



# 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>
<i>Signature of Owner</i>	<i>Date</i>	<i>Signature and Title of Applicant</i>	<i>Date</i>
		<u>Agent for the owner</u>	

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

[www.simsbury-ct.gov](http://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.

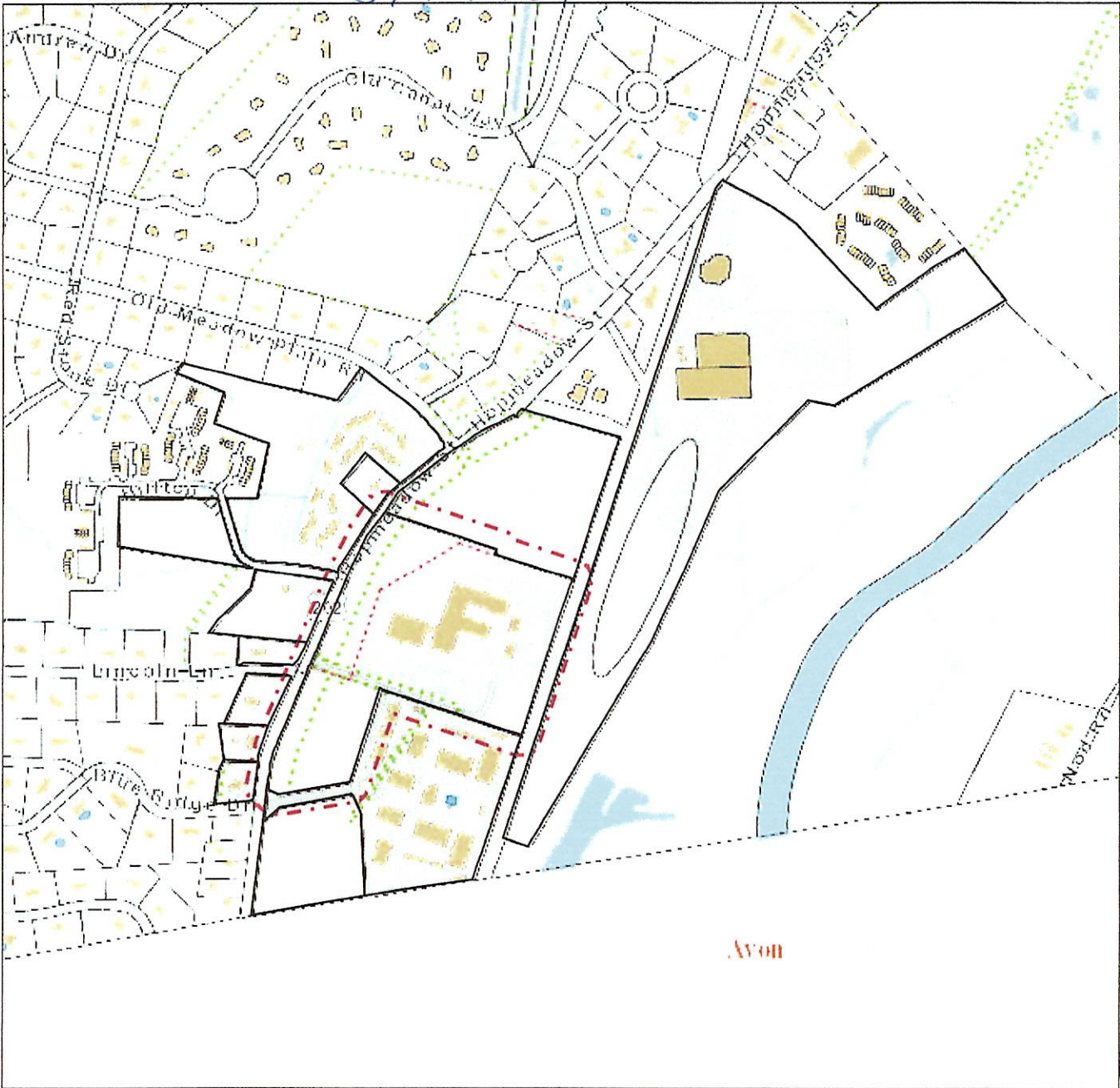
- d. At present the site is an unkept meadow with scrub brush and weeds, once the project is finished it will have lawn and landscaping along with a 100' conservation easement along Hopmeadow street that will remain as open space.
  - e. The existing site does not support a large wildlife habitat, post 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

34 HOPMEADOW ST.

Scale: 1 in = 200 ft

Figure A-1. Planting Palette Example A











Location Suitability		Legend					
		 Sunny	 Partly Shaded	 Directly Adjacent to Roadways	 Wet Areas		
BMP Suitability	Dry Water Quality Swale	Dry Extended Detention Basin	Stormwater Pond	Bioretention	Infiltration Trench	Infiltration Basin	Filter Strip
Plant Photo	Name	Attributes				Notes	
	<i>Ceanothus americanus</i> , New Jersey Tea	<ul style="list-style-type: none"> <li>Nitrogen fixing</li> <li>Can grow nutritionally poor soils</li> <li>Beneficial for pollinators &amp; wildlife</li> <li>Quick to establish</li> </ul>	<ul style="list-style-type: none"> <li>Salt tolerant</li> <li>Deep roots provide good erosion control</li> <li>Drought tolerant</li> <li>Best for upland zone</li> <li>Prefers well drained soils</li> </ul>	Spacing 4-5 Feet			
	<i>Lobelia cardinalis</i> , Cardinal Flower	<ul style="list-style-type: none"> <li>Prefers Wet to Moist Soil</li> <li>Best for Wet meadow, Emergent or Submergent Zones</li> </ul>	<ul style="list-style-type: none"> <li>Somewhat tolerant of salt and urban pollution</li> </ul>	Spacing 18- 24 inches			
	<i>Juncus tenuis</i> , Path Rush	<ul style="list-style-type: none"> <li>Drought and flooding tolerant</li> <li>Tolerant of compacted soils</li> <li>Moderately tolerant of salt</li> <li>Nitrogen fixing</li> </ul>	<ul style="list-style-type: none"> <li>Good for nesting birds</li> <li>Good cover crop to reduce weeding needs</li> <li>Deer Resistant</li> </ul>	Spacing 12 inches			
	<i>Asclepias tuberosa</i> , Butterfly Weed	<ul style="list-style-type: none"> <li>Beneficial for pollinators</li> <li>Drought tolerant</li> <li>Best for upland zone</li> <li>Moderate salt tolerance</li> </ul>	<ul style="list-style-type: none"> <li>Deer resistant</li> <li>Best to seed in fall</li> </ul>	Spacing 18-24 inches			
	<i>Coreopsis tinctoria</i> Nutt, Golden Tickseed	<ul style="list-style-type: none"> <li>Beneficial for Pollinators</li> <li>Flooding tolerant prefers moist soil</li> <li>Best for wet meadow and emergent zones</li> </ul>	<ul style="list-style-type: none"> <li>Moderate salt tolerance</li> </ul>	Sow at least 2 lb of pure live seed per acre			

Figure A-2. Planting Palette Example B

Location Suitability		Legend			
		Sunny	Partly Shaded	Directly Adjacent to Roadways	Wet Areas
BMP Suitability	Stormwater Pond	Bioretention	Infiltration Trench	Infiltration Basin	Filter Strip
Plant Photo	Name	Attributes		Notes	
	<i>Verbena hastata</i> , Swamp Verbena	<ul style="list-style-type: none"> <li>• Livestock will not eat</li> <li>• Beneficial for pollinators</li> <li>• Quick to establish</li> <li>• Prefers wet to moist soil</li> </ul>	<ul style="list-style-type: none"> <li>• Best for wet meadow, emergent or submergent zones</li> <li>• Moderate salt tolerance</li> <li>• Nitrogen fixing</li> </ul>	Spacing 12-24 inches	
	<i>Eupatorium maculatum</i> , Spotted Joe Pye Weed	<ul style="list-style-type: none"> <li>• Prefers wet to moist soil</li> <li>• Best for wet meadow, emergent or submergent zones</li> <li>• Prefers sandy soils but will grow in non-sandy wetlands</li> </ul>	<ul style="list-style-type: none"> <li>• Beneficial for pollinators</li> <li>• Drought tolerant</li> <li>• Fibrous roots can make it ideal for erosion control</li> </ul>	Spacing: 4-5 feet on center	
	<i>Iris versicolor</i> , Harlequin Blueflag	<ul style="list-style-type: none"> <li>• Preference for acidic soils</li> <li>• Good filter of excess nutrients</li> <li>• Deer resistant</li> <li>• In wet soils will thrive without fertilizer</li> <li>• Wet to moist soils</li> </ul>	<ul style="list-style-type: none"> <li>• Best for wet meadow, emergent or submergent zones</li> <li>• Roots can be good erosion control</li> </ul>	Spacing 2-3 Feet	
	<i>Carex stricta</i> , Tussock Sedge	<ul style="list-style-type: none"> <li>• Drought tolerant for short periods</li> <li>• Prefers standing water or moist soils</li> <li>• Deer resistant</li> </ul>	<ul style="list-style-type: none"> <li>• Nitrogen Fixing</li> <li>• Best for wet meadow, emergent or submergent zones</li> <li>• Good filter for water clarity</li> </ul>	Spacing 1-3 Feet	
	<i>Caltha palustris</i> , Marsh Marigold	<ul style="list-style-type: none"> <li>• Beneficial for pollinators</li> <li>• Flooding tolerant, prefers moist soil</li> <li>• Best for wet meadow and emergent zones</li> <li>• Deer resistant</li> </ul>	<ul style="list-style-type: none"> <li>• High salt tolerance</li> <li>• Alkaline tolerant</li> <li>• Beneficial for wood ducks</li> <li>• Good ground cover</li> </ul>	Spacing 12 inches	

Figure A-3. Planting Palette Example C









Location Suitability		Legend			
		 Sunny	 Partly Shaded	 Directly Adjacent to Roadways	 Wet Areas
BMP Suitability		Bioretention			
		Dry Extended Detention Basin			
Plant Photo	Name	Attributes		Notes	
	<i>Cercis canadensis L.</i> Eastern Redbud	<ul style="list-style-type: none"> <li>Provides flowers in early spring</li> <li>Tolerates a wide range of pH but will grow best in alkaline soils</li> <li>Grows deep tap root in first few years if conditions are conducive</li> </ul>	<ul style="list-style-type: none"> <li>Rounded vase shape provides good summer shade</li> <li>Known to be wind and ice tolerant</li> <li>Not salt tolerant</li> <li>Drought tolerant</li> </ul>	Spacing 20-30 Feet	
	<i>Phlox divaricata L.</i> Wild Blue Phlox	<ul style="list-style-type: none"> <li>Beneficial for pollinators</li> <li>Good ground cover</li> <li>Tolerant of wide range of soil types and pH</li> <li>Shade tolerant, good for beneath trees</li> </ul>	<ul style="list-style-type: none"> <li>Drought tolerant</li> <li>Deer resistant</li> </ul>	Spacing 12 inches	
	<i>Phlox subulata,</i> Moss Phlox	<ul style="list-style-type: none"> <li>Beneficial for Pollinators</li> <li>Drought tolerant</li> <li>Deer resistant</li> <li>Prefers sun</li> <li>Tolerant of nutrient poor soils</li> </ul>	<ul style="list-style-type: none"> <li>Moderately salt tolerant</li> <li>Mildly alkaline tolerant</li> <li>Good ground cover</li> </ul>	Spacing 12-24 inches	

Photo Sources:

Palette A (Top-Bottom): EPA.GOV via wikicommons, Judy Gallagher, CC BY 2.0 via Wikimedia Commons, Stefan.lefnaer, CC BY-SA 4.0 via wiki commons

<https://www.conservect.org/product/crccd-butterfly-weed/>, [https://www.fs.fed.us/wildflowers/plant-of-the-week/coreopsis\\_tinctoria.shtml](https://www.fs.fed.us/wildflowers/plant-of-the-week/coreopsis_tinctoria.shtml)

Palette B (Top – Bottom): HLWolfe, CC BY-SA 4.0 via Wikimedia Commons, Joshua Mayer [CC BY-SA 2.0](#) Wikimedia Commons , Government of Quebec via Wikimedia Commons , gmayfield10, CC BY-SA 2.0 , via Wikimedia Commons, Eppu, CC BY 4.0 via Wiki Commons

Palette C (Top-Bottom): Wil540 art, CC BY-SA 4.0 via Wikimedia Commons, [Cbaile19](#), via Wikimedia Commons , Agnieszka Kwiecień, Nova, CC BY-SA 4.0, via Wikimedia Commons



**Table 13-7. Water Quality Volume Distribution in Stormwater Pond Designs**

Design Variant	Percent of Water Quality Volume (WQV)		
	Sediment Forebay	Permanent Pool	Extended Detention
Wet Pond	10%	90%	0%
Micropool Extended Detention Pond	10%	10%	80%
Wet Extended Detention Pond	10%	40%	50%
Multiple Pond System	10%	40%	50%
Pocket Pond	10%	40%	50%

Source: NYDEC, 2001.

