## **GENERAL NOTES: GENERAL CONSTRUCTION NOTES:** ZONING NOTES: **SNOW STORAGE TABLE ZONING DATA TABLE** PER SECTION 17.4 OF THE SIMSBURY ZONING REGULATIONS, MAXIMUM BUILDING 1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION: 1. ALL SITE LIGHTING SHALL BE FULL CUT OFF FIXTURES AND ARRANGED TO MINIMIZE GLARE BEYOND 1. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT HEIGHT IS MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER PROPERTY BOUNDARY AND SHALL PROVIDE ADEQUATE GROUND LEVEL ILLUMINATION FOR SAFE 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 SNOWFALL "IN PLACE" SNOW 50% COMPACTED SNOW STORAGE DEPTH HIGH DENSITY RESIDENTIAL 'R-15' ZONING DISTRICT A. A CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED. "PROPERTY SURVEY, PREPARED FOR OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING. VEHICULAR AND PEDESTRIAN CIRCULATION. BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. DEPTH (INCHES) | VOLUME (CUBIC FEET) | VOLUME (CUBIC FEET) (INCHES/FEET) VESSEL TECHNOLOGIES INC., 446 HOPMEADOW STREET, SIMSBURY, CONNECTICUT," CONTRACTOR SHALL VERIFY ALL LOCATIONS. DIMENSIONS AND A. THE ELEVATION OF THE AVERAGE FINISHED GRADE AT THE PERIMETER OF SCALE: 1"=30', DATED: NOVEMBER 9, 2022, PREPARED BY ROB HELLSTROM LAND 2. ALL WORK TO CONFORM TO THE TOWN OF SIMSBURY, CT CONSTRUCTION STANDARDS. REQUIRED PROVIDED ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES 1.277 (2.3 / 0.19) THE BUILDING IS 94.2' ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED. B. THE ELEVATION OF THE TOP OF THE PARAPET IS 94.0 (ENTRY ELEVATION) + MIN. LOT AREA 15,000 SQ FT 85,591± SQ. FT. B. A MAP ENTITLED, "TOWN OF SIMSBURY, CONNECTICUT TOWN ACAD WETLAND MAP (6.8 / 0.57) SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES 7,665 3,832 ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE 42.75 (HEIGHT TO TOP OF PARAPET - SEE ARCHITECTURAL PLANS) = 136.75 2014, MAP: G13," SCALE: 1"=100', PREPARED BY NEW ENGLAND GEOSYSTEMS. (M.U.T.C.D.). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE 15,329 7,665 (13.7 / 1.14) LOT FRONTAGE 100 FT. 149.9± FT C. THEREFORE, THE HEIGHT OF THE BUILDING = 136.75 - 94.2 = 42.55 THE APPLICANT IS VESSEL TECHNOLOGIES INC. OF 46 WEST 55th STREET, NEW YORK, NY PRIOR TO CONSTRUCTION. WITH STANDARD HANDICAP BLUE BACKGROUNDS. 10019. THE PROPERTY OWNER IS EAY PROPERTIES LLC OF 540 HOPMEADOW STREET #6, . PARKING CALCULATION: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO 22,994 11,498 (20.5 / 1.71) FRONT YARD SETBACK 35 FT. 294.2 FT. FIRE LANES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TOWN OF SIMSBURY FIRE $^{ m 3}$ A. PER SECTION 10.2 OF THE SIMSBURY ZONING REGULATIONS, TWO PARKING CONSTRUCTION. DEPARTMENT 30,658 15,329 (27.4 / 2.28) 3. THE SUBJECT PARCEL IS IDENTIFIED AS LOT OOC3 ON TAX ASSESSORS MAP G13, BLOCK 142. SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. 80.0 FT (N) THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL SIDE YARD SETBACK 12 FT. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 882 PAGE 222. THE AREA OF THE PARCEL 5. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE 34.3 FT. (S) THEREFORE, 64 UNITS x 2 SPACES/UNIT = 128 PARKING SPACES REQUIRED REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF 45,987 22,994 (41.1 / 3.42) IS 85,591 SQ. FT. (1.96± ACRES). LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN.) FERTILIZED, SEEDED AND SIMSBURY. B. PER CT PUBLIC ACT 21-29, THE MAXIMUM PARKING LIMITATIONS FOR REAR YARD SETBACK 25 FT. 39.8 FT. MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS. 4. THE SUBJECT PROPERTY IS LOCATED IN THE HIGH DENSITY RESIDENTIAL 'R-15' ZONING MULTI-FAMILY DEVELOPMENTS ARE 1 PARKING SPACE FOR EACH EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. SNOW REMOVAL AREA (PARKING LOT) = 30,658 SQ. FT. . ANY AND ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE TOWN PLANNER/ZONING 5. DISTRICT MAX. BUILDING HEIGHT 42.55± FT. ONE-BEDROOM UNIT, AND 2 PARKING SPACES FOR EACH TWO-BEDROOM THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO 35 FT. OFFICIAL AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION. NO UNAPPROVED SNOW STORAGE AREAS = 670 SQ. FT. + 6,045 SQ. FT. = 6,715 SQ. FT. (SEE ZONING NOTE #4) (SEE ZONING NOTE #1) MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS THE EXISTING PARCEL IS DEVELOPED AS A SINGLE-FAMILY RESIDENCE. THE APPLICANT IS SIGNAGE SHALL BE PLACED ON LIGHT POLES, BUILDINGS, OR GROUNDS SUBJECT TO THIS APPROVAL. PROPOSING TO DEMOLISH THE EXISTING BUILDING AND IMPROVEMENTS AND CONSTRUCT A RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND ONE-BR UNITS: 61 ONE-BR UNITS X 1 SPACE/UNIT = 61 PARKING SPACES IMPERVIOUS COVERAGE 45,830 SQ. FT. NEW FOUR-STORY, 11.563 SQ. FT. (FOOTPRINT), MULTI-FAMILY RESIDENTIAL BUILDING. 7. TRASH COLLECTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY. AFTER CONSTRUCTION TWO-BR UNITS: 3 TWO-BR UNITS X 2 SPACES/UNIT = 6 PARKING SPACES CONSISTING OF 61 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 64 73 PARKING SPACES HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, 6. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY TOTAL: 61 SPACES + 6 SPACES = 67 PARKING SPACES UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM MIN, REQUIRED PARKING 29 RESERVE PARKING AND 8:00 A.M. TO 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, 128 PARKING SPACES HOPMEADOW ROAD (CT ROUTE 10), A NEW PARKING LOT WITH 73 PAVED SPACES AND 29 (SEE ZONING NOTE #2) SPACES = 102 TOTAL C. PARKING SPACES PROVIDED: 73 PAVED PARKING SPACES + 29 RESERVE SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS RESERVE SPACES FOR A TOTAL OF 102 PARKING SPACES, NEW UTILITY CONNECTIONS, NEW PARKING SPACES PARKING SPACES = 102 TOTAL PARKING SPACES OR OTHERWISE. IS APPROVED WITH THIS APPLICATION. AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS. AND A NEW STORMWATER MANAGEMENT SYSTEM. THE 3. THE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL DELIVERIES OF MATERIALS/EQUIPMENT TO THE SITE RELATED TO THIS CONSTRUCTION PROJECT ARE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL STATUTES 8-30G. STATUTES 8-30G LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY TO SATURDAY. 6. THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE TOWN OF SIMSBURY INLAND WETLANDS & WATERCOURSES COMMISSION FOR A WETLANDS PERMIT. THE TOWN OF 10. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT DRAWING SHALL BE SUBMITTED SIMSBURY PLANNING & ZONING COMMISSION FOR A SITE PLAN APPLICATION, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR WORK WITHIN THE CT ROUTE 10 11. SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. DURING LARGE STORM EVENTS, UP TO 35 RIGHT-OF-WAY. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED INLAND TOTAL PARKING SPACES MAY BE USED FOR SNOW STORAGE (29 RESERVE SPACES SHOWN), FOR CONTRACT DOCUMENTS. WETLAND HOWEVER, AT NO POINT SHALL THE MINIMUM NUMBER OF AVAILABLE PARKING SPACES BE REDUCED. 7. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION. TO LESS THAN THE MINIMUM REQUIRED 67 PARKING SPACES (SEE ZONING NOTE #2). CL&P IN THE EVENT THAT SURPLUS SNOW CANNOT BE STORED ON SITE IN THE DESIGNATED AREAS. THE SURPLUS SNOW SHALL BE REMOVED FROM THE SITE AND STOCKPILED AT AN APPROVED LOCATION #1845 IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS AND REGULATIONS. ANY PLANTINGS DAMAGED DURING ON-SITE SNOW STOCKPILING SHALL BE REPLACED IN KIND. STORMWATER MANAGEMENT AREA 'A1' -REFER TO SNOW STORAGE TABLE BELOW FOR STORAGE DEPTH CALCULATIONS. - REFER TO GRADING & DRAINAGE PLAN HAZELWOOD II HOMEOWNER'S NEW 5'(W) CONCRETE SIDEWALK NEW 36" (H) (MIN.) SOLID -ASSOCIATION, INC. WITH MONOLITHIC CURB (TYP.) $\Box$ VINYL FENCE (TYP.) NEW ENDWALL -- NEW 12" PAINTED STOP BAR AND 24" NEW TIMBER GUIDERAIL NEW DRAINAGE MANHOLE (TYP.) -**NEW 4" PAINTED STEEL -**'STOP' SIGN ON BREAKAWAY POST NEW PARALLEL SIDEWALK RAMP NEW SIGN - "FIRE LANE NO PARKING" CONCRETE FILLED - NEW TRANSFORMER (QUANTÌT) AND DETECTIBLE WARNING STRIP (TYP.) BOLLARDS NEW PERPENDICULAR SIDEWALK RAMP -AND FINAL LOCATION TO BE (4) NEW VAN ACCESSIBLE PARKING SPACES -AND DETECTIBLE WARNING STRIP (TYP.) DETERMINED BY EVERSOURCE) (INCLUDING (1) ELECTRIC VEHICLE READY SPACE) NEW BITUMINOUS CONCRETE PAVEMENT (TYP.) -- APPROXIMATE LOCATION OF WITH NEW BOLLARD MOUNTED SIGNS (TYP.) NEW MOUNTABLE **FUTURE GROUND MOUNTED** NEW 5'(W) CONCRETE SIDEWALK -BITUMINOUS CONCRETE CAPE NEW MODULAR BLOCK RETAINING WALL MONUMENT SIGN WITH MONOLITHIC CURB (TYP.) COD' STYLE CURB ALONG NEW CATCH BASIN (TYP.) -NEW 4" PAINTED LINE (TYP.) NEW PAINTED DIRECTIONAL ARROW (TYP.) -NORTHERN EDGE OF PARKING SNOW STORAGE NEW LIGHT POLE & FIXTURE -CL&P - (7) NEW ELECTRIC VEHICLE AREA=6,045 SQ. FT. #494 READY PARKING SPACES (TYP. x9) - SEE PHOTOMETRIC PLAN (14) RESERVE (12) RESERVE PARKING SPACES PARKING SPACES 73 TOTAL PAVED PARKING SPACES 31 PARKING + 29 TOTAL RESERVE PARKING SPACES - NEW 24'(W) TURESTONE SPACES = 102 TOTAL PARKING SPACES PAVERS (SEE DETAIL) AND 16'(W) SWING BAR GATE SPACES TO PROVIDE EMERGENCY ACCESS TO FARMINGTON CANAL HERITAGE TRAIL NEW PRECAST -CONCRETE CURB (TYP.) ELEV. Bist FLOOR MECHANICAL PLUMBING, ELECTRICAL ROOM LANDING 32 PARKING END TRANSITION TO 6" CURB REVEAL **(S)** AND STEPS SPACES START TRANSITION TO 6" CURB REVEAL END TRANSITION TO 0" CURB REVEAL ugsquare START TRANSITION TO 0" CURB REVEAL NEW 11,563 SF (FOOTPRINT) 4-STORY MULTI- FAMILY RESIDENCE STATE OF (61 1-BEDROOM UNITS AND SNET L SNOW STORAGE CONNECTICUT 3 2-BEDROOM UNITS) AREA=670 SQ FT 1ST FLOOR FFE=95.2 - STORMWATER MANAGEMENT AREA 'D' -STORMWATER MANAGEMENT AREA 'A4' - -STORMWATER MANAGEMENT AREA 'A2' -REFER TO GRADING & DRAINAGE PLAN REFER TO GRADING & DRAINAGE PLAN REFER TO GRADING & DRAINAGE PLAN STORMWATER MANAGEMENT AREA 'A3' - -REFER TO GRADING & DRAINAGE PLAN NEW CONCRETE PAD, 8'(H) DUMPSTER -ENCLOSURE AND DUMPSTERS WITH BEAR RESISTANT LIDS STORMWATER MANAGEMENT AREA 'C' -**REFER TO GRADING & DRAINAGE PLAN** STORMWATER MANAGEMENT AREA 'B' -JAMES P. AND SANDRA E. REFER TO GRADING & DRAINAGE PLAN **FOLEY** CL&P #1846 PROJECT NO. NEW 4 (W)x40.5 (L) CONCRETE PAD - NEW 4'(W) STONE 2022-0013 WITH 6'(H) ENCLOSURE AND DUST PATH (SEE DETAIL) (20) NEW HEAT PUMP UNITS DRAWN BY SMM N/F **M&S REALTY** JOE KANES HOUSE, LLC

