

ZONING DATA TABLE

Lots 933 and 939 from Assessor's Office
 Zone: Simsbury Center Zone (Civic Sites)

<u>Regulation</u>	<u>Section</u>	<u>Required</u>	<u>Proposed</u>
Lot Standards			
A Minimum Area	2.91	N/A	4.07 Acres
B Minimum Width	2.91	N/A	460± feet
Building Setbacks			
C Minimum Street Setback	2.91	Varies	132± feet
D Minimum Setback, Protected District	2.91	10 feet	5± feet (north) *
D Minimum Setback, Unprotected District	2.91	0 feet or 5 feet	N/A
Build-to			
E Minimum/Maximum Street Setback Area	2.92	N/A	Existing
F Minimum Building Width in Setback Area	2.92	N/A	Existing
Parking Location			
G Minimum Parking Setback Line	2.92	Varies	1 foot *
Minimum Setback, Protected District	2.92	10 feet	8± feet (north) *
Minimum Setback, Unprotected District	2.92	0 feet or 5 feet	N/A
Open Space			
H Minimum Percent of Open Area on Lot	2.92	30 Percent	22± Percent *
Height and Use			
I Maximum Building Height	2.93	Varies	Existing
J Roof	2.93	Flat or Pitched	Existing
K Min./Max. Ground Story Fin. Fl. Elevation	2.93	N/A	Existing
L Min./Max. Ground Story Height, Floor to Floor	2.93	N/A	Existing
M Min./Max. Upper Story Height, Floor to Floor	2.93	N/A	Existing
Allowed Use Summary			
N Ground Story	2.93	Public	Public
O Upper Story	2.93	Public	Public
Street Activation			
P Minimum/Maximum Ground Story	2.94	N/A	Existing
Q Minimum/Maximum Upper Story	2.94	N/A	Existing
R Maximum Blank Wall Area	2.94	N/A	Existing
Facade Articulation			
S Maximum Front Wall Length without Offset	2.94	N/A	Existing
T Minimum Front Wall Offset Length and Depth	2.94	N/A	Existing
Building Entrances			
U Street Facing Entrance	2.94	N/A	Existing
V Maximum Entrance Spacing	2.94	N/A	Existing
Allowed Building Element Summary			
Public	2.94	Gallery, Awning	Existing
Semi-Public	2.94	Porch, Stoop, Balcony	Existing
Parking			
Total Parking		N/A	151 Spaces
ADA Accessible		6 Spaces	6 Spaces

* Existing Non-Conformity

Town of Simsbury

Town Hall Parking and Safety Improvements

Hopmeadow Street

Simsbury, Connecticut

Site Plan Application

July 17, 2020

Revised thru April 5, 2021



DEVELOPMENT TEAM

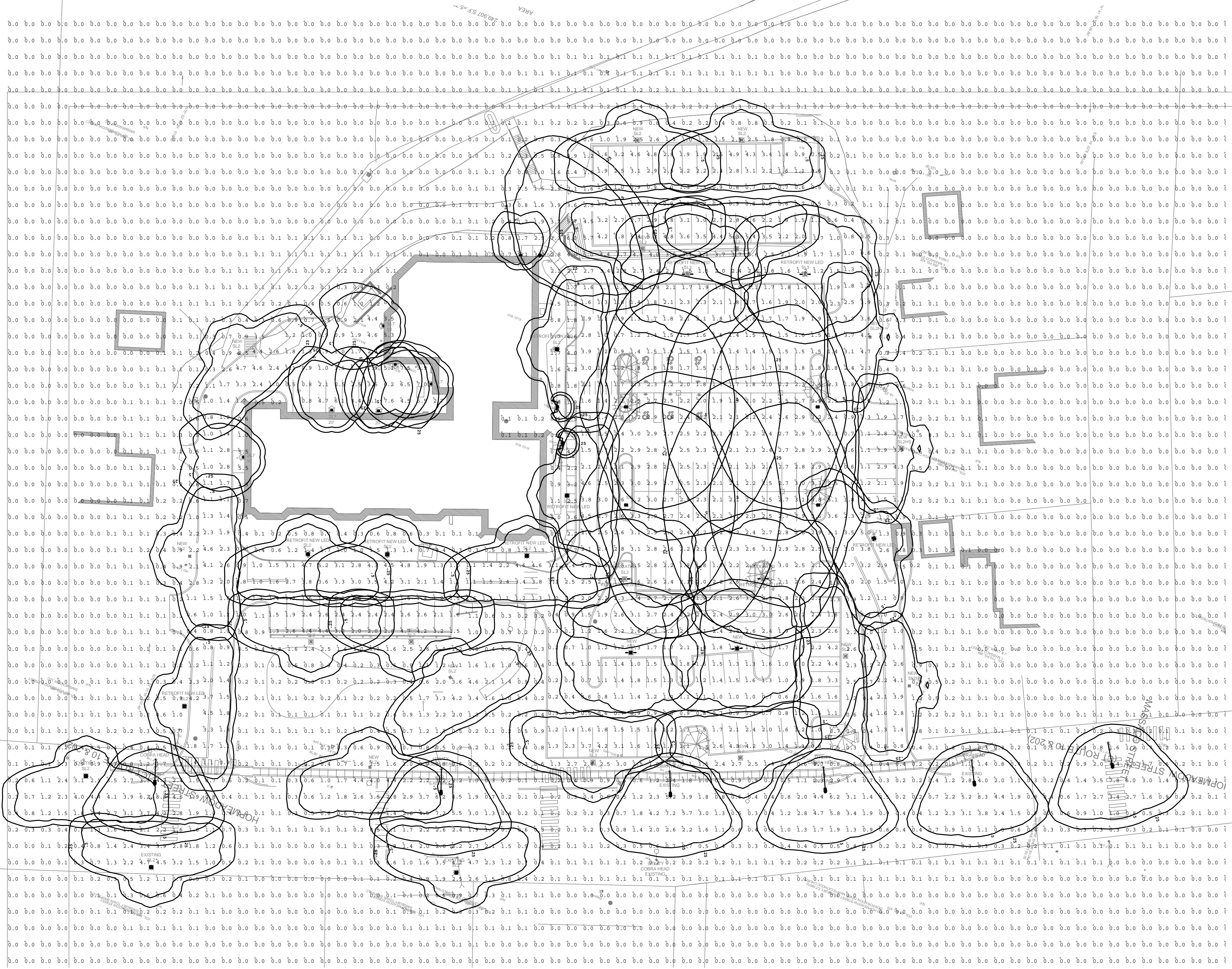
Property Owner	Town of Simsbury
Applicant/Developer	Town of Simsbury
Civil Engineer	F. A. Hesketh & Associates, Inc.
Landscape Architect	F. A. Hesketh & Associates, Inc.
Traffic Engineer	F.A. Hesketh & Associates, Inc.
Surveyor	Alfred Benesch & Company

