Site Plans

Issued for	**Local Approvals**
Date Issued	**May 26, 2023**
Latest Issue	**May 26, 2023**

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

Owner/Applicant

Prospect Enterprises, LLC
231 Farmington Avenue
Farmington, CT 06032

Zone: General Business (B2)
Assessor's Map: 105
Block: 403
Lots: 017, 017R, 018, 020-1

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Reference Drawings

No.	Drawing Title	Latest Issue
TT-1	Truck Movement Plan	May 26, 2023
SD-1	Intersection Sight Distance Plan	May 26, 2023
Sv-1	Property Survey and Topographic Survey	April 20, 2022
SL-IA	Site Lighting Photometric Calculation	April 19, 2023
A-9	Retail Building-Exterior Elevations	May 25, 2023
A-12	Starbucks Exterior Elevations	May 25, 2023
A-15	Chipotle Elevations	May 25, 2023
HWY-0815_01	Bituminous Concrete Curbing	September 27, 2022
HWY-0921_01	Concrete Sidewalk	September 27, 2022
TR_1210_04	Pavement Markings, Lines & Symbols	August 17, 2018
TR_1210_08	Pavement Markings for Non Freeways	August 17, 2018

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STATE OF CONNECTICUT
PAUL VITALIANO
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PROFESSIONAL ENGINEER
5/26/23

VHB Project : 42810.00 - Proposed Commercial Development
Issued for : Local Approvals

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 FG	45.0 TW× 38.5 FG	TOP OF WALL ELEVATION & FINISH GRADE
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE CONCENTRIC
S		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DOES NOT DISTURB MORE THAN FIVE ACRES OF LAND AND THEREFORE DOES NOT FALL WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM OR CTDEEP JURISDICTION. SOIL EROSION AND SEDIMENT CONTROL PLAN TO BE APPROVED LOCALLY.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES 2" DIAMETER AND SMALLER SHALL BE TYPE K COPPER, LARGER DIAMETER SHALL BE DUCTILE IRON.
   B. SANITARY SEWER PIPES SHALL BE SDR-35 POLYVINYL CHLORIDE (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS STATED OTHERWISE ON THE PLANS. BUILDING ROOF DRAINS SHALL BE PVC AS REQUIRED BY THE BUILDING CODE.
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE EXTRUDED CONCRETE CURB (ECC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES. FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. EXISTING CONDITIONS BASE PLAN SHOWN IS FROM PLAN TITLED "PROPERTY SURVEY & TOPOGRAPHIC SURVEY" SHEET Sv-1 DATED APRIL 20, 2022 BY VHB.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

Local Approvals | May 26, 2023

Drawing Title

Legend & General Notes

Drawing Number

C-1

Project Number

42810.00

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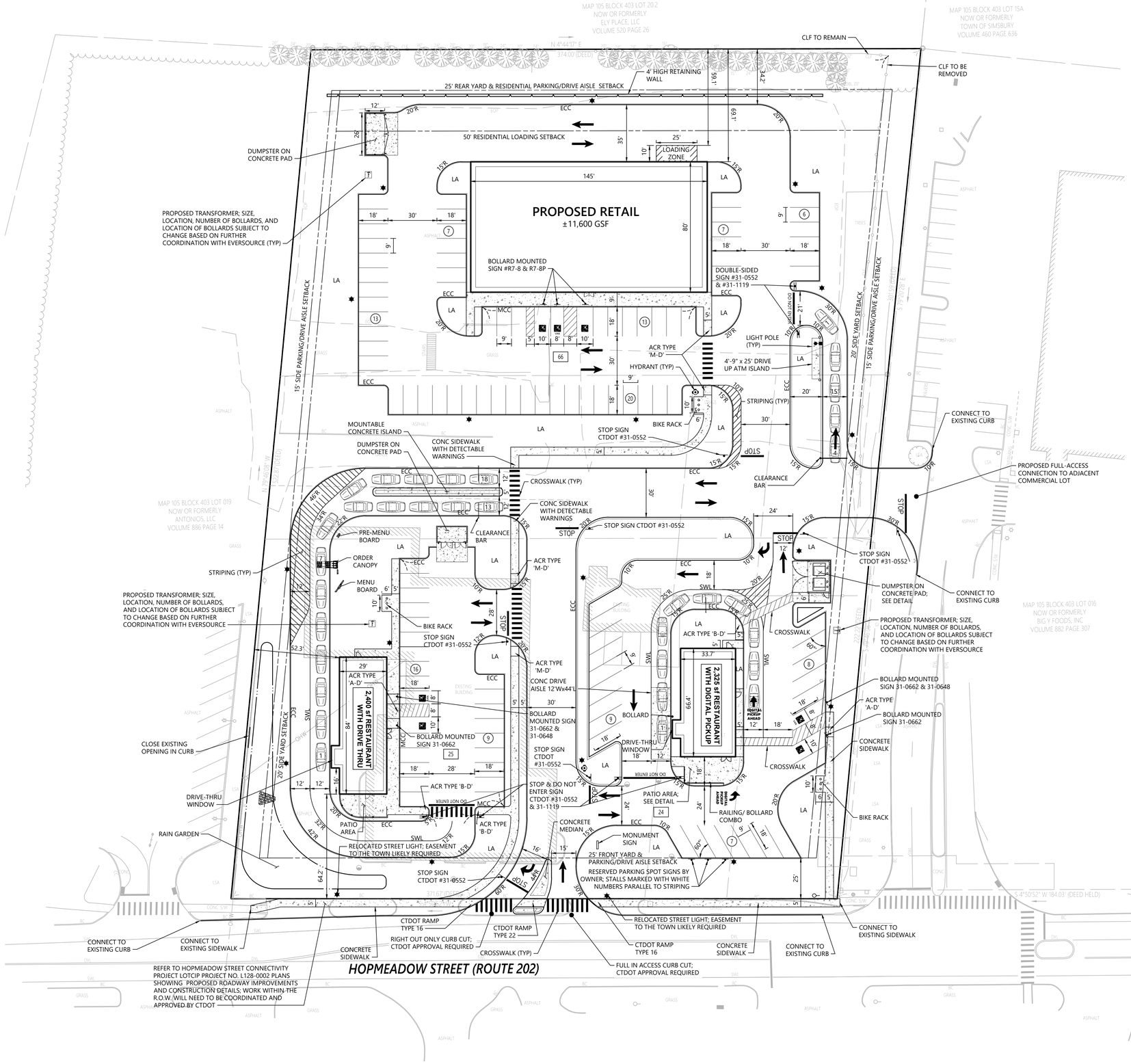
PROFESSIONAL ENGINEER
5/26/23



Zoning Summary Chart

Zoning District(S):	B2 - General Business
Overlay District(S):	Level A - Aquifer Projection Zone

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	NONE	±4.45 AC
FRONTAGE	NONE	371.7 Feet
FRONT YARD BUILDING SETBACK	25 Feet	64.2 Feet
FRONT YARD PARKING SETBACK	25 Feet	25 Feet
SIDE YARD BUILDING SETBACK	20 Feet	52.3 Feet
SIDE YARD PARKING SETBACK	15 Feet	15 Feet
REAR YARD BUILDING SETBACK	25 Feet	69.1 Feet
REAR YARD PARKING SETBACK	25 Feet	34.2 Feet
REAR YARD RESIDENTIAL LOADING SETBACK	50 Feet	59.1 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	<40 Feet
MAXIMUM IMPERVIOUS	40.0%/60.0% **	59.7 %

* Zoning regulation requirements as specified in Simsbury Zoning Regulations dated 03/01/2022

** Per Section 4.4.B; The Zoning Commission may, after notice and public hearing, grant a special exception to allow up to 50 pecent increase to the maximum coverage allowed in any zone.

Parking Summary Chart

Description	Size (FT)		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	92	108
COMPACT SPACES (50% ALLOWED W/ SE)	8 x 16	8 x 16	N/A	N/A
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	3	4
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	3
TOTAL SPACES			96	115

* ADA/STATE/LOCAL REGULATIONS REQUIRE 5 ACCESSIBLE PARKING SPACES FOR LOTS BETWEEN 101 TO 150 PARKING SPACES - 1 OF WHICH BEING VAN ACCESSIBLE

Parking Requirements:

RETAIL (OVER 10,000 GSF)	11,600 SF	x	2.75	/	500	= 64 SPACES
RESTAURANT 1	2,400 SF	x	3.3	/	500	= 16 SPACES
RESTAURANT 2	2,325 SF	x	3.3	/	500	= 16 SPACES
			TOTAL PARKING REQUIRED			= 96 SPACES

Sign Summary

CONNDOT Number	Specification Width	Specification Height	Desc.
31-0552	30"	30"	STOP
31-1119	30"	30"	DO NOT ENTER
31-0662	12"	24"	
31-0648	12"	6"	VAN ACCESSIBLE

0 15 30 60 Feet

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for: **Local Approvals** — Date: **May 26, 2023**

Drawing Title: **Layout and Materials Plan**

Drawing Number: **C-2**

Project Number: **42810.00**

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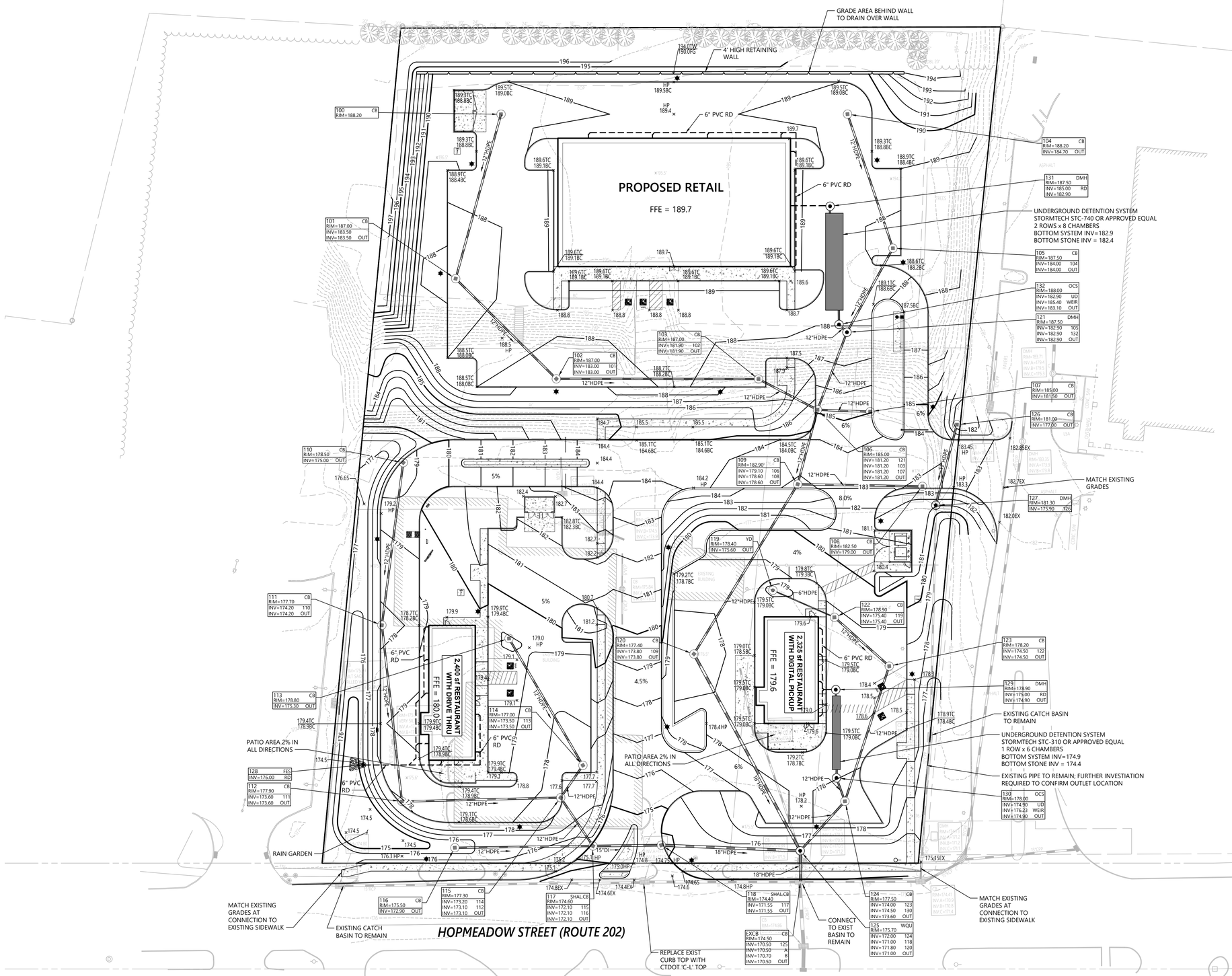

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0 15 30 60 Feet

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

Local Approvals | May 26, 2023

Drawing Title

Grading and Drainage Plan

Drawing Number

C-3

Project Number

42810.00

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED PROFESSIONAL ENGINEER
5/26/23

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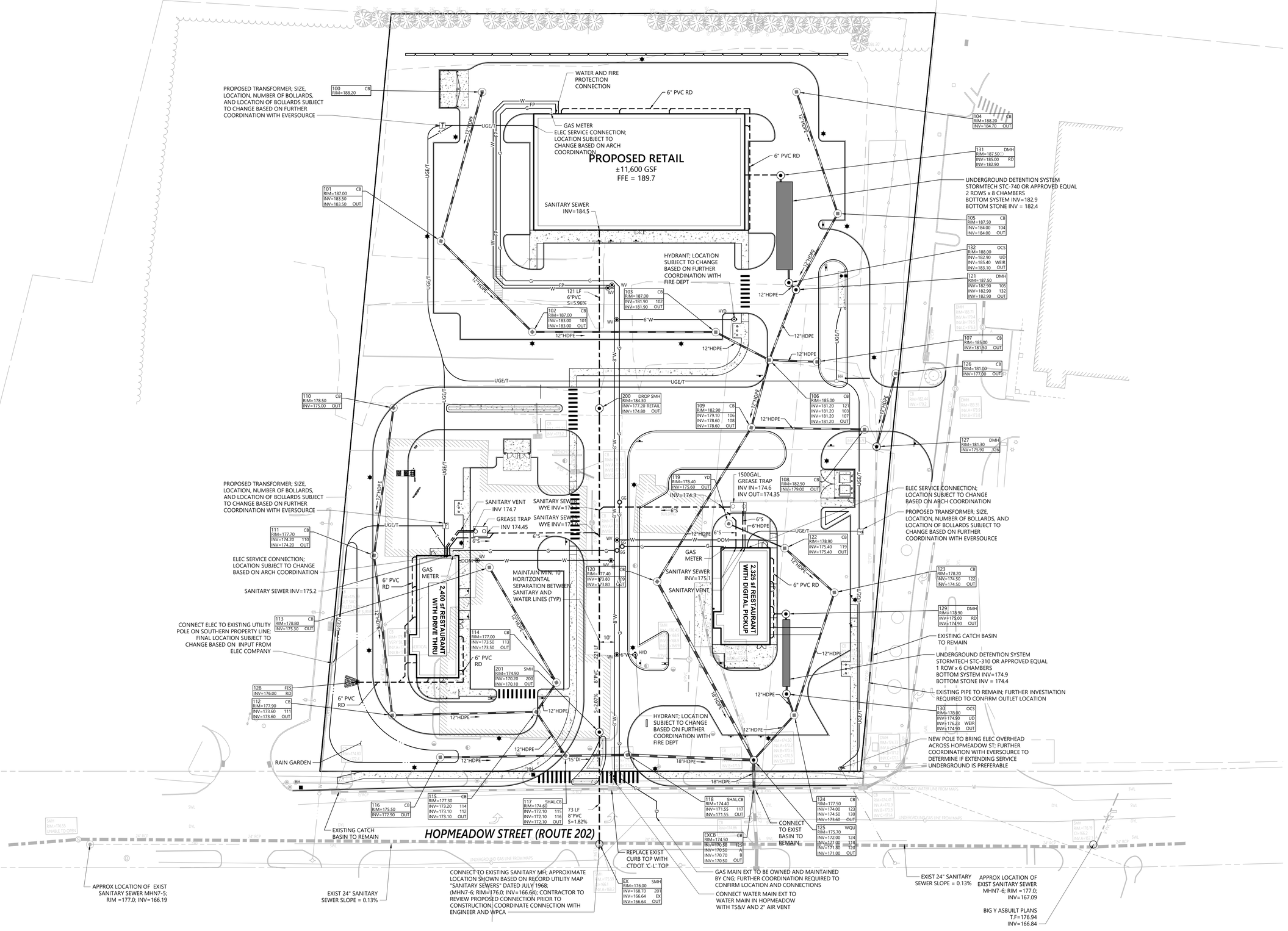

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Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

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Issued for: Local Approvals
Date: May 26, 2023

Drawing Title
Utility Plan

Drawing Number
C-4

Project Number
42810.00

STATE OF CONNECTICUT
PAUL VITALIA
22627
LICENSED PROFESSIONAL ENGINEER
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Site S&E Narrative:

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING AN APPROXIMATELY 2,400SF COFFEE SHOP WITH DRIVE THROUGH, 2,325SF FAST FOOD RESTAURANT WITH DRIVE THROUGH, AND A 11,600SF RETAIL BUILDLING WITH ASSOCIATED PARKING, DRIVEWAYS AND UNDERGROUND UTILITIES.
THE APPROXIMATELY 4.5 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT.
TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS, THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF.
THE EARTHWORK IS PLANNED TO START SUMMER 2024 AND BE COMPLETED SPRING 2025.
THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
REFER TO THE DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Temporary Erosion and Sedimentation Control Maintenance (throughtout construction):

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE UNDERSIDE OF STRAW BALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION. CLEAN OUT SEDIMENT BASINS WHEN ACCUMULATION REACHES 12". SEDIMENT LEVELS SHALL BE MARKED WITHIN THE SEDIMENT STORAGE AREA BY STAKES. DO NOT ALLOW ACCUMULATED SEDIMENTS TO FLUSH INTO WETLAND AREAS.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

Construction Sequence:

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF SIMSBURY WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
4. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
5. NOTIFY THE TOWN OF SIMSBURY AGENT, ZONING ENFORCEMENT OFFICER AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. INSTALL STABILIZED VEHICLE CONSTRUCTION ENTRANCE/EXIT.
7. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
8. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILTFENCE BARRIERS AND SILT SACKS.
9. COMPLETE CLEARING AND GRUBBING.
10. ESTABLISH ROUGH GRADE ON THE SITE.
11. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SACK SEDIMENT TRAPS IN ALL NEW AND EXISTING CATCH BASINS WITHIN THE SITE AREA AND VICINITY.
12. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
13. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
15. LOAM AND SEED ALL DISTURBED AREAS.
16. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
17. INSTALL FINAL COURSE OF PAVEMENT.

Erosion and Sedimentation Control Techniques:

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SILT FENCING
IN AREAS WHERE HIGH RUNOFF VELOCITIES OR HIGH SEDIMENT LOADS ARE EXPECTED, STRAW BALE BARRIERS WILL BE BACKED UP WITH SILT FENCING. THIS SEMI-PERMEABLE BARRIER MADE OF A SYNTHETIC POROUS FABRIC WILL PROVIDE ADDITIONAL PROTECTION. THE SILT FENCES AND STRAW BALE BARRIER WILL BE REPLACED AS DETERMINED BY PERIODIC FIELD INSPECTIONS.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. HAYBALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

SEED MIX TO BE INTEGRALLY MIXED INTO COMPOST-MULCH SLURRY SHALL BE THE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" BY NEW ENGLAND WETLAND PLANTS, AMHERST, MA OR EQUAL. SEED SHALL BE APPLIED WITHIN THE SLURRY AT THE SUPPLIER'S RECOMMENDED SEEDING RATE OF 35 LBS. PER ACRE. IN ADDITION, A NURSE SEED CONSISTING OF ANNUAL RYEGRASS SHALL ALSO BE APPLIED WITHIN THE SLURRY AT A SEEDING RATE OF 15 LBS. PER ACRE. SPECIES TO BE INCLUDED IN THE SPECIFIED NATIVE WETLAND MIX WILL INCLUDE:

SWITCHGRASS (PANICUM VIRGATUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), CREEPING RED FESCUE (FESTUCA RUBRA), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SOFT RUSH (JUNCUS EFFUSUS), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), GRASS-LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), NODDING BUR MARIGOLD (BIDENS CERNUA), GREEN BULRUSH (SCIRPUS ATROVIRENS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), BLUE VERVAIN (VERBENA HASTATA). PRIOR TO SEED/COMPOST-MULCH APPLICATION, ENTIRE SURFACE OF DISTURBED AREA TO BE SEEDED SHALL BE SCARIFIED (ROUGHENED OR "RAKED") TO A DEPTH OF ½ INCH TO FOSTER STRONG SEED-SOIL BOND. SOIL SCARIFICATION WILL ONLY AUGMENT THE HIGH LEVEL OF SEED/GROWTH MEDIA BOND ACHIEVED BY INTEGRAL APPLICATION OF SEED WITHIN COMPOST-MULCH MATERIAL.

