



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: _____ FEE: \$ 240.- CK#: 7105031 APP#: 15-37
 PROPERTY ADDRESS: 710 Hopmeadow Street - Drake Hill Mall
 NAME OF OWNER: GPF - Drake Hill LLC / Steve Walker
 MAILING ADDRESS: 666 Bliss Rd
 EMAIL ADDRESS: swalker@grovepropertyfund.com TELEPHONE # 413 567-0094
 NAME OF AGENT: N/A
 MAILING ADDRESS: N/A
 EMAIL ADDRESS: N/A TELEPHONE # N/A
 ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES
 Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT** pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

EXHIBIT 1

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

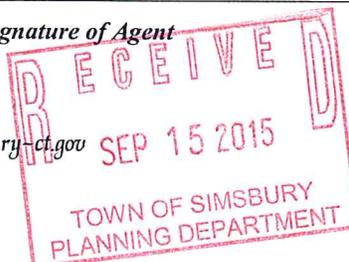
A check payable to the Town of Simsbury must accompany this **signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to cvibert@simsbury-ct.gov, as well.

St P. Wall
Signature of Owner _____ Date _____

Signature of Agent _____ Date _____

Telephone (860) 658-3245
Facsimile (860) 658-3205

www.simsbury-ct.gov



933 Hopmeadow Street
Simsbury, CT 06070

September 10, 2015

Town of Simsbury

Re: Drake Hill Mall Replacement of existing pylon and entrance signs
Cannon Building Installation of 4" LED light at entrance to The Studio by Bill Selig

To who it may concern:

Enclosed are pictures of the current pylon and entrance signs for Drake Hill Mall. Also enclosed is a drawing of proposed pylon and entrance signs that would be the same dimension as the existing signs.

Also enclosed is a drawing of an awning sign for the Studio by Bill Selig and a cut sheet for a 4' LED fixture. The awning was approved by the town back in the early spring. At that time however no lighting was proposed. Bill Selig would like to install a 4' LED fixture up inside the awning to light the entrance and the sign. The light fixture itself would not be visible.

I will look forward to discussing this project with at your next meeting.

Sincerely,



Steven Walker
Grove Property Fund LLC

EXHIBIT 2

RECEIVED
SEP 15 2015
TOWN OF SIMSBURY
PLANNING DEPARTMENT

APPROVALS Date: _____
 Customer _____
 Deposit Paid _____
 Land Lord _____
 Town _____

SEP 15 2015
 TOWN OF SIMSBURY
 PLANNING DEPARTMENT

HARTFORD
SIGN
 DESIGN • FABRICATION • INSTALLATION
 860-293-1824

Signature required to begin production _____ Date _____
 80" 66" 54" 40" 34"

