

# LADA, P.C.

## Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

January 3, 2024

Ms. Erin Leavitt-Smith, Chair  
Town of Simsbury Planning Commission  
933 Hopmeadow Street  
Simsbury, CT 06070

RE: Cannon Building- 720 Hopmeadow Street

Dear Ms. Leavitt-Smith,

Attached please find ten copies of the following:

1. Application for Re-subdivision of 710-720 Hopmeadow Street to set 720 Hopmeadow Street (the Cannon Building) on its own lot for financing purposes.
2. Map showing Property Owners Within 100' and list of names and addresses
3. Resubdivision Plat prepared by Denno Surveying
4. Site Plan insert showing proposed lot at 720 Hopmeadow Street and proposed bike racks for compliance with regulations prepared by LADA, P.C. Land Planners

The owners of 710-720 Hopmeadow Street (also known as the Drake Hill Mall) propose a re-subdivision of the commercial lot into two lots which will allow for each building - the large building with CVS and Fitzgerald's (710 Hopmeadow) and the smaller Cannon building (720 Hopmeadow) on the corner of Mall Way (Jim Gallagher Way) - to be on its own lot for ownership/financing purposes only. The properties will continue to function as an integrated plaza with various uses.

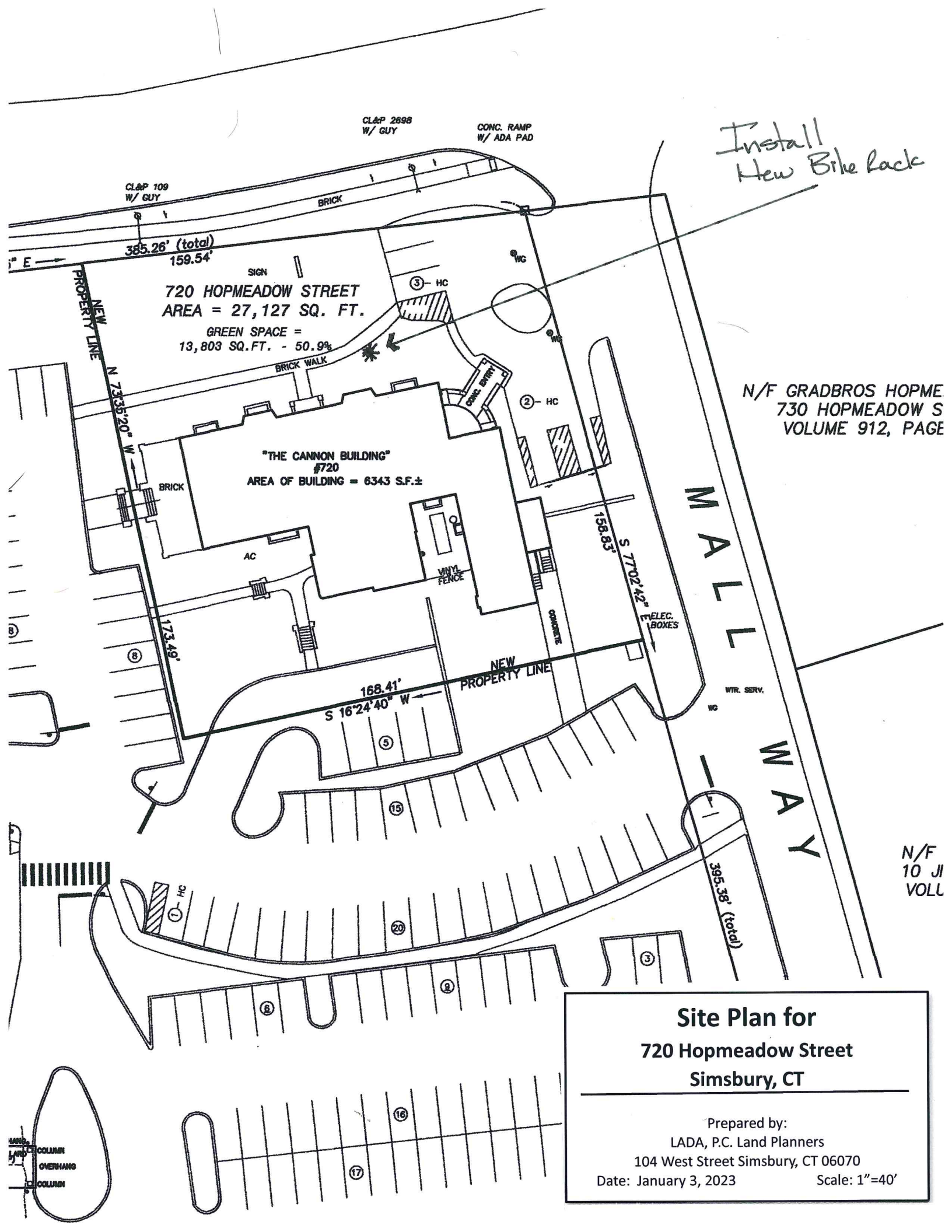
There was a previous subdivision done long ago which set the stone building and Webster Bank building on its own lot. For this reason, a re-subdivision is required. The new lot meets the requirements of the SCZ zone with one exception as noted by the Town Planner in his initial review- bike racks are proposed at the Cannon building to comply with the regulations. These are shown on the proposed site plan insert.