COMPOST-MULCH IS HIGHLY FERTILE GROWTH MEDIUM WITH A PH IN THE 6.0-7.0 RANGE THAT WILL REQUIRE NO ADDITIONAL SOIL AMENDMENTS SUCH AS LIME OR FERTILIZER.
SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING MIXTURES, RATES, DATES, AND SOIL PREPARATION MEASURES HAVE BEEN ADDED TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

Post Construction Stormwater Management:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES REGULAR PAVEMENT SWEEPING AT A MINIMUM 2 TIMES PER YEAR, CATCH BASIN CLEANING, AND MAINTENANCE AND CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS. CLEAN ALL CATCH BASINS AND STRUCTURES TWICE ANNUALLY TO REMOVE ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS OR AS NEEDED BASED ON USE.

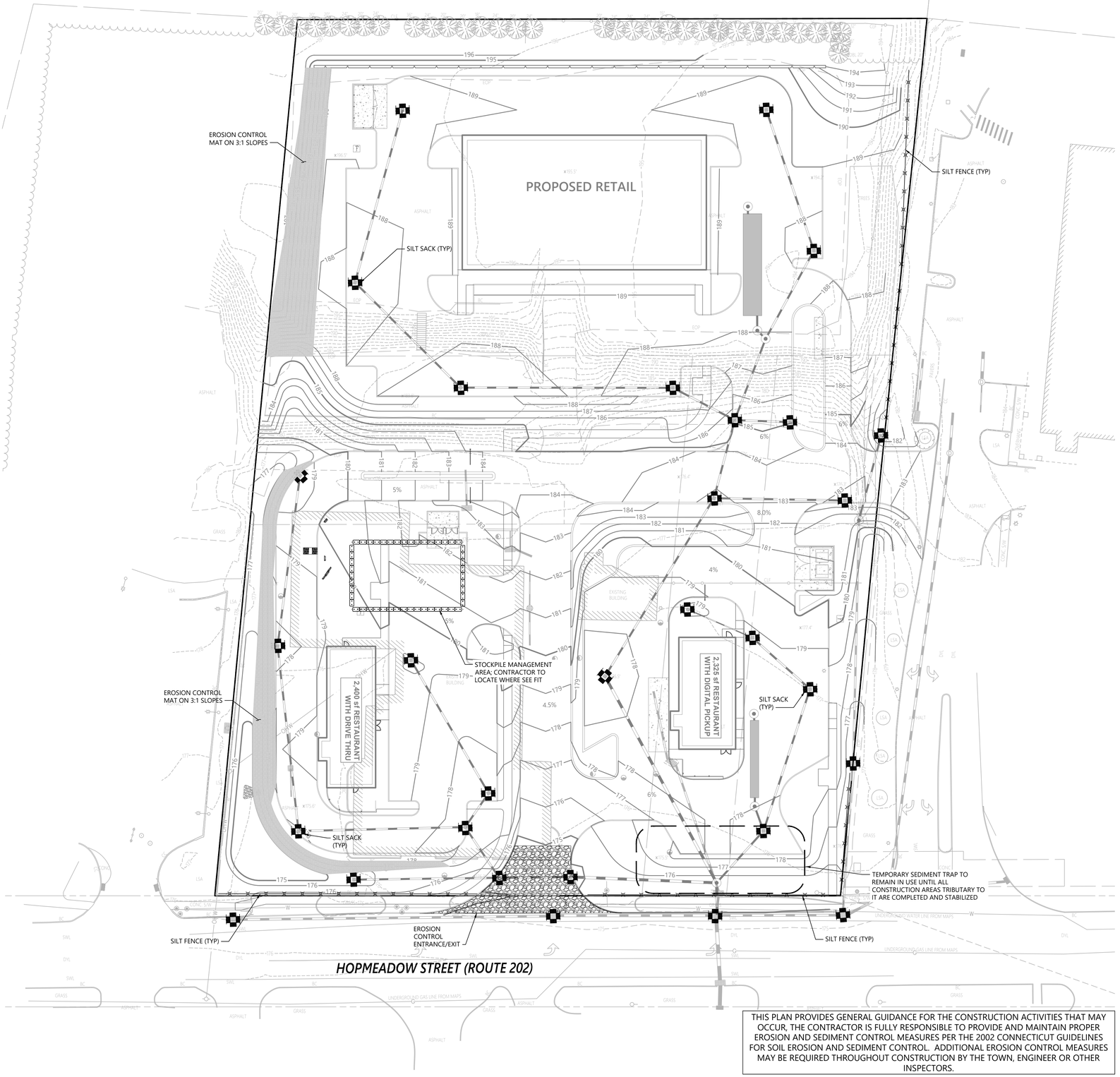
SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE CLEANED TWICE PER YEAR.

RAIN GARDEN
AN ABOVE GROUND RAIN GARDEN (INFILTRATION BASIN) WILL BE CONSTRUCTED TO COLLECT AND INFILTRATE STORMWATER RUNOFF. THE BASIN WILL BE INSPECTED TWICE ANNUALLY AND ACCUMULATED SEDIMENT WILL BE REMOVED. VEGETATION WITHIN THE BASIN WILL BE MAINTAINED ON A REGULAR BASIS.

HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT
A HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT WILL BE USED TO TREAT STORMWATER BEFORE IT REACHES THE DISCHARGE POINT. THIS ALLOWS SUSPENDED SEDIMENTS TO BE REMOVED AND REDUCES SEDIMENTATION ACCUMULATION. INSPECT THE WATER QUALITY UNIT FOR ACCUMULATED SEDIMENT AND DEBRIS. NECESSARY SEDIMENT AND/OR DEBRIS REMOVAL WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

ALL E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL OF 0.5 INCHES IN 24 HOURS.



THIS PLAN PROVIDES GENERAL GUIDANCE FOR THE CONSTRUCTION ACTIVITIES THAT MAY OCCUR, THE CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED THROUGHOUT CONSTRUCTION BY THE TOWN, ENGINEER OR OTHER INSPECTORS.

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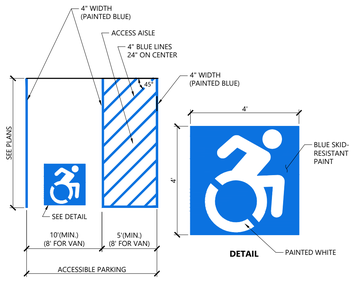
Issued for: Local Approvals
Date: May 26, 2023

Drawing Title
Erosion and Sediment Control Plan

Drawing Number
C-5

Project Number
42810.00

STATE OF CONNECTICUT · PAUL VITALIS · 22827 · LICENSED PROFESSIONAL ENGINEER
5/26/23



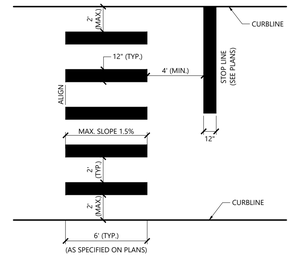
NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space

1/16

N.T.S. | Source: VHB | REV | LD_552d



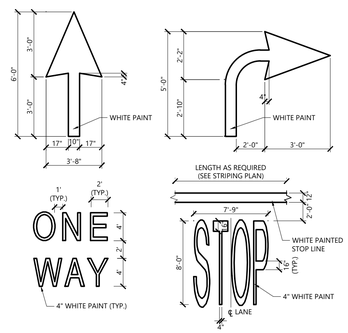
NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk

1/16

N.T.S. | Source: VHB | LD_553



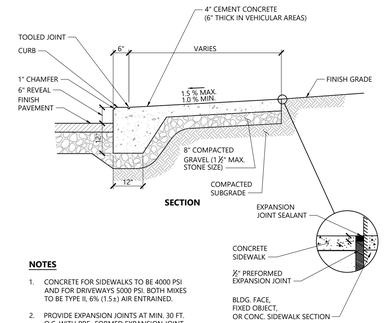
NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

1/16

N.T.S. | Source: VHB | LD_554



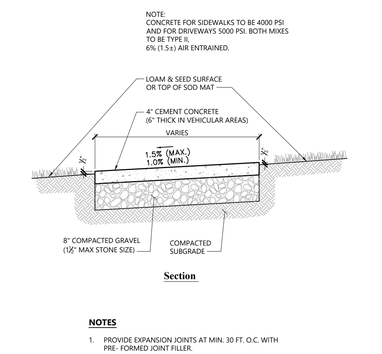
NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk

1/16

N.T.S. | Source: VHB | LD_421



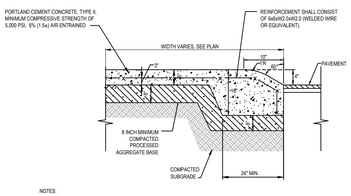
NOTES

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

Concrete Sidewalk in Landscape Area

1/16

N.T.S. | Source: VHB | LD_426



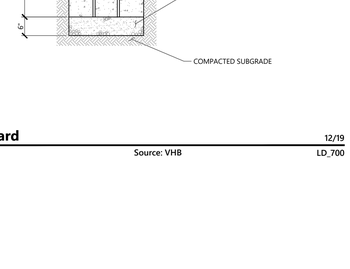
NOTES:

1. SIZE AND SLOPE OF PAD TO BE AS INDICATED ON PLANS.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO ROW.
5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.
6. JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
7. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10-12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
8. DOWELS SHALL BE PLACES ACROSS SLAB EXPANSION JOINTS TO LIMIT DIFFERENTIAL SETTLEMENT
9. COMPONENTS SHALL MEET THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819
10. FINAL CONCRETE AND PAVING DESIGNS SHALL BE SPECIFIED IN GEOTECHNICAL REPORT TO BE PROVIDED BY CUMBERLAND FARMS. IN ABSENCE OF A GEOTECHNICAL REPORT, CUMBERLAND FARMS SHALL APPROVE FINAL PAVEMENT AND MATERIALS SPECIFICATION, PRIOR TO CONSTRUCTION.

Mountable Concrete Island

3/19

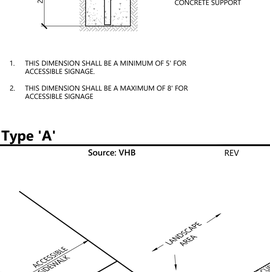
N.T.S. | Source: VHB | LD_701



Bollard

12/19

N.T.S. | Source: VHB | LD_700

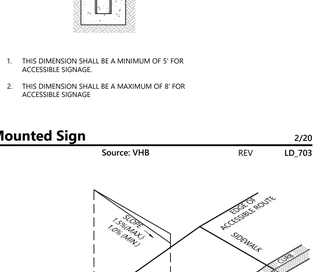


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Sign Post - Type 'A'

3/19

N.T.S. | Source: VHB | REV | LD_701

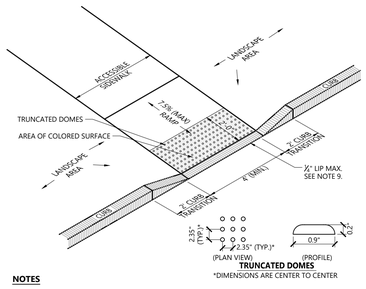


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Bollard Mounted Sign

2/20

N.T.S. | Source: VHB | REV | LD_703



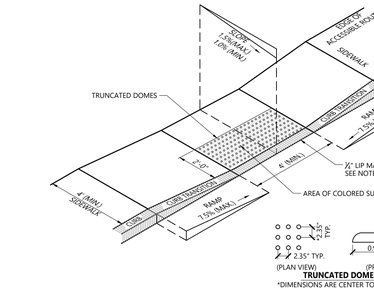
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'M-D'

1/16

N.T.S. | Source: VHB | LD_512



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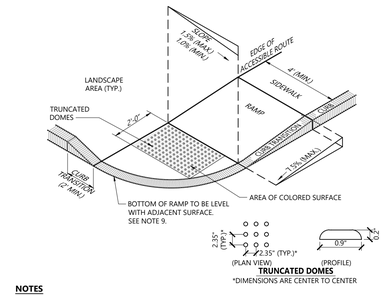
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'A-D'

1/16

N.T.S. | Source: VHB | LD_500



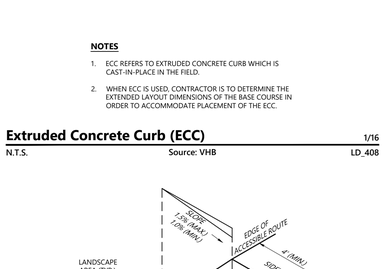
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) - Type 'B-D'

12/20

N.T.S. | Source: VHB | LD_501



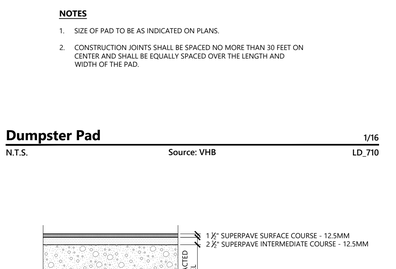
NOTES

1. ECC REFERS TO EXTRUDED CONCRETE CURB WHICH IS CAST-IN-PLACE IN THE FIELD.
2. WHEN ECC IS USED, CONTRACTOR IS TO DETERMINE THE EXTENDED LAYOUT DIMENSIONS OF THE BASE COURSE IN ORDER TO ACCOMMODATE PLACEMENT OF THE ECC.

Extruded Concrete Curb (ECC)

1/16

N.T.S. | Source: VHB | LD_408



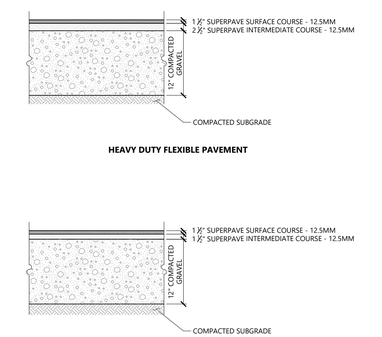
NOTES

1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Dumpster Pad

1/16

N.T.S. | Source: VHB | LD_710



NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

7/22

N.T.S. | Source: VHB | LD_430

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Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

Local Approvals | May 26, 2023

Drawing Title

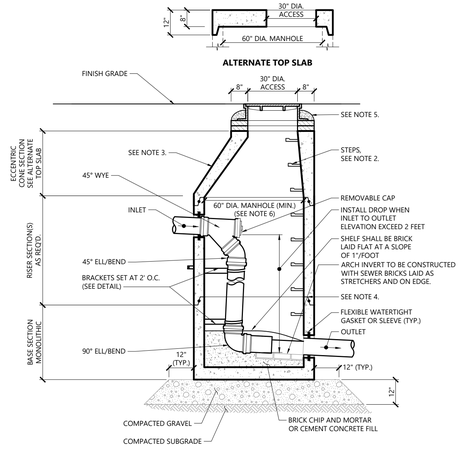
Site Details

Drawing Number

C-6

Project Number

42810.00



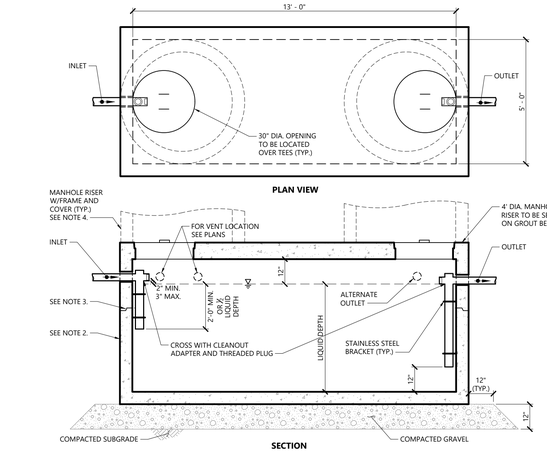
BRACKET DETAIL

NOTES

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
6. MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE GEOMETRICS AND SIZES

Interior Drop Sewer Manhole (SMH) 1/16

N.T.S. Source: VHB LD_205



GREASE TRAP

SIZE (GAL)	LIQUID DEPTH
2,000	4'-4"
2,500	5'-4"
3,000	6'-5"
3,500	7'-6"

For Reference Only

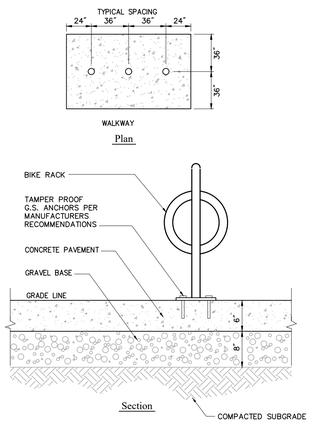
GREASE TRAPS TO BE SIZED BY OR IN COORDINATION WITH MEP ENGINEER

NOTES

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. STANDARD 30-INCH SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER CROSSES AND SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
5. PIPING SHALL BE SCH 40 PVC WITH SOLVENT WELDED JOINTS. INTERNAL PIPE DIAMETER SHALL BE SAME SIZE AS OUTLET PIPE.
6. FINAL DESIGN OF GREASE TRAP TO BE BY PLUMBING ENGINEER.
7. THE INSTALLATION OF GREASE TRAP, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.