All tenants, logos and copy will need to be confirmed they are correct

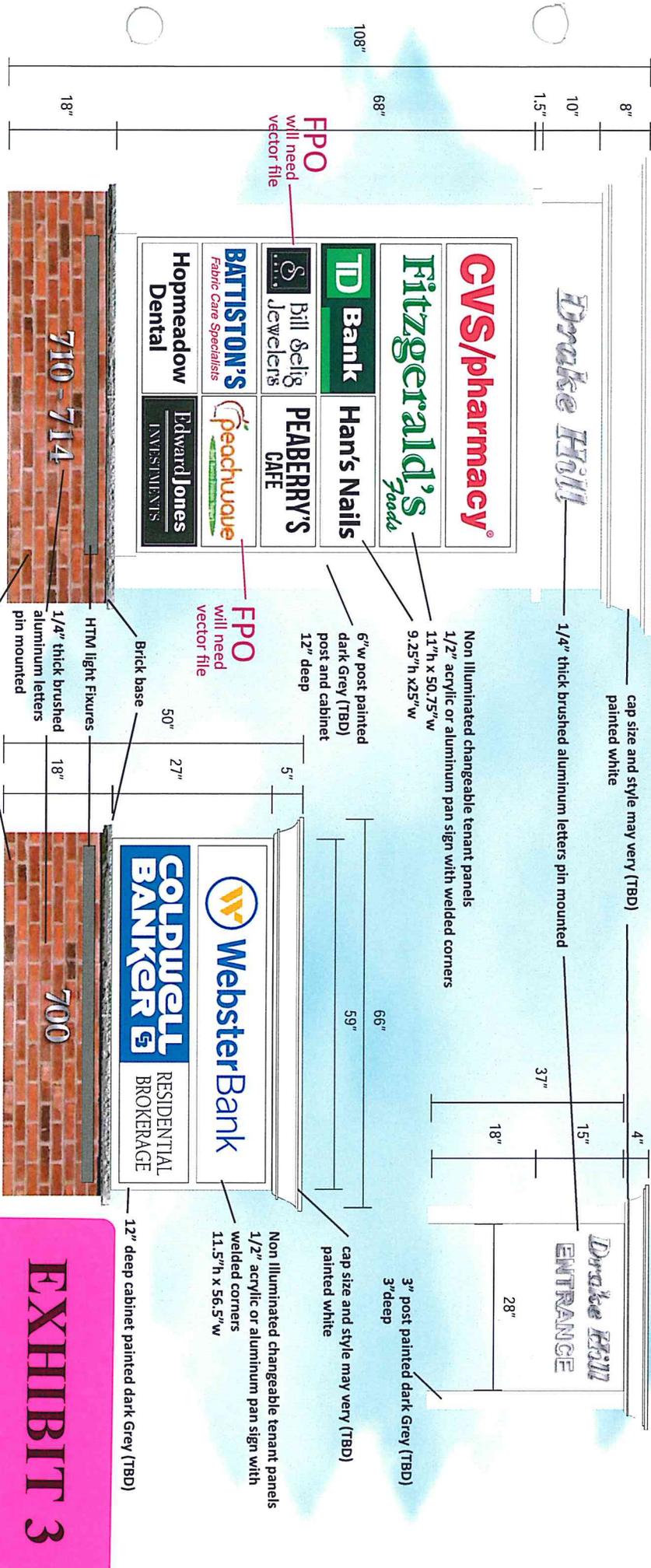


EXHIBIT 3

CLIENT: Grove Properties PROJECT NAME: Simsbury / exterior monuments PROJECT LOCATION: 700-720 Hopmeadow St. Simsbury, CT. 06070 CLIENT ADDRESS: _____

CONTACT: Steve Walk, Joe Rinaldi WORK PHONE: _____ CELL PHONE: 413-374-3369, 1-413-567-0098 EMAIL: swalker@grovepropertyfund.com, JRinaldi@grovepropertyfund.com