LIST OF DRAWINGS

Title Sheet
LA-1 Layout Plan and Landscape Plan
LS-1 and LS-2 Landscape Plans
SL-1 Site Lighting Plan
GR-1 Grading and Drainage Plan
EC-1 Soil Erosion & Sedimentation Control Plan
PH-1 Phasing Plan
RI-1 and RI-2 Roadway Improvement Plans
SD-1 thru SD-4 Site Details
SD-5 Roadway Details
NT-1 Notes
TCS-1 Traffic Control Signal Plan
SV.01 thru SV.03 Limited Boundary / Topographic Survey

David S. Ziaks P.E. #13336

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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
☐	4	S4	SINGLE	15537	121.6	0.850	ECF-S-32L-1.2A-NW-G2-AR-4-120V-FINISH MOUNTED TO SRS30-5-D1-FINISH @ 30FT AFG TO BOF	SIGNIFY GARDCO	ecf-s-32l-1.2a-nw-g2-4.ies
☐	1	SL1	SINGLE	17846	370	0.850	EXISTING Daybrite FM320M-HSC-PCR=PC-MT-SIMULATED		TFM400MA.ies
☐	10	SL2-Exist	SINGLE	6879	80.6	0.850	EXISTING 26A-RETROFIT WITH NEW 80W48LED4K-G2-GL-C-LE3-120V LED ENGINE ON 12 FT POLE	SIGNIFY Lumec	s26-80w48led4k-g2-c-le3.ies
☐	13	SL2-NEW	SINGLE	6879	80.6	0.850	S26A-80W48LED4K-ACDR-C-LE3-120V-AST-PH7-RTA906V-12-3/4-27-12-1/2-DEC-BKTX-LMSS2743A	SIGNIFY Lumec	s26-80w48led4k-g2-c-le3.ies
☐	3	SL2HS-NEW	SINGLE	5642	80.6	0.850	S26A-80W48LED4K-ACDR-C-LE3-120V-AST-PH7-HS-RTA906V-12-3/4-27-12-1/2-DEC-BKTX-LMSS2743A	SIGNIFY Lumec	s26-80w48led4k-g2-c-le3-hs.ies
☐	4	SL3-Exist	SINGLE	6898	80.6	0.850	EXISTING 26A-RETROFIT WITH NEW 80W48LED4K-G2-GL-C-LE5-120V LED ENGINE ON 12 FT POLE	SIGNIFY Lumec	s26-80w48led4k-g2-c-le5.ies
☐	2	SL3-NEW	SINGLE	6898	80.6	0.850	S26A-80W48LED4K-ACDR-C-LE5-120V-AST-PH7-RTA906V-12-3/4-27-12-1/2-DEC-BKTX-LMSS2743A	SIGNIFY Lumec	s26-80w48led4k-g2-c-le5.ies
☐	2	SL4	SINGLE	280	22	0.850	EXISTING Gardco BEM830-42-MR-NW-180-UNIV-BLP-SIMULATED	PHILIPS GARDCO	BRM830-CW-180-BRP.ies
☐	6	SL7	SINGLE	6204	219	0.850	EXISTING Daybrite WLM175PSMH-PE	PHILIPS STONCO	WLM175M.IES
☐	1	SL8	SINGLE	2137	90	0.850	EXISTING Daybrite WLS070M-PE-SIMULATED	PHILIPS STONCO	WLM175M.IES
☐	6	XC	SINGLE	8628	183	0.800	EXISTING 150W HPS Cobra, Type 2 - SIMULATED	GE LIGHTING SOLUTIONS www.gelightsolu	GE453430.IES

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
Parking Lot	Illuminance	Fc	2.10	7.6	0.2	10.50	38.00	10ft Grid	

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as obstructions and performance variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data
NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Luminaire Depreciation (LD) from current lamp manufacturers' catalogue and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For more complete photometric layouts, it is essential that you assist all designers use correct Light Loss Factors.



PROJECT TITLE: SIMSBURY TOWN HALL

SCALE: 1"=30'-0"

DATE: 4/5/21

DRAWING TITLE: SITE LIGHTING PHOTOMETRIC CALCULATION

DRAWN BY: PD/CTR

SHEET: SL-1

FILE NAME: SL-6 SIMSBURY TOWN HALL SITE 4-5-21 CTR.dwg

GENERAL GRADING NOTES

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. CONSTRUCT PAVEMENT MATCH DETAIL.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

UTILITY AND DRAINAGE NOTES:

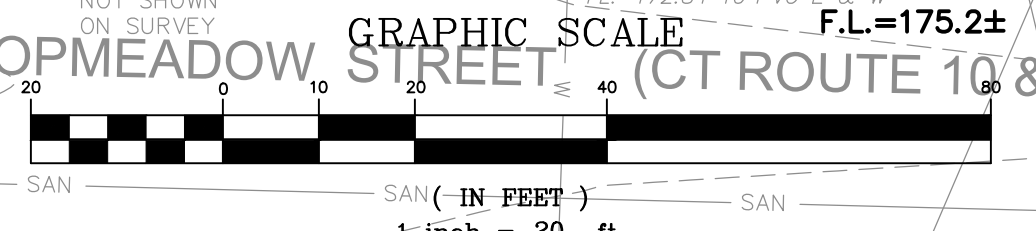
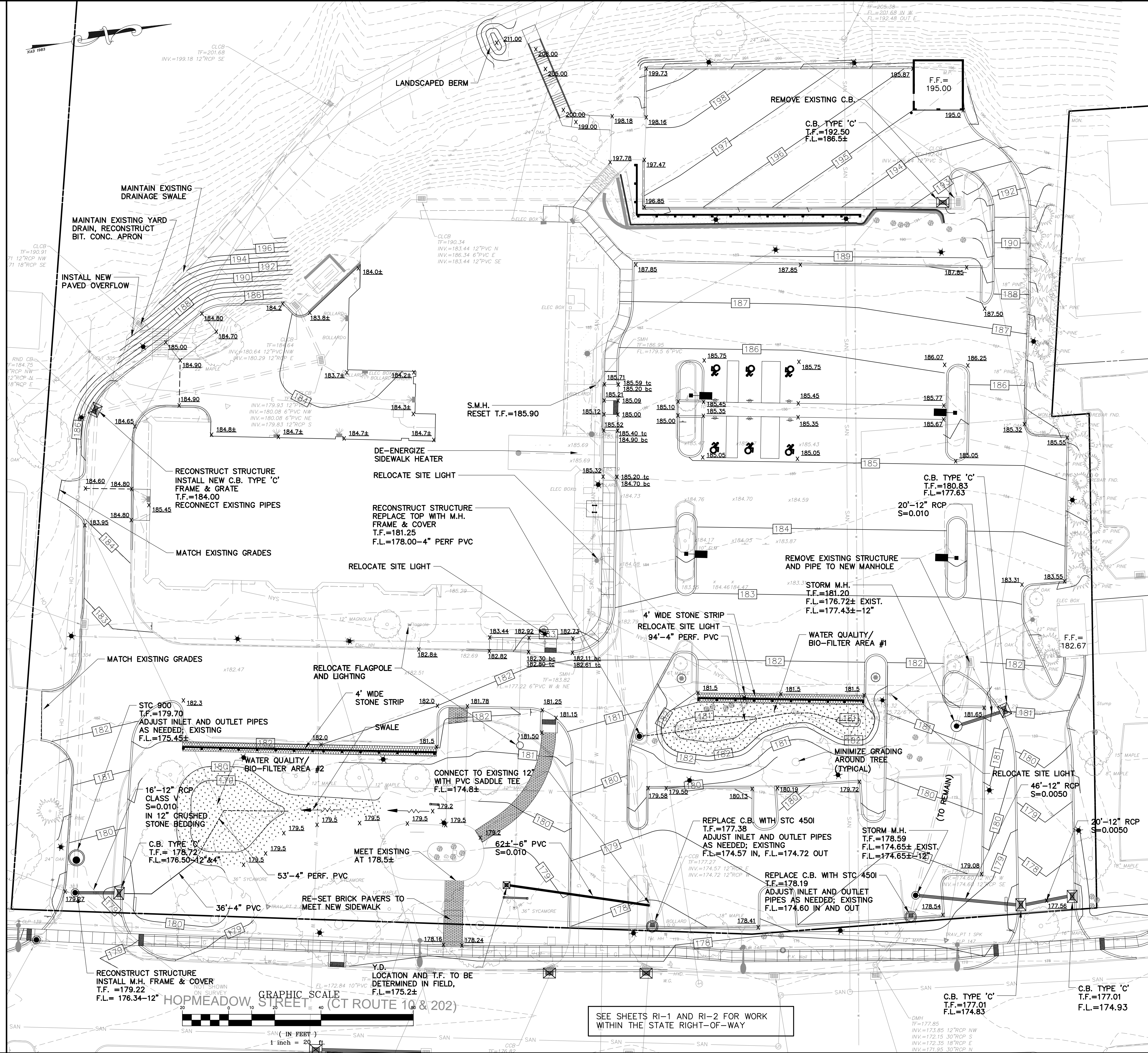
1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
4. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN STANDARDS, CONN. D.O.T. FORM 818, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
5. WHEN TRENCHING IS REQUIRED IN THE STATE R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH CONN. DOT STANDARDS AND SPECIFICATIONS.
6. RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
7. RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V AS SHOWN ON THE PLANS) CONFORMING TO CT DOT FORM 818, M.08.01-7.
8. PVC = DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 818, M.08.01-20.
9. HDPE/CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 818, M.08.01-18, TYPE S.
10. R.C.F.E.S. = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 818, M.08.01-11.
11. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 818 SECTION M.08.02.
12. ANY WORK WITHIN STATE R.O.W. WILL REQUIRE CONTRACTOR TO BE LICENSED AND PERMITTED THROUGH THE CONN. DOT DISTRICT OFFICE.
13. MATCH NEW C.B. TOPS TO CURB TYPE.

LEGEND -- LIGHTING

- = EXISTING COBRA HEAD
- = EXISTING LIGHT ON BUILDING
- = EXISTING DECORATIVE (14')
- = EXISTING RELOCATED
- = PROPOSED DECORATIVE (14')
- = PROPOSED MAIN LOT LIGHT (30')

LEGEND -- PROPOSED

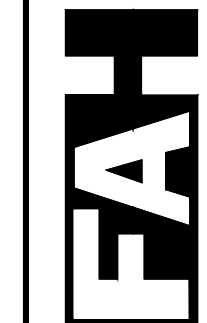
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = FLARED END SECTION
- = STORM DRAIN CULVERT
- = SPOT GRADE
- = CONTOUR
- = PROPOSED DRAINAGE DIVIDE



SEE SHEETS RI-1 AND RI-2 FOR WORK WITHIN THE STATE RIGHT-OF-WAY

Town Hall Parking and Safety Improvements

F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahesketh.com · Planners · Surveyors · Engineers · Landscapers · Architects



Revisions:

No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
3	10-08-2020	Town comments
4	03-12-2021	Town comments
5	04-05-2021	Town comments

GRADING AND DRAINAGE PLAN
 PREPARED FOR
TOWN OF SIMSBURY
 933 HOPMEADOW STREET
 SIMSBURY, CONNECTICUT

Date: 07-17-2020 Drawn by: RAK Job no: 19188
 Checked by: DSZ Sheet no: 1 OF 1
 Scale: 1" = 20'

