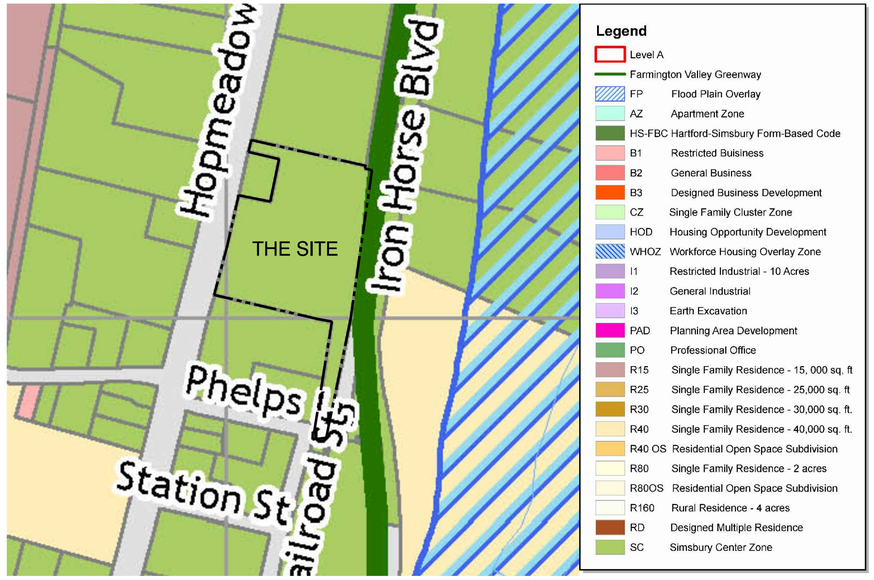
LOCATION PLAN
SCALE: 1" = 200'
AERIAL IMAGERY DATE: SPRING 2019



ZONING MAP
SCALE: 1" = 200'
MAP DATE: APRIL 2019

Drawing List

Sheet Number	Sheet Title
L-1	Cover
--	Existing Conditions
L-2	Master Plan
L-3	Demolition Plan
L-4	Layout & Materials Plan
L-5	Grading, Drainage, & Erosion Control Plan
L-6	Planting Plan
L-7.1	Details
L-7.2	Details
L-8	Lighting Plan

GENERAL NOTES:

1. ALL WORK IN PUBLIC STREETS TO MEET THE STANDARDS OF THE STATE OF CONNECTICUT D.O.T. AND OR TOWN OF SIMSBURY, WHICHEVER SHALL APPLY
2. CONTRACT LIMIT LINE IS COINCIDENT WITH THE PROPERTY LINE OR AS OTHERWISE SHOWN ON SITE OR EXTENDED AS REQUIRED TO CONNECT TO UTILITIES OR OTHER IMPROVEMENTS SHOWN OFF SITE.
3. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED SHALL BE COVERED WITH TOPSOIL AND SEEDED TO FINISHED LAWN.
4. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE ALONG THE ENTIRE CONTRACT LIMIT LINE (C.L.L.) TO DEFINE THE EXTENT OF WORK AND TO PROTECT AREA OUTSIDE C.L.L. UNLESS OTHERWISE NOTED.
5. AERIAL PHOTO BY STATE OF CONNECTICUT CTECO WEBSITE. IMAGERY FROM SPRING 2019.
6. SURVEY BY DENNO LAND SURVEYING & CONSULTING, LLC, DATED 06/08/2020.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE WORK LIMITS DUE TO CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL BLEND PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES AND IMPROVEMENTS AT LIMITS OF WORK.
9. TOPSOIL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6" AND SEEDED ON ALL DISTURBED AREAS NOT DESIGNATED TO BE SURFACED OTHERWISE.
10. CONTRACTOR TO REMOVE ANY DEBRIS AND EXCESS MATERIAL OFFSITE.
11. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS AND CIVIL ENGINEER FOR RESOLUTION.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATION .
13. ALL WALKS HAVE 2% CROSS PITCH UNLESS OTHERWISE SHOWN.
14. ALL UTILITIES TO BE UNDERGROUND.
15. SIGNS (BUILDING & SITE) SHALL CONFORM TO THE ZONING REGULATIONS
16. CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING WITH TOWN ENGINEER PRIOR TO START OF CONSTRUCTION TO DISCUSS EROSION CONTROL & CONSTRUCTION SEQUENCE.
17. CONTRACTOR IS RESPONSIBLE FOR CLEARING SILT FROM TEMPORARY SEDIMENT TRAPS, EXISTING & PROPOSED CATCH BASINS & YARD DRAINS, FINAL SLOPE STABILIZATION, REPLACE TOPSOIL, SEED & MULCH OF DETENTION BASINS PRIOR TO ANY REQUEST FOR A C.O.
18. THESE PLANS INCLUDE SITE IMPROVEMENTS AND UTILITIES ALREADY CONSTRUCTED. CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND SHOULD NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT ARCHITECT IF ANY DISCREPANCY IS IDENTIFIED.
19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SILTY WATER LEAVES THE CONSTRUCTION AREA, EXCEPT TO TEMPORARY SEDIMENT TRAPS. CONTRACTOR MUST COMPLETELY CLEAN OUT (REMOVE ALL SEDIMENT AND FLUSH OUT) FROM CATCH BASINS, PIPES, INLET AND OUTLET STRUCTURES, ETC. FROM CONSTRUCTION SITE TO DISCHARGE POINT BEFORE LEAVING SITE.
20. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING EXISTING PAVEMENT AT THE END OF EACH DAY OR MORE OFTEN AS NEEDED AND BASED ON WEATHER DURING CONSTRUCTION.

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

GENERAL NOTES

21. THIS SITE IS MONITORED FOR SILT AT ALL TIMES. RELEASE OF SILTY WATER FROM CONSTRUCTION AREAS WILL HAVE SIGNIFICANT IMPACTS INCLUDING THE POSSIBILITY OF FINES, CONTINGENCY MEASURES, AND VIOLATION OF PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSEQUENCES DUE TO DISCHARGE OF SILTY WATER OR OTHER SUBSTANCES.
22. THE ENTIRE AREA SURROUNDING THE CONSTRUCTION SITE IS DEVELOPED, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF BOTH EXPECTED AND UNEXPECTED, POTENTIALLY DAMAGING, OR OTHER UNUSUAL WEATHER CONDITIONS. CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. ANTICIPATION OF STORMS WILL REDUCE CLEANUP EFFORTS. ADDITIONAL HAYBALES, SILT FENCE, COCOLOGS, AND EROSION BLANKET SHALL BE MAINTAINED ON-SITE TO RESPOND TO UPCOMING WEATHER AT THE CONTRACTOR'S EXPENSE.
23. FINAL SLOPES MUST RECEIVE PERMANENT COVER WITHIN 48 HOURS. IF COVER TAKES LONGER THAN 1 DAY TO INSTALL, EXPOSED SOIL SHALL BE COVERED WITH TACIFIER VIA HYDROSEEDER. REAPPLY IF ANY AREAS ARE THEN DISTURBED.
24. WHERE PERMANENT COVER IS GRASS, HYDROSEED AND USE SEED MIX AS SPECIFIED. WHERE GRASS GROWTH IS NOT EFFECTIVE WITHIN 30 DAYS OF ORIGINAL APPLICATION, CONTRACTOR SHALL PROVIDE A SECOND APPLICATION IN ALL AREAS OF LIMITED GROWTH (AS DETERMINED BY LANDSCAPE ARCHITECT) WITHIN 10 DAYS OF DETERMINING IF NEED IS REQUIRED.
25. PROJECT IS SUBJECT TO APPROVALS FROM THE TOWN, AND IS SUBJECT TO INSPECTIONS THROUGHOUT CONSTRUCTION. PROJECT LANDSCAPE ARCHITECT AND TOWN TO REVIEW EROSION CONTROL THROUGHOUT CONSTRUCTION.
26. CONTRACTOR IS RESPONSIBLE TO CALL BEFORE YOU DIG (1800-922-4455) CONTRACTOR RESPONSIBLE TO IDENTIFY AND PROTECT EXISTING UNDERGROUND UTILITIES. NOT ALL EXISTING UTILITIES ARE SHOWN ON SURVEY OR PLANS. CONTRACTOR TO IDENTIFY ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
27. INTERMEDIATE RIPRAP (WITH FABRIC) ALL SWALES OVER 5%.
28. CONTRACTOR IS RESPONSIBLE FOR TOUCH UP (TOPSOIL, RAKING, SEED & MULCH) ANY AREAS WHERE EROSION OCCURS UNTIL THE LANDSCAPE ARCHITECT RECOMMENDS FINAL OWNER ACCEPTANCE.
29. WHERE SLOPES ARE LABELED: 3:1 SLOPE = HORIZONTAL : VERTICAL
30. CONCRETE WASHOUT TO BE DONE ONLY AT LOCATION PROVIDED BY OWNER.
31. ALL ISLANDS IN PARKING AREAS, ENTRANCE ROADS, ETC. TO BE SEEDED TO LAWN.
32. SUBSTITUTIONS MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

