



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Inland Wetlands & Watercourse Agency

FROM: George K. McGregor, AICP, Planning Director

DATE: April 18, 2023

SUBJECT: **CC 22-29, 446 Hopmeadow St., Inland Wetlands Application UPDATE**

The Inland Wetlands and Watercourse Agency closed the public hearing on the above referenced application at the April 4, 2023 regular meeting.

Revisions

At the April 4, 2023 meeting and before the public hearing was closed, the applicant submitted a revised plan dated April 4, 2023 and described the following primary changes to the Commission:

- The revised sheets *reduce* the total number of units from 80 to 64. The building remains at four stories but is reduced in footprint and in square footage from +-56,000 to +-46,000. The setback from the southern property line increases to +-34 feet.
- The revised sheets reserve 29 parking spaces, most on the northern border, within the upland review area. According to the Applicant's testimony, unless a demonstrated need exists, the area would be planted with grass. If they are deemed necessary, those spaces would be constructed using pavers.
- The plan set is attached.

Draft Motion

The Draft Motion offered on April 4, 2023 (in the affirmative) is attached to this memorandum,

GKM

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"=100', PREPARED BY NEW ENGLAND GEOSYSTEMS.
- THE APPLICANT IS VESSEL TECHNOLOGIES INC. OF 46 WEST 55TH STREET, NEW YORK, NY 10019. THE PROPERTY OWNER IS EAY PROPERTIES LLC OF 540 HOPMEADOW STREET #6, SIMSBURY, CT 06699.
- 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. (1.961 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, 11,563 SQ. FT. (FOOTPRINT), MULTI-FAMILY RESIDENTIAL BUILDING, CONSISTING OF 61 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 64 UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM HOPMEADOW ROAD (CT ROUTE 10), A NEW PARKING LOT WITH 73 PAVED SPACES AND 29 RESERVE SPACES FOR A TOTAL OF 102 PARKING SPACES, NEW UTILITY CONNECTIONS, NEW LANDSCAPING IMPROVEMENTS, AND A NEW STORMWATER MANAGEMENT SYSTEM. THE DEVELOPMENT IS BEING PROPOSED IN ACCORDANCE WITH GENERAL STATUTES 8-306.
- 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.
- SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. DURING LARGE STORM EVENTS, UP TO 35 TOTAL PARKING SPACES MAY BE USED FOR SNOW STORAGE (29 RESERVE SPACES SHOWN), HOWEVER, AT NO POINT SHALL THE MINIMUM NUMBER OF AVAILABLE PARKING SPACES BE REDUCED TO LESS THAN THE MINIMUM REQUIRED 67 PARKING SPACES (SEE ZONING NOTE #2).
- 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 IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS AND REGULATIONS. ANY PLANTINGS DAMAGED DURING ON-SITE SNOW STOCKPILING SHALL BE REPLACED IN KIND. REFER TO SNOW STORAGE TABLE BELOW FOR STORAGE DEPTH CALCULATIONS.

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.

SNOW STORAGE TABLE			
SNOWFALL DEPTH (INCHES)	"IN PLACE" SNOW VOLUME (CUBIC FEET)	50% COMPACTED SNOW VOLUME (CUBIC FEET)	STORAGE DEPTH (INCHES/FEET)
1	2,555	1,277	(2.3 / 0.19)
3	7,665	3,832	(6.8 / 0.57)
6	15,329	7,665	(13.7 / 1.14)
9	22,994	11,498	(20.5 / 1.71)
12	30,658	15,329	(27.4 / 2.28)
18	45,987	22,994	(41.1 / 3.42)

- NOTES:
- SNOW REMOVAL AREA (PARKING LOT) - 30,658 SQ. FT.
 - SNOW STORAGE AREAS - 670 SQ. FT. - 6,045 SQ. FT. - 6,715 SQ. FT.

