

CHILDCARE FACILITY

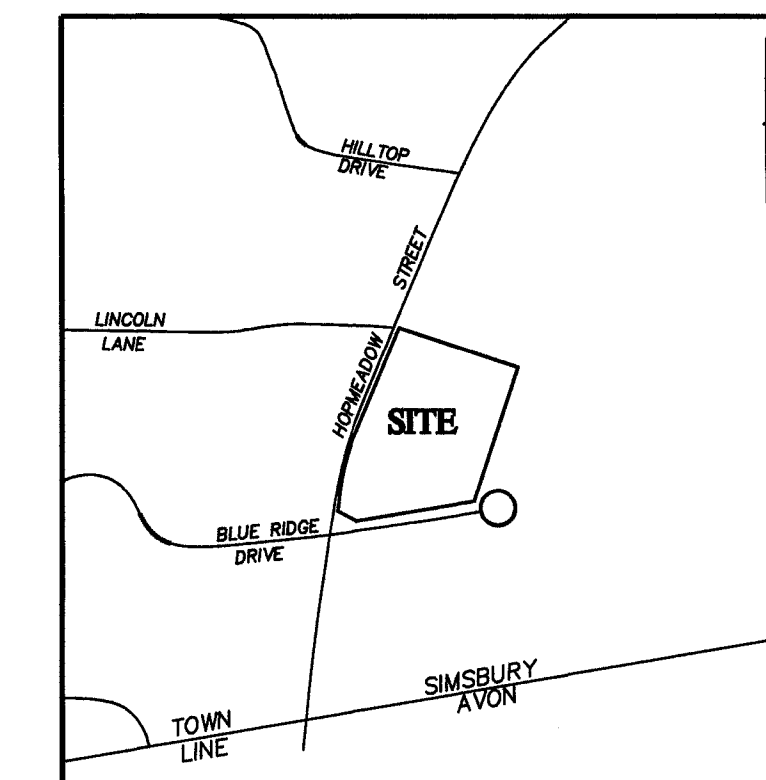
PARCEL ID: E18 117 001-1C HOPMEADOW STREET - SIMSBURY, CONNECTICUT

APPLICANT:
OWNER:
SITE PLANNER:

CHILDCARE CENTER DREAM DEVELOPERS OF CT
34 HOPMEADOW STREET REALTY CO. LLC
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 TOTAL SPACES
36 SPACES INCLUDING 2 HANDICAP SPACES
14 RESERVE 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 FROM FIELD TOPOGRAPHY BE DENNO LAND SURVEYING
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 TOWN STAFF AND/OR COMMISSION REVIEW.
21. ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.

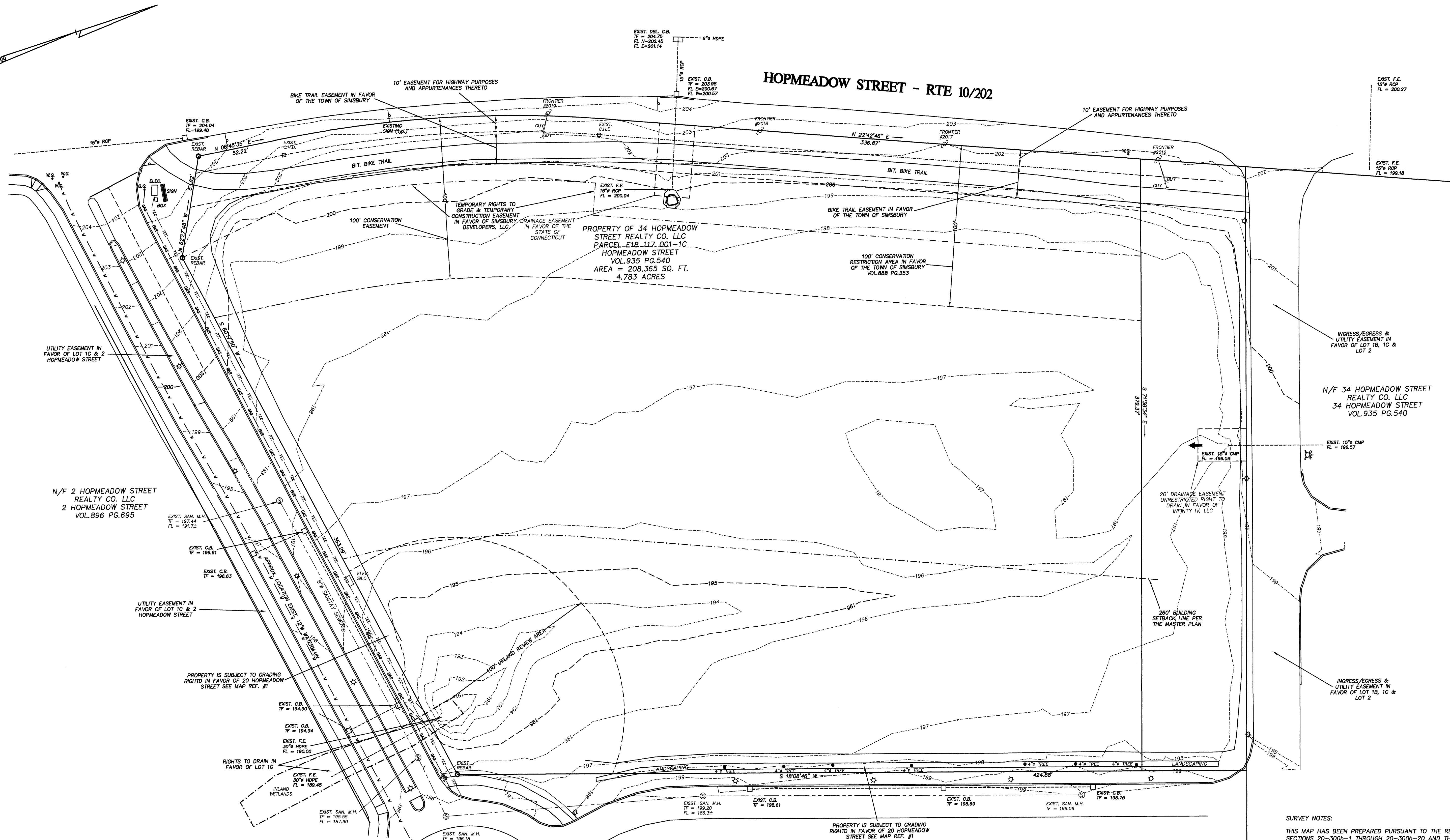


KEY MAP

<p>---250--- EXISTING CONTOUR</p> <p>X^{272.2} EXISTING SPOT GRADE</p> <p>258 PROPOSED CONTOUR</p> <p>+^{221.0} TOP OF FRAME ELEVATION</p> <p>271.0</p> <p>□ EXISTING CATCH BASIN</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION</p> <p>~~~~~ LIMIT OF EXISTING VEGETATION TO REMAIN</p> <p>OP 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 ◊ PROPOSED CATCH BASIN</p> <p>MH ⊕ PROPOSED STORM MANHOLE</p> <p>YD ○ PROPOSED YARD DRAIN</p> <p>FE ▽ 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>---TEC--- TELEPHONE, ELECTRIC & CABLE</p> <p>☆ EXIST. LIGHT</p> <p>★ PROPOSED LIGHT</p>
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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

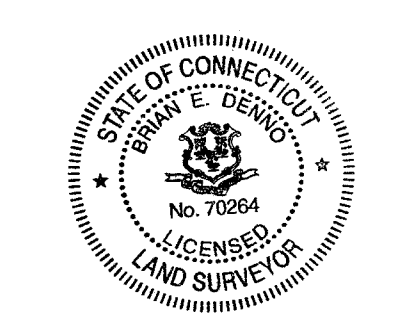
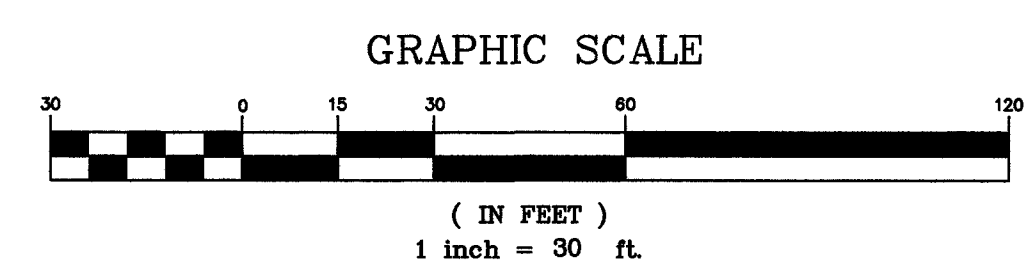
HOPMEADOW STREET - RTE 10/202



- MAP REFERENCES:**
- "ALTA/ACSM LAND TITLE SURVEY PROPERTY 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: HORIZ: 1" = 100' 12/9/2014"

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.



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.

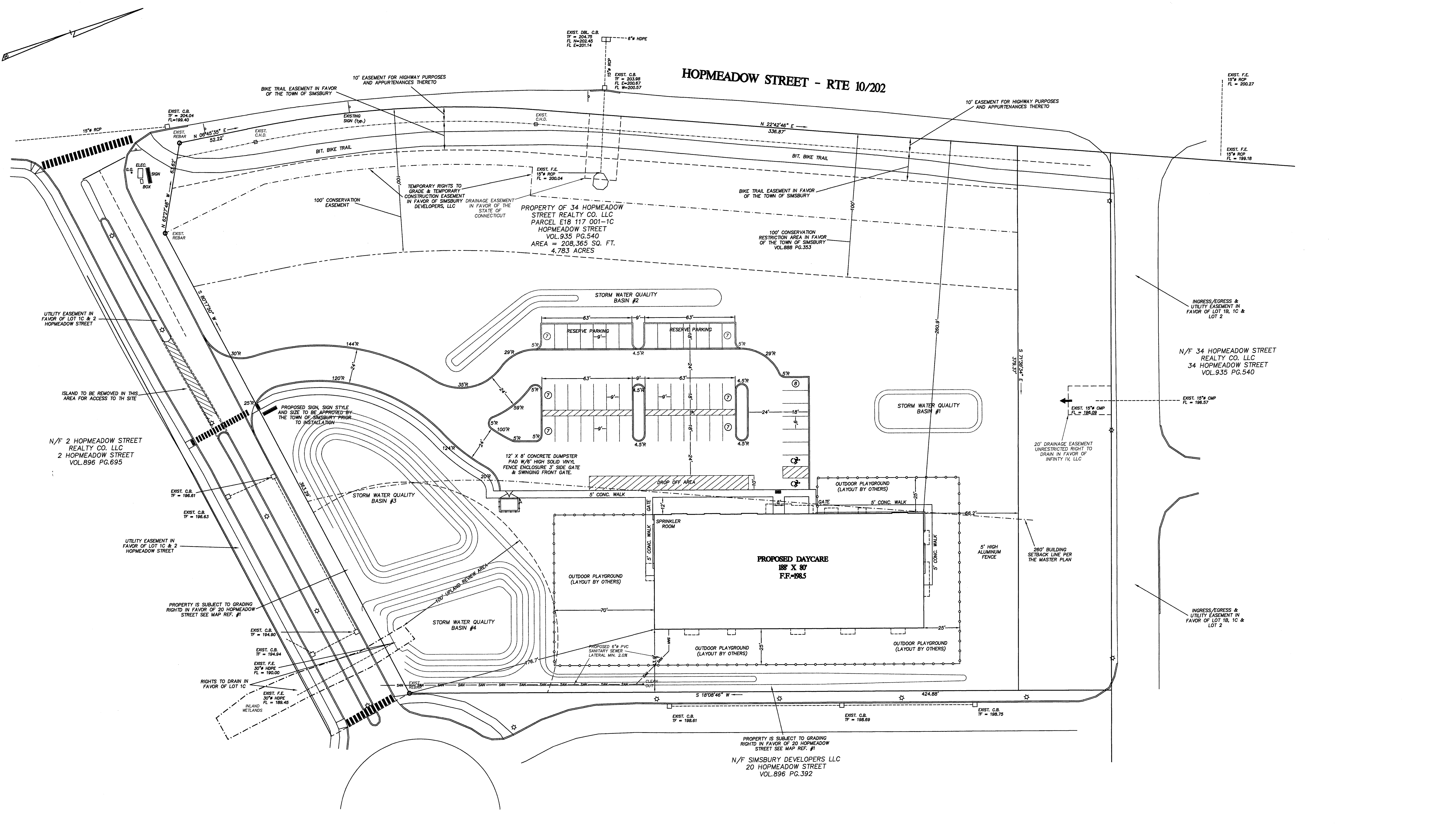
BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NAVD 88.

PROPERTY IS LOCATED IN THE PAD ZONE.

