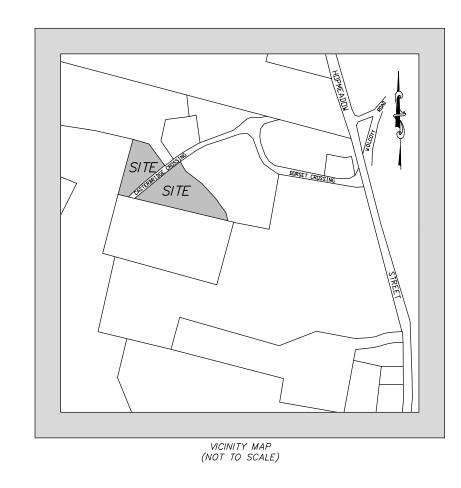
Crown Simsbury Apartments at Dorset Crossing Lots D and G - Dorset Crossing PAD Simsbury, Connecticut



DEVELOPMENT TEAM

Property Owner Dorset Crossing, LLC

30 Dorset Crossing Drive

Suite 600

Simsbury, CT 06070

Applicant/Developer Crown Property Holdings, LLC

2001 Killebrew Drive

Suite 100

Bloomington, MN 55245

Architect Distyle Design Architects

3410 Winnetka Ave. N

Suite 103

Minneapolis, Minnesota 55427

Civil Engineer F. A. Hesketh & Associates, Inc.

3 Creamery Brook

East Granby, CT 06026

Landscape Architect F. A. Hesketh & Associates, Inc.

Traffic Engineer F. A. Hesketh & Associates, Inc.

Surveyor F. A. Hesketh & Associates, Inc.

Site Plan Application

December 15, 2021

Revised thru February 22, 2022

LIST OF DRAWINGS

Title Sheet

MA-1 Master Development Plan

LA-1 Layout Plan

LS-1 thru LS-3 Landscape Plans

GR-1 Grading Plan

EC-1 Soil Erosion and Sedimentation Control Plan

UT-1 Drainage and Utility Plan

SD-1 thru SD-5 Details

NT-1 Notes

T-1 Perimeter Survey/Topographic Survey

RESUB-2 Resubdivision Plan

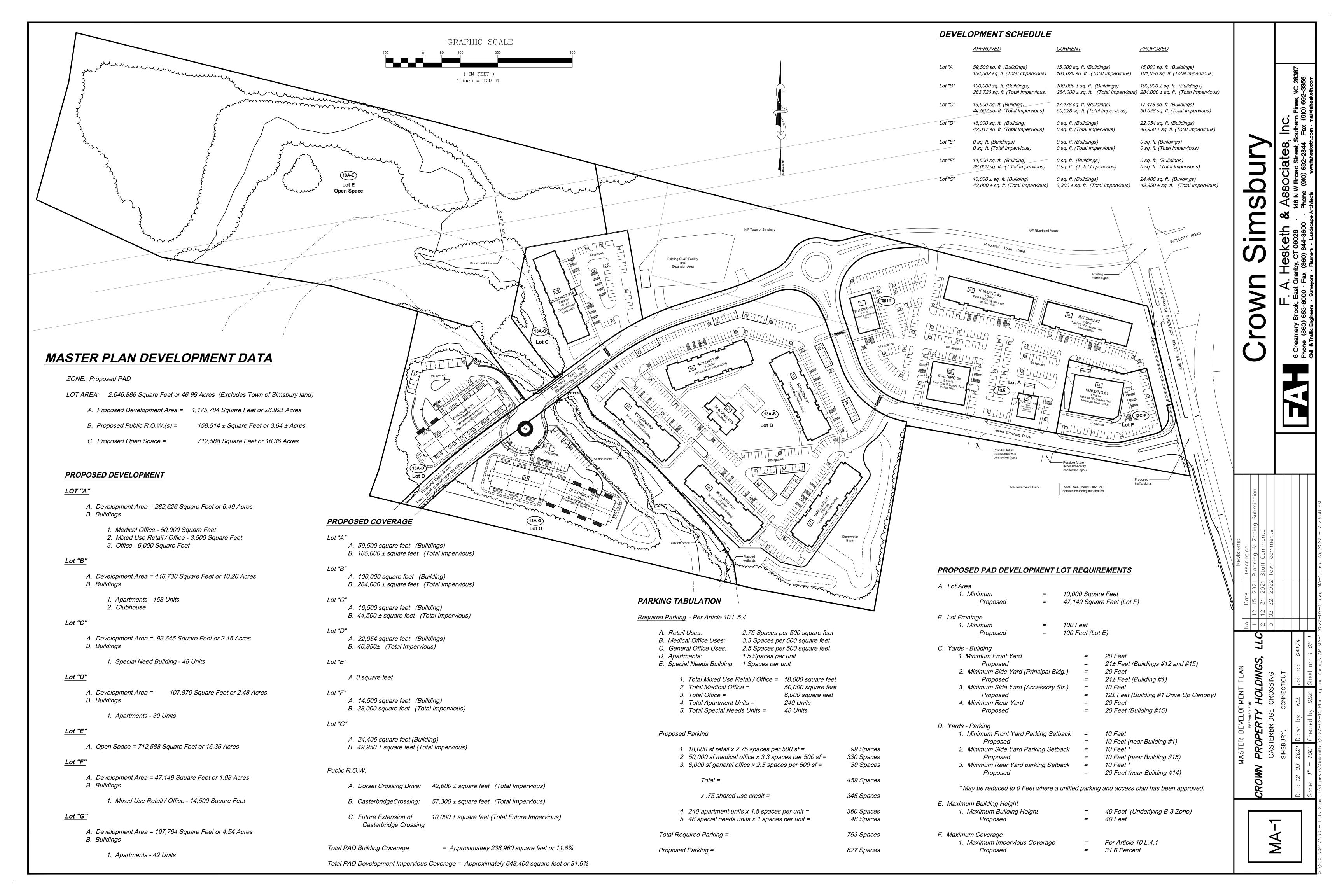
PP-3 Roadway Plan and Profile

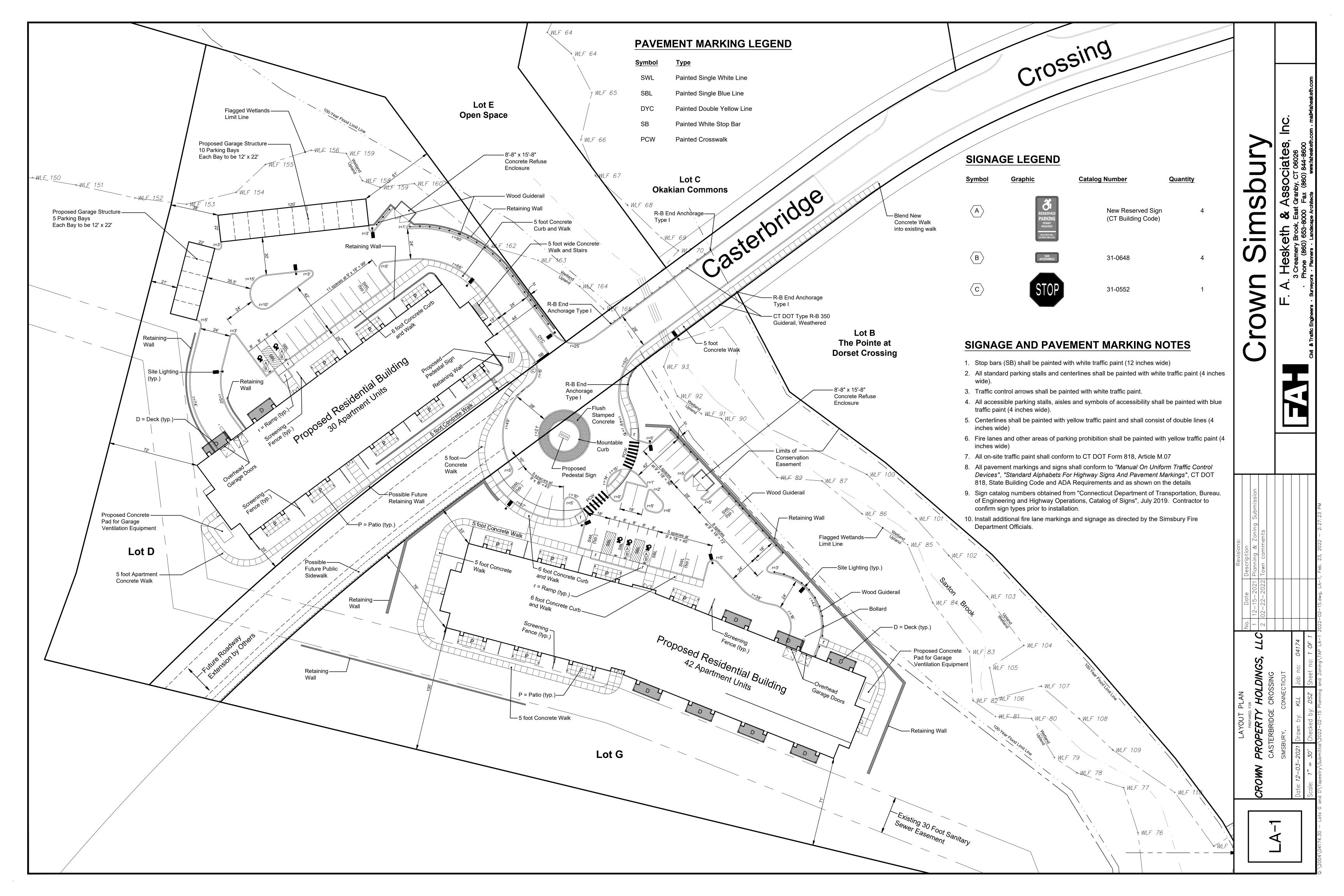
MA-1 Master Development Plan "For Reference Only"

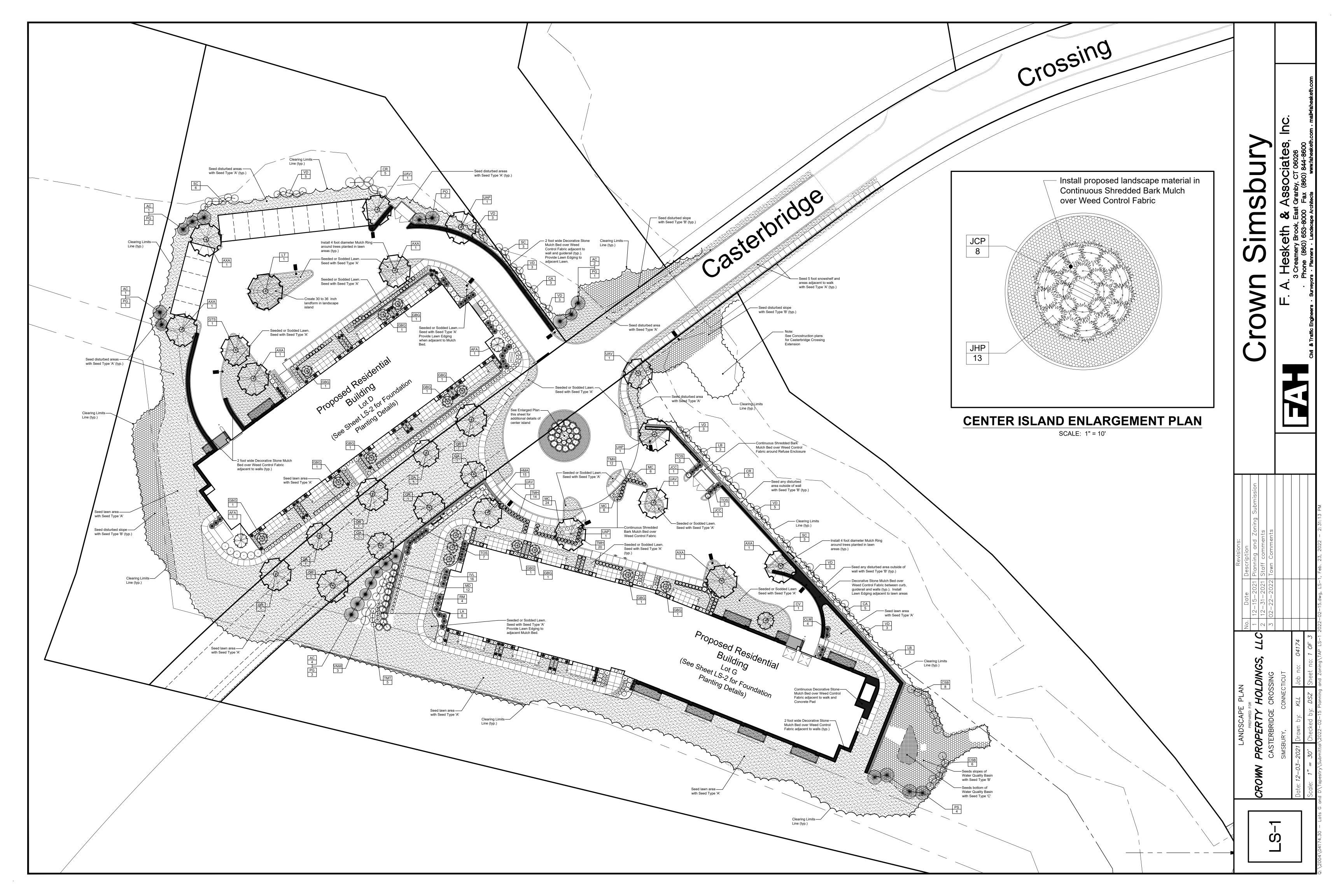
A100-D thru A501-D Floor Plans and Elevations - Building D

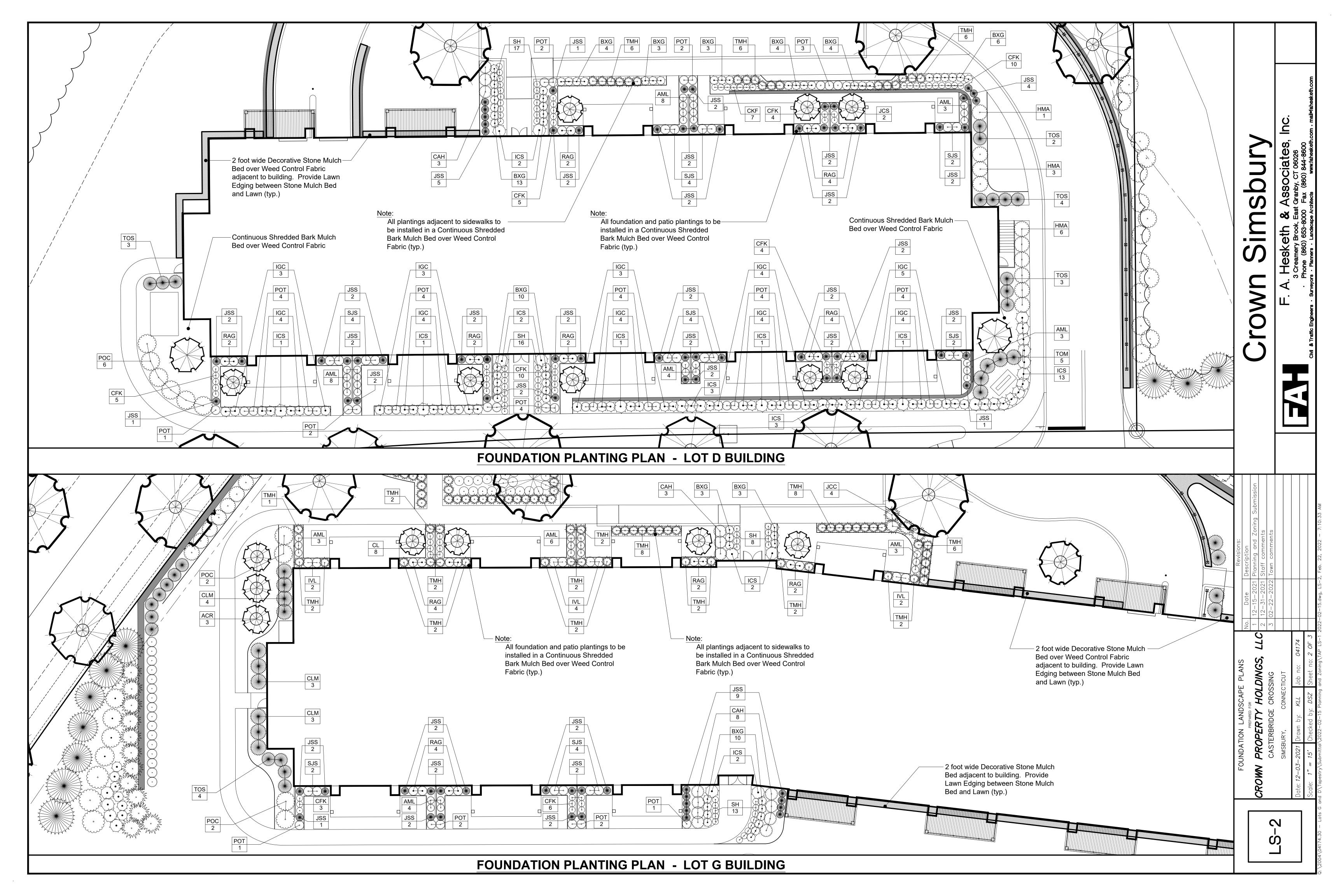
A100-G thru A501-G Floor Plans and Elevations - Building G

