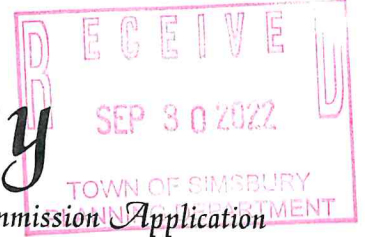




# Town of Simsbury

Office of Community Planning and Development - Planning Commission Application



DATE: \_\_\_\_\_ FEE: \$ 680.00 CK#: 2008 APP #: \_\_\_\_\_

PROPERTY ADDRESS: 30 DORSET CROSSING PARCEL # 104403613-A

NAME OF OWNER: DORSET CROSSING LLC

MAILING ADDRESS: 30 DORSET CROSSING SIMSBURY, CT 06070

EMAIL ADDRESS: tony@thekystonecompanies.com TELEPHONE # 860-217-1700

NAME OF APPLICANT: DORSET CROSSING LLC

MAILING ADDRESS: SAME

EMAIL ADDRESS: \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

NAME OF AGENT\*: ATTORNEY THOMAS FAHEY

MAILING ADDRESS: 487 SPRING STREET WINDSOR LOCKS, CT 06096

EMAIL ADDRESS: tom@fahayland.com TELEPHONE # 860-627-8300

\*Agent is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town and Commission.

ZONING DISTRICT: PAD LOT A 1.85 AC LOT H 4.64 AC  
LOT AREA: 6.49 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)

Subdivision  Re-Subdivision  Rear Lot Re-Subdivision  Subdivision Modification  Other

Explain:

APPLICATION TO SUBDIVIDE LOT A (6.49 AC)  
INTO SMALLER LOT A (1.85 AC.) AND A  
NEW LOT H (4.64 AC.).

The proposed total number of lots is 8 LOTS (DORSET CROSSING PAD)

**NOTE:** Each application requiring action by the Commission must be prepared in accordance with subdivision regulations Section VIII (procedures) and Section IX (plan requirements). Each application shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

Check\*\* in the amount of \$ \_\_\_\_\_, payable to the Town of Simsbury, must accompany this signed and dated application. Six complete sets of plans must be submitted with the application, as well as PDFs, if available.

[Signature] 9/30/22  
Signature of Owner Date

[Signature] 9/30/22  
Signature of Applicant Date

**EXHIBIT 1**

the Planning Commission Meeting(s) pertaining to this application.

