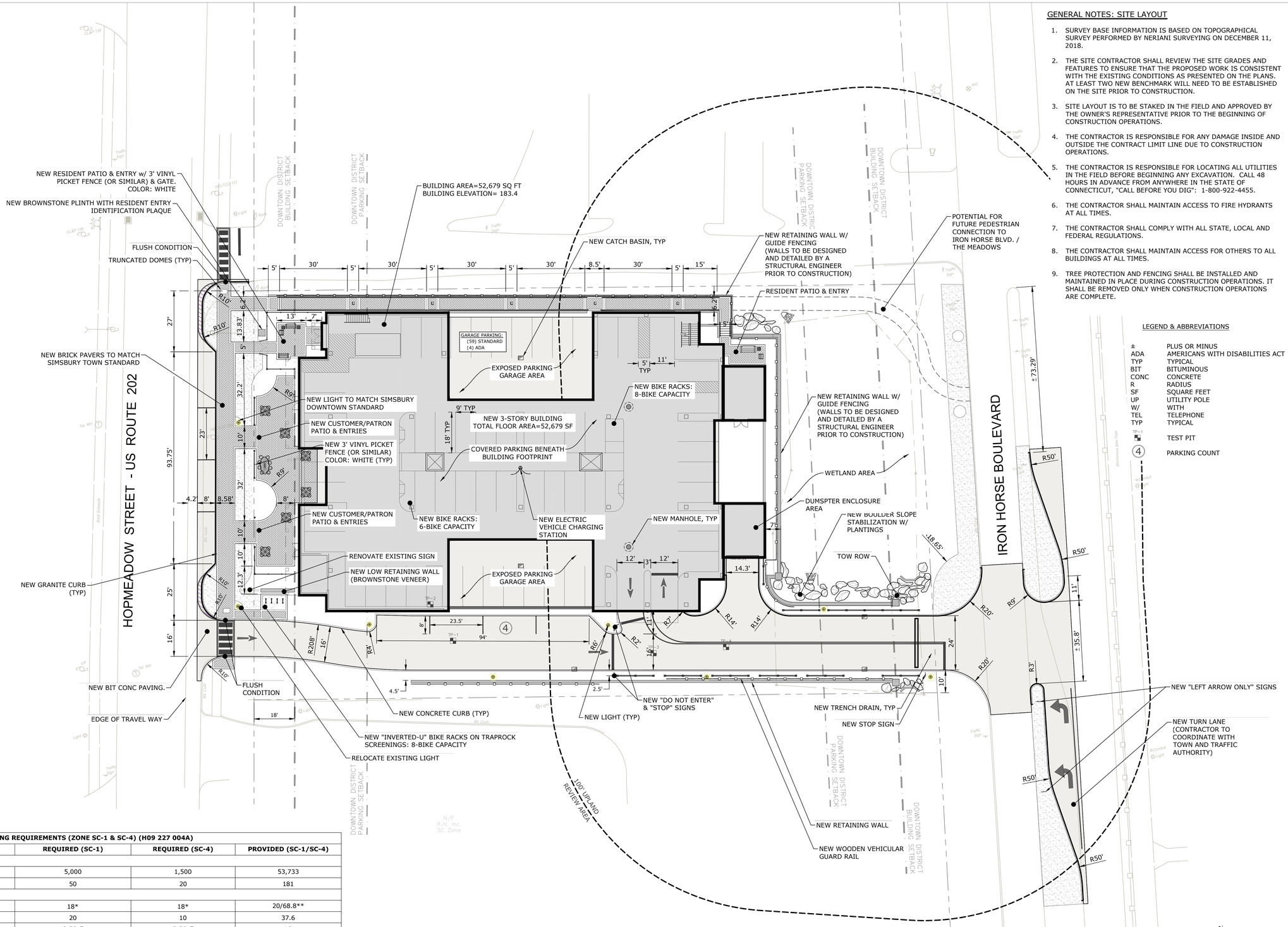


## GENERAL NOTES: SITE LAYOUT

1. SURVEY BASE INFORMATION IS BASED ON TOPOGRAPHICAL SURVEY PERFORMED BY NERIANI SURVEYING ON DECEMBER 11, 2018.
2. THE SITE CONTRACTOR SHALL REVIEW THE SITE GRADES AND FEATURES TO ENSURE THAT THE PROPOSED WORK IS CONSISTENT WITH THE EXISTING CONDITIONS AS PRESENTED ON THE PLANS. AT LEAST TWO NEW BENCHMARK WILL NEED TO BE ESTABLISHED ON THE SITE PRIOR TO CONSTRUCTION.
3. SITE LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE DUE TO CONSTRUCTION OPERATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES.
7. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR OTHERS TO ALL BUILDINGS AT ALL TIMES.
9. TREE PROTECTION AND FENCING SHALL BE INSTALLED AND MAINTAINED IN PLACE DURING CONSTRUCTION OPERATIONS. IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OPERATIONS ARE COMPLETE.

## LEGEND & ABBREVIATIONS

| | |
|---|---|
| ± | PLUS OR MINUS |
| ADA | AMERICANS WITH DISABILITIES ACT |
| TYP | TYPICAL |
| BIT | BITUMINOUS |
| CONC | CONCRETE |
| R | RADIUS |
| SF | SQUARE FEET |
| UP | UTILITY POLE |
| W/ | WITH |
| TEL | TELEPHONE |
| TYP | TYPICAL |
| TP-1 | TEST PIT |
| 4 | PARKING COUNT |

| ZONING REQUIREMENTS (ZONE SC-1 & SC-4) (H09 227 004A) | | | |
|---|---|---|---|
| **LOT PARAMENTERS** | **REQUIRED (SC-1)** | **REQUIRED (SC-4)** | **PROVIDED (SC-1/SC-4)** |
| LOT STANDARDS | | | |
| LOT AREA (SF) | 5,000 | 1,500 | 53,733 |
