



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 3/13/24 FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: PARCEL E18-117-001-1C HOPMEADOW ST.

NAME OF APPLICANT: BRIAN DENNO

MAILING ADDRESS: 2 TUNXIS RD., STE. 214, TARIFFVILLE, CT 06081

EMAIL ADDRESS: brian@dennolandsurveying.com TELEPHONE # 860-408-9167

NAME OF OWNER: 34 HOPMEADOW STREET REALTY CO. LLC.

MAILING ADDRESS: 184 FERN AVE., LITCHFIELD, CT 06759

EMAIL ADDRESS: mark@markgreenbergrealestate.com TELEPHONE # 860-671-1171

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE REGULATED ACTIVITIES REQUIRED FOR THIS APPLICATION AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) Remove material from; B) Deposit material in or discharge to; C) Construct on; D) Obstruct; E) Alter; F) Pollute; G) Otherwise adversely affect regulated area

GRADING, REMOVAL OF MATERIAL TO CREATE A DETENTION BASIN, INSTALL FENCE FOR PLAY AREA, INSTALL STORM DRAINAGE & UNDERGROUND UTILITIES

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

| | | | |
|--------------------|------|----------------------------------|----------------|
| | | | <u>3/13/24</u> |
| Signature of Owner | Date | Signature and Title of Applicant | Date |
| | | <u>Agent for the owner</u> | |

Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

2.
 - a. Site is a 3.8± acre meadow sloping west to southeast from Hopmeadow Street to an existing culvert in the southeast corner of the site. To the east is an apartment complex. The north abutter is the old CL&P office, now Terra Leaf. To the south is the access drive to the apartments and then a vacant lot.
 - b. Wetlands on the site are 268 sq. ft. at the end of the culvert which goes under the access drive to the south. Site development includes constructing a detention pond in the area of the wetlands and 100' upland review area.
 - c. Total contiguous wetlands = 2,700± sq. ft. which has been previously disturbed by the access road to the apartments to the east.
 - d. Site does not contain any additional wetlands; wetlands do exist on the parcel to the south. Those wetlands receive the storm run off from the development to our east, the wetlands on the property of the proposed daycare serves as an outlet for storm water from Hopmeadow street and the subdivision to the west.
 - e. Wetlands are the low point of an open meadow with a gentle slope from Hopmeadow Street at elevation 204 to the culvert at elevation 190.0.
3. Unknown, no soils testing has been done to determine the depth to the water table. Site has been used for farming in the past.
4.
 - a. Wetlands will have a stone inlet protection installed and a steel plate orifice will be added to the existing 30" diameter HDPE outlet pipe to hold back storm water in the proposed detention basin to balance proposed flow from the site to match the existing flows from the site. To create the detention basin, we will need to regrade the area above the wetlands by cutting 1,220 c.y. of material and filling 121 c.y. of material to the rear of the proposed building in the area of the proposed playground.
 - b. Area of disturbance is open meadow and scrub brush.
 - c. The 268 square feet of wetlands will be scarified and have a stone inlet protection pad installed to prevent any silt from moving into the pipe and going downstream (per DEP CT guidelines for erosion and sediment control 2002). This will amount to 100% of the wetlands being disturbed.
5.
 - a. The 268 sq. ft. of wetlands will be impacted by the inlet protection added immediately upstream of the existing culvert. A forebay will be added to the detention pond to collect the floatables in the existing and proposed storm runoff.
 - b. Existing vegetation consists of scrub brush and meadow grasses. Once the detention pond is finish graded the area will be planted per the Connecticut Erosion and Sedimentation manual (2002) figure PS-2, seed mix for drainage ditches and channel banks.
 - c. existing surface water coming onto the site from Hopmeadow street and the culvert to the north will go into detention basins to be constructed on the west and north of the proposed parking lot before entering into the new drainage system. All new runoff from

the proposed improvements will be directed into the storm drainage system then into the large detention basin before leaving the site through absorption or the existing culvert.

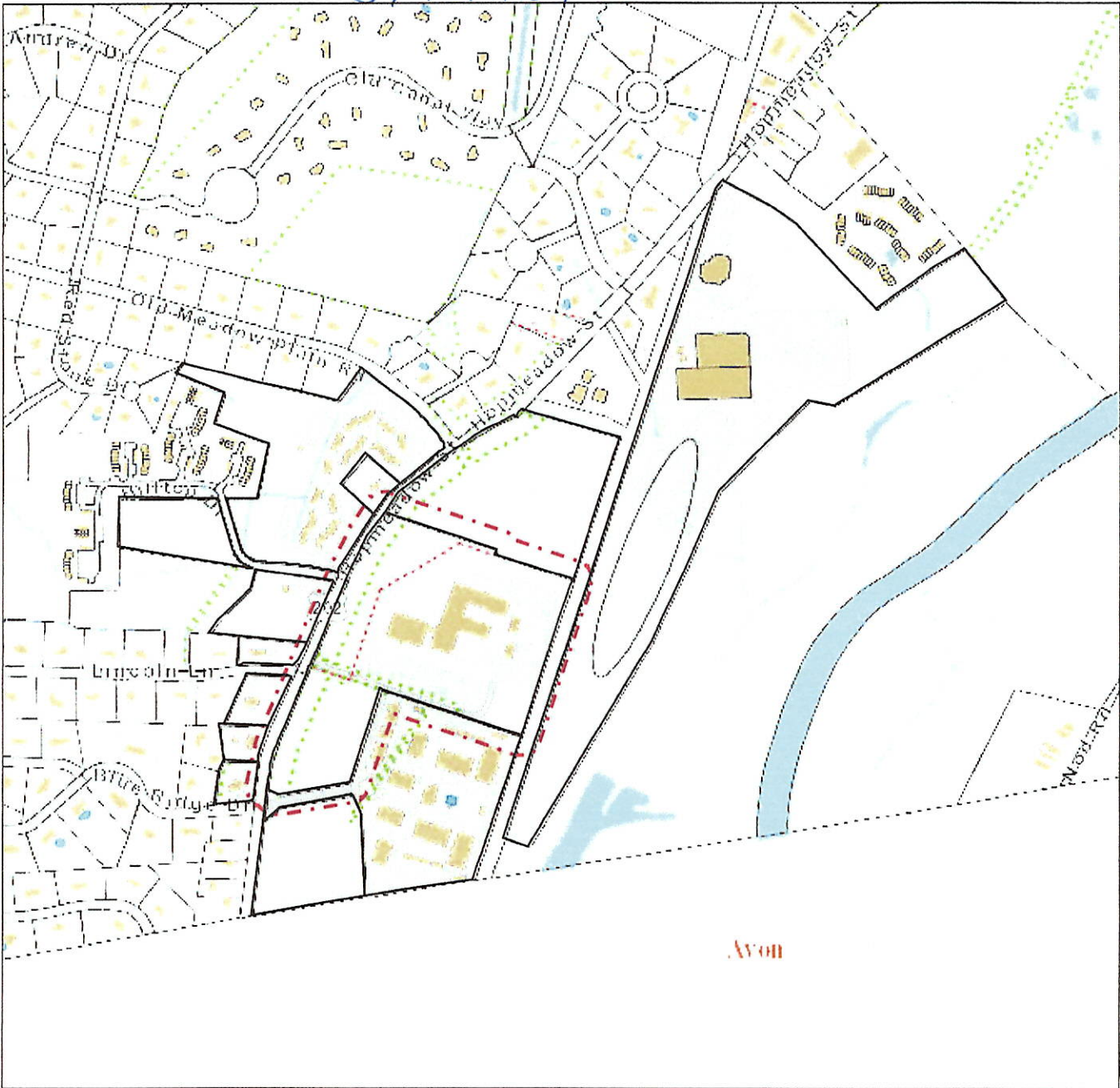
- d. At present the site is an unkept meadow with scrub brush and weeds, once the project is finished it will have lawn and landscaping along with a 100' conservation easement along Hopmeadow street that will remain as open space.
 - e. The existing site does not support a large wildlife habitat, post construction landscaping will support birds for nesting.
- 6.
- a. The construction of the detention pond will increase the area of the wetlands function to the bottom of the detention pond from 268 sq. ft. to 10,500 sq. ft. grasses planted here and in other areas of the site will help filter the storm runoff on the site.
 - b. Abutting water coming onto our site will now be treated in the two small detention ponds before entering into the existing culvert. Currently the storm runoff crosses the meadow and into the culvert with only the existing vegetation filtering it.
7. See plans.
8. Site is protected by a 100' conservation easement at Hopmeadow Street, a 260' building set back line to protect the view of the Heublein Tower and mountain. The building has been located to the north to be as far from the wetlands as possible and the detention pond elevation is at an elevation to receive water from pipes coming onto our site from the north and west taken into our drainage system, treated and then discharged to the south.
9. A cost estimate is being prepared. Time to completion 9-12 months once construction starts.
10. See attached.
11. See attached.
- 12.
- a. Site is located 575'± north of the Avon town line
 - b. The site will be accessed across the drive to the south, then westerly to Hopmeadow.
 - c. *The site is served by public water and sewer.*
 - d. Run-off will not adversely affect downstream properties.
 - e. N/A
 - f. Property is subject to a conservation easement and building setback by the Town of Simsbury; shown on the existing conditions plan and layout plan.

10
Town of Simsbury
Geographic Information System (GIS)



Date Printed: 3/13/2024

34 HOPMEADOW ST.



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.





MapXpress V1.2

- Full Extent
- Zoom In
- Zoom Out
- Prev Extent
- Next Extent
- Pan
- Parcel Information
- Simple Measure
- Path Measure
- Area Measure

Scale: 1 in = 200 ft

34 HOPMEADOW ST.

2

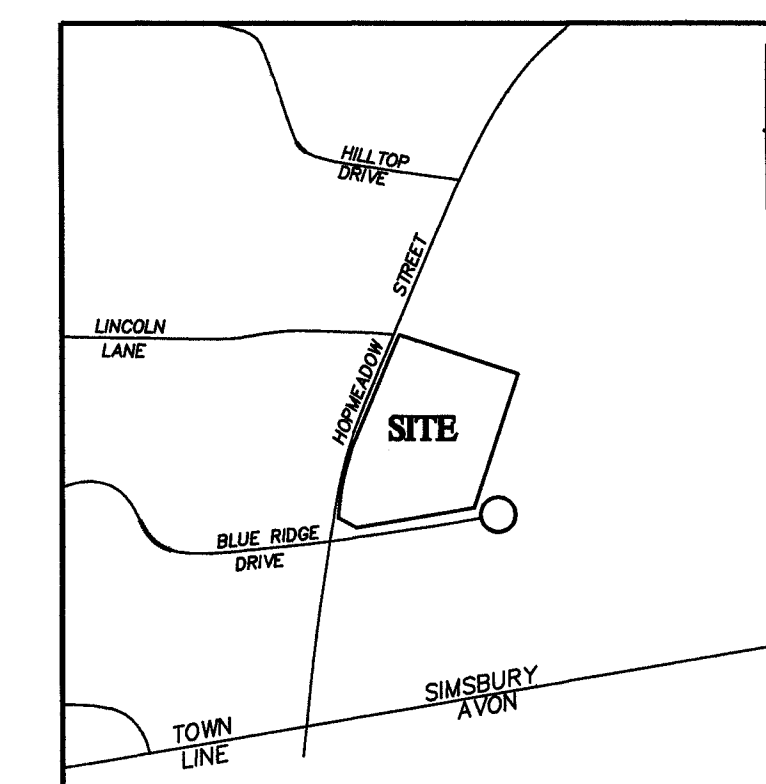
CHILDCARE FACILITY

PARCEL ID: E18 117 001-1C HOPMEADOW STREET - SIMSBURY, CONNECTICUT

APPLICANT: CHILDCARE CENTER DREAM DEVELOPERS OF CT
 OWNER: 34 HOPMEADOW STREET REALTY CO. LLC
 SITE PLANNER: DENNO LAND SURVEYING & CONSULTING, LLC

NOTES:

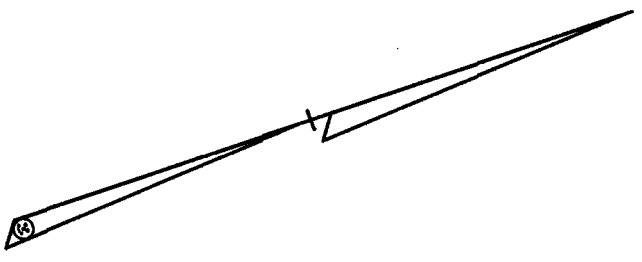
1. PROPERTY OF: 34 HOPMEADOW STREET REALTY CO. LLC
 APPLICANT: CHILDCARE CENTER DREAM DEVELOPERS OF CT
2. MAP E18 BLOCK 117 LOT 001-1C
3. PARCEL AREA = 4.783 ACRES
4. PAD ZONE - MASTER PLAN APPROVED IN 2014
5. PARKING REQUIREMENTS:
 DAY CARE FACILITY 1 SPACE PER 500 SQ. FT.
 PROPOSED BUILDING 15,040 SQ. FT./500*1.0 = 30 SPACES
 REQUIRED PARKING = 30 SPACES
 PARKING SHOWN = 50 SPACES INCLUDING 2 HANDICAP SPACES
6. CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
7. TOPOGRAPHY TAKEN IN PART FROM FIELD TOPO AND TOWN OF SIMSBURY TOPOGRAPHIC MAPPING.
8. PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN STAFF.
9. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 816.
10. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN ENGINEER, OR THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE DURING THE CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR/REPLACEMENT OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE.
11. LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
12. THE DEVELOPER SHALL CLEAN ANY REMAINING DEBRIS, TRASH, RUBBISH AND DISCARDED MATERIALS FROM THE SITE AND DISPOSE OF SAME IN AN AREA AND BY METHODS APPROVED BY THE TOWN OF SIMSBURY AND THE STATE DEEP.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
14. THE USE, STORAGE OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH THAT SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT OR APPROVAL GRANTED BY THE COMMISSION.
15. THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SURPLUS MATERIAL, WITHIN OR IMMEDIATELY ADJACENT TO REGULATED AREAS, TEMPORARILY OR PERMANENTLY, BEYOND THE EXTENT SHOWN ON THE PLANS. ANY EXCESS MATERIAL FROM THE PROPOSED CONSTRUCTION SHALL BE DEPOSITED IN AN OFF-SITE NON-REGULATED AREA AND THE APPLICANT SHALL PROVIDE CERTIFICATION OF ITS DEPOSITION AND QUANTITY. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEPOSITION OF THIS MATERIAL.
16. ANY PERMIT REQUIRED BY CONNECTICUT DEEP UNDER SECTION 22A-430B (STORM WATER ACTIVITY ASSOCIATED WITH CONSTRUCTION ACTIVITIES GENERAL PERMIT) OF THE CONNECTICUT GENERAL STATUTES MUST BE OBTAINED BY THE DEVELOPER PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
17. HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NAVD 88.
18. ALL NEW UTILITIES SHALL BE UNDERGROUND.
19. THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL DURING CONSTRUCTION TO KEEP DUST AND BLOWN DEBRIS FROM AFFECTING ADJACENT PROPERTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
20. ANY SIGN TO BE INSTALLED ON THE PROPERTY SHALL BE SUBJECT TO STAFF AND/OR COMMISSION REVIEW.
21. ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.



KEY MAP

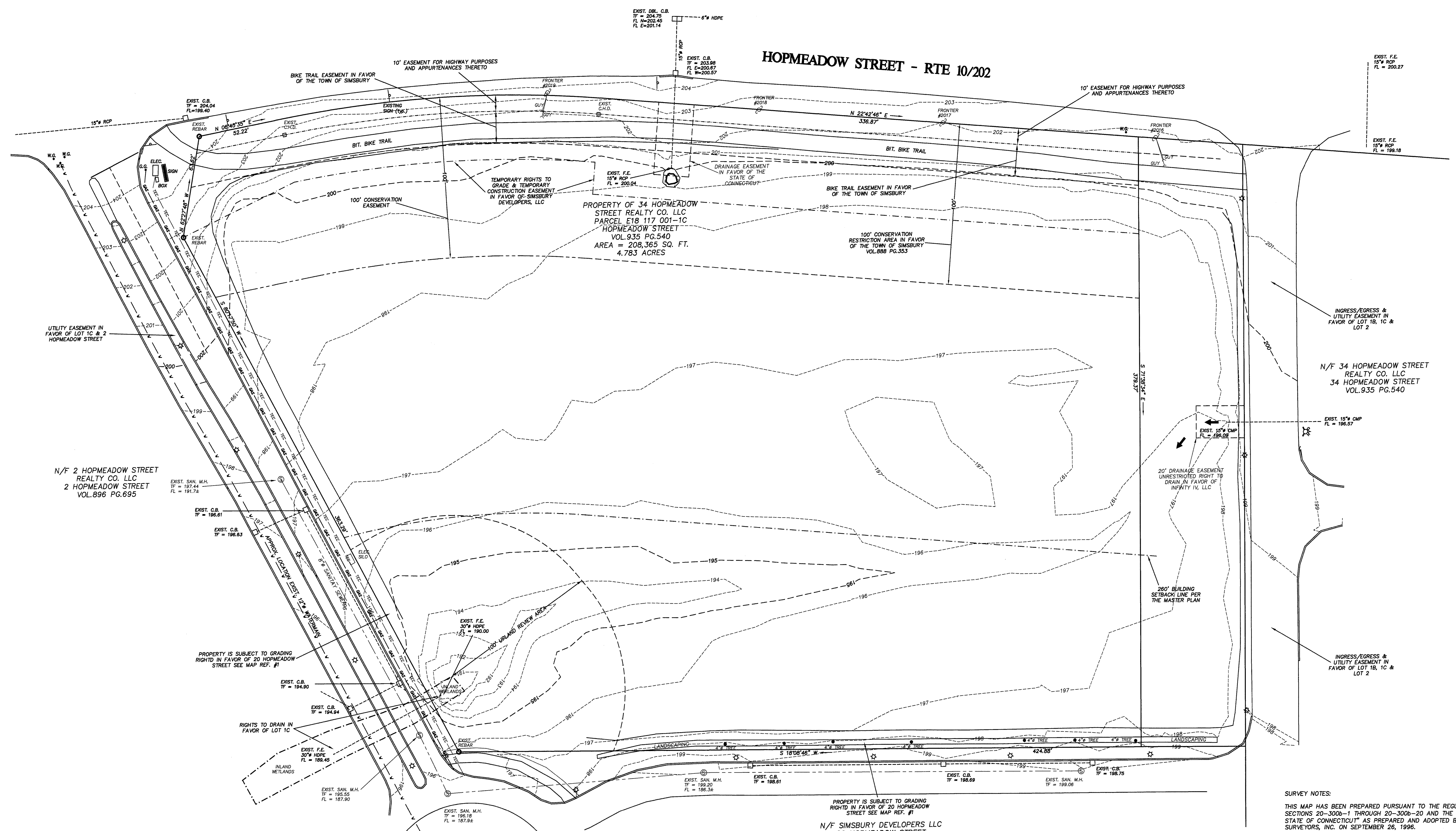
| | |
|---|---|
| <p>--- 250 --- EXISTING CONTOUR</p> <p>x272.2 EXISTING SPOT GRADE</p> <p>258 PROPOSED CONTOUR</p> <p>+271.0 PROPOSED SPOT GRADE</p> <p>TP= 271.0 TOP OF FRAME ELEVATION</p> <p>□ EXISTING CATCH BASIN</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION TO REMAIN</p> <p>OP [Symbol] OUTLET PROTECTION SCOUR HOLE (PLUNGE POOL)</p> <p>- - - F SILT FENCE</p> <p>CE CONSTRUCTION ENTRANCE PAD</p> <p>SS CATCH BASIN SILT SACK</p> | <p>CB [Symbol] PROPOSED CATCH BASIN</p> <p>MH [Symbol] PROPOSED STORM MANHOLE</p> <p>YD [Symbol] PROPOSED YARD DRAIN</p> <p>FE [Symbol] PROPOSED FLARED END</p> <p>- - - PROPOSED STORM PIPE</p> <p>⊕ EXISTING UTILITY POLE</p> <p>TP TREE PROTECTION</p> <p>IP INLET PROTECTION (RIP RAP)</p> <p>--- TELEPHONE, ELECTRIC & CABLE</p> |
|---|---|

| | |
|--------------|---|
| SHEET 1 OF 9 | TITLE SHEET |
| SHEET 2 OF 9 | EXISTING CONDITIONS PLAN |
| SHEET 3 OF 9 | LAYOUT PLAN |
| SHEET 4 OF 9 | GRADING & EROSION CONTROL PLAN |
| SHEET 5 OF 9 | UTILITY PLAN |
| SHEET 6 OF 9 | LANDSCAPING PLAN |
| SHEET 7 OF 9 | CONSTRUCTION DETAILS 1 |
| SHEET 8 OF 9 | CONSTRUCTION DETAILS 2 |
| SHEET 9 OF 9 | SEDIMENTATION & EROSION CONTROL DETAILS |



HOPMEADOW STREET - RTE 10/202

PROPERTY OF 34 HOPMEADOW STREET REALTY CO. LLC
PARCEL E18 117 001-1C
HOPMEADOW STREET
VOL.935 PG.540
AREA = 208,365 SQ. FT.
4.783 ACRES



N/F 2 HOPMEADOW STREET REALTY CO. LLC
2 HOPMEADOW STREET
VOL.896 PG.695

N/F 34 HOPMEADOW STREET REALTY CO. LLC
34 HOPMEADOW STREET
VOL.935 PG.540

N/F SIMSBURY DEVELOPERS LLC
20 HOPMEADOW STREET
VOL.896 PG.392

- MAP REFERENCES:
- "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR SIMSBURY DEVELOPERS, LLC 34 HOPMEADOW STREET (ROUTE 10) LOT 1B SIMSBURY, CONNECTICUT DATE: 02-25-2015 SCALE: 1" = 80' F.A. HESKETH & ASSOCIATES, INC." SHEET NO. 1 & 2 OF 2. REVISED THROUGH 11-17-2015.
 - "COMPILATION PLAN RESUBDIVISION PLAN PREPARED FOR 34 HOPMEADOW STREET REALTY CO. LLC 34 HOPMEADOW STREET (ROUTE 10) SIMSBURY, CONNECTICUT DATE: 10-31-2023 SCALE: 1" = 100' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC."
 - "GARDEN HOMES PAD ZONE CHANGE APPLICATION FINAL FILING SITE PLAN HOPMEADOW STREET - ROUTE 10 SIMSBURY, CONNECTICUT SCALE: HORZ: 1" = 100' 12/9/2014"

SURVEY NOTES:

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

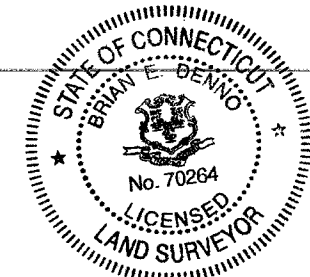
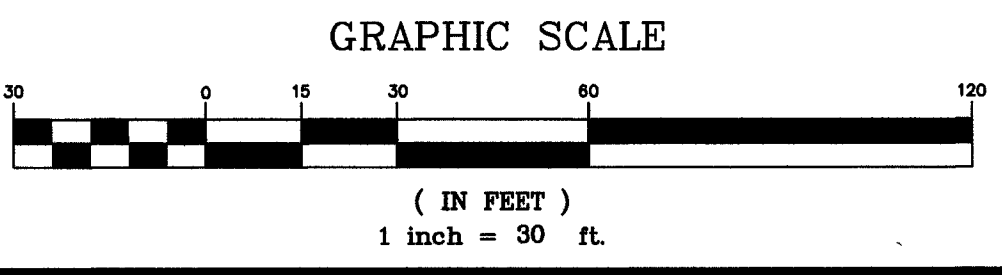
THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

HORIZONTAL DATUM IS BASED ON MAP REFERENCE 2. VERTICAL DATUM IS ASSUMED.

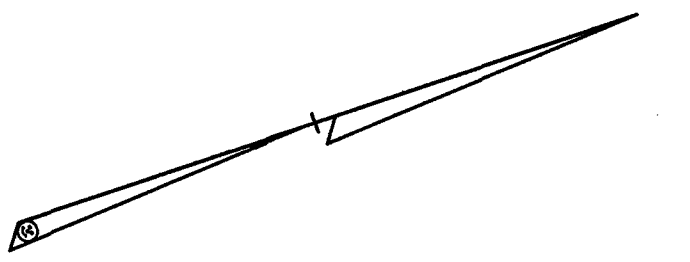
PROPERTY IS LOCATED IN THE PAD ZONE.