David S. Ziaks P.E. #13336

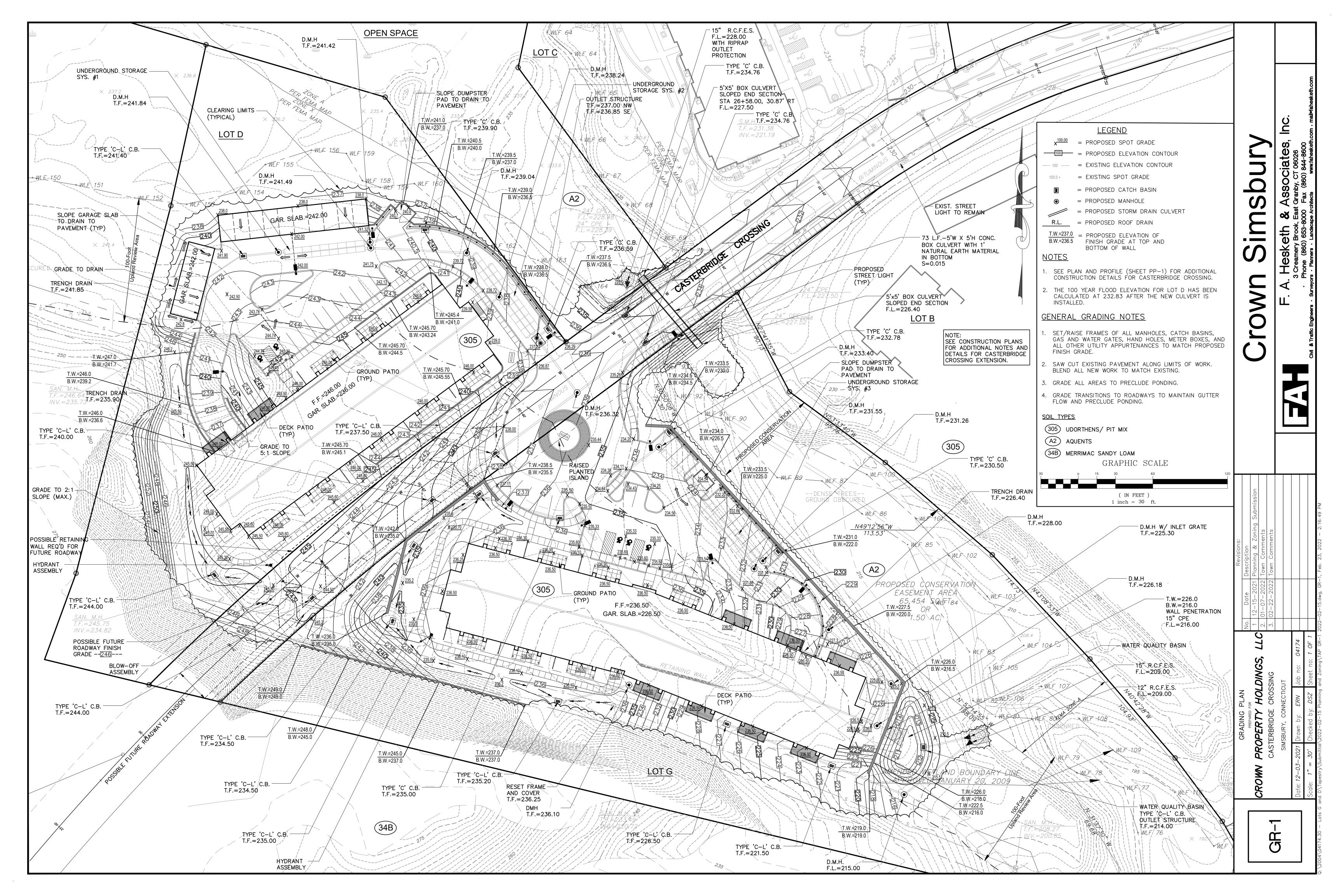


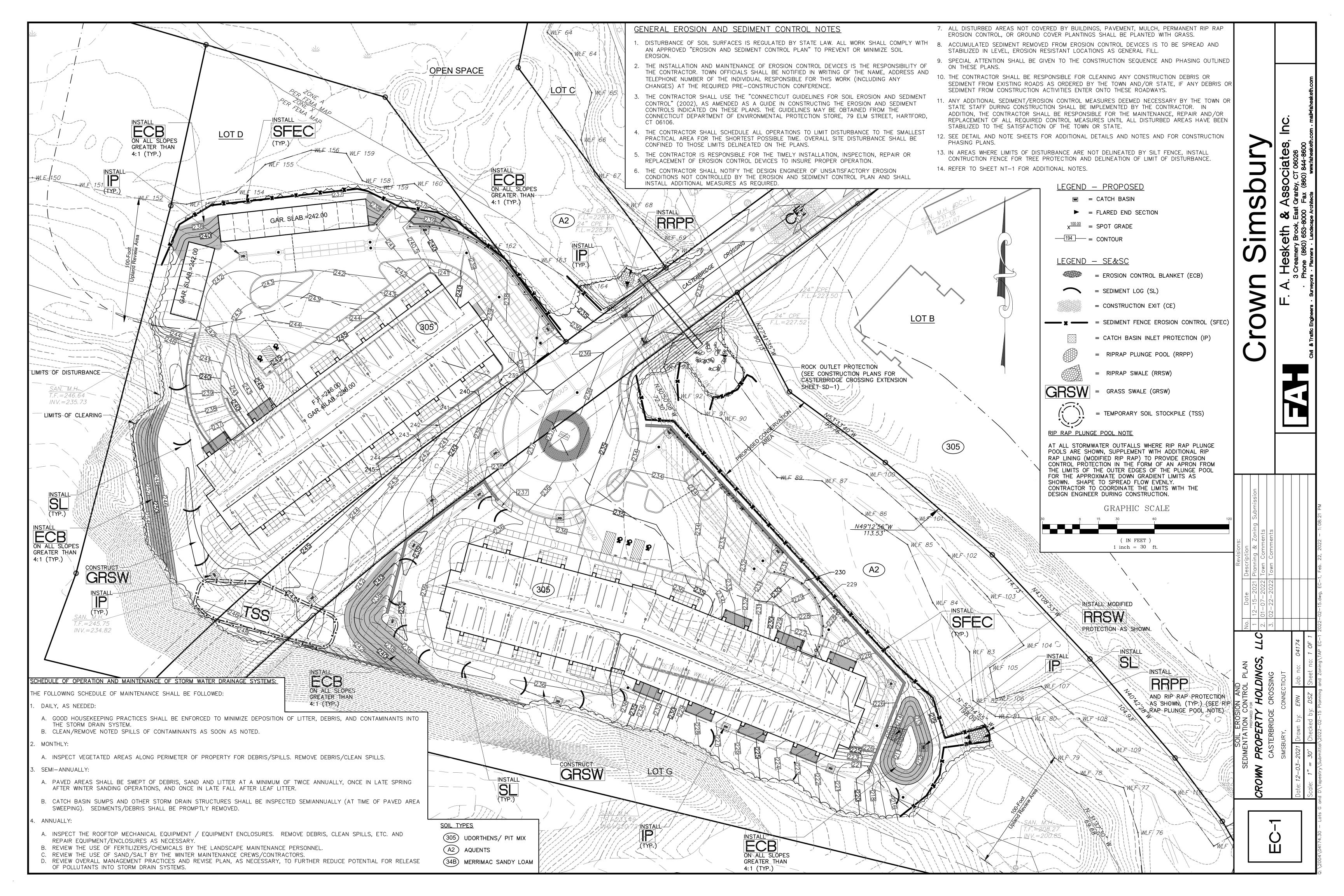


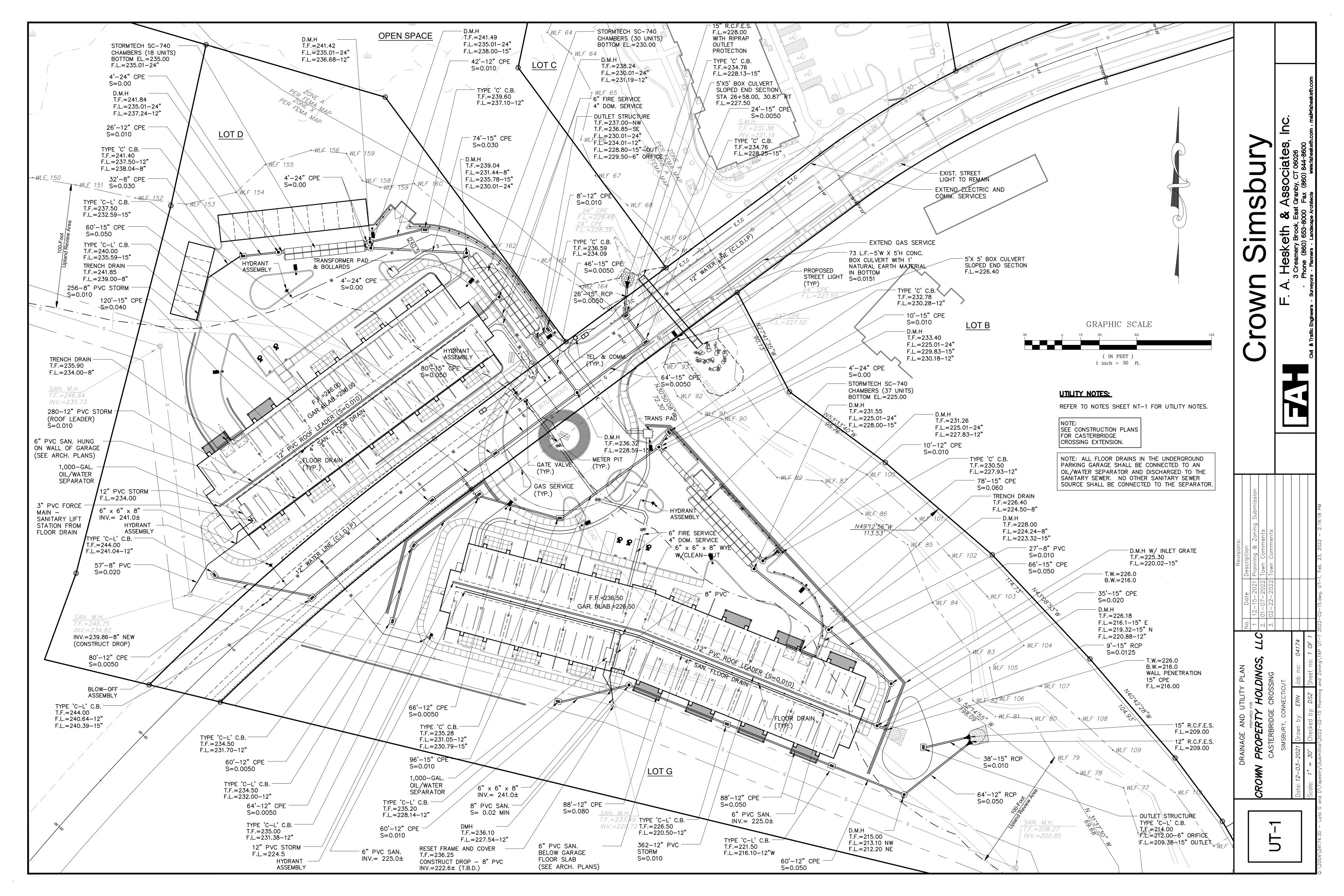


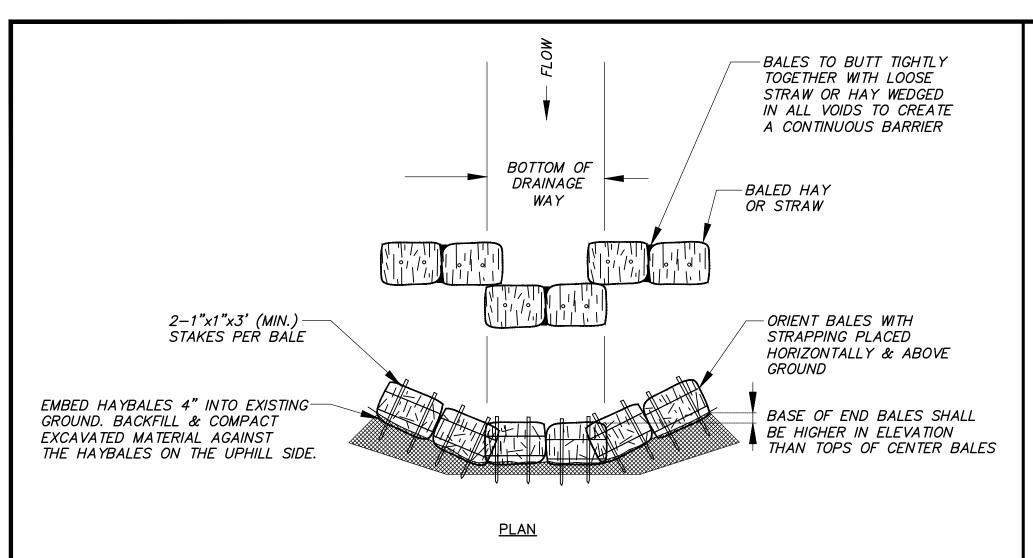


LAND	SCAPE SCHEDUL	Ε					LANDSCAPE NOTES			
Deciduous C	Canopy Trees						All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.	FACE TREE TO GIVE ITS BEST	DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE	
<u>Symbol</u>	Botanical Name	Common Name	<u>Quantity</u>	Size	Root	Mature Height	2. Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc.	BY THE PROJECT LANDSCAPE ARCHITECT.	ONLY CROSSOVER LIMBS, CO—DOMINANT LEADERS, AND	
AFA	Acer x freemanii 'Armstrong'	Armstrong Maple	2	$2\frac{1}{2}$ to 3 inch caliper	Balled and Burlapped	50 to 70 Feet	(ANSI Z60.1-2014).	STAKE TREES ONLY UPON	BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE	
AXA	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	6	$2\frac{1}{2}$ to 3 inch caliper	Balled and Burlapped	45 to 50 Feet	3. All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take	THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING	PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS	
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	1	$2\frac{1}{2}$ to 3 inch caliper	Balled and Burlapped	40 to 45 Feet	precedence over common names.	DETAIL(S) IF REQUIRED.	OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.	
QA	Quercus alba	White Oak	4	2 ½ to 3 inch caliper	Balled and Burlapped		4. Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy	WRAP TREE TRUNKS ONLY		ပွ
QR	Quercus rubra	Northern Red Oak	5	2 ½ to 3 inch caliper	Balled and Burlapped		well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.	UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.	— EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF	_ =
LT UAP	Liriodendron tulipifera Ulmus americana 'Princeton'	Tuliptree Princeton American Elm	1	$2\frac{1}{2}$ to 3 inch caliper $2\frac{1}{2}$ to 3 inch caliper	Balled and Burlapped Balled and Burlapped	70 to 85 Feet 65 to 70 Feet	5. All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of	MULCH RING:	THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.	
UAV	Ulmus americana 'Valley Forge'	Valley Forge American Elm	4	$2\frac{1}{2}$ to 3 inch caliper	Balled and Burlapped		groundcover or perennial plantings. 6. Provide protective covering of plant material during delivery and storage. Root halls shall not be cracked or broken. Do not prupe	1800 MM (6 FT.) DIAM. MIN. / 2400 MM (8 FT.) DIAM. PREFERRED \ \	50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.	ate
	· ·	valley i orge / interiodit Elin	7	2 2 to 0 mon campon	Balled and Ballapped	00 10 70 7001	6. Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.	SET TOP OF ROOT BALL	MAINTAIN THE MULCH WEED-FREE. — 100 MM (4 IN.) HIGH EARTH SAUCER	
Ornamental	/ Flowering Trees Botanical Name	Common Name	Quantity	<u>Size</u>	Root	Mature Height	7. Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.	FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.	TOO MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL. BACK FILL WITH PREPARED PLANTING MIXTURE.	Sbosso
ACR	Amelanchier canadensis 'Rainbow Pillar'	Rainbow Pillar Serviceberry	3	7 to 8 foot high (clump)	Balled and Burlapped	15 to 20 Feet	8. If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings <u>immediately</u> after planting. Keep trees plumb and taut.	VERTICAL TO 1:1 SLOPE ON SIDES OF	— EXISTING UNDISTURBED SUBGRADE.	
CV	Chinanthus virginicus	White Fringe Tree	1	7 to 8 foot high (clump)	Balled and Burlapped	15 to 20 Feet	9. If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main	PLANTING HOLE.	— DIAMETER OF TREE PIT TO BE THREE	ے اج
GBG	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	12	2 to $2\frac{1}{2}$ inch caliper	Balled and Burlapped	15 to 20 Feet	branch.	TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT BALL BASE FIRMLY SO THAT	TIMES THE DIAMETER OF ROOT BALL.	-
Evergreen Ti	rees						10. Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:	ROOT BALL DOES NOT SHIFT.		() \forall
<u>Symbol</u>	Botanical Name	Common Name	<u>Quantity</u>	Size	<u>Root</u> <u>l</u>	Mature Height	a. Watering b. Weed removal	25 MM (1 INCH) PREPARED ————————————————————————————————————	A WIRE BASKET AROUND THE ROOT BALL, CARFULLY REMOVE ENTIRE	🍑 🖞
AC	Abies concolor	White Fir	8	5 to 6 foot height	Balled and Burlapped	50 to 60 Feet	c. Apply lime or sulphur to adjust soil pH to specific plant requirements d. Restore or reshape earth saucers e. Pruning	ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.	WIRE BASKET WITHOUT DISTURBING ROOT BALL	
CLM	Cupressocyparis leylandii 'Moncal'	Emerald Isle Leyland Cypress	14	5 to 6 foot height	Balled and Burlapped	20 to 25 Feet	f. Adjust and tighten tree supports to maintain plants at their proper grades and vertical position g. Replace mulch to maintain proper depth	B&B TREE PLANTING DETAIL		5
JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	81	3 to 4 foot height	Balled and Burlapped	15 to 20 Feet	10. If there is a difference between the quantity of plant material specified on the Plan and the amount depicted on the Landscape	N. T. S.		▎▝⋝▐╙
PG	Picea glauca	White Spruce	7	5 to 6 foot height	Balled and Burlapped	40 to 60 Feet	Schedule, the amount on the Plan shall take precedence.	DO NOT HEAVILY PRUNE THE		0
PO PS	Picea omorika Pinus strobus	Serbian Spruce Eastern White Pine	2 4	5 to 6 foot height 5 to 6 foot height	Balled and Burlapped Balled and Burlapped	50 to 60 Feet 60 to 80 Feet	SEED TYPES	SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD		
TOM	Thuja occidentalis 'Mission'	Mission Arborvitae	5	5 to 6 foot height	Balled and Burlapped	12 to 15 Feet	CLLD LO	BRANCHES.	EACH CHOUD MUST BE DIANTED CHOIL THAT	()
TOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	29	5 to 6 foot height	Balled and Burlapped	15 to 20 Feet	Seed Type A Seed Type B	FACE SHRUB TO GIVE ITS BEST APPEARANCE AS	— EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP	
Deciduous S	Shrubs						Sun & Shade Mixture New England Conservation / Wildlife Mix	ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.	OF THE ROOT BALL WITH SOIL.	
Symbol Symbol	Botanical Name	Common Name	<u>Quantity</u>	Size	Root <u>I</u>	Mature Height	By: Jonathan Green or approved equal By: New England Wetland Plants, Inc. or approved equal	5	 50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE. 	
			40				Seed rate: 25 pounds per 9,375 square feet Seed rate: 25 pounds per Acre	SET TOP OF ROOT BALL ——————————————————————————————————	— 100 MM (4 IN.) HIGH EARTH SAUCER	
AML CA	Aronia melanocarpa 'Low Scape' Cornus amomum	Low Scape Chokebverry Silky Dogwood	42 8	•	#3 Container #3 Container	1 to 2 Feet 6 to 10 Feet	20% Darkstar II Perennial Ryegrass Big Bluestem (Andropogon gerardii), Little Bluestem (Schizachyrium scoparius 20% Carmen Chewings Fescue Switchgrass (Panicum virgatum), Deertongue (Panicum clandestinum), Fowl	S), MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.	BEYOND EDGE OF ROOT BALL. — BACK FILL WITH PREPARED	
CAH	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	14	G	#3 Container	3 to 4 Feet	15% Deepblue Kentucky Bluegrass Bluegrass (Poa palustris), Canada Wild-rye (Elymus canadensis), Pennsylvan 15% Eugene Creeping Red Fescue Smartweed (Polygonum pensylvanicum), Partridge Pea (Chamaecrista	VERTICAL TO 1:1	PLANTING MIXTURE.	<u> </u>
CR	Cornus racemosa	Gray Dogwood	10	· ·	#3 Container	10 to 15 Feet	15% Yorkshire Dales Perennial Ryegrass fasciculata), Annual Sunflower (Helianthus annuus), Showt Tick-trefoil (Desmoodium canadense), Common Milkweed (Asclepias syriaca), New York	SLOPE ON SIDES OF	— EXISTING UNDISTURBED SUBGRADE.	
CSB	Cornus sericea 'Baileyi'	Red Twig Dogwood	14	18 to 24 inch height	#3 Container	6 to 9 Feet	Aster (Aster novi-belgii), Nodding Bur-marigold (Bidens cernua)	TAMP SOIL AROUND ROOT	— DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT	
НМА	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	25	•	#3 Container	3 to 4 Feet	Seed Type C	BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.	BALL.	
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	24	_	#3 Container	3 to 4 Feet	New England Wetmix	25 MM (1 INCH) PREPARED	— REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT BALL OF SHIPLE IN A	L L
LB POC	Lindera benzoin Physocarpus opulifolius 'Coppertina'	Spice Bush Coppertina Ninebark	ნ 10	_	#3 Container #3 Container	6 to 10 Feet 6 to 8 Feet	By: New England Wetland Plants, Inc. or approved equal	PLANTING MIXTÚRE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.	BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT	
POT	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	40	•	#3 Container	3 to 5 Feet	Seed rate: 1 pound per 5,000 square feet	MOOT BALL.	MASS	Subr
SC	Sambucus canadensis	Elderberry	12	18 to 24 inch height	#3 Container	10 to 12 Feet	Fowl Bluegrass (Poa palustris), Fringed Sedge (Carex crinita), Water Plantain (Alisma plantago-aquatica), Chufa (Cyperus esculentus), Green Bulrush (Scircus etrovirone), Seft Bush (Income officeus), Boarded Sedwa (Coron comess)			ning
SJS	Spiraea japonica 'Shirobana'	Shirobana Spirea	22	18 to 24 inch height	#3 Container	3 to 5 Feet	(Scirpus atrovirens), Soft Rush (Juncus effusus), Bearded Sedge (Carex comosa), Lurid Sedge (Carex lurida), Hop Sedge (Carex lupulina), Boneset (Eupatorium perfoliatum), New York Aster (Aster novi-belgii), Swamp Aster (Aster puniceus),	SHRUB PLANTING DETAIL		d Zor ents ents
VD	Viburnum dentatum	Arrowwood Viburnum	30	G	#3 Container	10 to 12 Feet	perfoliatum), New York Aster (Aster novi-belgii), Swamp Aster (Aster puniceus), Spotted Joe-Pye Weed (Eupatorium maculatum), Blue Vervain (Verbena hastata) Woolgrass (Scirpus cyperinus)	N. T. S.		isions tion g and ommo
VNW	Viburnum nudum 'Winterthur'	Smooth Viburnum	3	18 to 24 inch height	#3 Container	6 to 10 Feet		\downarrow		Revi
Evergreen S	<u>hrubs</u>									Des 1 Sta
Symbol	Botanical Name	Common Name	<u>Quantity</u>	<u>Size</u>	Root <u>I</u>	Mature Height				e -2027 -2027 -2027
JCP	Juniperus chinensis 'Pfitzeriana Compacta'	Nick's Compact Juniper	14	18 to 24 inch spread	#3 Container	3 to 4 Feet		STAKE TREES ONLY UPON THE APPROVAL OF THE	DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE	Date - 15
JHP	Juniperus horizontalis 'Plumosa Compacta'	Andorra Juniper	13	18 to 24 inch spread	#3 Container	1 to 2 Feet		PROJECT LANDSCAPE ARCHITECT. SEE STAKING	IREE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.	12-12-00-
MD	Microbiota decussata	Russian Cypress	12	•	#3 Container	1 Foot	2111 HUW.	PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.		
TMH TMT	Taxus x media 'Hicksii'	Hick's Upright Yew Taunton Spreading Yew	107 4	· ·	Balled and Burlapped Balled and Burlapped	Maintain at 4 to 6 Feet 3 to 4 Feet	WWW WITH		FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE BROJECT LANDSCAPE	777
I IVI I	Taxus x media 'Tauntonii'	raumon opreading Yew	4	18 to 24 inch spread	ран с и ани ринарред	J (U 4) 66(AT INITIAL INSTALLATION, LEAVE BURLAP AND ANY TWINE INTACT. AFTER INSTALLATION, CUT BACK BURLAP.		BY THE PROJECT LANDSCAPE ARCHITECT.	ν. ν
	vergreen Shrubs	_	_				LEAVING MATERIAL UNDER CROSSBARS.			10ТЕ В С
<u>Symbol</u>	Botanical Name	Common Name	Quantity	<u>Size</u>	<u>Root</u> <u>l</u>	Mature Height	RECESS TREE STAPLE	MULCH RING: ————————————————————————————————————	- EACH TREE MUST BE PLANTED SUCH THAT	N OI
BXG	Buxus x 'Green Velvet'	Green Velvet Boxwood	63	15 to 18 inch height	#3 Container	2 to 4 Feet	DEVICE 1" TO 2" INTO ROOT BALL	2400 MM (8 FT.) DIAM. PREFERRED	THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.	AN COSTROS
ICS	Ilex crenata 'Steeds'	Steeds Upright Japanese Holly	32	30 to 36 inch height	Balled and Burlapped	6 to 8 Feet		SET TOP OF ROOT BALL	- 50 MM (2 IN.) MULCH. DO NOT PLACE	AILS RED FOR CO CO
IGC LA	Ilex glabra 'Chamzin' Leucothe axillaris	NORDIC Inkberry Coast Leucothe	38 6	•	#3 Container #3 Container	3 to 4 Feet 3 to 4 Feet		FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN	MULCH ÌN CÓNTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.	DET. PREPAR SRIDC
LA RAG	Rhododendron x 'Aglo'	Coast Leucotne Aglo Rhododendron	28	•	#3 Container #3 Container	3 to 4 Feet		SLOWLY DRÁINING SOILS.	- 100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.	E
RM	Rhododendron maximum	Rosebay Rhododendron	4	24 to 30 inch height		5 to 10 Feet	TREE STAPLE' BELOW-GRADE STABILIZING SYSTEM (BY 'TREE STAPLE' OR EQUAL):	VERTICAL TO 1:1 SLOPE ON SIDES OF	- BACK FILL WITH PREPARED PLANTING MIXTURE.	DSCAP PROF CASTE SIMSBUF
Groundoove	rs and Grasses						1" TO 2" CALIPER TREES - MODEL #TS24	SLOPE ON SIDES OF SID	- EXISTING UNDISTURBED SUBGRADE.	LANE A A
<u>Groundcove</u> <u>Symbol</u>	Botanical Name	Common Name	Quantity	Size	Root I	Mature Height	2 STAPLES WITH UP TO A 16" ROOT BALL	TAMP SOIL AROUND ROOT	- DIAMETER OF TREE PIT TO BE THREE	_ &
							2" TO 4" CALIPER TREES — MODEL #TS36 2 STAPLES WITH A 24" ROOT BALL	ROOT BALL DOES NOT SHIFT.	TIMES THE DIAMETER OF ROOT BALL.	\ <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>
CKF CL	Calamagrostis acutiflora 'Karl Foerster' Chasmanthium latifolium	Karl Foerster Reed Grass Northern Sea Oats	54 8	· ·	#1 Container #1 Container	4 to 6 Feet 3 to 4 Feet	4" TO 6" CALIPER TREES — MODEL #TS42	25 MM (1 INCH) PREPARED ————————————————————————————————————	REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP THIRD OF ROOT	
MC	Muhlenbergia capillaris	Muhly Grass	36	G	#1 Container #1 Container	3 to 4 Feet	2-3 STAPLES WITH A 30"+ ROOT BALL 6" TO 8" CALIPER TREES - MODEL #TS48	ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.	BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CARFULLY REMOVE ENTIRE	က
SH	Sporobolus heterolepis	Prairie Dropseed	54	•	#1 Container	2 to 3 Feet	6 10 8 CALIPER TREES — MODEL #1548 2—3 STAPLES WITH A 36"+ ROOT BALL		BALL, CARFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL	
										၂
							TREE STAKING DETAIL	EVERGREEN B&B TREE PLANTING DETAIL	_	
							<u>IV. 1 . 3.</u>	N. T. S.		