lication 05092016.doc

Facsimile (860) 658-3206

www.simsbury-ct.gov 09-30-2022 9579

CHEK 933 Hopmeadow Street  
Simsbury, CT 06070

\* NOTE THAT A WETLANDS PERMIT FOR THE PAD -  
SEE ATTACHED

I04 427 002B

TOWN OF SIMSBURY

SIMSBURY CT 06070

H05 403 026

DESRI TVS REAL ESTATE HOLDINGS LLC

1166 AVENUE OF THE AMERICAS 9TH

NEW YORK NY 10036

I0440313C-F

DORSET CROSSING LLC

30 DORSET CROSSING

SIMSBURY CT 06070

H04 403 013B

CONNECTICUT LIGHT AND POWER

PO BOX 270

HARTFORD CT 061410

I04403013-A

DORSET CROSSING LLC

30 DORSET CROSSING

SIMSBURY CT 06070

I04 427 001

1530ANTS LLC

133 HOLCOMB STREET

SIMSBURY CT 06070

I04 403 015

RIVER BEND DEVELOPMENT CT LLC

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

H0440313A-B

BW DORSET LLC

192 LEXINGTON AVENUE, SUITE 901

NEW YORK NY 10016

I04 427 002

1522 HOPMEADOW ST LLC

1522 HOPMEADOW STREET

SIMSBURY CT 06070

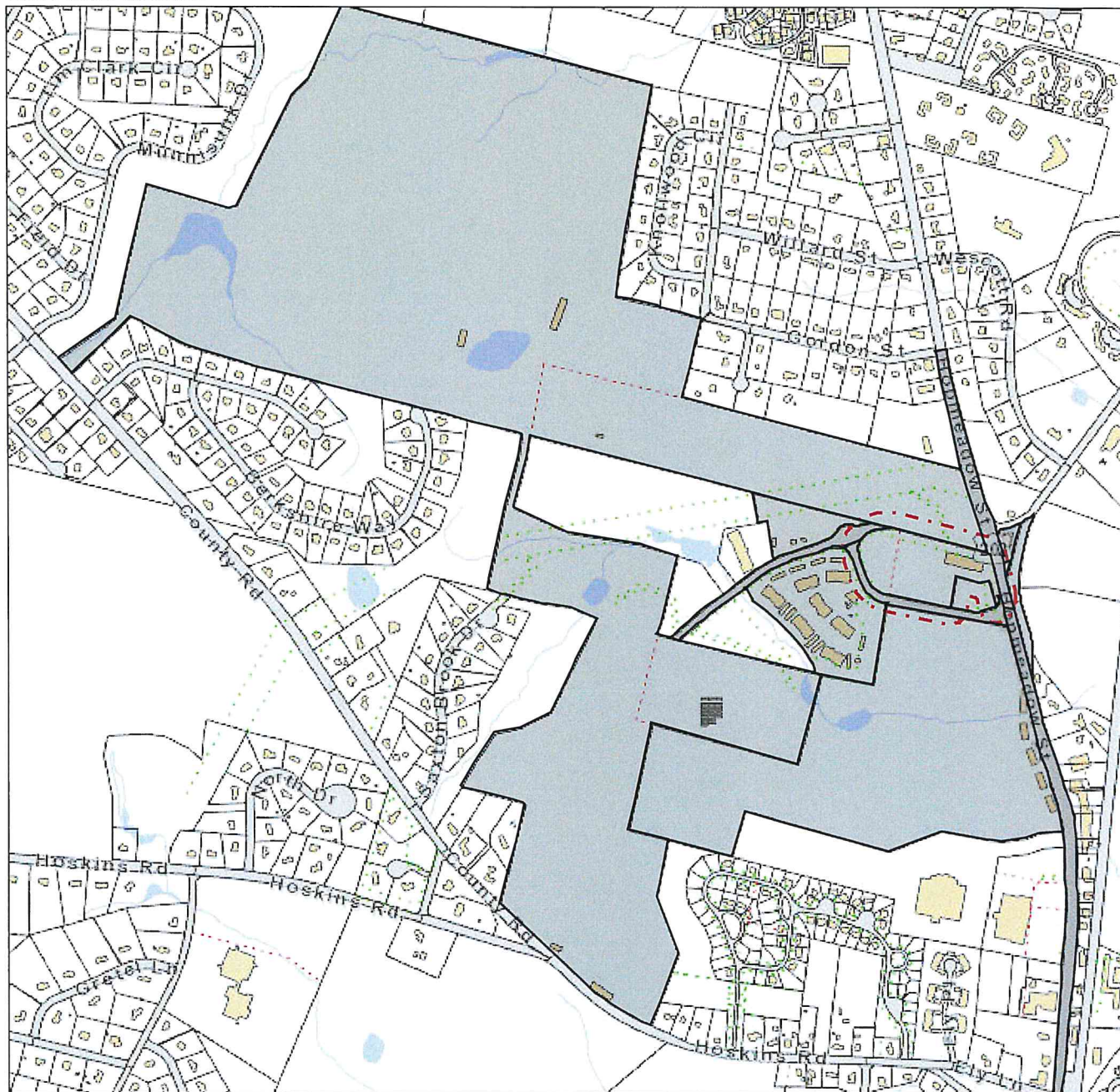


# Town of Simsbury

Geographic Information System (GIS)

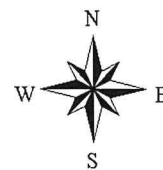


Date Printed: 9/27/2022



### **MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.





# Town of Simsbury

**RECEIVED**

APR 14 2009

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

April 8, 2009

P. Anthony Giorgio  
Dorset Crossing, Suite 202  
56 East Main Street  
Avon, CT 06001

REFERENCE: Inlands Wetlands Permit – 1507 & 1515 Hopmeadow Street, Simsbury, Connecticut

Dear Mr. Giorgio:

The Town of Simsbury's Conservation Commission/Inland Wetlands & Watercourses Agency, at a regular meeting held on Tuesday, March 17, 2009, unanimously approved, subject to the conditions set forth by the town staff report (copy of report dated March 11, 2009 attached), your application for an Inland Wetlands Permit for site improvements on property located at Dorset Crossing, 1507 and 1515 Hopmeadow Street in Simsbury, Connecticut.

The Conservation Officer is to be notified three days prior to soil disturbance to view proper installation of soil erosion controls.

If you should have any questions, please do not hesitate to contact this office at (860) 658-3240.

Respectfully,

Howard Beach  
Conservation/Inland Wetlands Officer

HB/ll

cc: Town Clerk  
File-Planning Department  
File Building Department  
Assessor Department

CERTIFIED MAIL NO: 7008 1140 0000 4037 7112





# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

*Howard Beach*

*Conservation / Inland Wetlands    Zoning Compliance Officer    Planning Analyst*

To : Simsbury Conservation Commission / Inland Wetlands & Watercourses Agency

From: Howard Beach, Conservation Officer

Date : March 11, 2009

Re : **Application of Anthony Giorgio, Dorset Crossing, LLC – Owner, for an Inland Wetlands Permit for site improvements on property located at 1507 & 1515 Hopmeadow Street.**

The Inland Wetlands Permit being sought at this time is for site grading, the construction of a road, and the installation of storm water controls on the roughly 20.4 acre portion of the site that was rezoned for mixed use. While this is to be a phased project with current plans to construct only two buildings, best development practices dictate that all storm water systems and as much grading as possible be accomplished with phase one, so that the systems are in place and full stabilized prior to full build out.

As this site is within the Primary recharge zone for the Hoskins Brook Aquifer, which is a public water supply source, Public Act # 653 requires that both the Department of Public Health and the project area water company be notified of any proposed development. The project engineering firm of F. A. Hesketh has submitted notification letters to both the Department of Public Health and Aquarion Water Company (copies attached) to fulfill this requirement.

