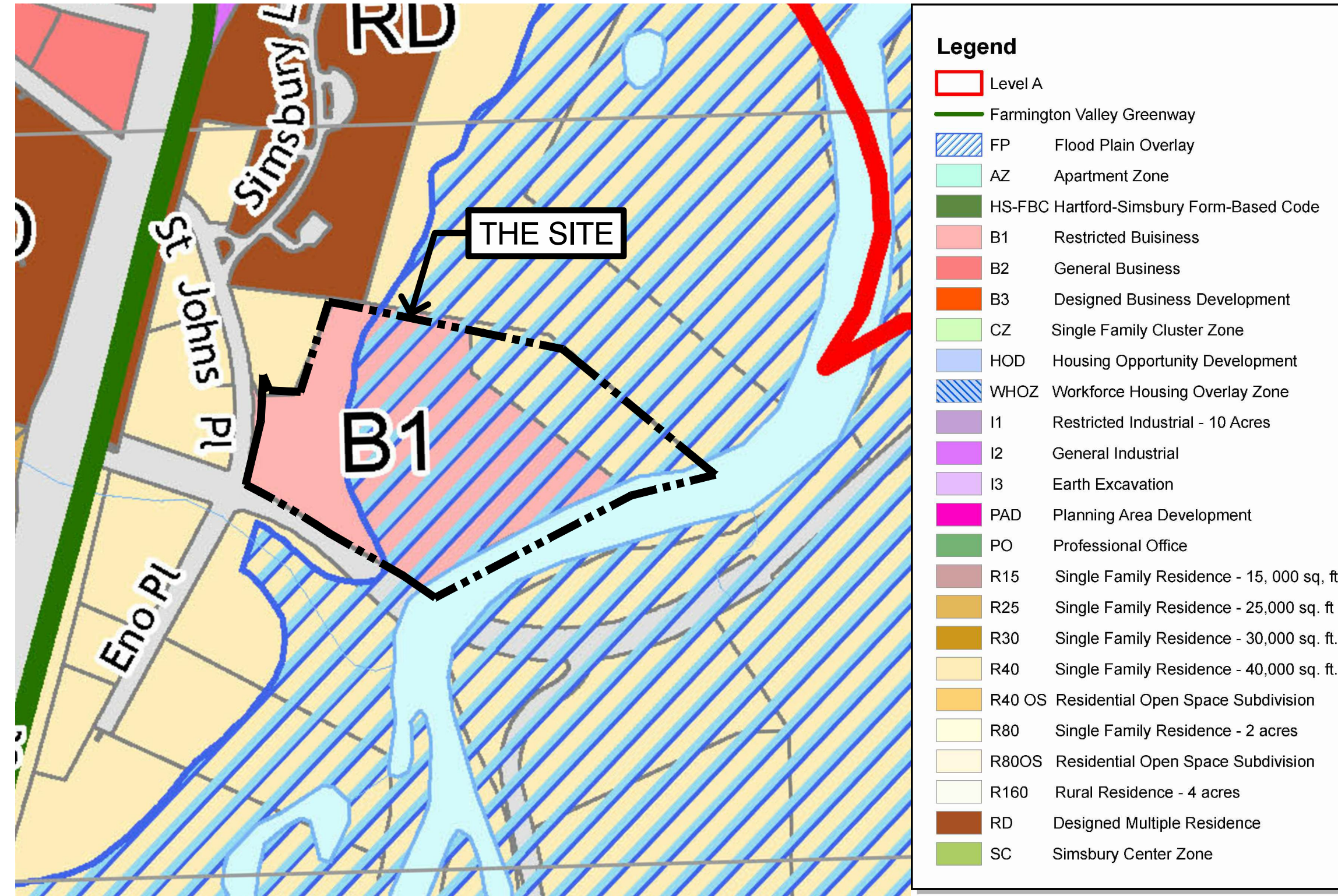




LOCATION PLAN
SCALE: 1" = 300'
AERIAL IMAGERY DATE: SPRING 2019



ZONING MAP
SCALE: 1" = 300'
MAP DATE: APRIL 2019

Legend

- Level A
- Farmington Valley Greenway
- FP Flood Plain Overlay
- AZ Apartment Zone
- HS-FBC Hartford-Simsbury Form-Based Code
- B1 Restricted Business
- B2 General Business
- B3 Designed Business Development
- CZ Single Family Cluster Zone
- HOD Housing Opportunity Development
- WHOZ Workforce Housing Overlay Zone
- I1 Restricted Industrial - 10 Acres
- I2 General Industrial
- I3 Earth Excavation
- PAD Planning Area Development
- PO Professional Office
- R15 Single Family Residence - 15,000 sq. ft.
- R25 Single Family Residence - 25,000 sq. ft.
- R30 Single Family Residence - 30,000 sq. ft.
- R40 Single Family Residence - 40,000 sq. ft.
- R40 OS Residential Open Space Subdivision
- R80 Single Family Residence - 2 acres
- R80OS Residential Open Space Subdivision
- R160 Rural Residence - 4 acres
- RD Designed Multiple Residence
- SC Simsbury Center Zone

Drawing List

Sheet Number	Sheet Title
* L-1	Cover
L-1.1	Legend and Town Approvals
FM-1	Topographic Work Map
L-2	Demolition Plan
* L-3	Grading Plan
* L-4	Erosion Control Plan
L-5	Layout & Materials Plan
L-6	Planting Plan
L-7	Lighting Plan
L-8	Vehicle Maneuvering Plan
* L-9.1	Details
* L-9.2	Details
L-9.3	Details
U-1	Utility Plan
U-2	Utility Details

* SUBMITTED FOR IWWA APPROVAL. APPROVAL GRANTED MAY 18, 2021

Stardust Self Storage
20 Tariffville Road
Simsbury, CT

SITE DATA TABLE
April 15, 2021 Revised June 10, 2021

SITE DESCRIPTION	
Site Zone:	B-1 Zone and R-14
Site Size:	12.78 +/- acres
Tax Map #:	109-436-016A
Unique ID number:	31622380
Wetlands on site-100' Upland Review Area on-site:	236,653 +/- sf
Watercourse on-site:	73,987 +/- sf
Existing Buildings/uses on site:	Site Includes 4 existing building with restaurant, office, storage and residential uses
Existing Building Size:	13,330 +/- sf as per assessor's info 4-2021

ZONING REQUIREMENTS - B-1ZONE

Permitted Uses: Self Storage (Special Exception as per Section 4.5)

Minimum Lot Size: none

Minimum Lot Frontage: N/A

Required Setbacks:

Front Yard	25'
Side Yard	20'
Rear	25'
Front	25'
Side	15' / 20' if adj to res zone
Rear	10' / 25' if adj to res zone

Parking Setbacks:

Front	25'
Side	15' / 20' if adj to res zone
Rear	10' / 25' if adj to res zone

Maximum Impervious Surface Allowed: 40% (Existing - 19.4% impervious (107,036 +/- sf))

Maximum Building Height: 40' (Existing 1 and 2 story buildings)

PROPOSED PROJECT

Proposed Use: Self Storage (Special Exception)

Proposed Building SF: 11 buildings totaling 48,000 +/-

Proposed Building height: Varies- 12' max

Proposed Impervious Surface: 197,036 +/- sf (34.5%)

Parking Required:

Restaurant- 3.3 per 500 sf gross	7323sf = 48 spaces
Office- 2.5 per 500 sf gross	1200sf = 6 spaces
Residential- 2 per dwelling unit	2 units = 4 spaces
Self Storage- 0.25 per 500 sf gross	24 spaces required*

*Self Storage parking requirements appear excessive
Required: 82 spaces

Parking Space: 9' x 18'

Parking Proposed: 87 shared spaces with 6 spaces designated for residential unit at St. Johns Place, Updated accessible spaces for restaurant and office in Main Building and 4 spaces designated for Self Storage Kiosk. Additional handicap spaces added to meet Code

Total Area of Disturbance: 2.5 +/- acres

Proposed Wetlands disturbance: 0 +/- acres

Proposed Upland Review Area disturbance: 27,000 +/- 0.6 +/- acres

Work in Upland Review Area:

- Infiltration Basin
- 25' wide Filter Strip
- Planting
- Replace existing 15" RCP Storm pipe and reset
- Install new plunge pool to reduce erosion at discharge
- Repair existing drive (regular maintenance and update after pipe installed)

GENERAL NOTES:

- ALL WORK IN PUBLIC STREETS TO MEET THE STANDARDS OF THE STATE OF CONNECTICUT D.O.T. AND OR TOWN OF SIMSBURY, WHICHEVER SHALL APPLY
- CONTRACT LIMIT LINE IS COINCIDENT WITH THE PROPERTY LINE OR AS OTHERWISE SHOWN ON SITE OR EXTENDED AS REQUIRED TO CONNECT TO UTILITIES OR OTHER IMPROVEMENTS SHOWN OFF SITE.
- ALL DISTURBED AREAS NOT OTHERWISE IMPROVED SHALL BE COVERED WITH TOPSOIL AND SEEDED TO FINISHED LAWN.
- THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE ALONG THE ENTIRE CONTRACT LIMIT LINE (C.L.L.) TO DEFINE THE EXTENT OF WORK AND TO PROTECT AREA OUTSIDE C.L.L. UNLESS OTHERWISE NOTED.
- AERIAL PHOTO FROM CT ECO WEBSITE. IMAGERY FROM SPRING 2019.
- SURVEY BY F. A. HESKETH & ASSOCIATES, INC., DATED 08/05/2015 AND REVISED 10/27/15.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE WORK LIMITS DUE TO CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BLEND PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES AND IMPROVEMENTS AT LIMITS OF WORK.
- TOPSOIL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6" AND SEEDED ON ALL DISTURBED AREAS NOT DESIGNATED TO BE SURFACED OTHERWISE.
- CONTRACTOR TO REMOVE ANY DEBRIS AND EXCESS MATERIAL OFFSITE.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS AND CIVIL ENGINEER FOR RESOLUTION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATION.
- ALL WALKS HAVE 2% CROSS PITCH UNLESS OTHERWISE SHOWN.
- ALL UTILITIES TO BE UNDERGROUND.
- SIGNS (BUILDING & SITE) SHALL CONFORM TO THE ZONING REGULATIONS
- CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING WITH TOWN STAFF PRIOR TO START OF CONSTRUCTION TO DISCUSS EROSION CONTROL & CONSTRUCTION SEQUENCE.
- CONTRACTOR IS RESPONSIBLE FOR CLEARING SILT FROM TEMPORARY SEDIMENT TRAPS, EXISTING & PROPOSED CATCH BASINS & YARD DRAINS, FINAL SLOPE STABILIZATION, REPLACE TOPSOIL, SEED & MULCH OF DETENTION BASINS PRIOR TO ANY REQUEST FOR A C.O.
- THESE PLANS INCLUDE SITE IMPROVEMENTS AND UTILITIES ALREADY CONSTRUCTED. CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND SHOULD NOTIFY THE PROJECT LANDSCAPE ARCHITECT AND OWNER IF ANY DISCREPANCY IS IDENTIFIED.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SILTY WATER LEAVES THE CONSTRUCTION AREA, EXCEPT TO TEMPORARY SEDIMENT TRAPS. CONTRACTOR MUST COMPLETELY CLEAN OUT (REMOVE ALL SEDIMENT AND FLUSH OUT) FROM CATCH BASINS, PIPES, INLET AND OUTLET STRUCTURES, ETC. FROM CONSTRUCTION SITE TO DISCHARGE POINT BEFORE LEAVING SITE.
- CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING EXISTING PAVEMENT AT THE END OF EACH DAY OR MORE OFTEN AS NEEDED AND BASED ON WEATHER DURING CONSTRUCTION.

GENERAL NOTES

- THIS SITE IS MONITORED FOR SILT AT ALL TIMES. RELEASE OF SILTY WATER FROM CONSTRUCTION AREAS WILL HAVE SIGNIFICANT IMPACTS INCLUDING THE POSSIBILITY OF FINES, CONTINGENCY MEASURES, AND VIOLATION OF PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSEQUENCES DUE TO DISCHARGE OF SILTY WATER OR OTHER SUBSTANCES.
- THE ENTIRE AREA SURROUNDING THE CONSTRUCTION SITE IS DEVELOPED, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF BOTH EXPECTED AND UNEXPECTED, POTENTIALLY DAMAGING, OR OTHER UNUSUAL WEATHER CONDITIONS. CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. ANTICIPATION OF STORMS WILL REDUCE CLEANUP EFFORTS. ADDITIONAL HAYBALES, SILT FENCE, COCOLOGS, AND EROSION BLANKET SHALL BE MAINTAINED ON-SITE TO RESPOND TO UPCOMING WEATHER AT THE CONTRACTOR'S EXPENSE.
- FINAL SLOPES MUST RECEIVE PERMANENT COVER WITHIN 48 HOURS. IF COVER TAKES LONGER THAN 1 DAY TO INSTALL, EXPOSED SOIL SHALL BE COVERED WITH TACIFIER VIA HYDROSEEDER. REAPPLY IF ANY AREAS ARE THEN DISTURBED.
- WHERE PERMANENT COVER IS GRASS, HYDROSEED AND USE SEED MIX AS SPECIFIED, WHERE GRASS GROWTH IS NOT EFFECTIVE WITHIN 90 DAYS OF ORIGINAL APPLICATION, CONTRACTOR SHALL PROVIDE A SECOND APPLICATION IN ALL AREAS OF LIMITED GROWTH (AS DETERMINED BY LANDSCAPE ARCHITECT) WITHIN 10 DAYS OF DETERMINING IF NEED IS REQUIRED.
- PROJECT IS SUBJECT TO APPROVALS FROM THE TOWN, AND IS SUBJECT TO INSPECTIONS THROUGHOUT CONSTRUCTION. PROJECT LANDSCAPE ARCHITECT AND TOWN TO REVIEW EROSION CONTROL THROUGHOUT CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO CALL BEFORE YOU DIG (1800-922-4455) CONTRACTOR RESPONSIBLE TO IDENTIFY AND PROTECT EXISTING UNDERGROUND UTILITIES. NOT ALL EXISTING UTILITIES ARE SHOWN ON SURVEY OR PLANS. CONTRACTOR TO IDENTIFY ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
- INTERMEDIATE RIPRAP (WITH FABRIC) ALL SWALES OVER 5%.
- CONTRACTOR IS RESPONSIBLE FOR TOUCH UP (TOPSOIL, RAKING, SEED & MULCH) ANY AREAS WHERE EROSION OCCURS UNTIL THE LANDSCAPE ARCHITECT RECOMMENDS FINAL OWNER ACCEPTANCE.
- WHERE SLOPES ARE LABELED: 3:1 SLOPE = HORIZONTAL : VERTICAL
- CONCRETE WASHOUT TO BE DONE ONLY AT LOCATION PROVIDED BY OWNER.
- ALL ISLANDS IN PARKING AREAS, ENTRANCE ROADS, ETC. TO BE SEEDED TO LAWN.
- SUBSTITUTIONS MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

- CONTRACTOR SHALL BACKFILL WITH APPROVED SAND OR GRAVEL OVER TOP OF PIPE TO BOTTOM OF REQUIRED BASE OF PAVEMENT WHEN STORM LINES CROSS DRIVES AND PARKING.
- STONE RIP RAP SHALL CONSIST OF SOUND, TOUGH, DURABLE ROCK, FREE FROM DECOMPOSED STONE OR OTHER DEFECTS IMPAIRING ITS DURABILITY. SIZE OF MATERIAL SHALL CONFORM TO GRADATION FOR INTERMEDIATE RIP RAP AS SPECIFIED BY CONNECTICUT STATE D.O.T.
- FLARED END SECTIONS SHALL BE INSTALLED AT ALL OPEN ENDS OF STORM LINES UNLESS OTHERWISE SHOWN.
- ALL GRATES, COVERS, AND DRAINAGE STRUCTURES SHALL MEET THE STATE CONNECTICUT D.O.T. REQUIREMENTS FOR MATERIAL AND CONSTRUCTION METHODS.
- DEWATERING OF EXCAVATIONS IS THE CONTRACTORS RESPONSIBILITY. DEWATERING DISCHARGES MUST BE FILTERED AND CLEANED PRIOR TO DISCHARGE INTO THE EXISTING STORM WATER SYSTEM. DEWATERING OVER THE BANK IS NOT PERMITTED.

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4871
Simsbury, NY 10089 (845) 276-7424
Simsbury, VT 05701 (802) 239-7424

RUSO
J.R. Russo & Associates, LLC
100 Main Street
Simsbury, CT 06070

FAH
F. A. Hesketh & Associates, Inc.
A Creamery Street
East Granby, CT 06020
100 Main Street
Simsbury, CT 06070

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
06/17/21	Revisions	1

Revisions

Cover

Lands of Stardust, LLC

20 Tariffville Road

Simsbury, CT

Project: 2136
Scale: As Shown
Date: 04/18/21
Drawn by: LADA
Checked by: TPH
Drawing No.

L-1

O:\CT\PR02126_Old Mill - Gemini Property\DWG\2126_Cover.dwg; 1: Cover.dwg; June 17, 2021



Town of Simsbury

933 HOPMEADOW STREET P.O. BOX 495 SIMSBURY, CONNECTICUT 06070

May 20, 2021

Steven and Lisa Antonio
133 Holcomb Street
Simsbury, CT 06070

REFERENCE: Application #21-08 of Stardust LLC, Owner/Applicant; to construct a stormwater infiltration basin within the upland review, located at 20 Tariffville Road (Assessor's Map 106, Block 439, Lot 016A), Zone B-1

Dear Mr. & Mrs. Antonio:

The Town of Simsbury's Inland Wetlands and watercourses Commission approved your request, to construct a stormwater infiltration basin within the upland review at 20 Tariffville Road (Assessor's Map 106, Block 439, Lot 016A), Zone B-1. The regulated activities are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Simsbury Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

1. construction of a stormwater infiltration basin and associated infrastructure within the upland review area

The Inland Wetlands Agent has reviewed the application materials and attaches the following conditions to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

STANDARD CONDITIONS

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.

Telephone (860) 658-3200 An Equal Opportunity Employer 8:30 – 7:00 Monday
 Facsimile (860) 658-9467 www.simsbury-ct.gov 8:30 – 4:30 Tuesday through Thursday
 8:30 – 1:00 Friday

WETLAND APPROVAL

4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Simsbury Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Agent has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statute's sections 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Inland Wetlands Agent renders this Summary Ruling in accordance with the Simsbury Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.
- B. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Assistant Town Planner to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Very Truly Yours,

Thomas Hazel
Assistant Town Planner

PROJECT LEGEND

EXISTING		PROPOSED	
SPOT ELEVATION	+ 290	SPOT ELEVATION	+ 978.30
CONTOUR	---290---	CONTOUR	---977---
PROPERTY LINE	----	FLOW ARROWS/SURFACE DRAINAGE	←
CATCH BASINS/ YARD DRAIN	○ ■	CONTRACT LIMIT LINE	CLL
SANITARY MANHOLE	⊙	DETAIL KEY	⊙
MONITORING WELL	⊙	LAYOUT DIMENSION	24'
WETLAND LINE	WF 22	RETAINING WALL	=====
UPLAND REVIEW	=====	FENCE	-----
STREAM EDGE	-----	GUIDERAIL	=====
BITUMINOUS PAVEMENT	=====	HANDICAP SIGN	△
BITUMINOUS/ CONCRETE CURB	=====	HANDICAP STRIPING	=====
SANITARY SEWER LINE	-----	EDGE OF PAVEMENT WITH CURB	=====
WATER LINE	-----	DUMPSTER ENCLOSURE	D
DRAIN LINE	-----	DIRECTION ARROW	→
GAS LINE	-----	LIGHT POLE LUMINAIRE	•••••
HYDRANT	⊙	DECORATIVE LIGHT	•
TREELINE	-----	FOOTCANDLE INTENSITY AT GROUND LEVEL	.1
UTILITY POLE	UTL POLE/WIRE POLE No.	TREE	⊙
WOOD FENCE	-----	SHRUB	⊙
LIGHT POLE/LIGHT STAND/FLOOD LIGHT	⊙	PLANTING LABEL	GTI
MULCHED LANDSCAPING	-----	TREELINE	-----
EXISTING TREE	⊙	SILT FENCE	-----
		HAYBALES	-----
		SILT SACK CATCH BASIN PROTECTION	-----
		CATCH BASIN PROTECTION HAYBALES	-----
		CONSTRUCTION ENTRANCE	-----
		STONE CHECK DAM	-----
		STORM PIPE	-----
		MANHOLE	-----
		SETBACK LINE	-----
		PARKING SPACES COUNT	⊙
		TRANSFORMER	T
		CONSTRUCTION PHASE SEQUENCE	2
		DETAIL REFERENCE NUMBER (SEE SHEETS L-8.1 & L-8.2)	⊙
		TEMPORARY SEDIMENT TRAP	-----
		TREE PROTECTION	-----
		STOCKPILE AREA	-----
		PARKING SPACE COUNT	⊙
		OUTLINE OF POROUS PAVING	-----
		REMOVE PAVEMENT	-----
		REMOVE TREE	⊙
		REMOVE WALL	-----
		REMOVE CURB	-----
		REMOVE LIGHT POLE & FIXTURE	×

LADA, P.C. Land Planners

RUSSO CONSULTING ENGINEERS DESIGN CT & MA

F.A. Henkeith & Associates, Inc. A Creamery Street, East Granby, CT 06026

Owner: Stardust, LLC 133 Holcomb Street Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
06/17/21	Revisions	1

Legend And Town Approvals

Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

Project: 2136
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.