EXISTING CONDITIONS PLAN SITE PLAN PREPARED FOR CHILDCARE CENTER DREAM DEVELOPERS OF CT PARCEL 1C - 34 HOPMEADOW STREET SIMSBURY, CONNECTICUT			
REVISIONS: 4/01/24 - PER TOWN STAFF & COMMISSIONS TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. <small>NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED</small> 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

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. 198.5

EXIST. DBL. C.B.
 TF = 204.75
 FL = 202.45
 FL E=201.14

EXIST. C.B.
 TF = 203.98
 FL = 200.67
 FL W=200.57

EXIST. F.E.
 15" RCP
 FL = 200.27

EXIST. F.E.
 15" RCP
 FL = 199.18

EXIST. C.B.
 TF = 204.04
 FL = 199.40

EXIST. C.B.
 TF = 200.04
 FL = 199.40

EXIST. F.E.
 15" RCP
 FL = 200.04

EXIST. C.B.
 TF = 198.61

EXIST. C.B.
 TF = 198.63

EXIST. C.B.
 TF = 194.90

EXIST. C.B.
 TF = 194.94

EXIST. F.E.
 30" HDPE
 FL = 190.00

EXIST. F.E.
 30" HDPE
 FL = 189.45

EXIST. C.B.
 TF = 198.61

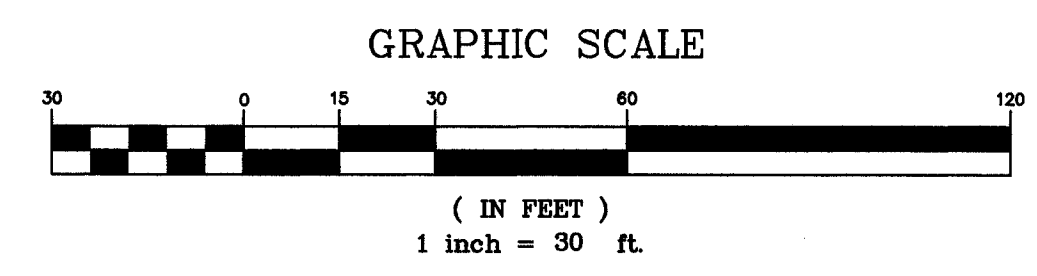
EXIST. C.B.
 TF = 198.69

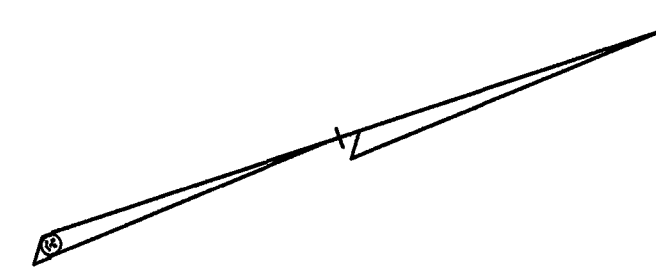
EXIST. C.B.
 TF = 198.75

REVISIONS:		
4/01/24 - PER TOWN STAFF & COMMISSIONS		
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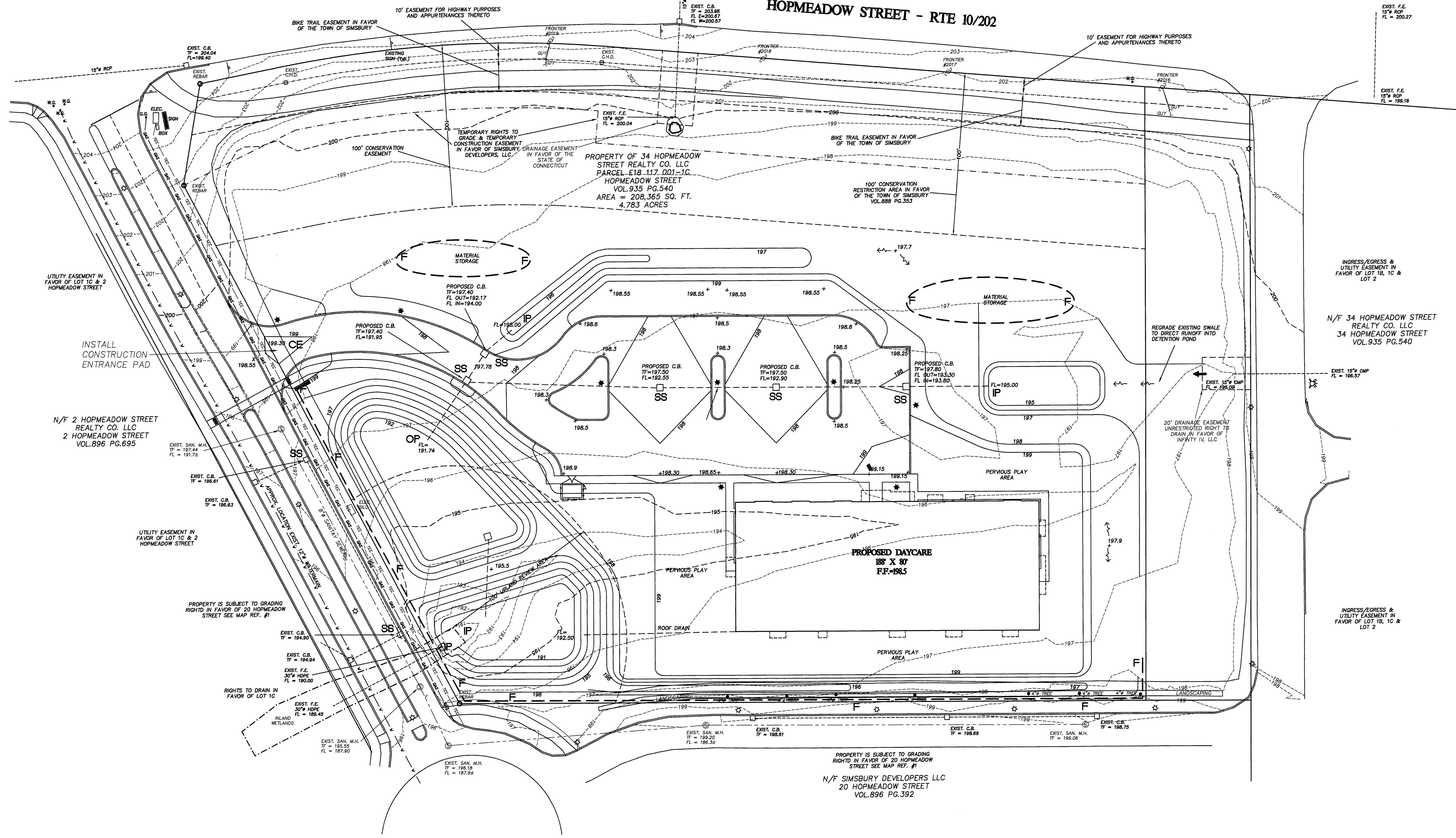
LAYOUT PLAN		
SITE PLAN		
PREPARED FOR		
CHILDCARE CENTER DREAM DEVELOPERS OF CT		
PARCEL 1C - 34 HOPMEADOW STREET		
SIMSBURY, CONNECTICUT		
SCALE 1"=30'	DATE 3/8/24	SHEET NO. 3 OF 9

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.





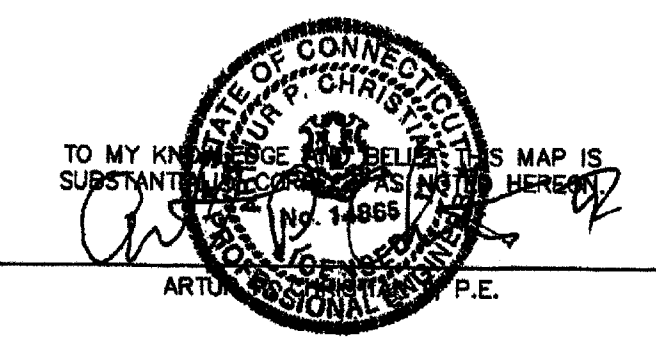
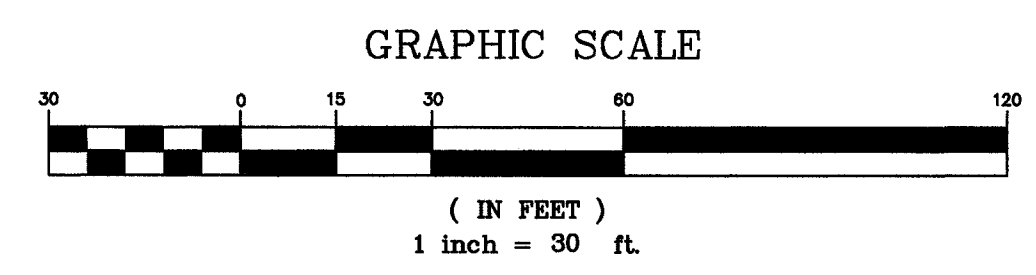
HOPMEADOW STREET - RTE 10/202



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. = 198.5

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4/01/24 - PER TOWN STAFF & COMMISSION

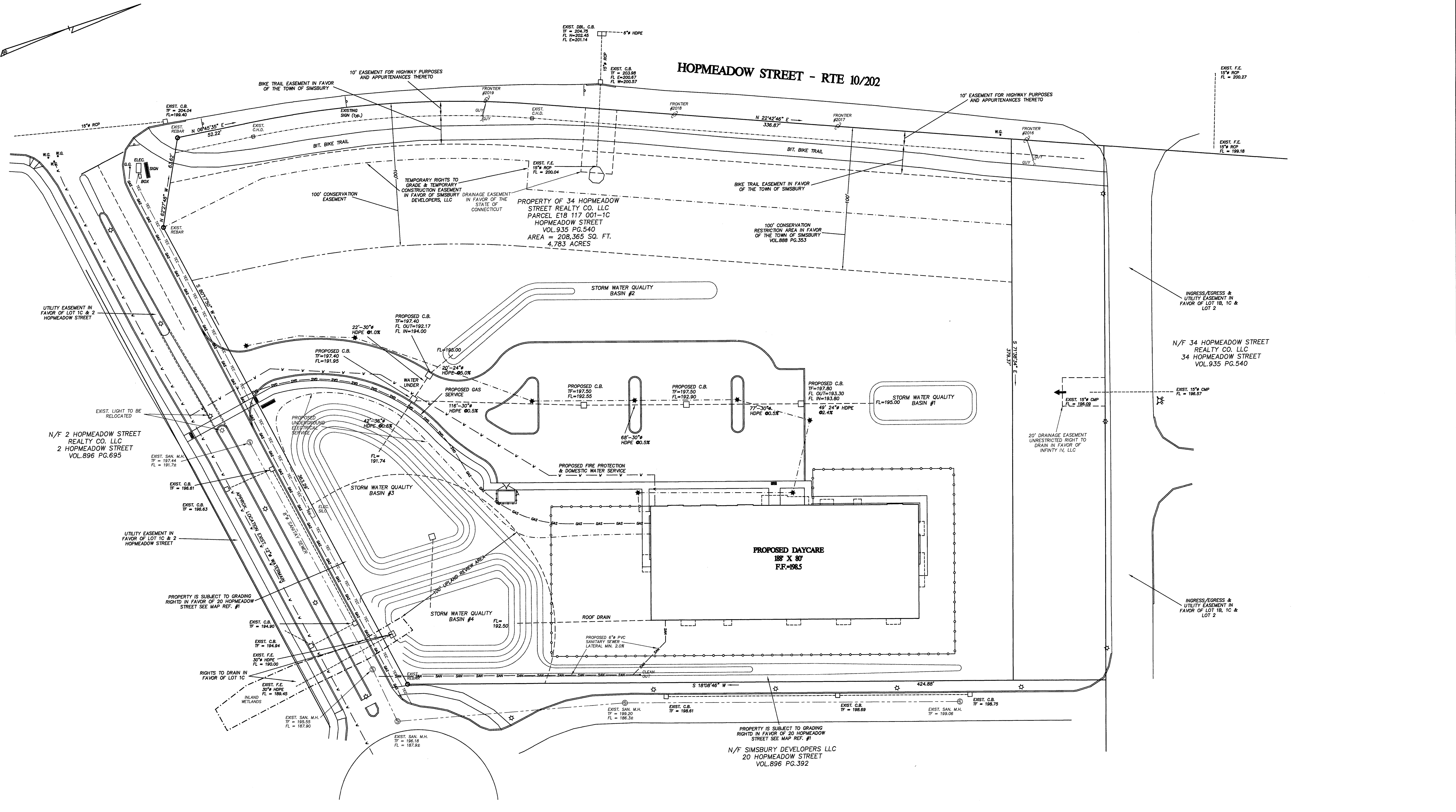
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