Precast Concrete Grease Trap (GT) 12/19

N.T.S. Source: VHB REV LD_210

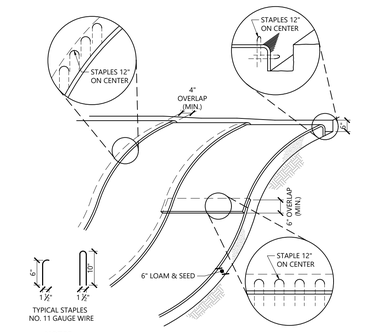


Note:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

Bicycle Rack - Surface Mount

N.T.S. Source: VHB

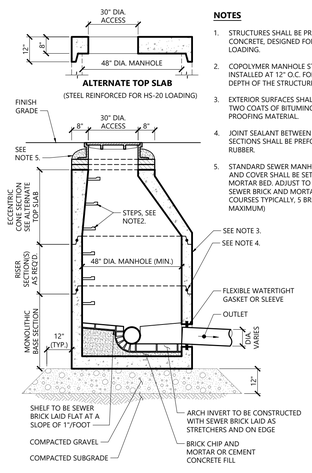


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 10/20

N.T.S. Source: VHB LD_680

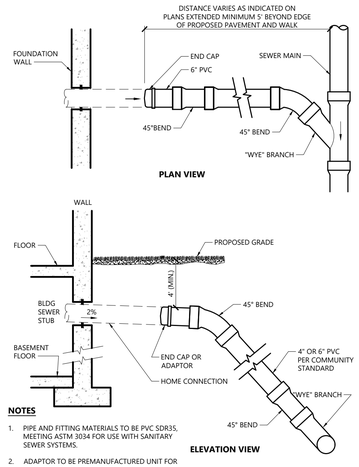


NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH) 1/16

N.T.S. Source: VHB LD_200

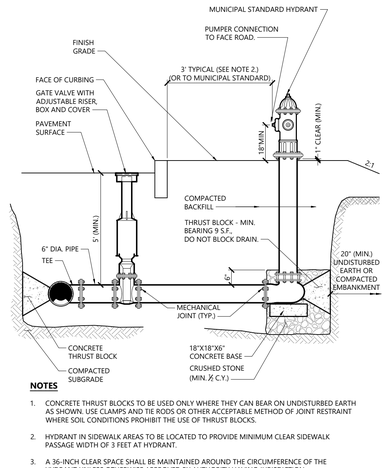


NOTES

1. PIPE AND FITTING MATERIALS TO BE PVC SDR35, MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS.
2. ADAPTOR TO BE PREMANUFACTURED UNIT FOR CONNECTION OF PIPE TYPES

Typical Wye and Chimney Detail 1/16

N.T.S. Source: VHB REV LD_222



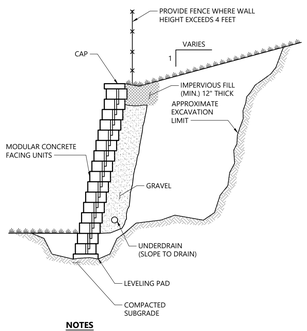
NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction 12/19

N.T.S. Source: VHB LD_250

For Reference Only

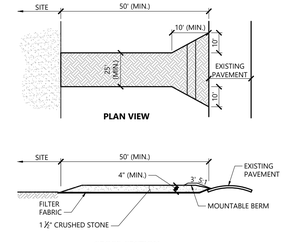


NOTES

1. DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY CONTRACTOR BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. WALL TO BE DESIGNED TO AVOID USING GEOGRID REINFORCEMENT IN ORDER TO PROTECT EXISTING TREE ROOTS

Modular Retaining Wall 10/20

N.T.S. Source: VHB REV LD_750

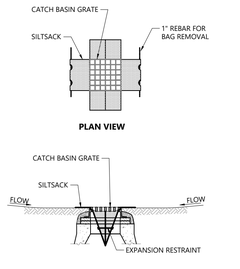


NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16

N.T.S. Source: VHB LD_682

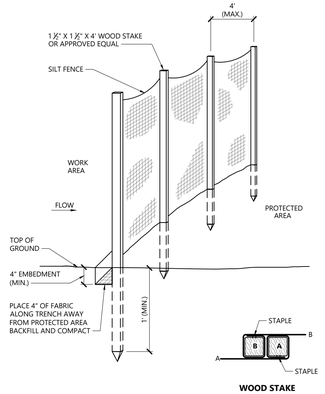


NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

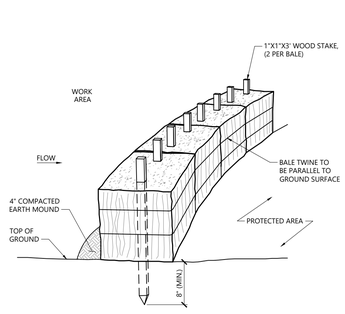
Siltsack Sediment Trap 1/16

N.T.S. Source: VHB LD_674



Silt Fence Barrier 1/16

N.T.S. Source: VHB LD_650



Straw Bale Barrier 1/16

N.T.S. Source: VHB LD_653

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Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

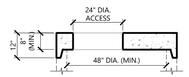
Issued for: Local Approvals
Date: May 26, 2023

Drawing Title: Site Details

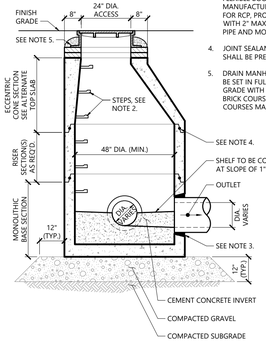
Drawing Number: C-7

STATE OF CONNECTICUT · CIVIL · 22627 · LICENSED PROFESSIONAL ENGINEER
5/26/23

Project Number: 42810.00



ALTERNATE TOP SLAB

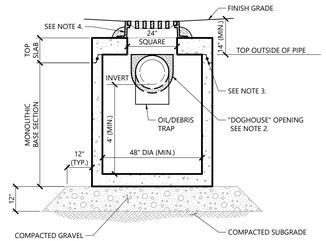


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH) 11/19

N.T.S. Source: VHB LD_115



NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4"DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

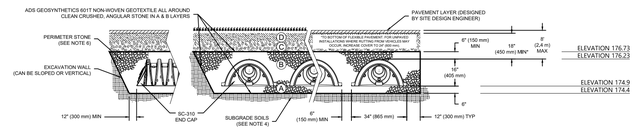
Catch Basin (CB) Shallow Cover with Oil/Debris Trap 1/16

N.T.S. Source: VHB LD_105

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. * *

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 6" (150 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.

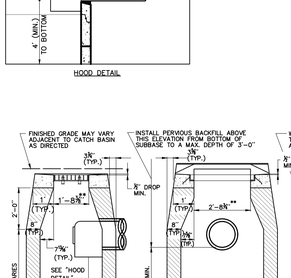


NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. 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.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. 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.

Subsurface Detention/Infiltration System (StormTech SC-310) 10/20

N.T.S. Source: StormTech LD_182-310



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS, OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench 11/19

N.T.S. Source: VHB LD_300

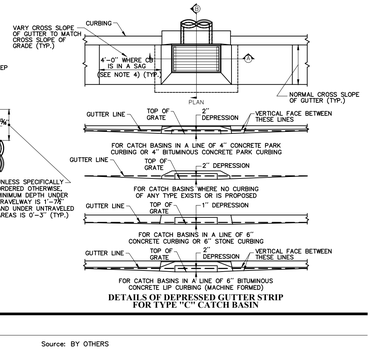
HOOD DETAIL

NOTE:
HOODS SHOULD ONLY BE INSTALLED IN CATCH BASIN WITH SINGLE PIPE OUTLETS. DO NOT INSTALLED HOODS IN CATCH BASINS WITH MULTIPLE PIPE CONNECTIONS.

TYPE "C-L" CATCH BASIN | TYPE "C" & "C-L" CATCH BASIN (TYPE "C" TOP SHOWN) | TYPE "C" CATCH BASIN

Miscellaneous Connecticut Detail Type "C" & "C-L" Catch Basins

N.T.S. Source: BY OTHERS

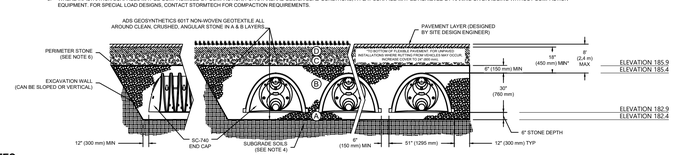


DETAILS OF DEPRESSED GUTTER STRIP FOR TYPE "C" CATCH BASIN

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. * *

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 6" (150 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.

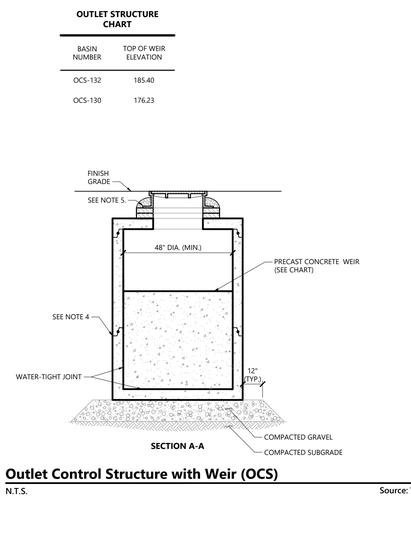


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. 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.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. 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.

Subsurface Detention/Infiltration System (StormTech SC-740) 10/20

N.T.S. Source: StormTech LD_182-740

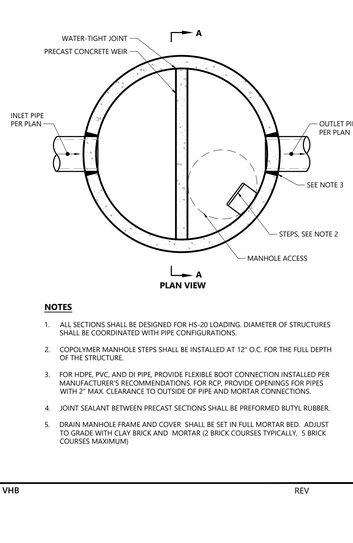


Flared End Section (FES) with Stone Protection 3/19

N.T.S. Source: VHB REV LD_134

OUTLET STRUCTURE CHART

BASIN NUMBER	TOP OF WEIR ELEVATION
OCS-132	185.40
OCS-130	176.23

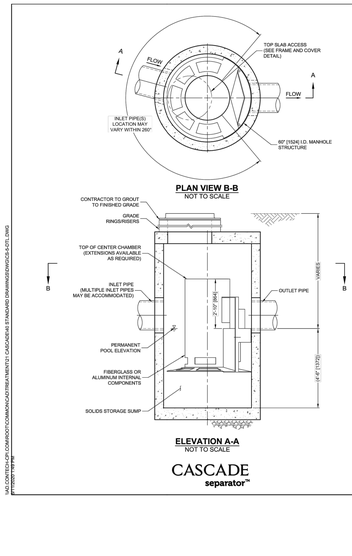


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Outlet Control Structure with Weir (OCS) 3/20

N.T.S. Source: VHB REV LD_162A



CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

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

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs (L/s))			
PEAK FLOW RATE (cfs (L/s))			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

FRAME AND COVER (DIAMETER VARIES) NOT TO SCALE

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. ANY DEVIATIONS SHALL BE REVIEWED AND APPROVED BY CONTECH.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (0'0), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE THE RESPONSIBILITY OF THE ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE PENETRATIONS SHALL BE GROUTED BY CONTRACTOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

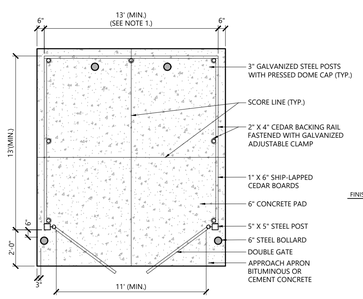
Issued for | Date
Local Approvals | May 26, 2023

Drawing Title
Site Details

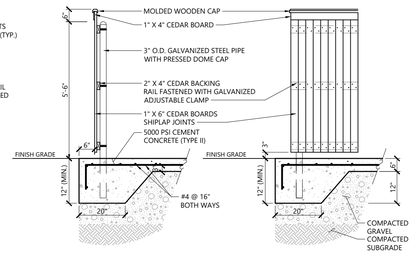
Drawing Number
C-8

Project Number
42810.00

STATE OF CONNECTICUT — 22627 — LICENSED PROFESSIONAL ENGINEER — 5/26/23



PLAN VIEW



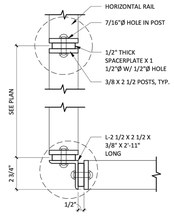
SECTION VIEW

NOTES

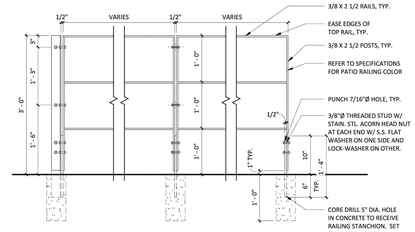
1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.
2. PAD DESIGNED FOR 6 YARD DUMPSTER.

Dumpster Pad w/ Enclosure - Proposed Retail

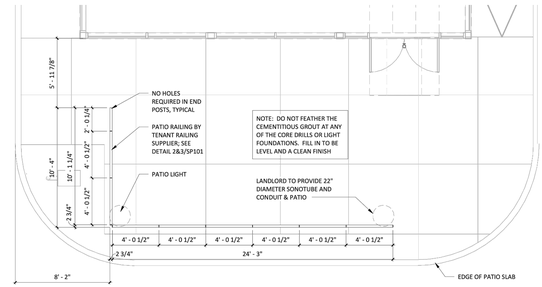
N.T.S. | Source: VHB | REV | 1/20 | LD_713



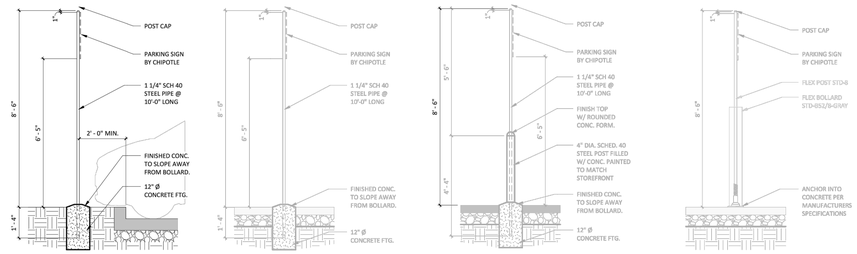
3/SP101 3" = 1'-0"
RAILING PLAN DETAIL



2/SP101 1" = 1'-0"
RAILING MOUNTING DETAIL



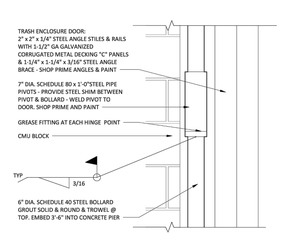
1/SP101 1/4" = 1'-0"
PATIO PLAN



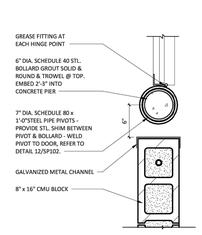
Patio Railing Details for 2,325 Restaurant with Digital Pickup

N.T.S. | Source: BY OTHERS

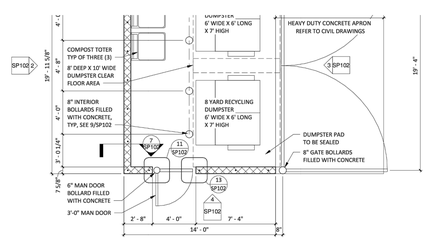
13/SP102 1 1/2" = 1'-0"
MAN DOOR LATCH DETAIL



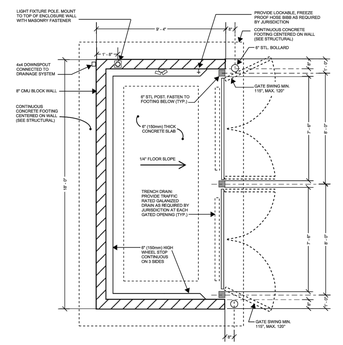
12/SP102 1 1/2" = 1'-0"
MAN DOOR PIVOT



11/SP102 1 1/2" = 1'-0"
MAN DOOR PIVOT DETAIL



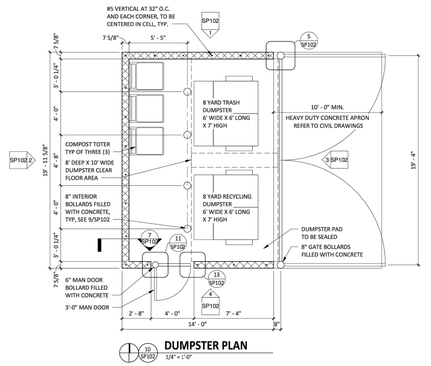
10/SP102 1/4" = 1'-0"
DUMPSTER PLAN



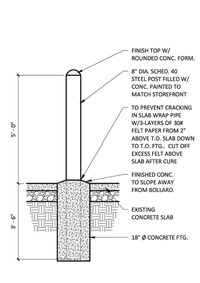
Trash Enclosure - 2,400sf Restaurant with Drive Thru 4/23

N.T.S. | Source: VHB | LD_750

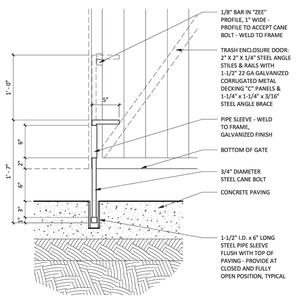
DUMPSTER ENCLOSURE FINISH SCHEDULE	
MATERIAL	**COLOR/FINISH**
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 1001-6



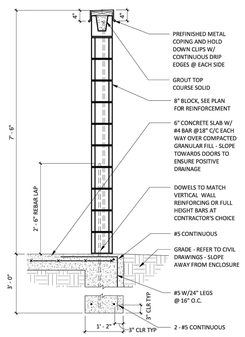
10/SP102 1/4" = 1'-0"
DUMPSTER PLAN



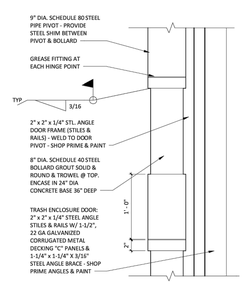
9/SP102 1/2" = 1'-0"
TYP. BOLLARD DETAIL



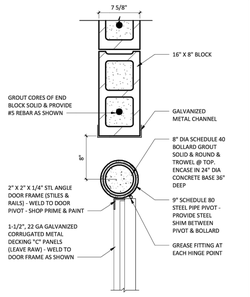
8/SP102 1 1/2" = 1'-0"
TYPICAL CANE BOLT DETAIL



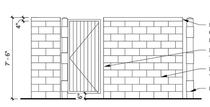
7/SP102 3/4" = 1'-0"
DUMPSTER DETAIL



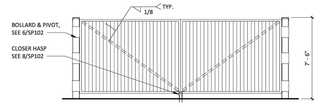
6/SP102 1 1/2" = 1'-0"
DUMPSTER DOOR PIVOT



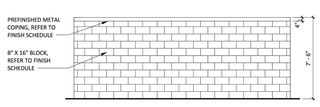
5/SP102 1 1/2" = 1'-0"
DUMPSTER WALL DETAIL



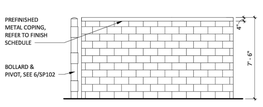
4/SP102 1/4" = 1'-0"
DUMPSTER ELEVATION



1/SP102 1/4" = 1'-0"
DUMPSTER ELEVATION



3/SP102 1/4" = 1'-0"
DUMPSTER ELEVATION



2/SP102 1/4" = 1'-0"
DUMPSTER ELEVATION

Dumpster Detail for 2,325 Restaurant with Digital Pickup

N.T.S. | Source: BY OTHERS

vhb.com
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

Local Approvals | May 26, 2023

Drawing Title

Site Details

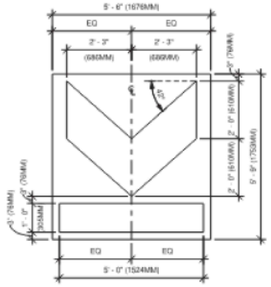
Drawing Number

C-9

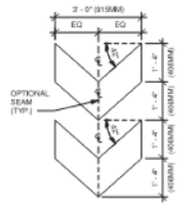
Project Number

42810.00

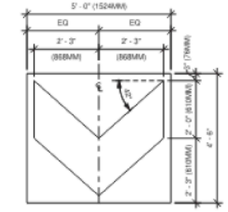
STATE OF CONNECTICUT · VITALI · 22627 · LICENSED · PROFESSIONAL ENGINEER · 5/26/23



6 DTE - WAYFINDING GRAPHIC ARROW - EXIT
Scale: 1/2" = 1'-0"



5 DTE - WAYFINDING GRAPHIC ARROW - DOUBLE
Scale: 1/2" = 1'-0"



4 DTE - WAYFINDING GRAPHIC ARROW - SINGLE
Scale: 1/2" = 1'-0"

NO.	POLE SHAFT SPECIFICATIONS
1.	SHAFTS ARE ONE SECTION DESIGN FABRICATED FROM A WELDABLE GRADE CARBON STEEL STRUCTURAL TUBING WITH A UNIFORM WALL THICKNESS. MATERIAL SHALL CONFORM TO ASTM A-500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46,000 P.S.I.
2.	BASE PLATES ARE CONSTRUCTED OF A STRUCTURAL QUALITY HOT ROLLED CARBON STEEL PLATE (ASTM A-36 HRS) WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 36,000 P.S.I.
3.	ANCHOR BOLTS (F1554 GRADE 55) ARE "L" BENT BARS HAVING A MINIMUM YIELD STRENGTH OF 55,000 P.S.I. THE BOLTS ARE FULLY GALVANIZED PER ASTM A153 SPECIFICATIONS AND FURNISHED COMPLETE WITH 2 HEX NUTS AND 2 FLAT WASHERS.
4.	POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE DIMENSIONS				
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
18'	4.00	4.00	11 GAGE	18'