Both the state and the town's regulations require the attenuation of storm water discharges from a site such that post development peak flows from a developed site do not exceed pre development peak flows. F. A. Hesketh has designed the storm water system on this site so that post development flows off site are lower than pre development discharges. This has been accomplished by providing as much infiltration as possible, and by timing the release of residual storm water so that peak discharges from the various on site systems are balanced through retention. The system provides complete retention / infiltration of over two inches of rainfall, well in excess of the DEP Storm Water Quality requirements. In fact, the post-development discharge from the system for a two-year storm is less than 50% of the pre-development discharge for the same storm pre-development.

The first step in infiltration is the directing of the roof leaders from every building to underground Stormtech storage / infiltration chambers. These chambers are designed to hold two inches of rain from each building. Overflows from the chambers will be directed to the adjacent storm water systems. The storm water from the street and parking areas will be directed to one of four detention basin /

*Telephone (860) 658-3240  
Facsimile (860) 658-3205*

*[www.simsbury-ct.gov](http://www.simsbury-ct.gov)*

*An Equal Opportunity Employer  
8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Friday*

bioremediation swales for polishing by means of settling, infiltration, and bio-filtration before being discharged via overland flow to Saxton Brook.

The two smaller basins, #1 and #2 will be seeded with a lawn mix as they are designed for infiltration and short term retention. These basins will also be planted with American Elm (Valley Forge) and Heritage River Birch. Basin #3, which handles the majority of the storm water from the site, will be seeded with an erosion control / restoration mix provided by New England Wetland Plants. The basin will be planted with Swamp White Oak, Red Maple and Blackgum. The top of the berm will be planted with White Pine and Hemlock to buffer the interior of the site from view. Basin #4 receives the overflow from basin #3 as well as the overflow from basin #2. Basin #4 will be seeded with a wet mix from New England Wetland Plants as it is designed to stay wet for longer periods of time after a storm event. A combination of White Pine, Cedar, and Dogwood will be planted on the berm to again buffer views of the interior of the site. A concrete weir is proposed at the outflow of basin #4 to allow storm water flow from low flow events to pass unrestricted. The notch in the weir will hold back flows from higher intensity storms to reduce peak flows off site, but will also delay the peak flows so as to balance the peak discharges within the site as well. Basins #3 and #4 together provide over 550-feet of overland flow through for polishing storm water. Storm water from the western portion of the road will be discharged through a grassed swale with a stone check dam that will polish the storm water by allowing approximately 150 feet of overland flow through wetland mix grasses before discharge to the wetland adjacent to Saxton Brook.

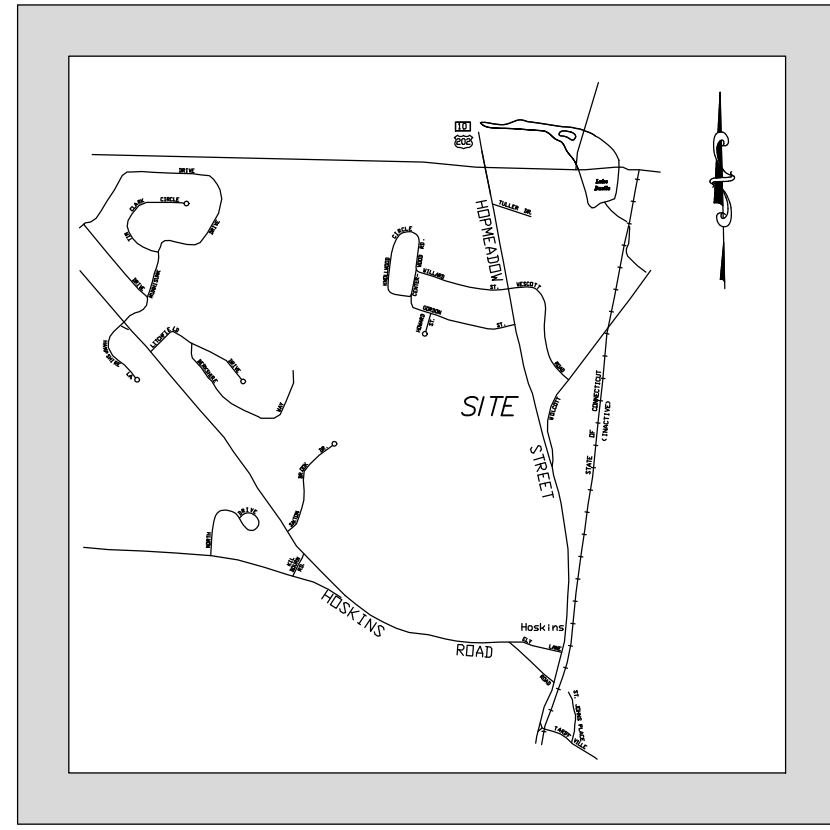
The regulated activities on the site involve discharge to a wetland from the various storm water systems outlined above, the construction of one residential building and grading for approximately 200-feet of road within the upland review area to the wetland associated with Saxton Brook. While silt fence erosion control is shown along disturbed areas, staff feels additional silt fence should be installed along the toe of slope associated with the road grading from where it is currently shown, southeasterly to the water quality swale and behind building #8.