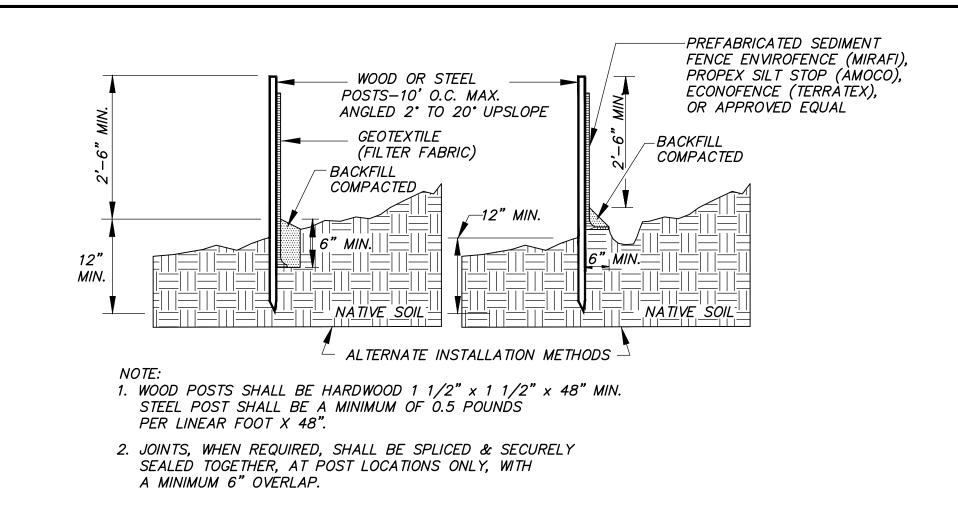




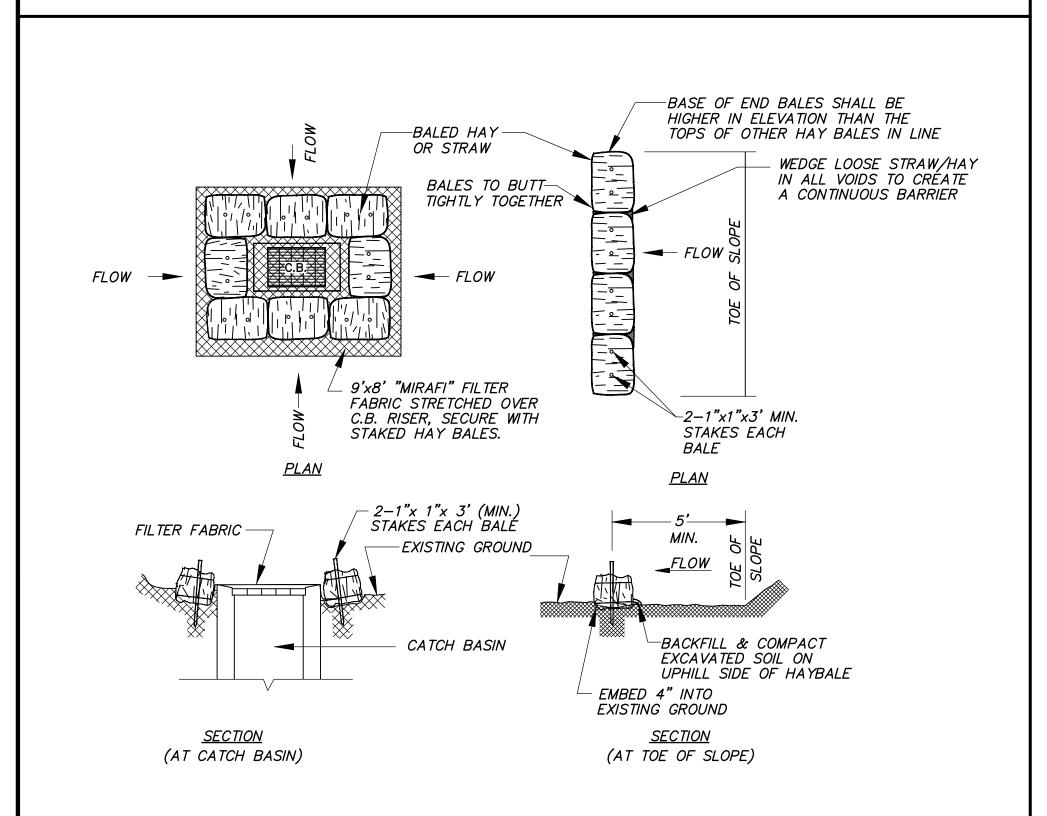




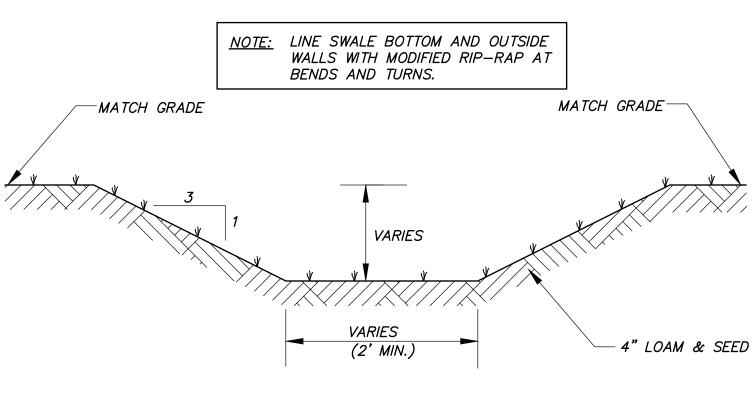
HAYBALE CHECK DAM (HBCD)



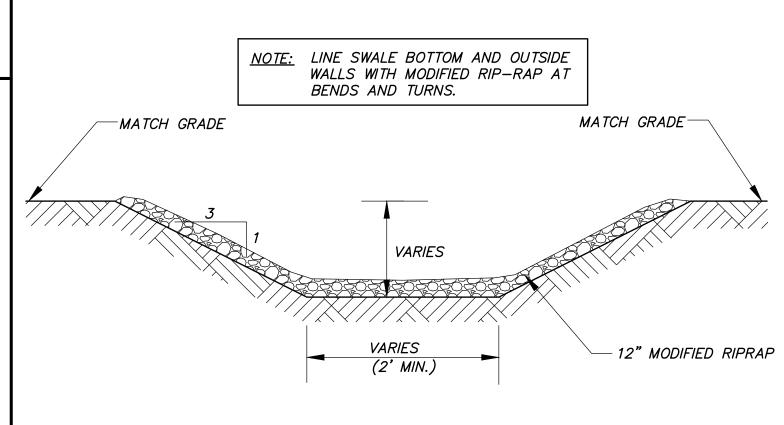
SEDIMENT FENCE EROSION CONTROL (SFEC)



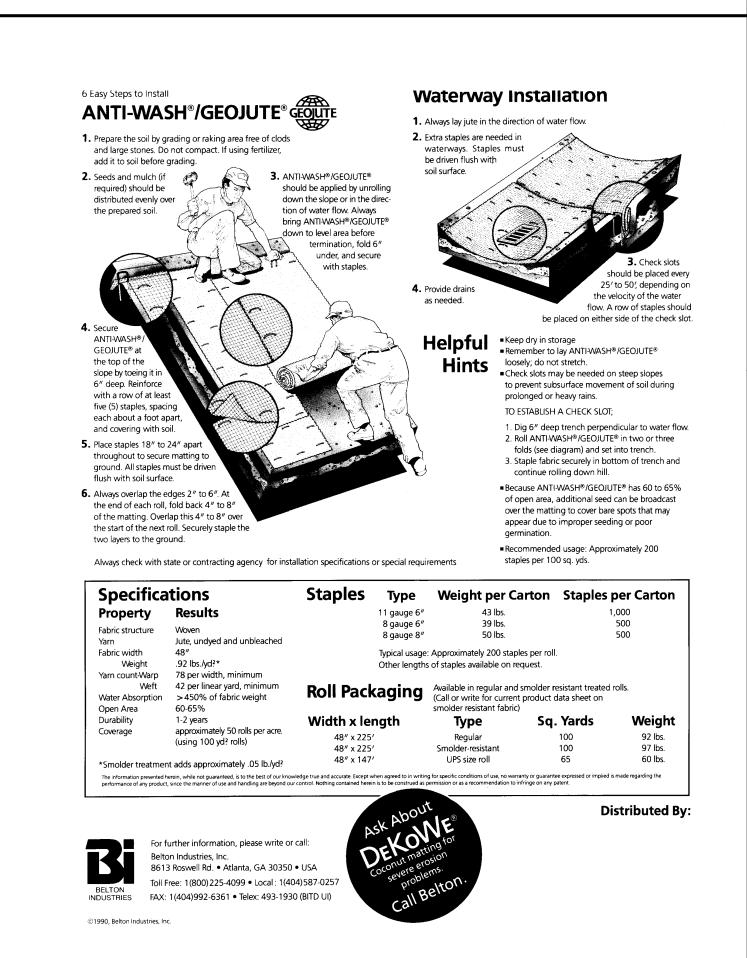
HAYBALE EROSION CONTROL (HBEC)



VEGETATED SWALE DETAIL (GRSW)



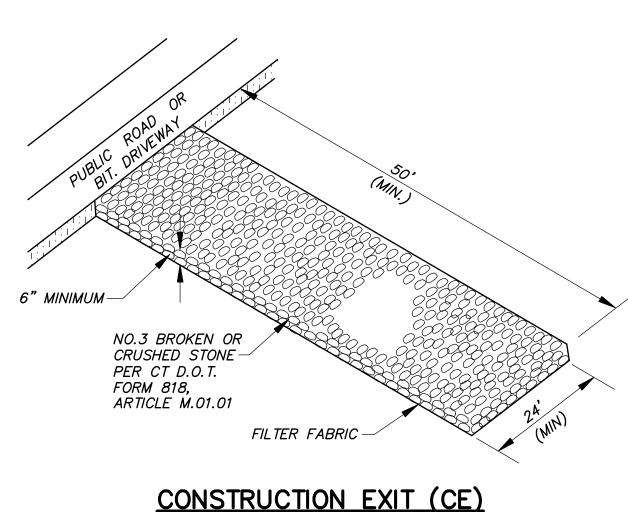
RIPRAP SWALE DETAIL (RRSW)

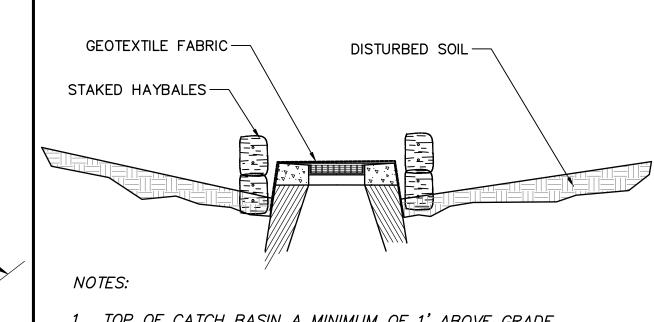


NOTE: USE ANTI-WASH/GEOJUTE PRODUCT OR APPROVED EQUAL

EROSION CONTROL BLANKET (ECB)

N. T. S.





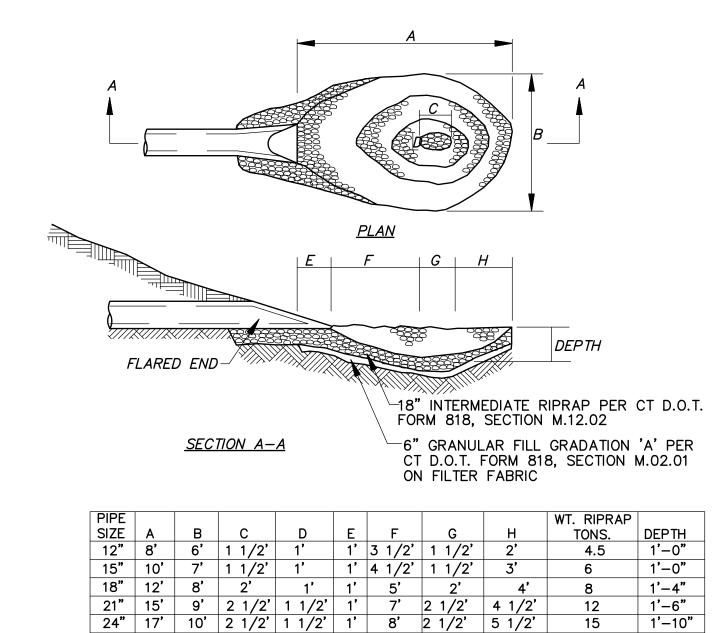
TOP OF CATCH BASIN A MINIMUM OF 1' ABOVE GRADE. 2. COVER TOP OF BASIN WITH GEOTEXTILE FABRIC.

SURROUND BASIN. 4. CREATE LOW AROUND BASIN TO COLLECT RUNOFF. 5. VOLUME OF LOW AREA PROPORTIONAL TO SIZE OF AREA DRAINING TO BASIN.