L-1.1

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

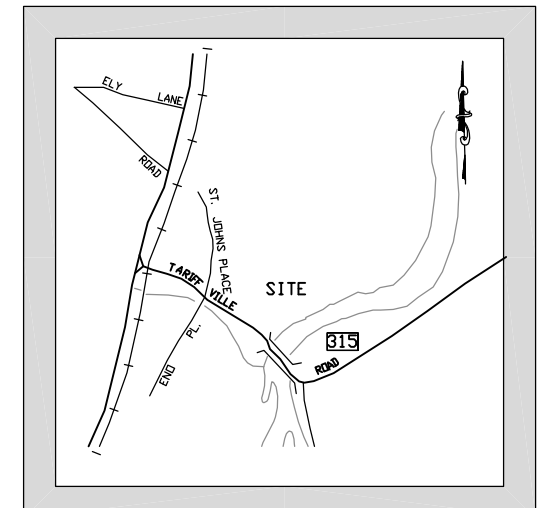
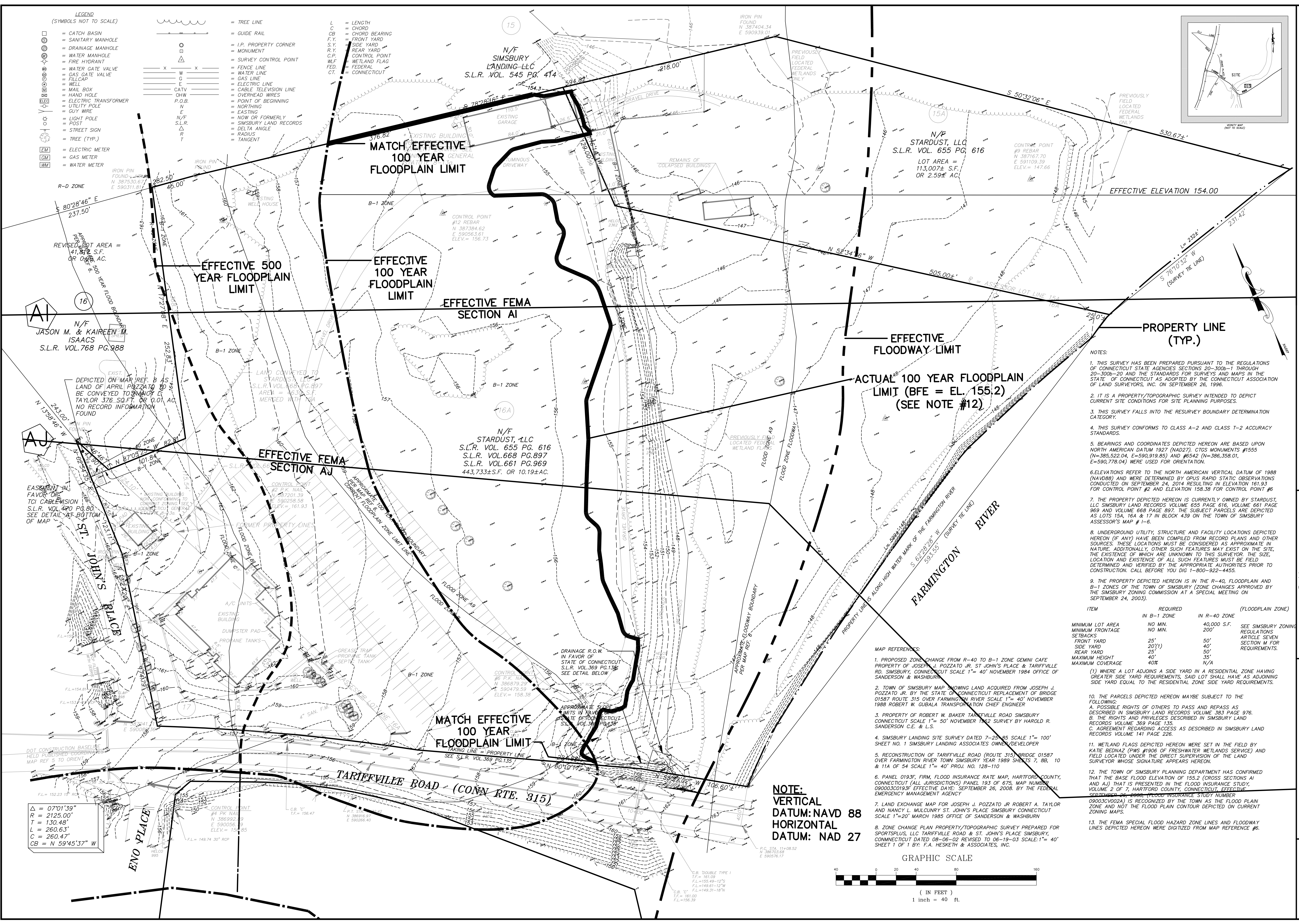
LEGEND

(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- FILL CAP
- WELL
- MAIL BOX
- HAND HOLE
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- POST
- STREET SIGN
- TREE (TYP.)
- ELECTRIC METER
- GAS METER
- WATER METER

- TREE LINE
- GUIDE RAIL
- I.P. PROPERTY CORNER
- MONUMENT
- SURVEY CONTROL POINT
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- SIMSURY LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT

- L.C. = LENGTH
- C.B. = CHORD BEARING
- F.Y. = FRONT YARD
- S.Y. = SIDE YARD
- R.Y. = REAR YARD
- C.P. = CONTROL POINT
- W.F. = WETLAND FLAG
- FED. = FEDERAL
- CT. = CONNECTICUT

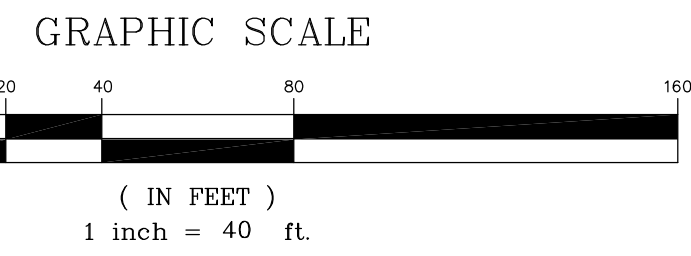


- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO DEPICT CURRENT SITE CONDITIONS FOR SITE PLANNING PURPOSES.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
 - THIS SURVEY CONFORMS TO CLASS A-2 AND CLASS T-2 ACCURACY STANDARDS.
 - BEARINGS AND COORDINATES DEPICTED HEREON ARE BASED UPON NORTH AMERICAN DATUM 1927 (NAD27). CTGS MONUMENTS #1555 (N=385,522.04, E=590,919.85) AND #6542 (N=386,358.01, E=590,778.04) WERE USED FOR ORIENTATION.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED BY OPUS RAPID STATIC OBSERVATIONS CONDUCTED ON SEPTEMBER 24, 2014 RESULTING IN ELEVATION 161.93 FOR CONTROL POINT #2 AND ELEVATION 158.38 FOR CONTROL POINT #6.
 - THE PROPERTY DEPICTED HEREON IS CURRENTLY OWNED BY STARDUST, LLC SIMSURY LAND RECORDS VOLUME 655 PAGE 616, VOLUME 661 PAGE 969 AND VOLUME 668 PAGE 897. THE SUBJECT PARCELS ARE DEPICTED AS LOTS 15A, 16A & 17 IN BLOCK 439 ON THE TOWN OF SIMSURY ASSESSOR'S MAP # 1-6.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD PLANS AND 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.
 - THE PROPERTY DEPICTED HEREON IS IN THE R-40, FLOODPLAIN AND B-1 ZONES OF THE TOWN OF SIMSURY (ZONE CHANGES APPROVED BY THE SIMSURY ZONING COMMISSION AT A SPECIAL MEETING ON SEPTEMBER 24, 2003).

ITEM	REQUIRED (FLOODPLAIN ZONE)	
	IN B-1 ZONE	IN R-40 ZONE
MINIMUM LOT AREA	NO MIN.	40,000 S.F.
MINIMUM FRONTAGE	NO MIN.	200'
SETBACKS		SEE SIMSURY ZONING REGULATIONS ARTICLE SEVEN
FRONT YARD	25'	50'
SIDE YARD	20'(1)	40'
REAR YARD	25'	50'
MAXIMUM HEIGHT	40'	35'
MAXIMUM COVERAGE	40%	N/A

- MAP REFERENCES:
- PROPOSED ZONE CHANGE FROM R-40 TO B-1 ZONE GEMINI CAFE PROPERTY OF JOSEPH J. POZZATO JR. ST. JOHN'S PLACE & TARIFFVILLE RD. SIMSURY, CONNECTICUT SCALE 1"= 40' NOVEMBER 1984 OFFICE OF SANDERSON & WASHBURN.
 - TOWN OF SIMSURY MAP SHOWING LAND ACQUIRED FROM JOSEPH J. POZZATO JR. BY THE STATE OF CONNECTICUT REPLACEMENT OF BRIDGE 01587 ROUTE 315 OVER FARMINGTON RIVER SCALE 1"= 40' NOVEMBER 1988 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER.
 - PROPERTY OF ROBERT W. BAKER TARIFFVILLE ROAD SIMSURY CONNECTICUT SCALE 1"= 50' NOVEMBER 1962 SURVEY BY HAROLD R. SANDERSON C.E. & L.S.
 - SIMSURY LANDING SITE SURVEY DATED 7-25-85 SCALE 1"= 100' SHEET NO. 1 SIMSURY LANDING ASSOCIATES OWNER/DEVELOPER.
 - RECONSTRUCTION OF TARIFFVILLE ROAD (ROUTE 315) BRIDGE 01587 OVER FARMINGTON RIVER TOWN SIMSURY YEAR 1989 SHEETS 7, 8B, 10 & 11A OF 54 SCALE 1"= 40' PROJ. NO. 128-110
 - PANEL 0193F, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 193 OF 675, MAP NUMBER 09000300193F EFFECTIVE DATE: SEPTEMBER 26, 2008. BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
 - LAND EXCHANGE MAP FOR JOSEPH J. POZZATO JR ROBERT A. TAYLOR AND NANCY L. MULCUNRY ST. JOHN'S PLACE SIMSURY CONNECTICUT SCALE 1"=20' MARCH 1985 OFFICE OF SANDERSON & WASHBURN
 - ZONE CHANGE PLAN PROPERTY/TOPOGRAPHIC SURVEY PREPARED FOR SPORTSPUS, LLC TARIFFVILLE ROAD & ST. JOHN'S PLACE SIMSURY, CONNECTICUT DATED 08-06-02 REVISED TO 06-19-03 SCALE: 1"= 40' SHEET 1 OF 1 BY: F.A. HESKETH & ASSOCIATES, INC.

NOTE:
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 27



Δ = 07°01'39"
R = 2125.00'
T = 130.48'
L = 260.63'
C = 260.47'
CB = N 59°45'37" W

TOPOGRAPHIC WORK MAP

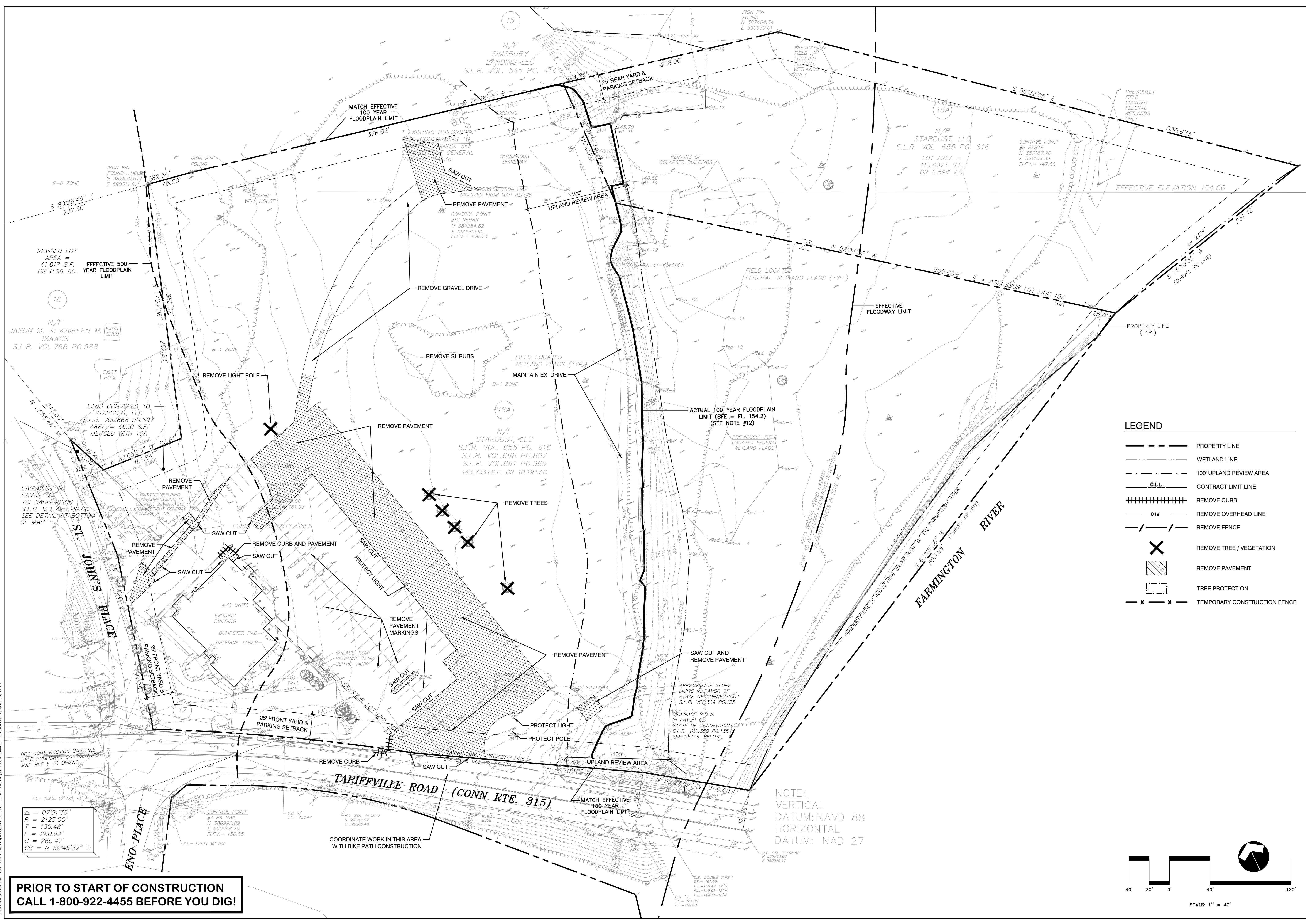
PROPERTY OF
STARDUST, LLC
SIMSURY, CONNECTICUT
TARIFFVILLE ROAD & ST. JOHN'S PLACE

Revisions:
No. Date Description

Date: 08-05-2015 Drawn by: CAD Job no: 02173
Scale: 1" = 40' Checked by: GAH Sheet no: 1 OF 1

F.A.H. F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 644-8600
e-mail: fah@fahsketh.com
Civil & Traffic Engineers • Surveyors • Landscape Architects

FM-1



**PRIOR TO START OF CONSTRUCTION
 CALL 1-800-922-4455 BEFORE YOU DIG!**

Owner: Stardust, LLC
 133 Holcomb Street
 Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Demolition Plan

Lands of Stardust, LLC

20 Tariffville Road
 Simsbury, CT

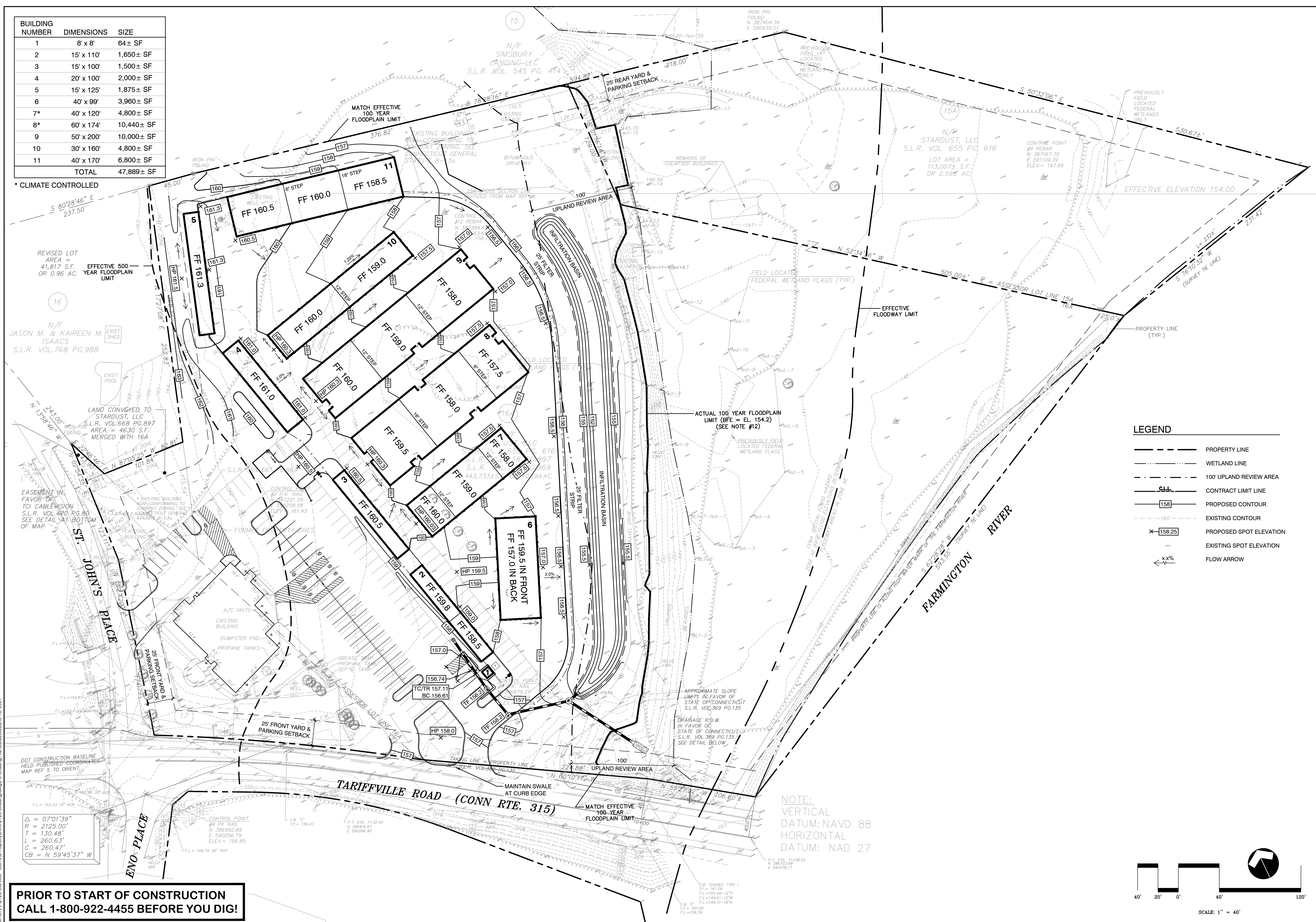
Project: 2138
 Scale: 1" = 40'
 Date: 04/16/21
 Drawn by:
 Checked by: TPH
 Drawing No.

L-2

O:\CIP\2126 Old Well - General Property\2126 Demolition.dwg - 2 Demolition Plan\cbarabJune 15, 2021

BUILDING NUMBER	DIMENSIONS	SIZE
1	8' x 8'	64± SF
2	15' x 110'	1,650± SF
3	15' x 100'	1,500± SF
4	20' x 100'	2,000± SF
5	15' x 125'	1,875± SF
6	40' x 99'	3,960± SF
7*	40' x 120'	4,800± SF
8*	60' x 174'	10,440± SF
9	50' x 200'	10,000± SF
10	30' x 160'	4,800± SF
11	40' x 170'	6,800± SF
TOTAL		47,889± SF

* CLIMATE CONTROLLED

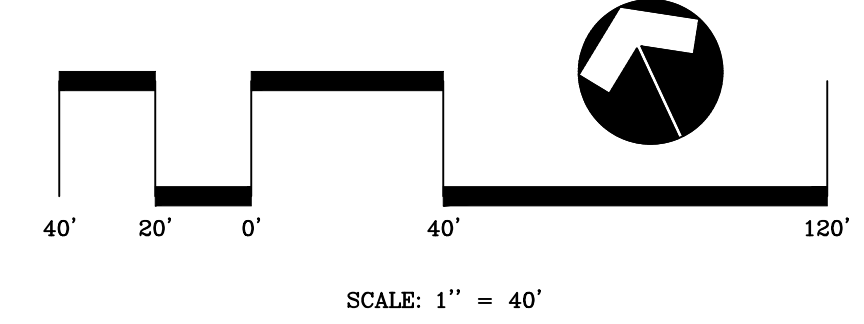


LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- CONTRACT LIMIT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW ARROW

$\Delta = 07'01'39''$
 $R = 2125.00'$
 $T = 130.48'$
 $L = 260.63'$
 $C = 260.47'$
 $CB = N 59'45'37'' W$

NOTE:
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD 27



PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

LADA, P.C.
Land Planners

RUSSO
ENGINEERS & ARCHITECTS

FAH
F. A. Heath & Associates, Inc.
A Creative Firm, East Granby, CT 06070

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

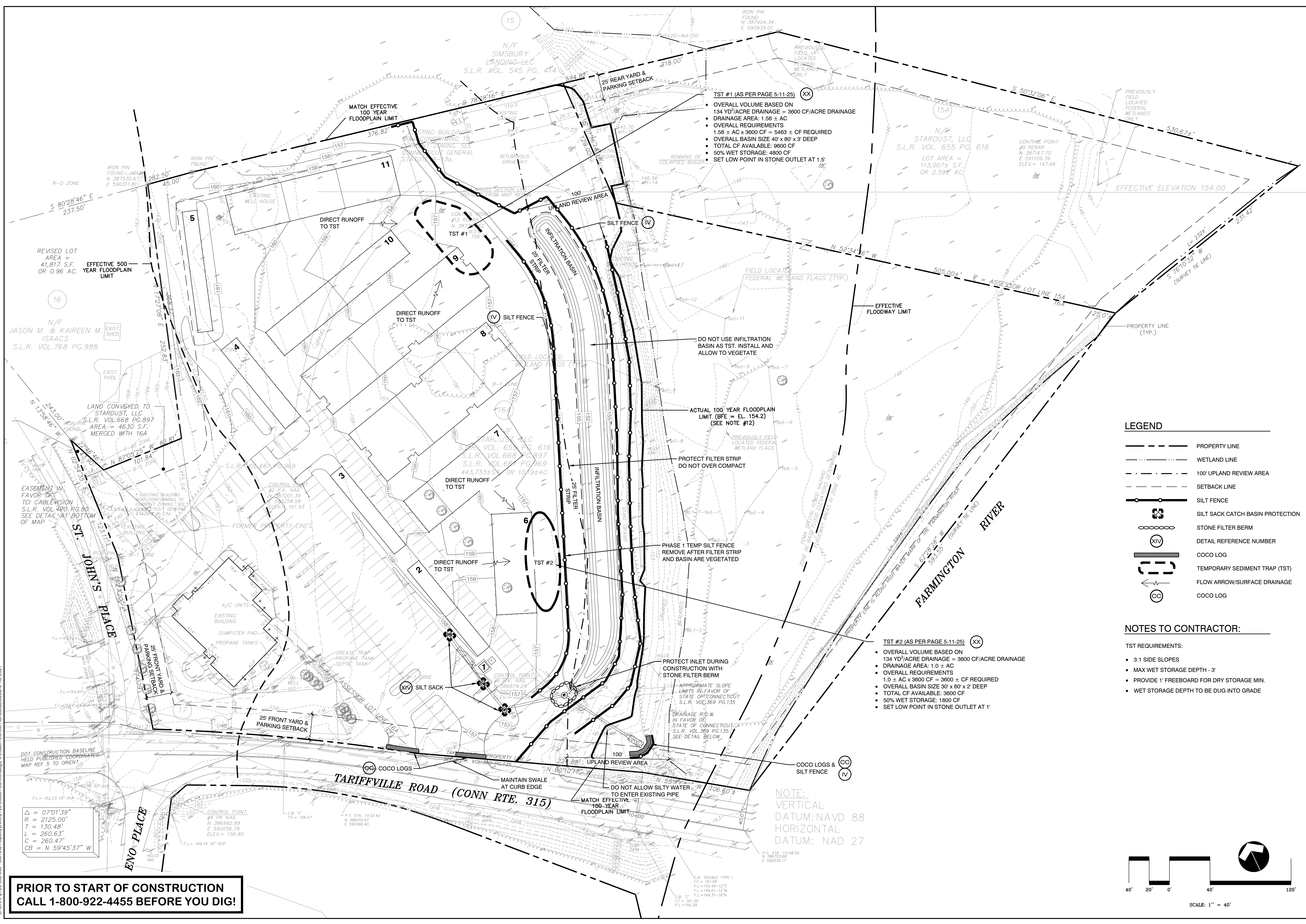
Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Grading Plan

Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

Project: 2138
Scale: 1" = 40'
Date: 04/18/21
Drawn by: LADA
Checked by: TPH
Drawing No. **L-3**



