



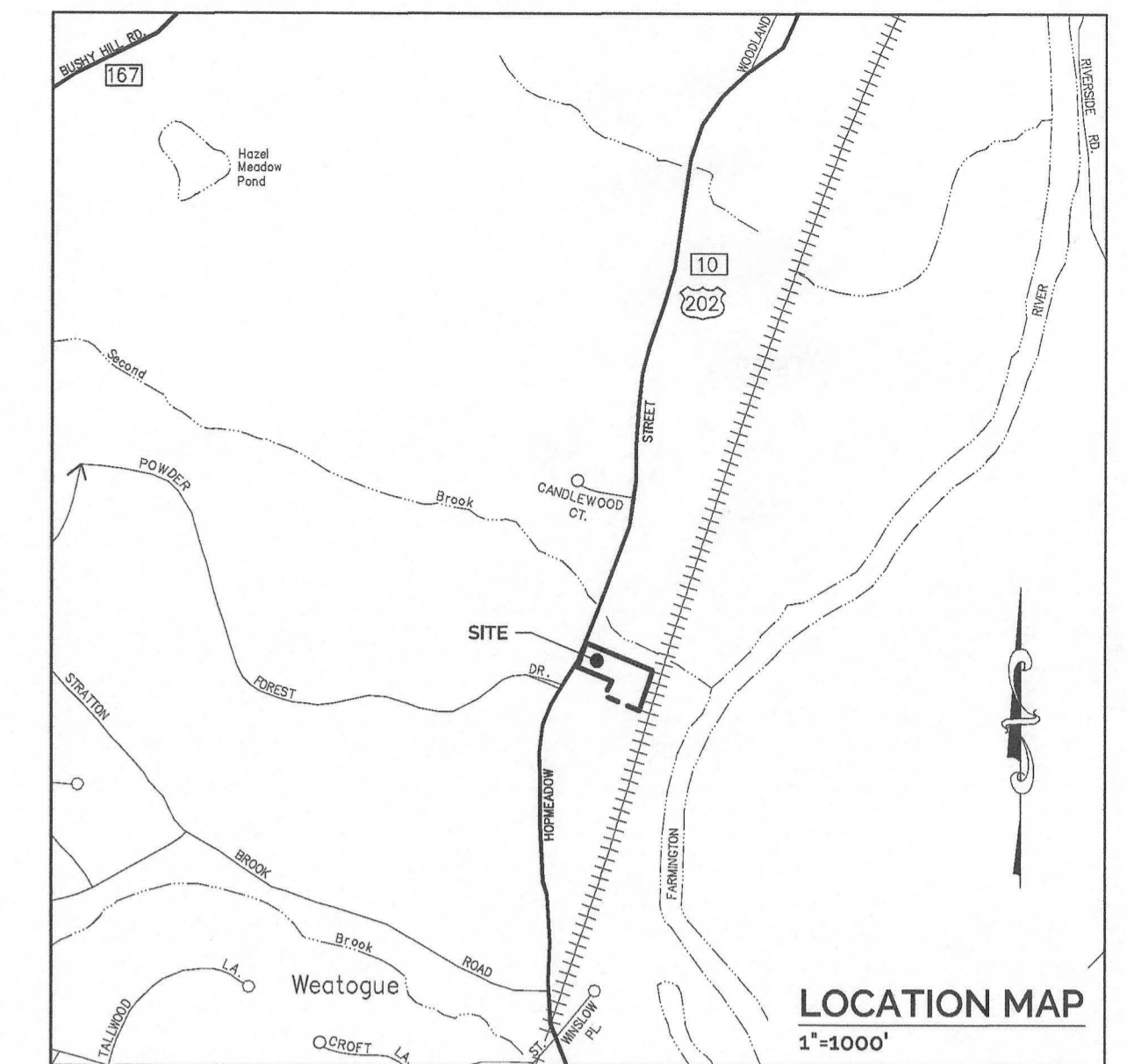
# SITE DEVELOPMENT PLANS

## VESSEL MULTI-FAMILY HOUSING

### 446 HOPMEADOW STREET, SIMSBURY, CT 06089

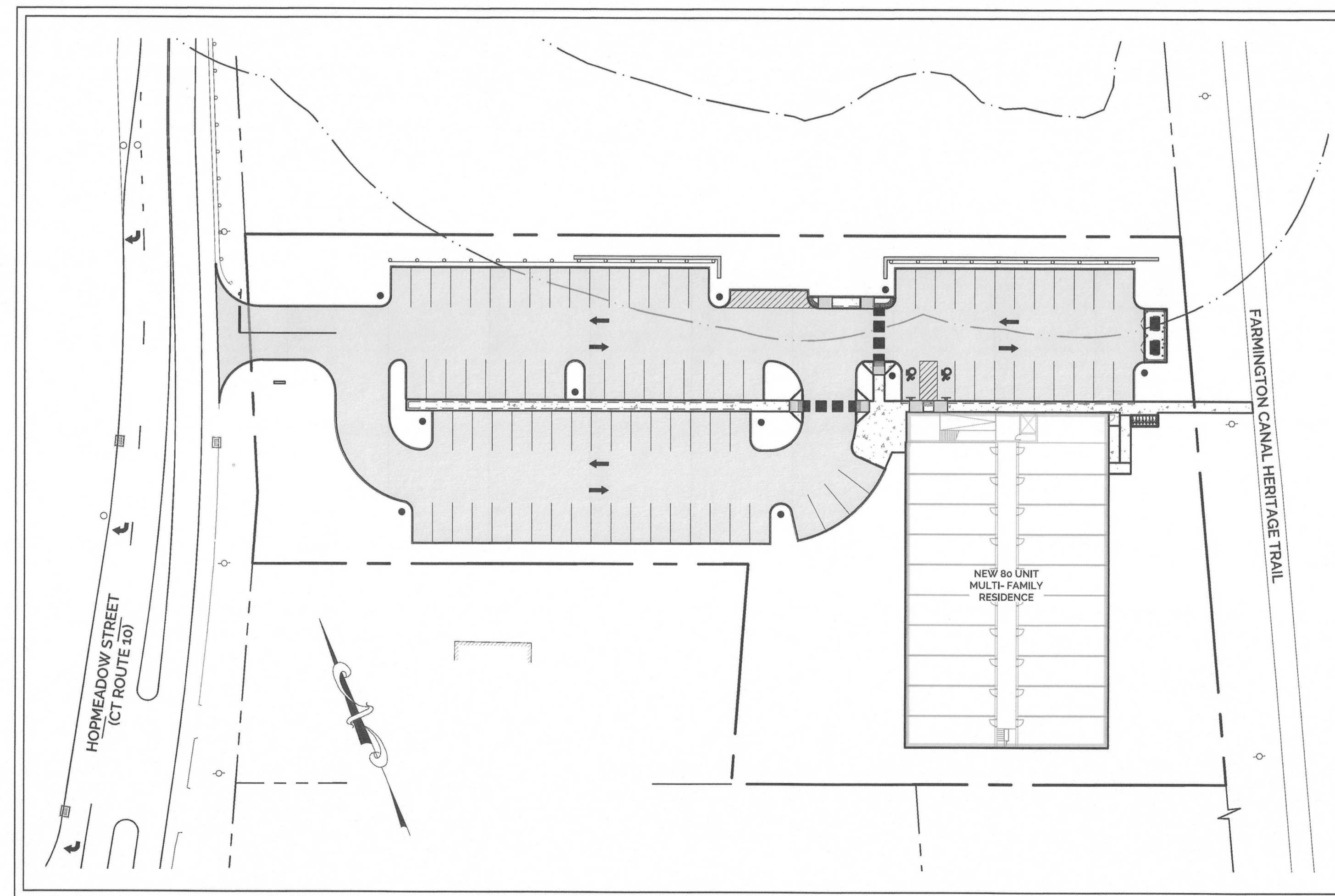
PREPARED FOR: VESSEL TECHNOLOGIES, INC.

DATE: DECEMBER 16, 2022



**LEGEND**

PROPERTY LINE	---
ADJOINER PROPERTY LINE	- - - -
BUILDING SETBACK LINE	- - - -
ZONE LINE	- - - -
WATERCOURSE	~~~~~
INLAND WETLAND	.....
100' INLAND WETLAND UPLAND REVIEW AREA	.....
TREELINE	~~~~~
BRUSHLINE	~~~~~
GUIDERAIL	~~~~~
CHAINLINK FENCE	X X X X
EX. INT. CONTOUR	- - - -100-
EX. INT. CONTOUR	- - - -99-
PR. INT. CONTOUR	- - - -100-
PR. INT. CONTOUR	- - - -99-
PR. SPOT GRADE	7.5 ○
PR. SWALE	→
OVERHEAD ELECTRIC	OHE
UNDERGROUND ELECTRIC	UE
UNDERGROUND ELECTRIC, TELEPHONE, CABLE	ETC
SANITARY SEWER LINE	SAN
STORM PIPE	---
TELEPHONE LINE	TEL
WATER LINE	W
DOMESTIC WATER LINE	DW
FIRE PROTECTION LINE	FP
SILT FENCE	SF
HAYBALES	
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF CURB	TC
BOTTOM OF CURB	BC
UTILITY POLE	○
IRON PIPE/IRON ROD	IP
BORING HOLES	Bz



**SHEET INDEX**

DWG NO.	TITLE	SHEET NO.
XD-1	EXISTING CONDITIONS & DEMOLITION PLAN	1
SL-1	SITE LAYOUT PLAN	2
GD-1	GRADING & DRAINAGE PLAN	3
UT-1	UTILITIES PLAN	4
SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN	5
SPP-1	SITE PHOTOMETRIC PLAN	6
ST-1	SIGHTLINE DEMONSTRATION PLAN	7
SEN-1	SOIL EROSION & SEDIMENT CONTROL NARRATIVE AND DETAILS	8
DT-1	SITE DETAILS	9
DT-2	SITE DETAILS	10
DT-3	SITE DETAILS	11
DT-4	SITE DETAILS	12
	PLANTING PLAN (BY OTHERS)	1 of 1

**APPLICANT:**  
VESSEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET  
NEW YORK, NY 10019

**PROPERTY OWNER:**  
EAY PROPERTIES LLC  
540 HOPMEADOW STREET #6  
SIMSBURY, CT 06070

**CIVIL ENGINEER:**  
H+H ENGINEERING ASSOCIATES, LLC  
SEAMUS MORAN, P.E.  
232 GREENMANVILLE AVENUE, SUITE 201  
MYSTIC, CT 06355

**LANDSCAPE ARCHITECT:**  
THOMAS GRACEFFA LANDSCAPE ARCHITECT, LLC  
19 FLAG DRIVE  
MANCHESTER, CT 06040

**LAND SURVEYOR:**  
ROB HELLSTROM LAND SURVEYING LLC  
32 MAIN STREET  
HEBRON, CT 06248



**PREPARED BY:**  
**H+H**  
ENGINEERING  
ASSOCIATES

232 Greenmanville Ave.  
Suite 201  
Mystic, CT 06355  
860-980-8008  
www.hh-engineers.com

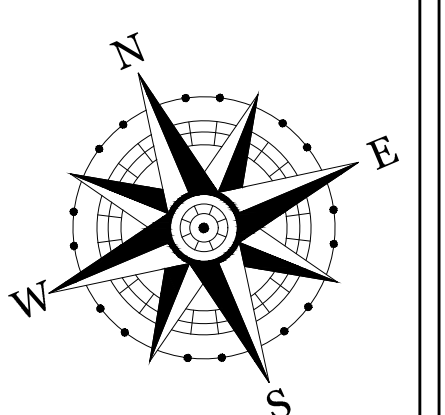
**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL CONTACT 'CALL BEFORE YOU DIG' AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
2. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
5. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
6. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

REV.	DESCRIPTION OF REVISION	DATE	APPR.

**EXISTING CONDITIONS & DEMOLITION PLAN**

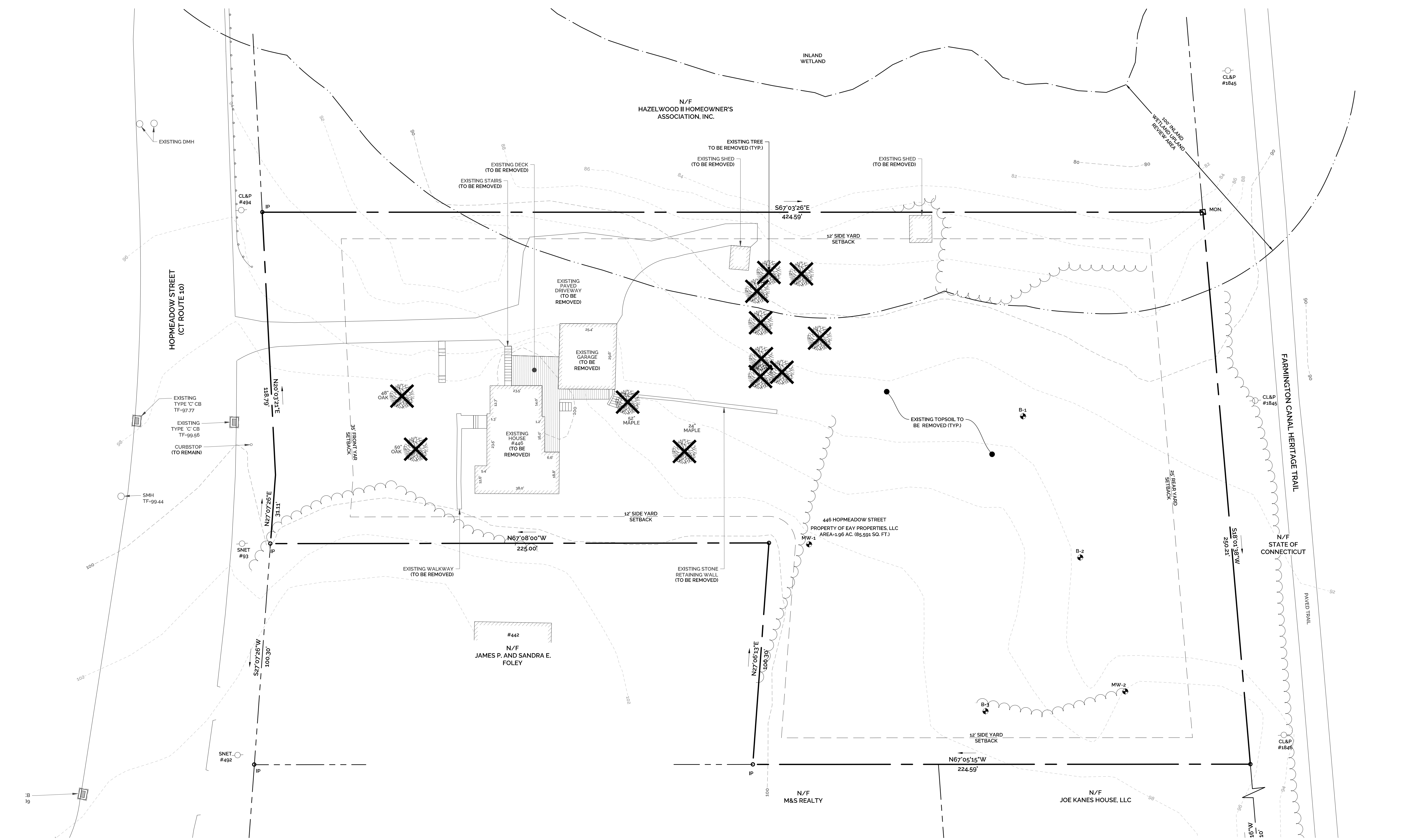
**VESSEL MULTI-FAMILY HOUSING**  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
**VESSEL TECHNOLOGIES, INC.**  
46 WEST 55TH STREET, NEW YORK, NY 10019



PROJECT NO.	SCALE
2022-0013	1" = 20'
DRAWN BY: SMM	DATE: 12/16/2022
CHECKED BY: SMM	DATE: 12/16/2022

DRAWING  
**XD-1**

SHEET NUMBER: 1 OF 12



Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST SIMSBURY\DWGS\06-DEMOLITION.DWG (Rev. 06/16/2022) Saved: 12/14/2022 10:52:34 PM

- GENERAL NOTES:**
- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
    - A CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED, "PROPERTY SURVEY, PREPARED FOR VESSEL TECHNOLOGIES INC. 446 HOPMEADOW STREET, SIMSBURY, CONNECTICUT," SCALE: 1"=30', DATED: NOVEMBER 9, 2022, PREPARED BY ROB HELLSTROM LAND SURVEYING LLC
    - A MAP ENTITLED, "TOWN OF SIMSBURY, CONNECTICUT TOWN ACAD WETLAND MAP 2014, MAP: G13" SCALE: 1"=100', PREPARED BY NEW ENGLAND GEOSYSTEMS.
  - THE APPLICANT IS VESSEL TECHNOLOGIES INC. OF 46 WEST 55TH STREET, NEW YORK, NY 10019. THE PROPERTY OWNER IS EAV PROPERTIES LLC OF 540 HOPMEADOW STREET #6, SIMSBURY, CT 06970.
  - THE SUBJECT PARCEL IS IDENTIFIED AS LOT 00C3 ON TAX ASSESSORS MAP G13, BLOCK 142. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 882 PAGE 222. THE AREA OF THE PARCEL IS 85,591 SQ. FT. (1.966 ACRES).
  - THE SUBJECT PROPERTY IS LOCATED IN THE HIGH DENSITY RESIDENTIAL 'R-15' ZONING DISTRICT.
  - THE EXISTING PARCEL IS DEVELOPED AS A SINGLE-FAMILY RESIDENCE. THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND IMPROVEMENTS AND CONSTRUCT A NEW FOUR-STORY 14,063 SQ. FT. MULTI-FAMILY RESIDENTIAL BUILDING, CONSISTING OF 77 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 80 UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM HOPMEADOW ROAD (CT ROUTE 10), A NEW 94 VEHICLE PARKING LOT, NEW UTILITY CONNECTIONS, NEW LANDSCAPING IMPROVEMENTS, AND A NEW STORMWATER MANAGEMENT SYSTEM. THE PROPOSED DEVELOPMENT WILL COMPLY WITH CONNECTICUT GENERAL STATUTE § 8-309 FOR AN AFFORDABLE HOUSING DEVELOPMENT.
  - THE PURPOSE OF THESE PLANS IS FOR REVIEW BY THE TOWN OF SIMSBURY INLAND WETLANDS & WATERCOURSES COMMISSION FOR A WETLANDS PERMIT, THE TOWN OF SIMSBURY PLANNING & ZONING COMMISSION FOR A SITE PLAN APPLICATION, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR WORK WITHIN THE CT ROUTE 10 RIGHT-OF-WAY. THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACT DOCUMENTS.
  - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.

- SITE NOTES:**
- ALL SITE LIGHTING SHALL BE FULL CUT OFF FIXTURES AND ARRANGED TO MINIMIZE GLARE BEYOND PROPERTY BOUNDARY AND SHALL PROVIDE ADEQUATE GROUND LEVEL ILLUMINATION FOR SAFE VEHICULAR AND PEDESTRIAN CIRCULATION.
  - ALL WORK TO CONFORM TO THE TOWN OF SIMSBURY, CT CONSTRUCTION STANDARDS.
  - ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS.
  - FIRE LANES, IF REQUESTED BY THE LOCAL FIRE MARSHALL, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TOWN OF SIMSBURY FIRE DEPARTMENT.
  - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
  - ANY AND ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE TOWN PLANNER/ZONING OFFICIAL AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION. NO UNAPPROVED SIGNAGE SHALL BE PLACED ON LIGHT POLES, BUILDINGS, OR GROUNDS SUBJECT TO THIS APPROVAL.
  - TRASH COLLECTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY.
  - HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS APPROVED WITH THIS APPLICATION.
  - DELIVERIES OF MATERIALS/EQUIPMENT TO THE SITE RELATED TO THIS CONSTRUCTION PROJECT ARE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY TO SATURDAY.
  - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT DRAWING SHALL BE SUBMITTED FOR THE FILE.

- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
  - ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
  - EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
  - A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

- ZONING NOTES:**
- PER SECTION 17.4 OF THE SIMSBURY ZONING REGULATIONS, MAXIMUM BUILDING HEIGHT IS MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING TO THE HIGHEST POINT OF THE BUILDING.
    - THE ELEVATION OF THE AVERAGE FINISHED GRADE AT THE PERIMETER OF THE BUILDING IS 94.7
    - THE ELEVATION OF THE TOP OF THE PARAPET IS 94.0 (ENTRY ELEVATION) + 42.75 (HEIGHT TO TOP OF PARAPET - SEE ARCHITECTURAL PLANS) = 136.75
    - THEREFORE, THE HEIGHT OF THE BUILDING = 136.75 - 94.2 = 42.55
  - PARKING CALCULATION:
    - PER SECTION 10.2 OF THE SIMSBURY ZONING REGULATIONS, TWO PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. THEREFORE, 80 UNITS x 2 SPACES/UNIT = 160 PARKING SPACES REQUIRED
    - PROVIDED: 94 PARKING SPACES

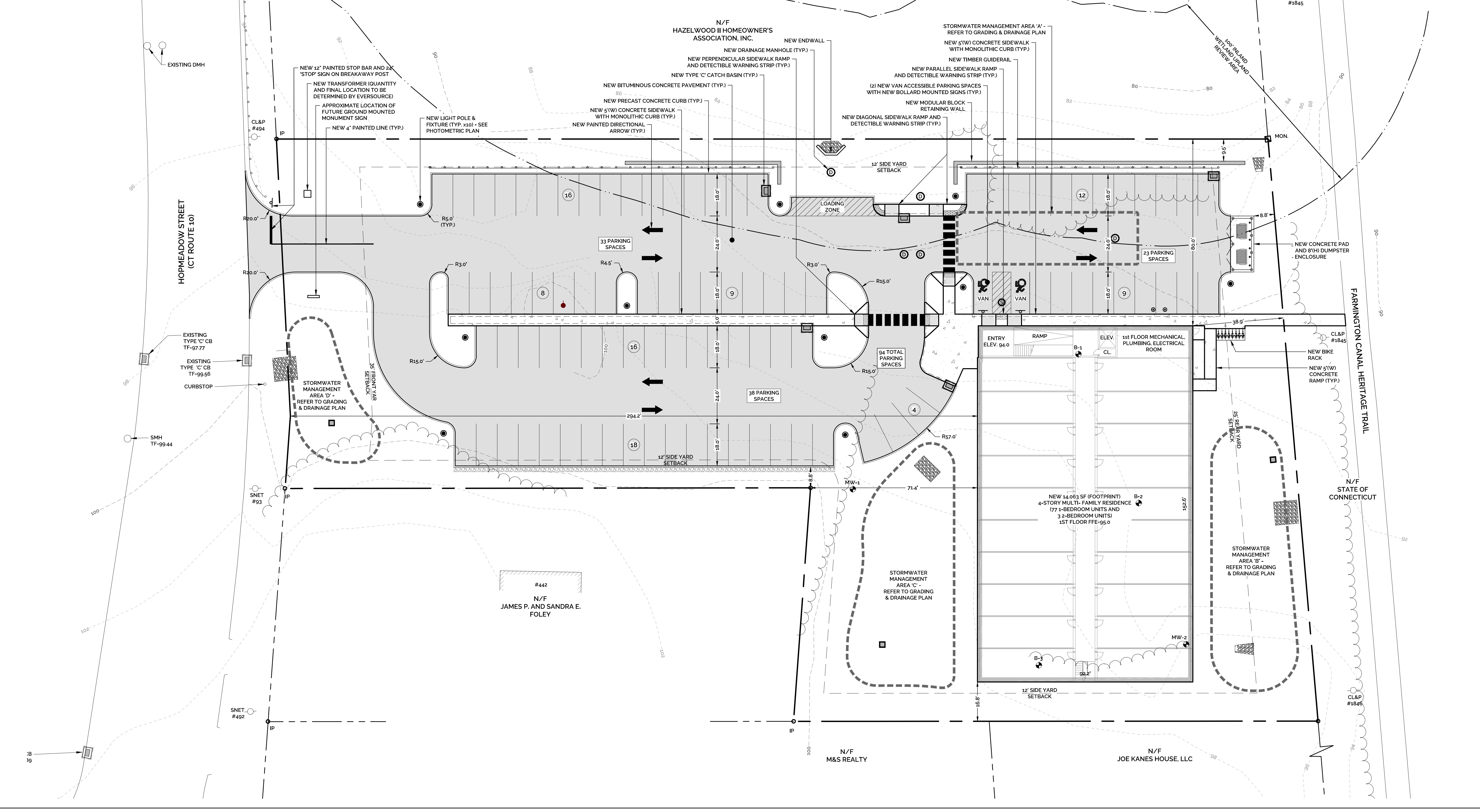
**ZONING DATA TABLE**

HIGH DENSITY RESIDENTIAL 'R-15' ZONING DISTRICT		
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SQ. FT.	85,591 SQ. FT.
LOT FRONTAGE	100 FT.	149.91 FT.
FRONT YARD SETBACK	35 FT.	294.2 FT.
SIDE YARD SETBACK	12 FT.	80.0 FT. (N) 18.8 FT. (S)
REAR YARD SETBACK	25 FT.	38.9 FT.
MAX. BUILDING HEIGHT (SEE ZONING NOTE #1)	35 FT.	42.55 FT.
IMPERVIOUS COVERAGE	N/A	33,009 SQ. FT.
MIN. REQUIRED PARKING (SEE ZONING NOTE #2)	160 PARKING SPACES	94 PARKING SPACES

**H+H ENGINEERING ASSOCIATES**  
 232 Greenmanville Avenue  
 Suite 201  
 Mystic, CT 06355  
 860-980-8008 (C) 413-579-4488 (M)  
 www.hh-engineers.com

STAMP

REV.	DATE	DESCRIPTION OF REVISION



**SITE LAYOUT PLAN**

**VESSEL MULTI-FAMILY HOUSING**  
 PROPERTY ADDRESS  
 446 HOPMEADOW STREET, SIMSBURY, CT 06089  
 PREPARED FOR  
**VESSEL TECHNOLOGIES, INC.**  
 46 WEST 55TH STREET, NEW YORK, NY 10019

SCALE IN FEET  
 20 10 0 10 20  
 SCALE: 1" = 20'

PROJECT NO: 2022-0013  
 SCALE: 1" = 20'  
 DRAWN BY: SMM  
 DATE: 12/16/2022  
 CHECKED BY: SMM  
 DATE: 12/16/2022

**DRAWING SL-1**

SHEET NUMBER: 2 OF 12

Z:\SIMSBURY\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY\DWGS\03-SITE LAYOUT\PLANDWG1.dwg; SITE LAYOUT PLAN.DWG (Tab: SITE LAYOUT) Saved: 12/22/2022 1:48:08 PM Plotter: 12/22/2022 1:53:13 PM

**GRADING & DRAINAGE NOTES:**

- CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR SHALL REVIEW THE SITE GRADING AND FEATURES TO ENSURE THAT THE PROPOSED WORK IS CONSISTENT WITH THE EXISTING CONDITIONS AS PRESENTED ON THE PLANS. AT LEAST ONE NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS AND INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE DESIGN ENGINEER.