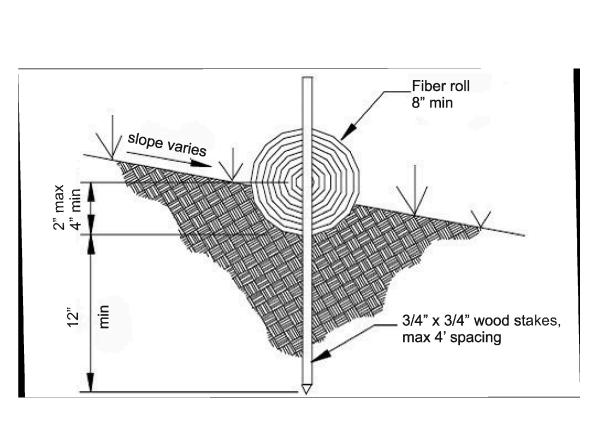
3. STAKED HAYBALES OR STONE FILTER BERM TO

TEMP. SEDIMENT TRAP AT CATCH BASIN

N. T. S.

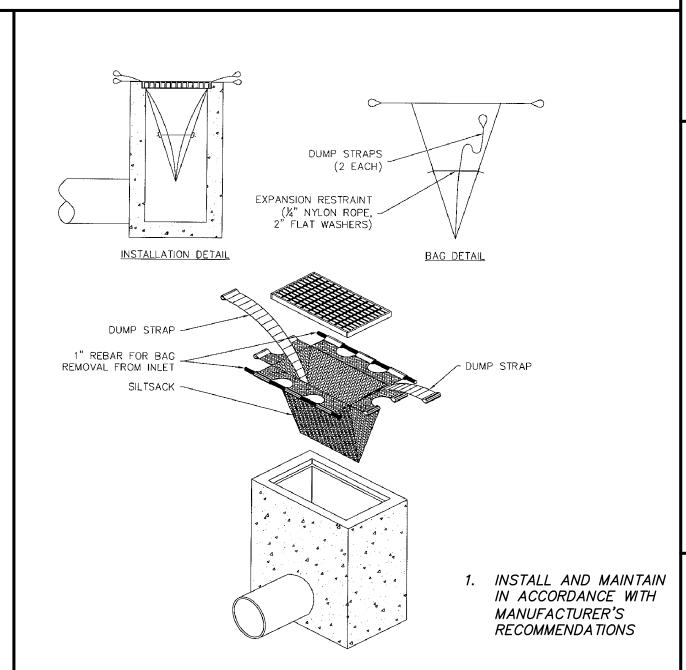


RIPRAP PLUNGE POOL (RRPP)



- USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL
- 2. MUST BE CERTIFIED WEED FREE.

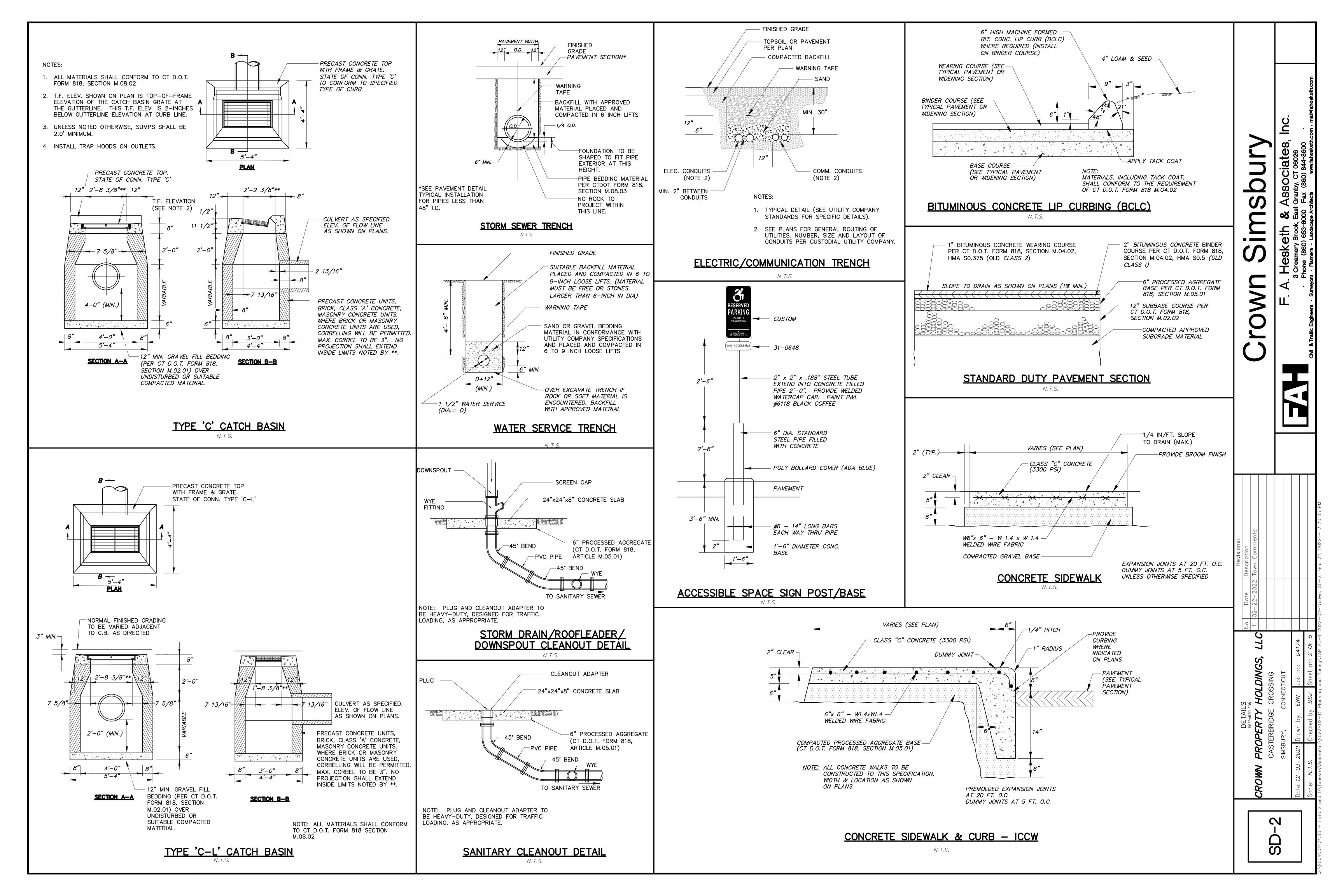
SEDIMENT LOG SECTION

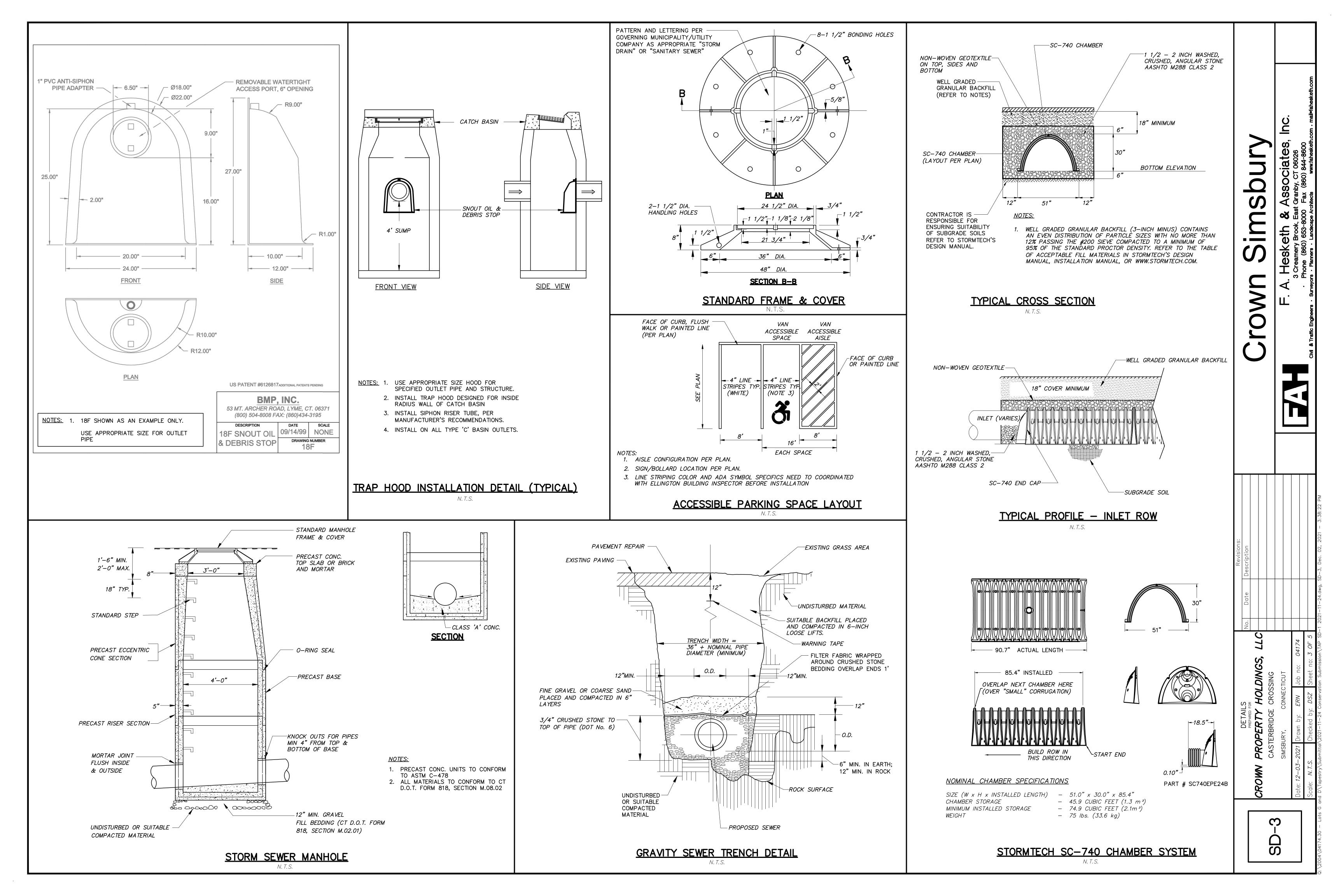


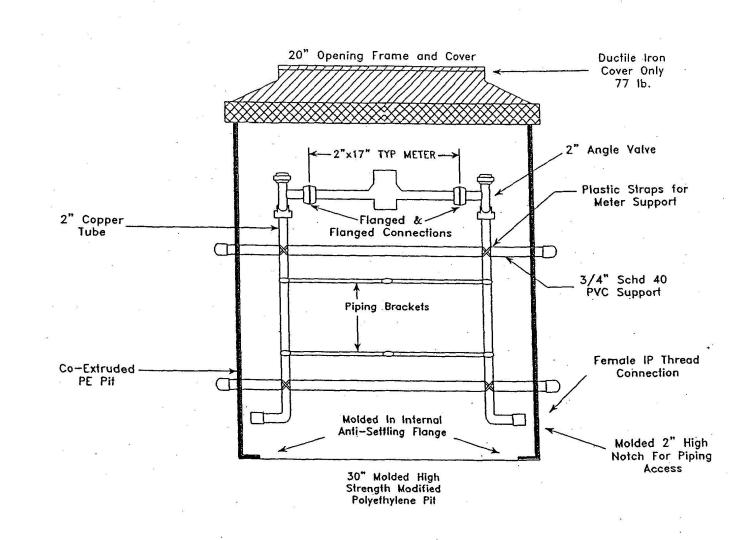
INLET PROTECTION (IP) [SILT SACK INSERT]

20

SSOCIATES







MANUFACT	URER	MODEL #				
Water & Sewer S	pecialties	AQUARSPEC2"PITCOMP				
Ford – Associate	d Supply	PM BHC 788-36-48				
Depth of Bury	52" as p	er drawing				
Pil Size	30"					
Meter Size		pical meter lumbed for 1—1/2" meter				
Pit Material	Black ext UV degre	ded PE Pit terior with white interior edation protected. wall thickness (min,) 1/2".				
Meter Box Cover	is Ductile Iro	on, 77 lb.				
Smooth wall inte	rior/exterior.	Vertical Crush exceeds 20,000 lb.				

AQUARION
Water Company

See footnotes next page.

POLE-SSS

Standard 2" Meter Pit

STANDARD 2" METER PIT



Introduction

Length: 13" (33.0 cm) Height H1: Height H2: Weight (max):

Shipped installed

LITHONIA LIGHTING.

COMMERCIAL OUTDOOR

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

of the latest in LED technology into a high

performance, high efficacy, long-life luminaire.

OSX1 LED					
les	LEDs	Color temperature	Distribution	Voltage	Mounting
X1 LED	Forward optics P1 P4 P7 P7 P2 P5 P8 P3 P6 P9 Rotated optics P102 P122 P112 P13 P2	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T5S Type V short ³ T2S Type II short T5M Type V medium ³ T3M Type III medium T5W Type V wide ³ T3M Type III medium LCCO Left corner cutoff ⁴ T4M Type IV medium RCCO Right corner cutoff ⁴ TFTM Forward throw medium	MVOLT 5 XVOLT (277V-480V) 67.8 120 9 208 9 240 9 277 9 347 9 480 9	Shipped included SPA Square pole mounting RPA Round pole mounting 10 WBA Wall bracket 3 SPUMBA Square pole universal mounting adaptor 1 RPUMBA Round pole universal mounting adaptor 9 Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 12

NLTAIR2	nLight AIR generation 2 enabled 18	A-72-10	ambient sensor enabled at 5fc ²⁰²¹	HS	House-side shield ²³	DBLXD	Black
PIRHN	Network, high/low motion/ambient sensor **	PIRH	High/low, motion/ambient sensor, 15–30 mounting height, ambient sensor enabled at 5fc ²⁰²¹	SF	Single fuse (120, 277, 347V) 9	DNAXD	Natural aluminur
PER	NEMA twist-lock receptacle only (controls ordered separate) 8	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height,	DF	Double fuse (208, 240, 480V) 9	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separate) 8,16	TINITO	ambient sensor enabled at 1fc ²⁰²¹	L90	Left rotated optics ²	DDBTXD	Textured dark bro
PER7	Seven-pin receptacle only (controls ordered separate) 15,16	PIRH1FC3V		R90	Right rotated optics 2	DBLBXD	Textured black
DMG	O-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [®]	FAO	ambient sensor enabled at 1fc ²⁰²¹ Field adjustable output ²⁰²¹	HA Shin	50°C ambient operations 1 bed separately	DNATXD	Textured natural aluminum
DS	Dual switching 18,1920	ļ		BS	Bird spikes ²⁴	DWHGXD	Textured white
		ł		EGS	External glare shield	l,	

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PIR High/low, motion/ambient sensor, 8–15' mounting height, Shipped installed

DDBXD Dark bronze

DSX1-LED

Rev. 11/16/20

Page 1 of 8

Template #8

Ordering Information

Accessories Ordered and shipped separately.

DLL 127F 1.5 JU Photocell - SSL twist-lock (120-277V) ×

DSX1HS 30 CU House-side shield for P1, P2, P3, P4 and P5 23 DSX1HS 40 CU House-side shield for P6 and P7²³ DSX1HS 60 CU House-side shield for P8, P9, P10, P11 and P12²³ PUMBA DD BXD U*

KM AB DD BXD U

KM AB DD BXD U

Square and round pole universal mounting bracket (specify finish)³⁶

Mast arm mounting bracket adaptor (specify finish)¹

For more control options, visit DTL and ROAM online.

DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) > DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) * DSHORT SBK U Shorting cap 25

DSX1EGS (FINISH) U External glare shield

EGS - External Glare Shield

Any Type 5 distribution with photocel, is not available with WBA.

Not available with H.S.

XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.

XVOLT works with any voltage between 277V and 480V.

XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIRHFC3V, PIRHIFC3V.

Single-fuse (SF) requires 120V, 277V or 247V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.

Suitable for mounting to round pice between 3.5° and 12° diameter.

11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8

12 Must order fixture with 5PA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8° diameter mastarm (not included).

13 Must be ordered with NITA/IR2. For more information on ILight Air 20 viii this link.

15 Photocell ordered and shipped as a separate line item form Acuity Brands Controls. See accessories. Shorting cap included.

16 IRROAMP node required, it must be ordered and shipped as a separate line item form Acuity Brands Controls. Node with integral dimming.

17 DNG not available with PIRHIN, PERS, PERF, PIRH, PIRHFC3V or PIRH IFC3V, FAO.

18 Provides 50/50/fixture operation via (2) independent of thives. Not available with PER, PERS, PERF, PIR, PIRH, PIRHFC3V or PIRH IFC3V, FAO.

18 Requires (2) separately switched circuits with isolated neutrol.

20 Reference Motion Sensor table on page 4 to see functionality. 21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options,
23 Not available with BLC, LOCO and RCCO distribution. Also available as a separate accessory; see Accessories information. 24 Must be ordered with fixture for factory pre-drilling. 25 Requires luminaire to be specified with PER, PERS or PER? option. See Control Option Table on page 4. 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

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Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	A \$3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490
		-	-	L		Y	-I-
Mounting Option	Drilling Template	Single	2 @ 180	2@90	3@90	3@120	4@90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C &
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM3 2AS	DM49AS

and the second second								
	uantity & Mounting onfiguration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 D	
N	lounting Type	7		Ŧ.	_1_	Y	-1-	
	DSX1 LED	1.013	1.013 2.025 1.945		3.038	2.850	3.749	
	Drilling Template		Mini	mum Acceptable (Outside Pole Dime	ension		
SPA	#8	2-7/8"	2-7/8"	3,5"	3.5*	34	3.5"	
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5*	3"	3.5"	
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"	
RPHMRA	#5	2-7/80	3 4%	<u>r</u> 8	£#	3 4.8	58	

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (1,90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.

DSX1-LED Rev. 11/16/20 Page 2 of 8

LUMINAIRE

LITHONIA LIGHTING* Catalog FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights. CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made

of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal highfrequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6". **Pole Top:** A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for

side-mount luminaire arm assemblies or when ordered with PT option. Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a coverand coverattachment hardware.

The handhole has a nominal dimension of 2.5" x 5". Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request. Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured

Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153. **HARDWARE** — All structural fasteners are high-strength galvanized carbon steel. All non-structural fast eners are galvanized or zinc-plated carbon steel or stainless steel. FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze

and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Specifications subject to change without notice.

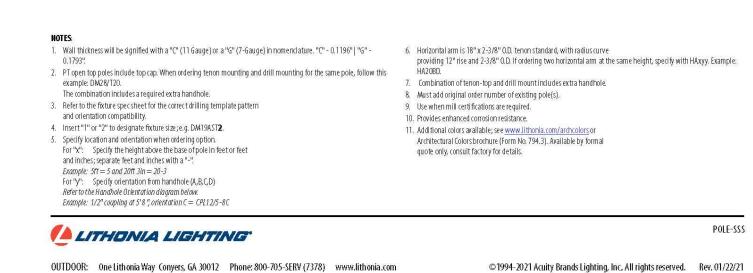
OUTDOOR

NOTE: Actual performance may differ as a result of end-user environment and application.

Anchor Base Poles SQUARE STRAIGHT STEEL to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI).

SSS Square Straight Steel Poles

Δμ <u>α</u> Γμ[NG INFORMATION	Lead tillies (711 741) de	pending on options selected. Consult \	,	5 000000 augmenter (c) ■ 2000 t	: SSS 20 5C DM19 DDI
SSS						
eries	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Options	Finish ¹⁰
5555	10-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.) 15' POLE OI	4(4" 11g (.1196") 46 4" 7g (.1793") 5C 5" 11g (.1196") 56 5" 7g (.1793") 66 6" 7g (.1793") See technical information table for complete ordering information.) N 2'6" BASE	PT Open top (includes top cap) T20 2-3/8" 0.D. (2" NPS) T25 2-7/8" 0.D. (2-1/2" NPS) T30 3-1/2" 0.D. (3" NPS) T35 4" 0.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³ DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting³ DM19AS 2 at 180° DM29AS 2 at 180° DM29AS 2 at 180° DM39AS 3 at 90° DM49AS 4 at 90° CM49AS 4 at 90° BM49AS 4 at 90° CM49AS 4 at 90° BM49AS 4 at 90° DM28RAD 2 at 180° DM29RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting³ DM19ESX 1 at 90° DM49RAD 4 at 90° ESX Drill mounting³ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 180° DM29ESX 2 at 180° DM39ESX 3 at 90° DM39ESX 3 at 90° DM39ESX 3 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting ^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting ^{3,4} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) ^{5, 6} FDLxy Festoon outlet less electrical ⁶ CPL12/xy 1/2" coupling ⁶ CPL34/xy 3/4" coupling ⁶ CPL1/xy 1" coupling ⁶ NPL12/xy 1/2" threaded nipple ⁵ NPL134/xy 3/4" threaded nipple ⁵ NPL11/xy 1" threaded nipple ⁵ NPL11/xy 1" threaded nipple ⁵ NPL11/xy 1" threaded nipple ⁵ NPL11/xy Extra handhole ^{5, 7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) HHC Handhole cover	DBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes ¹¹ Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.