The majority of the site is disturbed material and is devoid of any substantial vegetation. So while the proposed development of the site will increase impervious surface, the infiltration proposed will actually decrease the amount of water leaving the site. The infiltration and detention of the first two inches of rain on site will also prevent thermal spikes, that result from storm water flowing off hot parking lots, from reaching Saxton Brook. The grass and tree plantings proposed throughout the site will also retain water on the site more effectively than the current exposed soils and with far less potential for erosion and siltation of Saxton Brook.

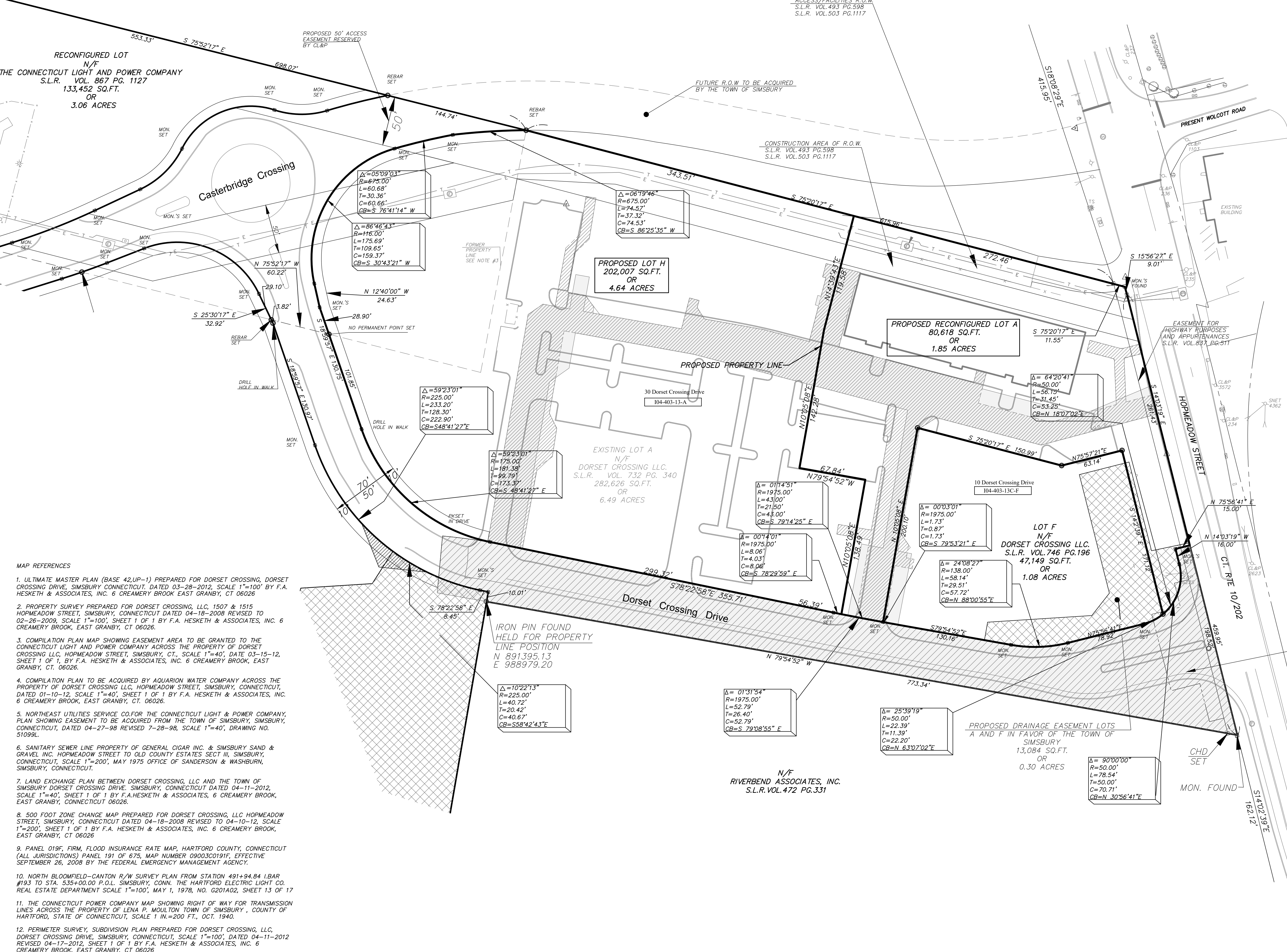
Staff recommends that any soil being stockpiled for over a month be seeded, and that remaining stockpiles be protected from erosion.