- Water quality storage can be provided in multiple cells. Performance is enhanced when multiple treatment pathways are provided by using multiple cells, longer flow paths, high surface area to volume ratios, complex microtopography, and/or redundant treatment methods (combinations of pool, extended detention, and marsh).
- The extended detention storage volume (storage volume above the permanent pool provided for additional water quality and stormwater quantity control) should drain out of the pond over a minimum of 24 hours, after which the water surface elevation in the pond will return to the permanent pool elevation.
- Underwater or marsh berms may be incorporated in the design to lengthen the flow path through the pond.
- Thermal impacts of stormwater ponds may be mitigated by implementing one or more of the following design measures:
  - Use of a smaller permanent pool with more extended detention storage and an extended detention time of 24 hours or less
  - Planting of shade trees around the perimeter of the pond (but at least 25 feet away from inlet/outlet structures and the pond embankment) to reduce solar warming of the pool
  - Designing the pond with a series of pools, as opposed to a single pool, to allow cooling prior to discharge
  - Use of an outlet structure designed to draw water from near the bottom of the pond where water temperatures may be cooler
  - Use of an underdrained gravel trench outlet.
- The pond should have a curvilinear shape and a minimum length: width ratio of 3:1 from the pond inlet to outlet.

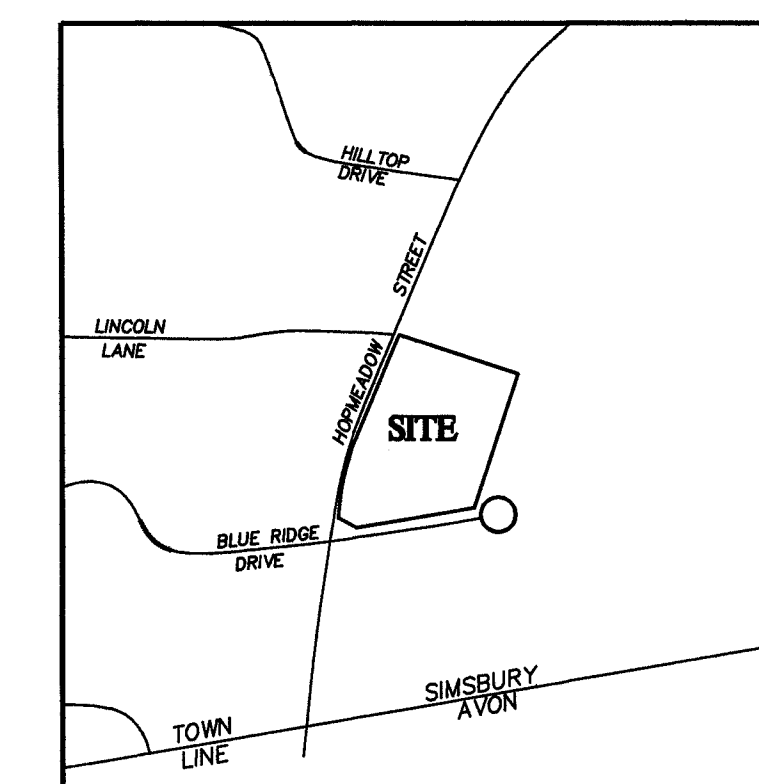
# CHILDCARE FACILITY

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:**

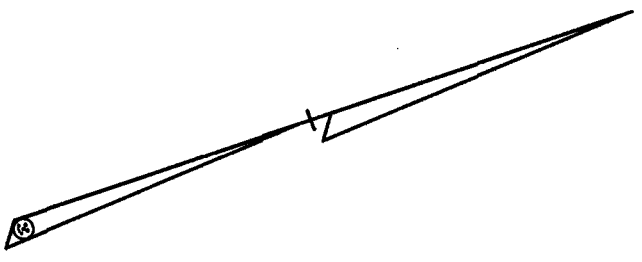
- PROPERTY OF: 34 HOPMEADOW STREET REALTY CO. LLC  
 APPLICANT: CHILDCARE CENTER DREAM DEVELOPERS OF CT
- MAP E18 BLOCK 117 LOT 001-1C
- PARCEL AREA = 4.783 ACRES
- PAD ZONE - MASTER PLAN APPROVED IN 2014
- PARKING REQUIREMENTS:**  
 DAY CARE FACILITY 1 SPACE PER 500 SQ. FT.  
 PROPOSED BUILDING 15,040 SQ. FT./500\*1.0 = 30 SPACES  
 REQUIRED PARKING = 30 SPACES  
 PARKING SHOWN = 50 SPACES INCLUDING 2 HANDICAP SPACES
- 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.
- TOPOGRAPHY TAKEN IN PART FROM FIELD TOPO AND TOWN OF SIMSBURY TOPOGRAPHIC MAPPING.
- PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN STAFF.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 816.
- 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.
- LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- 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.
- 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.
- 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.
- 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.
- 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.
- HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NAVD 88.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 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.
- ANY SIGN TO BE INSTALLED ON THE PROPERTY SHALL BE SUBJECT TO STAFF AND/OR COMMISSION REVIEW.
- ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.



KEY MAP

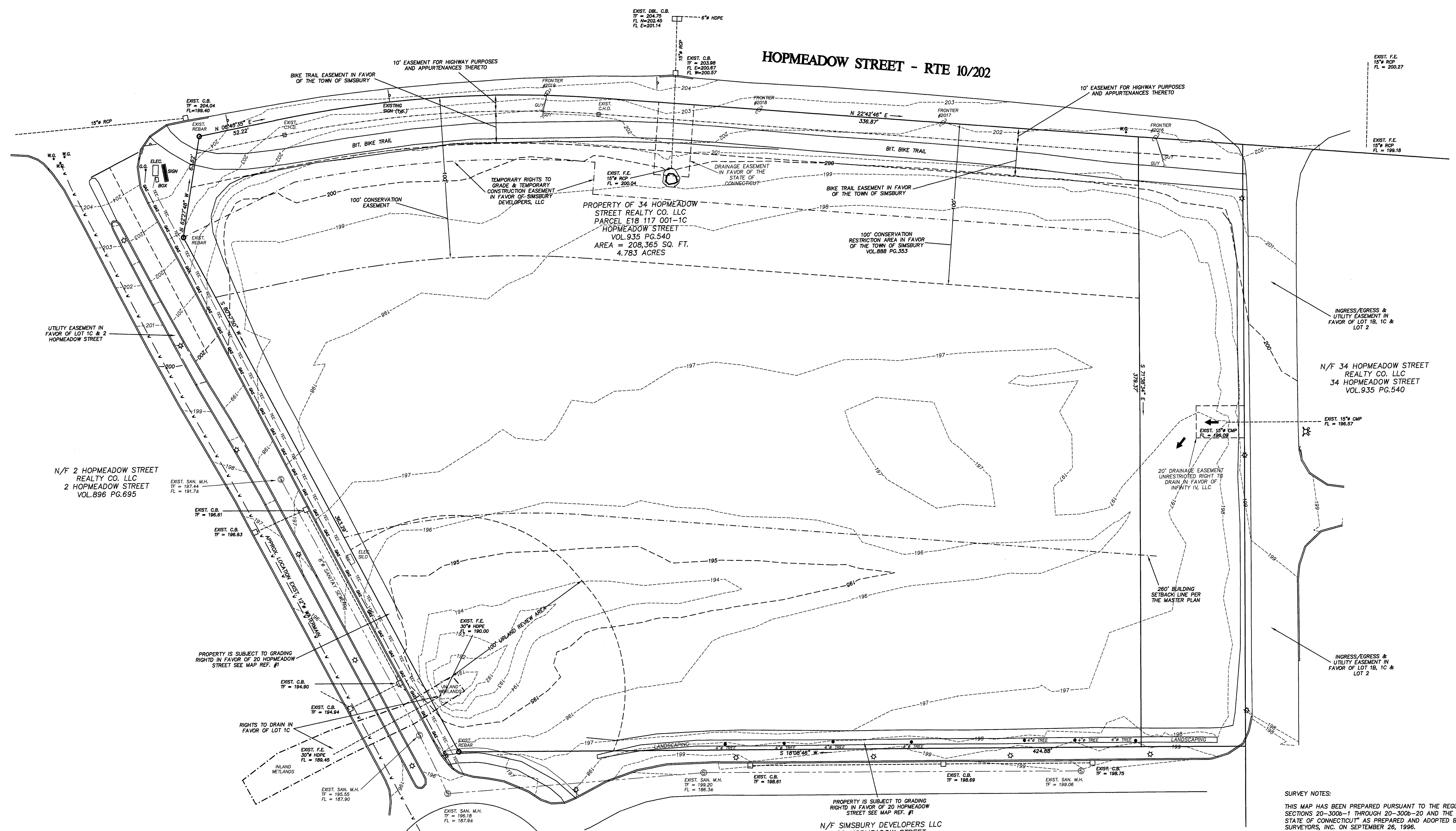
<p>--- 250 --- EXISTING CONTOUR</p> <p>x272.2 EXISTING SPOT GRADE</p> <p>258 PROPOSED CONTOUR</p> <p>+271.0 PROPOSED SPOT GRADE</p> <p>TP= 271.0 TOP OF FRAME ELEVATION</p> <p>□ EXISTING CATCH BASIN</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION TO REMAIN</p> <p>OP [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 &amp; 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.

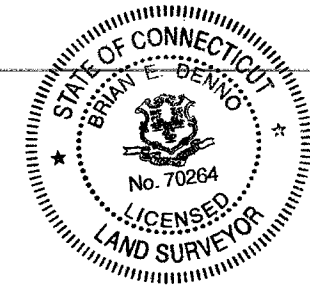
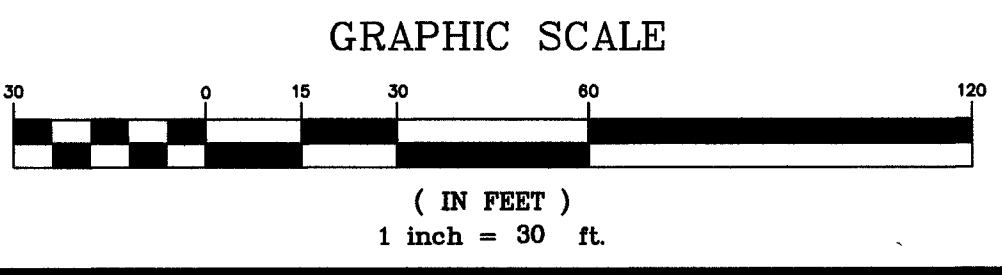
THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

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

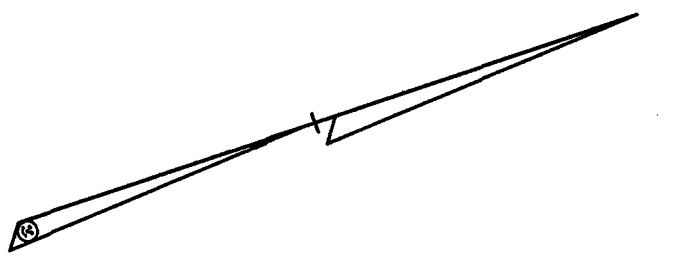
PROPERTY IS LOCATED IN THE PAD ZONE.

UTILITY STATEMENT

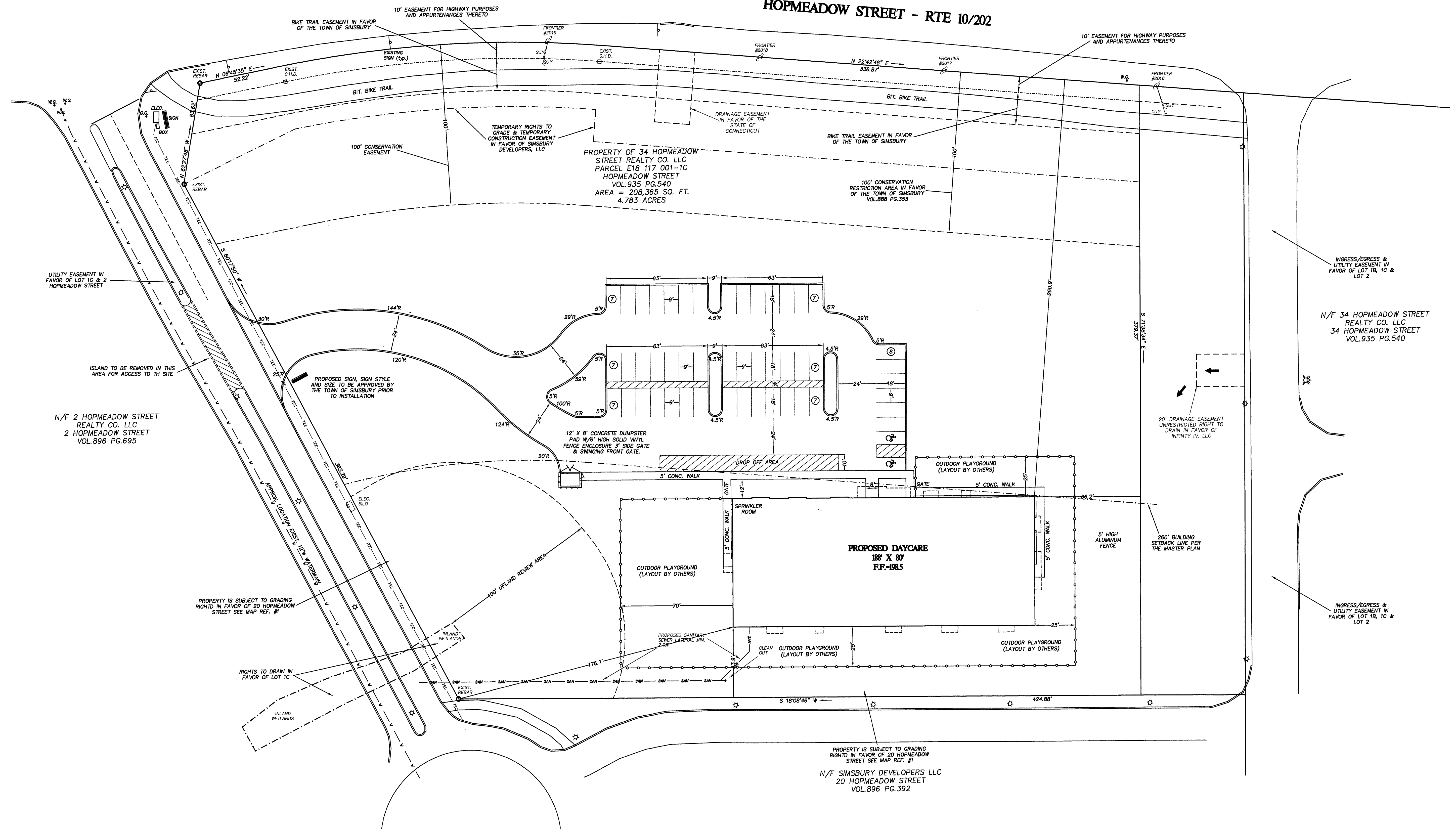
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. 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.



