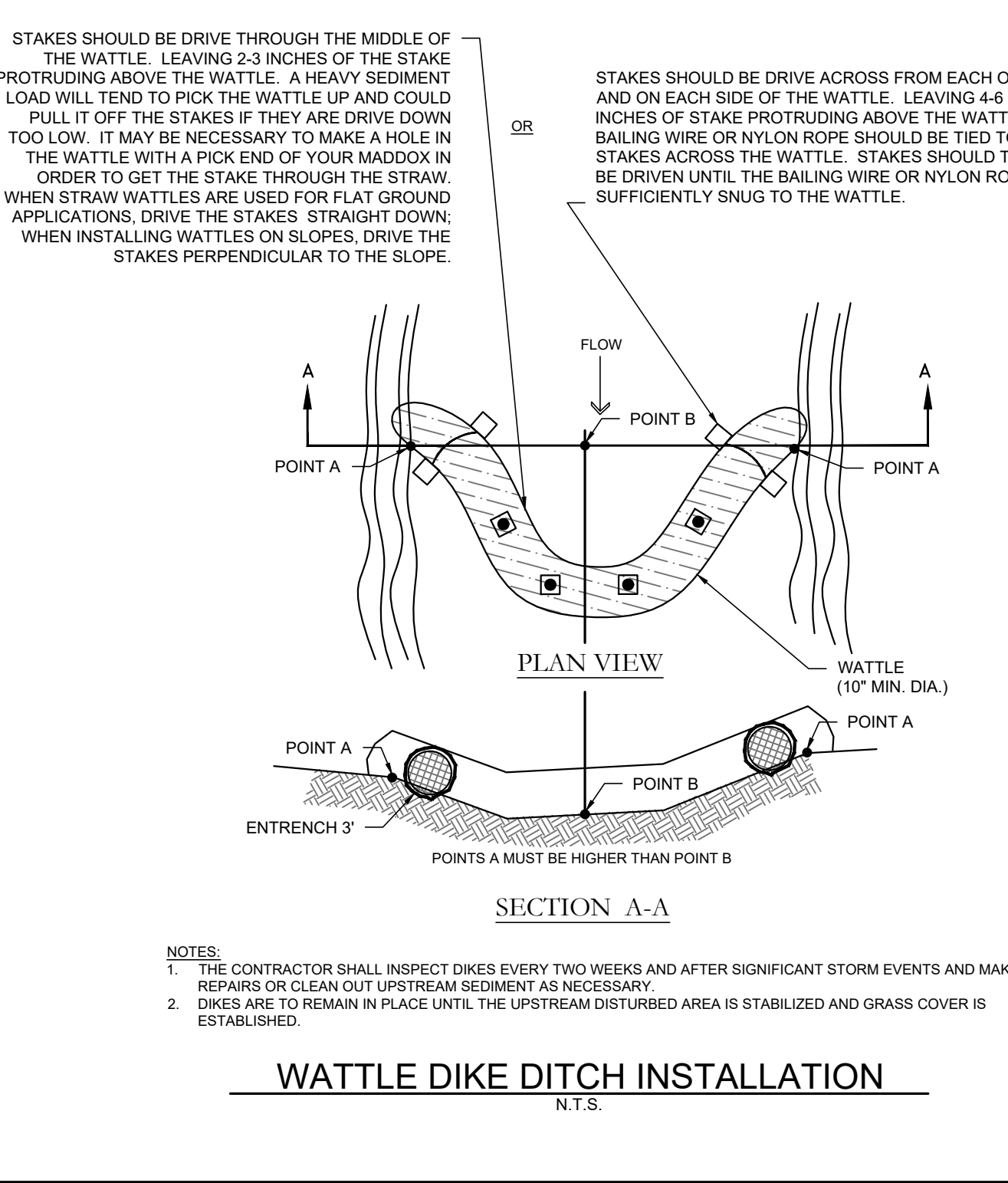
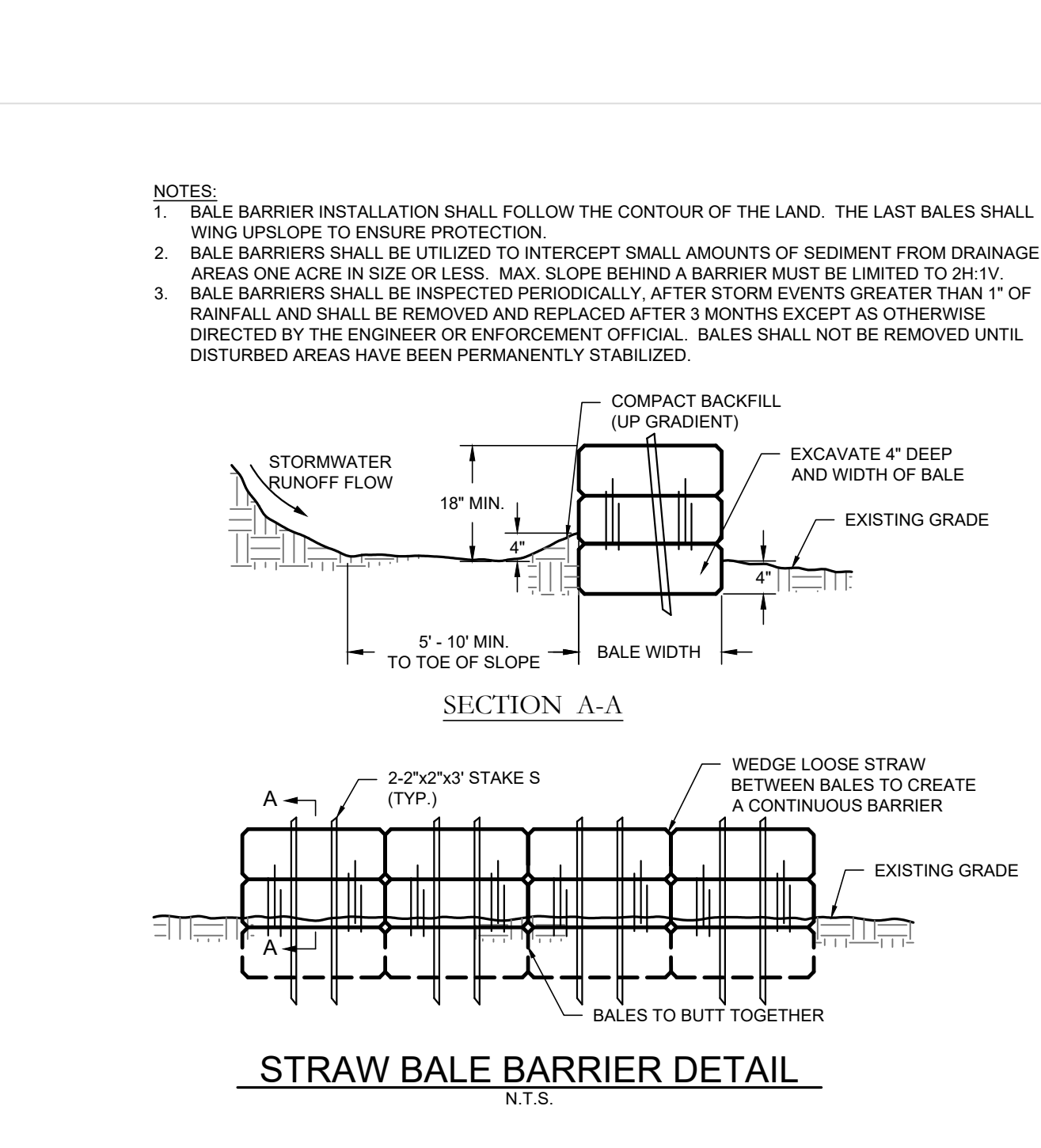
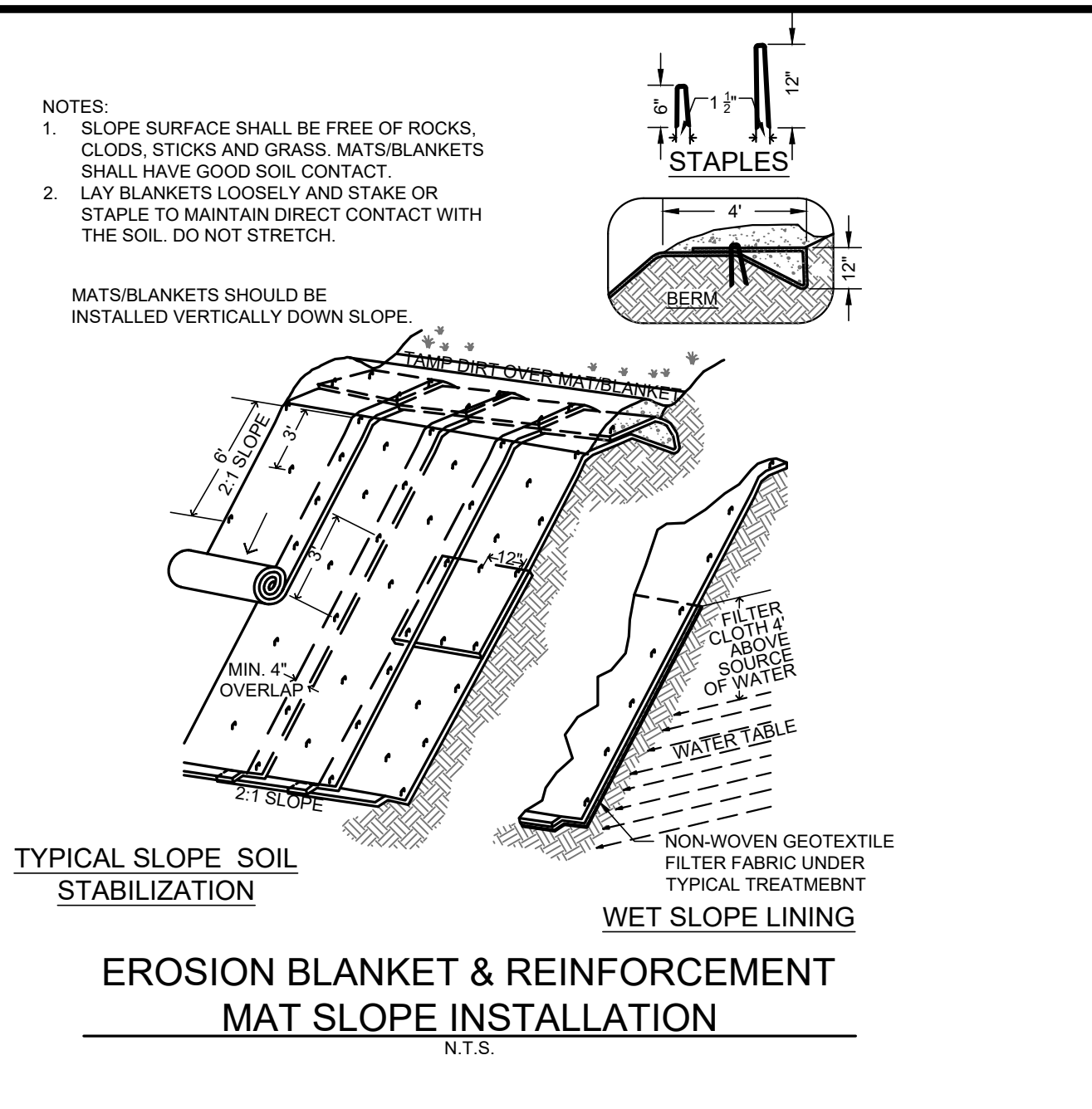
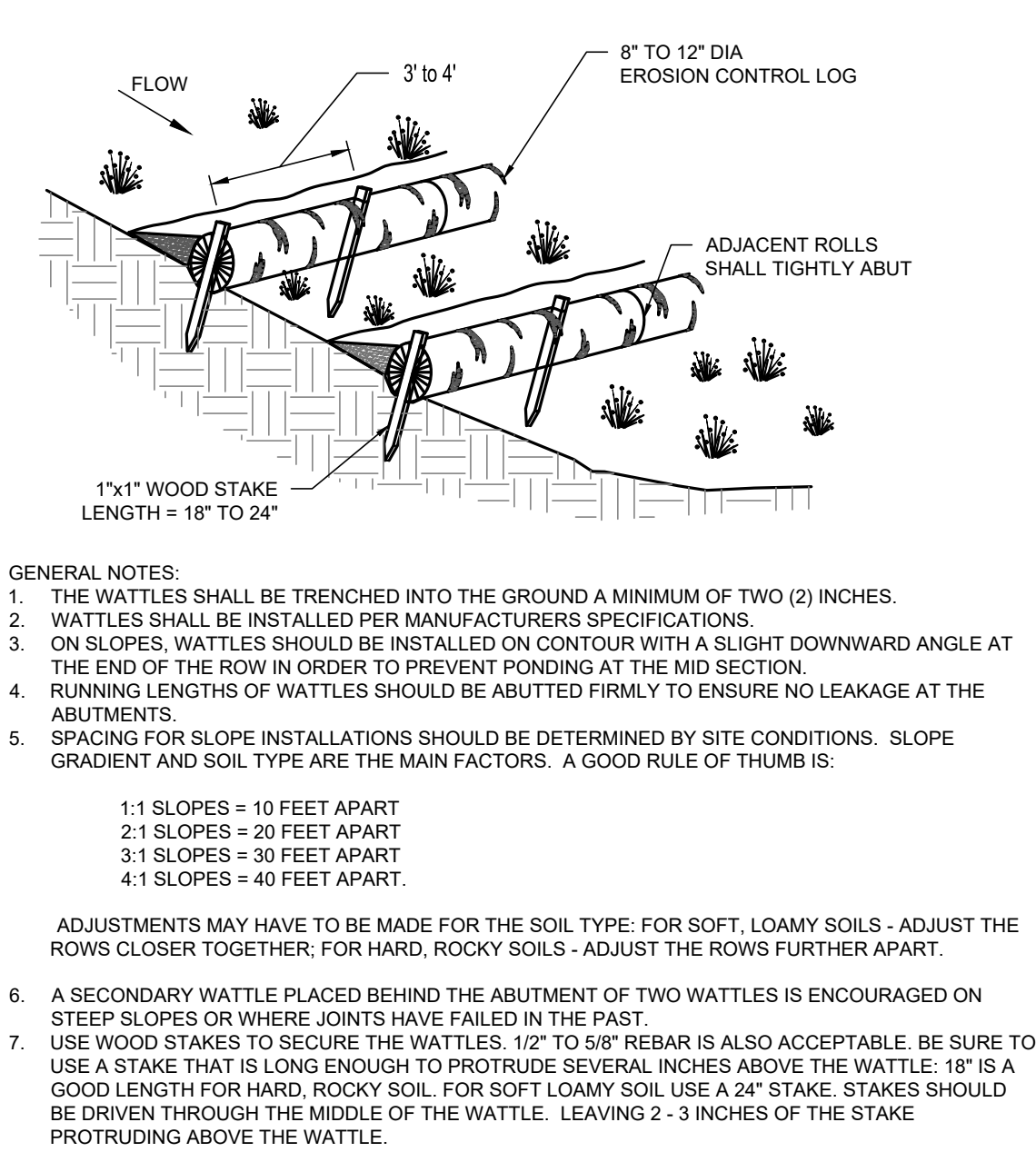