We look forward to starting the review for this project at your next meeting. Please let me know if you have questions.

Sincerely,



Terri Hahn, PLA  
Principal



Install  
New Bike Rack

N/F GRADBROS HOPME  
730 HOPMEADOW S  
VOLUME 912, PAGE

N/F  
10 JI  
VOLL

**Site Plan for**  
**720 Hopmeadow Street**  
**Simsbury, CT**

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Prepared by:  
 LADA, P.C. Land Planners  
 104 West Street Simsbury, CT 06070  
 Date: January 3, 2023      Scale: 1"=40'



# Town of Simsbury

Geographic Information System (GIS)

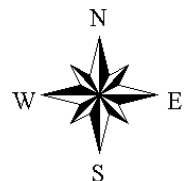


Date Printed: 1/3/2024



### 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.

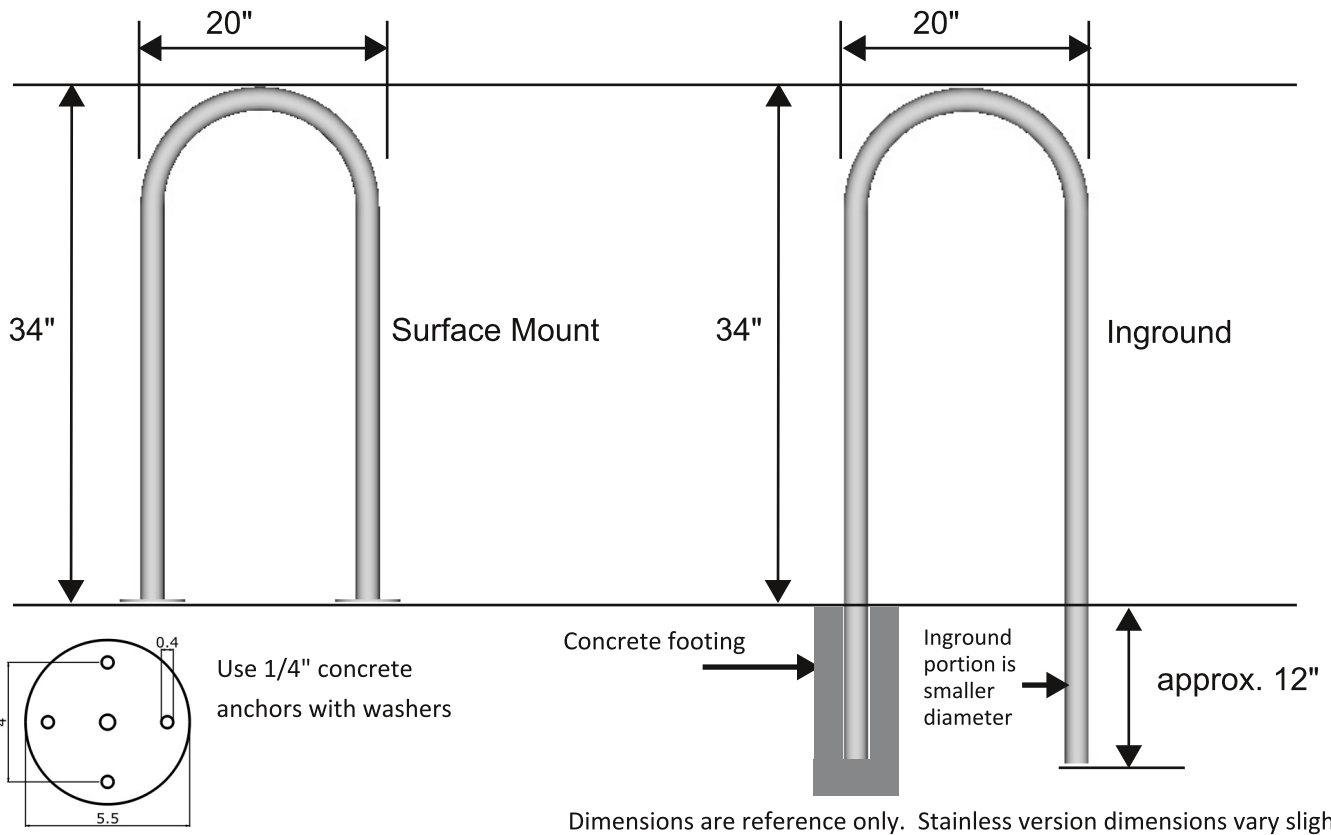




# Function First Design

## BikeRib 2.0

### U Style Bike Rack (the Original)



#### Material

Steel Tube - 2" OD X 0.120 Wall