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SCALE IN FEET

SCALE: 1" = 20' 4/4/2022 SMM 4/4/2023 DRAWING

SL-1

SHEET NUMBER: 1 OF 2

## **GRADING & DRAINAGE NOTES:** STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN: 4. BIORETENTION BASIN DRAINAGE STRUCTURE TABLE DRAINAGE STRUCTURE TABLE DRAINAGE STRUCTURE TABLE DRAINAGE PIPE TABLE CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED 1. A. PRUNE SHRUBS AS NEEDED TRUCTURE ID STRUCTURE TYPE INVERT STRUCTURE ID STRUCTURE TYPE INVERT STRUCTURE ID STRUCTURE TYPE INVERT **STRUCTURES** STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION. B. BASIN FLOOR/SIDE SLOPES SHALL BE MOWED 6" TO 8" AS NEEDED. GRASS CLIPPINGS, LEAVES AND FRAME A. THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEPT AT LEAST ONCE PER ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED DURING THE SUMMER. HOWEVER. THE SITE CONTRACTOR SHALL REVIEW THE SITE GRADES AND YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON. TYPE C CE 94.40 88.50 (12" OUT) (E) CB-1 - ICS-1 PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATES THE SOIL AND ADD FEATURES TO ENSURE THAT THE PROPOSED WORK IS CONSISTENT W/4'SUMPAND 89.70 86.20 (12" OUT) (W) W/2'SUMP 87.50 (12" IN) (N) CATCH BASINS AND MANHOLES DRAINAGE MANHOLE 94.45 ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS WITH THE EXISTING CONDITIONS AS PRESENTED ON THE PLANS, AT TRAP HOOD 86.90 (12" IN) (W) SWM-A1 OUTLET TYPE 'CL' CB A. A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH SMOTHERING OR KILLING VEGETATION AND AESTHETICS. 88.20 (12" IN) (W CORRUGATED HDPE LEAST ONE NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE 86.65 (15" OUT) (E) CB-4 W / 4' SUMP AND MANIFOLD -85.90 (12" IN) (E 88.20 (12" OUT) (N) SMOOTH INTERIOR INLET CONTROL BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY, ROAD SITE PRIOR TO CONSTRUCTION. . REMOVE SEDIMENT GREATER THAN 1.0 INCH DEEP IN MARCH-APRIL IN THE FILTER MEDIA BED IN A ICS-1 85.86 (12" OUT) (W TRAP HOOD OCS-1 85.45 (8" IN) (S) SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. STRUCTURE MANNER TO MINIMIZE DAMAGE TO VEGETATION. CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS AND 85.86 (12" OUT) (N DRAINAGE MANHOLE 93.10 84.85 (15" IN) (W) 88.10 (12" IN) (S) **CORRUGATED HDPE** AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OCS-1 - DMH-3 INLET CONTROL D. INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY. INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE 84.85 (15" OUT) (N) SMOOTH INTERIOR ADS STORMTECH 88.06 (12" OUT) (W) OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED. STRUCTURE TORMWATER 85.70 (12" IN) (E) REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN 88.06 (12" OUT) (N) MC-3500 85.86 (12" IN) CORRUGATED HDPE B. EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE THE BASIN AND EMBANKMENTS. NAGEMENT SUBSURFACE DRAINAGE MANHOLE 93.30 84.70 (15" IN) (S) CB-2 - ICS-2 ADS STORMTECH 85.86 (12" OUT SMOOTH INTERIOR INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING INFILTRATION AREA A1 STORMWATER 84.70 (15" OUT) (W IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN, MC-3500 **GENERAL CONSTRUCTION NOTES:** WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY 88.06 (12" IN) SWM-A2 OUTLET SYSTEM OR IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT. MANAGEMENT SUBSURFACE 84.25 (15" IN) (E) CORRUGATED HDPE DRAINAGE MANHOLE 92.50 VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT. 88.06 (12" OUT) MANIFOLD -THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE OUTLET CONTROL 85.86 (12" IN) (S AREA A3 INFILTRATION THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12" SMOOTH INTERIOR OCS-1 APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY 92.70 OCS-2 STORMTECH UNDERGROUND INFILTRATION SYSTEM STRUCTURE 85.80 (12" OUT) (W) SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND READILY SEPARATES FROM SYSTEM VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY CONCRETE ENDWALL 84.10 (15") CORRUGATED HDPE THE BASIN FLOOR TO MINIMIZE SMEARING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF OUTLET CONTROL THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE 88.06 (12" IN) (S & OCS-2 - DMH-1 OCS-3 94.50 SMOOTH INTERIOR THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF STRUCTURE 88 00 (12" OUT) (N) CB-2 W/4'SUMPAND 92 90 87.80 (12" OUT) (9 OUTLET CONTROL THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED IN AREAS DRAINING TO THE OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE OCS-5 93.60 | 89.00 (12" OUT) (S **CORRUGATED HDPE** TRAP HOOD STRUCTURE CB-3 - CB-4 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM INSPECTED ONCE EVERY 6 MONTHS. BIORETENTION BASIN. SMOOTH INTERIOR 94.50 89.00 (12" OUT) (S) CB-5 W/4' SUMP AND 87.70 (12" IN) (E) OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION 88.20 (12" IN) (2) INLET CONTROL DRAINAGE MANHOLE 95.20 AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED A 5 DRYWELL AND COLLECTION BASIN CORRUGATED HDPE TRAP HOOD 93.30 87.66 (12" OUT) (W) ACTIVITY, CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS 88.20 (12" OUT) (N) CB-4 - ICS-3 STRUCTURE SMOOTH INTERIOR MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT A. THE DRYWELL SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING 87.66 (12" OUT) (N AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF 88.90 (12" IN) (E) INLET CONTROL SEDIMENT HAS ACCUMULATED. A STADIA ROD SHOULD BE INSERTED TO FES-1 FLARED END SECTION 87.00 (12") AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, SWM-A3 OUTLET UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER 88.86 (12" OUT) (W) ADS STORMTECH CORRUGATED HDPE DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF STRUCTURE THE DRYWELLS SHALL BE INSPECTED ONCE EVERY 6 MONTHS MANIFOLD -SHALL BE NOTIFIED. STORMWATER 88.86 (12" OUT) (N) MC-3500 SMOOTH INTERIOR ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND 87.66 (12" IN) STORMWATER | CURTAIN DRAIN/ 88.30 (W END IN OCS-3 AFTER THE FIRST YEAR OF OPERATION. THE DRYWELLS SHALL BE INSPECTED A MINIMUM OF ONCE ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE ANAGEMENT SUBSURFACE ADS STORMTECH PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A 87.66 (12" OUT) NAGEMENT GROUNDWATER 88.65 (E END IN) PER YEAR, IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA AREA A2 INFILTRATION CORRUGATED HDPE TORMWATER PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE MC-3500 OCS-3 - DMH-1 88.86 (12" IN) AREA C 87.40 (OUT) DRAIN ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE SMOOTH INTERIOR MANAGEMENT SUBSURFACE OBTAINED PRIOR TO CONSTRUCTION. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY 88.86 (12" OUT) DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY OUTLET CONTROL 87.40 (6" IN) (N & S) OUTLET CONTROL 87.66 (12" IN) (N & E AREA A4 INFILTRATION OCS-6 THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO OCS-2 94.20 CORRUGATED HDPE THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE DISPOSED OFF-SITE, CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS. STRUCTURE 87.20 (8" OUT) (E 87.60 (12" OUT) (S) CB-5 - ICS-4 STRUCTURE SYSTEM SMOOTH INTERIOR CONSTRUCTION. LIMITED TO. THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL COLLECTION BASIN SHALL BE ROUTINELY CHECKED FOR SEDIMENT ACCUMULATION, TRASH, AND 86.20 (8" IN) (SW) OUTLET CONTROL 88.86 (12" IN) (N) DRAINAGE MANHOLE 94.20 DMH-6 OBSERVATIONS, AND DATE OF CLEANING PERFORMED OCS-4 96.25 SWM-A4 OUTLET THE CONTRACTOR SHALL OBTAIN. REVIEW AND ADHERE TO ALL INLAND DEBRIS. BASIN SHALL BE MOWED TO 4-6" AS NEEDED. GRASS CLIPPINGS, LEAVES AND 86.20 (8" OUT) (N) **CORRUGATED HDPE** STRUCTURE 88.80 (12" OUT) (E) MANIFOLD -REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED REMOVE ANY INVASIVE SPECIES WETLAND SMOOTH INTERIOR OCS-4 (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS. CORRUGATED HDPE 6. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY D. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OCS-4 - DMH-1 SMOOTH INTERIOR OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH CORRUGATED HDPE A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING DMH-1 - DMH-2 PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT SMOOTH INTERIOR PROPERTIES BOTH DURING AND AFTER CONSTRUCTION CORRUGATED HDPE N/F DMH-2 - DMH-3 **SMOOTH INTERIOR** A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY HAZELWOOD II HOMEOWNER'S ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, **CORRUGATED HDPE** ASSOCIATION, INC. DMH-3 - DMH-4 INCLUDING BUT NOT LIMITED TO APRONS. CURB CUTS. UTILITY STORMWATER MANAGEMENT AREA 'A3' - ¬ STORMWATER MANAGEMENT AREA 'A1' - -STORMWATER MANAGEMENT AREA 'A4' - ¬ STORMWATER MANAGEMENT AREA 'A2' -LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE CORRUGATED HDPE (18) ADS STORMTECH MC-3500 CHAMBERS (21) ADS STORMTECH MC-3500 CHAMBERS (27) ADS STORMTECH MC-3500 CHAMBERS (18) ADS STORMTECH MC-3500 CHAMBERS DMH-4 - EW-1 RIGHT-OF-WAY SMOOTH INTERIOR WITH (1) ISOLATOR ROW. WITH (1) ISOLATOR ROW. WITH (1) ISOLATOR ROW. WITH (1) ISOLATOR ROW TOP OF PAVEMENT ELEV. (PROVIDED)=91.4± TOP OF PAVEMENT ELEV. (PROVIDED)=94.9± TOP OF PAVEMENT ELEV. (PROVIDED)=93.7± TOP OF PAVEMENT ELEV. (PROVIDED)=93.3± CORRUGATED HDPE OCS-5 - DMH-5 | 134 TOP OF PAVEMENT ELEV. (MIN. REQ'D)=93.13 TOP OF PAVEMENT ELEV. (MIN. REQ'D)=94.33 TOP OF PAVEMENT ELEV. (MIN. REQ'D)=93.53 TOP OF PAVEMENT ELEV. (MIN. REQ D)=91.33 SMOOTH INTERIOR TOP OF STONE ELEV.=92.70 TOP OF STONE ELEV.=90.50 TOP OF STONE ELEV =93.50 TOP OF STONE ELEV.=92.30 DMH-5 - FES-1 TOP OF CHAMBER ELEV.=92.50 TOP OF CHAMBER ELEV =91.70 TOP OF CHAMBER FLEV =01.30 TOP OF CHAMBER ELEV.=89.50 SMOOTH INTERIOR 12" BOTTOM STUB ELEV=88.06 12" BOTTOM STUB ELEV=87.66 12" BOTTOM STUB ELEV=85.86 12" BOTTOM STUB ELEV=88.86 SWM-C PERF. BOTTOM OF CHAMBER ELEV.=88.75 BOTTOM OF CHAMBER ELEV.=87.95 BOTTOM OF CHAMBER ELEV.=87.55 BOTTOM OF CHAMBER ELEV = 85.75 172 PIPE (W) PERFORATED PIPE BOTTOM OF STONE ELEV = 87.20 BOTTOM OF STONE ELEV.=86.86 BOTTOM OF STONE ELEV.=85.00 BOTTOM OF STONE ELEV.=88.00 SWM-C PERF. – TW: 93.5 \_ TW: 93.1 — 245 - TW: 93.8 TW: 92.6 – TW: 92.0 TW: 91.0 – - TW: 90.0 -PIPE (E) PERFORATED PIPE BW: 88 5 BW: 90.0 BW: 90.0 BW: 87.0 BW: 89.0 BW: 87.0 BW: 87.0 BW: 87.0 CL&P **CORRUGATED HDPE** HT: 6.8 HT: 5 0 HT: 5 0 HT: 4 0 OCS-6 - DMH-6 o #494 **SMOOTH INTERIOR CORRUGATED HDPE** DMH-6 - DMH-2 | 49 SMOOTH INTERIOR 96 - - - -O D Ocs √ TC: 97.65 BC: 97.15 BC: 93.05 BC: 93.2 BC: 92.7 TYPE 'C' CB TF=97.77 15" INV=90.19 TC:\93.8\-EXISTING DMH -ELEV Sist FLOOR MECHANICAL BC: 93.3 TF=99.0± PLUMBING, ELECTRICAL 15" INV IN=90.5± ROOM — TC: 97.8 18" INV OUT=90.2± BC: 97.3 BC: 94.2 **EXISTING** TYPE 'C' CB TF=99.56 15" INV=90.89 BC: 98.0 BC: 95.8 TC: 96.8 -BC: 96.3 BC: 98.5 NEW 11,563 SF (FOOTPRINT) N/F 4-STORY MULTI- FAMILY RESIDENCE STATE OF (61 1-BEDROOM UNITS AND SNET CONNECTICUT 3 2-BEDROOM UNITS) #93 NEW 172 LF UNDERDRAIN (SEE DETAIL) -1ST FLOOR FFE=95.2 (PIPE SLOPE=0.005 FT./FT.) **RESIDENCE** STORMWATER MANAGEMENT AREA 'D' - 6' (DIA) x 4' (H) CONCRETE DRYWELL (JOLLEY PRECAST OR APPROVED EQUAL WITH 24" STONE SURROUND AND 24" C.I. FRAME & GRATE AND DETENTION BASIN. BASIN TOP OF BERM ELEV.=100.10