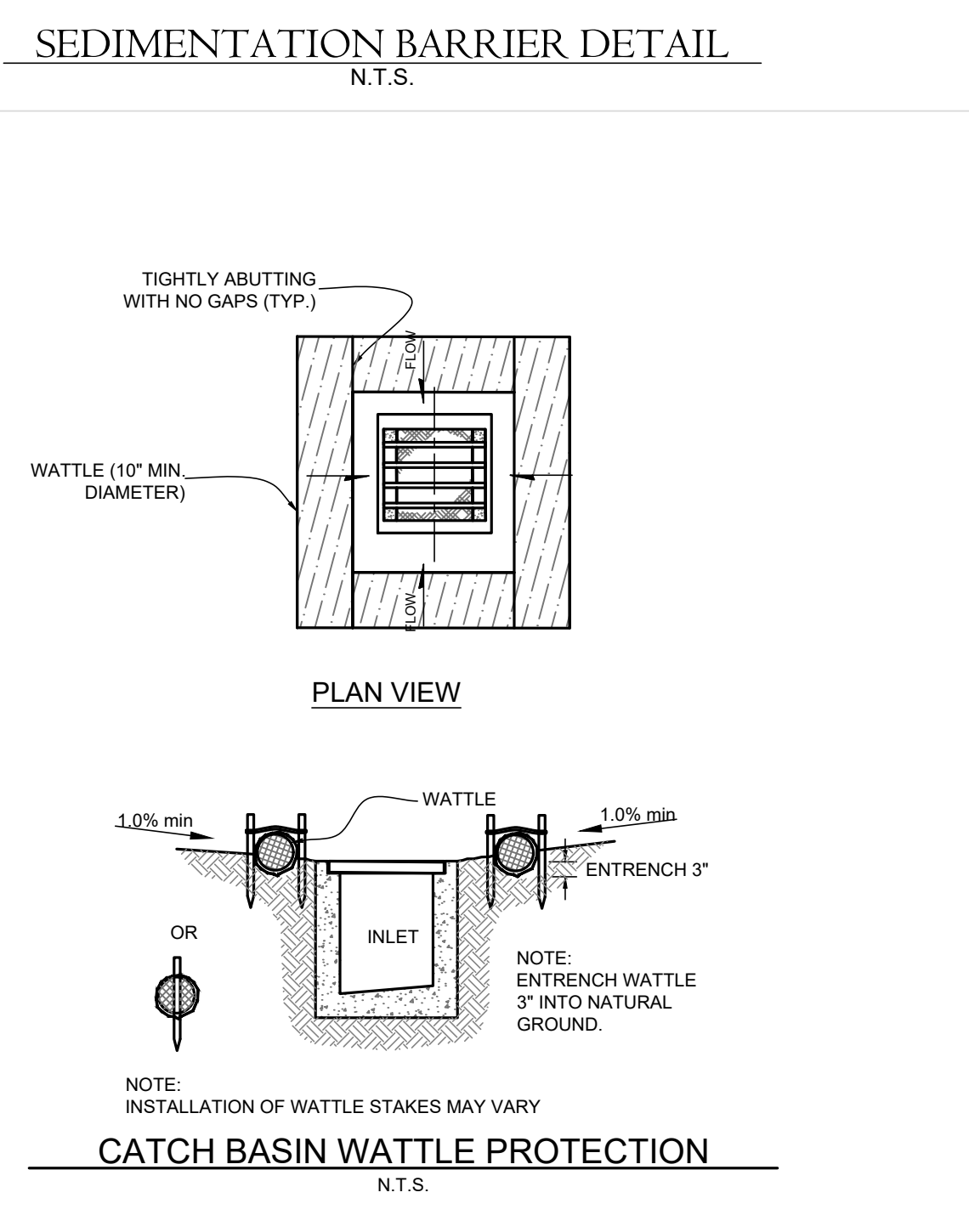
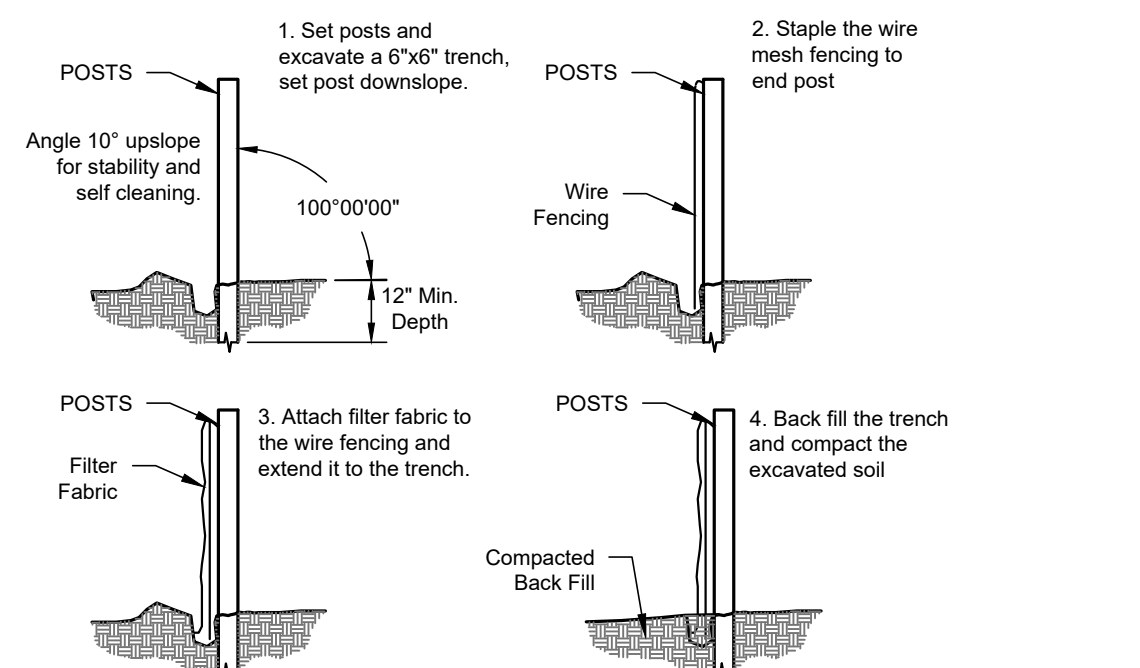
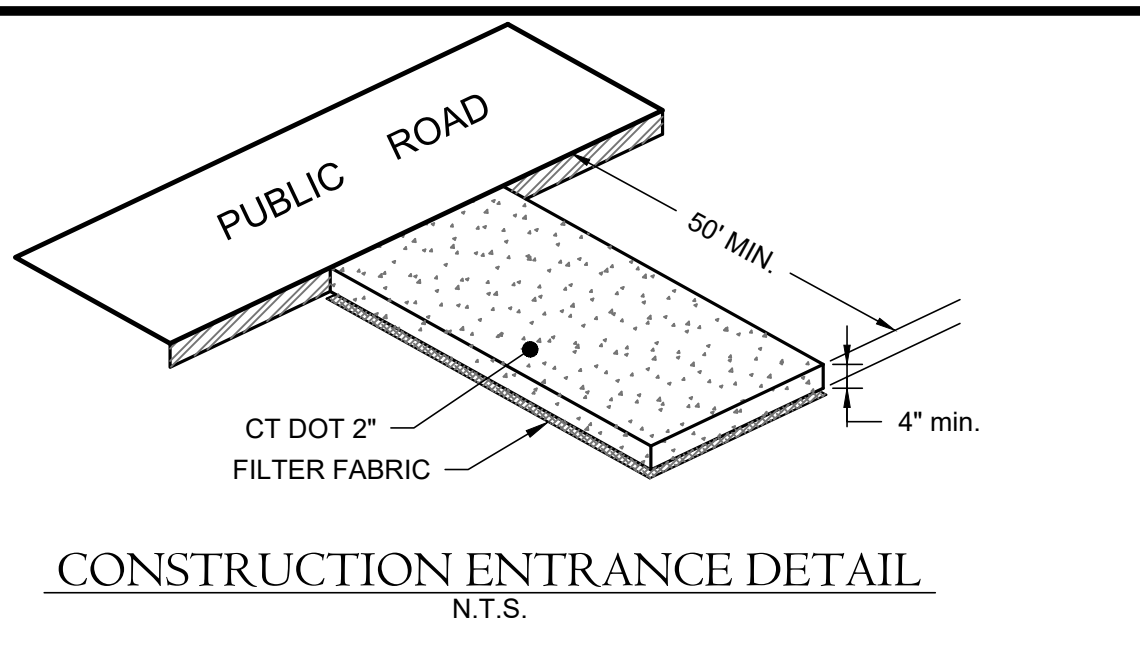
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ES1