GRADING & EROSION CONTROL PLAN

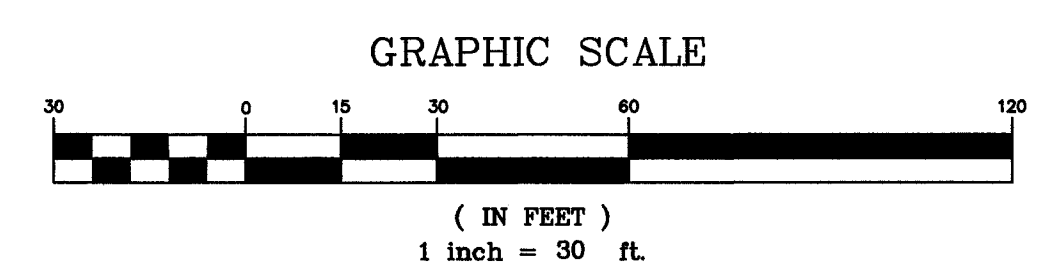
SITE PLAN
PREPARED FOR
CHILD CARE CENTER DREAM DEVELOPERS OF CT
PARCEL 1C - 34 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE: 1"=30'
DATE: 3/8/24
SHEET NO.: 4 OF 9

HOPMEADOW STREET - RTE 10/202



UTILITY STATEMENT
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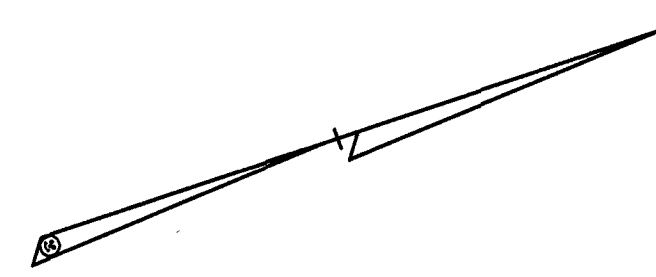
UTILITY PLAN

REVISIONS:
 4/01/24 - PER TOWN STAFF & COMMISSIONS

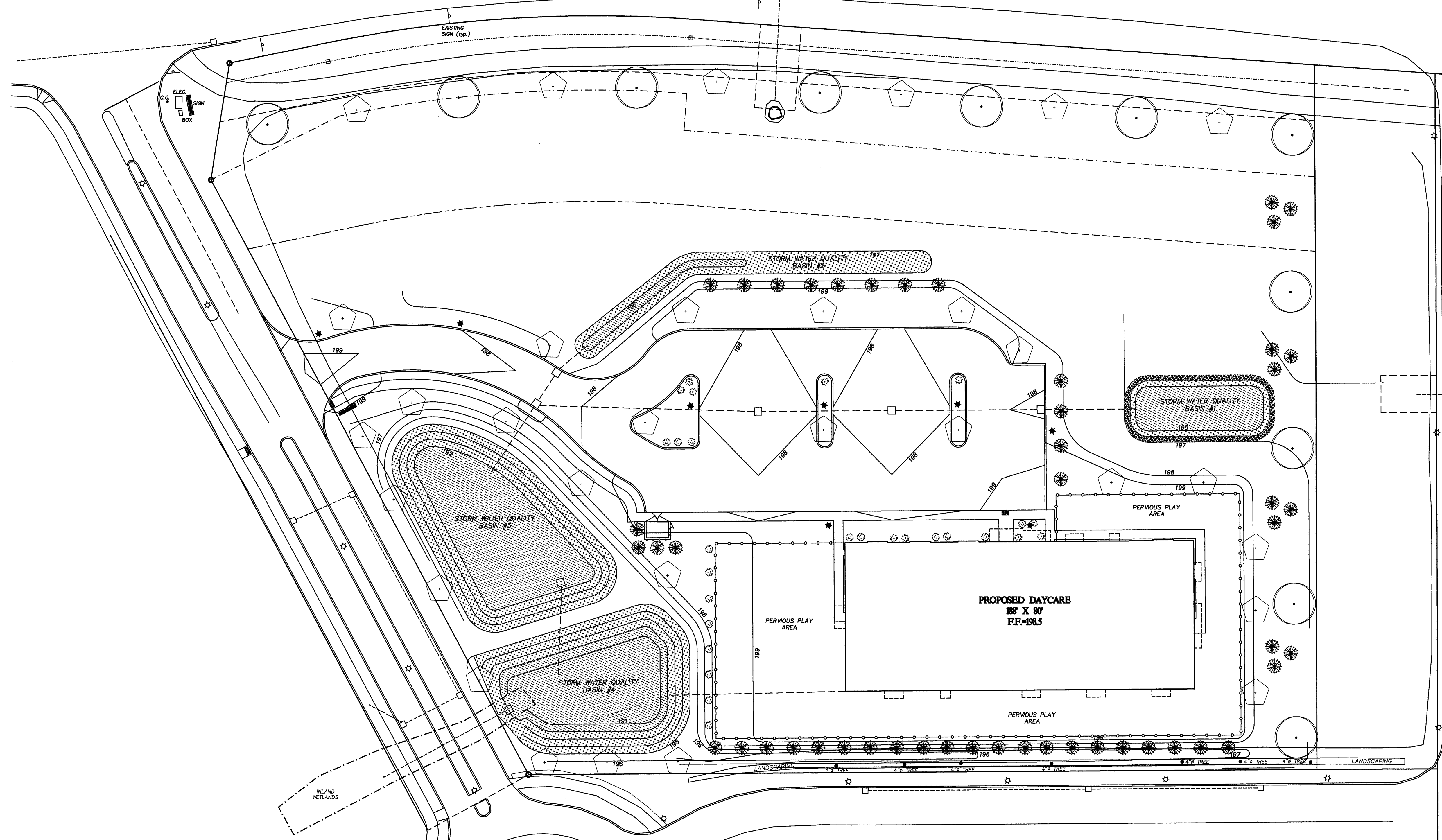
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 DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

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



STORM WATER QUALITY BASIN #1

LOCATION	DESCRIPTION	QUANTITY	SPACING
[Pattern]	MOSS PHLOX	64	12-2 IN.
	EASTERN REDBUD	6	20-30 FT.
[Pattern]	WILD BLUE PHLOX	160	12 IN.
[Pattern]	SPOTTED JOE PYE WEED	10	4-5 FT.
	HARLEQUIN BLUEFLAG	14	2-3 FT.
	TUSSOCK SEDGE	24	1-3 FT.
	MARSH MERIGOLD	24	12 IN.

STORM WATER QUALITY BASIN #2

LOCATION	DESCRIPTION	QUANTITY	SPACING
[Pattern]	PATH RUSH	94	4-5 FT.
	CARDINAL FLOWER	73	18-24 IN.
	NEW JERSEY TEA	42	12 IN.
	BUTTERFLY WEED	24	18-24 IN.
[Pattern]	SPOTTED JOE PYE WEED	18	4-5 FT.
	HARLEQUIN BLUEFLAG	18	2-3 FT.
	TUSSOCK SEDGE	20	1-3 FT.
	MARSH MERIGOLD	22	12 IN.
	SWAMP VERBENA	14	12-24 IN.

STORM WATER QUALITY BASIN #3

LOCATION	DESCRIPTION	QUANTITY	SPACING
[Pattern]	CARDINAL FLOWER	50	18-24 IN.
	NEW JERSEY TEA	100	4-5 FT.
[Pattern]	SPOTTED JOE PYE WEED	28	4-5 FT.
	HARLEQUIN BLUEFLAG	24	2-3 FT.
	TUSSOCK SEDGE	22	1-3 FT.
	MARSH MERIGOLD	75	12 IN.
	SWAMP VERBENA	14	12-24 IN.

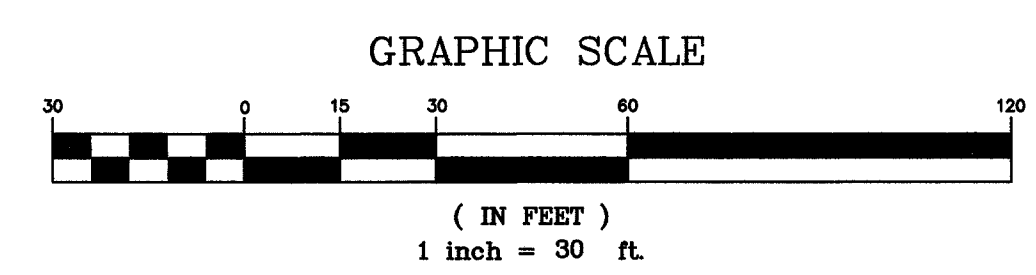
SITE PLANTING PLAN

SYMBOL	DESCRIPTION	INSTALLED SIZE	QUANTITY
[Circle]	DECIDUOUS TREES: MAPLE, OAK, SYSCAMORE, TULIP TREE, TURELO	2.5" cal	11
[Pentagon]	FLOWERING TREES: DOGWOOD, SHADBLow, REDBUD, HAWTHORN, MAGNOLIA	1.5-2" cal	29
[Star]	EVERGREEN TREES: SPRUCE, FUR, RED CEDAR	4-6" ht	49
[Circle with dot]	RED CHOKEBERRY AMERICAN FILBERT	24-36"	16
[Star with dot]	MOUNTAIN-LAUREL CATAMBA RHODODENDRON PJM RHODODENDRON	24"	10

NOTES:
 1. ALL PLANT MATERIALS TO BE NURSERY GROWN STOCK SUBJECT TO LATEST AAN STANDARDS.
 2. SPECIMEN PLANTS SHALL BE EXCEPTIONALLY HEAVY, WELL-SHAPED PLANTS AND ARE INDICATED AS "SPECIMEN"
 3. COORDINATE FINAL LOCATIONS OF TREES IN FIELD WITH TOWN STAFF.

STORM WATER QUALITY BASIN #4

LOCATION	DESCRIPTION	QUANTITY	SPACING
[Pattern]	CARDINAL FLOWER	72	18-24 IN.
	NEW JERSEY TEA	36	4-5 FT.
[Pattern]	SPOTTED JOE PYE WEED	42	4-5 FT.
	HARLEQUIN BLUEFLAG	25	2-3 FT.
	TUSSOCK SEDGE	32	1-3 FT.
	MARSH MERIGOLD	40	12 IN.
	SWAMP VERBENA	30	12-24 IN.



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REVISIONS:
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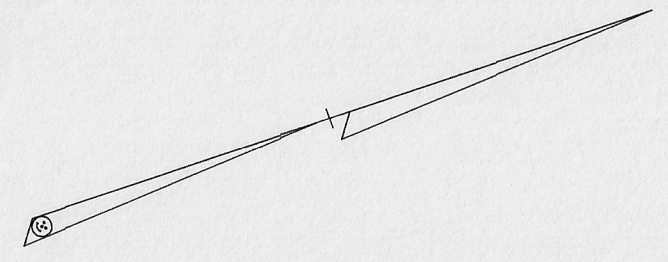
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 2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

LANDSCAPING PLAN

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

SCALE 1"=30'	DATE 3/8/24	SHEET NO. 6 OF 9
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HOPMEADOW STREET - RTE 10/202

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

INLAND WETLANDS

STORM WATER QUALITY PLANTINGS #3

STORM WATER QUALITY PLANTINGS #4

STORM WATER QUALITY PLANTINGS #2

STORM WATER QUALITY PLANTINGS #1

PROPOSED DAYCARE
188' X 80'
F.F.=198.5

260' BUILDING SETBACK LINE PER THE MASTER PLAN

PERVIOUS PLAY AREA

PERVIOUS PLAY AREA

199

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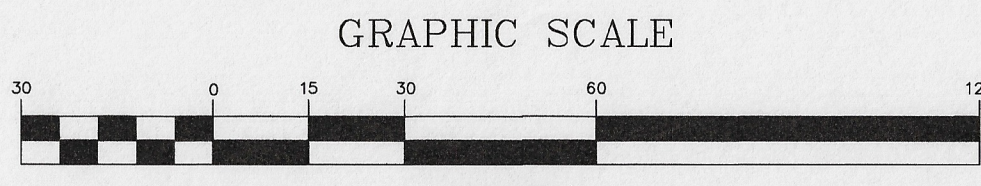
184

183

182

181

180



(IN FEET)
1 inch = 30 ft.