TST #1 (AS PER PAGE 5-11-25) (XX)

- OVERALL VOLUME BASED ON 134 YD³/ACRE DRAINAGE = 3600 CF/ACRE DRAINAGE
- DRAINAGE AREA: 1.56 ± AC
- OVERALL REQUIREMENTS 1.56 ± AC x 3600 CF = 5463 ± CF REQUIRED
- OVERALL BASIN SIZE 40' x 80' x 3' DEEP
- TOTAL CF AVAILABLE: 9600 CF
- 50% WET STORAGE: 4800 CF
- SET LOW POINT IN STONE OUTLET AT 1.5'

TST #2 (AS PER PAGE 5-11-25) (XX)

- OVERALL VOLUME BASED ON 134 YD³/ACRE DRAINAGE = 3600 CF/ACRE DRAINAGE
- DRAINAGE AREA: 1.0 ± AC
- OVERALL REQUIREMENTS 1.0 ± AC x 3600 CF = 3600 ± CF REQUIRED
- OVERALL BASIN SIZE 30' x 60' x 2' DEEP
- TOTAL CF AVAILABLE: 3600 CF
- 50% WET STORAGE: 1800 CF
- SET LOW POINT IN STONE OUTLET AT 1'

LEGEND

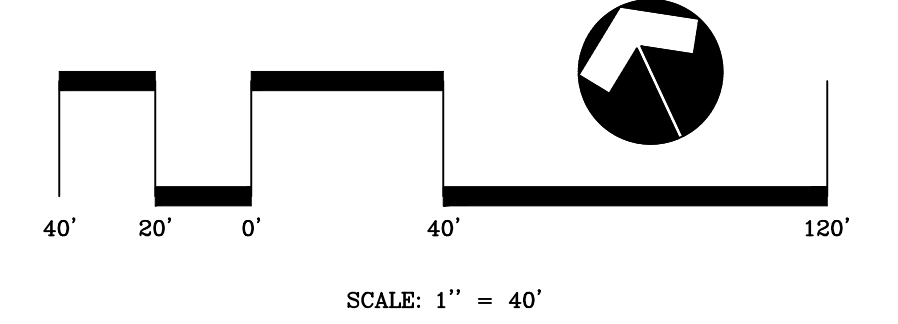
- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- SETBACK LINE
- SILT FENCE
- SILT SACK CATCH BASIN PROTECTION
- STONE FILTER BERM
- DETAIL REFERENCE NUMBER
- COCO LOG
- TEMPORARY SEDIMENT TRAP (TST)
- FLOW ARROW/SURFACE DRAINAGE
- COCO LOG

NOTES TO CONTRACTOR:

- TST REQUIREMENTS:**
- 3:1 SIDE SLOPES
 - MAX WET STORAGE DEPTH - 3'
 - PROVIDE 1' FREEBOARD FOR DRY STORAGE MIN.
 - WET STORAGE DEPTH TO BE DUG INTO GRADE

Δ = 07'01"39"
 R = 2125.00'
 T = 130.48'
 L = 260.63'
 C = 260.47'
 CB = N 59°45'37" W

NOTE:
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD 27



**PRIOR TO START OF CONSTRUCTION
 CALL 1-800-922-4455 BEFORE YOU DIG!**

LADA, P.C.
 Land Planners
 104 West Street
 Simsbury, CT 06070 (860) 651-4871
 Simsbury, CT 06070 (860) 276-7424
 Email: lada@lada.com

RUSSO
 ENGINEERS
 100 Main Street
 Simsbury, CT 06070 (860) 276-7424
 Email: russ@russ.com

FAH
 F. A. Heath & Associates, Inc.
 100 Main Street
 Simsbury, CT 06070 (860) 276-7424
 Email: fah@fah.com

Owner: Stardust, LLC
 133 Holcomb Street
 Simsbury, CT 06070

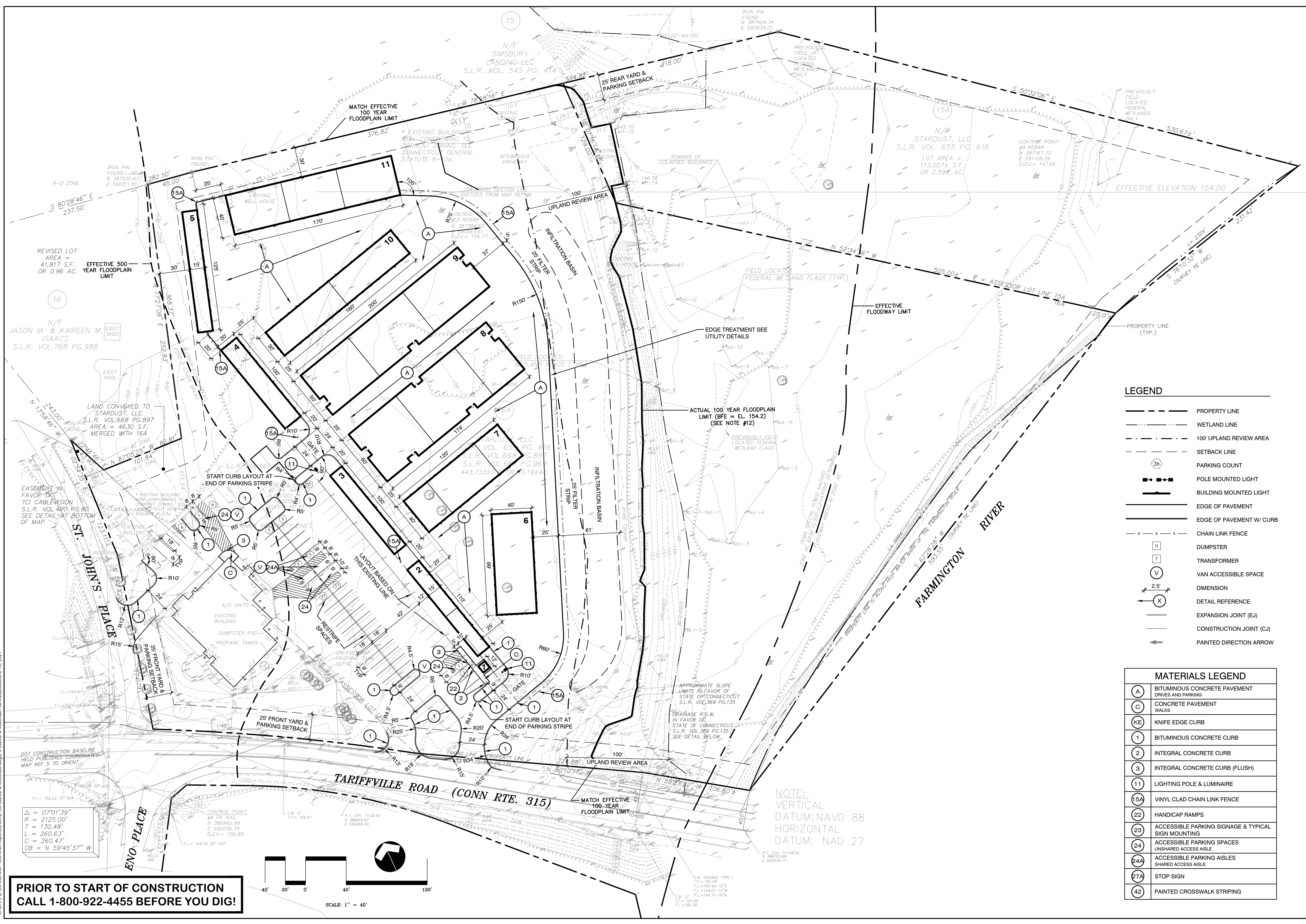
Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Erosion Control Plan

Lands of Stardust, LLC
 20 Tariffville Road
 Simsbury, CT

Project: 2138
 Scale: 1" = 40'
 Date: 05/17/21
 Drawn by: LADA
 Checked by: TPH
 Drawing No. **L-4**



**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

- LEGEND**
- — — — — PROPERTY LINE
 - - - - - WETLAND LINE
 - - - - - 100' UPLAND REVIEW AREA
 - - - - - SETBACK LINE
 - ⊙ 26 PARKING COUNT
 - ⬢ POLE MOUNTED LIGHT
 - ⬢ BUILDING MOUNTED LIGHT
 - — — — — EDGE OF PAVEMENT
 - — — — — EDGE OF PAVEMENT W/ CURB
 - x - x - x - CHAIN LINK FENCE
 - ⊠ DUMPSTER
 - ⊠ TRANSFORMER
 - ⊙ V VAN ACCESSIBLE SPACE
 - 2.5' DIMENSION
 - ⊙ X DETAIL REFERENCE
 - — — — — EXPANSION JOINT (EJ)
 - — — — — CONSTRUCTION JOINT (CJ)
 - ← PAINTED DIRECTION ARROW

MATERIALS LEGEND

⊙ A	BITUMINOUS CONCRETE PAVEMENT DRIVES AND PARKING
⊙ C	CONCRETE PAVEMENT WALKS
⊙ KE	KNIFE EDGE CURB
⊙ 1	BITUMINOUS CONCRETE CURB
⊙ 2	INTEGRAL CONCRETE CURB
⊙ 3	INTEGRAL CONCRETE CURB (FLUSH)
⊙ 11	LIGHTING POLE & LUMINAIRE
⊙ 15A	VINYL CLAD CHAIN LINK FENCE
⊙ 22	HANDICAP RAMPS
⊙ 23	ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
⊙ 24	ACCESSIBLE PARKING SPACES UNSHARED ACCESS AISLE
⊙ 24A	ACCESSIBLE PARKING AISLES SHARED ACCESS AISLE
⊙ 27A	STOP SIGN
⊙ 42	PAINTED CROSSWALK STRIPING

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

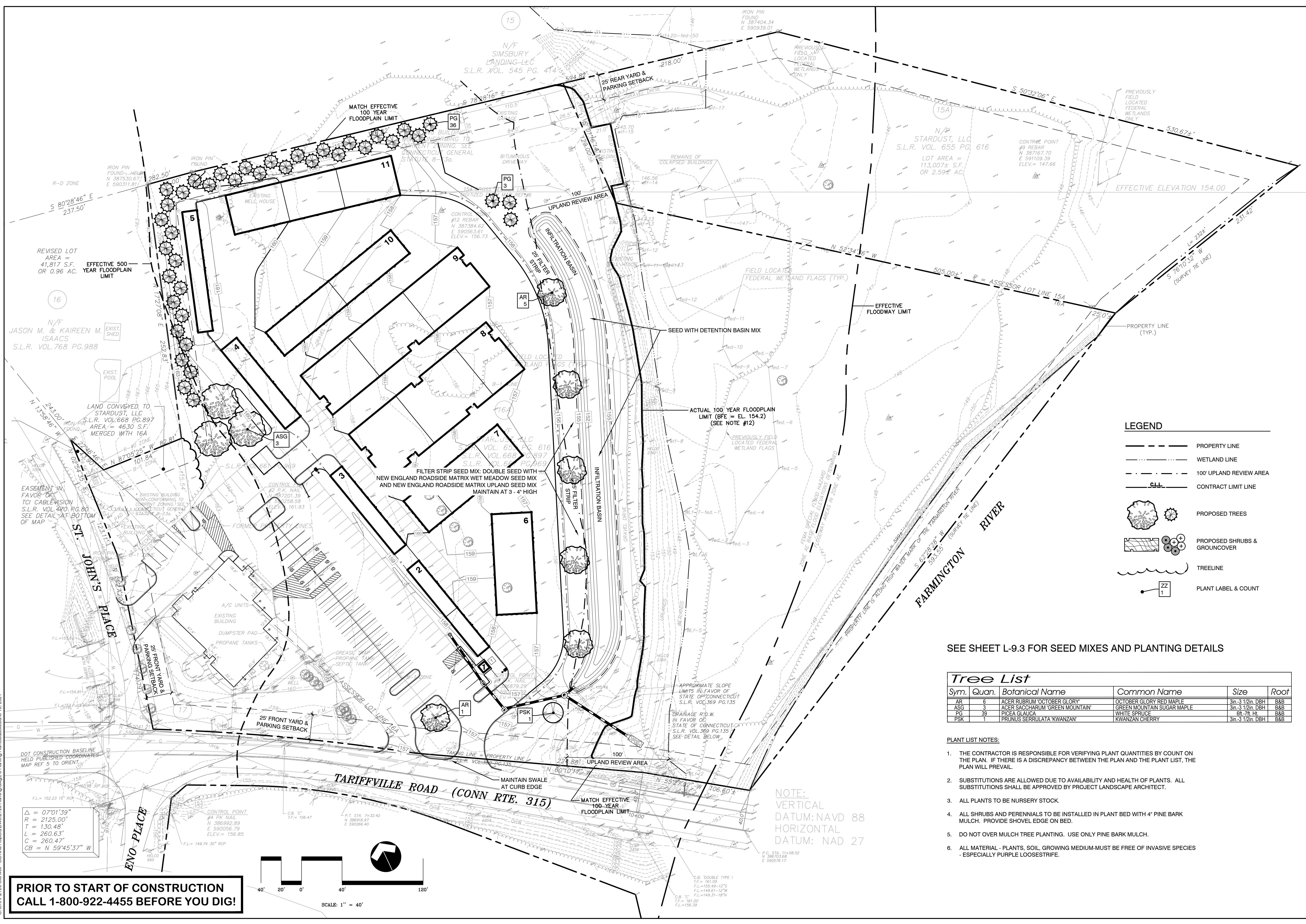
Layout & Materials Plan

Lands of Stardust, LLC

20 Tariffville Road
Simsbury, CT

Project: 2138
Scale: 1" = 40'
Date: 04/18/21
Drawn by: LADA
Checked by: TPH
Drawing No.

L-5



**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- CONTRACT LIMIT LINE
- PROPOSED TREES
- PROPOSED SHRUBS & GROUNDCOVER
- TREELINE
- PLANT LABEL & COUNT

SEE SHEET L-9.3 FOR SEED MIXES AND PLANTING DETAILS

Tree List

Sym.	Quan.	Botanical Name	Common Name	Size	Root
AR	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3in-3 1/2in. DBH	B&B
ASG	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3in-3 1/2in. DBH	B&B
PG	39	PICEA GLAUCA	WHITE SPRUCE	6in. Tr. Ht.	B&B
PSK	1	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	3in-3 1/2in. DBH	B&B

- PLANT LIST NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES BY COUNT ON THE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
 - SUBSTITUTIONS ARE ALLOWED DUE TO AVAILABILITY AND HEALTH OF PLANTS. ALL SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - ALL PLANTS TO BE NURSERY STOCK.
 - ALL SHRUBS AND PERENNIALS TO BE INSTALLED IN PLANT BED WITH 4" PINE BARK MULCH. PROVIDE SHOVEL EDGE ON BED.
 - DO NOT OVER MULCH TREE PLANTING. USE ONLY PINE BARK MULCH.
 - ALL MATERIAL - PLANTS, SOIL, GROWING MEDIUM - MUST BE FREE OF INVASIVE SPECIES - ESPECIALLY PURPLE LOOSESTRIFE.

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Planting Plan
Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

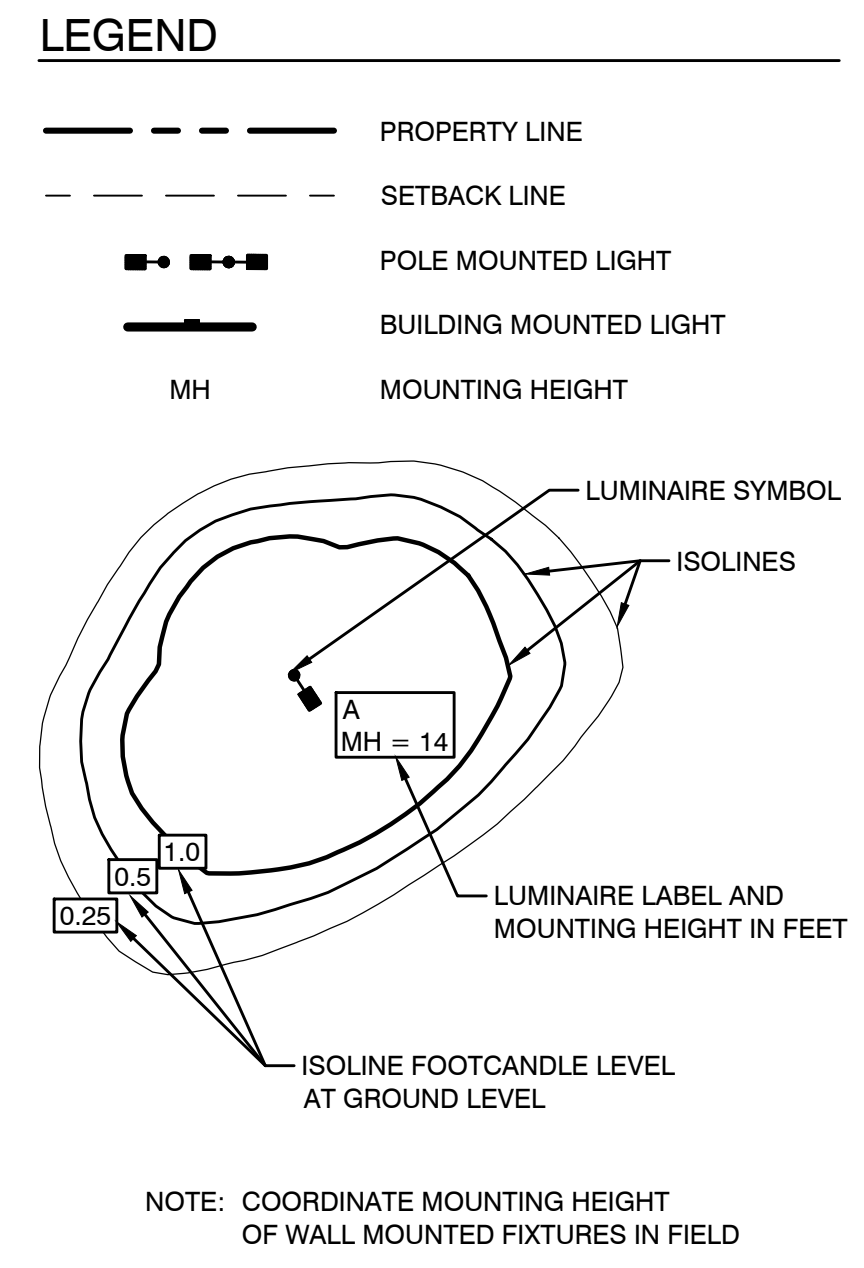
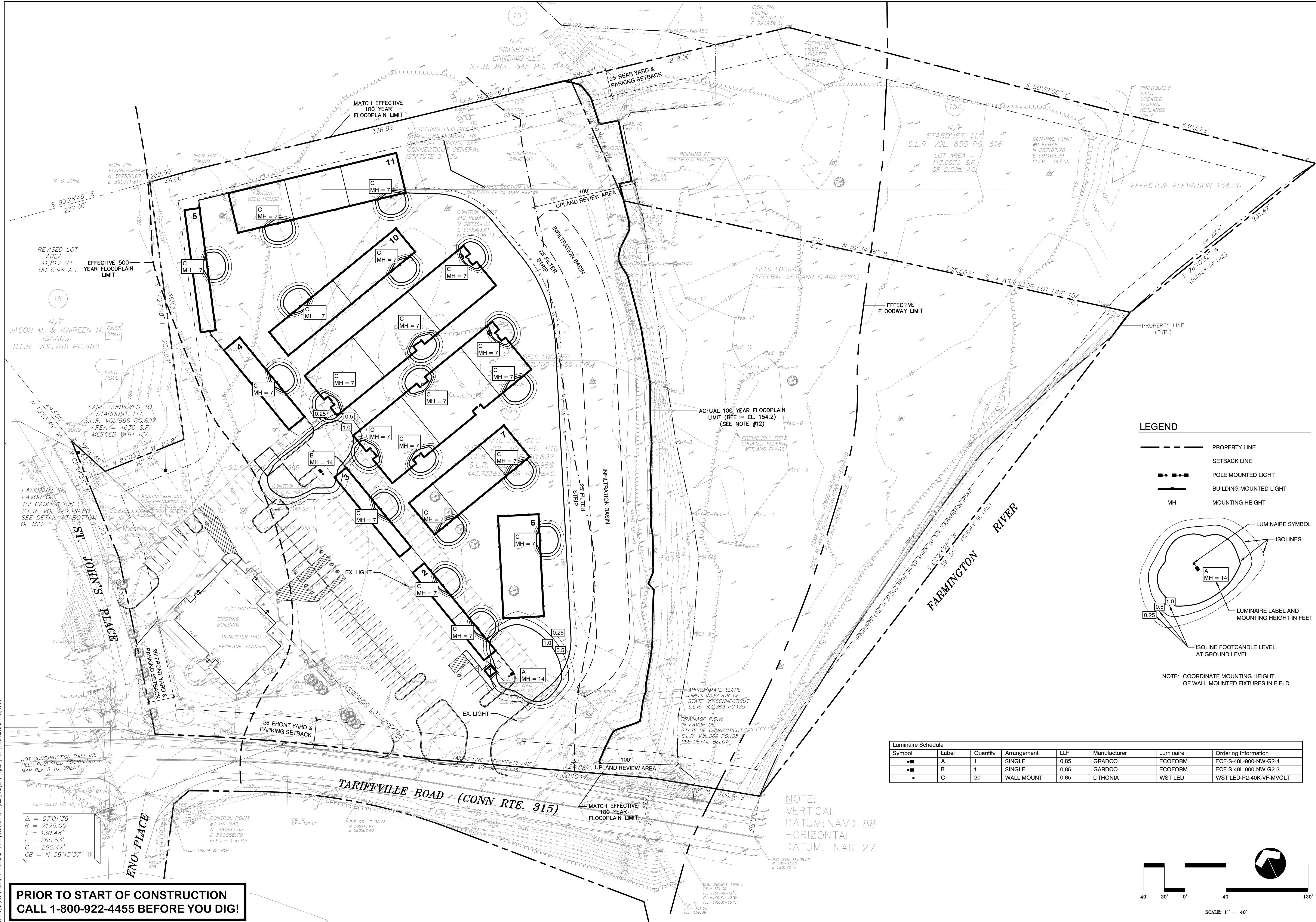
Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Lighting Plan
Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

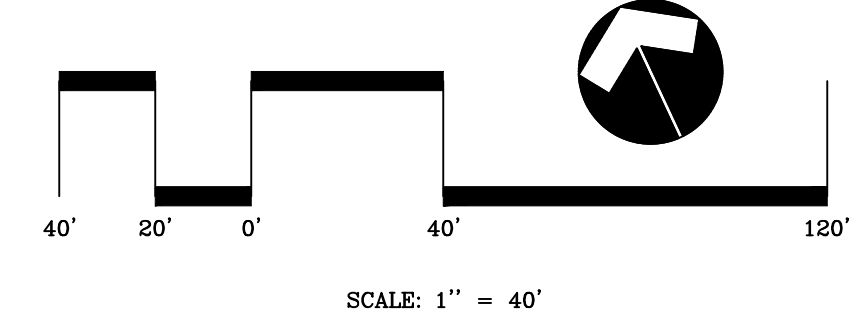
Project: 2138
Scale: 1" = 40'
Date: 04/18/21
Drawn by:
Checked by: TPH
Drawing No.