ZONING NOTES:

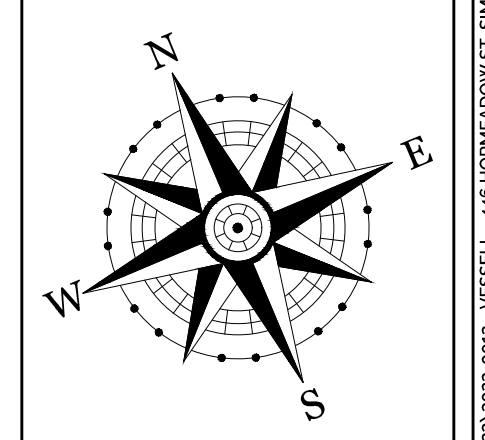
- PER SECTION 17.4 OF THE SIMSBURY ZONING REGULATIONS, MAXIMUM BUILDING HEIGHT IS MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING.
 - THE ELEVATION OF THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING IS 94.2'
 - THE ELEVATION OF 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 - 94.2 = 42.55'
- PARKING CALCULATION:
 - PER SECTION 10.2 OF THE SIMSBURY ZONING REGULATIONS, TWO PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. THEREFORE 64 UNITS X 2 SPACES/UNIT = 128 PARKING SPACES REQUIRED
 - PER CT PUBLIC ACT 21-29, THE MAXIMUM PARKING LIMITATIONS FOR MULTI-FAMILY DEVELOPMENTS ARE 3 PARKING SPACES FOR EACH ONE-BEDROOM UNIT, AND 2 PARKING SPACES FOR EACH TWO-BEDROOM UNIT.
 - ONE-BR UNITS: 61 ONE-BR UNITS X 1 SPACE/UNIT = 61 PARKING SPACES
 - TWO-BR UNITS: 3 TWO-BR UNITS X 2 SPACES/UNIT = 6 PARKING SPACES
 - TOTAL: 61 SPACES + 6 SPACES = 67 PARKING SPACES
 - PARKING SPACES PROVIDED: 73 PAVED PARKING SPACES + 29 RESERVE PARKING SPACES = 102 TOTAL 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.	80.0 FT. (N) 34.3 FT. (S)
REAR YARD SETBACK	25 FT.	39.8 FT.
MAX. BUILDING HEIGHT (SEE ZONING NOTE #1)	35 FT.	42.55 FT. (SEE ZONING NOTE #4)
IMPERVIOUS COVERAGE	N/A	45,830 SQ. FT.
MIN. REQUIRED PARKING (SEE ZONING NOTE #2)	128 PARKING SPACES	73 PARKING SPACES + 29 RESERVE PARKING SPACES = 102 TOTAL 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