| MINIMUM LOT WIDTH (FT) | 50 | 20 | 181 |
| BUILDING SETBACKS | | | |
| STREET SETBACK LINE, MIN (FT) | 18* | 18* | 20/68.8** |
| SETBACK, PROTECTED DISTRICT, MIN(FT) | 20 | 10 | 37.6 |
| SETBACK, UNPROTECTED DISRTICT, MIN (FT) | 0 OR 5 | 0 OR 5 | 10 |
| BUILD-TO | | | |
| STREET SETBACK AREA, MIN/MAX (FT) | 0/15 | 0/12 | 2/50.8** |
| BUILDING WIDTH IN SETBACK AREA (MIN % OF LOT WIDTH) | 50% | 70% | 73% |
| PARKING LOCATION | | | |
| PARKING SETBACK LINE, MIN (FT) | 50* | 50* | 54.2/151.9 |
| SETBACK, PROTECTED DISTRICT, MIN (FT) | 10 | 10 | 28.4 |
| SETBACK, UNPROTECTED DISTRICT, MIN (FT) | 0 OR 5 | 0 OR 5 | 144.6 |
| OPEN SPACE, MIN (%) | 15 | 15 | 17 |

*VARIES PER TOWN OF SIMSBURY REGULATION PLAN. SETBACK IDENTIFIED ON PLAN

** INCREASED SETBACK DUE TO WETLAND AREA ALONG IRON HORSE. BUILDING FRONTS HOPMEADOW STREET.

| REV. | DESCRIPTION OF REVISION | DATE | APPR. |
|---|---|---|---|
| 1 | REVISIONS PER TOWN COMMENTS | 8/9/2023 | TRW |

STAMP

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SCALE 1" = 20'
COMM. NO. 7118.01
DRAWN BY APH — DATE 8/9/2023
APPROVED BY TRW — DATE 8/9/2023

# SITE LAYOUT PLAN

## 894 HOPMEADOW REDEVELOPMENT
894 HOPMEADOW STREET, SIMSBURY, CT
PREPARED FOR
## 894 HOPMEADOW STREET, LLC

DRAWING C2
SHEET NO. 3 — NO. OF SHEETS 11

V:\CT\SIMSBURY\HOPMEADOW ST-894 CES\DWGS\LAYOUT.DWG Tab: LAYOUT Saved: 8/9/2023 3:08 PM Plotted: 8/9/2023 3:12 PM