DATE: 7-14-15 SPECS: concepts as noted above

LAST REVISION: 8-3-15

FILE NAME: Grove_Prop_Simsbury_Drake_Hill_ext_fll_scl_v2-2_proof_HSD.ai

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710-716

CVS/pharmacy
Fitzgerald's



Bank

Open 7 Days

Han's Nails
Battiston's
Bill Selig Jewelers
Peaberry's Cafe
714-Offices

GLASSBORO

RECEIVED
SEP 15 2015
TOWN OF SIMSBURY
PLANNING DEPARTMENT

EXHIBIT 4



EXHIBIT 5

SEP 25 2015
TOWN OF BRADBURY
PLANNING DEPARTMENT

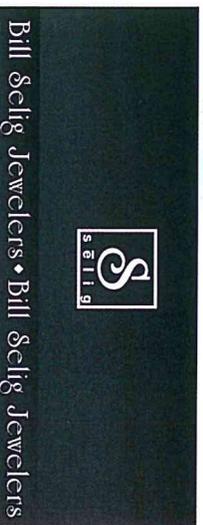
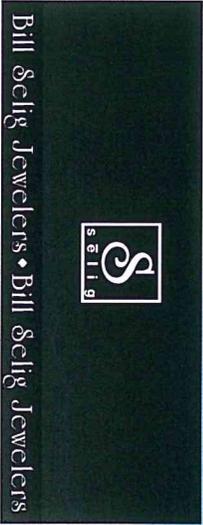
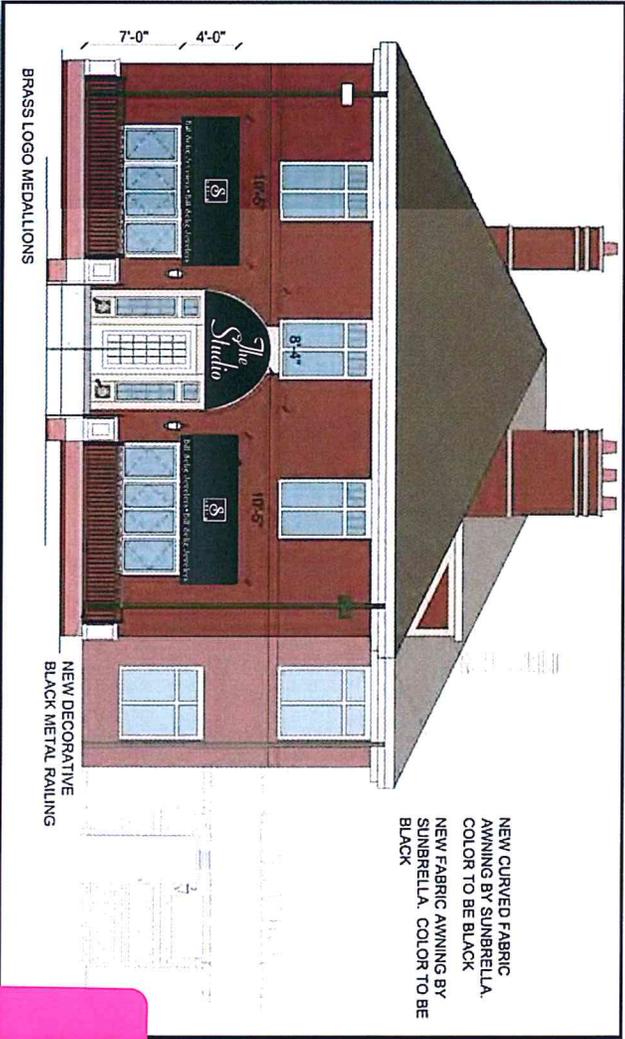
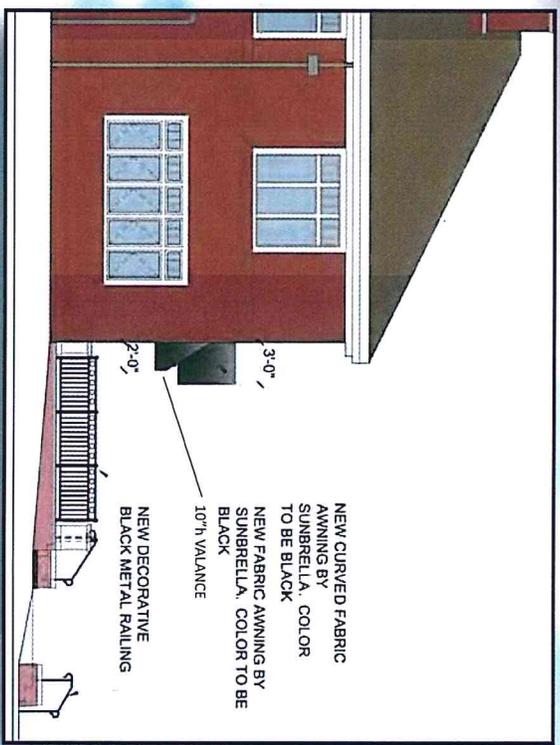


EXHIBIT 6

APPROVALS Date: _____
 Customer _____
 Deposit Paid _____
 Land Lord _____
 Town _____

SEP 15 2015
 SL 151015
 TOWN OF SIMSBURY
 PLANNING DEPARTMENT
 Signature required to begin production
 Date _____

HARTFORD SIGN DESIGN
 DESIGN • FABRICATION • INSTALLATION
 860-293-1824



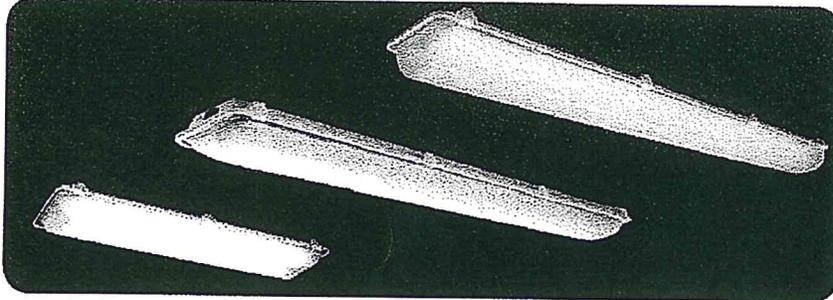
CLIENT: **Bill Selig Jewelers** CONTACT: **Steve Walker** DATE: _____ SPECS: **Awnings as noted above**