GR-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

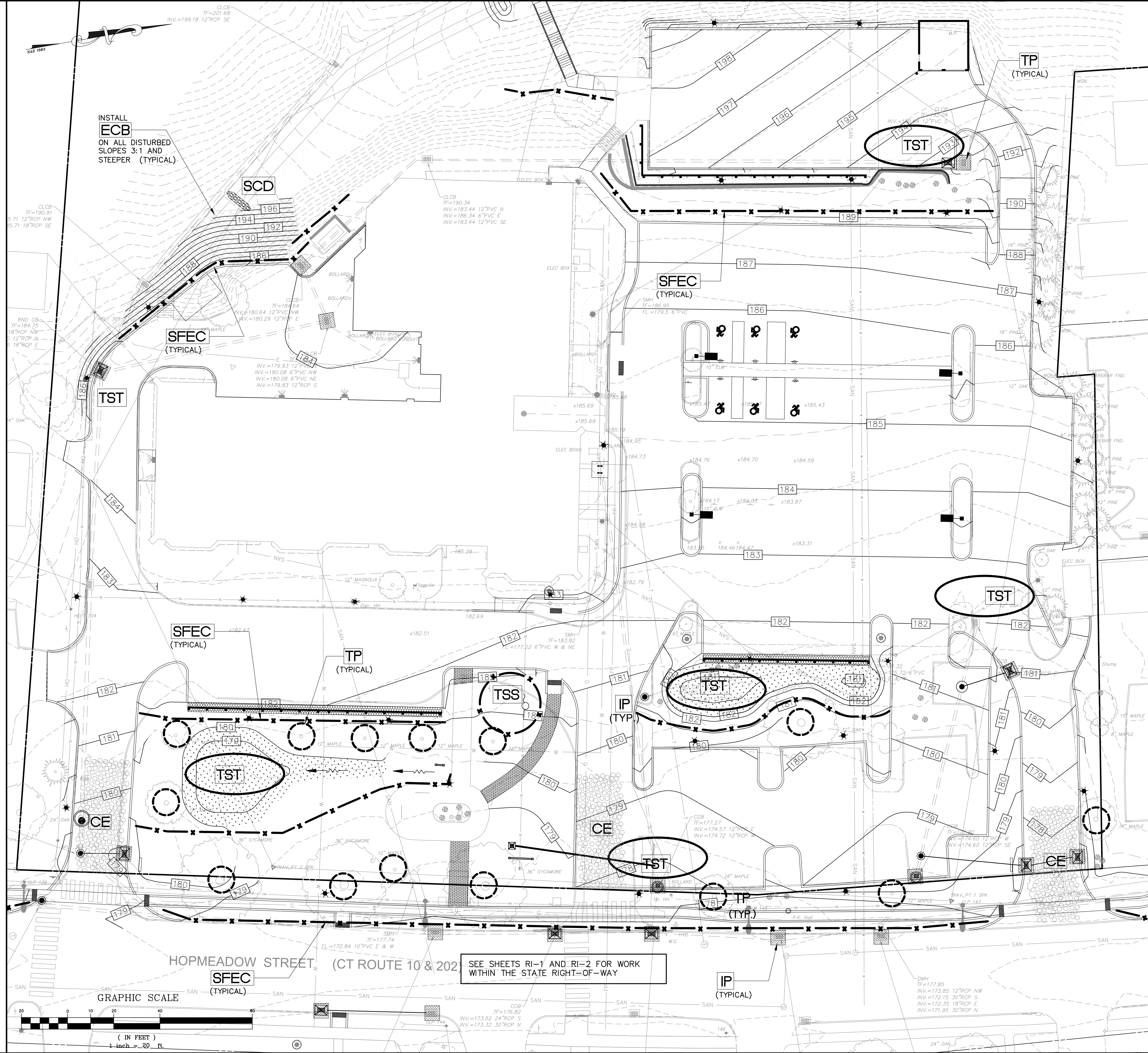
- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
- THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.
- THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH GRASS.
- ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
- SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
- ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
- SEE DETAIL AND NOTE SHEETS FOR ADDITIONAL DETAILS AND NOTES AND FOR CONSTRUCTION PHASING PLANS.
- IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.

EROSION CONTROL LEGEND

- SL = SEDIMENT LOG (SL)
- CE = CONSTRUCTION EXIT (CE)
- SCD = STONE CHECK DAM (SCD)
- IP = CATCH BASIN INLET PROTECTION (IP)
- HBCD = HAY BALE CHECK DAM (HBCD)
- SFEC = SEDIMENT FENCE EROSION CONTROL (SFEC)
- TSS = TEMPORARY SOIL STOCKPILE (TSS)
- TST = TEMPORARY SEDIMENTATION TRAP (TST)
- TP = TREE PROTECTION (TP)
- ECB = EROSION CONTROL BLANKET (ECB)

LEGEND - PROPOSED

- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = FLARED END SECTION
- = STORM DRAIN CULVERT
- = SPOT GRADE
- = CONTOUR



SOIL EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR
TOWN OF SIMSBURY
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

Date: 07-17-2020 Drawn by: RAK Job no: 19188
Checked by: DSZ Sheet no: 1 OF 1
Scale: 1" = 20'

Revisions:

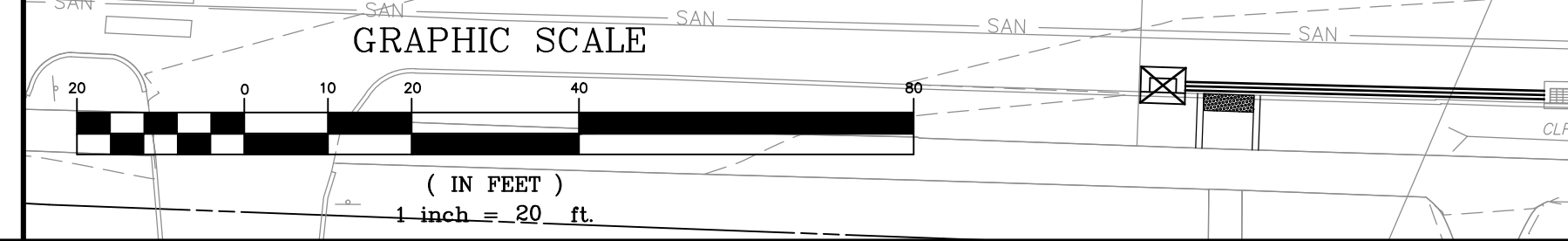
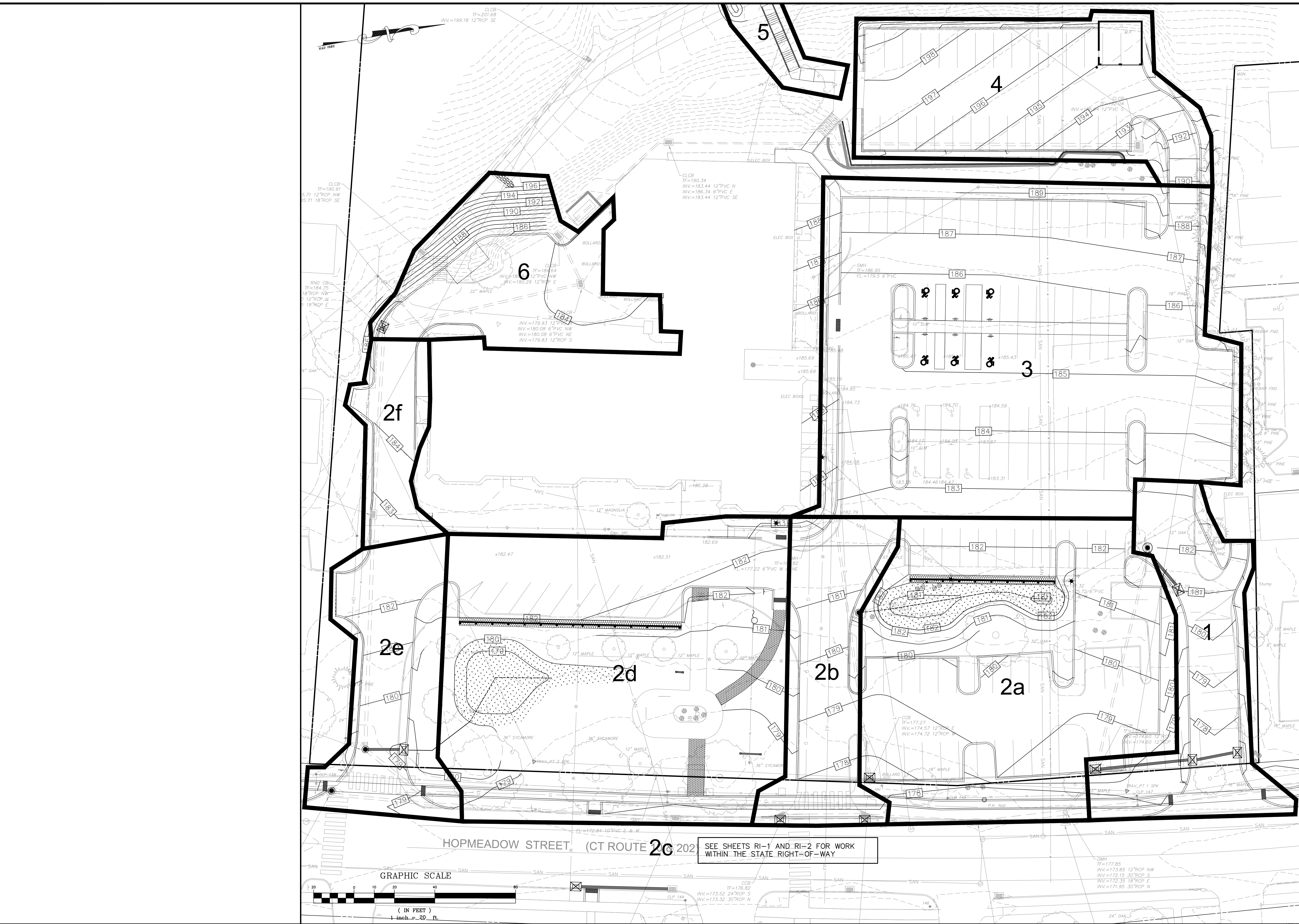
No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
3	04-05-2021	Town comments