UTILITY STATEMENT

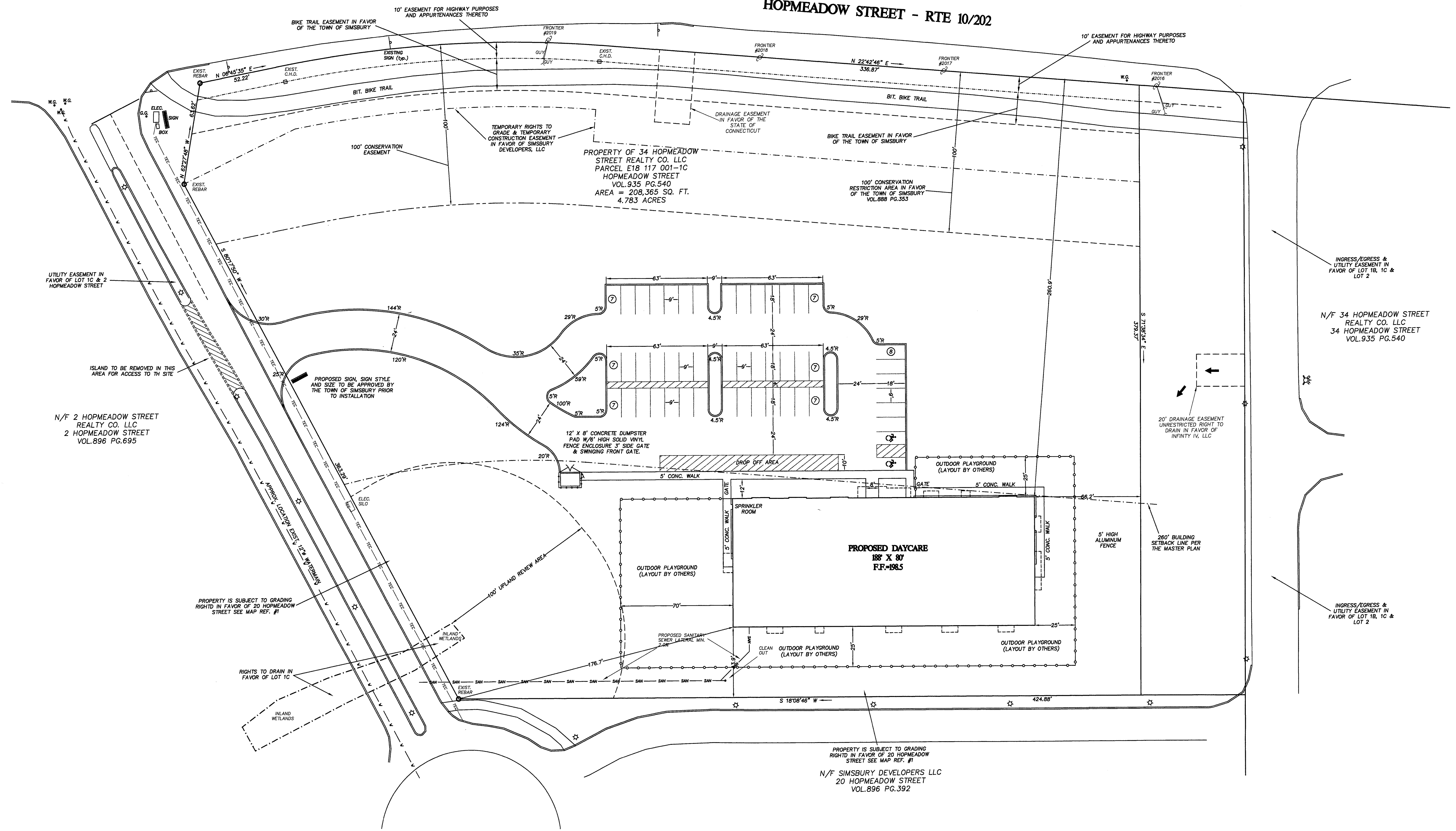
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| | | | | |
|--|--|--|----------------|---------------------|
| REVISIONS: | | EXISTING CONDITIONS PLAN | | |
| | | SITE PLAN | | |
| | | PREPARED FOR | | |
| | | CHILDCARE CENTER DREAM DEVELOPERS OF CT | | |
| | | PARCEL 1C - 34 HOPMEADOW STREET | | |
| | | SIMSBURY, CONNECTICUT | | |
| NOT VALID UNLESS LINE SIGNATURE AND EMBOSSED SEAL IS AFFIXED DENNO LAND SURVEYING & CONSULTING, LLC 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081 | | SCALE 1"=30' | DATE 3/8/24 | SHEET NO. 2 OF 9 |



HOPMEADOW STREET - RTE 10/202



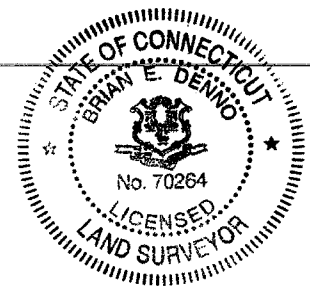
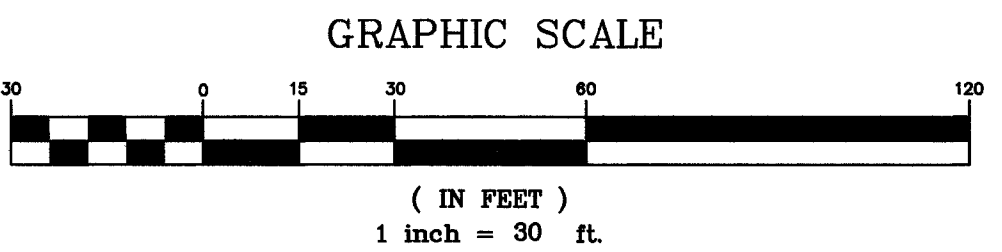
N/F 2 HOPMEADOW STREET
REALTY CO. LLC
2 HOPMEADOW STREET
VOL.896 PG.695

PROPERTY OF 34 HOPMEADOW
STREET REALTY CO. LLC
PARCEL E18 117 001-1C
HOPMEADOW STREET
VOL.935 PG.540
AREA = 208,365 SQ. FT.
4.783 ACRES

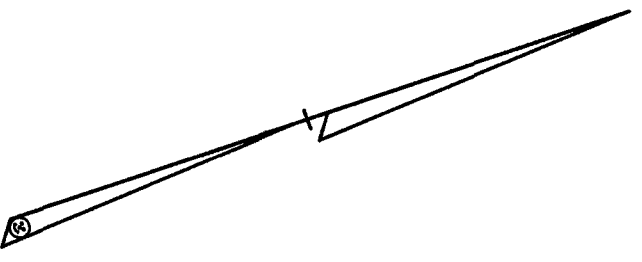
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VOL.935 PG.540

N/F SIMSBURY DEVELOPERS LLC
20 HOPMEADOW STREET
VOL.896 PG.392

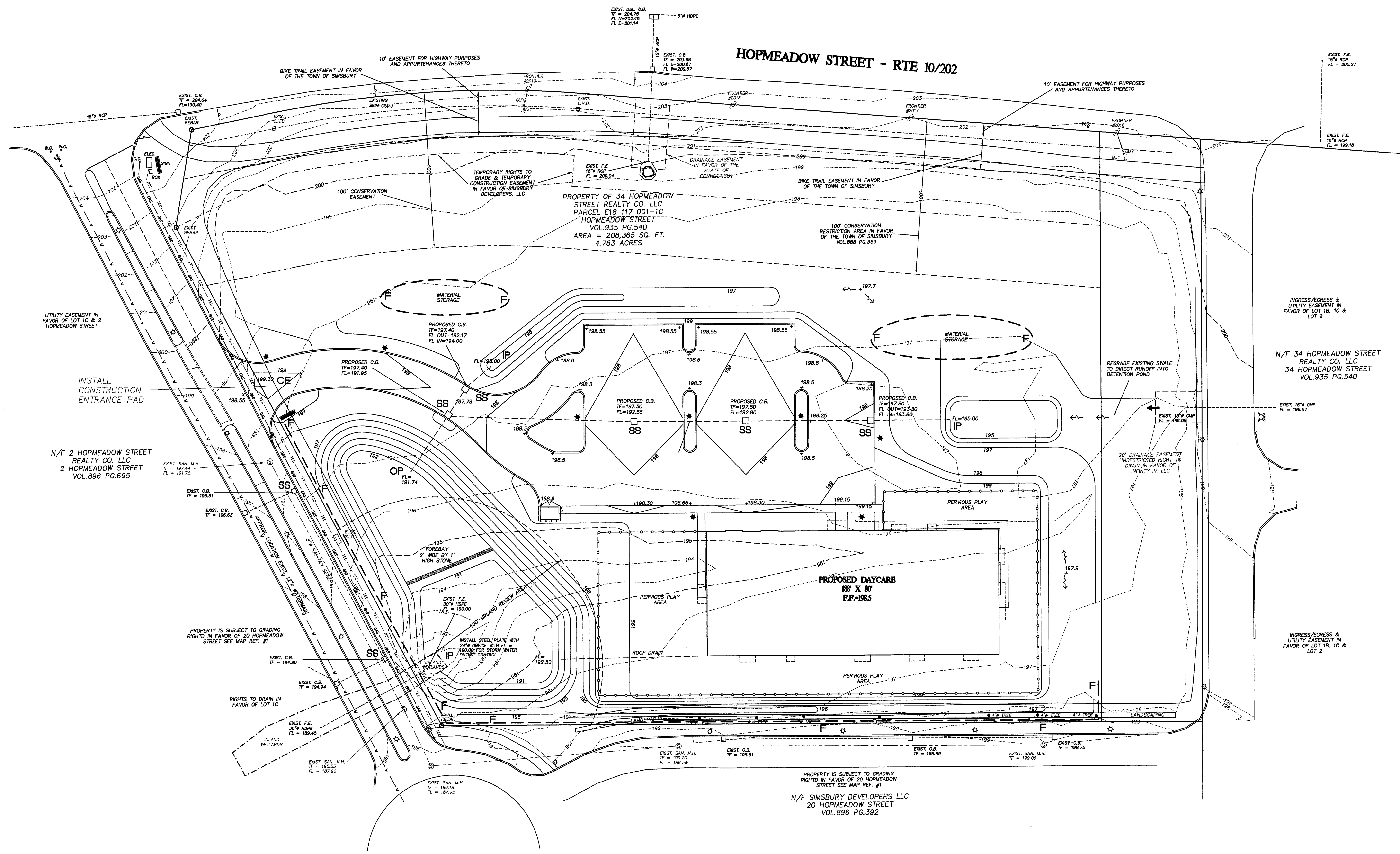
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| | | | |
|--|--|--|----------------|
| REVISIONS: | | LAYOUT PLAN | |
| | | SITE PLAN PREPARED FOR | |
| | | CHILDCARE CENTER DREAM DEVELOPERS OF CT | |
| | | PARCEL 1C - 34 HOPMEADOW STREET | |
| | | SIMSBURY, CONNECTICUT | |
| TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. | | SCALE 1"=30' | DATE 3/8/24 |
| NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED DENNO LAND SURVEYING & CONSULTING, LLC 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081 | | SHEET NO. 3 OF 9 | |



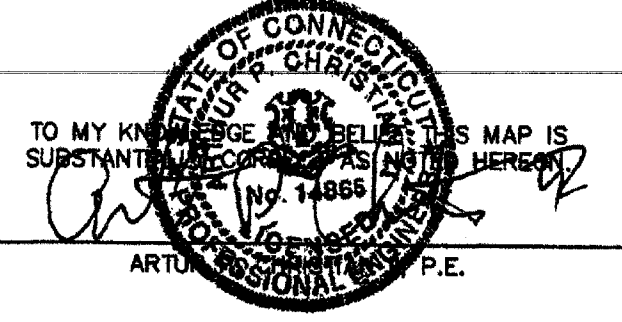
HOPMEADOW STREET - RTE 10/202



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PROPOSED DAYCARE
188' X 80'
FF=198.5

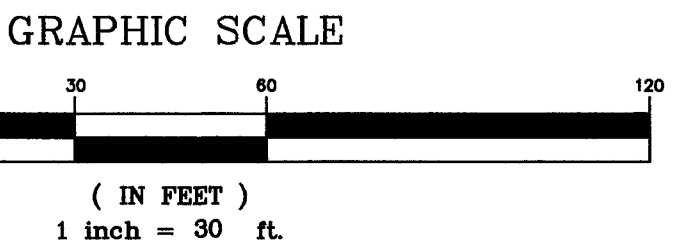
MATERIAL STORAGE



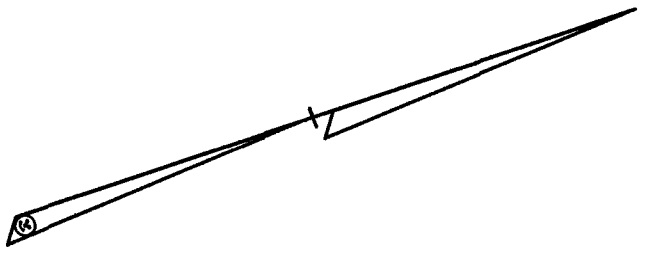
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
ARTURO GONZALEZ, P.E.