- Steel Tube (standard)
- 304 Stainless Satin #4 finish

#### Mounting Configurations

- IG-Inground (approx 12" in concrete)
- SM-Surface Mount

#### Finish Options

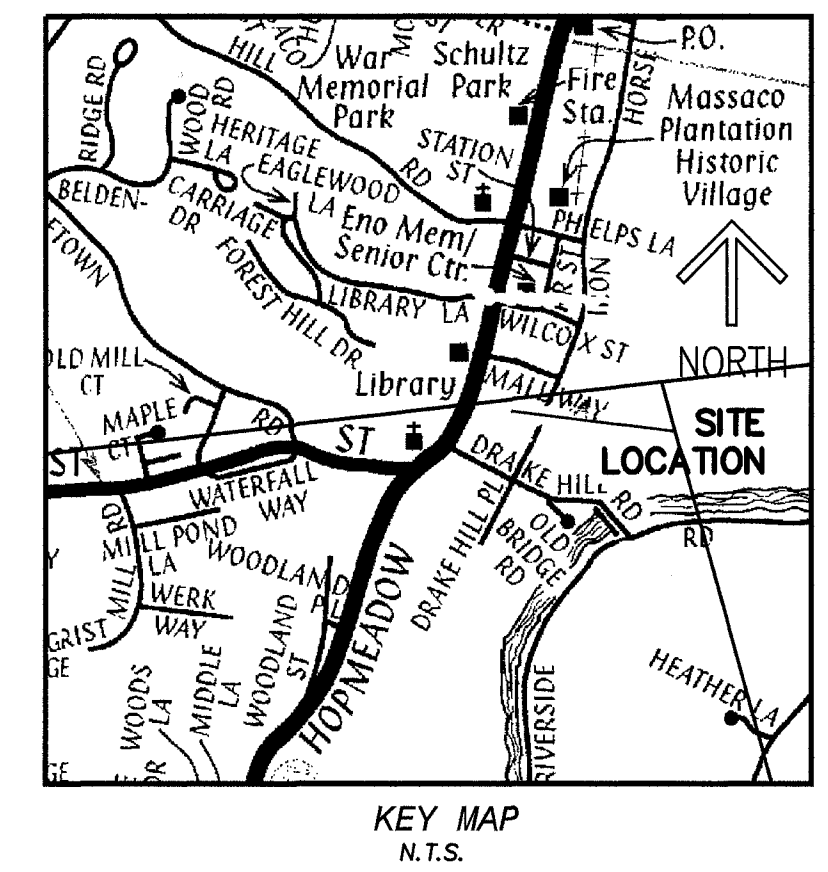
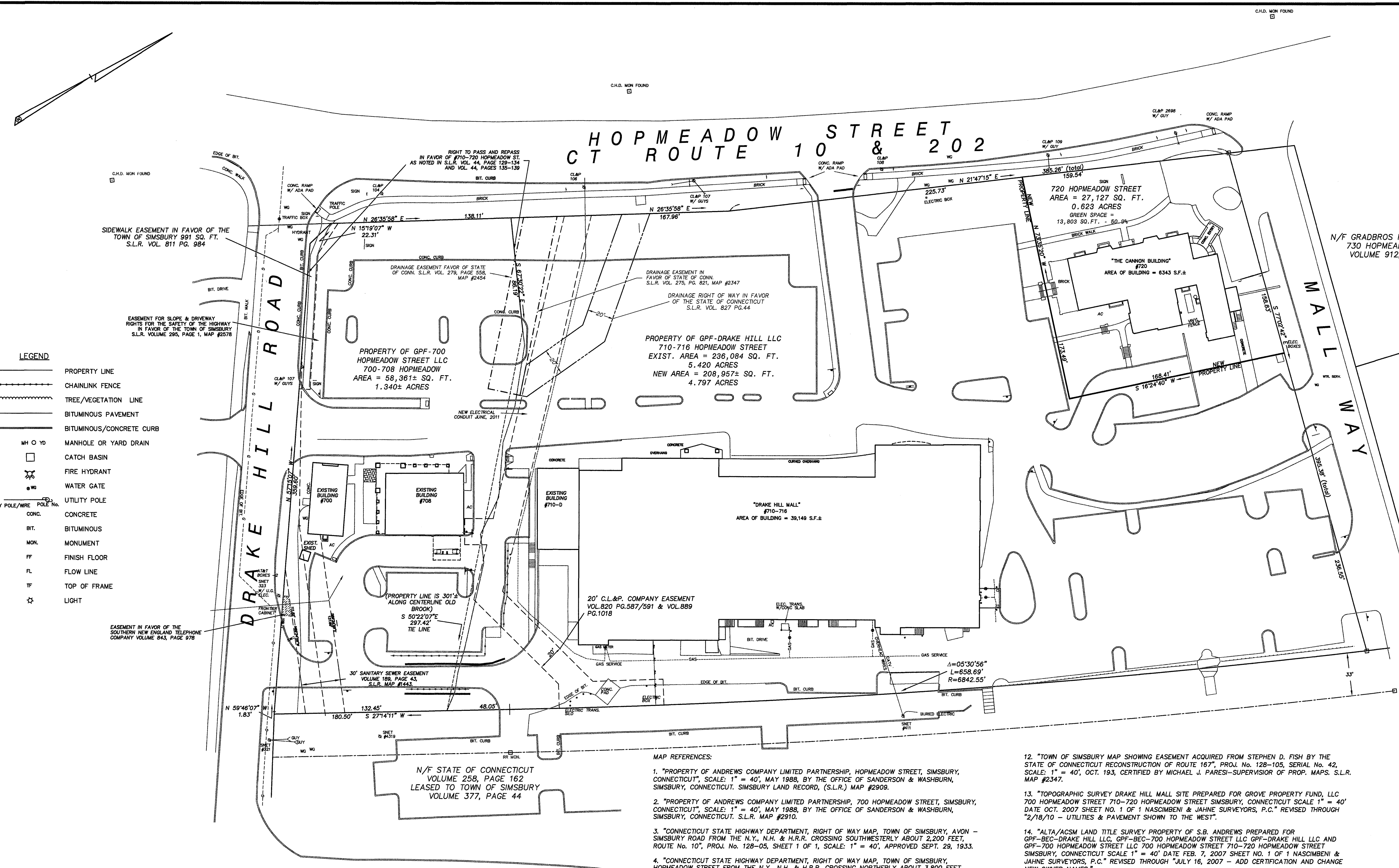
- BH-Powder Coat Black Hammer, TGIC Polyester, Sandblasted and primer
- GV-Hot Dipped Galvanized, post fabrication
- XX-Power Coat other color
- SS-Brushed Satin #4 finish (304 SS only)



