

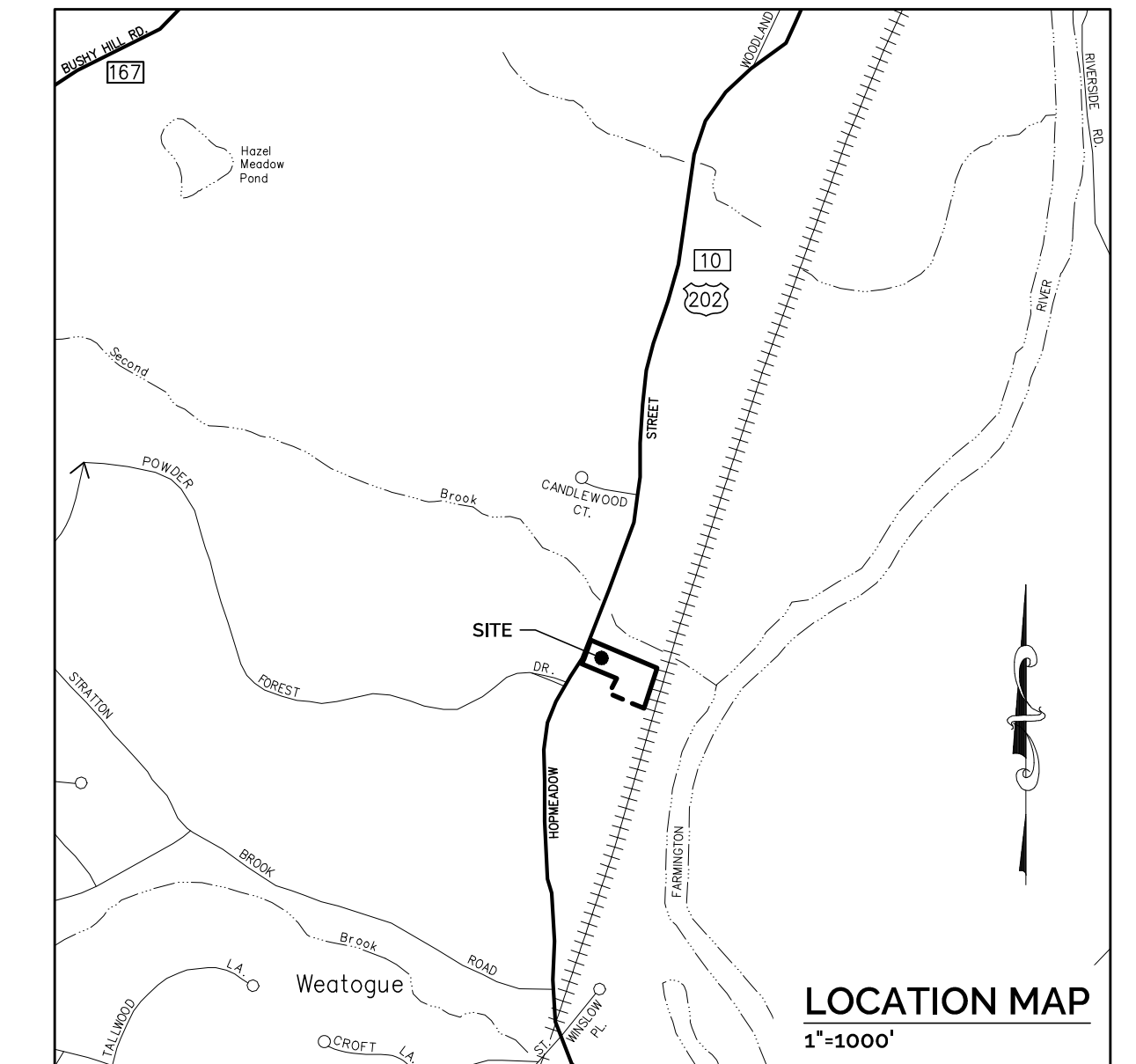
SITE DEVELOPMENT PLANS

VESSEL MULTI-FAMILY HOUSING

446 HOPMEADOW STREET, SIMSBURY, CT 06089

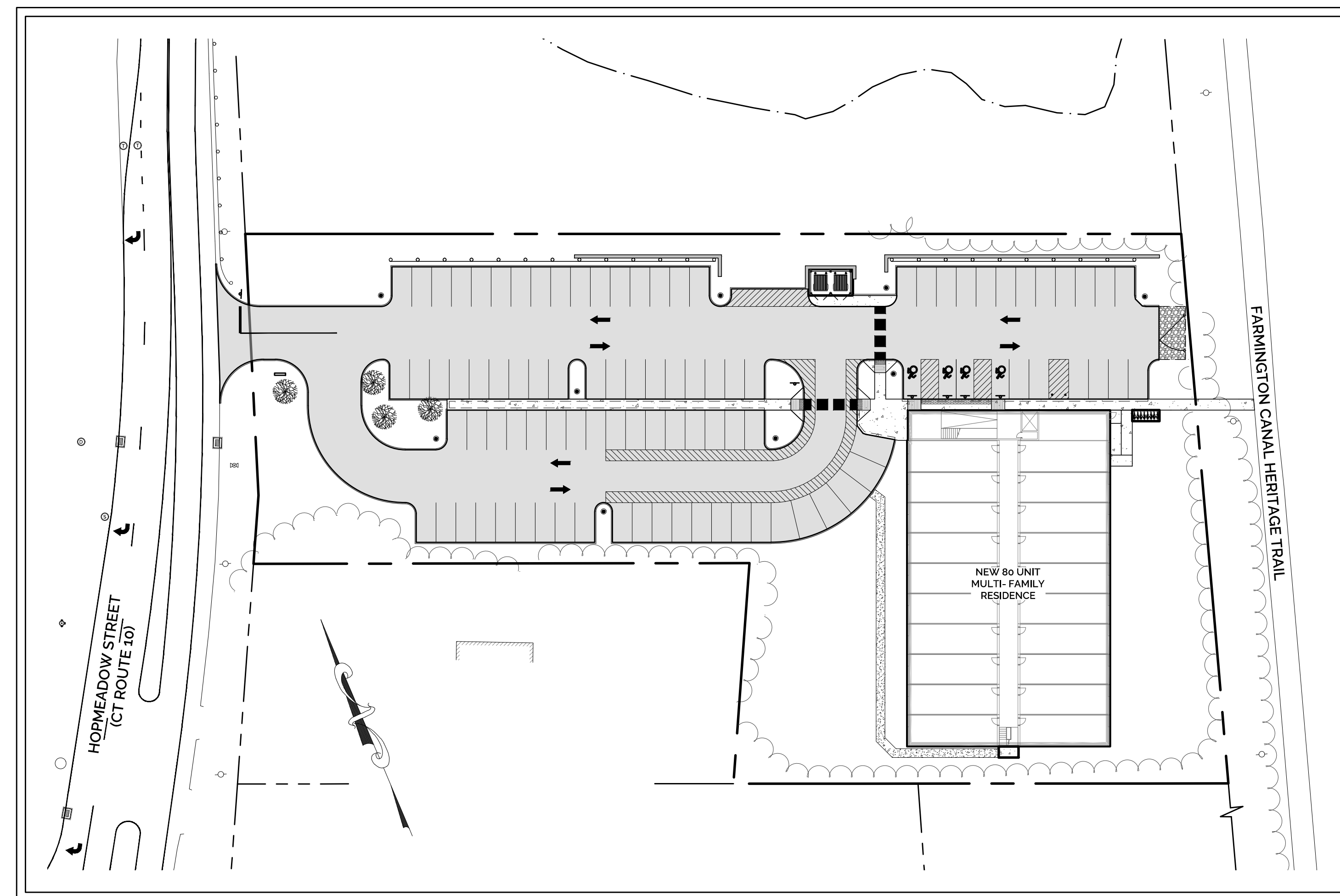
PREPARED FOR: VESSEL TECHNOLOGIES, INC.

DATE: DECEMBER 16, 2022
REVISED: FEBRUARY 24, 2023



LEGEND

PROPERTY LINE	---
ADJOINER PROPERTY LINE	- - - -
BUILDING SETBACK LINE	---
ZONE LINE	---
WATERCOURSE	~~~~~
INLAND WETLAND	~~~~~
100' INLAND WETLAND UPLAND REVIEW AREA	~~~~~
TREELINE	~~~~~
BRUSHLINE	~~~~~
GUIDERAIL	---
CHAINLINK FENCE	X - X - X
EX. INDEX CONTOUR	-100-
EX. INT. CONTOUR	-99-
PR. INT. CONTOUR	-100-
PR. INT. CONTOUR	-99-
PR. SPOT GRADE	7.5 - O
PR. SWALE	---
OVERHEAD ELECTRIC	OHE
UNDERGROUND ELECTRIC	UE
UNDERGROUND ELECTRIC, TELEPHONE, CABLE	ETC
SANITARY SEWER LINE	SAN
STORM PIPE	---
TELEPHONE LINE	TEL
WATER LINE	W
DOMESTIC WATER LINE	DW
FIRE PROTECTION LINE	FP
SILT FENCE	SF
HAYBALES	
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
BOTTOM OF CURB	BC
UTILITY POLE	○
IRON PIPE/IRON ROD	IP
BORING HOLES	B-2
TEST HOLES	TP-1



SHEET INDEX

DWG. NO.	TITLE	SHEET NO.
XD-1	EXISTING CONDITIONS & DEMOLITION PLAN	1
SL-1	SITE LAYOUT PLAN	2
GD-1	GRADING & DRAINAGE PLAN	3
UT-1	UTILITIES PLAN	4
SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN	5
SPP-1	SITE PHOTOMETRIC PLAN	6
ST-1	SIGHTLINE DEMONSTRATION PLAN	7
SEN-1	SOIL EROSION & SEDIMENT CONTROL NARRATIVE AND DETAILS	8
DT-1	SITE DETAILS	9
DT-2	SITE DETAILS	10
DT-3	DRAINAGE DETAILS	11
DT-4	UTILITY DETAILS	12
DT-5	STORMWATER MANAGEMENT DETAILS	13
	PLANTING PLAN (BY OTHERS)	1 of 1

APPLICANT:
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET
NEW YORK, NY 10019

PROPERTY OWNER:
EAY PROPERTIES LLC
540 HOPMEADOW STREET #6
SIMSBURY, CT 06070

CIVIL ENGINEER:
H+H ENGINEERING ASSOCIATES, LLC
SEAMUS MORAN, P.E.
232 GREENMANVILLE AVENUE, SUITE 201
MYSTIC, CT 06355

LANDSCAPE ARCHITECT:
THOMAS GRACEFFA LANDSCAPE ARCHITECT, LLC
19 FLAG DRIVE
MANCHESTER, CT 06040

LAND SURVEYOR:
ROB HELLSTROM LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT 06248

PREPARED BY:

H+H
ENGINEERING
ASSOCIATES

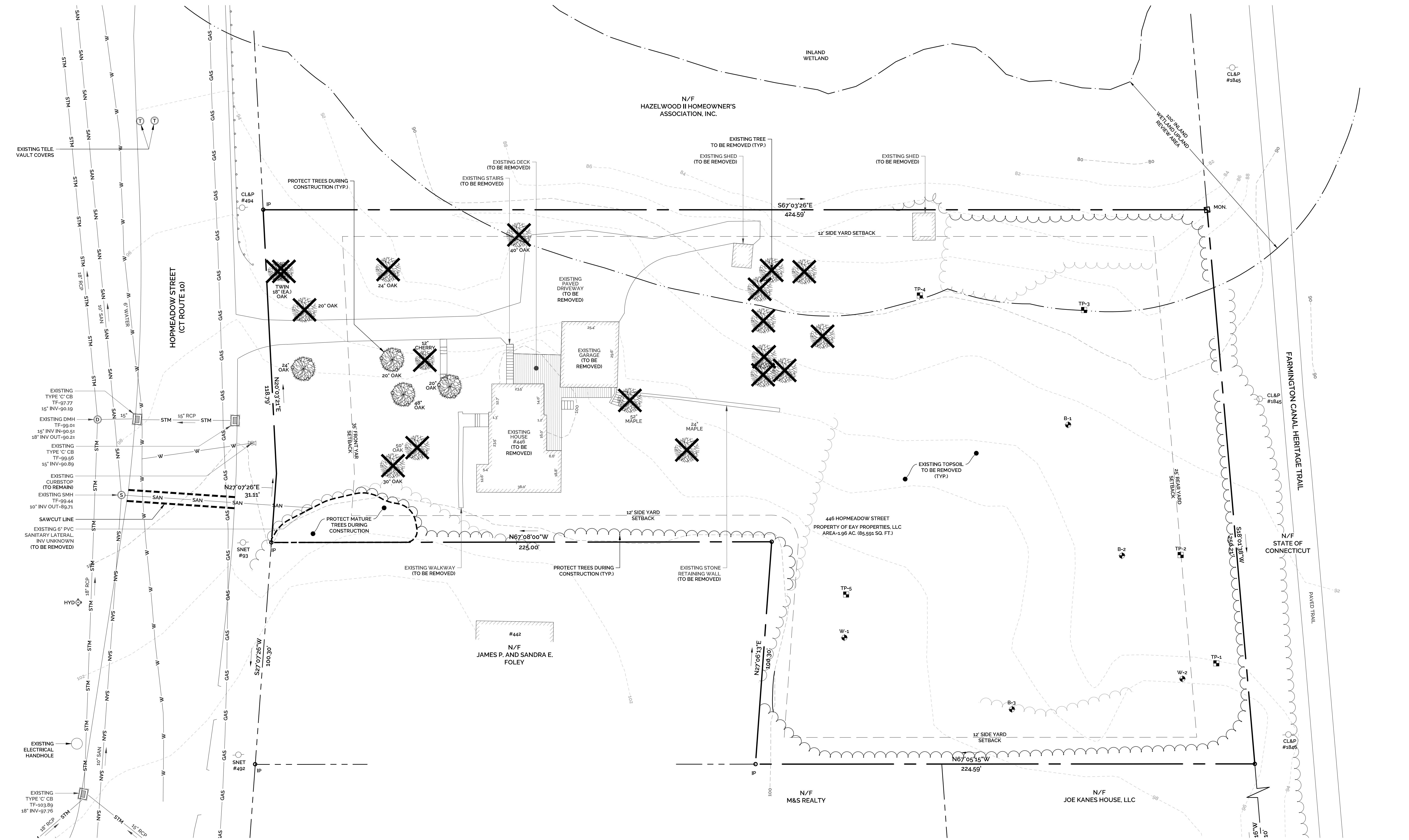
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
860-980-8008
www.hh-engineers.com

GENERAL CONSTRUCTION NOTES:

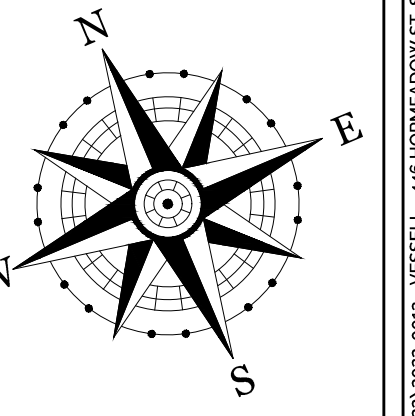
1. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
2. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
5. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
6. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

STAMP

REV.	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS		



EXISTING CONDITIONS & DEMOLITION PLAN
VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE IN FEET
20 10 0 10 20
1" = 20'

PROJECT NO: 2022-0013	SCALE: 1" = 20'
DRAWN BY: SMM	DATE: 12/16/2022
CHECKED BY: SMM	DATE: 12/16/2022

DRAWING
XD-1
SHEET NUMBER: 1 OF 12

- GENERAL NOTES:**
- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED, "PROPERTY SURVEY, PREPARED FOR VESSEL TECHNOLOGIES INC. 446 HOPMEADOW STREET, SIMSBURY, CONNECTICUT," SCALE: 1"=30', DATED: NOVEMBER 9, 2022, PREPARED BY ROB HELLSTROM LAND SURVEYING LLC
 - A MAP ENTITLED, "TOWN OF SIMSBURY, CONNECTICUT TOWN ACAD WETLAND MAP 2014, MAP G13" SCALE: 1"=500', PREPARED BY NEW ENGLAND GEOSYSTEMS.
 - THE APPLICANT IS VESSEL TECHNOLOGIES INC. OF 46 WEST 55TH STREET, NEW YORK, NY 10019. THE PROPERTY OWNER IS EAV PROPERTIES LLC OF 540 HOPMEADOW STREET #6, SIMSBURY, CT 06702.
 - THE SUBJECT PARCEL IS IDENTIFIED AS LOT 00C3 ON TAX ASSESSORS MAP G13, BLOCK 142. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 882 PAGE 222. THE AREA OF THE PARCEL IS 85,591 SQ. FT. (1.966 ACRES).
 - THE SUBJECT PROPERTY IS LOCATED IN THE HIGH DENSITY RESIDENTIAL 'R-15' ZONING DISTRICT.
 - THE EXISTING PARCEL IS DEVELOPED AS A SINGLE-FAMILY RESIDENCE. THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND IMPROVEMENTS AND CONSTRUCT A NEW FOUR-STORY, 14,063 SQ. FT. MULTI-FAMILY RESIDENTIAL BUILDING, CONSISTING OF 77 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 80 UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM HOPMEADOW STREET (CT ROUTE 10), A NEW 95 VEHICLE PARKING LOT, NEW UTILITY CONNECTIONS, NEW LANDSCAPING IMPROVEMENTS, AND A NEW STORMWATER MANAGEMENT SYSTEM. THE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL STATUTES 8-30G.
 - THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE TOWN OF SIMSBURY INLAND WETLANDS & WATERCOURSES COMMISSION FOR A WETLANDS PERMIT, THE TOWN OF SIMSBURY PLANNING & ZONING COMMISSION FOR A SITE PLAN APPLICATION, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR WORK WITHIN THE CT ROUTE 10 RIGHT-OF-WAY. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.

- SITE NOTES:**
- ALL SITE LIGHTING SHALL BE FULL CUT OFF FIXTURES AND ARRANGED TO MINIMIZE GLARE BEYOND PROPERTY BOUNDARY AND SHALL PROVIDE ADEQUATE GROUND LEVEL ILLUMINATION FOR SAFE VEHICULAR AND PEDESTRIAN CIRCULATION.
 - ALL WORK TO CONFORM TO THE TOWN OF SIMSBURY, CT CONSTRUCTION STANDARDS.
 - ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS.
 - FIRE LANES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TOWN OF SIMSBURY FIRE DEPARTMENT.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
 - ANY AND ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE TOWN PLANNER/ZONING OFFICIAL AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION. NO UNAPPROVED SIGNAGE SHALL BE PLACED ON LIGHT POLES, BUILDINGS, OR GROUNDS SUBJECT TO THIS APPROVAL.
 - TRASH COLLECTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY.
 - HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS APPROVED WITH THIS APPLICATION.
 - DELIVERIES OF MATERIALS/EQUIPMENT TO THE SITE RELATED TO THIS CONSTRUCTION PROJECT ARE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY TO SATURDAY.
 - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT DRAWING SHALL BE SUBMITTED FOR THE FILE.

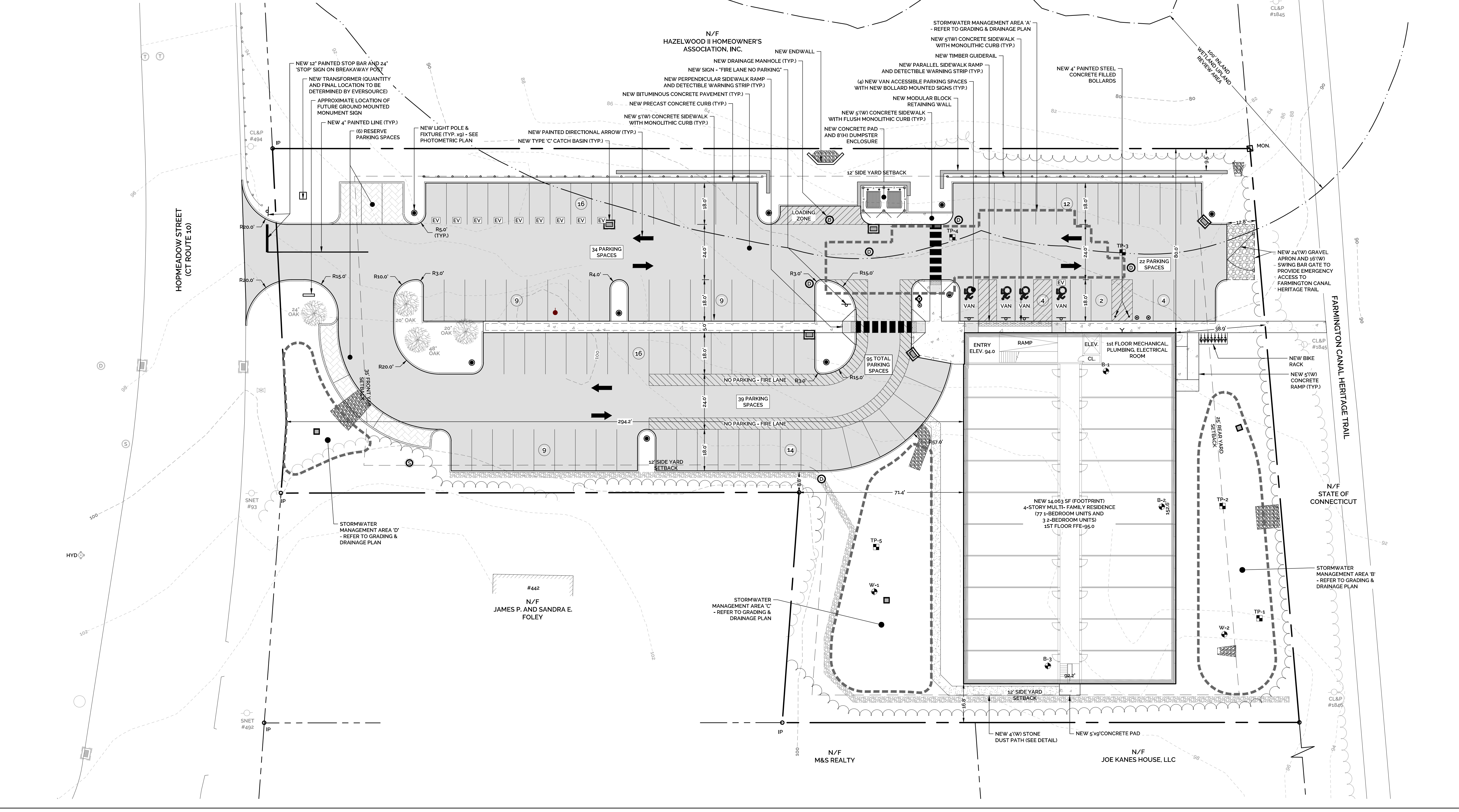
- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
 - ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
 - EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
 - A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

- ZONING NOTES:**
- PER SECTION 17.4 OF THE SIMSBURY ZONING REGULATIONS, MAXIMUM BUILDING HEIGHT IS MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING.
 - THE ELEVATION OF THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING IS 94.7
 - THE ELEVATION OF THE TOP OF THE PARAPET IS 94.0 (ENTRY ELEVATION) + 42.75 (HEIGHT TO TOP OF PARAPET - SEE ARCHITECTURAL PLANS) = 136.75
 - THEREFORE, THE HEIGHT OF THE BUILDING = 136.75 - 94.7 = 42.05
 - PARKING CALCULATION:
 - PER SECTION 10.2 OF THE SIMSBURY ZONING REGULATIONS, TWO PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. THEREFORE, 80 UNITS x 2 SPACES/UNIT = 160 PARKING SPACES REQUIRED
 - PROVIDED: 95 PARKING SPACES
 - THE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL STATUTES 8-30G.

ZONING DATA TABLE		
HIGH DENSITY RESIDENTIAL 'R-15' ZONING DISTRICT		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SQ. FT.	85,591 SQ. FT.
LOT FRONTAGE	100 FT.	149.91 FT.
FRONT YARD SETBACK	35 FT.	294.2 FT.
SIDE YARD SETBACK	12 FT.	86.0 FT. (N) 18.8 FT. (S)
REAR YARD SETBACK	25 FT.	39.9 FT.
MAX. BUILDING HEIGHT (SEE ZONING NOTE #1)	35 FT.	42.55 FT. (SEE ZONING NOTE #4)
IMPERVIOUS COVERAGE	N/A	51,849 SQ. FT.
MIN. REQUIRED PARKING (SEE ZONING NOTE #2)	160 PARKING SPACES	95 PARKING SPACES

H+H ENGINEERING ASSOCIATES
 232 Greenmanville Avenue
 Suite 201
 Mystic, CT 06355
 860-980-8008 (C) 413-579-4488 (M)
 www.hh-engineers.com

REV.	DATE	DESCRIPTION OF REVISION
1	2/24/2023	REVISIONS PER REVIEW COMMENTS



SITE LAYOUT PLAN

VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
 446 HOPMEADOW STREET, SIMSBURY, CT 06089
 PREPARED FOR
VESSEL TECHNOLOGIES, INC.
 46 WEST 55TH STREET, NEW YORK, NY 10019

SCALE IN FEET
 20 10 0 10 20
 1" = 20'

PROJECT NO. 2022-0013
 SCALE 1" = 20'
 DRAWN BY: SMM DATE 12/16/2022
 CHECKED BY: SMM DATE 12/16/2022

DRAWING
SL-1

SHEET NUMBER: 2 OF 12

Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSELL - 446 HOPMEADOW ST. SIMSBURY\DWGS\03-SITE LAYOUT\PLANDWG1.rvt: SITE LAYOUT Plan: 2/24/2023 3:58 PM: 2/24/2023 4:05 PM

GRADING & DRAINAGE NOTES:

- CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR SHALL REVIEW THE SITE GRADES AND FEATURES TO ENSURE THAT THE PROPOSED WORK IS CONSISTENT WITH THE EXISTING CONDITIONS AS PRESENTED ON THE PLANS. AT LEAST ONE NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS AND INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE DESIGN ENGINEER.

GENERAL CONSTRUCTION NOTES:

- THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
- EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

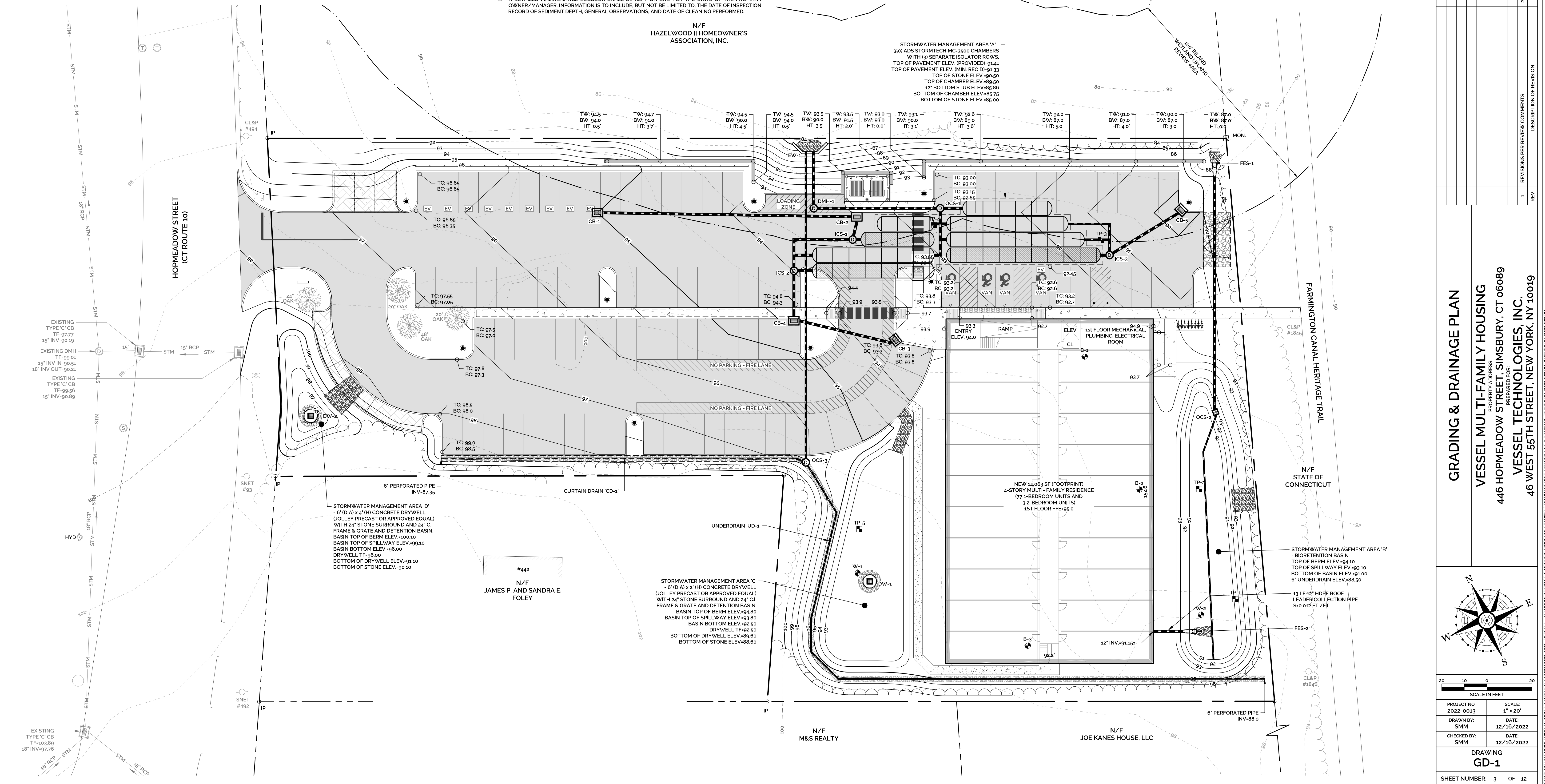
STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

- GENERAL
 - THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEPED AT LEAST ONCE PER YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON.
 - CATCH BASINS AND MANHOLES
 - A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.
 - EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS. WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- STORMTECH UNDERGROUND INFILTRATION SYSTEM
 - THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
 - AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
 - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
- BIORETENTION BASIN
 - PRUNE SHRUBS AS NEEDED.
 - BASEIN FLOOR/SIDE SLOPES SHALL BE MOWED 6" TO 3" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED DURING THE SUMMER. HOWEVER, PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOTHERING OR KILLING VEGETATION AND AESTHETICS.
 - REMOVE SEDIMENT GREATER THAN 1/4 INCH DEEP IN MARCH-APRIL IN THE FILTER MEDIA BED IN A MANNER TO MINIMIZE DAMAGE TO VEGETATION.
 - INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
 - REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
 - IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN, OR IF PONDING WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12". SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND READILY SEPARATES FROM THE BASIN FLOOR TO MINIMIZE SMEARING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED IN AREAS DRAINING TO THE BIORETENTION BASIN.
 - DRYWELLS AND COLLECTION BASINS
 - THE DRYWELLS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE DRYWELLS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
 - AFTER THE FIRST YEAR OF OPERATION, THE DRYWELLS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
 - COLLECTION BASINS SHALL BE ROUTINELY CHECKED FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS. BASIN SHALL BE MOWED TO 4-8" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED. REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
 - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
CB-1	TYPE 'C' CB W/ 2' SUMP	95.00	91.00 (12" OUT) (E)
CB-2	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	93.25	88.80 (12" IN) (W) 88.80 (12" OUT) (S)
ICS-1	INLET CONTROL STRUCTURE	93.45	88.65 (12" IN) (N) 85.86 (12" OUT) (W)
CB-3	TYPE 'C' CB W/ 2' SUMP	93.30	88.00 (12" OUT) (W)
CB-4	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	94.40	87.15 (12" IN) (E) 87.15 (12" OUT) (N)
ICS-2	INLET CONTROL STRUCTURE	94.00	86.75 (12" IN) (S) 85.86 (12" OUT) (E)
CB-5	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	89.75	86.25 (12" OUT) (SW)
ICS-3	INLET CONTROL STRUCTURE	91.35	85.90 (12" OUT) (W) 85.86 (12" OUT) (N)