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

Andy's Plaza
828 Hopmeadow Street
Simsbury, CT

SITE DATA TABLE
September 28, 2020

SITE DATA

Tax Map #:	HO9 227 001A and 1B
Unique ID #	3003041
Site Size:	3.57± Acres
Lot width:	290'+ (Hopmeadow Street)
Site Zone:	SCZ
Street Frontage:	Hopmeadow Street - Existing SC-1 Iron Horse Boulevard - Existing SC-4

Existing Conditions

Existing Building:	43,710 +/-sf Main floor Footprint (Ground Level A) 33,021+/- sf Lower floor (Ground Level B) 76,731+/- sf Total (Existing Non-conforming)
Existing Parking:	144 Spaces (Existing Non- conforming) Side Parking area- some striping/loading area
Building Line:	123' from Front Property Line (Existing Non-conforming) 20' from Iron Horse Boulevard
Existing Parking Setback:	Front- 10' (Existing Non-conforming) Side - 0' (Existing Non-conforming) Rear - 3' (Existing Non-conforming)
Parking Location:	At front of building (Existing Non-conforming) Side (Existing Non-conforming) Rear ((Existing Non-conforming)
Existing Green Space:	9.26% (Existing Non-conforming)
Existing Building Height:	32' max
Existing Roof Pitch:	Flat
Ground Story FF Elev change	less than 2' across facade (Hopmeadow Street) 4' +/- across facade (Iron Horse- Existing Non-conforming)
Ground Story Height (Floor to floor)	14' Ground Level B (Iron Horse) 12' Ground Level B interior (Hopmeadow) 17' Ground Level B to roof (Hopmeadow)
Ground Story Transparency	30% Facing Hopmeadow Street less than 10% facing Iron Horse (Existing Non-conforming)
Blank Wall Area	Ground Level B exceeds 40' (Existing Non-conforming)
Front Wall articulation without offset	330' along Hopmeadow Street (Existing Non-conforming)
Street Facing Entrance	Yes - both on Hopmeadow Street and Iron Horse Boulevard
Allowed Public Building Element	Arcade facing on Hopmeadow Street

ZONING REQUIREMENTS (Section 2.3, 3.1 and 4.2 of the Simsbury Center Code)

Site Zone:		SCZ - Non-protected district Hopmeadow Street side - SC-1 Iron Horse Boulevard side- SC-4 Regulating Plan defines additional future streets not part of this application	
Permitted Uses G = Ground Level U = Upper Level		SC-1 Office (G and U) Medical (G and U) Indoor Rec (G) Personal Service (G and U) Restaurant (G and U) Retail (G) Day Care (G)	SC-4 Office (G) Medical (G) Personal Service (G)
Minimum Lot Size:		5000sf	1,500sf
Minimum Lot Width:		50'	20'
Building Setbacks: Unprotected district	Front Build to Line: Side Rear	0'or 5' 0/15' 0 or 5' 0' or 5'	0' or 5' 0/12' 0 or 5' 0 or 5'
Parking Setbacks:	Front Side Rear	30' 30' 30'	
Open/Green Space Required :		15%	
Parking Required:		1/300 sf gross floor area 76,731 sf /300 = 256 spaces total	

Building Requirements (Section 2.3.3. and 2.3.4 of the Simsbury Center Code)

Maximum Building Height:	Zone 2 (Hopmeadow Street) 2.5 stories/45' Zone 3 (Iron Horse Boulevard) 3.5 stories/56'	
	SC-1	SC-4
Roof Pitch	Flat or pitched	Flat or pitched
Ground Story FF Elev	0'or 2' across facade	N/A
Ground Story Height (Floor to floor)	9' min/12' max	N/A
Ground Story Transparency	20% min/40% max	N/A
Blank Wall Area	35'	40'
Front Wall articulation without offset	40'max	N/A
Street Facing Entrance	Required	Required
Allowed Public Building Element	Arcade/awning	Arcade/awning

Proposed Development

Proposed Use:	Office, Retail, Restaurant, Personal Services, Indoor Recreation
Project Lot Size:	3.57± Acres (No change)
Setbacks Proposed:	Maintain Existing Non-conformities- no increase
Building Changes:	Facade Improvements for both front facades Building addition - 300 sf for new drive-in for restaurant use

Existing Non-conformities defined above to remain.

Parking Improvements:	Redesign side parking area to define drive-in queue, resolve parking and remove excess pavement
Number of Spaces Proposed:	149 spaces (plus 5 spaces)
Building Coverage:	28%
Proposed Open Space:	12.37% (addition of 3%+/-)
Proposed Building Height:	No change

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

PHASE ZERO DESIGN

Denno Land Surveying & Consulting, LLC
2 Tunxis Road, Ste. 214
Tariffville, CT 06081

Owner: Twenty Two GC 2012, LLC
Andreo Family Enterprises
4 Main Street
East Hartford, CT 06118

Applicant: Same As Owner

Date	Description	No.

Revisions

Cover

Andy's Plaza
828 Hopmeadow Street
Simsbury, CT

Project: 2289
Scale: As Shown
Date: 09/30/20
Drawn by: MRS
Checked by: TPH
Drawing No.
L-1

O:\CTPP\2289 Andy's Plaza\DWG\2289 Cover.dwg\L-1 Cover\nthern\September 29, 2020

MAP REFERENCES:

1. "PROPERTY SURVEY PROPERFT OF SIMSBURY HISTORICAL SOCIETY, INC. 800 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1"=20' DATE APR., 1998 SHEET NO. 1 OF 1 M 98-18 NASCIMBENI & JAHNE SURVEYORS, P.C. AVON, CONNECTICUT" REVISED THROUGH 5/19/2000

2. "ANDY'S SUPERMARKET 836 HOPMEADOW SIMSBURY, CT. STIE PLAN TOPO & GRADING SCALE 1"=20' DATE 5 JULY 90 JUROS CONSULTING ENGINEERS MERIDEN, CT." REVISED THROUGH FEB '91.

SURVEY NOTES:

THIS 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS AN EXISTING CONDITIONS SURVEY.

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, AND VERTICAL ACCURACY CLASS T-2.

HORIZONTAL AND VERTICAL DATUM ARE BASED ON MAP REFERENCE 1.

ZONE: SCZ

PROPERTY HAS BEEN GRANTED SPECIAL EXCEPTIONS VOL.374 PG.332, VOL.395 PG.497 & VOL.652 PG.839 FOR PARKING, SIGNAGE & LIQUOR STORE SIZE..

