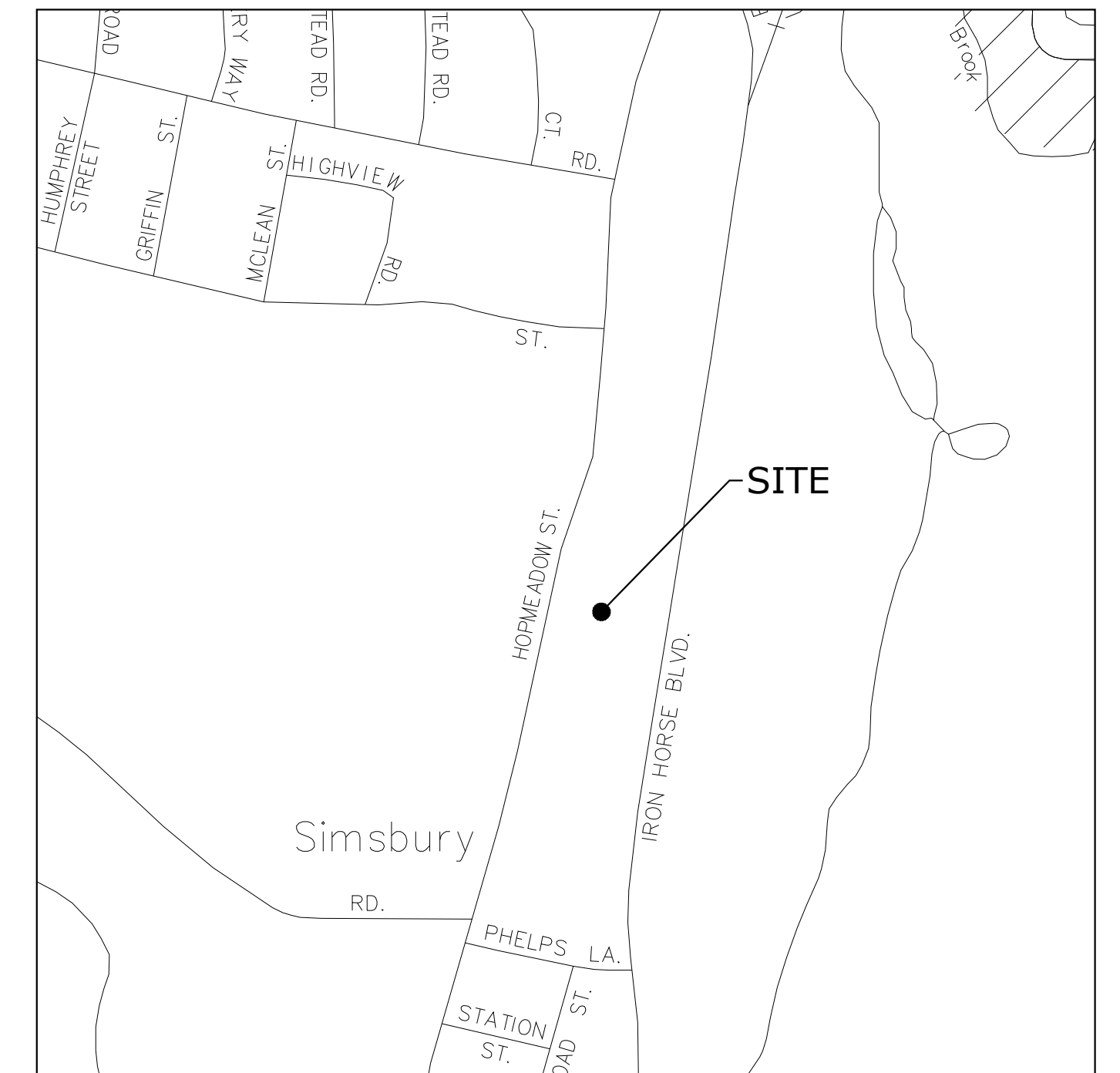


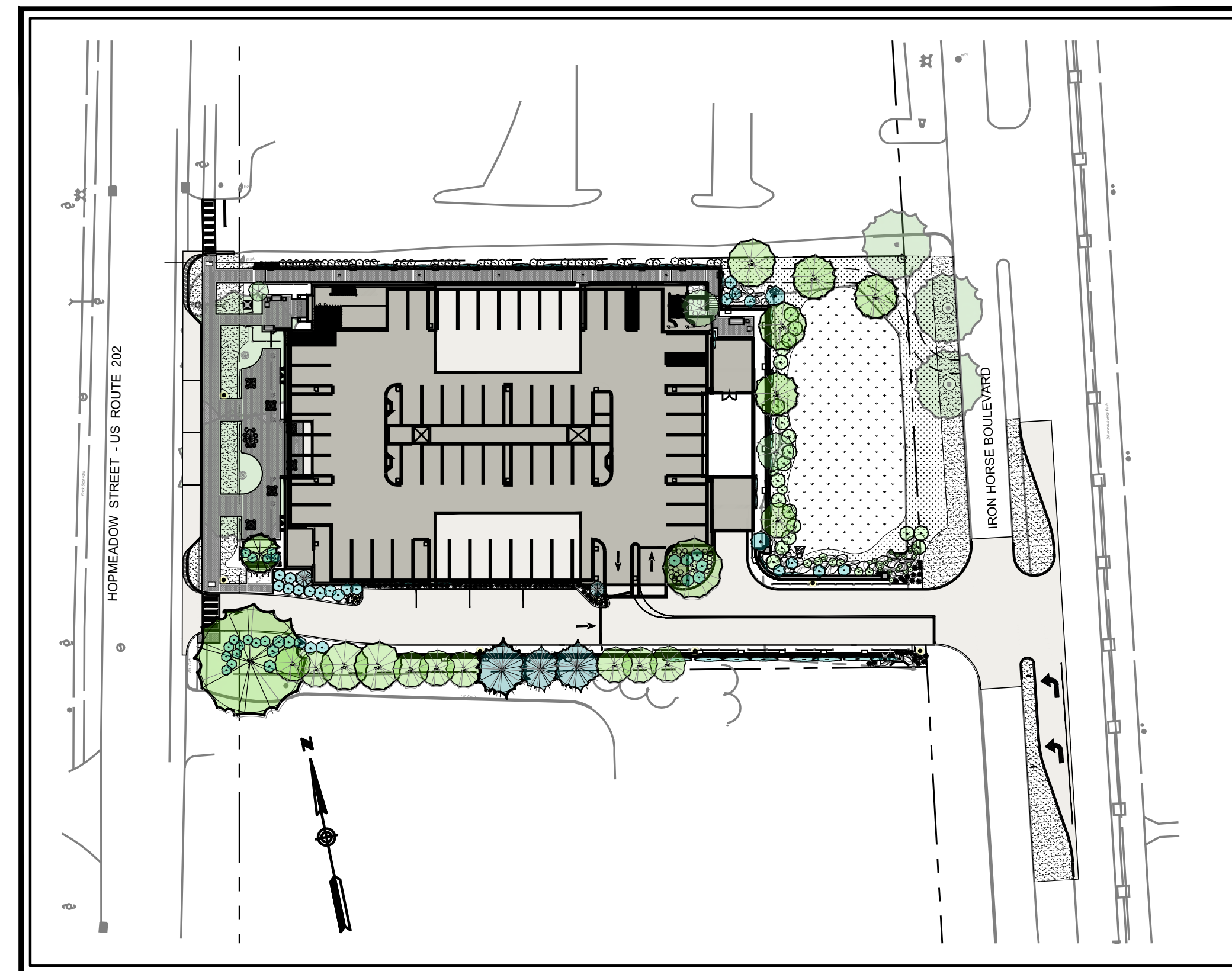
894 HOPMEADOW REDEVELOPMENT WETLANDS SUBMISSION

894 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

JUNE 10, 2022



LOCATION MAP
SCALE: 1" = 500±



DRAWING INDEX

TITLE	SHEET NO.
COVER SHEET	
SITE PREPARATION & DEMOLITION PLAN	C1
SITE LAYOUT PLAN	C2
GRADING & DRAINAGE PLAN	C3
UTILITY PLAN	C4
LANDSCAPING PLAN	L1
SOIL EROSION & SEDIMENT CONTROL PLAN	C5
SITE & DRAINAGE DETAILS	C6
STORMWATER MANAGEMENT DETAILS	C7
SOIL EROSION & SEDIMENT CONTROL DETAILS	C8



Property Owner / Applicant:

894 HOPMEADOW STREET, LLC
146 HOPMEADOW STREET
WEATOGUE, CONNECTICUT

Prepared By:

Engineer:



Loureiro Engineering Associates, Inc.
100 Northwest Drive • Plainville, Connecticut 06062
Phone: 860-747-6181 • Fax: 860-747-8822
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Waste • Facility Services • Laboratory

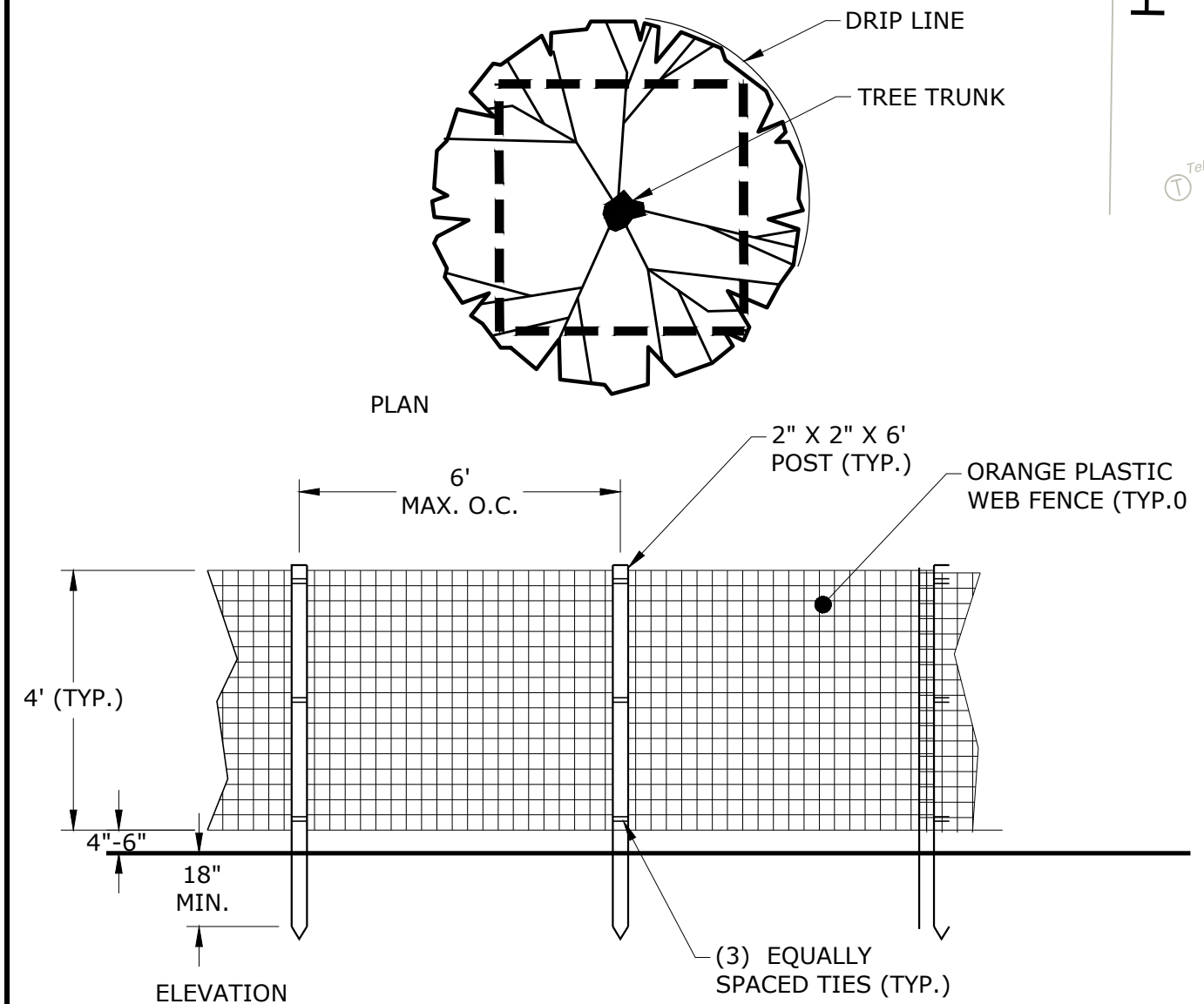
LEGEND & ABBREVIATION

- SAWCUT
- TEMPORARY CONSTRUCTION FENCE
- LIGHT TO BE RELOCATED/REMOVED
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- EXISTING STRUCTURE/PORTION TO BE REMOVED
- WALK TO BE REMOVED
- PAVEMENT TO BE REMOVED
- PAVERS TO BE REMOVED
- TYP BIT
- FF TYPICAL FINISHED FLOOR
- UP UTILITY POLE
- WG WATER GATE
- DEC. DECIDUOUS

STREETLIGHT TO BE REMOVED (CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER)

HOPMEADOW STREET - US ROUTE 202

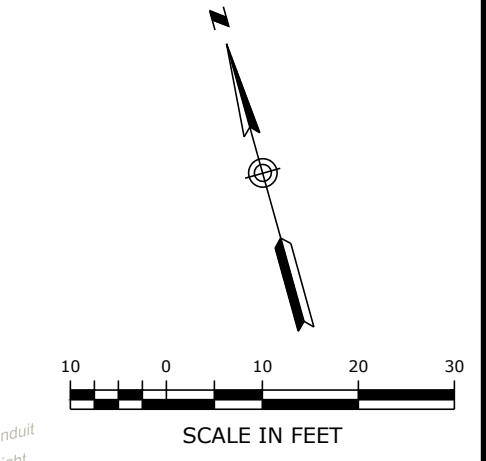
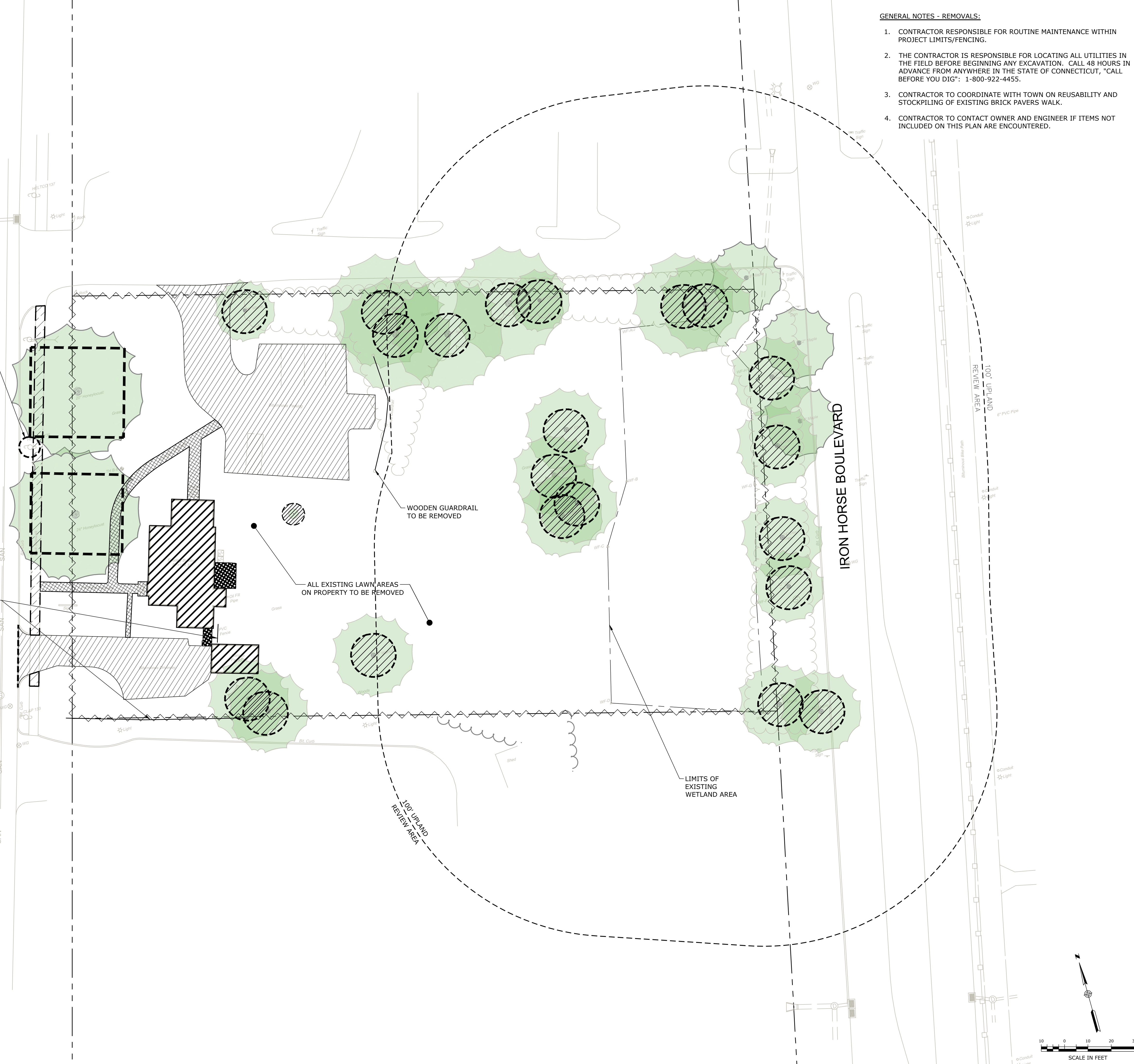
IRON HORSE BOULEVARD



- NOTES:
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN (AS INDICATED ON PLANS).
 2. FENCING MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.
 3. THERE SHALL BE NO STORAGE OF MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF TREES TO REMAIN OR PROTECTED EXCEPT WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

TREE PROTECTIVE FENCING DETAIL
SCALE: NONE

- GENERAL NOTES - REMOVALS:
1. CONTRACTOR RESPONSIBLE FOR ROUTINE MAINTENANCE WITHIN PROJECT LIMITS/FENCING.
 2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455.
 3. CONTRACTOR TO COORDINATE WITH TOWN ON REUSABILITY AND STOCKPILING OF EXISTING BRICK PAVERS WALK.
 4. CONTRACTOR TO CONTACT OWNER AND ENGINEER IF ITEMS NOT INCLUDED ON THIS PLAN ARE ENCOUNTERED.



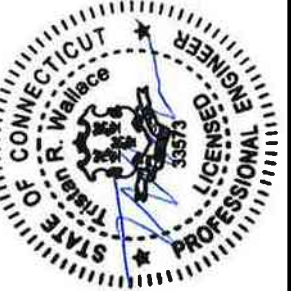
SITE PREPARATION & DEMOLITION PLAN	894 HOPMEADOW REDEVELOPMENT 894 HOPMEADOW STREET, SIMSBURY, CT 06082	894 HOPMEADOW STREET, LLC	SCALE: 1" = 20' CON. NO. 71189.01 DATE: 6/9/22 DRAWN BY: APH APPROVED BY: TRW
C1 SHEET NO. 1 NO. OF SHEETS 9			 Loureiro Engineering & Construction • 2025 • Energy INVESTIGATION • PROPERTY SURVEY • LANDSCAPE ARCHITECTURE 100 HOPMEADOW DRIVE • PLAINVILLE, CONNECTICUT 06062 PHONE: 860-242-7033 • FAX: 860-242-8822 WWW.LOUREIROENGINEERING.COM © Loureiro Engineering Associates, Inc. All rights reserved 2021.
		APPROVED:	DATE:

GENERAL NOTES: SITE LAYOUT

1. SURVEY BASE INFORMATION IS BASED ON TOPOGRAPHICAL SURVEY PERFORMED BY NERIANI SURVEYING ON DECEMBER 11, 2018.
2. 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 TWO NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE SITE PRIOR TO CONSTRUCTION.
3. SITE LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE DUE TO CONSTRUCTION OPERATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES.
7. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR OTHERS TO ALL BUILDINGS AT ALL TIMES.
9. TREE PROTECTION AND FENCING SHALL BE INSTALLED AND MAINTAINED IN PLACE DURING CONSTRUCTION OPERATIONS. IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OPERATIONS ARE COMPLETE.