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
STORMWATER MANAGEMENT AREA 'A'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	85.86 (12" IN) 85.86 (12" OUT)
OCS-1	OUTLET CONTROL STRUCTURE	92.65	85.86 (12" IN) (E & S) 85.80 (12" OUT) (W)
DMH-1	DRAINAGE MANHOLE	93.60	84.60 (12" IN) (E) 84.60 (12" OUT) (N)
EW-1	CONCRETE ENDWALL	87.00 (TW)	84.10 (12") 84.10 (8")
STORMWATER MANAGEMENT AREA 'B'	BIORETENTION BASIN	---	94.10 (TOP OF BERM) 93.10 (SPILLWAY) 91.00 (BOTTOM OF BASIN)
OCS-2	OUTLET CONTROL STRUCTURE	93.00	88.50 (6" IN) (S) 88.50 (12" OUT) (N)
FES-1	---	---	87.00 (12")
CD-1	CURTAIN DRAIN	---	87.35 (6" IN) (W) 88.50 (6" OUT) (E)
OCS-3	DRAINAGE MANHOLE	97.00	86.50 (6" IN) (E & W) 86.50 (8" OUT) (N)
UD-1	UNDERDRAIN	---	88.00 (6" IN) (E) 86.50 (6" OUT) (W)

DRAINAGE PIPE TABLE				
STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
CB-1 - CB-2	110	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.020
CB-2 - ICS-1	7	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.021
CB-3 - CB-4	42	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.020
CB-4 - ICS-2	19	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.021
CB-5 - ICS-3	34	CLASS IV RCP	12"	S=0.010
ADS STORMTECH MC-3500 OUTLET MANIFOLD - OCS-1	16	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-1 - DMH-1	53	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.023
DMH-1 - EW-1	23	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.022
OCS-2 - FES-1	104	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.014
CD-1 - DMH-3	161	SDR35 PERFORATED PVC PIPE	6"	S=0.005
OCS-3 - EW-1	136	SDR35 SOLID PVC PIPE	8"	S=0.016
UD-1 - DMH-3	294	SDR35 PERFORATED PVC PIPE	6"	S=0.005



NO.	DATE	DESCRIPTION OF REVISION	BY	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS		

GRADING & DRAINAGE PLAN
VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
 446 HOPMEADOW STREET, SIMSBURY, CT 06089
 PREPARED FOR
VESSEL TECHNOLOGIES, INC.
 46 WEST 55TH STREET, NEW YORK, NY 10019

SCALE IN FEET
 20 10 0 10 20
 1" = 20'

PROJECT NO: 2022-0013
 SCALE: 1" = 20'
 DRAWN BY: SMM
 DATE: 12/16/2022
 CHECKED BY: SMM
 DATE: 12/16/2022

DRAWING GD-1

SHEET NUMBER: 3 OF 12

UTILITY NOTES:

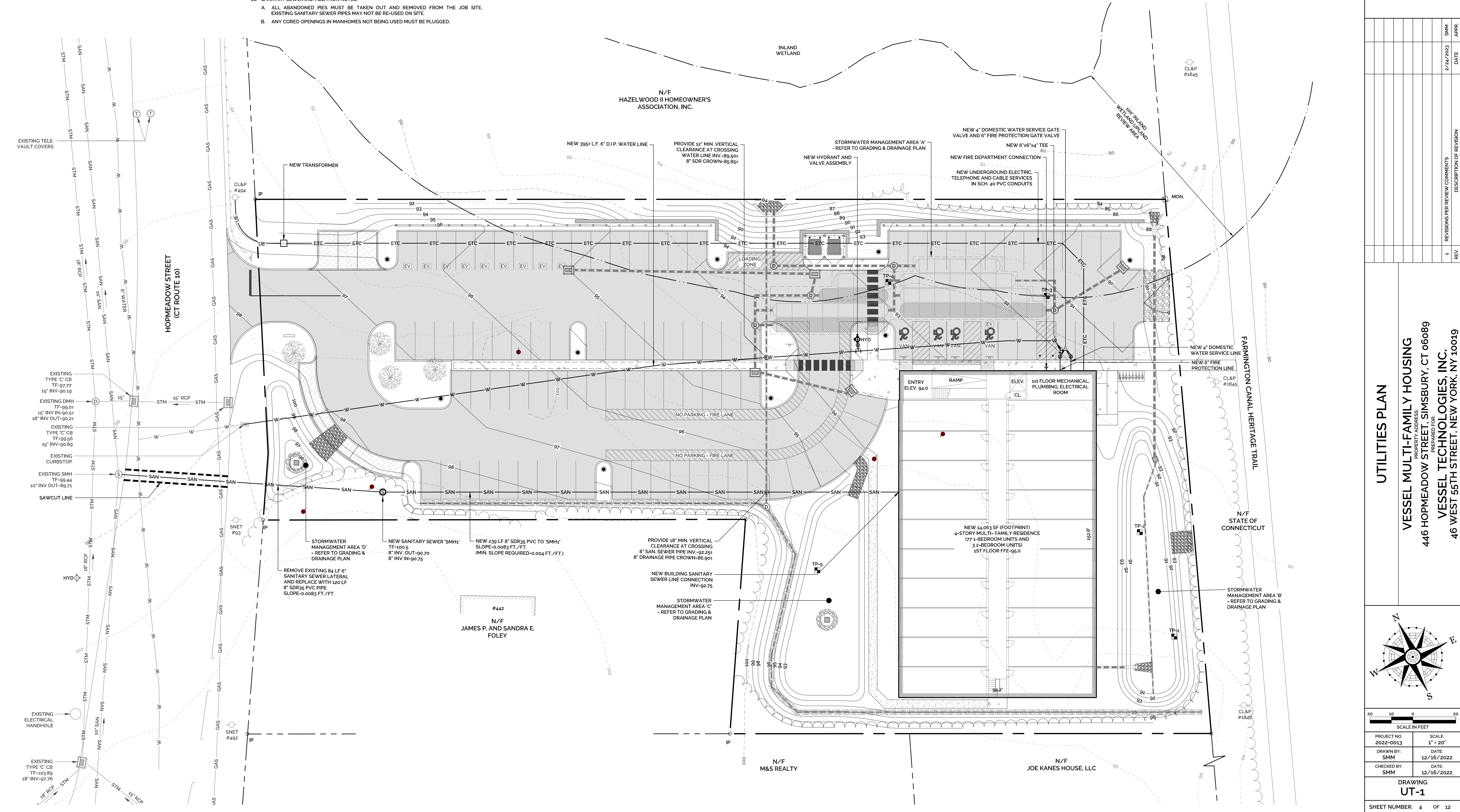
- ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
- ALL UTILITY WORK TO CONFORM TO TOWN OF SIMSBURY STANDARDS AND POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
- ELECTRIC, TELEPHONE, CABLE, WATER, AND SANITARY SEWER SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITY. ELECTRICAL SERVICES ARE PROVIDED BY EVERSOURCE. WATER SERVICES ARE PROVIDED BY AQUARIAN WATER COMPANY. SANITARY SEWER SERVICES ARE PROVIDED BY THE TOWN OF SIMSBURY.
- ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.
- SANITARY SEWER SERVICES SHALL BE SDR 35 PVC PIPE. SEWER MANHOLES SHALL BE 5' DIA. PRECAST CONCRETE WITH HEAVY DUTY CAST IRON GRATES.
- UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
- LIGHTING SHALL BE DIRECTED INTERNALLY TOWARDS PARKING AREAS. LIGHT STANDARDS, LUMINAIRES, WIRING & LOCATION SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER.
- PROVIDE MINIMUM VERTICAL SEPARATION OF 12" FROM WATER MAIN TO DRAINAGE PIPING AND 18" TO SANITARY SEWER PIPING.
- LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND APPROPRIATE UTILITY AUTHORITY.

UTILITY NOTES CONTINUED:

- WATER SERVICE INSTALLATION NOTES:
 - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE TOWN OF SIMSBURY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DIVISION.
 - APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
 - MINIMUM COVER OVER TOP OF WATER MAIN SHALL BE 4'-6" FROM FINISH GRADE.
 - PIPE SEPARATIONS:
 - 10' MINIMUM BETWEEN WATER AND SANITARY SEWER
 - 10' MINIMUM BETWEEN WATER AND BUILDINGS
 - 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
 - SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
 - ARCHITECTURAL PLANS SHALL SHOW UTILITY ROOM, ENTRY POINT OF WATER SERVICE, AND METER LOCATIONS.
 - ALL BRANCH LINE VALVES TO BE LOCATED AS CLOSE AS POSSIBLE TO MAIN LINES.
- MINIMUM 6" SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER AND DRAINS. ALL ELECTRIC FACILITIES SUCH AS CONDUITS AND PRIMARY & SECONDARY HANDHOLES SHALL CONFORM TO THE REQUIREMENTS OF EVERSOURCE.
- SANITARY SEWER INSTALLATION NOTES:
 - ALL ABANDONED PIPES MUST BE TAKEN OUT AND REMOVED FROM THE JOB SITE. EXISTING SANITARY SEWER PIPES MAY NOT BE RE-USED ON SITE.
 - ANY CORED OPENINGS IN MANHOLES NOT BEING USED MUST BE PLUGGED.

GENERAL CONSTRUCTION NOTES:

- THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
- EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.



REV.	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS		

UTILITIES PLAN
VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
 446 HOPMEADOW STREET, SIMSBURY, CT 06089
 PREPARED FOR
VESSEL TECHNOLOGIES, INC.
 46 WEST 55TH STREET, NEW YORK, NY 10019

NORTH

SCALE IN FEET
 20 10 0 10 20
 1" = 20'

PROJECT NO. 2022-0013	SCALE 1" = 20'
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

DRAWING UT-1
 SHEET NUMBER: 4 OF 12

Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST. SIMSBURY\DWGS\04 UTILITIES\DWG Tab UTILITIES Sheet 2/24/2023 SHM Parbace 2/24/2023 3:59 PM

SOIL EROSION & SEDIMENT CONTROL NOTES:

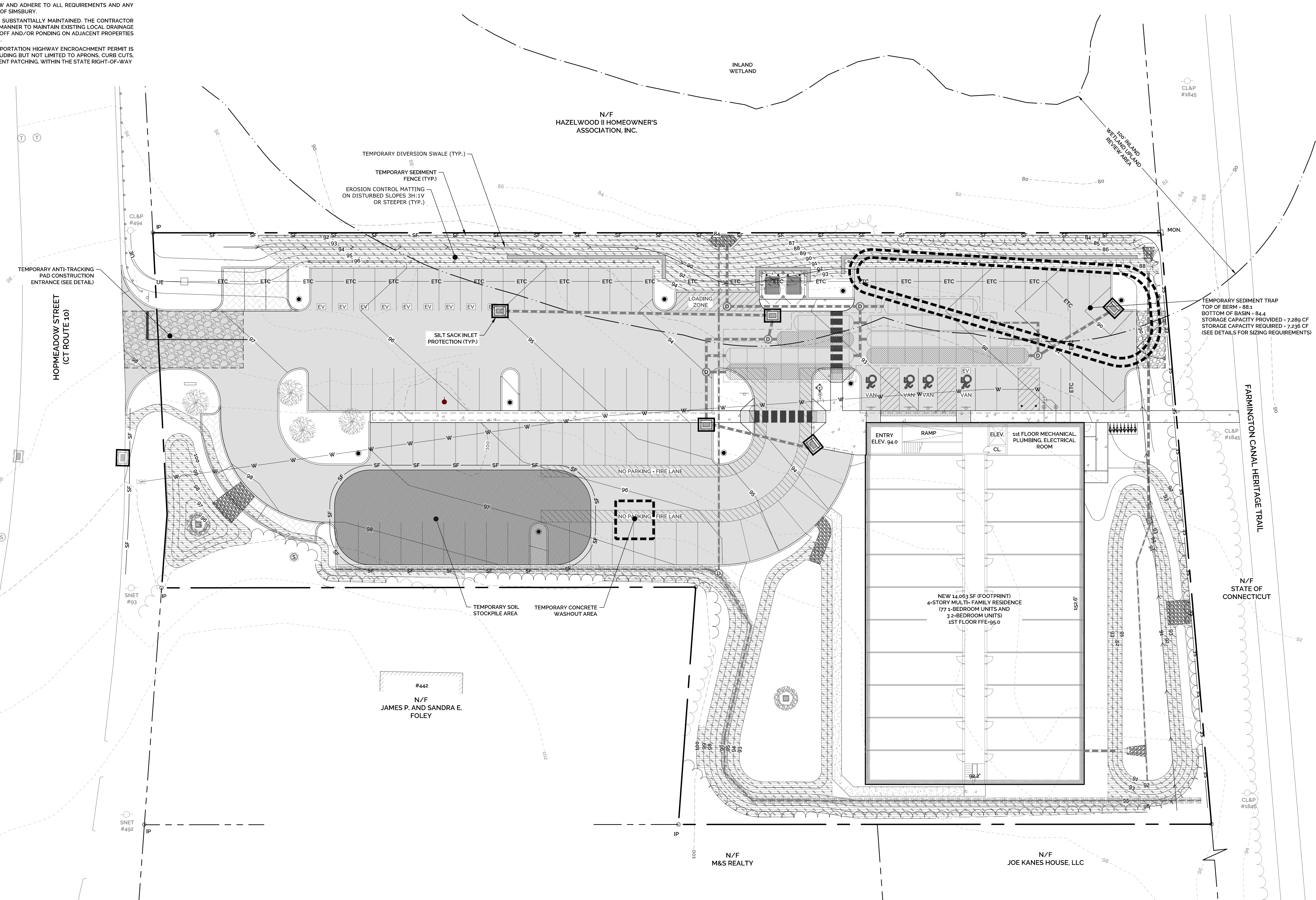
1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. REFER TO SOIL EROSION & SEDIMENT CONTROL PLAN AND NARRATIVE FOR PROPOSED SOIL EROSION & SEDIMENT CONTROL MEASURES.
2. REFER TO THE SOIL EROSION & SEDIMENT CONTROL NARRATIVE FOR ADDITIONAL INFORMATION.

GENERAL CONSTRUCTION NOTES:

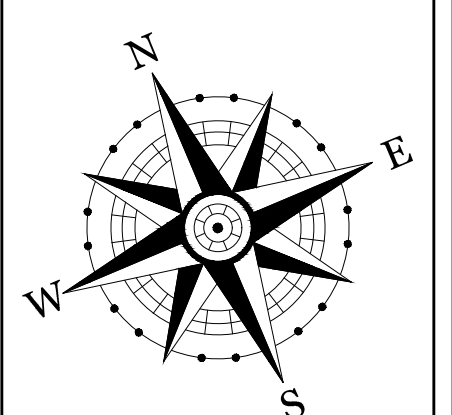
1. THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
2. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
6. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
7. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

STAMP

REVISIONS PER REVIEW	COMMENTS	DATE	SMM	APPR.
1	REV.	2/24/2023		



SOIL EROSION & SEDIMENT CONTROL PLAN
VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE IN FEET

20 10 0 10 20

PROJECT NO. 2022-0013	SCALE 1" = 20'
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

DRAWING
SE-1
SHEET NUMBER: 5 OF 12

Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY\DWG\05-SECDWG.dwg User: JESIC.Suarez 2/24/2023 3:13 PM PlotDate: 2/24/2023 4:02 PM

MERKUR
SOLAR OUTDOOR

photinus
brilliance in solar lighting

SPECIFICATIONS



Source: LED 4000K standard
Efficiency: 200lm/W
Power: Max 100W
L80 Life: >75,000 hours
Location: Label IP67
Solar Module Performance: Monocrystalline silicon cells, processed by Photinus
 4 solar modules x 150 Vp, modules also charge in cloudy conditions
Battery: LiFePO4 / 42V, 9Ah (12.8 x 3.37Ah)
Operating Temperature: -20°C to +60°C
Battery Life: Up to 10 years
Protection Class: IP68
Material: Steel pole and aluminum parts
Finish: Galvanized and powder coat
Weight: 242.5 lb. (110kg)
Wind Load: 65.3 mph, 90 mph**
Salt Spray Test: ISO 9227:2012
Warranty: 3 Years

*Wp = Watt Peak: maximum power supplied in standard conditions
 ** Other wind loads available upon request

ORDER CODE

Model	Modules	Head	C.C.T.	Optic	Time Management	Height	Wind Load	Mounting	Finish	Options
MERKUR	150 = 4 Solar Modules 150PLUS = 8 Solar Modules 300 = 8 Solar Modules	S = Single D = Dual	40 = Standard 4000K 20 = 3000K 30 = 3000K 50 = 3000K	ME PLACE T2 = 100° T3 = 120° T4 = 150°	V5 = Standard Setting V3 = Continuous lighting V4 = Night-time reduction to 40% V6 = Night-time reduction to 5%	HS = Standard Height W68 = Standard 68.3 height HC = Custom** WC = Custom**	FF = Pipe Foundation ABO = Anchor Base with Covering** ABC = Anchor Base Closed**	D = Dark Blank = None PIR = PIR Sensor		

Example order code: MERKUR-300-S-40-DWCSCS-V5-HS-WP0-PF-D
 Merkur-Rev4-2022 +1 833 766 0481 info@photinus-lighting.us photinus-lighting.us 1

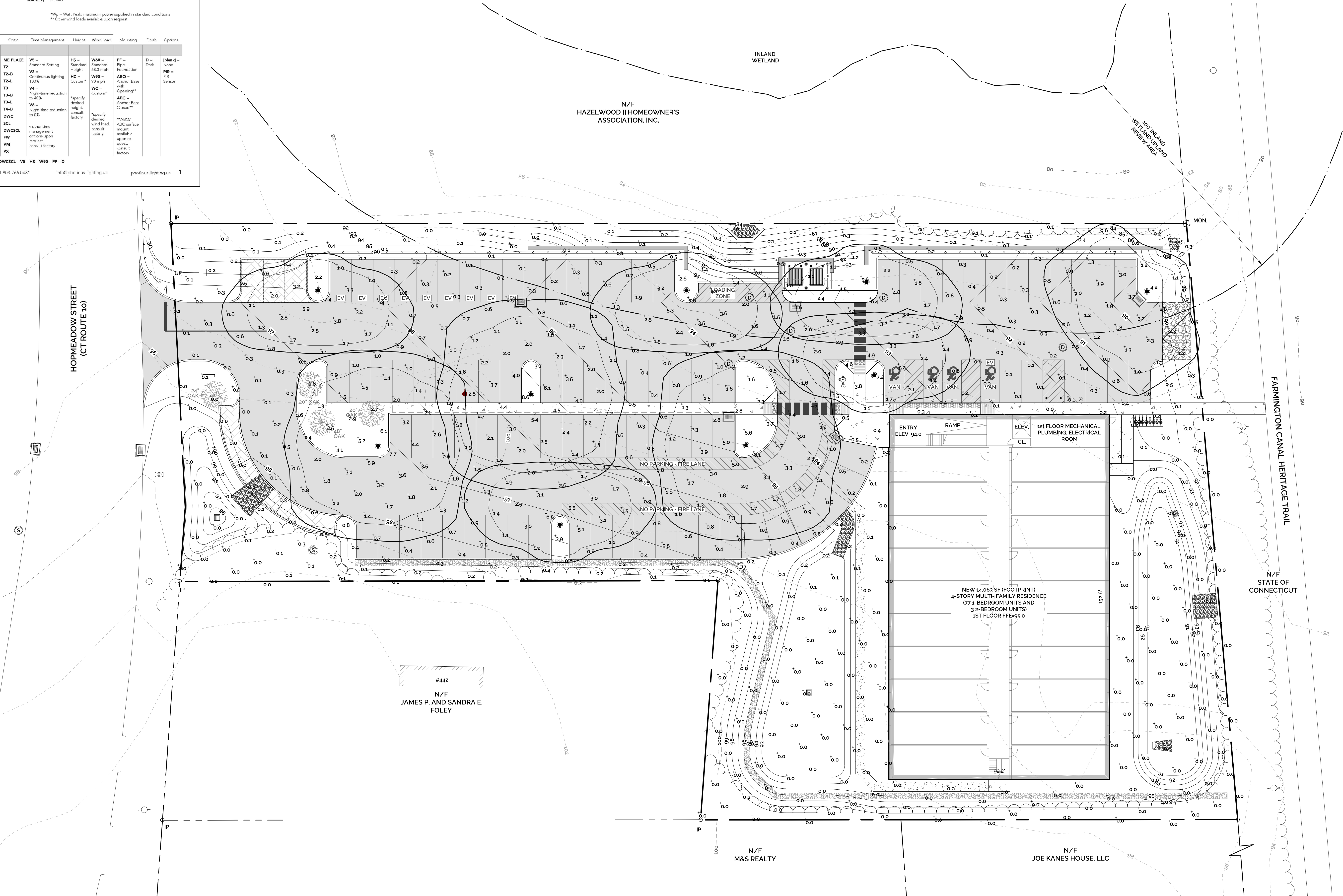
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Calc	Illuminance	Fc	0.99	8.6	0.0	N.A.	N.A.

GENERAL NOTES:
 1. PHOTOMETRIC PLAN PROVIDED BY ILLUMINATE.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	5	T3	SINGLE	N.A.	0.900	Photinus Merkur-150-S-30-V5-HS-W90-xx-T3B
[Symbol]	1	T4	SINGLE	N.A.	0.900	Photinus Merkur-150-S-30-V5-HS-W90-xx-T4B
[Symbol]	3	T4 DOUBLE	BACK-BACK	N.A.	0.900	Photinus Merkur-150-D-30-V5-HS-W90-xx-T4B

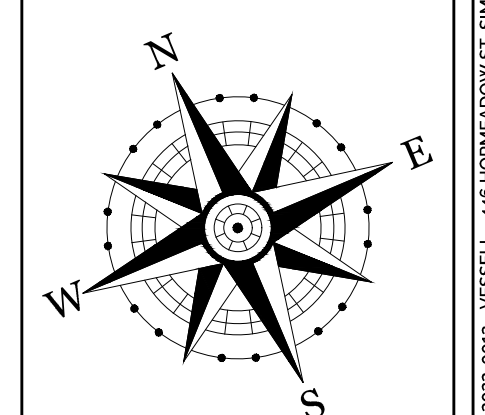


H+H ENGINEERING ASSOCIATES
 232 Greenmanville Avenue
 Suite 201
 Mystic, CT 06355
 860-980-8008 (C) 413-579-4488 (M)
 www.hh-engineers.com

STAMP

REV	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS		

SITE PHOTOMETRIC PLAN
VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
 446 HOPMEADOW STREET, SIMSBURY, CT 06089
 PREPARED FOR
VESSEL TECHNOLOGIES, INC.
 46 WEST 55TH STREET, NEW YORK, NY 10019

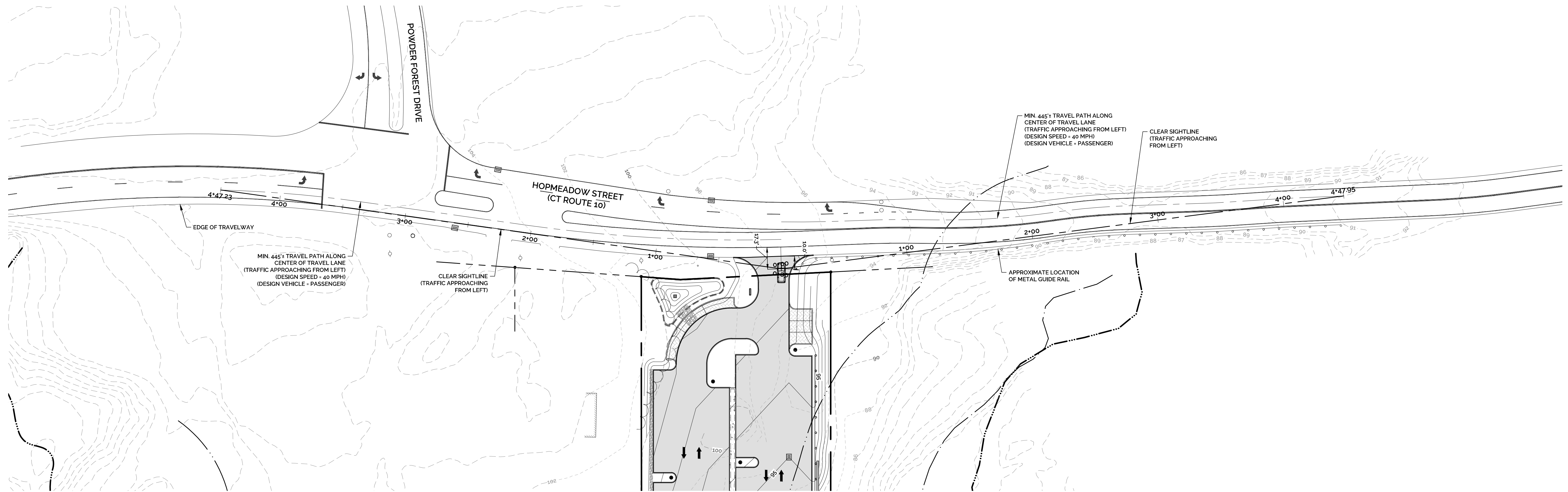


PROJECT NO: 2022-0013	SCALE: 1" = 20'
DRAWN BY: SMM	DATE: 12/16/2022
CHECKED BY: SMM	DATE: 12/16/2022
DRAWING SPP-1	
SHEET NUMBER: 6 OF 12	

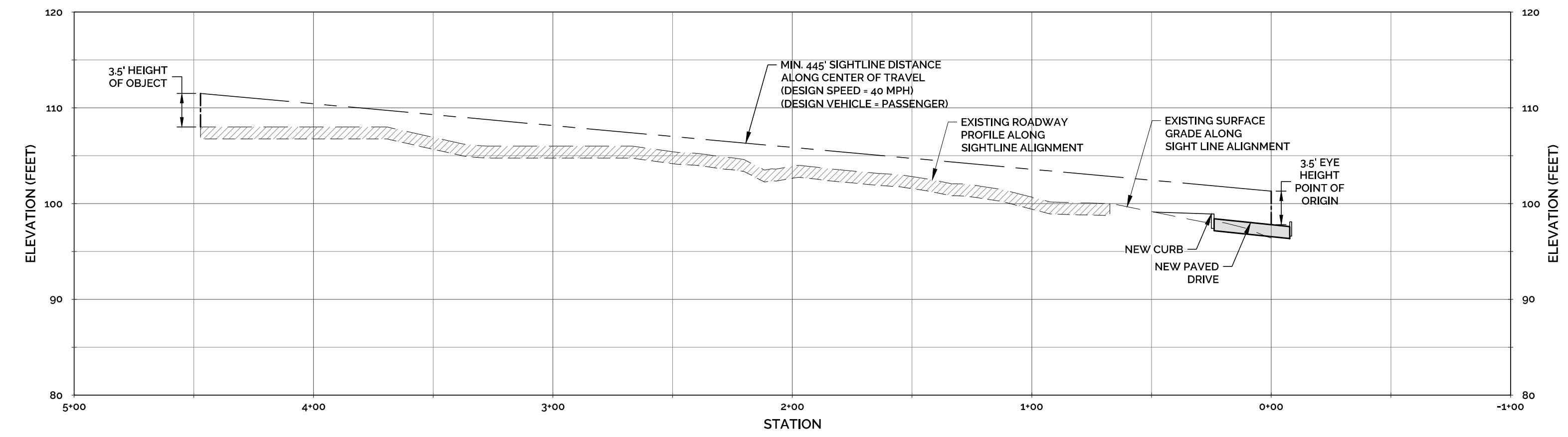
Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST SIMSBURY\DWGS\PHOTOMETRIC PLANS\10 - VESSEL - 446 HOPMEADOW ST SIMSBURY\DWGS\PHOTOMETRIC PLAN Setwz 27.24.2023 4:00 PM Plotter: 27.24.2023 4:01 PM

STAMP

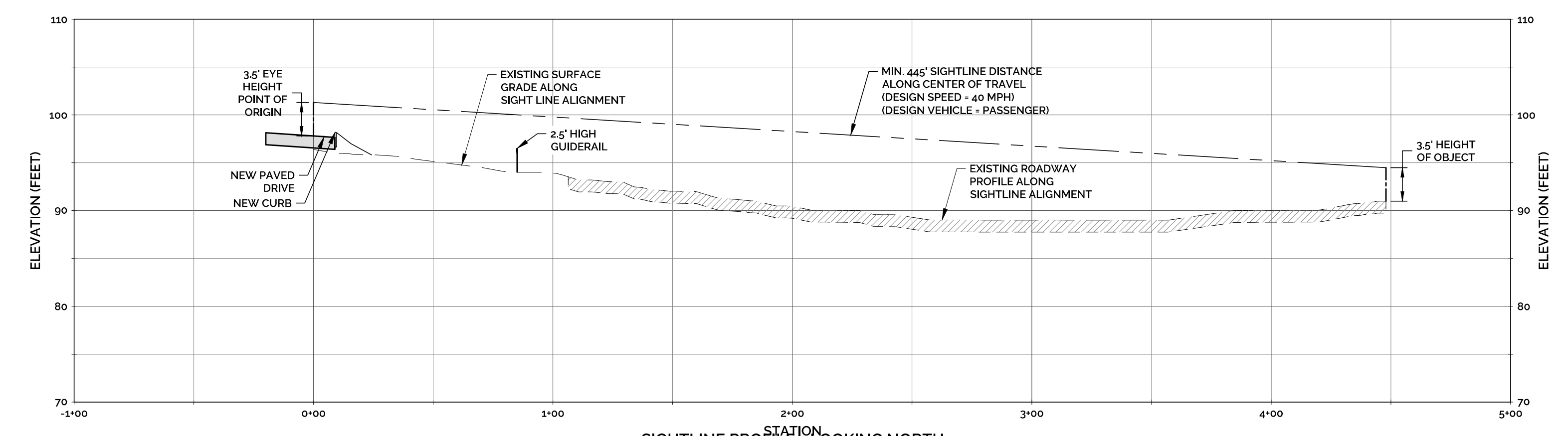
REV.	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS		



SIGHTLINE PLAN
SCALE: 1" = 40'



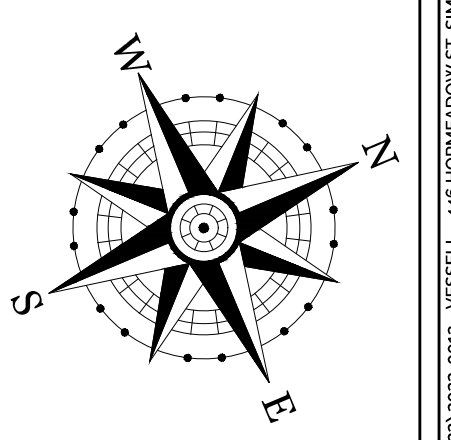
SIGHTLINE PROFILE - LOOKING SOUTH
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



SIGHTLINE PROFILE - LOOKING NORTH
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

SIGHTLINE DEMONSTRATION PLAN

VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE IN FEET

40 20 0 20 40

PROJECT NO. 2022-0013	SCALE 1" = 20'
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

DRAWING
ST-1

SHEET NUMBER: 7 OF 12

Z:\SHARED\H+H ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY\DWGS\07-SIGHTLINE DEMONSTRATION PLAN\DWG 106 - SIGHTLINE_Sheet2 27.24.2023 134.dwg

SOIL EROSION & SEDIMENTATION CONTROL PLAN:

PROJECT DESCRIPTION

- THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND IMPROVEMENTS AND CONSTRUCT A NEW FOUR-STORY, 140,933 SQ. FT. MULTI-FAMILY RESIDENTIAL BUILDING, CONSISTING OF 77 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 80 UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM HOPMEADOW ROAD (CT ROUTE 10), A NEW 95 VEHICLE PARKING LOT, NEW UTILITY CONNECTIONS, NEW LANDSCAPING IMPROVEMENTS, AND A NEW STORMWATER MANAGEMENT SYSTEM. THE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL STATUTES § 202C.
- CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SPRING 2023. ALL SOIL EROSION & SEDIMENTATION CONTROLS (SESC) SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. ALL SESC SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. SESC SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.
- THE TOPOGRAPHY IS MODERATE, SLOPING DOWN FROM ELEVATION 102.2 ALONG THE SOUTHERN PROPERTY LINE TO ELEVATION 84 ALONG THE NORTHERN PROPERTY LINE. THE EXISTING SITE IS DEVELOPED AS A SINGLE-FAMILY RESIDENCE. PER NRCS SOIL MAPPING, THE UNDERLYING SOIL ON THE SITE MOSTLY CONSISTS OF HINCKLEY LOAMY SAND, HYDROLOGIC SOIL GROUP A.
- A LARGE PORTION OF THE UPLAND SOILS WILL BE DISTURBED BY EARTHWORK ACTIVITIES AND THE INTENT OF THIS SESC PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS, WETLANDS AND/OR WATERCOURSES.
- THE PROJECT DEVELOPMENT WILL REQUIRE DEMOLITION AND CLEARING OF APPROXIMATELY 1.9 ACRES OF AREA AND EARTHWORK TO PREPARE THE BUILDING SITE. EARTHWORK ACTIVITIES WILL EXPOSE SOILS TO EROSION DURING RAINFALL EVENTS.