CRUSHED STONE BERM -

- BIORETENTION BASIN TOP OF BERM ELEV.=94.80 TOP OF SPILLWAY ELEV.=94.30 BOTTOM OF BASIN ELEV.=91.00

STORMWATER MANAGEMENT AREA 'B'

(SEE DETAIL)

- 18 LF 12" HDPE ROOF

S=0.011 FT./FT

STORMWATER MANAGEMENT AREA 'C' -

M&S REALTY

- 217 LF 30"(W) CURTAIN DRAIN

INFILTRATION TRENCH WITH 6"

PERFORATED PIPE AT BOTTOM

(PIPE SLOPE=0.005 FT./FT.)

LEADER COLLECTION PIPE

**NEW RIP-RAP SLOPE** 

JOE KANES HOUSE, LLC

PROTECTION ON 2:1 SLOPE

BASIN TOP OF SPILLWAY ELEV.=99.10

BOTTOM OF DRYWELL ELEV.=92.60

JAMES P. AND SANDRA E. **FOLEY** 

BOTTOM OF STONE ELEV.=91.60

BASIN BOTTOM ELEV.=97.50 DRYWELL TF=97.50

SNET

EXISTING -

TYPE 'C' CB

TF=103.89 18" INV=97.76

860-980-8008 (O); 413-579-4488 (M www.hh-engineers.com S=0.008 12" S=0.050 12" S=0.006 S=0.006 S=0.010 SMOOTH INTERIOR 15" S=0.010 12" S=0.006 CORRUGATED HDPE 12" S=0.006 S=0.005 S=0.005 S=0.015

ASSOCIATES

232 Greenmanville Avenue

Suite 201

Mystic, CT 06355

MATERIAL

CLASS IV RCP

SDR-35 PVC

SDR-35 PVC

CL&P #1846

SCALE IN FEET PROJECT NO. SCALE: 2022-0013 1" = 20' DRAWN BY SMM 4/4/2023 SMM 4/4/2023 DRAWING

GD-1

SHEET NUMBER: 2 OF 2