

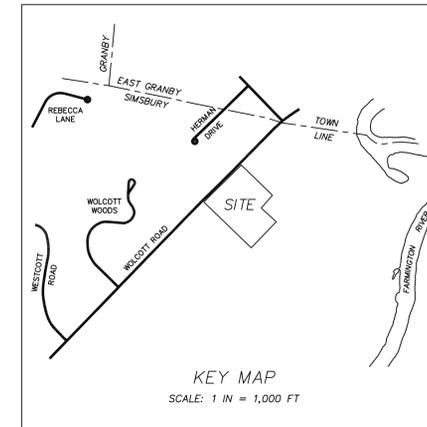
SITE PLAN

PREPARED FOR

SIMSCROFT-ECHO FARMS, INC.

80 WOLCOTT ROAD
SIMSBURY, CONNECTICUT

ZONING CHART		
	I-2 ZONE REQUIREMENT	SUBMITTED
MIN. LOT AREA (AC.)	-	9.425
MIN. LOT FRONTAGE (FT.)	-	559.87
MIN. FRONT YARD (FT.)	25	57.4
MIN. SIDE YARD (FT.)	20	35.0
MIN. REAR YARD (FT.)	25	180.1
MAX. BUILDING HEIGHT (FT.)	40	31
MAX. COVERAGE (%)	45	41.8
DISTANCE FROM PARKING SPACE AND CIRCULATION DRIVE TO FRONT PROPERTY LINE (FT.)	25	42
DISTANCE FROM PARKING SPACE AND CIRCULATION DRIVE TO SIDE PROPERTY LINE (FT.)	15	15
DISTANCE FROM PARKING SPACE AND CIRCULATION DRIVE TO REAR PROPERTY LINE (FT.)	10	264



NOTES:

1. **PARCEL INFORMATION**
 MAP 12 / BLOCK 439 / LOT 009
 PARCEL OWNER: RIVER BEND HOLDINGS, LLC c/o TIM LESCALLET SENIOR VICE PRESIDENT
 204 WEST NEWBERRY ROAD
 BLOOMFIELD, CT 06002
 PARCEL AREA: 9.790 ACRES (EXISTING)
 PARCEL AREA: 9.425 ACRES (PROPOSED)
 ZONE: I-2
 BUILDING USE: OFFICE, EQUIPMENT STORAGE AND MATERIAL STORAGE
2. **APPLICANT:** GIRARD BROTHERS CORPORATION, c/o MIKE GIRARD, PRESIDENT
 SIMSCROFT-ECHO FARMS, INC.
 2 FARMS VILLAGE RD., P.O. BOX 581
 SIMSBURY, CT 06070-0581
3. **PARKING:**
PARKING REQUIRED
 PARKING RATIO = 1 SPACE / 500 S.F.
 INDUSTRIAL BUILDING AREA = 25,896 S.F.
 PARKING REQUIRED = 25,896 S.F. X (1 SPACE / 500 S.F.)
 = 51.8 SPACES
PARKING PROVIDED