#### BikeRib-2.0-SM-BH

ex - BikeRib 2.0, surface mount, polyester powder coat black hammer

**BikeRack.com**  
 Function First Design, LLC  
 120 S. Houghton Rd, Ste. 138-153  
 Tucson, AZ 85747  
 520.322.9626 Sales@BikeRack.com



- LEGEND**
- PROPERTY LINE
  - CHAINLINK FENCE
  - TREE/VEGETATION LINE
  - BITUMINOUS PAVEMENT
  - BITUMINOUS/CONCRETE CURB
  - MH O YD MANHOLE OR YARD DRAIN
  - CATCH BASIN
  - ⊕ FIRE HYDRANT
  - ⊕ WATER GATE
  - UTILITY POLE
  - CONC. CONCRETE
  - BT. BITUMINOUS
  - MON. MONUMENT
  - FF FINISH FLOOR
  - FL FLOW LINE
  - TF TOP OF FRAME
  - ⊕ LIGHT

**PROPERTIES IS SUBJECT TO:**

- VOL. 557 PG. 35 - SIGN APPROVED BY TOWN
- VOL. 220 PG. 522 - VARIANCE GRANTED FOR SALE OF BEER AND WINE
- VOL. 753 PG. 432 - SIGN VARIANCE APPROVED BY TOWN
- VOL. 810 PG. 460 - CONDITIONS OF D.O.T. PERMIT
- VOL. 805 PG. 177 - TRAFFIC REPORT D.O.T.
- VOL. 736 PG. 80 - EASEMENT IN FAVOR OF AT&T TO LAY AND MAINTAIN COMMUNICATIONS SYSTEM NOT PLOTTABLE.
- VOL. 185 PG. 111 - REVISED SEE VOL. 820 PG. 587/591
- VOL. 185 PG. 112 - REVISED SEE VOL. 820 PG. 587/591

PROPERTIES ARE SUBJECT TO RIPARIAN RIGHTS OF OTHERS IN AND TO THE BROOK WHICH FORMED A PORTION OF THE SOUTHWEST PROPERTY LINE OF 700 HOPMEADOW STREET & 710-720 HOPMEADOW STREET

**UTILITY STATEMENT**

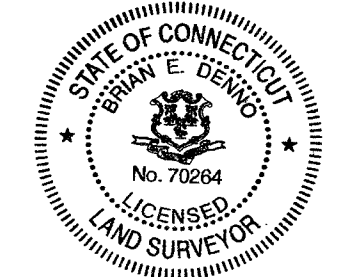
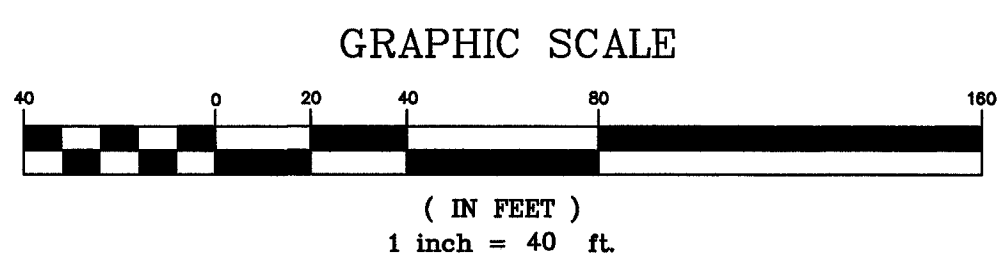
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. 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.