#13653
 Barton N. Bovee P.E. Reg. No.
 NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO



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 DATE: 09/30/2021 10:58am
 PROJECT: 2125 - ES2 - Detailing - LAYOUTS
 DRAWN BY: JML
 CHECKED BY: MSL
 DATE: 09/30/2021 10:58am



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 Plainville, CT 06479 - 0044

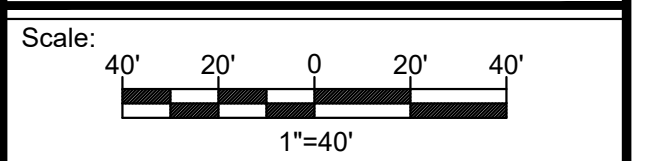
Tel: (860) 628-4484
 Fax: (860) 620-0196
 www.hecole.com

PROJECT NAME:
PROPOSED SITE IMPROVEMENTS

969 Hopmeadow Street
 Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
SOIL EROSION & SEDIMENTATION DETAILS

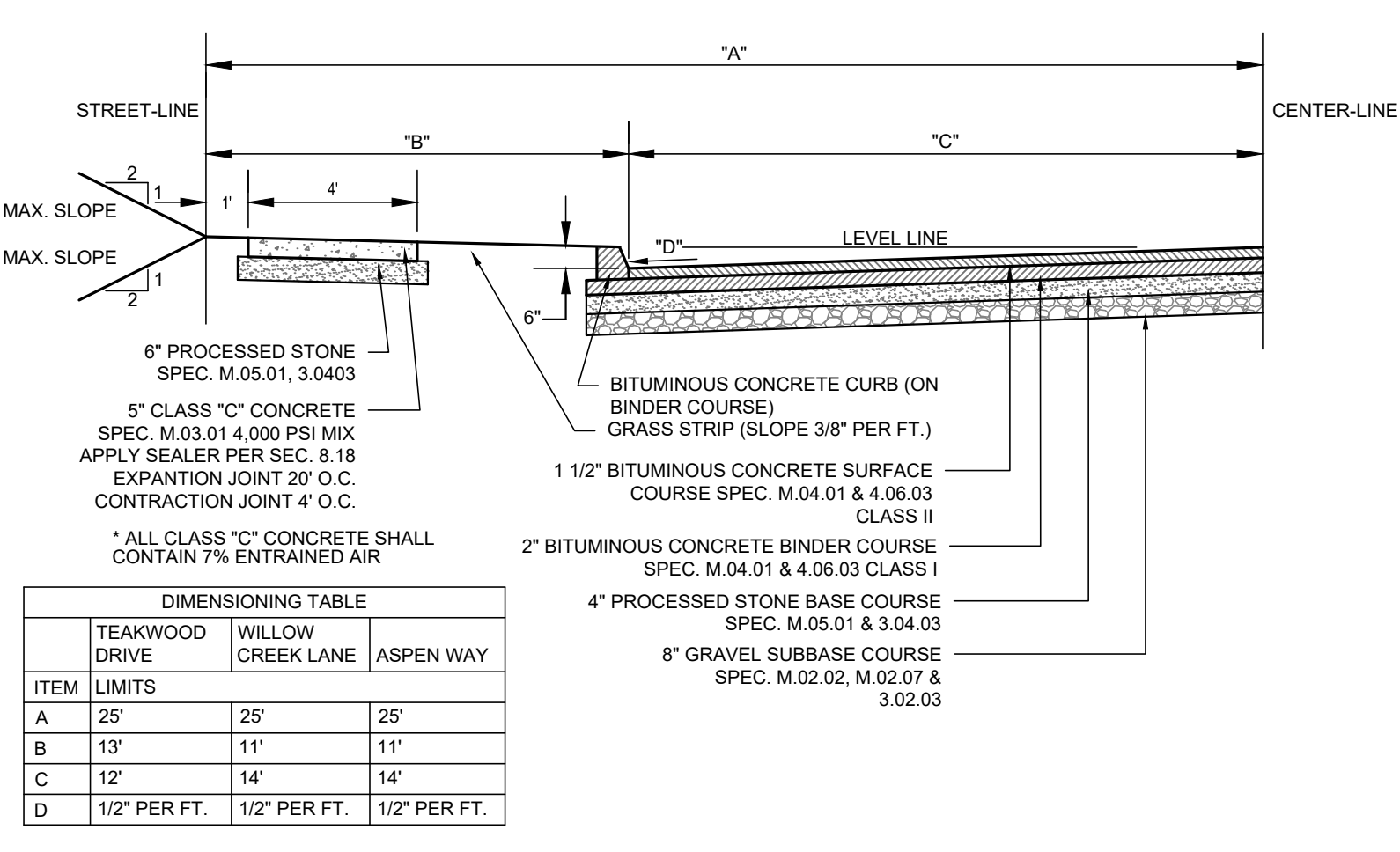


Date: September 30, 2021