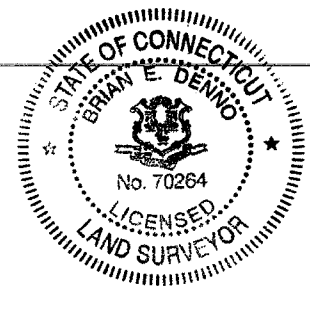
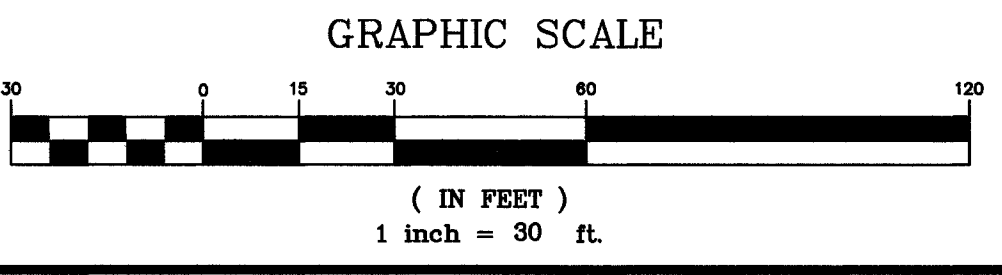
REVISIONS:  TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  NOT VALID UNLESS LINE SIGNATURE AND EMBOSSED SEAL IS AFFIXED DENNO LAND SURVEYING & CONSULTING, LLC 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081	<b>EXISTING CONDITIONS PLAN</b> <b>SITE PLAN</b> PREPARED FOR <b>CHILDCARE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



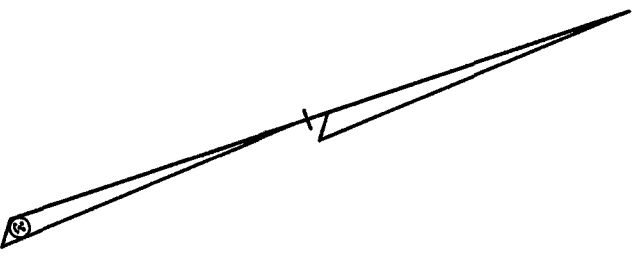
# HOPMEADOW STREET - RTE 10/202



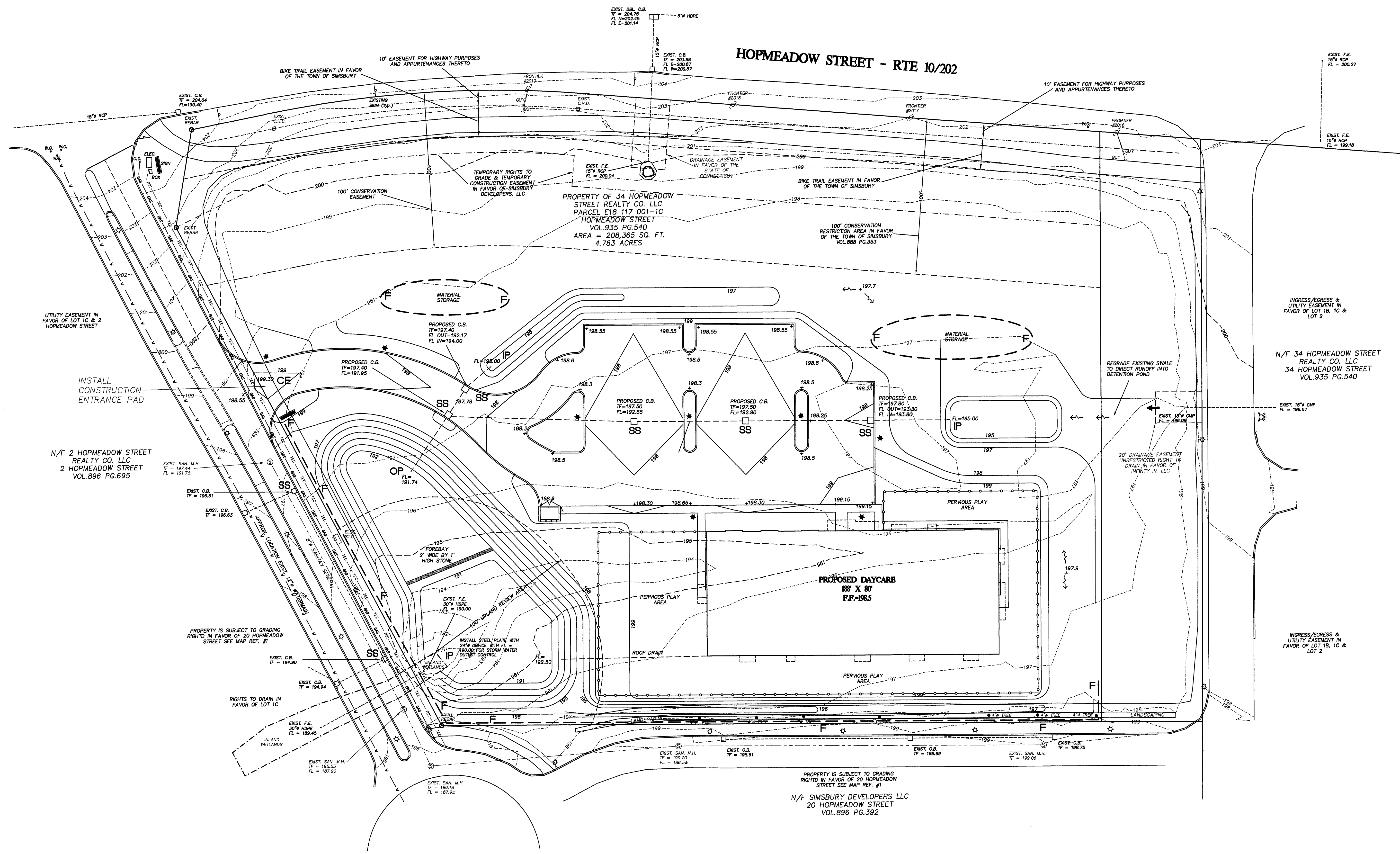
**UTILITY STATEMENT**  
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL, TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED 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:		<b>LAYOUT PLAN</b>	
		<b>SITE PLAN</b>	
		PREPARED FOR	
		CHILD CARE 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



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

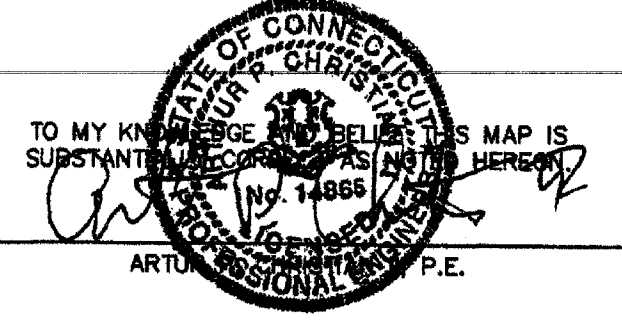
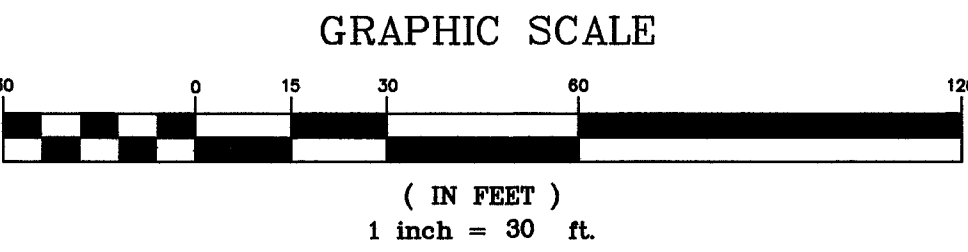
PROPOSED DAYCARE  
188' X 80'  
FF=198.5

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

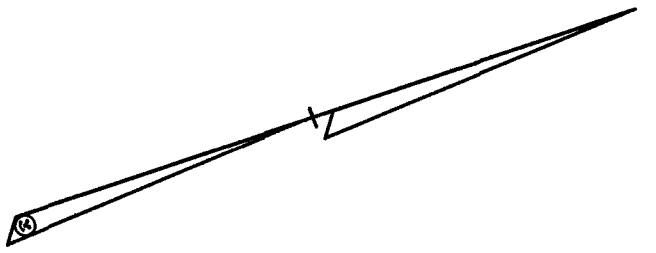
N/F SIMSBURY DEVELOPERS LLC  
20 HOPMEADOW STREET  
VOL.896 PG.392

**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.

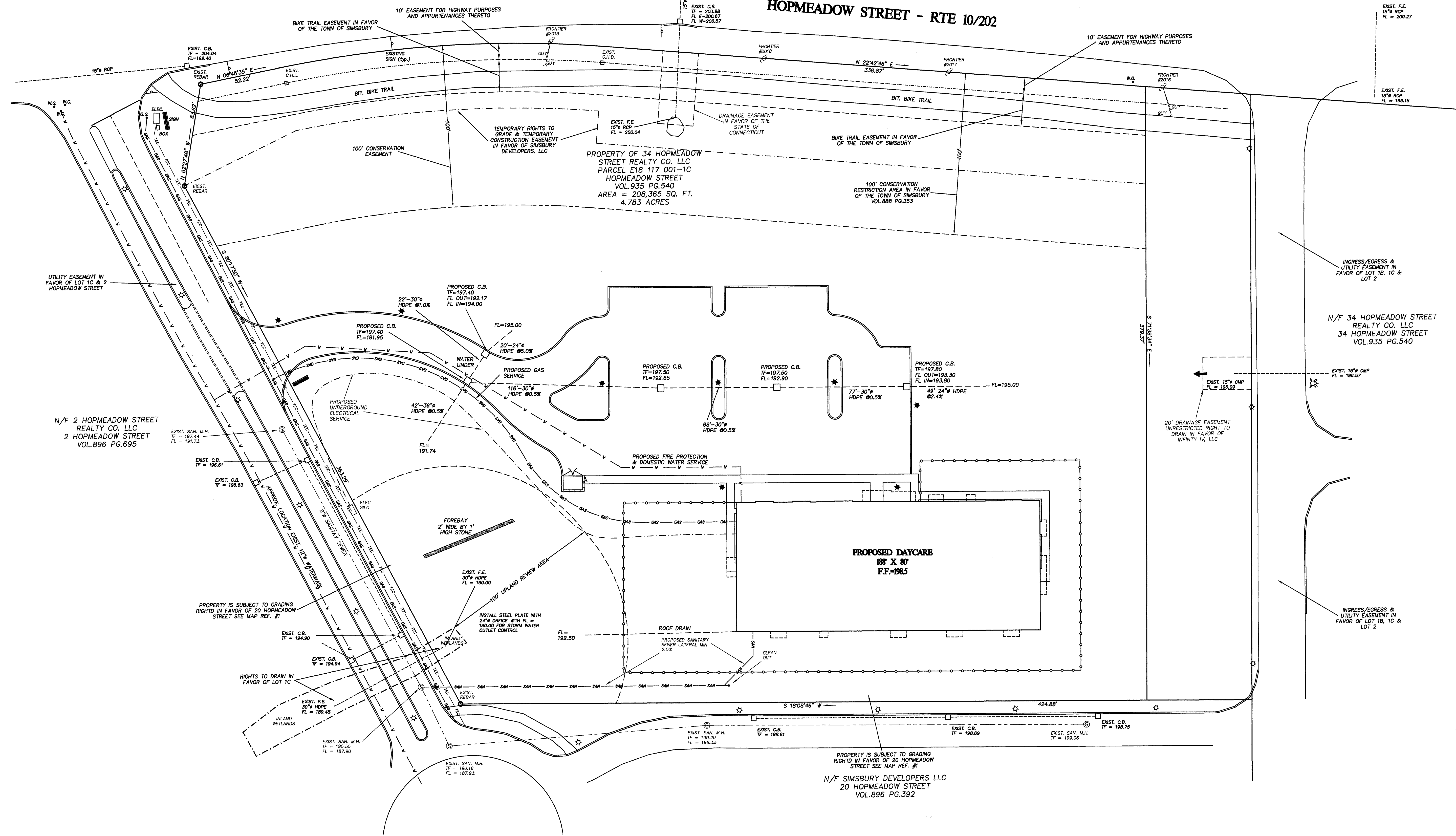


REVISIONS:  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
DENNO LAND SURVEYING & CONSULTING, LLC  
2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