REVISIONS:
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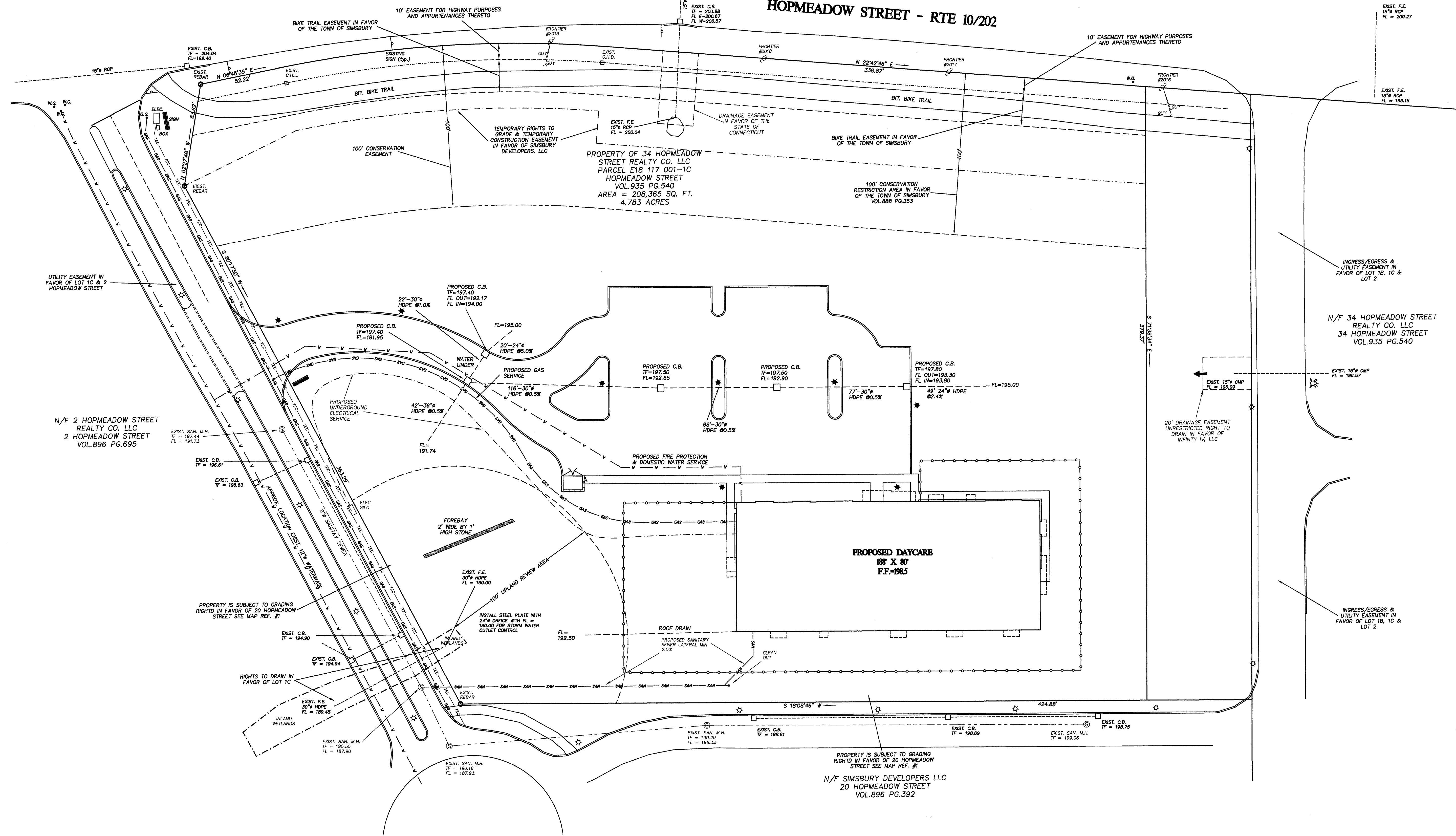
| GRADING & EROSION CONTROL PLAN | | |
|--|----------------|---------------------|
| SITE PLAN | | |
| PREPARED FOR | | |
| CHILD CARE CENTER DREAM DEVELOPERS OF CT | | |
| PARCEL 1C - 34 HOPMEADOW STREET | | |
| SIMSBURY, CONNECTICUT | | |
| SCALE 1"=30' | DATE 3/8/24 | SHEET NO. 4 OF 9 |



UTILITY STATEMENT
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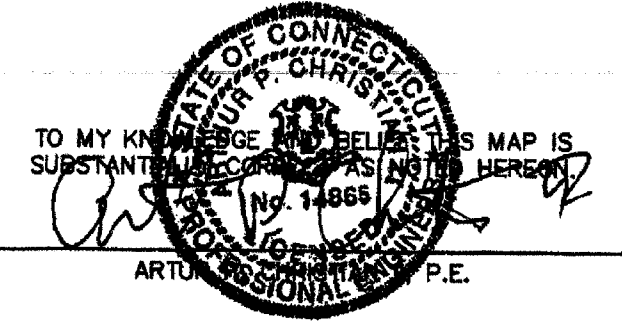
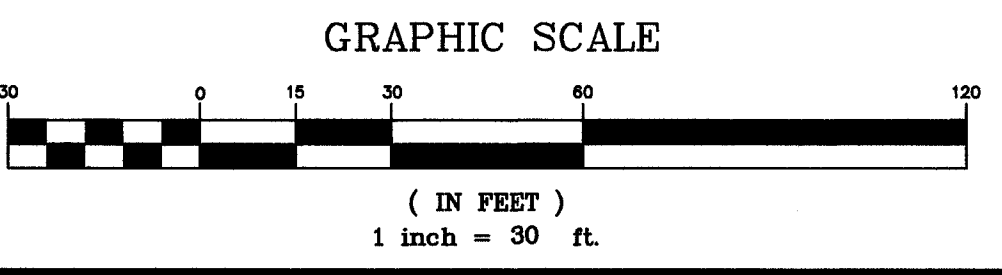
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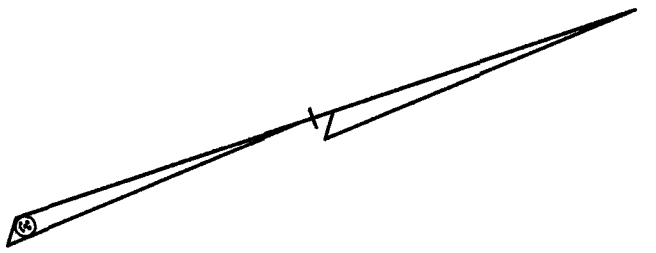
N/F SIMSBURY DEVELOPERS LLC
20 HOPMEADOW STREET
VOL.896 PG.392

UTILITY STATEMENT
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



REVISIONS:
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NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

| | | |
|--|----------------|---------------------|
| UTILITY PLAN | | |
| SITE PLAN | | |
| PREPARED FOR | | |
| CHILDCARE CENTER DREAM DEVELOPERS OF CT | | |
| PARCEL 1C - 34 HOPMEADOW STREET | | |
| SIMSBURY, CONNECTICUT | | |
| SCALE 1"=30' | DATE 3/8/24 | SHEET NO. 5 OF 9 |



HOPMEADOW STREET - RTE 10/202

PROPERTY OF 34 HOPMEADOW STREET REALTY CO. LLC
 PARCEL E18 117 001-1C
 HOPMEADOW STREET
 VOL.935 PG.540
 AREA = 208,365 SQ. FT.
 4.783 ACRES

PROPOSED DAYCARE
 188' X 80'
 F.F.-1985

N/F 34 HOPMEADOW STREET
 REALTY CO. LLC
 34 HOPMEADOW STREET
 VOL.935 PG.540

N/F 2 HOPMEADOW STREET
 REALTY CO. LLC
 2 HOPMEADOW STREET
 VOL.896 PG.695

N/F SIMSBURY DEVELOPERS LLC
 20 HOPMEADOW STREET
 VOL.896 PG.392

| SITE PLANTING PLAN | | |
|--------------------|--|----------------|
| SYMBOL | DESCRIPTION | INSTALLED SIZE |
| | DECIDUOUS TREES: MAPLE, OAK, SYSCAMORE, TULIP TREE, TURELO | 2.5" cal |
| | FLOWERING TREES: DOGWOOD, SHADBLow, REDBUD, HAWTHORN, MAGNOLIA | 1.5-2" cal |
| | EVERGREEN TREES: WHITE PINE, SPRUCE, FUR, RED CEDAR | 4-6' ht |
| | SHOWY BORDER FORSYTHIA RED CHOKEBERRY AMERICAN FILBERT | 24-36" |
| | MOUNTAIN-LAUREL CATAWBA RHODODENDRON PJM RHODODENDRON | 24" |

LANDSCAPING PLAN

SITE PLAN
 PREPARED FOR
CHILDCARE CENTER DREAM DEVELOPERS OF CT
PARCEL 1C - 34 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

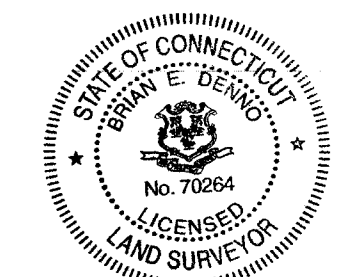
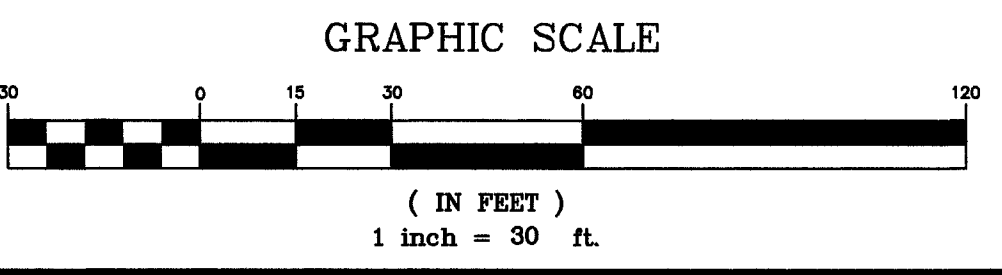
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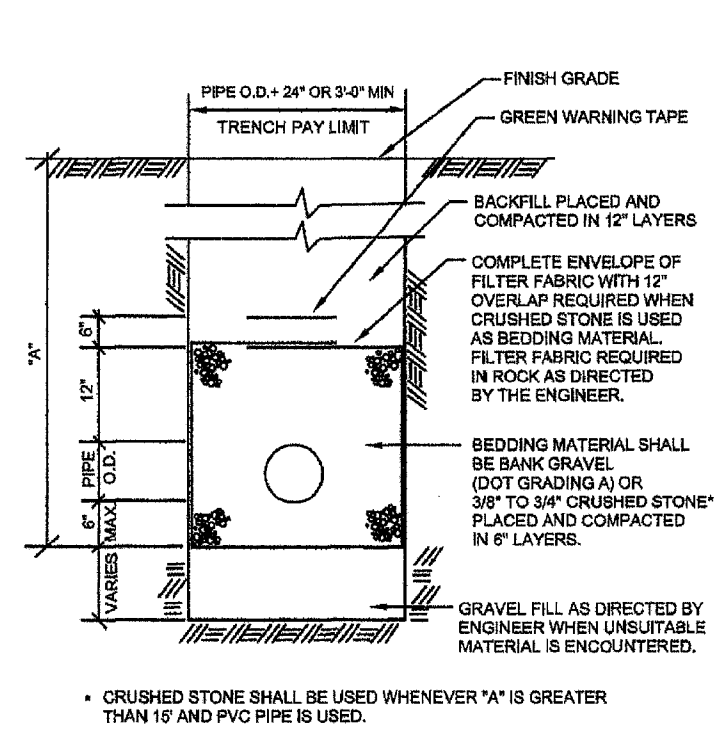
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 DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