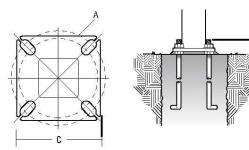
SSS Square Straight Steel Poles

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	Nominal	Pole Shaft Size					EPA (ft²) wi	ith 1.3 gust	l.		Bolt	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
Catalog Number	Shaft Length (ft.)*	(Basein. xTop in. xft.)	Wall thick (in)	Gauge	80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	drde (in)		
SSS 104C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	89	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	89	3/4 x 18 x 3	90
SSS 144C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	89	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	89	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	89	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	89	3/4 x 18 x 3	140
SSS 204G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	89	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	1012	1x36x4	185
SSS 205G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	1012	1x36x4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	89	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	89	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	1012	1x36x4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	1012	1x36x4	360
SSS 304G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	89	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	750	756	1012	1x36x4	265
SSS 305G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	1012	1x36x4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	1113	1x36x4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100			1012	1x36x4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	1113	1x36x4	540
SSS396G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	220	2237	1113	1x36x4	605

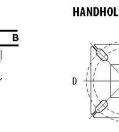
BASE DETAIL

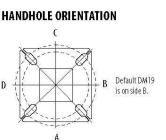
Bolt Bolt Base circle projection diameter A B C 4"C 8" – 9" 3.25" – 3.75" 8" – 8.25" 0.75" ABTEMPLATE PJ50004 AB18-0 ABSSS-4C 3/4"x18"x3" 4"G 8" – 9" 3.38" - 3.75" 8" - 8.25" 0.875" ABTEMPLATE PJ50004 AB30-0 ABSSS-4G 3/4"x30"x3" 5" 10" – 12" 3.5" – 4" 11" ABTEMPLATE PJ50010 AB36-0 ABSSS-5 1"x 36"x4" 6" | 11" – 13" | 4"-4.50" | 12.5" | 1" | ABTEMPLATE PJ50011 | AB36-0 N/A 1"x 36"x4"



OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.





IMPORTANT INSTALLATION NOTES: $\bullet \ \textbf{Do not} \ \mathsf{erect} \ \mathsf{poles} \ \mathsf{without} \ \mathsf{having} \ \mathsf{fixtures} \ \mathsf{installed}.$ · Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

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POLE-SSS

LITHONIA LIGHTING

-luminaire type and number as specified on lighting fixture Mounting height 17' above grade. pole – type as specified on lighting fixture schedule. CONCRETE POLE BASE NOTES: Concrete to be 28 day 5000psi. 2. $1'' \times 40''$ anchor bolt with 4'' hooks (typical or as suppled by pole manufacturer) .

3. Anchor bolt pattern as specified by pole 4. Coordinate anchor bolt placement with concrete pour contractor. 5. Baseplate to be 1" thick (typical or as supplied by pole manufacturer) with grouting as required. 6. 2 - 1" PVC conduit for site lighting.
7. Provide one #6 copper ground to ¾" - 10'-0" copperweld ground rod; bond metal conduits and equipment grounding conductor to pole. _Anchor bolts (see notes 2 thru 4) 4" Min. cover Baseplate (see note 5) Cover to match pole finish projection = 3-1/2"? #2 wrap 3 @ 2" o.c. finished grade — Note: This is a preliminary design. PVC conduit === The Contractor must review (see note 6) all details with the luminaire, pole and base 6 #4 vertical bars___ supplier and submit shop w/ #2 wrap at 12" o.c. drawings for review. 2″ Min. cover

LIGHT STANDARD

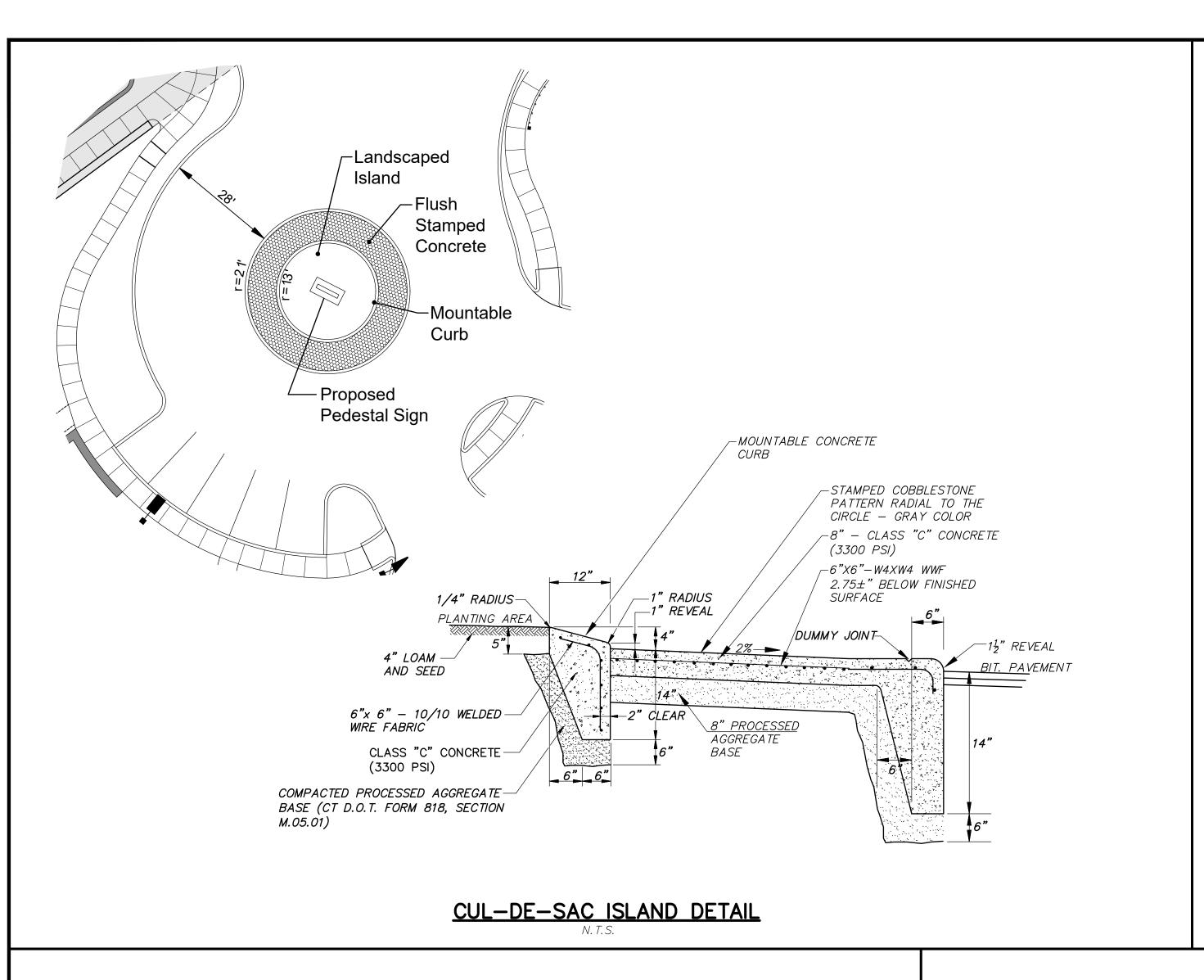
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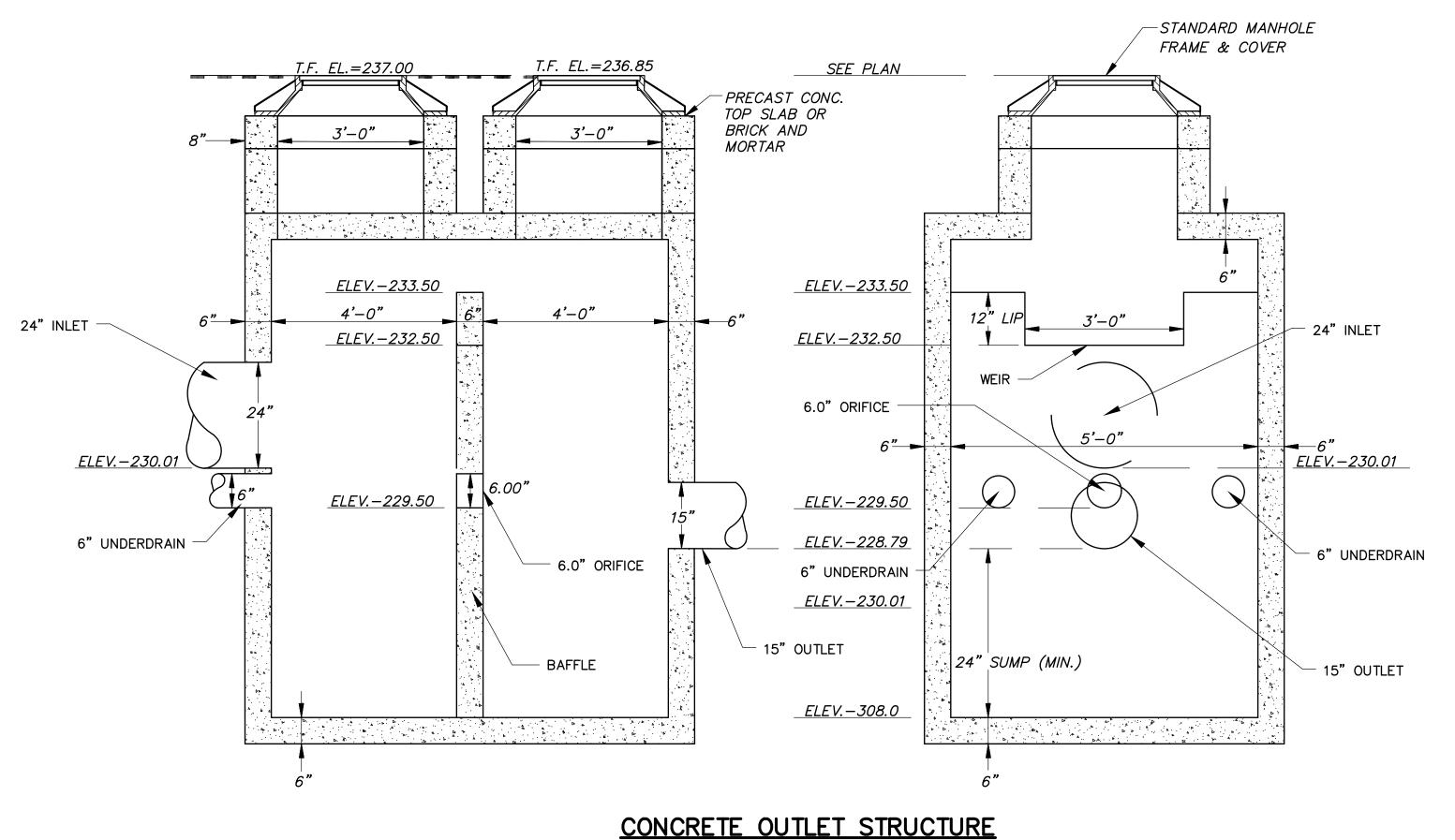
PROPERTY

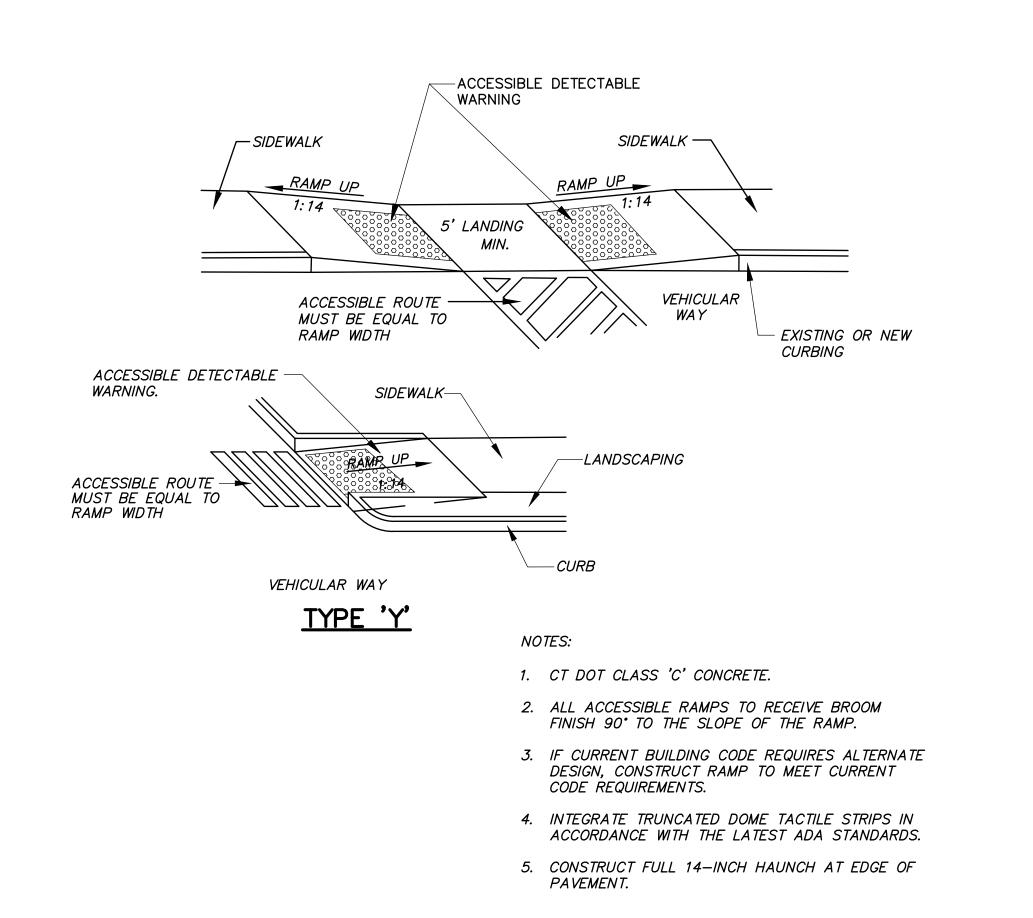
CASTERBRIDGE 20

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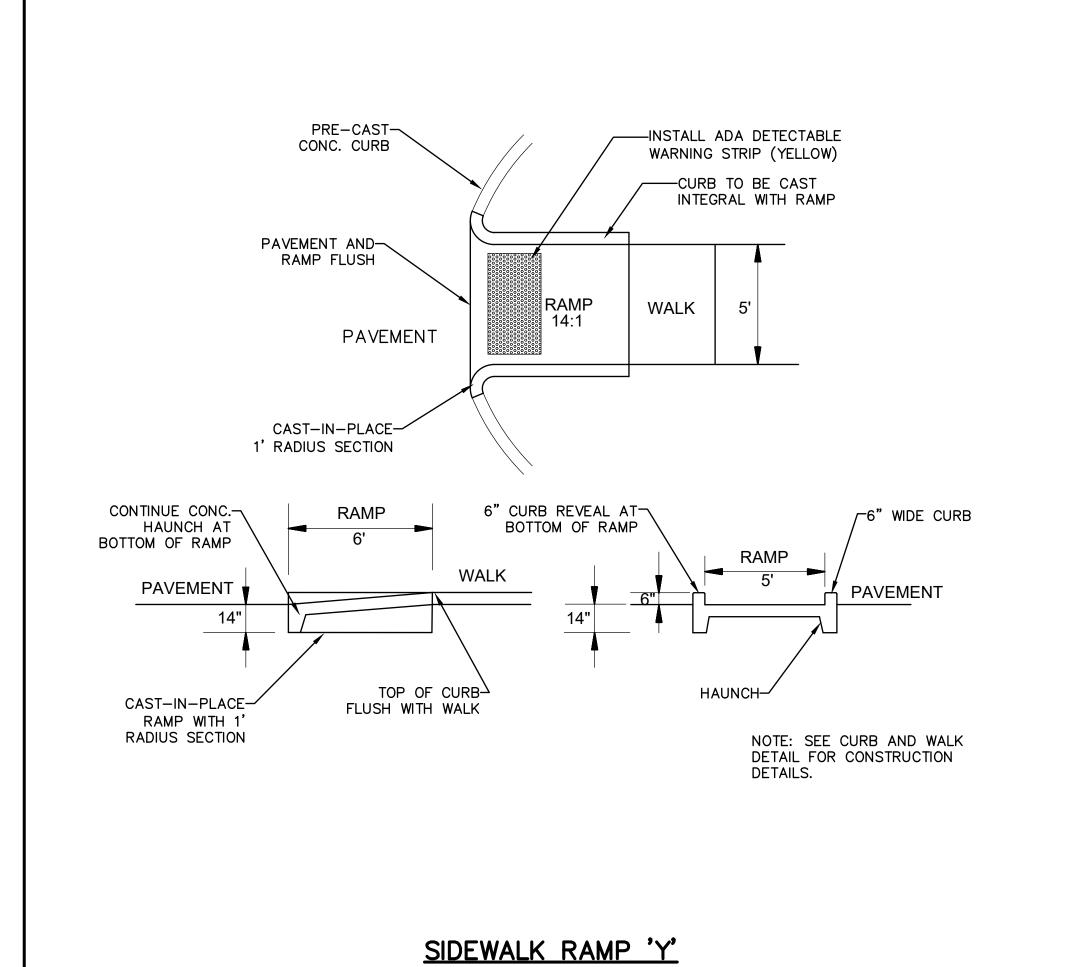
LIGHT POLE

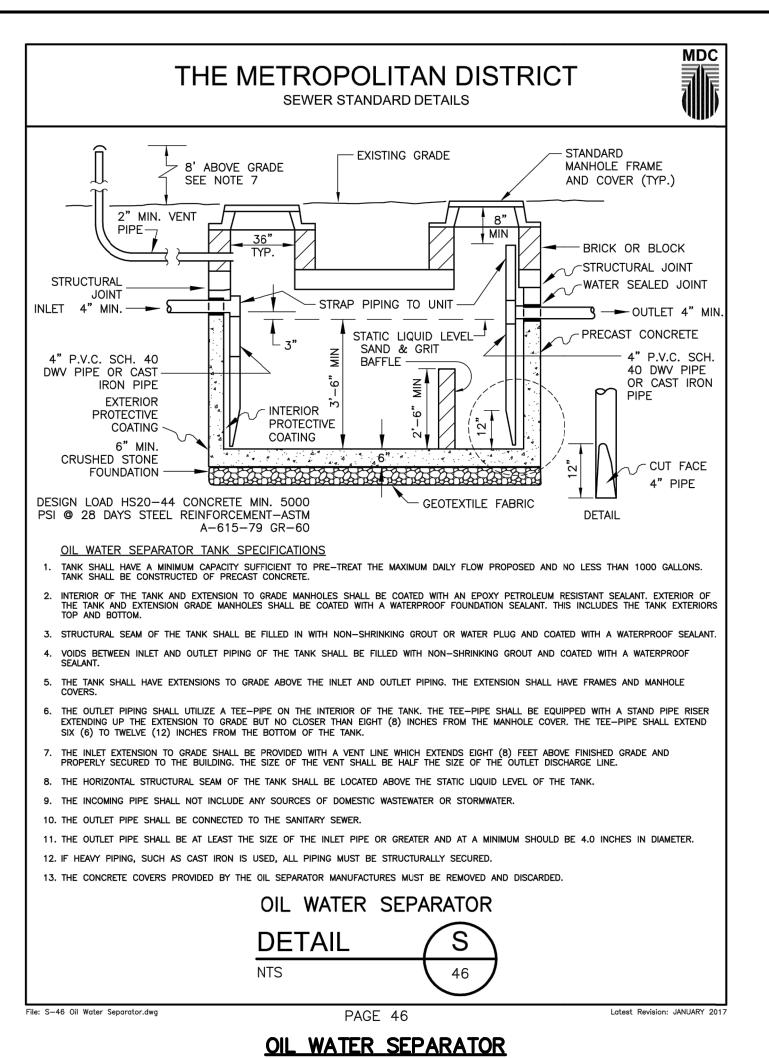


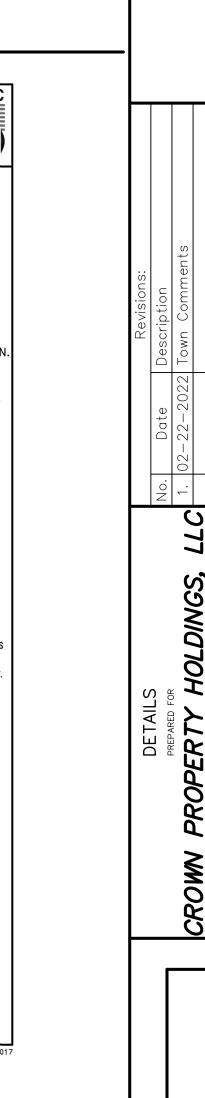




ACCESSIBLE RAMPS







CROWN PROPERTY HOLDINGS, LLC

CASTERBRIDGE CROSSING

SIMSBURY, CONNECTICUT

Date: 12-03-2021

Scale: N.T.S. Checked by: DSZ Sheet no: 5 OF 5

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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A NEW APARTMENT COMPLEX WITHIN LOTS D AND G OF THE DORSET CROSSING, LLC PROPERTY. LOT D IS COMPRISED OF 2.48 ACRES WITH ONE STRUCTURE CONSISTING OF 30 UNITS. LOT G IS COMPRISED OF 4.54 ACRES AND HAS ONE STRUCTURE WITH 42 UNITS.