REGULAR	50
HANDICAPPED ACCESSIBLE	3
UNMARKED (GRAVEL SURFACE)	42
TOTAL	95

 PARKING SPACES ARE TO BE MARKED IN ACCORDANCE WITH TOWN OF SIMSBURY AND STATE OF CONNECTICUT REGULATIONS.
4. TOPOGRAPHY TAKEN FROM FIELD SURVEY. VERTICAL DATUM IS NAVD 88.
5. EXISTING UTILITY LOCATIONS TAKEN IN PART FROM FIELD SURVEY, SURVEY AND/OR PLANS BY OTHERS AND UTILITY COMPANY RECORDS. OTHER UTILITIES MAY EXIST.
6. CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN. EXTRAS, CHANGES OR MODIFICATIONS NECESSARY BECAUSE OF DIFFERENCES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THESE PLANS SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
8. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 816.
9. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, UNLESS NOTED. CONSTRUCTION AND INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH INDIVIDUAL UTILITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE COORDINATION AS REQUIRED.
10. DURING CONSTRUCTION OF ANY SITE IMPROVEMENTS, (PRIOR TO THE INSTALLATION OF THE NEW PAVEMENT) A STONE CONSTRUCTION ENTRANCE/EXIT PAD SHALL BE INSTALLED, AS SHOWN, TO COLLECT ANY SEDIMENT OFF WHEELS OF CONSTRUCTION VEHICLES.
11. ANY ADDITIONAL SEDIMENTATION/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE STAFF DURING ANY CONSTRUCTION PROCESS SHALL BE IMPLEMENTED BY THE GENERAL CONTRACTOR. IN ADDITION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/ MAINTENANCE OF ALL SEDIMENTATION/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF STAFF.
12. THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
13. NO LIGHTS ON THE BUILDING SHALL BE DIRECTED TOWARD ADJACENT STREETS OR ADJACENT PROPERTIES. ALL LIGHTING SHALL BE FULL CUT-OFF, SHROUDED AND DIRECTED DOWNWARD AS APPROVED BY TOWN STAFF.
14. ANY SIGN TO BE INSTALLED ON THE PROPERTY REQUIRES A BUILDING PERMIT AND SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE TEN SPECIAL REGULATIONS, SECTION C SIGN STANDARDS BY ZONE, AND BE SUBJECT TO STAFF AND/OR COMMISSION REVIEW.
15. ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.
16. LOAM AND SEED ALL DISTURBED AREAS NOT PAVED, MULCHED, OR PLANTED PER SEDIMENTATION AND EROSION CONTROL NOTES PLAN.
17. ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORKDAY.
18. THE DESIGN ENGINEER OR AN EQUALLY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT SHALL BE HIRED TO CONDUCT EROSION & SEDIMENTATION CONTROL INSPECTIONS. INSPECTIONS SHALL BE MADE WEEKLY AT THE START OF CONSTRUCTION, BI-MONTHLY STARTING THE FIRST DAY OF THE THIRD MONTH OF CONSTRUCTION AND AFTER RAIN EVENTS GREATER THAN 1 INCH. A WRITTEN REPORT SHALL BE SUBMITTED TO THE WETLANDS AGENT AFTER EACH INSPECTION.
19. THE DESIGN ENGINEER OR AN EQUALLY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT SHALL BE HIRED TO INSPECT THE CONSTRUCTION OF ALL THE SITE IMPROVEMENTS OUTSIDE THE BUILDING WALLS. AN AS-BUILT PLAN OF ALL SITE IMPROVEMENTS OUTSIDE THE BUILDING WALLS SHALL BE PREPARED AND SUBMITTED BY A LICENSED LAND SURVEYOR AFTER ALL SITE WORK HAS BEEN COMPLETED, AND PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY INSPECTION.
20. PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL CONTACT THE SIMSBURY WATER POLLUTION CONTROL AUTHORITY TO REVIEW FINAL PLANS AND TO DETERMINE THE FACILITY CONNECTION CHARGE WHICH WILL BE DUE UPON APPLICATION FOR THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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IMPERVIOUS COVERAGE		
	AREA (S.F.)	% OF SITE AREA
EXISTING BUILDING	7,560	1.8
PROPOSED BUILDINGS	17,568	4.3
PAVEMENT	47,415	11.6
SIDEWALK	2,163	0.5
GRAVEL	96,734	23.6
TOTAL IMPERVIOUS	171,440	41.8

SITE PLAN APPROVAL

This Site Plan received Final Approval by the Simsbury Zoning Commission.

Signature _____ Chairman _____ Date _____

Date of Final Approval: _____

In accordance with CGS 8-3 (i), all work in connection with this Site Plan shall be completed by _____ (five years of the date of approval)

SHEET 1
COVER SHEET

	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON	SITE PLAN PREPARED FOR SIMSCROFT-ECHO FARMS, INC. 80 WOLCOTT ROAD SIMSBURY, CONNECTICUT
	DATE _____ REVISION _____	SCALE: AS SHOWN APRIL 24, 2015