PROPERTY IS SUBJECT TO AN ELECTRIC EASEMENT IN FAVOR OF HARTFORD ELECTRIC LIGHT COMPANY VOL.160 PG.382

PROPERTY IS SUBJECT TO A SEWER AGREEMENT VOL.200 PG.533

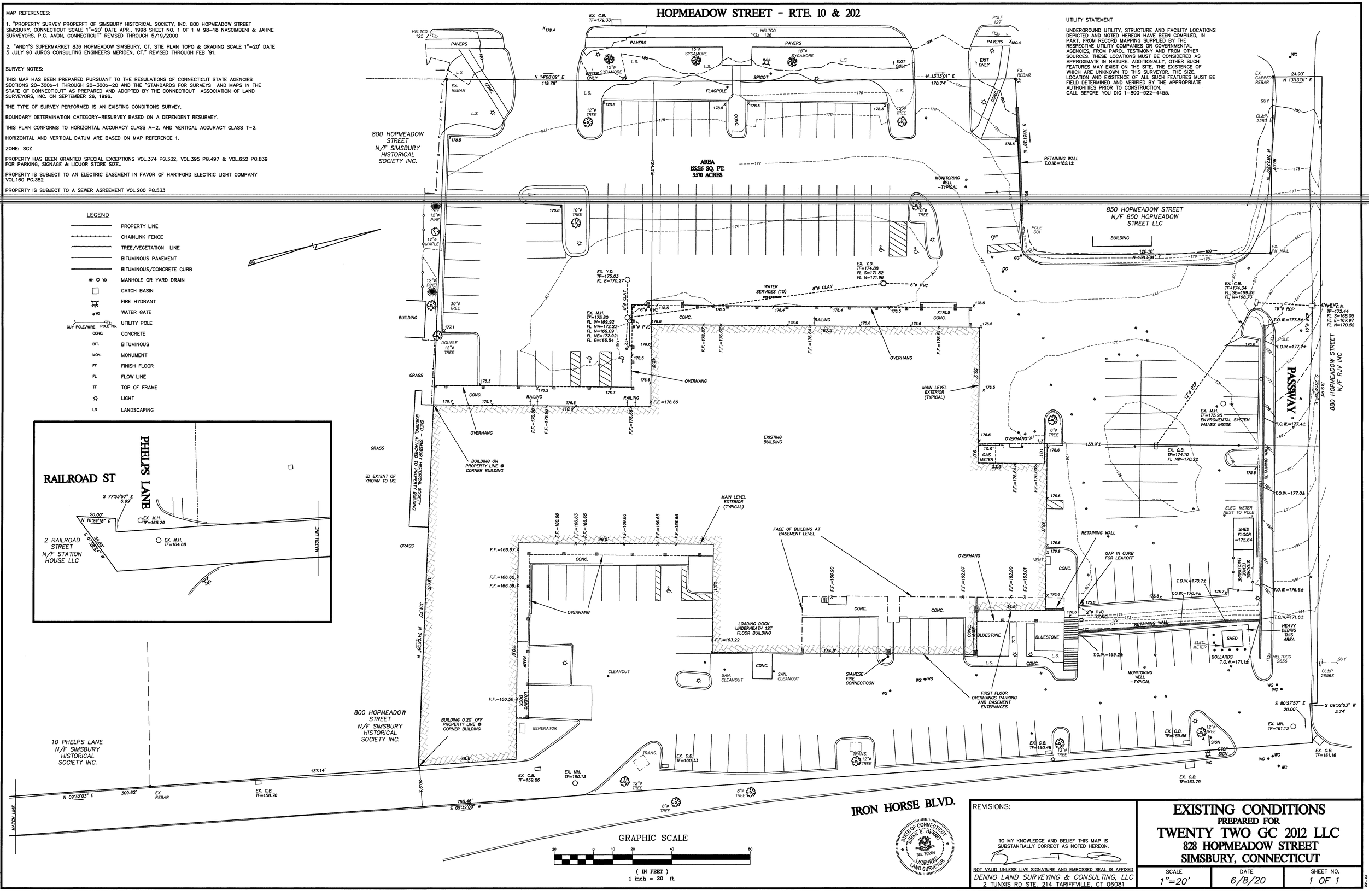
HOPMEADOW STREET - RTE. 10 & 202

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND

	PROPERTY LINE
	CHAINLINK FENCE
	TREE/VEGETATION LINE
	BITUMINOUS PAVEMENT
	BITUMINOUS/CONCRETE CURB
MH YD	MANHOLE OR YARD DRAIN
	CATCH BASIN
	FIRE HYDRANT
WG	WATER GATE
GUY POLE/WIRE POLE No.	UTILITY POLE
CONC.	CONCRETE
BIT.	BITUMINOUS
MON.	MONUMENT
FF	FINISH FLOOR
FL	FLOW LINE
TF	TOP OF FRAME
	LIGHT
LS	LANDSCAPING



REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

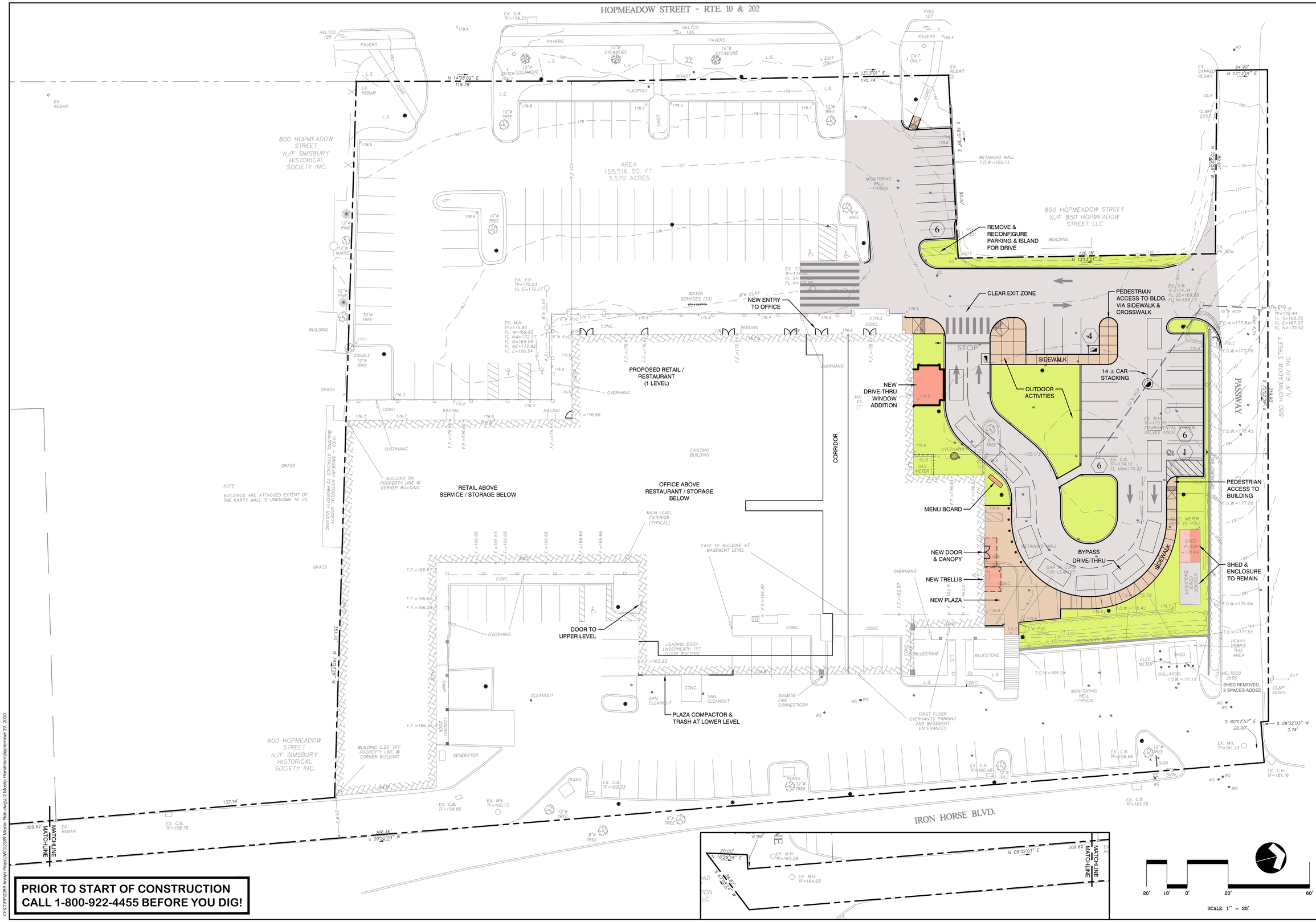
NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