GENERAL SESC REQUIREMENTS

- THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.
- SESC MEASURES INTENDED TO MINIMIZE SOIL EROSION AND TO CONTROL SEDIMENTATION DURING CONSTRUCTION INCLUDE:
 - THE INSTALLATION OF SILT FENCE AND/OR STAKED HAYBALES ALONG THE DOWNGRADIENT LIMIT OF DISTURBANCE.
 - THE IMMEDIATE STABILIZATION OF DISTURBED AREAS THROUGH THE PLACEMENT OF TEMPORARY SEED AND MULCH OR FINAL TOPSOIL, SEED AND MULCH.
 - CONSTRUCTION OF TEMPORARY SEDIMENT TRAPS.
 - THE USE OF EROSION CONTROL BLANKETS TO STABILIZED CUT AND FILL SLOPES GRADED AT 3H:1V OR STEEPER. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN BIONET ROLLMAX BIONET C235BN AS MANUFACTURED BY NORTH AMERICAN GREEN, LOCATED AT 4509 E. BOONVILLE-NEW HARMONY ROAD, EVANSVILLE, INDIANA, 47725.
 - DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
- ALL ADJACENT PROPERTIES SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.
- CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
- THE CONTRACTOR SHALL INSTALL SILT FENCING PRIOR TO INITIATING CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED/REPAIRED UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL EXISTING VEGETATION OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 1ST THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS. C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FIESTA II, BLAZER II, DASHER II AND EXPRESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL SESC BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROL DEVICES ONCE THE SITE IS COMPLETELY STABILIZED.
- ALL SESC SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. ALL SESC SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

CONSTRUCTION SEQUENCE

- CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE, SEDIMENT FENCE AND/OR HAY BALE BARRIERS AS SHOWN ON THE SESC PLAN.
- DISCONNECT UTILITIES ON BUILDING TO BE REMOVED.
- DEMOLISH AND REMOVE EXISTING BUILDING, STRUCTURES AND ASSOCIATED SITE IMPROVEMENTS.
- REMOVE ALL TREES, BRUSH AND STUMPS WITHIN LIMIT OF DISTURBANCE AS NECESSARY. THERE SHALL BE NO BURIAL OF CONSTRUCTION DEBRIS, STUMPS, BRUSH OR UNSUITABLE MATERIAL ON SITE.
- REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILES WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW IF OUTSIDE THESE GROWING SEASONS. AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
- CONSTRUCT TEMPORARY SEDIMENT TRAP. GRADE DISTURBED AREAS TO DRAIN TO THE TEMPORARY SEDIMENT TRAP USING TEMPORARY DIVERSION SWALES. NO DISTURBED SURFACES SHALL BE GRADED TOWARD THE WETLANDS.
- EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL.
 - NO ROCK CRUSHING AND/OR BLASTING IS PROPOSED. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF BLASTING AND ROCK CRUSHING ARE REQUIRED THEN APPROVAL OF THE PLANNING AND ZONING COMMISSION IS REQUIRED.
 - FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL. CONSTRUCT RETAINING WALLS AS REQUIRED.
 - MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
- BEGIN CONSTRUCTION OF BUILDING AND INSTALL UTILITIES. MAINTAIN TEMPORARY DRAINAGE TO SEDIMENT TRAP. ADD EROSION CONTROL DEVICES AS NEEDED.
- INSTALL STORMWATER MANAGEMENT IMPROVEMENTS AND DRAINAGE STRUCTURES STARTING FROM THE MOST DOWNGRADIENT IMPROVEMENTS. INSTALL FILTER FABRIC AND/OR HAY BALES AT CATCH BASINS IMMEDIATELY AFTER CATCH BASIN INSTALLATION.
- PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT BASE COURSE, CURB, SIDEWALKS, STEPS, ETC.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PARKING, SIDEWALKS, ETC., SHALL BE GRADED AND STABILIZED AS FOLLOWS:
 - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS.
 - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
 - APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS. ALL GRADED AREAS WITH SLOPES GRADED AT 3H:1V OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
- INSTALL FINAL PAVEMENT COURSE.
- FINAL GRADE AND PLACE TOPSOIL, SEED AND MULCH.
- WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.

TRENCH EXCAVATION AND BACKFILL

- THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS, ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEDED AS NECESSARY.
- THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

- SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 1 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE.
- PERMANENT SEED MIXTURE:

CREeping RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDTOP	0.05
TALL FESCUE	0.45
TOTAL	0.95
- FERTILIZER:

10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.
--
- LIMESTONE:

APPLY AT 150 LBS. PER 1,000 SQ. FT.

- MULCHING:

SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.
--
- TEMPORARY EROSION CONTROL BLANKETS:

USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES GRADED AT 3H:1V OR STEEPER AND/OR AS DIRECTED BY THE DESIGN ENGINEER.

- SEEDING DATES:

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

MAINTENANCE OF EROSION CONTROL DEVICES:

HAYBALE BARRIERS/GEOTEXTILE SILT FENCES:

- INSPECT HAY BALE BARRIERS/GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2" OR GREATER TO DETERMINE MAINTENANCE NEEDED.
- REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
- REPLACE OR REPAIR THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2002 CT GUIDELINES FOR TRENCH EXCAVATION FAILURES.
- MAINTAIN THE HAY BALE BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
- AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE STAKES FROM HAY BALES. PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND, UNLESS OTHERWISE REQUIRED. HAY BALES MAY BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, RE-GRADE OR REMOVE SEDIMENT. STABILIZE ANY DISTURBED SOILS.

CONSTRUCTION ENTRANCES AND ROADWAYS:

- MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.
- PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
- IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.

TEMPORARY SEDIMENT TRAP:

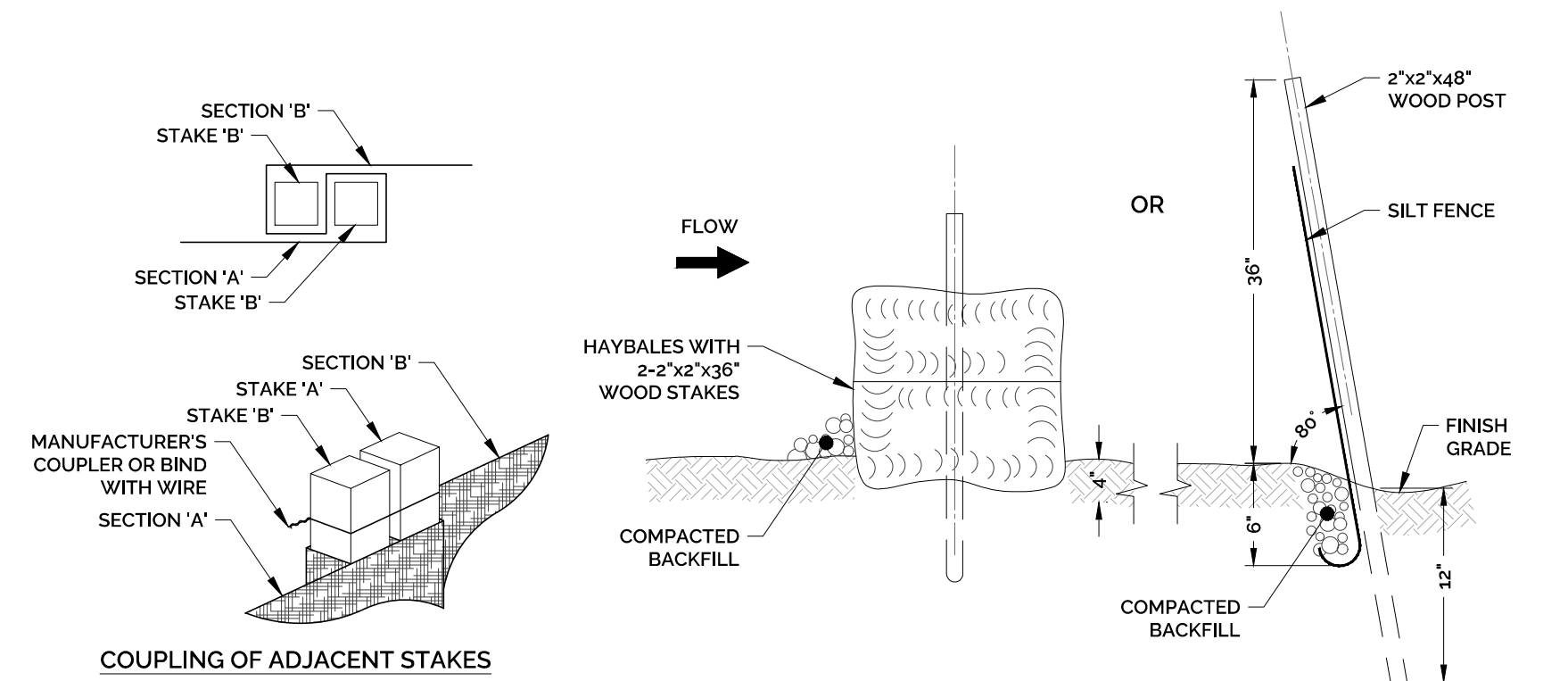
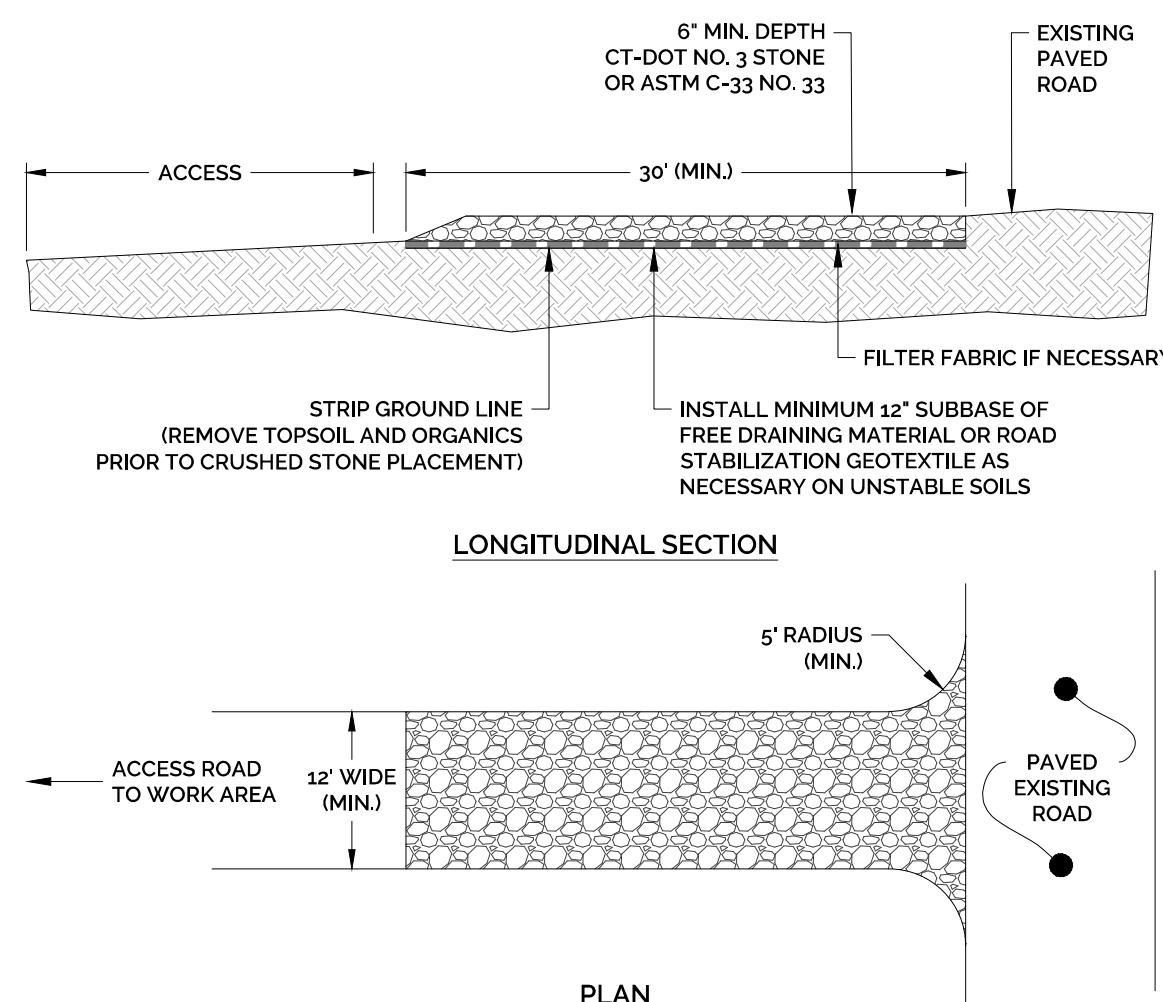
- INSPECTIONS SHALL BE AT SAME INTERVALS AS THE HAYBALE BARRIER/SILT FENCE INSPECTION SCHEDULE.
- OUTLET SHALL BE CHECKED FOR INTEGRITY; HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT. SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE SHOULD BE OBSERVED.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF OF THE MINIMUM REQUIRED STORAGE VOLUME, DE-WATER BASIN, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSION OR SEDIMENTATION.

TEMPORARY DIVERSION DITCHES/SWALES:

- WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR DAMAGES, OTHERWISE, INSPECT ON SAME INTERVAL AS THE TEMPORARY SEDIMENT TRAP.
- REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED WHEN THE DIVERSION HAS BEEN DAMAGED SUCH THAT IT NO LONGER MEETS THE SPECIFICATIONS IN THE 2002 GUIDELINES.
- IF REPETITIVE FAILURES OCCUR, REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.

CONCRETE WASHOUT AREA:

- WASHOUT AREA TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. CHECK AFTER HEAVY RAINS.
- HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S DEPTH. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

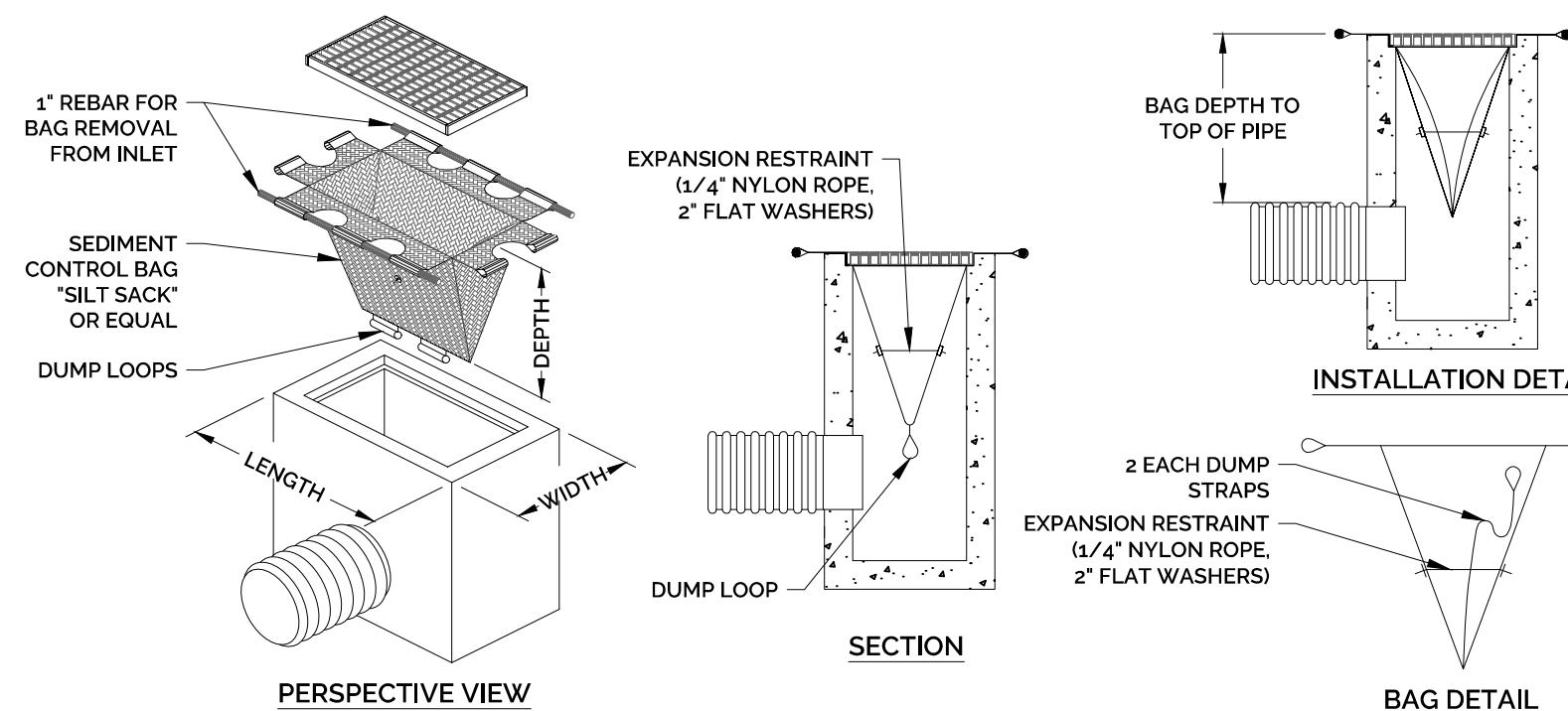


- INSTALLATION NOTES FOR HAY BALES:
- PLACE HAY BALES ON CONTOUR AND WITH LAST HAY BALES UPSLOPE TO THAT TOP OF LAST SEVERAL HAY BALES ARE HIGHER THAN LINE OF HAY BALES.
 - EXCAVATE TRENCH 4" MIN. AND PLACE FILL UPSLOPE OF TRENCH.
 - PLACE HAY BALE AND STAKE FIRST STAKE AT ANGLE TOWARDS FIRST BALE. STAKES ARE 18" MIN. INTO GROUND.
 - WEDGE LOOSE HAY BETWEEN BALES.
 - BACKFILL & COMPACT EXCAVATED FILL ALONG UPHILL SIDE OF HAY BALE.

TYPICAL SEDIMENT BARRIER DETAIL
NOT TO SCALE

NOTE: ALL ANTI-TRACKING PADS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 2002 CT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL, AS AMENDED. REFERENCE: 2002 CT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, DEEP BULLETIN 34, FIGURE CE-2, ERRATA DATA 3/17/06, PAGE 5-12-4 (4" STONE NOW 6" STONE).

ANTI-TRACKING PAD DETAIL
NOT TO SCALE



NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
- THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL./MIN./FT.), AS PER THE MANUFACTURER'S SPECS.
- THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND CLEANED AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL. THE FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
- SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
- RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
- THE FILTER DEVICE SHALL BE MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

CATCH BASIN FILTER (SILT SACK) DETAIL
NOT TO SCALE

SUMMARY OF TEMPORARY SEDIMENT TRAP SIZING CALCULATIONS

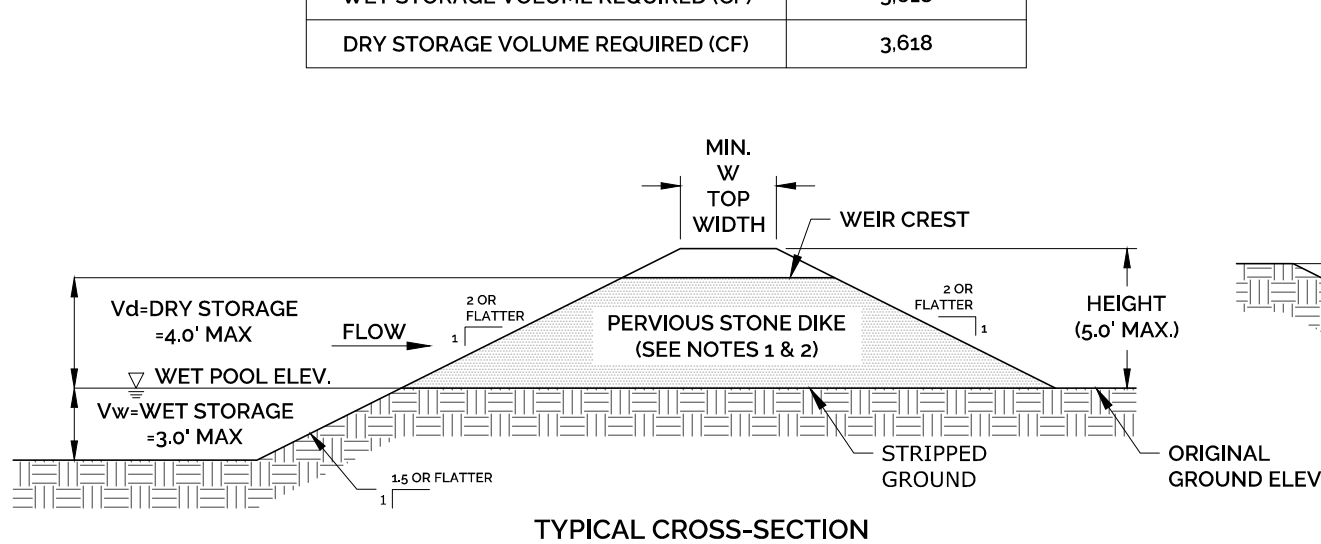
ITEM	TEMPORARY SEDIMENT TRAP
DRAINAGE AREA (ACRES)	2.00
TOTAL STORAGE VOLUME REQUIRED (CF)	7,236
WET STORAGE VOLUME REQUIRED (CF)	3,618
DRY STORAGE VOLUME REQUIRED (CF)	3,618

NOTES:

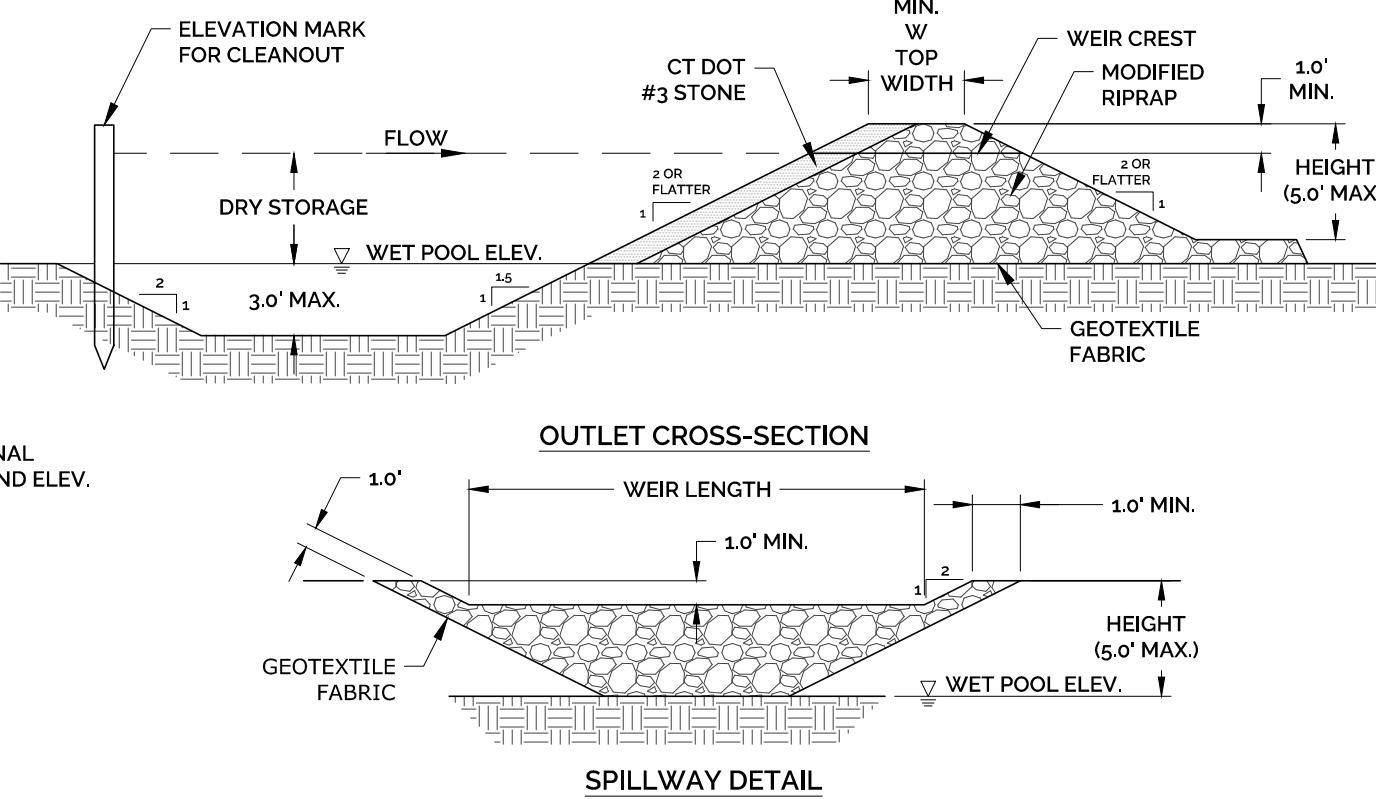
- PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIPRAP WITH #3 STONE ON FACE.
- NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAP MAY BE CONSTRUCTED OF COMPACTED EARTH FILL.

TOP WIDTH VS. HEIGHT

H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

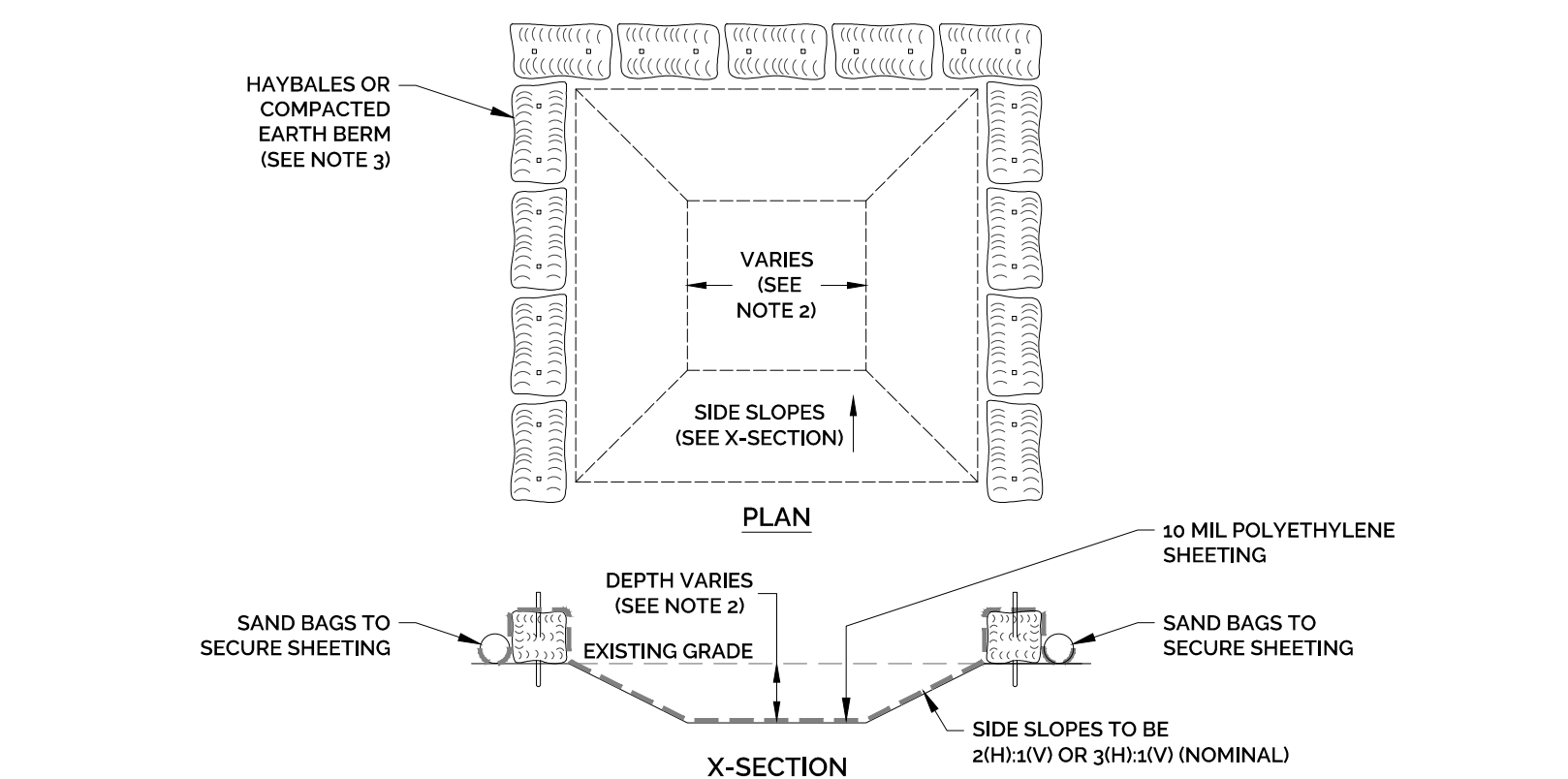


NOTE: TEMPORARY SEDIMENT TRAP SHALL BE SIZED BASED ON A MINIMUM OF 134 CUBIC YARDS OF WATER STORAGE PER ACRE DRAINED, A MINIMUM WET STORAGE VOLUME EQUAL TO HALF OF THE TOTAL STORAGE VOLUME AND A MINIMUM DRY STORAGE VOLUME EQUAL TO HALF OF THE TOTAL STORAGE VOLUME.



TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

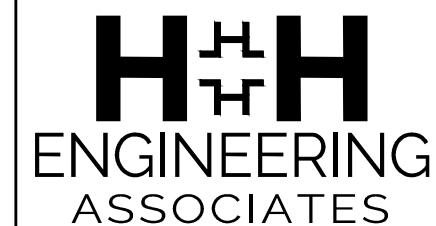
EROSION CONTROL BLANKET DETAIL
NOT TO SCALE



- NOTES:
- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
 - THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREAS WITH THE PROJECT'S EROSION & SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.
 - LOCATION WASHOUT AREAS ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE.
 - SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
 - SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAYBALES OR OTHER CONTROL MEASURE SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
 - SIGNS SHOULD BE PLACED AT THE CONSTRUCT ENTRANCE, AT THE CONCRETE AREAS AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREAS SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
 - WASHOUT AREAS ARE TO BE INSPECTED AT LEAST ONCE PER WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS OR OVERFLOWS. WASHOUT AREAS SHOULD BE CHECKED AFTER HEAVY RAINS.
 - HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S DEPTH. THE WASTE CAN BE STORED AT AN UPLAND LOCATION AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS AND GUIDELINES.

REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF ENGINEERING CONCRETE WASHOUT AREA DETAIL.

CONCRETE WASHOUT AREA
NOT TO SCALE



232 Greenmanville Avenue
Suite 201
Mystic, CT 06355
860-980-8008 (C) 413-579-4488 (M)
www.hh-engineers.com

STAMP

NO.	DATE	REVISIONS PER REVIEW COMMENTS	APPR.
1	2/24/2023		

SOIL EROSION & SEDIMENT CONTROL
NARRATIVE AND DETAILS
VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019

PROJECT NO.	SCALE
2022-0013	NOT TO SCALE

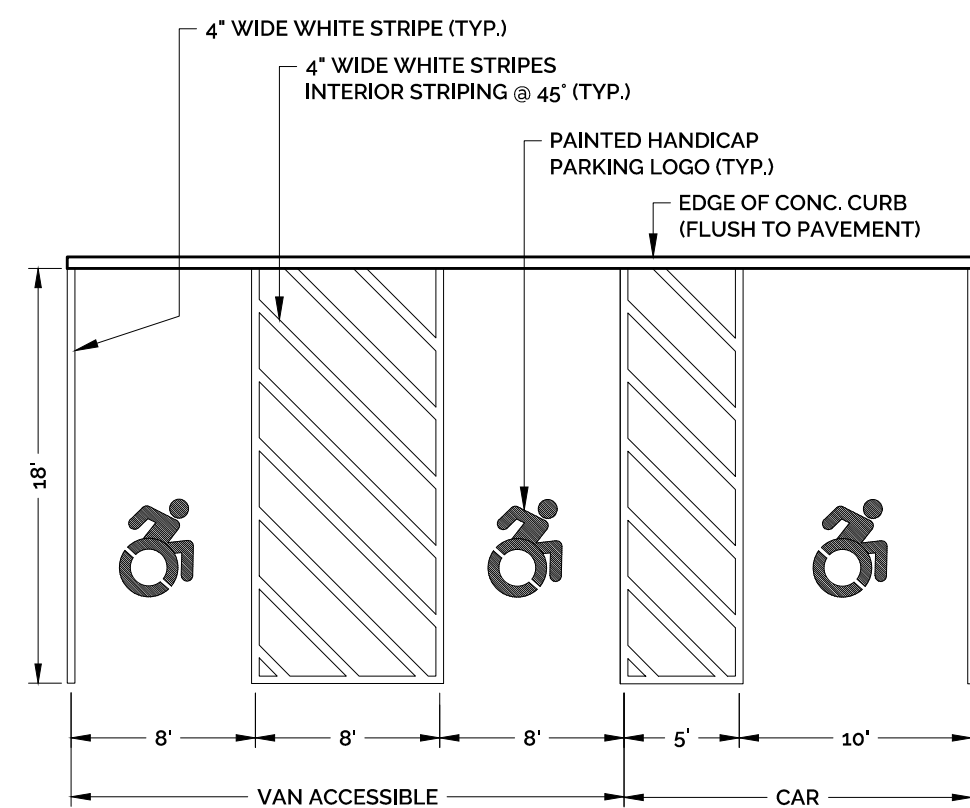
DRAWN BY:	DATE
SMM	12/16/2022

CHECKED BY:	DATE
SMM	12/16/2022

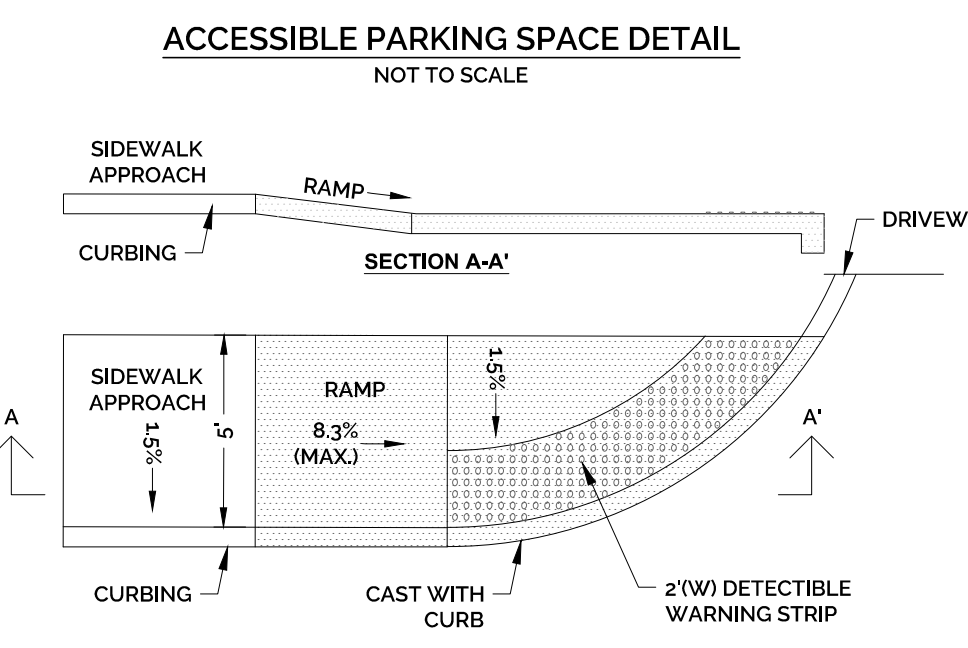
DRAWING
SEN-1
SHEET NUMBER: 8 OF 13

STAMP	DATE	REV	DESCRIPTION OF REVISION
	2/24/2023	1	REVISIONS PER REVIEW COMMENTS

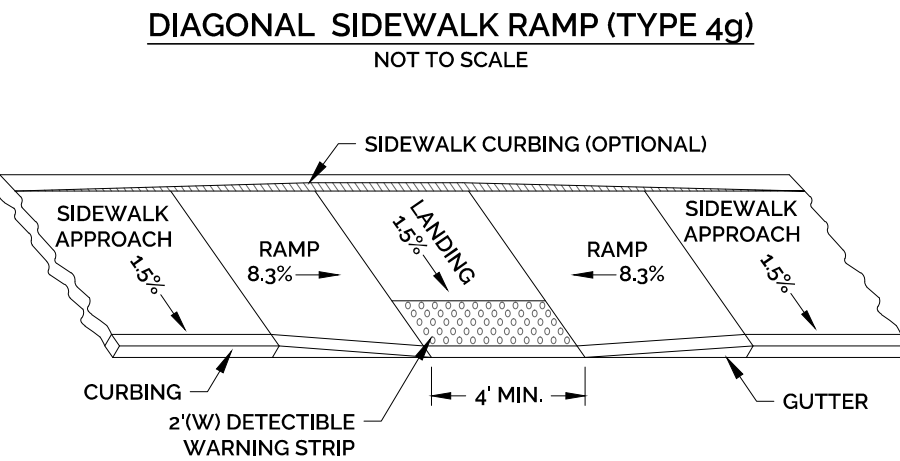
SITE DETAILS	
VESSEL MULTI-FAMILY HOUSING PROPERTY ADDRESS 446 HOPMEADOW STREET, SIMSBURY, CT 06089 PREPARED FOR VESSEL TECHNOLOGIES, INC. 46 WEST 55TH STREET, NEW YORK, NY 10019	
PROJECT NO. 2022-0013	SCALE NOT TO SCALE
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022
DRAWING DT-1	
SHEET NUMBER: 9 OF 13	



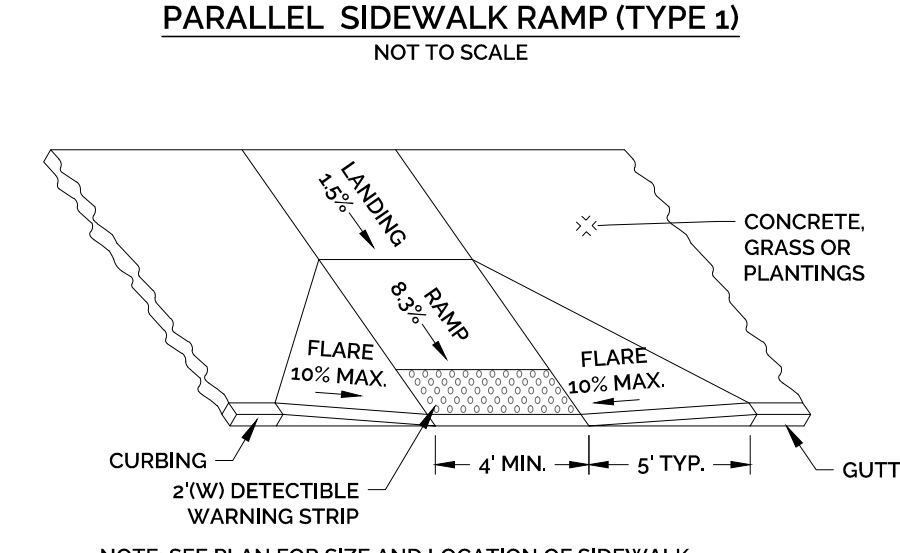
- NOTES:
- PER SECTION 502.4.1 IN THE AMENDMENTS TO ICC A117.1-2009 NOTED IN THE 2018 CONNECTICUT STATE BUILDING CODE. ACCESS AISLES (CROSS HATCH) SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH. ACCESS AISLES SHALL NOT OVERLAY WITH THE VEHICULAR WAY. PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
 - PER SECTION 502.6 IN THE AMENDMENTS TO ICC A117.1-2009 NOTED IN THE 2018 CONNECTICUT STATE BUILDING CODE, AND IN ACCORDANCE WITH SECTION 1106.5 AND 1106.5.1.1 OF THE 2015 INTERNATIONAL BUILDING CODE, THE MINIMUM VERTICAL CLEARANCE FOR AN ACCESSIBLE SPACE WITHIN A PARKING GARAGE SHALL BE 8 FEET 2 INCHES.



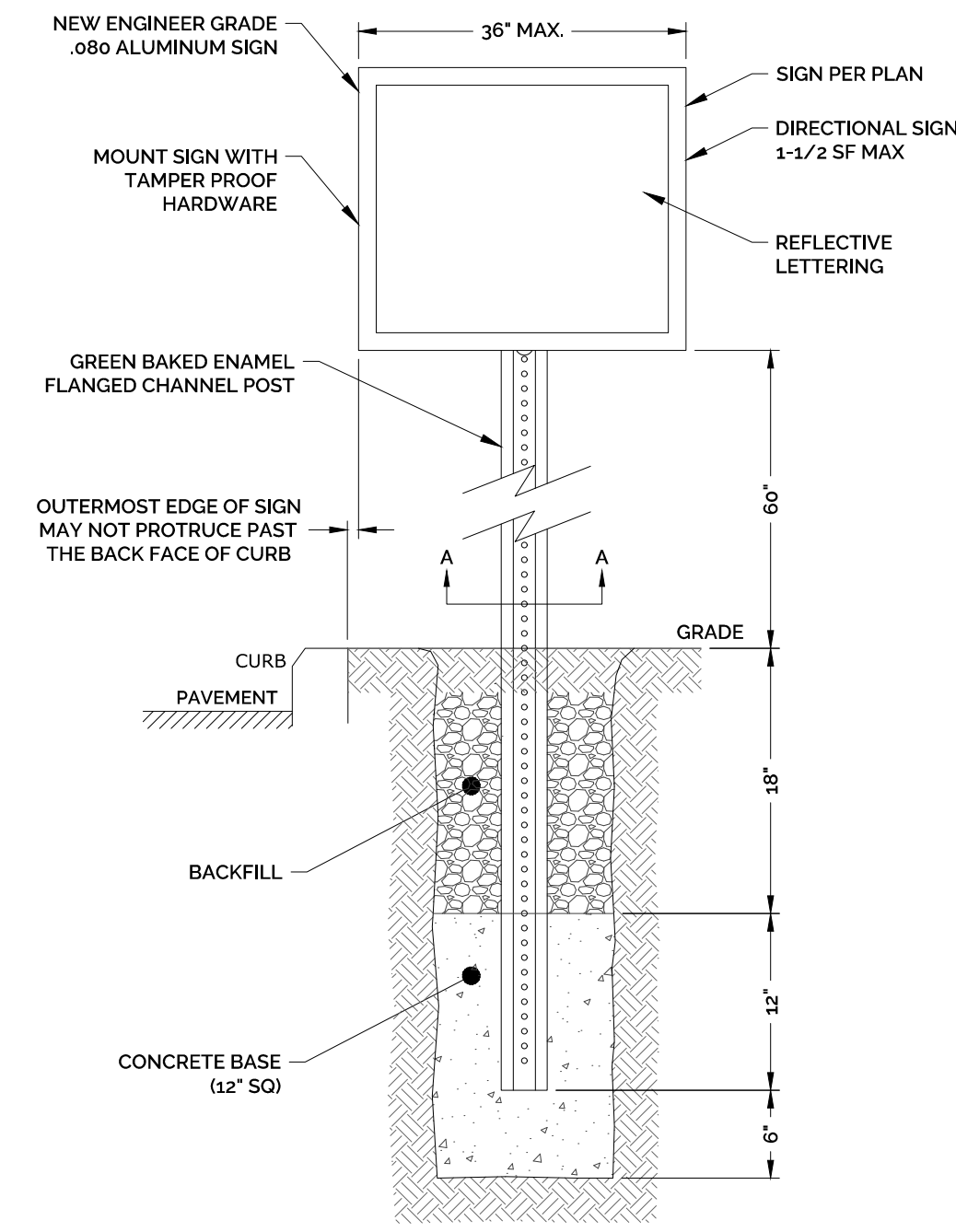
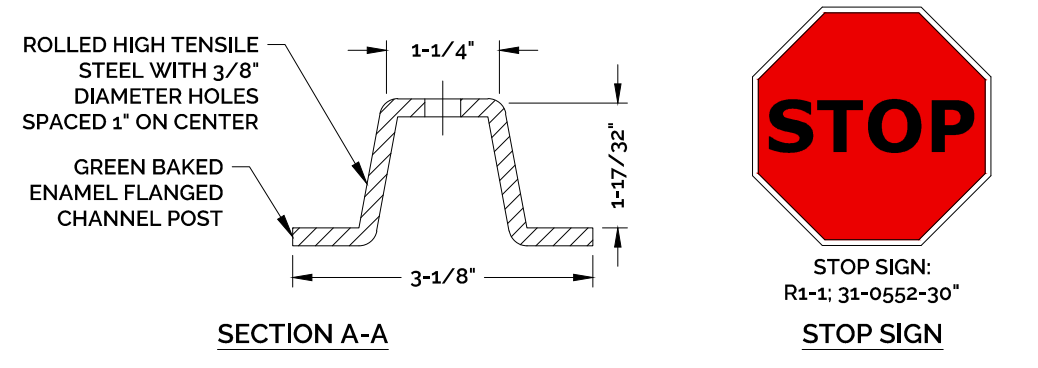
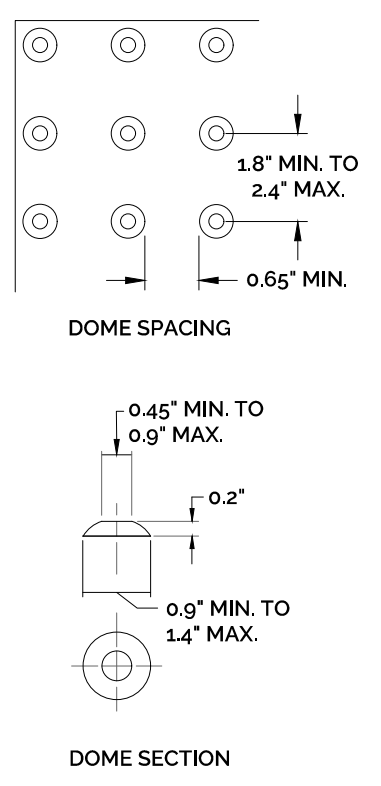
NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 2