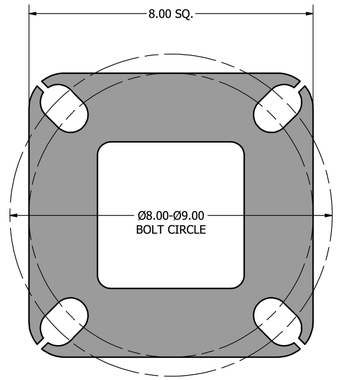
BASE PLATE DIMENSIONS			
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
8.00-9.00	8.00 SQ.	1.00	.75

ANCHOR BOLT DIMENSIONS	
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
.75	20.00

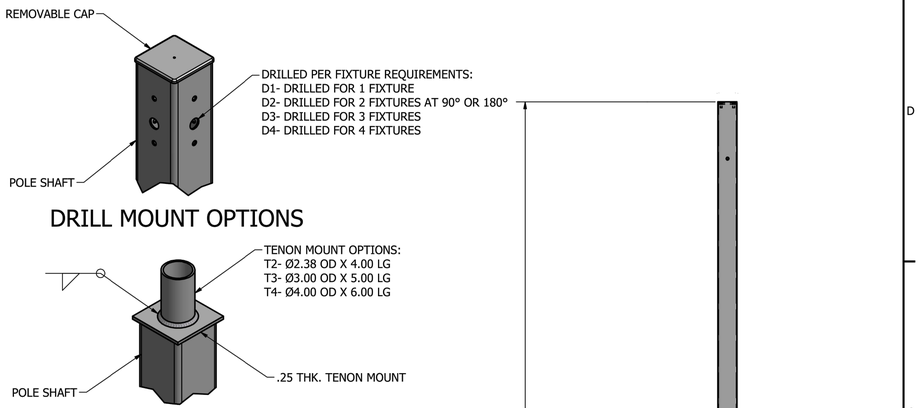
ALLOWABLE WIND LOADING (SQ. FT.)				
WIND*	80 MPH	90 MPH	100 MPH	120 MPH
EPA	11.1	9.0	7.2	5.1

*WITH 1.3 GUST FACTOR

3.00 X 5.00 HAND HOLE COVER

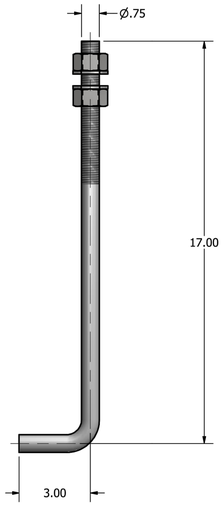


8.00 X 8.00 X .75 THK. BASE PLATE



DRILL MOUNT OPTIONS

TENON MOUNT OPTIONS



Ø.75 X 20.00 ANCHOR BOLT

POLE DETAIL

lyte poles
a DWM company
P.O. Box 340
Eastpointe, MI 48021
P: (586) 771-4610 | F: (586) 771-5527
www.lytepoles.com

DRAWN: M. HARVALA	2/13/2015		
CHECKED			
REVISION:	DATE:		
APPROVED:			
QUOTE:			
S.O.#			
REF:	SCALE: NONE		

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE:

CATALOG:

DWG NO: 101-4011-18 | SIZE C | SHEET 1 OF 1

180° / 270° / 90° / 0° HANDHOLE

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

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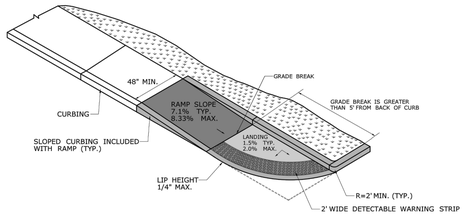
Drawing Title: Site Details

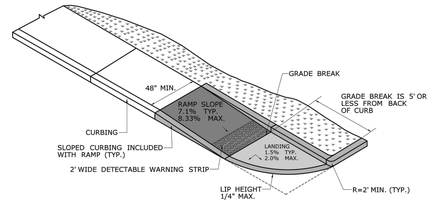
Drawing Number: C-10

STATE OF CONNECTICUT · PAUL VITALIS · 22827 · LICENSED PROFESSIONAL ENGINEER
5/26/23

Project Number: 42810.00



SINGLE DIRECTION RAMP
WITHOUT NON-WALKING SURFACE
GRADE BREAK GREATER THAN 5'
(TYPE 14)



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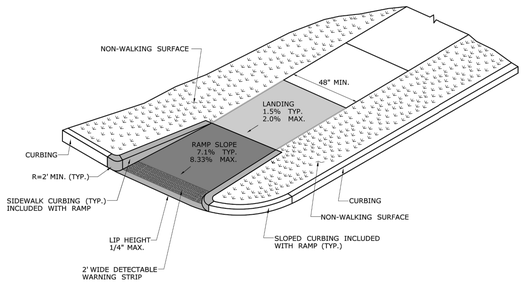
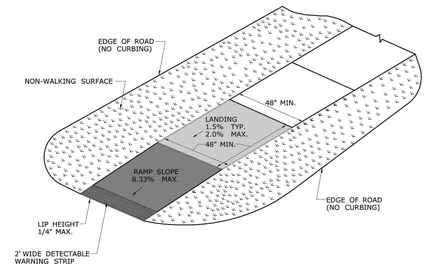
GRADE BREAK 5' OR LESS
(TYPE 15)



SINGLE DIRECTION - RETURN CURB
WITH NON-WALKING SURFACE
(TYPE 16)



SINGLE DIRECTION - NO CURB
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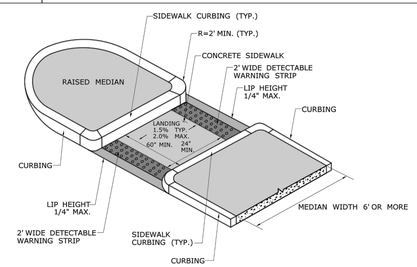
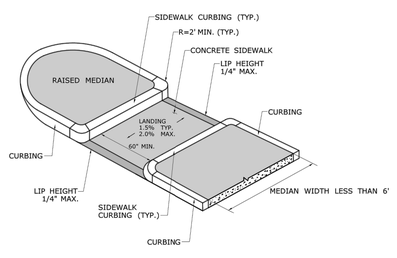


CUT-THROUGH PEDESTRIAN REFUGE ISLAND
MEDIAN WIDTH 6' OR MORE
(TYPE 22)



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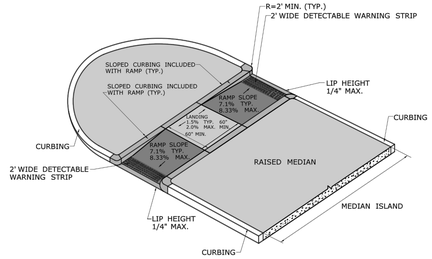
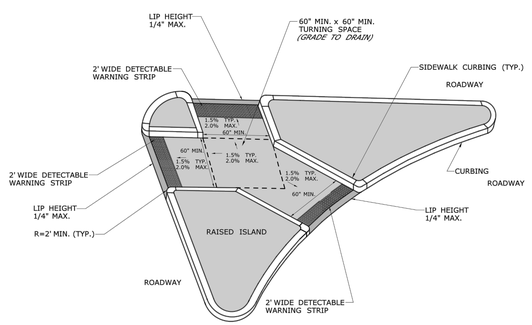
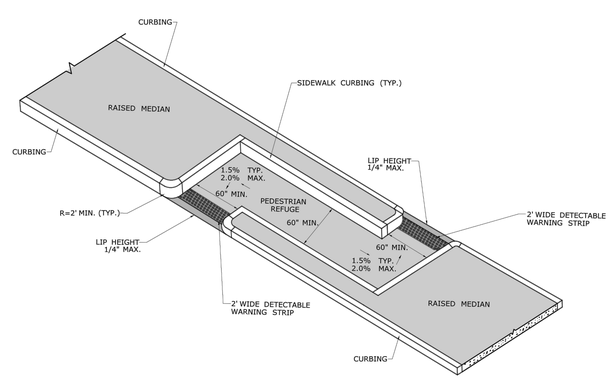
MEDIAN WIDTH LESS THAN 6'
(TYPE 23)



PEDESTRIAN REFUGE ISLAND WITH LANDING AND RAMPS
(TYPE 24)



CUT-THROUGH PEDESTRIAN REFUGE ISLAND
(TYPE 25)



CUT-THROUGH PEDESTRIAN REFUGE ISLAND
OFFSET CONFIGURATION
(TYPE 26)

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

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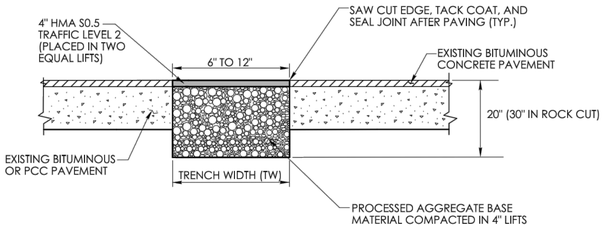
Site Details

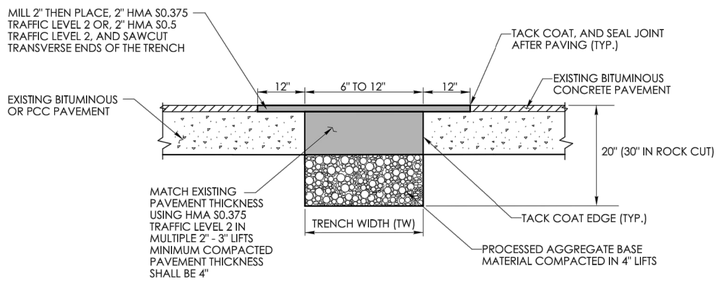
Drawing Number
C-11

STATE OF CONNECTICUT · PAUL VITALIANO · 22627 · LICENSED PROFESSIONAL ENGINEER
5/26/23

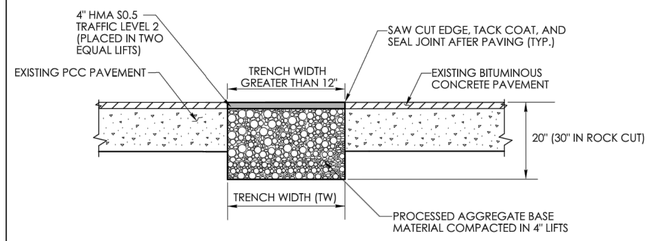
Project Number
42810.00



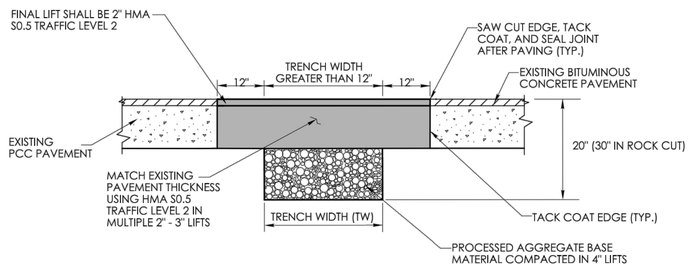
TEMPORARY PAVEMENT - FOR NARROW TRENCH THROUGH BITUMINOUS CONCRETE OR OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH BETWEEN 6" AND 12")



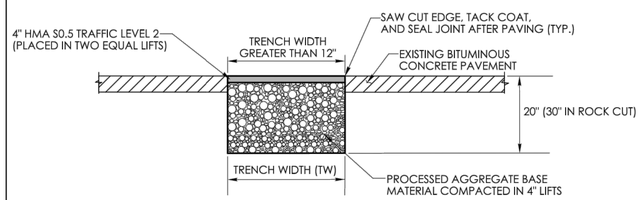
PERMANENT PAVEMENT - FOR NARROW TRENCH THROUGH BITUMINOUS CONCRETE OR OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH BETWEEN 6" AND 12"



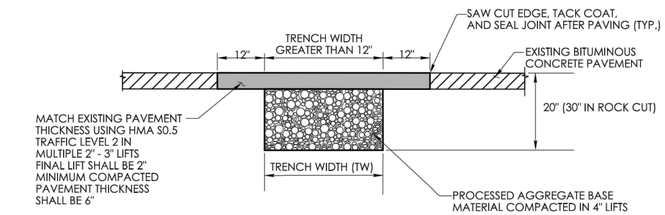
TEMPORARY PAVEMENT FOR TRENCH THROUGH OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH GREATER THAN 12")



PERMANENT PAVEMENT FOR TRENCH THROUGH OVERLAID PORTLAN CEMENT CONCRETE (PCC) (TRENCH WIDTH GREATER THAN 12")



TEMPORARY PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE (TRENCH WIDTH GREATER THAN 12")



PERMANENT PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE

GENERAL NOTES:

1. LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT:

A. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE SLAB CENTERLINE AND THE EDGE OF SLAB, REMOVE CONCRETE AND BITUMINOUS CONCRETE PAVEMENT FROM THE TRENCH EDGE TO THE EDGE OF ROAD. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE LONGITUDINAL JOINT AND THE SLAB CENTERLINE, REMOVE THE ENTIRE CONCRETE SLAB AND BITUMINOUS CONCRETE PAVEMENT TO THE EDGE OF ROAD. IN EITHER CASE REBUILD WITH THE FOLLOWING:

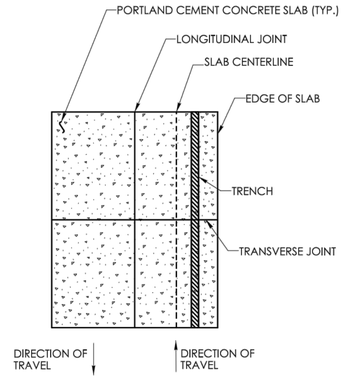
a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"

2. TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT:

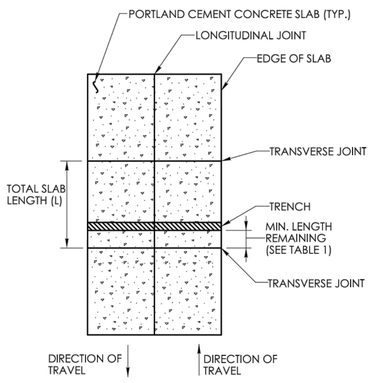
TABLE 1	
TOTAL SLAB LENGTH (L)	MIN. LENGTH REMAINING
40' OR LONGER	1/4 L
15' - 40'	10'
15' OR SHORTER	REBUILD TO NEAREST JOINT

A. FOR TRANSVERSE TRENCHES, THE MINIMUM SLAB LENGTH AS SHOWN IN TABLE 1 SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IF THIS CRITERIA CANNOT BE MET, THE EXISTING SLAB AREA FROM THE TRENCH EDGE TO THE NEAREST TRANSVERSE JOINT SHALL BE REMOVED AND REBUILT AS FOLLOWS:

a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"



LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 1)



TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 2)

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Suite 200
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860.807.4300

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STATE OF CONNECTICUT
LICENSED PROFESSIONAL ENGINEER
22827
5/26/23

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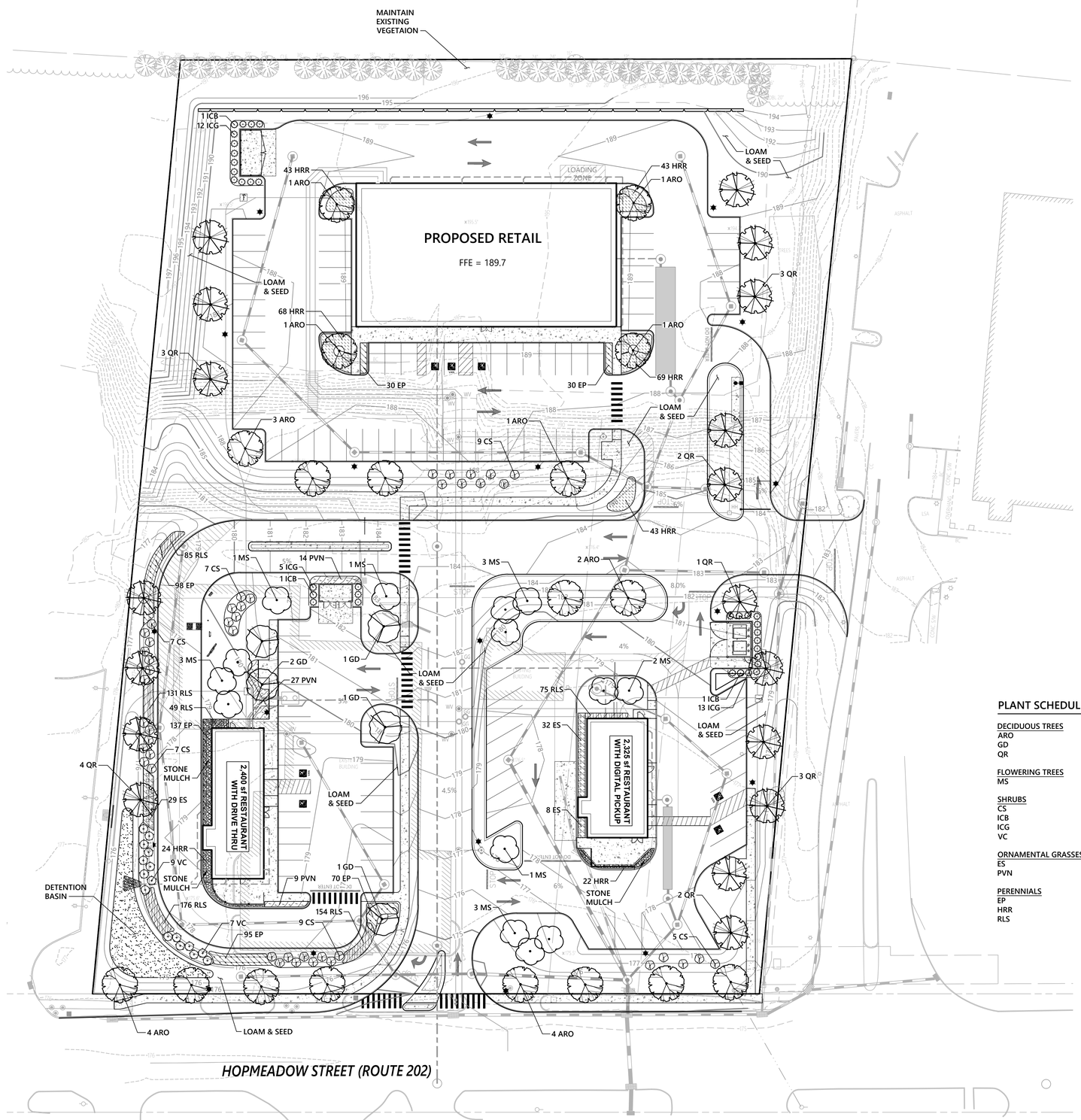
42810.00



Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

DECIDUOUS TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
ARO	18	Acer rubrum `October Glory`	October Glory Maple	2 1/2 - 3" CAL.
GD	5	Gymnocladus dioica 'Prarie Titan'	Prairie Titan® Kentucky Coffeetree	2 1/2 - 3" CAL.
QR	18	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
MS	14	Malus hybrid `Spring Snow`	Spring Snow Crab Apple	2 - 3" CAL.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
CS	44	Cornus sericea `Arctic Fire`	Arctic Fire Red Twig Dogwood	24 - 30" HT.
ICB	3	Ilex x meserveae 'China Boy'	China Boy® Holly	18 - 24" HT.
ICG	30	Ilex x meserveae 'China Girl'	China Girl® Holly	18 - 24" HT.
VC	16	Vaccinium corymbosum	Highbush Blueberry	2 - 3` HT.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE** / **SPACING**
ES	69	Eragrostis spectabilis	Purple Lovegrass	2 GAL. / 30" o.c.
PVN	50	Panicum virgatum `Northwind`	Northwind Switch Grass	2 GAL. / 36" o.c.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE** / **SPACING**
EP	460	Echinacea purpurea	Coneflower	2 GAL. / 18" o.c.
HRR	312	Hemerocallis x `Rosy Returns`	Rosy Returns Daylily	1 GAL. / 24" o.c.
RLS	670	Rudbeckia fx 'Little Suzy'	Little Suzy Coneflower	1 GAL. / 12" o.c.