EC-1

Town Hall Parking and Safety Improvements

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Scale: 1" = 20' Apr. 05, 2021 - 9:27:39 AM



HOPMEADOW STREET (CT ROUTE 202) SEE SHEETS RI-1 AND RI-2 FOR WORK WITHIN THE STATE RIGHT-OF-WAY

Revisions:

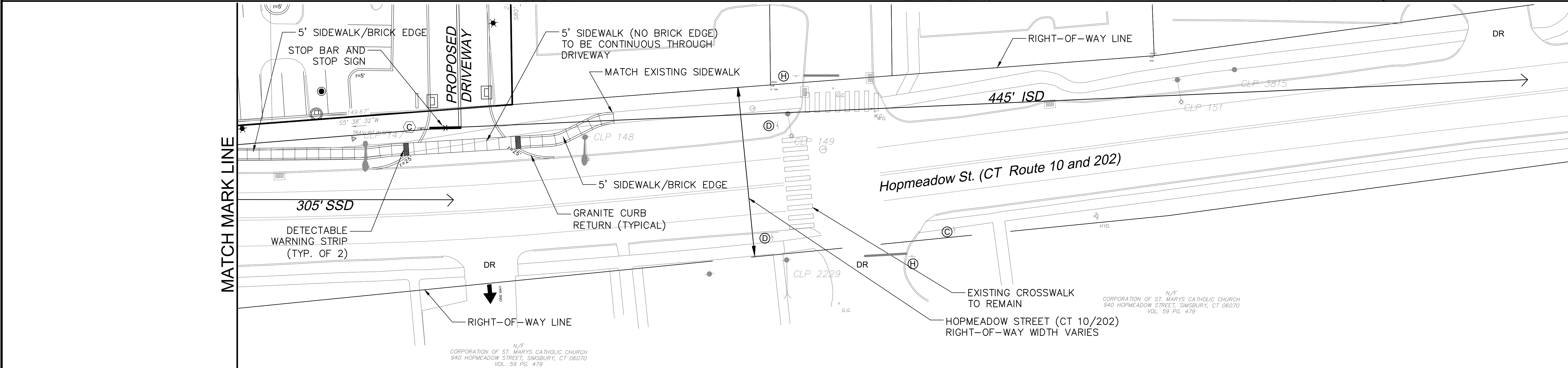
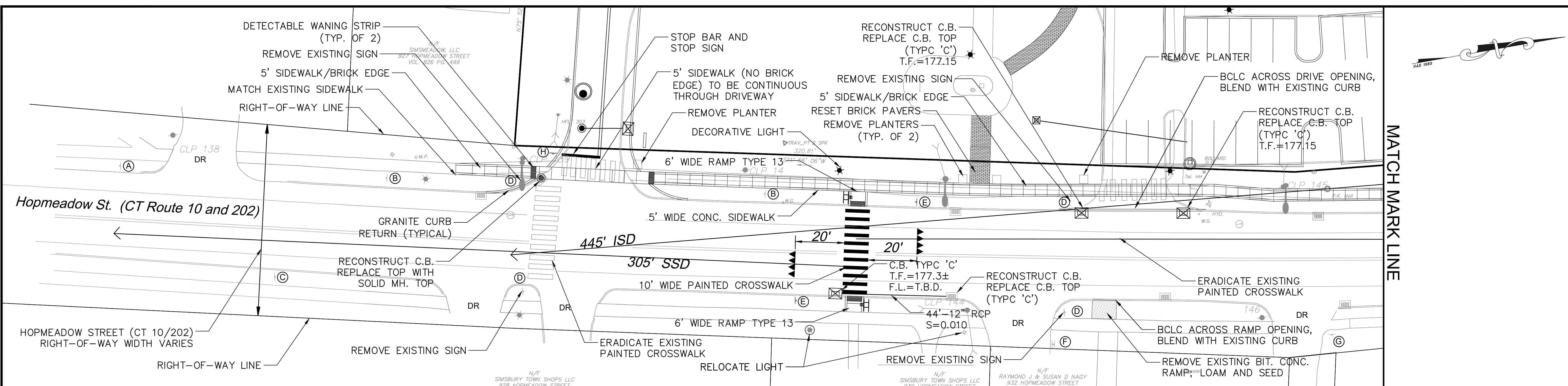
No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments

PHASING PLAN
 PREPARED FOR
TOWN OF SIMSBURY
 933 HOPMEADOW STREET
 SIMSBURY, CONNECTICUT
 Date: 07-17-2020 Drawn by: RAK Job no: 19188
 Checked by: DSZ Sheet no: 1 OF 1
 Scale: 1" = 20'

PH-1

Town Hall Parking and Safety Improvements

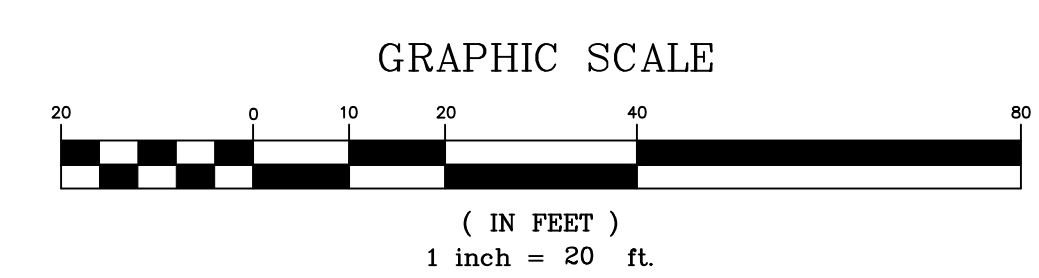
FAH
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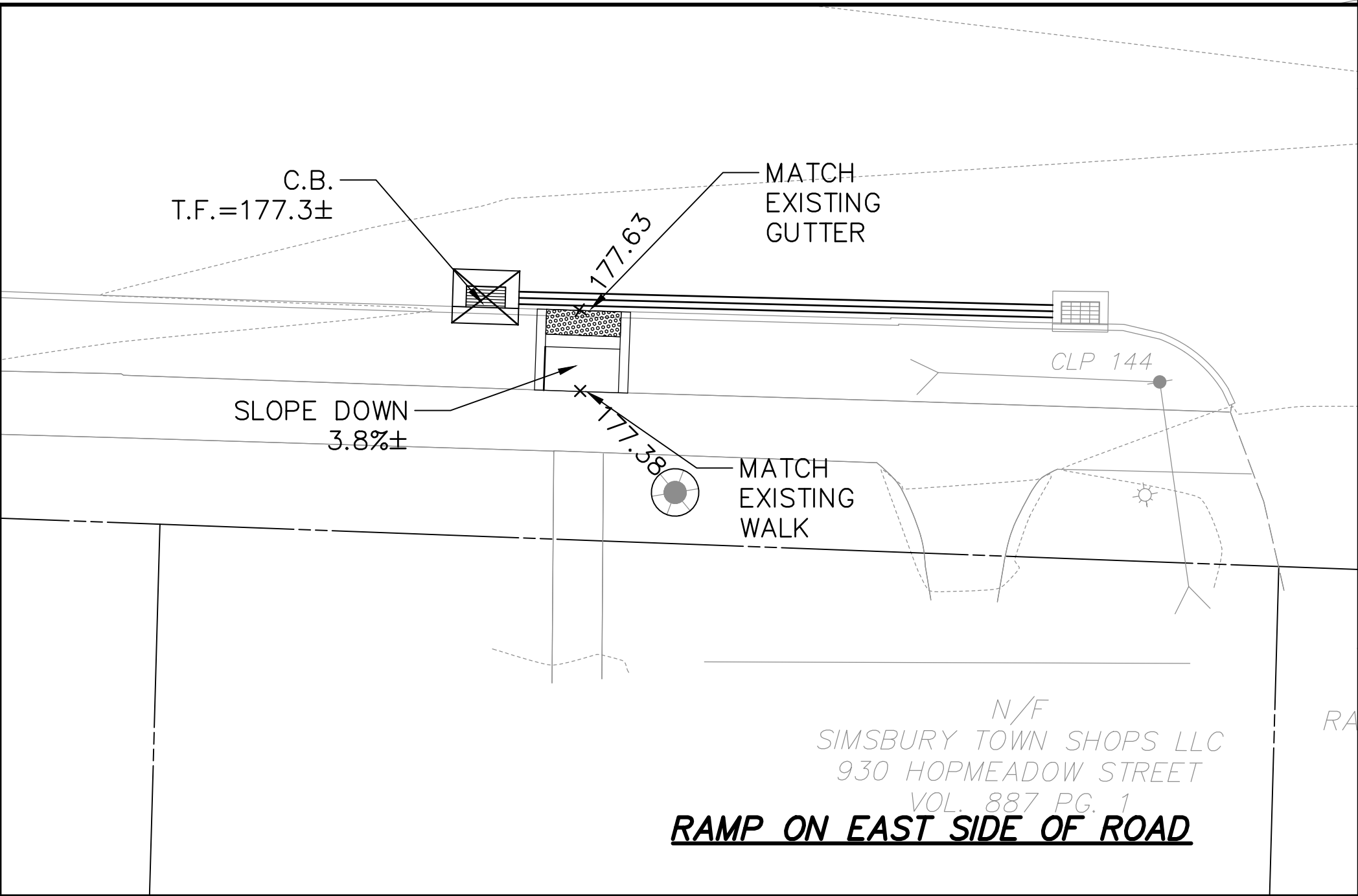
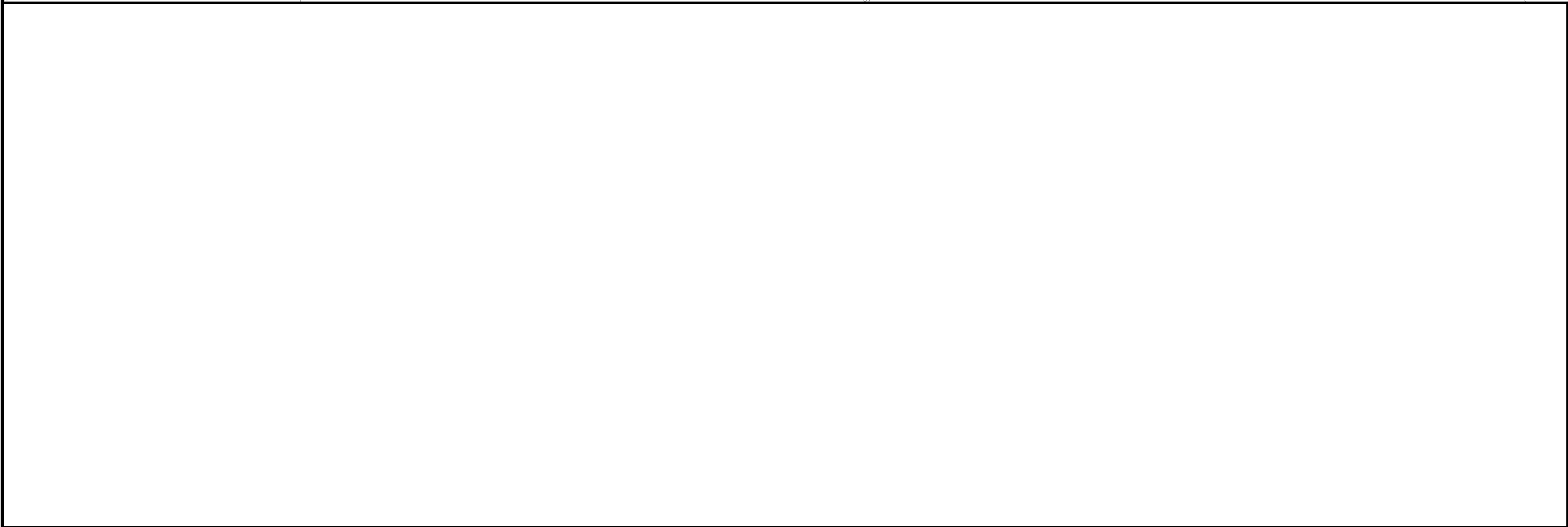
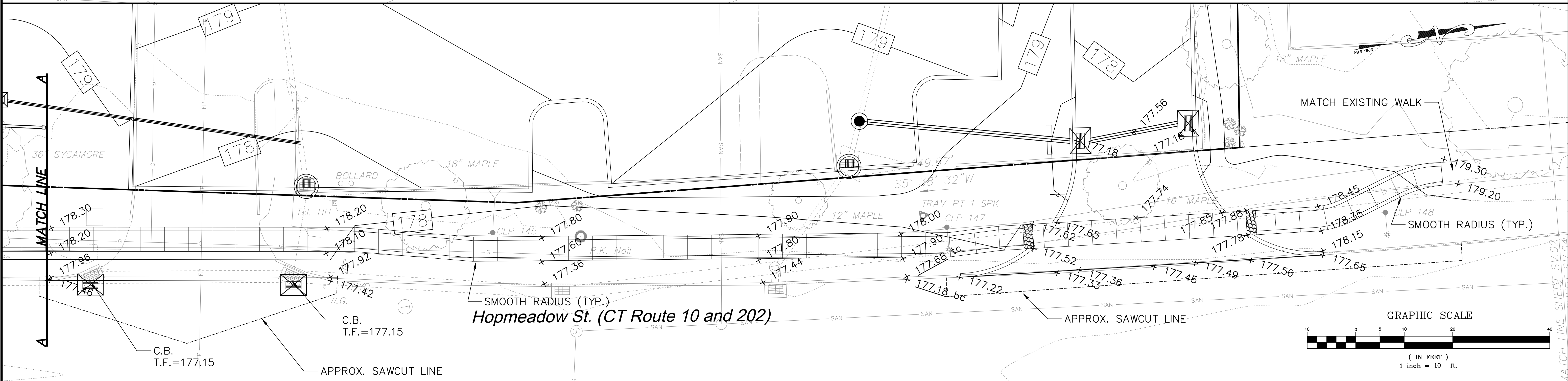
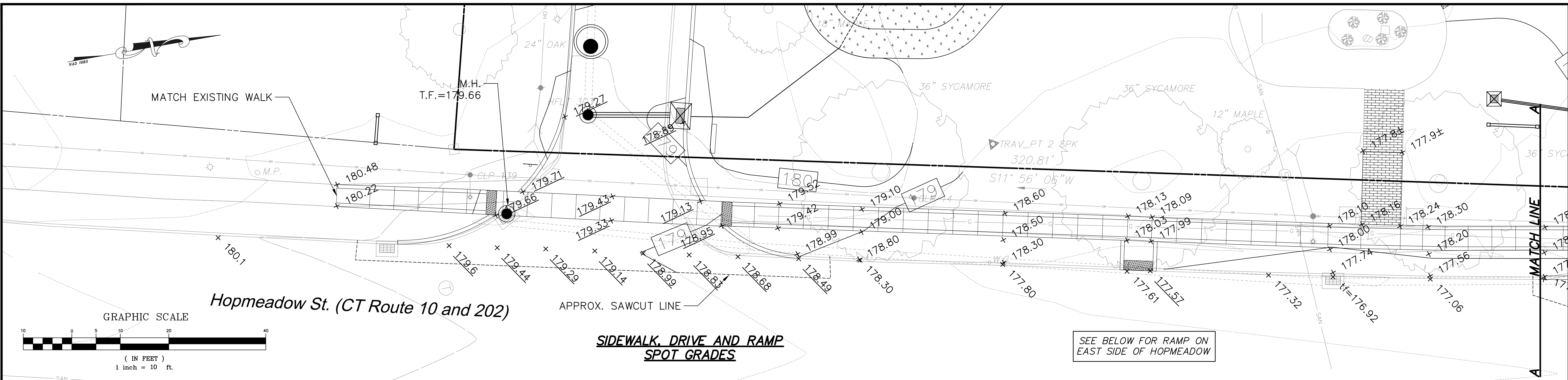
SIGN LEGEND