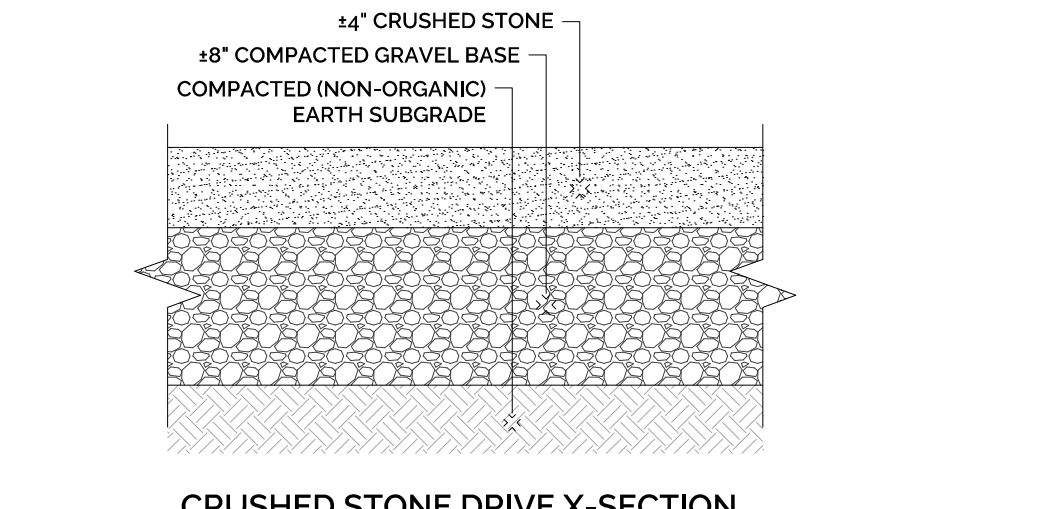
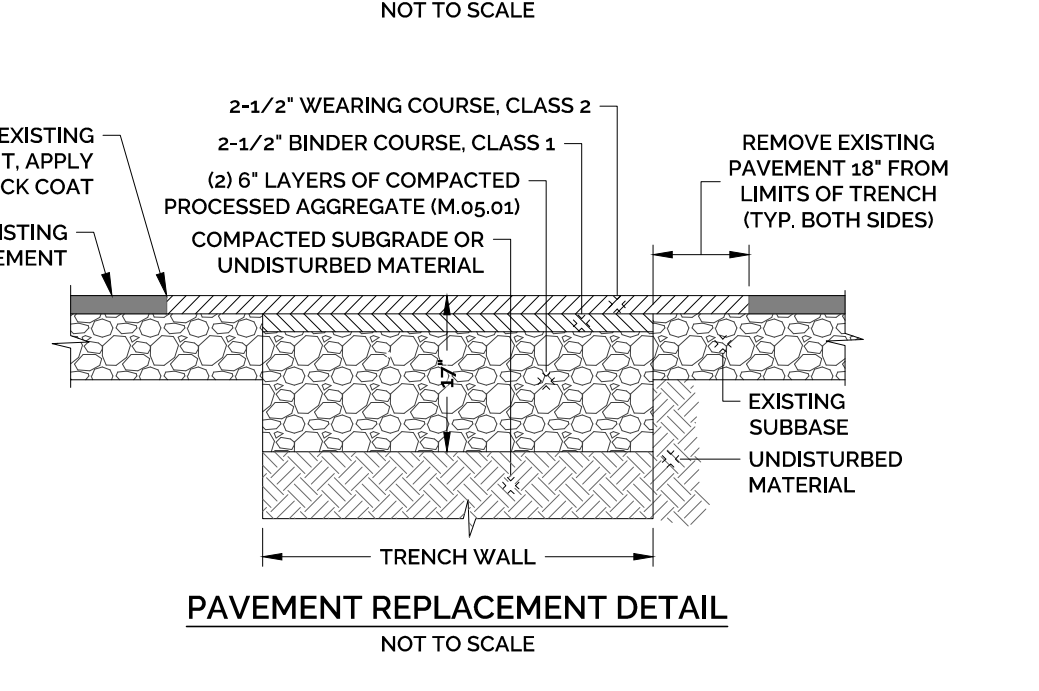
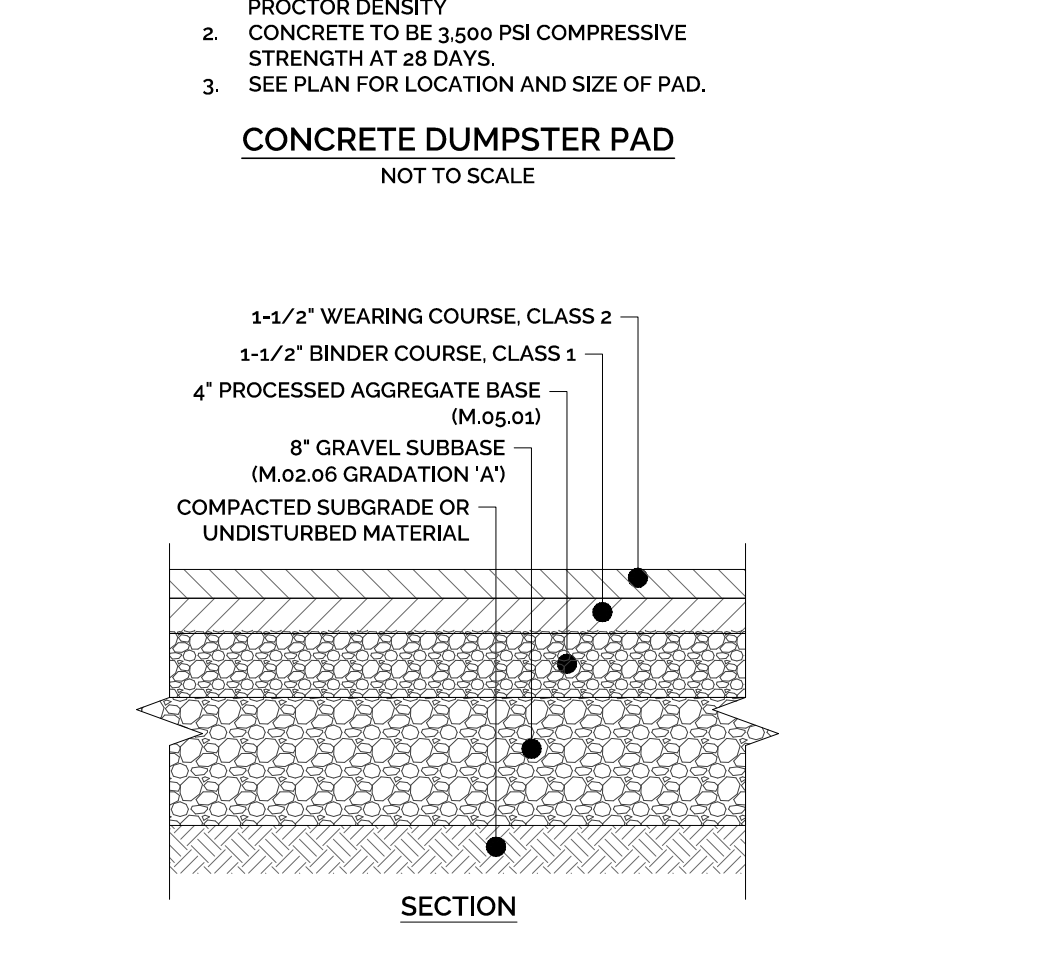
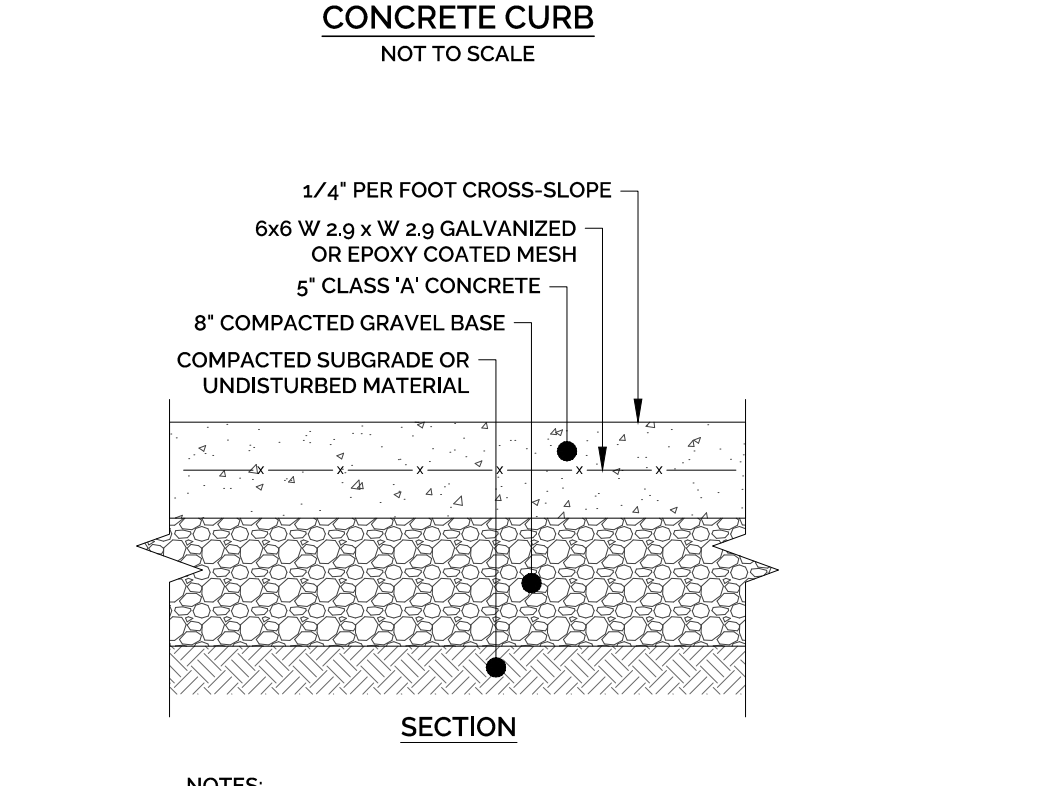
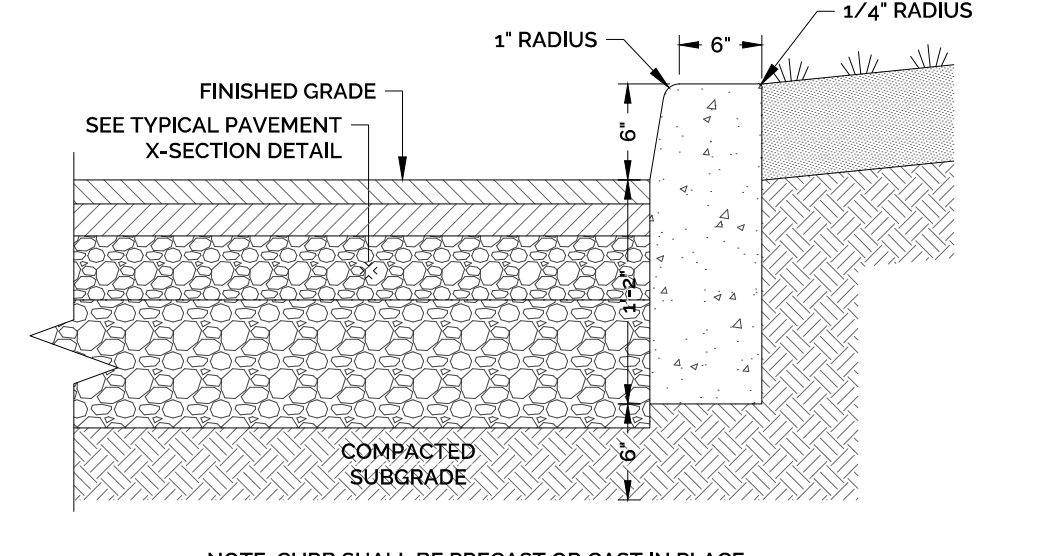
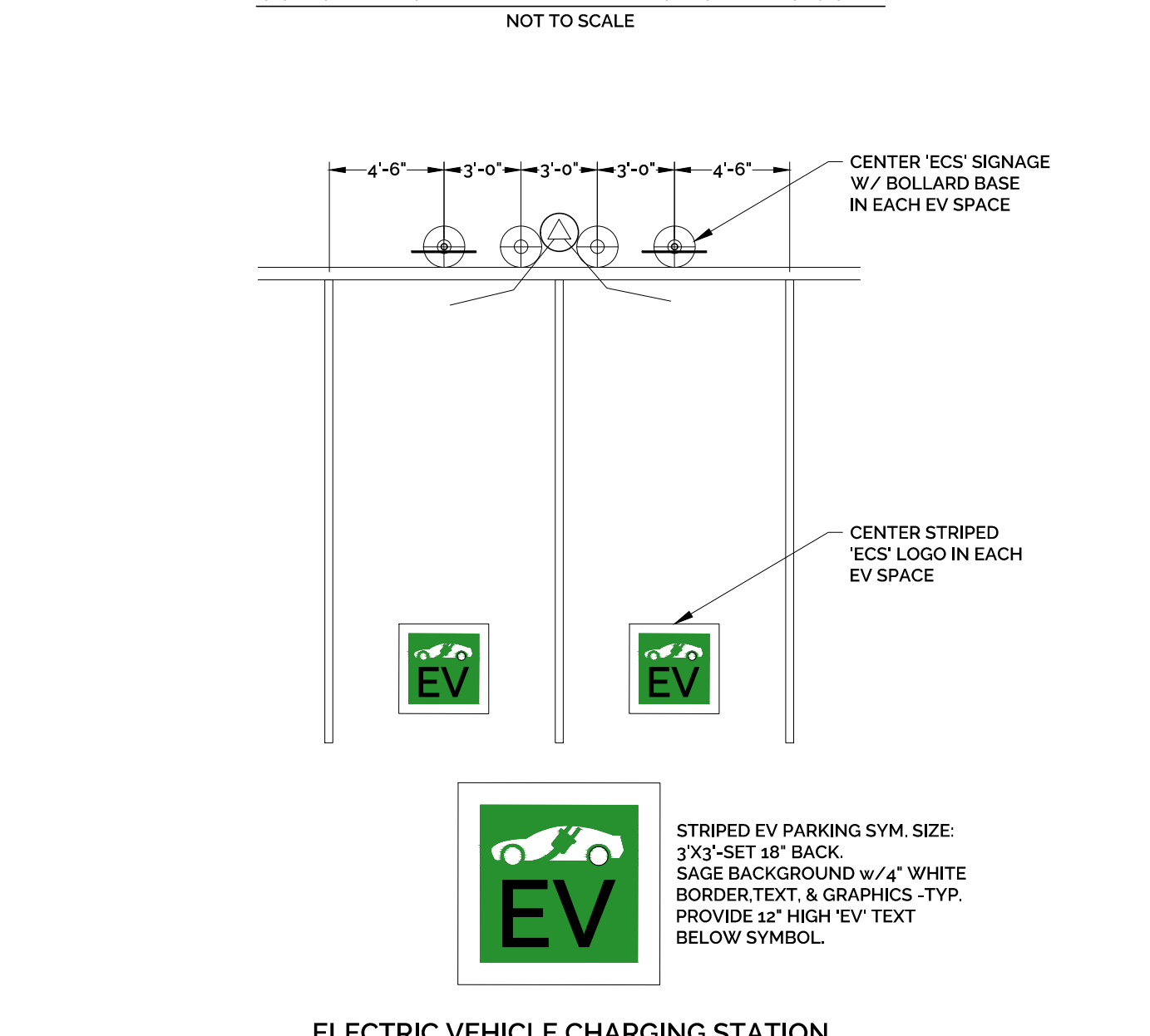
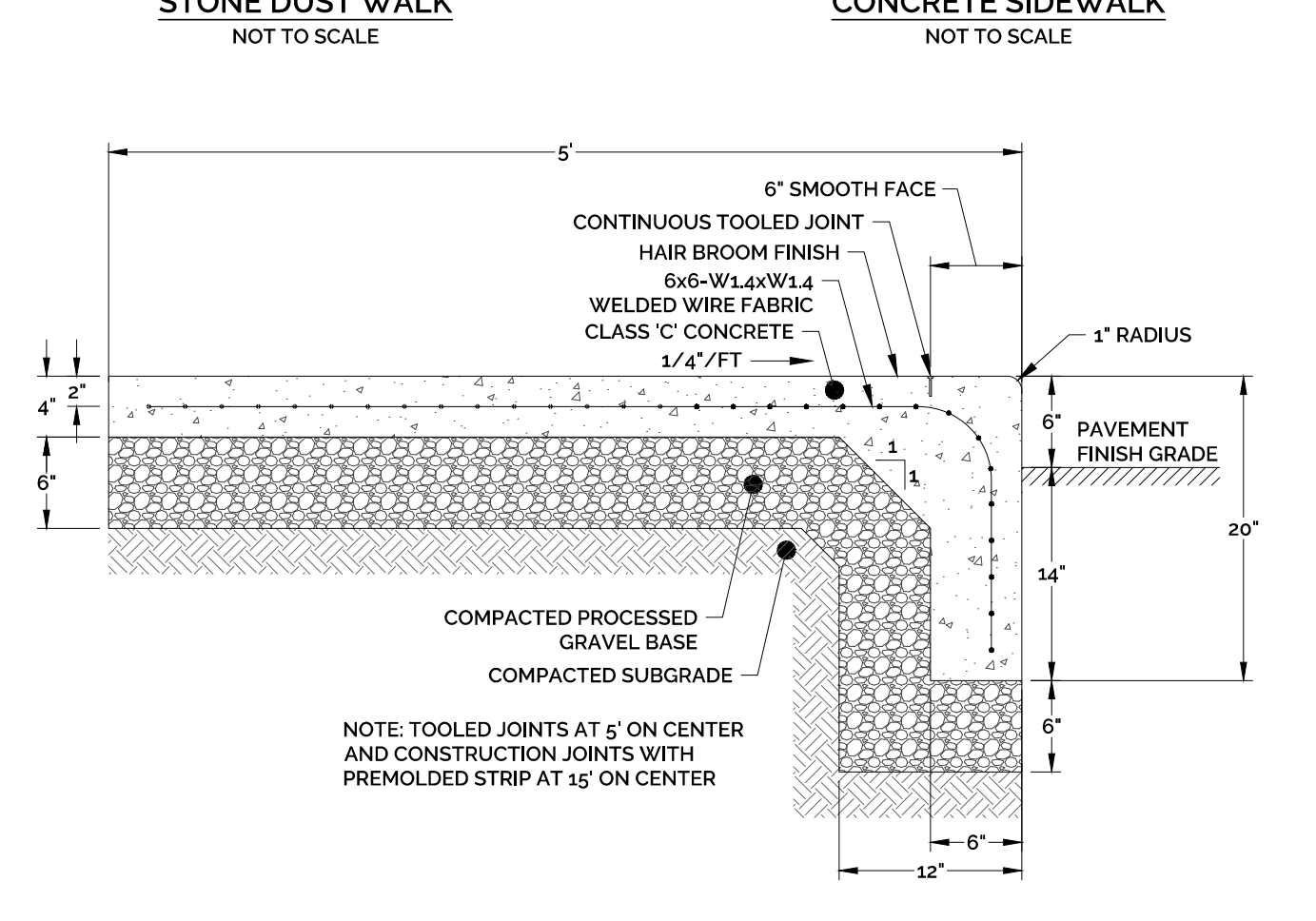
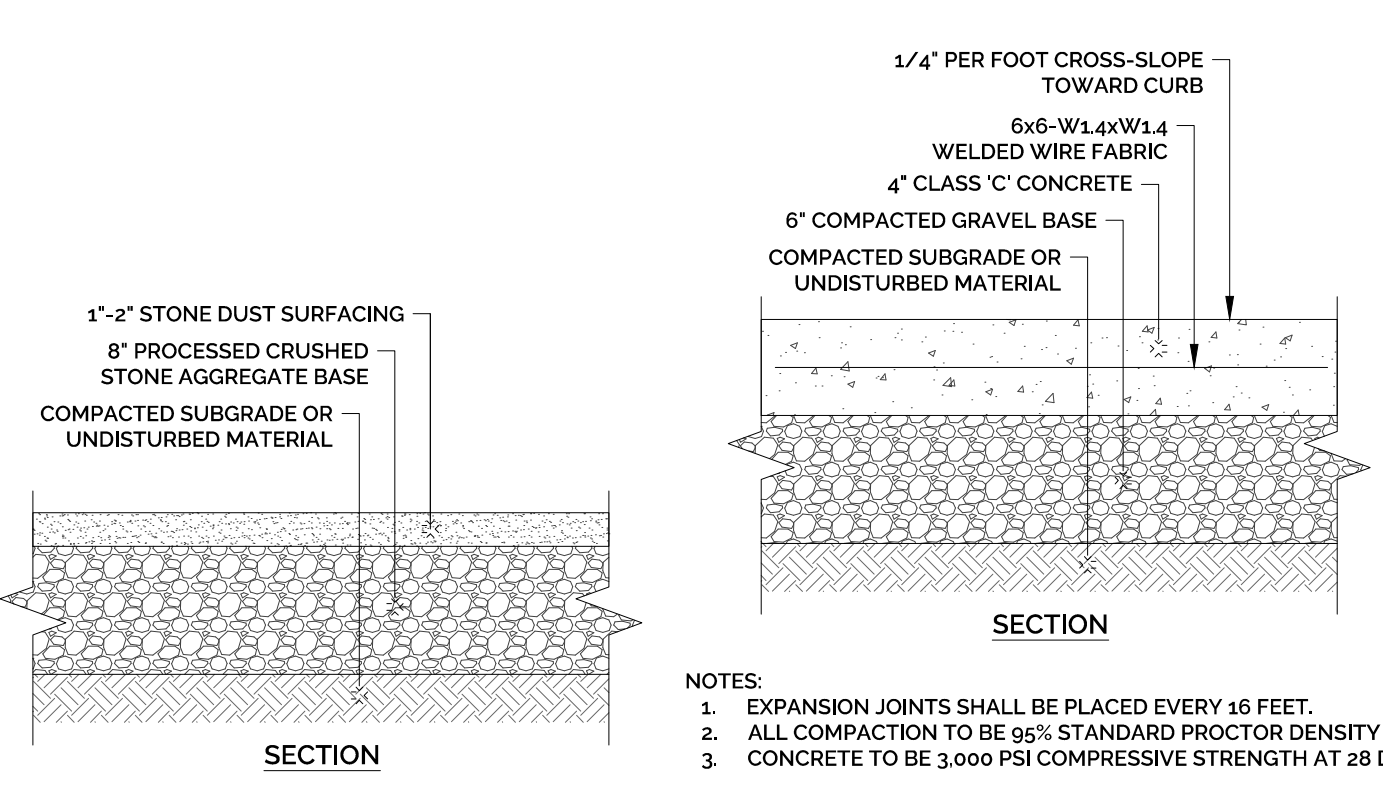
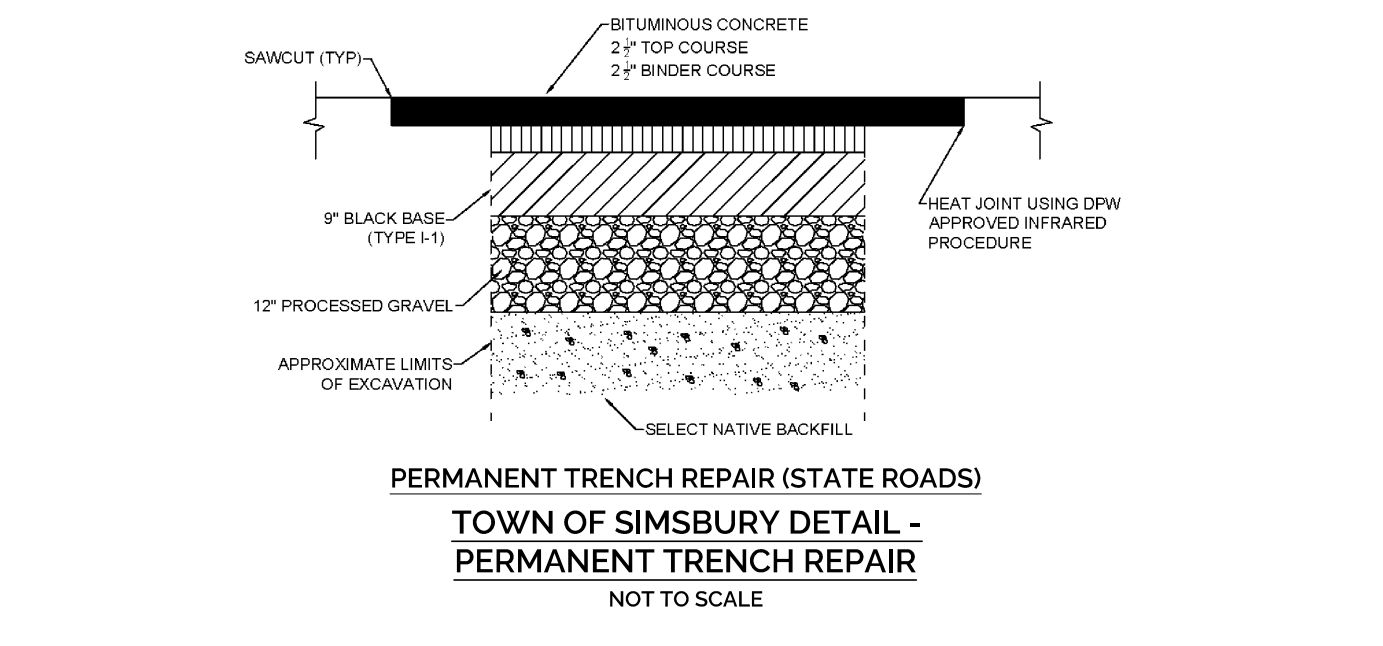
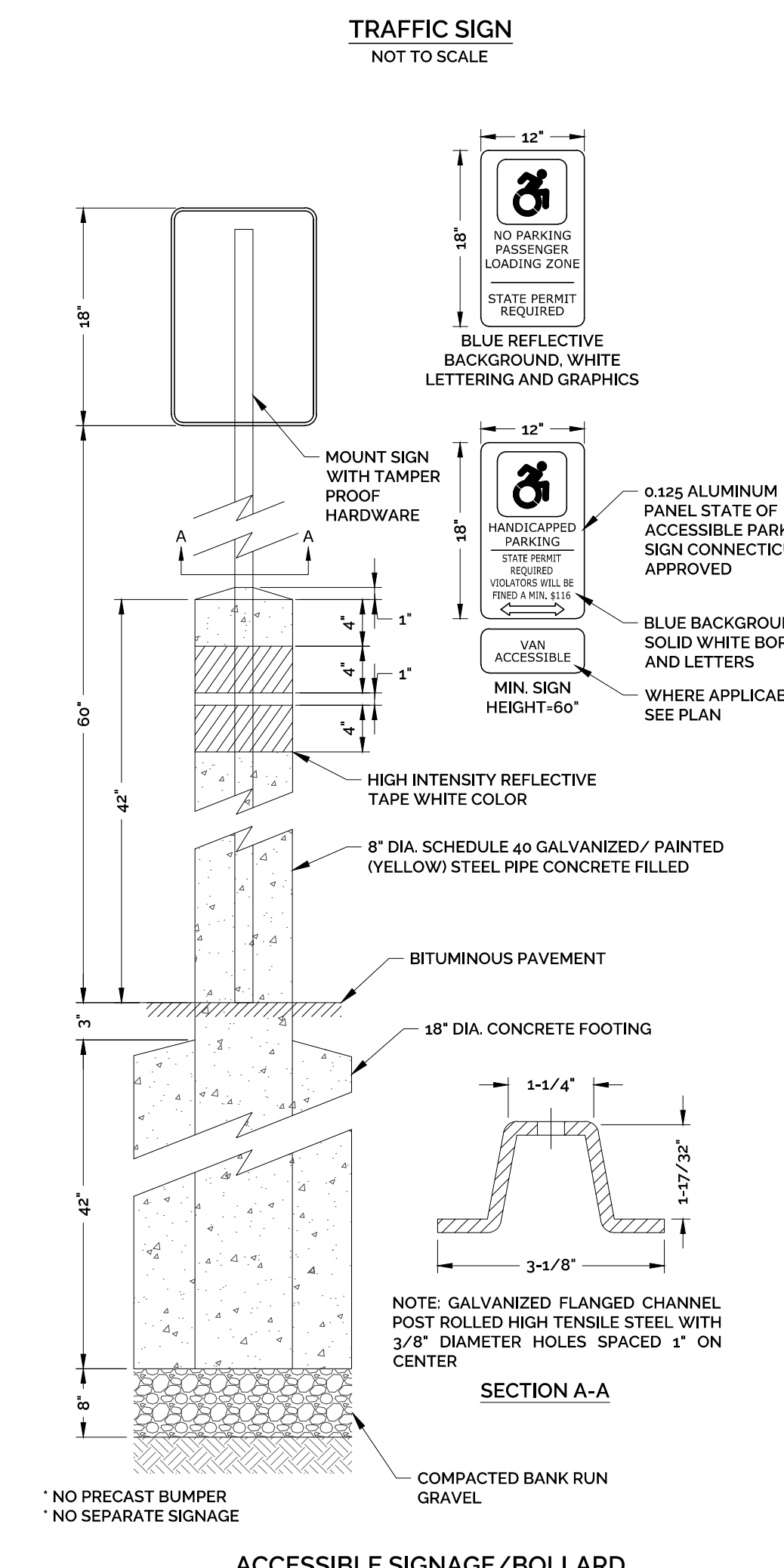
NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 1



NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 1



- NOTES:
- SIGN MUST BE INSTALLED PERPENDICULAR TO TRAVEL LANE.
 - SIGN INSTALLATIONS WITHIN THE STATE OF CONNECTICUT RIGHT OF WAY SHALL INCLUDE BREAKAWAY MOUNTING.
 - ALL SIGNS WITHIN THE CITY R.O.W. ARE TO BE HIGH INTENSITY PRISMATIC. INSTALLED WITH BREAKAWAY POSTS AND IN ACCORDANCE WITH THE M.U.T.C.D.
 - SIGN MATERIALS SHALL BE IN ACCORDANCE WITH SECTION M18 OF THE CONDOT STANDARD SPECIFICATIONS FOR ROADWAY, BRIDGES AND INCIDENTAL CONSTRUCTION.



2: SIMSBURY HOUSING ASSOCIATES PROJECTS 15322-0002-0013 - VESSEL - 446 HOPMEADOW ST. SIMSBURY, CT 06089 - DETAILS TO: SHEET 17 OF 2023 1:48 AM PLOTTED 2/24/2023 1:44 PM

STAMP

REV.	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1 <td>2/24/2023 <td></td> <td></td> <td></td> </td>	2/24/2023 <td></td> <td></td> <td></td>			

SITE AND DRAINAGE DETAILS
VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019

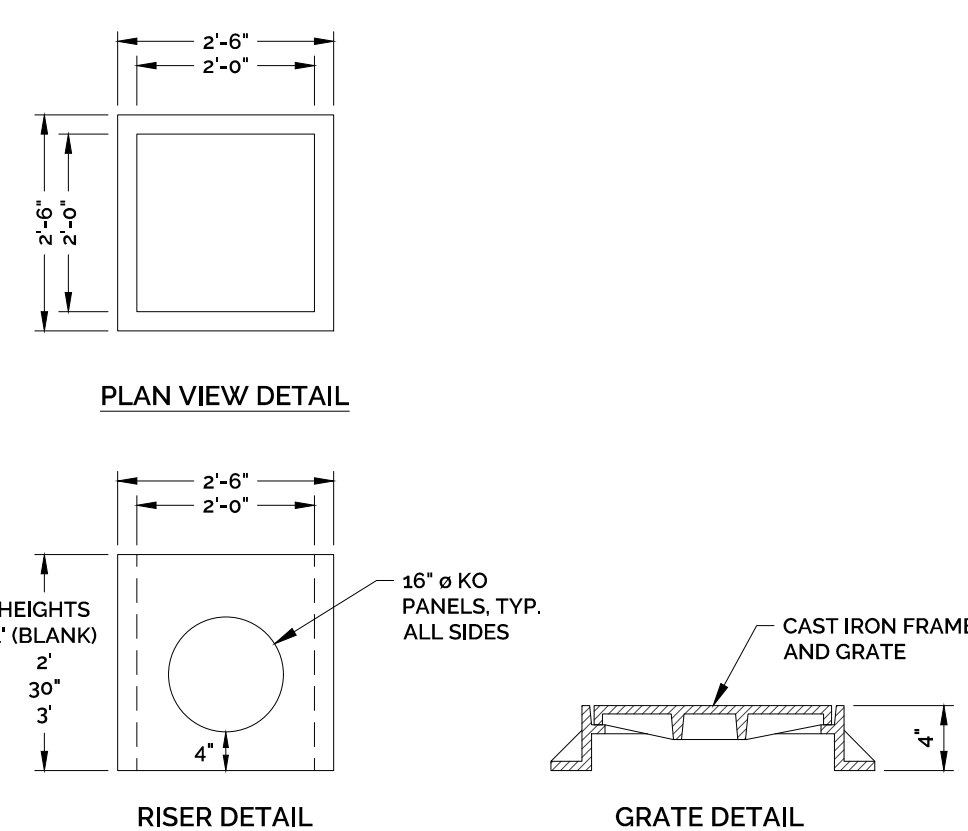
PROJECT NO.	SCALE
2022-0013	NOT TO SCALE

DRAWN BY:	DATE
SMM	12/16/2022

CHECKED BY:	DATE
SMM	12/16/2022

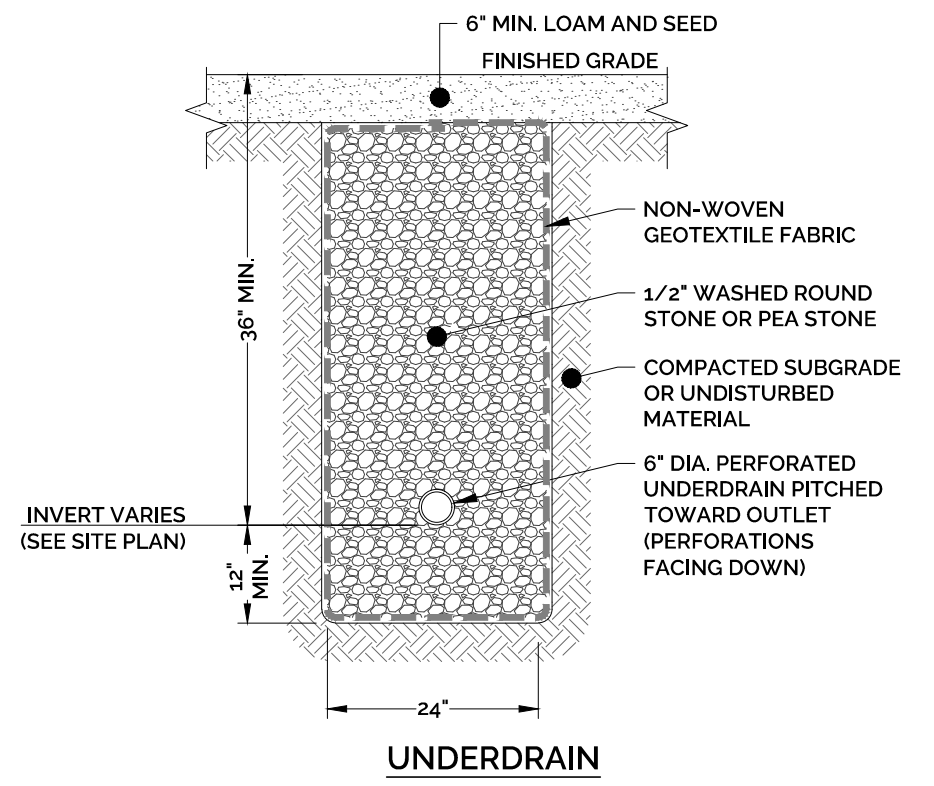
DRAWING
DT-2

SHEET NUMBER: 10 OF 13

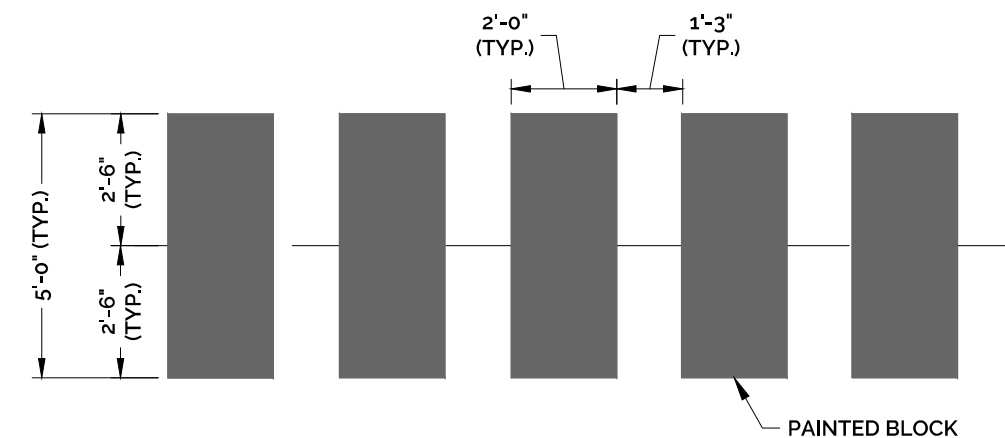


- NOTES:
1. REINFORCING STEEL WELDED WIRE FABRIC CONFORMS TO LATEST ASTM SPECIFICATION A185.
 2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A635.
 3. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI AT 28 DAYS.
 4. METHOD OF MANUFACTURE: WET CAST.
 5. SECTION IS MONOLITHIC.
 6. DESIGN LOAD: AASHTO H-20