**APPROVAL BLOCK**

COMMISSION CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

- MAP REFERENCES:**
1. "PROPERTY OF ANDREWS COMPANY LIMITED PARTNERSHIP, HOPMEADOW STREET, SIMSBURY, CONNECTICUT", SCALE: 1" = 40', MAY 1988, BY THE OFFICE OF SANDERSON & WASHBURN, SIMSBURY, CONNECTICUT. SIMSBURY LAND RECORD, (S.L.R.) MAP #2908.
  2. "PROPERTY OF ANDREWS COMPANY LIMITED PARTNERSHIP, 700 HOPMEADOW STREET, SIMSBURY, CONNECTICUT", SCALE: 1" = 40', MAY 1988, BY THE OFFICE OF SANDERSON & WASHBURN, SIMSBURY, CONNECTICUT. S.L.R. MAP #2910.
  3. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF SIMSBURY, AVON - SIMSBURY ROAD FROM THE N.Y., N.H. & H.R.R. CROSSING SOUTHWESTERLY ABOUT 2,200 FEET, ROUTE No. 10", PROJ. No. 128-05, SHEET 1 OF 1, SCALE: 1" = 40', APPROVED SEPT. 29, 1933.
  4. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF SIMSBURY, HOPMEADOW STREET FROM THE N.Y., N.H. & H.R.R. CROSSING NORTHERLY ABOUT 3,800 FEET, PROJ. No. 208, SHEET 1 OF 2, SCALE: 1" = 40', APPROVED DEC. 31, 1930.
  5. "DRAKE HILL ROAD FROM HOPMEADOW STREET TO FARMINGTON RIVER, HIGHWAY DEPARTMENT, TOWN OF SIMSBURY, SIMSBURY, CONN.", SCALE: 1" = 40', CERTIFIED BY TOWN ENGINEER ROBERT S. CHIDSEY, P.E. & L.S., ADOPTED JULY 14, 1960.
  6. "PLAN, IRON HORSE BOULEVARD, SIMSBURY, CONNECTICUT", PROJ. No. 85-422A, SHEET 3, SCALE: 1" = 40', SEPT. 1, 1988, LAST REVISION AUG. 8, 1990, BY FUSS & O'NEIL, CONSULTING ENGINEERS.
  7. "THE FIRST CHURCH OF CHRIST AND ECCLESIASTICAL SOCIETY OF SIMSBURY", SCALE: 1" = 10', SEPTEMBER 1959, BY HAROLD R. SANDERSON, L.S., S.L.R. MAP #922.
  8. "MAP FOR THE COURTYARD PARTNERSHIP, MALL WAY, SIMSBURY, CONNECTICUT", SCALE: 1" = 20', JULY 1987, BY THE OFFICE OF SANDERSON & WASHBURN, CLIFFORD A. WASHBURN, JR., R.L.S., S.L.R. MAP #3608.
  9. "TOWN OF SIMSBURY, CONNECTICUT SEWER COMMISSION, SANITARY SEWER EASEMENT, DRAKE HILL ROAD, DH-1", DRAWING 68-50, SHEET 6 OF 8, SCALE: 1" = 40', FEB. 1969, BY HENRY CHARLES COTTON, L.S. #4143. S.L.R. MAP #1443.
  10. "TOWN OF SIMSBURY MAP SHOWING RIGHTS AND EASEMENTS ACQUIRED FROM DORIS S. CANNON BY THE TOWN OF SIMSBURY, RECONSTRUCTION OF DRAKE HILL ROAD", PROJ. No. 128-103, SERIAL No. 21, SCALE: 1" = 40', OCT. 1984, CERTIFIED BY JOHN H. MILLER WITH CLOSE, JENSEN & MILLER DEC. 28, 1984. S.L.R. MAP #2579.
  11. "TOWN OF SIMSBURY MAP SHOWING EASEMENT ACQUIRED FROM DORIS S. CANNON BY THE STATE OF CONNECTICUT RECONSTRUCTION OF ROUTE 167", PROJ. No. 128-105, SERIAL No. 35, SCALE: 1" = 40', JUNE 1983, CERTIFIED BY MICHAEL J. PARESI-SUPERVISOR OF PROP. MAPS. S.L.R. MAP #2454.