Seed Mixtures:

1. AREAS INDICATED AS "DETENTION BASIN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 15 30 60 Feet

Proposed Commercial Development

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Simsbury, Connecticut

No.	Revision	Date	Appvd.

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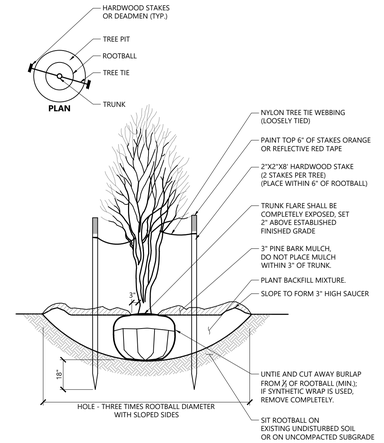
Issued for: Local Approvals
Date: May 26, 2023

Drawing Title: Planting Plan

Drawing Number: L-1

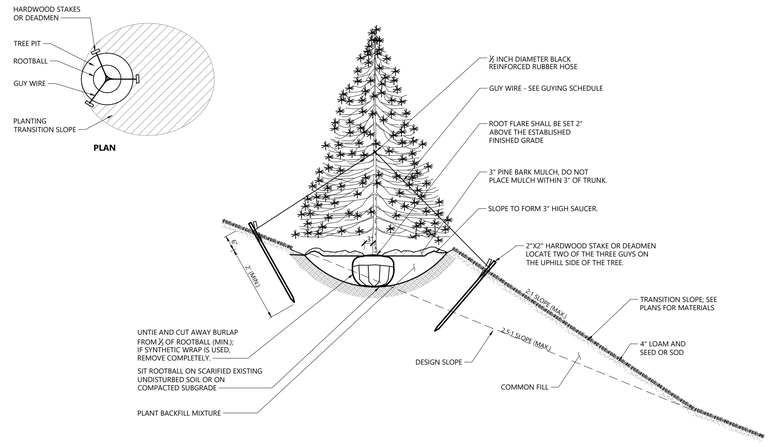
STATE OF CONNECTICUT · MICHAEL KLUCHMAN · NO. 1555 · REGISTERED LANDSCAPE ARCHITECT

Project Number: 42810.00



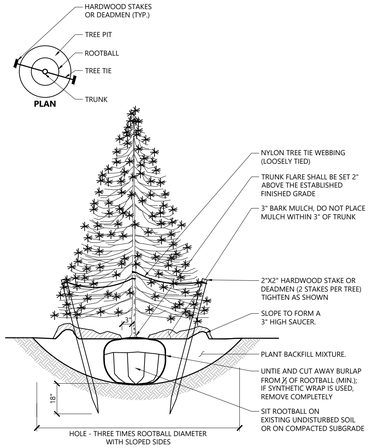
Multistem Tree Planting 9/21

N.T.S. Source: VHB LD_606



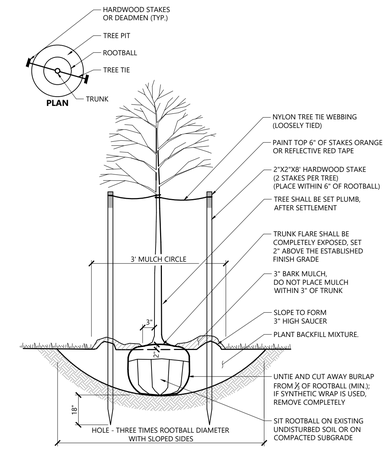
Tree Planting on Slope 1/16

N.T.S. Source: VHB LD_605



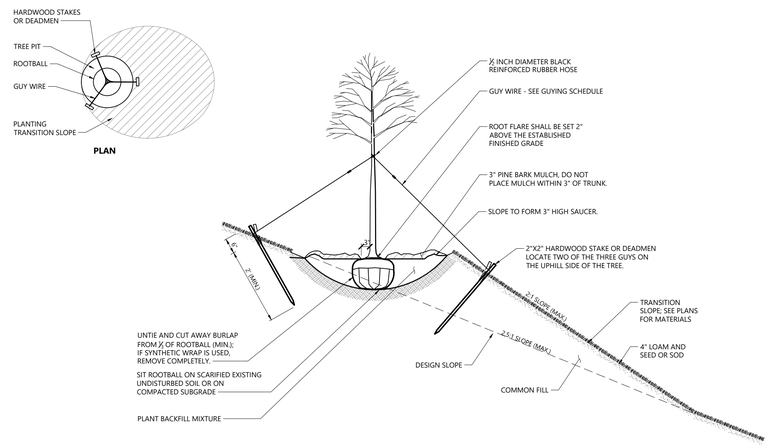
Evergreen Tree Planting 9/21

N.T.S. Source: VHB LD_604



Tree Planting (For Trees Under 4" Caliber) 9/21

N.T.S. Source: VHB LD_602

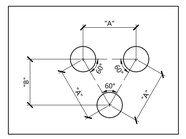


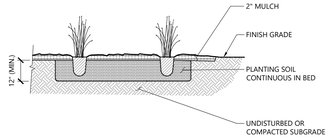
Tree Planting on Slope 5/17

N.T.S. Source: VHB LD_605d

PLANT SPACING

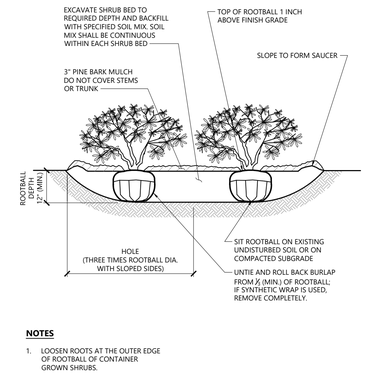
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8⅔ IN. O.C.
12 IN. O.C.	10⅔ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.





Perennial and Ornamental Grass Planting 1/16

N.T.S. Source: VHB LD_618



NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16

N.T.S. Source: VHB LD_601

vhb.com
100 Great Meadow Road
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Wethersfield, CT 06109
860.807.4300

0 15 30 60 Feet

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Drawing Title

Planting Details

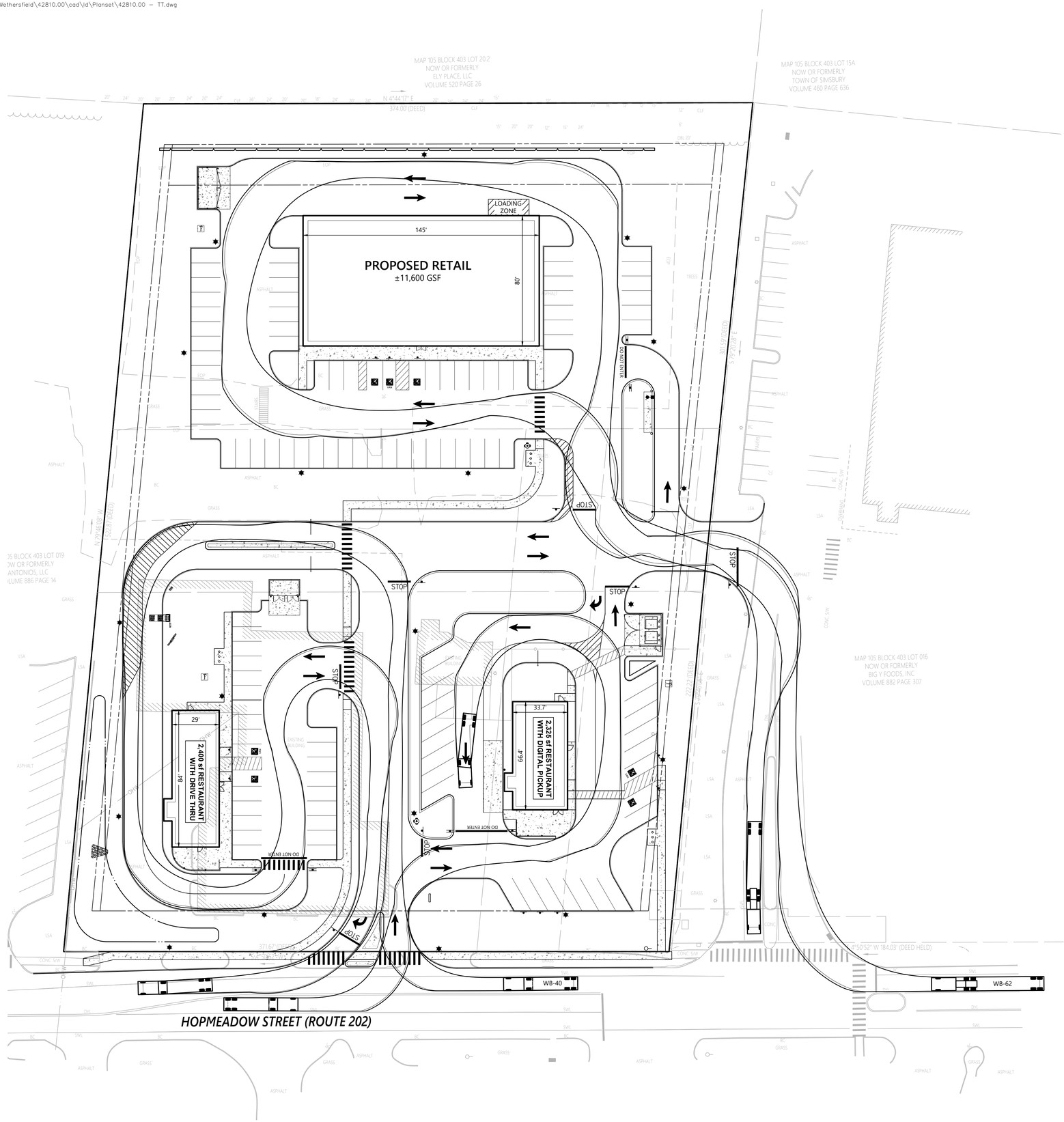
Drawing Number

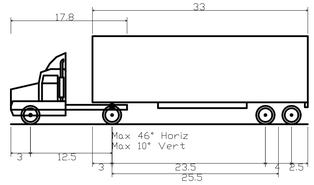
L-2

Project Number

42810.00

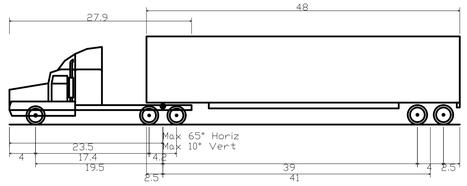
STATE OF CONNECTICUT · MICHAEL K. LUCHMAN · NO. 1555 · REGISTERED LANDSCAPE ARCHITECT





WB-40 - Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°



WB-62 - Interstate Semi-Trailer

Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 15 30 60 Feet

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for: Local Approvals
Date: May 26, 2023

Drawing Title
Truck Movement Plan

Drawing Number
TT-1

STATE OF CONNECTICUT
PAUL VITALI
22627
LICENSED
PROFESSIONAL ENGINEER
5/26/23

Project Number
42810.00

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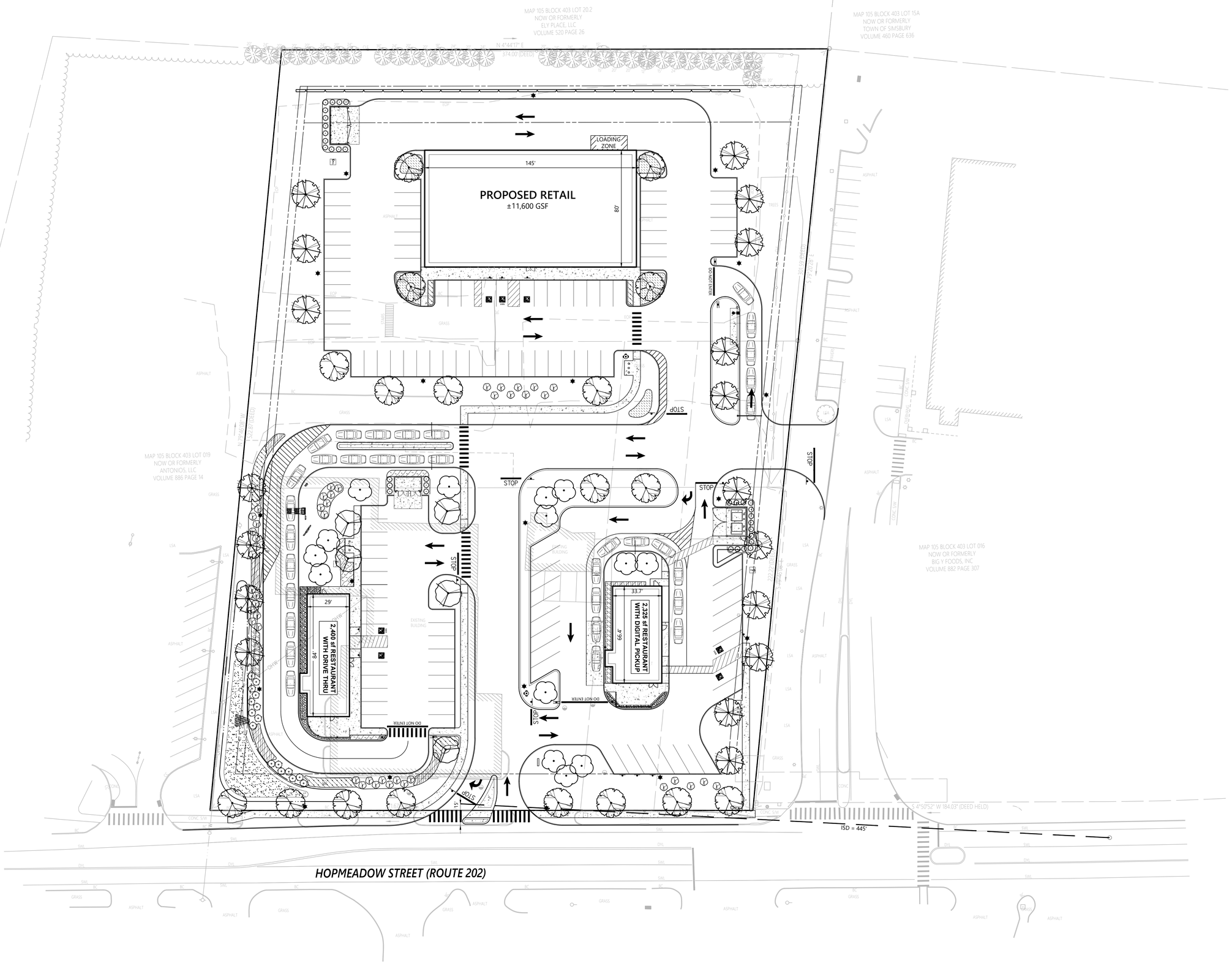

0 15 30 60 Feet

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for: Local Approvals
Date: May 26, 2023

Drawing Title
Intersection Sight Distance Plan

Drawing Number
SD-1

Project Number
42810.00

STATE OF CONNECTICUT
PAUL VITALIANO
22627
LICENSED
PROFESSIONAL ENGINEER
5/26/23

vhb.com
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100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Legend

	CATCH BASIN
	CATCH BASIN
	ROUND CATCH BASIN
	FLARED END SECTION
DS ●	DOWNSPOUT
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE
○	MANHOLE
Ⓢ	SIGNAL MANHOLE
Ⓦ	WATER MANHOLE
	WATER GATE
	SIAMESE CONNECTION
	FIRE HYDRANT
	GAS GATE
	STREET SIGN
	LIGHT POLE
	FLOOD LIGHT
	UTILITY POLE
	UTILITY POLE W/LIGHT
	GUY POLE
	GUY WIRE
●	BOLLARD/POST
MW	MONITORING WELL
TP-1	TEST PIT
WF 1–100 ▲	WETLAND FLAG
100.0 ×	SPOT ELEVATION
	HANDICAP SYMBOL
	EDGE OF PAVEMENT
	EDGE OF GRAVEL/LANDSCAPE
	EDGE OF TRAVELED WAY
	EDGE OF PATH
	BUILDING OVERHANG
	CURB
	STEEL GUARD RAIL
	WOOD GUARD RAIL
	BARBED/WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	UNDERGROUND DRAINAGE LINE
	UNDERGROUND SEWER LINE
	OVERHEAD WIRE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
W	UNDERGROUND WATER LINE
T	UNDERGROUND TELEPHONE LINE
CATV	UNDERGROUND CABLE LINE
FO	UNDERGROUND FIBER OPTIC LINE
	STONE WALL
	TREE LINE
	STREAM
	WETLAND EDGE
	PROPERTY LINE
	EASEMENT LINE
	STATE FREEWAY LINE
	STATE HIGHWAY LINE
	CITY/TOWN LAYOUT LINE

CC	CONCRETE CURB
SGE	SLOPED GRANITE EDGING
VGC	VERTICAL GRANITE CURB
SCE	SLOPED CONCRETE EDGING
BB	BITUMINOUS BERM
BC	BITUMINOUS CURB
EP	EDGE OF PAVEMENT
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE
LS	LANDSCAPE
S/W	SIDEWALK
CI	CENTER INVERT
UP	UTILITY POLE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYLCHLORIDE PIPE
DIP	DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
VC	VITRIFIED CLAY PIPE
BWL	BROKEN WHITE LINE
BYL	BROKEN YELLOW LINE
DYL	DOUBLE YELLOW LINE
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
ELF	ELECTRIC FENCE/VALVE
CB	CATCH BASIN
MH	MANHOLE
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
OHW	OVERHEAD LINE
MW	MONITORING WELL
TP	TEST PIT
RIM=	RIM ELEVATION
INV=	INVERT ELEVATION
ELEV.	ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
O/H	OVERHEAD
TOH	TOP OF HOOD
TYP.	TYPICAL
AC	AIR CONDITIONING
EB	ELECTRIC BOX
EM	ELECTRIC METER
FB	FIRE ALARM
GM	GAS METER
HH	HAND HOLE
MB	MAILBOX
PPB	PEDESTRIAN PUSH BUTTON
TS	TRAFFIC SIGNAL
WM	WATER METER
	PARKING BUMPER
	SPAN POLE
	MAST ARM
	SHRUB
	DECIDUOUS TREE
	EVERGREEN TREE

Map References

1. MAP TITLED "CONNECT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SIMSBURY COLLEGE HIGHWAY FROM THE GRANBY TOWN LINE SOUTHERLY TO HOSKINS CROSSING ROUTE NO. 116" SCALE 1"=40' DATED DEC. 30, 1931 REVISED AUGUST 15, 1986, NUMBER 338 SHEET NO. 3 OF 3.
2. MAP TITLED "RIGHT OF WAY SURVEY TOWN OF SIMSBURY MAP SHOWING EASEMENTS ACQUIRED FROM BIG Y FOODS, INC. BY THE STATE OF CONNECTICUT HOPMEADOW STREET (CT ROUTE 10 & U.S. ROUTE 202)" SCALE 1"=40' DATE: 03–25–2020, REVISED TO 04–17–2020.
3. MAP TITLED "FOUNDATION LOCATION IMPROVEMENT LOCATION PLAN–RECORD PROPERTY OF BIG Y FOODS, INC. HOPMEADOW STREET SIMSBURY, CONNECTICUT" SCALE 1"=40' DATED 03–06–2020 REVISED 09–30–2020.
4. MAP TITLED "SURVEY–WAGNER FORD COLLEGE HIGHWAY SIMSBURY, CONN." SCALE 1"=40' DATED 5–21–56.
5. MAP TITLED "PROPERTY OF PENTAGON BUILDING CORPORATION COLLEGE HIGHWAY–CONN. RT. 10 & ELY LANE SIMSBURY, CONNECTICUT" SCALE 1"=100' DATED FEBRUARY 8, 1965.
6. MAP TITLED "PROPERTY OF WAGNER FORD & SALES INC. MADELINE F. AND RICHARD D. WAGNER HOPMEADOW STREET SIMSBURY, CONNECTICUT" SCALE 1"=40' DATED AUGUST 1964 REVISED TO SEPT. 9, 1969.
7. MAP TITLED "ESTATE OF HILDA WESTERBERG OSBORNE 1313 HOPMEADOW STREET SIMSBURY, CONNECTICUT" SCALE 1"=40' DATED OCTOBER 1968.
8. MAP TITLED "EXHIBIT A–3 TO DECLARATION OF ELY PLACE CONDOMINIUM PROPERTY OF STEPHEN D. FISH ELY LANE & HOSKINS ROAD SIMSBURY, CONNECTICUT" SCALE 1"=40' DATED OCTOBER 1984.
9. MAP TITLED "BOUNDARY LINE ADJUSTMENT PREPARED FOR WAGNER FORD SALES, INC. & CHARLES GERSTEN TRUSTEE HOPMEADOW STREET–SIMSBURY, CONNECTICUT" SCALE 1"=20' DATED JANUARY 27, 2003.
10. MAP TITLED "EXISTING CONDITIONS PLAN PREPARED FOR WAGNER HOPMEADOW STREET & ELY LANE SIMSBURY, CONNECTICUT" SCALE 1"=40' DATED JANUARY 28, 2003.