GRADING & EROSION CONTROL PLAN		
<b>SITE PLAN</b>		
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



# HOPMEADOW STREET - RTE 10/202



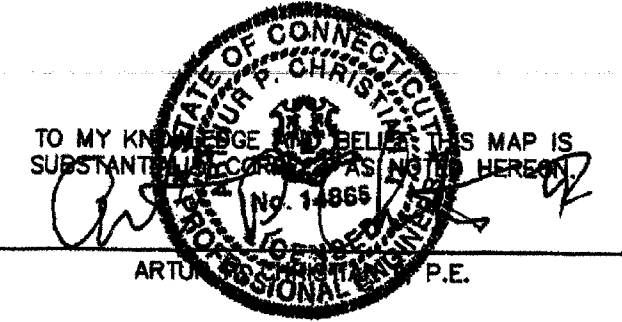
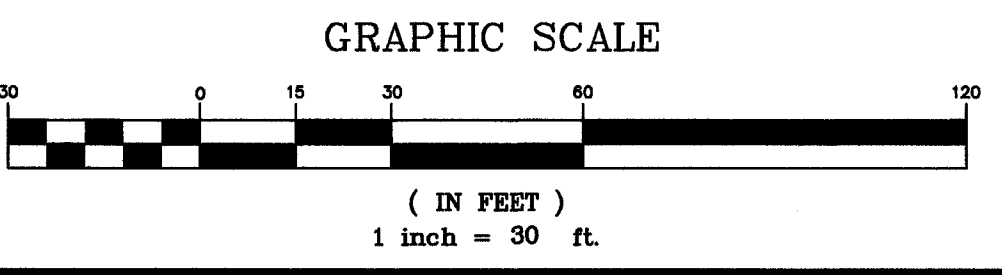
N/F 2 HOPMEADOW STREET  
REALTY CO. LLC  
2 HOPMEADOW STREET  
VOL.896 PG.695

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

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

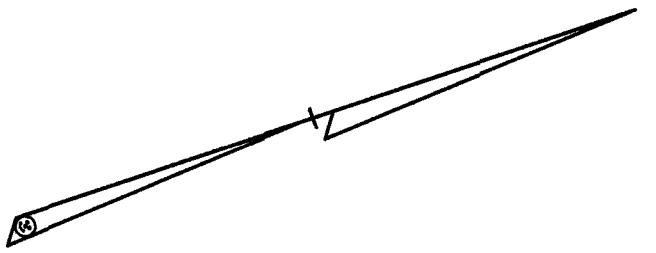
N/F SIMSBURY DEVELOPERS LLC  
20 HOPMEADOW STREET  
VOL.896 PG.392

**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:  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED  
DENNO LAND SURVEYING & CONSULTING, LLC  
2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

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

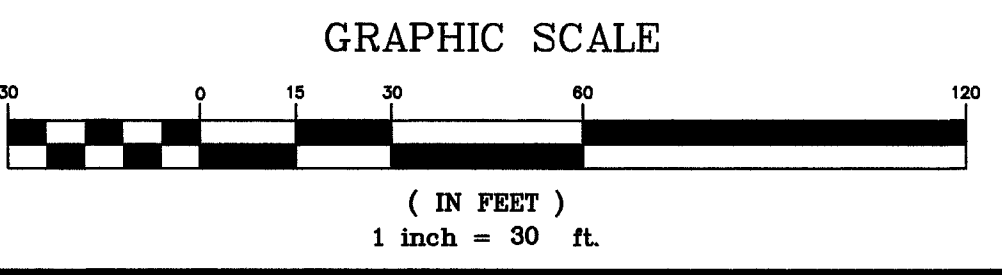
SITE PLANTING PLAN		
SYMBOL	DESCRIPTION	INSTALLED SIZE
	DECIDUOUS TREES: MAPLE, OAK, SYSCAMORE, TULIP TREE, TURELO	2.5" cal
	FLOWERING TREES: DOGWOOD, SHADBLow, REDBUD, HAWTHORN, MAGNOLIA	1.5-2" cal
	EVERGREEN TREES: WHITE PINE, SPRUCE, FUR, RED CEDAR	4-6' ht
	SHOWY BORDER FORSYTHIA RED CHOKEBERRY AMERICAN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

**LANDSCAPING PLAN**

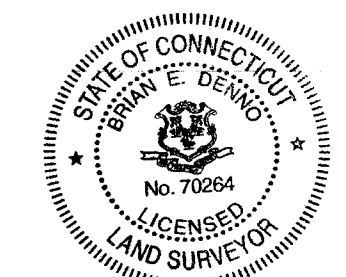
**SITE PLAN**  
 PREPARED FOR  
**CHILDCARE CENTER DREAM DEVELOPERS OF CT**  
**PARCEL 1C - 34 HOPMEADOW STREET**  
**SIMSBURY, CONNECTICUT**

REVISIONS:  
  
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS  
 SUBSTANTIALLY CORRECT AS NOTED HEREON.  
  
 NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED  
 DENNO LAND SURVEYING & CONSULTING, LLC  
 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

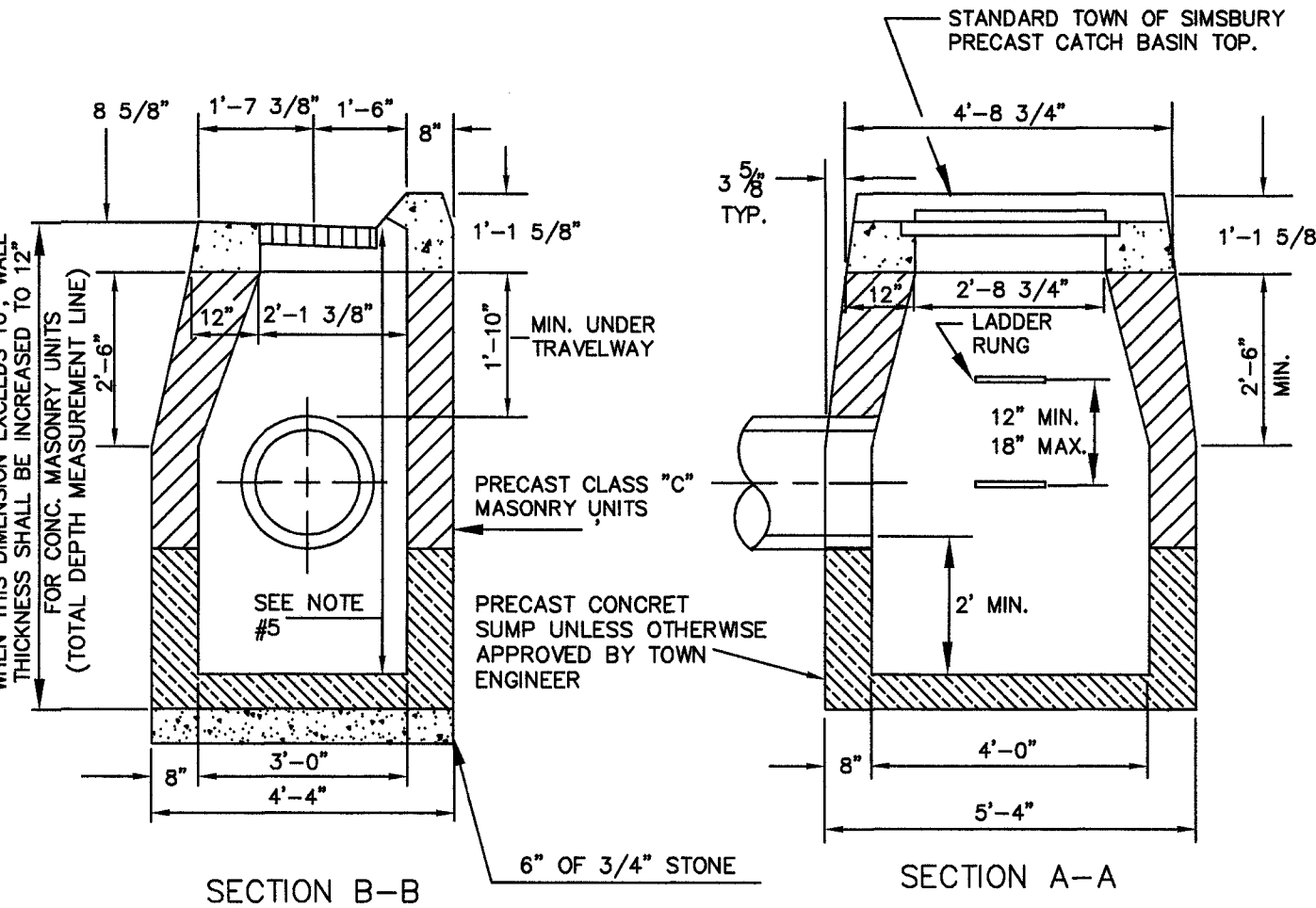
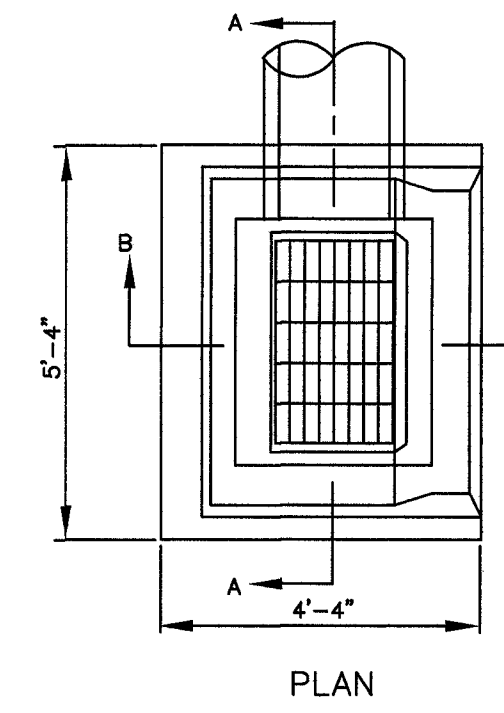
SCALE: 1"=30'  
 DATE: 3/8/24  
 SHEET NO.: 6 OF 9