**GENERAL CONSTRUCTION NOTES:**

- THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
- EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

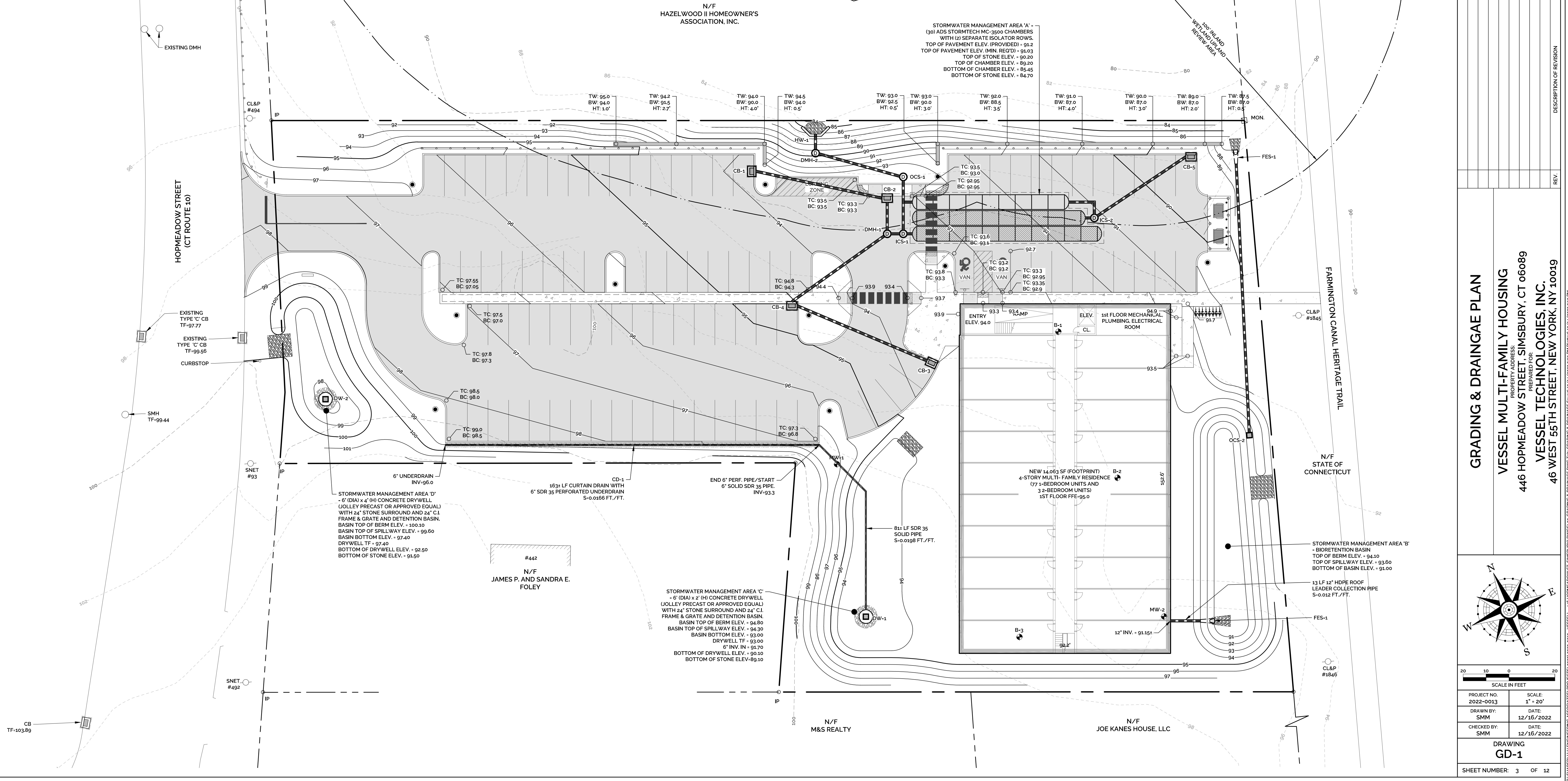
**STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:**

- GENERAL
  - THE ACCESS DRIVE AND PARKING AREAS SHOULD BE SWEEPED AT LEAST ONCE PER YEAR, PREFERABLY AFTER THE END OF THE WINTER SANDING SEASON.
  - CATCH BASINS AND MANHOLES
    - A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.
    - EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- STORMTECH UNDERGROUND INFILTRATION SYSTEM
  - THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER ROWS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
  - AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
  - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
- BIORETENTION BASIN
  - PRUNE SHRUBS AS NEEDED.
  - BASEIN FLOOR/SIDE SLOPES SHALL BE MOWED 6" TO 3" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED DURING THE SUMMER. HOWEVER, PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOTHERING OR KILLING VEGETATION AND AESTHETICS.
  - REMOVE SEDIMENT GREATER THAN 1/4 INCH DEEP IN MARCH-APRIL IN THE FILTER MEDIA BED IN A MANNER TO MINIMIZE DAMAGE TO VEGETATION.
  - INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
  - NO INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
  - IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN, OR IF PONDING WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12". SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND READILY SEPARATES FROM THE BASIN FLOOR TO MINIMIZE SMEARING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED IN AREAS DRAINING TO THE BIORETENTION BASIN.
- DRYWELLS AND COLLECTION BASINS
  - THE DRYWELLS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE DRYWELLS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
  - AFTER THE FIRST YEAR OF OPERATION, THE DRYWELLS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS.
  - COLLECTION BASINS SHALL BE ROUTINELY CHECKED FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS. BASIN SHALL BE MOWED TO 4" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED. REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
  - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
CB-1	TYPE 'C' CB	93.80	86.50 (12" OUT) (E)
CB-2	TYPE 'C' CB	93.30	85.90 (12" IN) (W) 85.90 (12" OUT) (S)
DMH-1	DRAINAGE MANHOLE	93.40	85.70 (12" IN) (W & N) 85.70 (12" OUT) (E)
ICS-1	INLET CONTROL STRUCTURE	93.30	85.60 (12" IN) (W) 85.57 (12" OUT) (N)
CB-3	TYPE 'C' CB	93.30	86.90 (12" OUT) (NW)
CB-4	TYPE 'C' CB	94.40	86.20 (12" IN) (SE) 86.20 (12" OUT) (NE)
CB-5	TYPE 'C' CB	89.00	86.00 (12" OUT) (S)
ICS-2	INLET CONTROL STRUCTURE	91.20	85.60 (12" IN) (NE) 85.57 (12" OUT) (W) 85.57 (12" OUT) (N)

DRAINAGE STRUCTURE TABLE			
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
STORMWATER MANAGEMENT AREA 'A'	ADS STORMTECH MC-3500 SUBSURFACE INFILTRATION SYSTEM	---	85.57 (12" IN) 85.57 (12" OUT)
OCS-1	OUTLET CONTROL STRUCTURE	93.60	85.57 (12" IN) (S) 84.70 (12" OUT) (W)
DMH-2	DRAINAGE MANHOLE	89.50	84.30 (12" IN) (E) 84.25 (12" OUT) (N)
EW-1	CONCRETE ENDWALL	87.00 (TW)	84.10
STORMWATER MANAGEMENT AREA 'B'	BIORETENTION BASIN	---	94.10 (TOP OF BERM) 93.60 (SPILLWAY) 91.00 (BOTTOM OF BASIN)
OCS-2	OUTLET CONTROL STRUCTURE	93.40	90.00 (12" OUT) (W)
OUTLET	---	000	87.00 (12")
CD-1	CURTAIN DRAIN	---	95.00 (6" (W) 93.30 (6" (E)

DRAINAGE PIPE TABLE				
STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
CB-1 - CB-2	57	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
CB-2 - DMH-1	12	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.017
DMH-1 - ICS-1	4	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.025
CB-3 - CB-4	62	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
CB-4 - DMH-1	50	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.010
CB-5 - ICS-2	47	CLASS IV RCP	12"	S=0.009
ADS STORMTECH MC-3500 OUTLET MANHOLE - OCS-1	22	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
OCS-1 - DMH-2	37	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
DMH-2 - OUTLET ENDWALL	7	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.021
OCS-2 - OUTLET	125	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.000
CD-1	163	SDR35 PERFORATED PVC PIPE	6"	S=0.017
CD-1 - DW-1	81	SDR35 SOLID PVC PIPE	6"	S=0.020



**H+H ENGINEERING ASSOCIATES**  
 232 Greenmanville Avenue  
 Suite 201  
 Mystic, CT 06355  
 860-980-8008 (C) 413-579-4488 (M)  
 www.hh-engineers.com

<p>STAMP</p>	<p>APPR.</p>
<p>DATE</p>	<p>DESCRIPTION OF REVISION</p>
<p>REV.</p>	<p>DATE</p>

**GRADING & DRAINAGE PLAN**

**VESSEL MULTI-FAMILY HOUSING**  
 PROPERTY ADDRESS  
**446 HOPMEADOW STREET, SIMSBURY, CT 06089**  
 PREPARED FOR  
**VESSEL TECHNOLOGIES, INC.**  
**46 WEST 55TH STREET, NEW YORK, NY 10019**

SCALE IN FEET  
 1" = 20'

PROJECT NO: 2022-0013  
 SCALE: 1" = 20'  
 DRAWN BY: SMM  
 DATE: 12/16/2022  
 CHECKED BY: SMM  
 DATE: 12/16/2022

**DRAWING GD-1**

SHEET NUMBER: 3 OF 12

**UTILITY NOTES:**

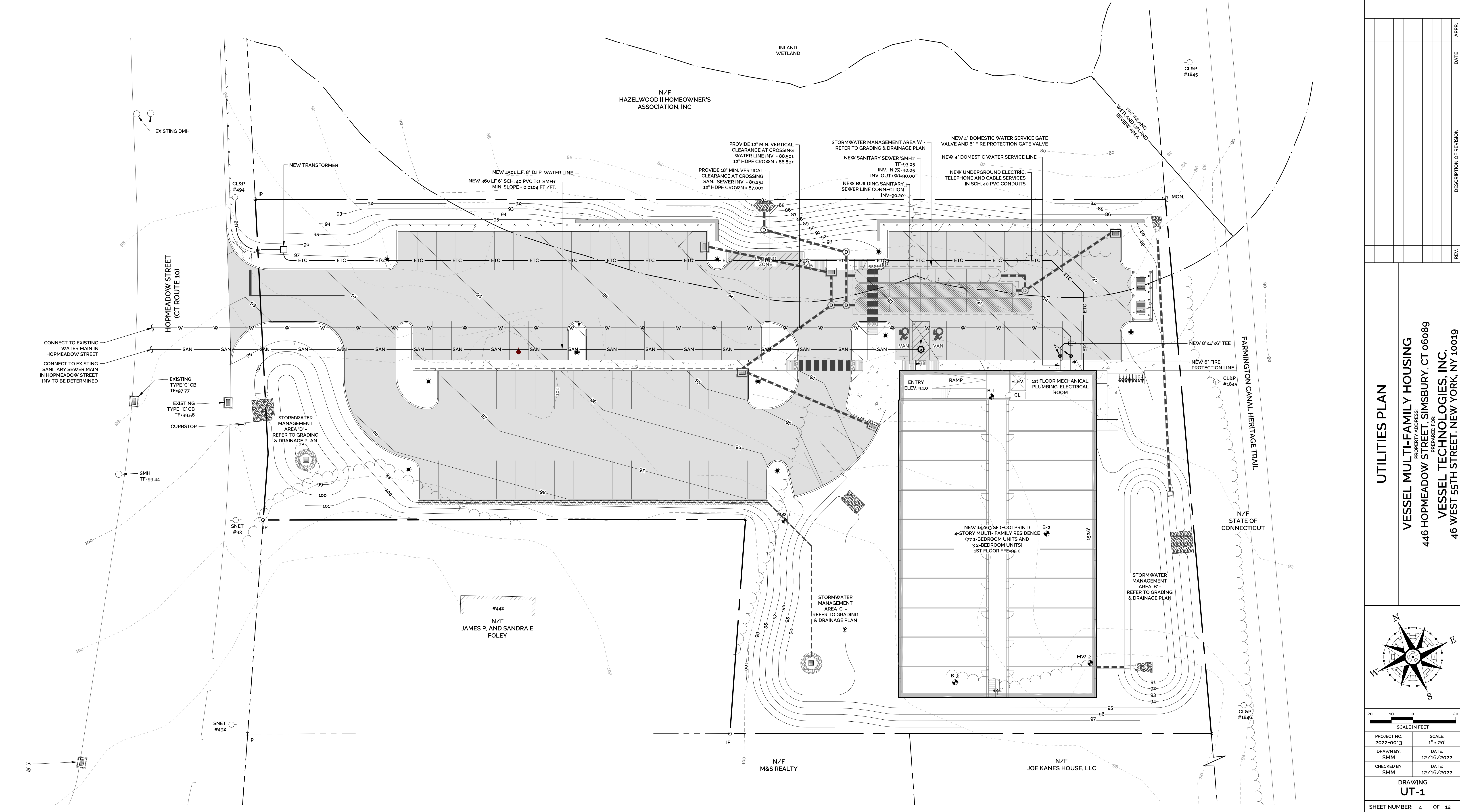
1. ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
2. ALL UTILITY WORK TO CONFORM TO TOWN OF SIMSBURY STANDARDS AND POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
3. ELECTRIC, TELEPHONE, CABLE, WATER, AND SANITARY SEWER SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITY. ELECTRICAL SERVICES ARE PROVIDED BY EVERSOURCE. WATER SERVICES ARE PROVIDED BY AQUARIUM WATER COMPANY. SANITARY SEWER SERVICES ARE PROVIDED BY THE TOWN OF SIMSBURY.
4. ALL UTILITIES AND ON-SITE STORM DRAINAGE SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.
5. SANITARY SEWER SERVICES SHALL BE SDR 35 PVC PIPE. SEWER MANHOLES SHALL BE 5' DIA. PRECAST CONCRETE WITH HEAVY DUTY CAST IRON GRATES.
6. UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
7. LIGHTING SHALL BE DIRECTED INTERNALLY TOWARDS PARKING AREAS. LIGHT STANDARDS, LUMINARIES, WIRING & LOCATION SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER.
8. PROVIDE MINIMUM VERTICAL SEPARATION OF 12" FROM WATER MAIN TO DRAINAGE PIPING AND 18" TO SANITARY SEWER PIPING.
9. LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND APPROPRIATE UTILITY AUTHORITY.

**UTILITY NOTES CONTINUED:**

10. WATER SERVICE INSTALLATION NOTES:
  - A. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE TOWN OF SIMSBURY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DIVISION.
  - B. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES.
  - C. MINIMUM COVER OVER TOP OF WATER MAIN SHALL BE 4'-6" FROM FINISH GRADE.
  - D. PIPE SEPARATIONS:
    - 10' MINIMUM BETWEEN WATER AND SANITARY SEWER
    - 10' MINIMUM BETWEEN WATER AND BUILDINGS
    - 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
  - E. SITE MUST BE AT SUBGRADE BEFORE WATER UTILITIES CAN BE INSTALLED.
  - F. ARCHITECTURAL PLANS SHALL SHOW UTILITY ROOM, ENTRY POINT OF WATER SERVICE, AND METER LOCATIONS.
  - G. ALL BRANCH LINE VALVES TO BE LOCATED AS CLOSE AS POSSIBLE TO MAIN LINES.
11. MINIMUM 6" SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SEWER AND DRAINS. ALL ELECTRIC FACILITIES SUCH AS CONDUITS AND PRIMARY & SECONDARY HANDHOLES SHALL CONFORM TO THE REQUIREMENTS OF EVERSOURCE.

**GENERAL CONSTRUCTION NOTES:**

1. THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
2. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
6. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
7. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.



REV.	DATE	DESCRIPTION OF REVISION

**UTILITIES PLAN**

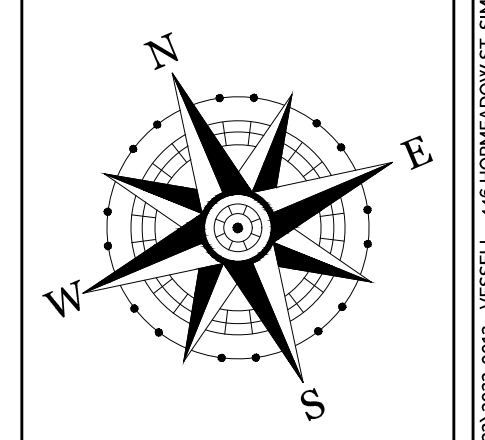
**VESSEL MULTI-FAMILY HOUSING**  
 PROPERTY ADDRESS  
 446 HOPMEADOW STREET, SIMSBURY, CT 06089  
 PREPARED FOR  
**VESSEL TECHNOLOGIES, INC.**  
 46 WEST 55TH STREET, NEW YORK, NY 10019

SCALE IN FEET  
 20 10 0 10 20  
 1" = 20'

PROJECT NO. 2022-0013 SCALE 1" = 20'  
 DRAWN BY: SMM DATE 12/16/2022  
 CHECKED BY: SMM DATE 12/16/2022

**DRAWING UT-1**

SHEET NUMBER: 4 OF 12



C:\SW\H+H\ENGINEERING\ASSOCIATES\PROJECTS\2022\0013\0013-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY\DWGS\04-UTILITIES.DWG User: UTILITYES Saved: 12/14/2022 08:08 PM PlotDate: 12/14/2022 08:08 PM

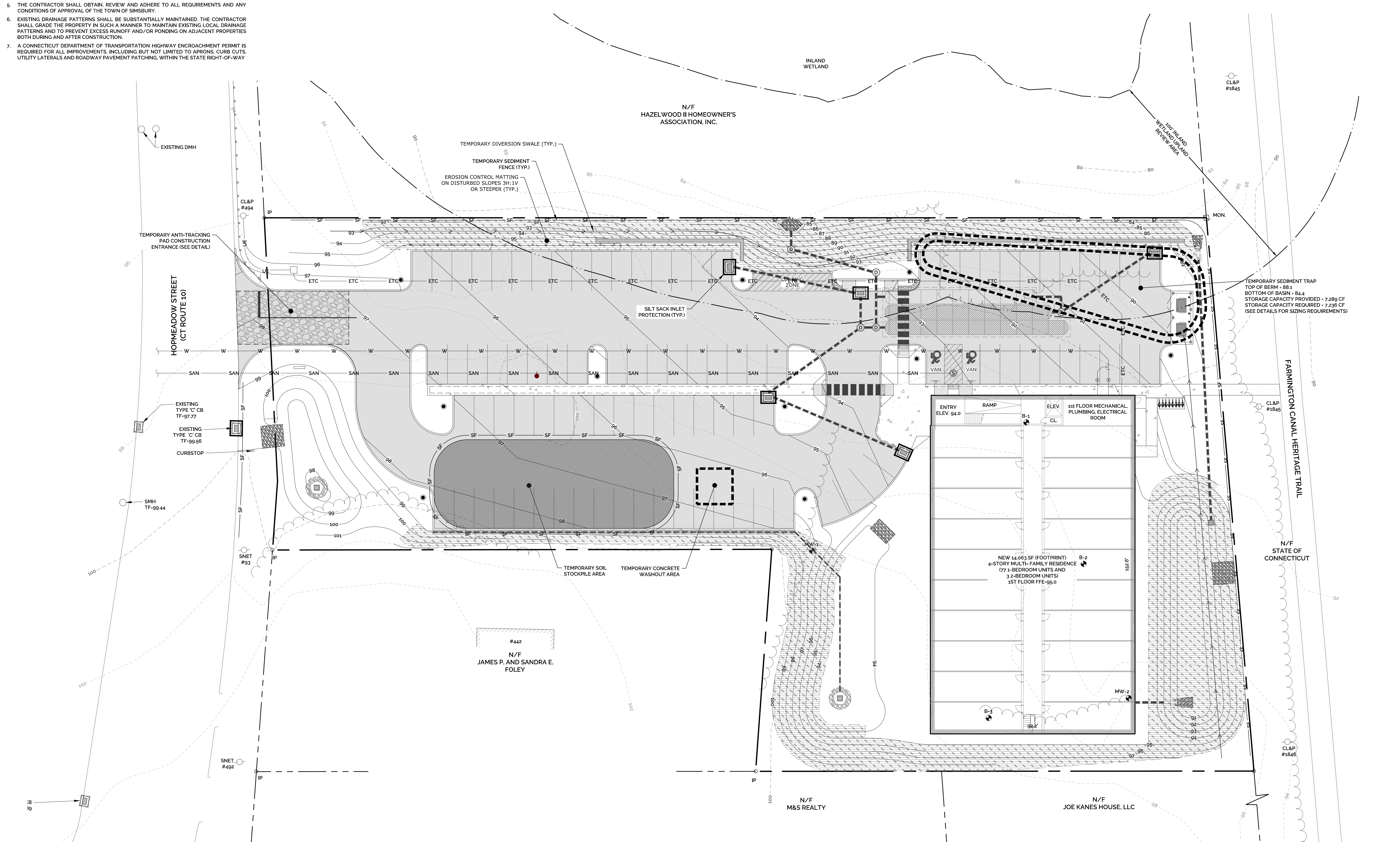
**SOIL EROSION & SEDIMENT CONTROL NOTES:**

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. REFER TO SOIL EROSION & SEDIMENT CONTROL PLAN AND NARRATIVE FOR PROPOSED SOIL EROSION & SEDIMENT CONTROL MEASURES.
2. REFER TO THE SOIL EROSION & SEDIMENT CONTROL NARRATIVE FOR ADDITIONAL INFORMATION.

**GENERAL CONSTRUCTION NOTES:**

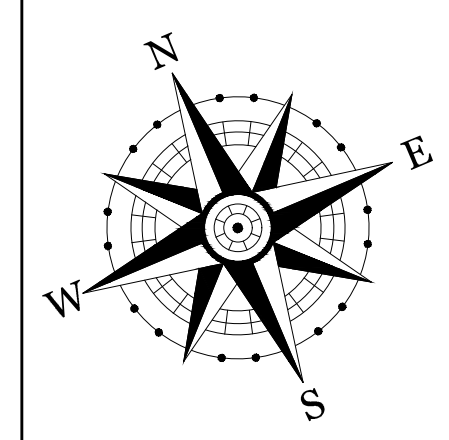
1. THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
2. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF UTILITIES DIFFER FROM THOSE SHOWN ON THIS PLAN, ENGINEER SHALL BE NOTIFIED.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF SIMSBURY.
6. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
7. A CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO APRONS, CURB CUTS, UTILITY LATERALS AND ROADWAY PAVEMENT PATCHING, WITHIN THE STATE RIGHT-OF-WAY.

DATE	DESCRIPTION OF REVISION



**SOIL EROSION & SEDIMENT CONTROL PLAN**

**VESSEL MULTI-FAMILY HOUSING**  
 PROPERTY ADDRESS:  
 446 HOPMEADOW STREET, SIMSBURY, CT 06089  
 PREPARED FOR:  
**VESSEL TECHNOLOGIES, INC.**  
 46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE IN FEET	
PROJECT NO. 2022-0013	SCALE 1" = 20'
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

**DRAWING SE-1**  
 SHEET NUMBER: 5 OF 12

**MERKUR**  
SOLAR OUTDOOR

*brilliance in solar lighting*  
**photinus**

**SPECIFICATIONS**



**Source:** LED  
**Efficiency:** 200lm/W  
**Power:** Max 100W  
**L80 Life:** > 75,000 hours  
**Location:** Label IPx2  
**Solar Module Performance:** Monocrystalline silicon cells, processed by Photinus  
4 solar modules x 150 Wp\* (12.8 x 337mm)  
**Battery:** LiFePO4 / 42A Wh (12.8 x 337mm)  
**Operating Temperature:** -20°C to +60°C  
**Battery Life:** Up to 10 years  
**Protection Class:** IPx3  
**Material:** Steel pole and aluminum parts  
**Finish:** Galvanized and powder coat  
**Weight:** 242.5 lb. (110kg)  
**Wind Load:** 65.3 mph, 96 mph\*\*  
**Salt Spray Test:** ISO 9227:2012  
**Warranty:** 3 Years

\*Wp = Watt Peak: maximum power supplied in standard conditions  
\*\* Other wind loads available upon request

**ORDER CODE**

Model	Modules	Head	C.C.T.	Optic	Time Management	Height	Wind Load	Mounting	Finish	Options
MERKUR	150 = 4 Solar Modules 150PLUS = 8 Solar Modules 300 = 8 Solar Modules	S = Single D = Dual	40 = Standard 4000K 20 = 2000K 30 = 3000K 50 = 5000K	ME PLACE T2 = Standard Setting T2-L = Continuous lighting T3 = V4 = High-time reduction to 40% T3-L = V6 = High-time reduction to 5%	V5 = Standard Setting V3 = Continuous lighting V4 = High-time reduction to 40% V6 = High-time reduction to 5%	HS = Standard Height W68 = Standard 68.3 mph W90 = 90 mph WC = Custom*	FF = Pipe Foundation ABO = Anchor Base with Covering** ABC = Anchor Base Closed**	D = Dark [blank] = None PIR = PIR Sensor		

Example order code: MERKUR-300-S-40-DWCSCS-V5-HS-W90-FF-D  
Merkur-Rev4-2022 +1 803 766 0481 info@photinus-lighting.us photinus-lighting.us 1

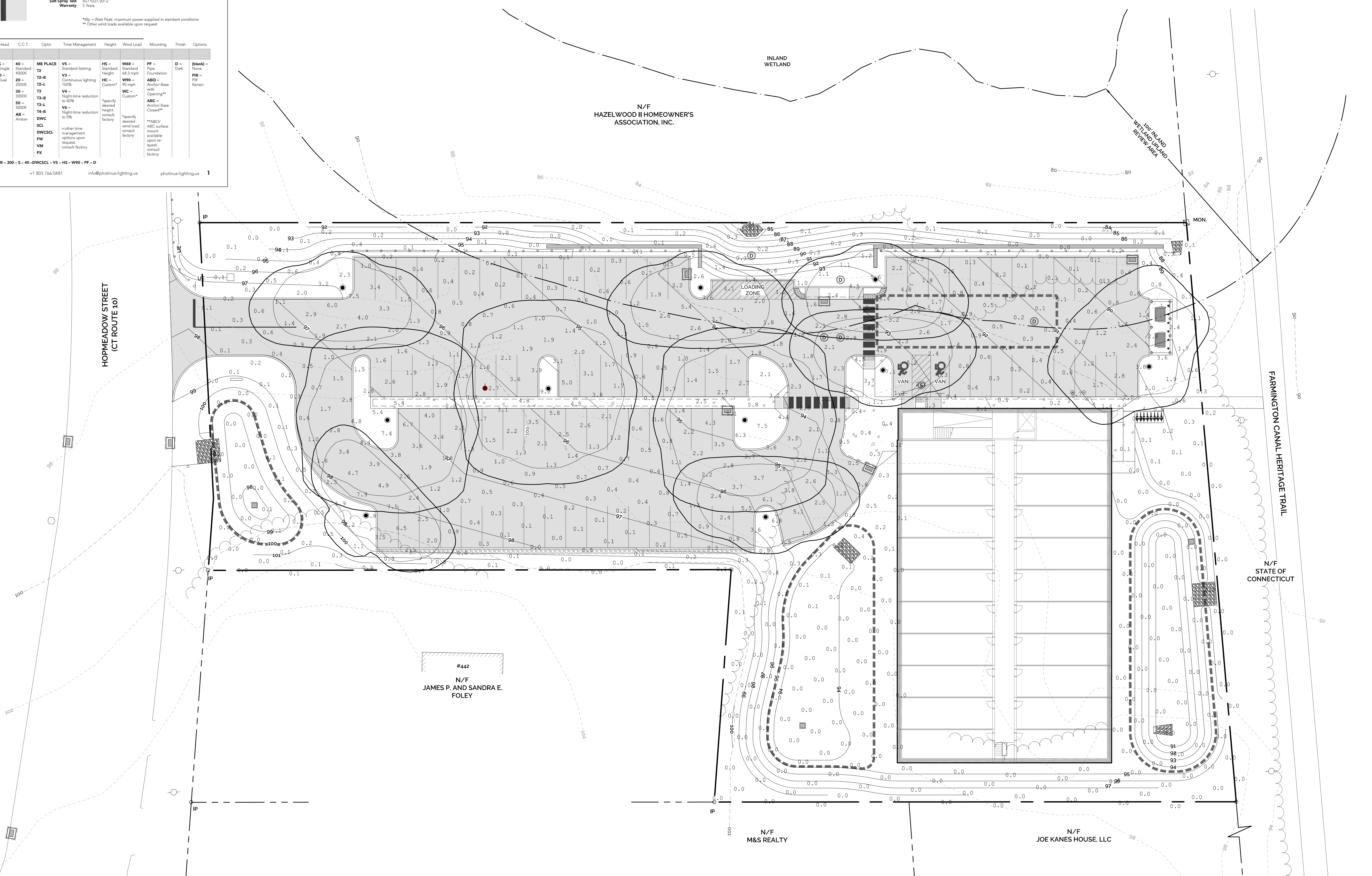
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Calc	Illuminance	Fc	1.08	9.2	0.0	N.A.	N.A.

**GENERAL NOTES:**  
1. PHOTOMETRIC PLAN PROVIDED BY ILLUMINATE.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	1	T2	SINGLE	N.A.	0.900	Photinus Merkur-150-S-30-V5-HS-W90-xx-T2B
[Symbol]	5	T3	SINGLE	N.A.	0.900	Photinus Merkur-150-S-30-V5-HS-W90-xx-T3B
[Symbol]	1	T4	SINGLE	N.A.	0.900	Photinus Merkur-150-S-30-V5-HS-W90-xx-T4B
[Symbol]	3	T4 DOUBLE	BACK-BACK	N.A.	0.900	Photinus Merkur-150-D-30-V5-HS-W90-xx-T4B



**H+H ENGINEERING ASSOCIATES**  
232 Greenmanville Avenue  
Suite 201  
Mystic, CT 06355  
860-980-8008 (C) 413-579-4488 (M)  
www.hh-engineers.com

STAMP

REV.	DATE	DESCRIPTION OF REVISION	APPR.

**SITE PHOTOMETRIC PLAN**  
VESSEL MULTI-FAMILY HOUSING  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
VESSEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET, NEW YORK, NY 10019

North arrow and scale bar (1" = 20').