SCALE: 1"=30'
 DATE: 3/8/24
 SHEET NO.: 6 OF 9

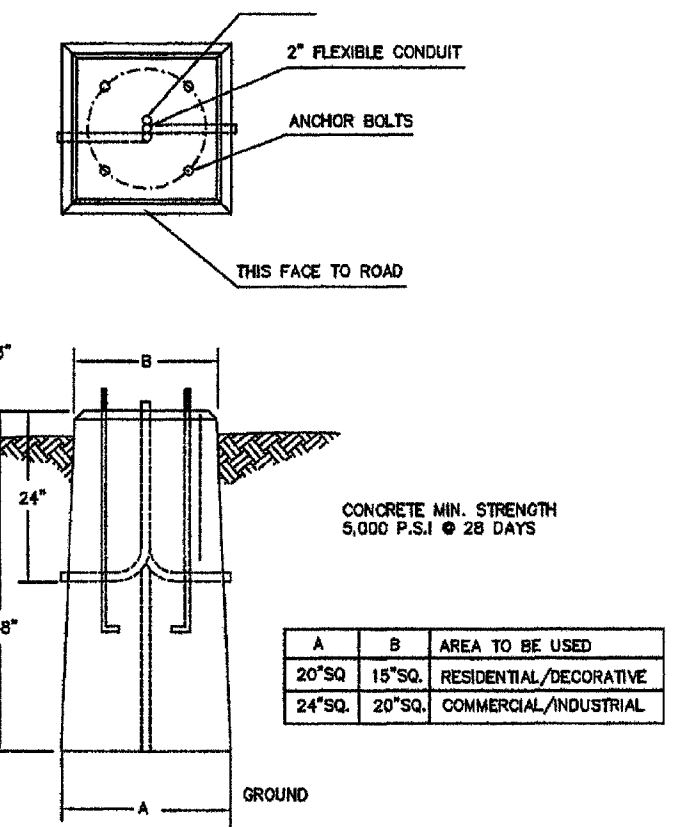
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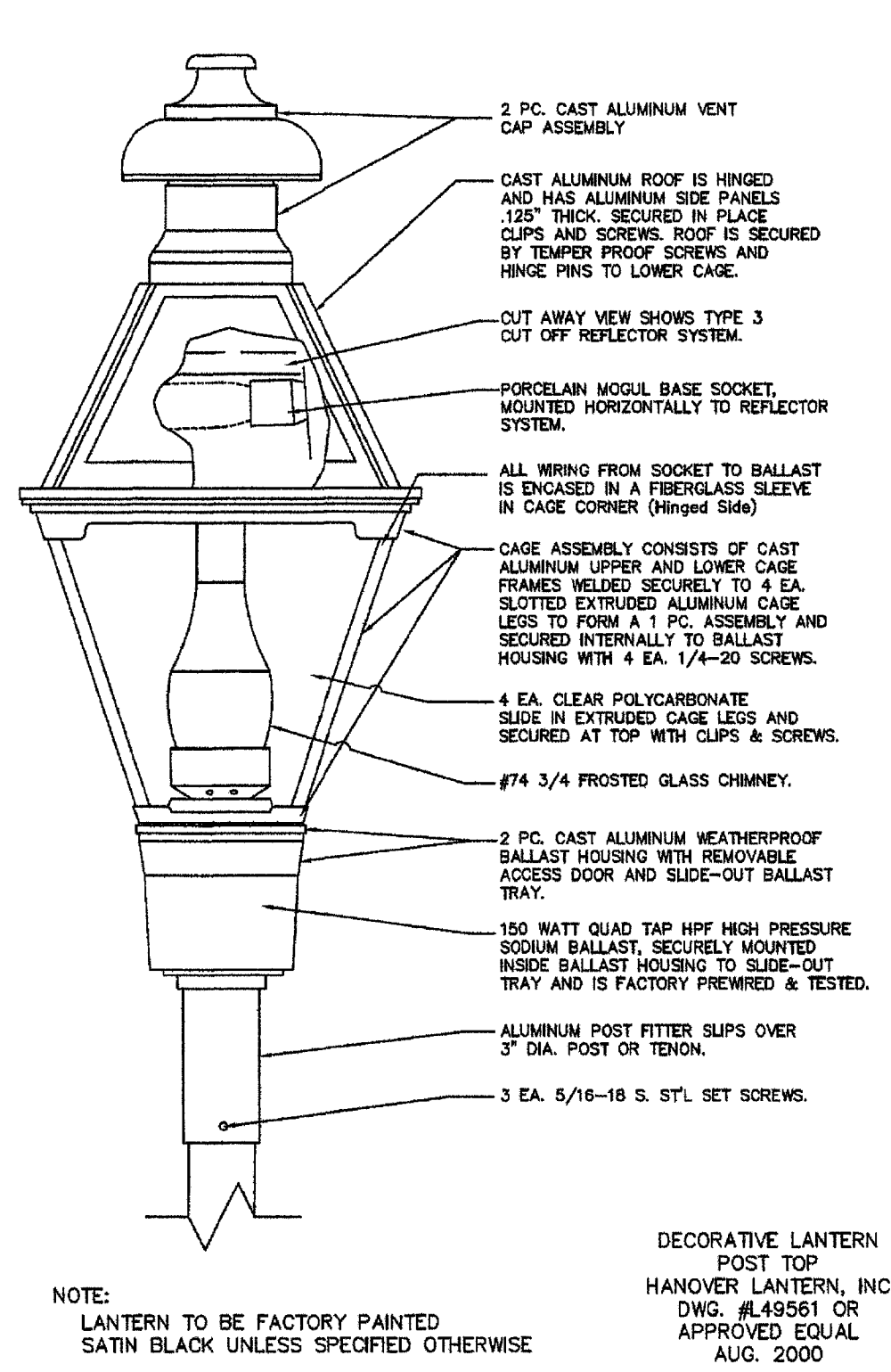
- NOTES:
1. END OF PIPE SHALL EXTEND TO AND INSIDE FACE BE CUT FLUSH WITH OF CATCH BASIN WALL.
 2. RED BRICK IS NOT TO BE USED.
 3. WHERE CONCRETE MASONRY UNITS ARE USED, CORBELLING WILL BE ALLOWED AT A MAXIMUM ON LAST 3 COURSES, TURN OF 1" PER BLOCK TOP COURSE FRONT AND SIDE ONLY.
 4. ALL EXTERIOR WALLS OF CATCH BASIN WILL BE FACED, PARGED, AND GROUTED WITH CEMENT.
 5. LADDER RUNGS SHALL BE PROVIDED IN CATCH BASIN WHEN TOTAL DEPTH OF STRUCTURE EXCEEDS 8'.
 6. ANY OVER EXCAVATION SHALL BE REPLACED WITH PROCESS AGGREGATE OR 3/4" STONE.
 7. WRAP STRUCTURE WITH MIRAFI FABRIC OR EQUIV. MAINTAINING A 6" OVERLAP.
 8. ALL PRECAST CONCRETE PRODUCTS MUST HAVE THE CASTING DATE CLEARLY LABELED ON EACH PRODUCT. NO PRECAST CONCRETE PRODUCT SHALL BE DELIVERED TO THE SITE WITHIN THE SEVEN DAY PERIOD FOLLOWING THE CASTING DATE.