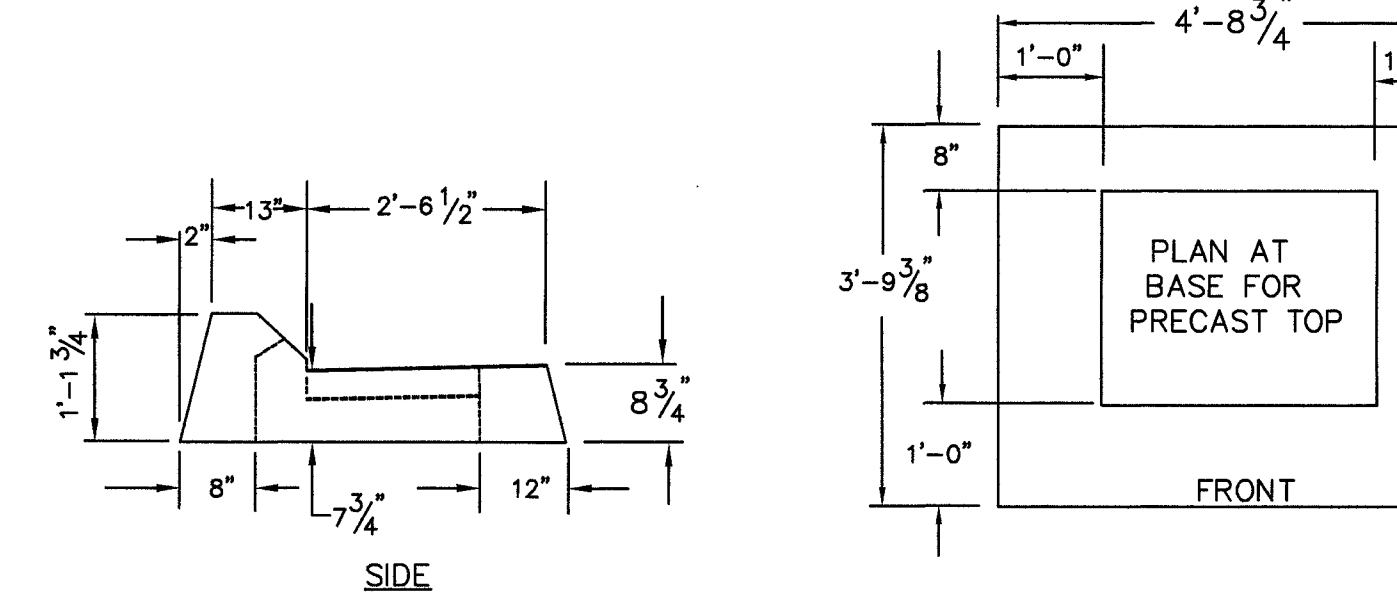
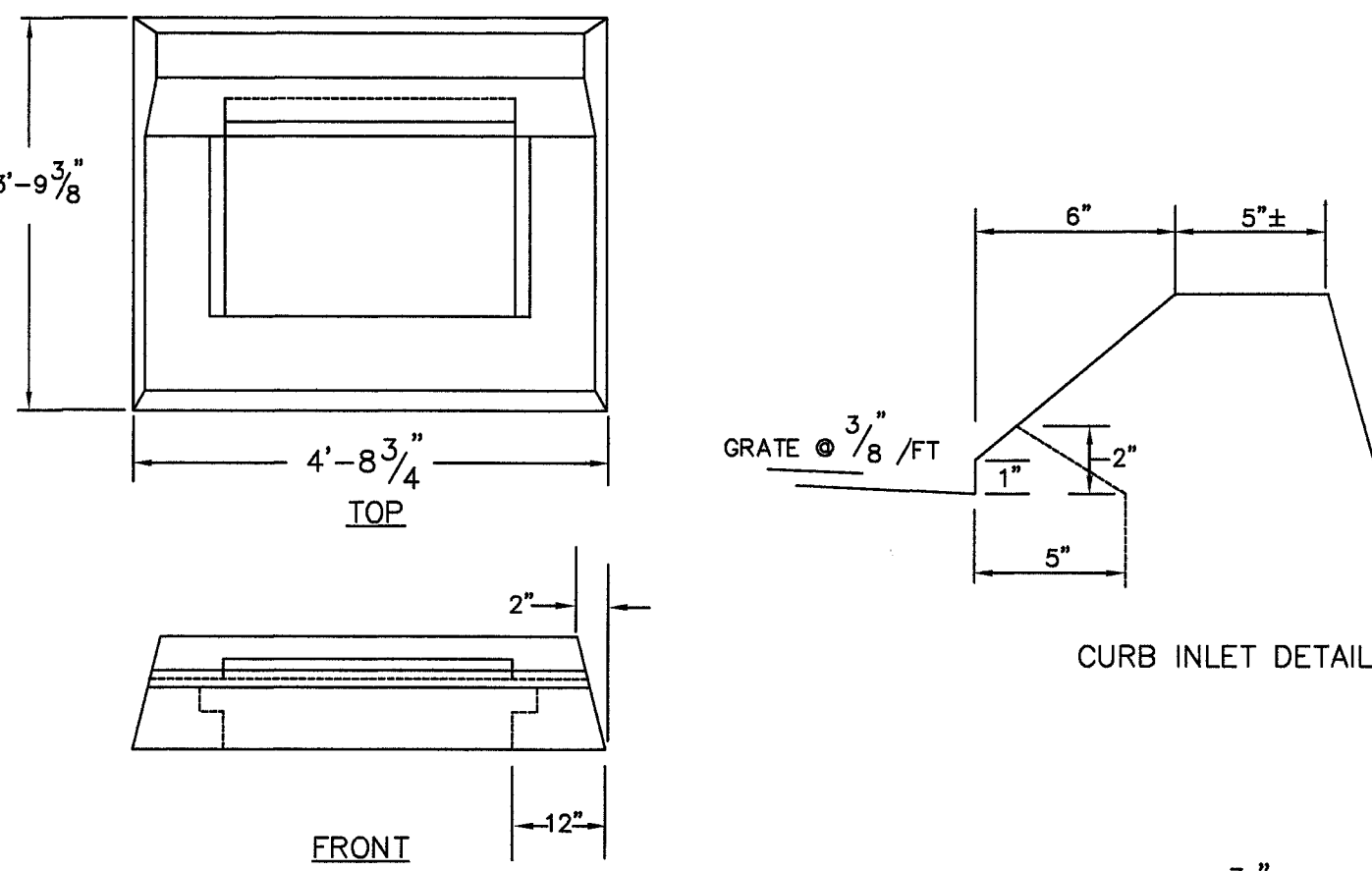
**UTILITY STATEMENT**  
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED 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.



- 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.

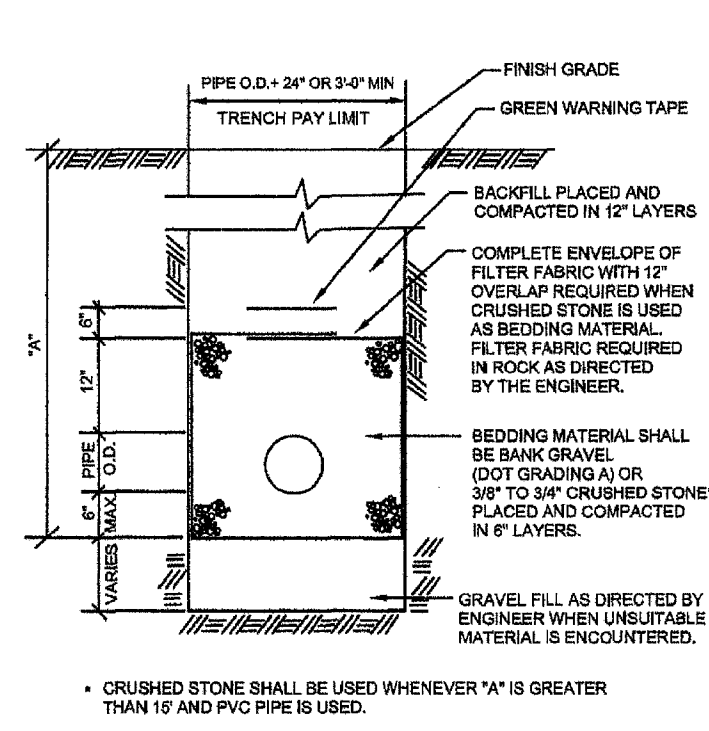


'C' TYPE CATCH BASIN

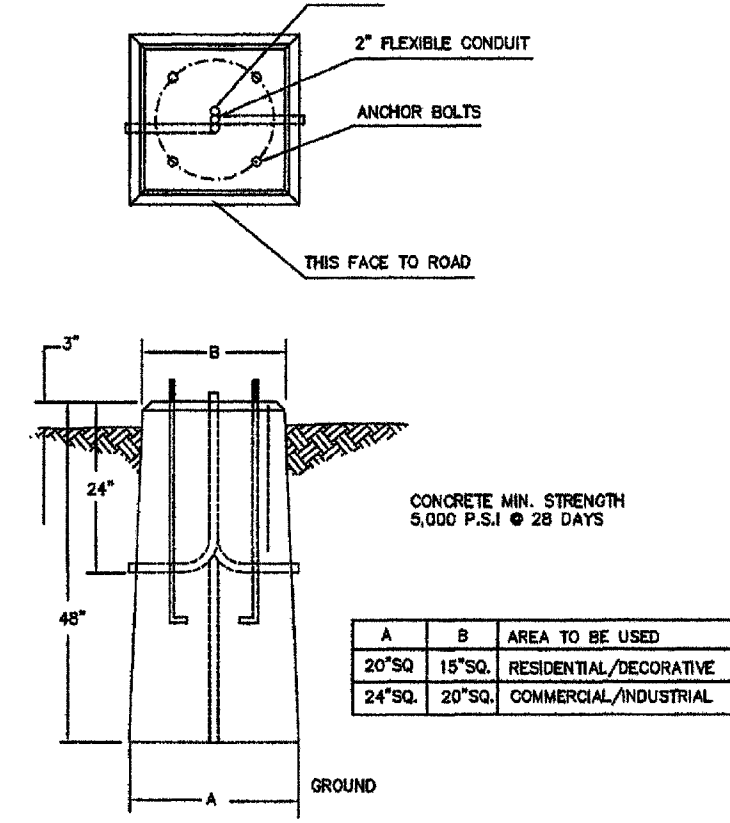


'C' TYPE CATCH BASIN TOP

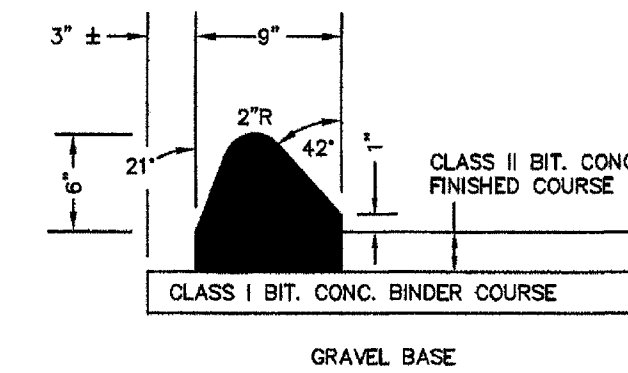
- NOTES:
- 1) ALL DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO SUBMIT MANUFACTURERS SHOP DRAWINGS OF SPECIFIC PRODUCT, FOR APPROVAL BY THE ENGINEER.
  - 2) A 3'-0 3/4" x 1'-7 3/8" GALVANIZED, BICYCLE SAFE GRATE SHALL BE USED