LEGEND & ABBREVIATIONS

±	PLUS OR MINUS
ADA	AMERICANS WITH DISABILITIES ACT
TYP	TYPICAL
BIT	BITUMINOUS
CONC	CONCRETE
R	RADIUS
UTILITY POLE	UTILITY POLE
W/	WITH
TEL	TELEPHONE

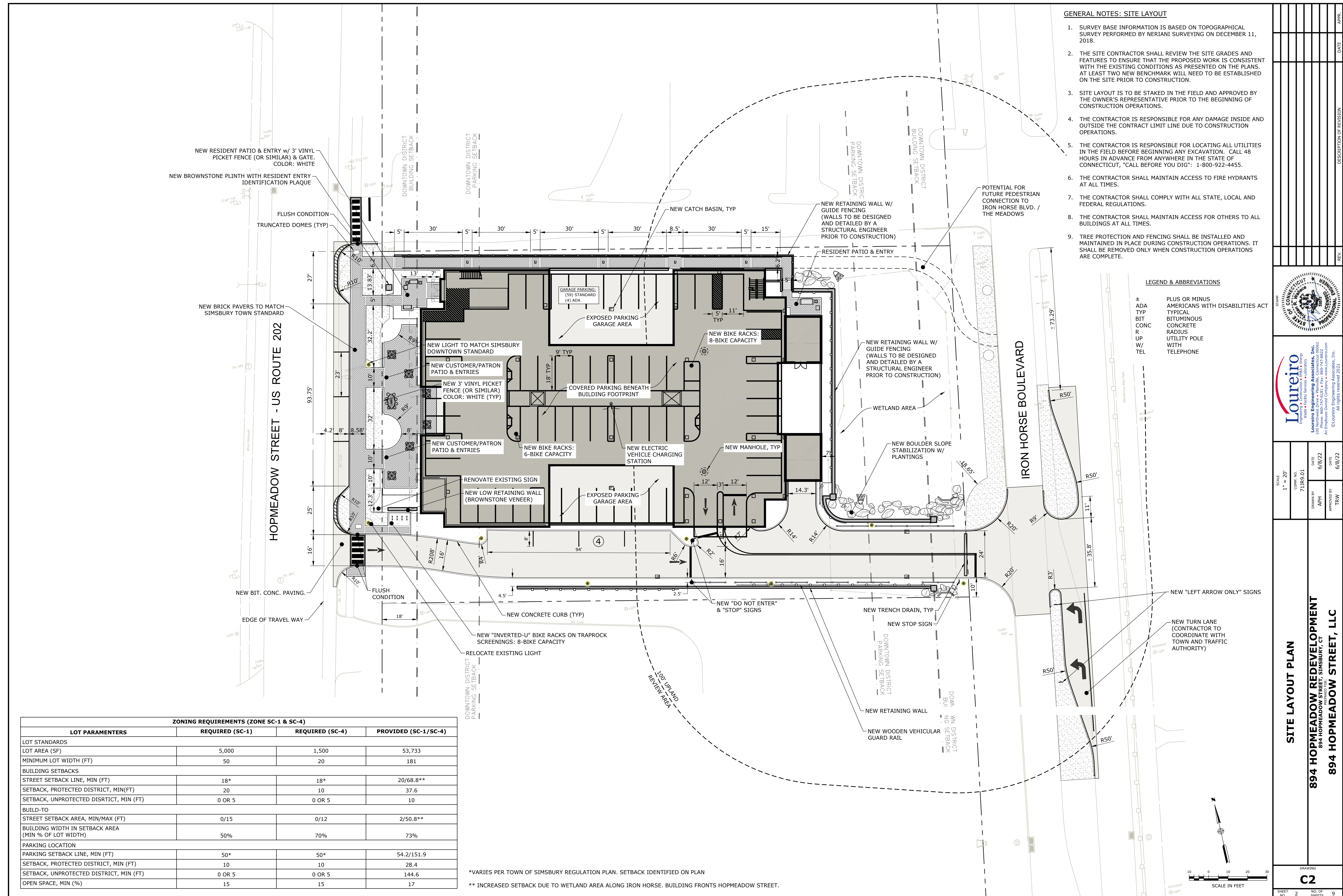


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SCALE	1" = 20'
CONTRACT NO.	71193.01
DRAWN BY	APH
DATE	6/9/22
APPROVED BY	TRW
DATE	6/16/22

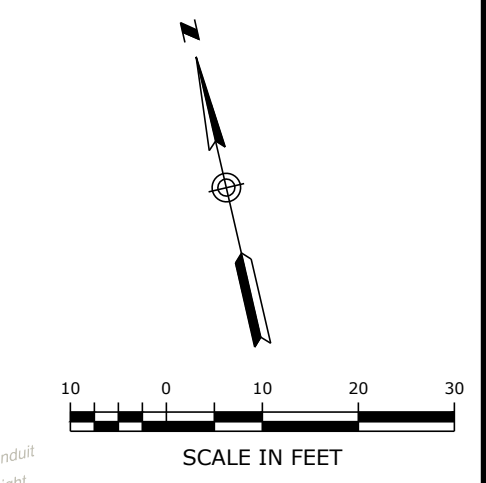
SITE LAYOUT PLAN
894 HOPMEADOW REDEVELOPMENT
 894 HOPMEADOW STREET, SIMSBURY, CT
894 HOPMEADOW STREET, LLC

DRAWING	C2
SHEET NO.	2
NO. OF SHEETS	9



ZONING REQUIREMENTS (ZONE SC-1 & SC-4)			
LOT PARAMETERS	REQUIRED (SC-1)	REQUIRED (SC-4)	PROVIDED (SC-1/SC-4)
LOT STANDARDS			
LOT AREA (SF)	5,000	1,500	53,733
MINIMUM LOT WIDTH (FT)	50	20	181
BUILDING SETBACKS			
STREET SETBACK LINE, MIN (FT)	18*	18*	20/68.8**
SETBACK, PROTECTED DISTRICT, MIN(FT)	20	10	37.6
SETBACK, UNPROTECTED DISTRICT, MIN (FT)	0 OR 5	0 OR 5	10
BUILD-TO			
STREET SETBACK AREA, MIN/MAX (FT)	0/15	0/12	2/50.8**
BUILDING WIDTH IN SETBACK AREA (MIN % OF LOT WIDTH)	50%	70%	73%
PARKING LOCATION			
PARKING SETBACK LINE, MIN (FT)	50*	50*	54.2/151.9
SETBACK, PROTECTED DISTRICT, MIN (FT)	10	10	28.4
SETBACK, UNPROTECTED DISTRICT, MIN (FT)	0 OR 5	0 OR 5	144.6
OPEN SPACE, MIN (%)	15	15	17

*VARIES PER TOWN OF SIMSBURY REGULATION PLAN. SETBACK IDENTIFIED ON PLAN
 ** INCREASED SETBACK DUE TO WETLAND AREA ALONG IRON HORSE. BUILDING FRONTS HOPMEADOW STREET.

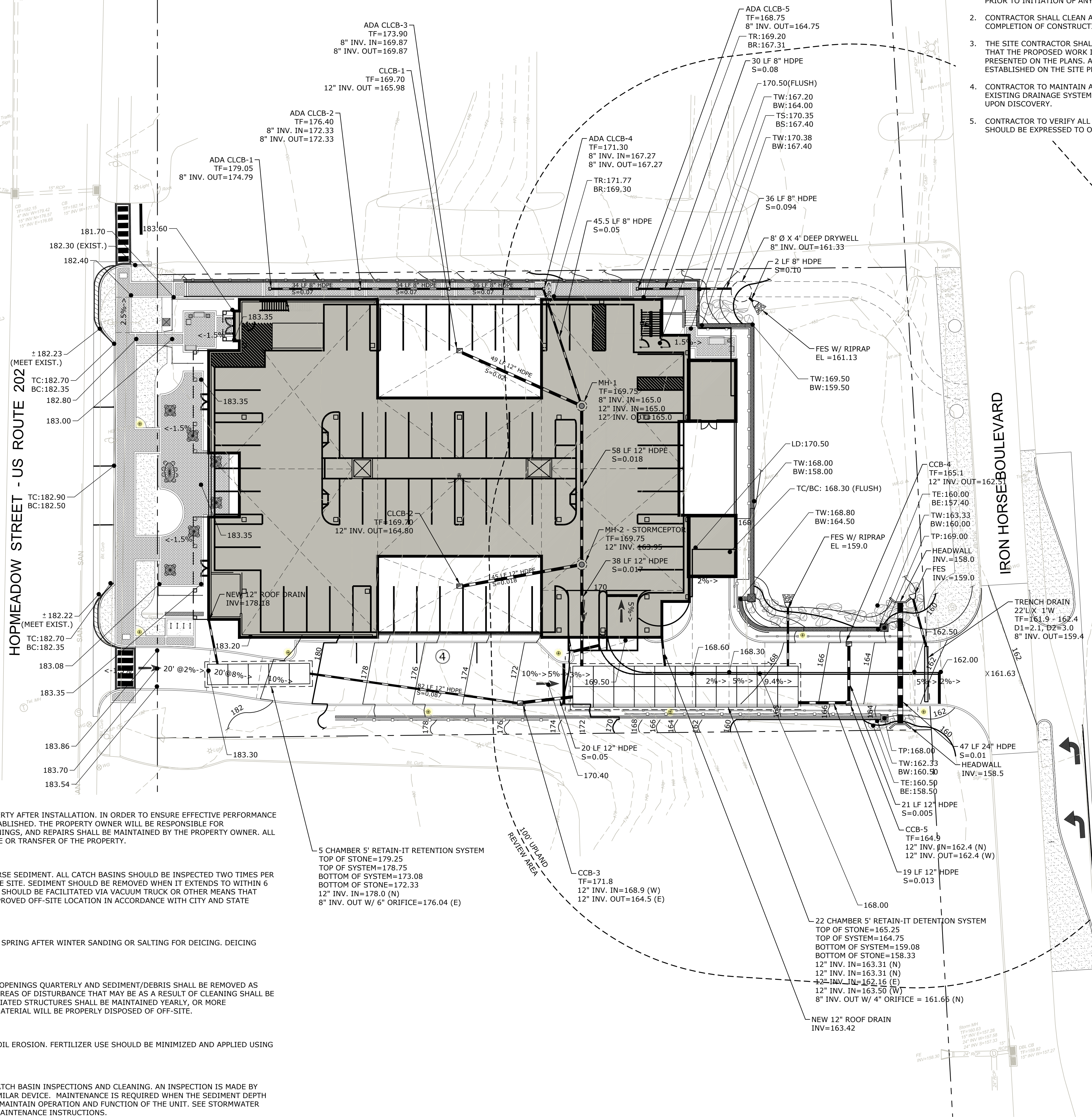


GENERAL NOTES - GRADING & DRAINAGE:

- 1. CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG (1-800-922-4455 OR 811 OR APPLY ONLINE), THE TOWN OF SIMSBURY AND CONNECTICUT DEPARTMENT OF TRANSPORTATION PRIOR TO INITIATION OF ANY EXCAVATING ACTIVITIES.
2. CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
3. 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 TWO NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE SITE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO MAINTAIN ANY UNIDENTIFIED STRUCTURES OR PIPES WITHIN THE EXISTING DRAINAGE SYSTEM. NOTICE SHOULD BE GIVEN TO OWNER AND THE ENGINEER UPON DISCOVERY.
5. CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS AND INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE ENGINEER.

LEGEND & ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes entries for GRADE BREAK LINE, EXISTING CATCH BASIN, EXISTING DRAINAGE MANHOLE, NEW LIGHT FIXTURE, PLUS OR MINUS AMERICANS WITH DISABILITIES ACT, TYPICAL BITUMINOUS, TOP OF FRAME, CATCH BASIN TYPE "CURBLESS", CATCH BASIN TYPE "CURBED", DOUBLE DRAINAGE MANHOLE, FLARED END SECTION, INVERT, LINEAR FEET, REINFORCED CONCRETE PIPE, HIGH DENSITY POLY ETHYLENE, UTILITY POLE, ELEVATION, TOP OF CURB, BOTTOM OF CURB, TOP OF WALL, BOTTOM OF WALL, TOP OF RAMP, BOTTOM OF RAMP, TOP OF STAIRS, BOTTOM OF STAIRS, TOP OF EMBANKMENT, BOTTOM OF EMBANKMENT, TOP OF POST, LOADING DOCK, NORTH, SOUTH, EAST, WEST, WITH, WATER GATE.



HOPMEADOW STREET - US ROUTE 202

IRON HORSE BOULEVARD

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PROGRAM:

THERE SHALL BE PERIODIC MAINTENANCE OF THE STORMWATER SYSTEMS ON THE PROPERTY AFTER INSTALLATION. IN ORDER TO ENSURE EFFECTIVE PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG AND SCHEDULE OF ALL INSPECTIONS, CLEANINGS, AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL MAINTENANCE DOCUMENTS SHALL BE TRANSFERRED TO ANY FUTURE OWNERS UPON SALE OR TRANSFER OF THE PROPERTY.

A. CATCH BASINS/MANHOLE/TRENCH DRAINS

CATCH BASINS ARE DESIGNED WITH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, SPECIFICALLY DURING TIMES FOR HIGH LEVELS OF MAINTENANCE AROUND THE SITE. SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT SHOULD BE FACILITATED VIA VACUUM TRUCK OR OTHER MEANS THAT ACCOMPLISH SEDIMENT REMOVAL. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS.

B. PAVERS

PAVER AREAS SHOULD BE SWEEPED ANNUALLY. IDEAL SWEEPING TIMEFRAME IS IN THE SPRING AFTER WINTER SANDING OR SALTING FOR DEICING. DEICING CHEMICALS SHOULD BE KEPT TO A MINIMUM DURING THE WINTER MONTHS.

C. SUBSURFACE RETENTION SYSTEMS/DRYWELL

UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED THROUGH THE SURFACE OPENINGS QUARTERLY AND SEDIMENT/DEBRIS SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES AND INLETS/OUTLETS. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. ASSOCIATED STRUCTURES SHALL BE MAINTAINED YEARLY, OR MORE FREQUENTLY, AS REQUIRED, BY THE CONDITION OF THE SITE AND SYSTEM. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

D. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. FERTILIZER USE SHOULD BE MINIMIZED AND APPLIED USING CAREFUL APPLICATION PROCESSES.

E. HYDRODYNAMIC SEPARATOR (STORMCEPTOR)

THE HYDRODYNAMIC SEPARATOR SHALL BE INSPECTED AND MAINTAINED DURING CATCH BASIN INSPECTIONS AND CLEANING. AN INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EXCEEDS 20 INCHES. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT. SEE STORMWATER MANAGEMENT SYSTEM MAINTENANCE CHECKLIST FOR HYDRODYNAMIC SEPARATOR MAINTENANCE INSTRUCTIONS.

5 CHAMBER 5' RETAIN-IT RETENTION SYSTEM
TOP OF STONE=179.25
TOP OF SYSTEM=178.75
BOTTOM OF SYSTEM=173.08
BOTTOM OF STONE=172.33
12" INV. IN=178.0 (N)
8" INV. OUT W/ 6" ORIFICE=176.04 (E)

CCB-3
TF=171.8
12" INV. IN=168.9 (W)
12" INV. OUT=164.5 (E)

22 CHAMBER 5' RETAIN-IT DETENTION SYSTEM
TOP OF STONE=165.25
TOP OF SYSTEM=164.75
BOTTOM OF SYSTEM=159.08
BOTTOM OF STONE=158.33
12" INV. IN=163.31 (N)
12" INV. IN=163.31 (N)
12" INV. IN=162.16 (E)
12" INV. IN=163.50 (W)
8" INV. OUT W/ 4" ORIFICE = 161.65 (N)

GRADING & DRAINAGE PLAN

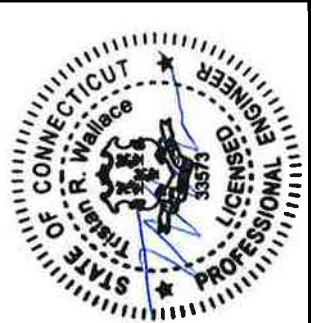
894 HOPMEADOW REDEVELOPMENT
894 HOPMEADOW STREET, SIMSBURY, CT
894 HOPMEADOW STREET, LLC

C3

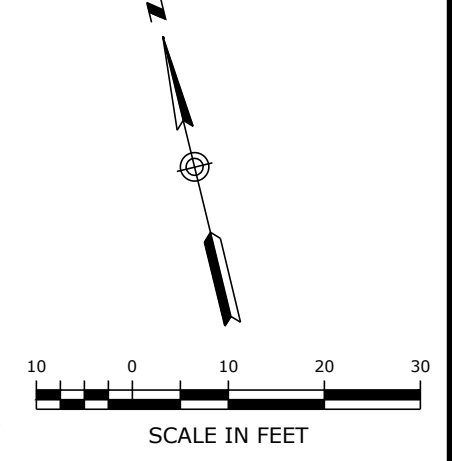
SHEET NO. 3 NO. OF SHEETS 9

DATE 6/8/2022

APPROVED BY TRW DATE 6/8/2022



Revision table with columns: NO., DATE, DESCRIPTION OF REVISION.

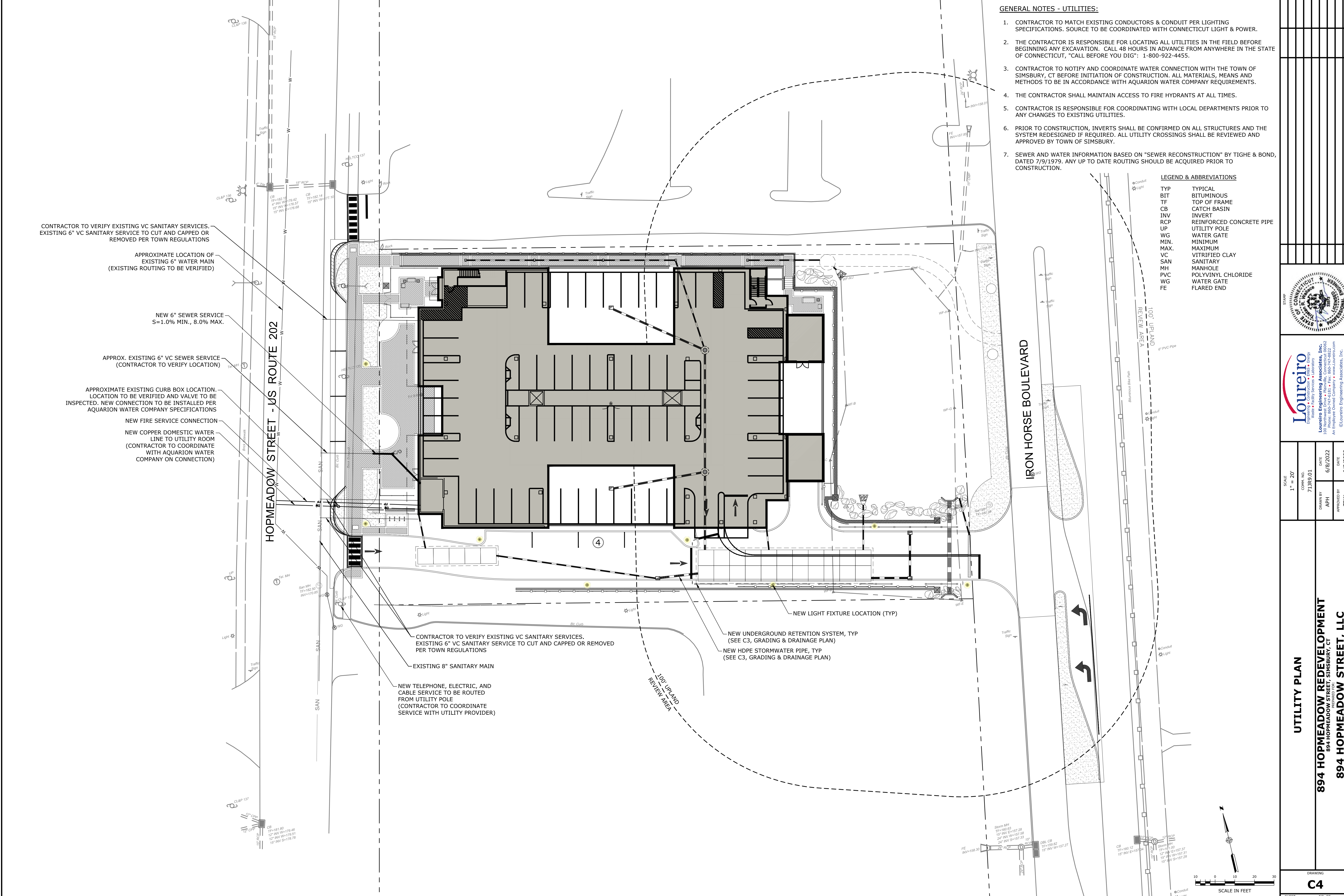


GENERAL NOTES - UTILITIES:

1. CONTRACTOR TO MATCH EXISTING CONDUCTORS & CONDUIT PER LIGHTING SPECIFICATIONS. SOURCE TO BE COORDINATED WITH CONNECTICUT LIGHT & POWER.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455.
3. CONTRACTOR TO NOTIFY AND COORDINATE WATER CONNECTION WITH THE TOWN OF SIMSBURY, CT BEFORE INITIATION OF CONSTRUCTION. ALL MATERIALS, MEANS AND METHODS TO BE IN ACCORDANCE WITH AQUARIUM WATER COMPANY REQUIREMENTS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH LOCAL DEPARTMENTS PRIOR TO ANY CHANGES TO EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, INVERTS SHALL BE CONFIRMED ON ALL STRUCTURES AND THE SYSTEM REDESIGNED IF REQUIRED. ALL UTILITY CROSSINGS SHALL BE REVIEWED AND APPROVED BY TOWN OF SIMSBURY.
7. SEWER AND WATER INFORMATION BASED ON "SEWER RECONSTRUCTION" BY TIGHE & BOND, DATED 7/9/1979. ANY UP TO DATE ROUTING SHOULD BE ACQUIRED PRIOR TO CONSTRUCTION.

LEGEND & ABBREVIATIONS

TYP	TYPICAL
BIT	BITUMINOUS
TF	TOP OF FRAME
CB	CATCH BASIN
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
UP	UTILITY POLE
WG	WATER GATE
MIN.	MINIMUM
MAX.	MAXIMUM
VC	VITRIFIED CLAY
SAN	SANITARY
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
WG	WATER GATE
FE	FLARED END



CONTRACTOR TO VERIFY EXISTING VC SANITARY SERVICES. EXISTING 6\" VC SANITARY SERVICE TO CUT AND CAPPED OR REMOVED PER TOWN REGULATIONS

APPROXIMATE LOCATION OF EXISTING 6\" WATER MAIN (EXISTING ROUTING TO BE VERIFIED)

NEW 6\" SEWER SERVICE S=1.0% MIN., 8.0% MAX.