  12. "TOWN OF SIMSBURY MAP SHOWING EASEMENT ACQUIRED FROM STEPHEN D. FISH BY THE STATE OF CONNECTICUT RECONSTRUCTION OF ROUTE 167", PROJ. No. 128-105, SERIAL No. 42, SCALE: 1" = 40', OCT. 1993, CERTIFIED BY MICHAEL J. PARESI-SUPERVISOR OF PROP. MAPS. S.L.R. MAP #2347.
  13. "TOPOGRAPHIC SURVEY DRAKE HILL MALL SITE PREPARED FOR GROVE PROPERTY FUND, LLC 700 HOPMEADOW STREET 710-720 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 40' DATE OCT. 2007 SHEET NO. 1 OF 1 NASSIMBENI & JAHNE SURVEYORS, P.C. REVISED THROUGH 2/18/10 - UTILITIES & PAVEMENT SHOWN TO THE WEST."
  14. "ALTA/ACSM LAND TITLE SURVEY PROPERTY OF S.B. ANDREWS PREPARED FOR GPF-BEC-DRAKE HILL LLC, GPF-BEC-700 HOPMEADOW STREET LLC GPF-DRAKE HILL LLC AND GPF-700 HOPMEADOW STREET LLC 700 HOPMEADOW STREET 710-720 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 40' DATE FEB. 7, 2007 SHEET NO. 1 OF 1 NASSIMBENI & JAHNE SURVEYORS, P.C. REVISED THROUGH "JULY 16, 2007 - ADD CERTIFICATION AND CHANGE NEW OWNER NAMES."
  15. "COMPILATION PLAN MAP SHOWING EXISTING CL&P EASEMENT TO BE MODIFIED & EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF GPF-700 HOPMEADOW STREET LLC & GPF-DRAKE HILL LLC 700, 710-720 HOPMEADOW STREET SIMSBURY, CONNECTICUT CL&P FILE No. E1034 SCALE 1" = 40' DATE 7/12/11 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC."
  16. "EASEMENT PLAN PREPARED FOR GROVE PROPERTY FUND, LLC 700, 710-720 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 40' DATE 12/03/10 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC. REVISED THROUGH "01/24/11 - LEGAL DESC. ADDED."
  17. "EASEMENT MAP TOWN OF SIMSBURY MAP SHOWING EASEMENT ACQUIRED FROM GPF-DRAKE HILL LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION 710-720 HOPMEADOW ST. ~ ROUTE 10/202 SCALE 1" = 40' DECEMBER 7, 2011 THOMAS A. HARLEY, P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND CONSTRUCTION."
  18. "EASEMENT PLAN PREPARED FOR SOUTHERN NEW ENGLAND TELEPHONE COMPANY D/B/A AT&T CONNECTICUT - ON THE PROPERTY OF GPF-700 HOPMEADOW STREET LLC & GPF-DRAKE HILL LLC 700 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 40' DATE 6/29/12 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC."
  19. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR GPF - DRAKE HILL LLC & GPF - 700 HOPMEADOW STREET LLC DRAKE HILL PLAZA 700-720 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 40' DATE 6/19/12 SHEET 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC. REVISED THROUGH 1/18/17.