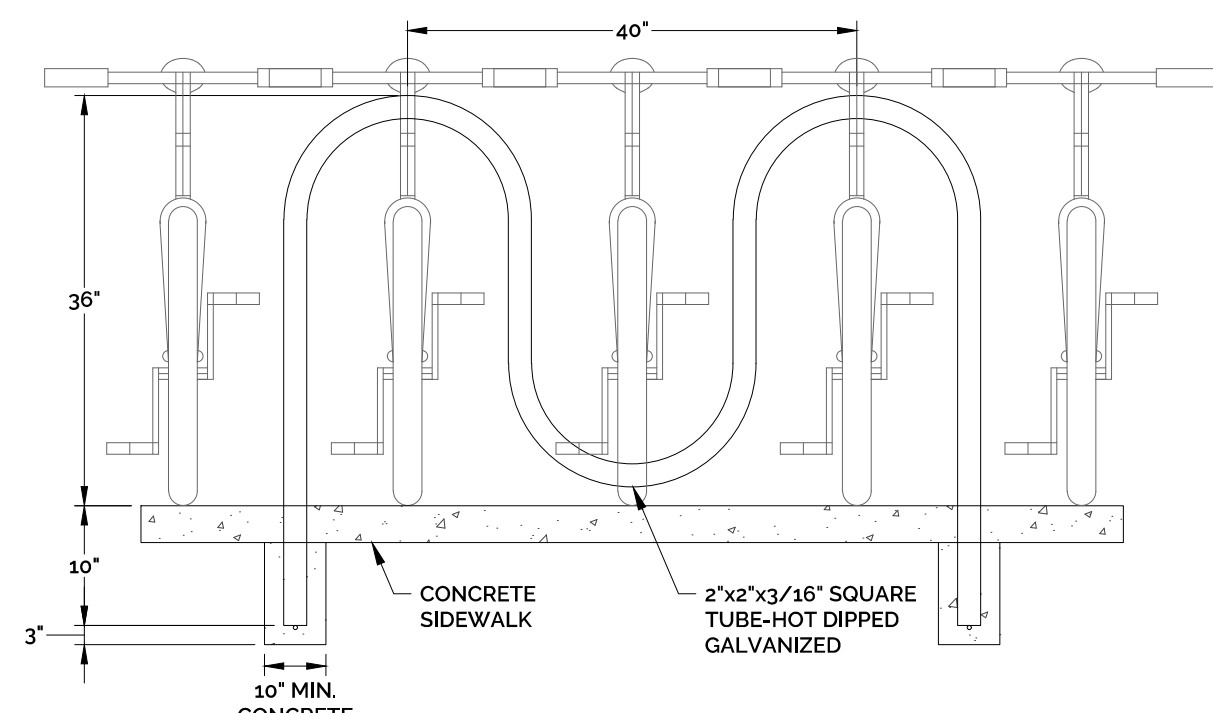
YARD DRAIN DETAIL
NOT TO SCALE



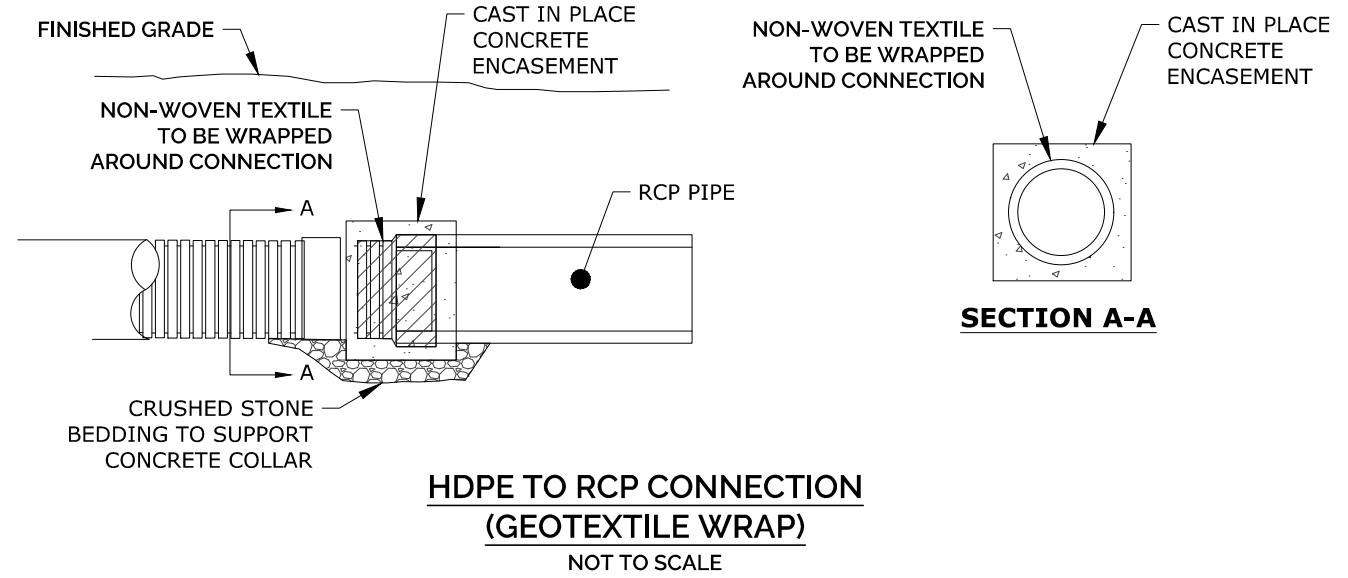
UNDERDRAIN
NOT TO SCALE



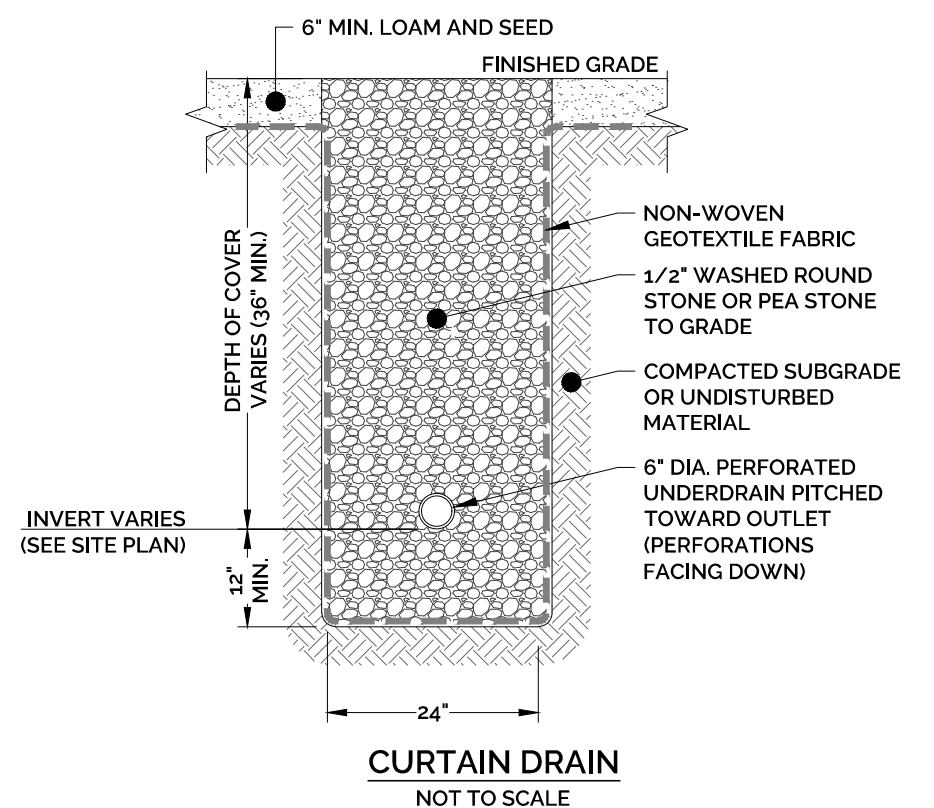
PAINTED CROSSWALK
NOT TO SCALE



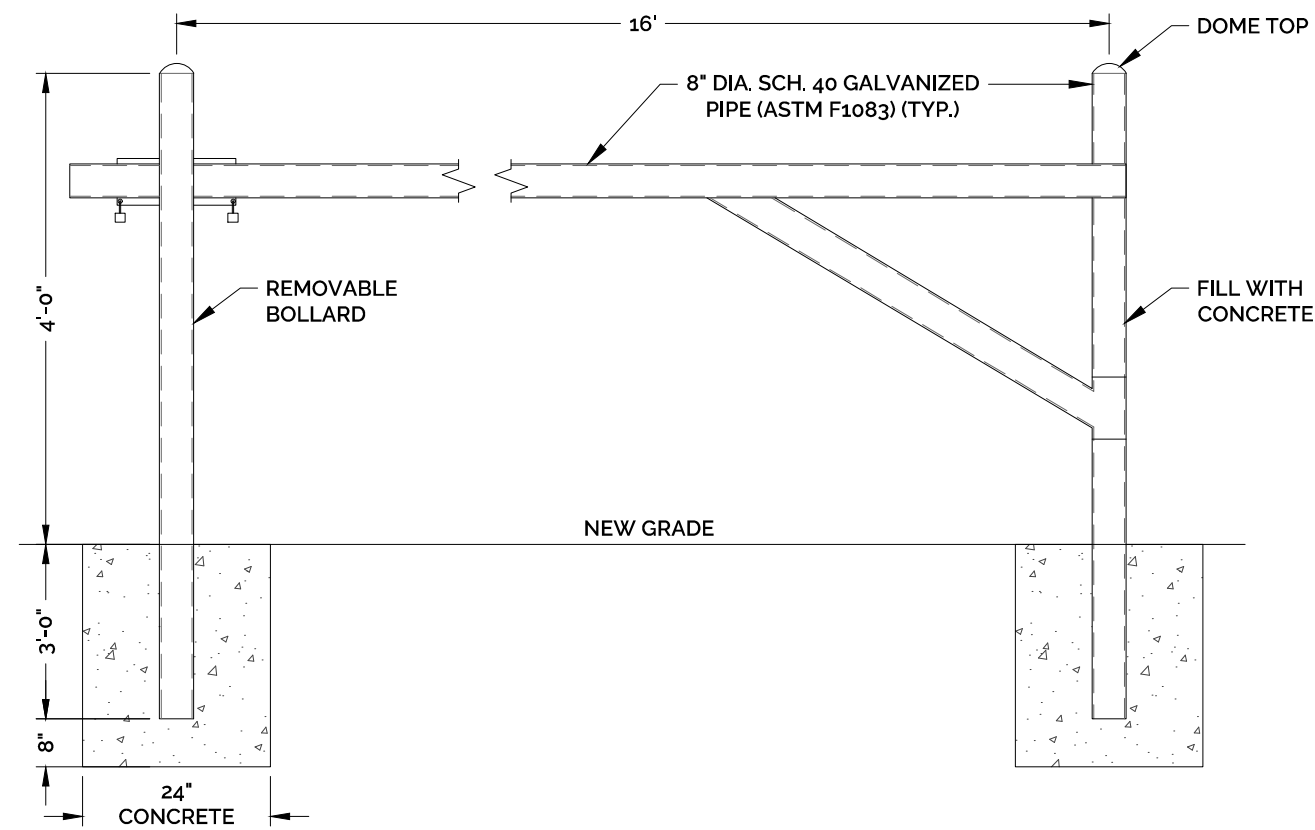
BIKE RACK DETAIL
NOT TO SCALE



HDPE TO RCP CONNECTION (GEOTEXTILE WRAP)
NOT TO SCALE

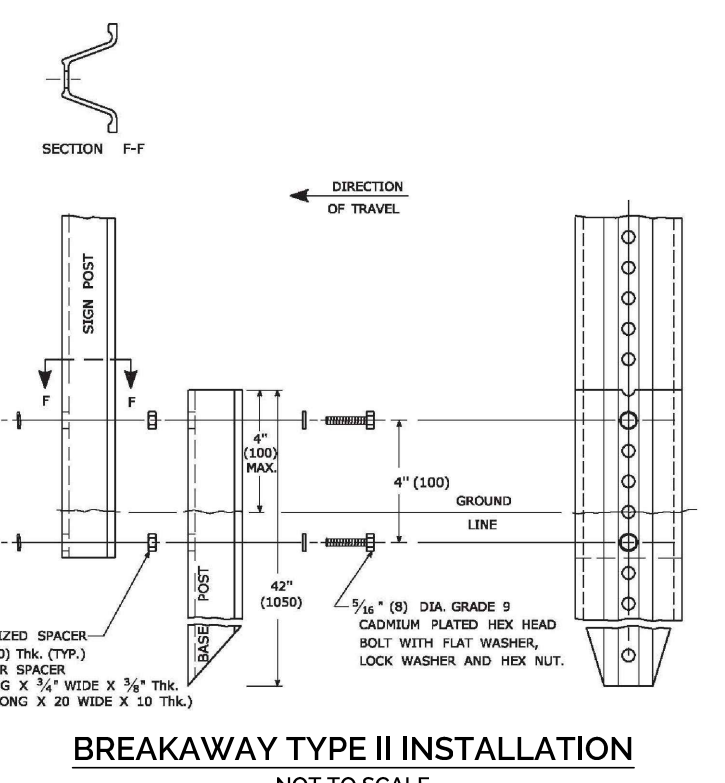


CURTAIN DRAIN
NOT TO SCALE

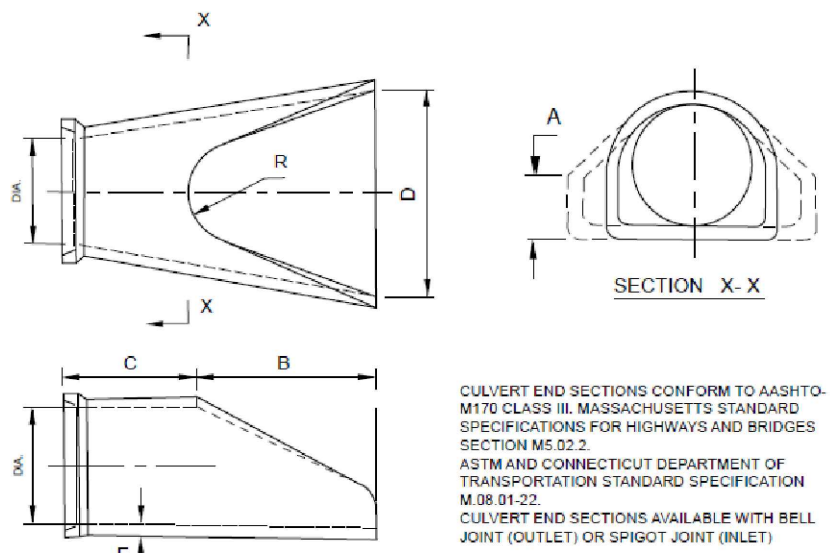


- NOTES:
1. CONTRACTOR TO VERIFY THE GATE OPENING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
 2. INSTALL GATES PER MANUFACTURER'S SPECIFICATIONS.

METAL BARWAY GATE DETAIL
NOT TO SCALE

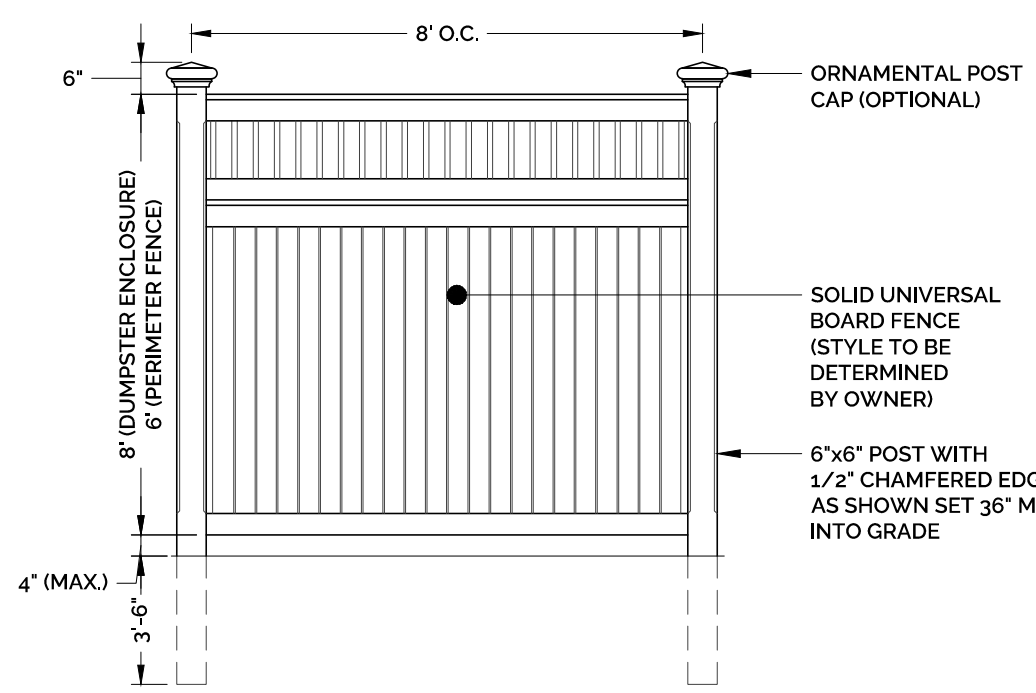


BREAKAWAY TYPE II INSTALLATION
NOT TO SCALE

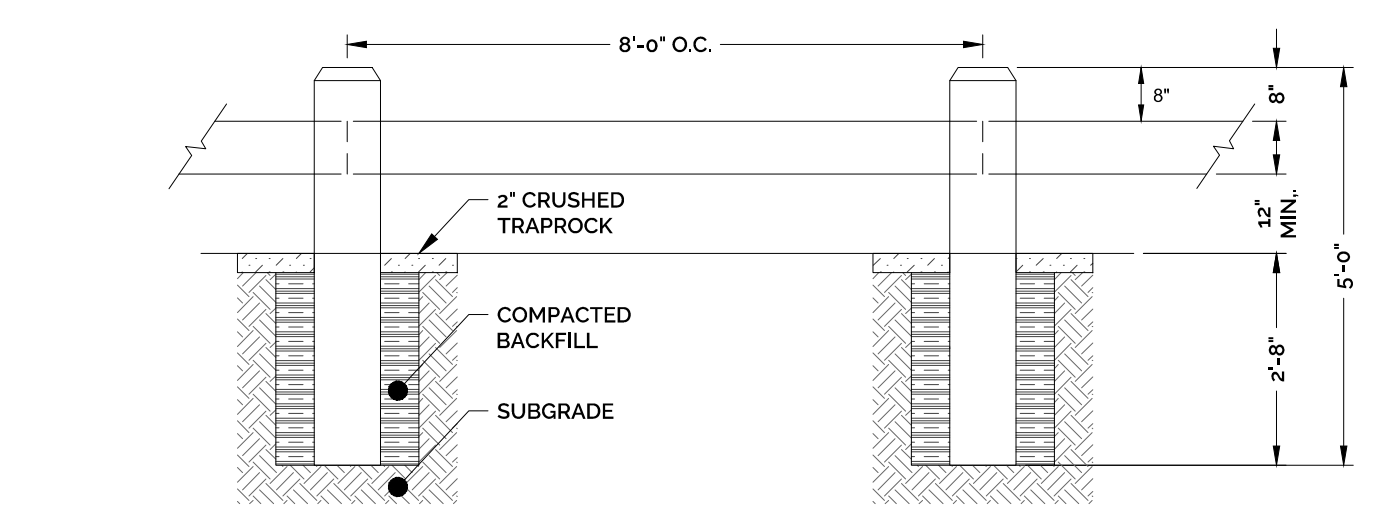


REINFORCED CONCRETE CULVERT ENDS
NOT TO SCALE

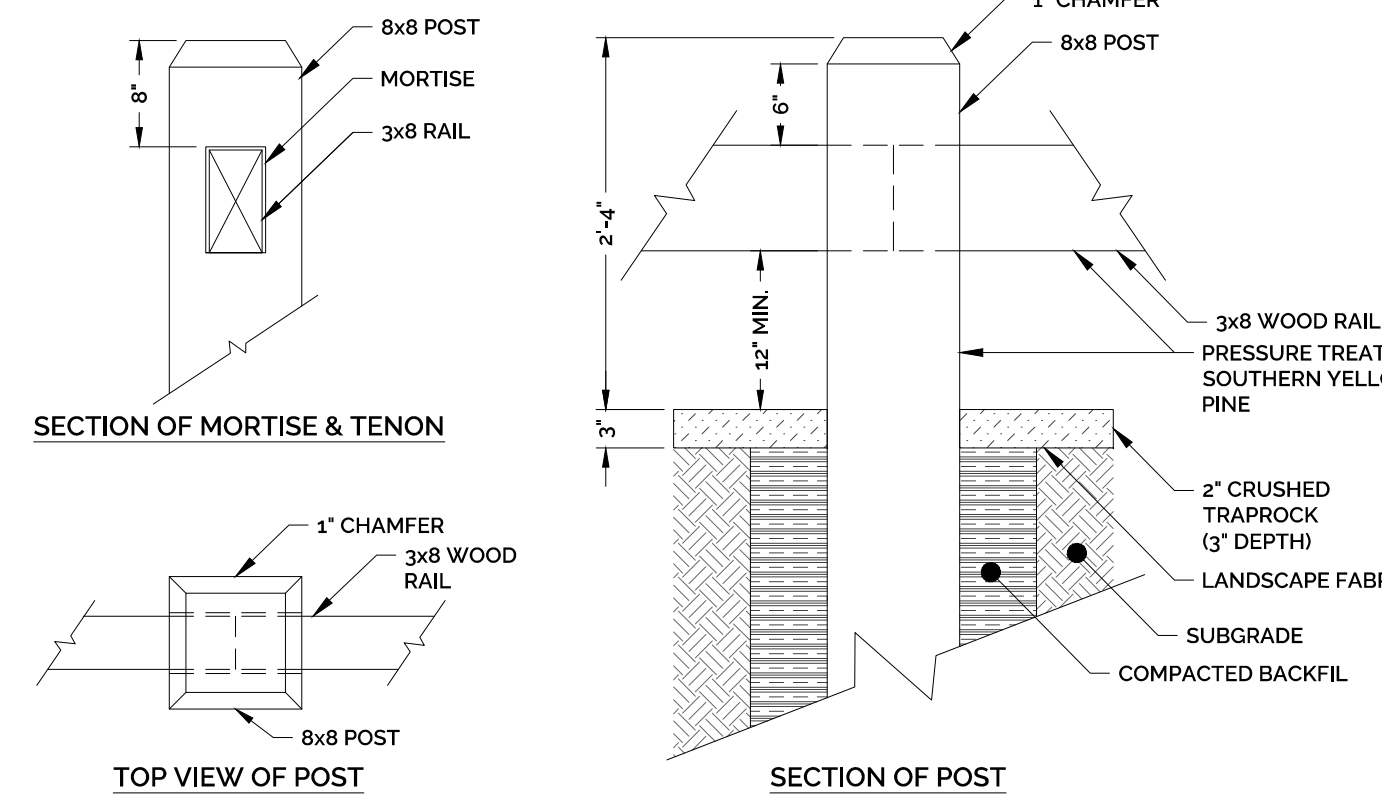
INLET	A	B	C	D	E	F
12"	12"	12"	12"	12"	12"	12"
18"	18"	18"	18"	18"	18"	18"
24"	24"	24"	24"	24"	24"	24"
30"	30"	30"	30"	30"	30"	30"
36"	36"	36"	36"	36"	36"	36"
42"	42"	42"	42"	42"	42"	42"
48"	48"	48"	48"	48"	48"	48"
54"	54"	54"	54"	54"	54"	54"
60"	60"	60"	60"	60"	60"	60"



DUMPSTER ENCLOSURE/FENCE ELEVATION
NOT TO SCALE



SECTION OF TIMBER RAIL



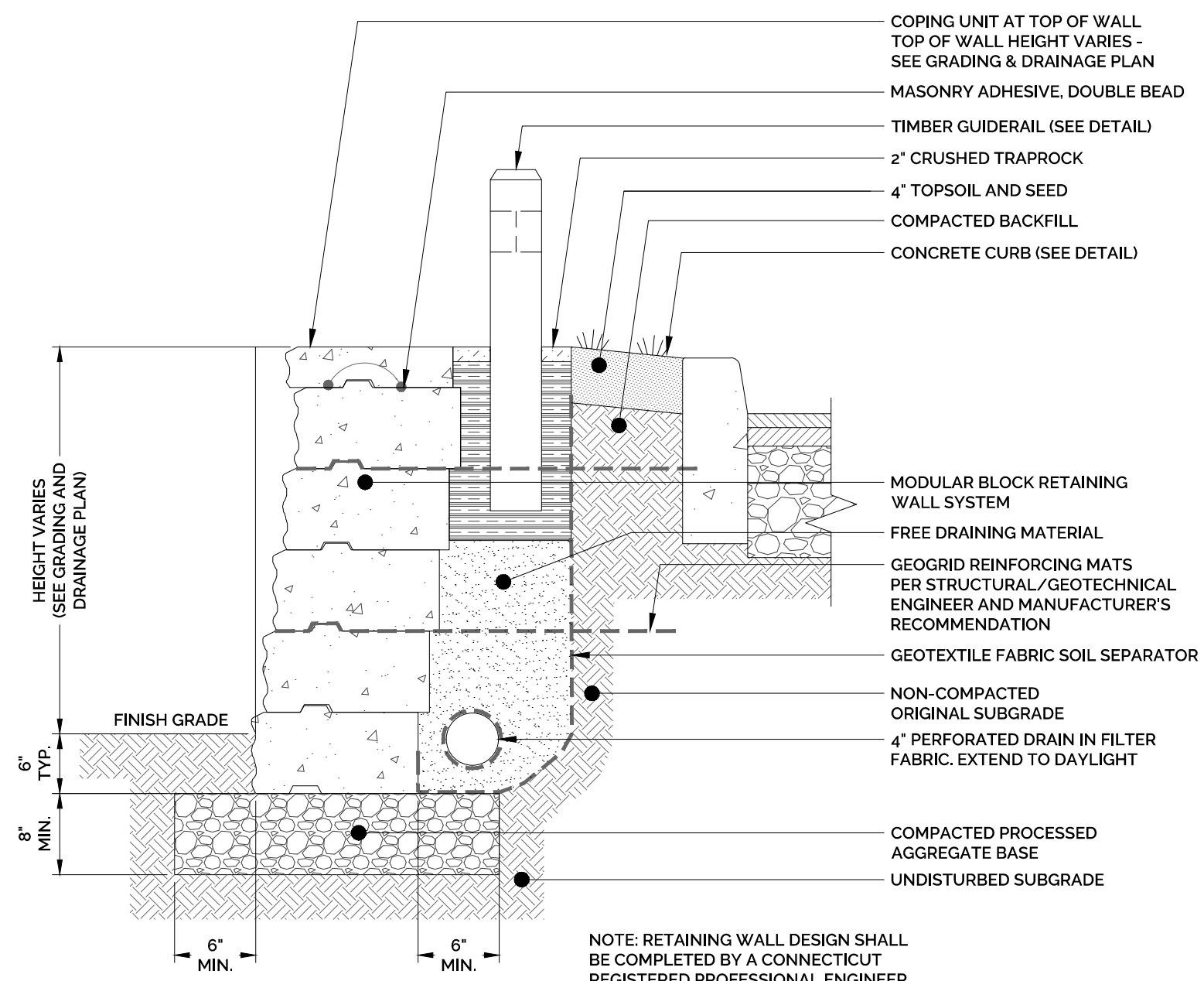
SECTION OF MORTISE & TENON

TOP VIEW OF POST

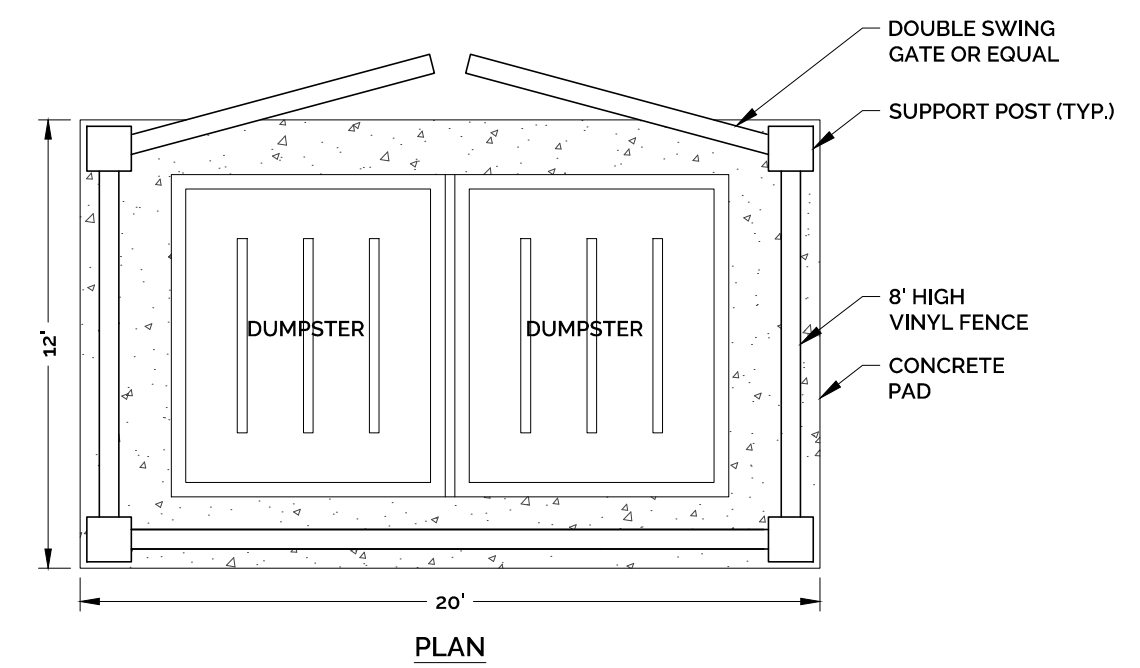
SECTION OF POST

- NOTES:
1. ANY FIELD CUTTING, DRILLING, OR MACHINING OF POST AND RAILS SHALL BE TREATED WITH 2 BRUSH COATS OF COPPER NAPHTHENATE.
 2. RAILS AND POST SHALL BE SOUTHERN YELLOW PINE, GRADE NO. 2 DENSE TREATED WITH C.C.A. (AWPA STANDARD P5) WITH A MINIMUM RETENTION OF 0.6 POUNDS PER CUBIC FEET (P.C.F.) TIMBER SHALL BE KILN DRIED AFTER TREATMENT (KDAT) TO <19% M.C.
 3. BACKFILL IN ALL CASES SHALL BE MADE WITH MATERIAL CAPABLE OF BEING COMPACTED.
 4. ALL POSTS SHALL BE ERECTED TO THE LINES AND GRADES INDICATED IN THE DRAWINGS THE TOP INSIDE EDGES OF ALL POSTS SHALL BE WITHIN 1/4 INCH OF THEIR CORRECT POSITION.
 5. ALL SURFACES WHERE THE PRESERVATIVE ENVELOPE IS INTERRUPTED SHALL RECEIVE TWO BRUSH COATS OF COPPER NAPHTHENATE.
 6. CRUSHED TRAPROCK SHALL BE PLACED ALONG THE ENTIRE LENGTH OF THE FENCE.

TIMBER POST AND RAIL
NOT TO SCALE

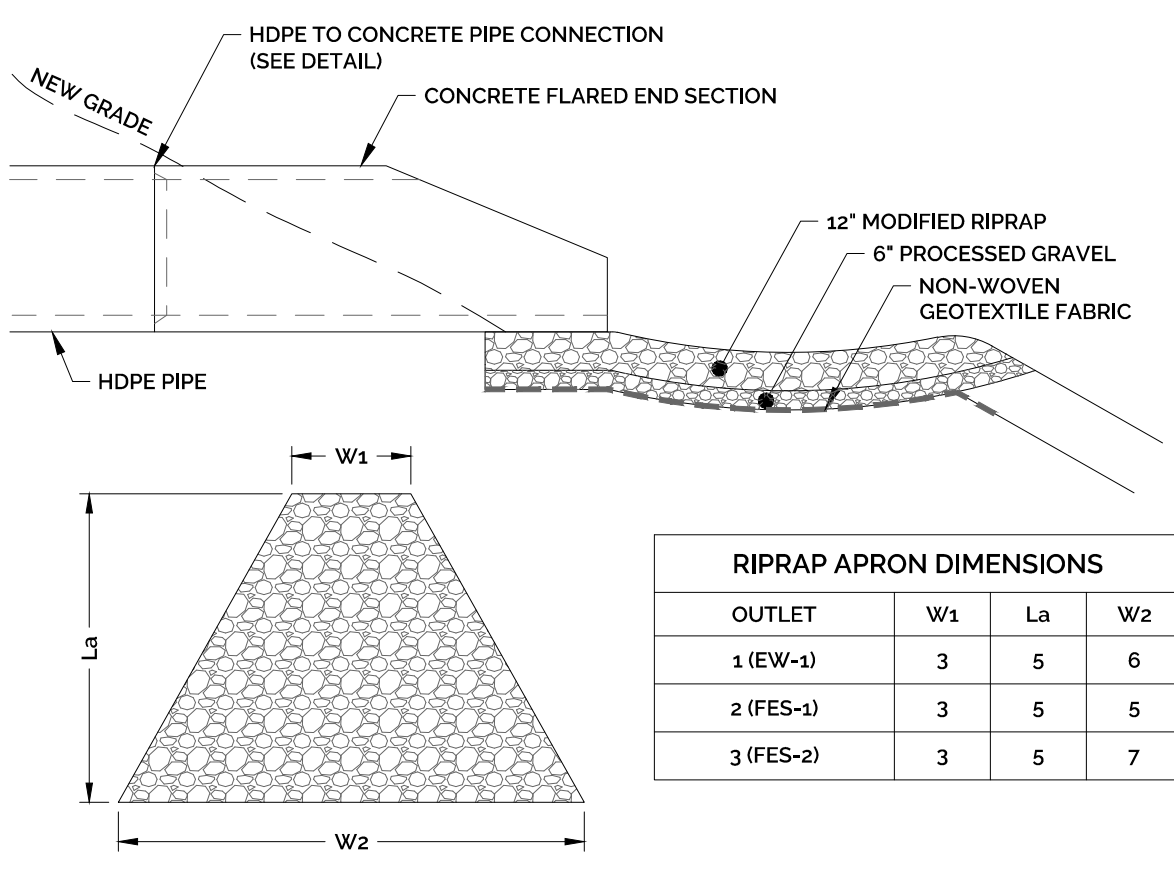


MODULAR CONCRETE BLOCK RETAINING WALL WITH FALL PROTECTION
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

- NOTES:
1. MATERIAL AND COLOR FOR DOUBLE SWING GATES SHALL MATCH FENCING AS SELECTED BY ARCHITECT.
 2. ALL DIMENSIONS ARE APPROXIMATE AND ARE INTENDED TO ACCOMMODATE THE PROPOSED DUMPSTER(S).
 3. ENCLOSURE STYLE AND COLOR TO BE DETERMINED BY OWNER.