APPROX. EXISTING 6\" VC SEWER SERVICE (CONTRACTOR TO VERIFY LOCATION)

APPROXIMATE EXISTING CURB BOX LOCATION. LOCATION TO BE VERIFIED AND VALVE TO BE INSPECTED. NEW CONNECTION TO BE INSTALLED PER AQUARIUM WATER COMPANY SPECIFICATIONS

NEW FIRE SERVICE CONNECTION

NEW COPPER DOMESTIC WATER LINE TO UTILITY ROOM (CONTRACTOR TO COORDINATE WITH AQUARIUM WATER COMPANY ON CONNECTION)

CONTRACTOR TO VERIFY EXISTING VC SANITARY SERVICES. EXISTING 6\" VC SANITARY SERVICE TO CUT AND CAPPED OR REMOVED PER TOWN REGULATIONS

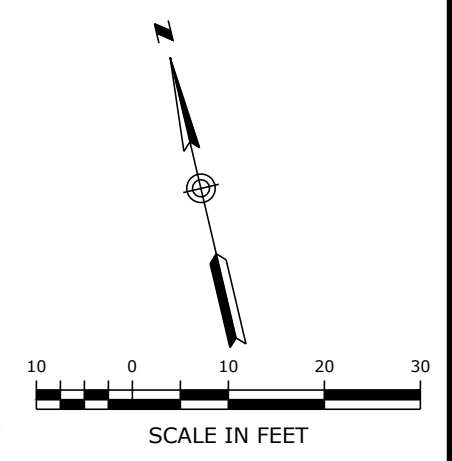
EXISTING 8\" SANITARY MAIN

NEW TELEPHONE, ELECTRIC, AND CABLE SERVICE TO BE ROUTED FROM UTILITY POLE (CONTRACTOR TO COORDINATE SERVICE WITH UTILITY PROVIDER)

NEW LIGHT FIXTURE LOCATION (TYP)

NEW UNDERGROUND RETENTION SYSTEM, TYP (SEE C3, GRADING & DRAINAGE PLAN)

NEW HDPE STORMWATER PIPE, TYP (SEE C3, GRADING & DRAINAGE PLAN)

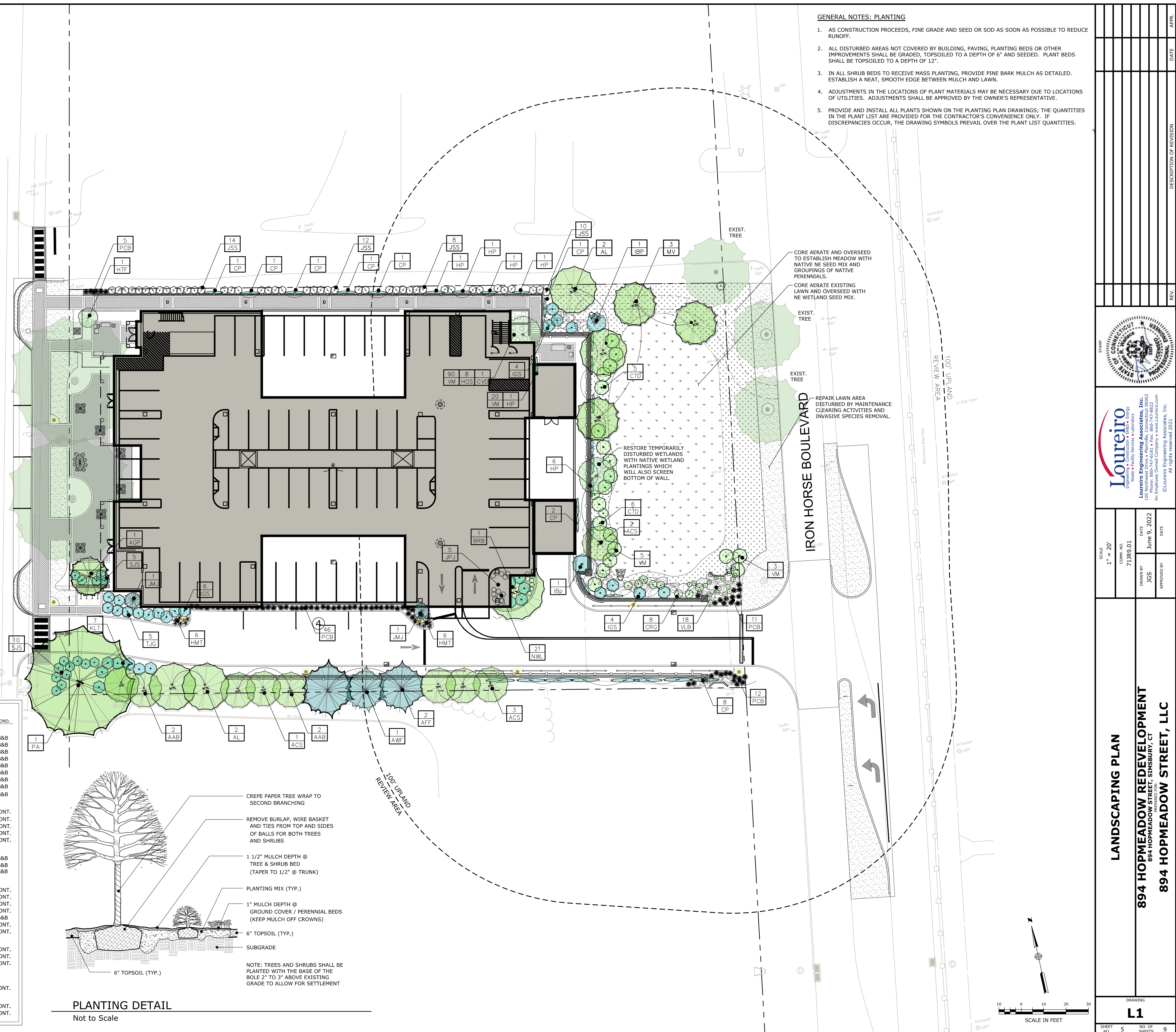


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SCALE	1" = 20'
CONTR. NO.	71189.01
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DATE	6/8/2022
APPROVED BY	TRW
DATE	6/8/2022
UTILITY PLAN 894 HOPMEADOW REDEVELOPMENT 894 HOPMEADOW STREET, SIMSBURY, CT 894 HOPMEADOW STREET, LLC	
DRAWING	C4
SHEET NO.	4
NO. OF SHEETS	9

NO.	DATE	DESCRIPTION OF REVISION	APPR.

HOPMEADOW STREET - US ROUTE 202

IRON HORSE BOULEVARD



- GENERAL NOTES: PLANTING**
- AS CONSTRUCTION PROCEEDS, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".
 - IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
 - ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.

CORE AERATE AND OVERSEED TO ESTABLISH MEADOW WITH NATIVE SEED MIX AND GROUPINGS OF NATIVE PERENNIALS.

CORE AERATE EXISTING LAWN AND OVERSEED WITH RE WETLAND SEED MIX.

EXIST. TREE

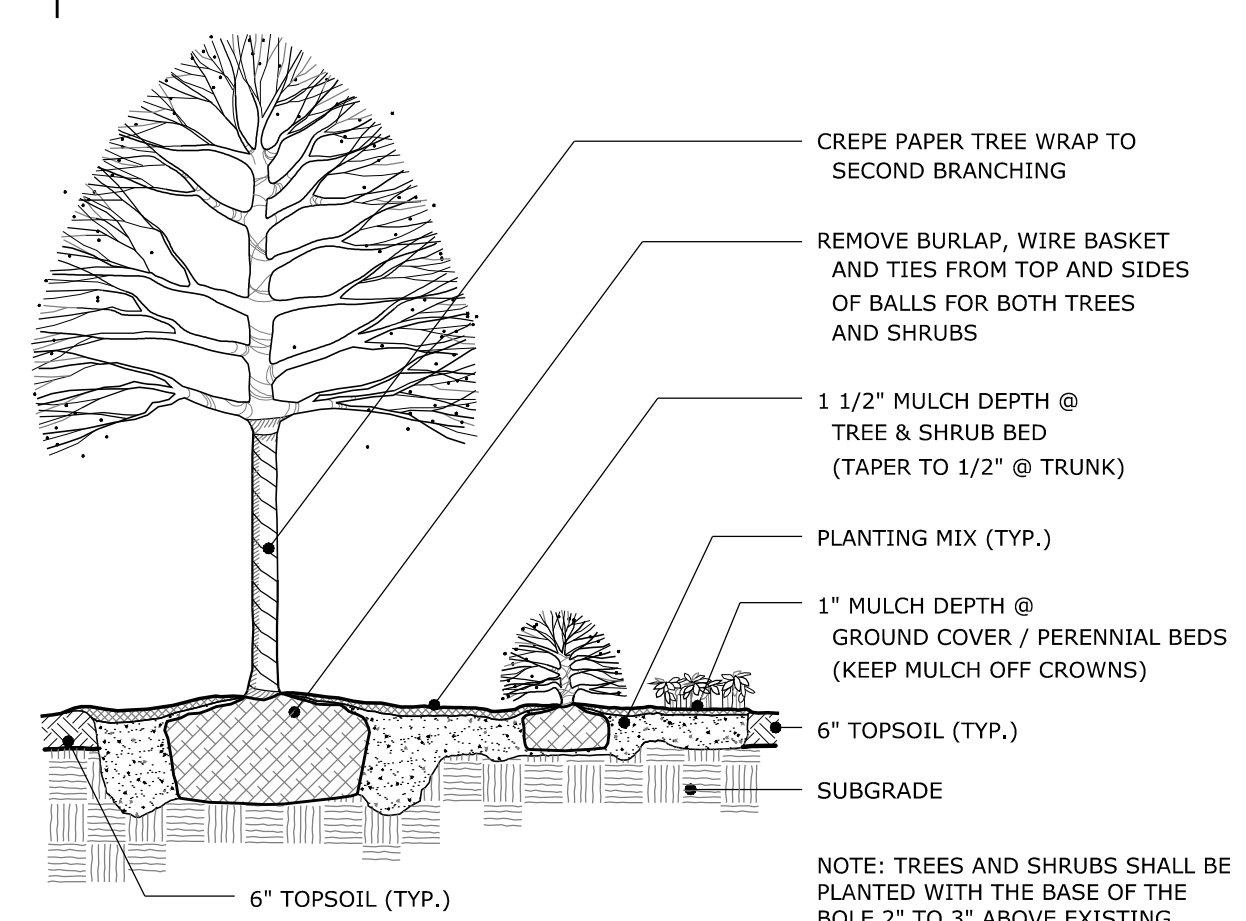
EXIST. TREE

EXIST. TREE

REPAIR LAWN AREA DISTURBED BY MAINTENANCE CLEARING ACTIVITIES AND INVASIVE SPECIES REMOVAL.

RESTORE TEMPORARILY DISTURBED WETLANDS WITH NATIVE WETLAND PLANTINGS WHICH WILL ALSO SCREEN BOTTOM OF WALL.

SYM.	QTY.	TECHNICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES					
AGP	1	ACER GRISEUM	PAPERBARK MAPLE	21/2"-3" CAL.	B&B
ACS	6	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	7'-8" HT.	B&B
AAB	4	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY	7'-8" HT.	B&B
AL	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	7'-8" HT.	B&B
BRB	1	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH (MULTI-STEM)	12'-14' HT.	B&B
CVD	1	CORNUS x 'KN30-8'	VENUS DOGWOOD	21/2"-3" CAL.	B&B
HTF	1	HYDRANGEA PANICULATA 'TREE FORM'	TREE FORM HYDREADEA	5'-6" HT.	B&B
MV	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5'-6" HT.	B&B
PA	1	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3"-31/2" CAL.	B&B
DECIDUOUS SHRUBS					
CTD	11	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED TATARIAN DOGWOOD	3 GAL.	CONT.
CRG	8	CORNUS ALBA 'REGAZAM'	RED GNOME DOGWOOD	3 GAL.	CONT.
SJS	15	SPIREA JAPONICA 'SMNSJMPF'	DOUBLE PLAY PINK SPIREA	3 GAL.	CONT.
VLB	18	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	3 GAL.	CONT.
VM	8	VIBURUM 'MOHAWK'	MOHAWK VIBURNUM	5 GAL.	CONT.
EVERGREEN TREES					
AWF	1	ABIES CONCOLOR	WHITE FIR	6'-7" HT.	B&B
AFF	2	ABIES FRASERI	FRASER FIR	6'-7" HT.	B&B
JMJ	2	JUIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6'-7" HT.	B&B
EVERGREEN SHRUBS					
IGS	14	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL.	CONT.
IBp	1	ILEX MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	5 GAL.	CONT.
IBP	1	ILEX MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GAL.	CONT.
JPJ	6	JUIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	3 GAL.	CONT.
JSS	44	JUIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4'-41/2" HT.	B&B
KLT	7	KALMIA LATIFOLIA 'TINKERBELL'	TINKERBELL MOUNTAIN LAUREL	5 GAL.	CONT.
TJG	5	THUJA OCCIDENTALIS 'JANED GOLD'	JANED GOLD ARBORVITAE	6'-7" HT.	CONT.
PERENNIALS					
HMT	12	HEMEROCALLIS 'MARY TODD'	MARY TODD DAYLILY	5 PNT.	CONT.
HOS	8	HOSTA 'STAINED GLASS'	STAINED GLASS HOSTA	5 PNT.	CONT.
NWL	21	NEPTA FASSENTII 'WALKERS LOW'	WALKERS LOW CATMINT	5 PNT.	CONT.
VM	120	VINCA MINOR	COMMON PERIWINKLE	5 PNT.	CONT.
GRASSES					
PCB	74	PANICUM VIRGATUM 'CAPE BREEZE'	CAPE BREEZE SWITCHGRASS	1 GAL.	CONT.
VINES					
CP	16	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	1 GAL.	CONT.
HP	11	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	1 GAL.	CONT.



PLANTING DETAIL
Not to Scale

LANDSCAPING PLAN

894 HOPMEADOW REDEVELOPMENT
894 HOPMEADOW STREET, SIMSBURY, CT

894 HOPMEADOW STREET, LLC

SCALE: 1" = 20'

CONTRACT NO. 71LR0.01

DATE: June 9, 2022

DRAWN BY: JGS

APPROVED BY:

REVISIONS:

NO.	DESCRIPTION OF REVISION	REV.	DATE

STAMP: PROFESSIONAL ENGINEER, STATE OF CONNECTICUT, 3836

Loureiro
Engineering & Construction • 2022 • Energy
Landscape Architecture • 2022 • Energy
100 Hartwood Drive • Plainville, Connecticut 06062
Tel: 860-747-6811 • Fax: 860-747-8822
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SCALE IN FEET: 0 10 20 30

NO. OF SHEETS: 5

SHEET NO.: 5

NO. OF SHEETS: 9

DATE: 07/12/2022 1:40 PM PROJECT: 0712022.6.001 PM

HOPMEADOW STREET - US ROUTE 202

IRON HORSE BOULEVARD

INLET PROTECTION (TYP OF 12)

SILT SACK INLET PROTECTION (TYP OF 12)

STRAW WATTLE/COMPOST FILTER SOCK OUTLET PROTECTION

SILT FENCE W/ DOUBLE ROW OF COMPOST FILTER SOCKS (SEE SHEET C8 FOR DETAIL)

CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

TEMPORARY SEDIMENT STOCKPILE (LOCATION, QUANTITY AND SIZE WILL VARY. CONTRACTOR TO ENSURE RESOURCE AREAS ARE PROTECTED FROM SEDIMENTATION.)

CONSTRUCTION ENTRANCE

INLET PROTECTION

100' UP/LAND REVIEW AREA

100' UP/LAND REVIEW AREA

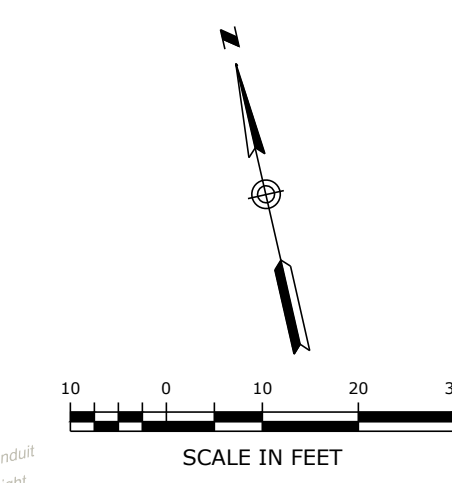
100' UP/LAND REVIEW AREA

GENERAL NOTES - SOIL EROSION AND SEDIMENT CONTROL:

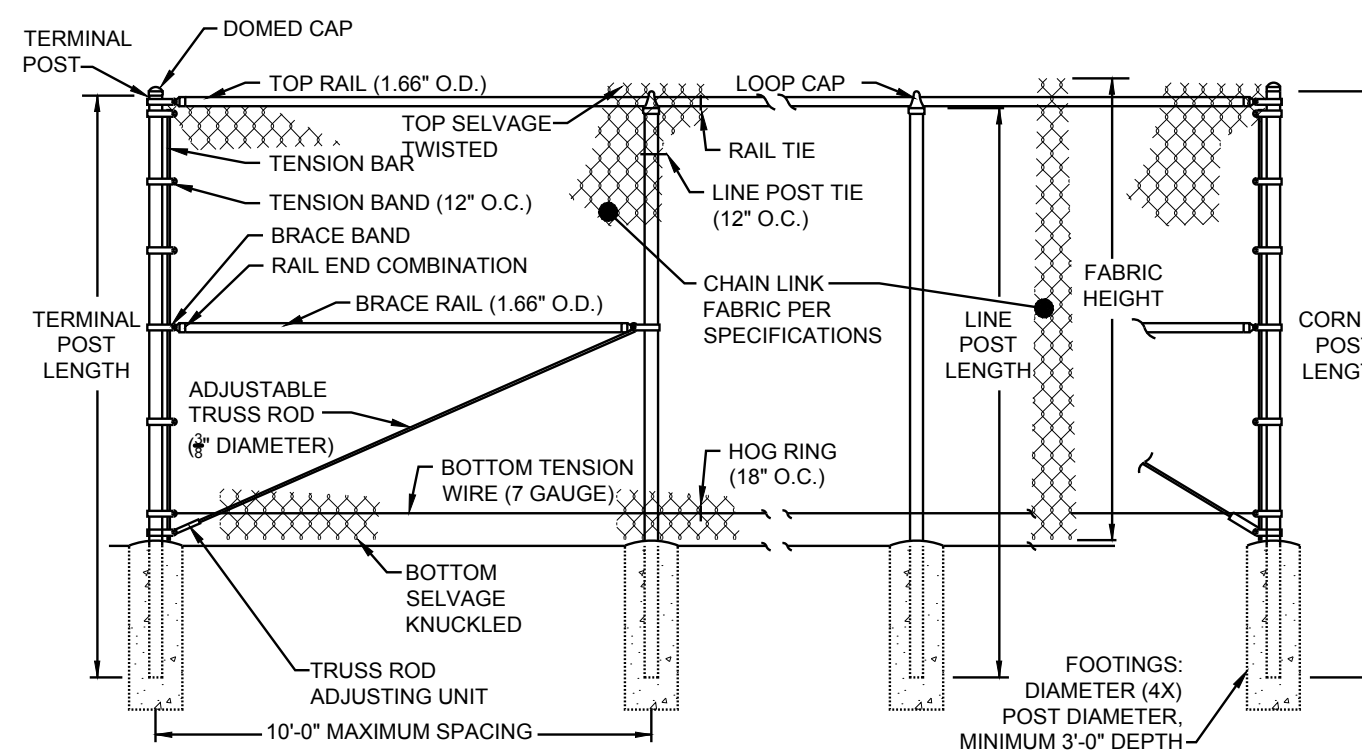
SEE DETAIL SHEET D-3 FOR SOIL EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS.