- | | | | | | |
|---------------------------------------|--|------------------------------------|--|--|----------|
| (A) 41-4681
31-0630
EXISTING | | (E) 51-0510
INSTALL | | | EXISTING |
| (B) 31-0630(D)
EXISTING | | (F) 31-1177
31-1188
EXISTING | | | PROPOSED |
| (C) 31-0604(D)
31-0615
EXISTING | | (G) 31-1122
EXISTING | | | |
| (D) 41-2112
41-2608
EXISTING | | (H) 31-0552 | | | |

NOTE:
POSTED SPEED LIMIT = 35MPH
ISD = 445' (40MPH)
SSD = 305' (40MPH)



<p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09-01-2020</td> <td>Town comments</td> </tr> <tr> <td>2</td> <td>10-08-2020</td> <td>Town comments</td> </tr> <tr> <td>3</td> <td>03-12-2021</td> <td>Town comments</td> </tr> <tr> <td>4</td> <td>04-05-2021</td> <td>Town comments</td> </tr> </tbody> </table>		No.	Date	Description	1	09-01-2020	Town comments	2	10-08-2020	Town comments	3	03-12-2021	Town comments	4	04-05-2021	Town comments	<p>FAH</p> <p>F. A. Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 844-8600 www.fahhesketh.com mail@fahhesketh.com Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects</p>
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3	03-12-2021	Town comments															
4	04-05-2021	Town comments															
<p>ROADWAY IMPROVEMENT PLAN PREPARED FOR TOWN OF SIMSBURY 933 HOPMEADOW STREET SIMSBURY, CONNECTICUT</p> <p>Date: 07-17-2020 Drawn by: GAM Job no: 19188 Checked by: SFH Sheet no: 1 OF 1 Scale: 1" = 20' Simsbury Town Hall Parking Submittals 2021-04-05\SMR.1 2021-04-06.dwg, RI-1, Apr. 03, 2021 - 8:25:05 PM</p>																	
<p>RI-1</p>																	