Luminaire Schedule

Symbol	Label	Quantity	Arrangement	LLF	Manufacturer	Luminaire	Ordering Information
●	A	1	SINGLE	0.85	GRADCO	ECOFORM	ECF-S-48L-900-NW-G2-4
■	B	1	SINGLE	0.85	GRADCO	ECOFORM	ECF-S-48L-900-NW-G2-3
•	C	20	WALL MOUNT	0.85	LITHONIA	WST LED	WST LED-P2-40K-VF-MVOLT

NOTE:
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 27



**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**



LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- FIRE TRUCK

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070
Tel: 860.651.4871
Fax: 860.651.4872
E-mail: lada@lada.com

RUSSO
CONSULTING ENGINEERS
Simsbury, CT & MA
18 Russell & Associates, LLC
100 Main Street
Simsbury, CT 06070
Tel: 860.651.4871
Fax: 860.651.4872
E-mail: russ@russ.com

FAH
F. A. Henkeith & Associates, Inc.
A Creative Word, East Grafton, CT 06024
Tel: 860.651.4871
Fax: 860.651.4872
E-mail: fah@fah.com

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/Sp	2
05/17/21	Revisions	1

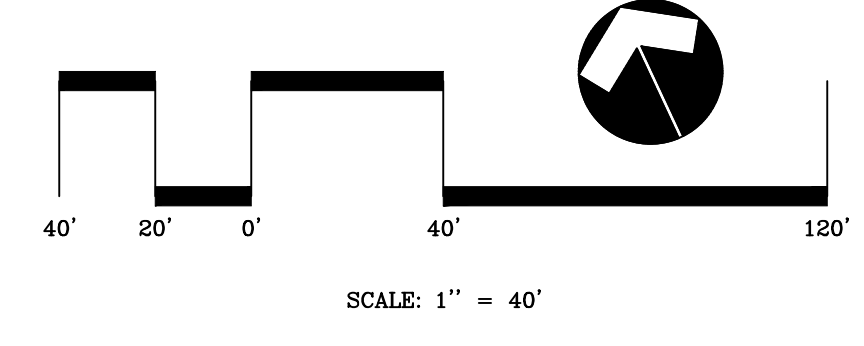
Vehicle Maneuvering Plan

Lands of Stardust, LLC

20 Tariffville Road
Simsbury, CT

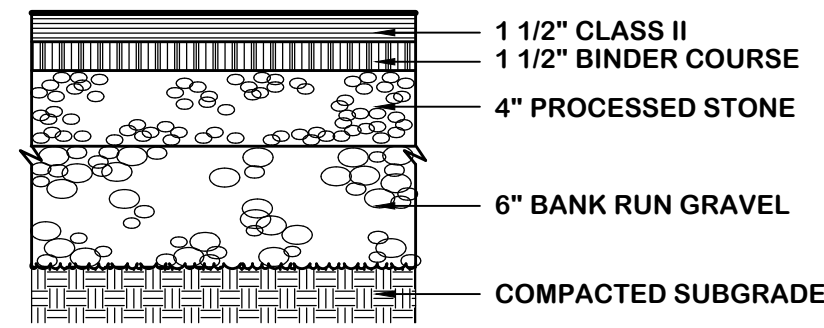
Project: 2126
Scale: 1" = 40'
Date: 04/16/21
Drawn by:
Checked by: TPH
Drawing No.

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

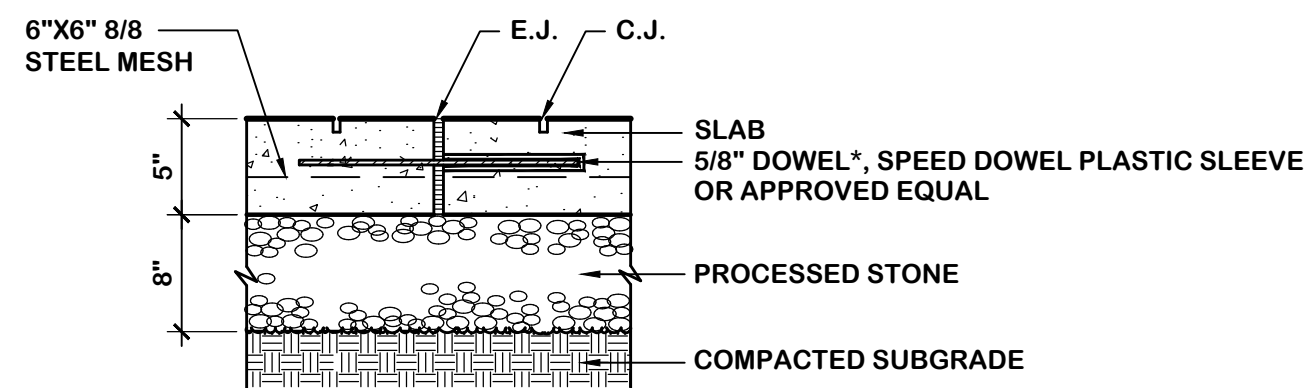


NOTE:
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 27

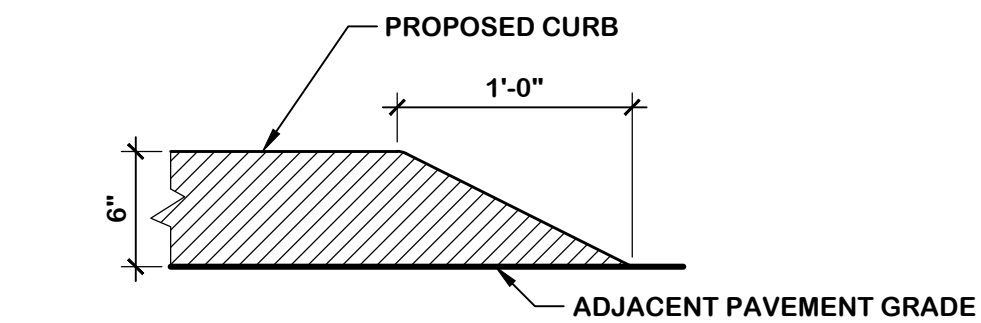
O:\CT\PRJ2126 Old Well - Gemma Property\DWG\2126 Vehicle Maneuvering Plan.dwg - Vehicle Maneuvering Plan.dwg - June 10, 2021



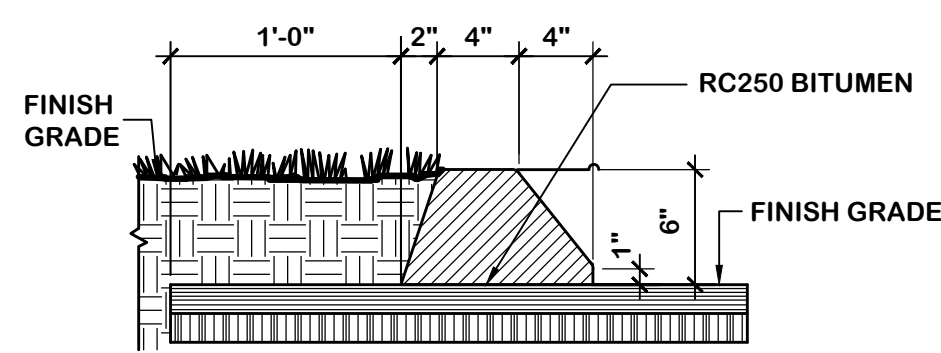
A BITUMINOUS CONCRETE PAVEMENT DRIVES AND PARKING
N.T.S.



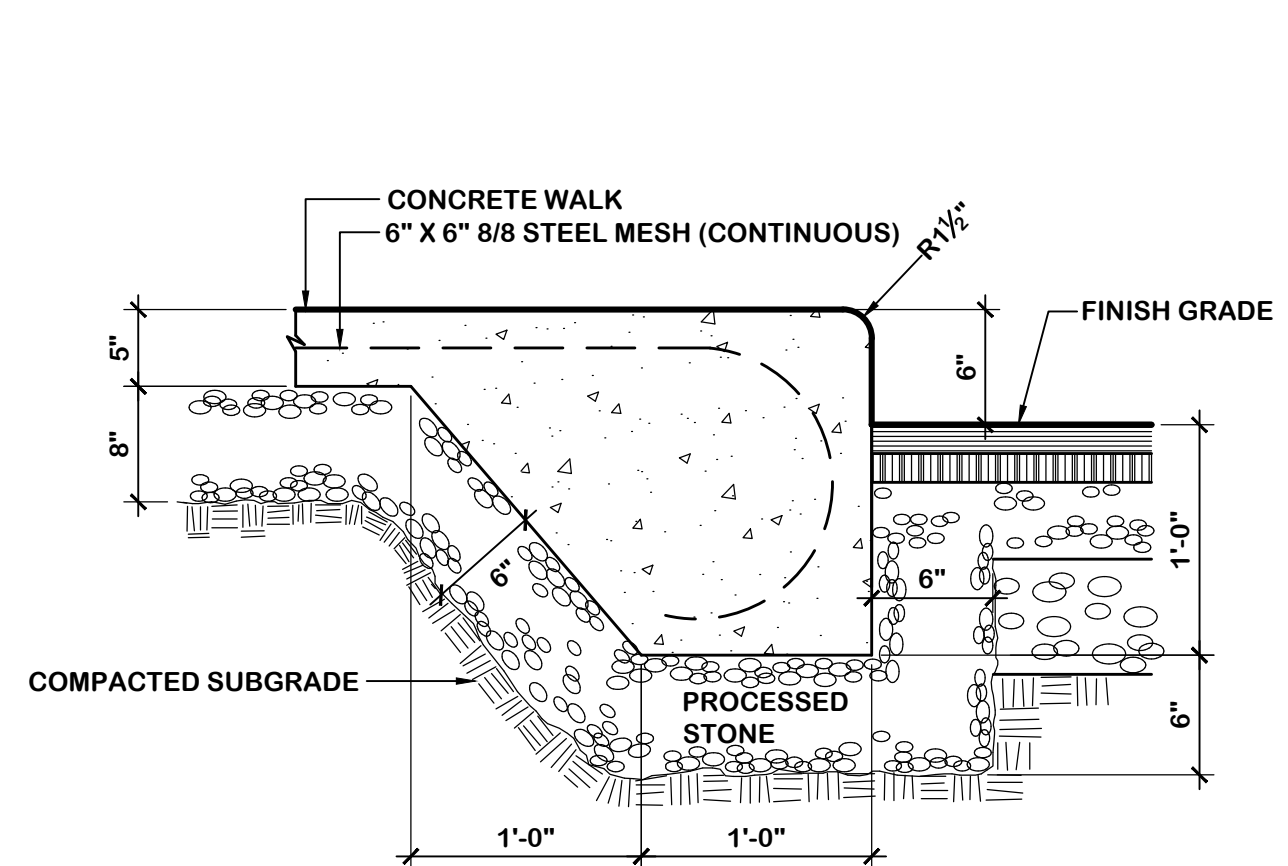
C CONCRETE PAVEMENT WALKS
N.T.S.
* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG, 2" O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.



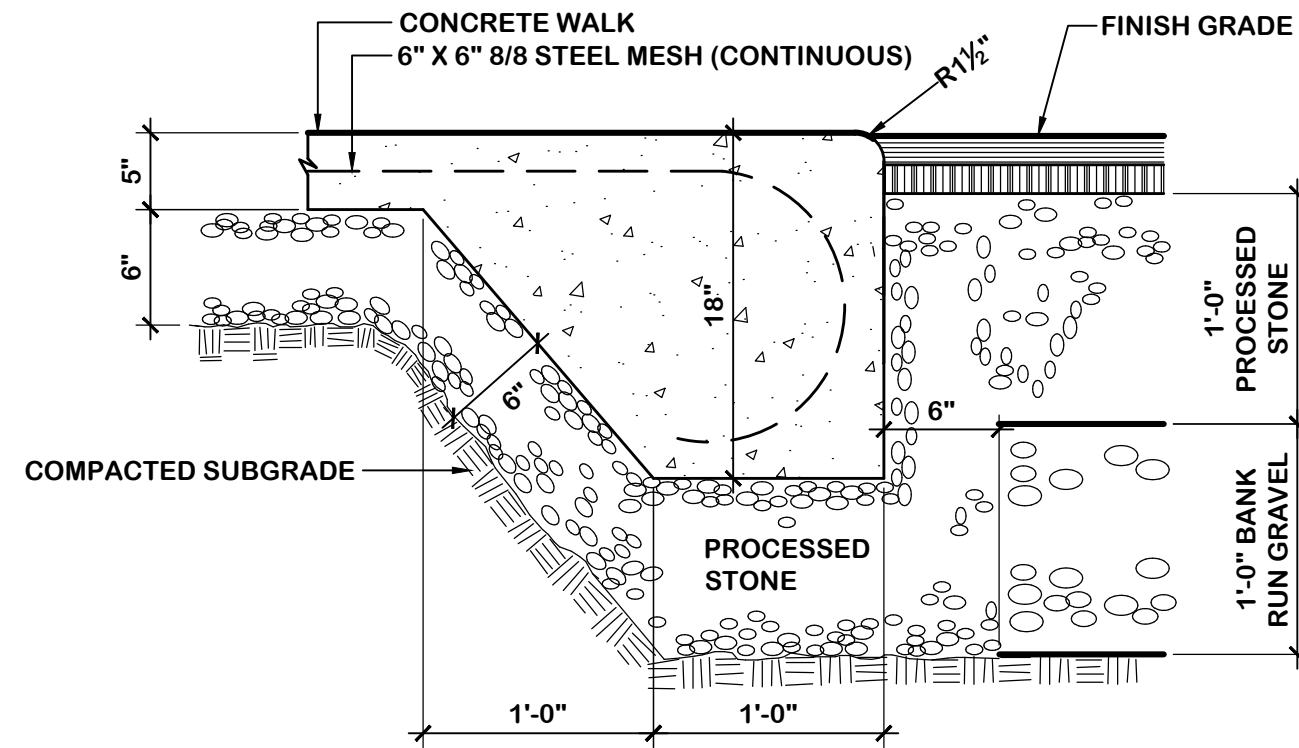
KE KNIFE EDGE CURB
N.T.S.



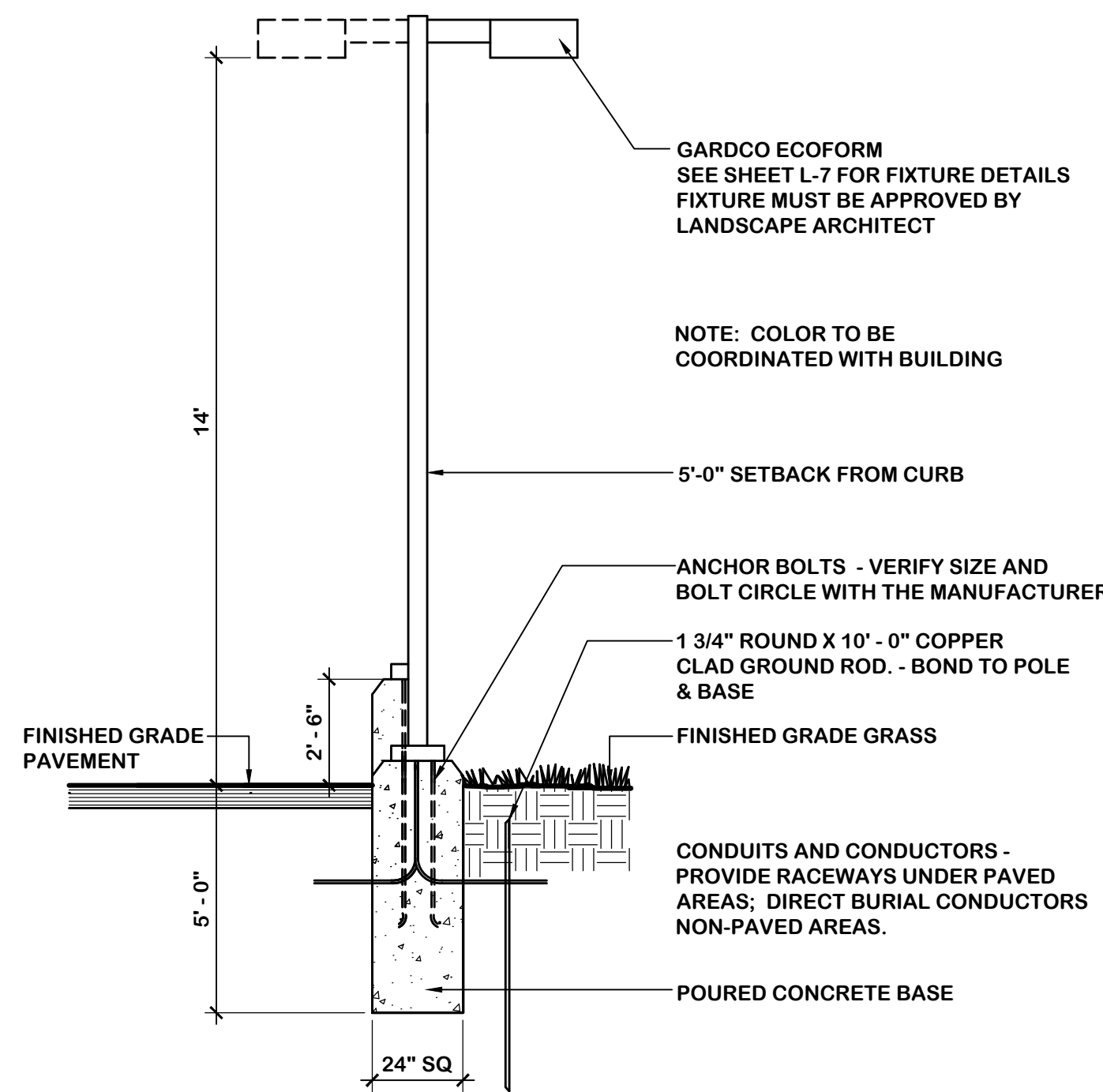
NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE
1 BITUMINOUS CONCRETE CURB
N.T.S.



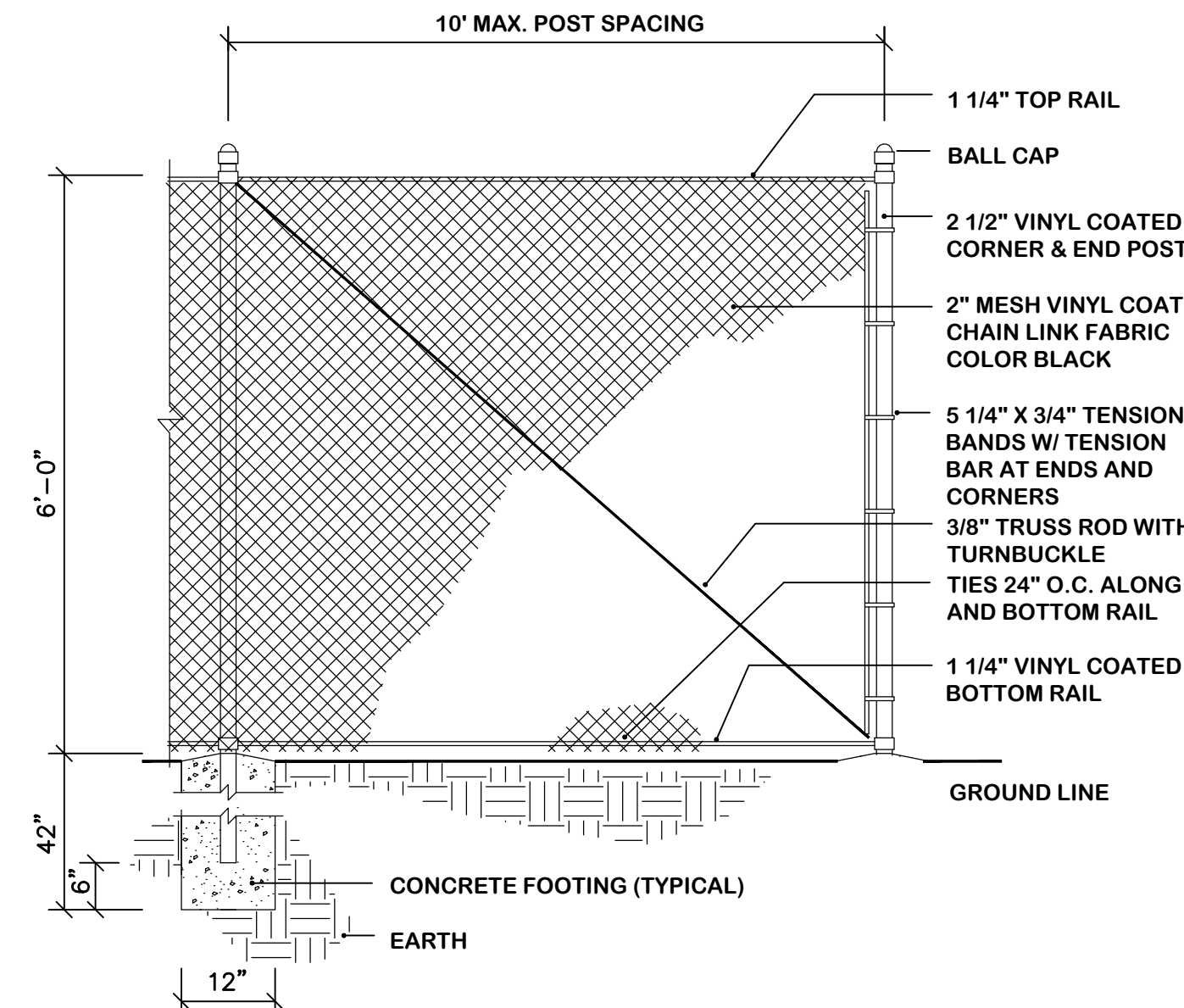
2 INTEGRAL CONCRETE CURB
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.



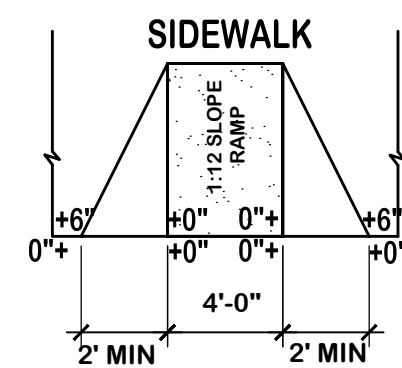
NOTE: EXTEND ABOVE DETACHED BASE 15' FROM FLUSH CURB AND TAPER INTO NORMAL PAVING SECTION AT A POINT 20 FEET FROM FLUSH CURB
3 INTEGRAL CONCRETE CURB (FLUSH)
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.



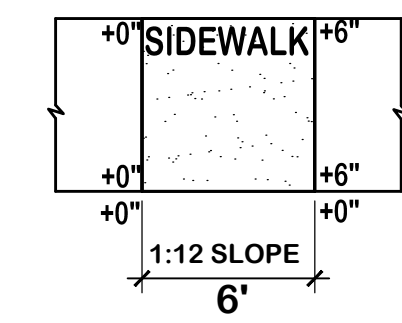
NOTE: COLOR TO BE COORDINATED WITH BUILDING
5'-0" SETBACK FROM CURB
ANCHOR BOLTS - VERIFY SIZE AND BOLT CIRCLE WITH THE MANUFACTURER.
1 3/4" ROUND X 10' - 0" COPPER CLAD GROUND ROD - BOND TO POLE & BASE
FINISHED GRADE GRASS
CONDUITS AND CONDUCTORS - PROVIDE RACEWAYS UNDER PAVED AREAS; DIRECT BURIAL CONDUCTORS NON-PAVED AREAS.
POURED CONCRETE BASE
NOTE: CONCRETE TO BE 4,000 PSI
11 LIGHTING POLE AND LUMINAIRE
N.T.S.