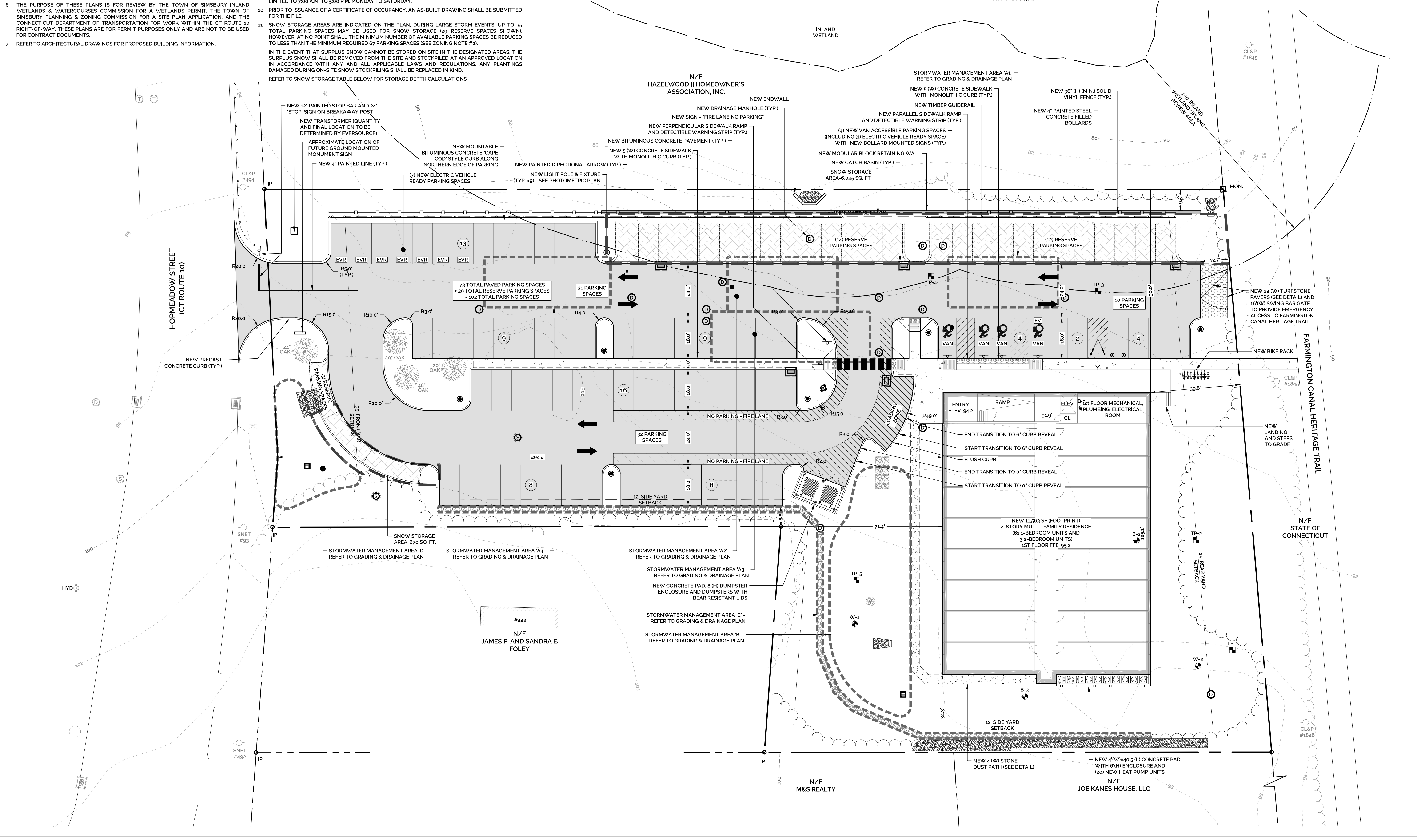
REV.	DESCRIPTION OF REVISION	DATE	APPR.

**SITE LAYOUT PLAN
 64-UNIT ALTERNATIVE**
 VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
 446 HOPMEADOW STREET, SIMSBURY, CT 06689
 PREPARED FOR
 VESSEL RE HOLDINGS, LLC
 46 WEST 55TH STREET, NEW YORK, NY 10019



PROJECT NO.	SCALE
2022-0013	1" = 20'
DRAWN BY: SMM	DATE: 4/4/2022
CHECKED BY: SMM	DATE: 4/4/2023

DRAWING
SL-1
 SHEET NUMBER: 1 OF 2



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.