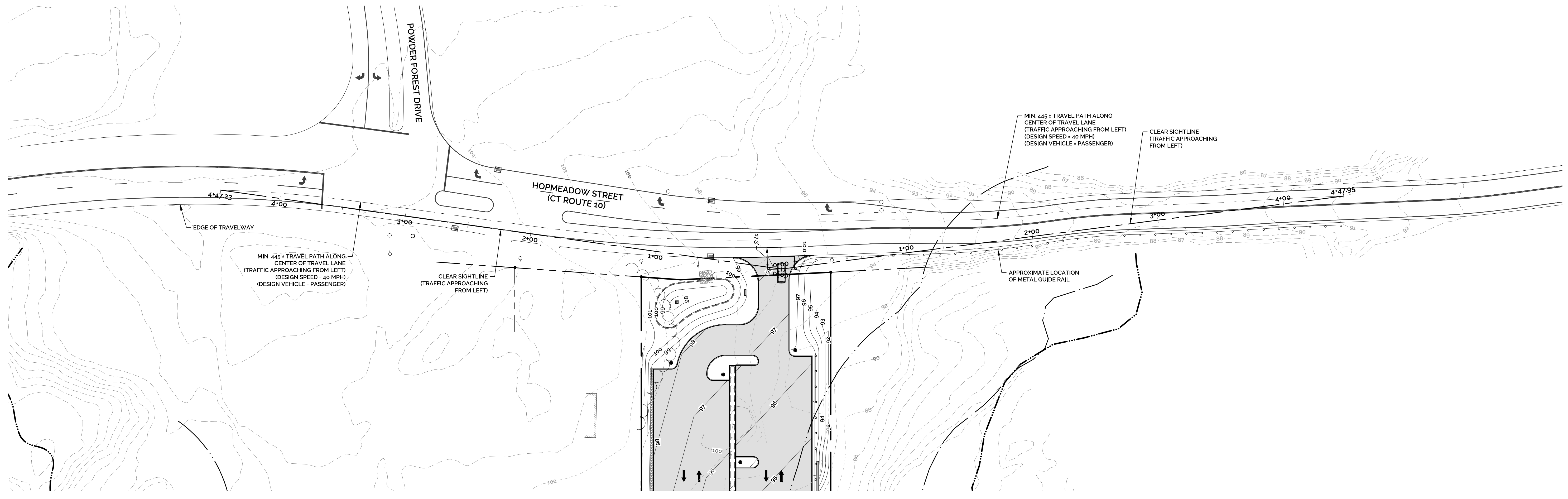
PROJECT NO: 2022-0013	SCALE: 1" = 20'
DRAWN BY: SMM	DATE: 12/16/2022
CHECKED BY: SMM	DATE: 12/16/2022

DRAWING  
**SPP-1**  
SHEET NUMBER: 6 OF 12

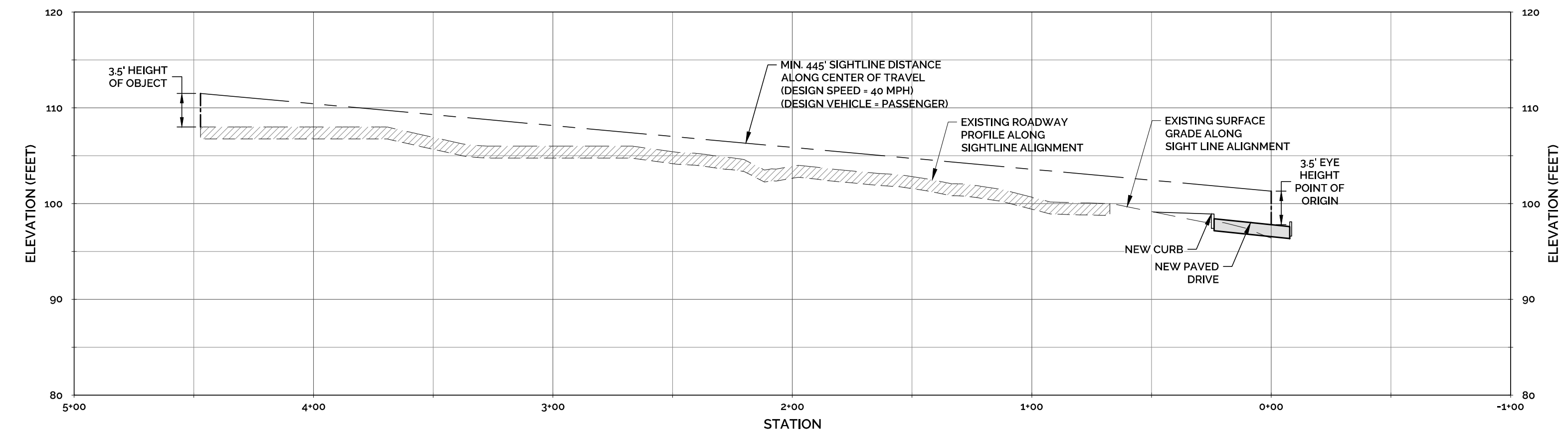
2: SIMSBURY ENGINEERING ASSOCIATES PROJECTS 2022-0013-0013 - VESSEL - 446 HOPMEADOW ST SIMSBURY CT PHOTOMETRIC PLAN Saved: 12/14/2022 6:57 PM Plotted: 12/14/2022 7:00 PM



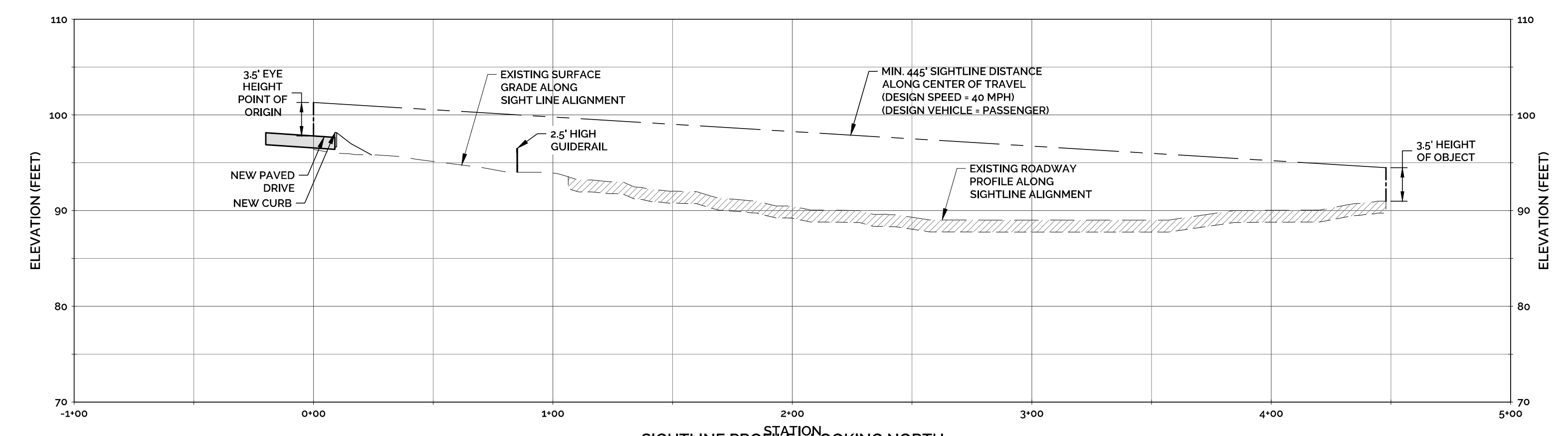
REV.	DESCRIPTION OF REVISION	DATE	APPR.



**SIGHTLINE PLAN**  
SCALE: 1" = 40'

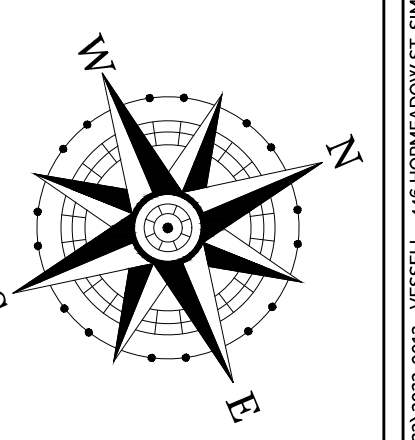


**SIGHTLINE PROFILE - LOOKING SOUTH**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'



**SIGHTLINE PROFILE - LOOKING NORTH**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'

**SIGHTLINE DEMONSTRATION PLAN**  
VESSEL MULTI-FAMILY HOUSING  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
VESSEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE IN FEET 40 20 0 40	
PROJECT NO. 2022-0013	SCALE 1" = 40'
DRAWN BY: SMM	DATE 12/16/2022
CHECKED BY: SMM	DATE 12/16/2022

DRAWING  
**ST-1**  
SHEET NUMBER: 7 OF 12

Z:\SHARED\H+H ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST SIMSBURY\DWGS\07-SIGHTLINE DEMONSTRATION PLAN\DWG 06-SIGHTLINE\_Sheets 17-147-2022.rvt 12/16/2022 1:53 PM

### SOIL EROSION & SEDIMENTATION CONTROL PLAN:

#### PROJECT DESCRIPTION

- THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND IMPROVEMENTS AND CONSTRUCT A NEW FOUR-STORY, 140,933 SQ. FT. MULTI-FAMILY RESIDENTIAL BUILDING, CONSISTING OF 77 ONE-BEDROOM UNITS AND 3 TWO-BEDROOM UNITS FOR A TOTAL OF 80 UNITS. SITE IMPROVEMENTS WILL INCLUDE A NEW TWO-WAY ACCESS DRIVE FROM HOPMEADOW ROAD (CT ROUTE 10), A NEW 94 VEHICLE PARKING LOT, NEW UTILITY CONNECTIONS, NEW LANDSCAPING IMPROVEMENTS, AND A NEW STORMWATER MANAGEMENT SYSTEM. THE PROPOSED DEVELOPMENT WILL COMPLY WITH CONNECTICUT GENERAL STATUTE § 366 FOR AN AFFORDABLE HOUSING DEVELOPMENT.
- CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SPRING 2023. ALL SOIL EROSION & SEDIMENTATION CONTROLS (SESC) SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. ALL SESC SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. SESC SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.
- THE TOPOGRAPHY IS MODERATE, SLOPING DOWN FROM ELEVATION 102 ALONG THE SOUTHERN PROPERTY LINE TO ELEVATION 84 ALONG THE NORTHERN PROPERTY LINE. THE EXISTING SITE IS DEVELOPED AS A SINGLE-FAMILY RESIDENCE. PER NRCS SOIL MAPPING, THE UNDERLYING SOIL ON THE SITE MOSTLY CONSISTS OF HINCKLEY LOAMY SAND, HYDROLOGIC SOIL GROUP A.
- A LARGE PORTION OF THE UPLAND SOILS WILL BE DISTURBED BY EARTHWORK ACTIVITIES AND THE INTENT OF THIS SESC PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS, WETLANDS AND/OR WATERCOURSES.
- THE PROJECT DEVELOPMENT WILL REQUIRE DEMOLITION AND CLEARING OF APPROXIMATELY 1.9 ACRES OF AREA AND EARTHWORK TO PREPARE THE BUILDING SITE. EARTHWORK ACTIVITIES WILL EXPOSE SOILS TO EROSION DURING RAINFALL EVENTS.

#### GENERAL SESC REQUIREMENTS

- THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.
- SESC MEASURES INTENDED TO MINIMIZE SOIL EROSION AND TO CONTROL SEDIMENTATION DURING CONSTRUCTION INCLUDE:
  - THE INSTALLATION OF SILT FENCE AND/OR STAKED HAYBALES ALONG THE DOWNGRADE DURING DISTURBANCE.
  - THE IMMEDIATE STABILIZATION OF DISTURBED AREAS THROUGH THE PLACEMENT OF TEMPORARY SEED AND MULCH OR FINAL TOPSOIL, SEED AND MULCH.
  - CONSTRUCTION OF TEMPORARY SEDIMENT TRAPS.
  - THE USE OF EROSION CONTROL BLANKETS TO STABILIZED CUT AND FILL SLOPES GRADED AT 3:1:1 OR STEEPER. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN ROLLMAX BIOMET C225BN AS MANUFACTURED BY NORTH AMERICAN GREEN, LOCATED AT 4609 E. BOONVILLE-NEW HARMONY ROAD, EVANSVILLE, INDIANA, 47725.
  - DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
- ALL ADJACENT PROPERTIES SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.
- CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
- THE CONTRACTOR SHALL INSTALL SILT FENCING PRIOR TO INITIATING CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED/REPAIRED UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL EXISTING VEGETATION OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
- THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 1ST THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS. C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FIESTA II, BLAZER II, DASHER II AND EXPRESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL SESC BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.
- ALL SESC SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. ALL SESC SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

#### CONSTRUCTION SEQUENCE

- CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED, OBTAIN ALL NECESSARY PERMITS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE, SEDIMENT FENCE AND/OR HAY BALE BARRIERS AS SHOWN ON THE SESC PLAN.
- DISCONNECT UTILITIES ON BUILDING TO BE REMOVED.
- DEMOLISH AND REMOVE EXISTING BUILDING, STRUCTURES AND ASSOCIATED SITE IMPROVEMENTS.
- REMOVE ALL TREES, BRUSH AND STUMPS WITHIN LIMIT OF DISTURBANCE AS NECESSARY. THERE SHALL BE NO BURIAL OF CONSTRUCTION DEBRIS OR UNSTABLE MATERIAL ON SITE.
- REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW. IF OUTSIDE THESE GROWING SEASONS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
- CONSTRUCT TEMPORARY SEDIMENT TRAP. GRADE DISTURBED AREAS TO DRAIN TO THE TEMPORARY SEDIMENT TRAP USING TEMPORARY DIVERSION SWALES. NO DISTURBED SURFACES SHALL BE GRADED TOWARD THE WETLANDS.
- EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL.
  - NO ROCK CRUSHING AND/OR BLASTING IS PROVIDED. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF BLASTING AND ROCK CRUSHING ARE REQUIRED THEN APPROVAL OF THE PLANNING & ZONING COMMISSION IS REQUIRED.
  - FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL. CONSTRUCT RETAINING WALLS AS REQUIRED.
  - MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
- BEGIN CONSTRUCTION OF BUILDING AND INSTALL UTILITIES. MAINTAIN TEMPORARY DRAINAGE TO SEDIMENT TRAP. ADD EROSION CONTROL DEVICES AS NEEDED.
- INSTALL STORMWATER MANAGEMENT IMPROVEMENTS AND DRAINAGE STRUCTURES STARTING FROM THE MOST DOWNGRADE IMPROVEMENTS. INSTALL FILTER FABRIC AND/OR HAY BALES AT CATCH BASINS IMMEDIATELY AFTER CATCH BASIN INSTALLATION.
- PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT BASE COURSE, CURB, SIDEWALKS, STEPS, ETC.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PARKING, SIDEWALKS, ETC., SHALL BE GRADED AND STABILIZED AS FOLLOWS:
  - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS.
  - APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
  - APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS. ALL GRADED AREAS WITH SLOPES GRADED AT 3:1:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
- INSTALL FINAL PAVEMENT COURSE.
- FINAL GRADE AND PLACE TOPSOIL, SEED AND MULCH.
- WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT.

#### TRENCH EXCAVATION AND BACKFILL

- THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEEDED AS NECESSARY.
- THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

#### VEGETATIVE TURF ESTABLISHMENT PROCEDURE

- SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED, APPLY A MINIMUM OF 1 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE.
- PERMANENT SEED MIXTURE:

CREeping RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDTOP	0.05
TALL FESCUE	0.45
TOTAL	0.95
- FERTILIZER:

10-10-10	APPLY AT 7.5 LBS. PER 1,000 SQ. FT.
----------	-------------------------------------
- LIMESTONE:

APPLY AT 150 LBS. PER 1,000 SQ. FT.
-------------------------------------
- MULCHING:

SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.
--
- TEMPORARY EROSION CONTROL BLANKETS:

USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES GRADED AT 3:1:1 OR STEEPER AND/OR AS DIRECTED BY THE DESIGN ENGINEER.
---
- SEEDING DATES:

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.
--

### MAINTENANCE OF EROSION CONTROL DEVICES:

#### HAYBALE BARRIERS/GEOTEXTILE SILT FENCES:

- INSPECT HAY BALE BARRIERS/GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2" OR GREATER TO DETERMINE MAINTENANCE NEEDED.
- REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
- REPLACE OR REPAIR THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2002 GUIDELINES FOR TROUBLESHOOTING FAILURES.
- MAINTAIN THE HAY BALE BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
- AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE STAKES FROM HAY BALES. PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND, UNLESS OTHERWISE REQUIRED. HAY BALES MAY BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, RE-GRADE OR REMOVE SEDIMENT. STABILIZE ANY DISTURBED SOILS.

#### CONSTRUCTION ENTRANCES AND ROADWAYS:

- MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.
- PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
- IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.

#### TEMPORARY SEDIMENT TRAP:

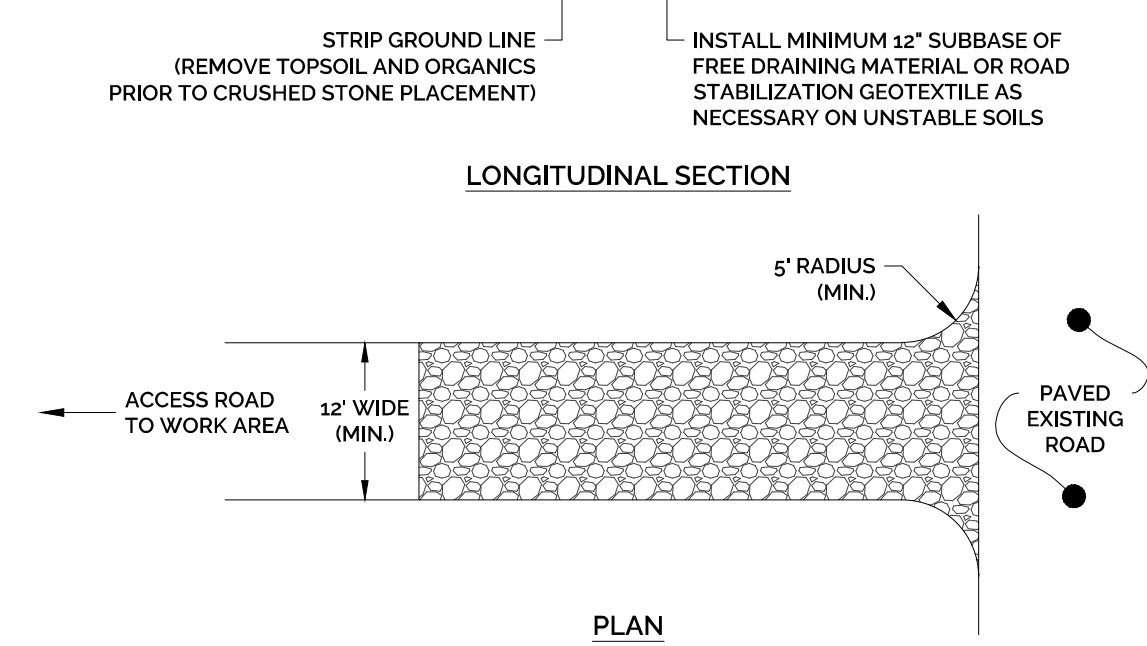
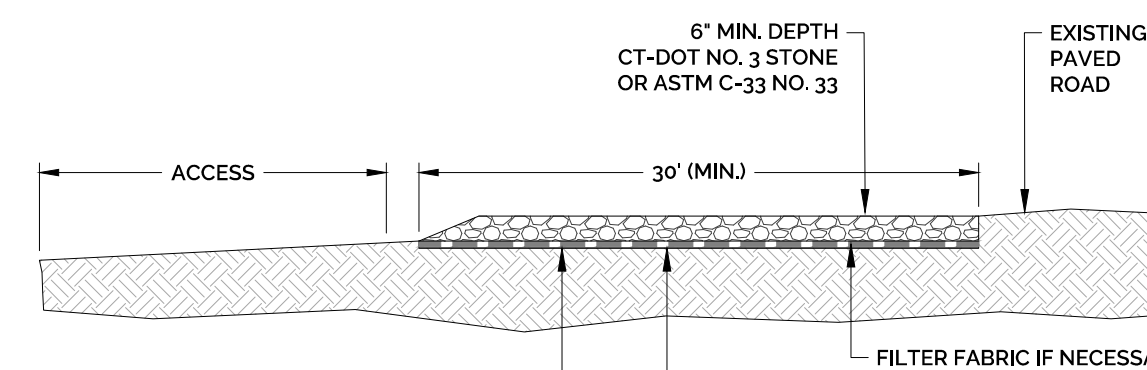
- INSPECTIONS SHALL BE AT SAME INTERVALS AS THE HAYBALE BARRIER/SILT FENCE INSPECTION SCHEDULE.
- OUTLET SHALL BE CHECKED FOR INTEGRITY. HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT. SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE SHOULD BE OBSERVED.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF OF THE MINIMUM REQUIRED STORAGE VOLUME, DE-WATER BASIN, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSION OR SEDIMENTATION.

#### TEMPORARY DIVERSION DITCHES/SWALES:

- WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR DAMAGES, OTHERWISE, INSPECT ON SAME INTERVAL AS THE TEMPORARY SEDIMENT TRAP.
- REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED WHEN THE DIVERSION HAS BEEN DAMAGED SUCH THAT IT NO LONGER MEETS THE SPECIFICATIONS IN THE 2002 GUIDELINES.
- IF REPETITIVE FAILURES OCCUR, REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.

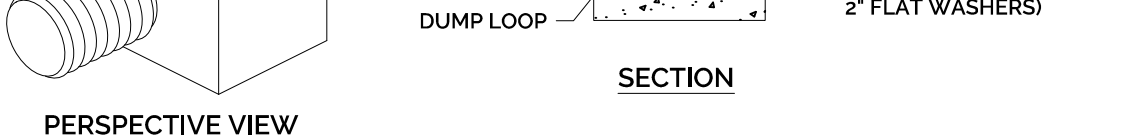
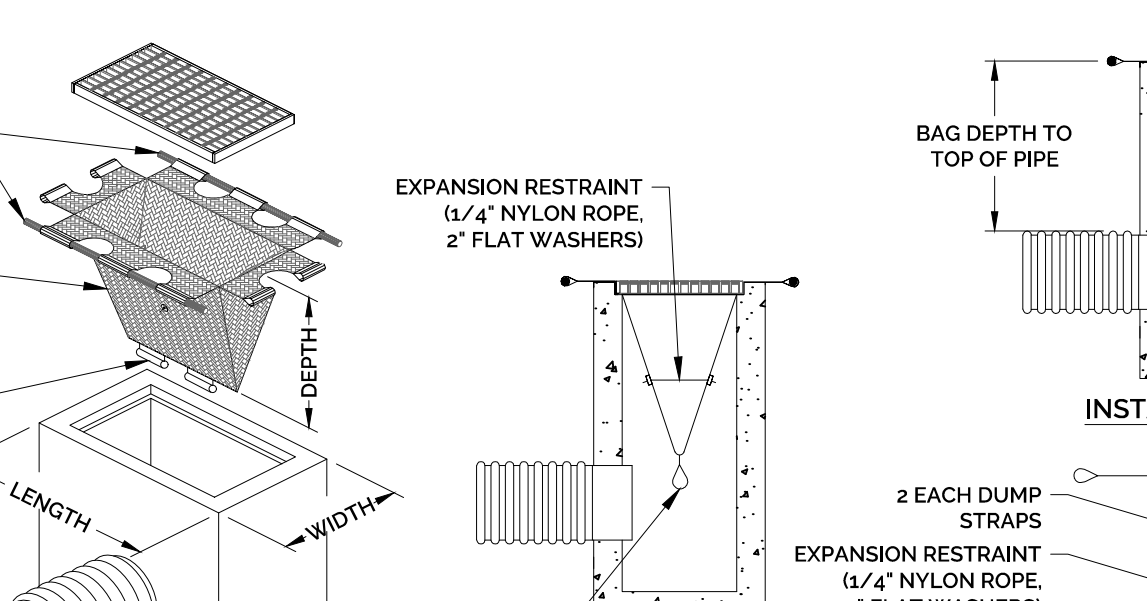
#### CONCRETE WASHOUT AREA:

- WASHOUT AREA TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. CHECK AFTER HEAVY RAINS.
- HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S DEPTH. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.



NOTE: ALL ANTI-TRACKING PADS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 2002 CT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL, AS AMENDED.  
REFERENCE: 2002 CT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, DEEP BULLETIN 34, FIGURE CE-2, ERRATA DATA 3/12/06, PAGE 5-12-4 (4" STONE NOW 6" STONE).

#### ANTI-TRACKING PAD DETAIL



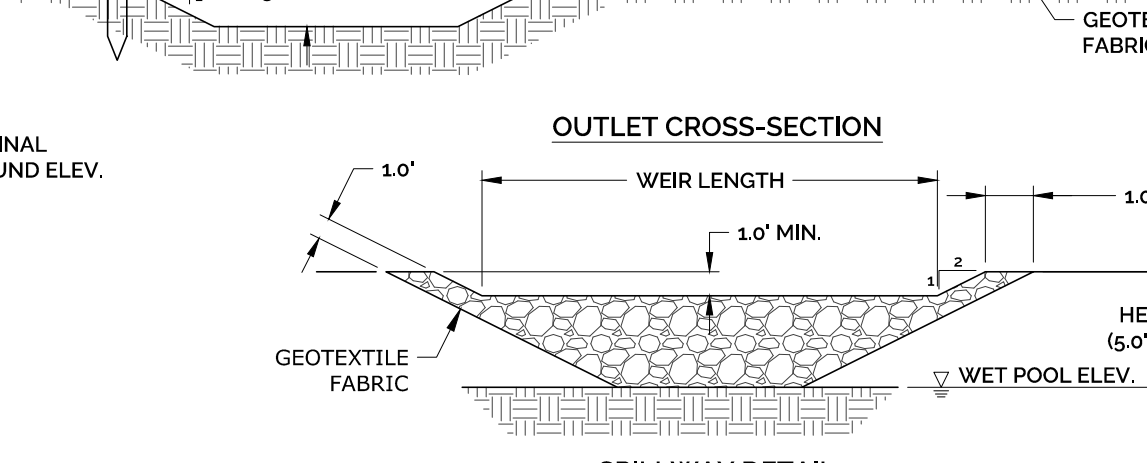
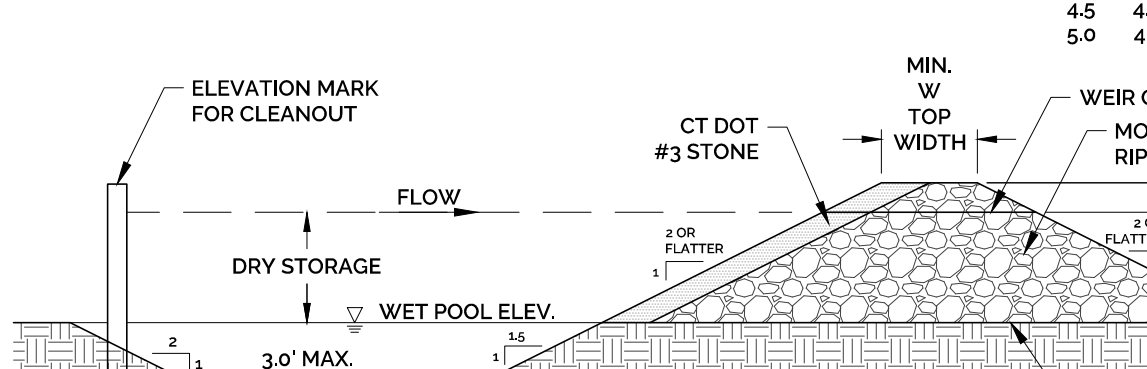
- NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
  - THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL./MIN./FT.), AS PER THE MANUFACTURER'S SPECS.
  - THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND CLEANED AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL. THE FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
  - SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
  - RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
  - THE FILTER DEVICE SHALL BE MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

#### CATCH BASIN FILTER (SILT SACK) DETAIL

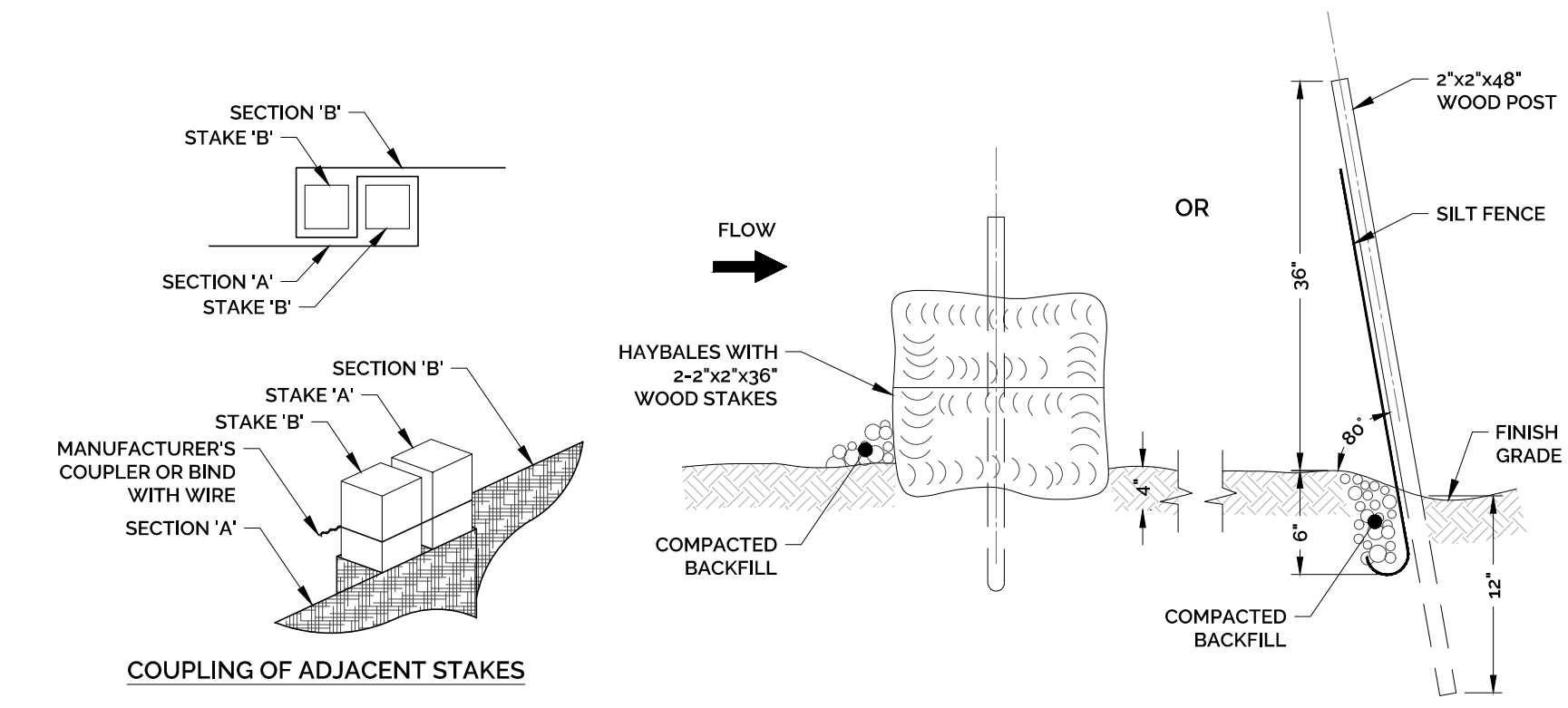


TOP WIDTH VS. HEIGHT	
H = HEIGHT OF EMBANKMENT W = MIN. TOP WIDTH OF EMBANKMENT	
H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

- NOTES:
- PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIPRAP WITH #3 STONE ON FACE.
  - NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAP MAY BE CONSTRUCTED OF COMPACTED EARTH FILL.