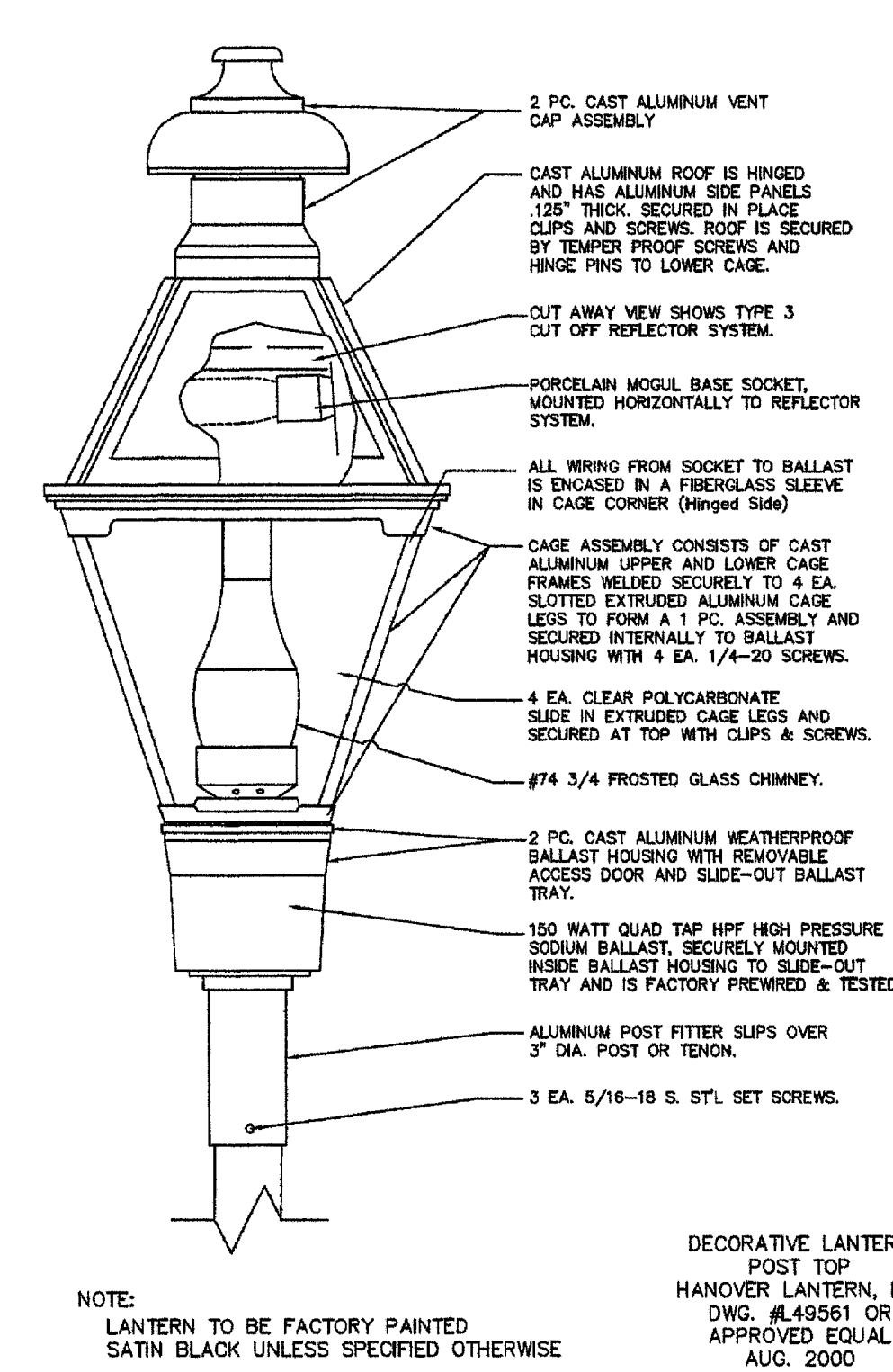
SANITARY SEWER TRENCH



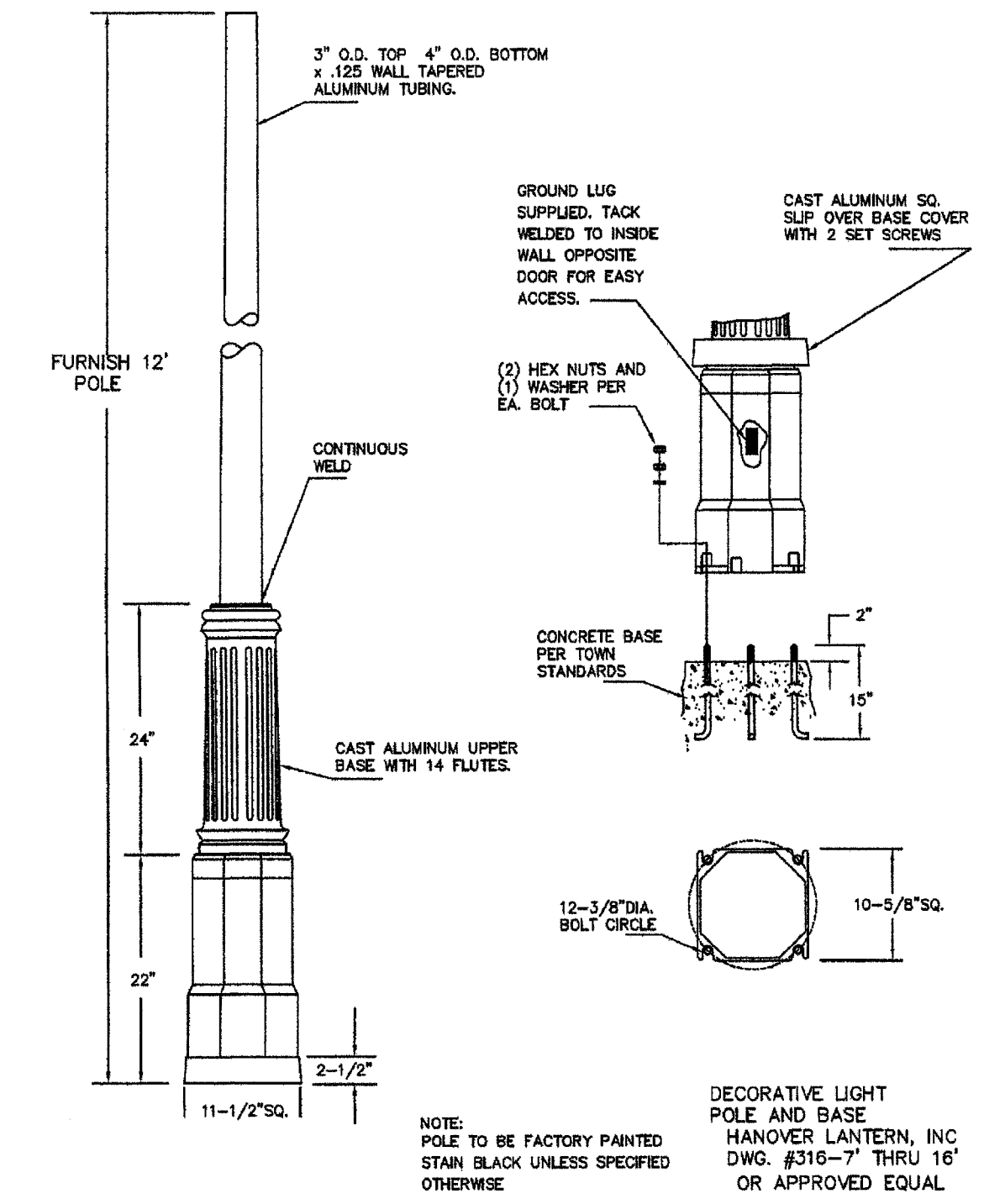
PRECAST CONCRETE LIGHT STANDARD BASE



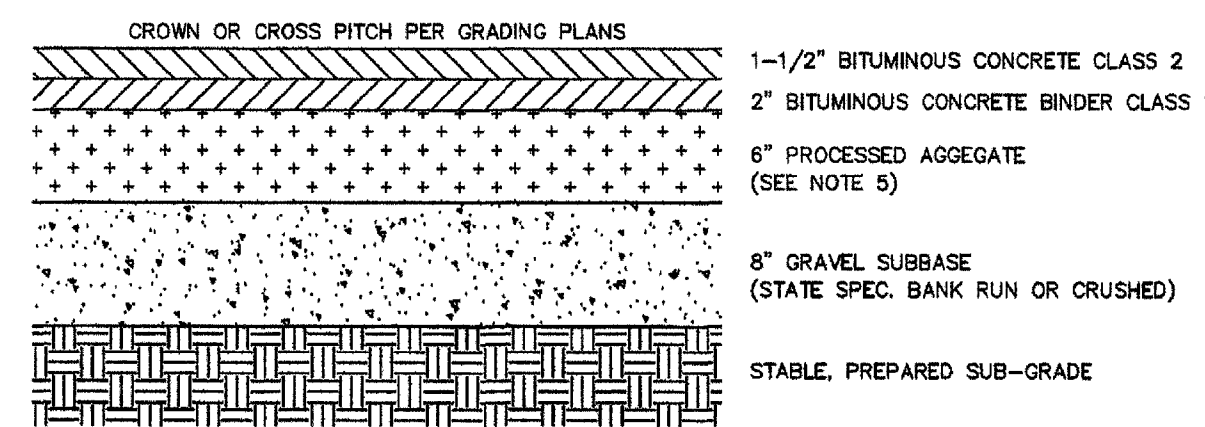
BITUMINOUS CONCRETE LIP CURBING



DECORATIVE SITE LIGHTING

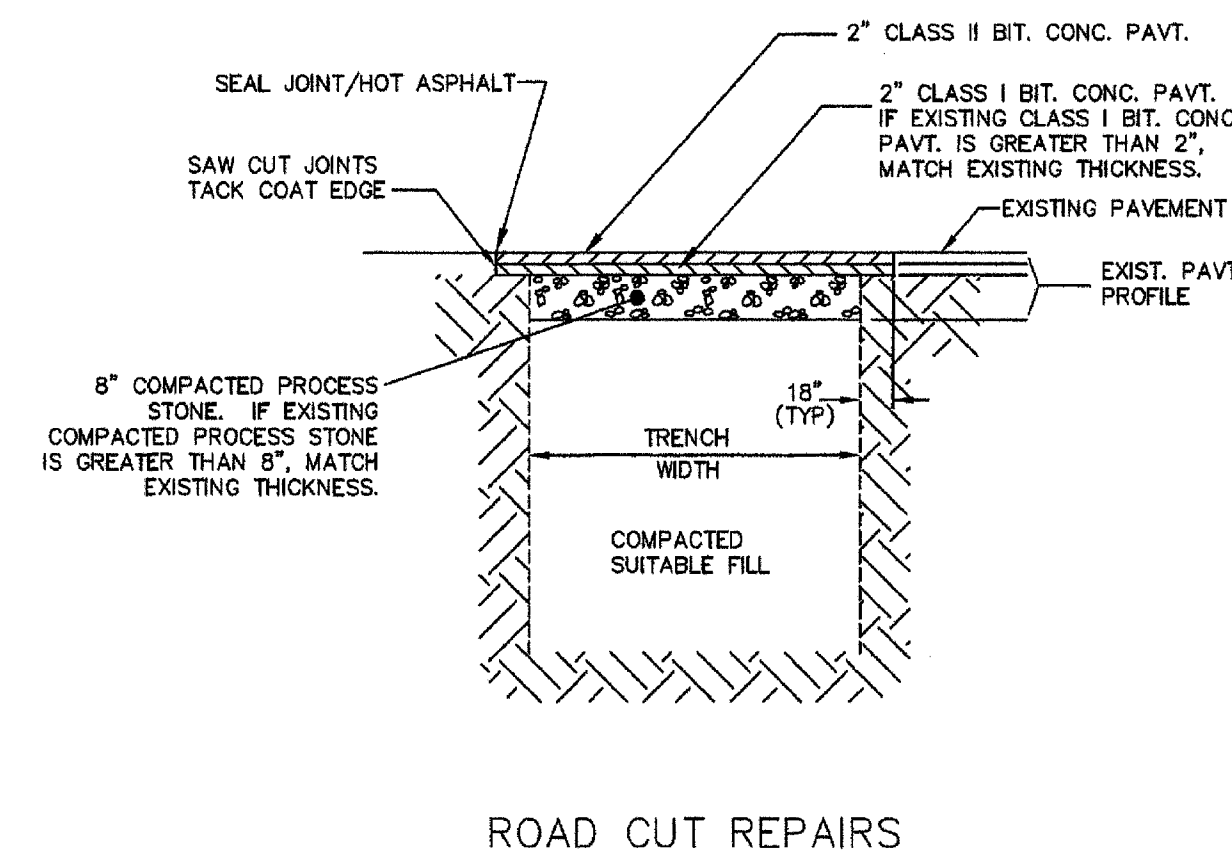


DECORATIVE LIGHT POLE AND BASE

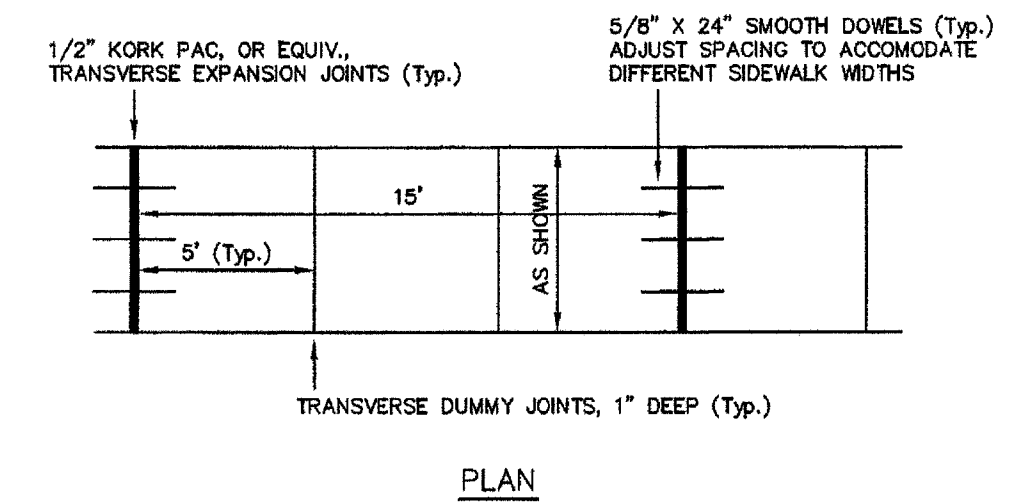


BITUMINOUS PAVEMENT SECTION

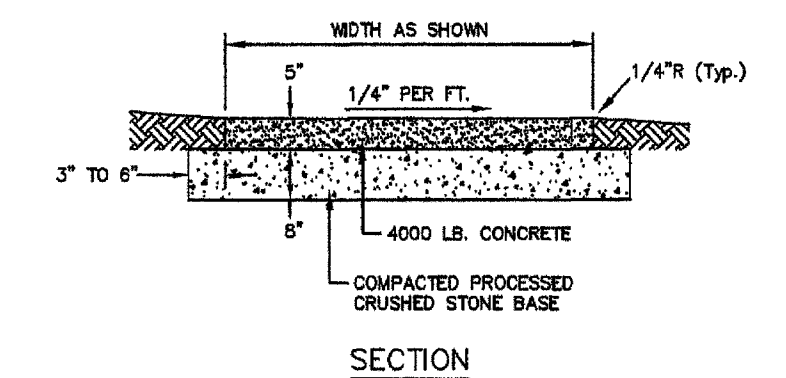
- NOTES:
1. SEE TOWN OF SIMSBURY DESIGN STANDARDS AND DETAIL SHEET FOR GUIDE RAIL REQUIREMENTS.
  2. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTHS.
  3. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE TOWN ENGINEER MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL BE APPLIED 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.