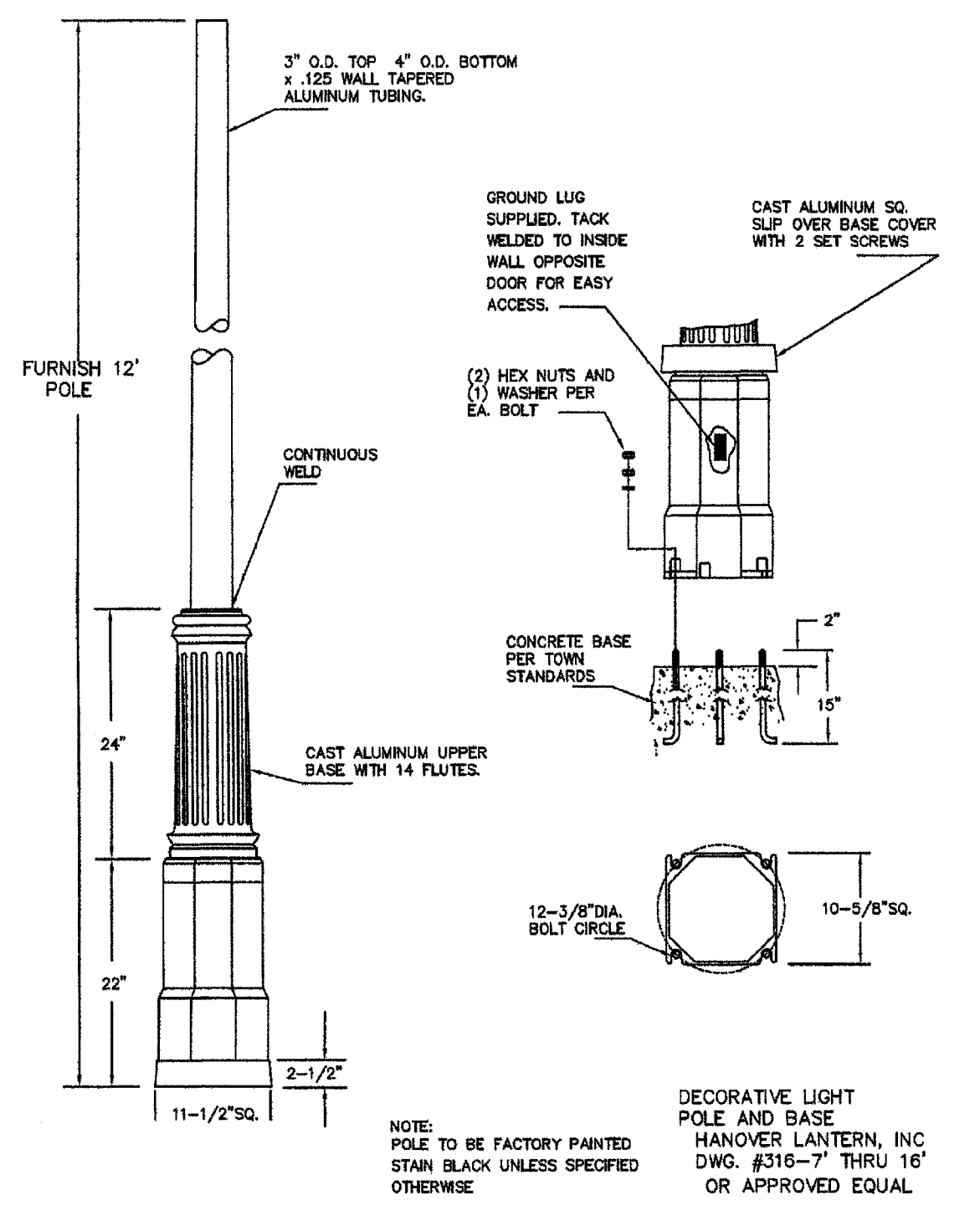
SANITARY SEWER TRENCH



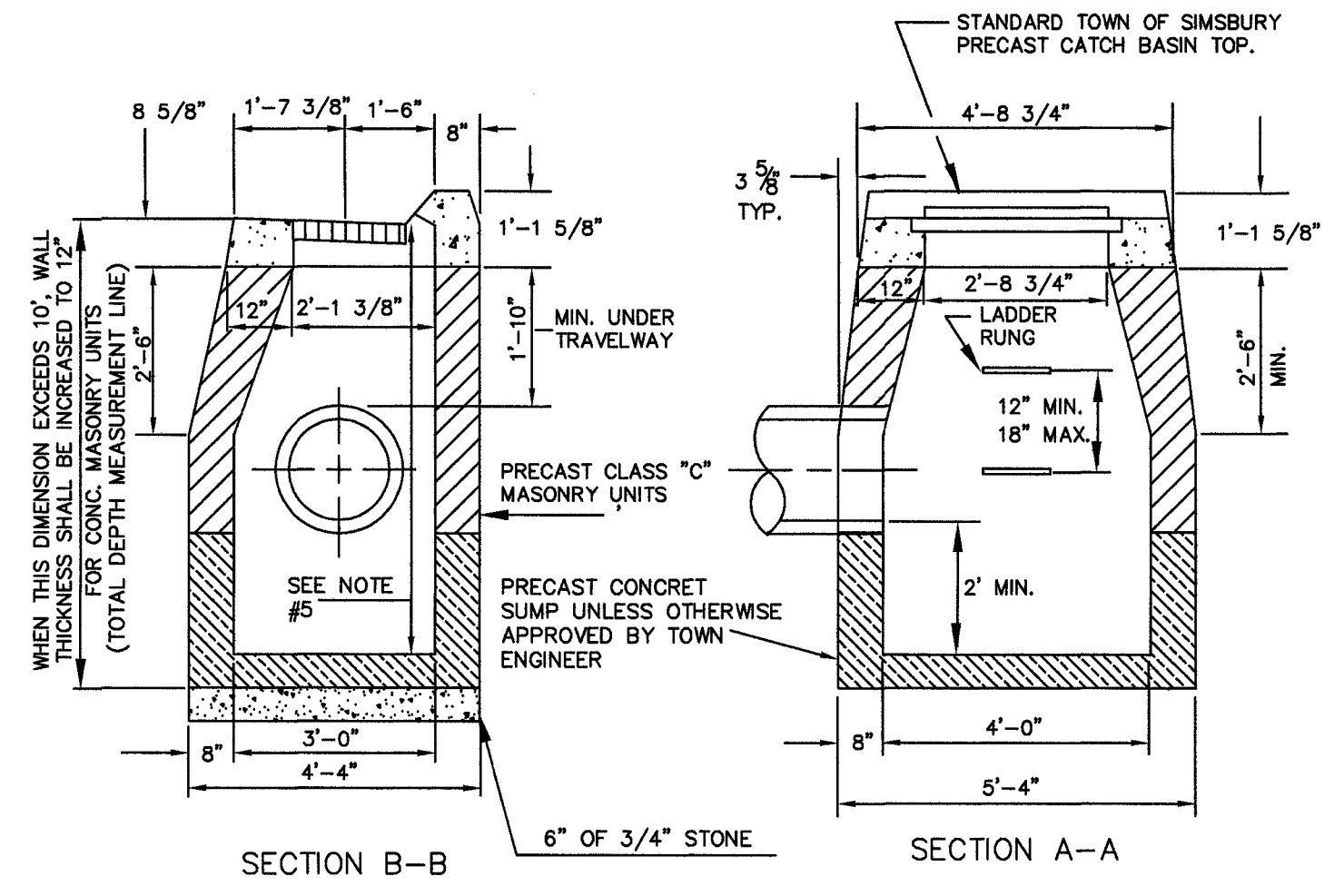
PRECAST CONCRETE LIGHT STANDARD BASE



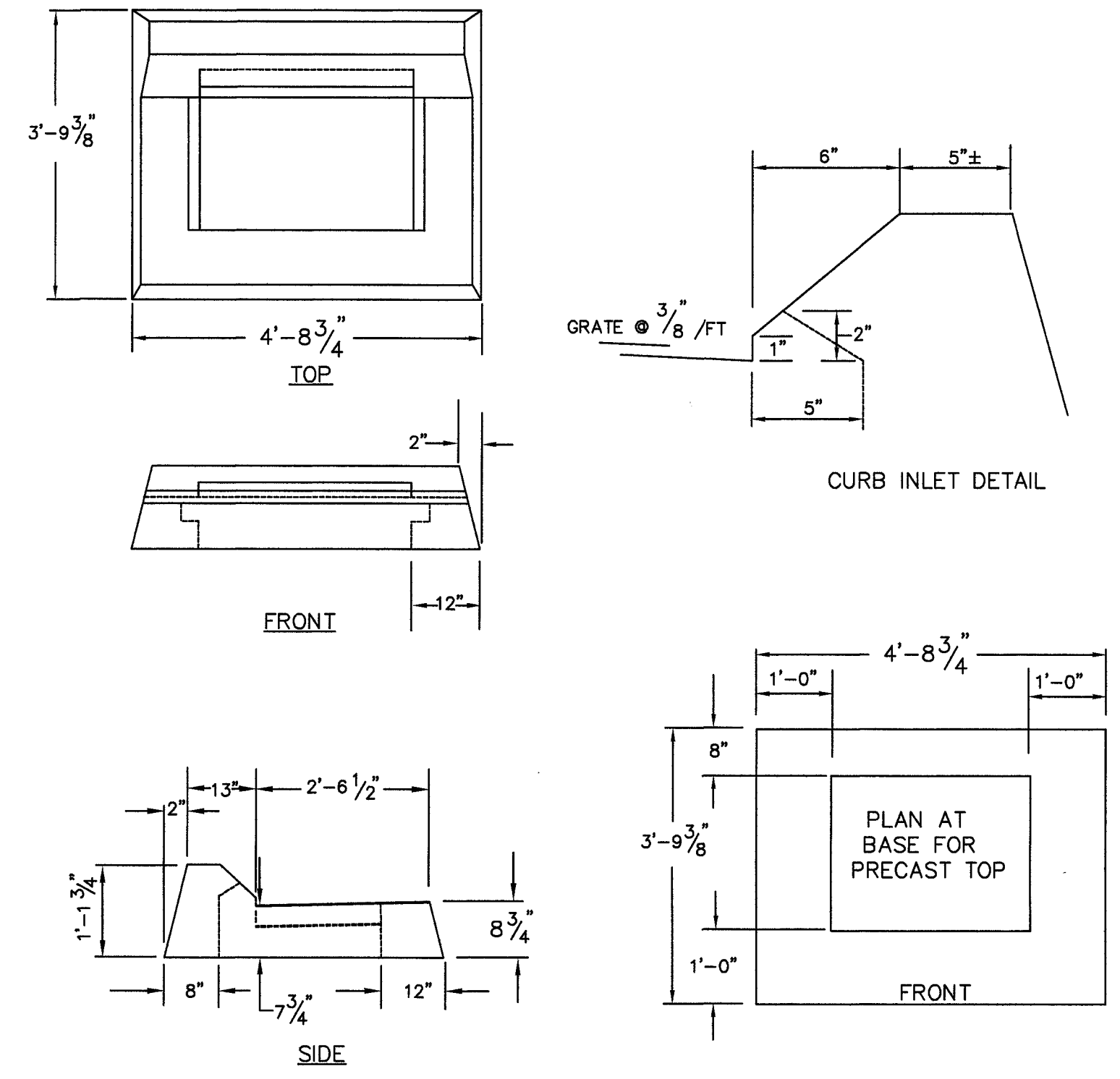
DECORATIVE LANTERN POST TOP HANOVER LANTERN, INC DWG. #L49561 OR APPROVED EQUAL AUG. 2000



DECORATIVE LIGHT POLE AND BASE HANOVER LANTERN, INC DWG. #316-7" THRU 16" OR APPROVED EQUAL

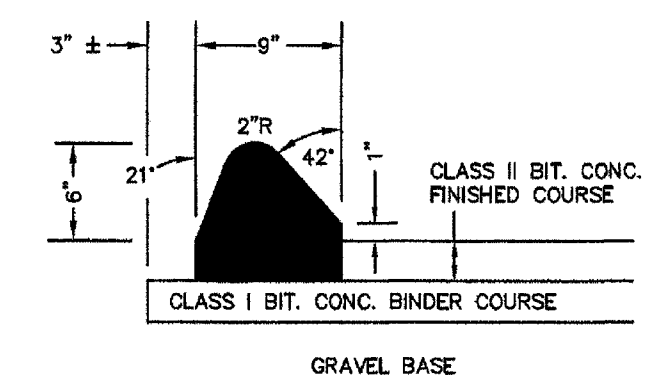


'C' TYPE CATCH BASIN

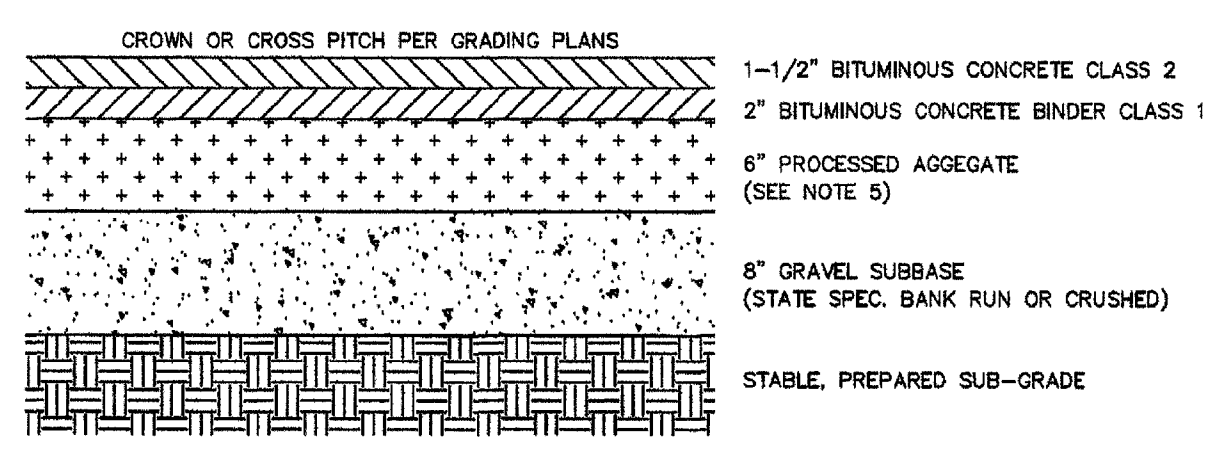


'C' TYPE CATCH BASIN TOP

- NOTES:
- 1) ALL DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO SUBMIT MANUFACTURERS SHOP DRAWINGS OF SPECIFIC PRODUCT, FOR APPROVAL BY THE ENGINEER.
 - 2) A 3'-0 3/4" x 1'-7 3/8" GALVANIZED, BICYCLE SAFE GRATE SHALL BE USED

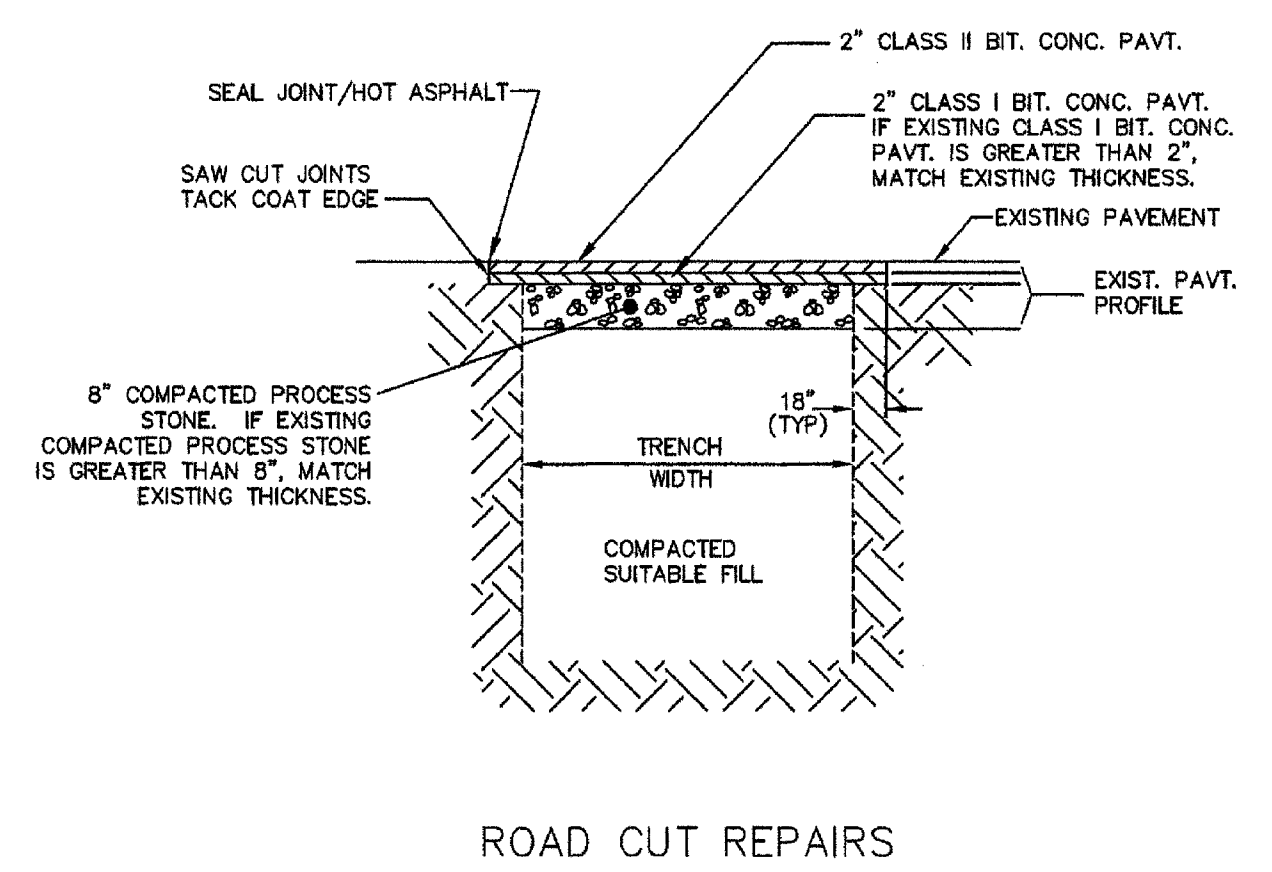


BITUMINOUS CONCRETE LIP CURBING

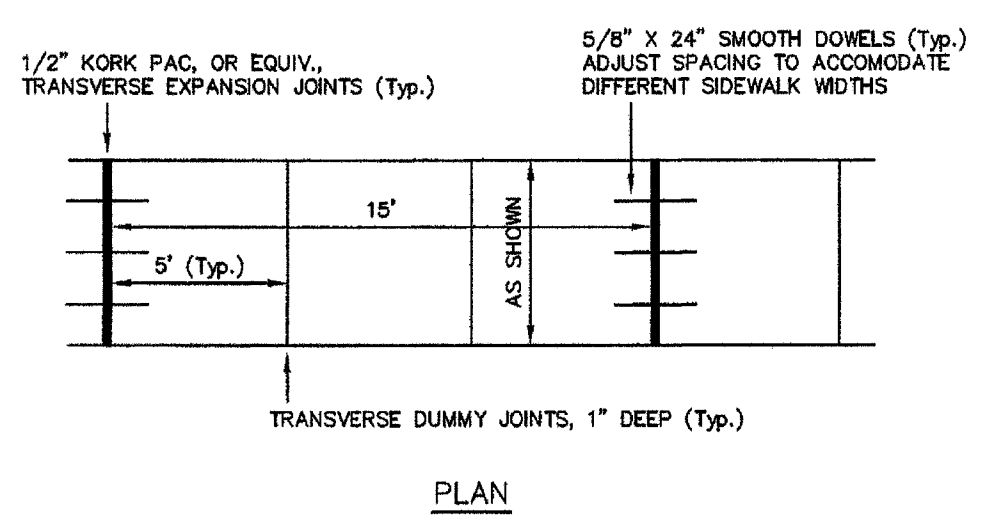


- NOTES:
1. SEE TOWN OF SIMSBURY DESIGN STANDARDS AND DETAIL SHEET FOR GUIDE RAIL REQUIREMENTS.
 2. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTHS.
 3. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE TOWN ENGINEER MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COAT.
 4. SUBBASE IN ROCK CUTS TO BE INCREASED TO 18".
 5. COARSE AGGREGATE SHALL BE BROKEN.
 6. IF THE PROPOSED COMPACTED SUBGRADE IS DEEMED UNSUITABLE BY TOWN ENGINEERING STAFF, IT SHALL BE REPLACED WITH A 12" OF BANK RUN GRAVEL SUBBASE.

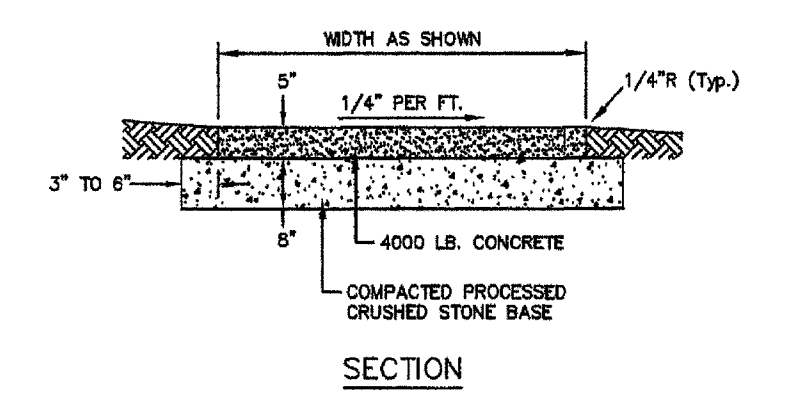
BITUMINOUS PAVEMENT SECTION



ROAD CUT REPAIRS



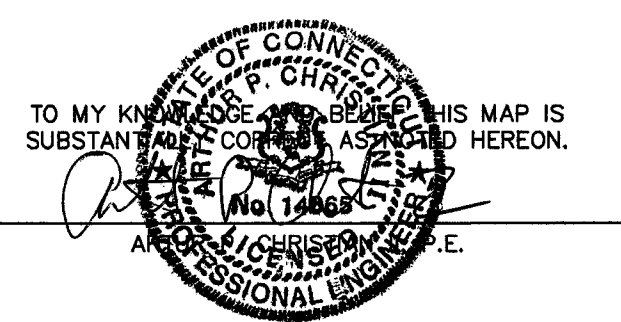
PLAN



SECTION

CONCRETE SIDEWALK

CONSTRUCTION DETAILS PLAN 1



REVISIONS:

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NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD. STE. 210 TARIFFVILLE, CT 06081

SITE PLAN
PREPARED FOR
CHILD CARE CENTER DREAM DEVELOPERS OF CT
PARCEL 1C - 34 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE: N.T.S. DATE: 3/8/24 SHEET NO.: 7 OF 9

EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF CONNECTICUT D.O.T. FORM 816 ARE THE OFFICIAL SPECIFICATIONS FOR CONSTRUCTION IN THE TOWN.