LEGEND & ABBREVIATIONS

- SILT FENCE
- CONSTRUCTION ENTRANCE PAD
- TEMPORARY SOIL STOCKPILE
- INLET PROTECTION
- STRAW WATTLES/COMPOST FILTER SOCK
- TYP
- BIT
- UP
- WG
- TYPICAL BITUMINOUS UTILITY POLE
- WATER GATE



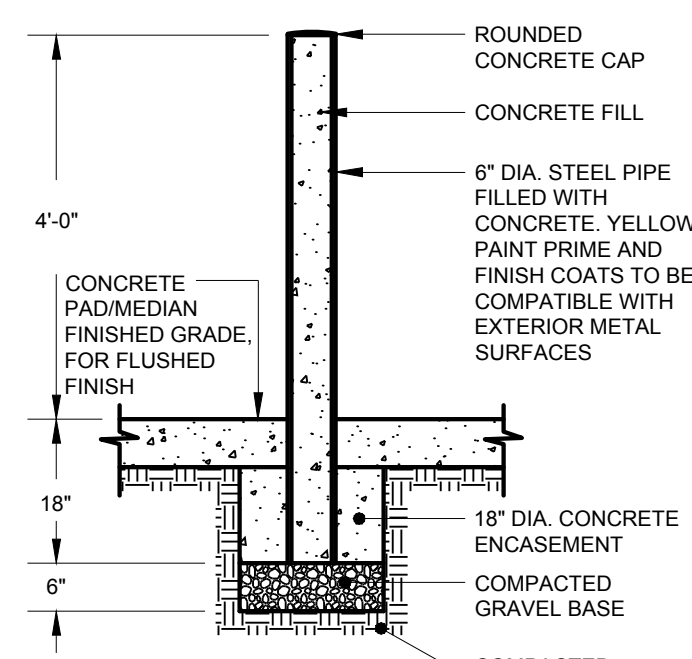
SOIL EROSION AND SEDIMENT CONTROL PLAN		SCALE 1" = 20'	CONTRACT NO. 711R9.01	DATE 6/8/2022	DATE 6/8/2022
894 HOPMEADOW REDEVELOPMENT 894 HOPMEADOW STREET, SIMSBURY, CT		DRAWN BY APH	APPROVED BY TRW	DATE 6/8/2022	DATE 6/8/2022
894 HOPMEADOW STREET, LLC					
DRAWING C5	SHEET NO. 6	NO. OF SHEETS 9	V:\CT\SIMSBURY\HOPMEADOW ST 894 C03\DWGS\SSC\DWG_T03_C5_SSEC_Swms.dwg, Date: 6/13/2022 6:28 PM, Printer: 6/14/2022 3:07 PM		



- NOTES:**
1. DATA OBTAINED FROM THE CHAIN LINK FENCE MANUFACTURERS INSTITUTE, PRODUCT MANUAL, CLF-CLFPM0610, REVISED OCTOBER 2015.
 2. SEE PLANS / SPECIFICATIONS FOR FABRIC, MESH AND POST DETAILS.
 3. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

TYPICAL CHAIN LINK FENCE DETAIL WITH TOP RAIL / TRUSSED BRACE RAIL AND BOTTOM TENSION WIRE

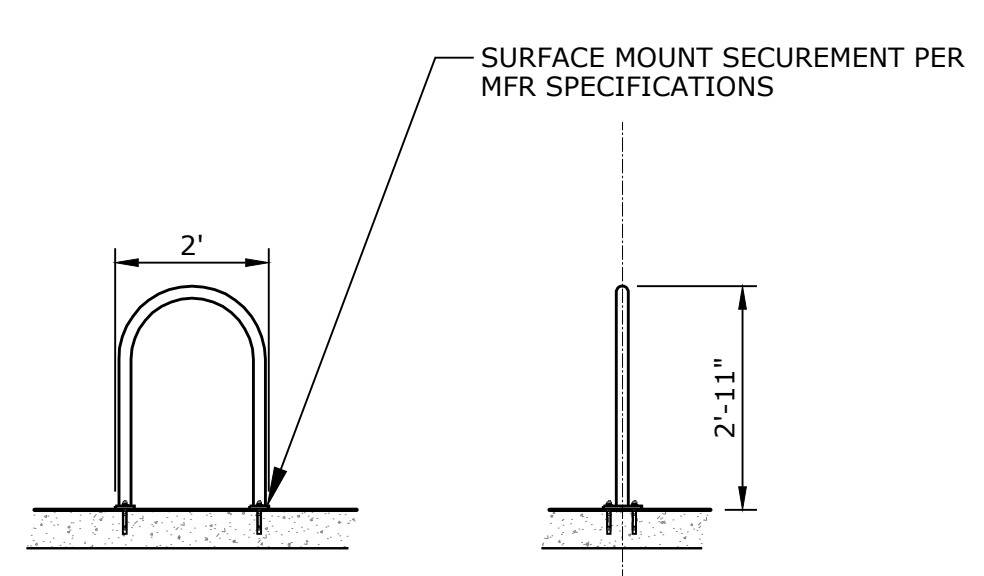
SCALE: NONE



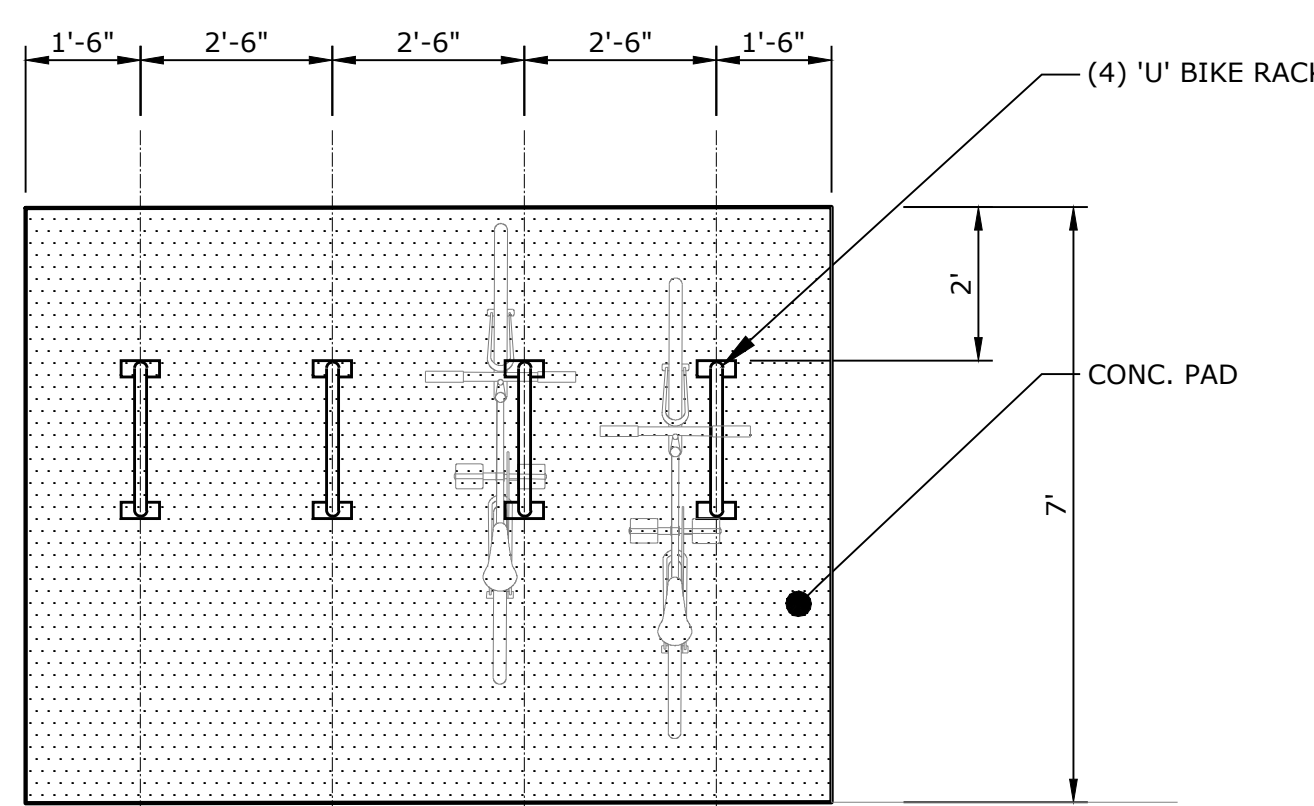
STEEL BOLLARD

SCALE: NONE

- NOTES:**
1. ALLOWABLE DESIGN STRESSES: CLASS "A" CONCRETE BASED ON $f_c = 3000$ PSI. REINFORCEMENT: (ASTM A 615 GRADE 60) $f_s = 24000$ PSI
 2. REINFORCEMENT COVER: ALL STEM REINFORCEMENT SHALL HAVE 2" COVER UNLESS OTHERWISE NOTED. ALL FOOTING REINFORCEMENT SHALL HAVE 3" COVER.
 3. AFTER EXCAVATION CONTRACTOR SHOULD NOTIFY THE ENGINEER FOR THE INSPECTION OF THE EXISTING SOIL.
 4. ALL REINFORCEMENT IN THE STEM, INCLUDING THE FOOTING DOWELS, SHALL BE EPOXY COATED.



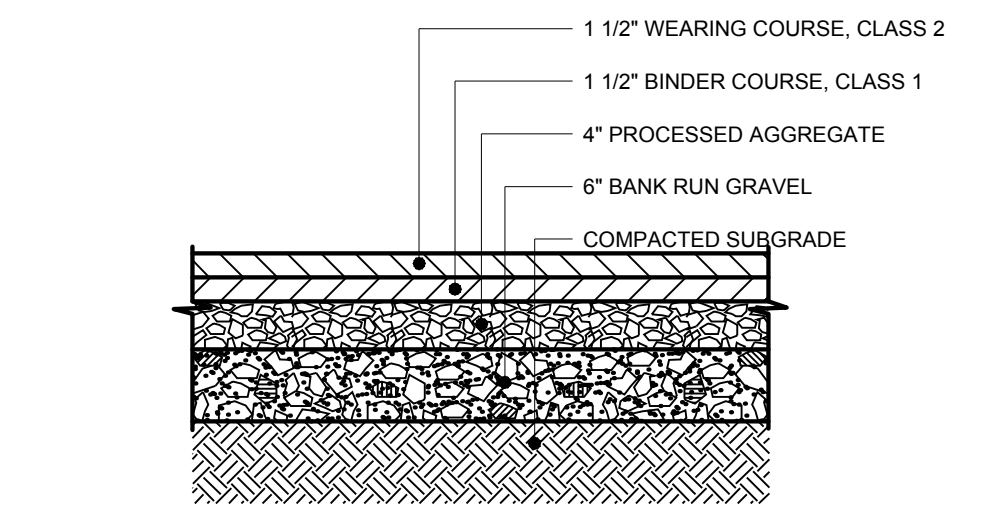
SECTION



LAYOUT ENLARGEMENT

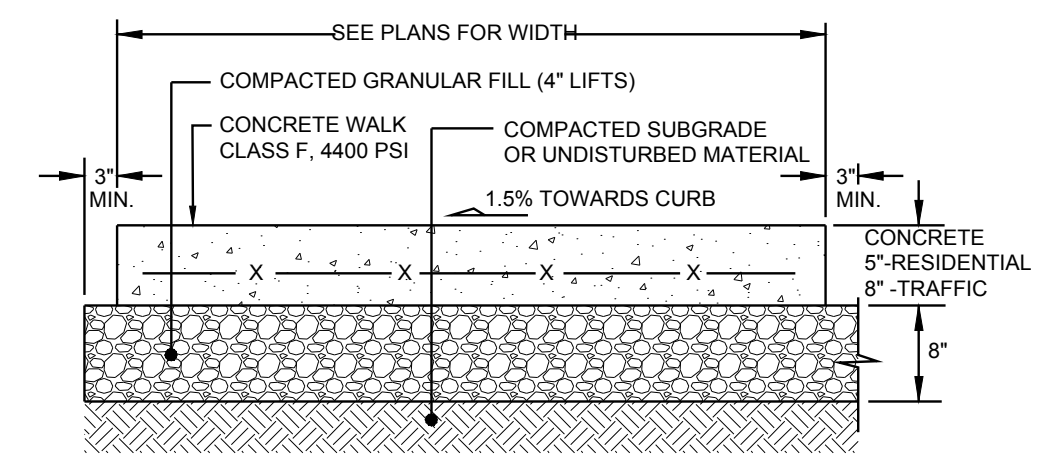
BIKE RACK DETAIL

SCALE: NONE



BITUMINOUS CONCRETE PAVING

SCALE: NONE

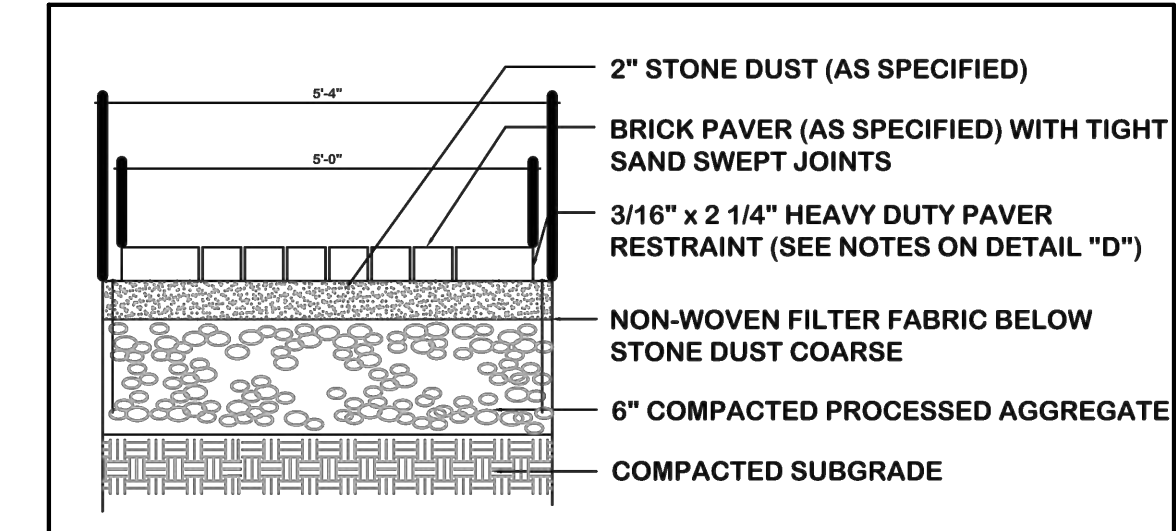


CROSS SECTION

- NOTES:**
1. SEE PLAN FOR WIDTHS AND LOCATIONS.
 2. ALL SECTIONS SHALL BE 6\"/>

CONCRETE WALK & JOINT DETAILS

SCALE: NONE
References: 49NK3.01, Const. Documents, 24 N. Main St., W. Hftd., March 2014, and City of New Haven Eng. Strnd. Details March 2005 and CTDOT 2017 standards.

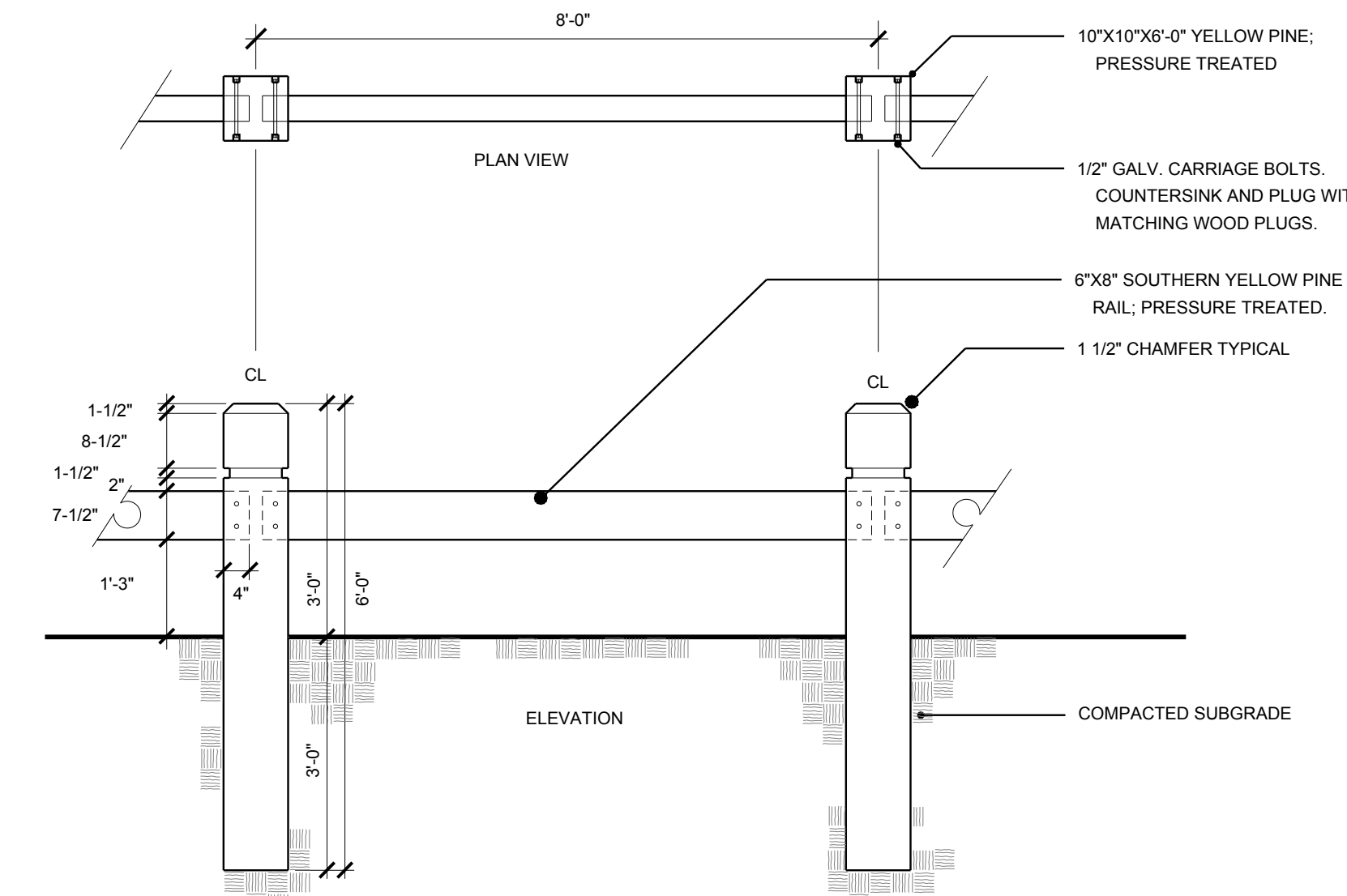


NOTES:

1. PAVERS TO BE WHITACRE GREER 4" x 8" x 2 1/4" OLD WORLD COBBLED PAVES, BLEND OF SHADES 32 ANTIQUE, 33 DARK ANTIQUE, AND 34 MULBERRY.
2. CONTRACTOR TO COORDINATE PAVER LAYOUT WITH TOWN BEFORE CONSTRUCTION.