 Project #: 2125 F.B. #: ---
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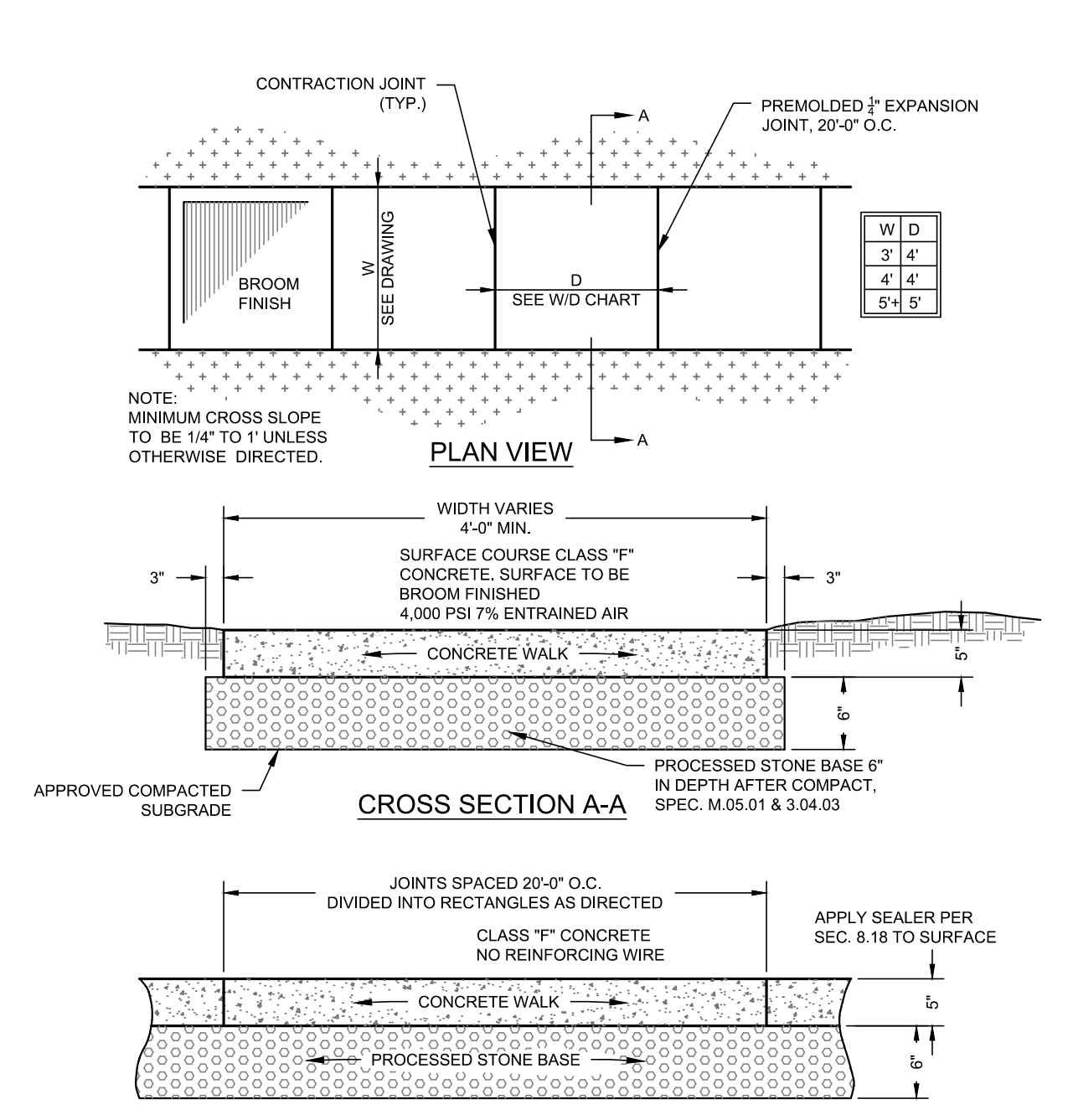
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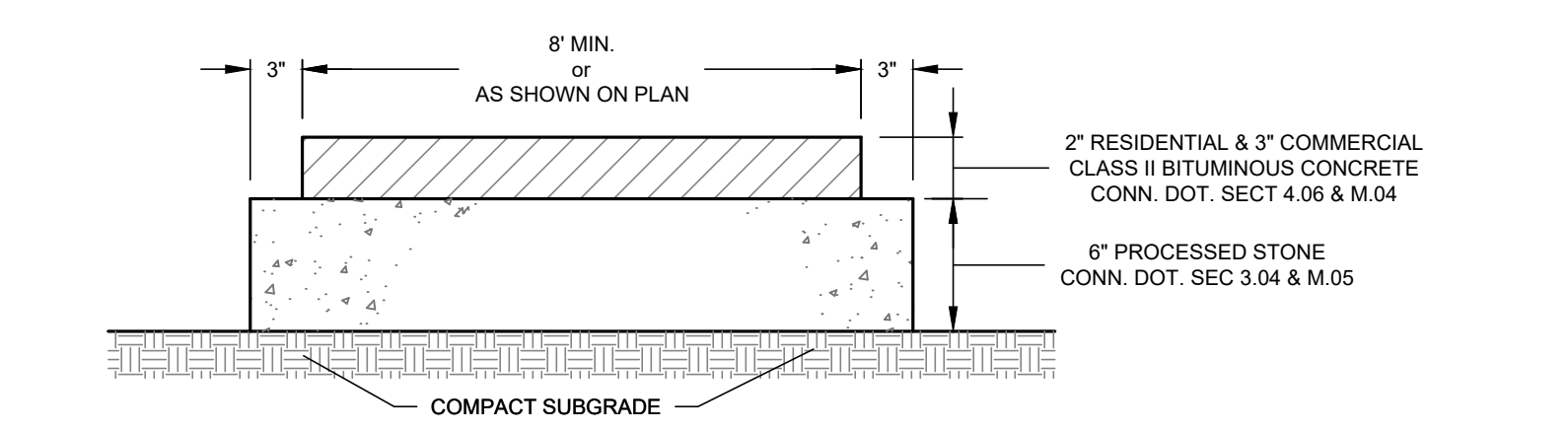
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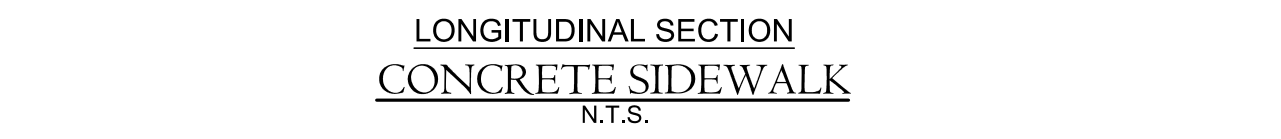
STANDARD ROAD SECTION FOR CONSTRUCTION OF ROADWAY AND SIDEWALK
N.T.S.



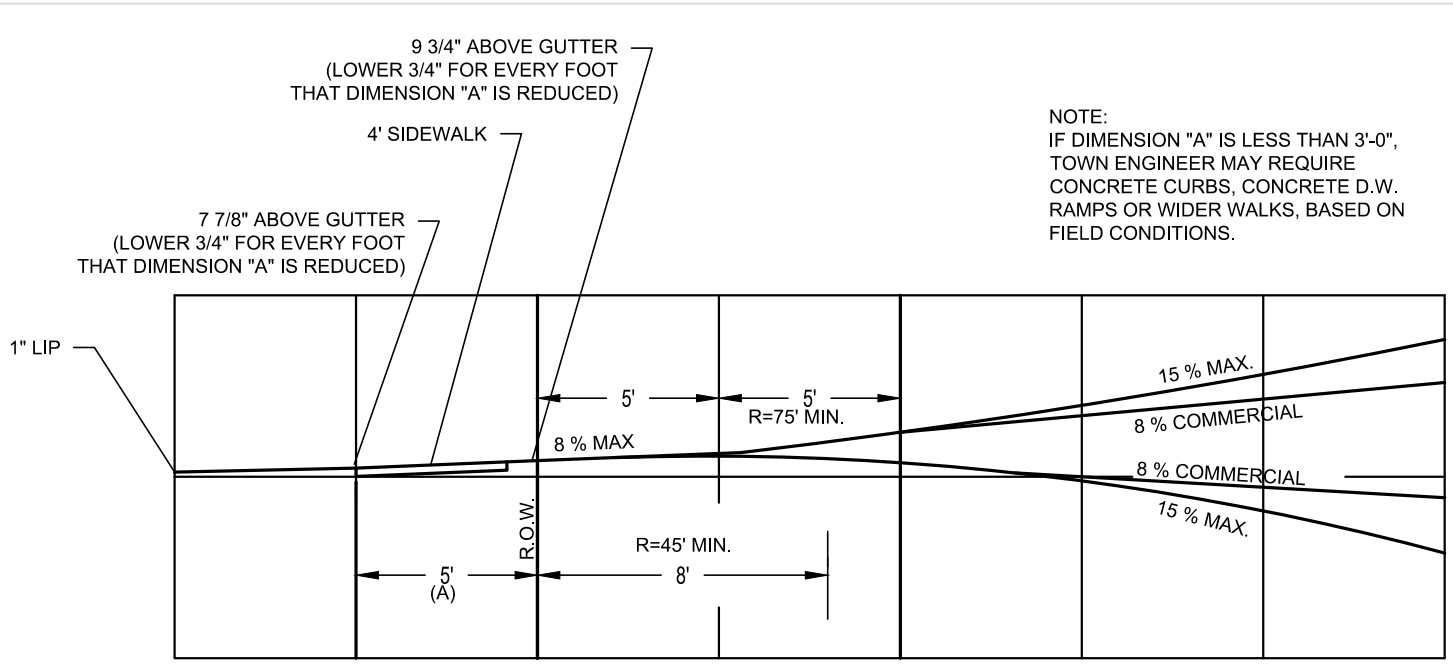
TYPICAL VINYL PRIVACY FENCE DETAIL
N.T.S.



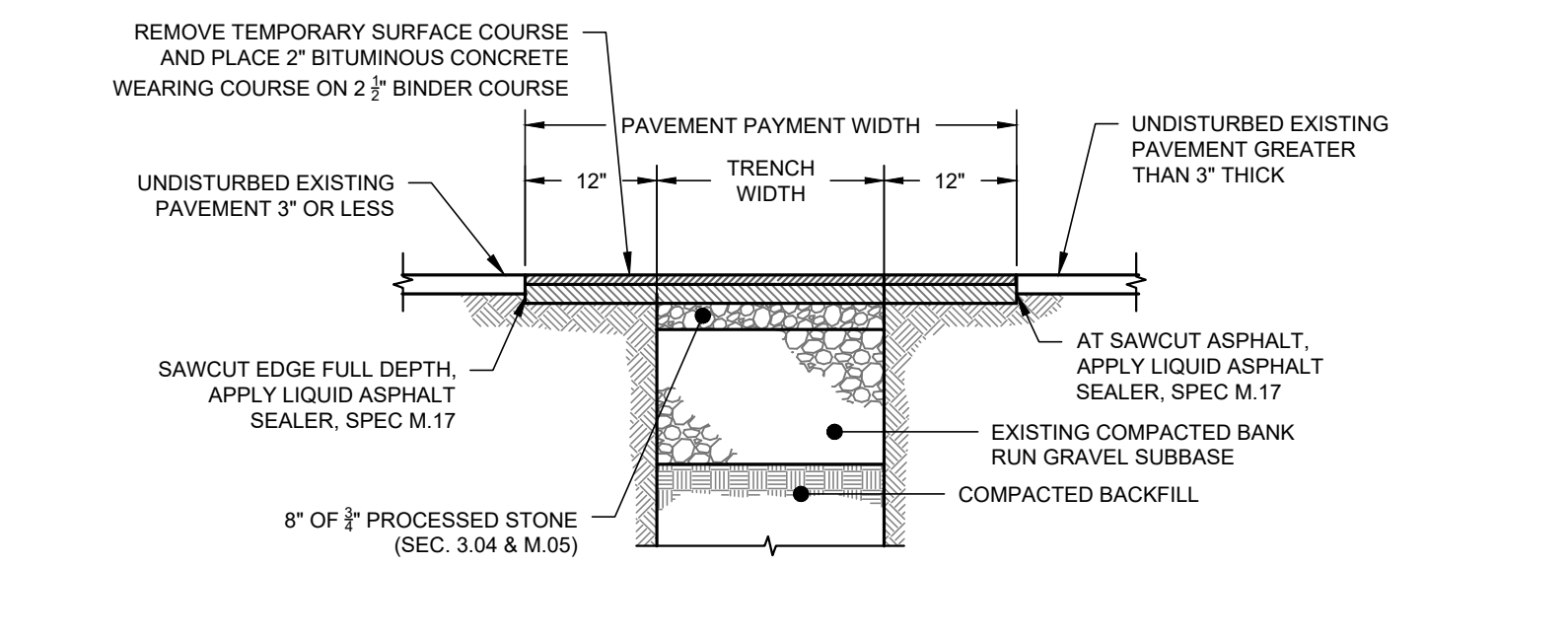
BITUMINOUS CONCRETE DRIVEWAY
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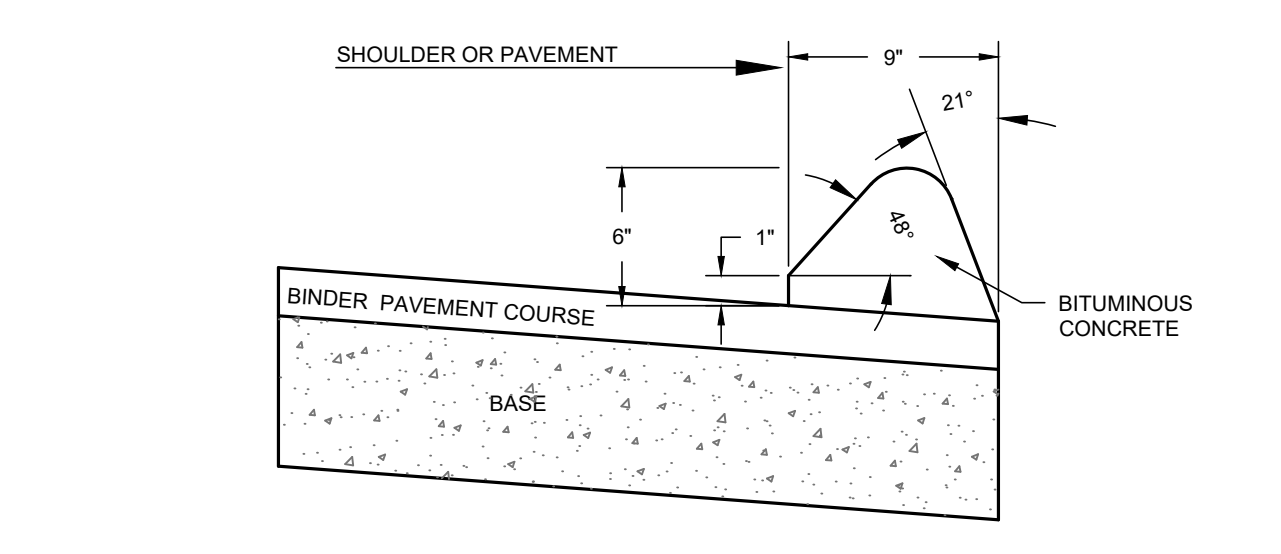
LONGITUDINAL SECTION CONCRETE SIDEWALK
N.T.S.