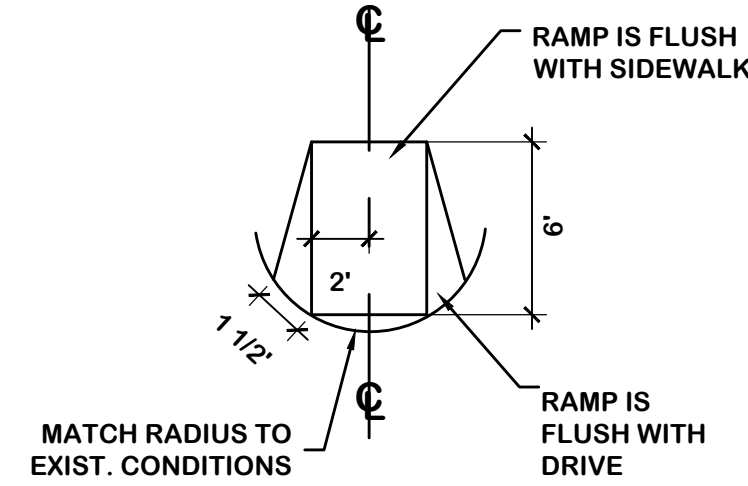
15A VINYL CLAD CHAIN LINK FENCE
N.T.S.



RAMP #1



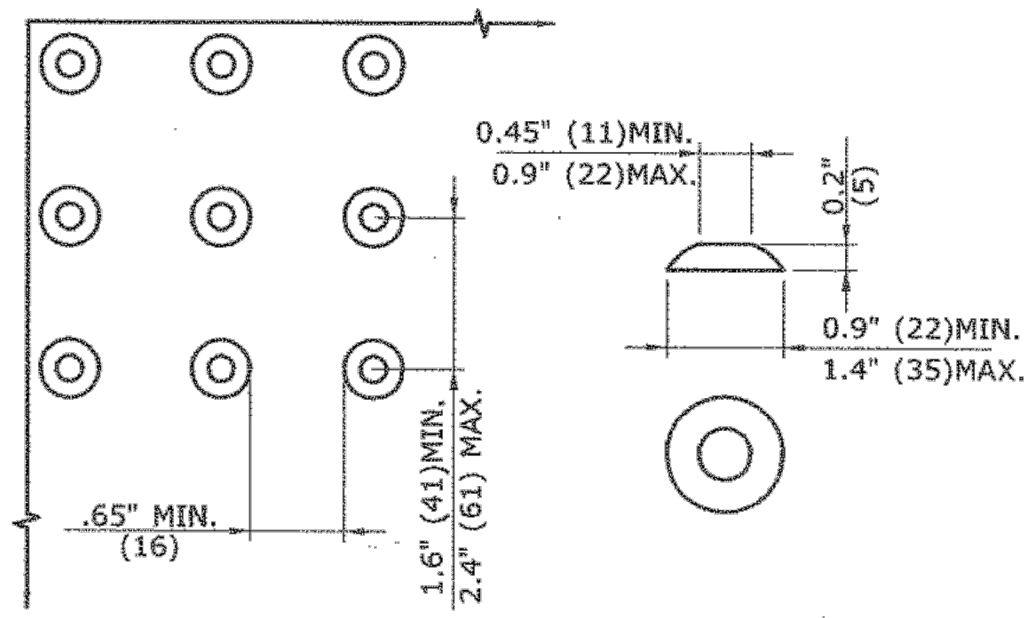
RAMP #2



RAMP #3

NOTE: RAMP(S) TO BE SURFACED WITH DETECTABLE WARNING TILES AND SHALL HAVE 1:12 SLOPE. THEY SHALL CONFORM TO CURRENT "A.D.A., RULES AND REGULATIONS."

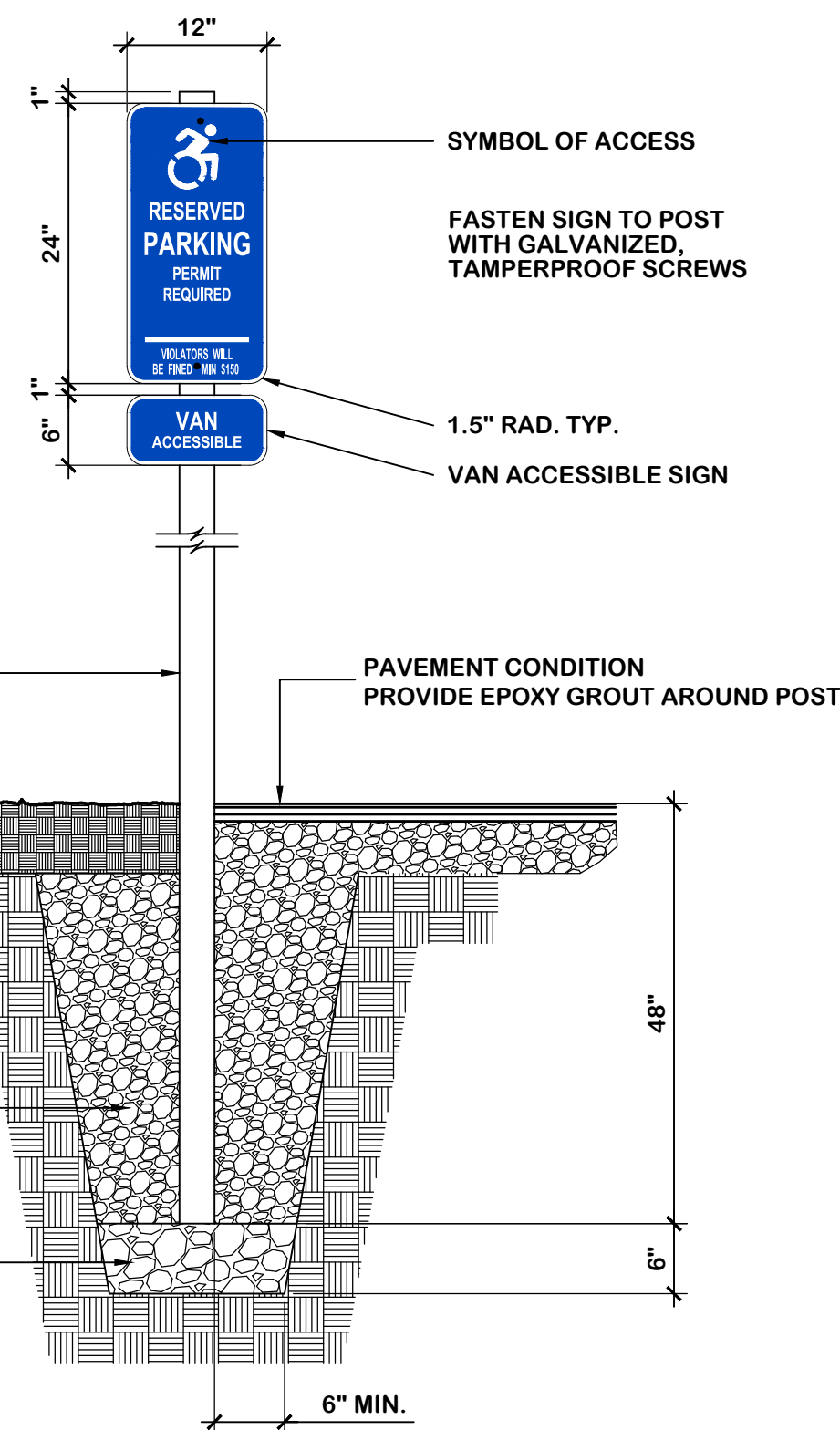
22 HANDICAP RAMPS
N.T.S.



STANDARD DOME ON DETECTABLE WARNING TILES

DETECTABLE WARNING TILES SHALL BE 2' IN DEPTH AND SHALL EXTEND THE WIDTH INDICATED ON THE PLANS.

DETECTABLE WARNING TILE
N.T.S.



NOTES:
WORDING, HEIGHT & COLOR TO MEET ADA AND CONNECTICUT STANDARDS.
AMOUNT OF FINE TO BE DETERMINED AT DATE OF INSTALLATION.
23 ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
N.T.S.

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

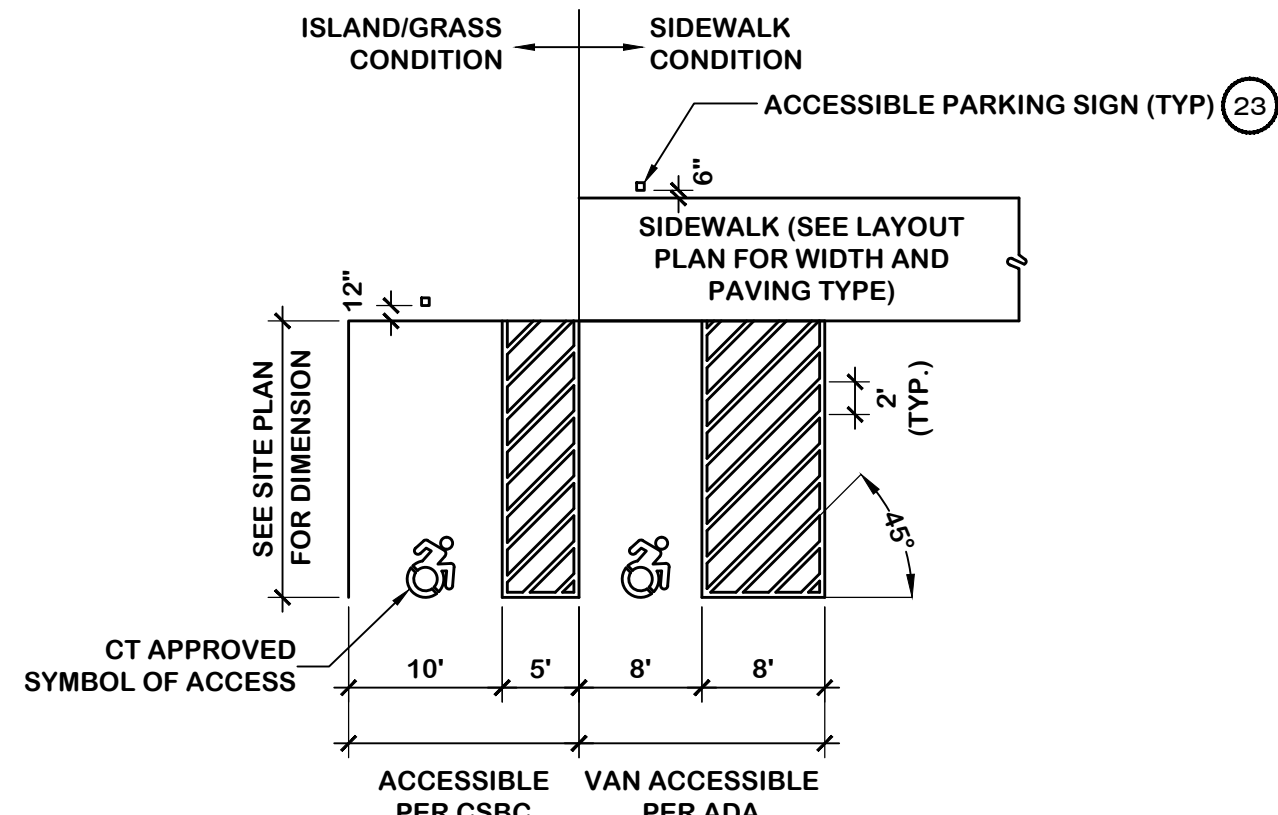
Details

Lands of Stardust, LLC

20 Tariffville Road

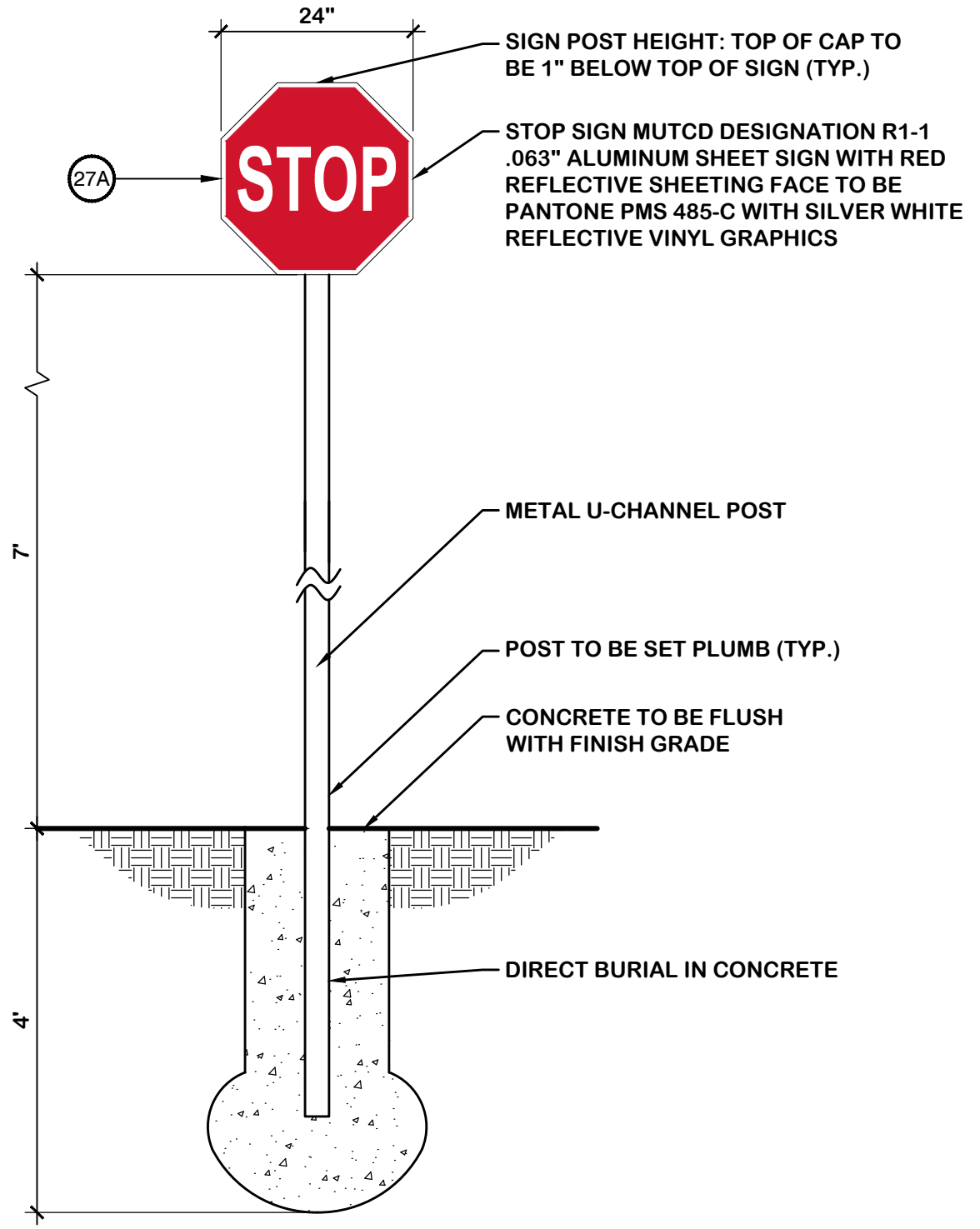
Simsbury, CT

Project: 2138
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.

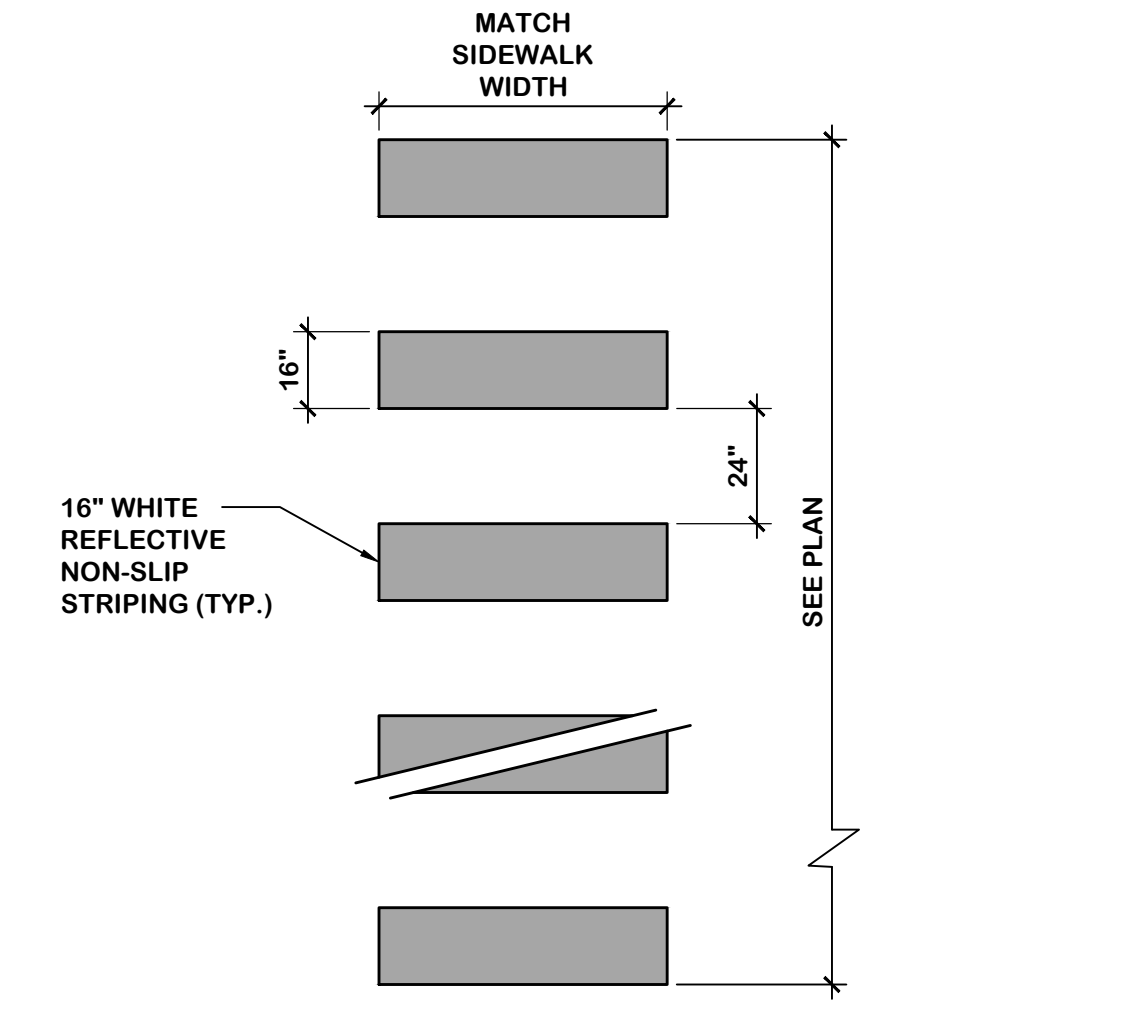
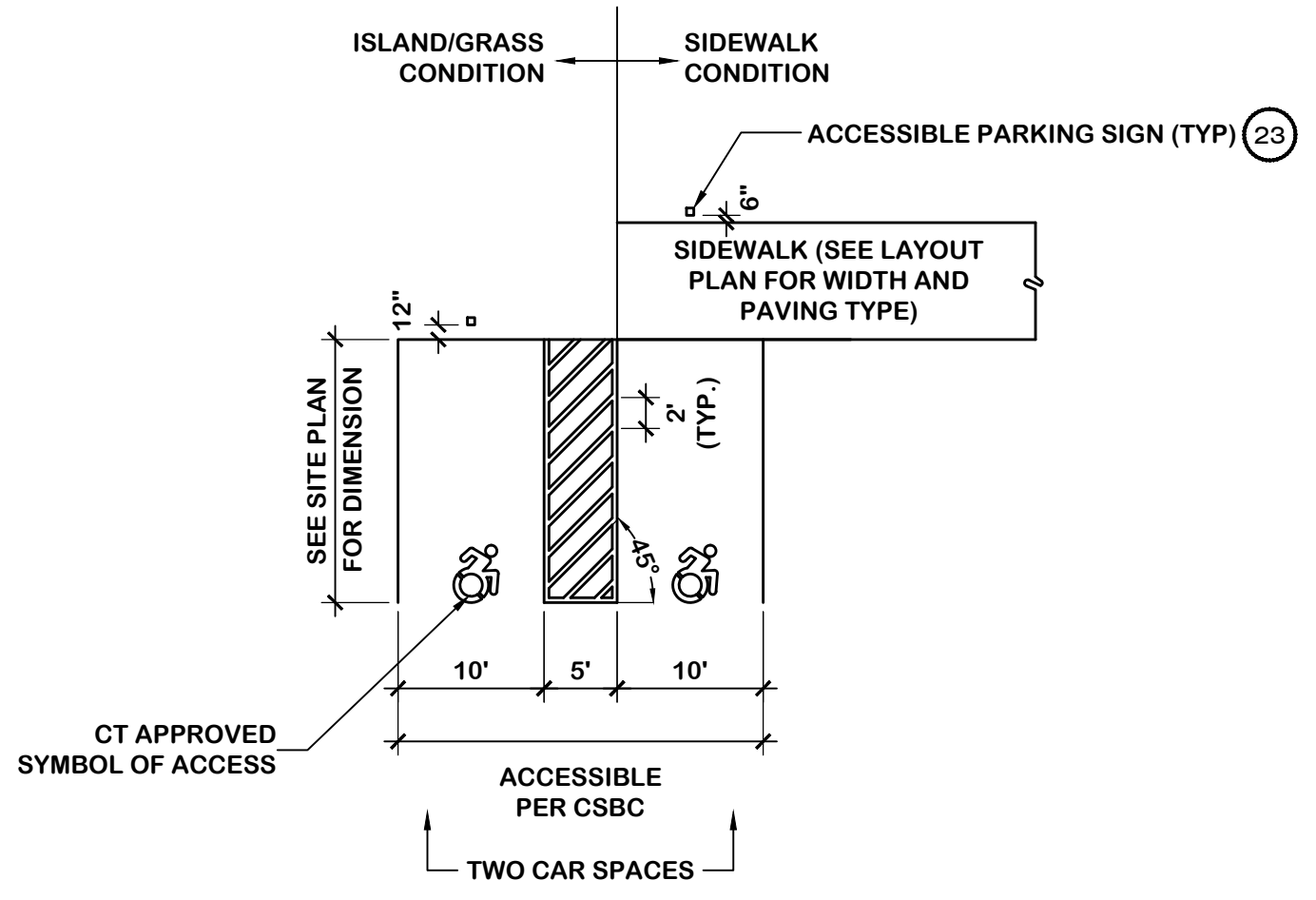


- NOTES:
- LINES TO BE 4" WIDE
 - COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
 - PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
 - SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
 - THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

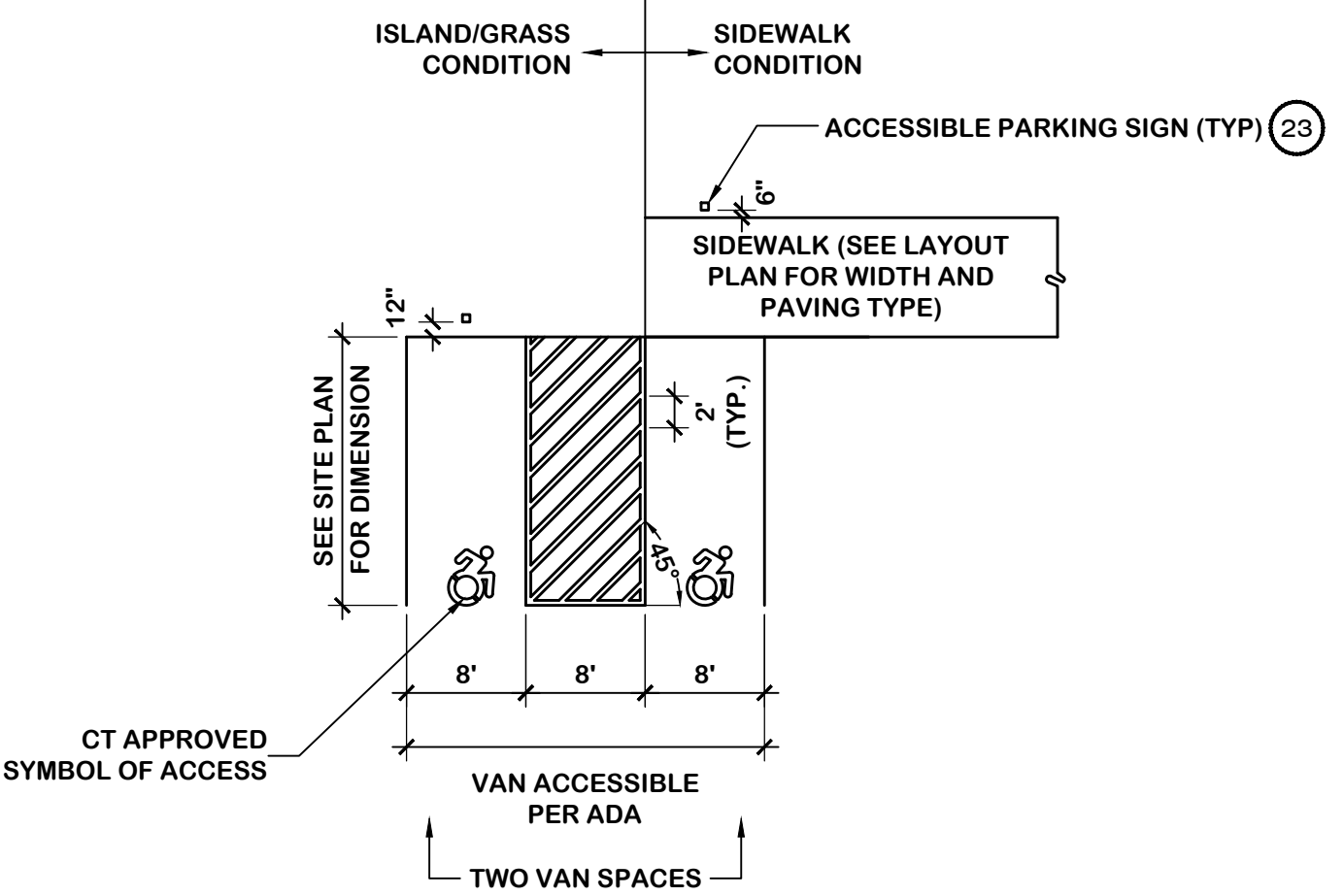
24 ACCESSIBLE PARKING SPACES UNSHARED ACCESS AISLE
N.T.S.