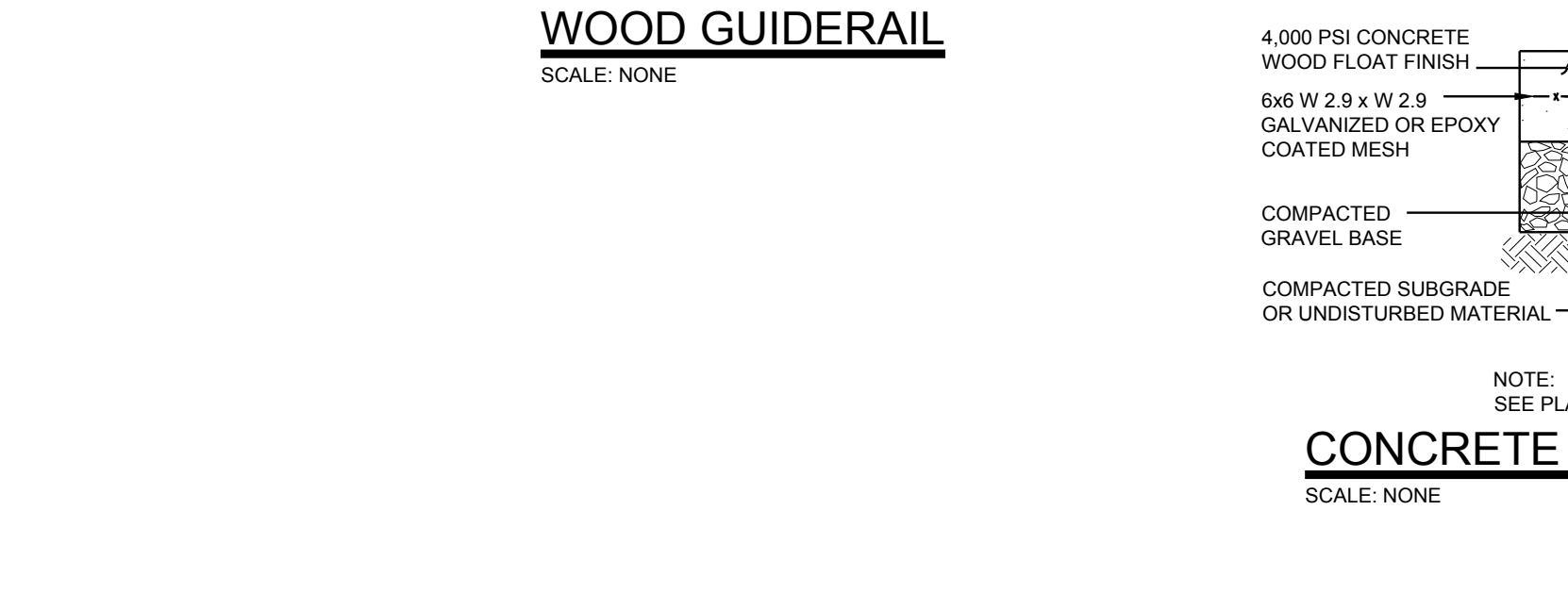
TOWN OF SIMSBURY BRICK PAVER DETAIL

SCALE: NONE



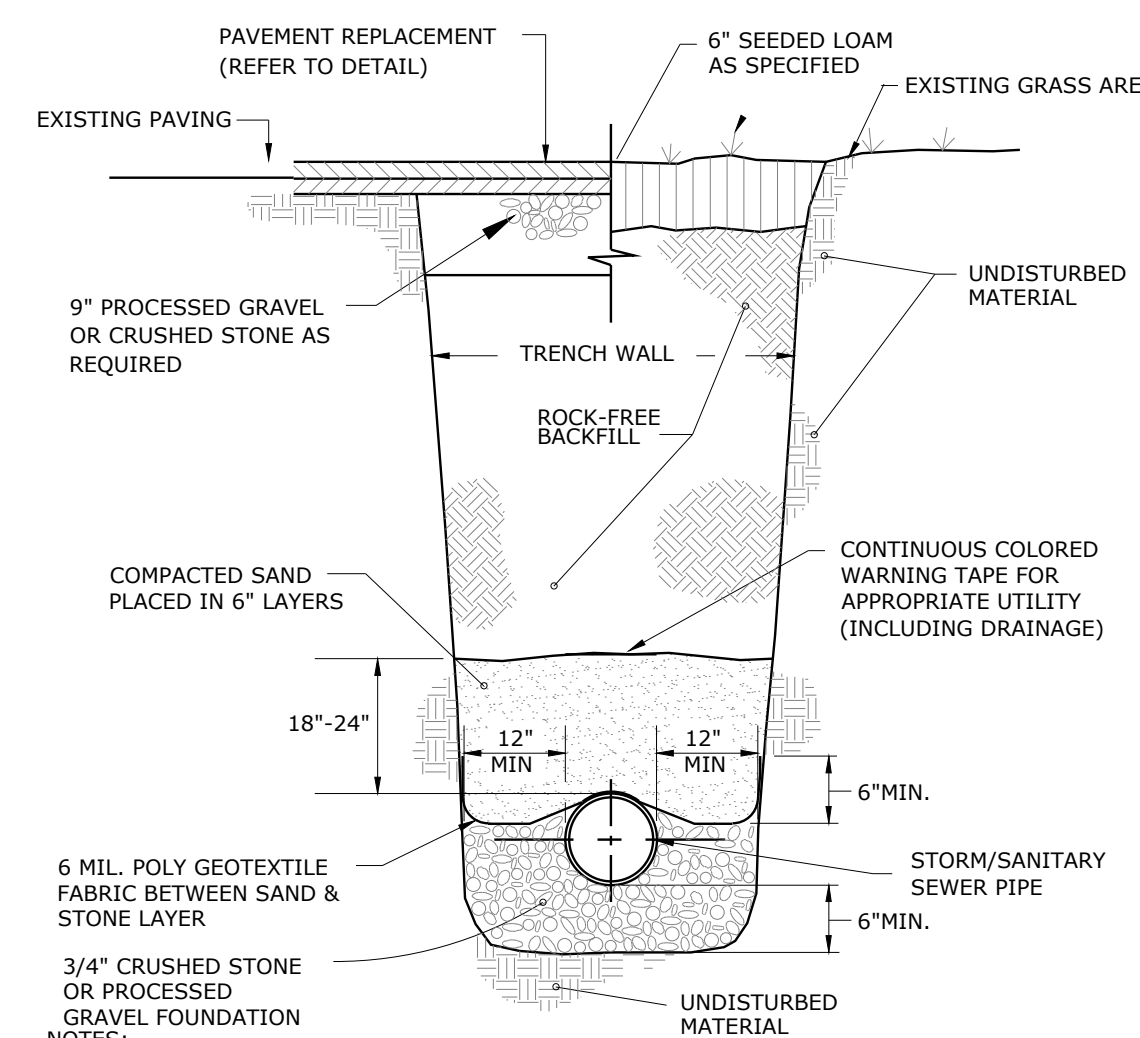
WOOD GUIDERAIL

SCALE: NONE



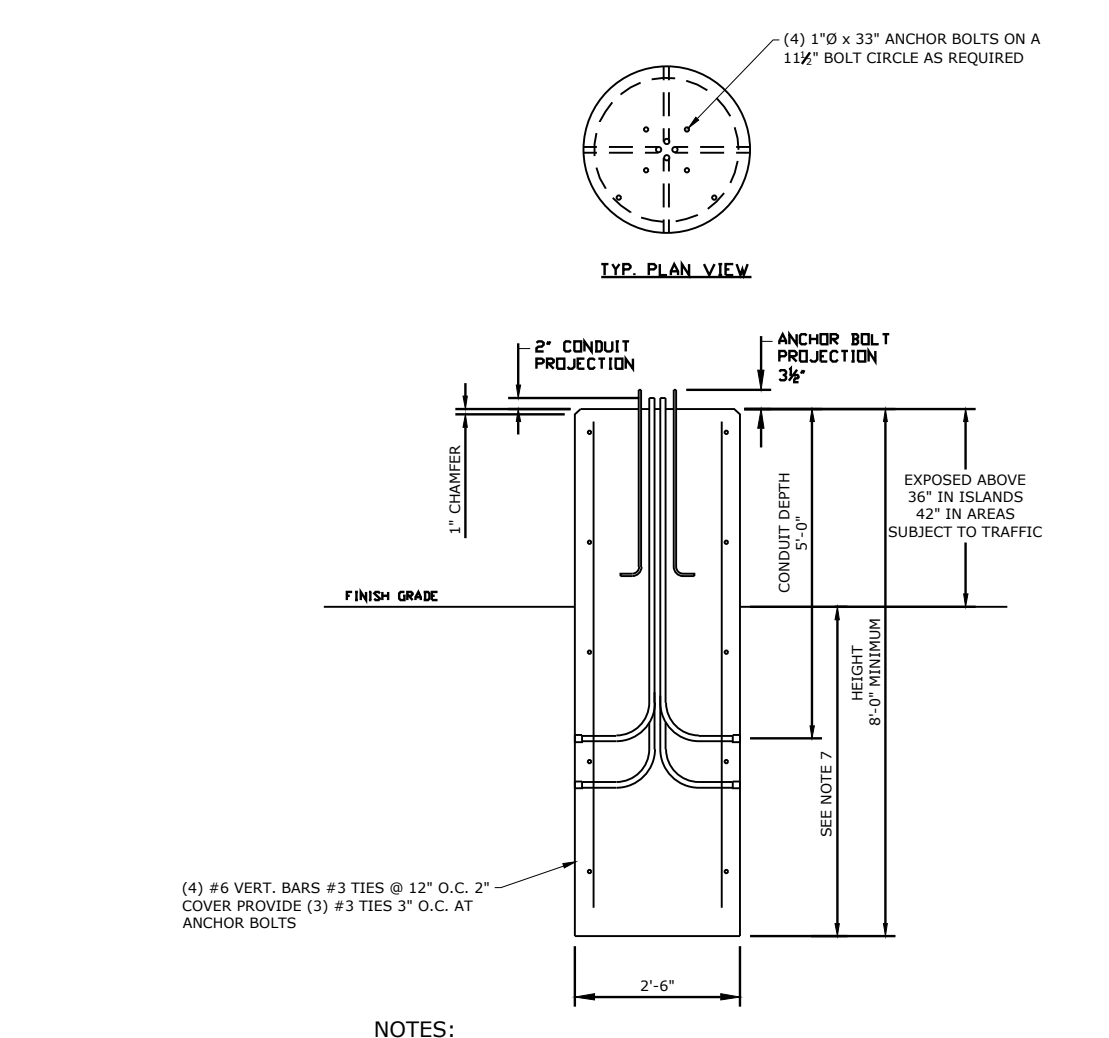
CONCRETE DUMPSTER PAD DETAIL

SCALE: NONE



TYPICAL STORM/SANITARY SEWER/WATER TRENCH DETAIL

SCALE: NONE

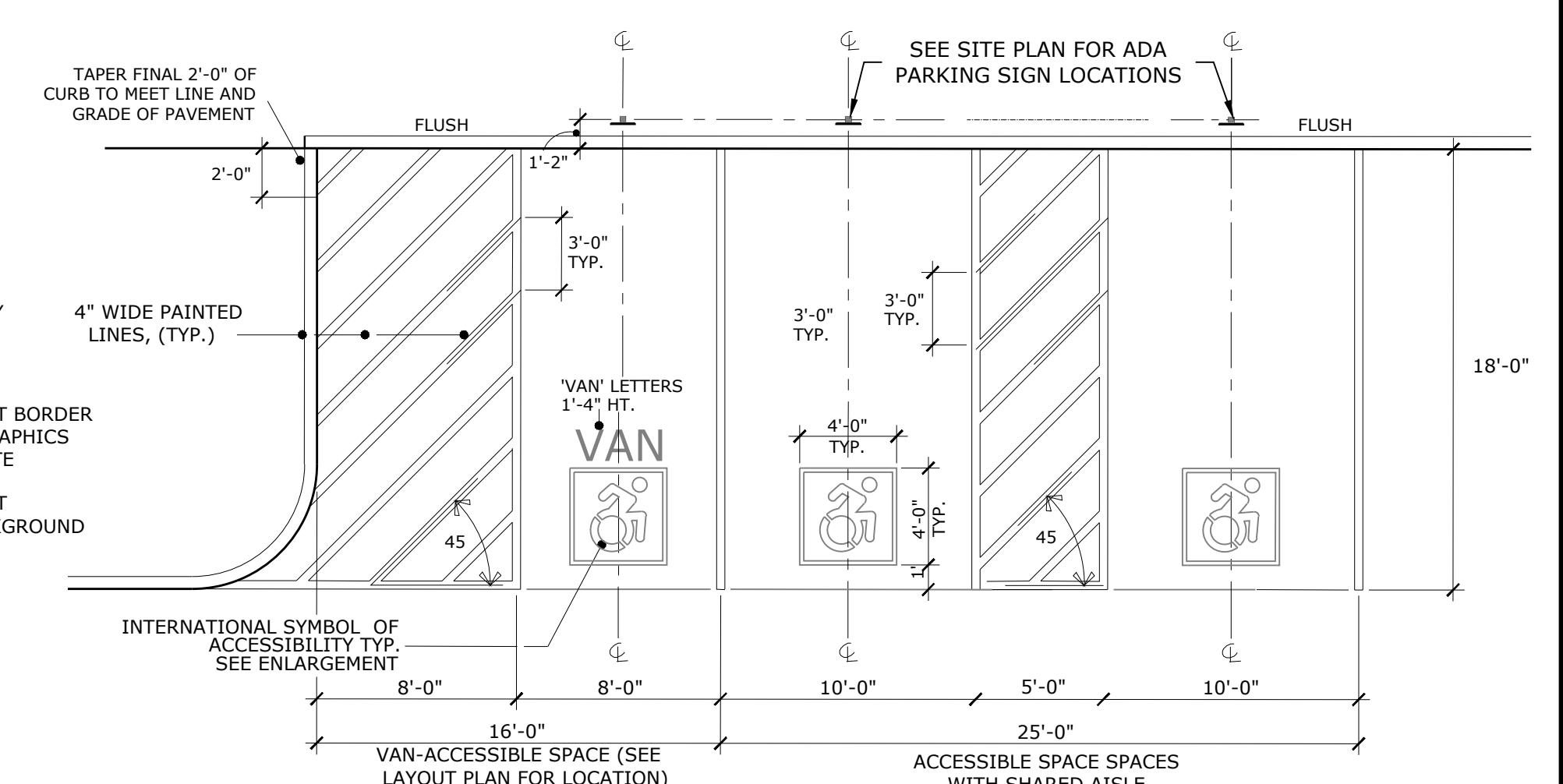


NOTES:

1. PROVIDE PRE-CAST CONCRETE LIGHT POLE FOUNDATION BASE.
2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A615 OR A706, GRADE 60.
3. CONCRETE COMPRESSIVE STRENGTH - 5,000 PSI AT 28 DAYS SELF COMPACTING CONCRETE MIX WITH 5-7% ENTRAINED AIR.
4. CONTRACTOR TO PROVIDE CONDUIT LAYOUT, BOLT TEMPLATE, ANCHOR BOLTS & CONDUIT.
5. USE DOUBLE LIFTERS FOR LIFTING SEE WEIGHT.
6. FOR POLES WITH CAMERAS PROVIDE ADDITIONAL CONDUIT.
7. SUBMIT SHOP DRAWINGS ALONG WITH DESIGN CALCULATIONS SIGNED AND SEALED BY A STATE OF CONNECTICUT LICENSED ENGINEER FOR BURIED DEPTH REQUIRED.

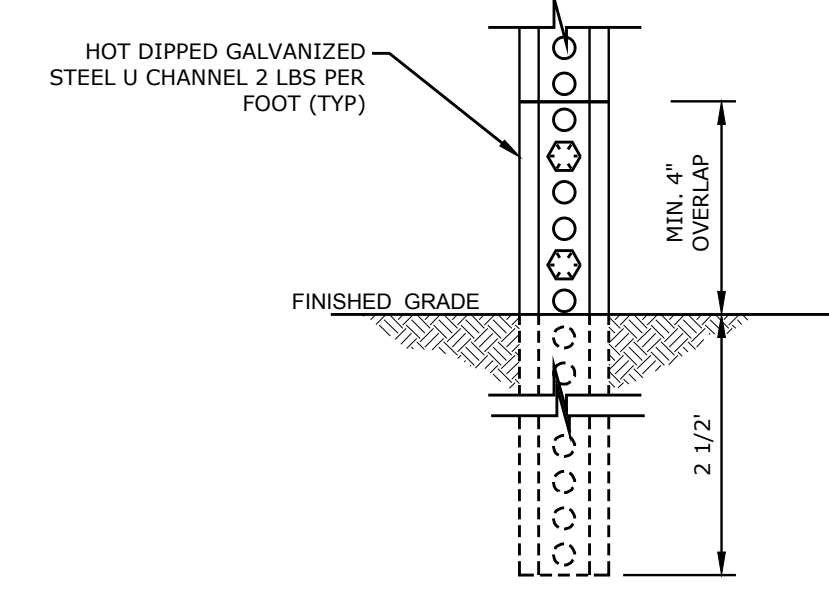
POLE BASE DETAIL

SCALE: NONE



ACCESSIBLE PARKING SPACE - STANDARD & VAN

SCALE: NONE



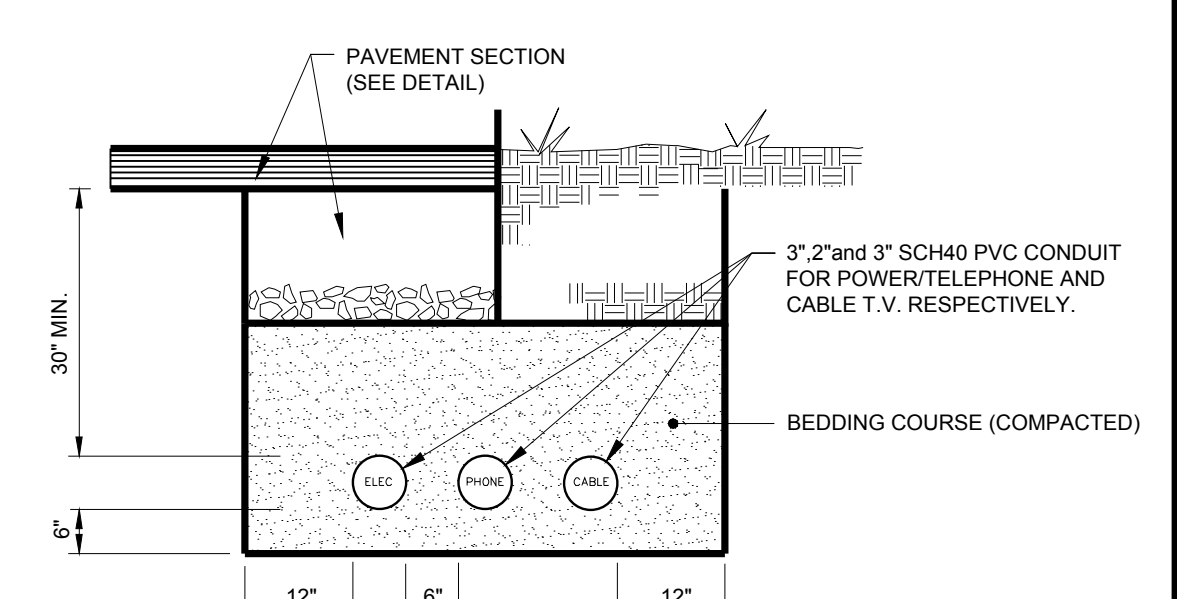
BREAKAWAY SIGN POST

SCALE: NONE



ACCESSIBLE PARKING SIGN

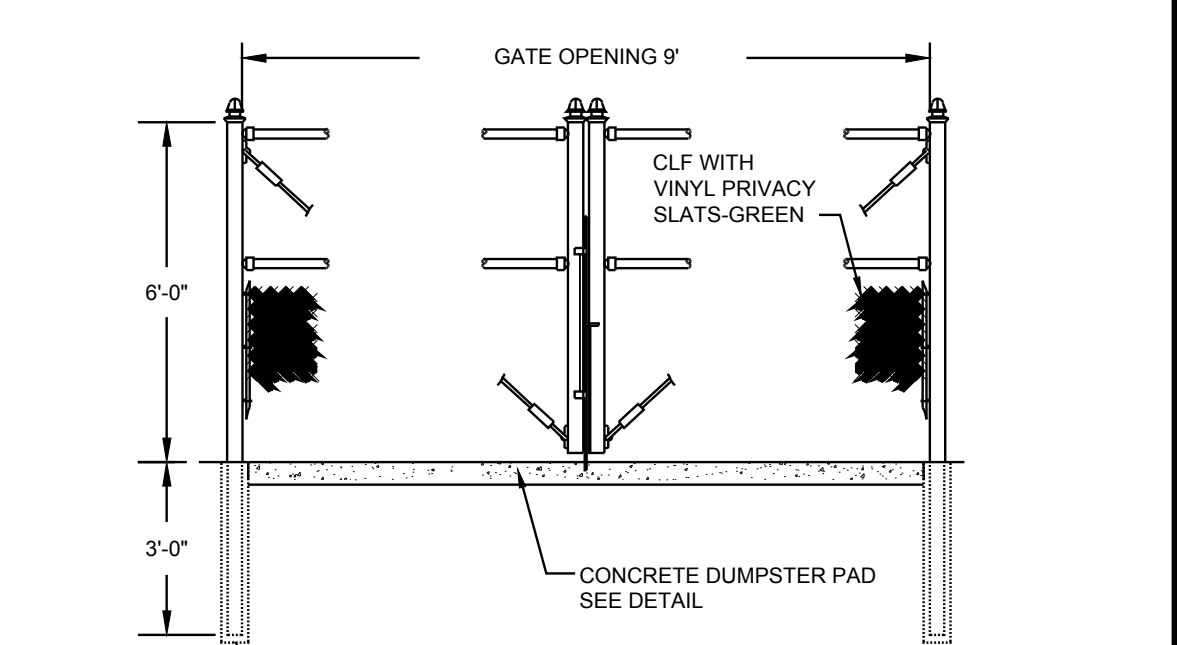
SCALE: NONE



TYPICAL P/C UTILITY TRENCH

SCALE: NONE

NOTE: CONTRACTOR RESPONSIBLE FOR EXCAVATION, BEDDING, CONDUIT & BACKFILL.



DUMPSTER ENCLOSURE DETAIL

SCALE: NONE

- NOTES:**
1. DUMPSTER ENCLOSURE TO BE EQUIPPED WITH VINYL PRIVACY SLATS - GREEN, ALL SIDES.
 2. REFER TO TYPICAL CHAIN LINK FENCE DETAIL FOR ADDITIONAL DETAILS.
 3. DEPTHS OF THE ENCLOSURE ARE 5.5', RESPECTIVELY.

894 HOPMEADOW REDEVELOPMENT
894 HOPMEADOW STREET, SIMSBURY, CT
894 HOPMEADOW STREET, LLC

SITE DETAILS

SCALE	AS NOTED
CONTRACT NO.	713R0.01
DATE	6/8/2022
DRAWN BY	APH
APPROVED BY	TRW
DATE	6/8/2022

DRAWING **C6**

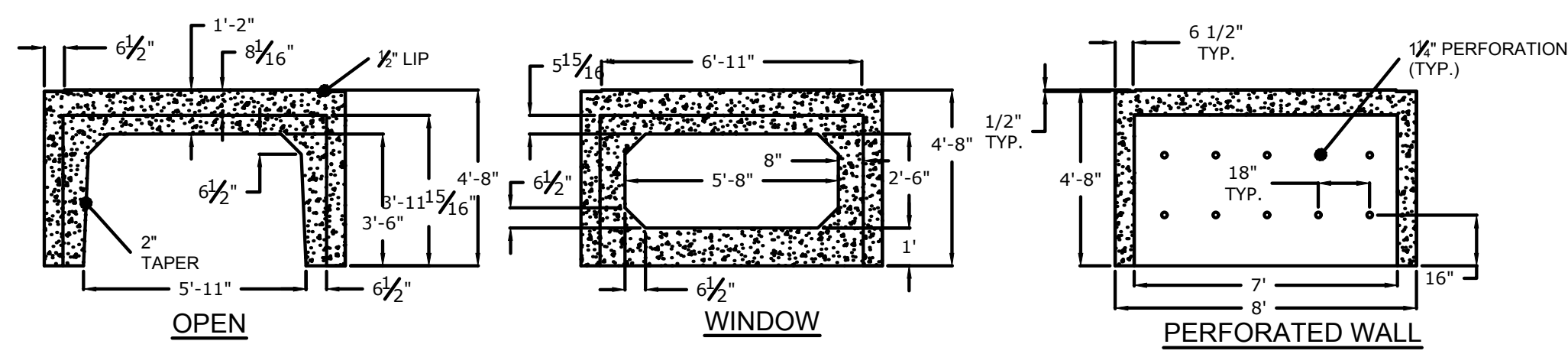
SHEET NO. 6 NO. OF SHEETS 8

DESCRIPTION OF REVISION

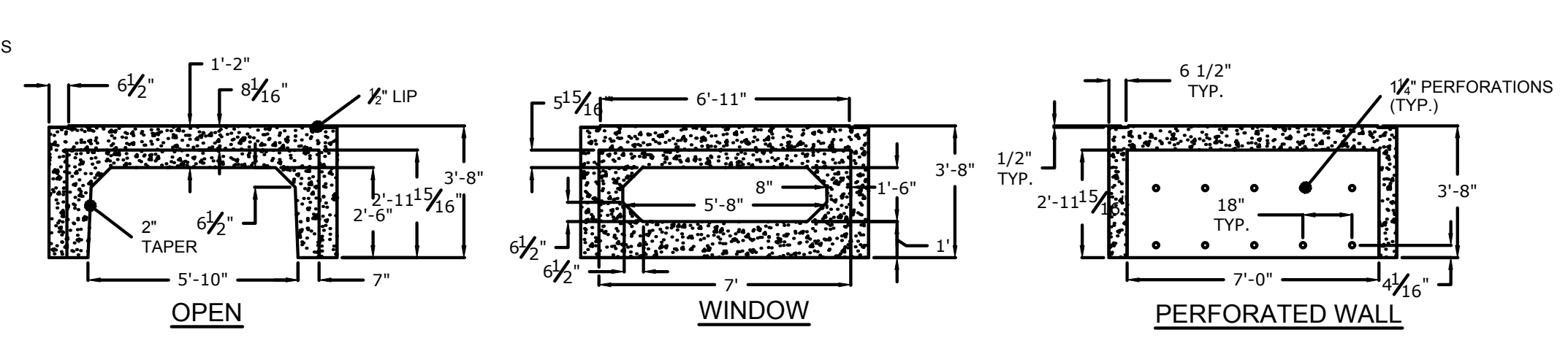
DATE

REV.

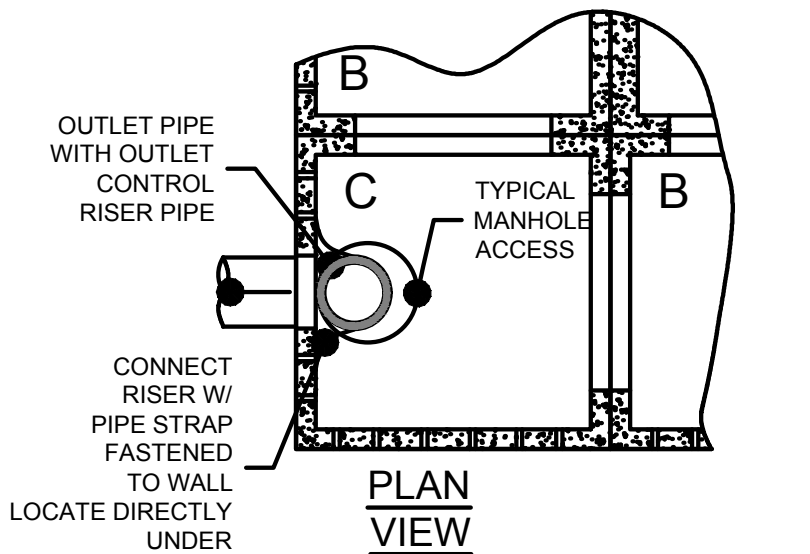
APPR.