STATE OF CONNECTICUT BRIAN E. DENNO No. 70264 LICENSED LAND SURVEYOR

EXISTING CONDITIONS
PREPARED FOR
TWENTY TWO GC 2012 LLC
828 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE	DATE	SHEET NO.
1"=20'	6/8/20	1 OF 1



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PHASE ZERO DESIGN

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Tariffville, CT 06081

Owner: Twenty Two GC 2012, LLC
Andreo Family Enterprises
4 Main Street
East Hartford, CT 06118

Applicant: Same As Owner

Date	Description	No.
	Revisions	

Master Plan

Andy's Plaza
828 Hopmeadow Street
Simsbury, CT

Project:	2289
Scale:	1" = 20'
Date:	09/30/20
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-2

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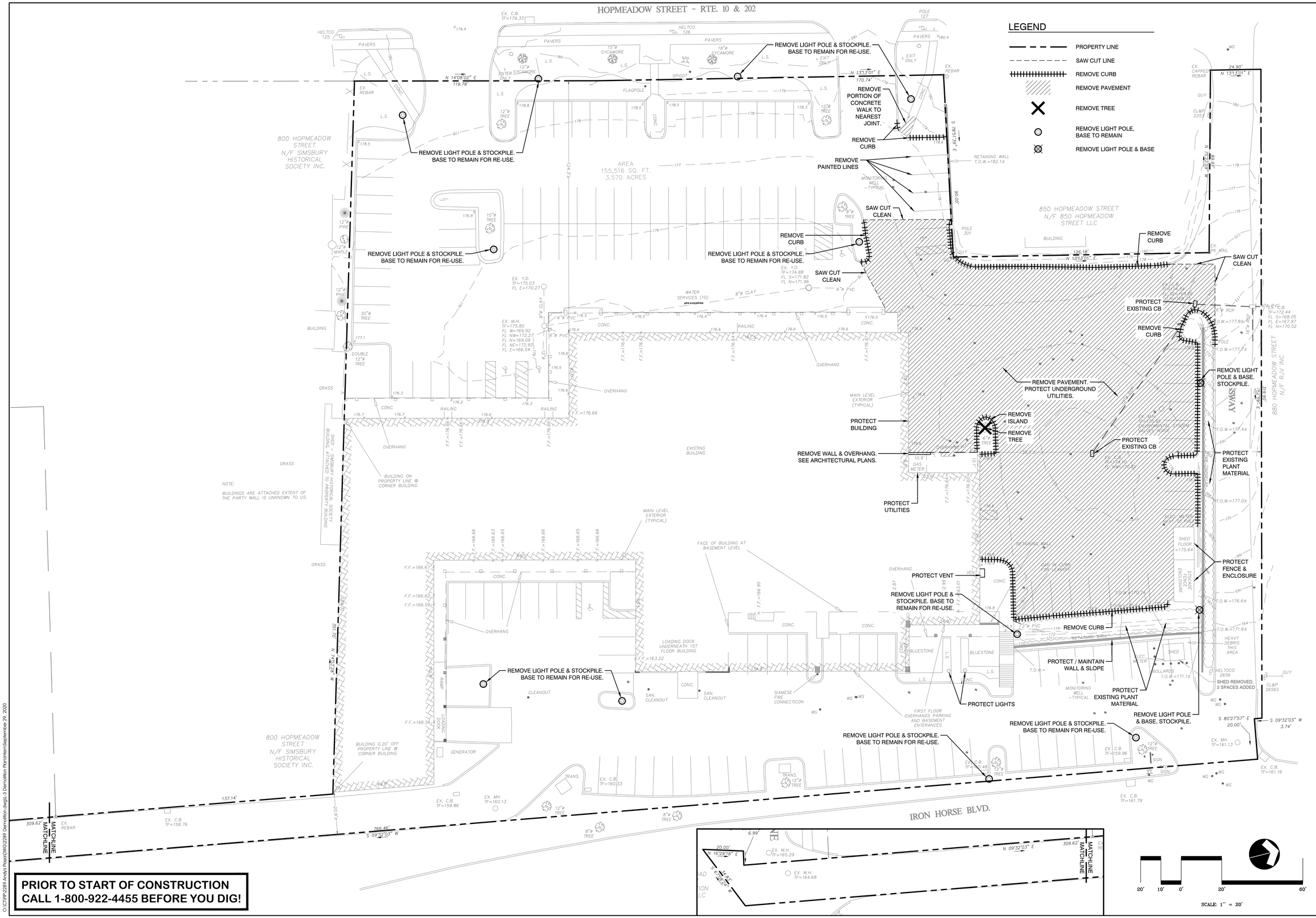

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

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Date	Description	No.

Revisions

Demolition Plan

Andy's Plaza

828 Hopmeadow Street
Simsbury, CT

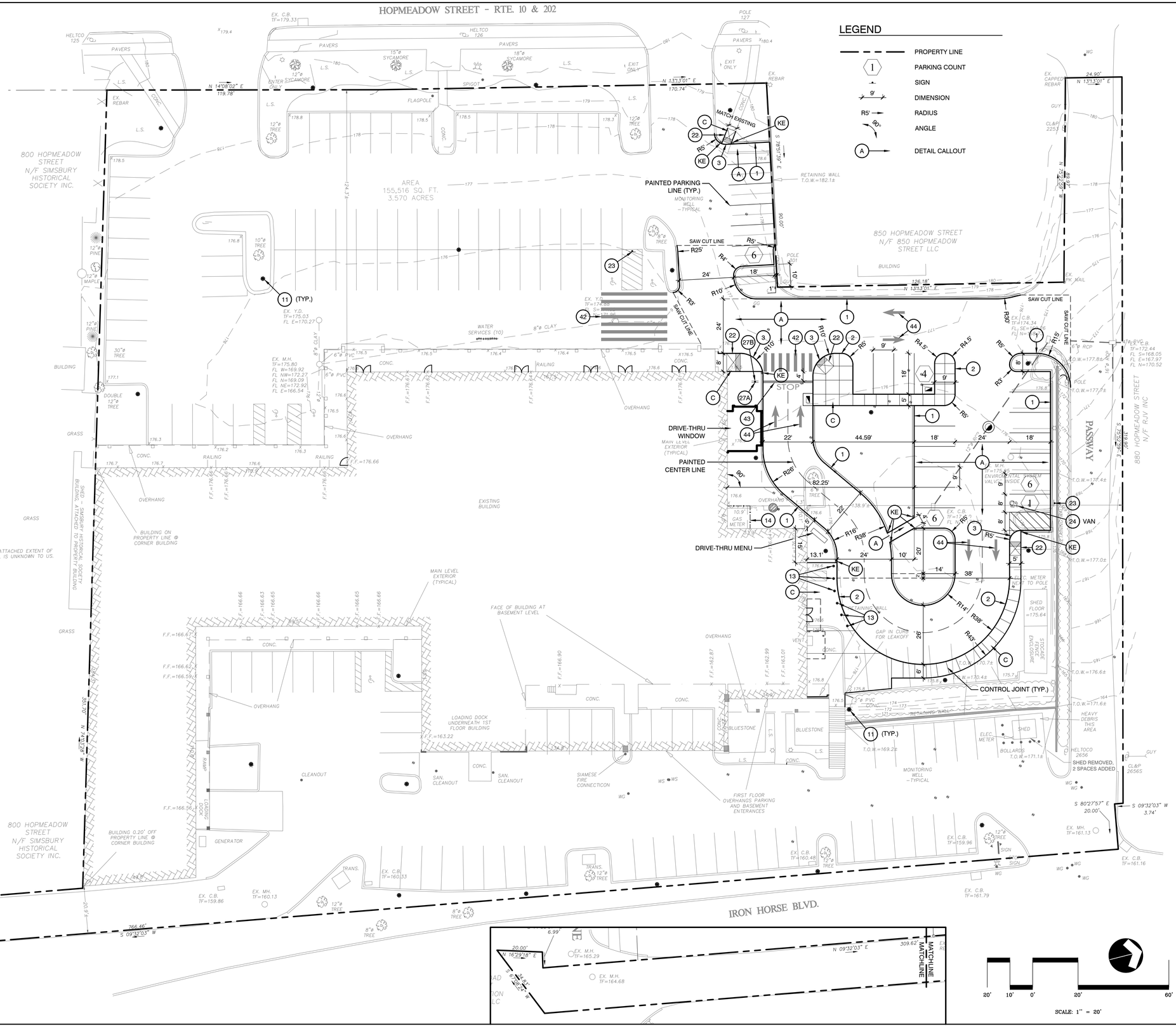
Project:	2289
Scale:	1" = 20'
Date:	09/30/20
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-3