SPECIAL PROVISIONS REGARDING WETLANDS AND WATERCOURSES

GENERAL

WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS, REGULATED AREAS OR AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:

ANY PROCEDURES INVOLVING WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH, AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.

ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT-OF-WAY SHALL BE ALLOWED.

ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN.

EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN.

SEDIMENTATION CONTROL

ALL REGULATED AREAS AND WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROTECTION APPLIES TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL AND TRENCH OR DITCH EXCAVATION.

WORK WITH REGULATED AREAS

IF PORTIONS OF THIS PROJECT ARE TO BE CONSTRUCTED IN WETLANDS, REGULATED AREAS AND WOODED AREAS, THE INTENT OF THIS CONTRACT IS TO LIMIT DISTURBANCE OF THESE AREAS TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION AND TO RESTORE THE AREAS AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER WILL OBTAIN THE NECESSARY PERMIT FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, THE MAPS HELD BY THE TOWN INDICATING THE LIMITS OF REGULATED AREAS AND CONDITIONS FOR CONSTRUCTION WITHIN THESE AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

STRIPPING AND STOCKPILING

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEEDED IF NECESSARY.

DISPOSAL OF TREES AND BRUSH

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

TRENCH EXCAVATION AND BACK FILL

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

MINIMIZING STREAM SILTATION

THE CROSSING OF STREAMS WITH UNDERGROUND UTILITIES WILL BE ACCOMPLISHED BY INSTALLING A LARGE DIVERSION PIPE IN THE EXISTING CHANNEL AND THEN TUNNELING UNDER THE BED. ONCE THE UTILITY IS INSTALLED THE DIVERSION PIPE SHALL BE REMOVED LEAVING THE STREAM ESSENTIALLY UNDISTURBED.

SMALL WATERCOURSES THAT CAN BE TEMPORARILY DAMMED UP SHALL BE RESTRICTED WITH BALED HAY, STONES AND/OR TIMBERS TO PREVENT SILTING.

WATER PUMPED FROM POORLY DRAINED AREAS AND THE TRENCH EXCAVATION SHALL BE FREE FROM SILT AND SHALL BE DISCHARGED SO AS TO MINIMIZE TURBULENCE IN ADJACENT WATERCOURSES. IF NECESSARY, WATER SHALL BE DISCHARGED TO SILTATION PONDS PRIOR TO DISCHARGE TO THE STREAM.

RESTORATION

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL MEASURES

F. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

R. RIP-RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP-RAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE ACTIVATED AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING OR MULCHING OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".

D. AN INTERCEPTOR DIKE IS TO BE INSTALLED IN THE ROADWAY AT THIS POINT TO DIVERT RUNOFF FLOWING IN THE ROADWAY TO A TEMPORARY OUTLET. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE ROADWAY DOWNSTREAM OF THE DIVERSION. THE INTERCEPTOR DIKE SHALL BE INSTALLED AFTER ROUGH GRADING OF THE ROADWAY AND SHALL REMAIN IN PLACE UNTIL JUST BEFORE THE ROAD BASE AND SURFACE COURSES ARE INSTALLED.

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

- SCARIFY SURFACE OF ALL AREAS TO BE TOPSOIL AND PLACE A MINIMUM OF 4" SCREENED 1/4" MINUS OF TOPSOIL ON ALL AREAS TO BE SEEDED.
- APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)
- FERTILIZE
 - FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
 - FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
- SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.

- PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE:

| AREA WHERE SEED MIX APPLIES | SEEDING MIXTURE BY WEIGHT | RATE PER 1000 SQ. FT. | SEEDING DATES |
|---|----------------------------------|-----------------------|---|
| ALL LAWN AREAS | CREeping RED FESCUE | 0.45 LB | APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15 |
| | KENTUCKY BLUEGRASS | 0.10 LB | |
| | PERENNIAL RYEGRASS | 1.00 LB | |
| ROAD CUTS & FILLS AND DIVERSION DITCHES | CREeping RED FESCUE | 0.45 LB | APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15 |
| | REDTOP | 0.05 LB | |
| | TALL FESCUE OR SMOOTH BROMEGRASS | 0.95 LB | |
| VERY STEEP SLOPES | CREeping FESCUE | 0.45 LB | APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15 |
| | REDTOP | 0.05 LB | |
| | CROWN VETCH | 0.35 LB | |
| NO MAINTENANCE AREAS | RED CANARYGRASS | 0.45 LB | APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15 |
| | REDTOP | 0.55 LB | |

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

- TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER.

| SPECIES | RATE/1000 SQ. FT. | OPTIMUM SEEDING DATE | OPTIMUM SEED DEPTH |
|--------------------|-------------------|----------------------------|--------------------|
| ANNUAL RYEGRASS | 1.0 | 3/1 - 6/15 8/1 - 10/1 | 0.5 |
| PERENNIAL RYEGRASS | 1.0 | 3/15 - 6/15 8/1 - 10/1 | 0.5 |
| WINTER RYE | 3.0 | 4/15 - 6/15 8/15 - 10/1 | 1.0 |
| OATS | 2.0 | 3/1 - 6/15 8/1 - 10/1 | 1.0 |
| WHEAT | 3.0 | 4/1 - 6/15 8/15 - 10/1 | 1.0 |
| MILLET | 0.5 | 6/1 - 7/1 5/15 - 8/15 | 1.0 |
| SUDANGRASS | 0.7 | 5/15 - 8/15 | 1.0 |
| BUCKWHEAT | 0.4 | 4/1 - 9/15 | 1.0 |
| WEEPING LOVEGRASS | 0.2 | 6/1 - 7/1 | 0.25 |

- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

| MULCHES | RATES PER ACRE | RATES PER 1000 SQ.FT.² | NOTES |
|--------------|------------------|------------------------|--|
| STRAW OR HAY | 1 1/2 - 2 TONS | 70 - 90 LBS. | FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND. |
| WOOD FIBER | 1000 - 2000 LBS. | 25 - 50 LBS. | FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY. |
| CORN STALKS | 4 - 6 TONS | 185 - 275 LBS. | CUT OR SHREDDED IN 4-6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND. |

- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURES 7-1.

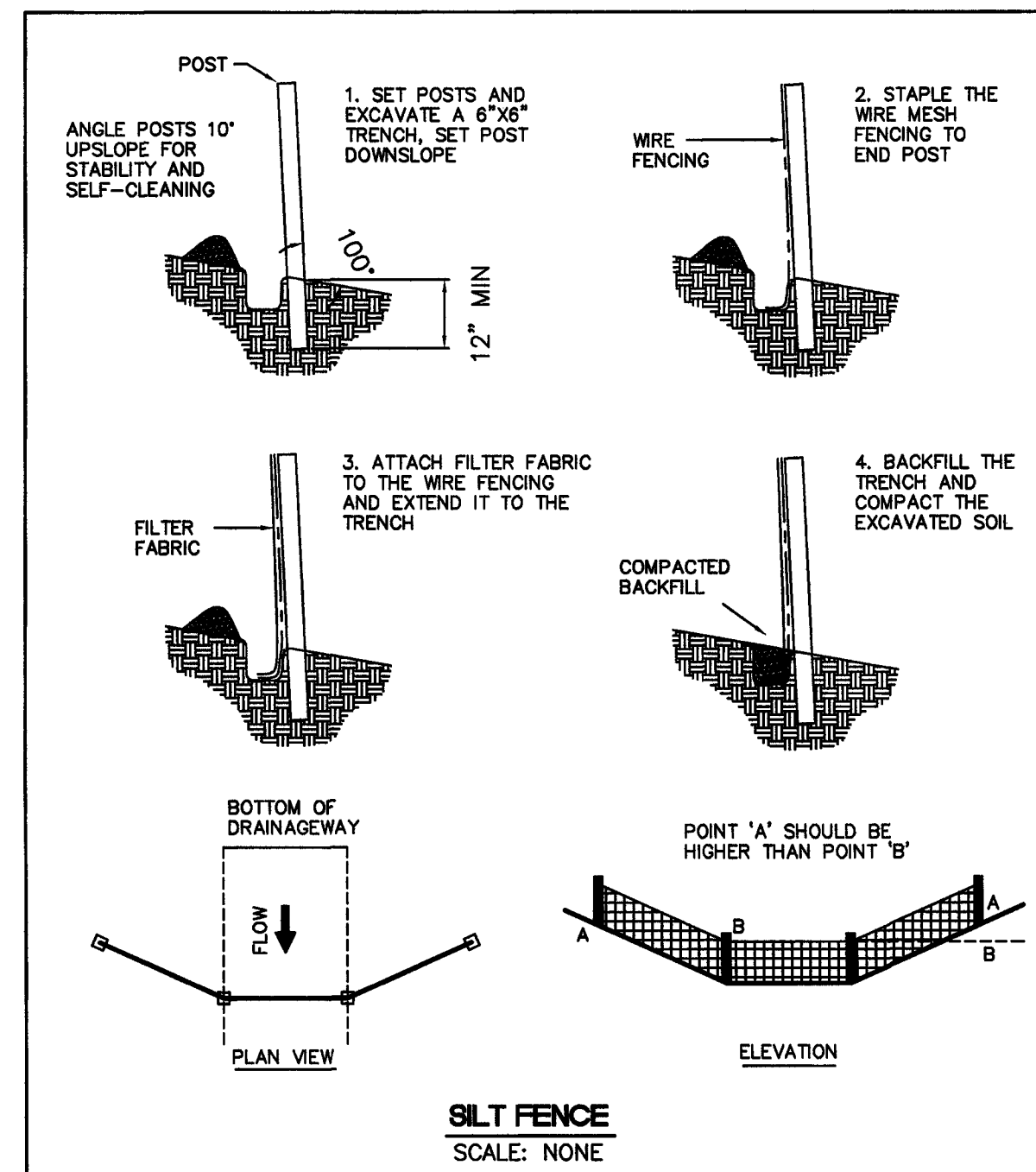
- MATERIALS**
SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.
- PRIOR TO MULCHING**
COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.
- APPLICATION**
MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70-90 LBS (1-1/2 TO 2 BALES) OF STRAW OR WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.
- ORGANIC MULCH ANCHORING**
STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.
 - MULCH ANCHORING TOOL**
THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTAL TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.
 - TRACKING**
APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAR MARKS ARE PARALLEL TO CONTOUR.
 - MULCH NETTINGS**
INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE, IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

NOTE:
STUMPS SHALL BE REMOVED FROM THE SITE OR GROUND ON SITE TO BE USED AS MULCH. STUMPS SHALL NOT BE BURIED ON SITE.

REGISTRATION WITH THE DEP IS REQUIRED FOR THE OVER ALL SITE DISTURBANCE OF MORE THAN 5 ACRES BUT LESS THAN 10 ACRES.