REVISIONS:

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

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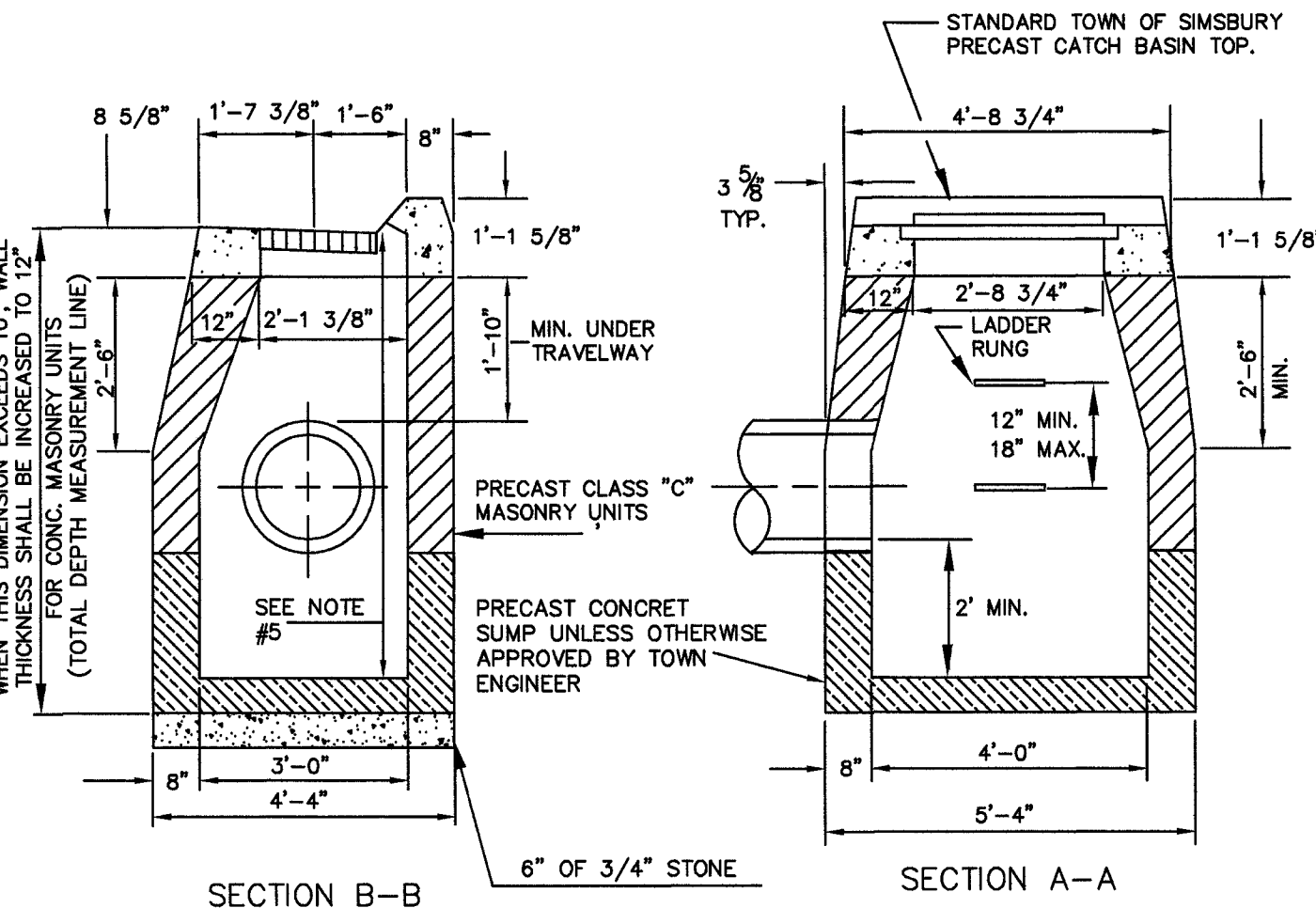
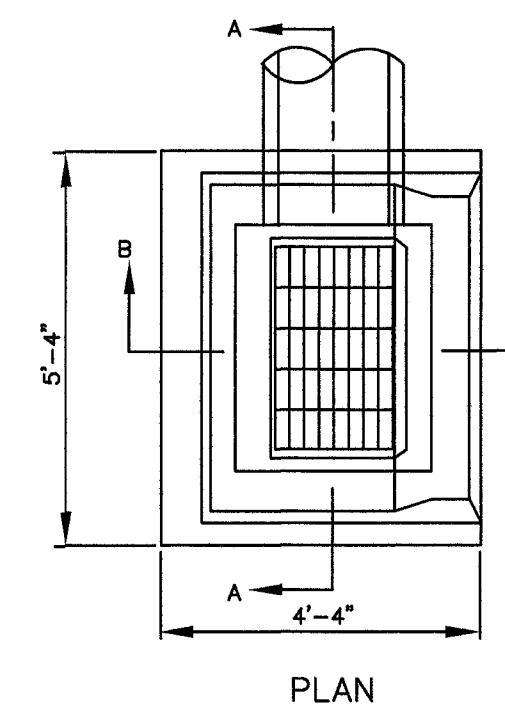
SITE PLAN
PREPARED FOR
CHILD CARE CENTER DREAM DEVELOPERS OF CT
PARCEL 1C - 34 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE
1"=30'

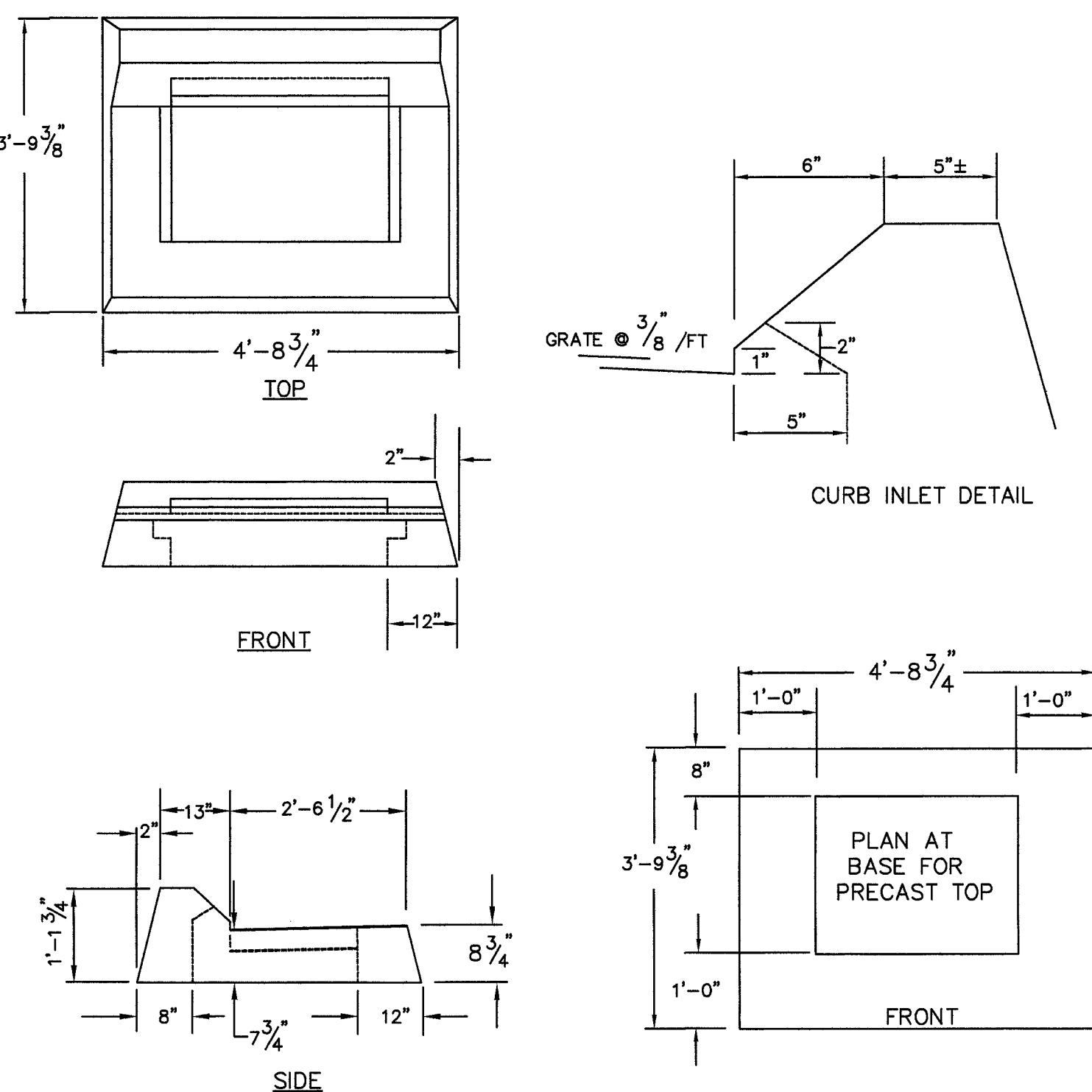
DATE
3/8/24

SHEET NO.

- 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, CORRELLING 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.

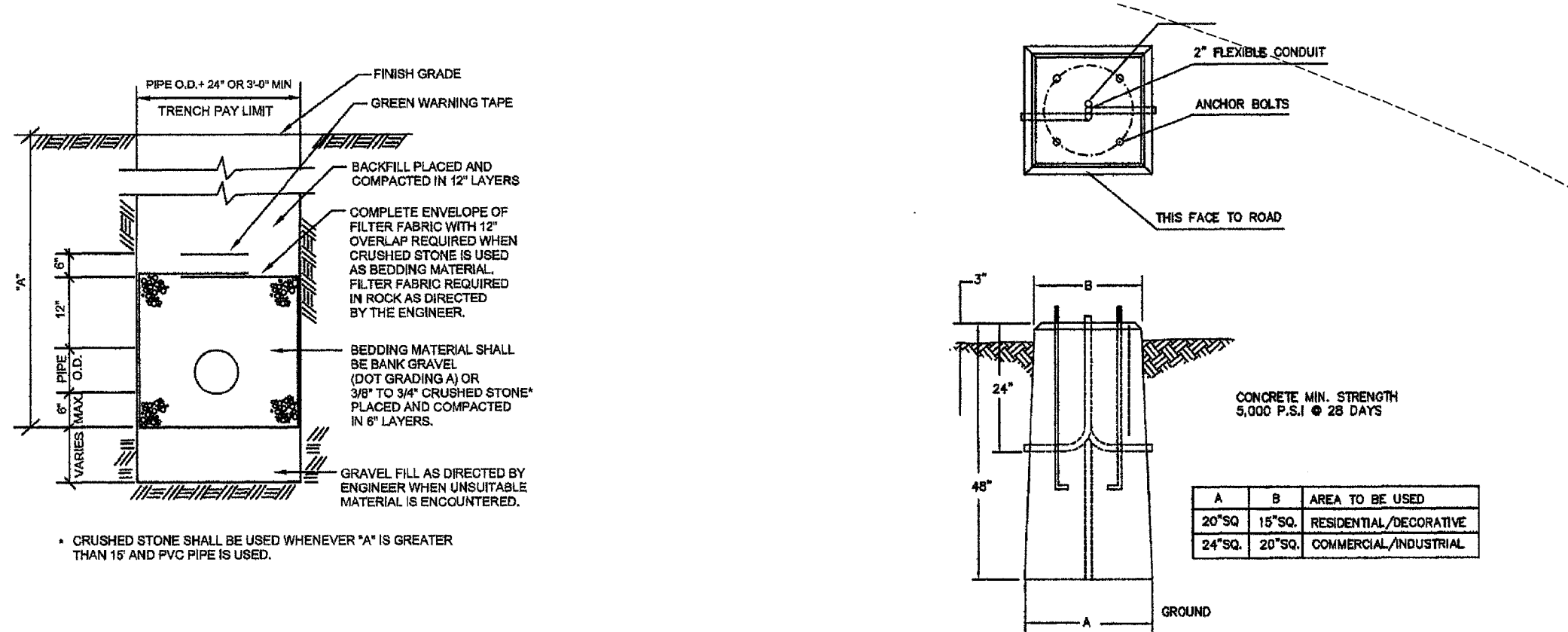


'C' TYPE CATCH BASIN

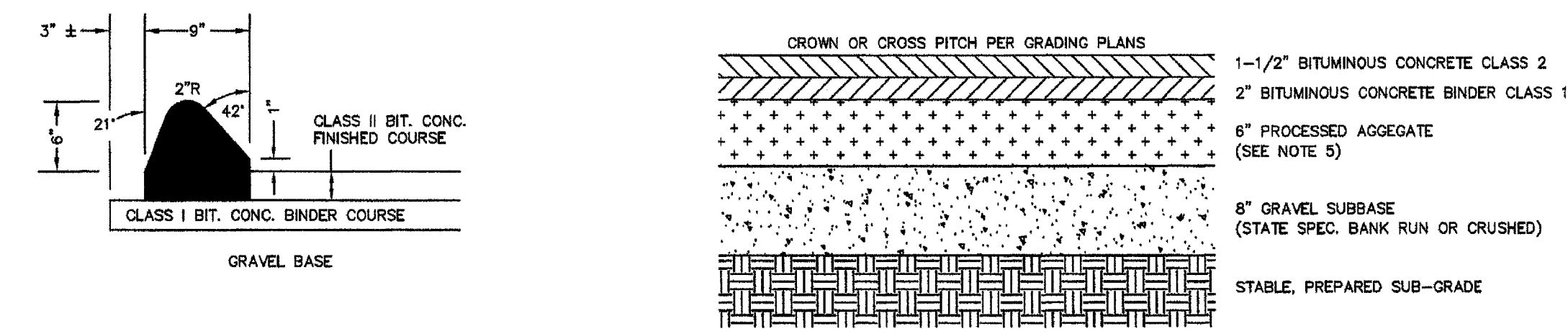


- NOTES:
- 1) ALL DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO SUBMIT MANUFACTURERS SHOP DRAWINGS OF SPECIFIC PRODUCT, FOR APPROVAL BY THE ENGINEER.
 - 2) A 3'-0 3/4" x 1'-7 3/8" GALVANIZED, BICYCLE SAFE GRATE SHALL BE USED