MATERIALS LEGEND

A	BITUMINOUS CONCRETE PAVEMENT
C	CONCRETE PAVEMENT WALKS
KE	KNIFE EDGE CURB
1	BITUMINOUS CONCRETE CURB
2	INTEGRAL CONCRETE CURB
3	INTEGRAL CONCRETE CURB (FLUSH)
11	LIGHTING POLE & LUMINAIRE
13	CONCRETE FILLED STEEL BOLLARD
14	SCREEN FENCE - 6" PLANKS
22	HANDICAP RAMPS
23	ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
24	ACCESSIBLE PARKING SPACES
27A	STOP SIGN
27B	DO NOT ENTER SIGN
42	PAINTED CROSSWALK STRIPING
43	PAINTED STOP BAR DRIVE-THRU EXIT
44	PAINTED DIRECTIONAL ARROW

LEGEND

- PROPERTY LINE
- PARKING COUNT
- SIGN
- 9' DIMENSION
- R5' RADIUS
- 90° ANGLE
- A DETAIL CALLOUT



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Date	Description	No.
	Revisions	

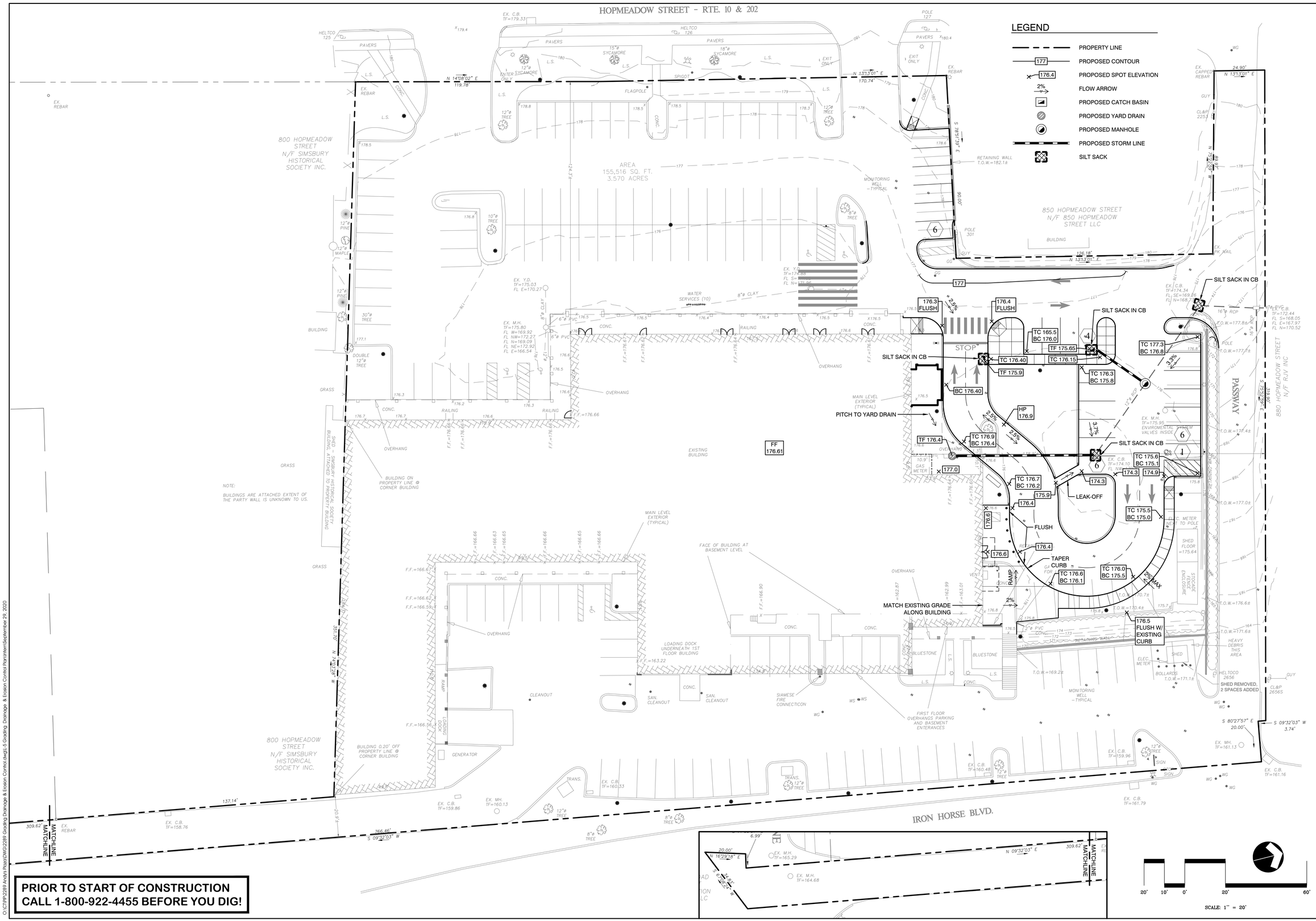
Layout & Materials Plan

Andy's Plaza

828 Hopmeadow Street

Simsbury, CT

Project:	2289
Scale:	1" = 20'
Date:	09/30/20
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-4



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4 Main Street
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Applicant: Same As Owner

Date	Description	No.
	Revisions	

Grading, Drainage, & Erosion Control Plan

Andy's Plaza

828 Hopmeadow Street

Simsbury, CT

Project:	2289
Scale:	1" = 20'
Date:	09/30/20
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-5

Shrub List

Sym.	Quan.	Botanical Name	Common Name	Size	Root
JH	19	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	24in.-30in. Spd.	CONT.

Ground Cover & Perennials

Sym.	Quan.	Botanical Name	Common Name	Size	Root
PAH	47	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS		CONT.

PLANT LIST NOTES:

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

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

CONTRACTOR SHALL CONDUCT APPROPRIATE SOIL TESTS TO DETERMINE AMOUNT OF FERTILIZER AND LIMESTONE REQUIRED TO ENSURE AN ACCEPTABLE LAWN.

GROUND LIMESTONE: 100LBS/1000S.F.
COMMERCIAL FERTILIZER: * 20LBS/1000S.F.

*PERCENTAGES OF NITROGEN, PHOSPHORIC ACID AND POTASH TO BE DETERMINED BY SOIL TESTS.