A TOTAL OF 58 OUTSIDE PARKING SPACES ARE TO BE PROVIDED, 30 AT LOT D AND 28 AT LOT G. 2 HANDICAP SPACES WILL BE PROVIDED FOR EACH LOT. THERE WILL BE PARKING SPACES FOR TENANTS LOCATED BENEATH THE PROPOSED COMPLEXES, WITH 40 SPACES AT LOT D AND 56 SPACES AT LOT G. ACCESS WILL BE FROM THE EXISTING CASTERBRIDGE CROSSING WHICH WILL HAVE A CUL-DE-SAC AS AN END AT THE COMPLEXES.

THE FACILITY WILL BE SERVED BY SANITARY SEWER, FIRE AND DOMESTIC WATER, ELECTRIC, TELEPHONE AND COMMUNICATION FROM UTILITIES AVAILABLE IN HOPMEADOW STREET.

STORMWATER WILL BE MANAGED WITH COMBINATION OF CONVENTIONAL STORM DRAIN SYSTEMS COMPRISED OF DEEP-SUMP CATCH BASINS, UNDERGROUND STORAGE SYSTEMS, AND A WATER QUALITY BASIN. RUNOFF FROM ROOF LEADERS WILL DISCHARGE TO UNDERGROUND INFILTRATORS WITH OVERFLOW TO THE WATER QUALITY BASIN. RUNOFF FROM PAVEMENT AREAS WILL BE COLLECTED WITH A COMBINATION OF PIPED DISCHARGE AND SHEET RUNOFF TO THE WATER QUALITY BASIN. THE BASIN HAS BEEN SIZED TO MEET THE CTDEEP WATER QUALITY VOLUME.

IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO:

- 1. CLEARING AND GRUBBING OF SITE.
- 2. ROUGH GRADING FOR BUILDING AND DRIVE PARKING CONSTRUCTION.
- 3. INFILTRATION/DETENTION BASIN CONSTRUCTION AND INSTALLATION OF STORM DRAIN SYSTEMS.
- 4. CONSTRUCTION OF BUILDING FOUNDATION, INSTALLATION OF UNDERGROUND UTILITY SERVICES.
- 5. CONSTRUCTION OF BUILDINGS.
- 6. CONSTRUCTION OF PAVED PARKING AREAS AND DRIVES, AND INSTALLATION OF PAVEMENT MARKINGS AND SIGNAGE.
- 7. INSTALLATION OF LANDSCAPING.
- **CONSTRUCTION SEQUENCE:**

A DETAILED CONSTRUCTION PHASING PLAN AND SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THIS PHASING PLAN AND SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION, TRAFFIC CONTROL, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THIS PLAN AND SCHEDULE SHALL PROVIDE FOR ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME, SHALL MINIMIZE TRAFFIC AND ENVIRONMENTAL IMPACTS, AND SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS.

IN GENERAL, SITE WORK CONSTRUCTION SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:

- 1. INSTALLATION OF EROSION CONTROL DEVICES.
- 2. CLEARING AND GRUBBING.
- 3. ROUGH GRADING AND EXCAVATION/PREPARATION FOR BUILDING FOUNDATION/SLAB, LANDSCAPED BERM AND WATER QUALITY BASIN FOR USE AS TEMP. SEDIMENT TRAP.
- CONSTRUCTION OF STORM DRAINAGE SYSTEM. WATER QUALITY BASIN AND INFILTRATOR UNITS.
- 5. BUILDING CONSTRUCTION, CONCRETE WORK, AND INSTALLATION OF UNDERGROUND UTILITIES.
- 6. PLACEMENT OF SUB-GRADE AND PAVEMENT BASE COURSE.
- 7. PLACEMENT OF BITUMINOUS PAVEMENT COURSES AND CURB.
- FINAL STABILIZATION OF DISTURBED AREAS, INSTALLATION OF LANDSCAPE MATERIALS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS.
- REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
- 10. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE SPRING OF 2022 AND BE COMPLETED BY SPRING OF 2023.

EROSION CONTROL DEVICES:

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.

CE - CONSTRUCTION EXIT: A BROKEN STONE PAD PROVIDING A HARD SURFACE POINTS WHERE VEHICLES WILL LEAVE THE SITE. THE CONSTRUCTION EXITS REDUCE TRACKING OF SEDIMENT ONTO ADJACENT PAVEMENT. EXCESS SEDIMENT SHOULD BE PERIODICALLY REMOVED FROM THE STONE SURFACE.

HBEC - HAYBALE EROSION CHECKS: HAYBALES PLACED AROUND THE PERIMETER OF ALL CATCH BASINS AND FILTER FABRIC WRAP INSTALLED ON CATCH BASIN INLET GRATES. REMOVE ALL SEDIMENT WHEN DEPOSITS REACH 1/4 BALE HEIGHT. HAYBALES MUST BE REPLACED PERIODICALLY.

RRPP - RIP RAP PLUNGE POOL: A RIPRAP DISSIPATION DEVICE INSTALLED AT THE ENDS OF DRAINAGE CULVERTS. TYPE A, B & C FOR LOW VELOCITY ENERGY DISSIPATION AND SCOUR HOLES FOR HIGH VELOCITY ENERGY DISSIPATION. SCOUR HOLES CREATE A POOL WITH THE BOTTOM BELOW THE CULVERT. WATER IN THE POOL REDUCES VELOCITY AND THE POOL COLLECTS HEAVY SEDIMENT. SCOUR HOLES REQUIRE PERIODIC REMOVAL OF ACCUMULATED DEPOSITS.

HBCD - HAYBALE CHECK DAMS: HAYBALES SHALL BE STAKED IN A SINGLE ROW ACROSS THE BOTTOM OF DRAINAGE CHANNELS. THE DAMS SHALL BE INSTALLED AT 100-FOOT INTERVALS UNDER NORMAL CIRCUMSTANCES. WHERE THE CHANNEL HAS A STEEP SLOPE OR THE FLOWS ARE HIGH, THEY SHOULD BE PLACED CLOSER TOGETHER. ACCUMULATED SILT MUST BE REMOVED REGULARLY AND THE HAYBALES REPLACED PERIODICALLY.

ECB - EROSION CONTROL BLANKET: A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE/PHOTODEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX. EROSION CONTROL BLANKETS PROVIDE SURFACE PROTECTION TO NEWLY SEEDED AND/OR DISTURBED SOILS TO REDUCE EROSION AND ENHANCE THE ESTABLISHMENT OF VEGETATION.

GRSW — VEGETATED SWALE: a swale with vegetated lining installed to to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

IP — INLET PROTECTION: A SEDIMENT CONTROL DEVICE USED DURING CONSTRUCTION THAT MOUNTS UNDER THE GRATE OF A CATCH BASIN, RESIDING INSIDE THE STRUCTURE. IT IS MADE OF PERMEABLE GEOTEXTILE THAT ALLOWS WATER TO PASS, BUT TRAPS SILT AND SEDIMENT. (SILT SACK OR APPROVED EQUAL.) THE SILT SACK MUST BE REMOVED WHEN SILT/SEDIMENT REACHES ONE HALF THE HEIGHT OF THE DEVICE. REMOVE SEDIMENTS AND DEPOSIT ON STABLE AREA OF SITE AND RINSE DEVISE FOR REUSE. REPLACE WHEN DAMAGED.

III. GENERAL NOTES:

- EXISTING TOPOGRAPHY TAKEN FROM A MAP ENTITLED "PERIMETER SURVEY TOPOGRAPHIC SURVEY", PREPARED FOR DORSET CROSSING, LLC. 115 & 130 CASTERBRIDGE CROSSING, SIMSBURY, CONNECTICUT" BY F.A. HESKETH & ASSOCIATES, INC., DATED 09-30-2021. REVISED 04-06-2021.
- ALL WORK AND MATERIALS TO CONFORM TO THE SPECIFICATIONS, DOT FORM 818, TOWN OF SIMSBURY SPECIFICATIONS, CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
- 3. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE.
- 4. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND IS BASED UPON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS, AS APPLICABLE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
- 6. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS, BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
- A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING REMOVAL OF TREES AND/OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- PRIOR TO CONSTRUCTION, THE TOWN PLANNING & DEVELOPMENT DEPARTMENT SHALL BE CONTACTED AT (860) 658-3228, TO INSPECT THE INSTALLATION OF EROSION CONTROL MEASURES.
- 9. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VARIOUS FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
- 10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, THE EROSION AND SEDIMENTATION CONTROL NOTES, AND APPLICABLE STATE AND LOCAL REQUIREMENTS.
- 11. NO STUMPS OR OTHER DELETERIOUS MATERIALS ARE TO BE BURIED ON THE SITE.
- 12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- 13. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
- 14. TRAFFIC CONTROL OPERATIONS SHALL BE CONDUCTED TO THE SATISFACTION OF THE TOWN AND STATE OFFICIALS.
- 15. PERIMETER SITE LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTERS PROPERTY.

DRAINAGE SYSTEM NOTES

- 1. CPE = CORRUGATED POLYETHYLENE PIPE (TYPE S) CONFORMING TO TO CT DOT FORM 818 M.08.02-18.
- 2. RCP = REINFORCED CONCRETE PIPE (CLASS IV) CONFORMING TO CT DOT FORM 818 M.08.02-7.
- 3. RCFES = REINFORCED CONCRETE FLARED END SECTION CONFORMED TO CT DOT FORM 818 M.08.02-11.
- 4. PVC STORM DRAIN PIPE SHALL CONFORM TO CT DOT FORM 818, M.08.01-20.
- 5. DUCTILE IRON (DI) DRAIN PIPE SHALL CONFORM TO CLASS 52 D.I.P.
- 6. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CT DOT FORM 818 M.08.02 AND TOWN OF SIMSBURY ENGINEERING STANDARDS AS APPLICABLE.
- 7. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD DESIGN PLANS, AND READILY AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN. AND THOSE SHOWN MAY NOT BE ACCURATE. PRIOR TO THE START OF CONSTRUCTION OF THE UTILITIES, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AT ALL UTILITY CROSSINGS AND POINTS OF CONNECTION WITH EXISTING UTILITIES TO IDENTIFY POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND ARCHITECT OF SUCH CONFLICTS.
- 8. CONTACT "CALL BEFORE YOU DIG" AT CALLING 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION OR CONDUCT OF TEST PITS.
- 9. DEMOLISH/ABANDON ALL UTILITIES IN ACCORDANCE WITH CT DOT, TOWN OF SIMSBURY STANDARÓS CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AS APPLICABLE
- 10.ALL MATERIALS AND INSTALLATION PER TOWN OF SIMSBURY, CT DOT FORM 818, CUSTODIAL UTILITY COMPANY AND MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, AS APPROPRIATE.
- 11. ACTUAL ROUTING OF UTILITY SERVICES MAY BE SUBJECT TO REVISION BY CUSTODIAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ROUTING OF UTILITIES WITH CUSTODIAL UTILITY COMPANY.
- 12. FLOW LINE AND INVERT ELEVATIONS OF ALL ROOF LEADERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS <u>PRIOR</u> TO START OF CONSTRUCTION. NOTIFY DESIGN ENGINEER AND ARCHITECT OF CONFLICTS <u>PRIOR</u> TO START OF CONSTRUCTION.
- 13. SAW CUT FOR ALL TRENCHES IN TOWN RIGHT-OF-WAY. CONSTRUCT BACKFILLING AND PAVEMENT REPAIR DETAIL PER TOWN OF SIMSBURY ENGINEERING STANDARDS, AS APPLICABLE.
- 14. ALL WORK WITHIN THE TOWN OF SIMSBURY RIGHT OF WAY REQUIRES A PERMIT FROM THE ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID
- 15. SAW CUT FOR ALL TRENCHES IN STATE RIGHT-OF-WAY. CONSTRUCT BACKFILLING AND PAVEMENT REPAIR DETAIL PER CT DOT ENGINEERING STANDARDS, AS APPLICABLE.
- 16 ALL WORK WITHIN THE STATE RIGHT OF WAY REQUIRES A PERMIT FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT. COORDINATE ALL WORK WITHIN CT DOT RIGHT OF WAY WITH CT DOT-APPROVED OFF-SITE ROADWAY IMPROVEMENT PLANS.

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control — 2002" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this

All of the control devices listed below may not be indicated on the initial SE&SC Plans and may not be necessary on a specific project. The Contractor shall utilize these devices, and others as necessary, as the project proceeds and as conditions warrant.

CE — CONSTRUCTION EXIT: a broken stone pad providing a hard surface point where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

DB — DETENTION BASIN: An impoundment made by constructing a dam or an embankment (embankment detention basin), or by excavating a pit or dugout (excavated detention basin). Basins resulting from both excavation and embankment construction are classified as embankment detention basins where the depth of water impounded against the embankment at emergency spillway elevation is three feet or more.

DC — DUST CONTROL: The control of dust with water or calcium chloride.

DWM — DEWATERING EARTHEN MATERIALS: A procedure that uses a perimeter earthen berm and excavation to create a containment area where excessively wet soil is placed to allow for the draining of water or evaporation of excessive moisture.

ECB — EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable / photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

ground water pumped from foundation excavations. If the pumped water includes significant sediment loads use a Pump Settling Basin.

FD — FOUNDATION DEWATERING: A excavated area, surrounded by hay bales for receiving

GRSW — VEGETATED SWALE: a swale with vegetated lining installed to to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

HBCD - HAY BALE CHECK DAMS: shall be staked in a single row perpendicular to the flow along the bottom and sides of drainage ditches and channels or in other locations where runoff is concentrated. Check dams shall be installed at 100' intervals unless indicated otherwise. Silt must be removed and haybales replaced periodically.

HBEC — HAYBALE EROSION CHECKS shall be staked a minimum of five (5) feet from the base of disturbed slopes exceeding eight (8) feet in height, or at locations shown on the plans. Place haybales before starting a fill slope and after digging a cut slope. Heel haybales 4" into the soil. Remove all sediment when deposits reach 1/2 bale height. Haybales must be replaced periodically.

IP — CATCH BASINS INLET PROTECTION: Staked haybales around the perimeter of catch basins or silt sacks installed within the catch basin.

LG — LAND GRADING: Reshaping of the ground surface by excavation or filling or both, to obtain planned grades.

LP — LANDSCAPE PLANTING: Planting trees, shrubs, or ground covers for stabilization of disturbed areas.

MS — MULCH FOR SEED: Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.

PS — PERMENENT SEEDING: Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization.

PSB — PUMPING SETTLING BASIN: An enclosed sediment barrier or excavated pit constructed with a stable inlet and outlet such that sediment laden water from pumping operations is de-energized and temporarily stored, allowing sediments to be settled and/or filtered out before being released from the construction site.

RRPP — RIP RAP PLUNGE POOL: a riprap lined apron installed at a zero percent grade to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream.

RRSW — RIP RAP SWALE: a swale with rip rap lining installed to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

SCD — STONE CHECK DAM: A temporary or permanent stone dam placed across a drainage-way.

SD — SUBSURFACE DRAINS: Used in areas having a high water table where benefits of lowering or controlling groundwater or surface runoff are desired. Where soil permeability is sufficient to permit installation of an effective and economically feasible system.

SFB — STONE FILTER BERM: A temporary or permanent stone filter placed across a drainage—way or discharge area designed to slow flow and filter sediment.

SFEC — SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be similar to HBEC and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

SL — SEDIMENT LOGS: A sediment control device consisting of an outside, open weave containment fabric filled with fibers. It is designed to provide a flexible, lightweight, porous, sediment control device with the ability to conform to the terrain upon which it is installed. It is designed to dissipate velocity of flow and filter and trap sediments upgradient and within the device.

TD — TEMPORARY DIVERSION: A temporary channel with a berm of tamped or compacted soil placed in such a manner so as to divert flows.

TO - TOPSOILING: The application of topsoil to promote the growth of vegetation following the establishment of final grades.

TP - TREE PROTECTION: The protection of trees to remain by surrounding with silt fence or construction fence. The fence should be placed approximately at the drip line of the tree. TS — TEMPORARY SEEDING: Establishment of a temporary stand of grass and/or legumes by

TSP — TEMPORARY SLOPE PROTECTION: Application of a degradable material that will protect

seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization.

TSS — TEMPORARY SOIL STOCKPILE: Temporary location of stockpiled topsoil. Locations shall generally be on level ground away from drainage ways and shall be ringed with silt fence and/or haybales. Stockpile shall be seeded if it remains in place for more than 30 days.

soil surface on a temporary basis with the intention of promoting plant growth

TST — TEMPORARY SEDIMENTATION TRAP: A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment to detain sediment—laden runoff from small disturbed areas long enough to allow a majority of the sediment to settle

TRM — PERMANENT TURF REINFORCEMENT MAT: A manufactured mat composed of nonbiodegradable polymer or synthetic fibers mechanically, structurally or chemically bound together to form a continuous matrix.

LONG TERM STORMWATER SYSTEM AND OVERALL SITE MAINTENANCE PLAN

IT IS IMPORTANT THAT A LONG TERM MAINTENANCE PLAN BE IMPLEMENTED AND EXECUTED THROUGHOUT THE LIFE OF THE FACILITY.

STORMWATER SYSTEM

- MAINTENANCE OF THE ON-SITE STORM WATER SYSTEM IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS INCLUDES ALL CATCH BASINS, YARD DRAINS, PIPING, MANHOLES, WATER QUALITY BASIN, INFILTRATOR UNITS, ROOF LEADERS AND THE DRAINAGE PIPES.
- 2. THE FOLLOWING SCHEDULE OF MAINTENANCE SHALL BE FOLLOWED:

A. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE INCORPORATED INTO THE ROUTINE SITE AND FACILITY MAINTENANCE PLAN TO MINIMIZE DEPOSITION OF SEDIMENT. LITER AND CONTAMINANTS INTO THE STORM DRAINAGE SYSTEM.