PROJECT NAME: **exterior / awnings** WORK PHONE: **1-413-567-0098** START: _____
 PROJECT LOCATION: **720 hopmeadow st. Simsbury, CT. 06070** CELL PHONE: **1-413-374-3369** LAST REVISION: _____
 CLIENT ADDRESS: _____ EMAIL: **swalker@grovepropertyfund.com** DUE: _____
 Grove Prop. Fund LLC FILE NAME: **Bill_Selig_Simsbury_exterior_awnings_tmth_scl_proof_HSD.ai**

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EXHIBIT 7

CITADEL 2™ LED offers the best LED lighting for parking garages and other applications where weatherproof wide area lighting is required. A highly engineered LED lighting system is coupled with the best weather proofing materials and design to provide the most durable lighting system in the industry. Poured in place gasket and cam latches seal the enclosures. The mounting can provide dramatic savings on installation labor. Designed around a long lasting and efficient LED array with specially designed heat sinks, reflectors and retaining clips ensure maximum LED life and wide spread lighting to put the light exactly where you want it. A specially designed driver to compliment the LED arrays housed in special enclosure to ensure effective heat dissipation and easy maintenance. Very tough diffuser resists breakage and are also specially designed to provide excellent light transmission of the LEDs while minimizing the glare from the bright LED's.



LED ARRAYS

Cree LEDs inside. Specially designed LED arrays utilizing industry leading Cree LEDs are designed to maximize light output, efficiency and life provide a combined premium performance. LEDs are available in various color temperatures and outputs. When married to certain drivers the LEDs can operate at different power levels.

Board Tray

- Extruded Aluminum
- Design based on two rows of boards (nominal 1.58" width x .065 thickness)
- No screws or tape attached to LED boards



Board Tray Feature Tray

- 100% profile provides maximum light spread with minimal light loss



Board Tray End Caps Tray

- Protects and provides wire way between driver and LED boards



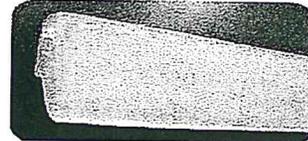
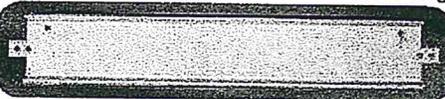
Board Tray Retainer Clip Tray

- The LED assembly can hinge open allowing the end user to replace drivers or connect wiring.



Driver Tray

- White cold rolled steel
- Keeps the driver separate from LED boards
- Accommodates multiple driver case sizes



Deep Frosted Lenses (FR)

- Dramatically reduced direct glare
- Improved LED visual performance
- Smooth distribution
- Light transmission of 88%
 - Compared to the clear lens for maximum light transmission of 91%



Frosted Linear Diffuser (RF)

- Impact modified acrylic
- 2' and 4' lengths



Texas Fluorescents
2055 Luna Rd. Suite 142 Carrollton, TX 75006
Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorescents.com email: sales@texasfluorescents.com

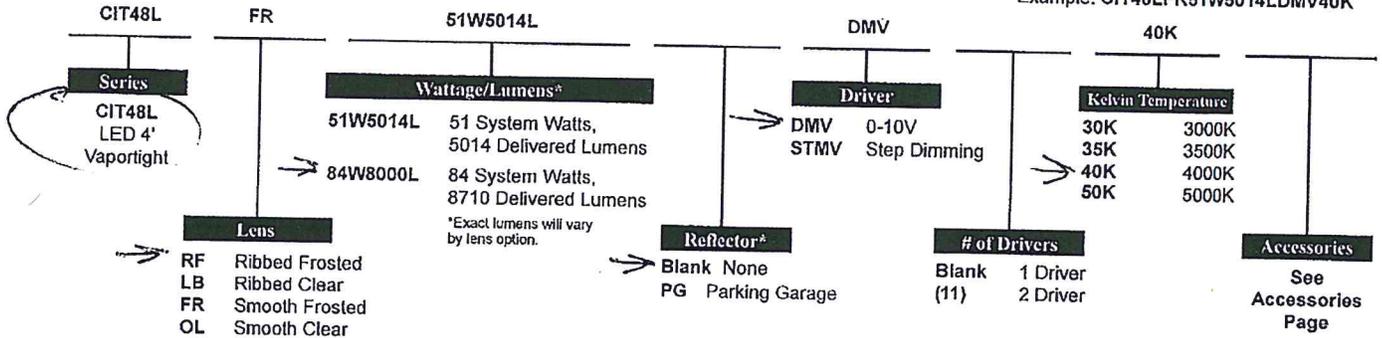
RECEIVED
SEP 15 2015
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Catalog Number: _____
Notes: _____