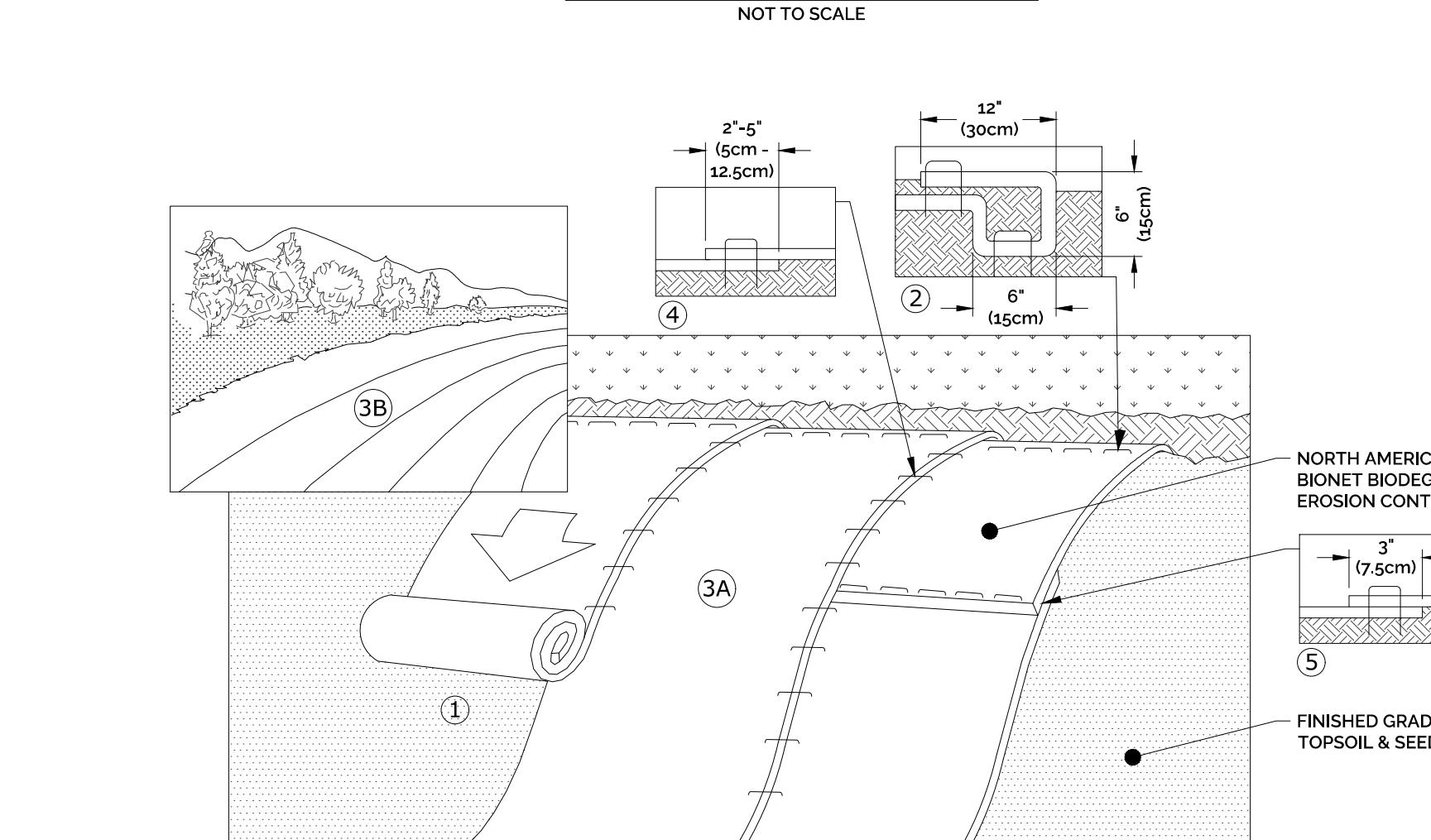


#### TEMPORARY SEDIMENT TRAP DETAIL



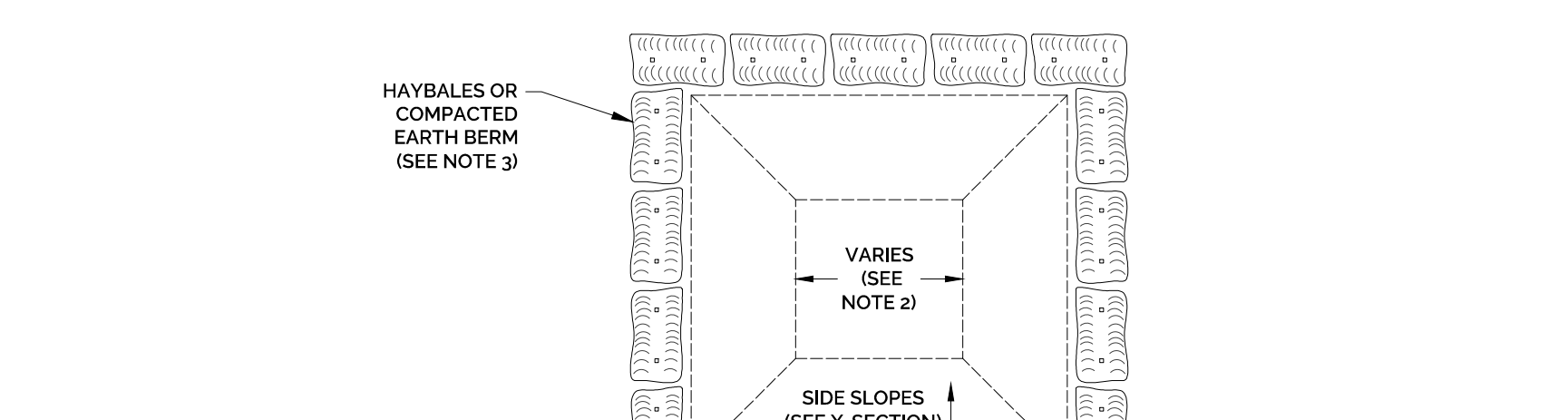
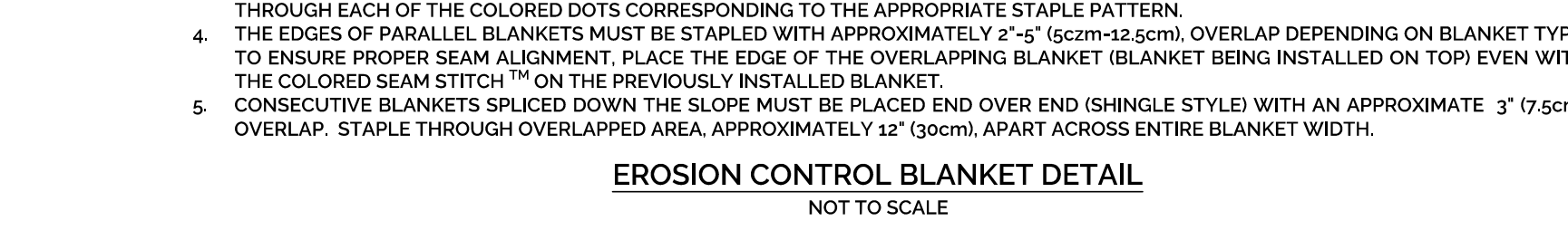
- INSTALLATION NOTES FOR HAY BALES:
- PLACE HAY BALES ON CONTOUR AND WITH LAST HAY BALES UPSLOPE TO THAT TOP OF LAST SEVERAL HAY BALES ARE HIGHER THAN LINE OF HAY BALES.
  - EXCAVATE TRENCH 4" MIN. AND PLACE FILL UPSLOPE OF TRENCH.
  - PLACE HAY BALE AND STAKE FIRST STAKE AT ANGLE TOWARDS FIRST BALE. STAKES ARE 18" MIN. INTO GROUND.
  - WEDGE LOOSE HAY BETWEEN BALES.
  - BACKFILL & COMPACT EXCAVATED FILL ALONG UPHILL SIDE OF HAY BALE.

#### TYPICAL SEDIMENT BARRIER DETAIL



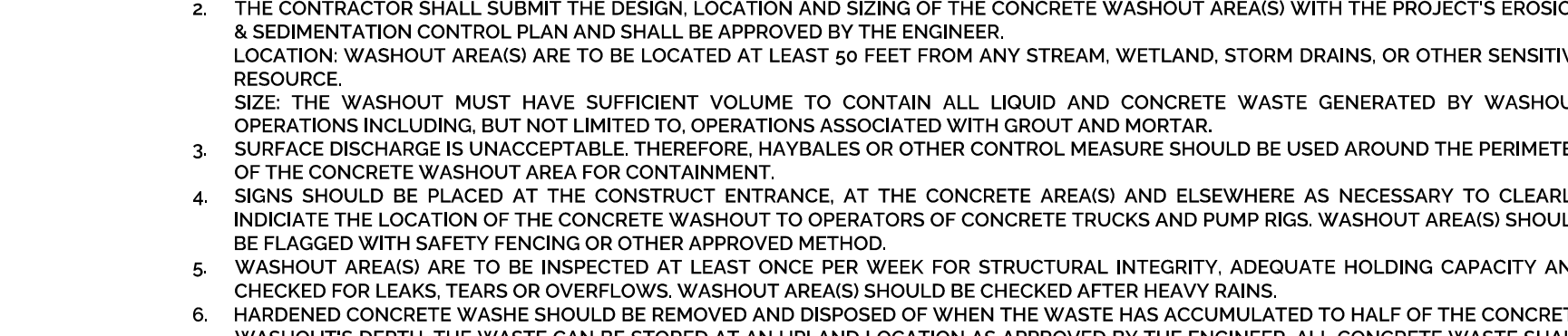
- NOTES:
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  - ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" (5cm)-22.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
  - CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

#### EROSION CONTROL BLANKET DETAIL

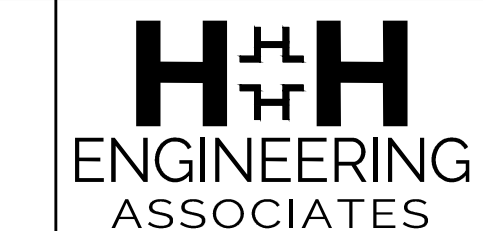


- NOTES:
- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
  - THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREAS WITH THE PROJECT'S EROSION & SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.  
LOCATION (WASHOUT AREAS) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE.
  - SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAYBALES OR OTHER CONTROL MEASURE SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
  - SIGNS SHOULD BE PLACED AT THE CONSTRUCT ENTRANCE, AT THE CONCRETE AREAS AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREAS SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
  - WASHOUT AREAS ARE TO BE INSPECTED AT LEAST ONCE PER WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS OR OVERFLOWS. WASHOUT AREAS SHOULD BE CHECKED AFTER HEAVY RAINS.
  - HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S DEPTH. THE WASTE CAN BE STORED AT AN UPLAND LOCATION AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS AND GUIDELINES.

#### CONCRETE WASHOUT AREA



REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF ENGINEERING CONCRETE WASHOUT AREA DETAIL.



232 Greenmanville Avenue  
Suite 201  
Mystic, CT 06355  
860-980-8008 (C) 413-579-4488 (M)  
www.hh-engineers.com

PROJECT NO.  
2022-0013

SCALE  
N.T.S.

DRAWN BY  
SMM

DATE  
12/16/2022

CHECKED BY  
SMM

DATE  
12/16/2022

DRAWING  
SEN-1

SHEET NUMBER: 8 OF 12

SOIL EROSION & SEDIMENT CONTROL  
NARRATIVE AND DETAILS  
VESSEL MULTI-FAMILY HOUSING  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
VESSEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET, NEW YORK, NY 10019

STAMP

APPR.

DATE

REV.

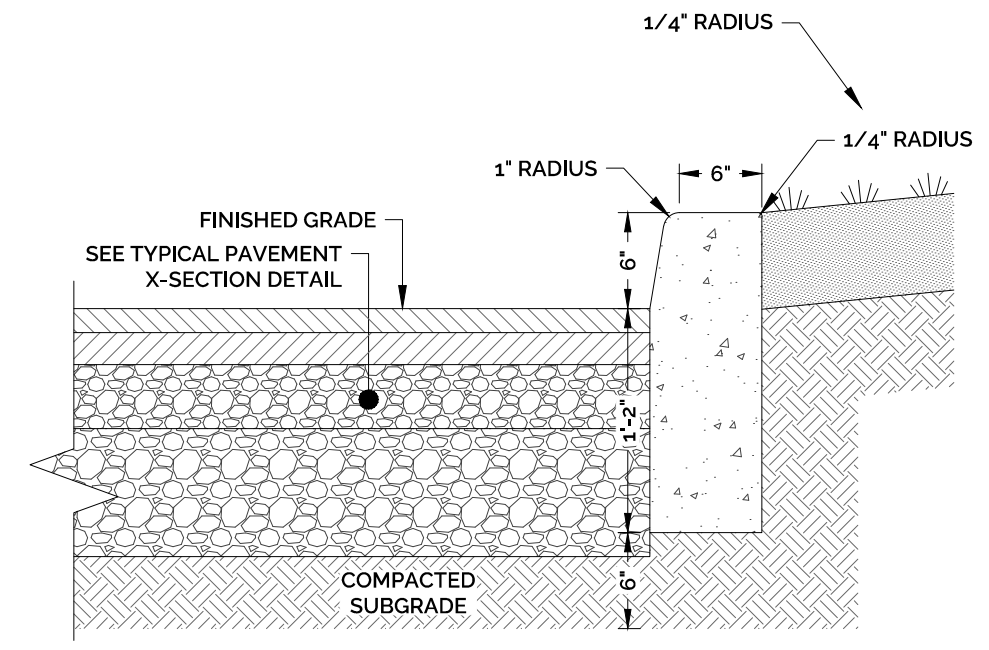
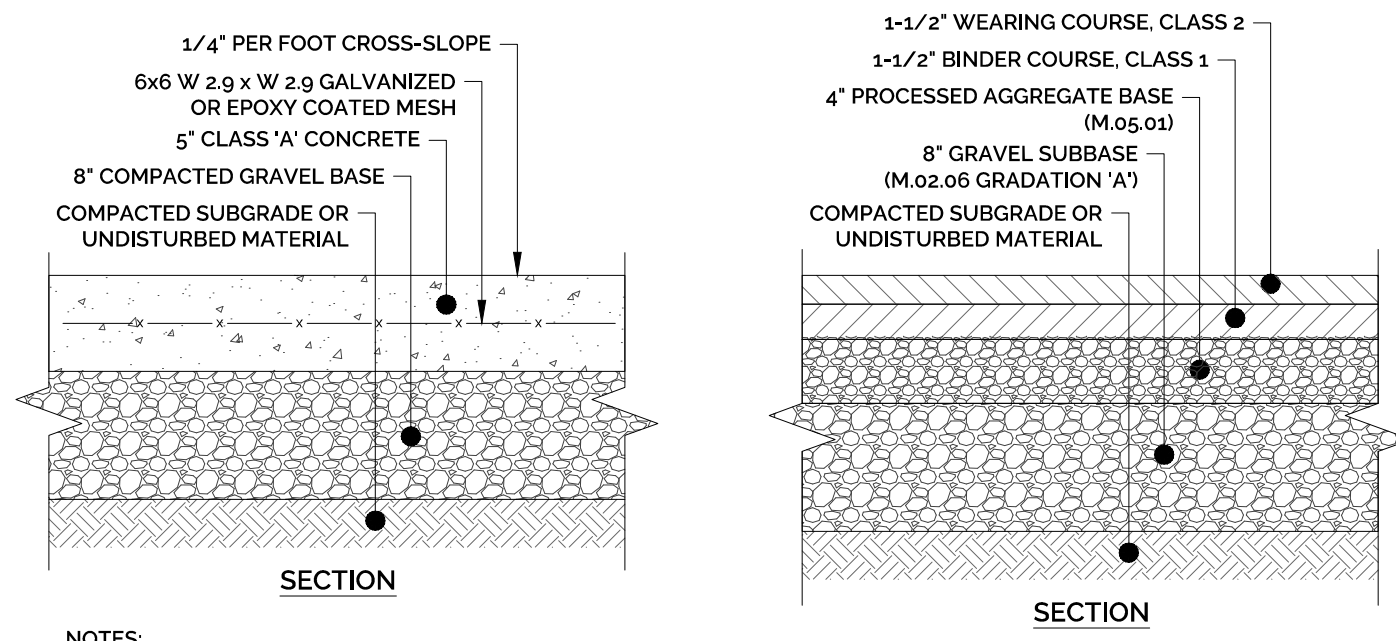
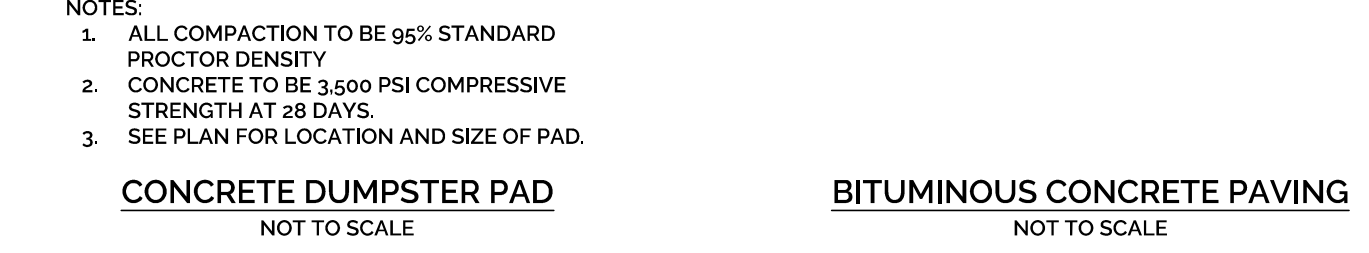
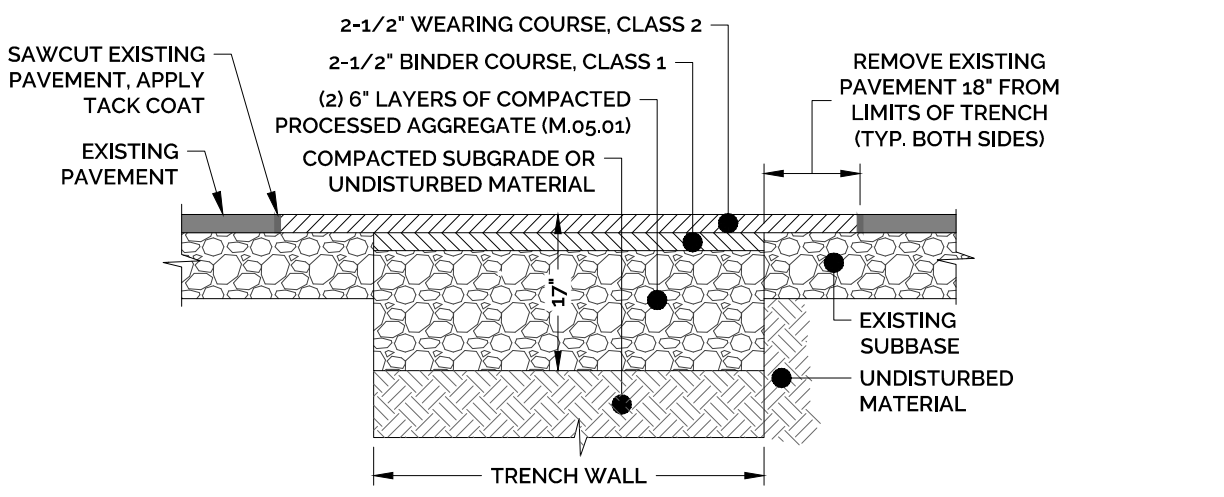
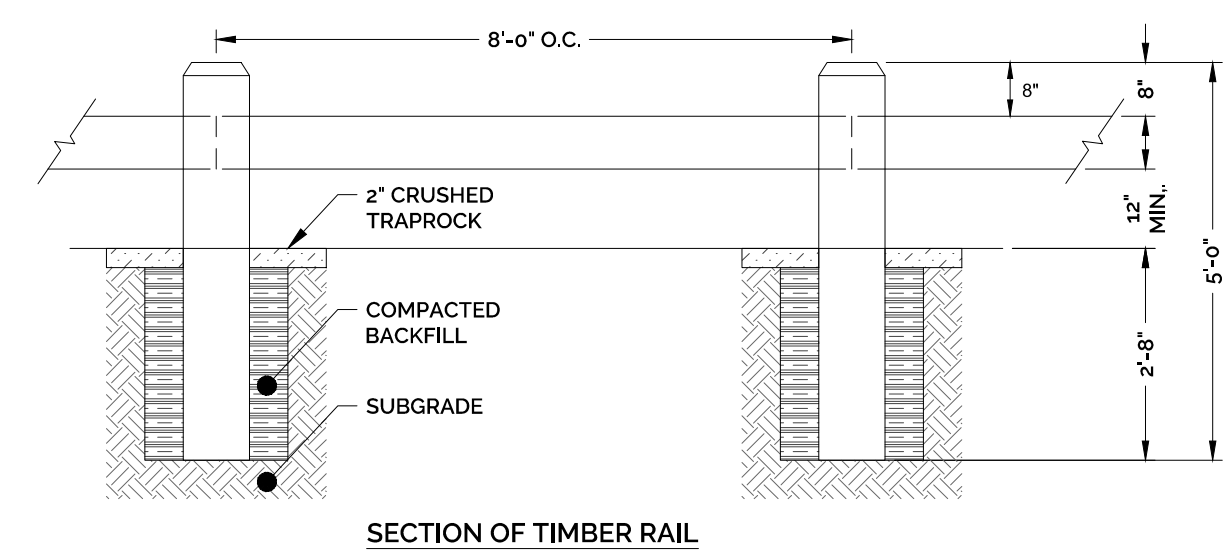
DESCRIPTION OF REVISION

REV.

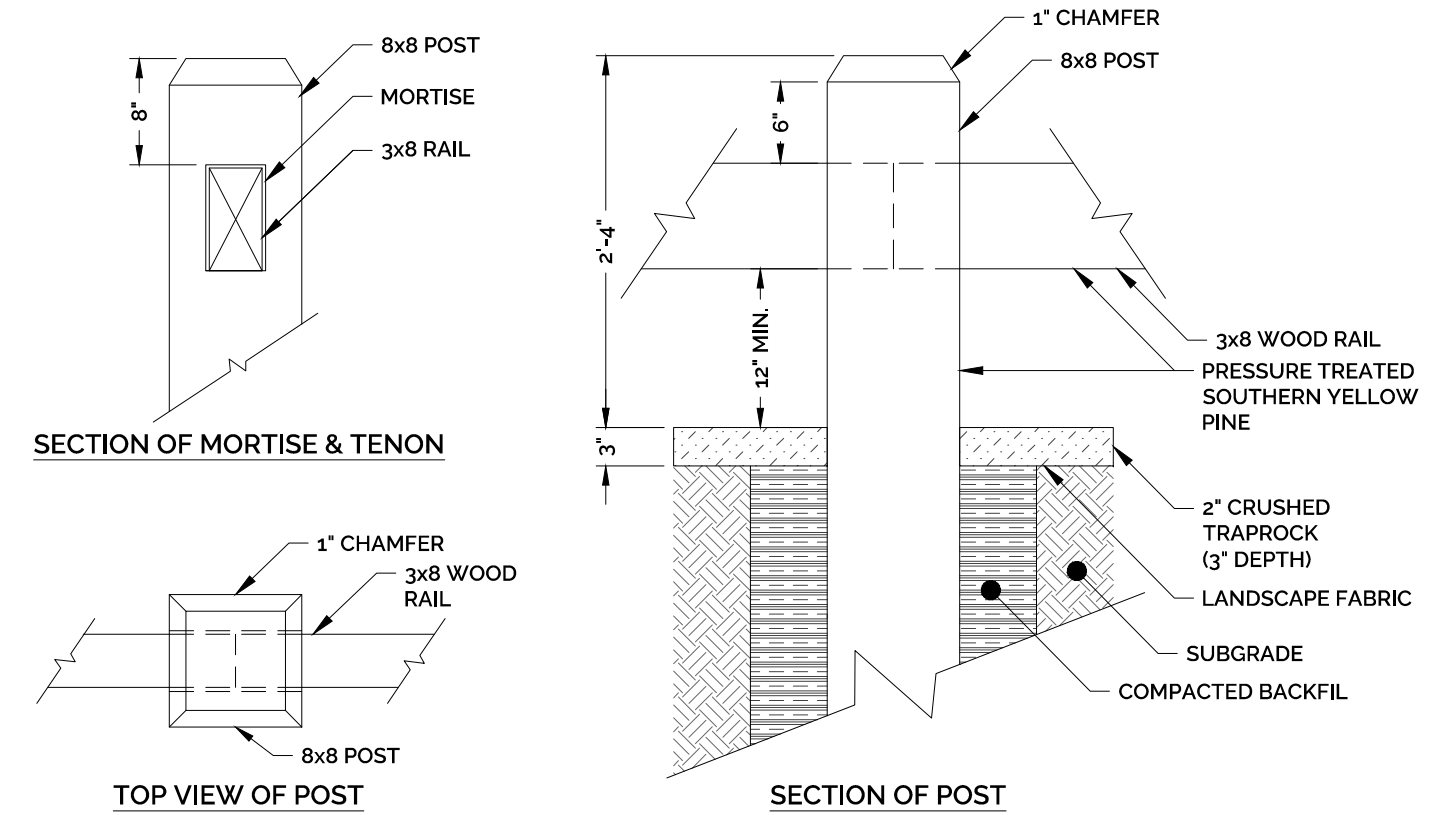
## SITE DETAILS

**VESSEL MULTI-FAMILY HOUSING**  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
**VESSEL TECHNOLOGIES, INC.**  
46 WEST 55TH STREET, NEW YORK, NY 10019