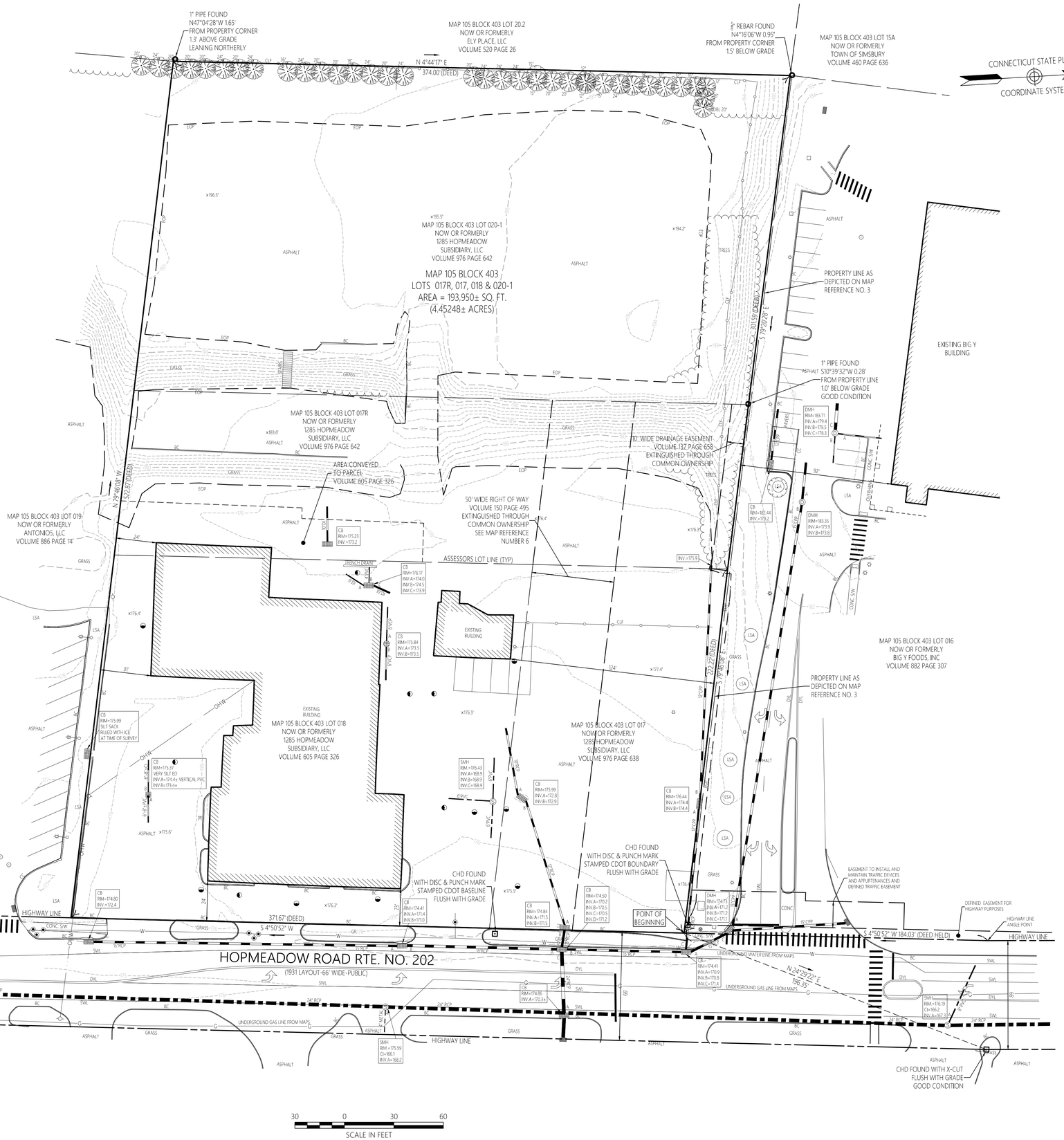
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A–2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASS T–2.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

4/20/2022

CHRISTOPHER C. DANFORTH, L.S. #70118 DATE



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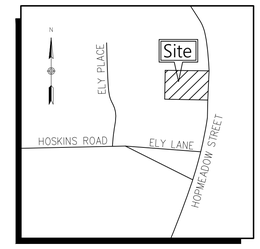
860.807.4300



Locus Map
(NOT TO SCALE)

General Notes

1. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB BETWEEN FEBRUARY 28, 2022 AND MARCH 1, 2022.
2. THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED UPON AN ACTUAL ON–THE–GROUND INSTRUMENT SURVEY PERFORMED BY VHB BETWEEN BETWEEN FEBRUARY 28, 2022 AND MARCH 1, 2022.
3. THIS EXISTING CONDITIONS DEPICTED ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY ????????, BASED OF AERIAL PHOTOGRAPHS TAKEN ON ????????, ????? AND AUGMENTED BY AN ON–THE–GROUND SURVEY PERFORMED BY VHB BETWEEN FEBRUARY 28, 2022 AND MARCH 1, 2022.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE DEPICTED.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.
6. COORDINATES, HORIZONTAL DATUM AND BEARINGS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE GRID SYSTEM – NAD 83. THE VERTICAL DATUM DEPICTED ON THIS SURVEY IS REFERENCED TO THE NAVD88. BOTH DATUMS WERE COMPUTED AND MEASURED USING AVERAGED REAL TIME NETWORK (RTN) GPS SOLUTION.

Map 10 Block 403 Lots 017, 017R, 018, & 020-1

Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Appvd.

Designed by | Checked by

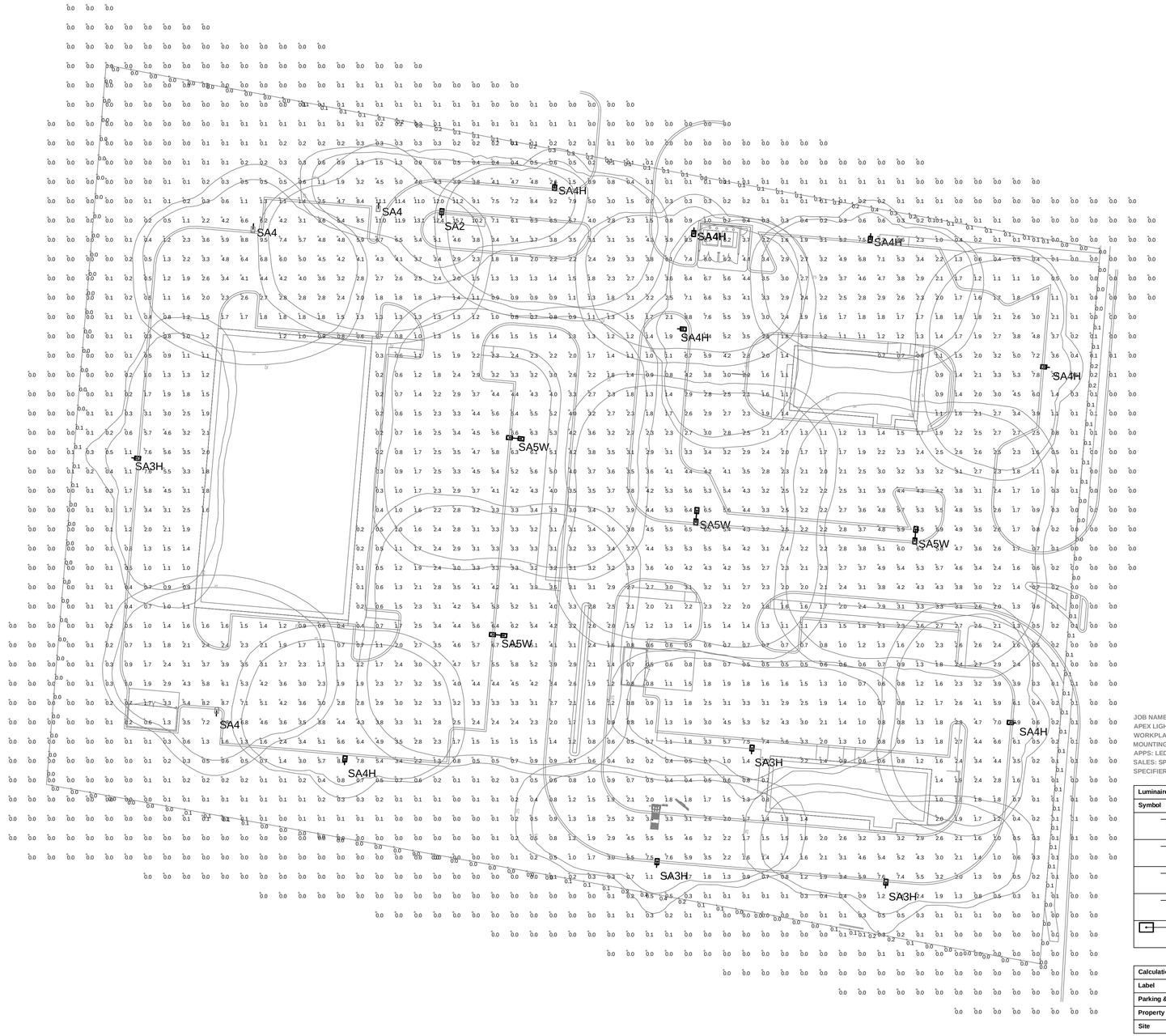
Issued for: **Review** | Date: **April 20, 2022**

Drawing Title
Property Survey & Topographic Survey

Drawing Number
Sv-1

Sheet 1 of 1

Project Number
42810.00



JOB NAME: 1263 HOPEMEADOW ST - SIMSBURY, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED/PD
SALES: SP
SPECIFIER: VHB

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
	1	SA2	Single	22652	177.8	0.850	ECF-S-64L-900-WW-G2-AR-2-VOLT, 18ft SSS Lytepole	SIGNIFY GARDCO	ecf-s-64l-900-ww-g2-2.ies
	4	SA3H	Single	17653	177.8	0.850	ECF-S-64L-900-WW-G2-AR-3-VOLT-HIS, 18ft SSS Lytepole	Gardco	ECF-S-64L-900-WW-G2-3-HIS.ies
	3	SA4	Single	23185	177.8	0.850	ECF-S-64L-900-WW-G2-AR-4-VOLT, 18ft SSS Lytepole	SIGNIFY GARDCO	ecf-s-64l-900-ww-g2-4.ies
	7	SA4H	Single	18179	177.8	0.850	ECF-S-64L-900-WW-G2-AR-4-VOLT-HIS, 18ft SSS Lytepole	Gardco	ECF-S-64L-900-WW-G2-4-HIS.ies
	4	SA5W	Back-Back	23045	177.8	0.850	ECF-S-64L-900-WW-G2-AR-5W-VOLT, 18ft SSS Lytepole	SIGNIFY GARDCO	ecf-s-64l-900-ww-g2-5w.ies

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking & Drives	Illuminance	Fc	2.99	17.3	0.5	5.98	34.60	10ft Grid
Property Line	Illuminance	Fc	0.06	0.4	0.0	N.A.	N.A.	10ft Spacing
Site	Illuminance	Fc	1.67	17.4	0.0	N.A.	N.A.	10ft Grid

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

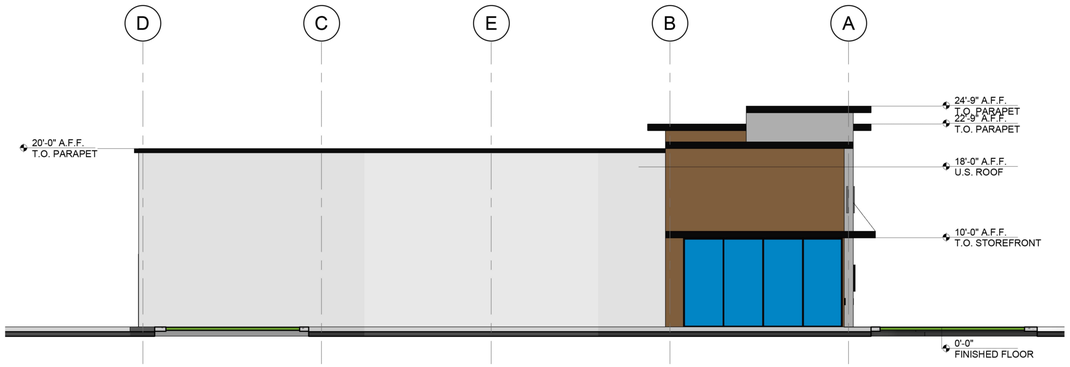
APEX
LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
1263 HOPEMEADOW ST
SIMSBURY, CT

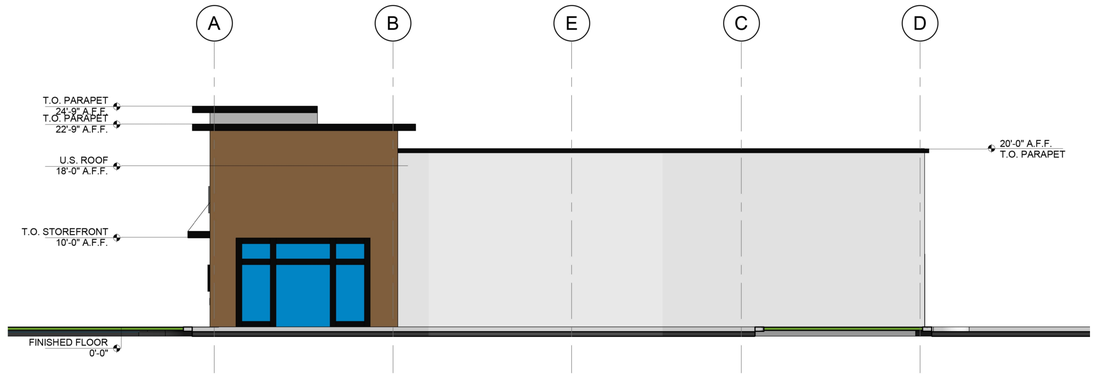
DRAWING TITLE:
SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2023-04-19 SL-1B 1263 HOPEMEADOW ST - SIMSBURY, CT-LED.dwg

SCALE: 1"=30'-0"
DATE: 4/19/23
DRAWN BY: LED/PD
SHEET:
SL-1B



4 WEST ELEVATION
Scale 1/8" = 1'-0"



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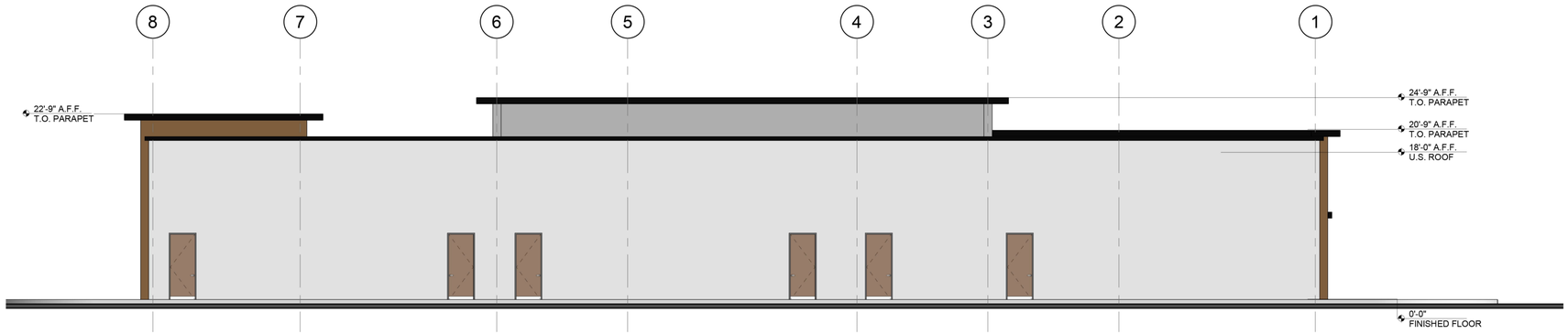
Scale 1/8" = 1'-0"



3 NORTH ELEVATION
Scale 1/8" = 1'-0"

1 SOUTH ELEVATION
Scale 1/8" = 1'-0"

Simsbury Retail Development

1263 Hopmeadow Street
Simsbury, CT 06070

STATE OF CONNECTICUT
KEVIN L PATON
NO. 23960
REGISTERED ARCHITECT

Prospect Enterprises, LLC

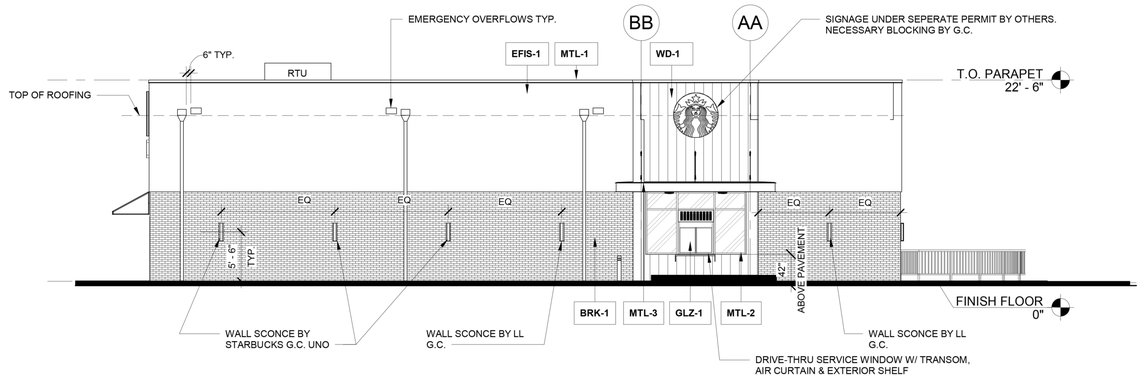
Retail Building - Exterior Elevations

Drawn by: LMH | BKA # 223066 | Date: 05/25/23

A-9

BKA ARCHITECTS

Boston + Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
bkaarchitects.com



4 NORTH ELEVATION

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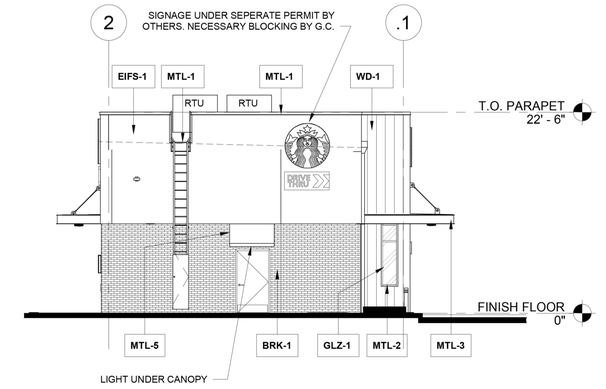