'C' TYPE CATCH BASIN TOP

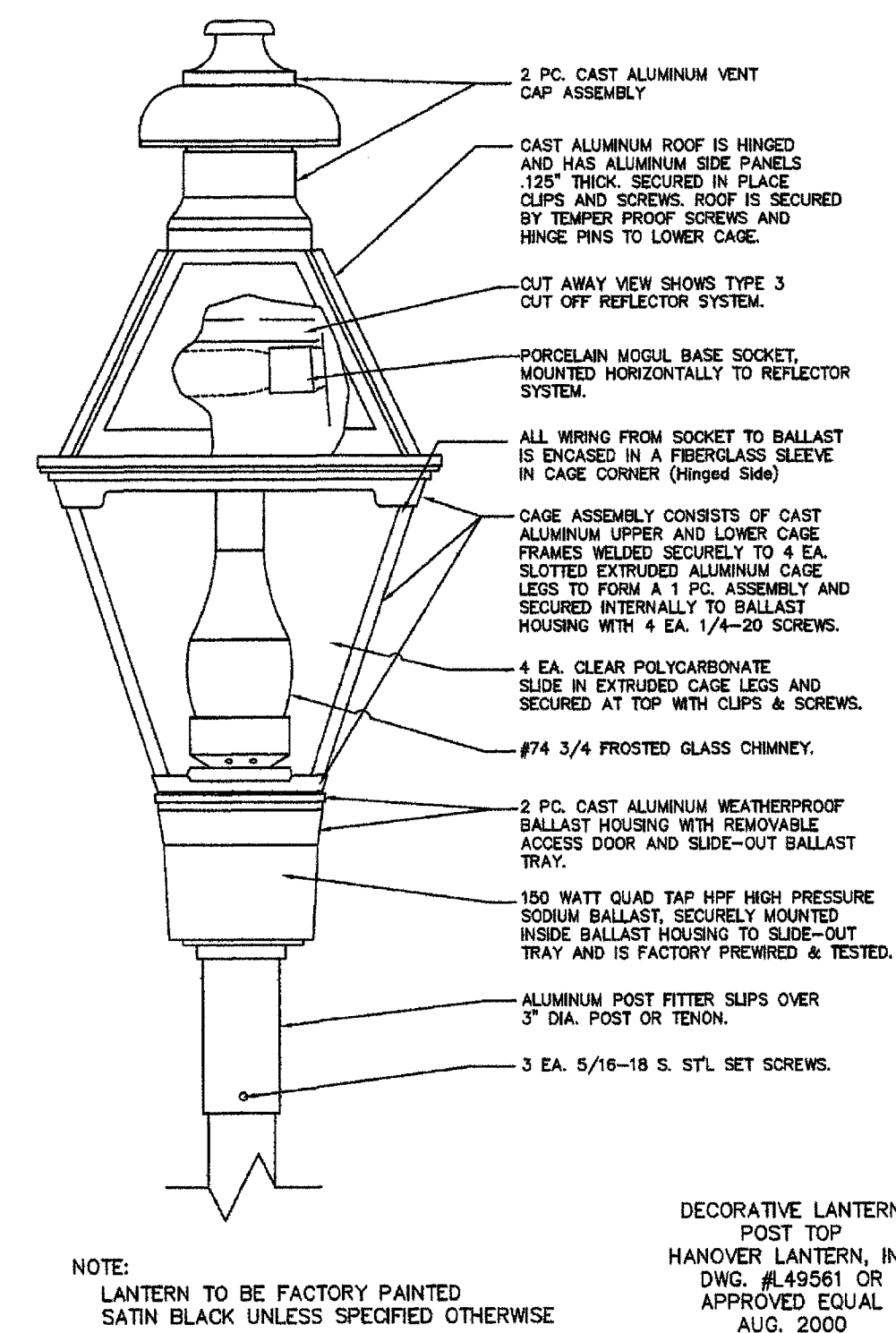


SANITARY SEWER TRENCH



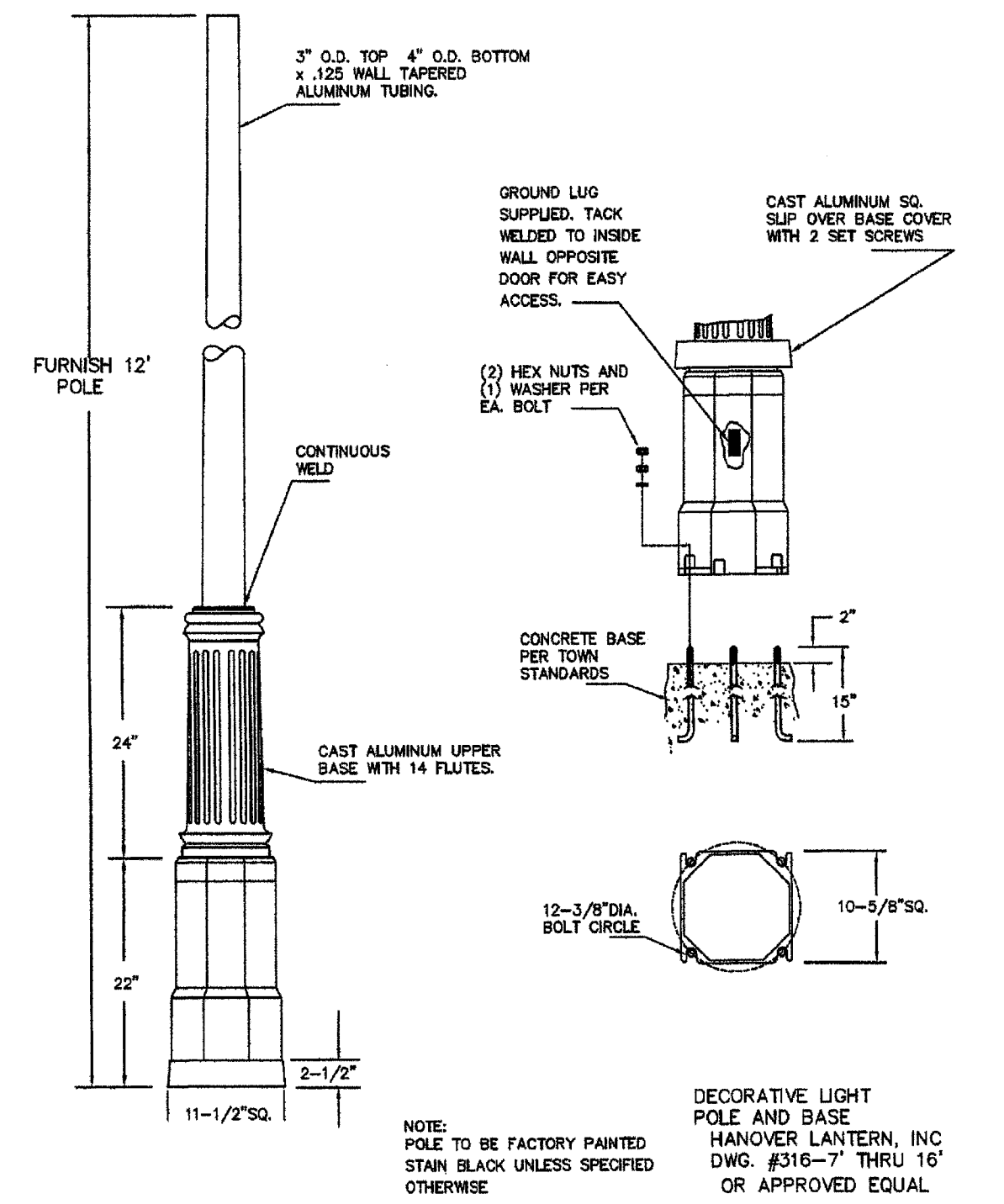
BITUMINOUS CONCRETE LIP CURBING

PRECAST CONCRETE LIGHT STANDARD BASE



DECORATIVE LANTERN POST TOP
HANOVER LANTERN, INC
DWG. #316-7" THRU 16"
APPROVED EQUAL
AUG. 2000

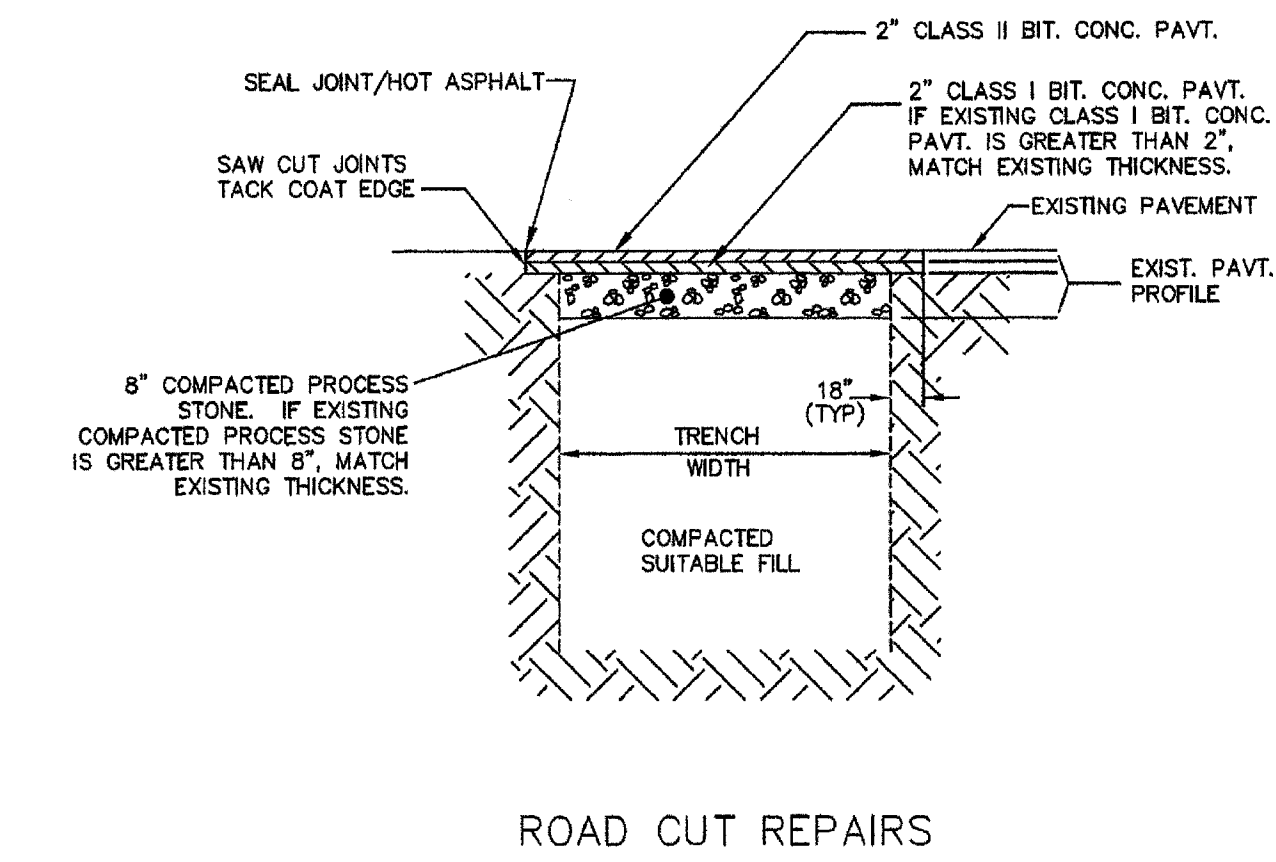
DECORATIVE SITE LIGHTING



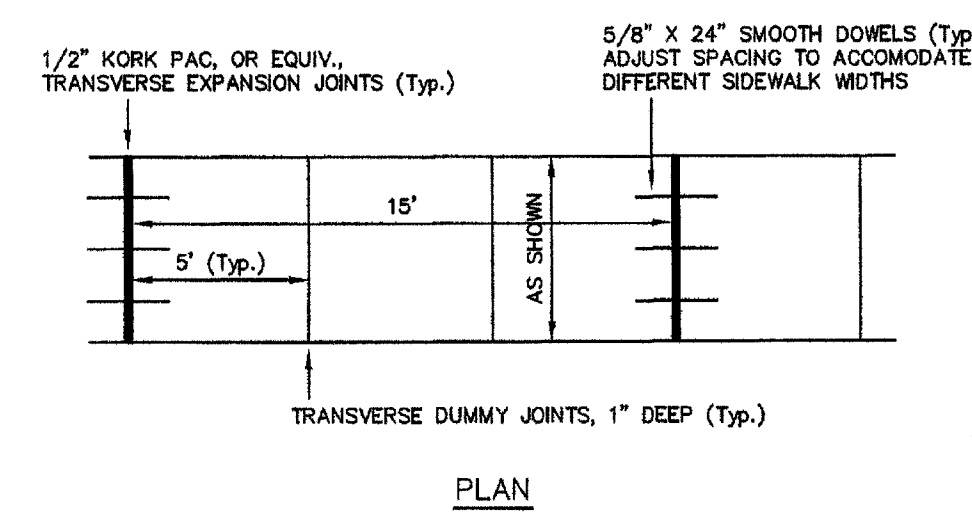
DECORATIVE LIGHT POLE AND BASE
HANOVER LANTERN, INC
DWG. #316-7" THRU 16"
OR APPROVED EQUAL

- 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 16".
 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.