ROAD CUT REPAIRS



PLAN



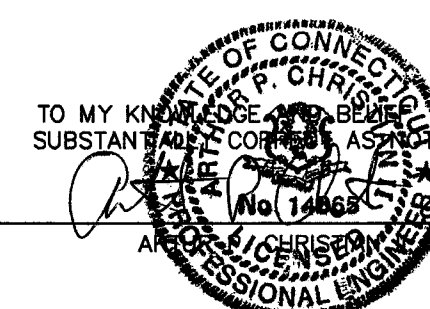
SECTION

CONCRETE SIDEWALK

CONSTRUCTION DETAILS PLAN 1

**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.: 7 OF 9



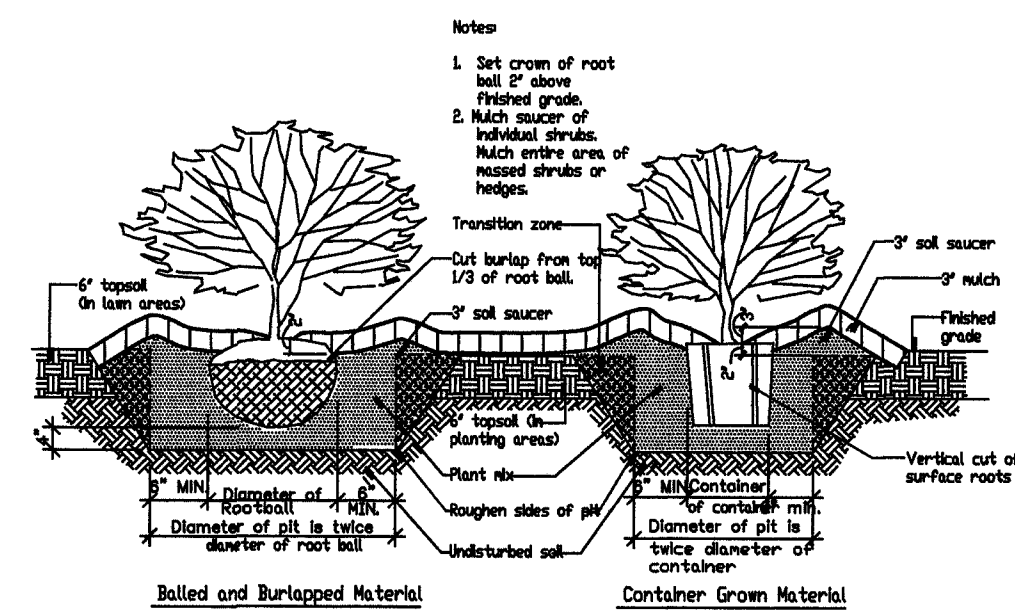
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

REVISIONS:

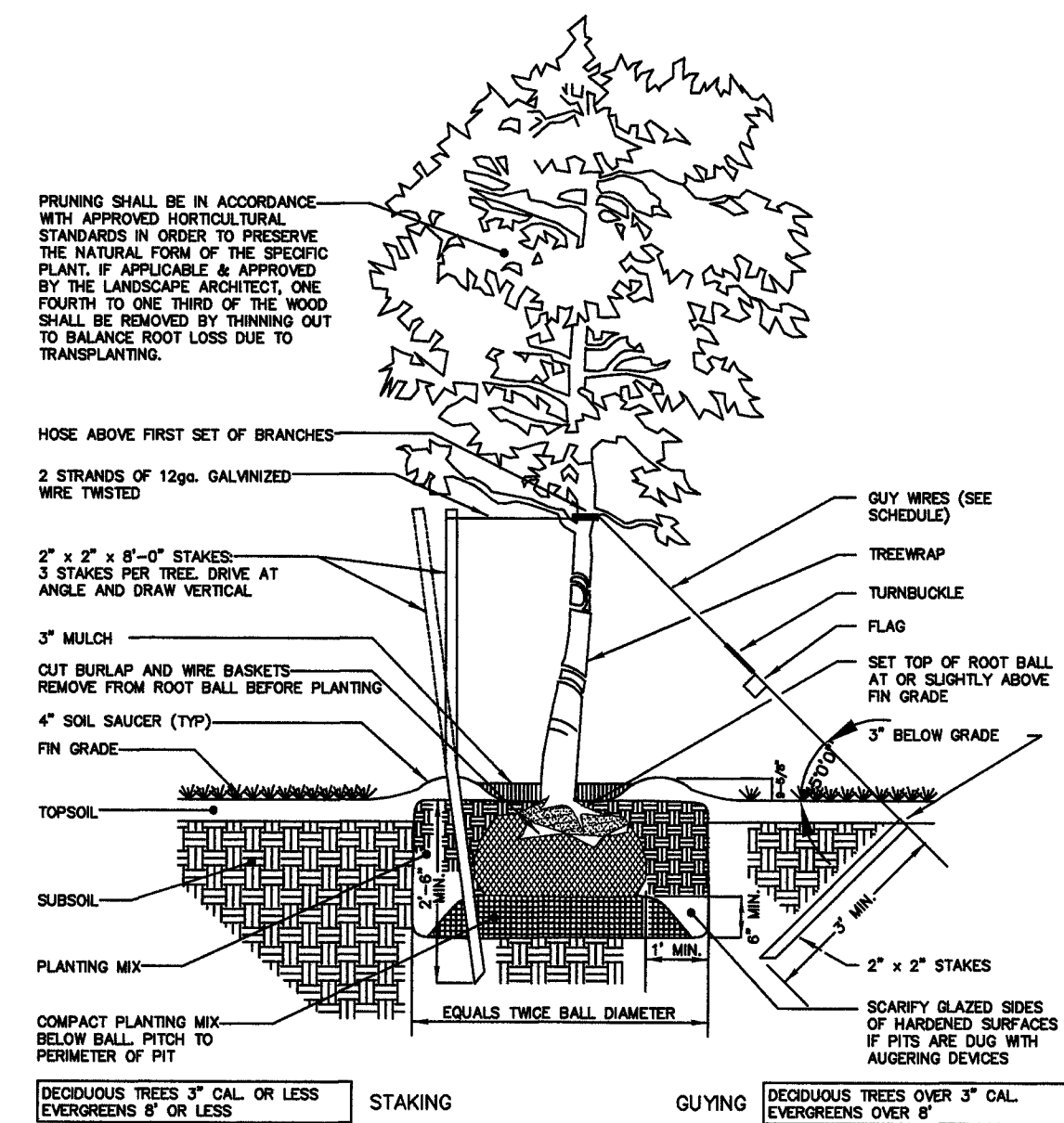
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

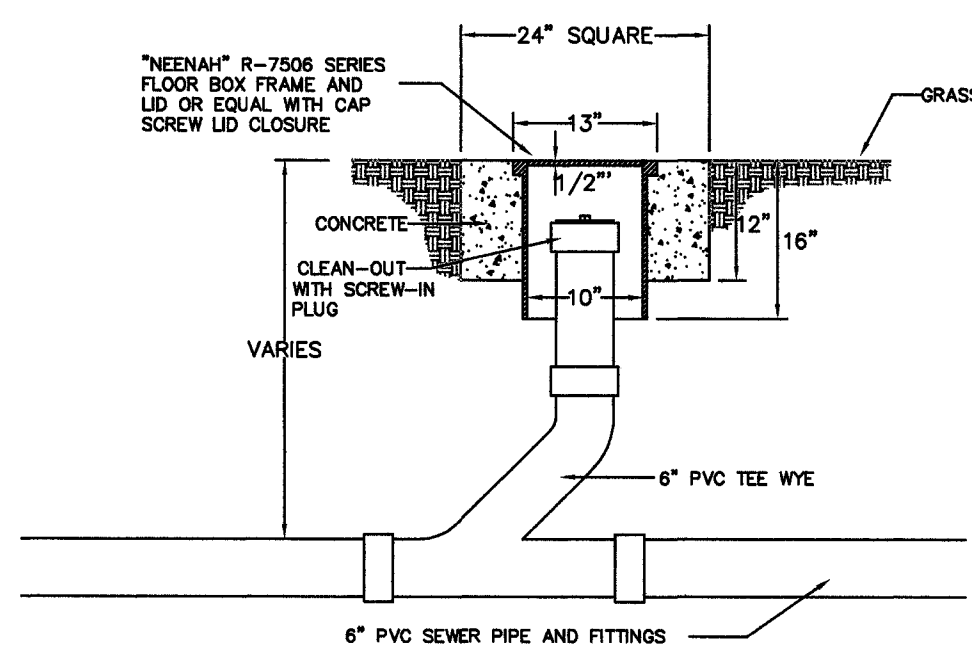




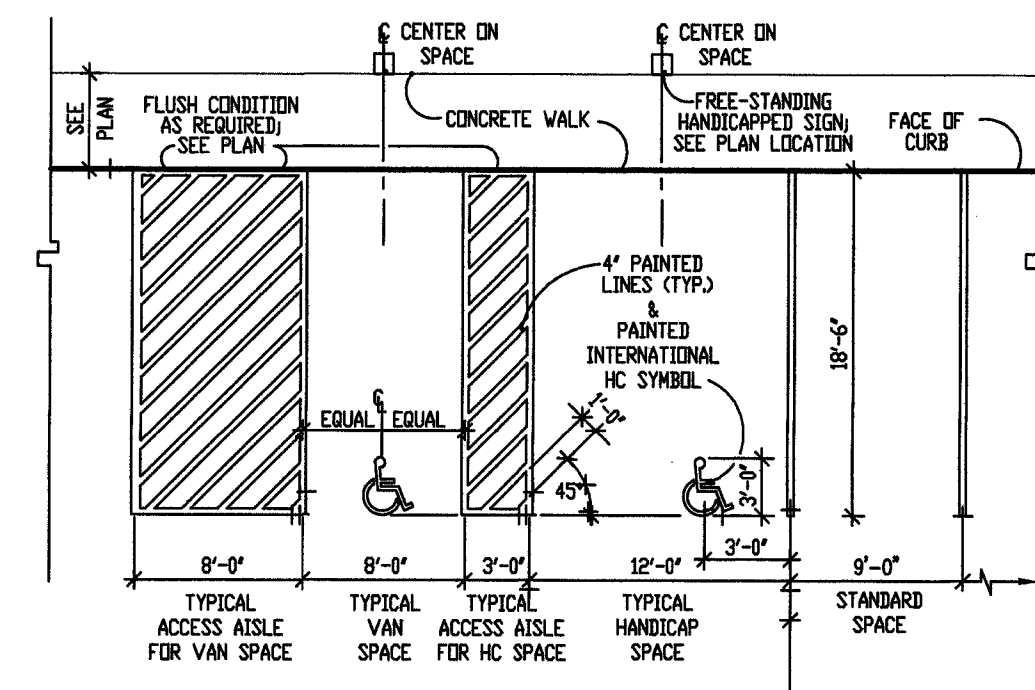
SHRUB PLANTING DETAIL



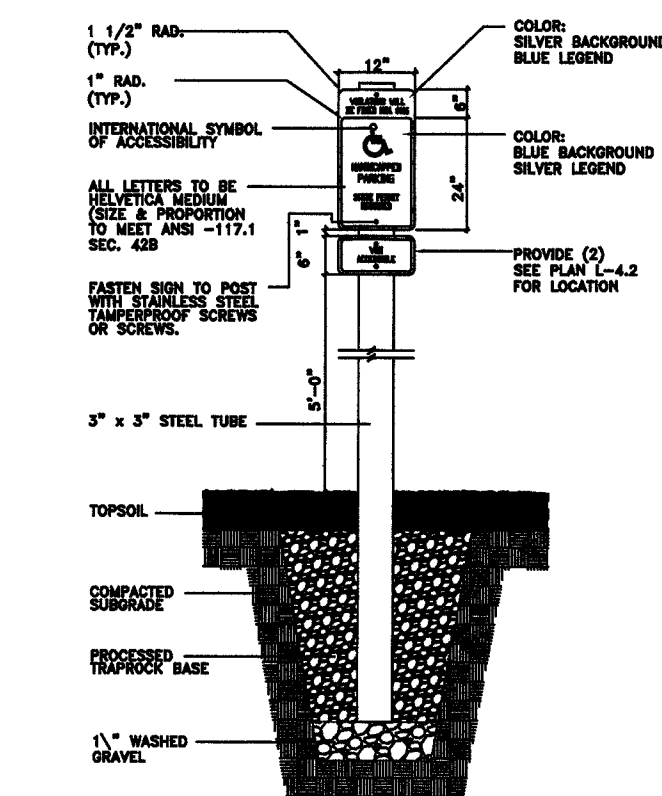
TREE PLANTING DETAIL



CLEAN-OUT DETAIL  
SCALE: NONE

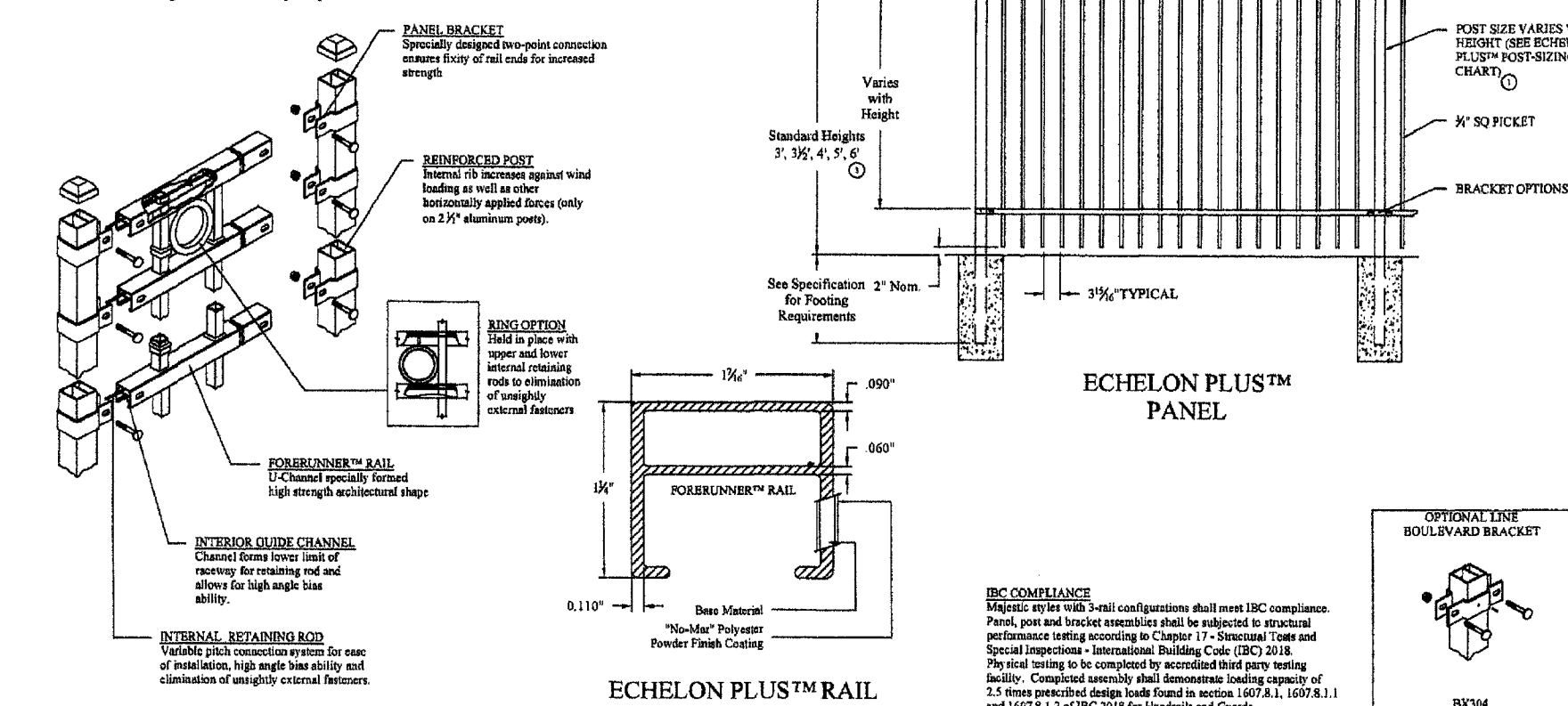


Handicap Parking Layout  
N.T.S.