- LEGEND (SYMBOLS NOT TO SCALE)**
- CATCH BASIN
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - WATER MANHOLE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - UNKNOWN MANHOLE
  - YARD DRAIN
  - CABLE MANHOLE
  - FLARED END SECTION
  - FIRE HYDRANT
  - WATER GATE VALVE
  - GAS GATE VALVE
  - MISC. GATE VALVE
  - VENT PIPE
  - FILL CAP
  - WELL
  - MAIL BOX
  - HAND HOLE
  - CONTROLLER CABINET
  - ELECTRIC TRANSFORMER
  - UTILITY POLE
  - QUI WIRE
  - CROSSWALK POLE
  - LIGHT POLE
  - POST
  - TRAFFIC LIGHT SUPPORT POLE
  - STREET SIGN
  - TREE (TYP.)
  - CABLE MANHOLE
  - MONITOR WELL
  - BORING
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - TELEPHONE
  - AC UNIT
  - TREE LINE
  - STONE WALL
  - GUIDE RAIL
  - DIRECTION OF FLOW
  - REBAR PROPERTY CORNER
  - MONUMENT
  - DRILL HOLE
  - SURVEY CONTROL POINT
  - FENCE LINE
  - WATER LINE
  - GAS LINE
  - ELECTRIC LINE
  - CABLE TELEVISION LINE
  - OVERHEAD WIRES
  - POINT OF BEGINNING
  - NORTHING
  - EASTING
  - NOW OR FORMERLY
  - SIMSBURY LAND RECORDS
  - DELTA ANGLE
  - RADIUS
  - TANGENT
  - LENGTH
  - CHORD
  - CHORD BEARING
  - FRONT YARD
  - SIDE YARD
  - REAR YARD
  - CONTROL POINT
  - MAP BEARING



- NOTES:**
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230b-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 ON SEPTEMBER 26, 1996.
  - THIS IS A PERIMETER SURVEY - RESUBDIVISION PLAN INTENDED TO BE SUBMITTED AS PART OF A RESUBDIVISION APPLICATION TO THE TOWN OF SIMSBURY TO DIVIDE EXISTING LOT A INTO 2 LOTS.
  - THE BOUNDARY DETERMINATION CATEGORY FOR PERIMETER AND EXISTING LOT LINES IS THAT OF A RESURVEY AND IS DEPENDENT IN NATURE.
  - THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS FOR BOUNDARY, CONTROL POINTS, AND RIGHTS OF WAYS. EXISTING SITE FEATURES ARE NOT DEPICTED HEREON.
  - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HYTRV1 & HYV027, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
  - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HYTRV1 DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
  - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
  - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL.775 PG.1083.
  - A PORTION OF THE SUBJECT PARCELS ARE LOCATED IN FEMA ZONE A (NO BASE FLOOD ELEVATION DETERMINED). SPECIAL FLOOD HAZARD AREAS DIGITIZED HEREON ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
  - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
  - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PURPOSES THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL.75 PG.520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
  - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.



- MAP REFERENCES**
- ULTIMATE MASTER PLAN (BASE 42,UP-1) PREPARED FOR DORSET CROSSING, DORSET CROSSING DRIVE, SIMSBURY CONNECTICUT, DATED 03-20-2012, SCALE 1"=100' BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT 06026
  - PROPERTY SURVEY PREPARED FOR DORSET CROSSING, LLC, 1507 & 1515 HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 02-26-2009, SCALE 1"=100', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
  - COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CT, SCALE 1"=40', DATE 03-15-12, SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT, 06026.
  - COMPILATION PLAN TO BE ACQUIRED BY AQUARIUM WATER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CONNECTICUT, DATED 01-10-12, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT, 06026.
  - NORTHEAST UTILITIES SERVICE CO. FOR THE CONNECTICUT LIGHT & POWER COMPANY, PLAN SHOWING EASEMENT TO BE ACQUIRED FROM THE TOWN OF SIMSBURY, SIMSBURY, CONNECTICUT, DATED 04-27-98 REVISED 7-28-98, SCALE 1"=40', DRAWING NO. 51099L.
  - SANITARY SEWER LINE PROPERTY OF GENERAL CIGAR INC. & SIMSBURY SAND & GRAVEL INC. HOPMEADOW STREET TO OLD COUNTY ESTATES SECT III, SIMSBURY, CONNECTICUT, SCALE 1"=200', MAY 1975 OFFICE OF SANDERSON & WASHBURN, SIMSBURY, CONNECTICUT.
  - LAND EXCHANGE PLAN BETWEEN DORSET CROSSING, LLC AND THE TOWN OF SIMSBURY DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT DATED 04-11-2012, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
  - 500 FOOT ZONE CHANGE MAP PREPARED FOR DORSET CROSSING, LLC HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 04-10-12, SCALE 1"=200', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026
  - PANEL 019F, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 191 OF 875, MAP NUMBER 09003C0191F, EFFECTIVE SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - NORTH BLOOMFIELD-CANTON R/W SURVEY PLAN FROM STATION 491+94.84 I.BAR #193 TO STA. 535+00.00 P.O.L. SIMSBURY, CONN. THE HARTFORD ELECTRIC LIGHT CO. REAL ESTATE DEPARTMENT SCALE 1"=100', MAY 1, 1978, NO. 0201A02, SHEET 13 OF 17
  - THE CONNECTICUT POWER COMPANY MAP SHOWING RIGHT OF WAY FOR TRANSMISSION LINES ACROSS THE PROPERTY OF LENA P. MOUTON TOWN OF SIMSBURY, COUNTY OF HARTFORD, STATE OF CONNECTICUT, SCALE 1 IN.=200 FT., OCT. 1940.
  - PERIMETER SURVEY, SUBDIVISION PLAN PREPARED FOR DORSET CROSSING, LLC, DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT, SCALE 1"=100', DATED 04-11-2012 REVISED 04-17-2012, SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026