B. PAVED PARKING AND LOADING AREAS AND WALKS SHALL BE SWEPT OF DEBRIS, SAND, AND LITTER AT LEAST TWICE ANNUALLY, IN PARTICULAR, LATE SPRING AFTER WINTER SANDING OPERATIONS, AND IN LATE FALL AFTER LEAF LITTER CLEANUP.

C. CATCH BASINS, INFILTRATOR UNITS, AND THE WATER QUALITY BASIN SHALL BE INSPECTED SEMIANNUALLY, FOLLOWING SPRING AND FALL SITE CLEANUP. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AND DISPOSED OF TO APPROVED OFF-SITE LOCATIONS.

MAINTENANCE RECORDS DOCUMENTING SYSTEM INSPECTIONS AND CLEANING OPERATIONS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE TOWN AS REQUESTED.

UTILITY NOTES:

- 1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY FENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
- 2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
- REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVÉMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
- ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF SIMSBURY, CONN. D.O.T. FORM 818, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
- 6. ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND. UNLESS INDICATED OTHERWISE.
- 7. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
- FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
- 9. CONNECT ALL ROOF LEADERS AND FOOTING DRAINS INTO NEW STORM DRAINAGE SYSTEM.
- 10. WATER SERVICE AND FIRE SERVICE INSTALLATION IS TO BE COORDINATED WITH AQUARION WATER AND SIMSBURY FIRE DEPARTMENT OFFICIALS PRIOR TO THE START OF WORK BY THE CONTRACTOR.
- 11. BEFORE THE WATER MAIN OR WATER SERVICE LINES ARE PLACED INTO SERVICE, THEY SHALL BE INSPECTED. FLUSHED. SANITIZED, TESTED AND FOUND TO BE IN COMPLIANCE WITH AQUARION STANDARDS AND SPECIFICATIONS.
- 12. ALL WORK ON THE SANITARY SEWER SHALL BE IN ACCORDANCE WITH SIMSBURY WPCA.
- 13. BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH WPCA REGULATIONS.

14. ALL WORK RELATED TO GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE SHALL BE

IN ACCORDANCE WITH THE CUSTODIAL UTILITY COMPANY STANDARDS AND SPECIFICATIONS.

15. WHEN TRENCHING IS REQUIRED IN TOWN OR STATE R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF SIMSBURY OR CONN. DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF

- 16. COORDINATE PLACEMENT OF TRANSFORMER AND ROUTING OF UTILITY SERVICE WITH EVERSOURCE OFFICIALS. 17. RELOCATE OR RESET. AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION
- WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES. 18. WATER MAIN, WATER SERVICE PIPING, FITTINGS, VALVES, HYDRANTS, CORPORATIONS, ETC.
- 19. ALL WATER AND FIRE MAIN AND SERVICE PIPING SHALL BE ANSI/AWWA C151/A21.51 C.L.D.I.P. CLASS 52 AND 1" COPPER, UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4 1/2 FEET.
- 20. ALL WATER AND FIRE SERVICE FITTINGS AND VALVES SHALL BE MECHANICAL JOINT AND SHALL BE RESTRAINED USING JOINT RETAINER GLANDS, AND CONCRETE THRUST BLOCKS, UNLESS OTHERWISE SPECIFIED. ALL VALVES SHALL OPEN LEFT.
- 21. PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.

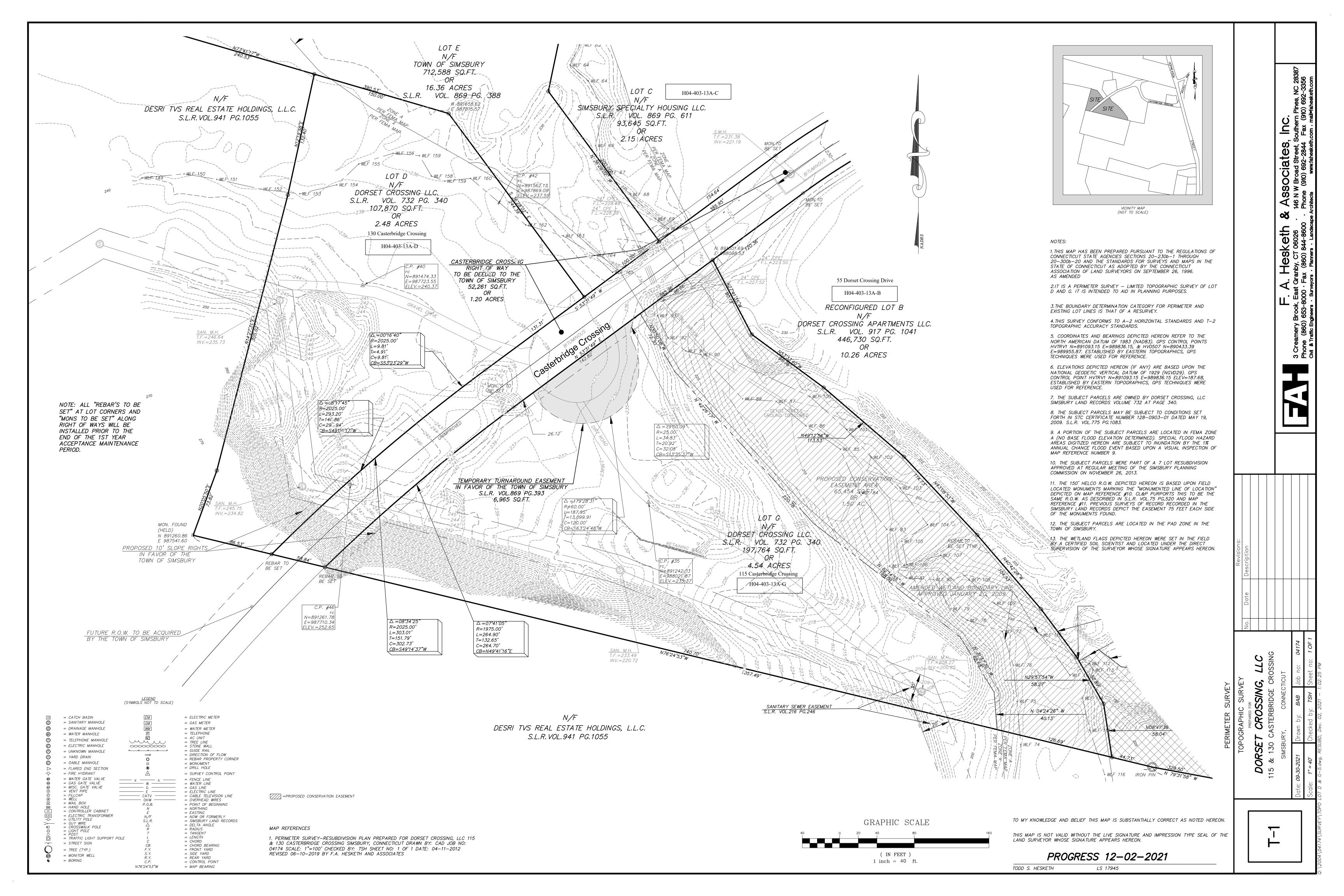
SHALL CONFORM TO AQUARION STANDARDS AND SPECIFICATIONS.

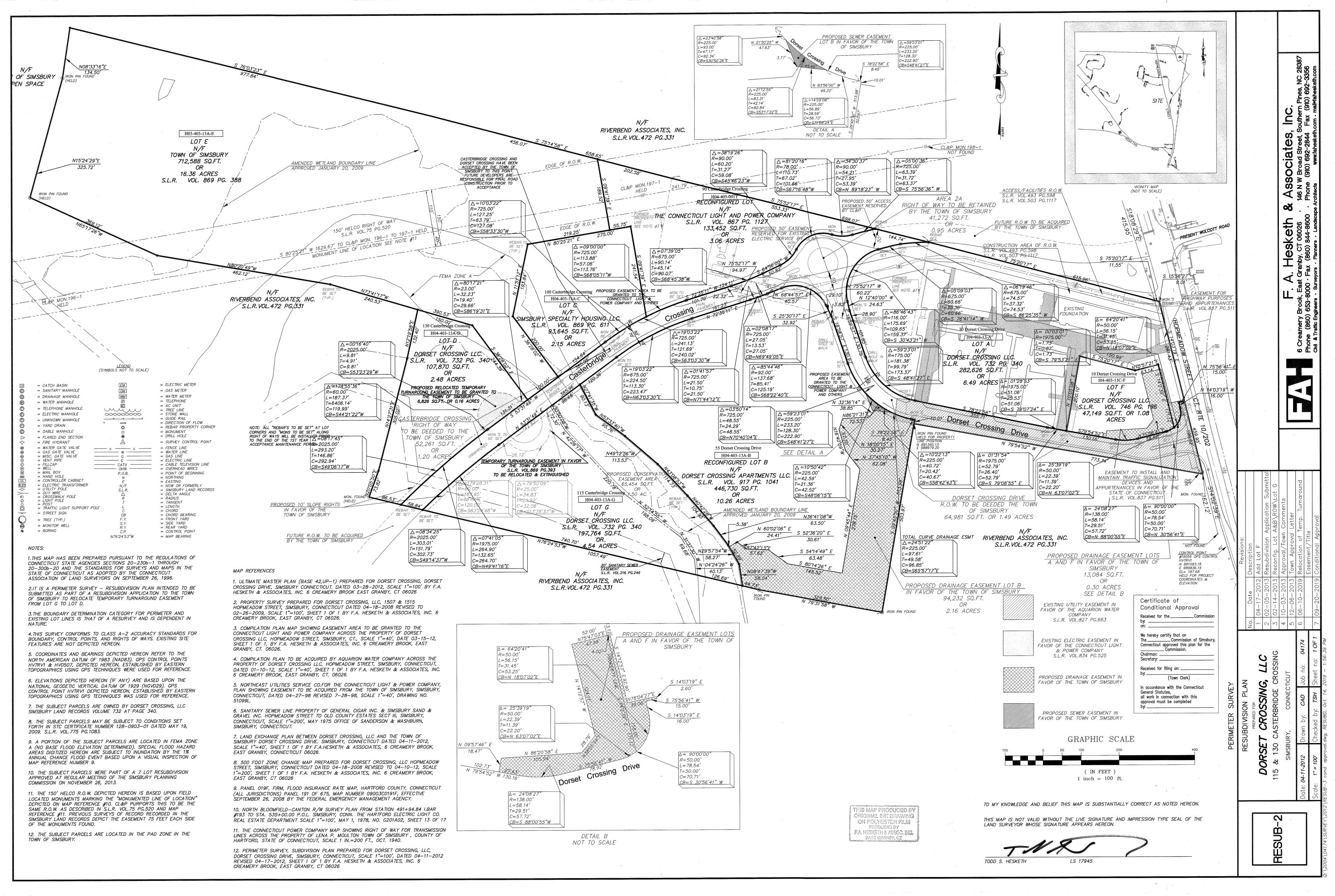
- 22. DIP = CLASS 52 DUCTILE IRON PIPE.
- 23. ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES SHALL CONFORM TO WPCA STANDARDS AND SPECIFICATIONS.

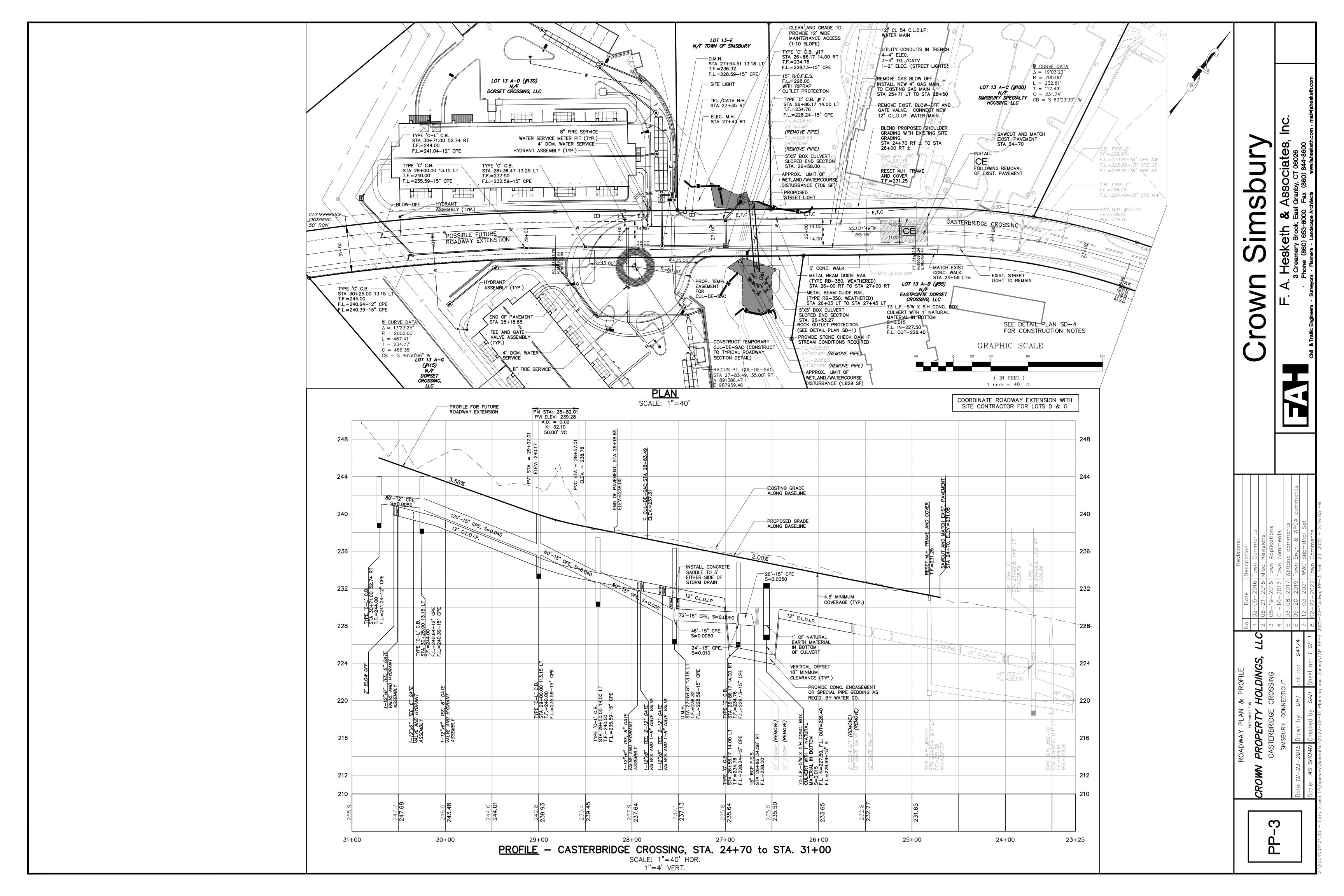
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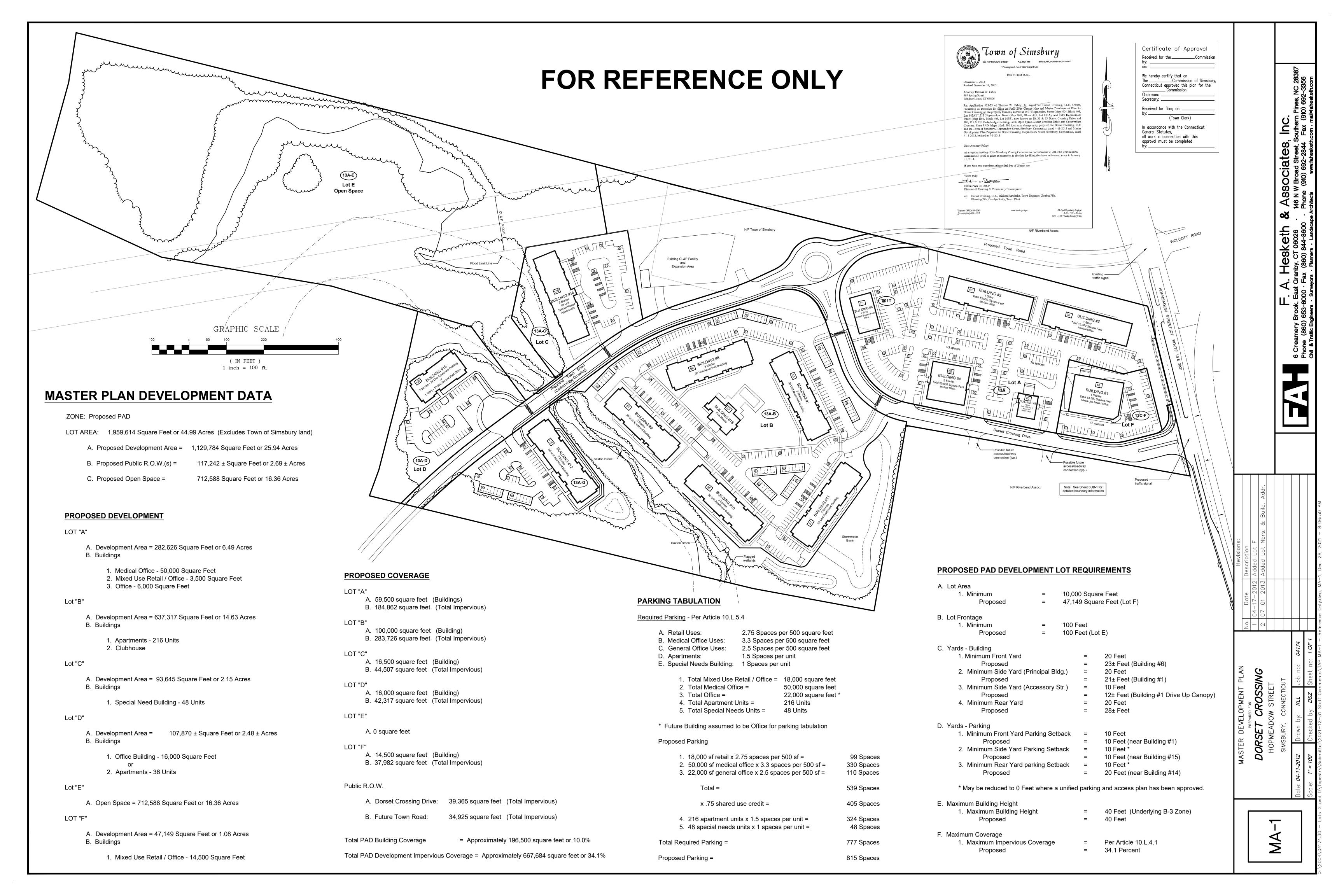
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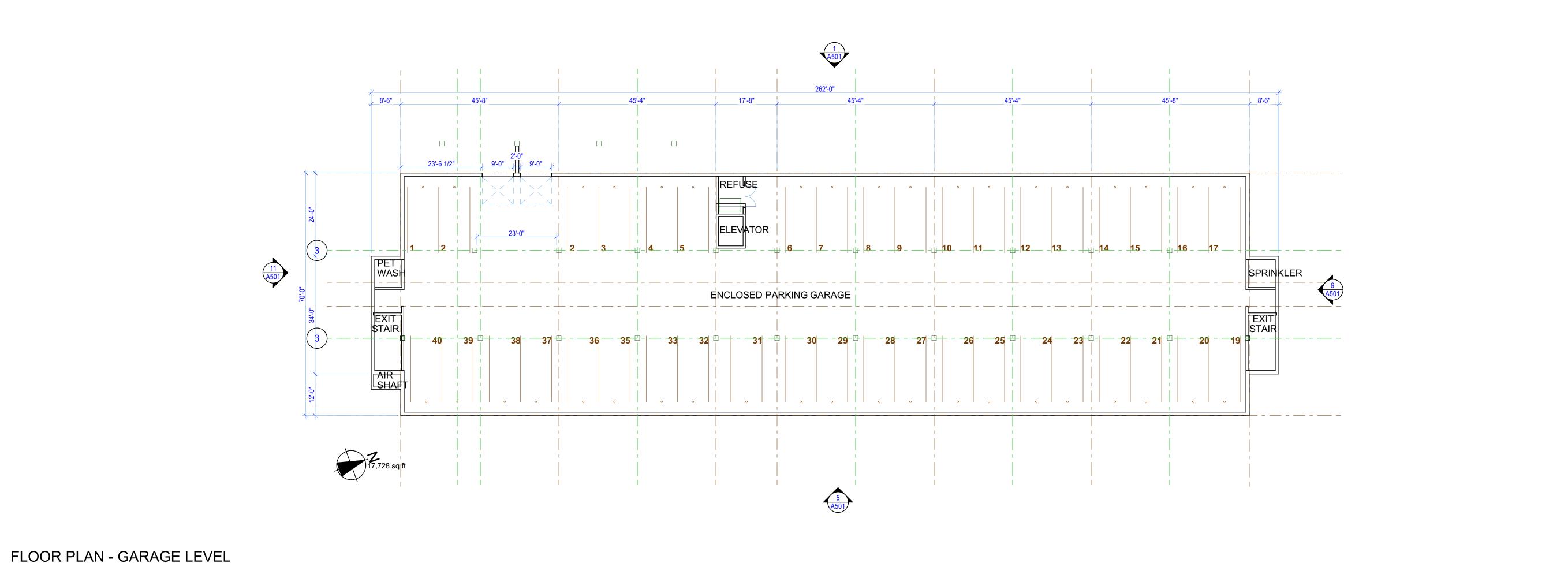
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DISTYLE
DESIGN
ARCHITECTS