3 EAST ELEVATION

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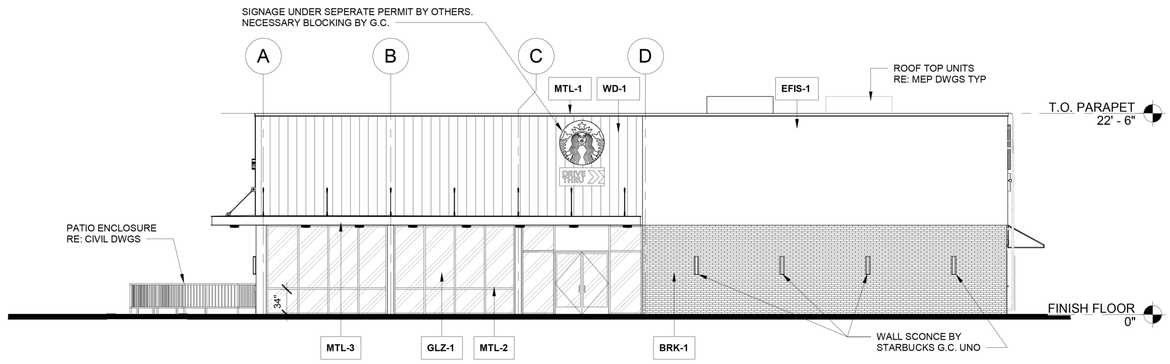
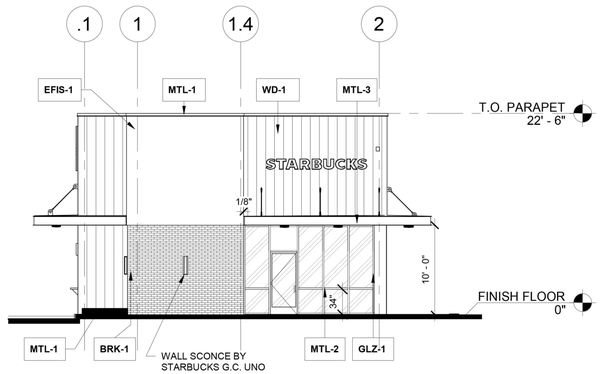


2 SOUTH ELEVATION

Scale 1/8" = 1'-0"



1 WEST ELEVATION

Scale 1/8" = 1'-0"

Simsbury Retail Development

1263 Hopmeadow Street
Simsbury, CT 06070

STATE OF CONNECTICUT
KEVIN L PATON
REGISTERED ARCHITECT

Prospect Enterprises, LLC

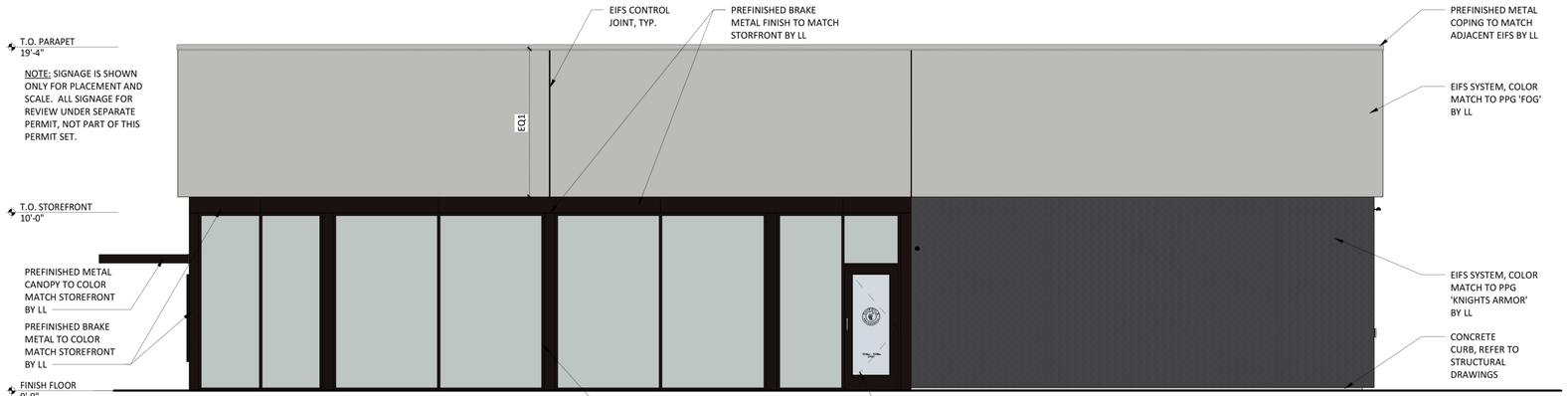
Starbucks - Exterior Elevations

Drawn by: LMH | BKA # 223066 | Date: 05/25/23

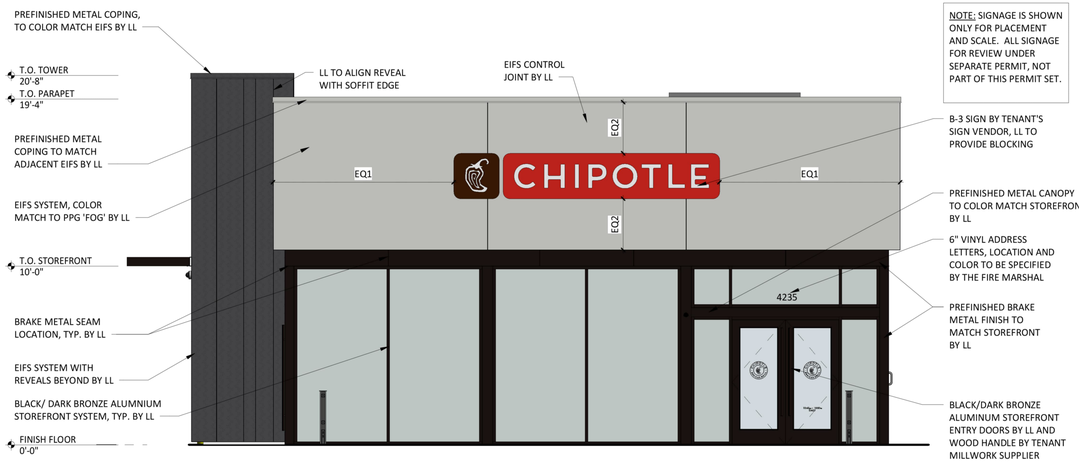
A-12

BKA ARCHITECTS

Boston + Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
bkaarchitects.com



4 A301 **EXT ELEV - EAST**
1/4" = 1'-0"



3 A301 **EXT ELEV - SOUTH**
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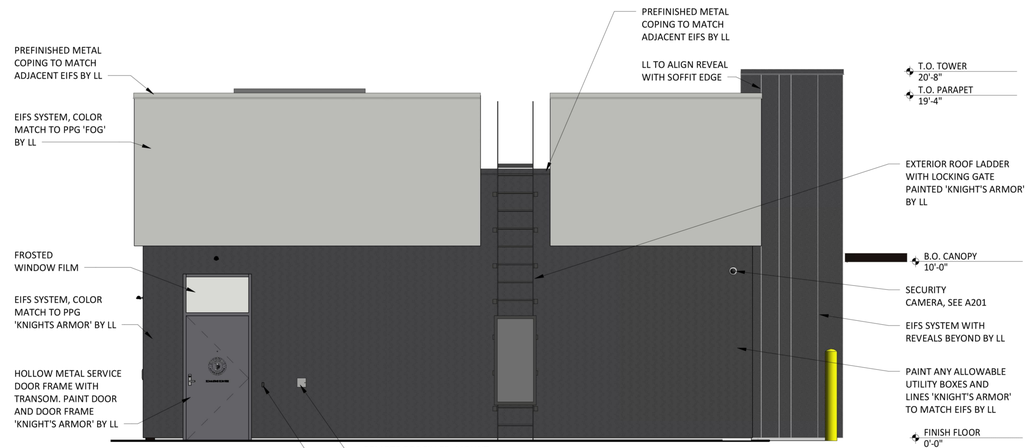

2 A301 **EXT ELEV - NORTH**
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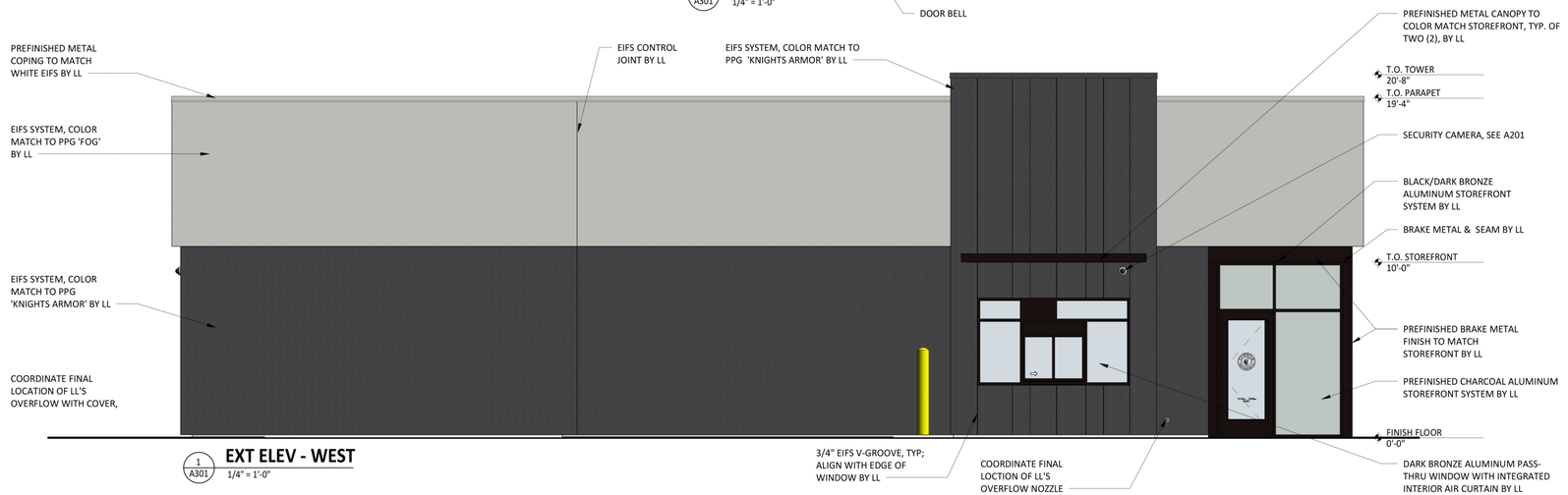

1 A301 **EXT ELEV - WEST**
1/4" = 1'-0"

Simsbury Retail Development

1263 Hopmeadow Street
Simsbury, CT 06070

Prospect Enterprises, LLC

Chipotle - Exterior Elevations

Drawn by: LMH | BKA # 223066 | Date: 05/25/23

A-15

BKA ARCHITECTS
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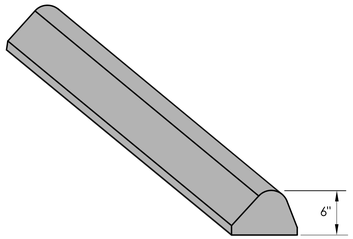
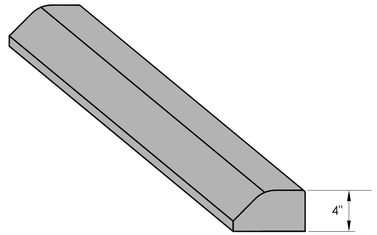
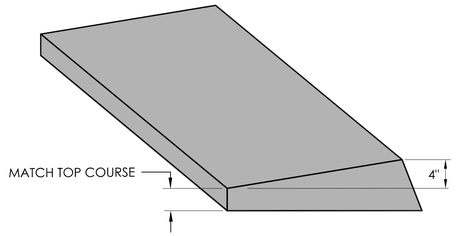
Brockton, MA 02302
508.583.5603
bkaarchitects.com



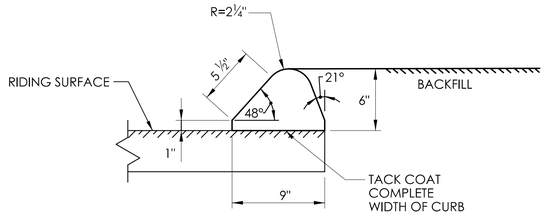
BITUMINOUS CONCRETE LIP CURBING
(6" HIGH)



BITUMINOUS CONCRETE PARK CURBING
(4" HIGH)



BITUMINOUS CONCRETE BERM CURBING
(4" HIGH)



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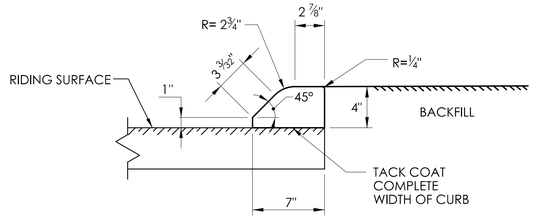
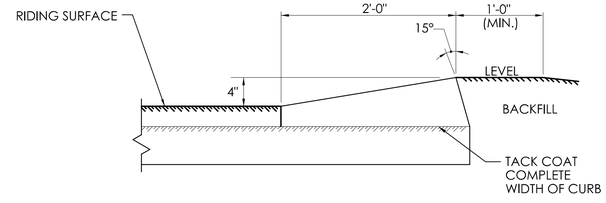


SECTION



SECTION

NOT TO SCALE

SIGNATURE BLOCK:
OFFICE OF ENGINEERING
2800 BERLIN TURNPIKE
NEWINGTON, CT 06111

SUBMITTED BY:
Digitally signed by Leo Fontaine, P.E.
Date: 2022.09.27 14:43:18-04'00'

APPROVED BY:
Digitally signed by Calabrese, Michael
Date: 2022.11.08 11:39:39-05'00'

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

CTDOT STANDARD SHEET

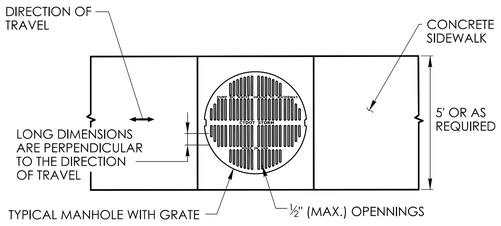
STANDARD SHEET TITLE:
BITUMINOUS CONCRETE CURBING

STANDARD SHEET NO.:
HW-815_01

PLOTTED DATE: 9/21/2022

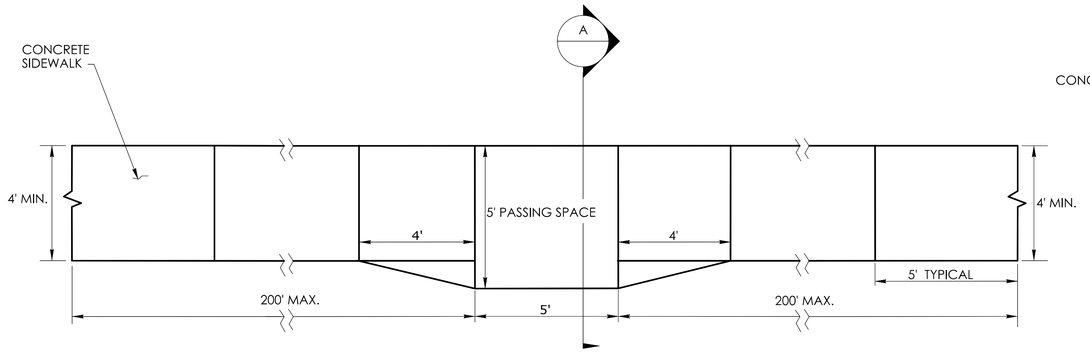
GENERAL NOTES:

1. SEE CONCRETE SIDEWALK RAMPS GUIDE SHEETS FOR PEDESTRIAN RAMP TYPES.
2. ALL CURBING SHALL BE INSTALLED AS EITHER PRECAST OR CAST IN PLACE AS DIRECTED.



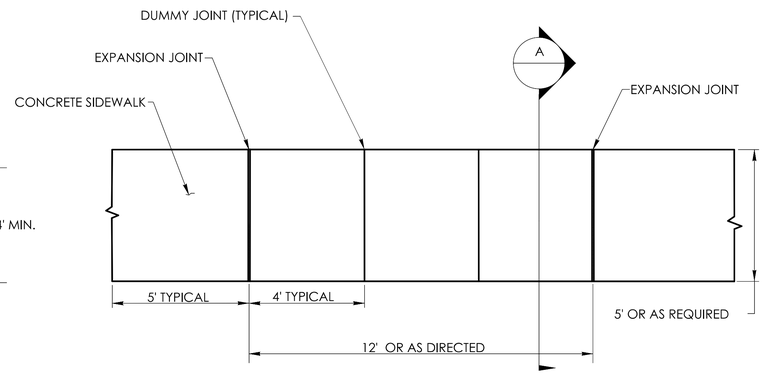
PEDESTRIAN ACCESS ROUTE OVER A MANHOLE WITH GRATE

1. HORIZONTAL OPENINGS IN GRATES AND JOINTS MUST NOT BE MORE THAN ½ INCH
2. ELONGATED OPENINGS IN GRATES MUST BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL

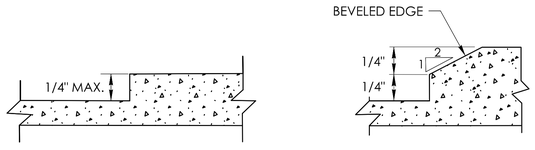


5' PASSING SPACE FOR 4' WIDE SIDEWALK PLAN

PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200' MAXIMUM FOR SIDEWALKS LESS THAN 5' IN WIDTH

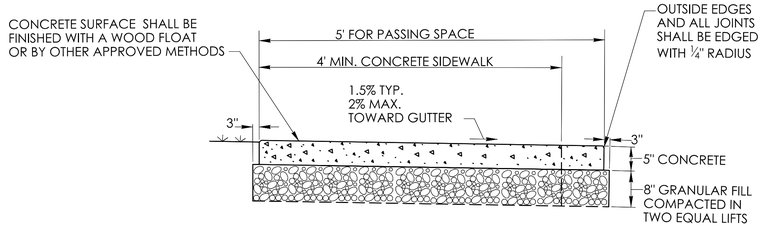


5' WIDE SIDEWALK PLAN



VERTICAL SURFACE DISCONTINUITIES

VERTICAL SURFACE DISCONTINUITIES MUST BE BEVELED TO A HEIGHT NOT GREATER THAN ¼ INCH. THE BEVEL MUST BE THE ENTIRE WIDTH OF THE DISCONTINUITY

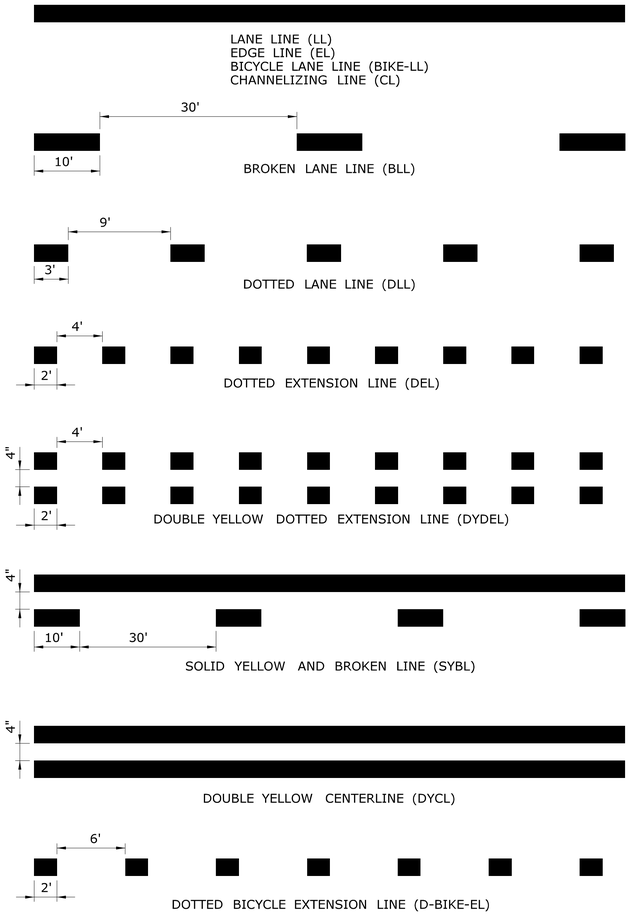


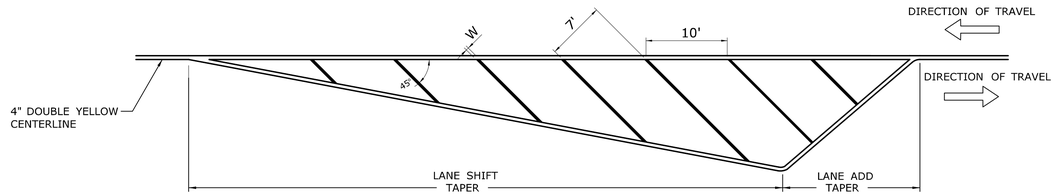
5' PASSING SPACE FOR 4' WIDE SIDEWALK

SECTION A

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2022.09.27 15:15:58-04'00'	APPROVED BY: Digitally signed by Calabrese, Michael Date: 2022.11.08 09:42:54-05'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: CONCRETE SIDEWALKS / STANDARD SHEET NO.: HW-921_01