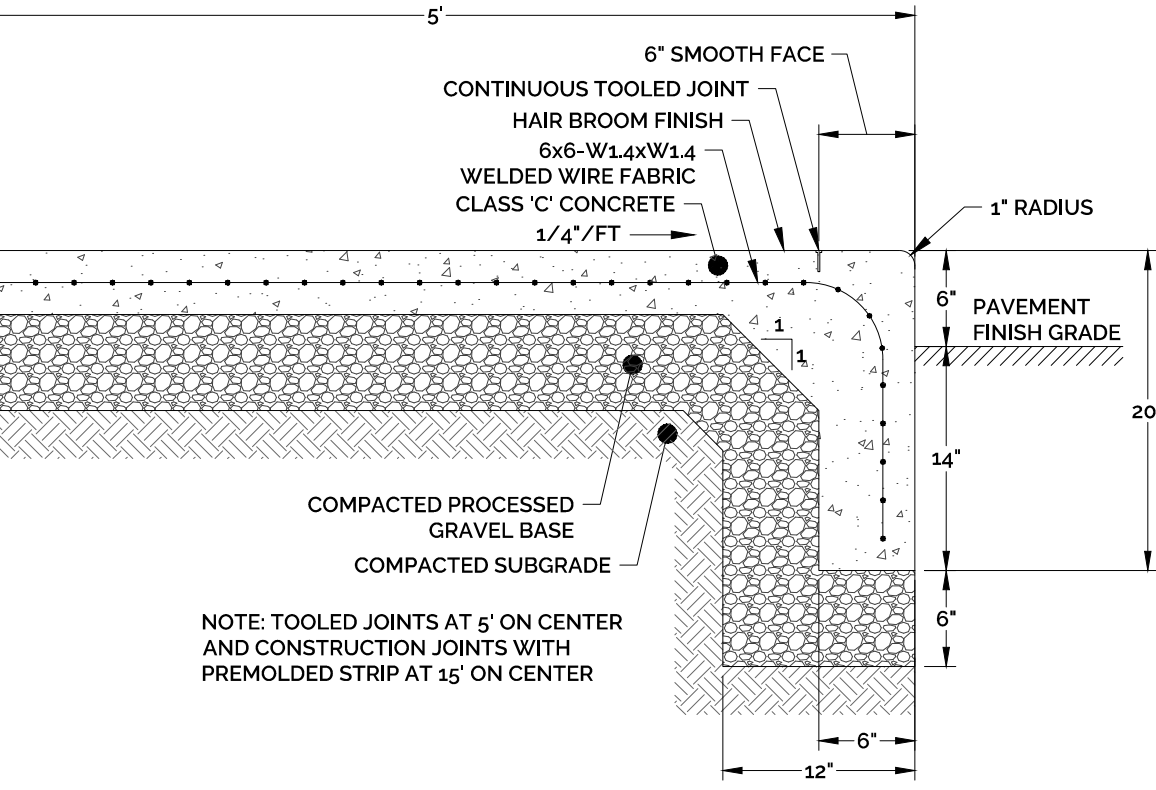
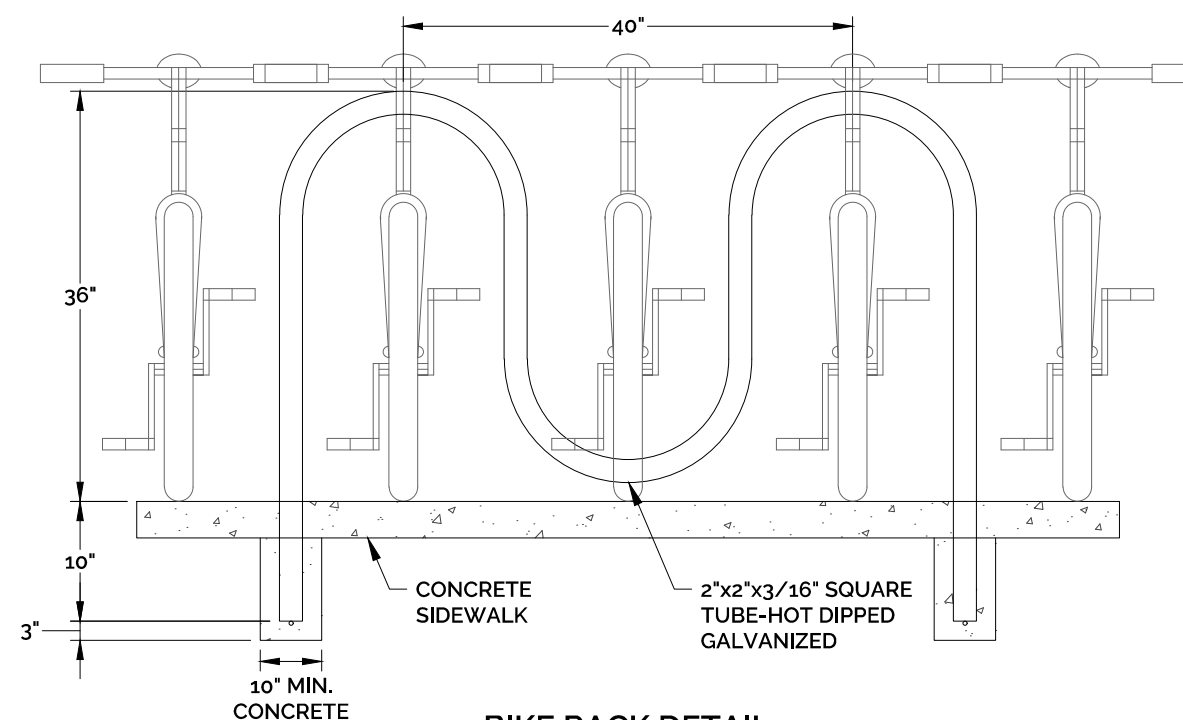
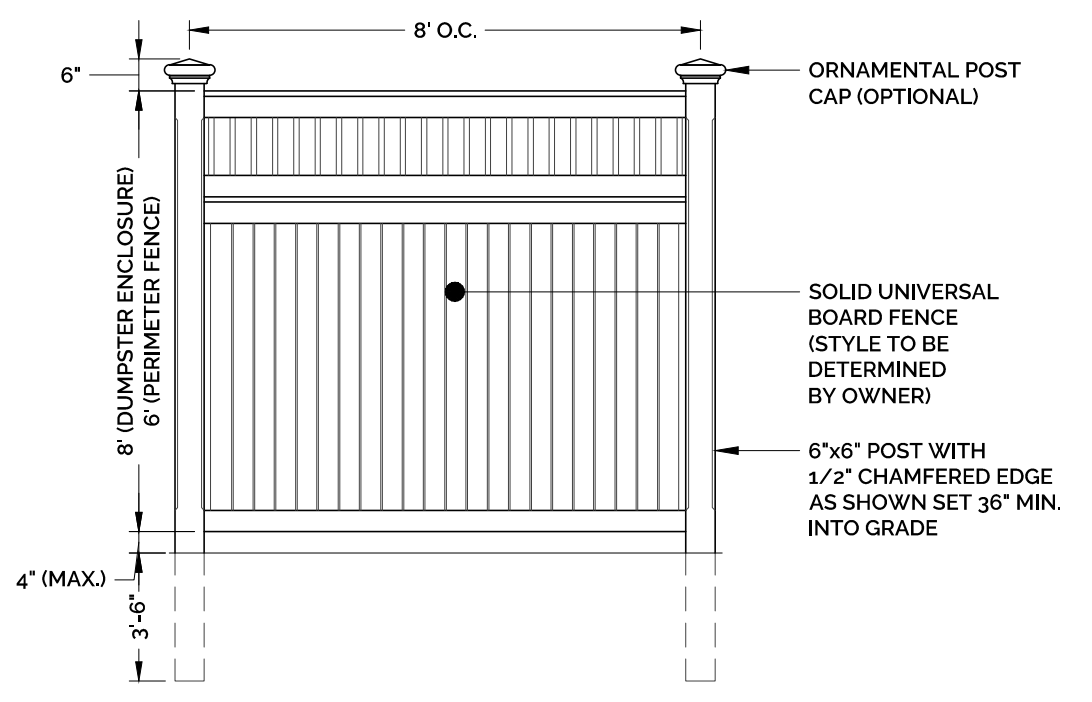
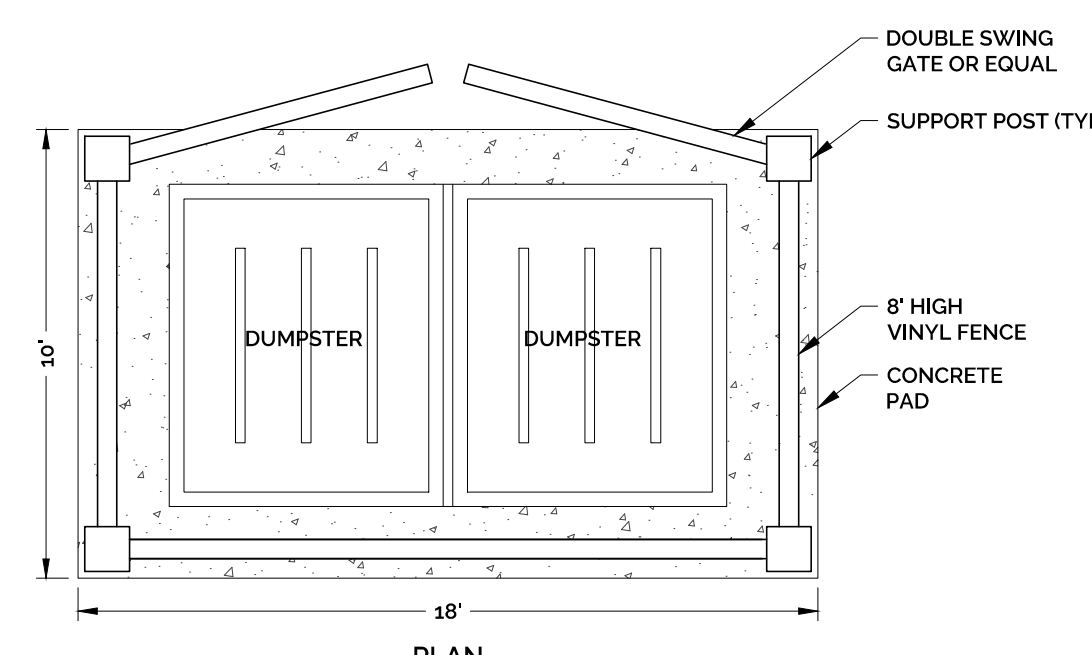
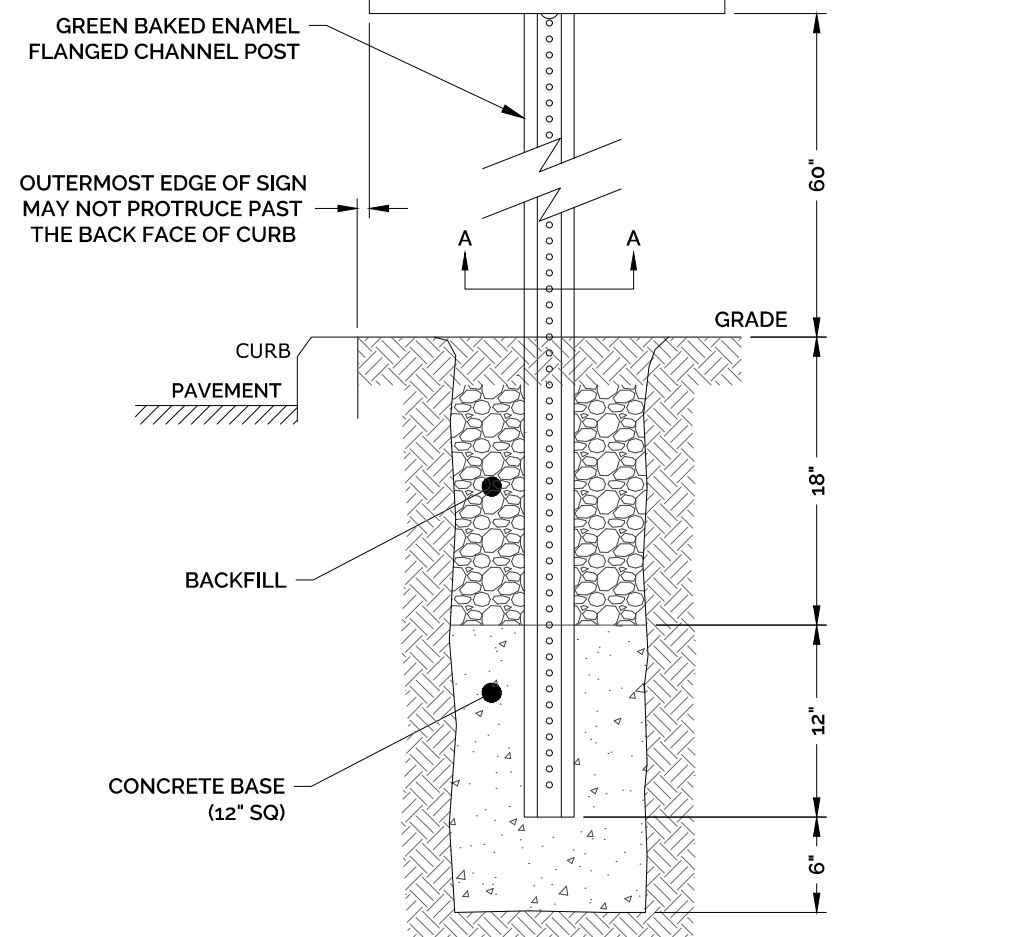
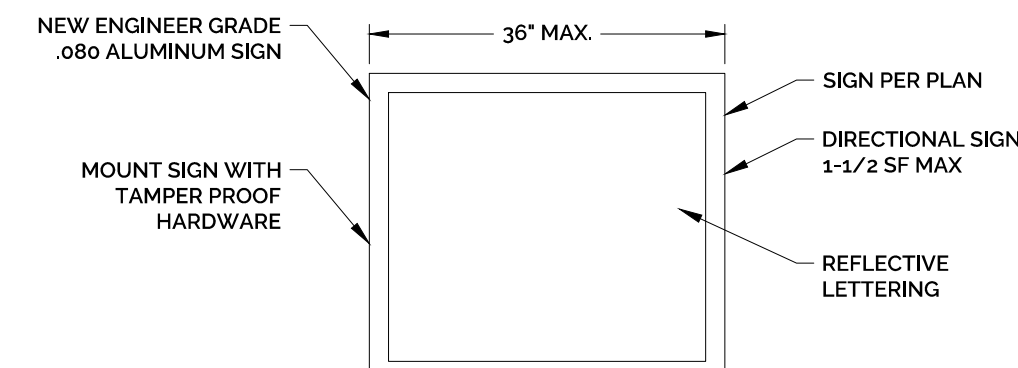
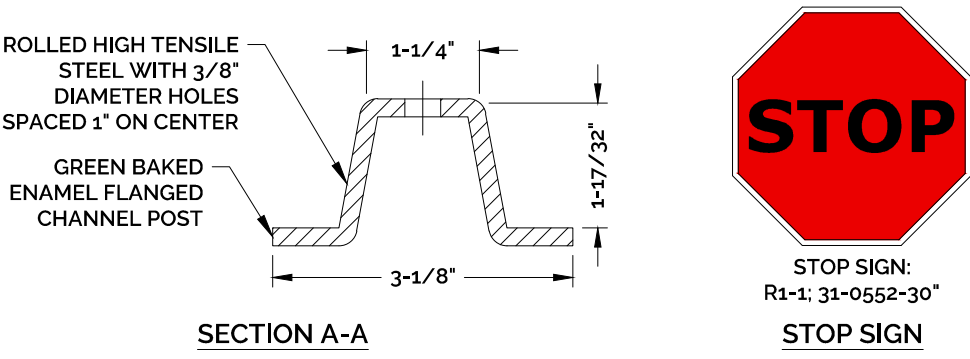
PROJECT NO.	SCALE
2022-0013	N.T.S.
DRAWN BY:	DATE
SMM	12/16/2022
CHECKED BY:	DATE
SMM	12/16/2022

DRAWING  
**DT-1**  
SHEET NUMBER: 9 OF 12CONCRETE CURB  
NOT TO SCALECONCRETE SIDEWALK WITH MONOLITHIC CURB  
NOT TO SCALECONCRETE DUMPSTER PAD  
NOT TO SCALEBITUMINOUS CONCRETE PAVING  
NOT TO SCALEPAVEMENT REPLACEMENT DETAIL  
NOT TO SCALE

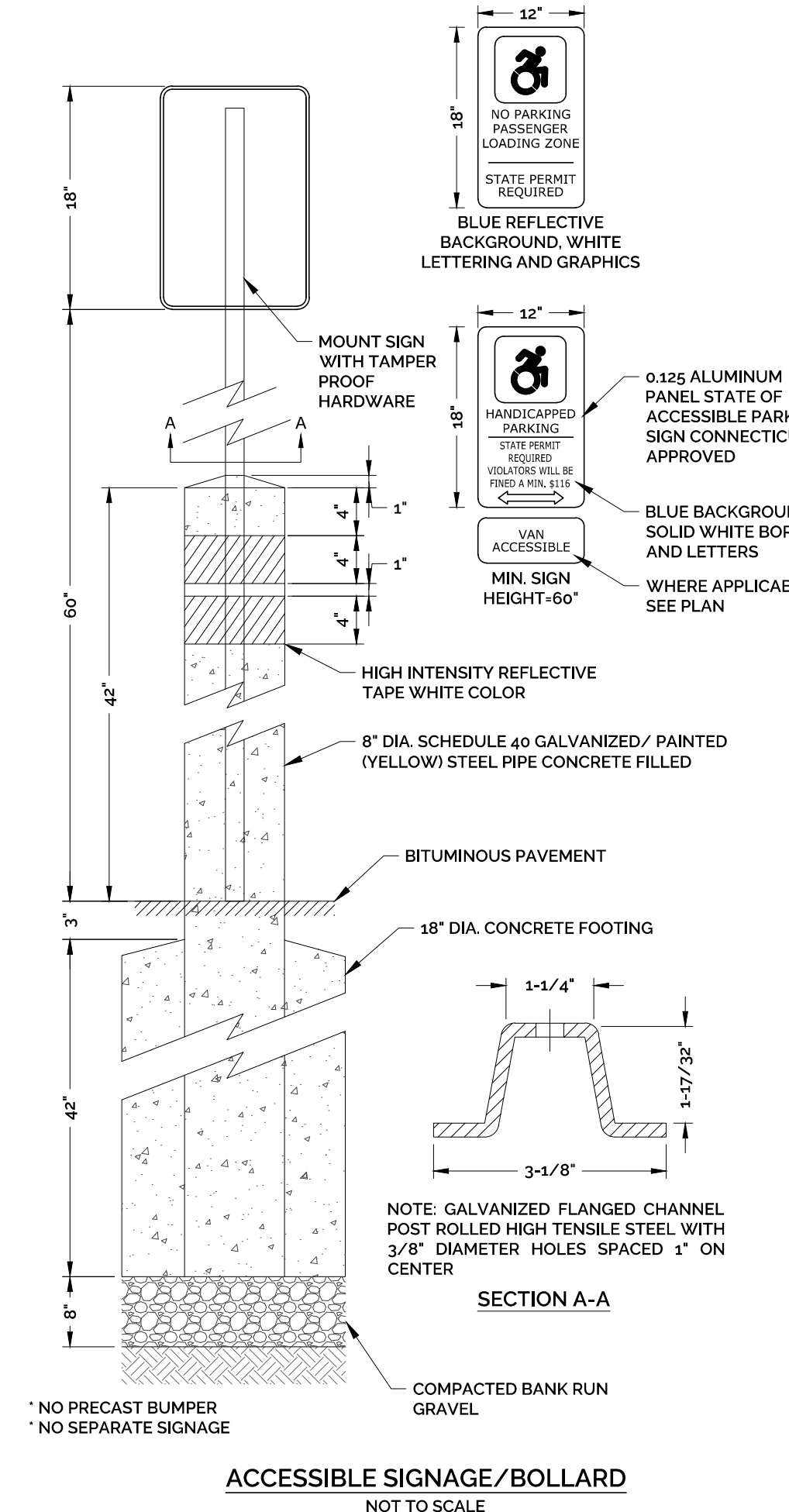
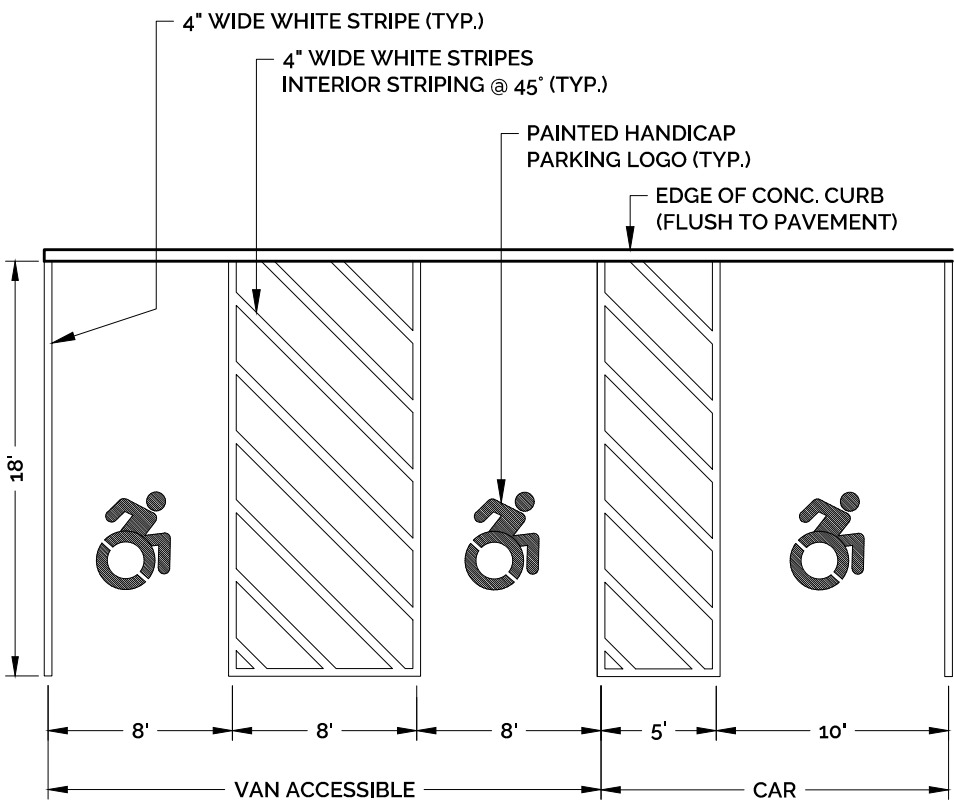
SECTION OF TIMBER RAIL



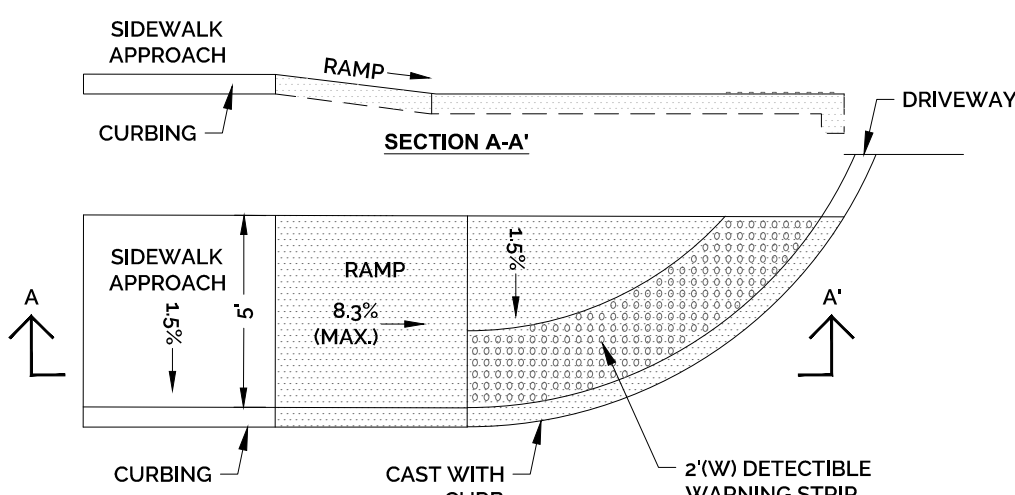
- TOP VIEW OF POST**
- SECTION OF POST**
- SECTION OF MORTISE & TENON**
- SECTION OF POST AND RAIL**
- ANY FIELD CUTTING, DRILLING, OR MACHINING OF POST AND RAILS SHALL BE TREATED WITH 2 BRUSH COATS OF COPPER NAPHTHENATE.
  - RAILS AND POST SHALL BE SOUTHERN YELLOW PINE, GRADE NO. 2 DENSE TREATED WITH C.C.A. (AWPA STANDARD P5) WITH A MINIMUM RETENTION OF 0.6 POUNDS PER CUBIC FEET (P.C.F.) TIMBER SHALL BE KILN DRIED AFTER TREATMENT (KDAT) TO <math>< 19\% \text{ M.C.}</math>
  - BACKFILL IN ALL CASES SHALL BE MADE WITH MATERIAL CAPABLE OF BEING COMPACTED.
  - ALL POSTS SHALL BE ERECTED TO THE LINES AND GRADES INDICATED IN THE DRAWINGS THE TOP INSIDE EDGES OF ALL POSTS SHALL BE WITHIN 1/4 INCH OF THEIR CORRECT POSITION.
  - ALL SURFACES WHERE THE PRESERVATIVE ENVELOPE IS INTERRUPTED SHALL RECEIVE TWO BRUSH COATS OF COPPER NAPHTHENATE.
  - CRUSHED TRAPROCK SHALL BE PLACED ALONG THE ENTIRE LENGTH OF THE FENCE.

TIMBER POST AND RAIL  
NOT TO SCALECONCRETE SIDEWALK WITH MONOLITHIC CURB  
NOT TO SCALEBIKE RACK DETAIL  
NOT TO SCALEDUMPSTER ENCLOSURE/FENCE ELEVATION  
NOT TO SCALEDUMPSTER ENCLOSURE DETAIL  
NOT TO SCALESTOP SIGN  
R1-1.31-0552-30"

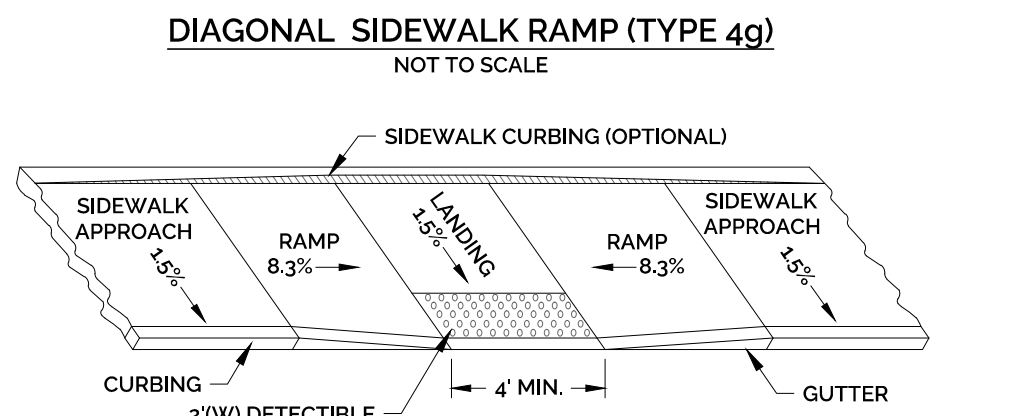
- TRAFFIC SIGN**  
NOT TO SCALE
- SIGN MUST BE INSTALLED PERPENDICULAR TO TRAVEL LANE.
  - SIGN INSTALLATIONS WITHIN THE STATE OF CONNECTICUT RIGHT OF WAY SHALL INCLUDE BREAKAWAY MOUNTING.
  - ALL SIGNS WITHIN THE CITY R.O.W. ARE TO BE HIGH INTENSITY PRISMATIC. INSTALLED WITH BREAKAWAY POSTS AND IN ACCORDANCE WITH THE M.U.T.C.D.
  - SIGN MATERIALS SHALL BE IN ACCORDANCE WITH SECTION M18 OF THE CONDOT STANDARD SPECIFICATIONS FOR ROADWAY, BRIDGES AND INCIDENTAL CONSTRUCTION.

ACCESSIBLE SIGNAGE/BOLLARD  
NOT TO SCALE

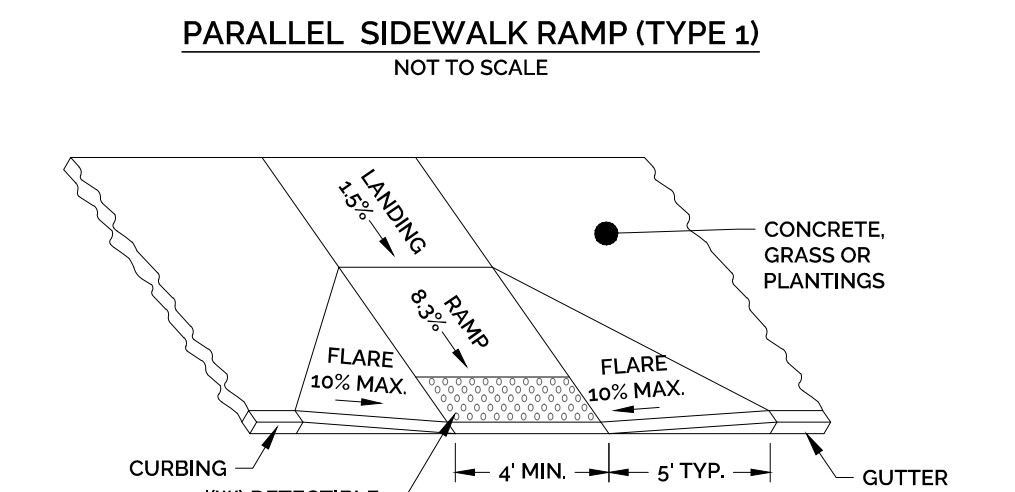
- ACCESSIBLE PARKING SPACE DETAIL**  
NOT TO SCALE
- PER SECTION 502.4.1 IN THE AMENDMENTS TO ICC A117.1-2009 NOTED IN THE 2018 CONNECTICUT STATE BUILDING CODE. ACCESS AISLES (CROSS HATCH) SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH. ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY. PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
  - PER SECTION 502.6 IN THE AMENDMENTS TO ICC A117.1-2009 NOTED IN THE 2018 CONNECTICUT STATE BUILDING CODE. AND IN ACCORDANCE WITH SECTION 1105.5 AND 1105.1.1 OF THE 2015 INTERNATIONAL BUILDING CODE. THE MINIMUM VERTICAL CLEARANCE FOR AN ACCESSIBLE SPACE WITHIN A PARKING GARAGE SHALL BE 8 FEET 2 INCHES.

ACCESSIBLE PARKING SPACE DETAIL  
NOT TO SCALE

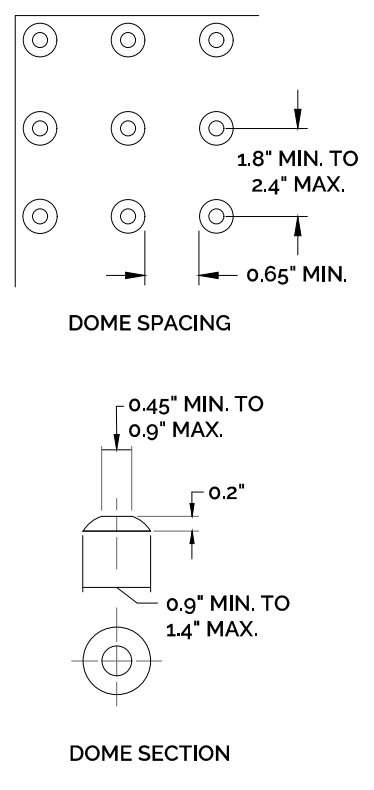
- DIAGONAL SIDEWALK RAMP (TYPE 4g)**  
NOT TO SCALE
- NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK  
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION  
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 2



- PARALLEL SIDEWALK RAMP (TYPE 1)**  
NOT TO SCALE
- NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK  
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION  
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 1



- PERPENDICULAR SIDEWALK RAMP (TYPE 6a)**  
NOT TO SCALE
- NOTE: SEE PLAN FOR SIZE AND LOCATION OF SIDEWALK  
REFERENCE: STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION  
OFFICE OF ENGINEERING SIDEWALKS RAMP SHEET 1



- DETECTIBLE WARNING STRIP**  
NOT TO SCALE
- GENERAL NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20.1.
  - CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP. FREE OF SAGS AND ABRUPT GRADE CHANGES.
  - ALL ADA (AMERICAN DISABILITY ACT) CONCRETE RAMP SHALL BE CONSTRUCTED OF CLASS 'C' CONCRETE AND SHALL MEET ALL THE REQUIRED TECHNICAL AND MATERIAL SPECIFICATIONS AS SPECIFIED WITHIN THE STATE OF CONNECTICUT STANDARD SPECIFICATION FORM 616 AS AMENDED.
  - ALL RAMP SURFACES SHALL BE TREATED WITH A STIFF BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
  - AS PER FEDERAL AND STATE REGULATIONS, DETECTABLE DOME WARNING PADS MEASURING A STANDARD 2- FEET BY 4- FEET SHALL BE INSTALLED WITHIN EACH RAMP.
  - THE PAD COLOR SHALL BE GRAY UNLESS OTHERWISE INSTRUCTED. NO SURFACE GLUING OF THE PAD TO THE CONCRETE RAMP WILL BE ALLOWED. ALL PADS ARE TO BE ATTACHED WITH THE PROPER HARDWARE. PLACE EDGE OF RAMP 6-INCHES FROM THE EDGE OF THE ROAD.
  - TO ALLOW FOR EASE OF WHEELCHAIR TRAVEL, PLACE PAD IN THE LONGITUDE DIRECTION SO AS TO INTERFERE WITH THE WIDTH OF THE WHEELS ON A WHEELCHAIR.
  - CONCRETE SHALL BE USED IN THE TRANSITION SECTIONS TO EACH RAMP. NO STONE CURBING IS REQUIRED. THE EDGE OF THE RAMP SHALL MATCH EVENLY WITH THE EDGE OF PAVEMENT. NO 'RISE' BETWEEN THE RAMP AND PAVEMENT WILL BE ALLOWED. THE CONTRACTOR WILL BE MADE RESPONSIBLE TO MAKE ALL THE NECESSARY CORRECTION.
  - ALL ADA RAMP ARE TO HAVE SLOPE OF 12.1.
  - ALL RAMP TO BE CONSTRUCTED WITH 6x8" WELDED WIRE MESH REINFORCING.

DETECTIBLE WARNING STRIP  
NOT TO SCALEACCESSIBLE SIGNAGE/BOLLARD  
NOT TO SCALE\* NO PRECAST BUMPER  
\* NO SEPARATE SIGNAGE

SECTION A-A

SECTION A-A

SECTION A-A

STAMP

APPR.

DATE

DESCRIPTION OF REVISION

REV.

SITE DETAILS

VESEL MULTI-FAMILY HOUSING  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR  
VESEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET, NEW YORK, NY 10019

PROJECT NO.  
2022-0013

SCALE  
N.T.S.