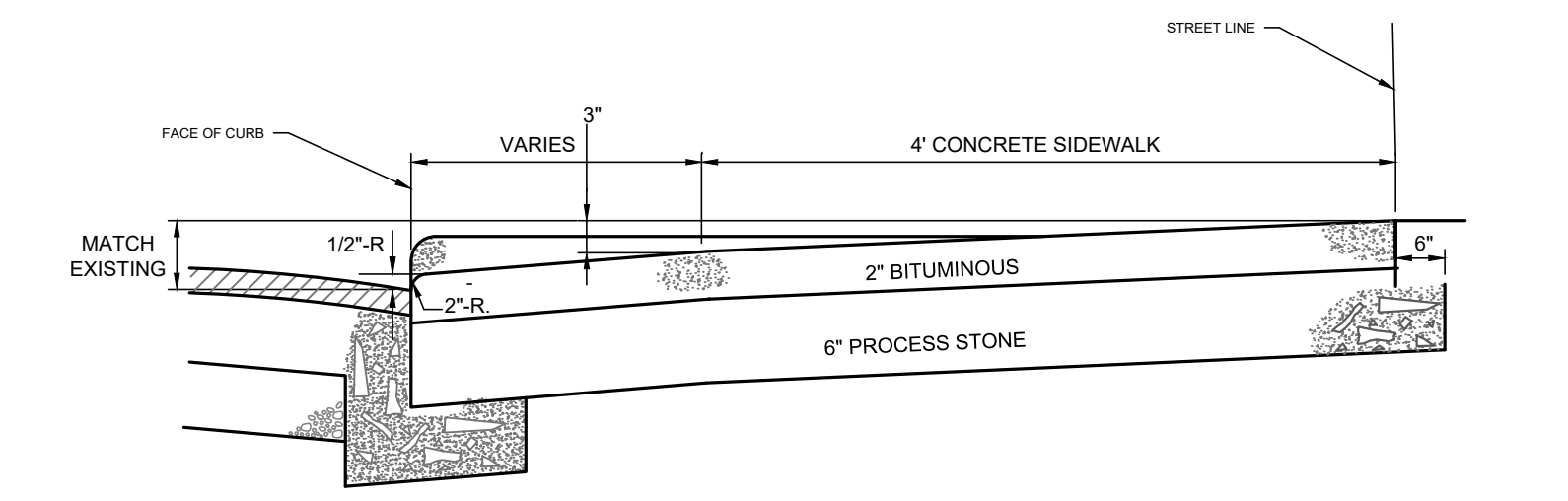
TYPICAL SECTION OF DRIVEWAY WITH SIDEWALK
N.T.S.



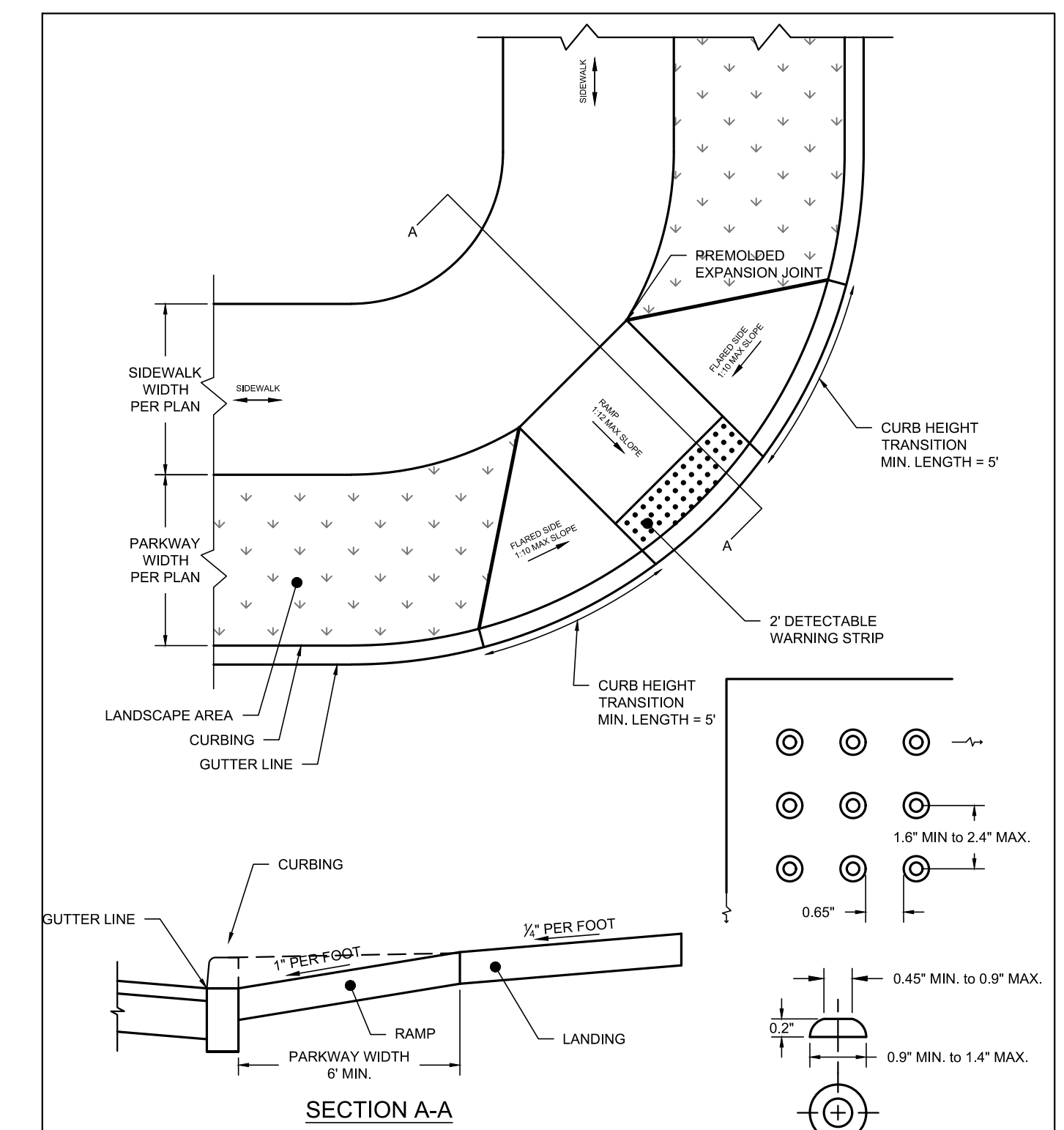
PERMANENT PAVEMENT PATCH DETAIL
N.T.S.



BITUMINOUS CONCRETE LIP CURBING
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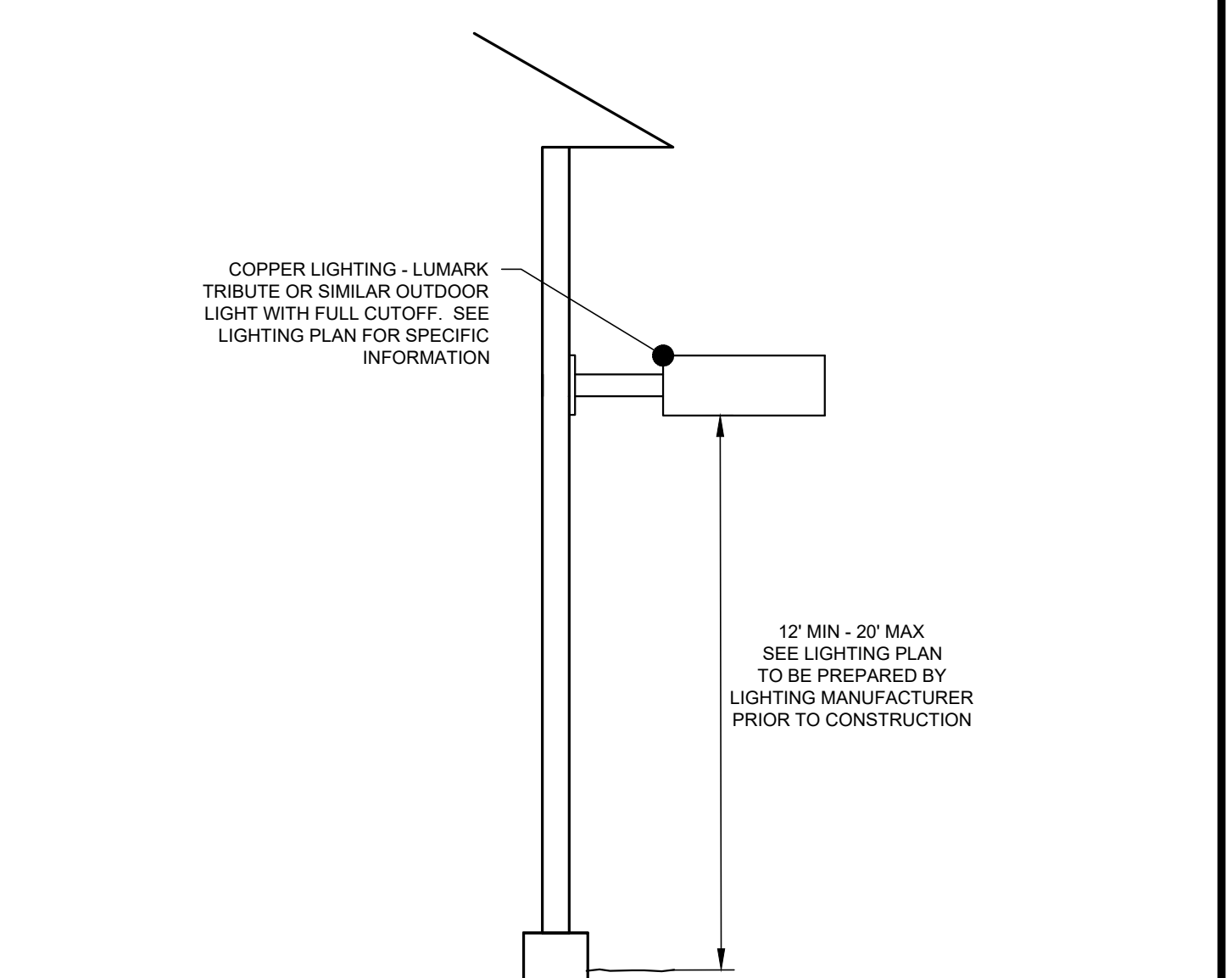


TYPICAL BITUMINOUS DRIVEWAY APRON CROSS SECTION
N.T.S.