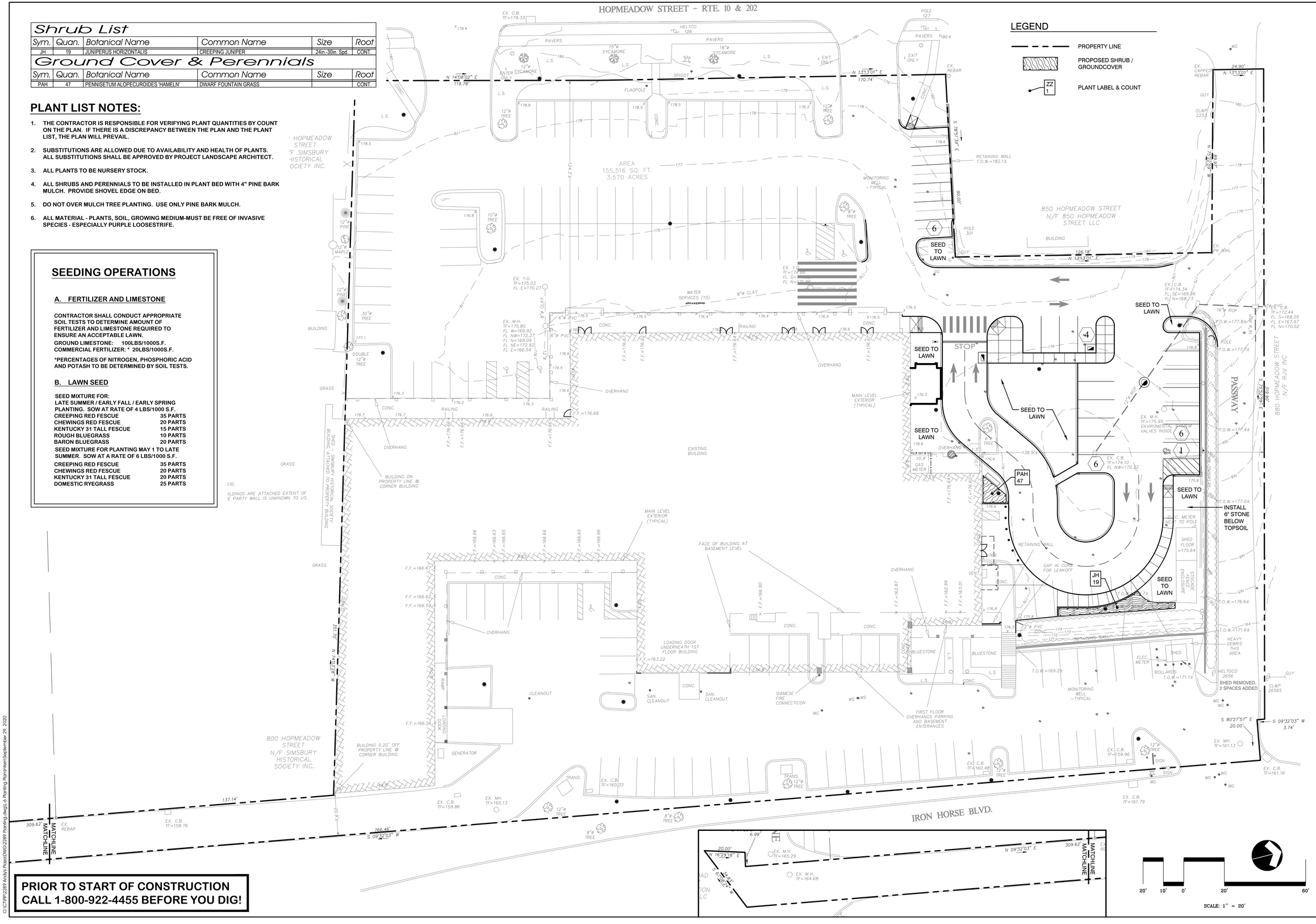
B. LAWN SEED

SEED MIXTURE FOR:
LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING. SOW AT RATE OF 4 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	15 PARTS
ROUGH BLUEGRASS	10 PARTS
BARON BLUEGRASS	20 PARTS

SEED MIXTURE FOR PLANTING MAY 1 TO LATE SUMMER. SOW AT A RATE OF 6 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	20 PARTS
DOMESTIC RYEGRASS	25 PARTS



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Brewster, NY 10509 (845) 278-7424

PHASE ZERO DESIGN

Denno Land Surveying & Consulting, LLC
2 Tunxis Road, Ste. 214
Tariffville, CT 06081

Owner: Twenty Two GC 2012, LLC
Andreo Family Enterprises
4 Main Street
East Hartford, CT 06118

Applicant: Same As Owner

Date	Description	No.

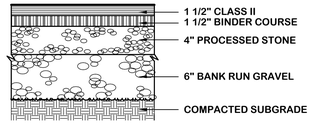
Revisions

Planting Plan

Andy's Plaza
828 Hopmeadow Street
Simsbury, CT

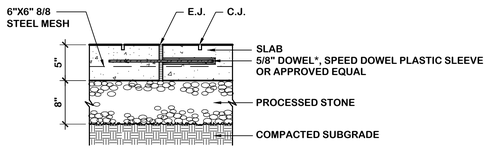
Project:	2289
Scale:	1" = 20'
Date:	09/30/20
Drawn by:	MRS
Checked by:	TPH
Drawing No.	L-6

C:\Users\Andrew\Dropbox\PhaseZero\Andrew's Plaza\Planting Plan\Intern\September 29, 2020



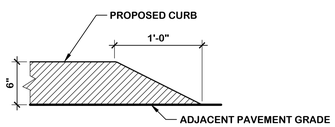
(A) BITUMINOUS CONCRETE PAVEMENT — DRIVES AND PARKING

N.T.S.



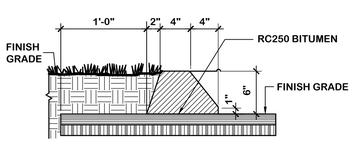
(C) CONCRETE PAVEMENT — WALKS

N.T.S.
* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG, 2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.



(KE) KNIFE EDGE CURB

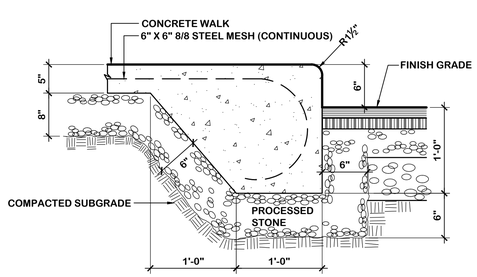
N.T.S.



NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

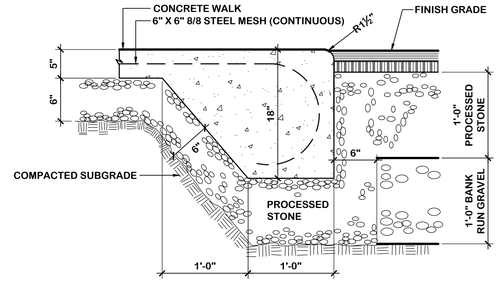
(1) BITUMINOUS CONCRETE CURB

N.T.S.



(2) INTEGRAL CONCRETE CURB

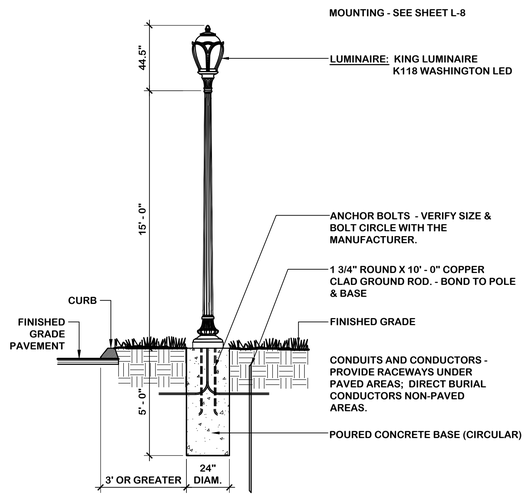
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.