1501 FLAG AVE NORTH MINNEAPOLIS, MINNESOTA 55427 [763] 591.0996

Crown Simsbury

CASTERBRIDGE CROSSING

SIMSBURY, CONNECTICUT

No. Description Date

DRAWING TITLE

GARAGE LEVEL &
FIRST FLOOR PLANS

21.12.07

2/24/2022

DLK

DRAWING INFORMATION

PROJECT NO: DRAWN BY:

DRAWN BY:

CHECKED BY:

CAD/BIM PUBLISH DATE:

A100-D

13 FLOOR PLAN - GROUND LEVEL
A100 SCALE: 1/16" = 1'-0"

A100 SCALE: 1/16" = 1'-0"

OR PLAN - GROUND LEVEL

1/16" = 1'-0"

262'-0"

PATIO

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN

2-BATH 1,350 SF

PATIO

45'-4"

PATIO

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

45'-8"

PATIO

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

__8'-6"__

EXIT STAIR

__17'-8"__

REFUSE

ELEVATOR

COMMON

45'-4"

DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN

2-BATH 1,350 SF

PATIO

DECK

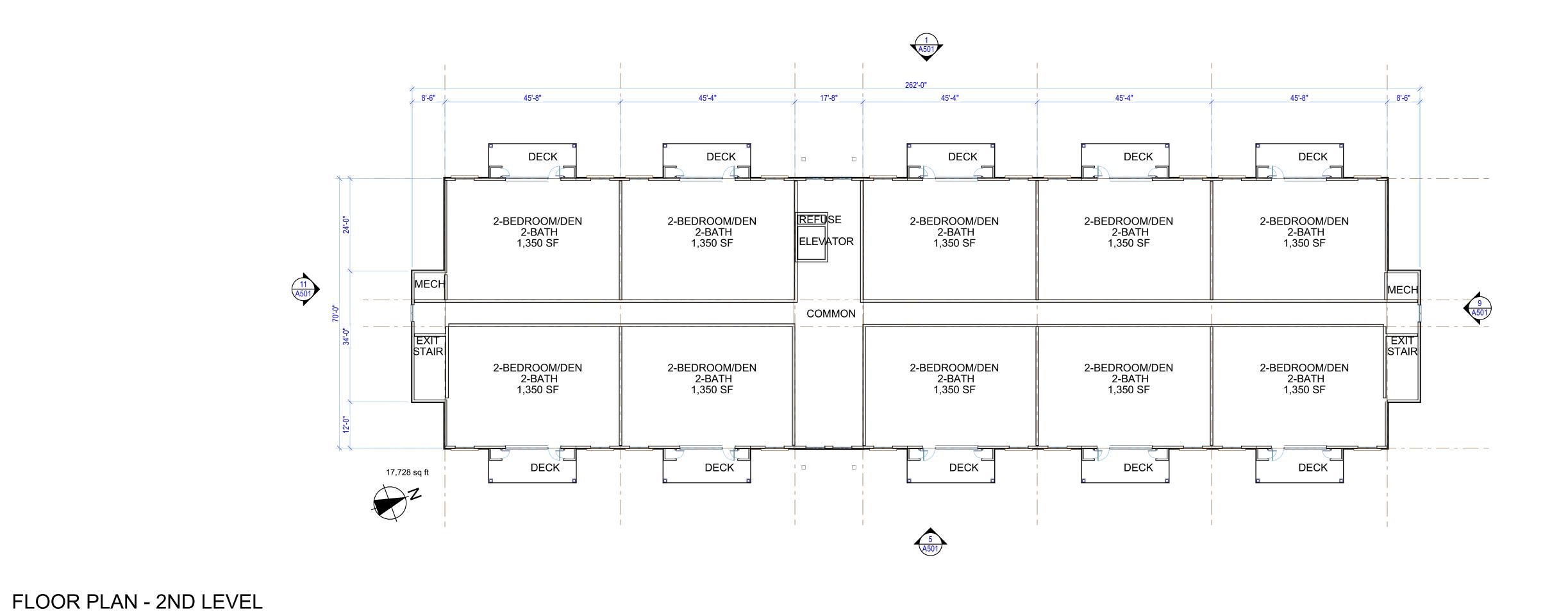
2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

MECH

EXIT

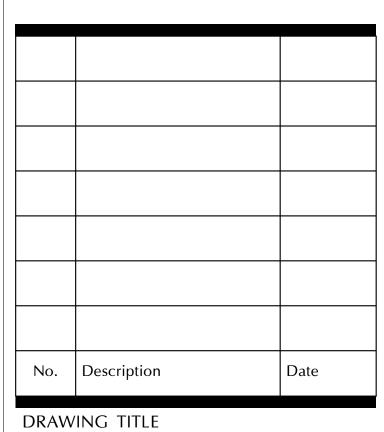


DISTYLE ARCHITECTS

> 1501 FLAG AVE NORTH MINNEAPOLIS, MINNESOTA 55427 [763] 591.0996

Crown Simsbury CASTERBRIDGE CROSSING

SIMSBURY, CONNECTICUT



SECOND & THIRD FLOOR PLANS

21.12.07

2/24/2022

DLK

DRAWING INFORMATION

PROJECT NO: DRAWN BY:

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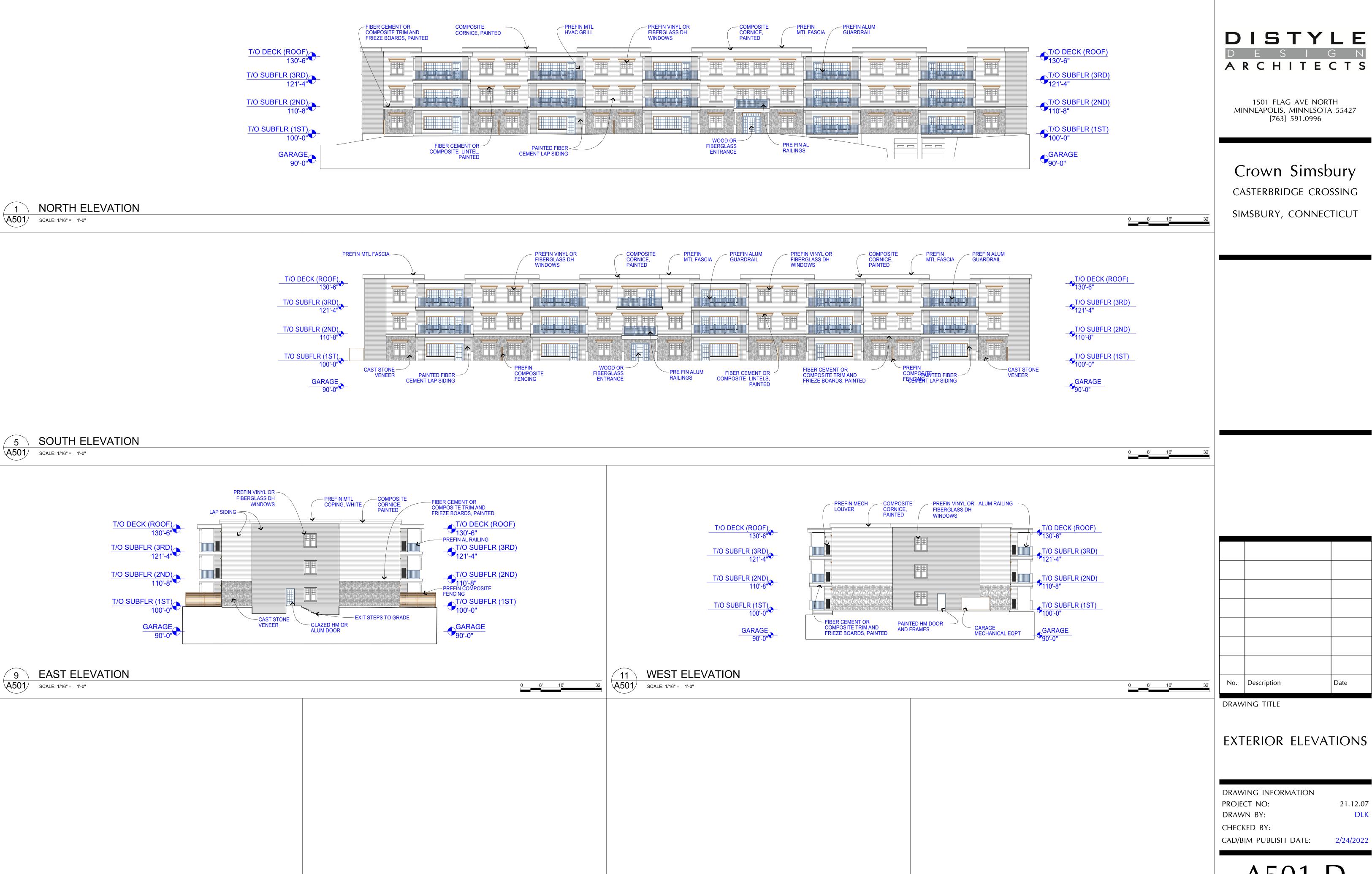
CAD/BIM PUBLISH DATE:

A101-D

45'-8" 45'-11 1/4" __16'-5 5/16"__ 45'-11 7/16" 45'-4" 45'-8" DECK DECK DECK DECK DECK 2-BEDROOM/DEN 2-BATH 1,350 SF 2-BEDROOM/DEN 2-BATH 1,350 SF 2-BEDROOM/DEN 2-BATH 1,350 SF 2-BEDROOM/DEN 2-BATH 1,350 SF REFUSE 2-BEDROOM/DEN 2-BATH 1,350 SF ELEVATOR 11 A501 COMMON EXIT STAIR 2-BEDROOM/DEN 2-BEDROOM/DEN 2-BEDROOM/DEN 2-BEDROOM/DEN 2-BEDROOM/DEN 2-BATH 1,350 SF ROOF BELOW DECK

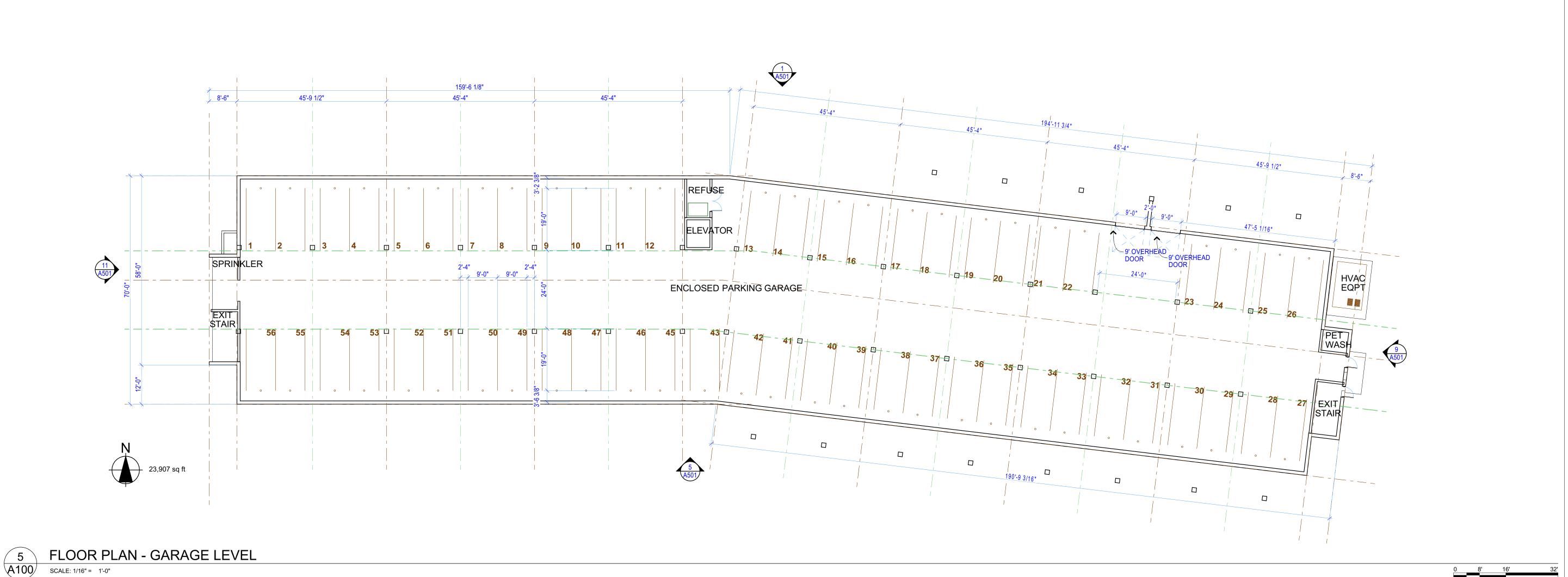
FLOOR PLAN - 3RD LEVEL A101 SCALE: 1/16" = 1'-0"

A101 SCALE: 1/16" = 1'-0"



MINNEAPOLIS, MINNESOTA 55427

A501-D



DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

DECK

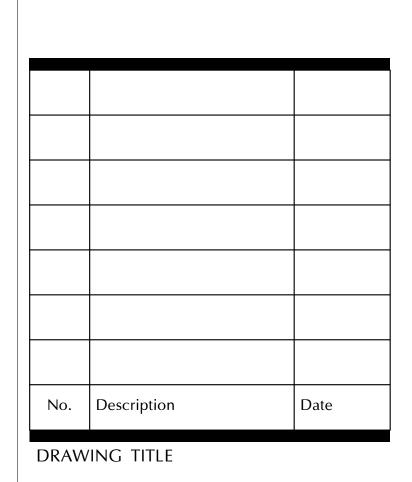
EXIT STAIR

DISTYLE ARCHITECTS

1501 FLAG AVE NORTH MINNEAPOLIS, MINNESOTA 55427 [763] 591.0996

Crown Simsbury CASTERBRIDGE CROSSING

SIMSBURY, CONNECTICUT



GARAGE LEVEL & FIRST FLOOR PLANS

21.12.07

2/24/2022

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PROJECT NO: DRAWN BY:

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A100-G

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FLOOR PLAN - GROUND LEVEL

11 A501

45'-9 1/2"

MECHANICAL

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

A100 SCALE: 1/16" = 1'-0"

PATIO

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

REFUSE

ELEVATOR

COMMON

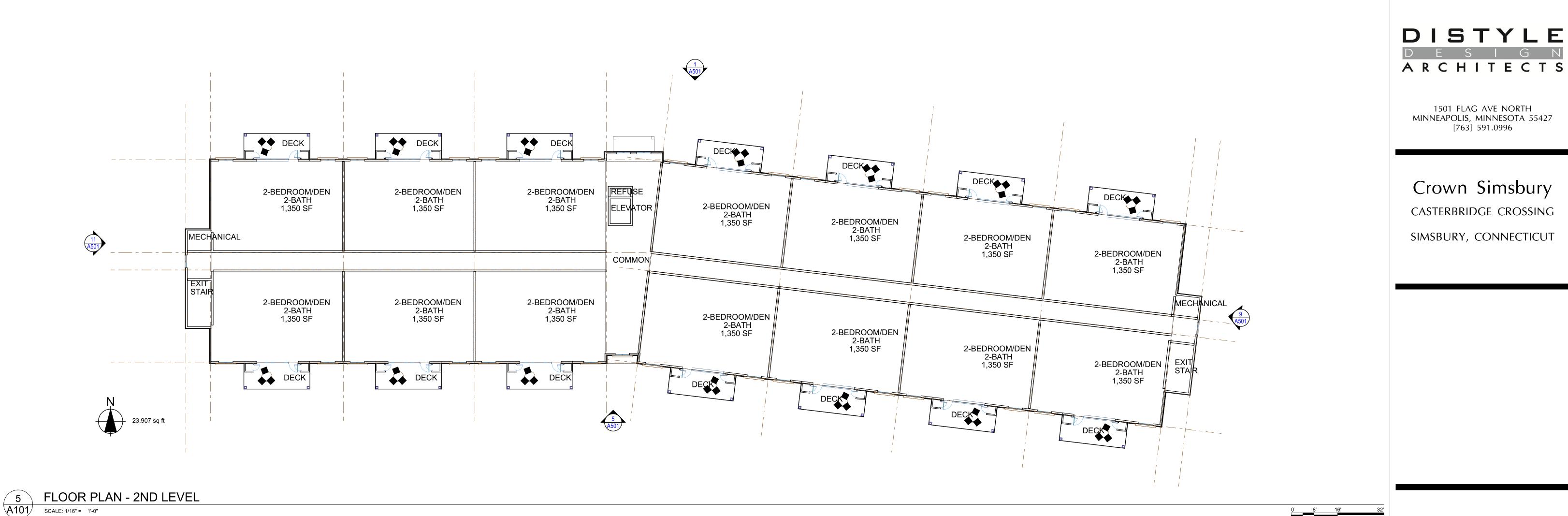
2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

PATIO

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF



DECK DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

DECK

REFUSE

ELEVATOR

COMMON

ROOF BELOW

DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

DECK

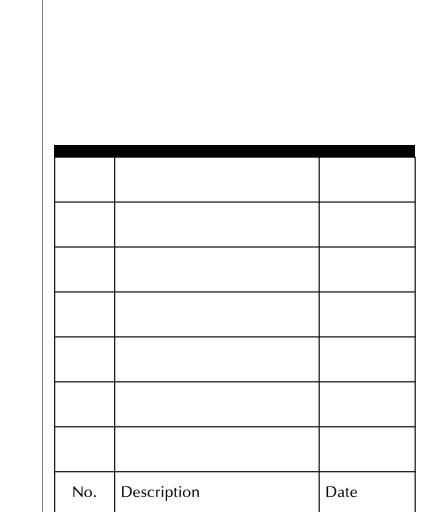
DECK

MECHANICAL

STAIR

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF



DRAWING TITLE

DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

DECK

SECOND & THIRD FLOOR PLANS

DRAWING INFORMATION

PROJECT NO: 21.12.07

DRAWN BY: DLK

CHECKED BY: MDK

CAD/BIM PUBLISH DATE: 2/24/2022

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FLOOR PLAN - 3RD LEVEL

SCALE: 1/16" = 1'-0" - 32' - 3

DECK

2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF 2-BEDROOM/DEN 2-BATH 1,350 SF

2-BEDROOM/DEN 2-BATH 1,350 SF