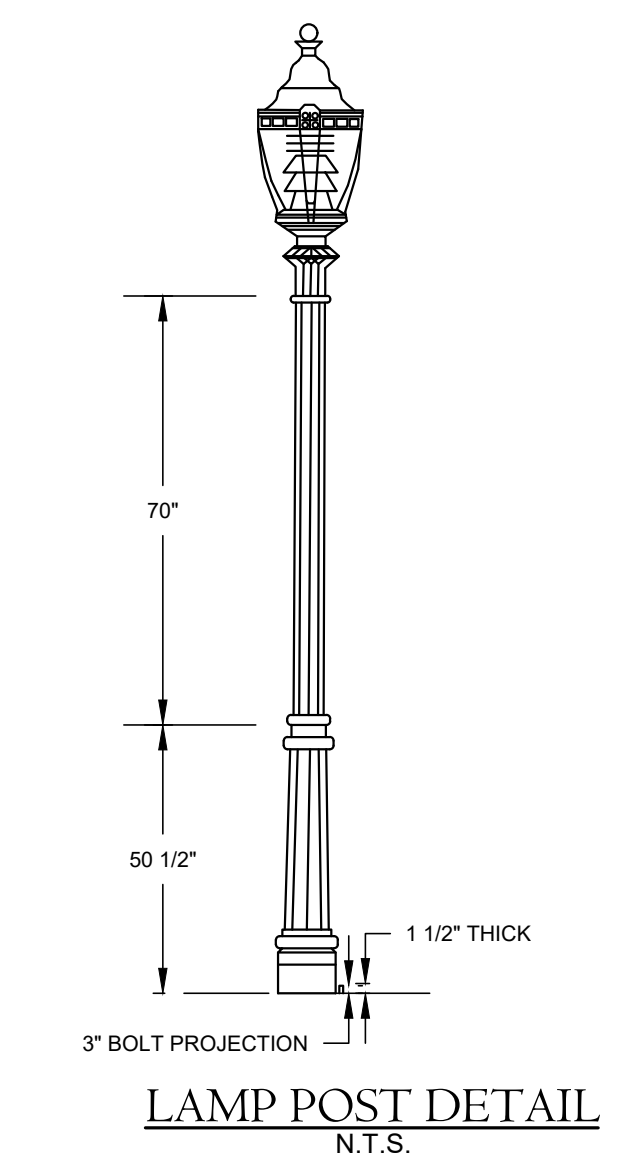
DIAGONAL RAMP - TYPE 3a DETACHED WALK WITH PARKWAY
N.T.S.

- GENERAL NOTES:**
- ALL RAMP SHALL BE CONSTRUCTED OF CLASS F CONCRETE PER DOT FORM 816. MIN. 4000 PSI WITH 5-7% AIR ENTRAINMENT.
 - SURFACES SHALL HAVE BROOM FINISH TRAVERSE TO THE SLOPE OF RAMP. THE SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADA/AG SECTION 4.5.
 - APPLY SEALER TO ALL CONCRETE SURFACES PER SEC. 8.18.
 - CARE SHOULD BE TAKEN TO ASSURE UNIFORM GRADE ON RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
 - MATERIALS AND CONSTRUCTION SHALL CONFORM WITH LOCAL GOVERNING STANDARDS.



BUILDING MOUNTED LIGHT DETAIL
N.T.S.

- NOTES:**
- LIGHT FIXTURE SELECTION IS SUBJECT TO OWNER APPROVAL AND TOWN REGULATIONS. VERIFY STYLE PRIOR TO CONSTRUCTION.
 - ALL LIGHTS SHALL BE FULL CUTOFF FIXTURES WITH RECESSED LENSES.
 - LIGHT TRESPASS ONTO ADJACENT PROPERTIES SHALL BE MINIMIZED.



LAMP POST DETAIL
N.T.S.

- LUMINAIRE SPECIFICATION**
 Manufacturer: King Luminaire Co. - Jefferson, Ohio
 Style: Catalog #K124-LAR-100HPS-III-K16-WRS
 Material: Globe DR Acrylic Ornamentation/Capitol Cast Aluminum
 IES Type: Type III Medium Semi-Cutoff
 Lamp: 100 Watt High Pressure Sodium
 Voltage: Advise
 Capitol: K16
 Options: Westing House Rings and Struts
 Finish: Advise Color
- LAMP POST SPECIFICATION**
 Manufacturer: Alloy Casting, Inc. - East Bridgewater, Ma.
 Style: Plymouth/Extruded Cat. #ACDP-P-10E
 Material: Base Heavy Wall Cast Aluminum, Alloy #356
 Shaft-5" OD Extruded Aluminum, 0.025" Wall Thickness Alloy #6063-T
 Height: 10 Foot overall
 Bolt Circle: 14" Diameter - 4 Bolt Pattern
 Anchor Bolt: (4) 1/4"x24"+3" Hook, Hot Dipped Galvanized
 Finish: Advise Color
 Options: N/A

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PROJECT NAME:
PROPOSED SITE IMPROVEMENTS
 969 Hopmeadow Street
 Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
DETAILS

Scale:
 N.T.S.

Date: September 30, 2011

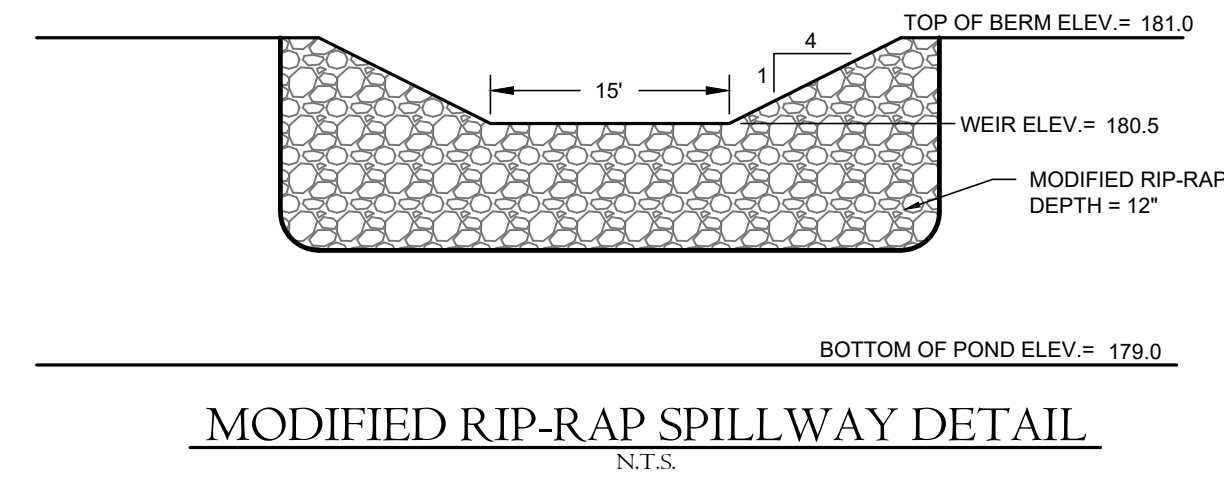
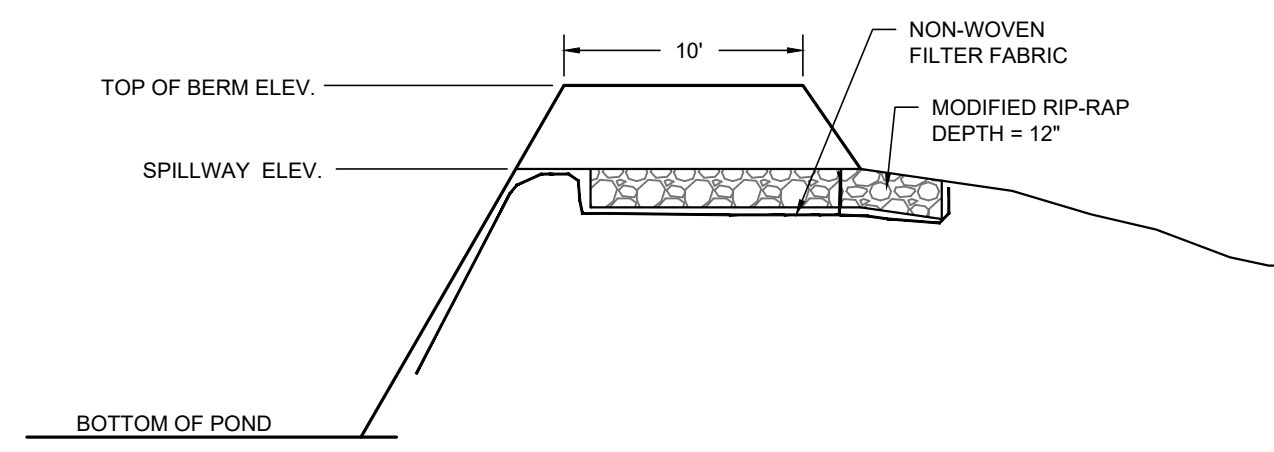
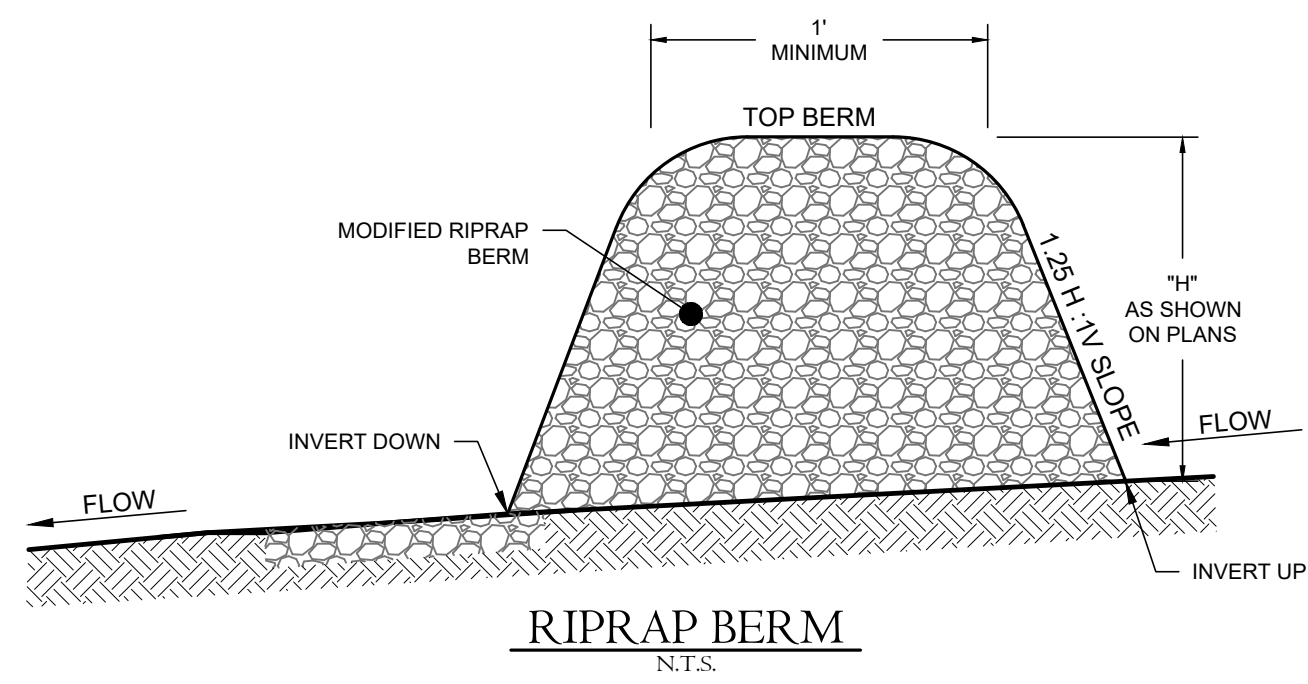
Project #: 2125 F.B. #: ---
 Drawn By: JML Approved By: BNB