**Certificate of Conditional Approval**

Received for the \_\_\_\_\_ Commission by \_\_\_\_\_

We hereby certify that on \_\_\_\_\_ The Commission of Simsbury, Connecticut approved this plan for the \_\_\_\_\_ Commission. Chairman: \_\_\_\_\_ Secretary: \_\_\_\_\_

Received for filing on: \_\_\_\_\_ by \_\_\_\_\_ (Town Clerk)

In accordance with the Connecticut General Statutes all work in connection with this approval must be completed by \_\_\_\_\_

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

**CONCEPT RESUBDIVISION PLAN**

PREPARED FOR  
**DORSET CROSSING, LLC**  
10 & 30 DORSET CROSSING DRIVE  
SIMSBURY, CONNECTICUT

DATE: 04-11-2012 Drawn by: CAD Job no: 04174  
Scale: 1" = 50' Checked by: TSH Sheet no: 1 OF 1  
Scale: 1" = 50' Checked by: TSH Sheet no: 10 OF 14

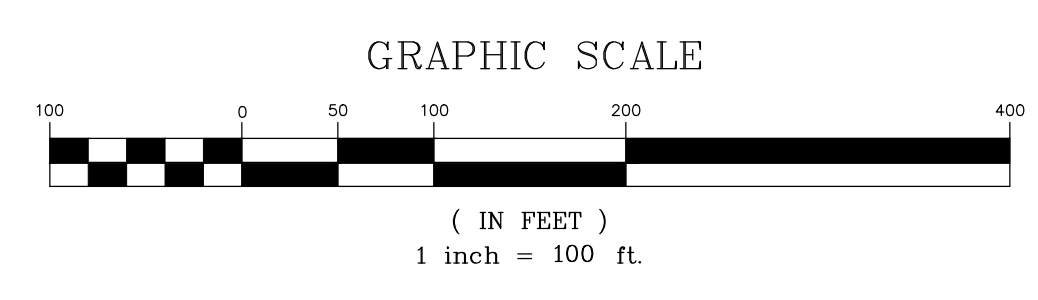
**RESUB-4**

TODD S. HESKETH LS 17945

**F.A.H. F. A. Hesketh & Associates, Inc.**  
6 Creamery Brook, East Granby, CT 06026 · 146 N W Broad Street, Southern Pines, NC 28887  
Phone (860) 653-8000 · Fax (860) 692-2844 · Phone (860) 844-8600 · Fax (910) 692-3356  
www.fahh.com · www.fahh.com · maffineh.com · maffineh.com

**RESUB-4**





	APPROVED	CURRENT	PROPOSED
Lot "A"	15,000 sq. ft. (Buildings) 47,000 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 46,020 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 46,020 sq. ft. (Total Impervious)
Lot "B"	100,000 sq. ft. (Buildings) 283,726 sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)
Lot "C"	16,500 sq. ft. (Building) 44,507 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)
Lot "D"	16,000 sq. ft. (Building) 42,317 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	22,054 sq. ft. (Buildings) 37,975 sq. ft. (Total Impervious)
Lot "E"	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)
Lot "F"	14,500 sq. ft. (Building) 38,000 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	14,500 sq. ft. (Buildings) 37,975 sq. ft. (Total Impervious)
Lot "G"	16,000 ± sq. ft. (Building) 42,000 ± sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 3,300 ± sq. ft. (Total Impervious)	24,406 sq. ft. (Buildings) 49,950 ± sq. ft. (Total Impervious)
Lot "H"	44,500 sq. ft. (Buildings) 137,882 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 55,000 ± sq. ft. (Total Impervious)	44,500 sq. ft. (Buildings) 138,882 sq. ft. (Total Impervious)

**MASTER PLAN DEVELOPMENT DATA**

ZONE: Proposed PAD  
 LOT AREA: 2,046,886 Square Feet or 46.99 Acres (Excludes Town of Simsbury land)  
 A. Proposed Development Area = 1,175,784 Square Feet or 26.99± Acres  
 B. Proposed Public R.O.W.(s) = 158,514 ± Square Feet or 3.64 ± Acres  
 C. Proposed Open Space = 712,588 Square Feet or 16.36 Acres