27 VEHICULAR SAFETY SIGNAGE
N.T.S.
* NOTE: ALL TRAFFIC SIGNAGE PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES



42 PAINTED CROSSWALK STRIPING
N.T.S.



- NOTES:
- LINES TO BE 4" WIDE
 - COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
 - PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
 - SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
 - ACCESS AISLES MAY BE SHARED BETWEEN TWO CAR SPACES OR TWO VAN SPACES.
 - A CAR AND VAN SHALL NOT SHARE A COMMON ACCESS ISLE (2016 CSBC, SECTION 502.4.1)
 - THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

24A ACCESSIBLE PARKING SPACES SHARED ACCESS AISLE
N.T.S.

O:\CTP\2126 Old Mill - Granite Property\DWG\2126 Details.dwg; 02 Details.dwg; 10, 2021

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

LADA, P.C.
Land Planners
104 Street Street
Simsbury, CT 06070 (860) 651-4871
240 Main Street
Simsbury, CT 06070 (860) 270-7424
Email: lada@ladaplanners.com

RUSO
REGISTERED PROFESSIONAL ENGINEER
SINCE 1912
J.R. Russo & Associates, LLC
100 Main Street
Simsbury, CT 06070 (860) 270-7424
Email: russor@ruso.com

FAH
F. A. Henkeith & Associates, Inc.
A Creamery Street, East Granby, CT 06020
100 & Yale Squares, Simsbury, CT 06070

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.
06/10/21	Town Sig/SP	2
05/17/21	Revisions	1

Details

Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

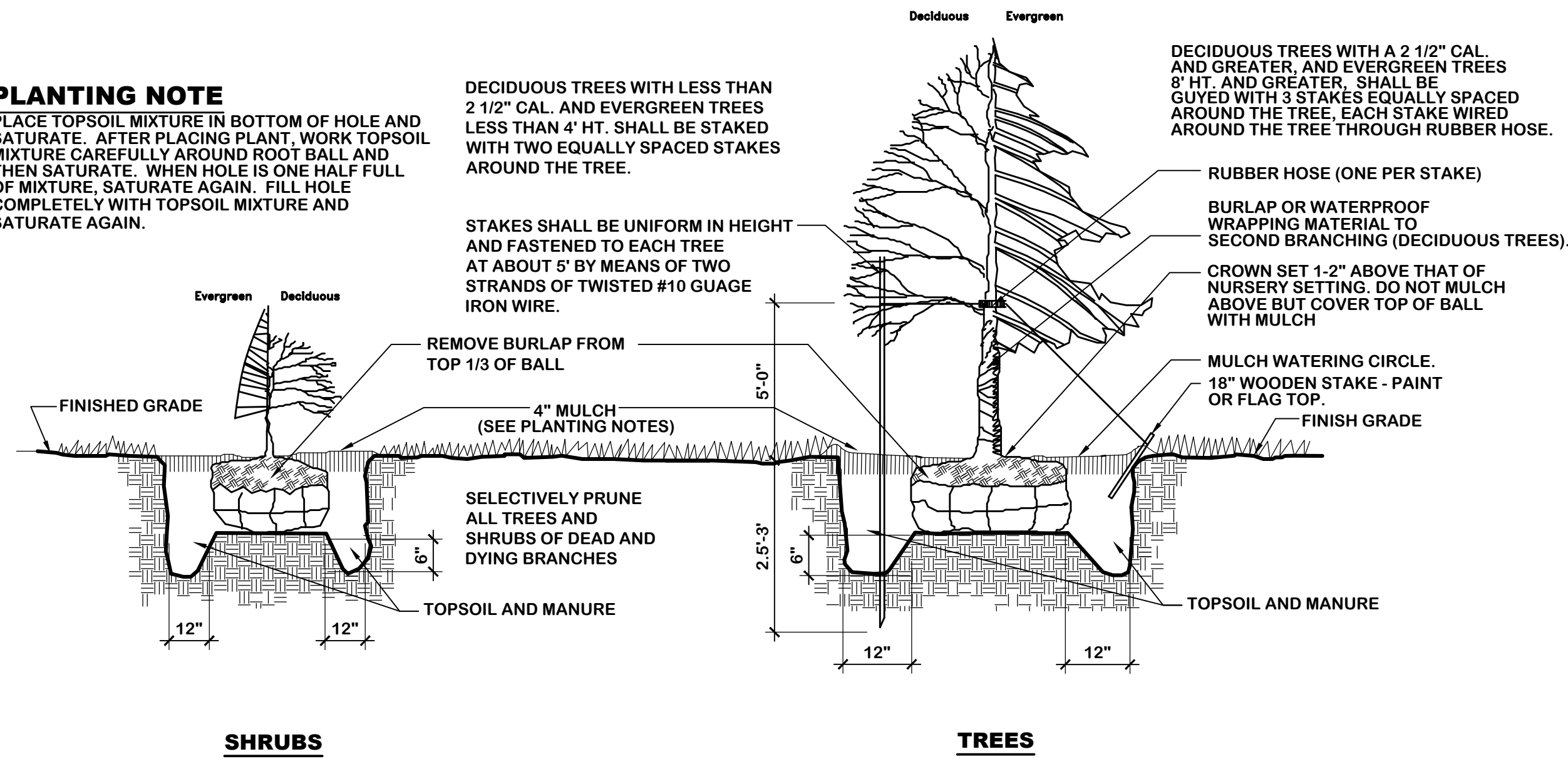
Project: 2126
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No:
L-9.2

PLANTING NOTE

PLACE TOPSOIL MIXTURE IN BOTTOM OF HOLE AND SATURATE. AFTER PLACING PLANT, WORK TOPSOIL MIXTURE CAREFULLY AROUND ROOT BALL AND THEN SATURATE. WHEN HOLE IS ONE HALF FULL OF MIXTURE, SATURATE AGAIN. FILL HOLE COMPLETELY WITH TOPSOIL MIXTURE AND SATURATE AGAIN.

DECIDUOUS TREES WITH LESS THAN 2 1/2" CAL. AND EVERGREEN TREES LESS THAN 4' HT. SHALL BE STAKED WITH TWO EQUALLY SPACED STAKES AROUND THE TREE.

DECIDUOUS TREES WITH A 2 1/2" CAL. AND GREATER, AND EVERGREEN TREES 8' HT. AND GREATER, SHALL BE GUYED WITH 3 STAKES EQUALLY SPACED AROUND THE TREE, EACH STAKE WIRED AROUND THE TREE THROUGH RUBBER HOSE.



31 PLANTING DETAILS
N.T.S.

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

CONTRACTOR SHALL CONDUCT APPROPRIATE SOIL TESTS TO DETERMINE AMOUNT OF FERTILIZER AND LIMESTONE REQUIRED TO ENSURE AN ACCEPTABLE LAWN.
GROUND LIMESTONE: 100LBS/1000S.F.
COMMERCIAL FERTILIZER: * 20LBS/1000S.F.
*PERCENTAGES OF NITROGEN, PHOSPHORIC ACID AND POTASH TO BE DETERMINED BY SOIL TESTS.

B. LAWN SEED

SEED MIXTURE FOR:
LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING. SOW AT RATE OF 4 LBS/1000 S.F.
CREEPING RED FESCUE 35 PARTS
CHEWINGS RED FESCUE 20 PARTS
KENTUCKY 31 TALL FESCUE 15 PARTS
ROUGH BLUEGRASS 10 PARTS
BARON BLUEGRASS 20 PARTS
SEED MIXTURE FOR PLANTING MAY 1 TO LATE SUMMER. SOW AT A RATE OF 6 LBS/1000 S.F.
CREEPING RED FESCUE 35 PARTS
CHEWINGS RED FESCUE 20 PARTS
KENTUCKY 31 TALL FESCUE 20 PARTS
DOMESTIC RYEGRASS 25 PARTS

C. WETLAND SEED

APPLY "WETLAND SEED MIXTURE" PREPARED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA, AT A RATE OF ONE POUND PER 2,500 S.F. (413) 256-1752

D. LAWN SEED (SLOPE MIX)

SOW AT RATE OF 6 LBS/1000 S.F.
CREEPING RED FESCUE 42 PARTS
FIESTA II PERENNIAL RYEGRASS 34 PARTS
RED TOP 8 PARTS
ALSIKE CLOVER 8 PARTS
BIRDSFOOT TREFOIL 8 PARTS

E. ATHLETIC FIELD MIX

APPLY "LOFTS ATHLETIC FIELD MIXTURE" PREPARED BY LOFTS INC. ARLINGTON, MA. SOW AT A RATE OF 6 IBS. / 1000 SQ.FT.
REBEL II AND TRIBUTE TALL FESCUES 80 PARTS
COWBOY PERENNIAL RYE GRASS 10 PARTS
BARON KENTUCKY 10 PARTS
(617) 648-7550 (800) 648-7333

F. DETENTION BASIN

USE "WETLAND SEED MIXTURE" FROM NEW ENGLAND WETLAND PLANTS, INC. (413) 256-1752 AT A RATE OF ONE POUND PER 2,500 S.F. OR "RETENTION BASIN FLOOR SEED" FROM NEW ENGLAND SEED CO. AT A RATE OF 2 LB./1000 S.F. MIX WITH ANNUAL RYEGRASS AT A RATE OF 1/2 LB./1000 S.F.

G. MEADOW MIX

USE NEW ENGLAND SEED CO. "NEW ENGLAND HORSE PASTURE MIXTURE" AT A RATE OF 100 LB./ACRE. MIX WITH VERMONT WILDFLOWER FARM [(802) 425-3500] DROUGHT TOLERANT PERENNIAL MIX AT A RATE OF 51 LB./ACRE. MIX WITH 20% ADDITIONAL COMMON TALL FESCUE.

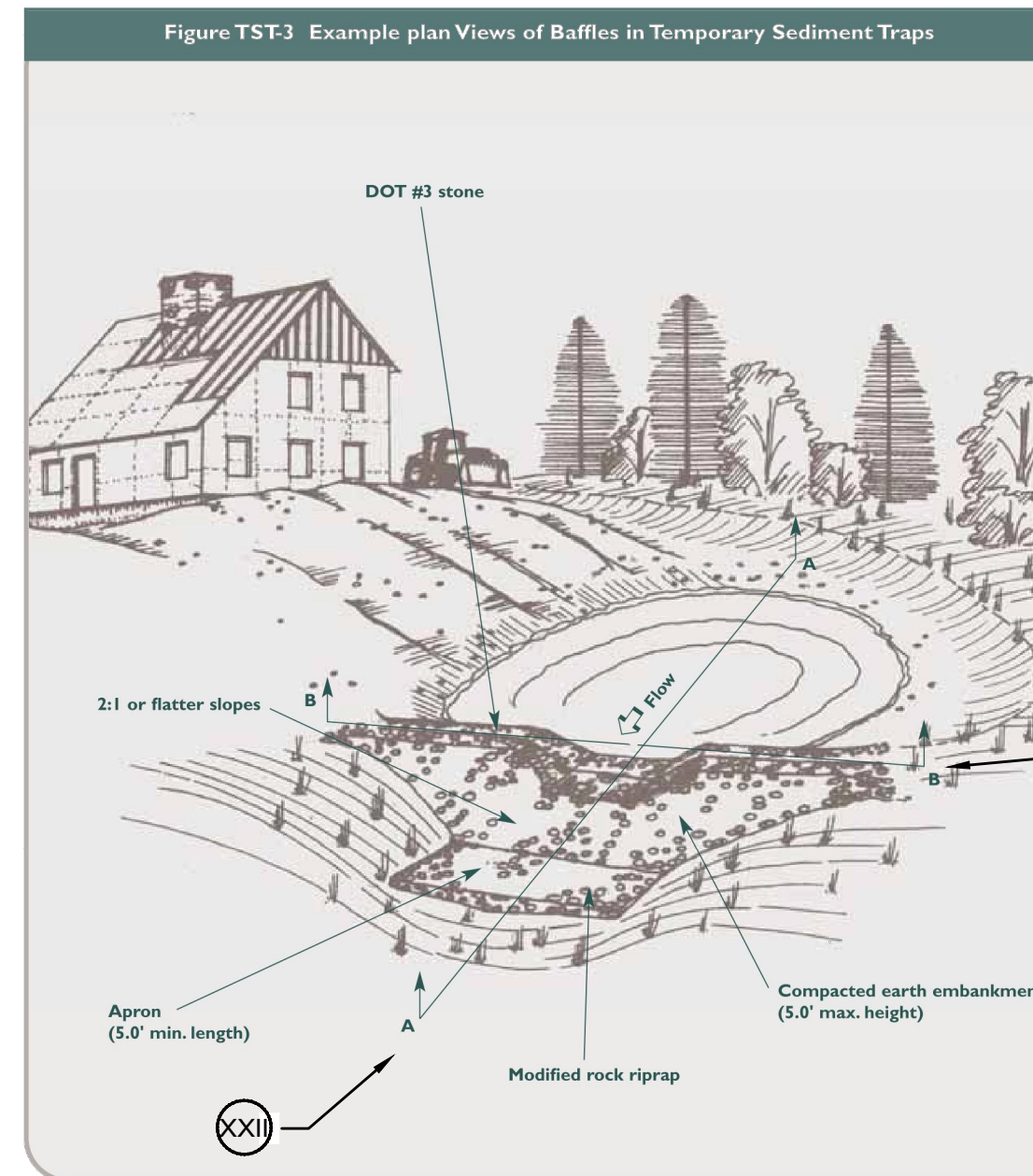
H. SWALE SEED MIX

FOR SWALES OF 10% OR LESS USE THE FOLLOWING AT A RATE OF 5 LBS PER 1,000 SF.

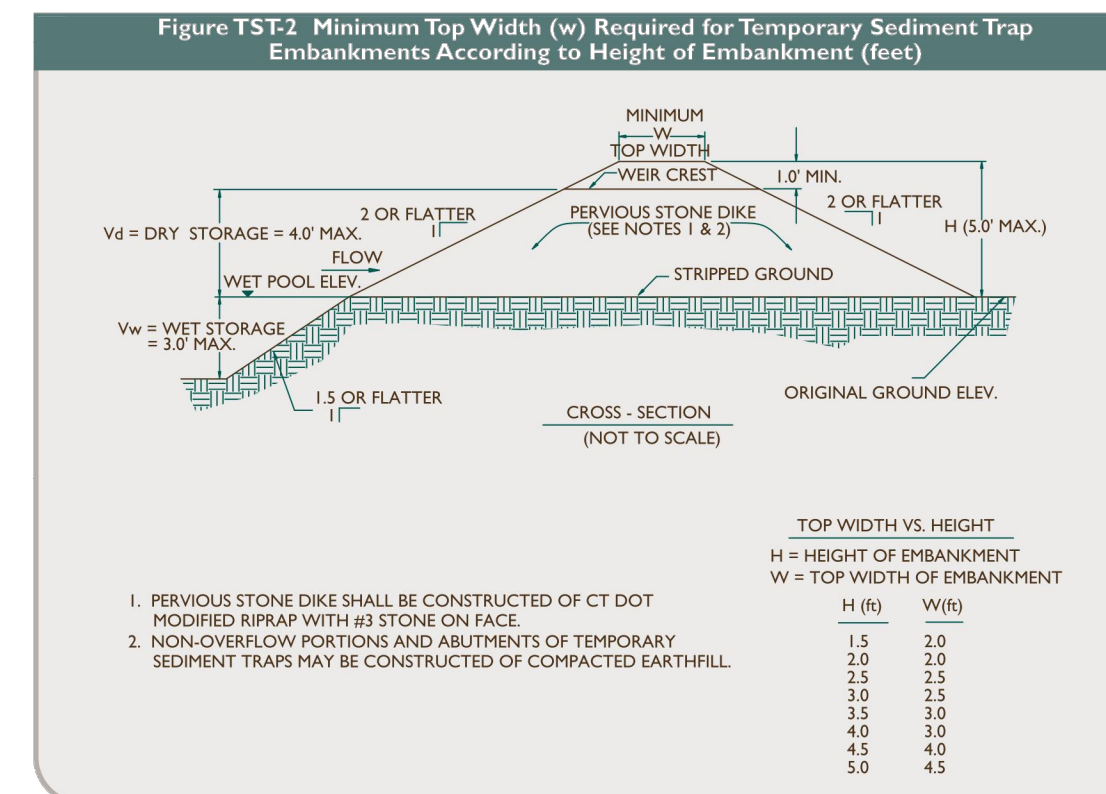
BIRDSFOOT TREFOIL 20 PARTS
TALL FESCUE 20 PARTS
PERENNIAL RYEGRASS 20 PARTS
ANNUAL RYEGRASS 20 PARTS
COMMON WHITE CLOVER 20 PARTS

33 SEEDING OPERATIONS & MIXES
N.T.S.

**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

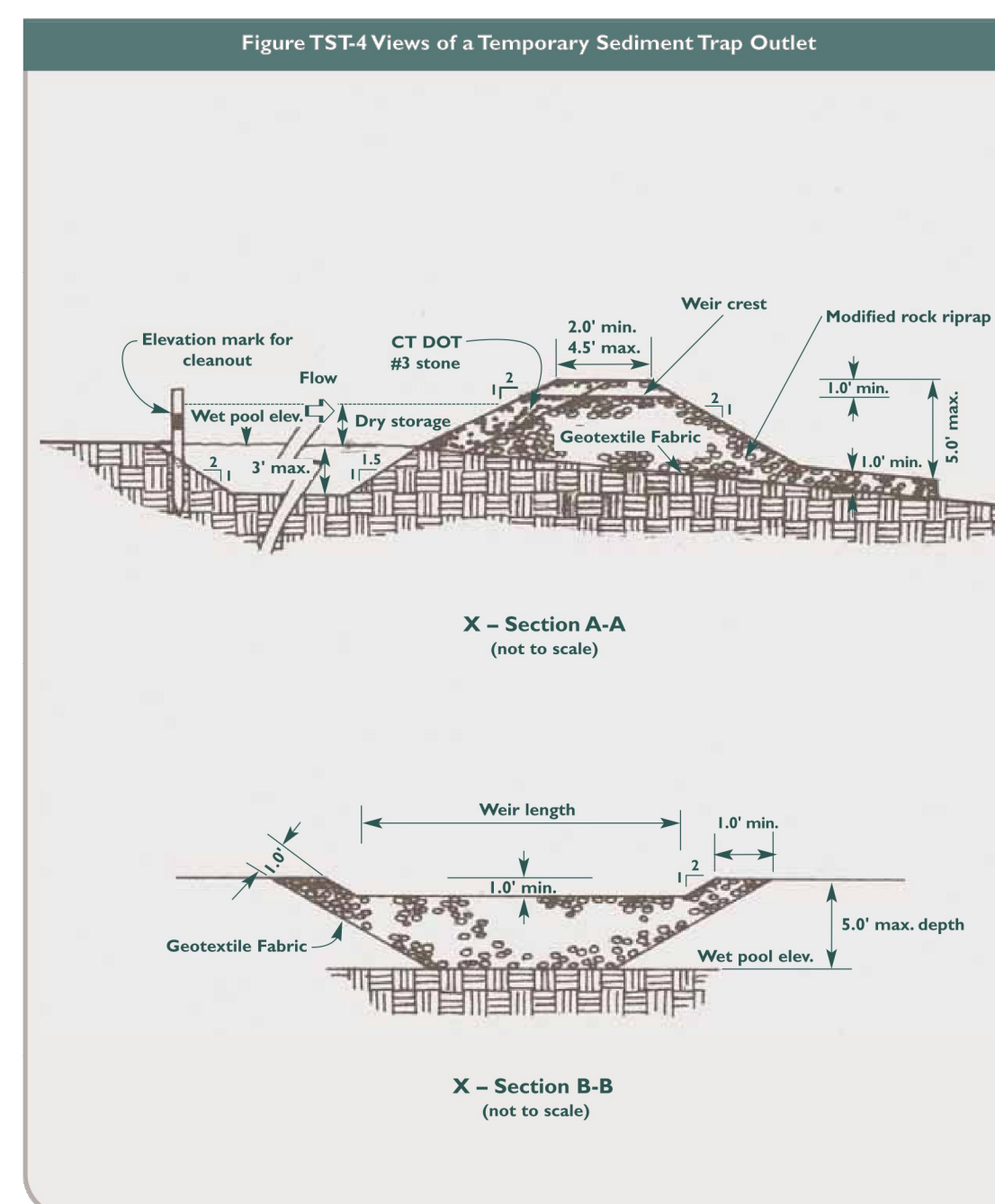


XX TEMPORARY SEDIMENT TRAP
N.T.S.