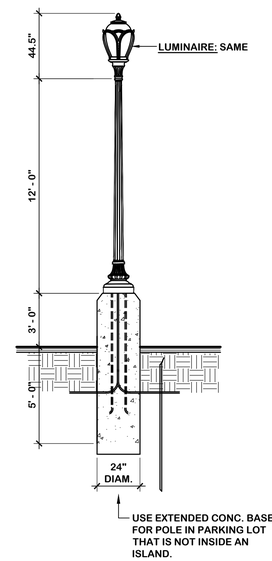
NOTE: EXTEND ABOVE DETACHED BASE 15' FROM FLUSH CURB AND TAPER INTO NORMAL PAVING SECTION AT A POINT 20 FEET FROM FLUSH CURB

(3) INTEGRAL CONCRETE CURB (FLUSH)

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

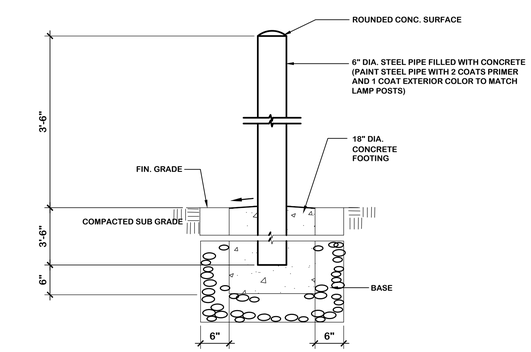


NOTE: CONCRETE TO BE 4,000 PSI



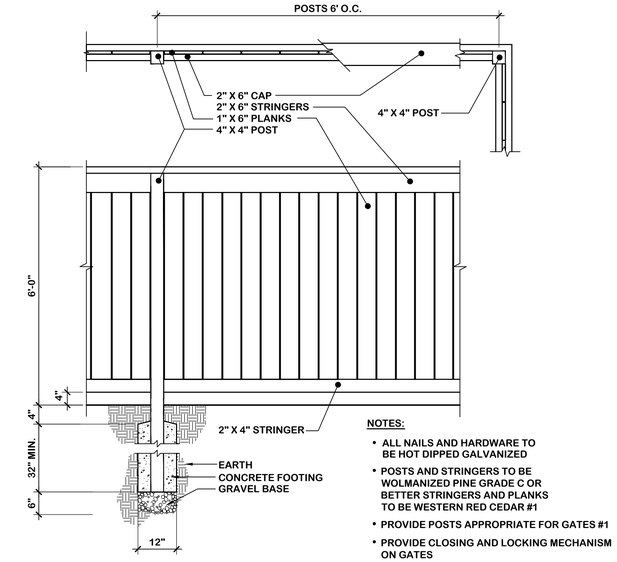
(11) LIGHTING POLE AND LUMINAIRE

N.T.S.



(13) CONCRETE FILLED STEEL BOLLARD

N.T.S.
NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWING OR SAMPLE TO PROJECT ENGINEER.

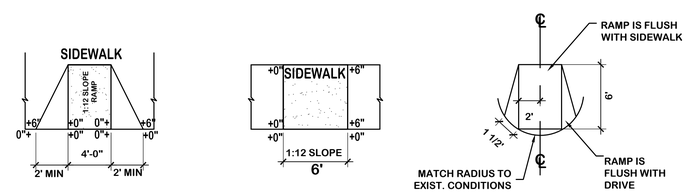


NOTES:

- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- POSTS AND STRINGERS TO BE WOLMANIZED PINE GRADE C OR BETTER STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1
- PROVIDE POSTS APPROPRIATE FOR GATES #1
- PROVIDE CLOSING AND LOCKING MECHANISM ON GATES

(14) SCREEN FENCE - 6" PLANKS

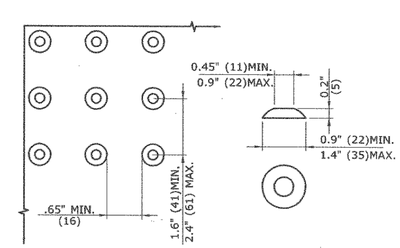
N.T.S.



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

(22) HANDICAP RAMPS

N.T.S.



STANDARD DOME ON DETECTABLE WARNING TILES

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

DETECTABLE WARNING TILE

N.T.S.

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

O:\CTPP\2289 Andy's Plaza\DWG\2289 Details.dwg\L-7.1 Details\mrs\September 29, 2020

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Brewster, NY 10509 (845) 278-7424

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Simsbury, CT

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Scale: As Shown
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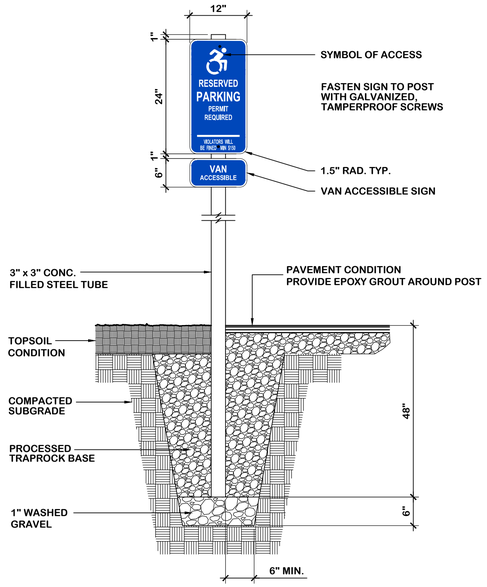
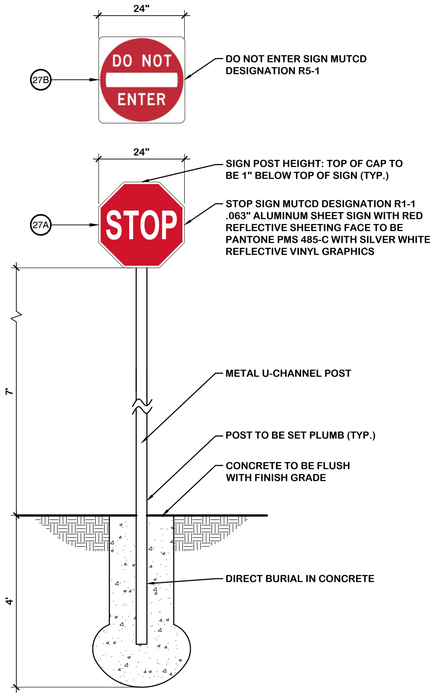
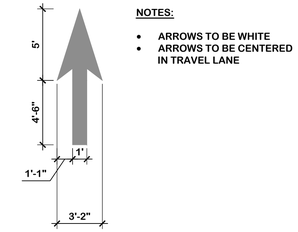


NOTES:
WORDING, HEIGHT & COLOR TO MEET ADA AND CONNECTICUT STANDARDS.
AMOUNT OF FINE TO BE DETERMINED AT DATE OF INSTALLATION.

23 ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
N.T.S.

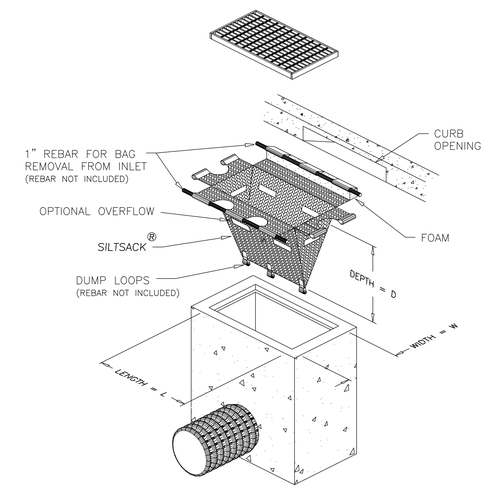


27 VEHICULAR SAFETY SIGNAGE
N.T.S.
* NOTE: ALL TRAFFIC SIGNAGE PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

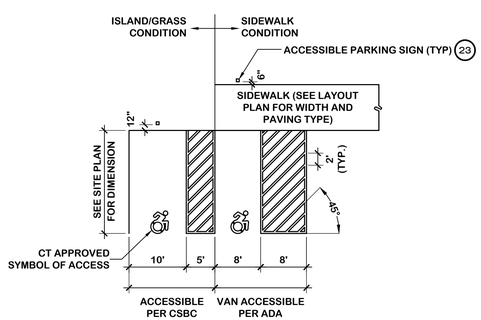


NOTES:
- ARROWS TO BE WHITE
- ARROWS TO BE CENTERED IN TRAVEL LANE

44 PAINTED DIRECTIONAL ARROW
N.T.S.



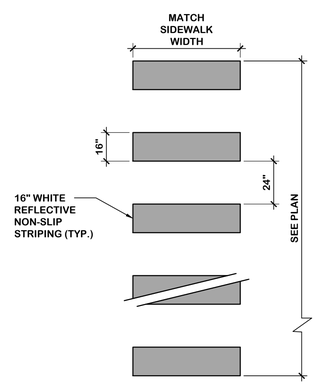
XIV SILT SACK DETAIL
N.T.S.