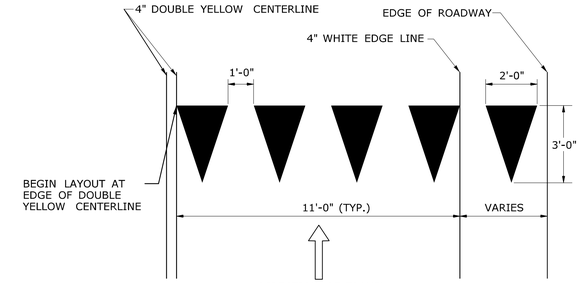
PLOTTED DATE: 9/23/2022



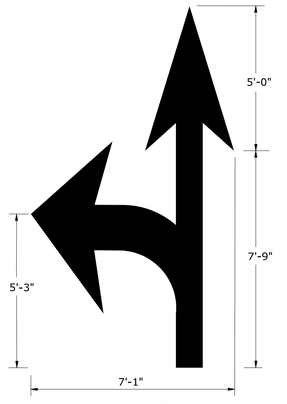


CROSS HATCHED ISLAND DETAIL
(YELLOW)

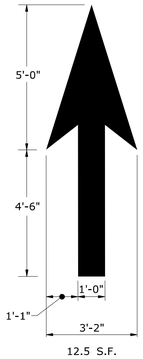
W IS TO BE 6" WHEN POSTED SPEED ≤ 45 MPH
W IS TO BE 12" WHEN POSTED SPEED > 45 MPH
CROSS HATCHED ISLANDS ARE TO BE INSTALLED WHERE CALLED FOR ON THE PLANS



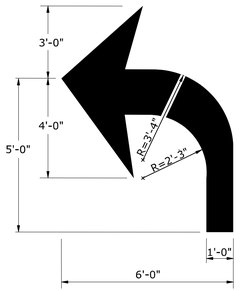
YIELD LINE DETAIL
(WHITE)



REFER TO ADJACENT VIEWS FOR DIMENSIONING
27.0 S.F.



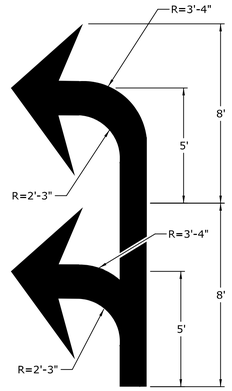
12.5 S.F.



15.5 S.F.

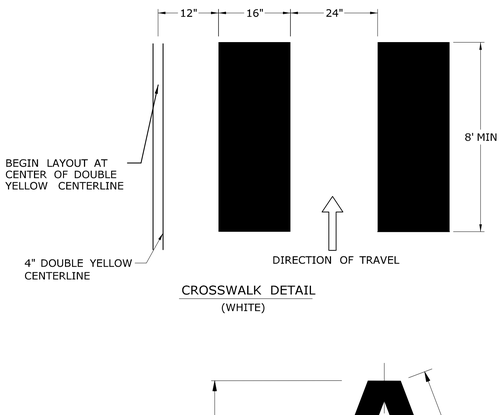
27.0 S.F.
LEFT & RIGHT
ARROW COMBO

38.5 S.F.
3 WAY ARROW
COMBO



35 S.F.
DOUBLE LEFT
ARROW

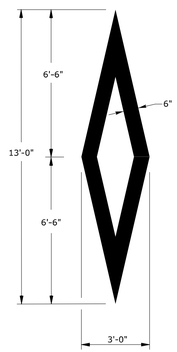
PAVEMENT ARROW DETAILS
(WHITE)
ARROWS SHALL BE CENTERED IN TRAVEL LANE



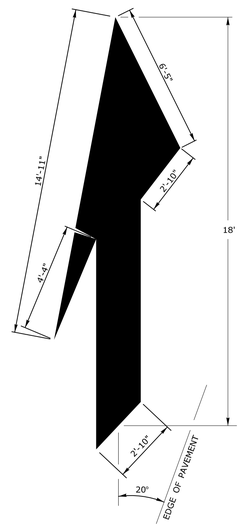
CROSSWALK DETAIL
(WHITE)

NOTES :

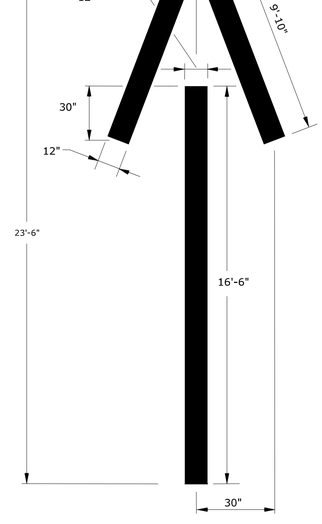
1. AREA OF PAVEMENT MARKINGS AS INDICATED IS APPROXIMATE.
2. RIGHT TURN PAVEMENT MARKING ARROWS ARE MIRROR IMAGE OF LEFT TURN PAVEMENT MARKING ARROWS.



WHITE PREFERENTIAL
LANE SYMBOL
13.0 S.F.



WHITE LANE
REDUCTION ARROW
41.8 S.F.



WHITE WRONG WAY
PAVEMENT ARROW
36.2 S.F.

REV.	DATE	REVISION DESCRIPTION
1	8-2018	REMOVED ROUNDABOUT MARKINGS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 8/10/2018

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1210_04.dgn Model: CT_Civil_2D_Sheet

SUBMITTED BY:	NAME/DATE/TIME:
Mark Makuch	Mark F. Makuch, P.E. 2018.08.17 09:07:44-04'00'
APPROVED BY:	NAME/DATE/TIME:
	Mark F. Carlino, P.E. 2018.08.21 07:48:45-04'00'

CTDOT
STANDARD SHEET

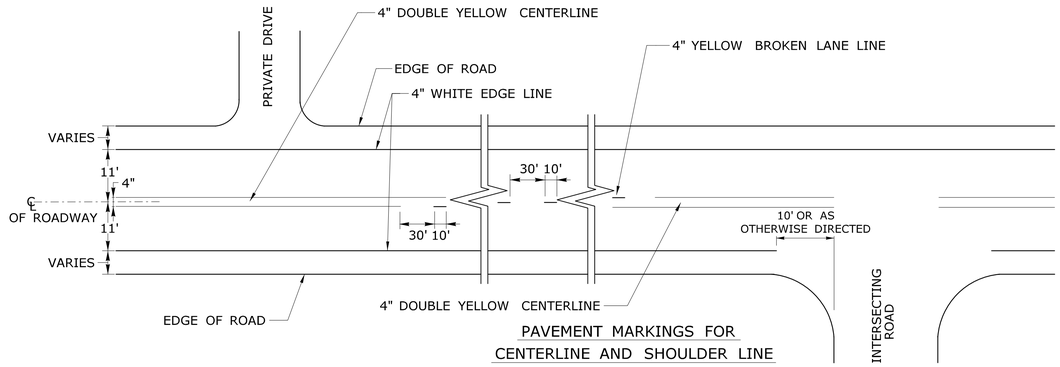
OFFICE OF ENGINEERING

STANDARD SHEET TITLE:

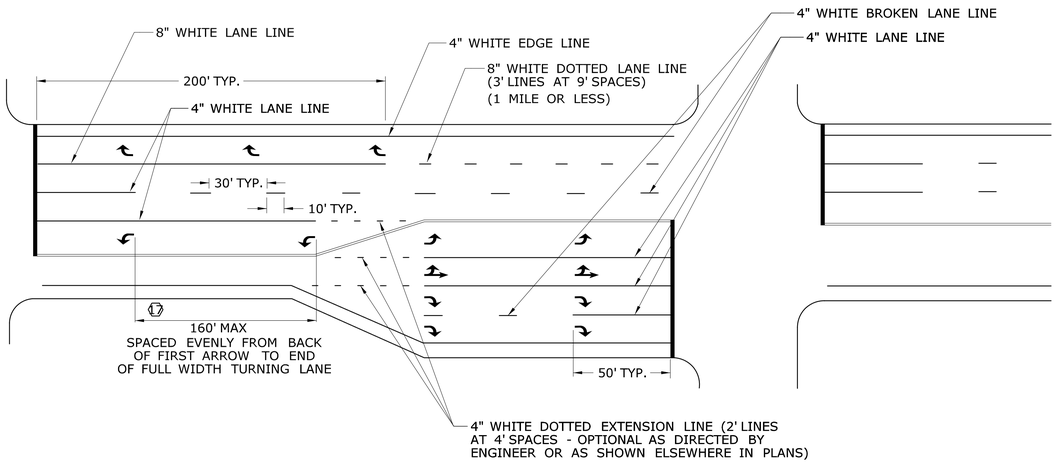
PAVEMENT MARKING LINES AND SYMBOLS

STANDARD SHEET NO.:

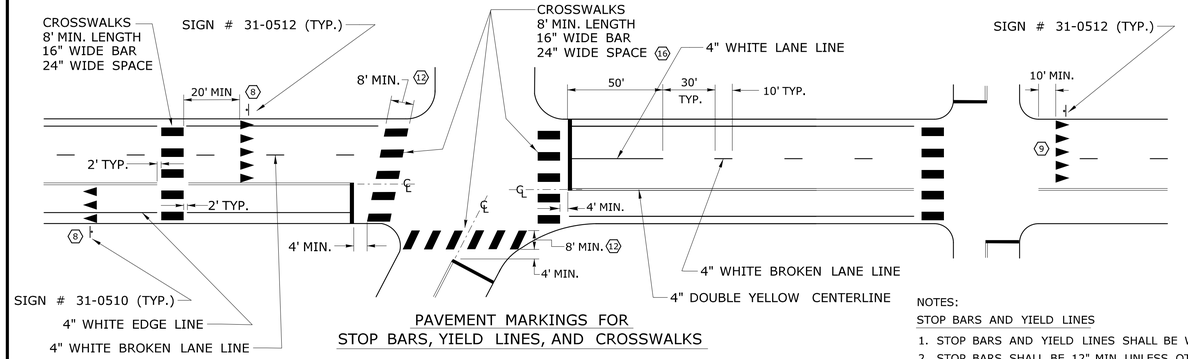
TR-1210_04



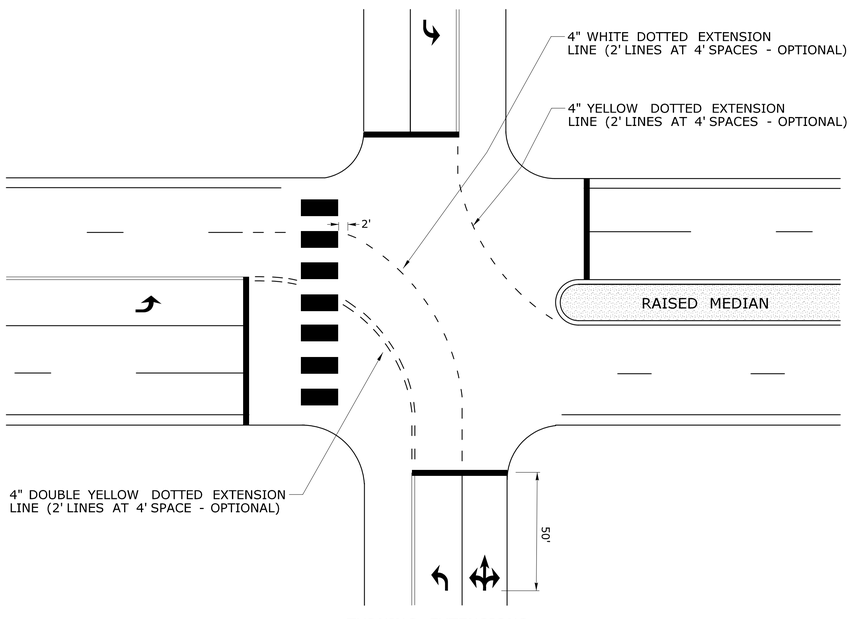
PAVEMENT MARKINGS FOR
CENTERLINE AND SHOULDER LINE



PAVEMENT MARKINGS FOR TURNING LANES
AND ROAD LANE-DROP



PAVEMENT MARKINGS FOR
STOP BARS, YIELD LINES, AND CROSSWALKS



TURNING EXTENSIONS

NOTES:

STOP BARS AND YIELD LINES

1. STOP BARS AND YIELD LINES SHALL BE WHITE.
2. STOP BARS SHALL BE 12" MIN. UNLESS OTHERWISE NOTED ON PLANS.
3. STOP BARS TO BE PLACED A MINIMUM OF 4' IN ADVANCE OF THE NEAREST EDGE OF CROSSWALK AND SHOULD BE PLACED 90° TO THE CENTERLINE OF THE ROADWAY.
4. IN THE ABSENCE OF A MARKED CROSSWALK THE STOP BAR SHOULD BE PLACED 90° TO THE CENTERLINE OF THE ROADWAY, AT THE DESIRED STOPPING POINT AT LEAST 5' AND NO MORE THAN 30' FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY.
5. THE STOP SIGN SHOULD BE PLACED IN LINE WITH THE STOP BAR. HOWEVER, IF THE STOP SIGN CANNOT BE LOCATED EXACTLY WHERE VEHICLES ARE EXPECTED TO STOP, THE STOP BAR SHOULD BE PLACED AT THE STOPPING POINT.
6. FOR STOP BARS AT RAMPS SEE DETAILS "R", "S", "T", & "U" AND NOTES ON TRAFFIC STANDARD SHEET TR-1210 07 "PAVEMENT MARKINGS FOR DIVIDED HIGHWAYS EXIT RAMPS".
7. FOR YIELD LINE INSTALLATIONS, ONLY FULL TRIANGLES ARE TO BE INSTALLED.

(8) MID-BLOCK CROSSWALKS ARE CROSSWALKS LOCATED MORE THAN 50 FEET FROM A SIGNALIZED OR UNSIGNALIZED INTERSECTION. YIELD LINES ASSOCIATED WITH MIDBLOCK CROSSWALKS SHALL BE INSTALLED AND SHOULD BE LOCATED 20 TO 50 FEET IN ADVANCE OF THE NEAREST CROSSWALK LINE OR AS DIRECTED BY THE ENGINEER.
WHERE A YIELD LINE EXISTS ON AN APPROACH TO A CROSSWALK, THE APPROAPRIATE "YIELD TO PEDESTRIANS" SIGN IS REQUIRED.

(9) FOR CROSSWALKS AT UNSIGNALIZED INTERSECTIONS WITH MINOR STREET STOP CONTROL, YIELD LINES SHALL BE INSTALLED ON MULTI-LANE APPROACHES, BUT NOT SINGLE LANE APPROACHES.

10. THE YIELD SIGN SHOULD BE PLACED IN LINE WITH A YIELD LINE. HOWEVER, IF THE YIELD SIGN CANNOT BE LOCATED EXACTLY WHERE VEHICLES ARE EXPECTED TO YIELD, THE YIELD LINE SHOULD BE PLACED AT THE YIELDING POINT.

CROSSWALKS

11. CROSSWALK MARKINGS SHALL BE WHITE.

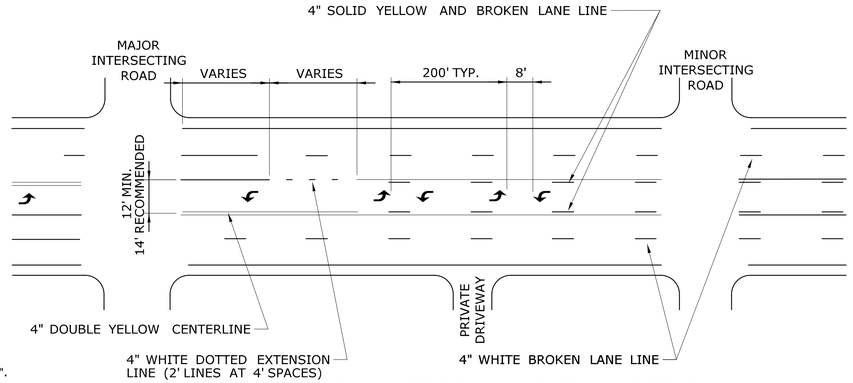
(12) AT LOCATIONS WHERE THE CROSSWALK IS SKEWED, BARS TO BE PARALLEL TO ℄ AND ENDS OF BARS TO BE PARALLEL. THE LENGTH OF THE BARS WILL VARY DEPENDING ON THE ANGLE OF SKEW.

13. BARS SHOULD BE NO CLOSER THAN 1' FROM EDGE OF ROAD.
14. ONLY FULL LENGTH BARS ARE TO BE INSTALLED.
15. DECORATIVE CROSSWALKS SHALL BE BANDED FROM CURB TO CURB WITH A MINIMUM 12" WIDE WHITE TRANSVERSE LINE ALONG EACH EDGE.

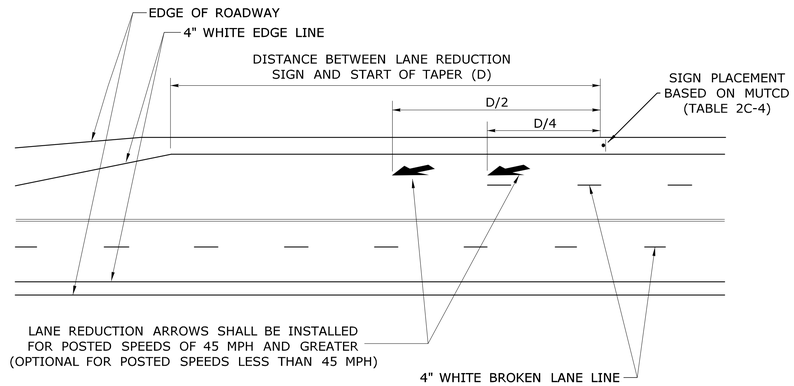
(16) 24" WIDE SPACE TO BE CENTERED ON YELLOW CENTERLINE.

PAVEMENT MARKINGS FOR TURNING LANES

(17) INSTALL AT LEAST TWO ARROWS PER LANE WHERE STORAGE LENGTH IS GREATER THAN 150 FEET.



TWO-WAY LEFT-TURN MARKINGS APPLICATIONS



LANE REDUCTION TRANSITIONS

REV.	DATE	REVISION DESCRIPTION
1	8-2018	REVISED YIELD LINE SIGNAGE AND NOTES.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 8/10/2018

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1210_08.DGN Model: TR-1210_05

SUBMITTED BY:	NAME/DATE/TIME:
Mark Makuch	Mark F. Makuch, P.E. 2018.08.17 09:10:18-04'00'
APPROVED BY:	NAME/DATE/TIME:
	Mark F. Carlino, P.E. 2018.08.21 07:49:18-04'00'

CTDOT
STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE:

PAVEMENT MARKINGS
FOR NON FREEWAYS

STANDARD SHEET NO.:

TR-1210_08