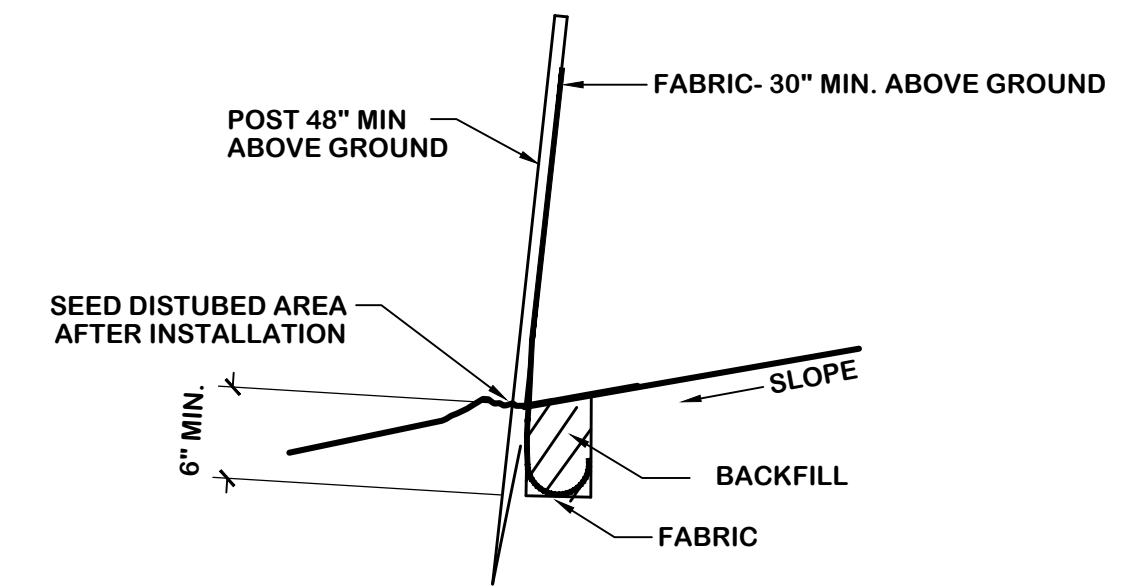


Source: USDA-NRCS

XXI TEMPORARY SEDIMENT TRAP - OUTLET
N.T.S.

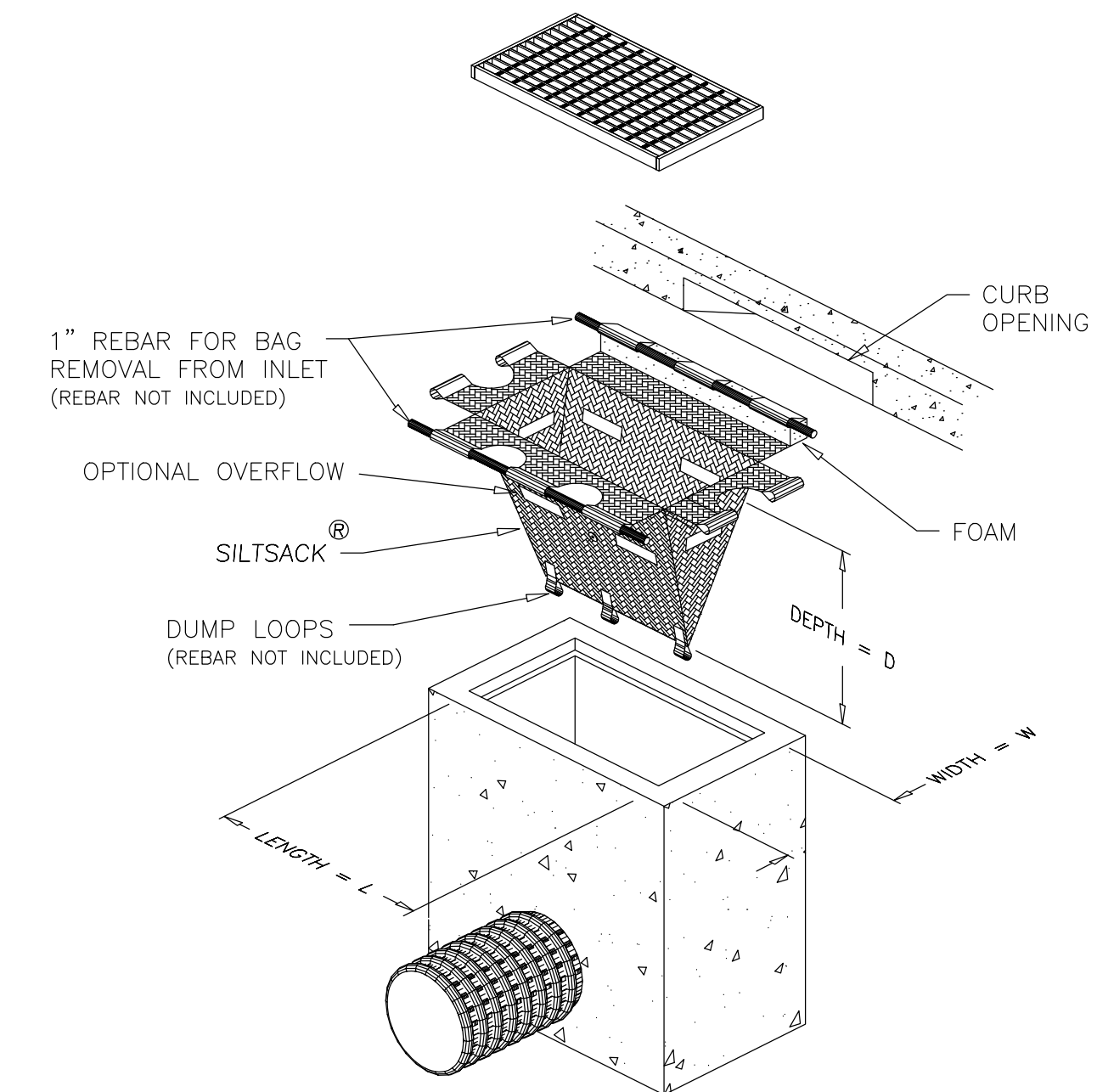


XXII TEMPORARY SEDIMENT TRAP - CROSS SECTIONS
N.T.S.

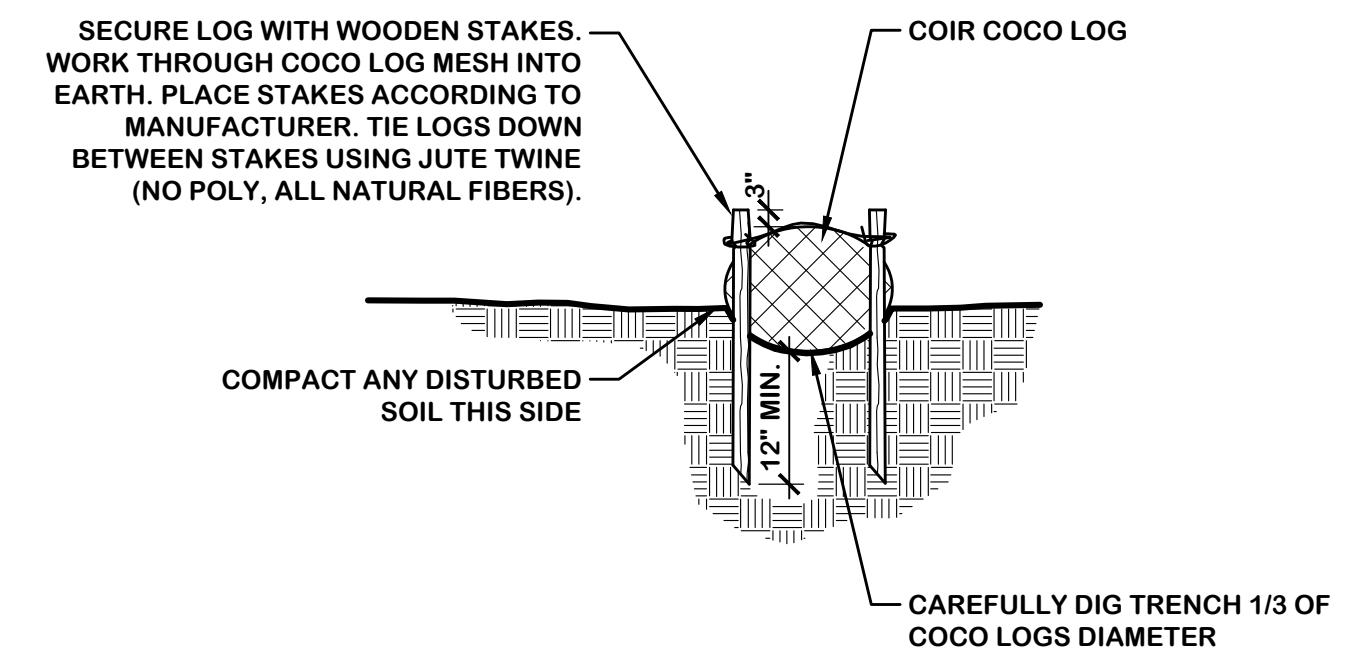


- NOTES: SILT FENCE INSTALLATION:**
1. USE 2" X 2" X 7' STAKES OF WOOD OR METAL SPACED 6' TO 10' APART.
 2. BURY FABRIC ON UPHILL SIDE 6" DEEP WITH FABRIC CURLED UPSLOPE.
 3. SECURE FABRIC TO EACH STAKE. FILTER FABRIC TO BE GEOFAB MATERIAL OR APPROVED EQUAL.
 4. ANGLE STAKES TOWARD WATER SOURCE.
 5. OVERLAP ENDS OF FABRIC TO PROHIBIT WATER FROM ESCAPING AROUND ENDS.

IV SILT FENCE DETAIL
N.T.S.



XIV SILT SACK DETAIL
N.T.S.



CC COIR COCO LOG INSTALLATION
N.T.S.

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

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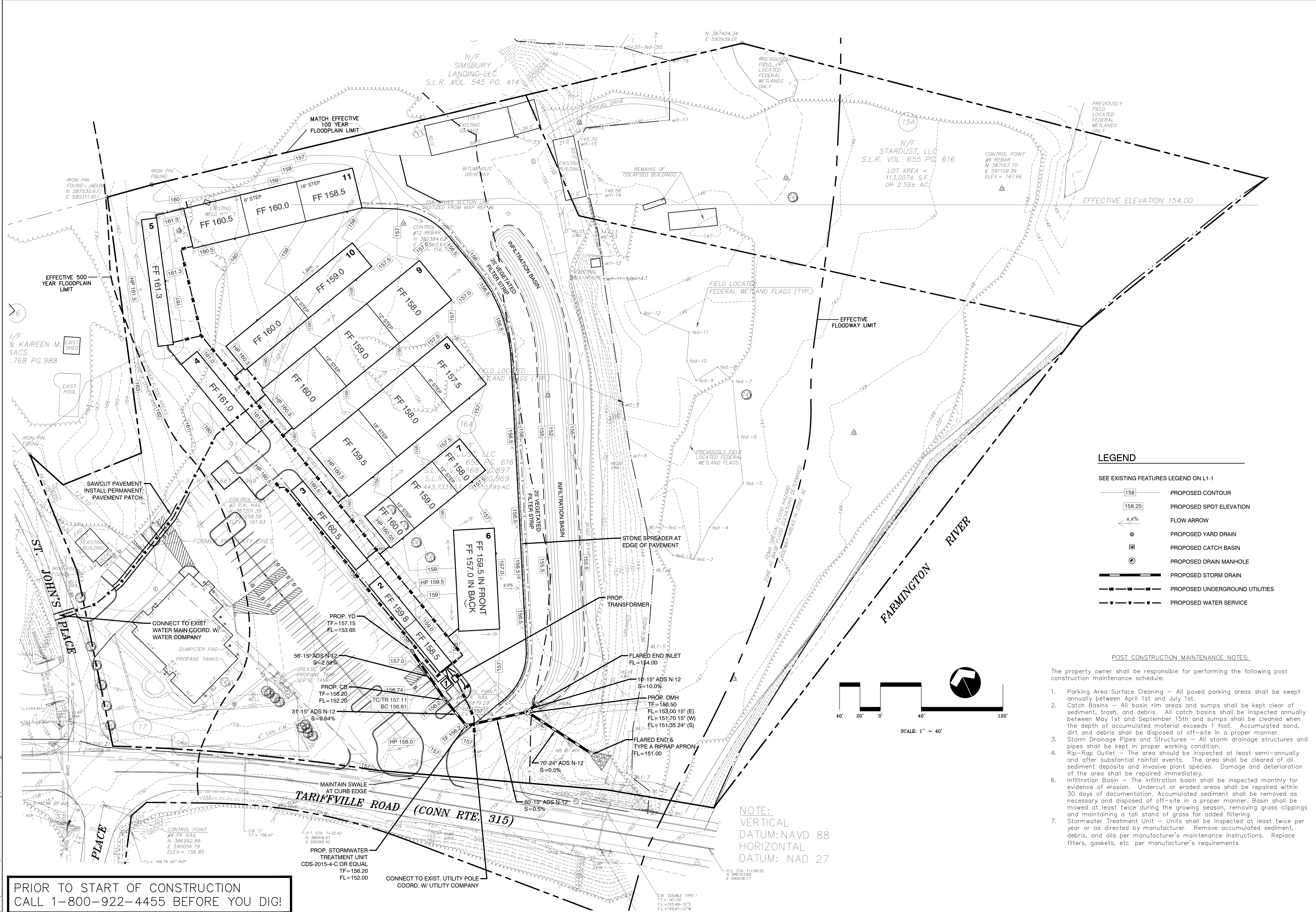
Simsbury, CT

Details
Lands of Stardust, LLC
20 Tariffville Road

Project: 2136
Scale: As Shown
Date: 04/18/21
Drawn by: LADA
Checked by: TPH
Drawing No.

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner



PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

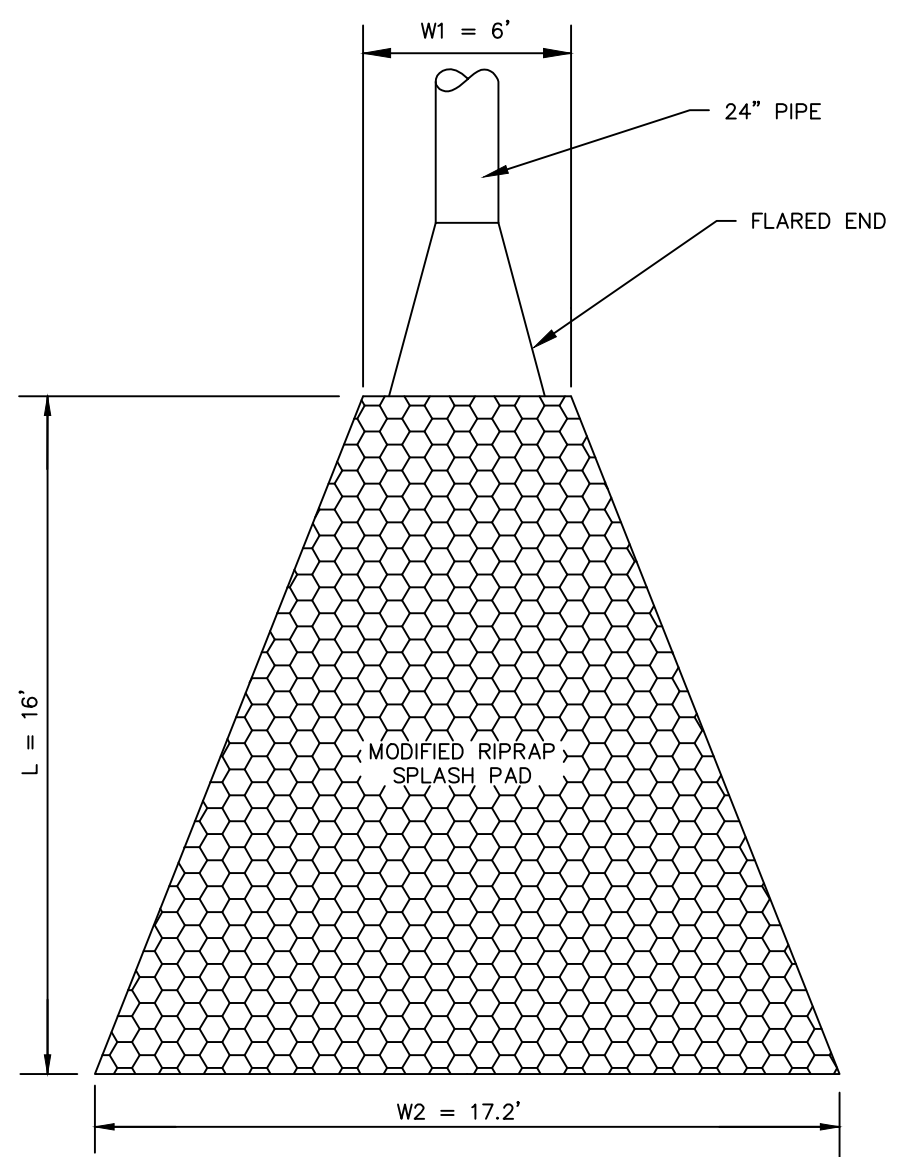
Date	Description	No.

Utility Plan

Lands of Stardust, LLC

20 Tariffville Road
Simsbury, CT

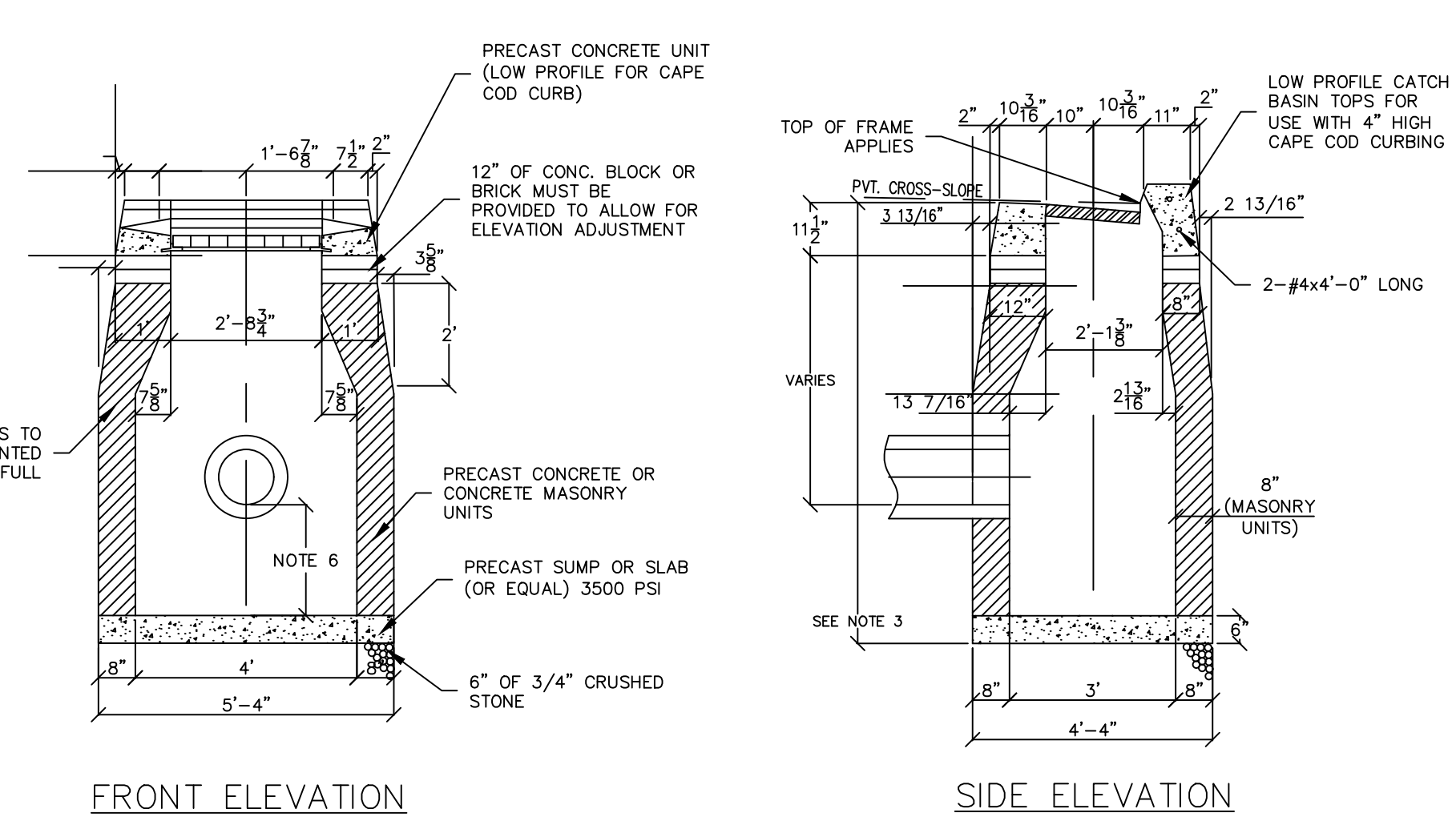
Project: 2126
Scale: 1" = 40'
Date: 6/03/21
Drawn by: LADA/CJC
Checked by: TAC
Drawing No. **U-1**



NOTE:
MODIFIED RIPRAP APRON (12" THICK) ON 6" GRANULAR BASE (M.02.01) ON MIRAFI 500X FABRIC OR EQUAL

TYPE A RIPRAP APRON (OP)

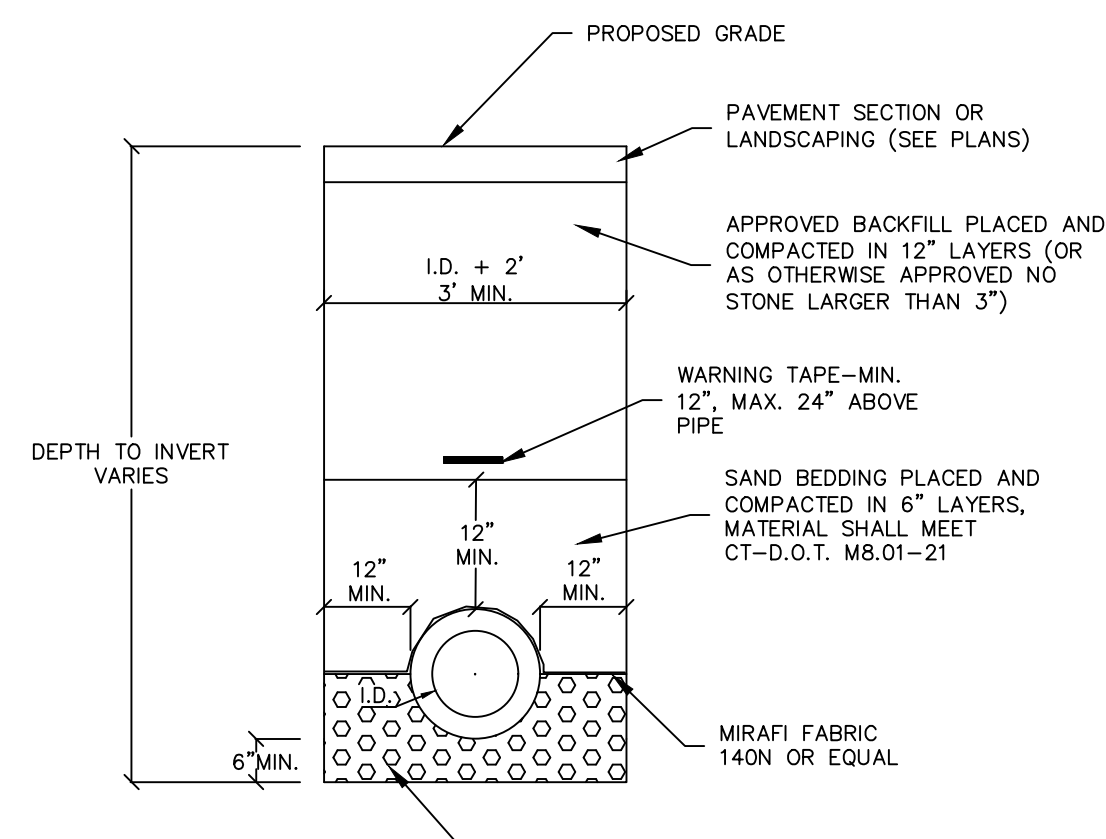
N.T.S.