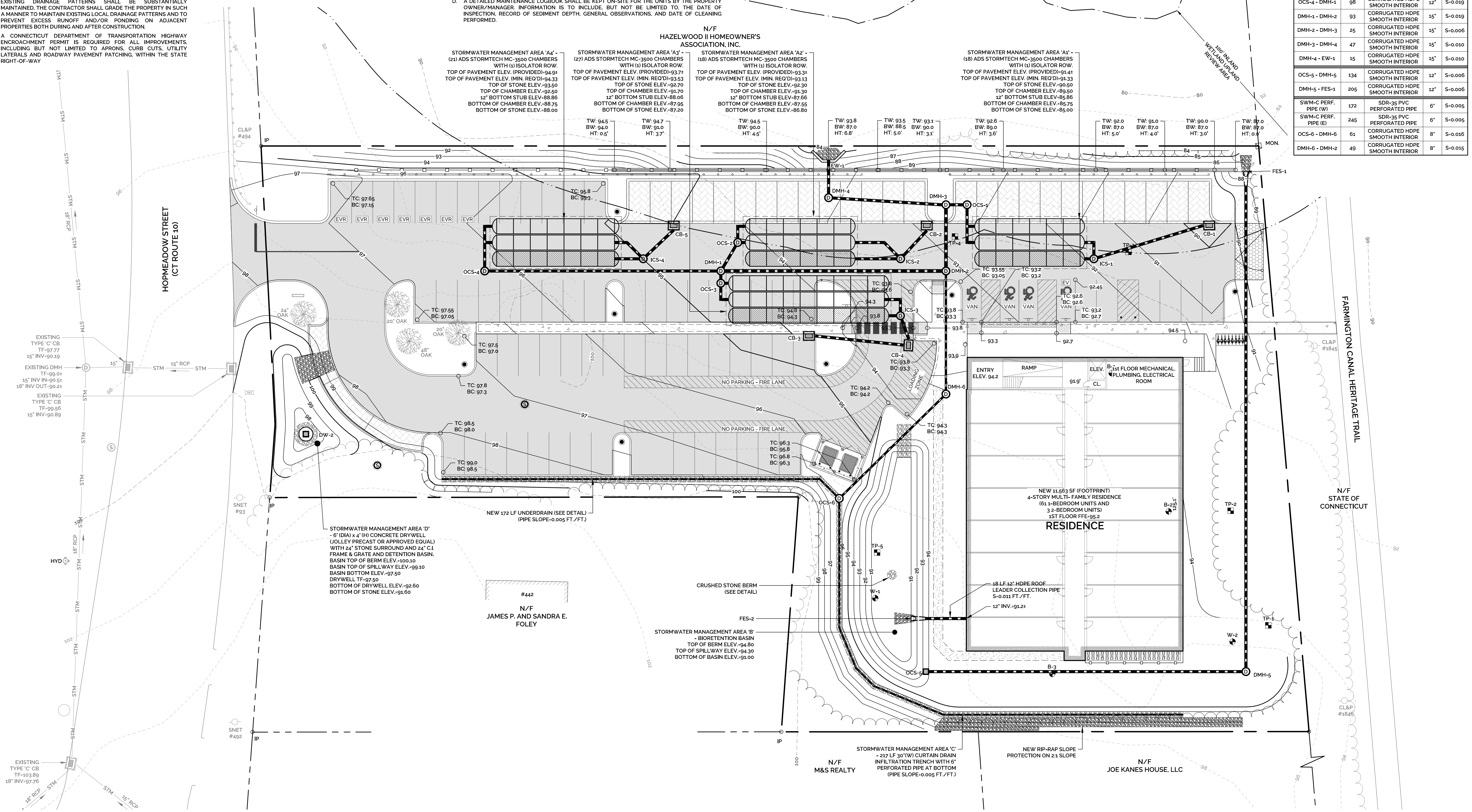
- BIORETENTION BASIN
 - PRUNE SHRUBS AS NEEDED.
 - BASIN FLOOR AND SLOPES SHALL BE MOWED 6" TO 8" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED DURING THE SUMMER. HOWEVER, PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOTHERING PLANTS, VEGETATION AND AESTHETICS.
 - REMOVE SEDIMENT GREATER THAN 1.0 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.
- DRYWELL AND COLLECTION BASIN
 - THE DRYWELL 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 BASIN SHALL BE ROUTINELY CHECKED FOR SEDIMENT ACCUMULATION, TRASH AND DEBRIS. BASIN SHALL BE MOWED TO 4-6" 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/ 4' SUMP AND TRAP HOOD	89.70	86.20 (12" OUT) (W)
ICS-1	INLET CONTROL STRUCTURE	91.35	85.90 (12" IN) (E) 85.86 (12" OUT) (W) 85.86 (12" OUT) (N)
STORMWATER MANAGEMENT AREA 'A2'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	85.86 (12" IN) 85.86 (12" OUT) (W)
OCS-1	OUTLET CONTROL STRUCTURE	92.70	85.86 (12" IN) (S) 85.80 (12" OUT) (N)
CB-2	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	92.90	87.80 (12" OUT) (S)
ICS-2	INLET CONTROL STRUCTURE	93.30	87.70 (12" IN) (E) 87.66 (12" OUT) (W) 87.66 (12" OUT) (N)
STORMWATER MANAGEMENT AREA 'A2'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	87.66 (12" IN) 87.66 (12" OUT)
OCS-2	OUTLET CONTROL STRUCTURE	94.20	87.66 (12" IN) (N & E) 87.60 (12" OUT) (S)