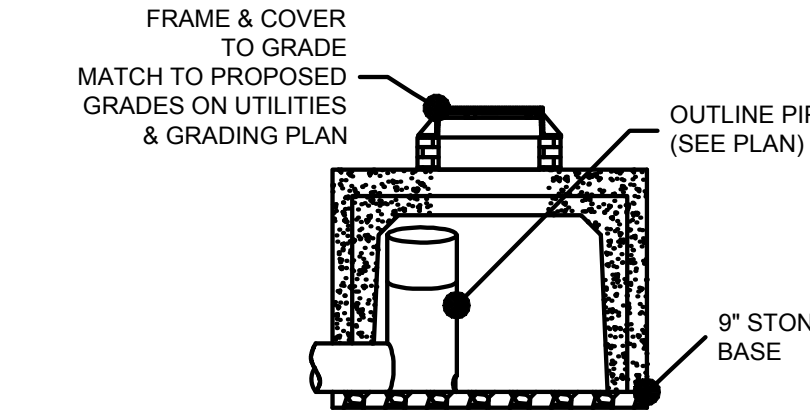
TYPICAL 4' UNIT DIMENSIONS



TYPICAL 3' UNIT DIMENSIONS

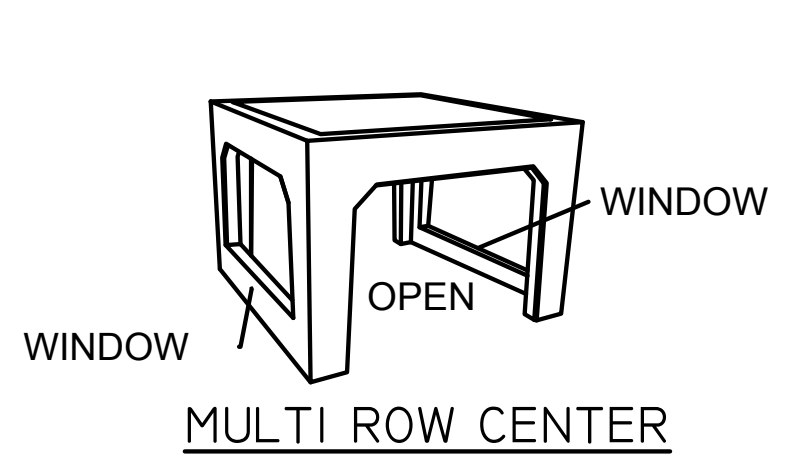


PLAN VIEW

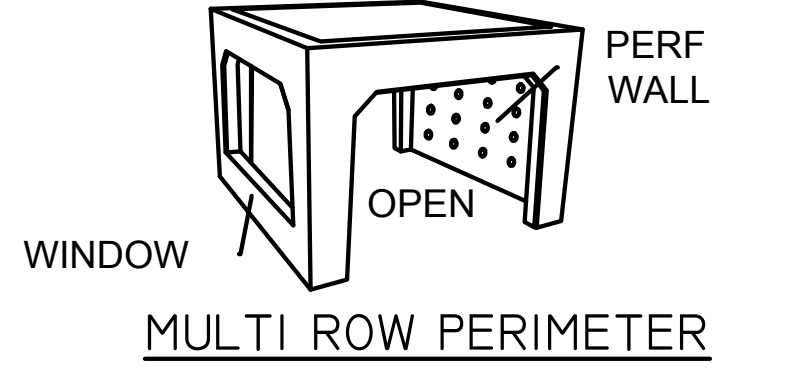


ELEVATION

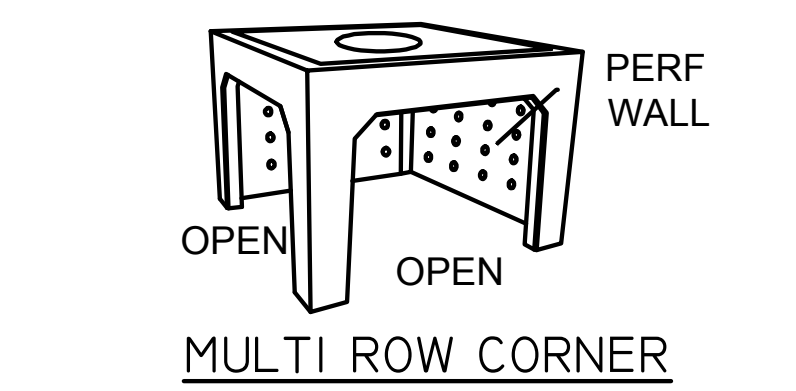
TYPICAL OUTLET CONTROL AND SYSTEM MANHOLE



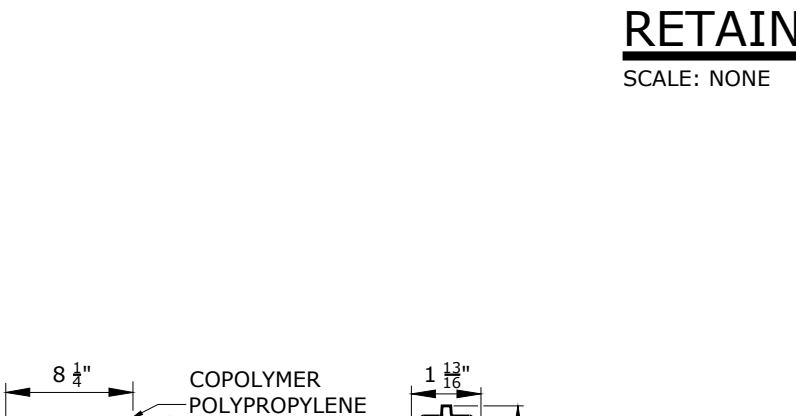
MULTI ROW CENTER WINDOW



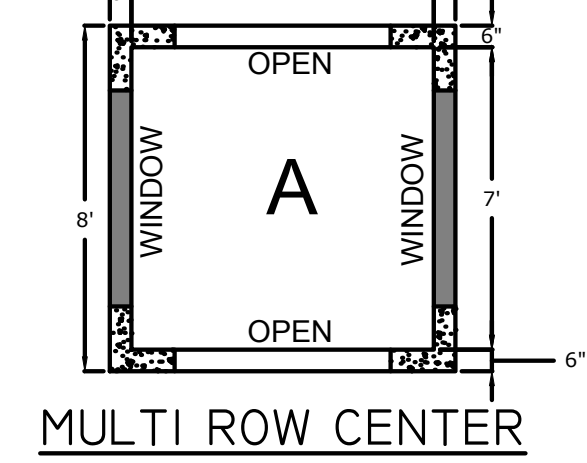
MULTI ROW CENTER PERF WALL



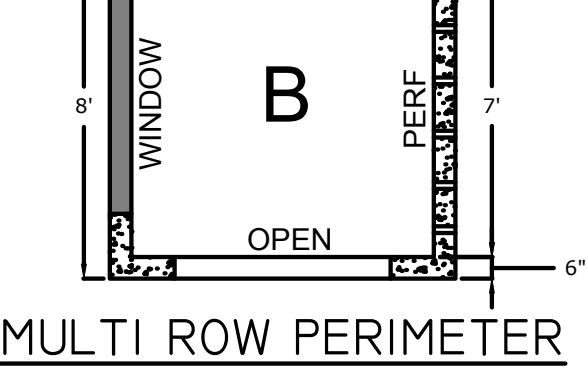
MULTI ROW PERIMETER WINDOW



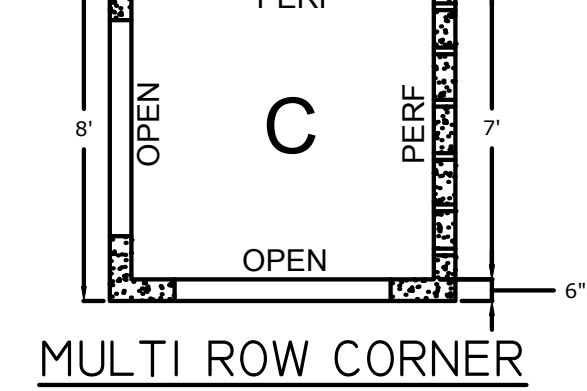
MULTI ROW PERIMETER PERF WALL



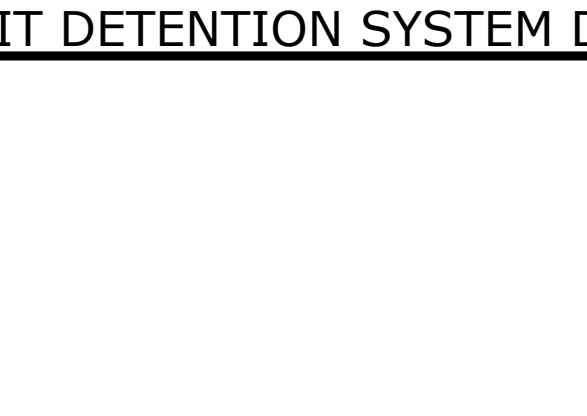
MULTI ROW CENTER WINDOW



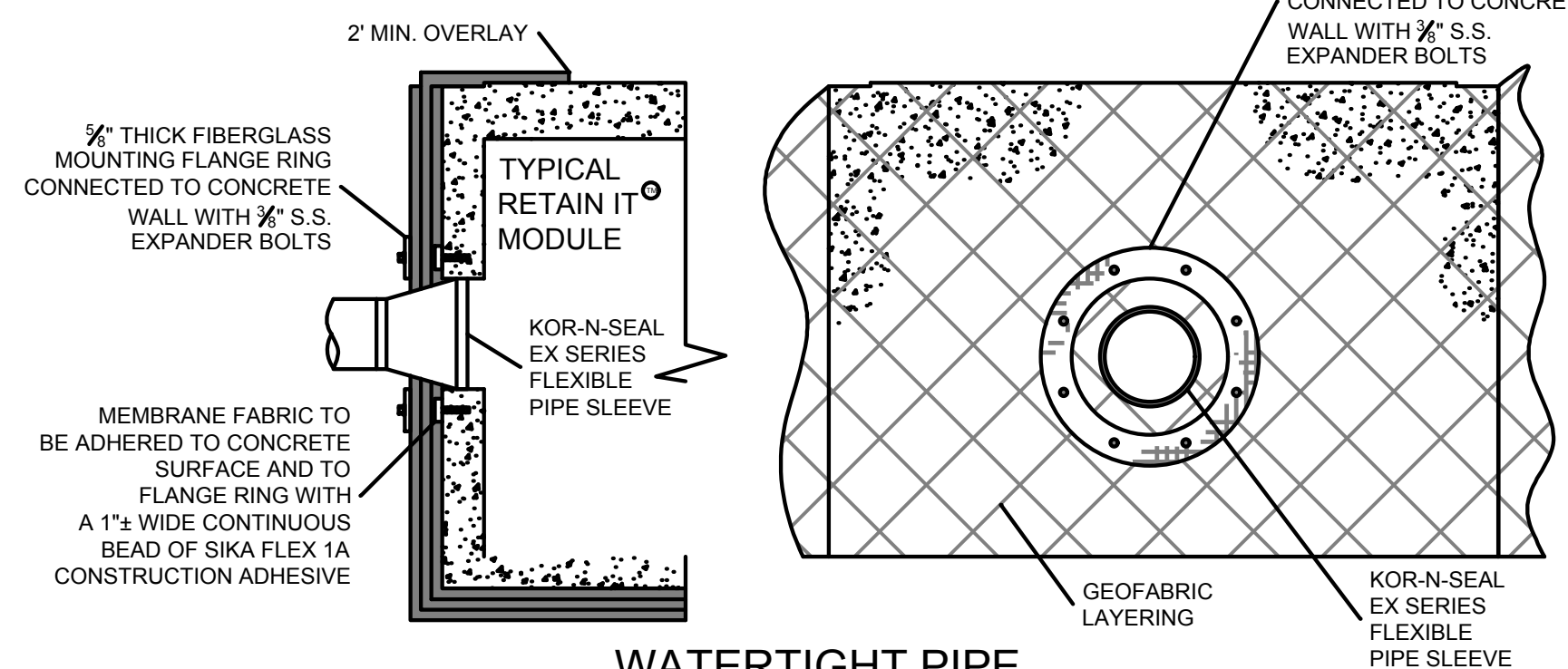
MULTI ROW CENTER PERF WALL



MULTI ROW PERIMETER WINDOW



MULTI ROW PERIMETER PERF WALL

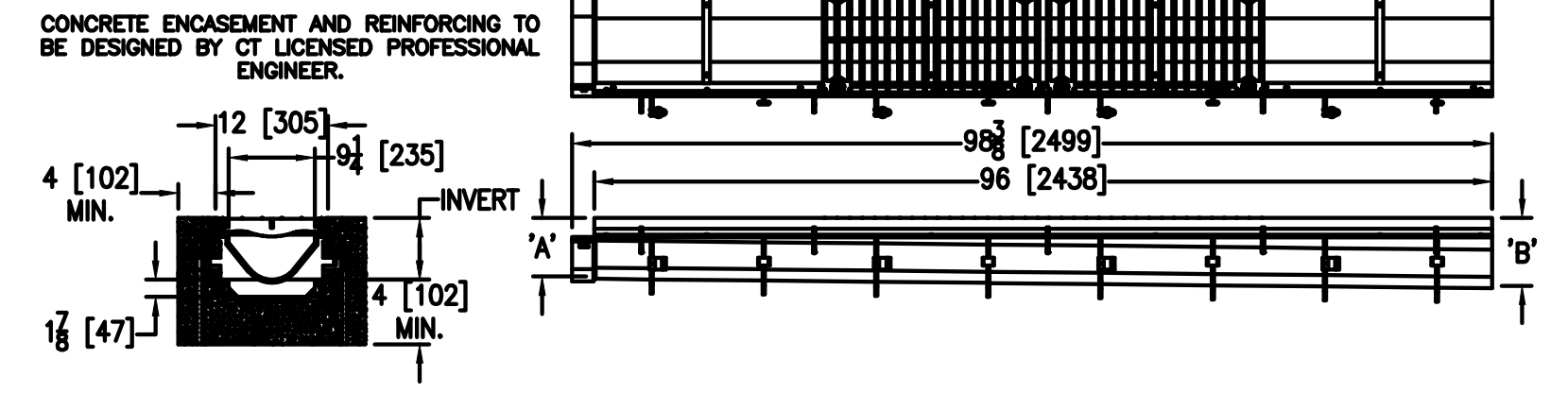


WATERTIGHT PIPE CONNECTION DETAIL

RETAIN-IT DETENTION SYSTEM DETAILS

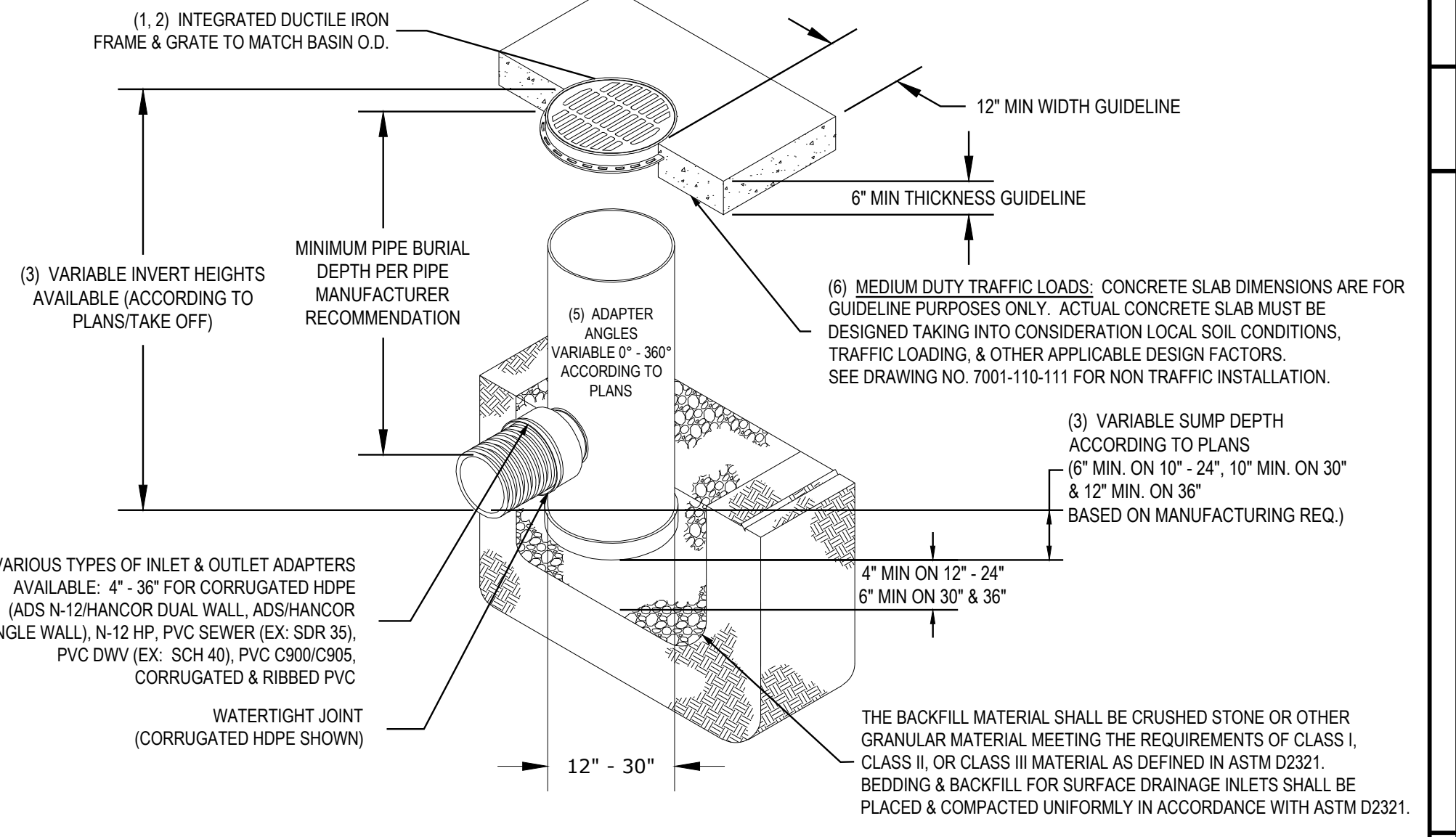
SCALE: NONE

***GEOTEXTILE FABRIC/MEMBRANE LAYER**
 - 140N GEOTEXTILE
 - 30 MIL PVC LINER MEMBRANE
 - 140N GEOTEXTILE
 MEMBRANE MANUFACTURED BY ENVIRONMENTAL PROTECTION INC. (EPI)
 OR APPROVED EQUAL
 9339 US-131 SOUTH MANCENLO, MI 49659
 1-231-587-9108



ZURN Z882 TRENCH DRAIN DETAIL

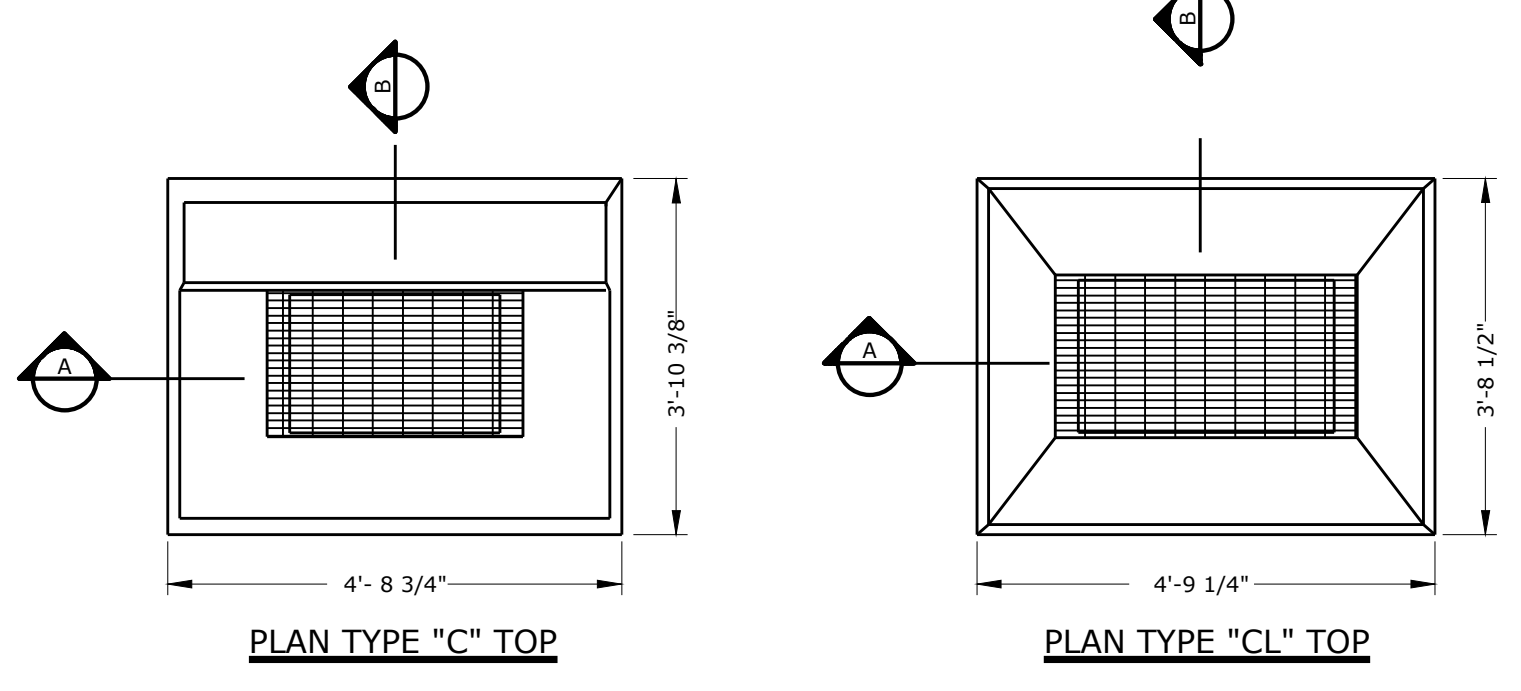
SCALE: NONE



NYLOPLAST DRAIN BASIN WITH PEDESTRIAN/ADA GRATE

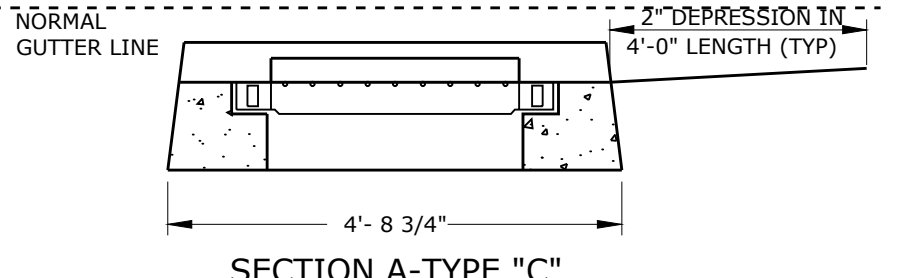
SCALE: NONE

- 12" x 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12" x 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
- ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" x 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).