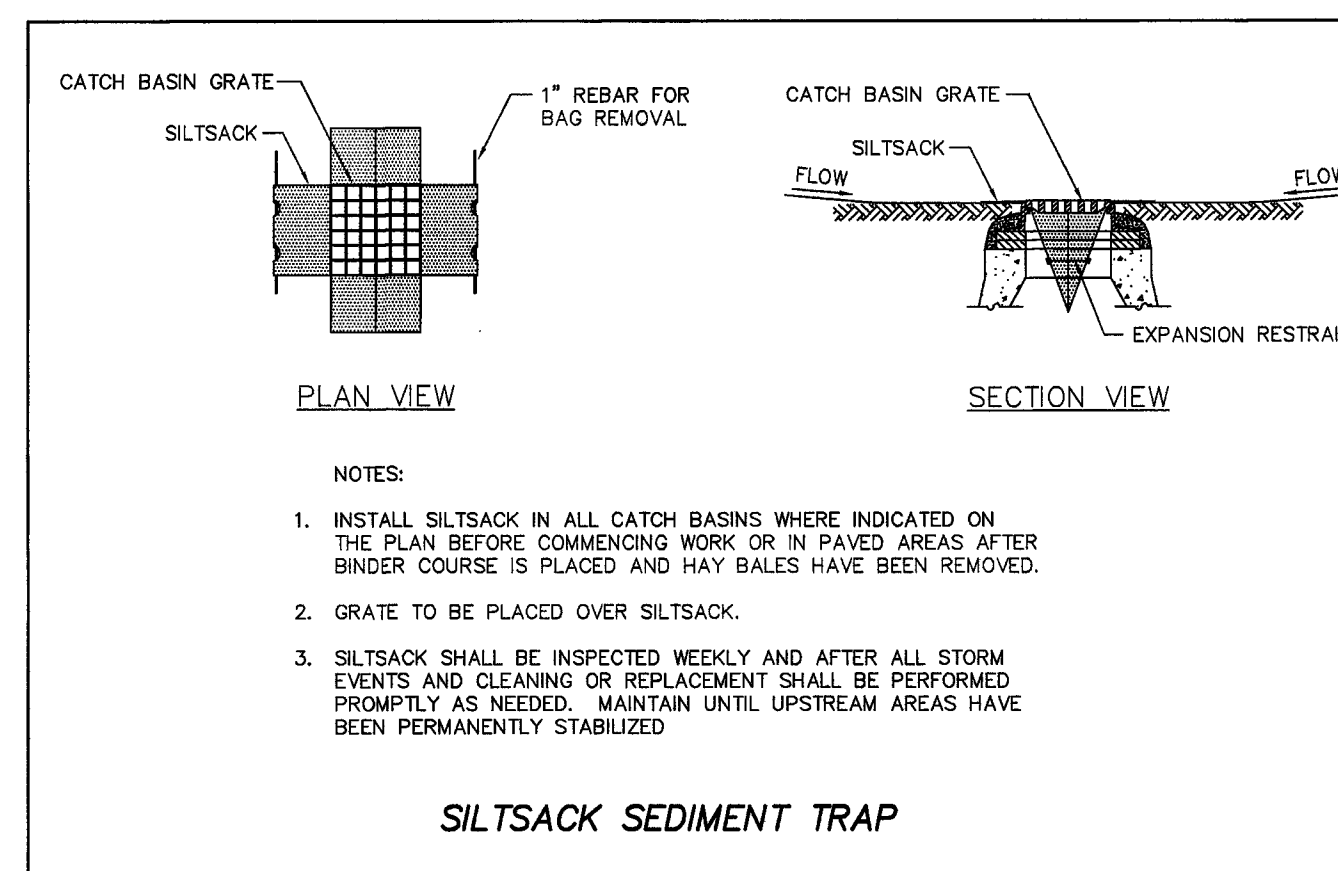
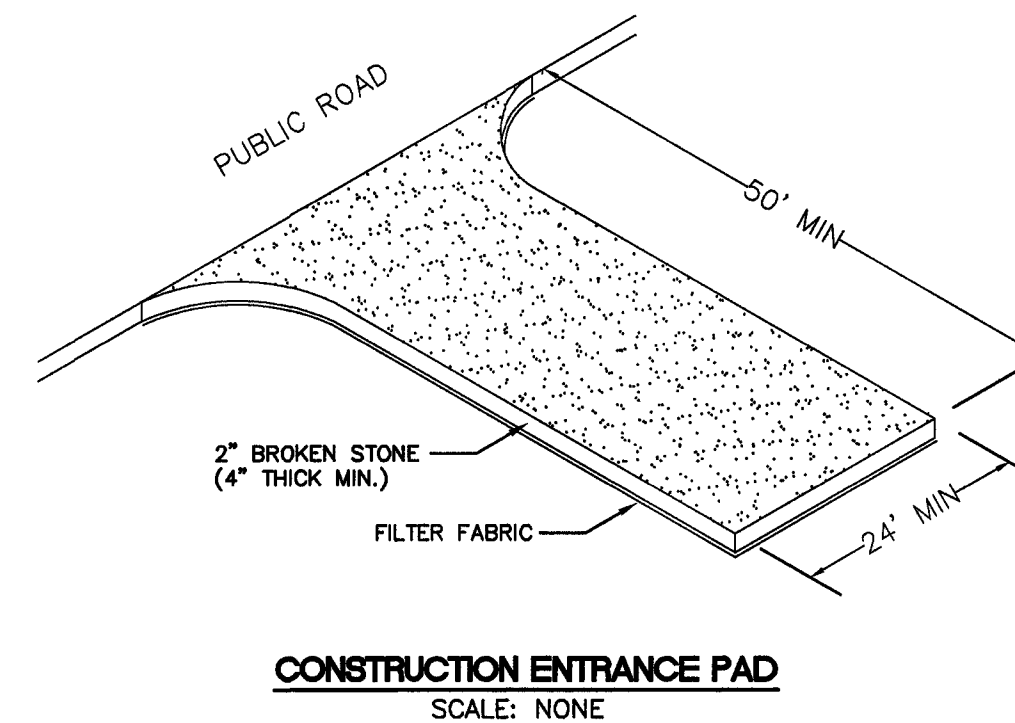


INSTALLATION REQUIREMENTS

THE LENGTH, WIDTH AND DEPTH SHOWN ON THIS DETAIL ARE THE MINIMUM REQUIREMENTS FOR A DRY, SANDY SITE. EACH SITE IS DIFFERENT AND SOME SITES WILL REQUIRE THE INSTALLATION OF A LARGER CONSTRUCTION ENTRANCE PAD (CE) PRIOR TO THE START OF CONSTRUCTION TO ACHIEVE PROPER SEDIMENTATION CONTROL. THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBSTRUCTIONAL MATERIAL. A STRUCTURAL SOIL STABILIZATION FABRIC SHALL BE PLACED ON THE SUBGRADE PRIOR TO THE PLACEMENT OF THE STONE TO PREVENT PUMPING. THE STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

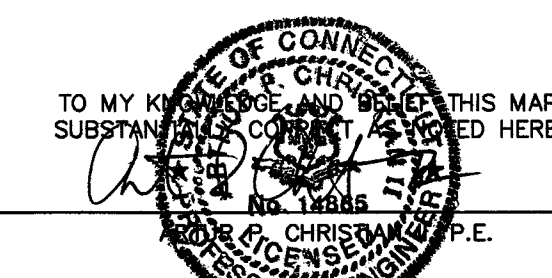
MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AND WIDTH AS SITE CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ACCUMULATIONS OF SEDIMENT, DIRT AND DEBRIS ON THE ADJACENT ROAD SHALL BE SUFFICIENT INDICATION THAT THE CE IS UNDERSEDGED AND THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE OR ENLARGE THE CE AS REQUIRED TO ELIMINATE SAID ACCUMULATION. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



NOTES:

- INSTALL SILT SACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
- GRATE TO BE PLACED OVER SILT SACK.
- SILT SACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS PREPARED HEREON.

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: SITE PLAN - CHILDCARE FACILITY
 LOCATION: 560-566 HOPMEADOW STREET
 PROJECT DESCRIPTION: 15,000 SQ. FT. BUILDING, PARKING, PLAYGROUNDS AND UTILITIES
 PARCEL AREA: 4.783 ACRES

RESPONSIBLE PERSONNEL:
 HARRY FREEMAN 1-860-803-0807

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

DENNO LAND SURVEYING & CONSULTING, LLC (860) 408-9167
 2 TUNNIS ROAD SUITE 210
 TARIFFVILLE, CONNECTICUT 06081

CHECKLIST:

| WORK DESCRIPTION Erosion & Sediment Control Measures | LOCATION | DATE INSTALLED | INITIALS | DATE REMOVED | INITIALS |
|---|---------------------|----------------|----------|--------------|----------|
| SILT FENCE | TOE OF SLOPES | | | | |
| TOPSOIL, MULCH & SEED | ALL DISTURBED AREAS | | | | |
| CONSTRUCTION ENTRANCE | ACCESS DRIVE | | | | |
| SILT SACK | EXISTIN CATCH BASIN | | | | |

MAINTENANCE OF MEASURES:

| LOCATION | DESCRIPTION OR NUMBER | DATE | INITIALS |
|---------------------|-----------------------|------|----------|
| TOE OF SLOPES | SILT FENCE | | |
| STOCKPILES | SILT FENCE | | |
| ALL DISTURBED AREAS | TOPSOIL, MULCH & SEED | | |
| ACCESS DRIVE | CONSTRUCTION ENTRANCE | | |
| EXISTIN CATCH BASIN | SILT SACK | | |

PROJECT DATES:

| DESCRIPTION | DATE | INITIALS |
|-------------------------------------|------|----------|
| DATE OF GROUND BREAKING FOR PROJECT | | |
| DATE OF FINAL STABILIZATION | | |

CONSTRUCTION SCHEDULE:

- DEVELOPER'S SURVEYOR TO STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED.
- ERECT BRIGHT NYLON BARRIER TAPE ALONG EDGE OF CLEARING.
- REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE CLEARED.
- INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- STRIP AND STOCK TOPSOIL, PROTECT FROM EROSION.
- CONSTRUCT BUILDING, UTILITIES, PARKING AND STORAGE AREAS.
- INSTALL LANDSCAPING.
- GRADE, STABILIZE, SEED AND MULCH ALL DISTURBED AREAS.
- ONCE SITE IS STABILIZED REMOVE ALL EROSION CONTROLS.

PROJECT NARRATIVE

THE PROPOSED PROJECT WILL CONSIST OF CONSTRUCTING A 15,000± SQ. FT. DAYCARE FACILITY ALONG WITH A 50 SPACE PARKING LOT, 24' WIDE ACCESS DRIVE, PLAYGROUND, ASSOCIATED UTILITIES AND DETENTION PONDS, ON A 3.8± ACRE SITE IN SIMSBURY, CONNECTICUT.

THE 3.8± AC. SITE CONSISTS MOSTLY OF AN OPEN MEADOW WITH 288± SQ. FT. OF WETLANDS AT THE 30" W OUTLET IN THE SOUTH EAST CORNER. THE STORMWATER SYSTEM FOR THE PROPOSED 15,000 SQ. FT. BUILDING HAS BEEN DESIGNED TO PROTECT ITS NATURAL HABITAT TO THE GREATEST EXTENT PRACTICAL. THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A SERIES OF BEST MANAGEMENT PRACTICES (BMP'S) THAT INCLUDE THREE DETENTION PONDS TO CAPTURE AND FILTER THE EXISTING STORM WATER COMING ONTO THE SITE AND THE PROPOSED RUNOFF OF THE NEW DEVELOPMENT. 2 FOOT SLUMP INLET STRUCTURES, PERFORMED SCOUR HOLE AND A DETENSION POND SIZED TO HOLD A 100 YEAR STORM WITH 1-FOOT OF FREE BOARD.

SEDIMENT & EROSION CONTROL NARRATIVE
 THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT WETLANDS, AND THE WETLAND AREA FROM SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF CONTROLS PRIOR TO THE PROJECT CONSTRUCTION BEGINNING.

CONTINGENCY EROSION PLAN
 THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE DIRECTOR OF PUBLIC WORKS, INLAND WETLANDS AGENCY AND/OR SITE ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

SEDIMENTATION & EROSION CONTROL DETAILS

REVISIONS:

| | | |
|-------|------|----------|
| NO. 1 | DATE | INITIALS |
| | | |

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
 DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNNIS RD. STE. 210 TARIFFVILLE, CT 06081

SITE PLAN
 PREPARED FOR
CHILDCARE CENTER DREAM DEVELOPERS OF CT
PARCEL 1C - 34 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE: N.T.S. DATE: 3/8/24 SHEET NO.: 9 OF 9

34 HOPMEADOW ST., 100' ABUTTER LIST

| | | |
|--|--|---|
| E18 601 021 FLT MEADOWS FLTE LLC & 6191 STATE HIGHWAY SUITE 100 IRVING TX 75038 | E19 617 003 HACKNEY THOMAS J AND JESSICA N 1 LINCOLN LANE WEATOGUE CT 06089 | E19 617 042 SHELLITO DAVID & PAULA 23 HOPMEADOW STREET WEATOGUE CT 06089 |
| E19 601 039 RUBI HOPMEADOW LLC 195 WEST MAIN STREET AVON CT 06001 | E19 617 001 MYLANDER THOMAS R AND PHILIPPA A 16 BLUE RIDGE DRIVE WEATOGUE CT 06089 | E19 601 001 TROUERN-TREND JOHN B G AND VIOLET 2 LINCOLN LANE WEATOGUE CT 06089 |
| E18 601 035A CZARNESKI DAVID 59 HOPMEADOW STREET WEATOGUE CT 06089 | E19 117 001C 34 HOPMEADOW STREET REALTY CO 184 FERN AVE LITCHFIELD CT 06759 | E18 117 001-2 INFINITY IV LLC 184 FERN AVE LITCHFIELD CT 06759 |
| E19 117 001-1A 2 HOPMEADOW STREET REALTY CO LLC 184 FERN AVENUE LITCHFIELD CT 06759 | E19 117 001-1B SIMSBURY DEVELOPERS LLC 820 MORRIS TURNPIKE SUITE 301 SHORT HILLS NJ 07078 | |



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): SIMSBLURY
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: AVON or number: 36
subregional drainage basin number: 4317-00
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): CHILD CARE CENTER DREAM DEVELOPERS OF CT
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): PARCEL E18-117-001-1C HOPMEADOW ST.
briefly describe the action/project/activity (check and print information): temporary permanent description: DAYCARE WITH DETENTION POND & FENCE IN UPLAND REVIEW AREA
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 9, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.02 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.52 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.24 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

CK # 1106

Town of Simsbury

\$ 250-

Apps - wetlands state - \$60

Town Wetlands - \$200 (partial)

Denno Land Surveying & Cons., LLC
2 Tunxis Rd., Ste. 214
Tariffville, CT 06081

1107

10-4/220

DATE 3/13/24

PAY TO THE ORDER OF

Town of Simsbury

\$ 250-

Two hundred fifty + 00/100

DOLLARS

M&T Bank



FOR

Daycare Help Meadow St.

[Signature]

⑈001107⑈ ⑆022000046⑆

160005743⑈

#1107

bal due amount - \$ 250

Town total \$ 450-