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
CB-3	TYPE 'C' CB W/ 2' SUMP	94.40	88.50 (12" OUT) (E)
CB-4	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	93.25	88.20 (12" IN) (W) 88.20 (12" OUT) (N)
ICS-3	INLET CONTROL STRUCTURE	93.40	88.10 (12" IN) (S) 88.06 (12" OUT) (W) 88.06 (12" OUT) (N)
STORMWATER MANAGEMENT AREA 'A3'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	88.06 (12" IN) 88.06 (12" OUT)
OCS-3	OUTLET CONTROL STRUCTURE	94.50	88.06 (12" IN) (S & E) 88.00 (12" OUT) (N)
CB-5	TYPE 'C' CB W/ 4' SUMP AND TRAP HOOD	94.50	89.00 (12" OUT) (S)
ICS-4	INLET CONTROL STRUCTURE	95.00	88.90 (12" IN) (E) 88.86 (12" OUT) (W) 88.86 (12" OUT) (N)
STORMWATER MANAGEMENT AREA 'A4'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	88.86 (12" IN) 88.86 (12" OUT)
OCS-4	OUTLET CONTROL STRUCTURE	96.25	88.86 (12" IN) (N) 88.80 (12" OUT) (E)

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
DMH-1	DRAINAGE MANHOLE	94.45	87.90 (12" IN) (S) 87.50 (12" IN) (N) 86.90 (12" IN) (W) 86.65 (12" OUT) (E)
DMH-2	DRAINAGE MANHOLE	93.10	85.45 (8" IN) (S) 84.85 (15" IN) (W) 84.85 (15" OUT) (N)
DMH-3	DRAINAGE MANHOLE	93.30	85.70 (12" IN) (E) 84.70 (15" IN) (S) 84.70 (15" IN) (N) 84.25 (15" IN) (E)
DMH-4	DRAINAGE MANHOLE	92.50	84.25 (15" IN) (E)
EW-1	CONCRETE ENDWALL	87.00 (TW)	84.10 (15')
OCS-5	OUTLET CONTROL STRUCTURE	93.60	89.00 (12" OUT) (S)
DMH-5	DRAINAGE MANHOLE	95.20	88.20 (12" IN) (S) 88.20 (12" IN) (N)
FES-1	FLARED END SECTION	---	87.00 (12')
STORMWATER MANAGEMENT AREA 'C'	CURTAIN DRAIN/ GROUNDWATER DRAIN	---	88.30 (W END IN) 88.65 (E END IN) 87.40 (OUT)
OCS-6	OUTLET CONTROL STRUCTURE	96.00	87.40 (6" IN) (N & S) 87.20 (8" OUT) (E)
DMH-6	DRAINAGE MANHOLE	94.20	86.20 (8" IN) (SW) 86.20 (8" OUT) (N)