DRAWN BY:  
SMM

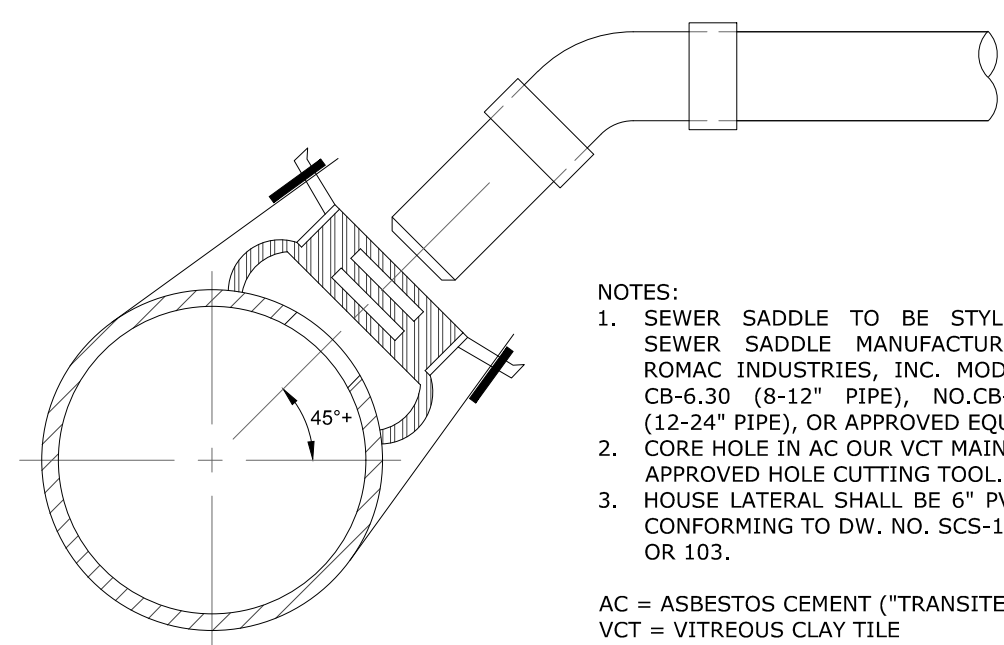
DATE  
12/16/2022

CHECKED BY:  
SMM

DATE  
12/16/2022

DRAWING  
DT-2

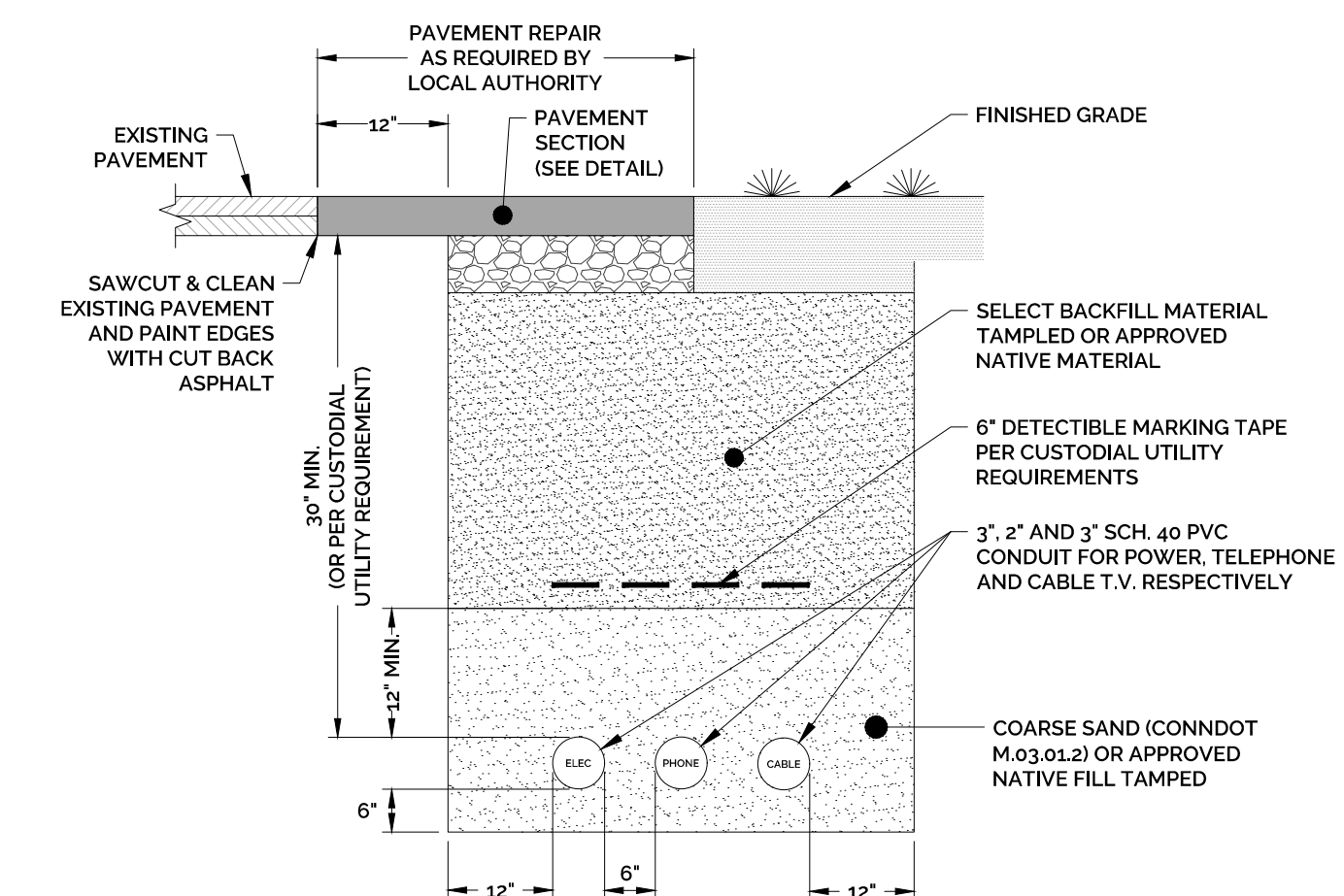
SHEET NUMBER: 10 OF 12



- NOTES:
- SEWER SADDLE TO BE STYLE "CB" SEWER SADDLE MANUFACTURED BY ROMAC INDUSTRIES, INC. MODEL NO. CB-6.30 (8-12" PIPE), NO. CB-6.30LS (12-24" PIPE), OR APPROVED EQUAL.
  - CORE HOLE IN AC OUR VCT MAIN USING APPROVED HOLE CUTTING TOOL.
  - HOUSE LATERAL SHALL BE 6" PVC PIPE CONFORMING TO DW. NO. SC5-101, 102 OR 103.

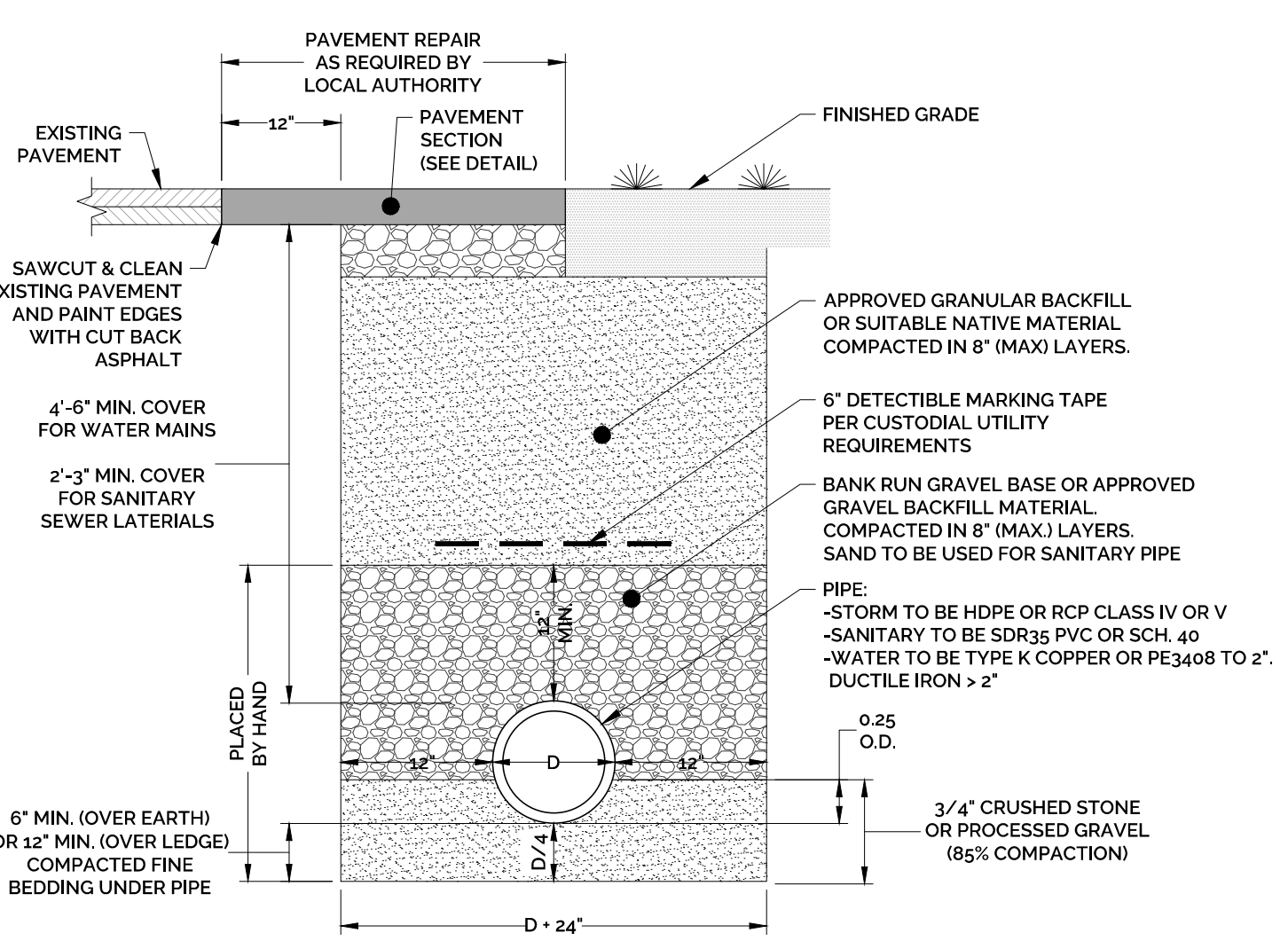
AC = ASBESTOS CEMENT ("TRANSITE")  
VCT = VITREOUS CLAY TILE

PVC/AC/VCT SEWER PIPE FIELD CONNECTION  
NOT TO SCALE



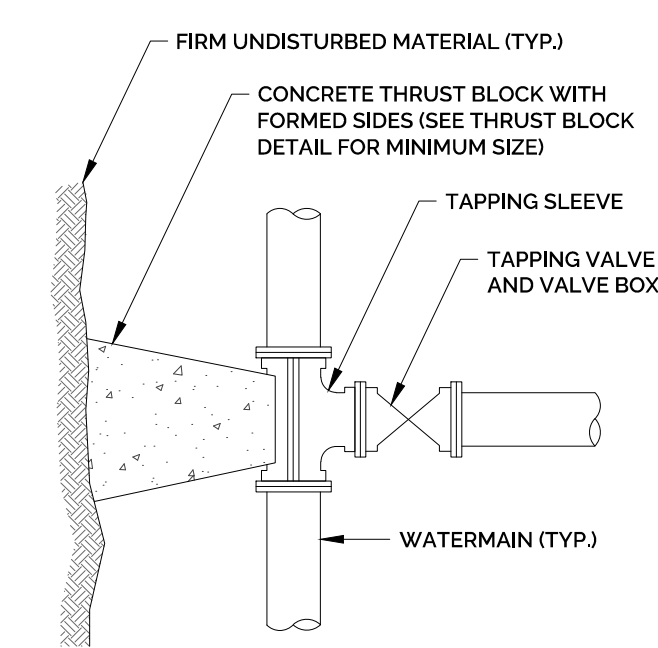
- NOTES:
- SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
  - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
  - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
  - ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
  - CONTRACTOR RESPONSIBLE FOR EXCAVATION, BEDDING, CONDUIT & BACKFILL.

TYPICAL E/T/C UTILITY TRENCH  
NOT TO SCALE



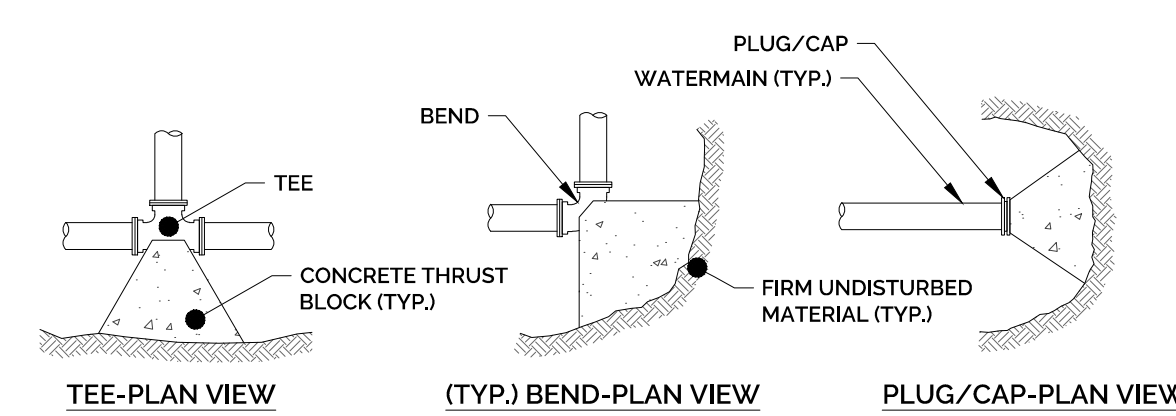
- NOTES:
- SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
  - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
  - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
  - ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
  - USE WATERTIGHT RUBBER CASSETS ASTM C443 IN ALL PIPE JOINTS.

TYPICAL TRENCH  
NOT TO SCALE



NOTE: CONTRACTOR TO VERIFY OUTSIDE DIAMETER OF EXISTING MAIN.

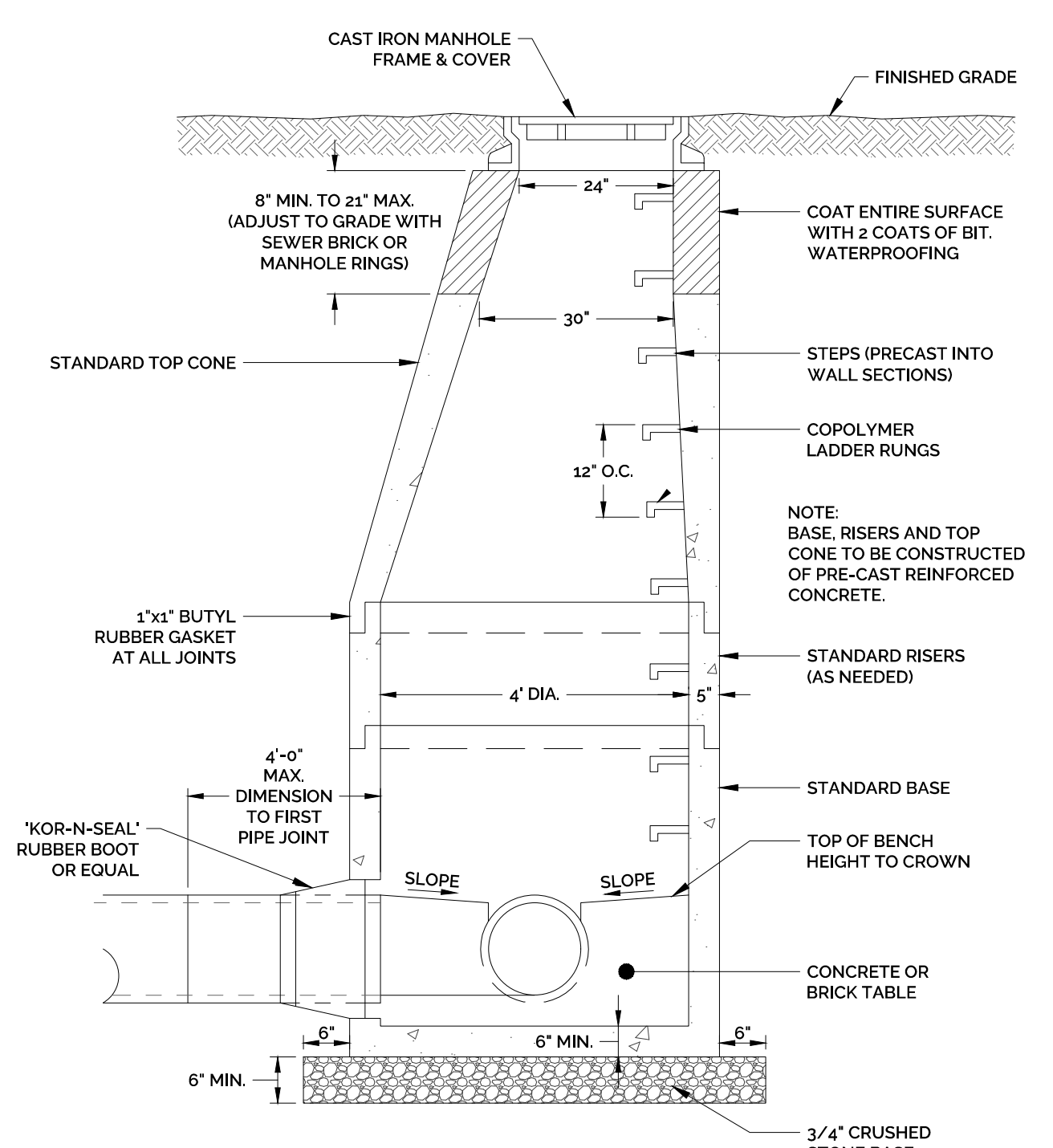
TAPPING SLEEVE & VALVE DETAIL  
NOT TO SCALE



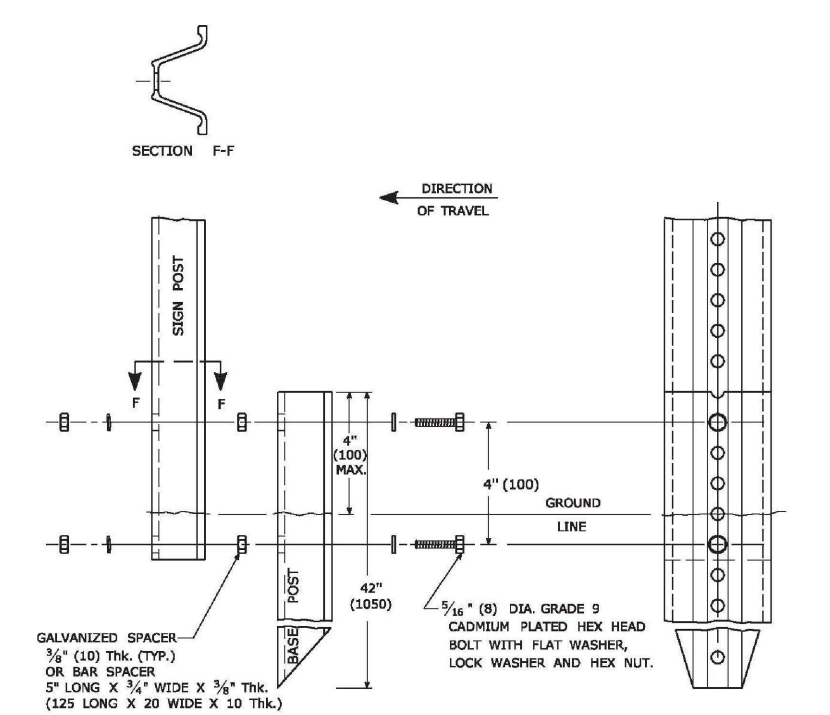
SIZE OF MAIN (IN.)	BEND (90°)	BENDS (45° & UNDER)	TEES, CAPS OR PLUGS
8 & UNDER	6	3	4
10 & 12	12	6	9

- NOTES:
- CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
  - THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.
  - THRUST BLOCK SIDES SHALL BE FORMED WITH PLYWOOD.

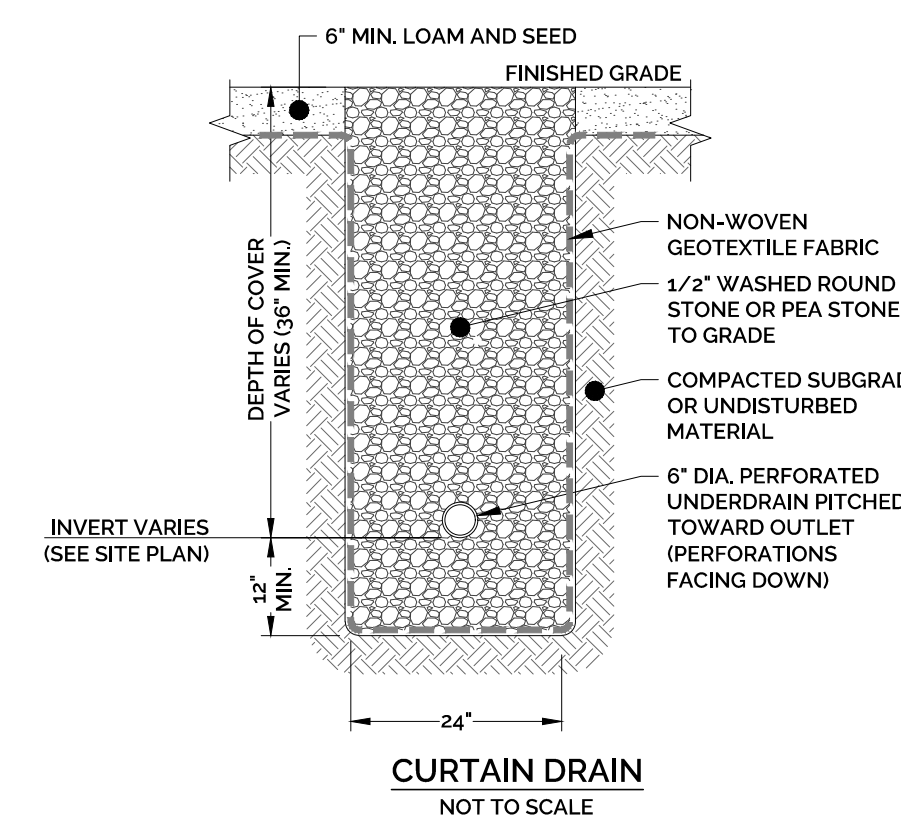
THRUST BLOCK DETAILS  
NOT TO SCALE



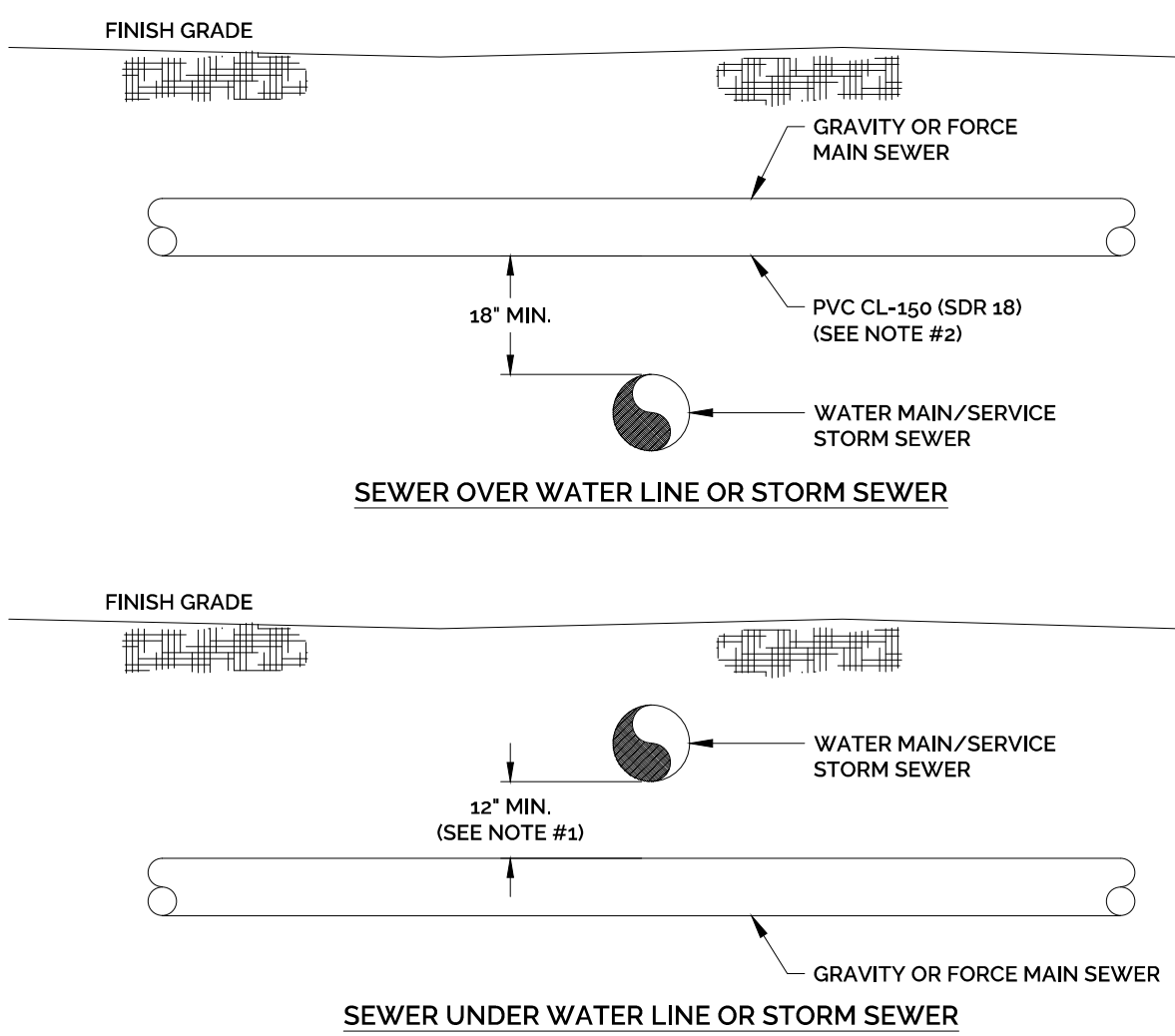
SEWER MANHOLE DETAIL  
NOT TO SCALE



BREAKAWAY TYPE II INSTALLATION  
NOT TO SCALE

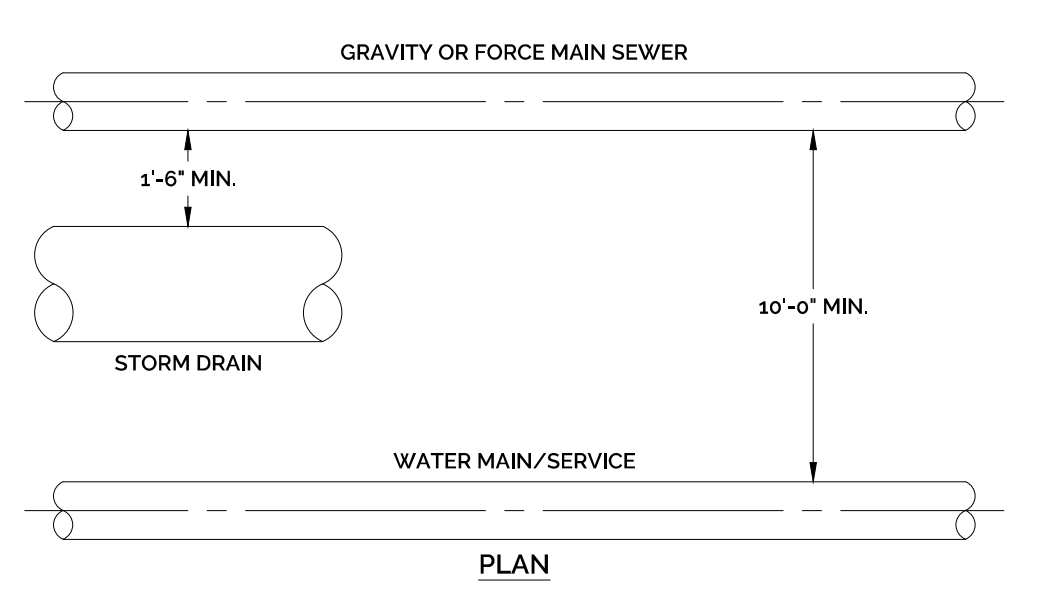


CURTAIN DRAIN  
NOT TO SCALE



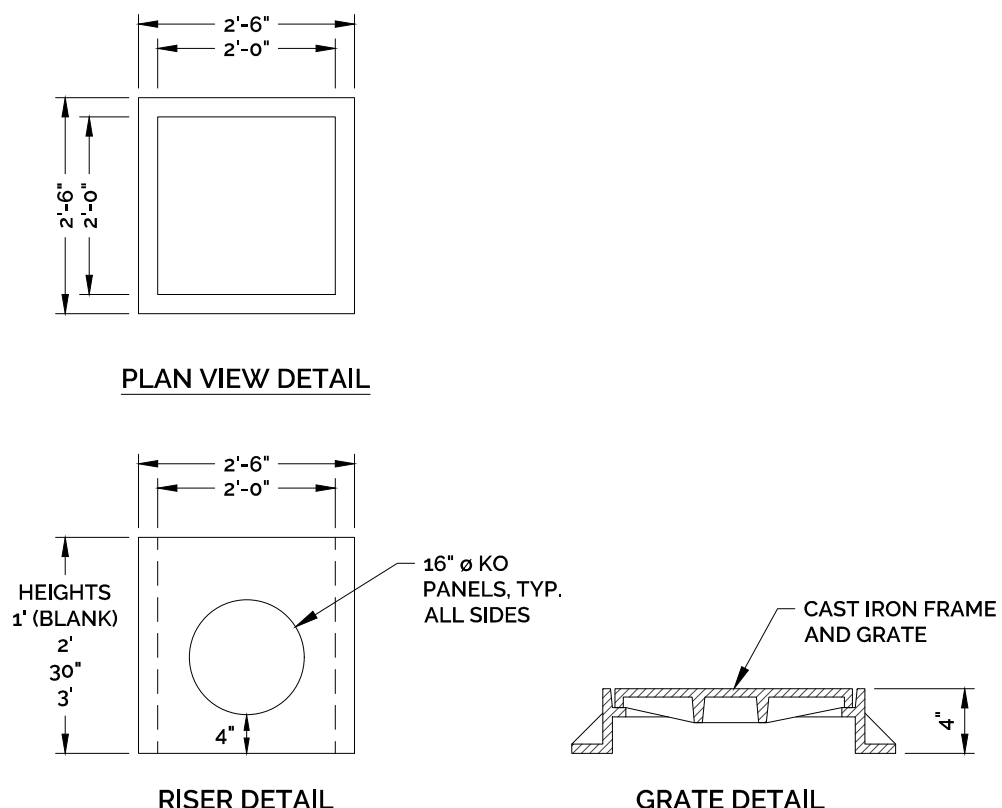
- NOTES:
- WHEN THE VERTICAL SEPARATION DISTANCE IS 12"-18" THE SEWER SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. WHEN THE SEPARATION DISTANCE IS GREATER THAN 18", STANDARD SEWER PIPE MATERIAL (SDR 35) MAY BE USED.
  - THE SEWER PIPE SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. NO PIPE JOINTS SHALL BE LOCATED WITHIN THE 10' DISTANCE EITHER SIDE.
  - THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.