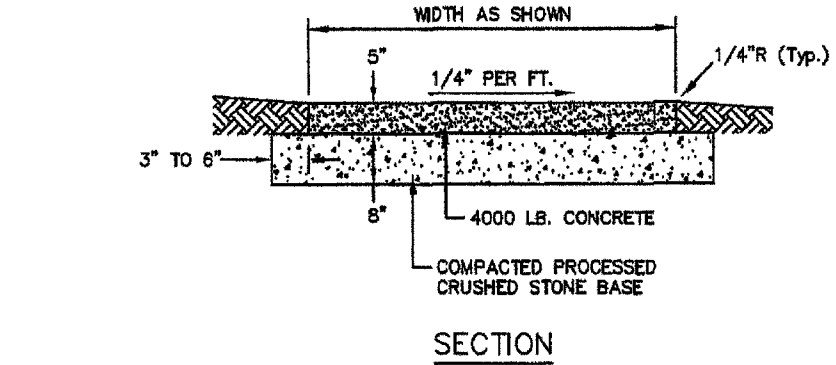
BITUMINOUS PAVEMENT SECTION



ROAD CUT REPAIRS

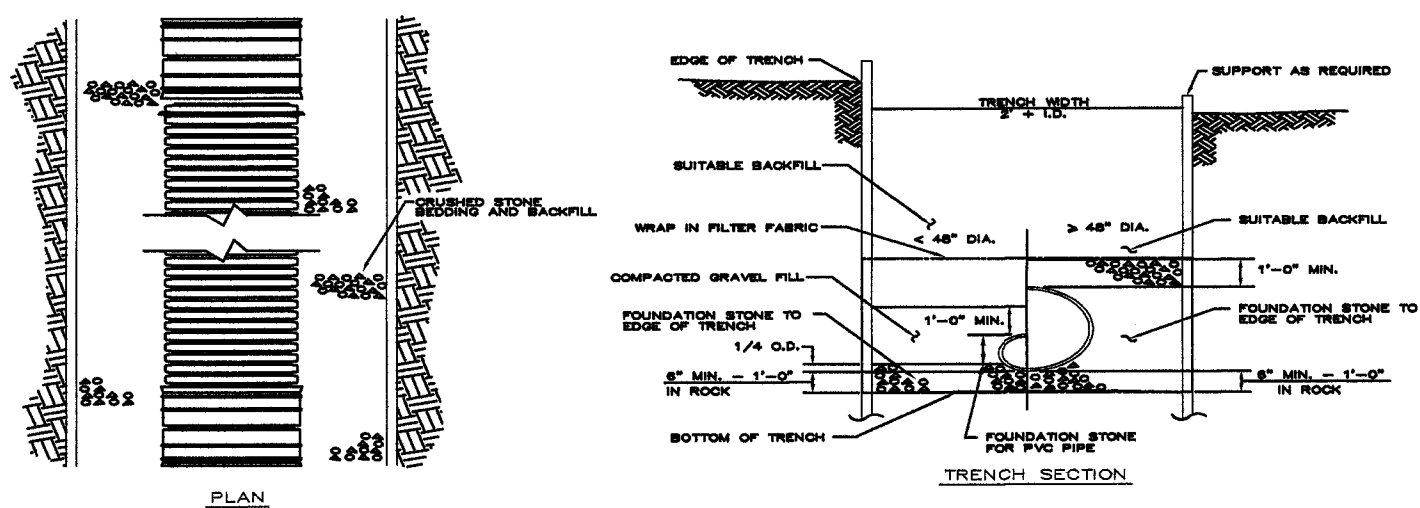


PLAN

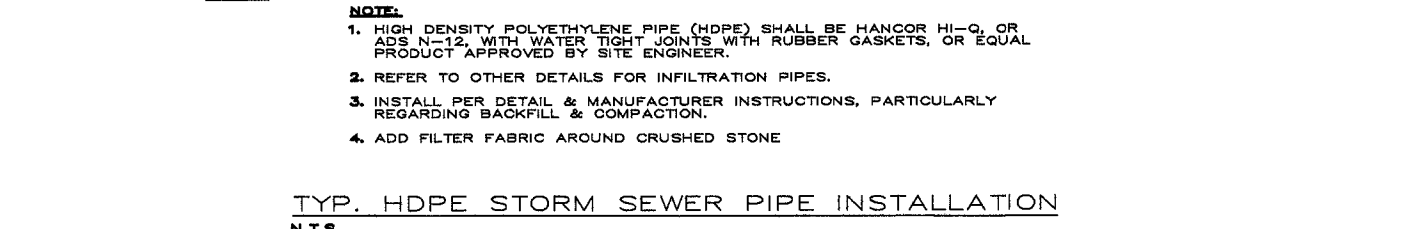


SECTION

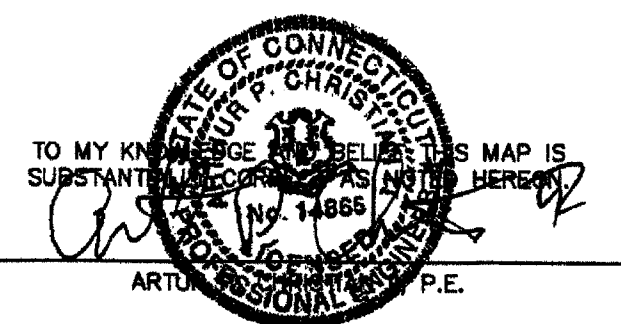
CONCRETE SIDEWALK



CLEAN-OUT DETAIL
SCALE: NONE



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



REVISIONS:
4/01/24 - PER TOWN STAFF & COMMISSIONERS

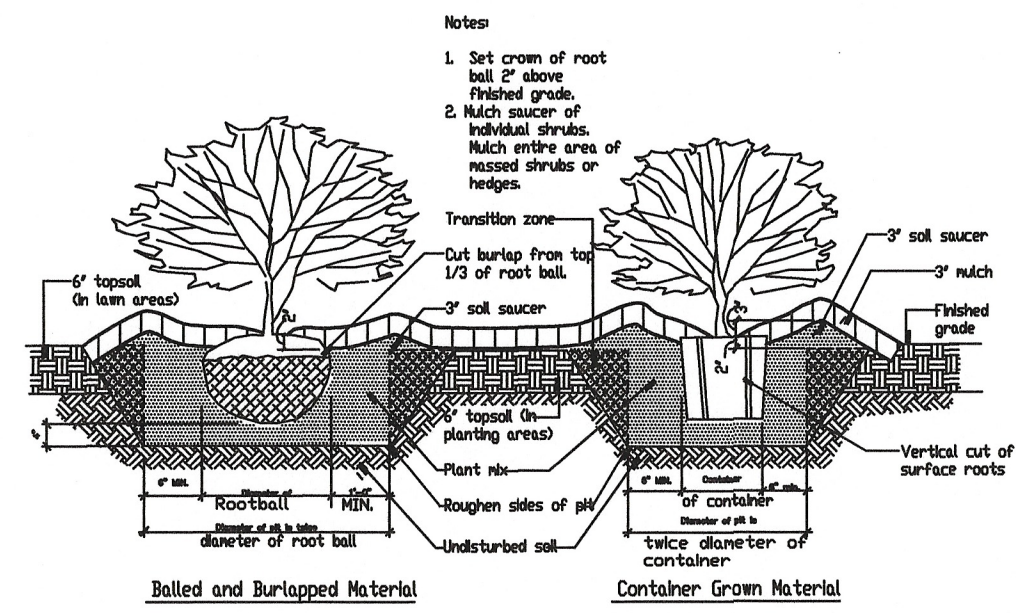
TO MY KNOWLEDGE AND BELIEF THIS SITE PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON

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

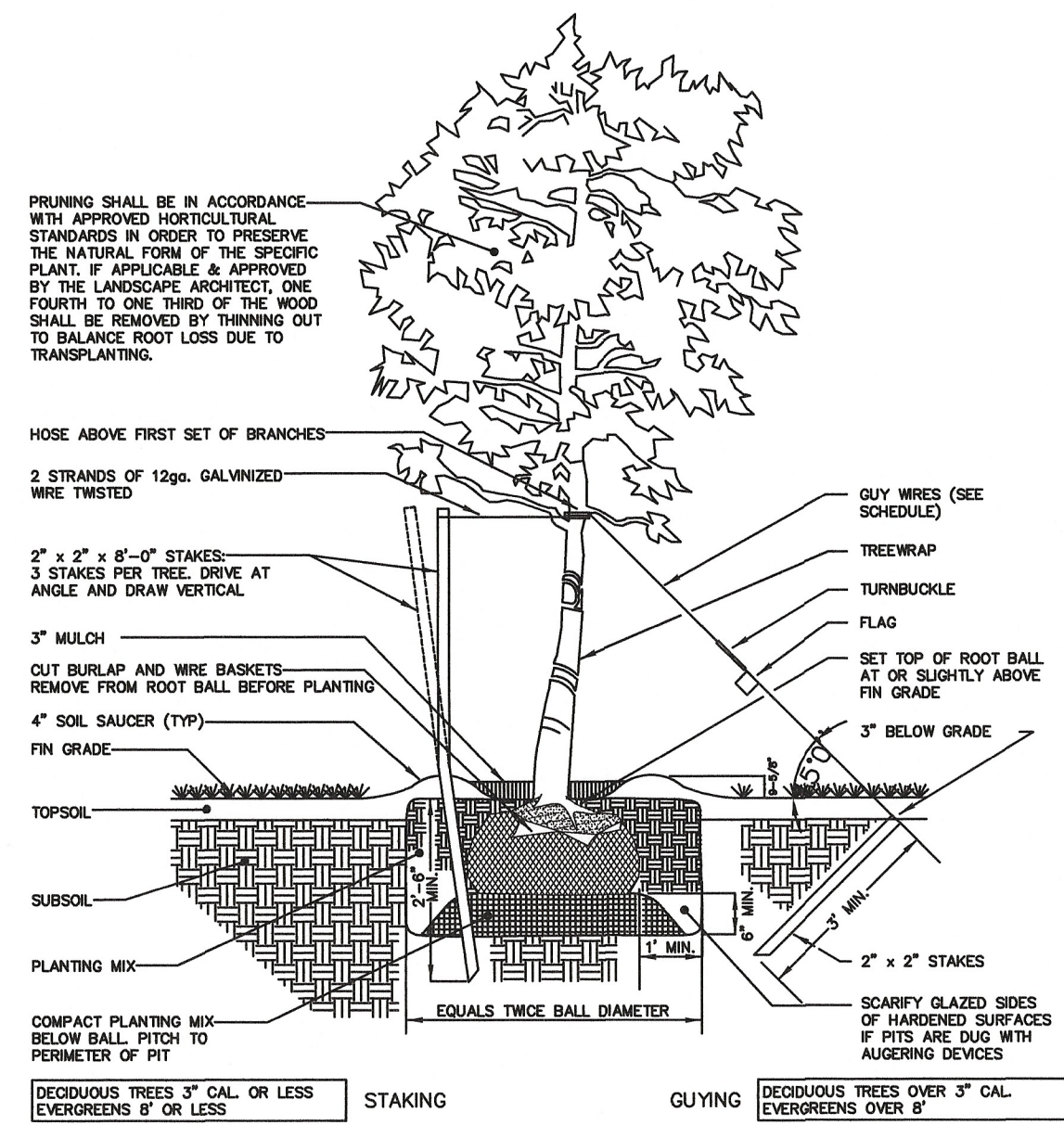
CONSTRUCTION DETAILS PLAN 1

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

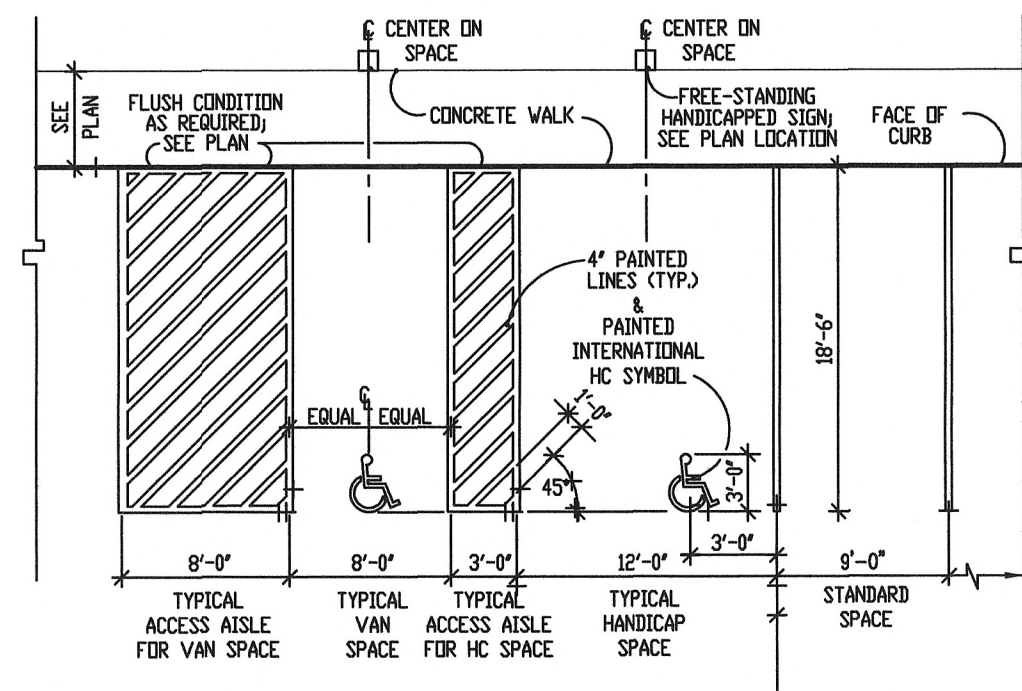
SCALE N.T.S.	DATE 3/8/24	SHEET NO. 7 OF 9
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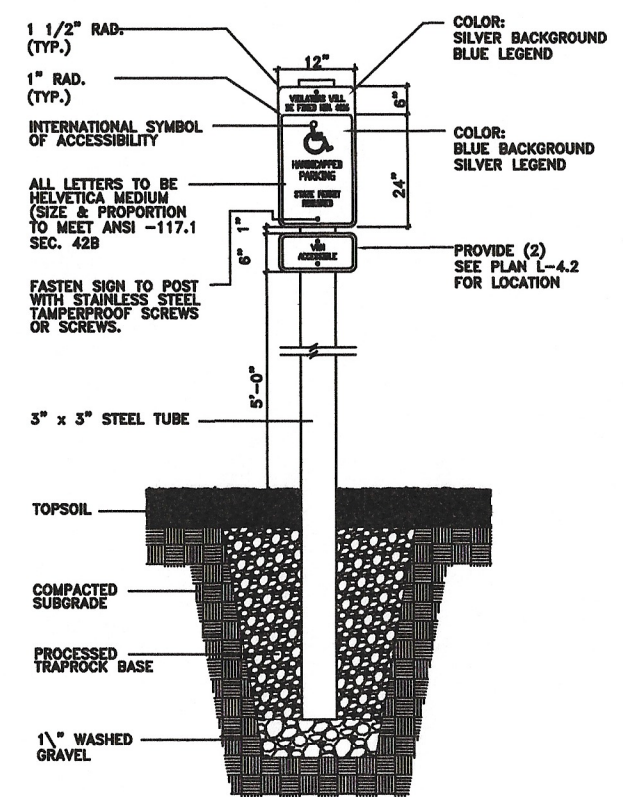
SHRUB PLANTING DETAIL