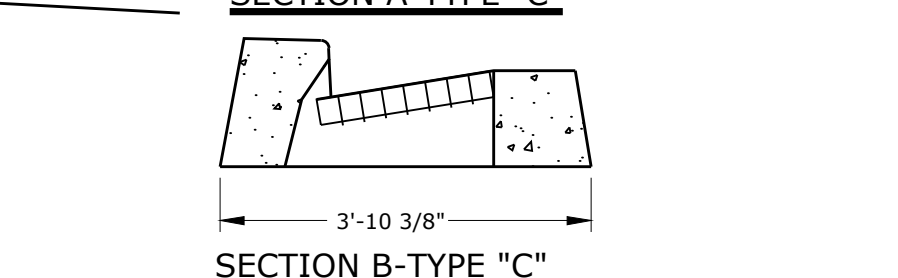
PLAN TYPE "C" TOP

PLAN TYPE "C-L" TOP



SECTION A-TYPE "C"

SECTION A-TYPE "C-L"



SECTION B-TYPE "C"

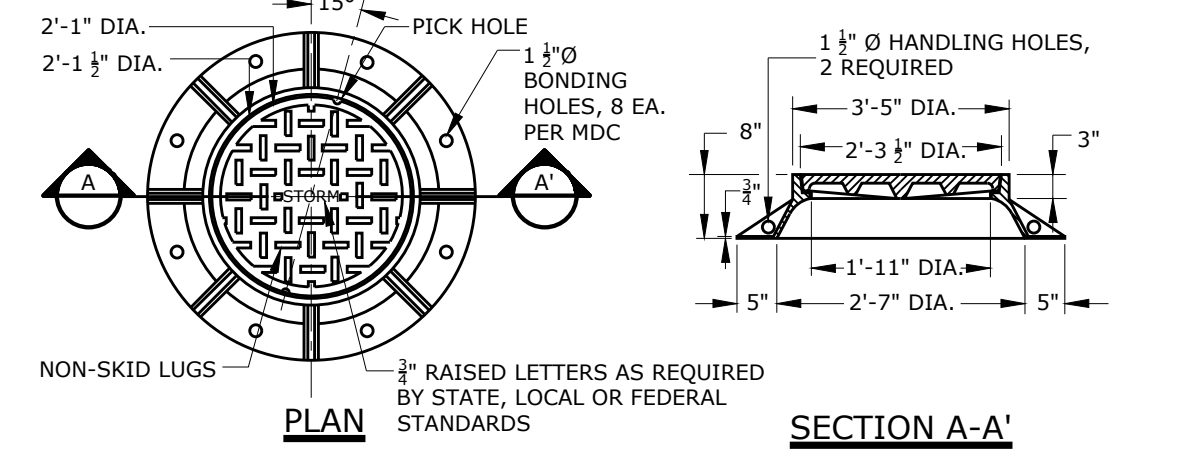
SECTION B-TYPE "C-L"

NOTES:

- CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CTDOT FORM 816 SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-507.07 AND HW-507.08, AS AMENDED.
- REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
- ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
- TYPE "C" CATCH BASIN DEPRESSIONED GUTTER STRIPS SHALL CONFORM TO CTDOT STANDARD SHEET HW-507_01, APPROVED 07-21-2013.

TYPE "C" & "C-L" CATCH BASIN TOP DETAILS

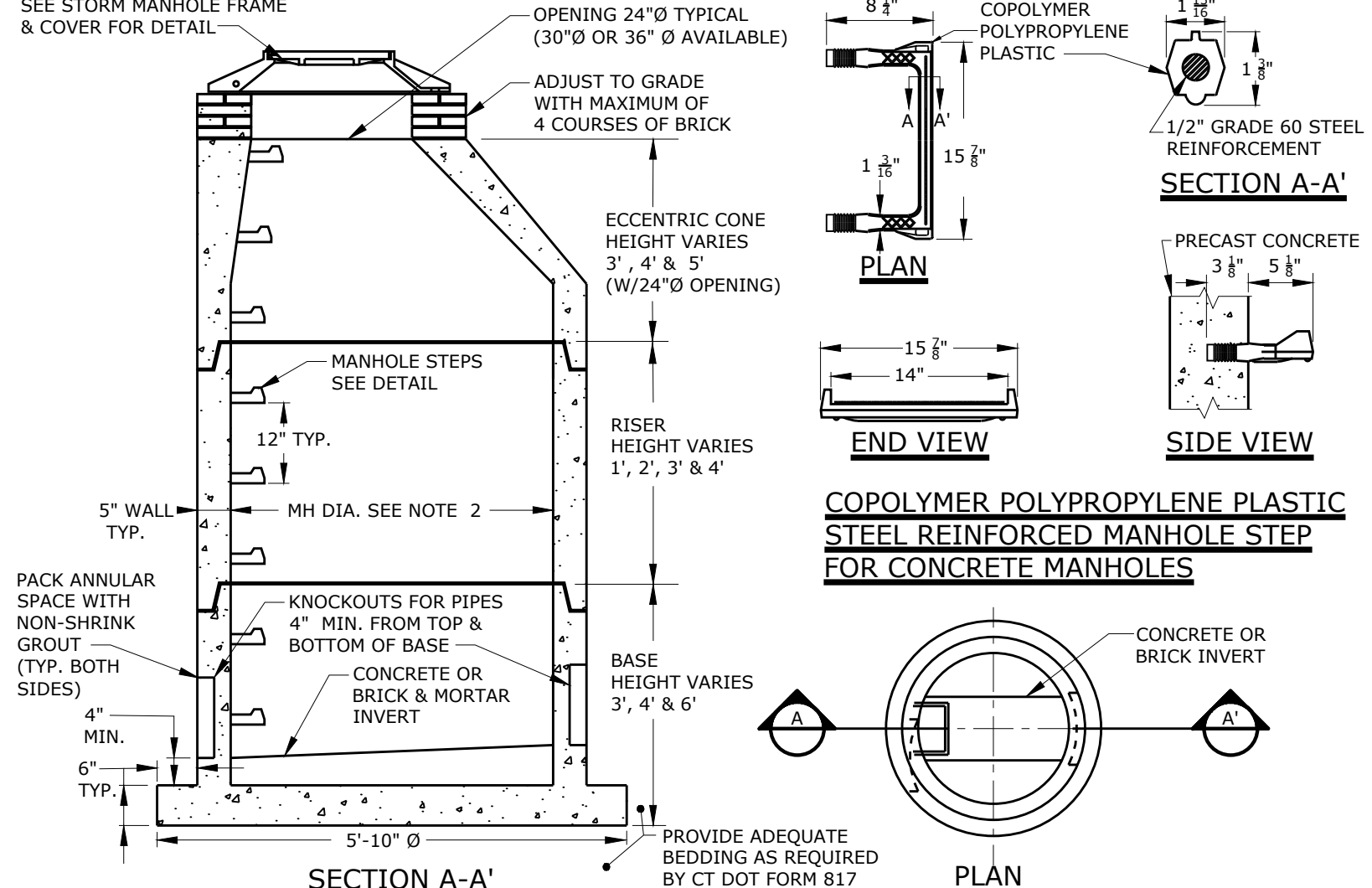
SCALE: NONE



STORM MANHOLE FRAME & COVER DETAIL

SCALE: NONE

- STORM MANHOLE FRAMES AND COVERS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CT DOT HIGHWAY STANDARD SHEETS HW-507_10, AS AMENDED.
- CHANNELS MAY BE SHAPED IN CONCRETE BASE OF MANHOLE OR FORMED USING BRICK OR MASONRY, UNLESS OTHERWISE DIRECTED.
- A FRAME OF 3'-3" WITH 4" FLANGE SHALL BE USED WHEN THE TOP DIAMETER OF A PRECAST CONE IS LESS THAN 3'-6". ALL OTHER FRAME DIMENSIONS SHALL REMAIN THE SAME.
- ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.



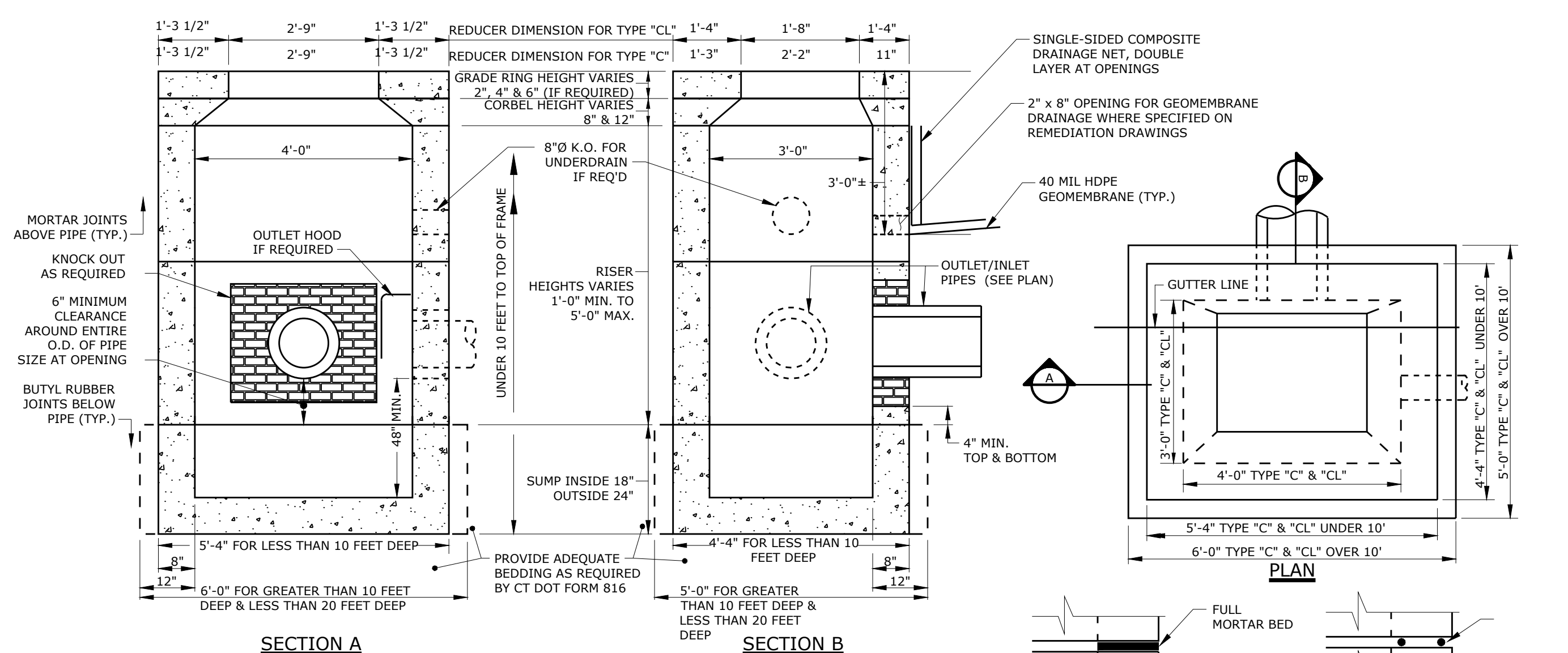
SECTION A-A

PLAN

- PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO CTDOT STANDARD SHEET HW-507_10 AS AMENDED.
- 4" x 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.
- JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198 & MEETS FEDERAL SPECIFICATION SS-S-002 (210-A).
- REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
- ALL PIPE OPENINGS SHALL BE CLOSED USING MATERIALS WHICH CONFORM TO STATE OF CT STANDARD SPECIFICATIONS SECTION M.08.02.
- REINFORCING STEEL WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE MINIMUM 4000 PSI AT 28 DAYS, SELF COMPACTING CONCRETE MIX.
- MANHOLE STEPS SHALL MEET LATEST OSHA REGULATIONS, (29 CFR 1910.27), SECTION 16 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C497.
- METHOD OF MANUFACTURE SHALL BE WET CAST.
- WHEN SPECIFIED, MANHOLES ARE TO BE COATED WITH BAY OIL, "EBONY".
- BASE SECTION IS MONOLITHIC.
- MANHOLE INTERIOR DIAMETER:
4'-0" FOR 8" TO 36" PIPE DIAMETERS
5'-0" FOR 42" PIPE DIAMETER
6'-0" FOR 48" PIPE DIAMETER.

STANDARD PRECAST CONCRETE STORM MANHOLE DETAIL

SCALE: NONE



SECTION A

SECTION B

- PRECAST CONCRETE CATCH BASIN COMPONENTS SHALL CONFORM TO CTDOT FORM 816 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-507_04, AS AMENDED.
- THIS DETAIL IS BASED ON CTDOT PRECAST CONCRETE TYPE "C" & "C-L" CATCH BASIN COMPONENTS, (UNDER 10' DEEP).
- REINFORCING STEEL DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTAL AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
- METHOD OF MANUFACTURE SHALL BE WET CAST.
- SUMP SECTION SHALL BE MONOLITHIC.
- DESIGN LOAD SHALL BE AASHTO H-20.

TYPE "C" & "C-L" PRECAST CONCRETE CATCH BASIN DETAIL

SCALE: NONE



TYPICAL JOINT ABOVE PIPE INVERT

TYPICAL JOINT BELOW PIPE INVERT

		DATE: 6/8/2022 DRAWN BY: APH APPROVED BY: TRW	DATE: 6/8/2022
STORMWATER MANAGEMENT DETAILS		894 HOPMEADOW REDEVELOPMENT 894 HOPMEADOW STREET, SIMSBURY, CT	
AS NOTED CONK. NO. 718R.01		DRAWING NO. C7	
SHEET NO. 8		NO. OF SHEETS 9	

SOIL EROSION AND SEDIMENT CONTROL NOTES

ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE STATE OF CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (DEEP) AND THE LOCAL LAND USE REQUIREMENTS SHALL BE ADHERED TO INCLUDING THE PLACEMENT OF THE PROPOSED SE&SC BARRIERS AS SPECIFIED HEREIN. WHEN THE CONSTRUCTION WORK IS COMPLETED, THE CONTRACTOR SHALL CLEAN THE SE&SC BARRIERS AND RESTORE THE NATURAL DRAINAGE AREAS AFFECTED BY HIS OPERATIONS TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

PRIOR TO CONSTRUCTION, ALL SE&SC BARRIERS SHALL BE PLACED TO CONFINE SEDIMENT AS SHOWN ON DRAWINGS AND WHERE OTHERWISE REQUIRED BASED ON THE CONTRACTOR'S MEANS/METHODS AND CONSTRUCTION SEQUENCING. ALL SE&SC BARRIERS SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE WORK HAS BEEN COMPLETED AND SURFACES STABILIZED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR THE CONDITION OF THE SE&SC STRUCTURES. IF THE EFFECTIVENESS OR INTEGRITY OF ANY STRUCTURES IS FOUND TO BE INSUFFICIENT OR IF THE STRUCTURES ARE DAMAGED IN ANY WAY, THE CONTRACTOR SHALL MAKE WHATEVER REPAIRS ARE NECESSARY TO ENSURE THAT PROPER EROSION CONTROL IS MAINTAINED. MONITORING OF THE EROSION CONTROL STRUCTURES IS PARTICULARLY IMPORTANT FOLLOWING PERIODS OF RAINFALL. ALL REPAIRS OF EROSION CONTROL STRUCTURES SHALL BE MADE BY THE CONTRACTOR AS SOON AS THE DAMAGE IS DISCOVERED.

IF ADDITIONAL SE&SC CONTROL STRUCTURES ARE NECESSARY TO MINIMIZE EROSION AND SEDIMENTATION, AS DETERMINED IN THE FIELD, THE CONTRACTOR SHALL INSTALL SAID ADDITIONAL STRUCTURES AS REQUIRED.

IN ADDITION TO THE ABOVE GENERAL PROVISIONS, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SPECIAL REQUIREMENTS:

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM; RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE FOLLOWING CONSTRUCTION. PROJECT SEQUENCING WILL BE NECESSARY TO MINIMIZE SE&SC CONTROL LIABILITIES. THE CONTRACTOR SHALL SEQUENCE HIS OPERATIONS SO AS TO PROVIDE MANAGEABLE WORK AREAS WITH LIMITED OPPORTUNITY FOR SOIL EROSION TO OCCUR.
- ALL GRADED AREAS ARE TO BE COVERED AS SOON AS POSSIBLE AFTER CONSTRUCTION WORK IS COMPLETED. INTERIM SEEDING, MULCHING AND/OR EROSION CONTROL BLANKETS MAY BE REQUIRED THROUGHOUT CONSTRUCTION FOR STABILIZATION OF DISTURBED AREAS. WOODCHIPS AND MULCH MAY BE USED THROUGHOUT THE ENTIRETY OF THE OPERATION.
- ALL OTHER AREAS AFFECTED BY CONSTRUCTION AND NOT TO BE FILLED ARE TO BE RESTORED TO ORIGINAL GRADE AS SHOWN ON THE DRAWINGS.
- FOR SPECIFIC DETAILS ON THE DESIGN, APPLICATION AND INSTALLATION OF THE EROSION AND SEDIMENTATION CONTROL STRUCTURES THE CONTRACTOR SHALL REFER TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, DATED MAY 2002, AS AMENDED OR OTHERWISE REPLACED.
- PERIMETER SE&SC BARRIERS FOR THIS SITE INCLUDE PROVISIONS FOR THE USE OF HAY BALES, STAKED SILT FENCE, FILTER SOCKS AND/OR MULCH BERMS. THE CONTRACTOR SHALL INSPECT REGULARLY TO ENSURE THE PLACEMENT IS MAINTAINED.
- FABRIC FOR SILT FENCE SHALL CONSIST OF WOVEN POLYPROPYLENE, 36" IN WIDTH AND FASTENED TO HARDWOOD POSTS WITH THREE, ONE INCH WIDE CROWN STAPLES. POSTS SHALL BE OF SOUND HARDWOOD, FORTY EIGHT INCHES (48") IN LENGTH WITH A MINIMUM CROSS SECTION OF 1.125 SQUARE INCHES. STAKED HAY BALES OR MULCH SOCKS (12" MIN.) MAY BE SUBSTITUTED FOR SILT FENCE. ALL SE&SC BARRIERS SHALL BE INSTALLED AS SHOWN ON THIS DRAWING AND AT THE TOE OF ALL SLOPES LOCATED DOWN GRADIENT OF THE CONSTRUCTION WORK.
- SEDIMENT REMOVED FROM SE&SC BARRIERS AND STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE LOCAL REQUIREMENTS. THEIR RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SE&SC CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE LOCAL LAND USE OFFICES OF ANY TRANSFERS OF THIS RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL LAND USE AGENCY AND OTHER APPROPRIATE AUTHORITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL USE APPROVED METHODS AND MATERIALS FOR PREVENTION OF DISPERSION OF DUST INCLUDING MISTING, CHEMICAL APPLICATION AND/OR MULCH SURFACING.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN STORM EVENT. DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- ALL DEWATERING SHALL INCORPORATE THE USE OF FILTER BAGS ON DISCHARGE ENDS.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OWNERSHIP OF ALL SOIL EROSION AND SEDIMENT CONTROLS AS NECESSARY TO PROTECT THIS SITE. DURING THE PROGRESS OF CONSTRUCTION, INTERIM EROSION CONTROLS MAY BE NECESSARY BASED ON THE CONTRACTOR'S MEANS, METHODS AND SEQUENCING. THE EROSION CONTROL MEASURES PRESENTED ON THESE PLANS REPRESENT THE MINIMUM CONTROLS DEEMED NECESSARY BASED ON THE EXPECTED FINAL PROJECT GRADES AND FEATURES. INTERIM MEASURES REQUIRED TO STABILIZE THE SITE DURING CONSTRUCTION SHALL BE INSTALLED BY THE CONTRACTOR AS NEEDED BASED UPON HIS ASSESSMENT OF THE SITE THROUGH HIS OWN SITE INSPECTIONS AND OBSERVATIONS. ALL CONTRACTOR PROVIDED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AS AMENDED OR OTHERWISE REPLACED.

IN THE EVENT THAT A RAIN EVENT OCCURS AND THE CONTRACTOR PROVIDED SE&SC CONTROLS FAIL TO MAINTAIN THE SITE IN A STABILIZED CONDITION, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL REMEDIATION, MITIGATION OR OTHER DAMAGE THAT MAY OCCUR.