**PROPOSED DEVELOPMENT**

- LOT "A"**  
 A. Development Area = 80,580 Square Feet or 1.85 Acres  
 B. Buildings  
 1. Medical Office - 15,000 Square Feet
- Lot "B"**  
 A. Development Area = 446,730 Square Feet or 10.26 Acres  
 B. Buildings  
 1. Apartments - 168 Units  
 2. Clubhouse
- Lot "C"**  
 A. Development Area = 93,645 Square Feet or 2.15 Acres  
 B. Buildings  
 1. Special Need Building - 48 Units
- Lot "D"**  
 A. Development Area = 107,870 Square Feet or 2.48 Acres  
 B. Buildings  
 1. Apartments - 30 Units
- Lot "E"**  
 A. Open Space = 712,588 Square Feet or 16.36 Acres
- Lot "F"**  
 A. Development Area = 47,149 Square Feet or 1.08 Acres  
 B. Buildings  
 1. Mixed Use Retail / Office - 14,500 Square Feet
- Lot "G"**  
 A. Development Area = 197,764 Square Feet or 4.54 Acres  
 B. Buildings  
 1. Apartments - 42 Units
- Lot "H"**  
 A. Development Area = 202,046 Square Feet or 4.64 Acres  
 B. Buildings  
 1. Medical Office - 35,500 Square Feet  
 2. Mixed Use Retail / Office - 3,500 Square Feet  
 3. Office - 6,000 Square Feet

**PROPOSED COVERAGE**

- Lot "A"  
 A. 15,000 square feet (Buildings)  
 B. 46,020 ± square feet (Total Impervious)
  - Lot "B"  
 A. 100,000 square feet (Building)  
 B. 284,000 ± square feet (Total Impervious)
  - Lot "C"  
 A. 16,500 square feet (Building)  
 B. 44,500 ± square feet (Total Impervious)
  - Lot "D"  
 A. 22,054 square feet (Buildings)  
 B. 46,950± (Total Impervious)
  - Lot "E"  
 A. 0 square feet
  - Lot "F"  
 A. 14,500 square feet (Building)  
 B. 38,000 square feet (Total Impervious)
  - Lot "G"  
 A. 24,406 square feet (Building)  
 B. 49,950 ± square feet (Total Impervious)
  - Lot "H"  
 A. 44,500 square feet (Building)  
 B. 139,000 ± square feet (Total Impervious)
  - Public R.O.W.  
 A. Dorset Crossing Drive: 42,600 ± square feet (Total Impervious)  
 B. Casterbridge Crossing: 57,300 ± square feet (Total Impervious)  
 C. Future Extension of Casterbridge Crossing: 10,000 ± square feet (Total Future Impervious)
- Total PAD Building Coverage = Approximately 236,960 square feet or 11.6%  
 Total PAD Development Impervious Coverage = Approximately 648,400 square feet or 31.6%

**PARKING TABULATION**

Required Parking - Per Article 10.L.5.4

A. Retail Uses:	2.75 Spaces per 500 square feet
B. Medical Office Uses:	3.3 Spaces per 500 square feet
C. General Office Uses:	2.5 Spaces per 500 square feet
D. Apartments:	1.5 Spaces per unit
E. Special Needs Building:	1 Spaces per unit

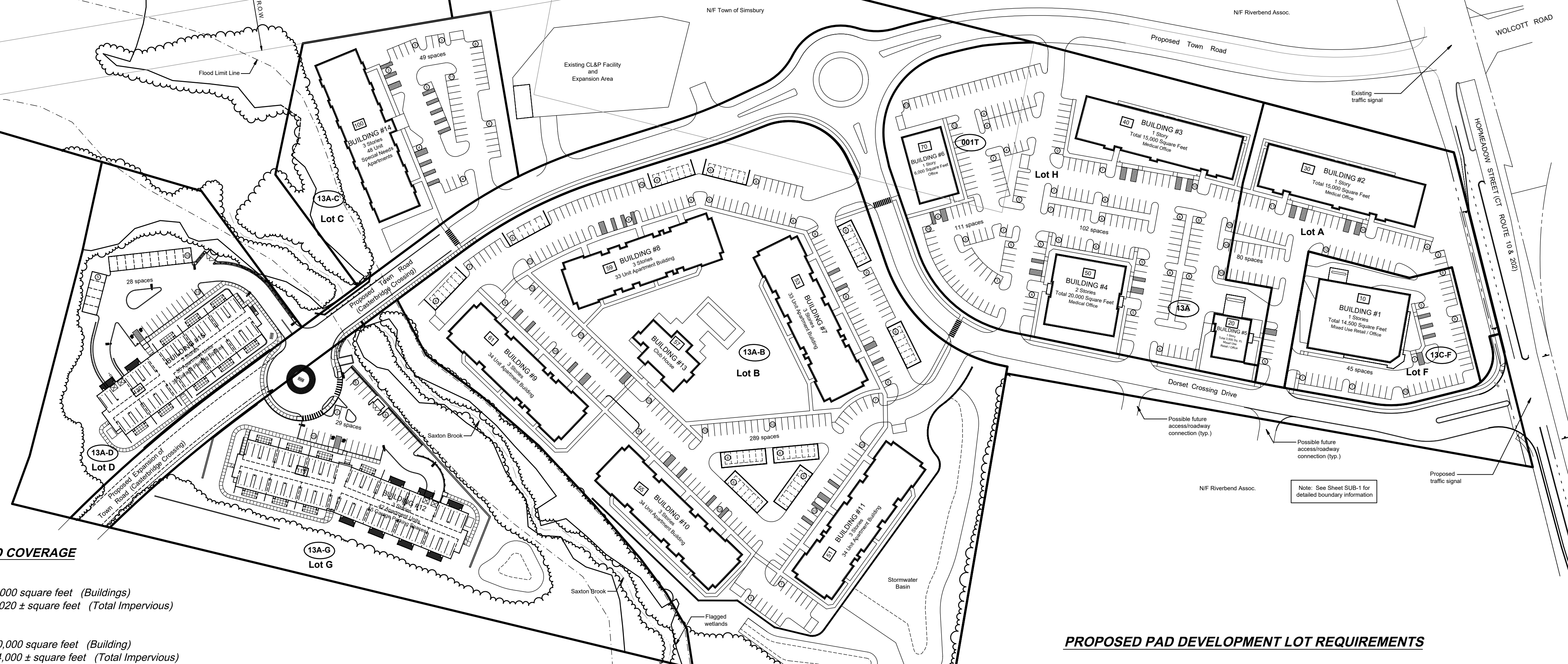
1. Total Mixed Use Retail / Office =	18,000 square feet	
2. Total Medical Office =	50,000 square feet	
3. Total Office =	6,000 square feet	
4. Total Apartment Units =	240 Units	
5. Total Special Needs Units =	48 Units	