VERTICAL SEPARATION DISTANCES  
NOT TO SCALE

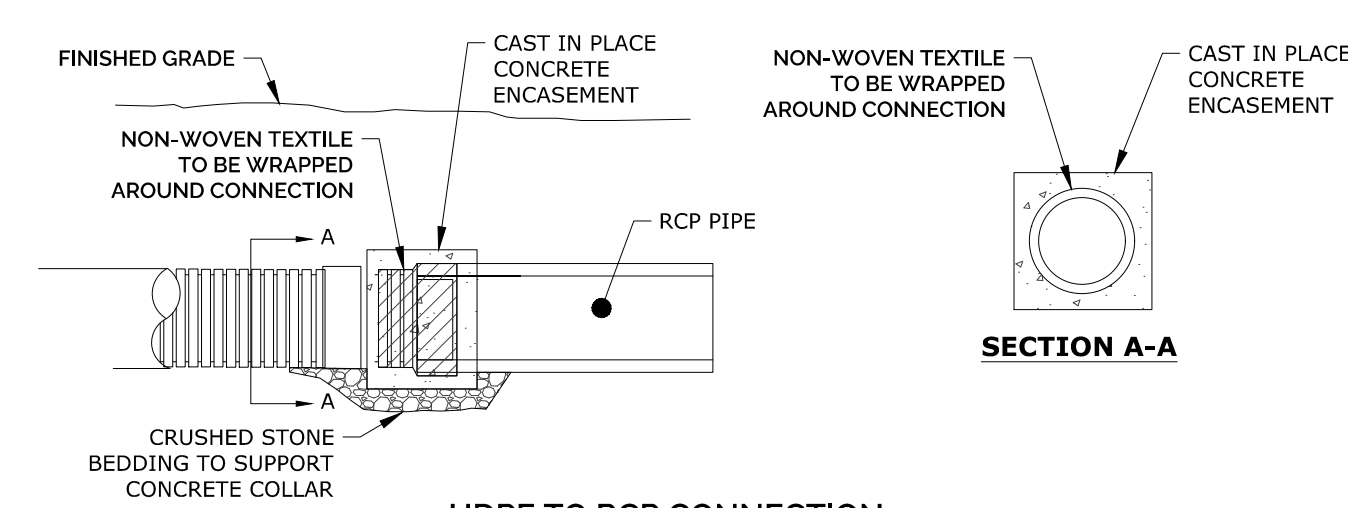


- NOTES:
- THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.
  - HORIZONTAL RESTRICTIONS FOR STORM SEWER ONLY APPLY WHEN PIPES ARE AT THE SAME ELEVATION.

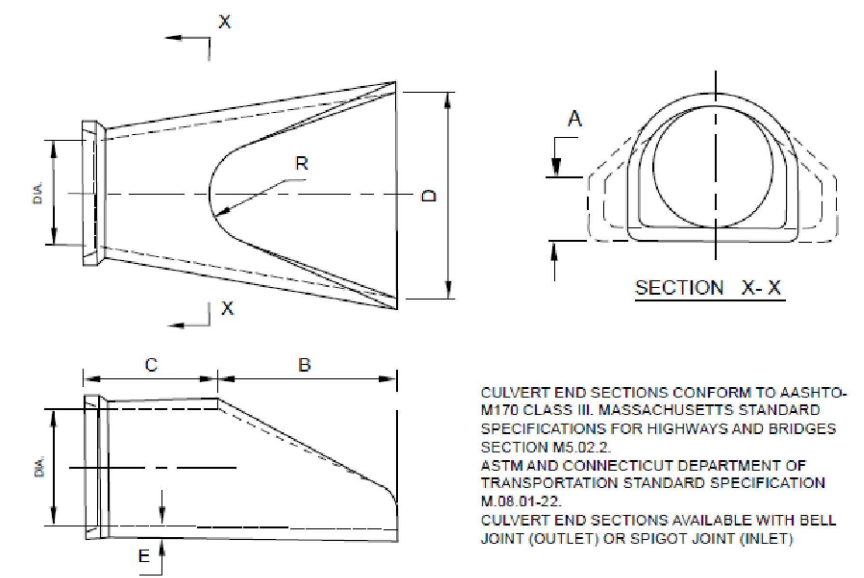
HORIZONTAL SEPARATION DISTANCES  
NOT TO SCALE



YARD DRAIN DETAIL  
NOT TO SCALE

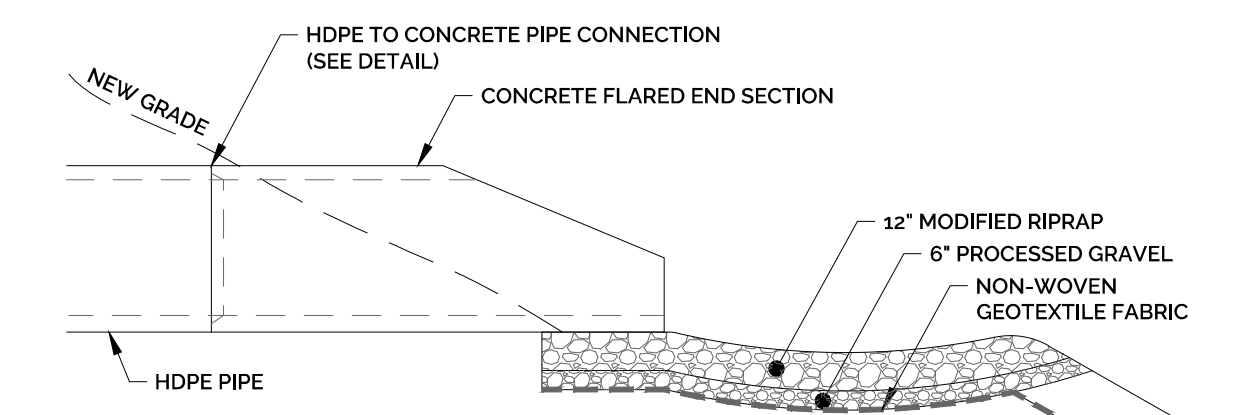


HDPE TO RCP CONNECTION (GEOTEXTILE WRAP)  
NOT TO SCALE



OD	A	B	C	D	E	F	G
12"	20"	20"	4.0 (2.0)	2.0	3"	3"	3"
18"	28"	28"	5.0 (2.5)	2.5	3"	3"	3"
24"	36"	36"	6.0 (3.0)	3.0	3"	3"	3"
30"	44"	44"	7.0 (3.5)	3.5	3"	3"	3"
36"	52"	52"	8.0 (4.0)	4.0	3"	3"	3"
42"	60"	60"	9.0 (4.5)	4.5	3"	3"	3"
48"	68"	68"	10.0 (5.0)	5.0	3"	3"	3"
54"	76"	76"	11.0 (5.5)	5.5	3"	3"	3"
60"	84"	84"	12.0 (6.0)	6.0	3"	3"	3"

REINFORCED CONCRETE CULVERT ENDS  
NOT TO SCALE



OUTLET	W1	La	W2
1 (EW-1)	3	5	6
2 (FES-1)	3	5	5
3 (FES-2)	3	5	7

NOTE: IN ACCORDANCE WITH CT DOT DRAINAGE MANUAL SECTION 11.13 - OUTLET PROTECTION. ALL APRON STONE SHALL BE MODIFIED RIPRAP DISCHARGE VELOCITY <8 FT/ST

RIPRAP APRON  
NOT TO SCALE



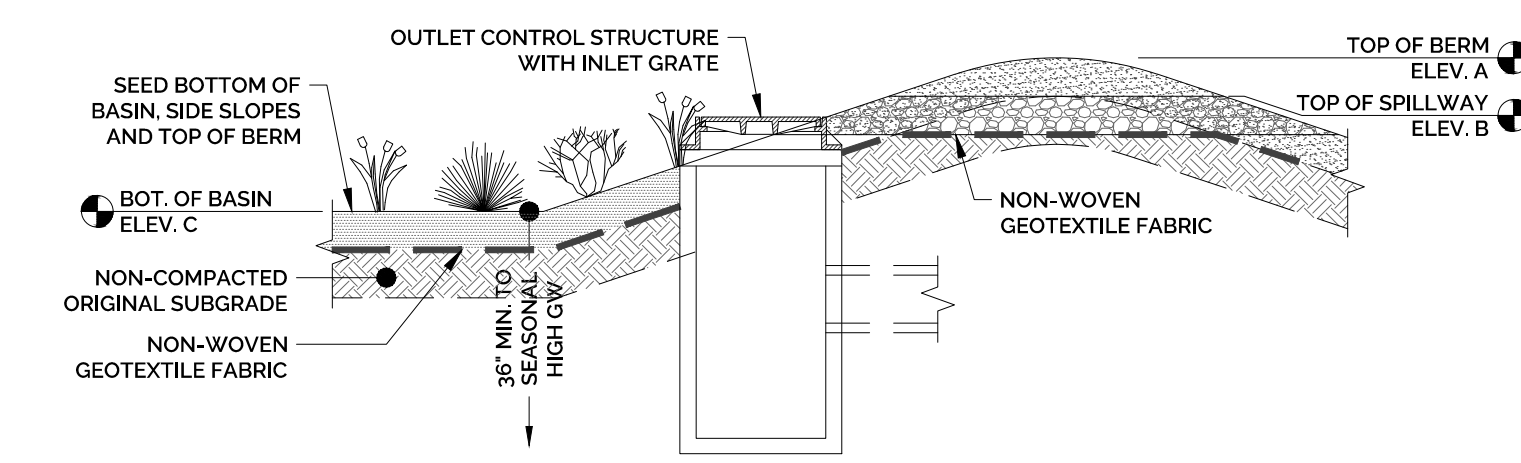
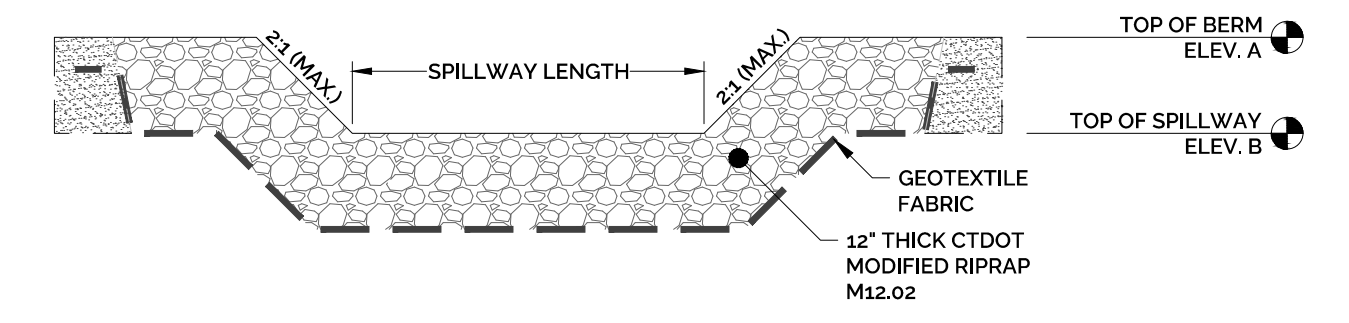
**ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE 'B' LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3 OR AASHTO M43 <sup>1</sup> 3.357, 4.467, 5.65, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE 'A' LAYER TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3-4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3-4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE <sup>2,3</sup>

- PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

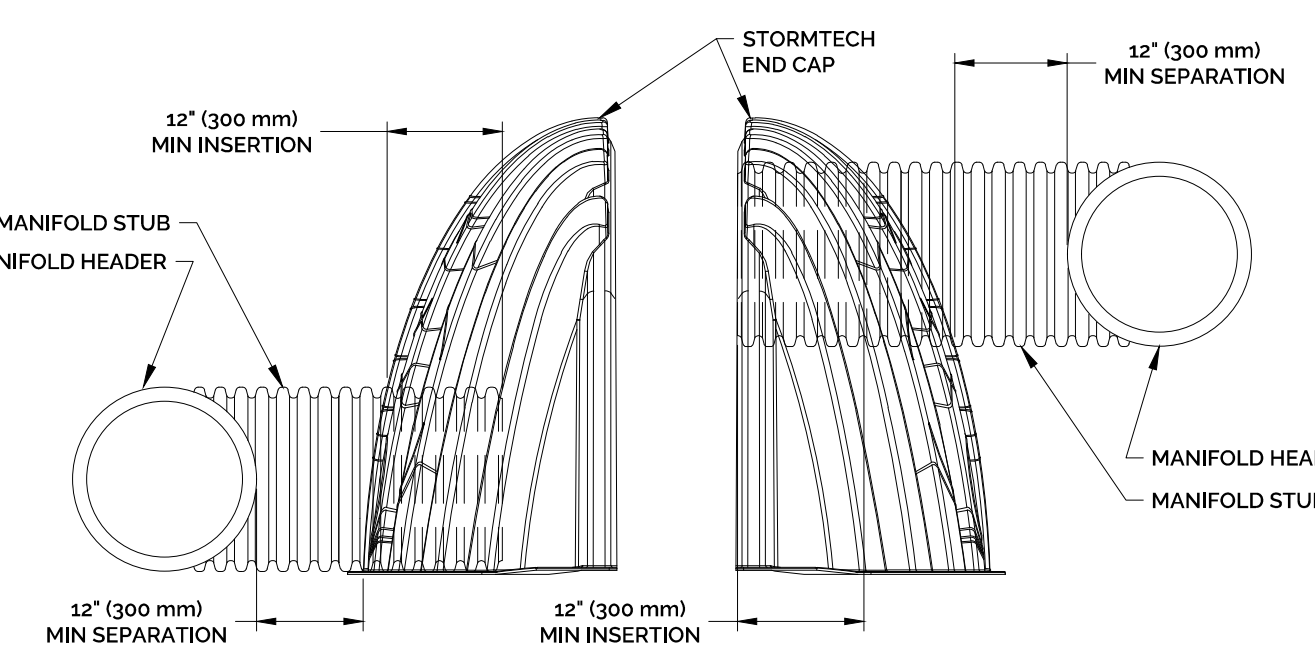
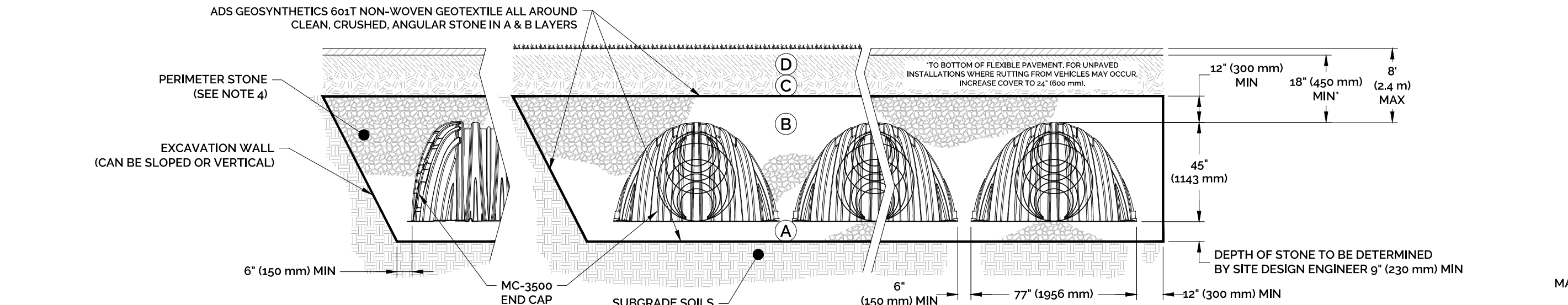
**BASIN ELEVATIONS**

BASIN ID	TOP OF BERM ELEV. A	TOP OF SPILLWAY ELEV. B	BOTTOM OF BASIN ELEV. C
SWM-B	94.10	93.60	91.00
SWM-C	91.20	88.75	--
SWM-D	93.60	89.00	87.80 (4"TH x 11"LI)



**BIORETENTION BASIN CONSTRUCTION NOTES:**

- REMOVE EXISTING TOPSOIL, SURFACE LEAF LITTER, ETC. FROM RAIN GARDEN AREA AND STOCKPILE FOR REUSE.
- AVOID COMPACTION OF NATURAL SOILS WITHIN BOTTOM AREA OF RAIN GARDEN BASIN BY CONSTRUCTION EQUIPMENT.
- SCARIFY NATURAL SOILS WITHIN THE BOTTOM OF BASIN PRIOR TO PLACING STOCKPILED TOPSOIL.
- ALL DISTURBED AREAS SHALL BE FINE GRADED WITH 6" TOPSOIL, RAKED, SEEDED AND MULCHED IN A TIMELY MANNER. TOPSOIL SHALL BE PLACED IN THE BASIN USING LIGHT EQUIPMENT. ALLOW SOIL TO SETTLE NATURALLY THROUGH RAIN EVENTS OR PRESOAK AFTER PLACEMENT.
- PLACE A 3-INCH LAYER OF WELL-AGED SHREDDED HARDWOOD FREE OF ROOTS, SOIL AND WEEDS.
- SEED BOTTOM OF BASIN, SIDE SLOPES AND TOP OF BERM WITH CONSERVATION/WILDLIFE MIX AT 1 LB./1,750 S.F., OR EQUIVALENT. SEEDING SHALL BE QUICKLY ESTABLISHED AND MAINTAINED TO PREVENT ANY SILT ACCUMULATION ALONG THE BOTTOM OF THE RAIN GARDEN. MINIMUM VEGETATIVE COVERAGE OF 90% SHALL BE TARGETED AND MAINTAINED.
- BIORETENTION BASIN SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
- THE AREA OF THE BIORETENTION BASIN SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.
- DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREAS OF THE BASIN. THE CONTRACTOR SHALL ENSURE THAT THE AREAS DRAINING TO THE BIORETENTION BASIN ARE STABILIZED IN A TIMELY MANNER AND MAINTAINED OVER THE ENTIRE AREA DRAINING TO THE BASIN.



**NOTES:**

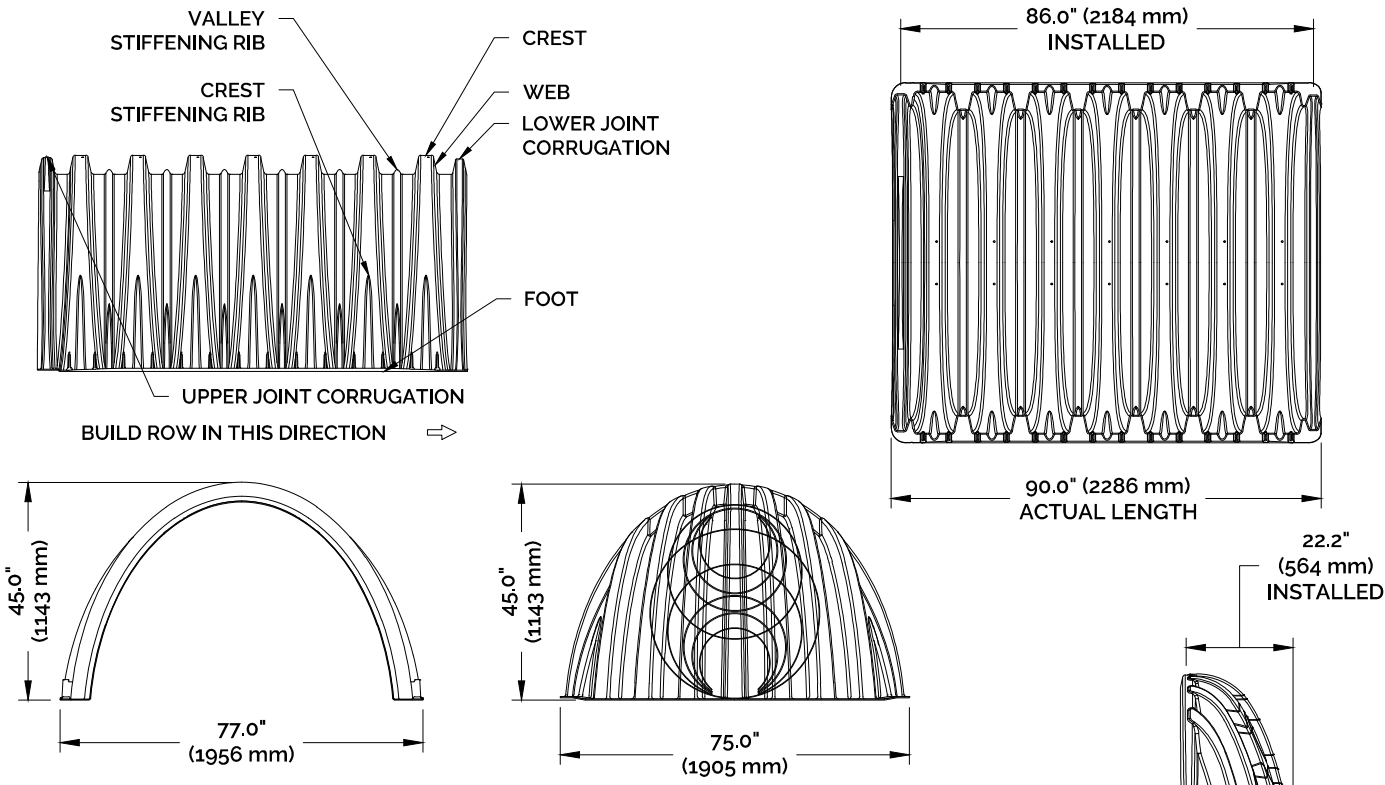
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418. "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45376 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING. CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL. THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION. THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS./FT.<sup>2</sup> AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73 °F / 23 °C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**ADS STORMTECH MC-3500 CROSS SECTION DETAIL**  
NOT TO SCALE

**ADS STORMTECH MC-3500 END CAP INSERTION DETAIL**  
NOT TO SCALE

**INSPECTION & MAINTENANCE**

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT  
 A. INSPECTION PORTS (IF PRESENT)  
 A.1. REMOVE/OEN LED ON NYLOPLAST INLINE DRAIN  
 A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED  
 A.3. USING A FLASHLIGHT AND STAIN ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG  
 A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)  
 A.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.  
 B. ALL ISOLATOR ROW PLUS ROWS  
 B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS  
 B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE  
 B.3. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY  
 B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE  
 B.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.  
 B.6. CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS  
 B.7. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED  
 B.8. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN  
 B.9. VACUUM STRUCTURE SUMP AS REQUIRED  
 B.10. REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.  
 C. INSPECT AND CLEAN BAGS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- STEP 2)  
 A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED  
 B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN  
 C. VACUUM STRUCTURE SUMP AS REQUIRED  
 D. REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.  
 E. INSPECT AND CLEAN BAGS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- STEP 3)  
 A. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.  
 B. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.
- STEP 4)  
 A. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.  
 B. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**NOMINAL CHAMBER SPECIFICATIONS**  
 SIZE (W X H X INSTALLED LENGTH)  
 CHAMBER STORAGE  
 MINIMUM INSTALLED STORAGE<sup>1</sup>  
 WEIGHT

77.0" X 45.0" X 86.0" 1956 mm X 1143 mm X 2184 mm	175.0 CUBIC FEET (4.96 m³)	134 lbs. (60.8 kg)
--	-------------------------------	-----------------------

**NOMINAL END CAP SPECIFICATIONS**  
 SIZE (W X H X INSTALLED LENGTH)  
 END CAP STORAGE  
 MINIMUM INSTALLED STORAGE<sup>1</sup>  
 WEIGHT

75.0" X 45.0" X 22.2" 1905 mm X 1143 mm X 564 mm	45.1 CUBIC FEET (1.28 m³)	49 lbs. (22.2 kg)
---	------------------------------	----------------------

<sup>1</sup>ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

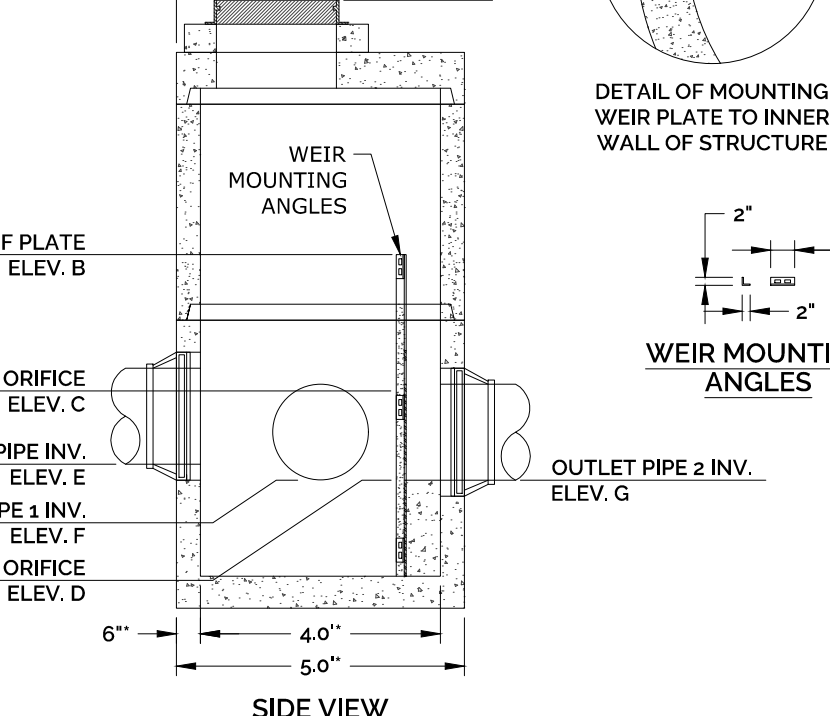
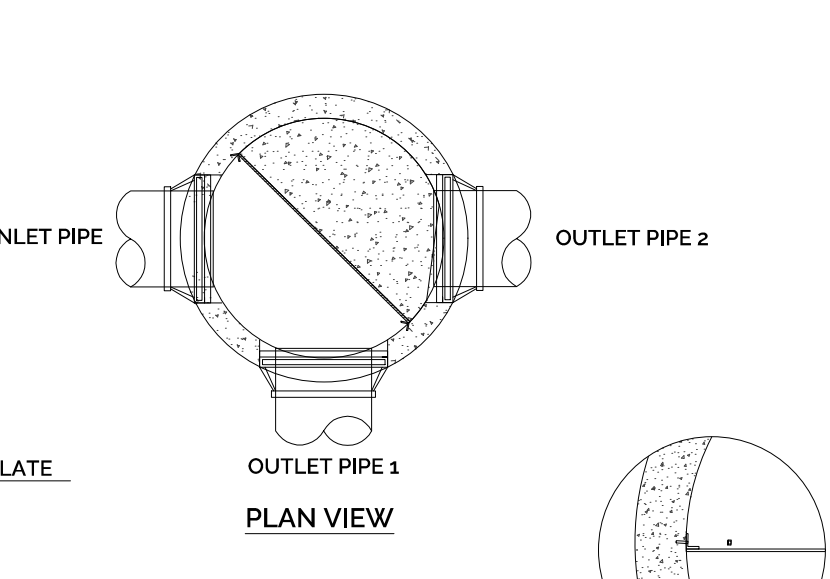
PART #	STUB	B	C
MC3500EPP08T	6" (150 mm)	33.21" (844 mm)	---
MC3500EPP08B	6" (150 mm)	31.16" (793 mm)	---
MC3500EPP08T	8" (200 mm)	---	0.81" (21 mm)
MC3500EPP08B	8" (200 mm)	---	0.93" (24 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500EPP10B	10" (250 mm)	26.35" (670 mm)	---
MC3500EPP12T	12" (300 mm)	---	1.35" (34 mm)
MC3500EPP12B	12" (300 mm)	23.39" (594 mm)	---
MC3500EPP15T	15" (375 mm)	---	1.60" (38 mm)
MC3500EPP15B	15" (375 mm)	20.03" (509 mm)	---
MC3500EPP18T	18" (450 mm)	---	1.77" (45 mm)
MC3500EPP18B	18" (450 mm)	14.48" (368 mm)	---
MC3500EPP24TW	24" (600 mm)	---	2.08" (52 mm)
MC3500EPP24BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