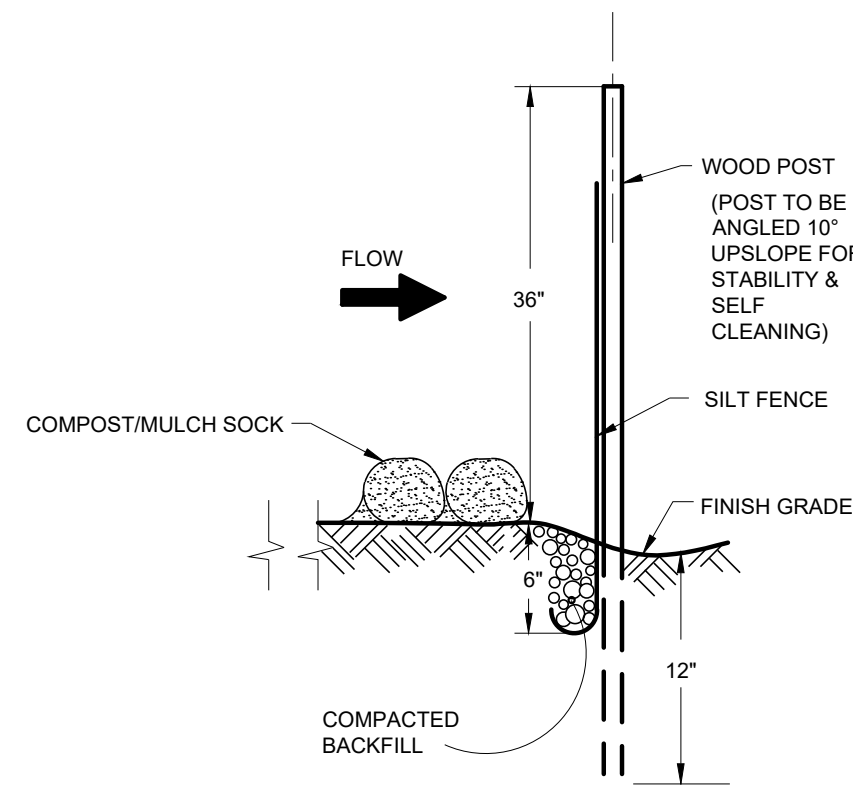
RECOMMENDED PROJECT SEQUENCING

- ACQUIRE ANY AND ALL PERMITS REQUIRED TO PERFORM THE WORK (INCLUDING TOWN AND/OR STATE PERMITS).
- INSTALL PERIMETER SILT FENCE AT DOWN-GRADIENT LOCATIONS AS SHOWN ON DRAWING OR AS DETERMINED NECESSARY TO FACILITATE THE WORK AND MITIGATE THE DISCHARGE OF SEDIMENT. THE CONTRACTOR SHALL COORDINATE THEIR CLEARING AND GRUBBING ACTIVITIES DURING FINE WEATHER AND IMMEDIATELY FOLLOW THESE ACTIVITIES WITH THE INSTALLATION OF THE EROSION CONTROL STRUCTURES.
- COORDINATE ACCESS AND BARRICADE WORK ZONES. CONSTRUCT THE CONSTRUCTION ACCESS ANTI-TRACKING PAD. REMOVE PAVEMENT AND WALKS IN SPECIFIC AREAS, AS NOTED ON THE PLANS, TO FACILITATE SARAH LANE DEVELOPMENT.
- CLEAR AND GRUB NECESSARY VEGETATION ON-SITE TO FACILITATE CONSTRUCTION. DISPOSE OF ALL STUMPS OFF-SITE. CHIP ALL BRUSH AND REMOVE FROM THE SITE OR RETAIN ON-SITE FOR USE AS TEMPORARY EROSION CONTROL.
- STRIP AND STOCKPILE ANY AND ALL TOPSOIL IMMEDIATELY PRIOR SARAH LANE IMPROVEMENTS.
- CONSTRUCT TEMPORARY SEDIMENT TRAP PRIOR TO MAJOR SITE WORK.
- CONSTRUCT ALL DRAINAGE STRUCTURES AND STORM WATER MANAGEMENT AREAS. PROTECT ALL DRAINAGE FEATURES FROM SEDIMENTATION. EVACUATE ANY ACCUMULATED SEDIMENT FROM STRUCTURES PRIOR TO COMMISSIONING.
- BEGIN CONSTRUCTION OF BUILDING AND PARKING GARAGE AREA.
- CONSTRUCT ALL NEW UTILITIES.
- PAVE ALL DISTURBED PAVEMENT AREAS WITH THE PAVEMENT TYPES SPECIFIED ON THE PLANS.
- CONSTRUCT ALL NEW SIDEWALKS.
- RESTORE ALL DISTURBED UNPAVED AREAS DESIGNATED FOR LAWN WITH TOPSOIL, SEED AND MULCH.
- REMOVE EROSION CONTROL MEASURES FOLLOWING SITE STABILIZATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MITIGATING DUST THROUGHOUT HIS/HER SITE OPERATIONS. DUST CONTROL SHALL BE ACCOMPLISHED BY CHEMICAL (SALT) OR WATER APPLICATIONS. GRADED AREAS ARE TO BE LOAMED AND SEED AS SOON AS POSSIBLE AFTER CONSTRUCTION WORK IS COMPLETED.

THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORESEEN FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN AN EMERGENCY SPILL KIT, SIX HAY BALES AND 100 LINEAR FEET OF SILT SOCK ON THE JOB AT ALL TIMES UNTIL FINAL STABILIZATION IS ACHIEVED.

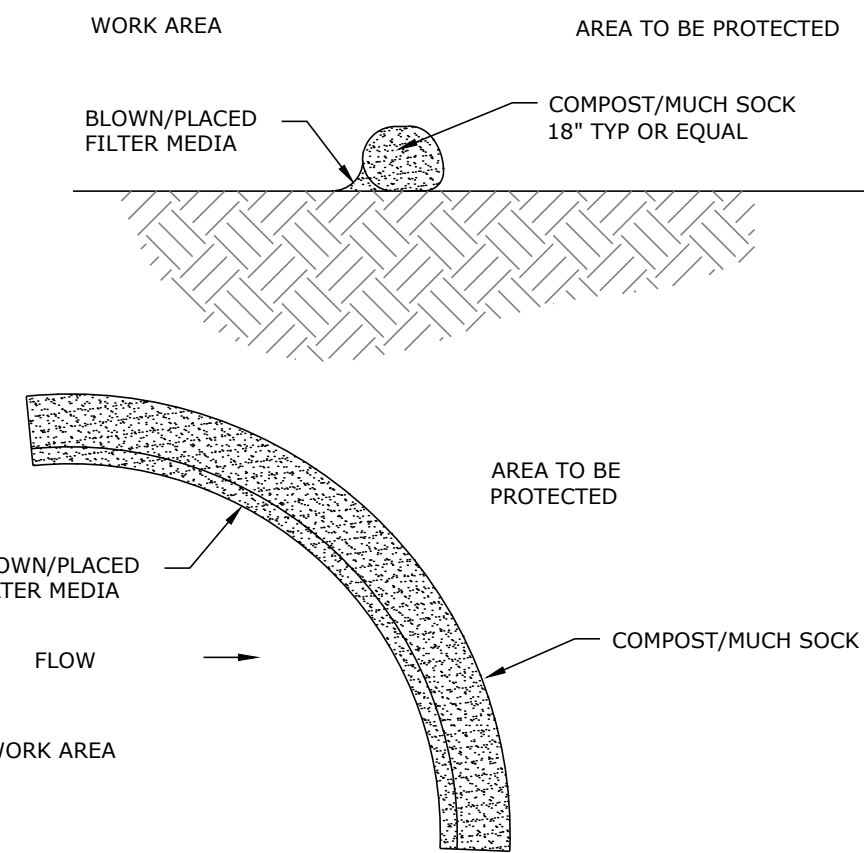
PRIMARY CONTACT FOR SE&SC MATTERS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.



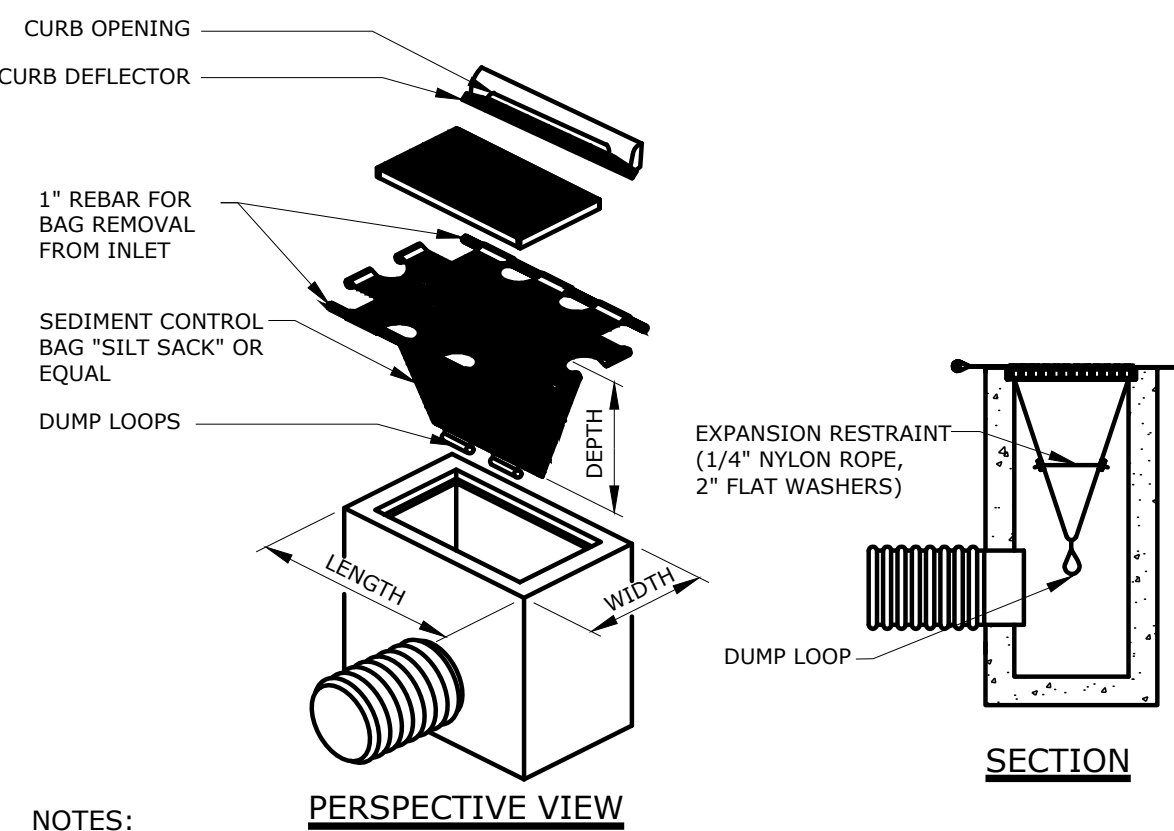
TYPICAL SILT FENCE & COMPOST/MULCH SOCK BARRIER
SCALE: NONE

NOTES:

- ALL SILT FENCING & ALTERNATIVE FILTERS SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROLS, AS AMENDED AND PER MANUFACTURERS INSTRUCTIONS.
- DOUBLE COMPOST/MULCH SOCKS AND SILT FENCE TO BE APPLIED AROUND ALL RESOURCE AREAS.



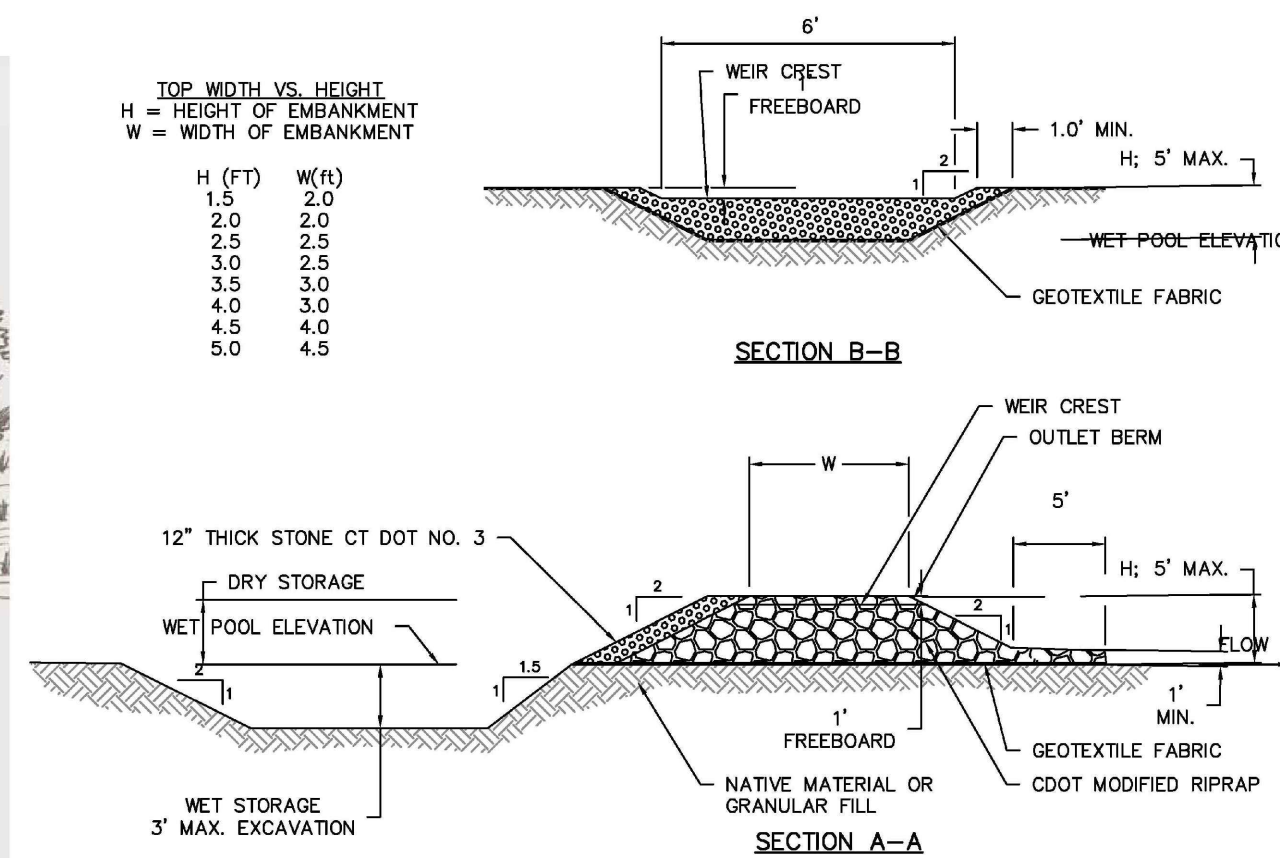
COMPOST/MULCH SOCK DETAIL
SCALE: NONE



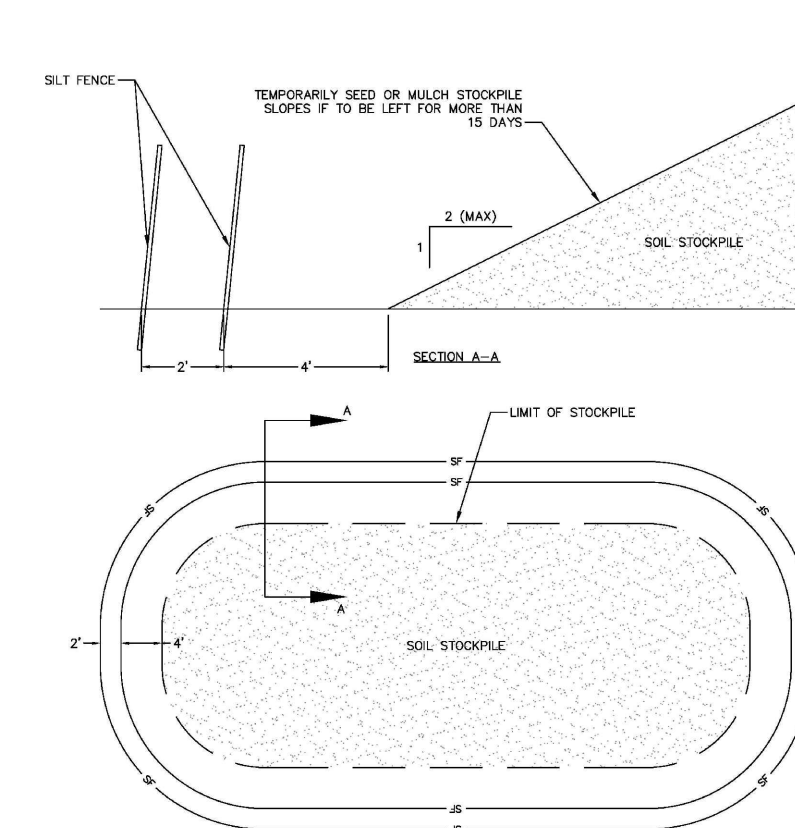
NOTES:

- 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.

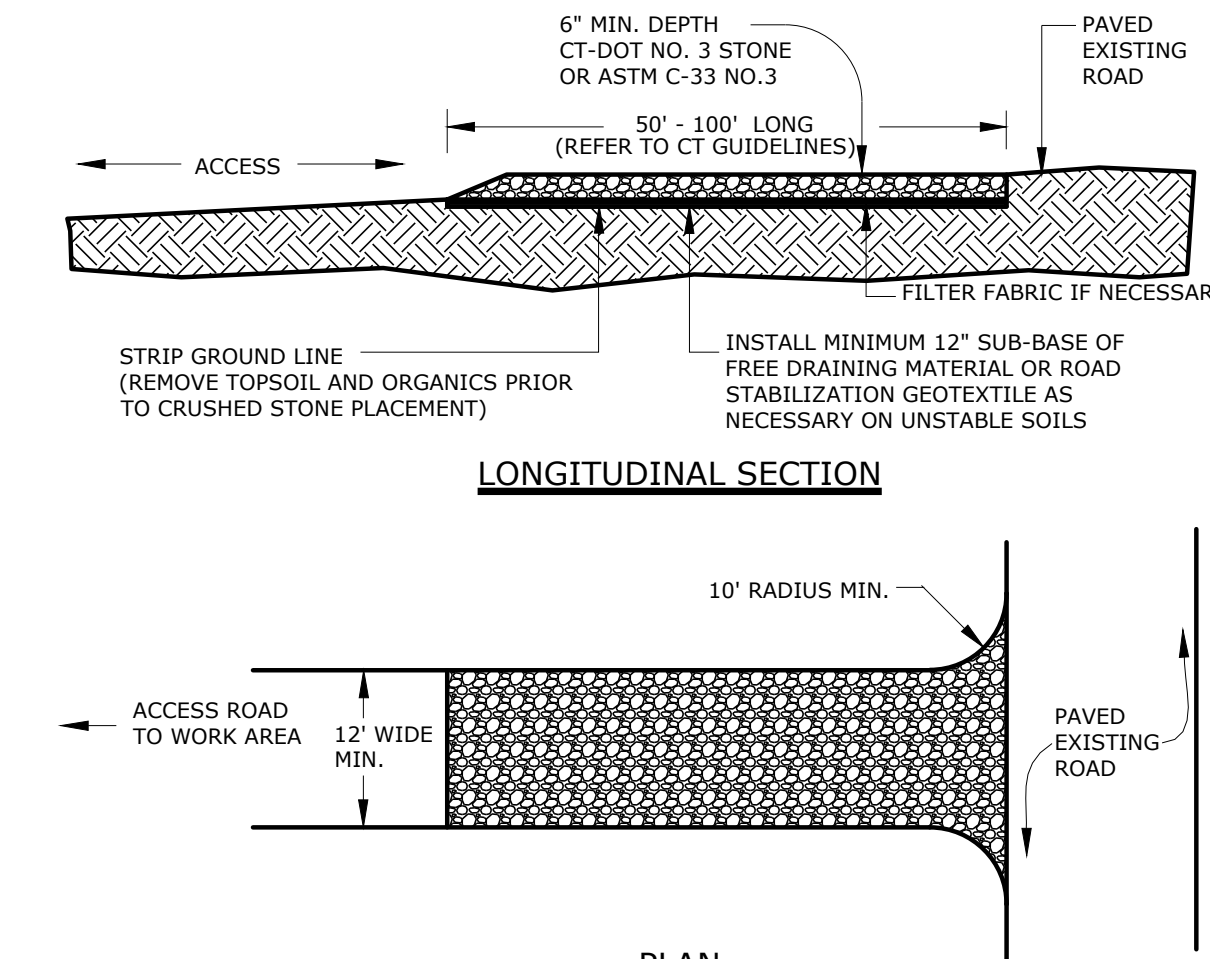
CATCH BASIN FILTER (SILT SACK) DETAIL
SCALE: NONE



TEMPORARY SEDIMENT TRAP DETAIL
SCALE: NONE



TEMPORARY SOIL STOCKPILE 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

ANTI-TRACKING PAD DETAIL
SCALE: NONE

Reference: 2002 CT Guidelines for Erosion and Sediment Control, DEEP Bulletin 34, Figure CE-2, errata date 3/17/06, page 5-12-4, (4\"/>

APPR.		DATE	
REV.		DESCRIPTION OF REVISION	
Loureiro Engineering & Construction • Energy • Energy Loureiro • Energy Services • Associates, Inc. 100 Northwinds Drive • Plainville, Connecticut 06062 Phone: 860-267-6818 • Fax: 860-267-8822 www.loureiro.com @Loureiro Engineering Associates, Inc. All rights reserved 2021.			
SCALE	AS NOTED	DATE	DATE
	7/19/2021	6/8/2022	6/8/2022
DRAWN BY	APR	DATE	DATE
APPROVED BY	TRW		
SOIL EROSION & SEDIMENT CONTROL DETAILS			
894 HOPMEADOW REDEVELOPMENT			
894 HOPMEADOW STREET, SIMSBURY, CT			
894 HOPMEADOW STREET, LLC			
DRAWING			
C8			
SHEET NO.	9	NO. OF SHEETS	9