Proposed Parking		
1. 18,000 sf retail x 2.75 spaces per 500 sf =	99 Spaces	
2. 50,000 sf medical office x 3.3 spaces per 500 sf =	330 Spaces	
3. 6,000 sf general office x 2.5 spaces per 500 sf =	30 Spaces	
<b>Total =</b>	<b>459 Spaces</b>	
x .75 shared use credit =	345 Spaces	
<b>Total Required Parking =</b>	<b>753 Spaces</b>	
Proposed Parking =	827 Spaces	

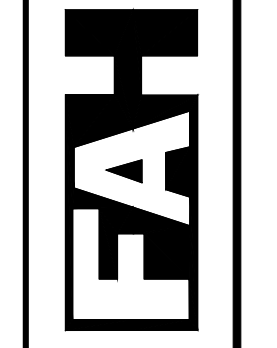
**PROPOSED PAD DEVELOPMENT LOT REQUIREMENTS**

- A. Lot Area  
 1. Minimum = 10,000 Square Feet  
 Proposed = 47,149 Square Feet (Lot F)
- B. Lot Frontage  
 1. Minimum = 100 Feet  
 Proposed = 100 Feet (Lot E)
- C. Yards - Building  
 1. Minimum Front Yard = 20 Feet  
 Proposed = 21± Feet (Buildings #12 and #15)  
 2. Minimum Side Yard (Principal Bldg.) = 20 Feet  
 Proposed = 21± Feet (Building #1)  
 3. Minimum Side Yard (Accessory Str.) = 10 Feet  
 Proposed = 12± Feet (Building #1 Drive Up Canopy)  
 4. Minimum Rear Yard = 20 Feet  
 Proposed = 20 Feet (Building #15)
- D. Yards - Parking  
 1. Minimum Front Yard Parking Setback = 10 Feet  
 Proposed = 10 Feet (near Building #1)  
 2. Minimum Side Yard Parking Setback = 10 Feet \*  
 Proposed = 10 Feet (near Building #15)  
 3. Minimum Rear Yard parking Setback = 10 Feet \*  
 Proposed = 20 Feet (near Building #14)  
 \* May be reduced to 0 Feet where a unified parking and access plan has been approved.
- E. Maximum Building Height  
 1. Maximum Building Height = 40 Feet (Underlying B-3 Zone)  
 Proposed = 40 Feet
- F. Maximum Coverage  
 1. Maximum Impervious Coverage = Per Article 10.L.4.1  
 Proposed = 31.6 Percent



**Crown Simsbury**

F. A. Hesketh & Associates, Inc.  
 6 Creamery Brook, East Granby, CT 06026 · 146 N Broad Street, Southern Pines, NC 28887  
 Phone (860) 653-8000 · Fax (860) 844-8600 · Phone (910) 692-2844 · Fax (910) 692-3356  
 Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects  
 www.fahsketh.com · info@fahsketh.com



No.	Date	Description
1	12-15-2021	Planning & Zoning Submission
2	12-31-2021	Staff Comments
3	02-22-2022	Town comments
4	03-16-2022	Town comments
5	06-17-2022	Town comments
6	09-??-2022	New Lot H

MASTERS DEVELOPMENT PLAN  
 PREPARED FOR  
**CROWN PROPERTY HOLDINGS, LLC**  
 CASTERBRIDGE CROSSING  
 SIMSBURY, CONNECTICUT  
 Date: 12-03-2021 Drawn by: KLL Job no: 04174  
 Scale: 1" = 100' Checked by: DSZ Sheet no: 7 OF 7  
 G:\2004\04174\_30 - Lots G and H\Yopetra\Submittal\Working\TAP MA-1 2022-09-14.dwg, MA-1, Sep. 15, 2022 - 7:43:31 AM

**MA-1**