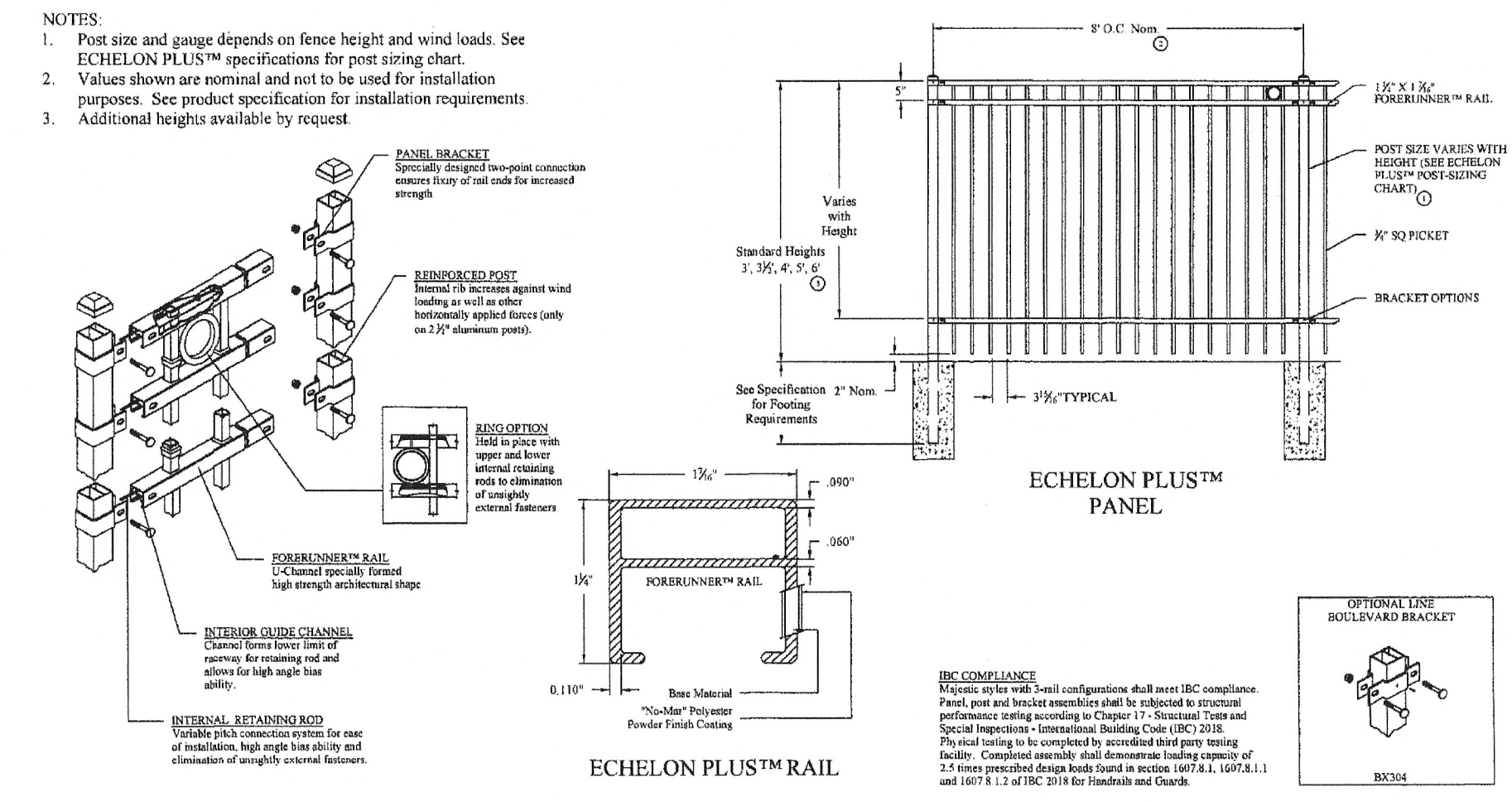
TREE PLANTING DETAIL



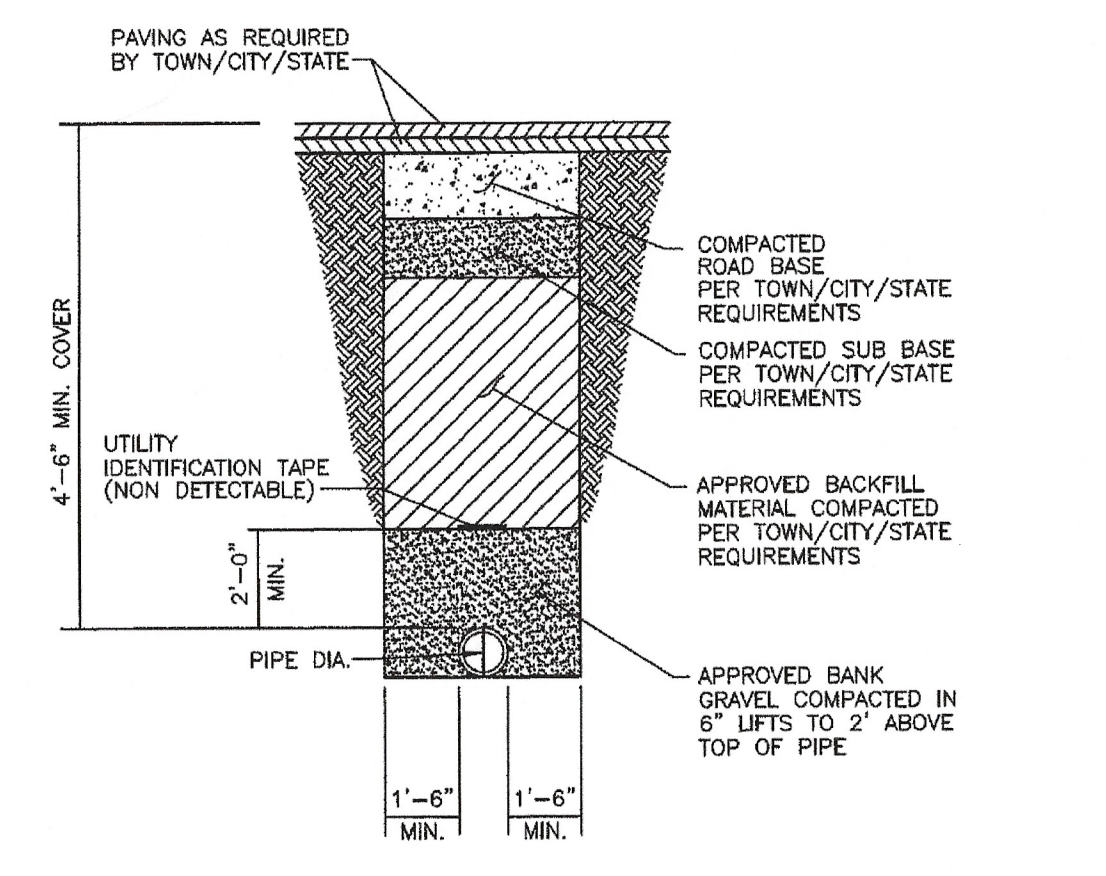
Handicap Parking Layout



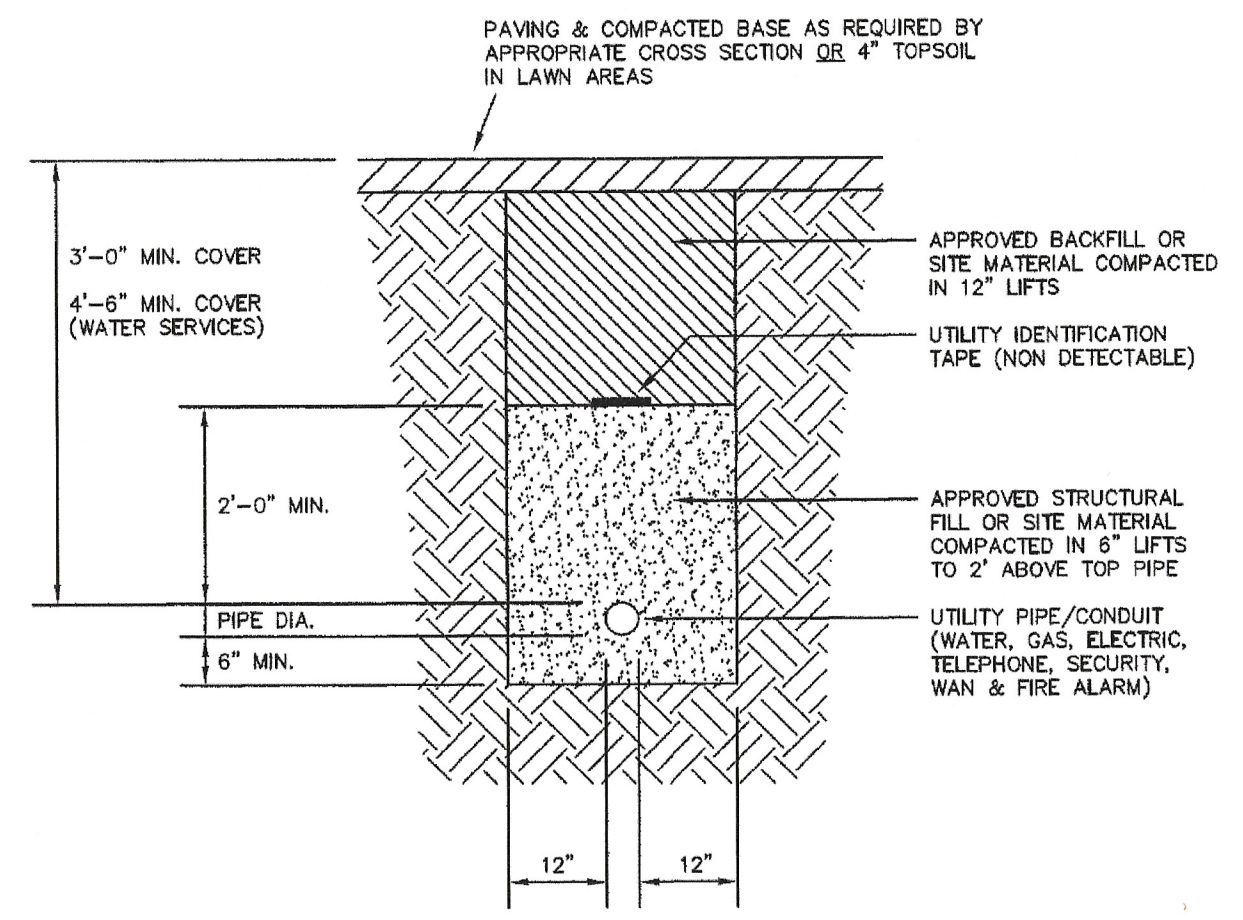
Handicap Parking Signage & Typical Sign Mounting



5' TALL ECHELON PLUS MAJESTIC BLACK ALUMINUM FENCE



WATER SERVICE TRENCH



UTILITY TRENCH DETAIL

Figure A-1. Planting Palette Example A

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

Figure A-2. Planting Palette Example B

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

Figure A-3. Planting Palette Example C

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

CONSTRUCTION DETAILS PLAN 2

SITE PLAN PREPARED FOR

CHILDCARE CENTER DREAM DEVELOPERS OF CT

PARCEL 1C - 34 HOPMEADOW STREET

SIMSBURY, CONNECTICUT

REVISIONS: 4/01/24 - PER TOWN STAFF & COMMISSIONS

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



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

ARTURO M. GHERA, P.E.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

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EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2023) 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 SEDIMENTATION 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 PROVISION APPLIES PARTICULARLY 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 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 RESEDED 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 NOT 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 FABRIC 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 AS SPECIFIED 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

- 1. 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.
- 2. APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)
- 3. FERTILIZE
 - a) 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.
 - b) 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.
- 4. 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.
- 5. 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 KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	0.45 LB 0.45 LB 1.00 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREEPING RED FESCUE REDDTOP TALL FESCUE OR SMOOTH BROMEGRASS	0.45 LB 0.05 LB 0.45 LB 0.95 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
VERY STEEP SLOPES	CREEPING FESCUE REDDTOP CROWN VETCH	0.45 LB 0.05 LB 0.35 LB 0.85 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
NO MAINTENANCE AREAS	RED CANARYGRASS REDDTOP	0.45 LB 0.10 LB 0.55 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15

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

7. 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
WEEDING LOVEGRASS	0.2	6/1 - 7/1	0.25

- 1. MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- 2. SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- 3. 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.

- 2. 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 FIGURE 7-1.

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.

2. PRIOR TO MULCHING

COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.

3. 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 HAY SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.

4. 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.

A. 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.

B. TRACKING

APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAR MARKS ARE PARALLEL TO CONTOUR.

C. MULCH NETTINGS

INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

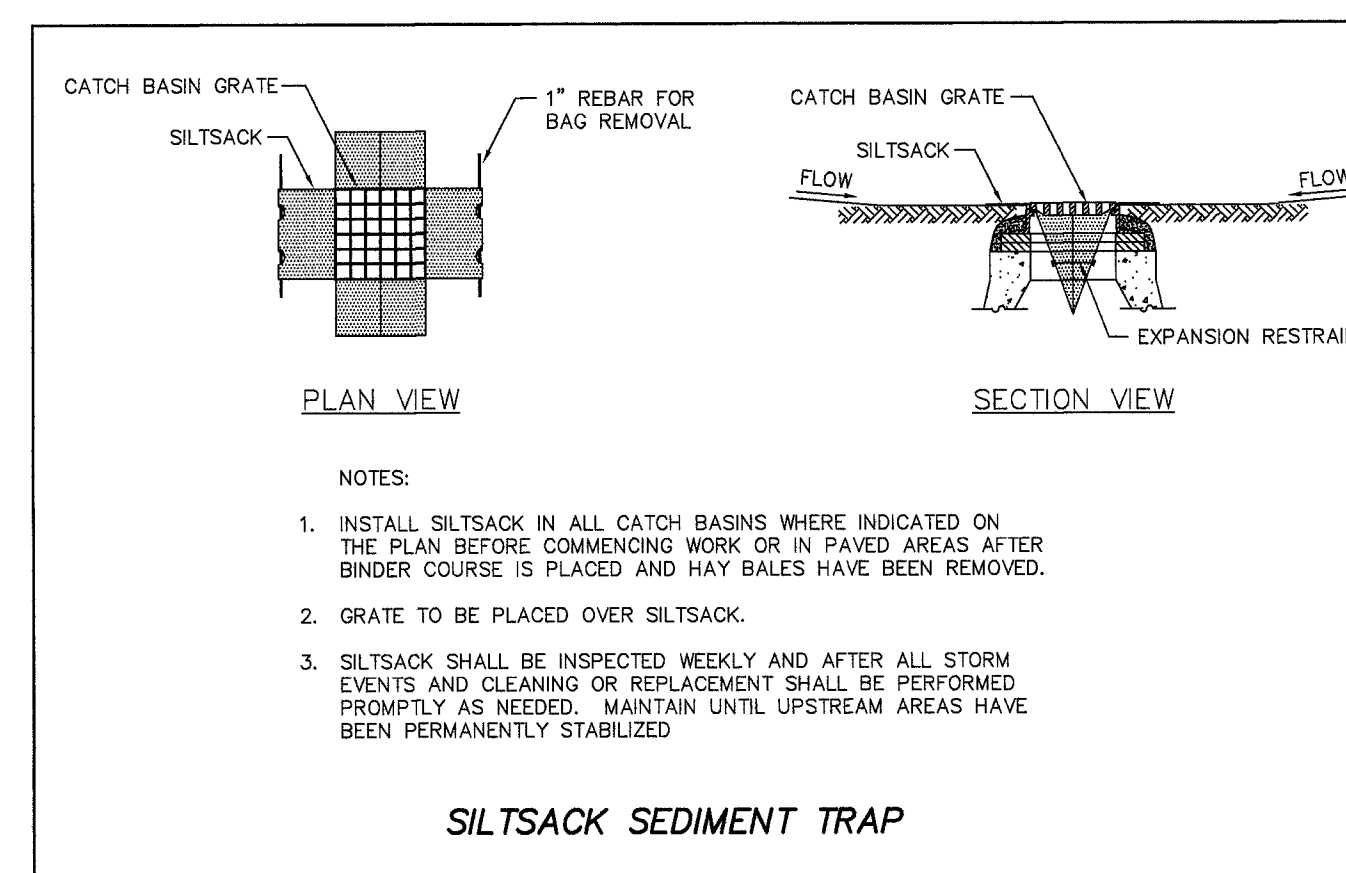
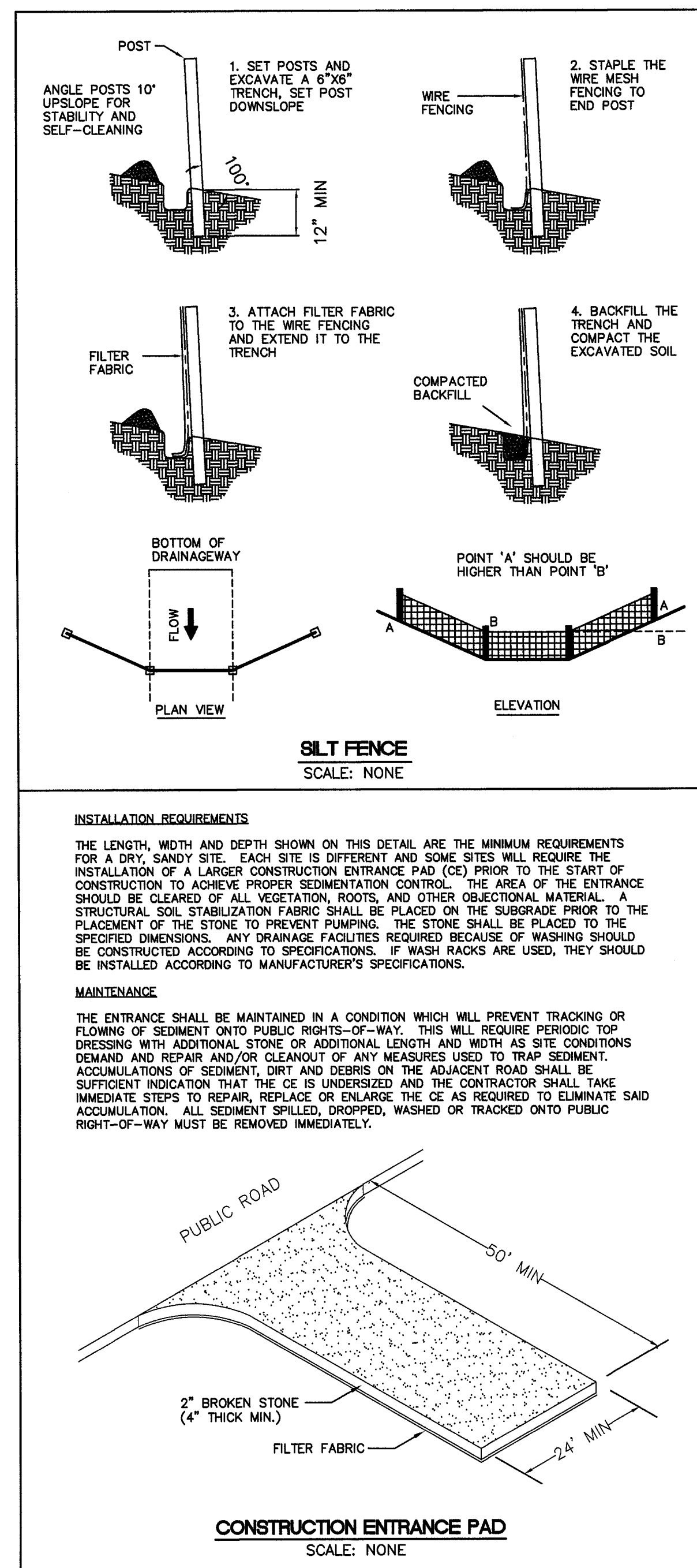
MAINTENANCE

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.



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) 408-9187
2 TUNXIS ROAD SUITE 210
TARIFFVILLE, CONNECTICUT 06081

CHECKLIST:

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
Erosion & Sediment Control Measures					
SILT FENCE	TOE OF SLOPES				
	STOCKPILES				
	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:

- 1. DEVELOPER'S SURVEYOR TO STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED.
- 2. ERECT BRIGHT NYLON BARRIER TAPE ALONG EDGE OF CLEARING.
- 3. REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE CLEARED.
- 4. INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- 5. STRIP AND STOCK TOPSOIL, PROTECT FROM EROSION.
- 6. CONSTRUCT BUILDING, UTILITIES, PARKING AND STORAGE AREAS.
- 7. INSTALL LANDSCAPING.
- 8. GRADE, STABILIZE, SEED AND MULCH ALL DISTURBED AREAS.
- 9. 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 286± SQ. FT. OF WETLANDS AND THE 30'± 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, PREFORMED 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 PROPERTIES, 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 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: 4/01/24 - PER TOWN STAFF & COMMISSION	SITE PLAN PREPARED FOR CHILDCARE CENTER DREAM DEVELOPERS OF CT PARCEL 1C - 34 HOPMEADOW STREET SIMSBURY, CONNECTICUT		
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. 9 OF 9