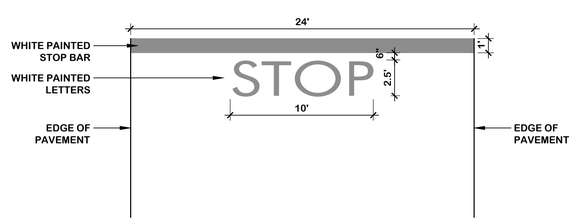
NOTES:
- LINES TO BE 4" WIDE
- COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
- PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

24 ACCESSIBLE PARKING SPACES
N.T.S.

UNSHARED ACCESS AISLE



42 PAINTED CROSSWALK STRIPING
N.T.S.



43 PAINTED STOP BAR
N.T.S.

DRIVE-THRU EXIT

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

O:\CTPP\2289 Andy's Plaza\DWG\2289 Details.dwg\L-7.2 Details\sheet\September 29, 2020

LADA, P.C.
Land Planners
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Simsbury, CT 06070 (860) 651-4971
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K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The vertical heat sink is open at the bottom and vented at the top to provide appropriate dynamic airflow cooling for the LED array. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3/B2 and Type III & V for the R1.

P4 LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either Type II, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K118 Washington cast components shall consist of a heavy grade A319 cast aluminum. The main body or capital acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY
The protective globe shall be molded of either: rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotolock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K118 Washington suitable for an outdoor environment.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFTs. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

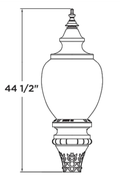
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K118 Washington LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA

EPA:
1.53 sq. ft.

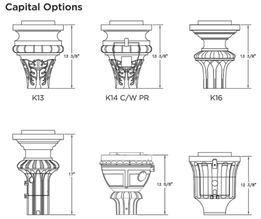
FIXTURE WEIGHT:
38 lbs

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualification. Contact your local utility for current product offerings that are exempt from DLC Qualification.
1-30-2020

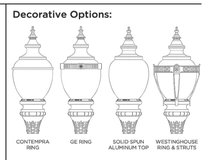
FIXTURE OPTIONS

K118 WASHINGTON - LED

Capital Options

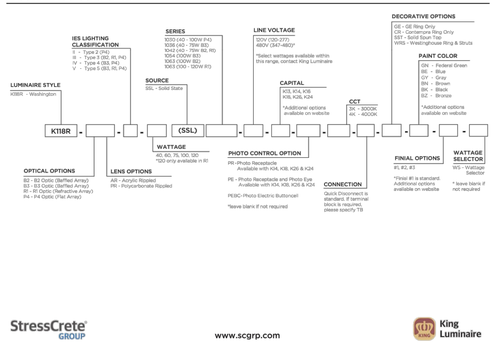


Decorative Options:



Finial Options:

HOW TO ORDER



StressCrete GROUP

www.scgrp.com

King Luminaire

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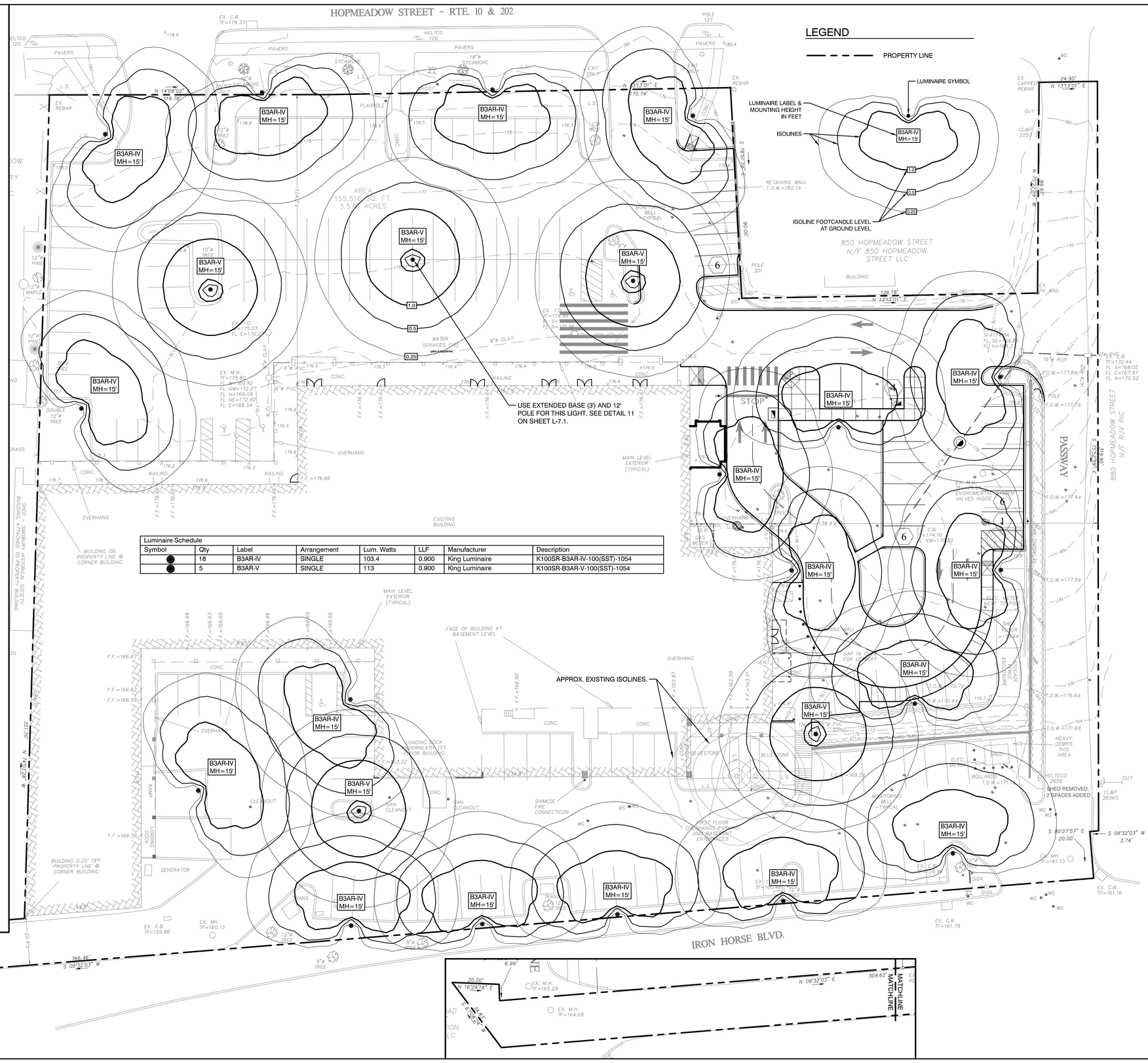

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	LLF	Manufacturer	Description
	18	B3AR-IV	SINGLE	103.4	0.900	King Luminaire	K100SR-B3AR-IV-100(SST)-1054
	5	B3AR-V	SINGLE	113	0.900	King Luminaire	K100SR-B3AR-V-100(SST)-1054

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O:\CTPP\2289 Andy's Plaza\DWG\2289 Lighting.dwg\L-8 Lighting Plan\mlem\September 29, 2020