Handicap Parking Signage & Typical Sign Mounting  
N.T.S.

- NOTES:
1. Post size and gauge depends on fence height and wind loads. See ECHELON PLUS™ specifications for post sizing chart.
  2. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
  3. Additional heights available by request.

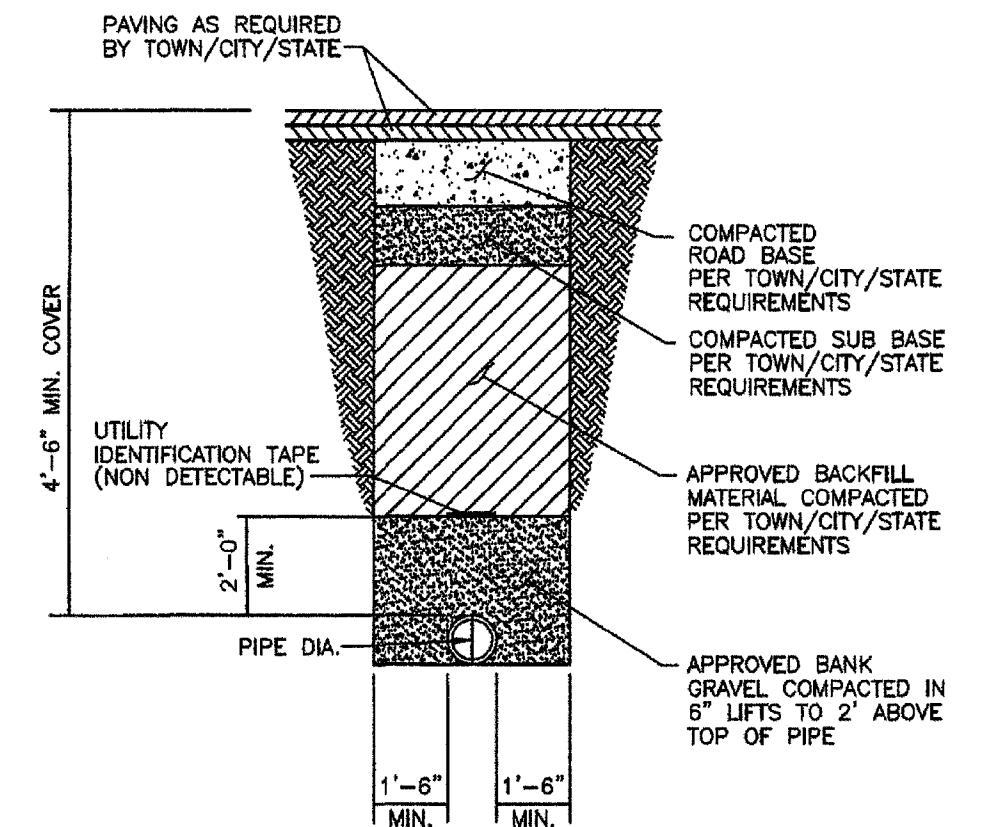


ECHELON PLUS™ MAJESTIC 3-RAIL PANEL

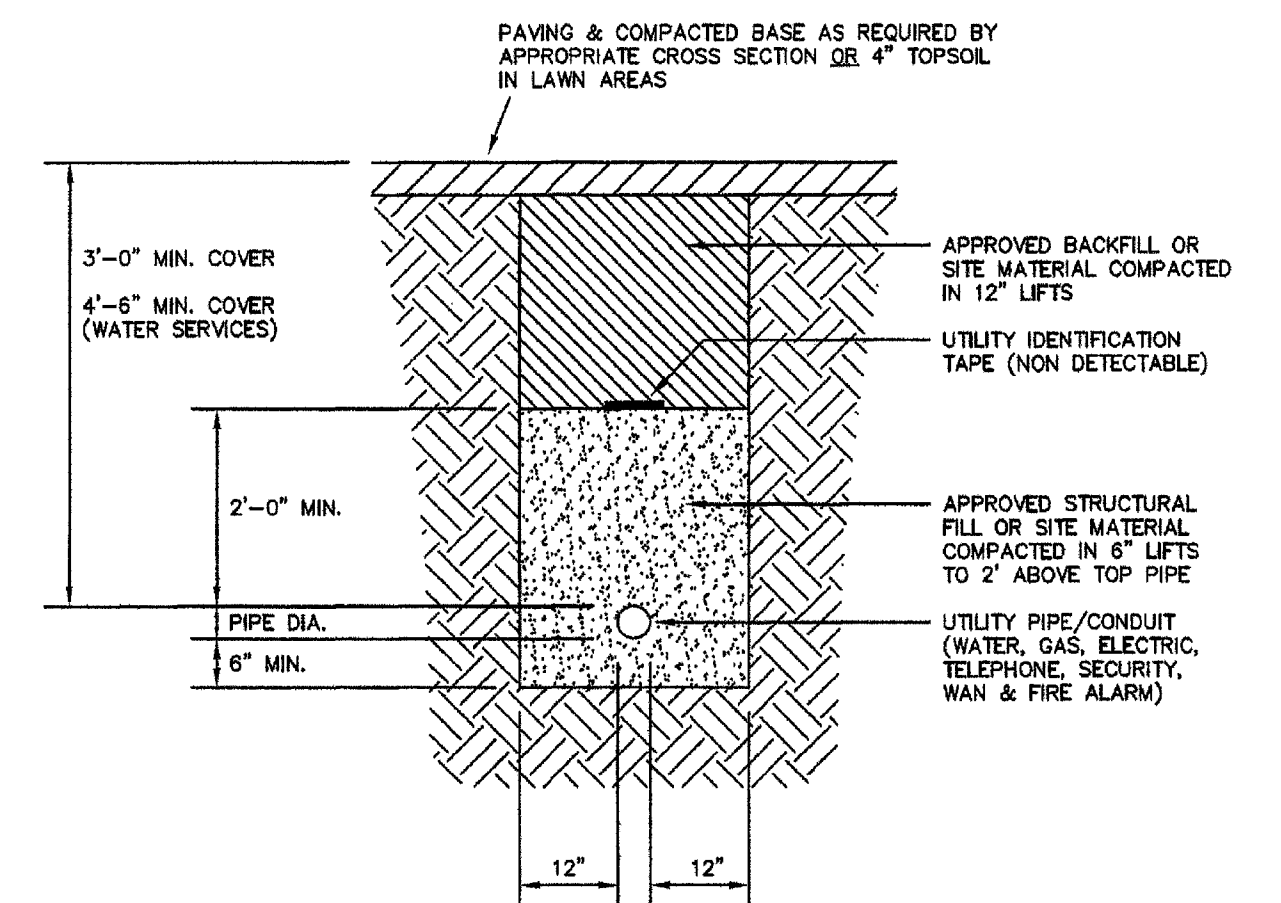
FENCE PRODUCTS  
AMERISTAR FENCE.COM | 800-321-8724  
ASSA ABLOY the global leader in door opening solutions

AMERISTAR  
ASSA ABLOY

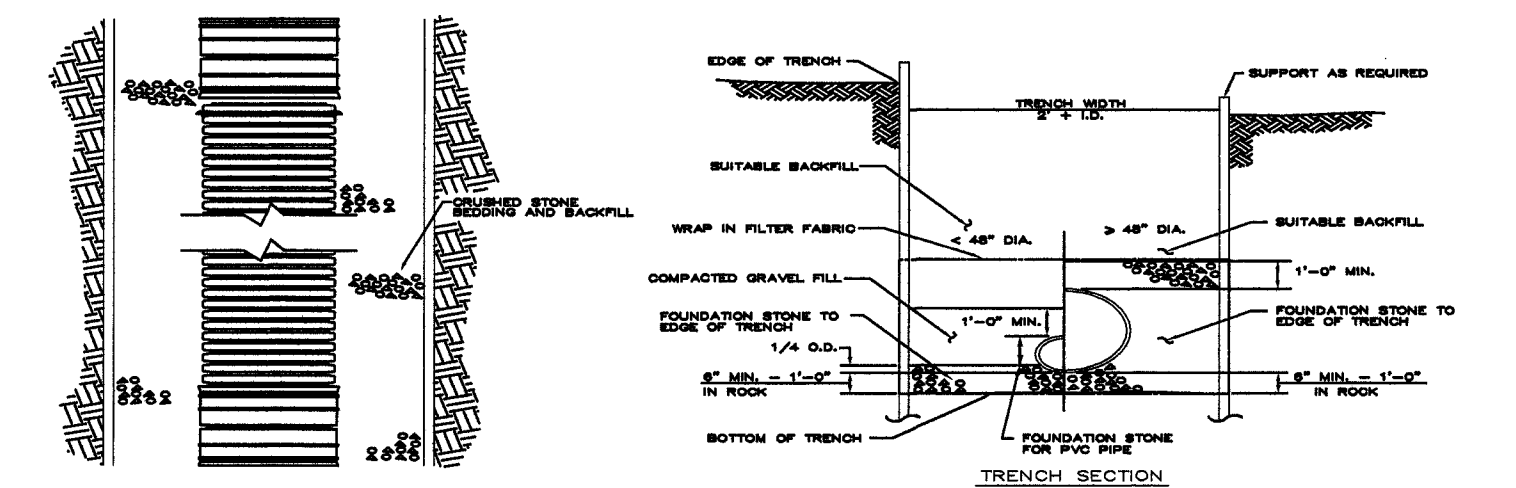
5' TALL ECHELON PLUS MAJESTIC BLACK ALUMINIUM FENCE



WATER SERVICE TRENCH



UTILITY TRENCH DETAIL



- NOTE:
1. HDPE STORM SEWER PIPE (12" DIA.) SHALL BE HANCOCK HDPE OR PRODUCT APPROVED BY SITE ENGINEER. RUBBER GASKETS OR EQUAL.
  2. REFER TO OTHER DETAILS FOR INFILTRATION PIPES.
  3. INSTALL PER DETAIL & MANUFACTURER INSTRUCTIONS, PARTICULARLY REGARDING BACKFILL & COMPACTION.
  4. ADD FILTER FABRIC AROUND CRUSHED STONE.

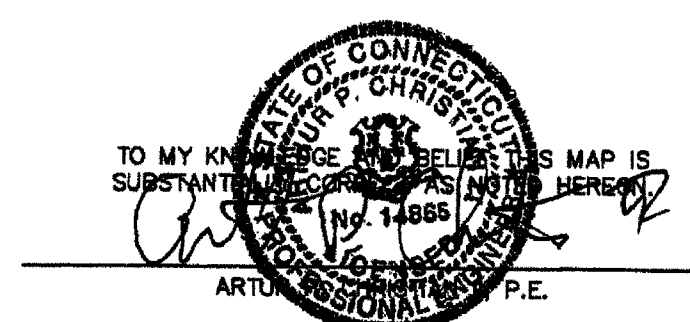
TYP. HDPE STORM SEWER PIPE INSTALLATION  
N.T.S.

CONSTRUCTION DETAILS PLAN 2

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

REVISIONS:

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



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

SCALE: N.T.S.      DATE: 3/8/24      SHEET NO.: 8 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, 3<sup>rd</sup> 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]*

⑈00 1 10 7⑈ ⑆0 2 200004 6⑆

160005 74 3⑈

#1107

bal due amount - \$ 250

Town total \$ 450-