**REVISIONS:**

- 1/10/24 - PER CLIENT
- 1/19/24 - AREA OF #710 - #716

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. 210 TARIFFVILLE, CT 06081

**ZONING INFORMATION:**

TOTAL GROSS FLOOR AREA (FOOTPRINT) #700-708=4,209 SQ.FT.  
 TOTAL GROSS FLOOR AREA (FOOTPRINT) #710-716=39,149 SQ.FT.  
 TOTAL GROSS FLOOR AREA (FOOTPRINT) #720=6,343 SQ.FT.  
 BUILDING HEIGHT-NO HIGHER THAN ENO MEMORIAL HALL.  
 FRONT BUILDING YARD REQUIRED=35'-EXISTING @ 720=57.2'  
 FRONT BUILDING YARD REQUIRED=35'-EXISTING @ 710-716=186.6'  
 FRONT BUILDING YARD REQUIRED=20'-EXISTING @ 700=14.8'  
 SIDE & REAR YARD REQUIRED=20'-EXISTING @ 720=29.1' PROPOSED=21.0'  
 SIDE & REAR YARD REQUIRED=20'-EXISTING @ 710-716=36.1'  
 SIDE & REAR YARD REQUIRED=20'-EXISTING @ #700=14.8'

**NOTE:**

PROPERTIES AT 700-720 HOPMEADOW ROAD ARE SUBJECT TO:  
 CROSS EASEMENTS IN FAVOR OF THE OTHER PROPERTIES IN THE "DRAKE HILL MALL (BUILDINGS #700 - #720) FOR ACCESS, PARKING, PEDESTRIAN TRAVEL, WATER AND FIRE SERVICE, STORM WATER, SANITARY SEWER, GAS SERVICE, ELECTRICAL SERVICE AND ALL OTHER UTILITIES.  
 PROPERTIES ARE ALSO SUBJECT TO MAINTENANCE, UPKEEP, REPLACEMENT AND REPAIR OF SAID UTILITIES, PARKING LOTS, ACCESS DRIVES, WALKS AND UTILITIES.  
 AN AGREEMENT WILL BE WRITTEN AND PUT ON FILE REGARDING THE ABOVE ALONG WITH LANDSCAPING, MOWING, PLOWING AND PAVEMENT REPAIRS.

**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 A ZONING LOCATION AND SUBDIVISION 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  
 PROPERTY IS LOCATED IN SIMSBURY CENTER ZONE  
 HORIZONTAL CONTROL BASED ON C.G.S. MON'S #1545 & #1546.  
 VERTICAL CONTROL BASED ON C.G.S. MON. #1545 (NGVD 29).  
 PROPERTY HAS DIRECT ACCESS TO HOPMEADOW STREET AND DRAKE HILL ROAD DEDICATED PUBLIC ROADS.  
 SUBJECT PARCELS ARE NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP, TOWN OF SIMSBURY, CONNECTICUT, HARTFORD COUNTY, PANEL 15, COMMUNITY PANEL NUMBER 090035-0015C, EFFECTIVE DATE APRIL 15, 1986.  
 TOWN OF SIMSBURY ZONING REGULATIONS ARTICLE 7 SECTION L SIMSBURY CENTER ZONE, CALLS FOR A 35' BUILDING LINE ALONG HOPMEADOW STREET. ALL OTHER REQUIREMENTS ARE FLEXIBLE WITH THE COMMISSION TO ALLOW CONFORMITY WITH THE SCALE AND CHARM OF THE CENTER.  
 ENCROACHMENTS OF STEPS, RETAINING WALL, GRANITE CURB AND BITUMINOUS CURB ONTO LAND OF THE STATE OF CONNECTICUT ON THE EASTERLY PROPERTY LINE.  
 SOME EXISTING UTILITIES NOT SHOWN FOR CLARITY, SEE THE MAP REFERENCE #19. OTHER UTILITIES DO/MAY EXIST CALL BEFORE YOU DIG BEFORE ANY EXCAVATION WORK.

**RESUBDIVISION PLAN**  
 PREPARED FOR  
**720 HOPMEADOW STREET**  
**DRAKE HILL PLAZA 700-720 HOPMEADOW STREET**  
**SIMSBURY, CONNECTICUT**

SCALE 1"=40'	DATE 12/13/23	SHEET NO. 1 OF 1
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