Revisions:

Date:	Descriptions:
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Sheet #:
D1

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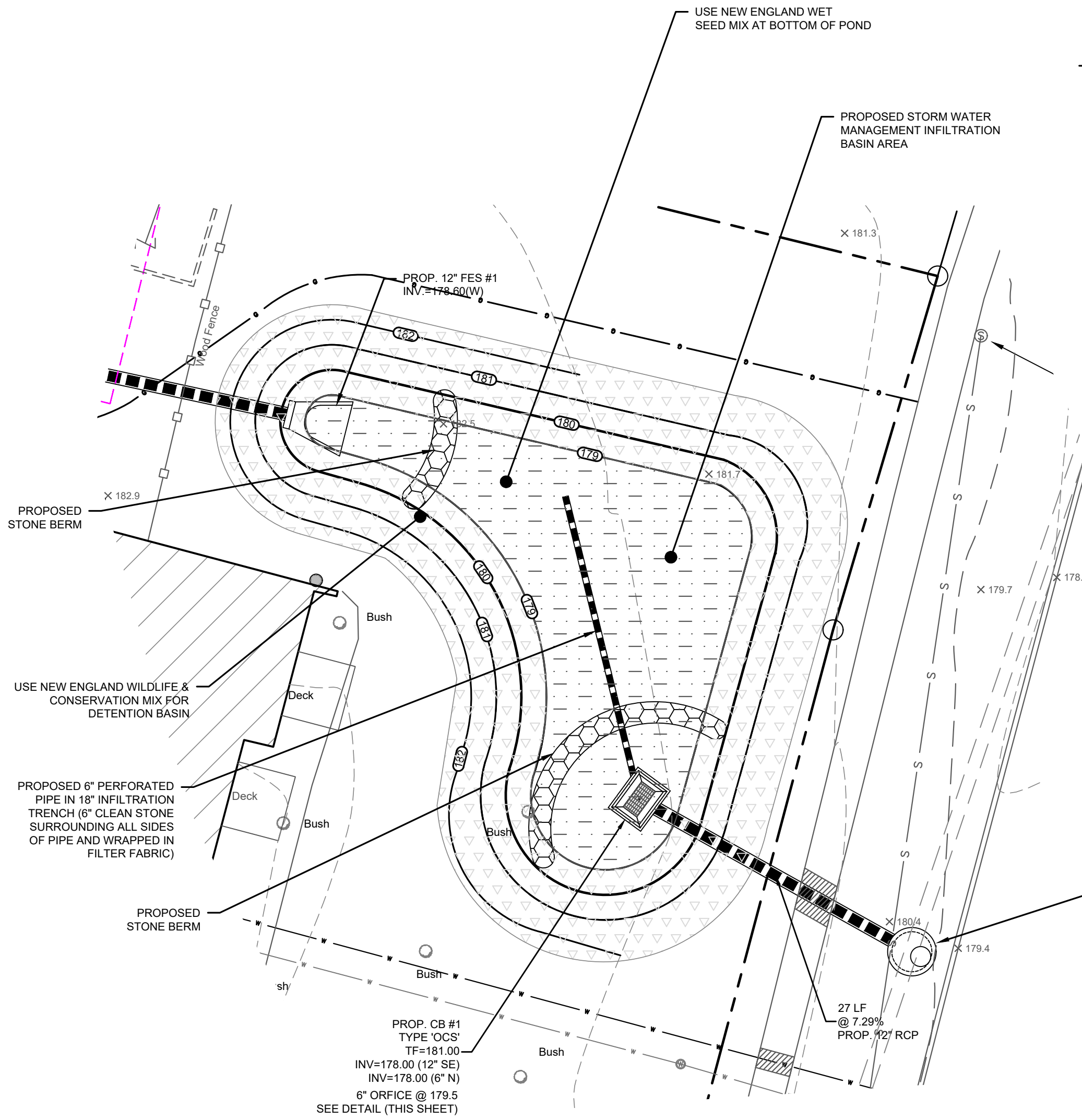


MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.

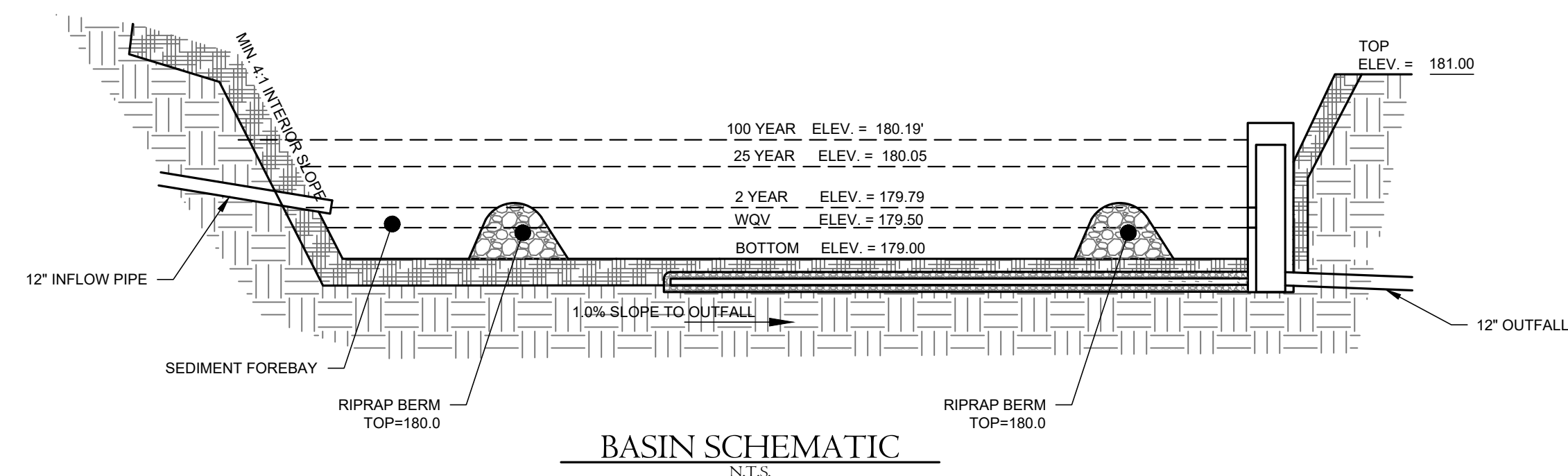
ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

SEED MIX & FABRIC LEGEND

- NEW ENGLAND WET MIX
APPLICATION RATE: 1 POUND/5,000 SQ. FT.
LOCATION: BASIN BOTTOM
- NEW ENGLAND WILDLIFE AND CONSERVATION MIX
APPLICATION RATE: 3 LB/5,000 SQ. FT.
LOCATION: DISTURBED AREAS SURROUNDING BASIN
- NEW ENGLAND EROSION CONTROL/RESTORATION MIX
APPLICATION RATE: 1 LB /1,250 SQ. FT.
LOCATION: BASIN SIDES AND TOP
- SLOPE WITH EROSION CONTROL FABRIC S150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL
(LOAM AND SEED, THEN APPLY FABRIC)
ALL SLOPES 3:1 OR STEEPER