- NOTES:**
- MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
 - WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.
 - WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS; INSIDE DIMENSIONS REMAIN THE SAME.
 - ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 - ALL BRICKS SHALL BE CONCRETE.
 - ALL CATCH BASIN SUMPS SHALL BE MIN. 2' BELOW THE OUTLET INVERT WITH THE EXCEPTION OF C&B WHICH SHALL HAVE A 4' SUMP.

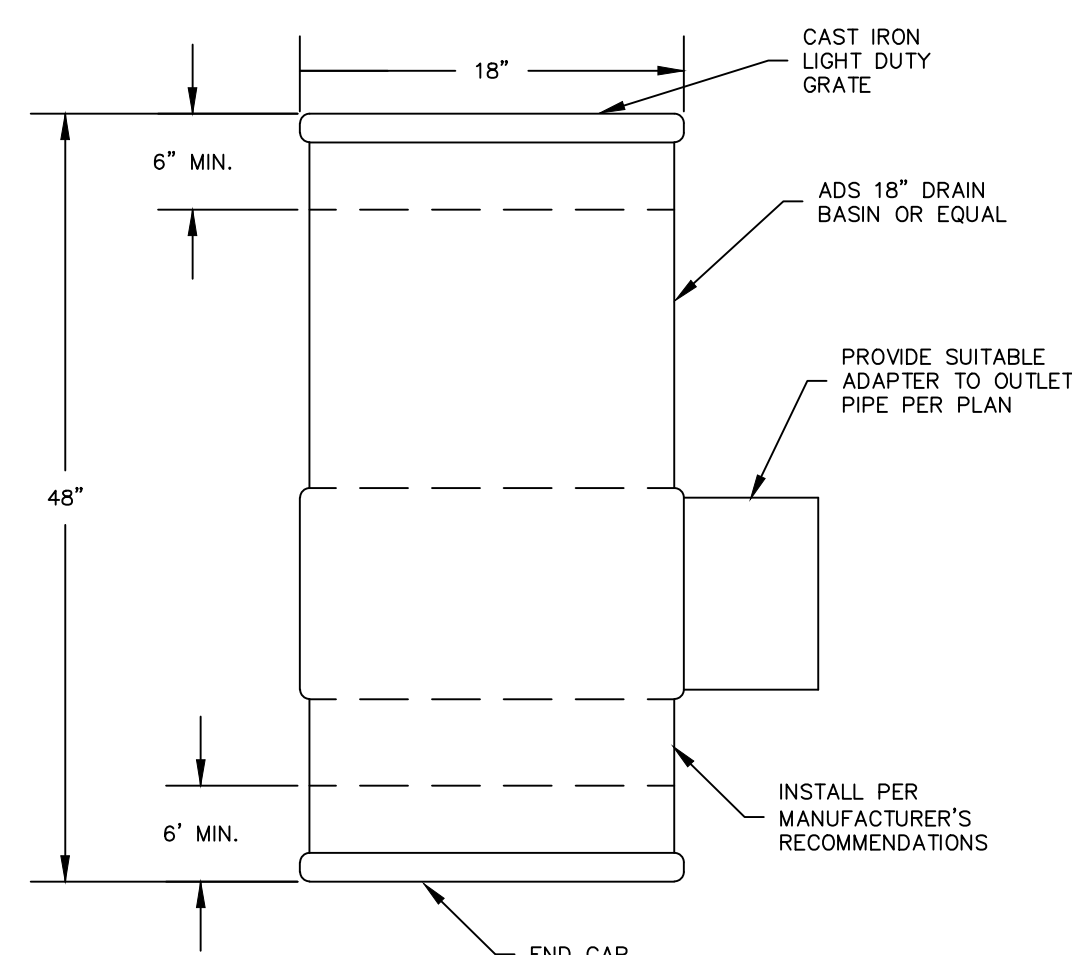
TYPE "C" CATCH BASIN

NOT TO SCALE



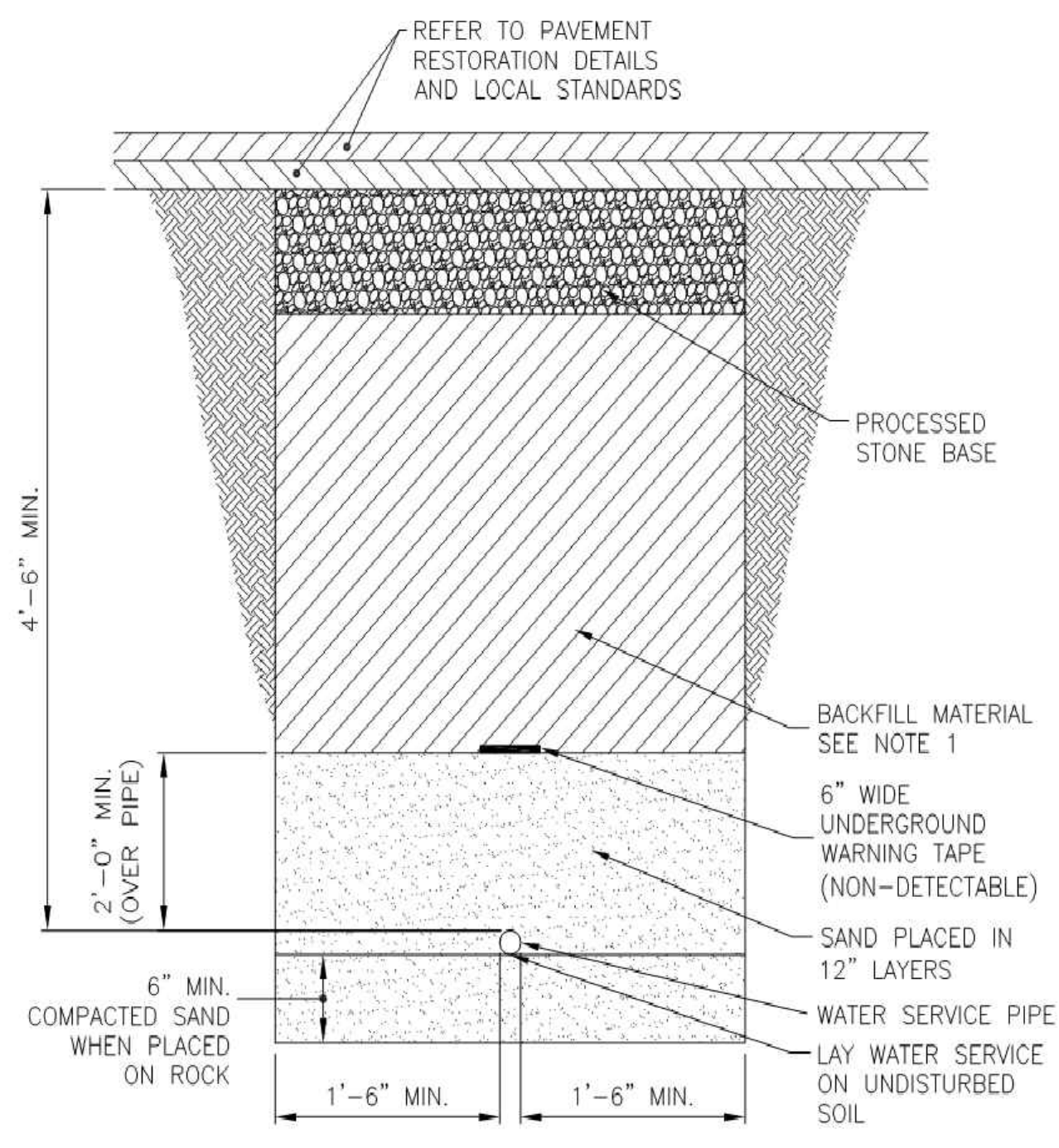
STANDARD STORM DRAIN DETAIL

NOT TO SCALE



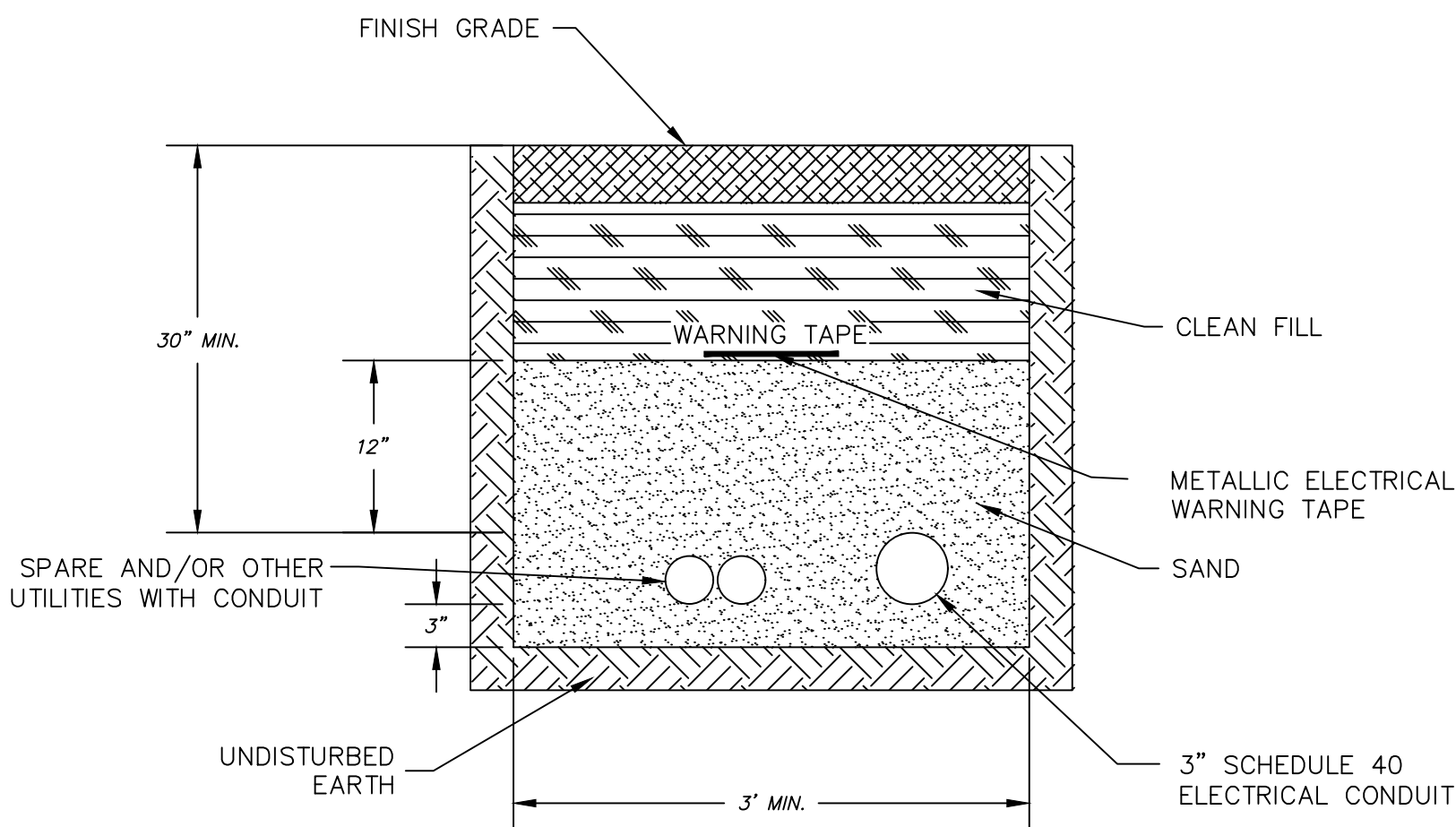
AREA DRAIN DETAIL

N.T.S.



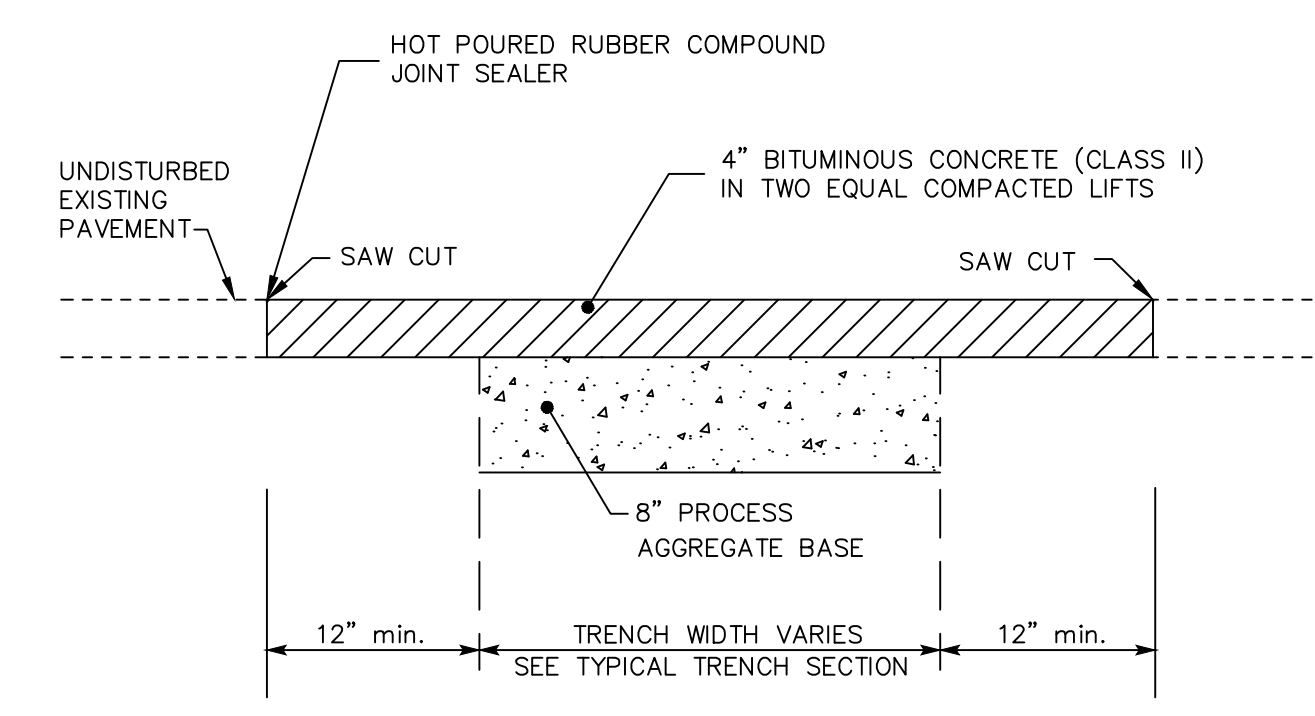
WATER SERVICE

NOT TO SCALE



UTILITY CONDUIT TRENCH DETAIL

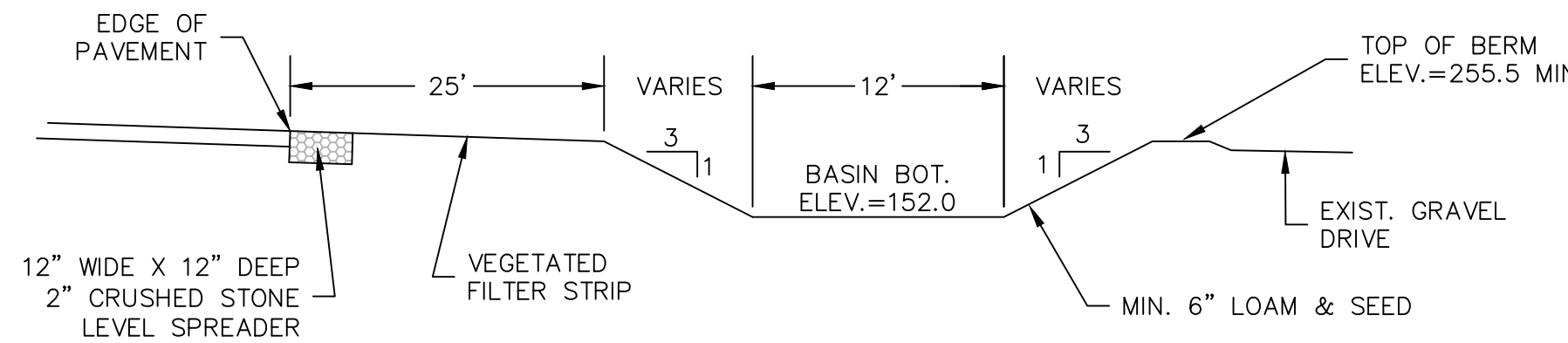
NOT TO SCALE



PERMANENT PAVEMENT PATCH

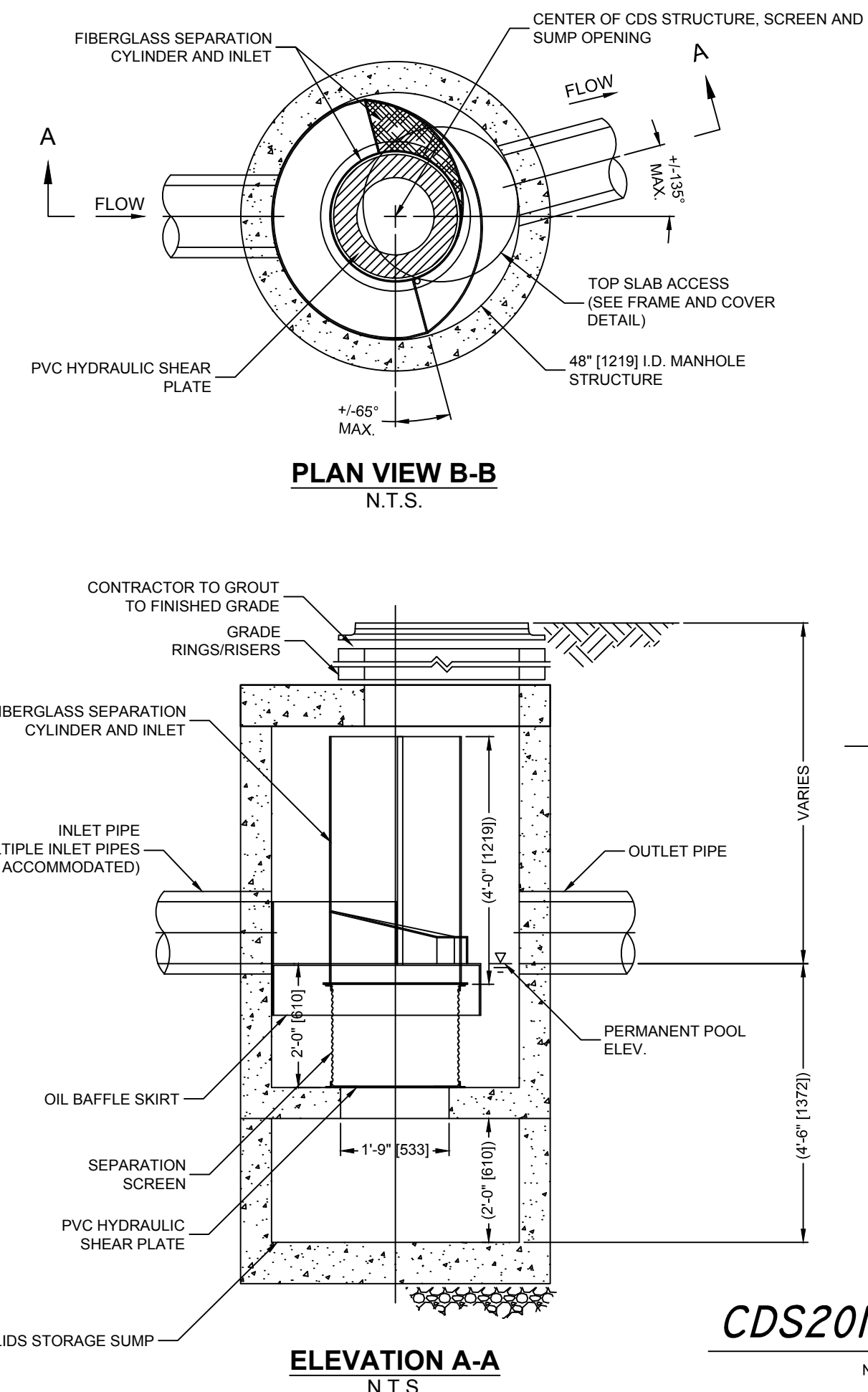
NOT TO SCALE

- NOTES:**
- All saw cut and sealed joints to be wither parallel with, or perpendicular to, the center-line of the pipe.
 - All materials are to meet Conn. D.O.T. Form 816, latest edition



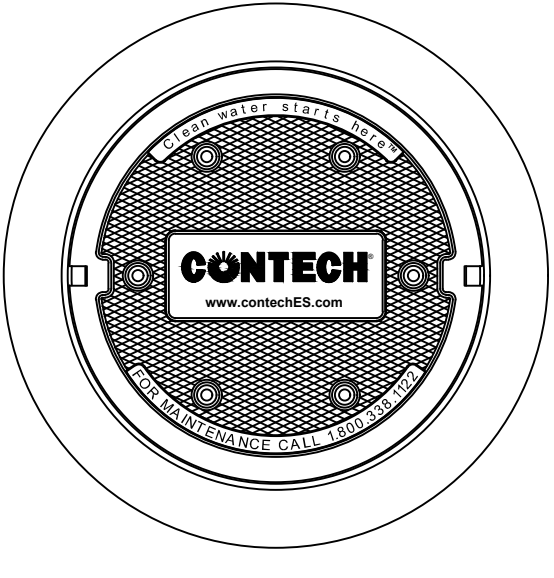
TYPICAL BASIN SECTION

NOT TO SCALE



CDS2015-4-C UNIT

NOT TO SCALE



FRAME AND COVER (DIAMETER VARIES)

N.T.S.

CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	

SITE SPECIFIC DATA REQUIREMENTS

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			
PEAK FLOW RATE (CFS OR L/s)			
RETURN PERIOD OF PEAK FLOW (YRS)			
SCREEN APERTURE (2400 OR 4700)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

Date	Description	No.
	Revisions	