EXHIBIT 8

ORDERING INFORMATION
CITADEL 4'

Example: CIT48LFR51W5014LDMV40K



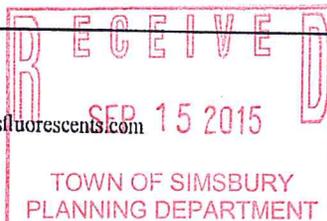
DLC Listed items

Models	Input Watts	Color Temp (K)	Lumens (lm)	Efficacy (lm/W)	CRI
CIT48LFR51W5014LPGDMV40K	51	4000	5014	98.09	>80
CIT48LFR84W8000LPGDMV40K	84	4000	7648	91.36	>80
CIT48LFR84W8000LDMV40K	84	4000	8710	103.82	>80
CIT48LRF84W8000LDMV40K	84	4000	8110	96.79	>80



Overall Dimensions (Housing, Lens and Latches)		Nominal Length	Width	Length	Depth
Housing with Frosted Lineal Ribbed Diffusers (RF)		2'	7.33"	27.68"	4.13"
		4'	7.33"	51.81"	4.13"
Housing with Deep Frosted Lens (FR)		4'	7.33"	51.81"	5.63"

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Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorescents.com email: sales@texasfluorescents.com



Catalog Number: _____
Notes: _____

EXHIBIT 9



TEXAS
FLUORESCENTS

CIT LED Series

Harsh Environment Enclosure

PERFORMANCE

CIT2-Fluorescent vs. CIT2-LED								
Lamp	Housing	Lens	Lumens	W	lm/W	Spacing Criteria		CRI
						0 degree	90 degree	
2-54W	2L4	LB	5710	93.0	61.4	1.20	1.70	
	2L4	OL	6397	94.0	68.1	1.30	1.60	
	2L4	FR	7043	99.2	71.0	1.20	1.80	
	2L4	OL w/ Reflector	7287	98.6	73.9	1.20	1.60	
LED	2L2	RF	3728	40.0	93.2	1.20	1.30	83.2
	2L4	RF	7355	80.0	91.9	1.20	1.20	83.4
	2L4	FR	7894	80.0	98.7	1.20	1.30	83.5

* Wide reflector used with frosted LIRA lens
** Wide reflector used with clear LIRA lens

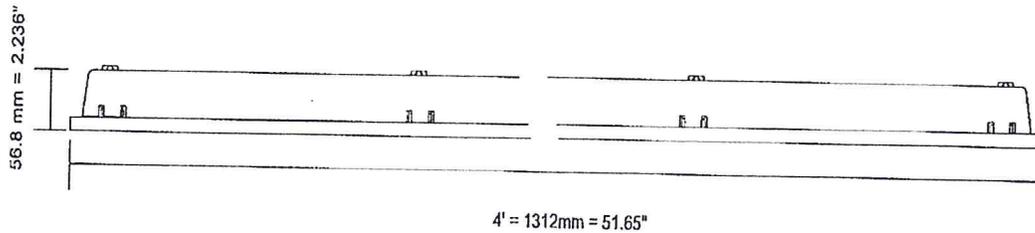
The above data comes from SLP's Photometric Report
Utilized Philips Fortimo TR Series for testing purposes

• U.S. Patent Application Serial No. 13/608,520

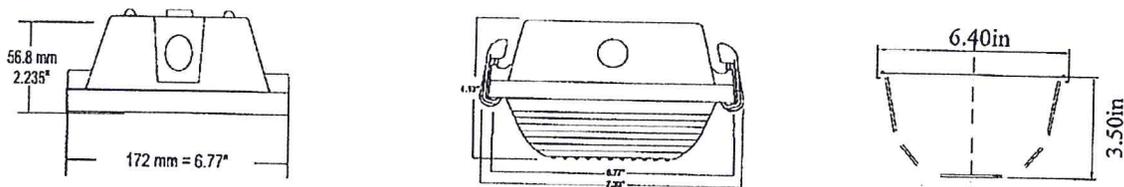
SLP CITADEL 2 LED

DIMENSIONS

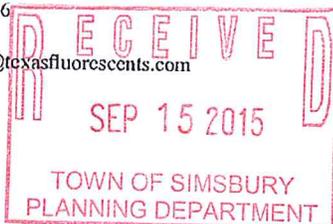
Side View



End View



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Catalog Number:
Notes:

EXHIBIT 10