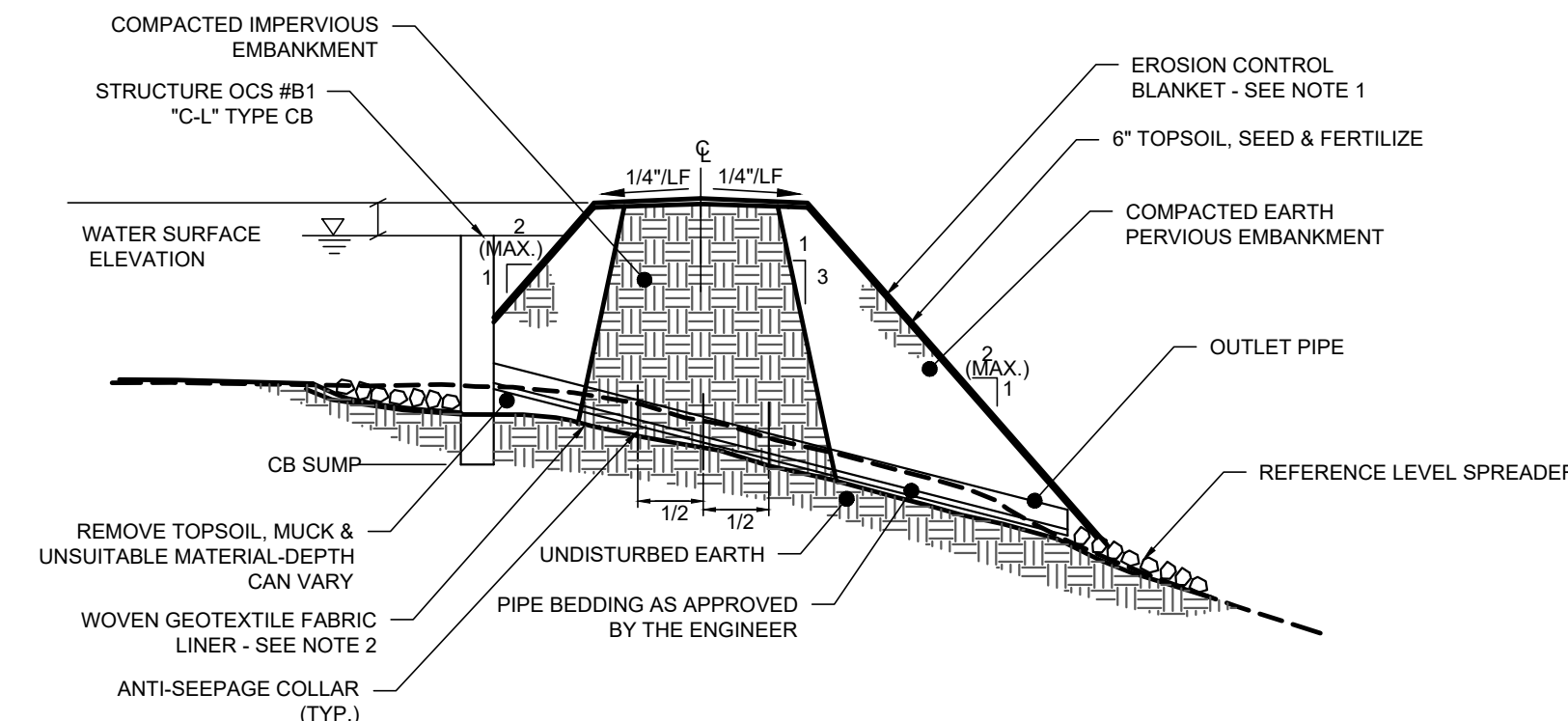


Proposed Storm Water Management Detention Area



BASIN SCHEMATIC
N.T.S.

- NOTES:**
- STRAW BLANKETS SHALL BE S150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
 - GEOTEXTILE FABRIC LINER SHALL BE MIRAFI 500X OR APPROVED EQUAL TO BE USED AT THE DISCRETION OF THE ENGINEER UPON INSPECTION OF THE SOIL CONDITIONS.
 - MIRAFAT SHALL BE AS MANUFACTURED BY MIRAFI, INC. OR APPROVED EQUAL INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. MODIFIED RIP-RAP OR ROCK REVETMENT UTILIZING ON-SITE MATERIALS SHALL BE ACCEPTABLE AS PER THE ENGINEER'S INSTRUCTIONS. INSTALL MIRAFAT-TM6 (GREEN) SLOPE REINFORCEMENT ALONG WET EDGE OF BASIN.



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.

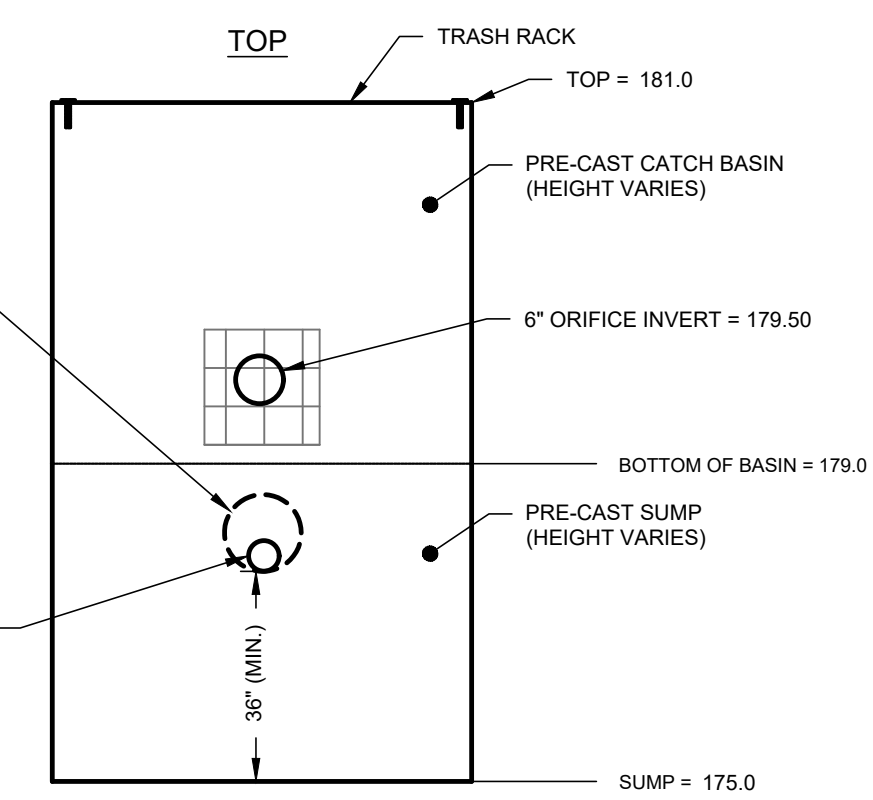
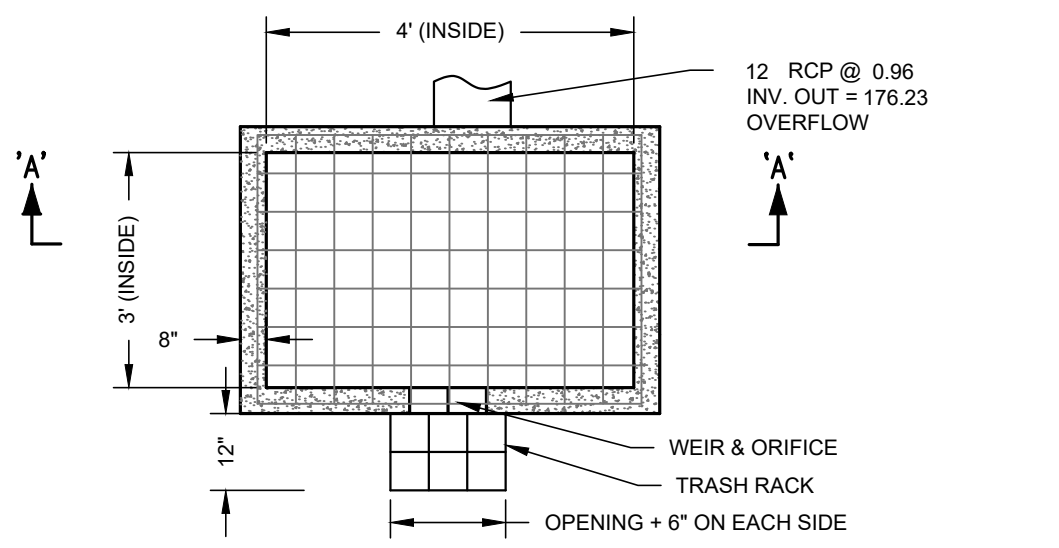
LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Proposed water valve
- Existing gas valve
- Proposed gas valve
- Existing underground pipe
- Existing treeline
- Existing edge of pavement
- Proposed curbing
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing utility box
- Proposed sidewalk ramp
- Existing contour
- Existing spot elevation
- Proposed contour
- Existing spot elevation
- Proposed spot elevation
- Deep test location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

- NOTES:**
- DETAIL IS FOR ILLUSTRATION PURPOSES ONLY. INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
 - CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.
 - THE STRUCTURE SHALL BE INSTALLED WATERTIGHT WITH ALL JOINTS PARGED WITH WATER PLUG, AND FROM 6" BELOW THE INLET WEIR AND DOWN THE EXTERIOR WALLS AND BOTTOM SHALL BE EPOXY COATED.

TRASH RACK OPTIONS:

- A:**
- MANUFACTURED BY PLASTIC SOLUTIONS INC. OR EQUAL
 - INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- B:**
- 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME
 - LWC#344, SWO#0.94" WIDTH = 0.25"
 - 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK
 - STEEL SHALL CONFORM TO ASTM A-36
 - ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING.
 - FABRICATOR MAY MODIFY COMPONENTS TO IMPROVE CONTRACTIBILITY.

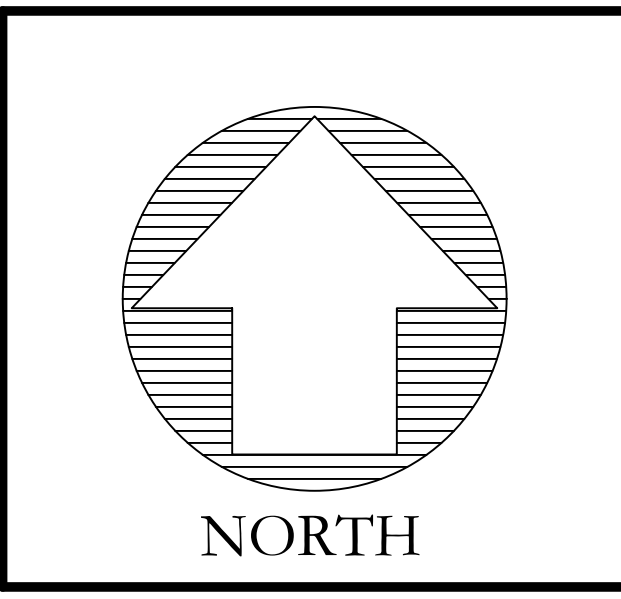


OUTLET CONTROL STRUCTURE DETAIL
N.T.S.

EROSION CONTROL SYMBOL LEGEND

- SILT FENCE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE/ SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION



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PROJECT NAME:
PROPOSED SITE IMPROVEMENTS

969 Hopmeadow Street
Simsbury, Connecticut

PREPARED FOR:
FREEDOM PROPERTY, LLC

Sheet Description:
DETENTION BASIN PLAN

Scale: 30' 15' 0' 15' 30'
1"=30'

Date: September 30, 2021

Project #: 2125 F.B. #: ---

Drawn By: JML Approved By: BNB

Revisions:

Date:	Descriptions:
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Sept. 7, 2016	Drainage Updates

Sheet #:
DB1



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Call before you dig.

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