DRAINAGE PIPE TABLE				
STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
CB-1 - ICS-1	50	CLASS IV RCP	12"	S=0.006
SWM-A1 OUTLET MANIFOLD - OCS-1	15	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-1 - DMH-3	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.017
CB-2 - ICS-2	14	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.007
SWM-A2 OUTLET MANIFOLD - OCS-2	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-2 - DMH-1	9	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
CB-3 - CB-4	38	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.008
CB-4 - ICS-3	9	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
SWM-A3 OUTLET MANIFOLD - OCS-3	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-3 - DMH-1	2	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.050
CB-5 - ICS-4	17	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.006
SWM-A4 OUTLET MANIFOLD - OCS-4	18	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-4 - DMH-1	98	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.019
DMH-1 - DMH-2	93	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.019
DMH-2 - DMH-3	25	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.006
DMH-3 - DMH-4	47	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.010
DMH-4 - EW-1	15	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.010
OCS-5 - DMH-5	134	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.006
DMH-5 - FES-1	205	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.006
SWM-C PERF. PIPE (W)	172	SDR-35 PVC PERFORATED PIPE	6"	S=0.005
SWM-C PERF. PIPE (E)	245	SDR-35 PVC PERFORATED PIPE	6"	S=0.005
OCS-6 - DMH-6	61	CORRUGATED HDPE SMOOTH INTERIOR	8"	S=0.016
DMH-6 - DMH-2	49	CORRUGATED HDPE SMOOTH INTERIOR	8"	S=0.015



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	DATE	APPR.	DESCRIPTION OF REVISION

GRADING & DRAINAGE PLAN
64-UNIT ALTERNATIVE
VESSEL MULTI-FAMILY HOUSING
 PROPERTY ADDRESS
446 HOPMEADOW STREET, SIMSBURY, CT 06089
 PREPARED FOR
VESSEL RE HOLDINGS, LLC
46 WEST 55TH STREET, NEW YORK, NY 10019

SCALE IN FEET
1" = 20'

PROJECT NO: 2022-0013	SCALE: 1" = 20'
DRAWN BY: SMM	DATE: 4/4/2023
CHECKED BY: SMM	DATE: 4/4/2023

DRAWING
GD-1

SHEET NUMBER: 2 OF 2

Z:\SIMSBURY\ENGINEERING\PROJECTS\2022\0013\GD-1 - VESSEL - 468 HOPMEADOW ST. SIMSBURY, CT\DRAWING\GD-1 - GRADING & DRAINAGE.DWG (Rev: 2/28/2023 10:59 AM) Plotter: 3/7/23 3:33 PM

Town of Simsbury Inland Wetlands Agency
Draft Motion & Conditions of Approval
April 4, 2023

CC 22-29, 446 Hopmeadow St.

MOVED, the Simsbury Conservation Commission/ Inland Wetlands & Watercourses Agency APPROVES Application CC #22-29 of Vessel RE Holdings, LLC, Applicant, EAY Properties, LLC, Owner, a wetland permit for the grading and construction of site improvements, including parking lot, landscaping, retaining wall, and guard rail in the upland review area, associated with an 80-unit multi-family development, at 446 Hopmeadow Street. (Assessor's Map G13, Block 142, Lot 003C), based on the following findings:

- a. The expert testimony provided during the public hearing process concludes that the proposed construction activity will not adversely impact the wetlands and/or watercourses. The proposal is satisfactory, as submitted, revised, and conditioned below. The proffered feasible and prudent alternative further reduces the scope of the project and therefore further reduces any impact on the wetlands.
- b. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.
- c. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters in the vicinity of the project.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the site plan titled, *Site Development Plans*, dated December 16, 2022, REVISED April 4, 2023, prepared by H&H Engineering.
2. The project shall be developed in substantial conformance with the Stormwater Management Report, prepared by H&H Engineering, dated December 16, 2023 and REVISED March 30, 2023.
3. Areas of disturbed soils shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted on the above referenced site plan set and/or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.

5. All erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
6. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
7. This approval is subject to the general provisions found in Section 11.9 of the Town of Simsbury's Inland Wetlands and Watercourses Regulations.
8. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.
9. For a period of three years from the approval date, the Applicant shall complete and submit two inspection and maintenance reports each year (one no later than June 30th and one no later than December 31st), prepared by a registered engineer in the State of Connecticut., for all onsite stormwater facilities, to the Planning Department.
10. Prior to the issuance of a building permit, the Applicant shall submit an Erosion and Sediment Control Bond, in a form acceptable to the Town, in the amount of \$50,000.
11. Parking lot lighting shall operate on a dimmer switch, powering down to a minimum of 40% of maximum brightness between sunset and sunrise.

Or

Moved, (An alternative Motion)