RIPRAP APRON DIMENSIONS

OUTLET	W1	La	W2
1 (EW-1)	3	5	6
2 (FES-1)	3	5	5
3 (FES-2)	3	5	7

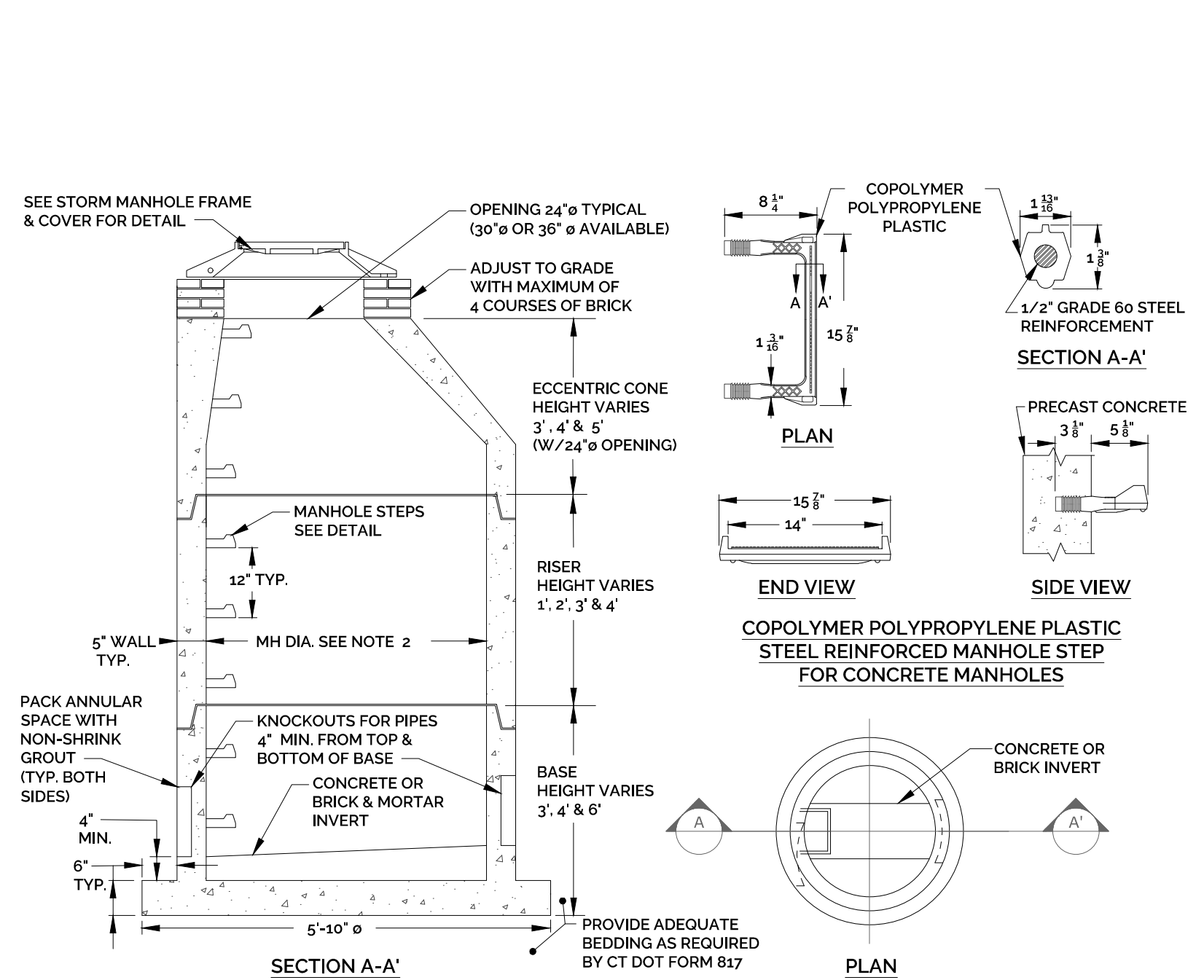
RIPRAP APRON
NOT TO SCALE

NOTE: IN ACCORDANCE WITH CT DOT DRAINAGE MANUAL SECTION 11.13 - OUTLET PROTECTION, ALL APRON STONE SHALL BE MODIFIED RIPRAP (DISCHARGE VELOCITY <8 FT/S)

2: SIMSBURY/DT-2 (REVISED) 2/24/2023 1:48 PM FILED: 2/24/2023 1:48 PM PROJECT: 2022-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY, CT 06089

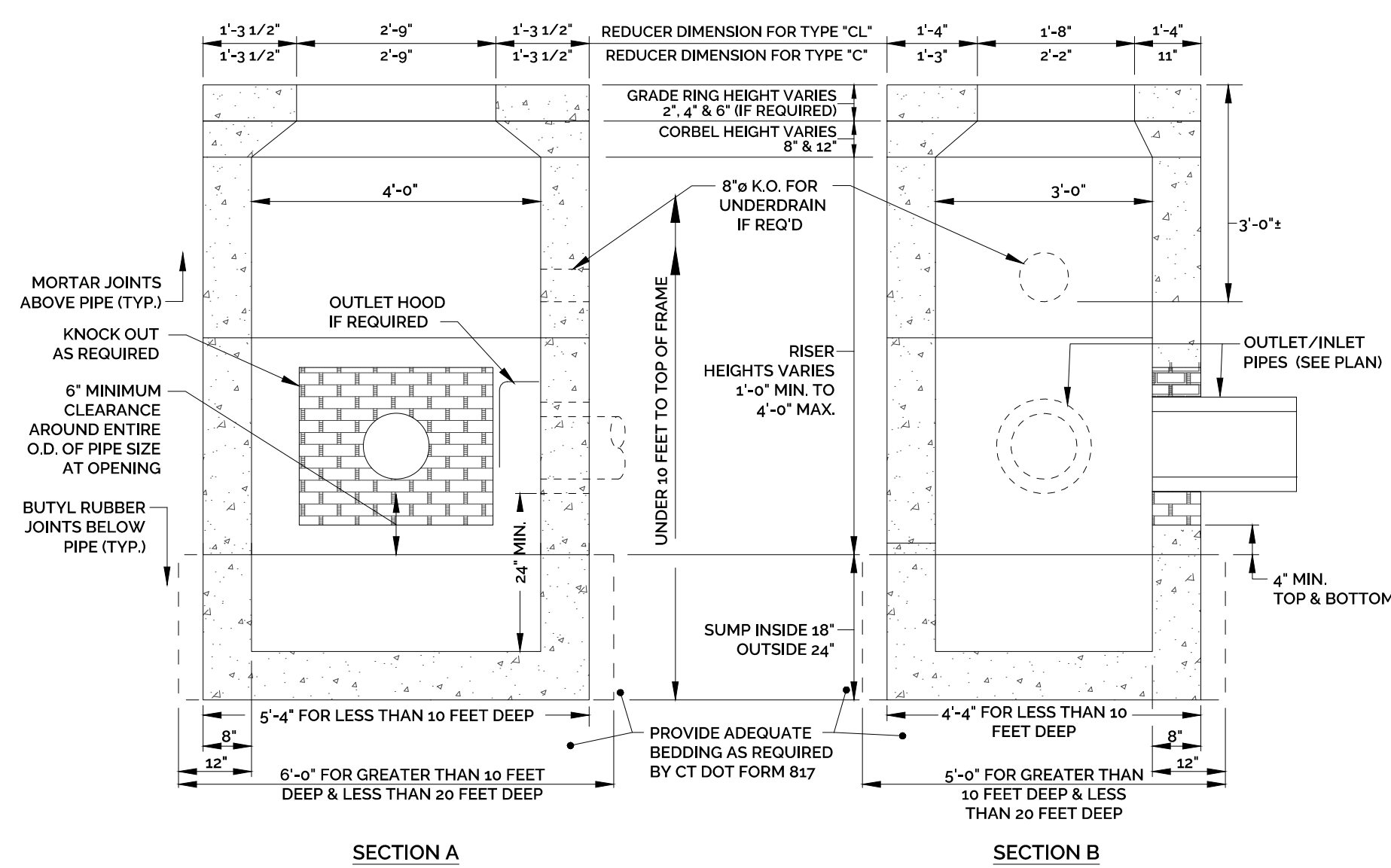
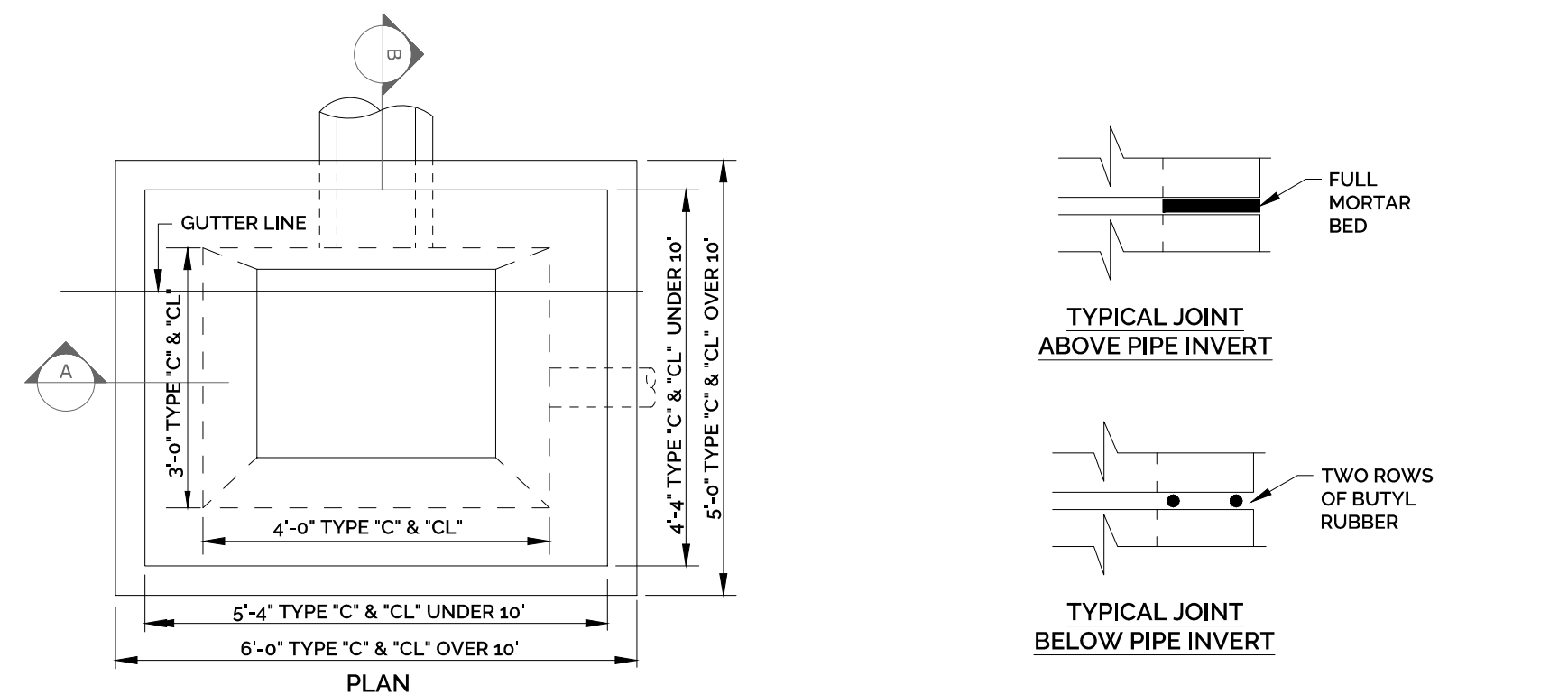
STAMP

NO.	DATE	DESCRIPTION OF REVISION	SHM	APPR.
1	2/24/2023	REVISIONS PER REVIEW COMMENTS BY STATE, LOCAL OR FEDERAL STANDARDS		



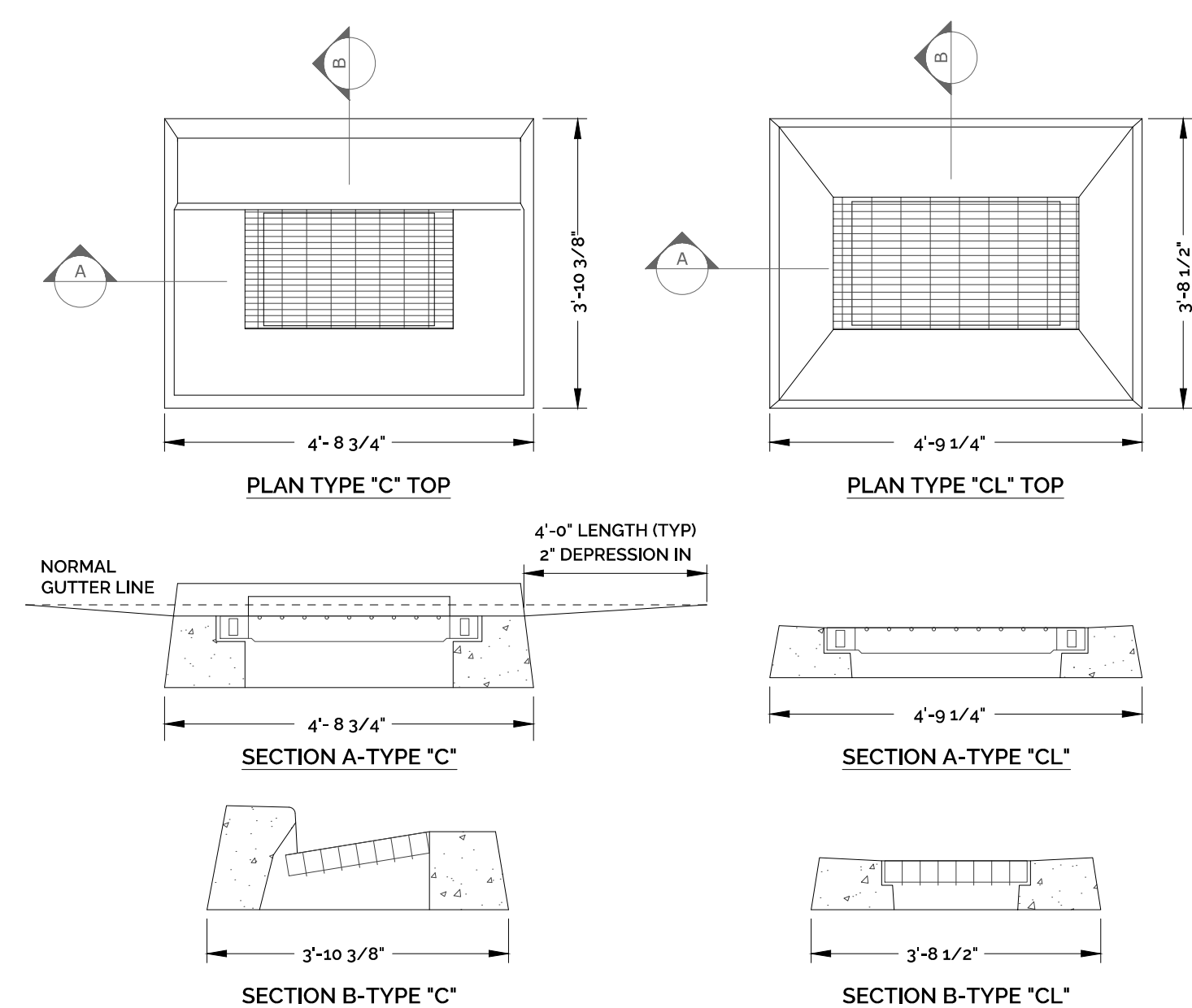
- NOTES:
1. PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO CT DOT STANDARD SHEET HW-507.10 AS AMENDED.
 2. 4", 5" OR 6" PRECAST CONCRETE BASE DIAMETERS MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" AND 6" BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS SHALL INCREASE 1" FOR EACH 1" OF INSIDE DIAMETER INCREASE.
 3. JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198 & MEETS FEDERAL SPECIFICATION SS-5-0021210(A).
 4. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CT DOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2", UNLESS OTHERWISE NOTED.
 5. ALL PIPE OPENINGS SHALL BE CLOSED USING MATERIALS WHICH CONFORM TO STATE OF CT STANDARD SPECIFICATIONS SECTION M.08.02.
 6. REINFORCING STEEL WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
 7. CONCRETE COMPRESSIVE STRENGTH SHALL BE MINIMUM 4000 PSI AT 28 DAYS, SELF COMPACTING CONCRETE MIX.
 8. MANHOLE STEPS SHALL MEET LATEST OSHA REGULATIONS, (29 CFR 1910.27), SECTION 16 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C407.
 9. WHEN SPECIFIED, MANHOLES ARE TO BE COATED WITH BAY OIL, "EBONY".
 10. METHOD OF MANUFACTURE SHALL BE WET CAST.
 11. BASE SECTION IS MONOLITHIC.
 12. MANHOLE INTERIOR DIAMETER:
4'-0" FOR 8" TO 36" PIPE DIAMETERS
5'-0" FOR 42" PIPE DIAMETER
6'-0" FOR 48" PIPE DIAMETER.
- REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW-507.04 & HW-507.10, CT DOT FORM 817 AND (MANHOLE STEPS) THE METROPOLITAN DISTRICT SEWER STANDARD DETAILS FIG. 5-34, DATED JAN. 2017.

STANDARD PRECAST CONCRETE STORM MANHOLE DETAIL
NOT TO SCALE



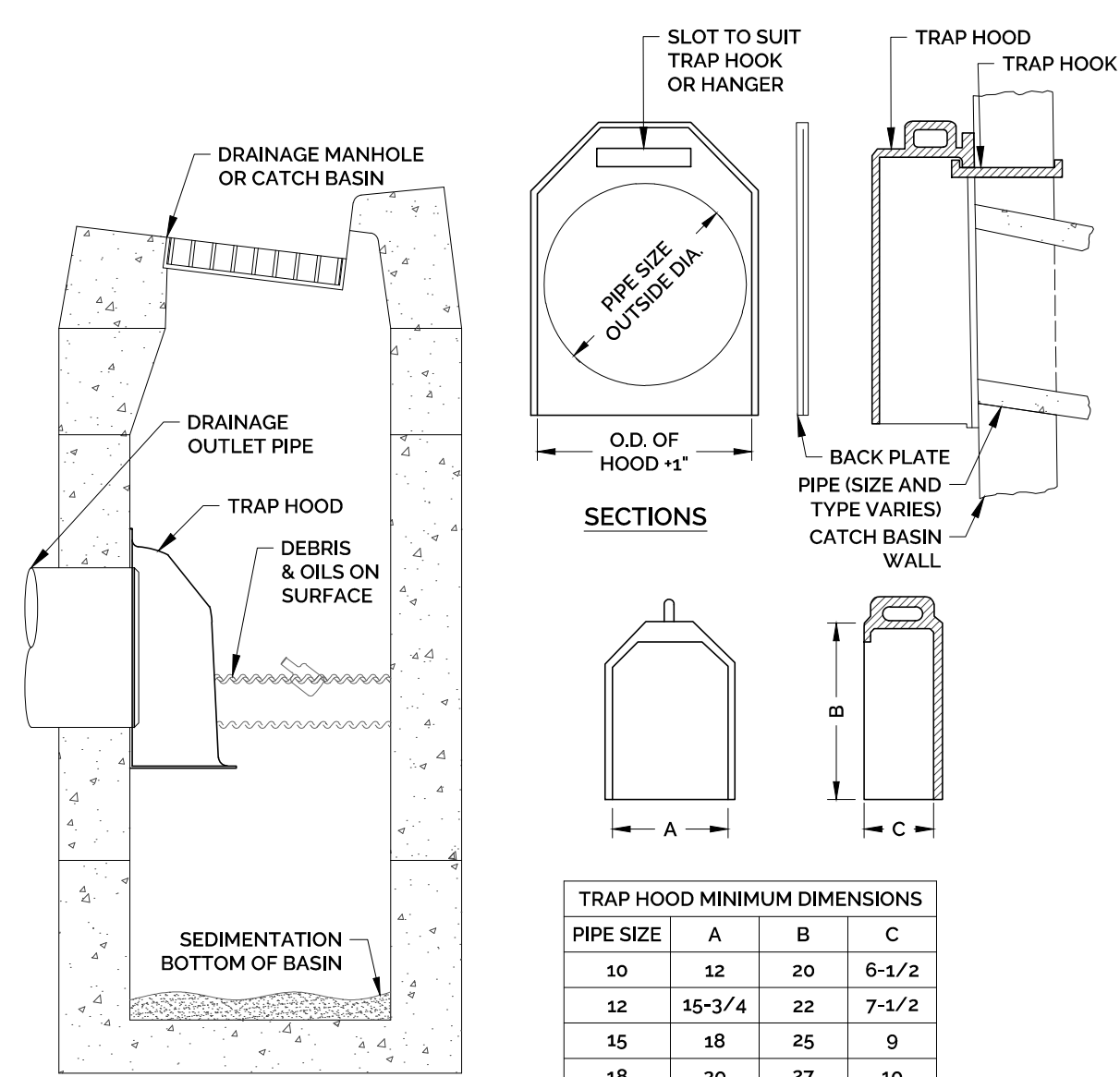
- NOTES:
1. PRECAST CONCRETE CATCH BASIN COMPONENTS SHALL CONFORM TO CT DOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CT DOT HIGHWAY STANDARD SHEETS HW-507.04, HW-507.07 & HW-507.08, AS AMENDED.
 2. THIS DETAIL IS BASED ON CT DOT PRECAST CONCRETE TYPE "C" & "CL" CATCH BASIN COMPONENTS, (UNDER 10' DEEP SHOWN).
 3. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CT DOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
 4. METHOD OF MANUFACTURE SHALL BE WET CAST.
 5. SUMP SECTION SHALL BE MONOLITHIC.
 6. DESIGN LOAD SHALL BE ASHTO H-20.
- REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW-507.04, HW-507.07 & HW-507.08, CT DOT FORM 817, AND UNITED CONCRETE PRODUCTS, AUGUST 2015

TYPE "C" AND "CL" PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



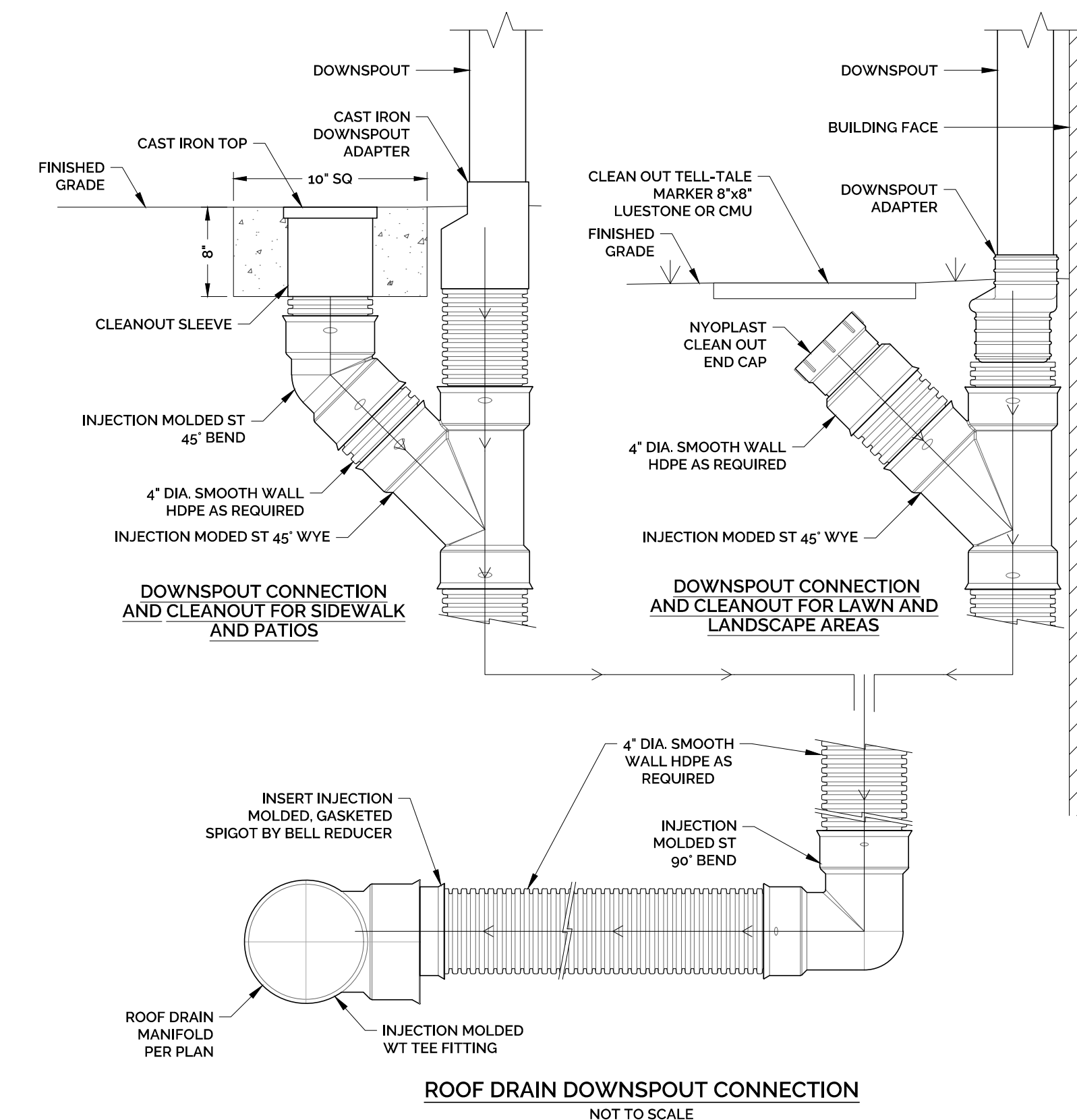
- NOTES:
1. CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CT DOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CT DOT HIGHWAY STANDARD SHEETS HW-507.07 AND HW-507.08, AS AMENDED.
 2. REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CT DOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
 3. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
 4. TYPE "C" CATCH BASIN DEPRESSED GUTTER STRIPS SHALL CONFORM TO CT DOT STANDARD SHEET HW-507.01, AS AMENDED.
- REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW-507.04, HW-507.07 & HW-507.08, CT DOT FORM 817, AND UNITED CONCRETE PRODUCTS, AUGUST 2015.

TYPE "C" AND "CL" CATCH BASIN TOP DETAILS
NOT TO SCALE



- NOTES:
1. TRAP HOODS SHALL BE CAST IRON FOR 10", 12", 15" AND 18" PIPE SIZES AND FABRICATED ALUMINUM FOR 21" OR GREATER.
 2. ALL TRAP HOODS SHALL INCLUDE STAINLESS STEEL HOOKS OR HANGERS FOR MOUNTING TO THE CATCH BASIN WALL. BACK PLATES SHALL BE FURNISHED ONLY WHEN REQUESTED.
 3. TRAP HOODS SHALL BE FROM CAMPBELL FOUNDRY, NEENAH FOUNDRY, EAST JORDAN IRON WORKS OR APPROVED EQUAL. DIMENSIONS AND MODEL NUMBERS VARY BASED ON DISCHARGE PIPE SIZE AND MANUFACTURER.
 4. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

CATCH BASIN TRAP HOOD DETAIL
NOT TO SCALE



ROOF DRAIN DOWNSPOUT CONNECTION
NOT TO SCALE

DRAINAGE DETAILS

VESEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019

PROJECT NO. 2022-0013	SCALE NOT TO SCALE
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

DRAWING
DT-3
SHEET NUMBER: 11 OF 13

STAMP

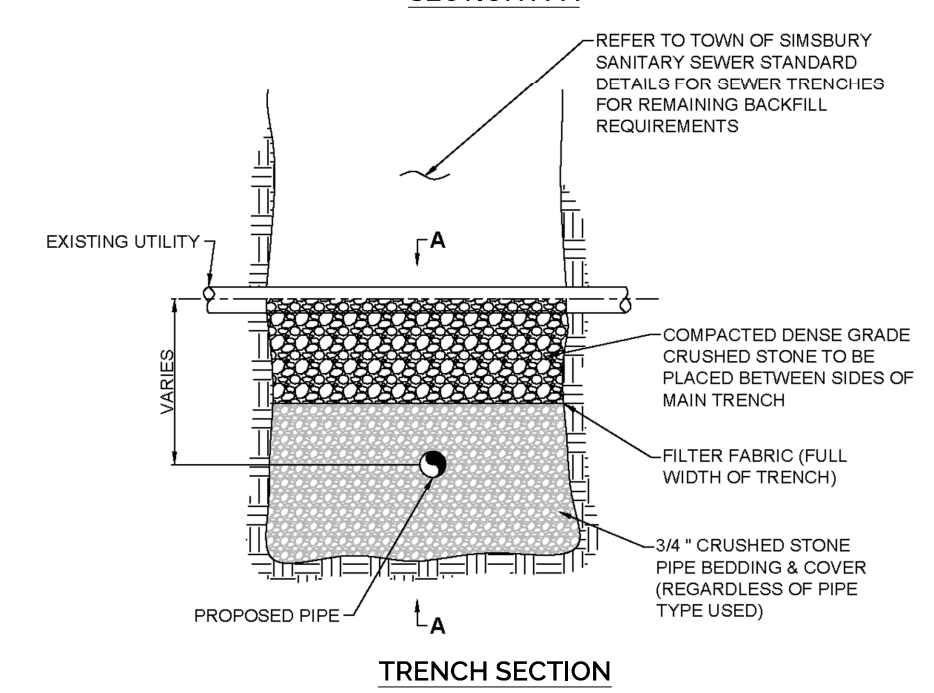
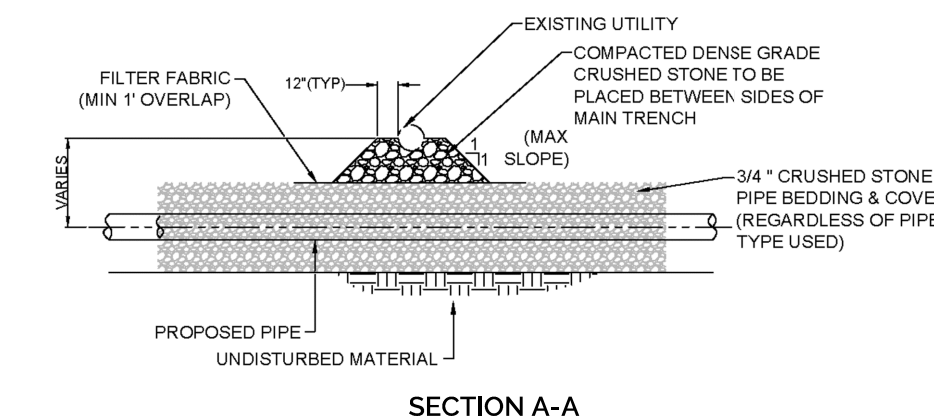
REVISIONS PER REVIEW	COMMENTS	DATE	BY	APPR.
1	REV	2/24/2023		

UTILITY DETAILS

VESSEL MULTI-FAMILY HOUSING
PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
PREPARED FOR
VESSEL TECHNOLOGIES, INC.
46 WEST 55TH STREET, NEW YORK, NY 10019

PROJECT NO.	SCALE
2022-0013	NOT TO SCALE
DRAWN BY:	DATE
SMM	12/16/2022
CHECKED BY:	DATE
SMM	12/16/2022
DRAWING	
DT-4	
SHEET NUMBER: 12 OF 13	

2: SIMSBURY ENGINEERING ASSOCIATES PROJECTS 13022-0002-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY, CT 06089. THIS DRAWING IS THE PROPERTY OF SIMSBURY ENGINEERING ASSOCIATES. DATE PLOTTED: 2/24/2023 1:48:04 PM. PLOTTED BY: SMM. PLOTTED AT: 232 GREENMANVILLE AVENUE, SUITE 201, MYSTIC, CT 06355.

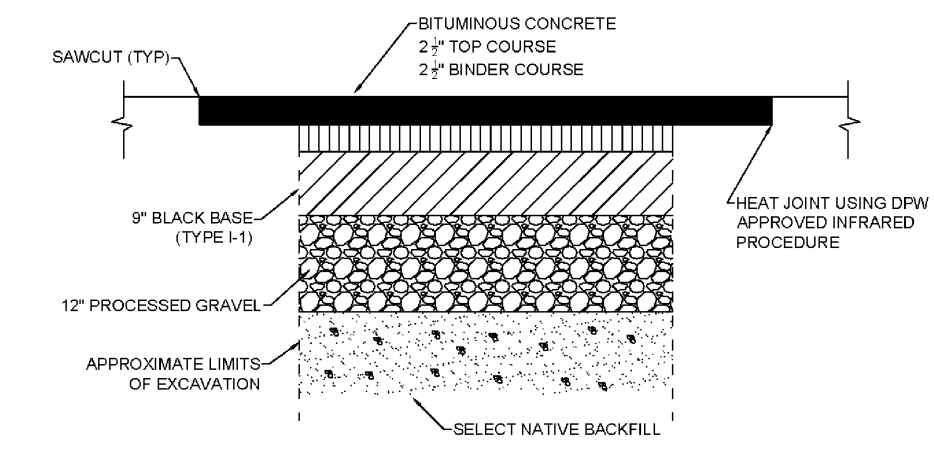


TOWN OF SIMSBURY DETAIL - PIPE SUPPORT UTILITY CROSSING
NOT TO SCALE

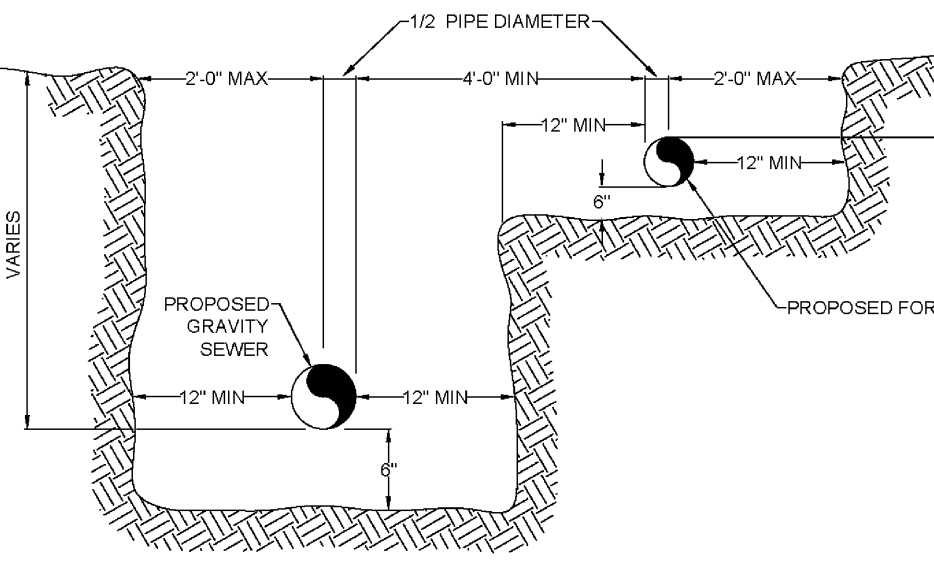
REFER TO TOWN OF SIMSBURY SANITARY SEWER STANDARD DETAILS FOR JEWEL TRENCHING FOR REMAINING BACKFILL REQUIREMENTS

STANDARD NOTES:

1. PLACE 1" UNDERGROUND UTILITY WARNING TAPE UNDER THE EXISTING UTILITY REGARDLESS OF THE DISTANCE BETWEEN THE PIPES. PROVIDE AN ADDITIONAL LAYER OF WARNING TAPE ABOVE THE EXISTING PIPE.
2. PROVIDE THE APPROPRIATE UNDERGROUND UTILITY WARNING TAPE OVER THE EXISTING UTILITY PIPE THAT HAS BEEN DISTURBED DURING INSTALLATION OF THE SANITARY SEWER. PROVIDE WARNING TAPE REGARDLESS IF EXISTING PIPE WAS NOT DISCOVERED.