**INLET/OUTLET CONTROL STRUCTURE ELEVATION SUMMARY TABLE**

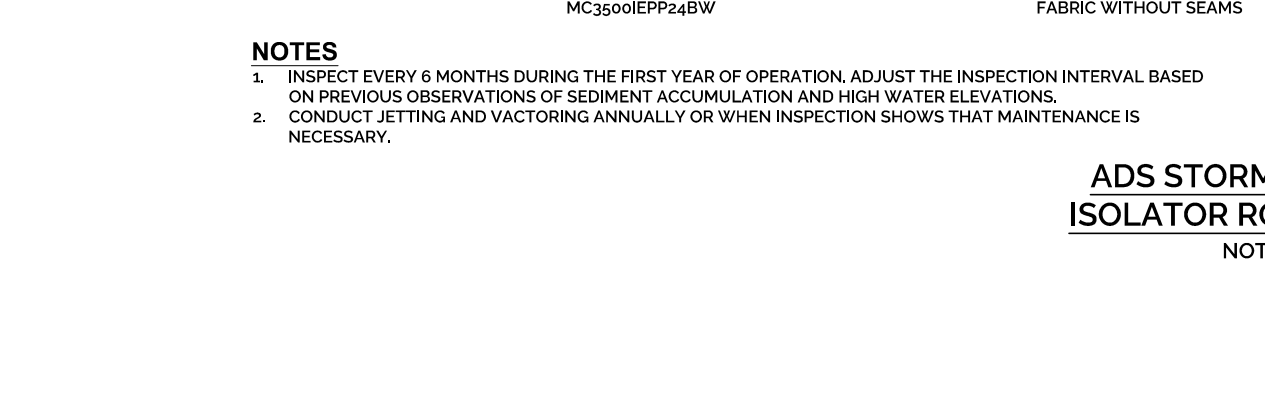
STRUCTURE ID	TOP OF FRAME ELEV. A	TOP OF WEIR PLATE ELEV. B	UPPER ORIFICE INVERT ELEV. C	LOW-FLOW ORIFICE INVERT ELEV. D	INLET PIPE INVERT ELEV. E	OUTLET PIPE 1 INVERT ELEV. F	OUTLET PIPE 2 INVERT ELEV. G
ICS-1	93.30	88.75	--	--	85.60 (12") (W)	85.57 (12") ISOLATOR ROW (E)	85.57 (12") OVERFLOW (N)
ICS-2	91.20	88.75	--	--	85.60 (12") (NE)	85.57 (12") ISOLATOR ROW (W)	85.57 (12") OVERFLOW (N)
OCS-1	93.60	89.00	87.80 (4"TH X 11"LI)	86.00 (4" DIA.)	85.57 (12" MANIFOLD) (S)	84.70 (12") (W)	---
OCS-2	93.40	---	---	---	---	90.00 (12") (N)	---

**INLET CONTROL STRUCTURE (ICS) AND OUTLET CONTROL STRUCTURE (OCS)**  
NOT TO SCALE

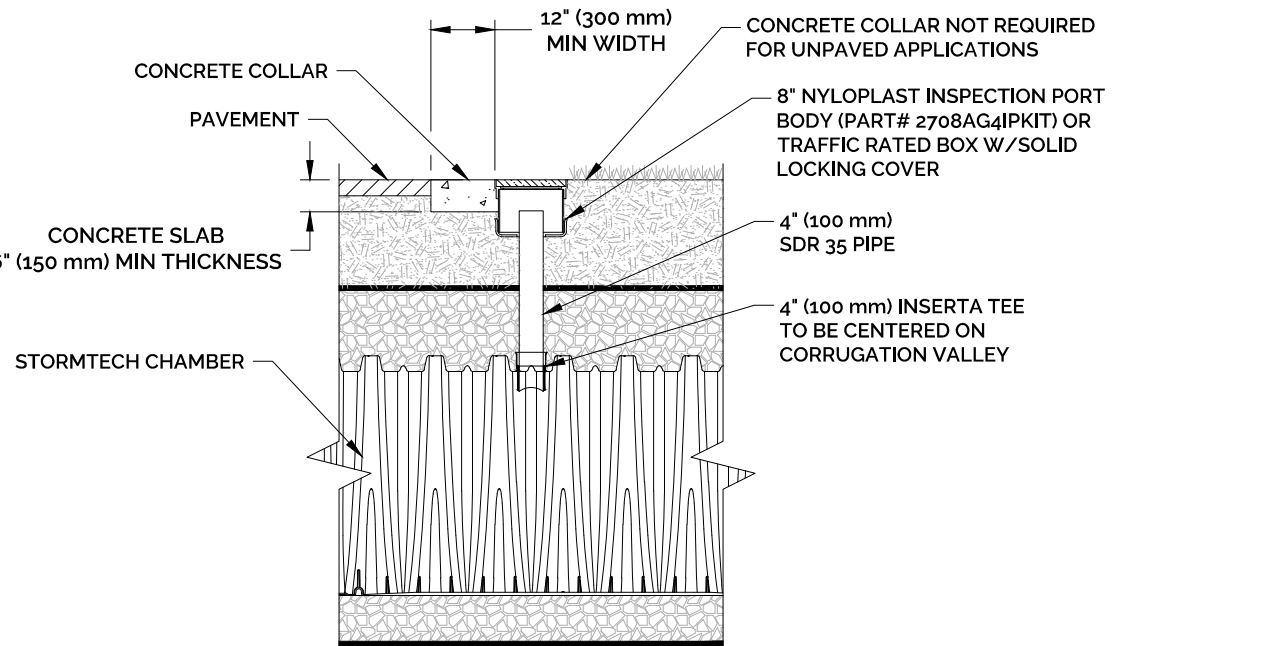


NOTE:  
 1' OR 6" DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 6" AND 6" BASES. WALL THICKNESS TO INCREASE 1" FOR EACH 1" OF INSIDE DIAMETER INCREASE.

**INLET/OUTLET CONTROL STRUCTURE DETAIL**  
NOT TO SCALE

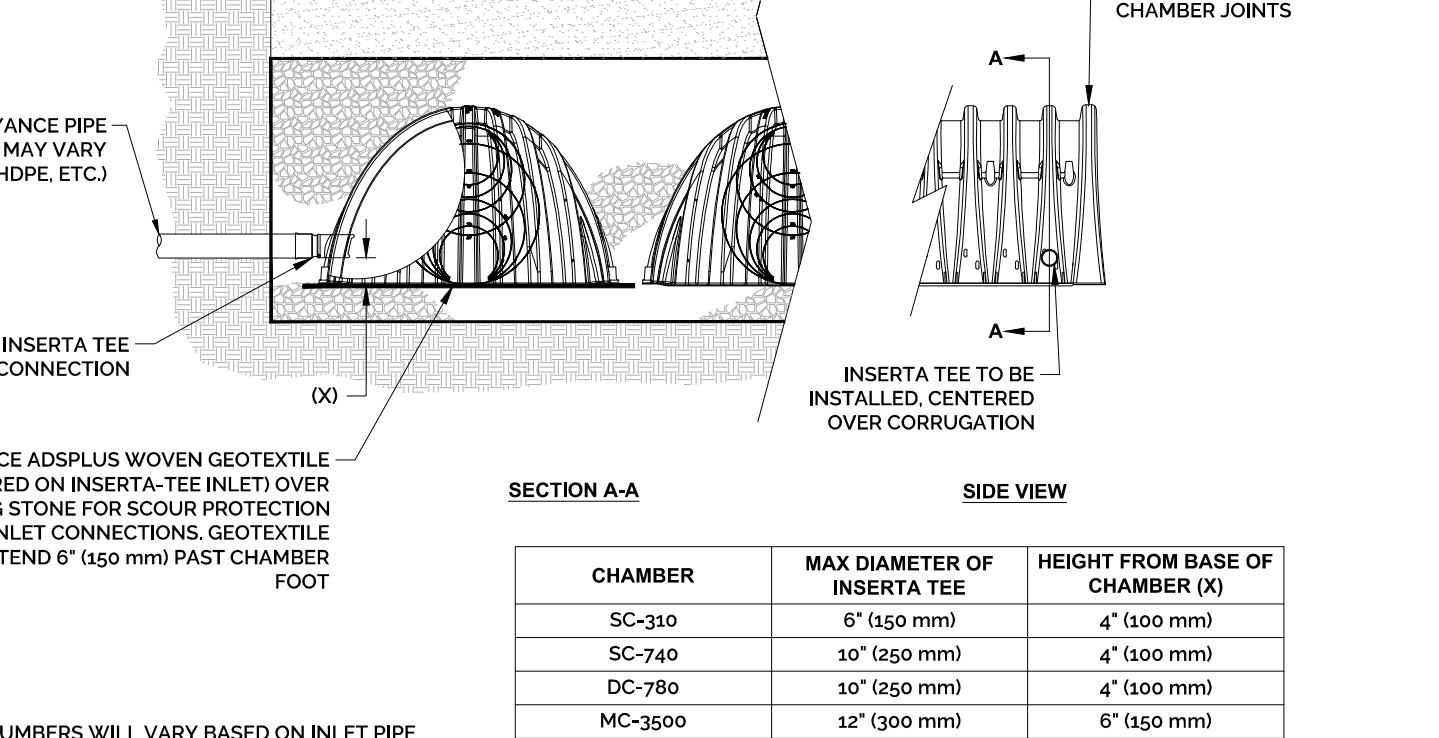


**ADS STORMTECH MC-3500 ISOLATOR ROW PLUS DETAIL**  
NOT TO SCALE



NOTE:  
 1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

**4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)**  
NOT TO SCALE



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON.

**ADS STORMTECH INSERTA-TEE SIDE VIEW DETAIL**  
NOT TO SCALE

**ADS STORMTECH MC-3500 TECHNICAL SPECIFICATIONS**  
NOT TO SCALE

STAMP  
 DATE  
 APPROV.  
 DESCRIPTION OF REVISION  
 REV.

**SITE DETAILS**

**VESEL MULTI-FAMILY HOUSING**  
 PROPERTY ADDRESS  
 446 HOPMEADOW STREET, SIMSBURY, CT 06089  
 PREPARED FOR  
**VESEL TECHNOLOGIES, INC.**  
 46 WEST 55TH STREET, NEW YORK, NY 10019

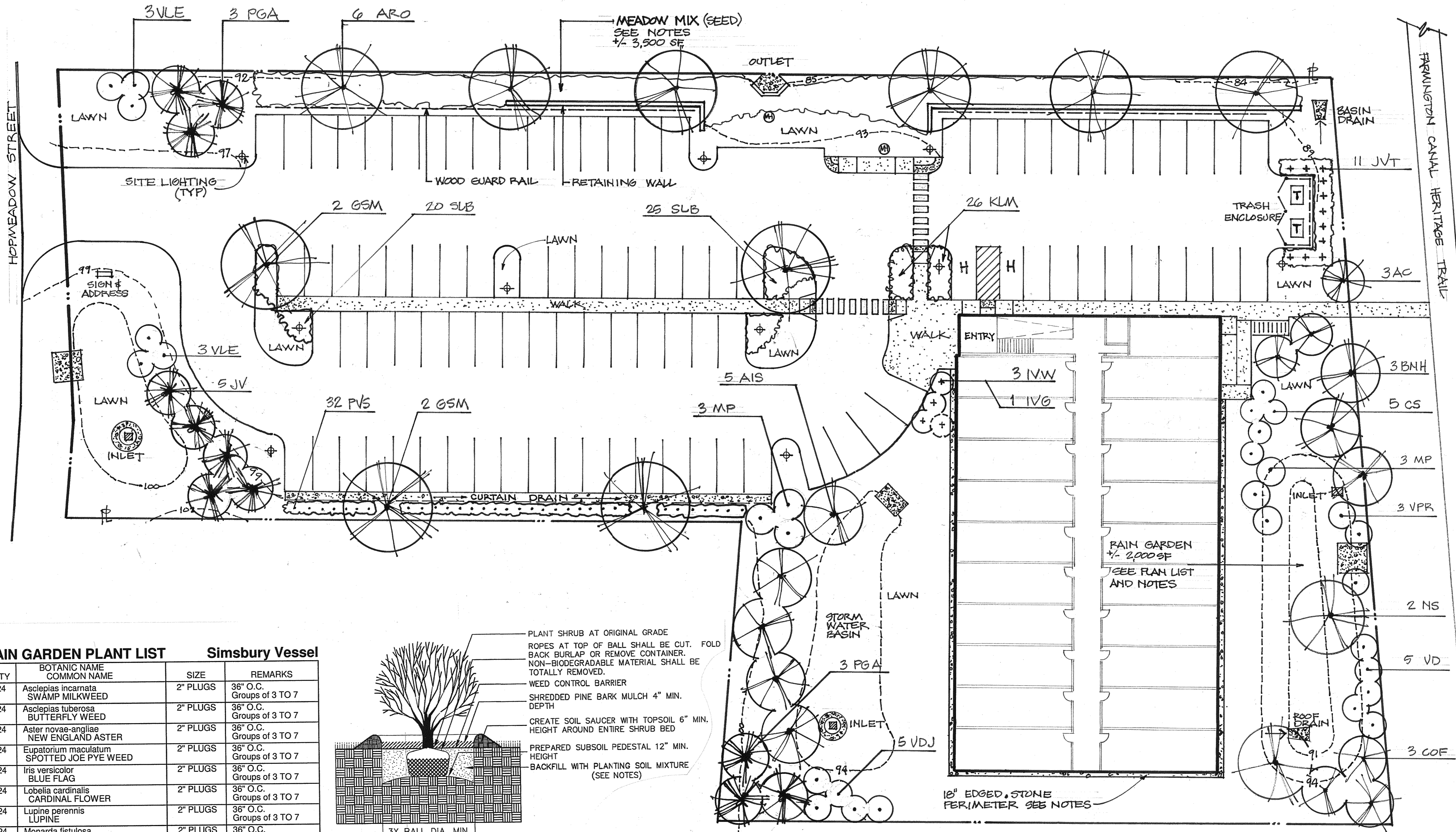
PROJECT NO. 2022-0013  
 SCALE N.T.S.  
 DRAWN BY: SMM  
 DATE 12/16/2022  
 CHECKED BY: SMM  
 DATE 12/16/2022

DRAWING DT-4  
 SHEET NUMBER: 12 OF 12

Z:\SHARED\ENR\ENGINEERING ASSOCIATES\PROJECTS\2022\2022-0013 - VESSEL - 446 HOPMEADOW ST, SIMSBURY, CT\DETAILS\DWG\SITE DETAILS (2) 12/16/2022 9:15 AM

**PLANT LIST** **Simsbury Vessel**

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	3	Amelanchier canadensis SHADBLow SERVICEBERRY	8'	MULTI-STEM
AIS	5	Ailurus incana rugosa SPECKLED ALDER	2" CAL	MULTI-STEM
ARO	6	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	8'-10'	MULTI-STEM
BNH	3	Betula nigra 'Heritage' HERITAGE RIVER BIRCH	10'-12'	3 STEM
COF	3	Cornus florida FLOWERING DOGWOOD	8'-10'	SINGLE STEM
CS	5	Cornus sericea RED TWIG DOGWOOD	3'-4'	
GSM	4	Gleditsia triacanthos 'Shadomaster' SHADEMASTER HONEY LOCUST	2 1/2" CAL	6' TO FIRST BRANCH
IVG	1	Ilex verticillata 'Southern Gentleman' SOUTHERN GENTLEMAN WINTERBERRY	2'-3'	
IWW	3	Ilex verticillata 'Winter Red' WINTER RED WINTERBERRY	3'-4'	
JV	5	Juniperus virginiana EASTERN RED CEDAR	7' B&B	UNSHEARED
JVT	11	Juniperus virginiana 'Taylor' TAYLOR RED CEDAR	4'	4' O.C.
KLM	26	Kalmia multiflora 'Minuet' MINUET MOUNTAIN LAUREL	#4	3' O.C.
MP	6	Myrica pensylvanica BAYBERRY	36"	
NS	2	Nyssa sylvatica BLACK GUM	2" CAL	
PGA	6	Picea glauca WHITE SPRUCE	7' B&B	UNSHEARED
PVS	32	Panicum virgatum 'Shenandoah' SHENANDOAH SWITCH GRASS	2 GAL	4' O.C.
SLB	45	Schizachyrium scoparium LITTLE BLUESTEM	2 GAL	3' O.C.
VD	5	Viburnum dentatum ARROWWOOD VIBURNUM	3'	
VDJ	5	Viburnum dentatum 'Autumn Jazz' AUTUMN JAZZ VIBURNUM	3'	
VLE	6	Viburnum lentago NANNYBERRY VIBURNUM	4'	
VPR	3	Viburnum prunifolium BLACK HAW VIBURNUM	4'	



**PLANTING NOTES** **Simsbury Vessel**

- LANDSCAPE CONTRACTOR (Contractor) shall visit site, inspect existing conditions, and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
- Plants shall be handled at all times with the best horticultural practices. Plants in leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting. Contractor to set plants out in field for approval of locations by Landscape Architect prior to planting.
- All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials. Shade trees shall be a branching height of five feet (5') minimum.
- A 50-50 mix of weed-free leaf compost and sand shall be an acceptable substitute for natural topsoil. If used, the compost shall be tested for germination of weed seeds. All planting beds and pits to receive approved mulch to depths indicated in planting details.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All areas to be mulched with wood/bark mix shall receive 4 inches minimum depth mulch within 48 hours of planting unless otherwise noted in planting details. Keep mulch from contact with tree trunks. Areas to be planted in stone (3/4"-1 1/2") shall receive 3" depth washed stone over soil separator blanket. Use Dimex 1262/Black edging or equal. Spike with Dimex 19895/Gray 10".
- All disturbed areas not covered by buildings, paving or planting shall be seeded lawn. New lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. Contractor will be responsible for mowing and watering during the guarantee period.  
All new lawn areas shall receive a minimum of 6 inches topsoil of proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with: HART'S (S)LOW GROWTH SEED MIX containing Coated 40% Spartan II Hard Fescue, Coated 40% Nativara Sheep Fescue, Uncoated 20% Azure Blue Sheep Fescue, applied at 6#/per 1000 SF. Contractor is responsible for finish grading, fertilizing, seeding and apply clean straw mulch. Lawn areas guaranteed for 60 days, or second cutting, whichever is later.
- In order to insure proper function of the storm water quality systems, the Site Contractor shall make provisions to avoid over-compacting the existing soils in the area of the proposed rain garden and perforated storm water drains.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Contractor shall be responsible for repair of any utilities damaged during construction. Contact 'Call Before You Dig' 1-800-922-4455 www.cbud.com two working days before starting construction to locate utilities.
- "Meadow Mix" for north property line area (see plan) shall be: New England Showy Wildflower Mix provided by New England Wet Land Plants, Inc. www.newp.com (415) 548-8000 Application rate 1,500 SF/Lb. Provide straw cover after seeding.

**RAIN GARDEN PLANT LIST** **Simsbury Vessel**

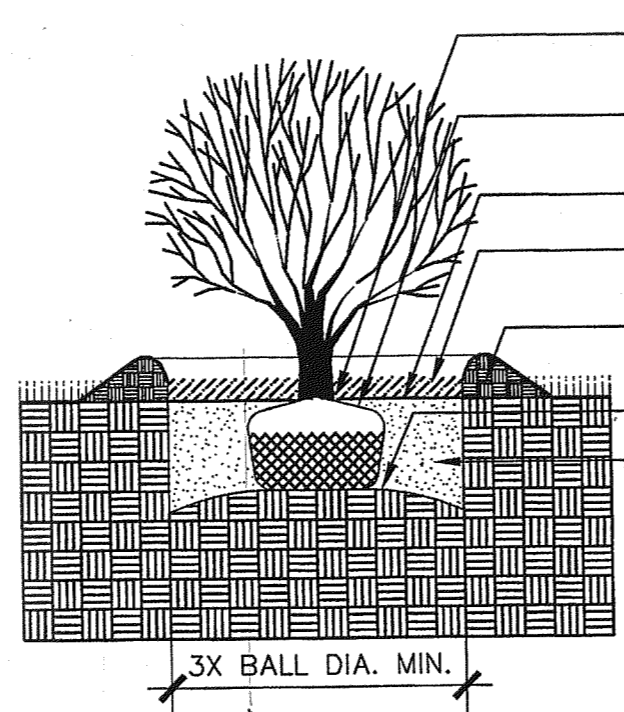
QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
24	Asclepias incarnata SWAMP MILKWEEED	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Asclepias tuberosa BUTTERFLY WEED	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Aster novae-angliae NEW ENGLAND ASTER	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Eupatorium maculatum SPOTTED JOE PYE WEED	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Iris versicolor BLUE FLAG	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Lobelia cardinalis CARDINAL FLOWER	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Lupine perennis LUPINE	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Monarda fistulosa WILD BERGAMONT	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Penstemon digitalis SMOOTH BEARDTONGUE	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Rudbeckia laciniata CUT-LEAF CONEFLOWER	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Sagittaria latifolia NORTHERN ARROWHEAD	2" PLUGS	36" O.C. Groups of 3 TO 7
24	Zizia aurea GOLDEN ALEXANDERS	2" PLUGS	36" O.C. Groups of 3 TO 7

**RAIN GARDEN NOTES**

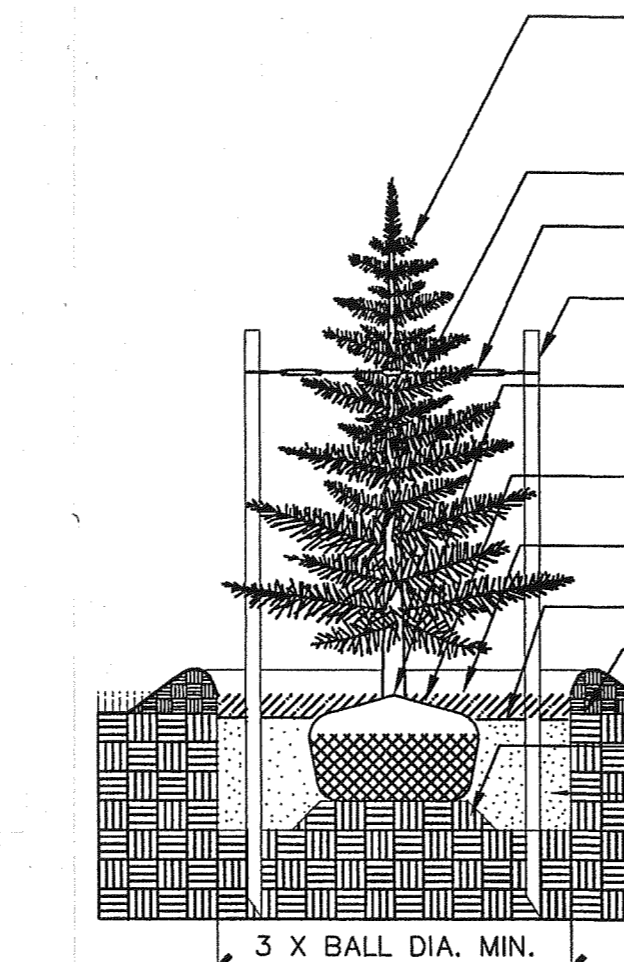
- Install the above plant list in groups of 3-7 plugs 36" O.C. over the entire basin and lower slope with triangular spacing.
- Rain Garden soil mix shall consist of 50%-60% sand, 20%-30% topsoil, and 20%-30% weed-free leaf compost or equivalent. The soil mix shall be placed 18" deep in the rain garden bottom. Allow soil mixture to settle naturally through rain events or pre-soak after placement.
- A 50-50 mix of weed-free leaf compost and sand shall be an acceptable substitute for natural topsoil. If used, the compost shall be tested for germination of weed seeds.
- Recommended source for Rain Garden Basin: **NEW ENGLAND WETLAND PLANTS, INC.** www.newp.com (413) 548-8000

**RAIN GARDEN MAINTENANCE**

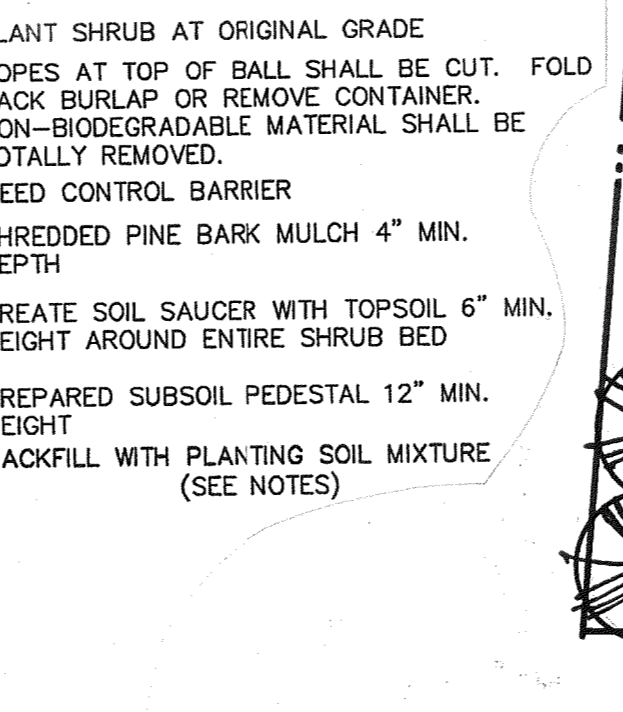
- Remove sediment greater than 1" deep in a manner to minimize damage to vegetation in March-April.
- Remove excess leaves as necessary and cut or mow grasses between November 15 - April 1. Plant matter shall be left in place over winter months to insulate the soil and add organic matter to the soil. Removal criteria shall include when plant matter is smothering or killing vegetation and aesthetics.
- Prune trees and shrubs as needed.
- Do not add lime, fertilizer, herbicide or pesticides.



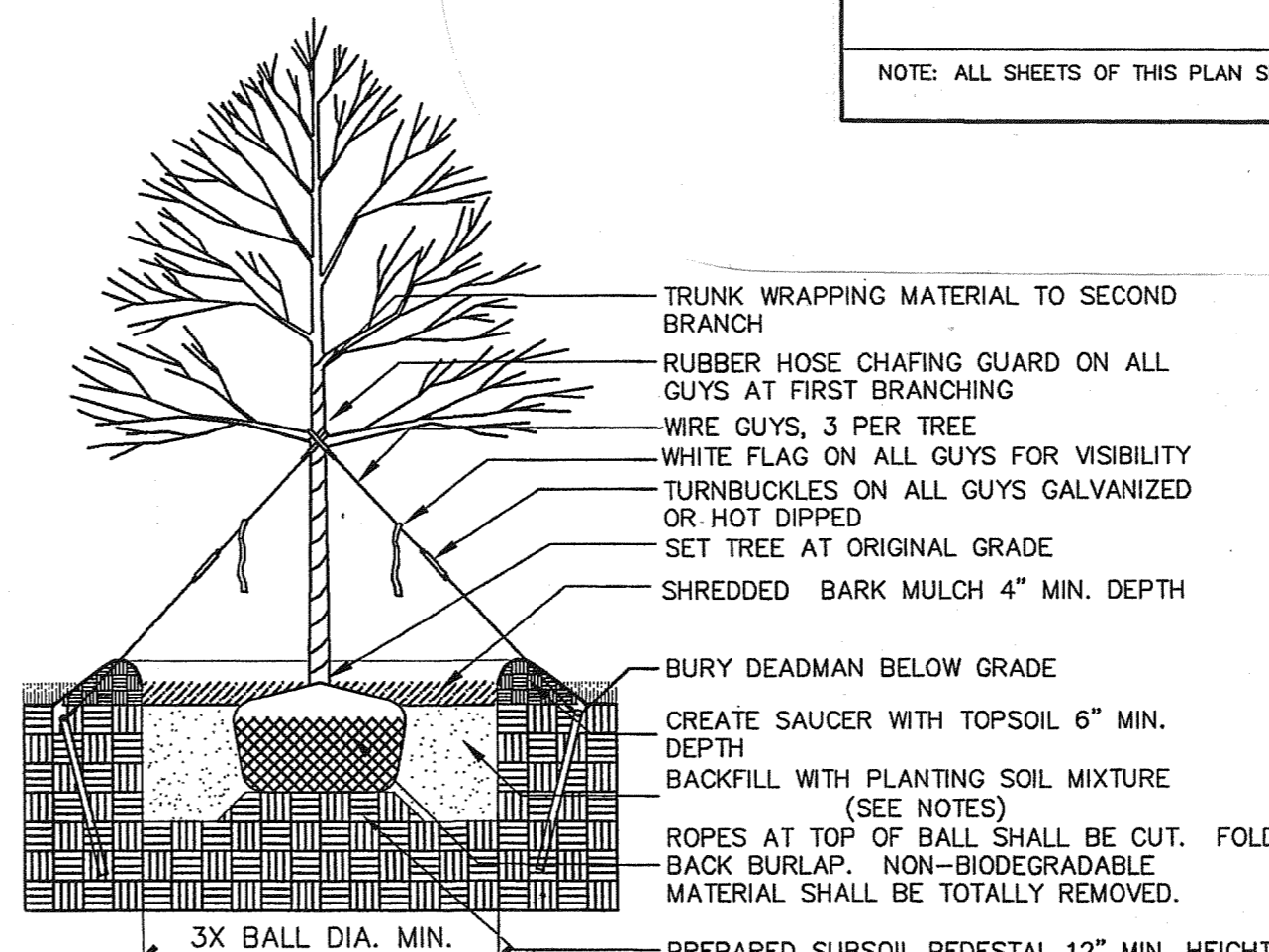
**SHRUB PLANTING**



**CONIFEROUS TREE PLANTING**



**DECIDUOUS TREE PLANTING**



**PERENNIAL PLANTING**

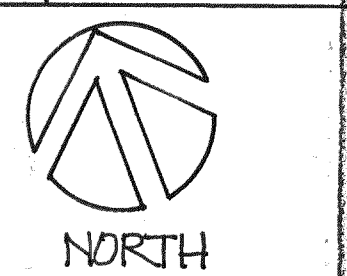
PROJECT/APPLICANT	ZONE
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

Stamp

**Thomas Graceffa Landscape Architect, LLC**  
19 Flag Drive Manchester, Connecticut 06042  
815-742-1930  
thomasgraceffa@gmail.com

**PLANTING PLAN**  
VESEL MULTI-FAMILY HOUSING  
PROPERTY ADDRESS  
446 HOPMEADOW STREET, SIMSBURY, CT 06089  
PREPARED FOR:  
VESEL TECHNOLOGIES, INC.  
46 WEST 55TH STREET, NEW YORK, NY 10019



SCALE 1"=20'

REVISED

DATE 12/16/2022

SHEET 1/1