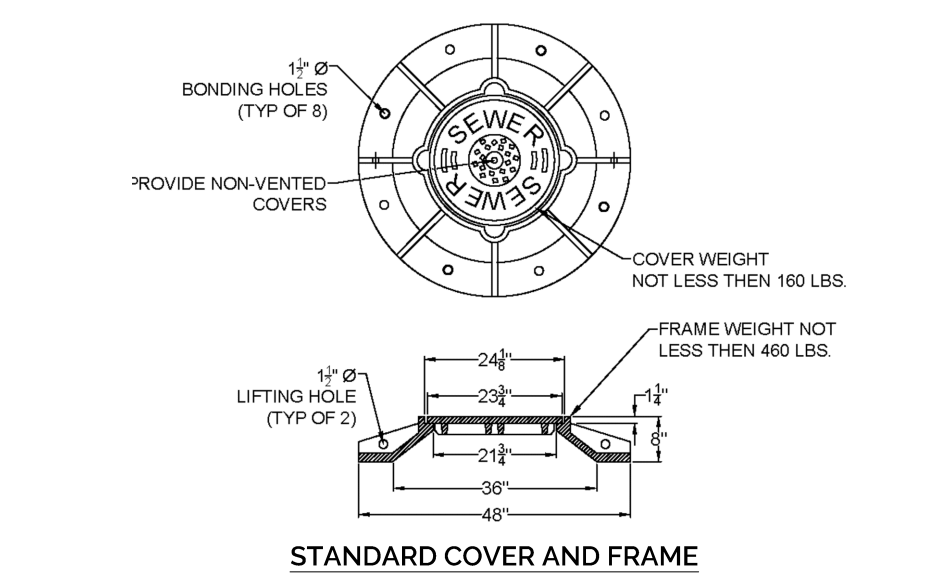
TOWN OF SIMSBURY DETAIL - PERMANENT TRENCH REPAIR
NOT TO SCALE



STANDARD NOTES:

1. REFER TO TOWN OF SIMSBURY SANITARY SEWER DETAILS FOR INDIVIDUAL SEWER PIPE TRENCH DETAILS.

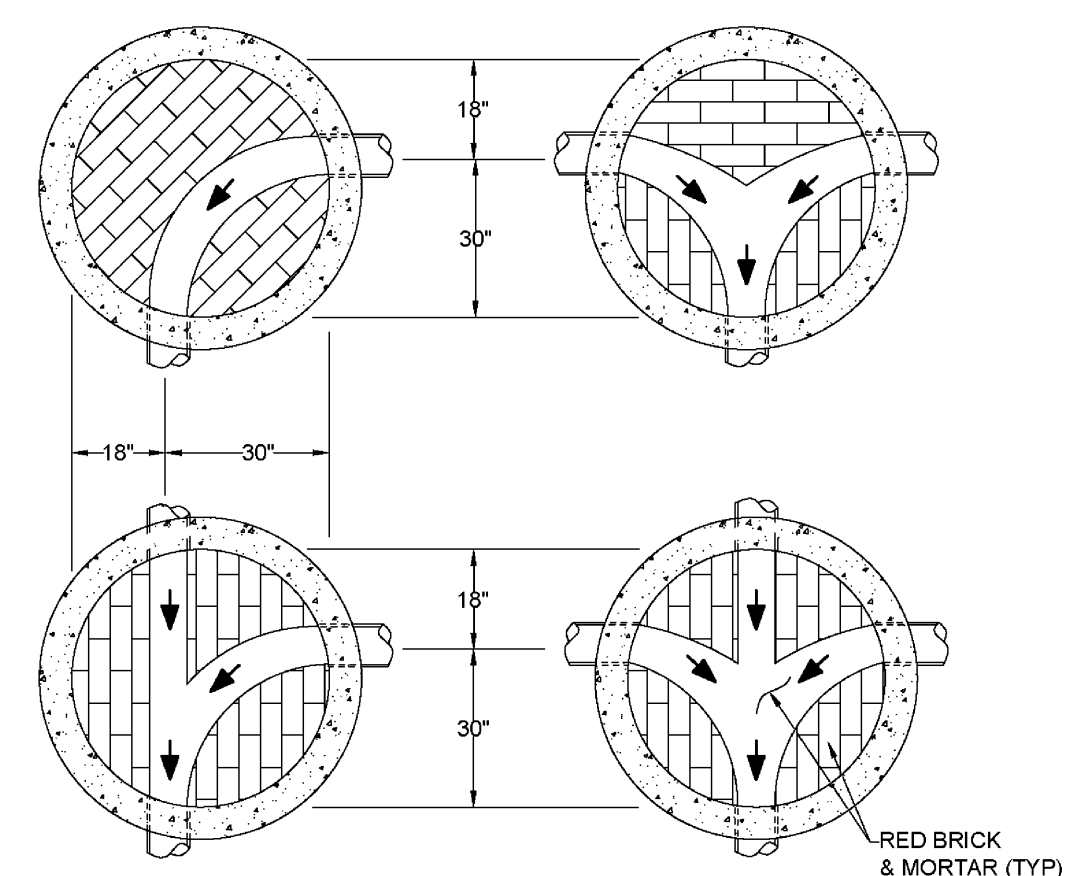
TOWN OF SIMSBURY DETAIL - COMMON GRAVITY SEWER & FORCE MAIN TRENCH
NOT TO SCALE



STANDARD NOTES:

1. COVER TO BE NON-VENTED, METROPOLITAN DISTRICT COMMISSION (MDC) STANDARD.
2. WATER TIGHT MANHOLE FRAMES AND COVERS SHALL ONLY BE USED AS DIRECTED BY THE WPCA OR TECHNICAL CONSULTANT. USE SHALL BE LIMITED TO ITS LOW PRESSURE SEWER AND FORCE MAIN STRUCTURES, OR IN FLOOD PLAIN AREAS.

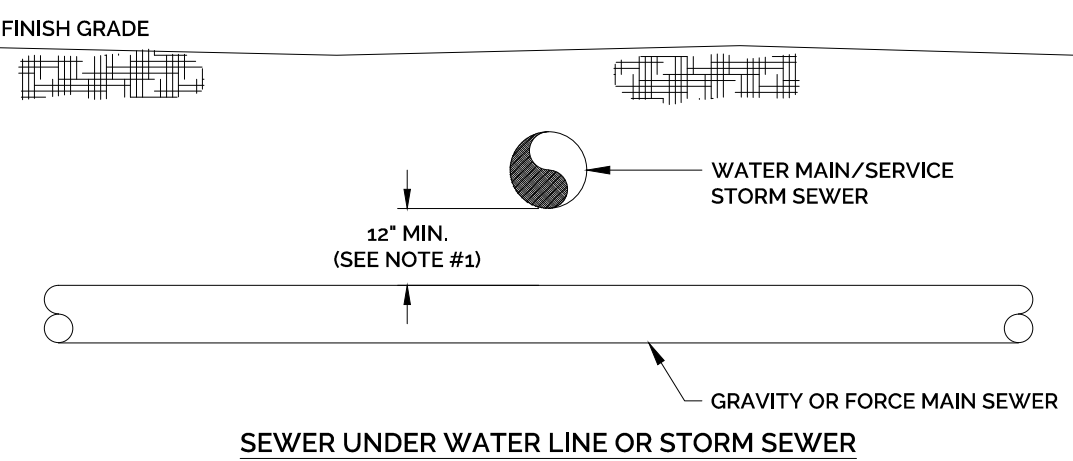
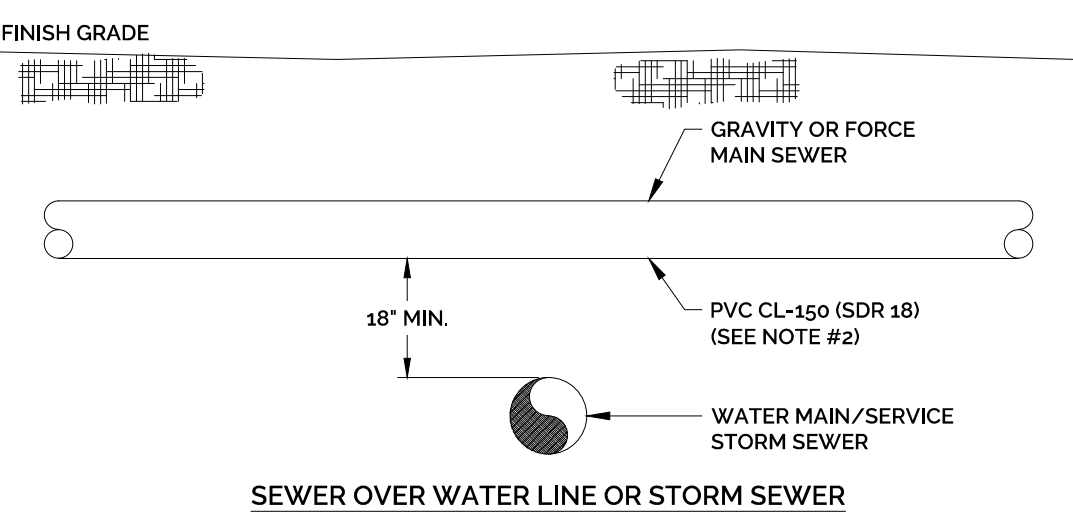
TOWN OF SIMSBURY DETAIL - STANDARD MANHOLE FRAME & COVER
NOT TO SCALE



STANDARD NOTES:

1. DIMENSIONS SHOWN FOR STANDARD 48" DIAMETER MANHOLES AND GRAVITY SEWER CONSTRUCTION.
2. MAXIMUM CHANGE IN DIRECTION FOR FLOW STREAM SHALL BE 90 DEGREES.

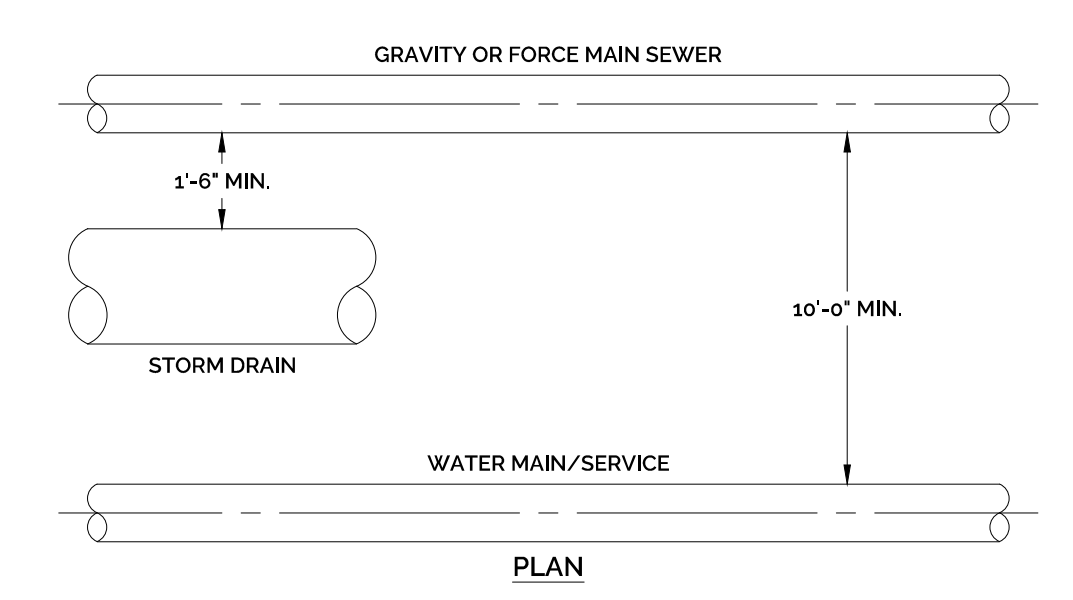
TOWN OF SIMSBURY DETAIL - STANDARD MANHOLE INVERTS
NOT TO SCALE



NOTES:

1. WHEN THE VERTICAL SEPARATION DISTANCE IS 12"-18" THE SEWER SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. WHEN THE SEPARATION DISTANCE IS GREATER THAN 18", STANDARD SEWER PIPE MATERIAL (SDR 35) MAY BE USED.
2. THE SEWER PIPE SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. NO PIPE JOINTS SHALL BE LOCATED WITHIN THE 10' DISTANCE EITHER SIDE.
3. THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.

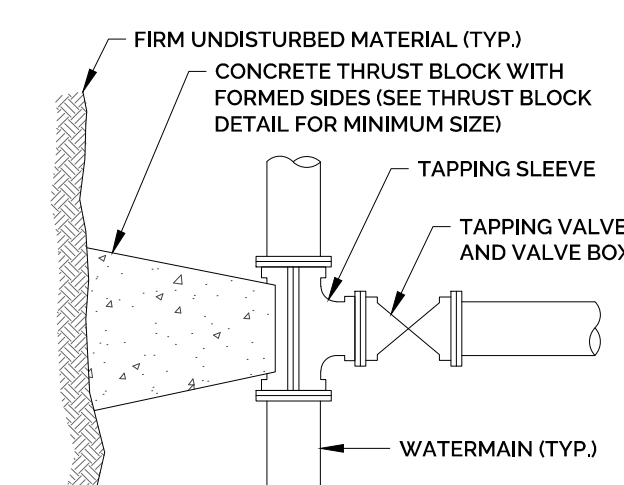
VERTICAL SEPARATION DISTANCES
NOT TO SCALE



NOTES:

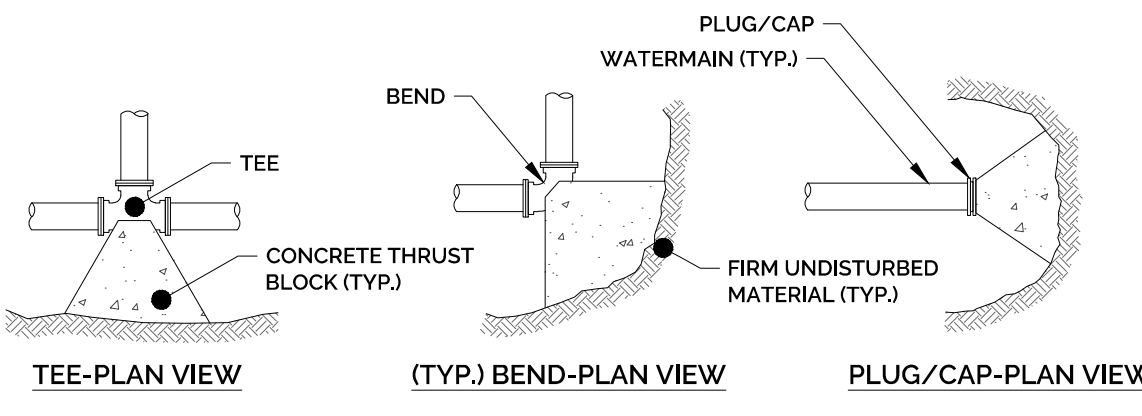
1. THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.
2. HORIZONTAL RESTRICTIONS FOR STORM SEWER ONLY APPLY WHEN PIPES ARE AT THE SAME ELEVATION.

HORIZONTAL SEPARATION DISTANCES
NOT TO SCALE



NOTE: CONTRACTOR TO VERIFY OUTSIDE DIAMETER OF EXISTING MAIN.

TAPPING SLEEVE & VALVE DETAIL
NOT TO SCALE

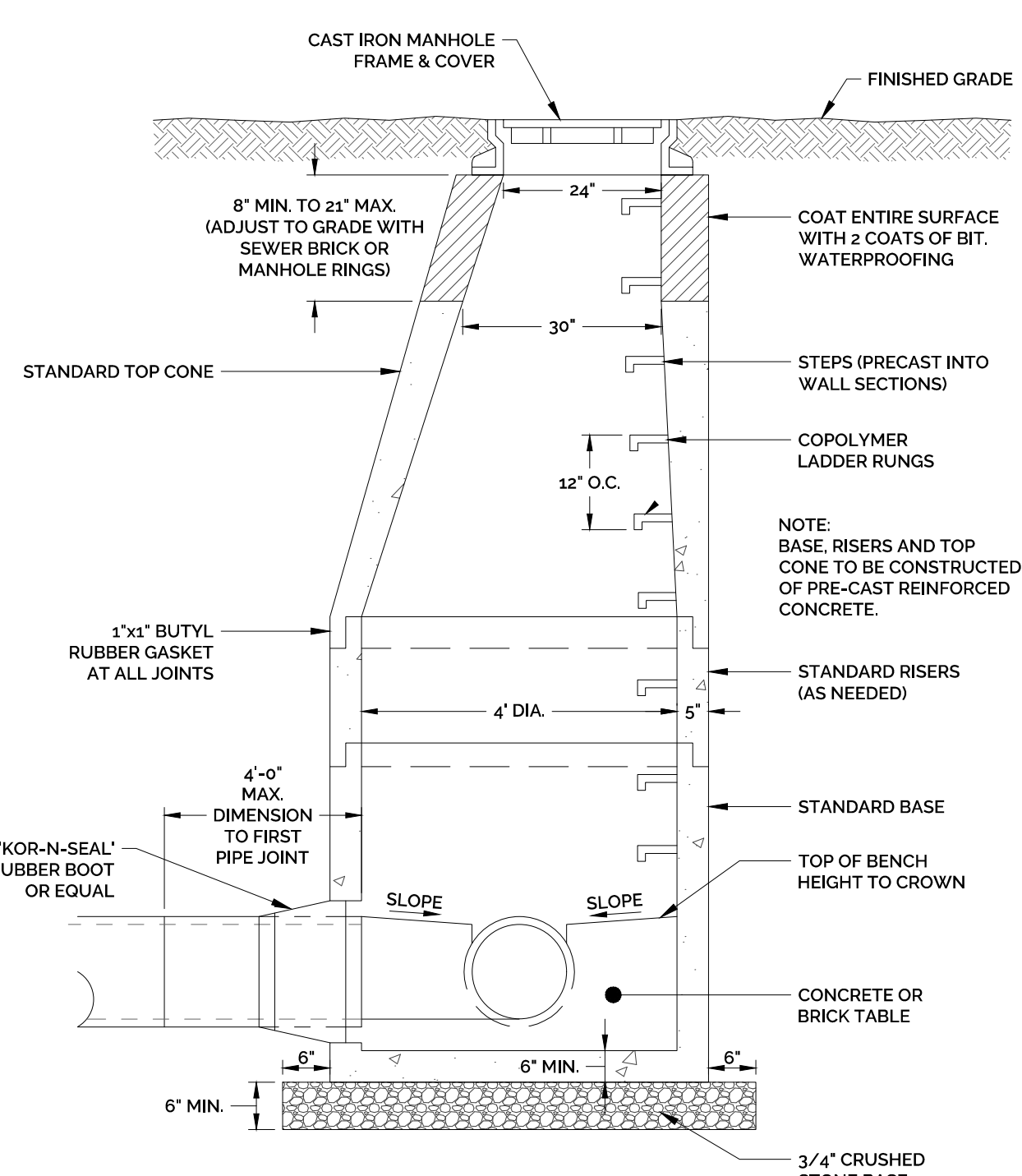


SIZE OF MAIN (IN.)	BEND (90°)	BENDS (45° & UNDER)	TEES, CAPS OR PLUGS
8 & UNDER	6	3	4
10 & 12	12	6	9

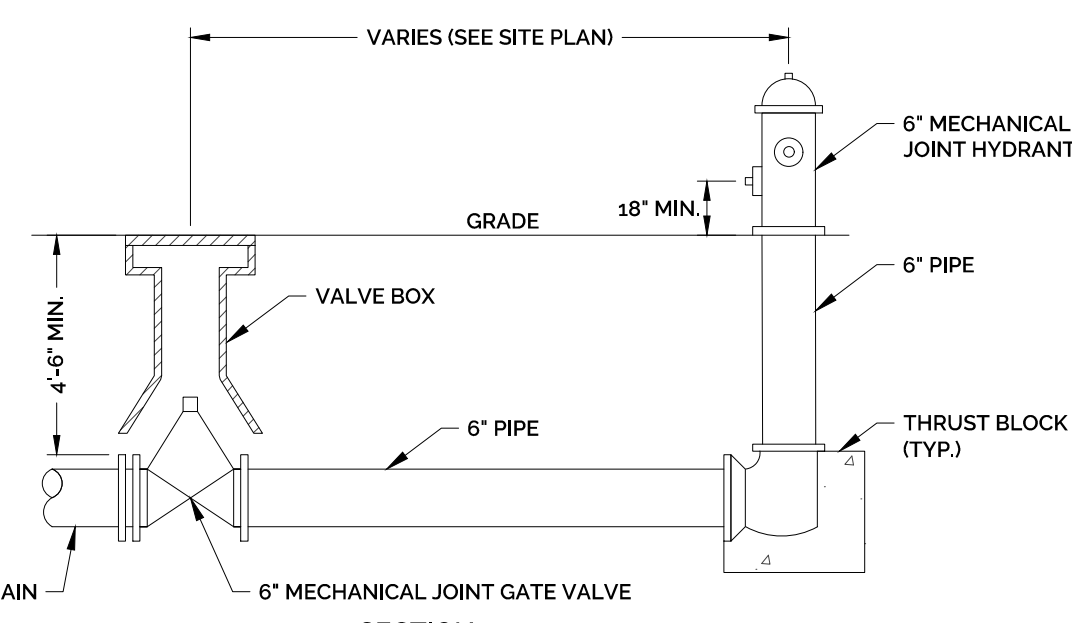
NOTES:

1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.
3. THRUST BLOCK SIDES SHALL BE FORMED WITH PLYWOOD.

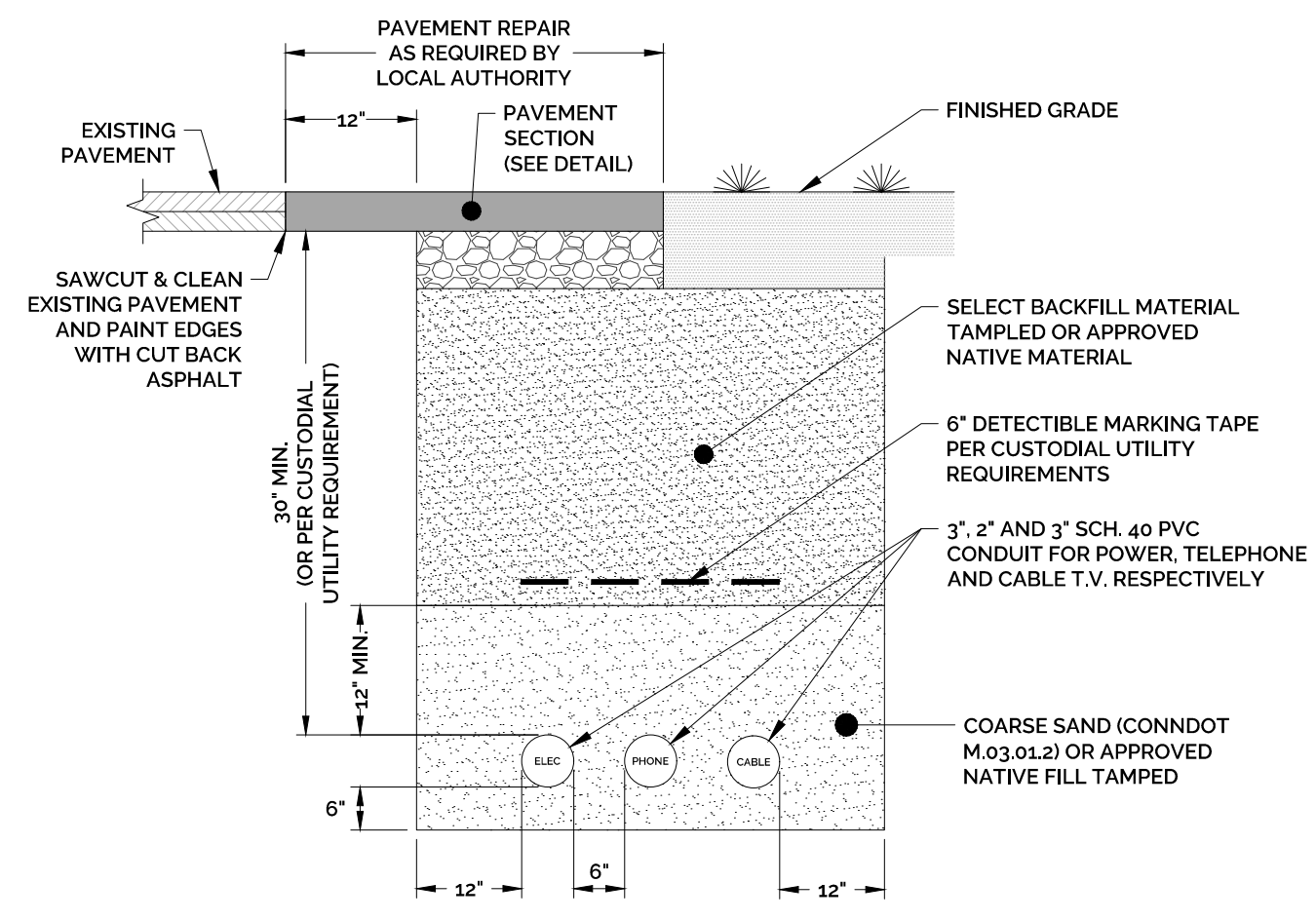
THRUST BLOCK DETAILS
NOT TO SCALE



SEWER MANHOLE DETAIL
NOT TO SCALE



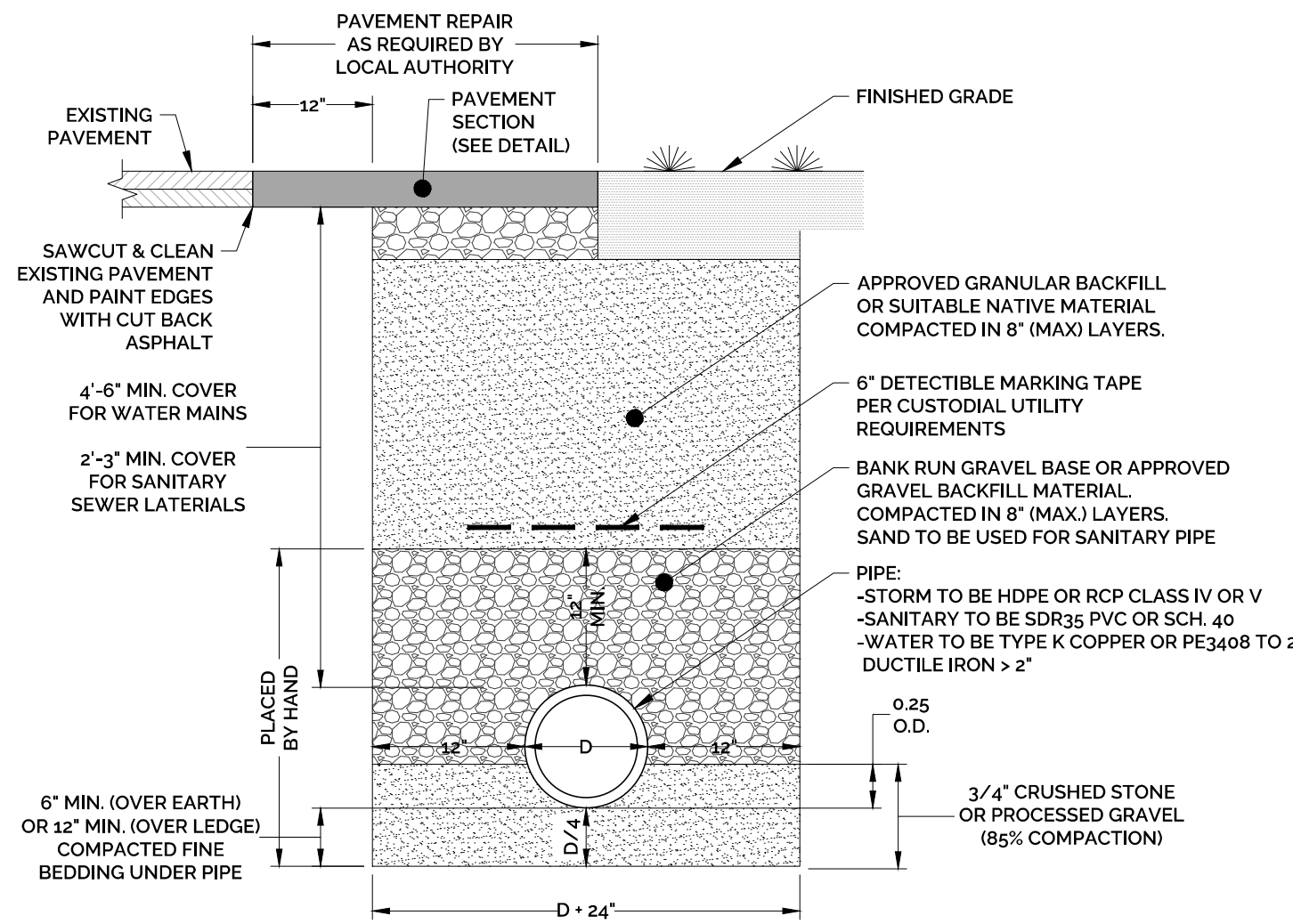
TYPICAL HYDRANT INSTALLATION
NOT TO SCALE



NOTES:

1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
5. CONTRACTOR RESPONSIBLE FOR EXCAVATION, BEDDING, CONDUIT & BACKFILL.

TYPICAL E/T/C UTILITY TRENCH
NOT TO SCALE



NOTES:

1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
5. USE WATERTIGHT RUBBER CASSETS ASTM C443 IN ALL PIPE JOINTS.

TYPICAL TRENCH
NOT TO SCALE