N/F
SIMSBURY TOWN SHOPS LLC
930 HOPMEADOW STREET
VOL. 887 PG. 1
RAMP ON EAST SIDE OF ROAD

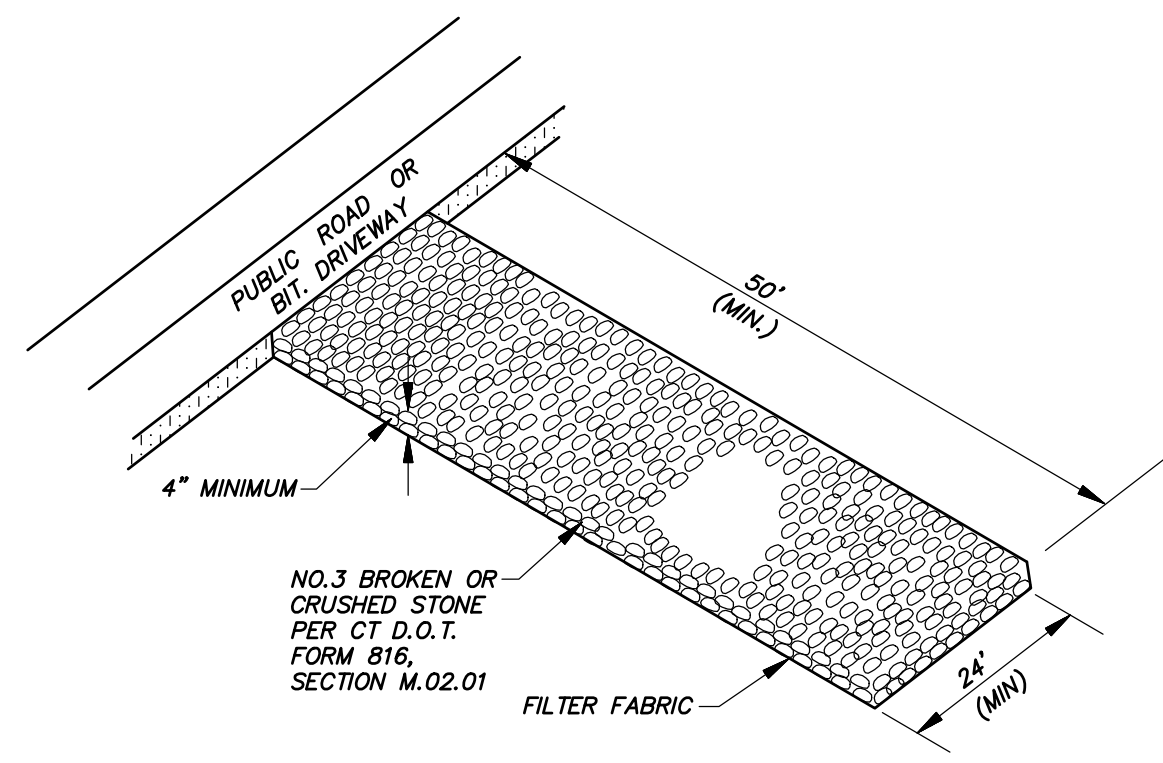
Revisions:

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3	04-05-2021	Town comments

GRADING PLAN
PREPARED FOR
TOWN OF SIMSBURY
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

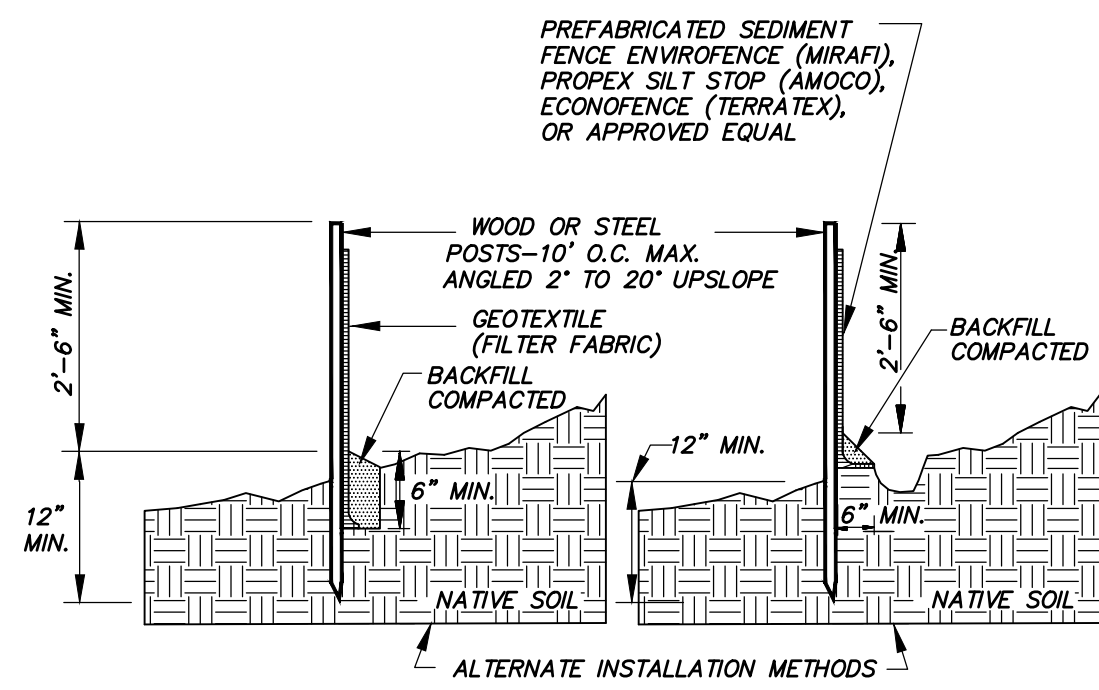
Date: 07-17-2020 Drawn by: RAK Job no: 19188
Checked by: DSZ Sheet no: 2 OF 2
Scale: 1" = 20'

RI-2



CONSTRUCTION EXIT (CE)

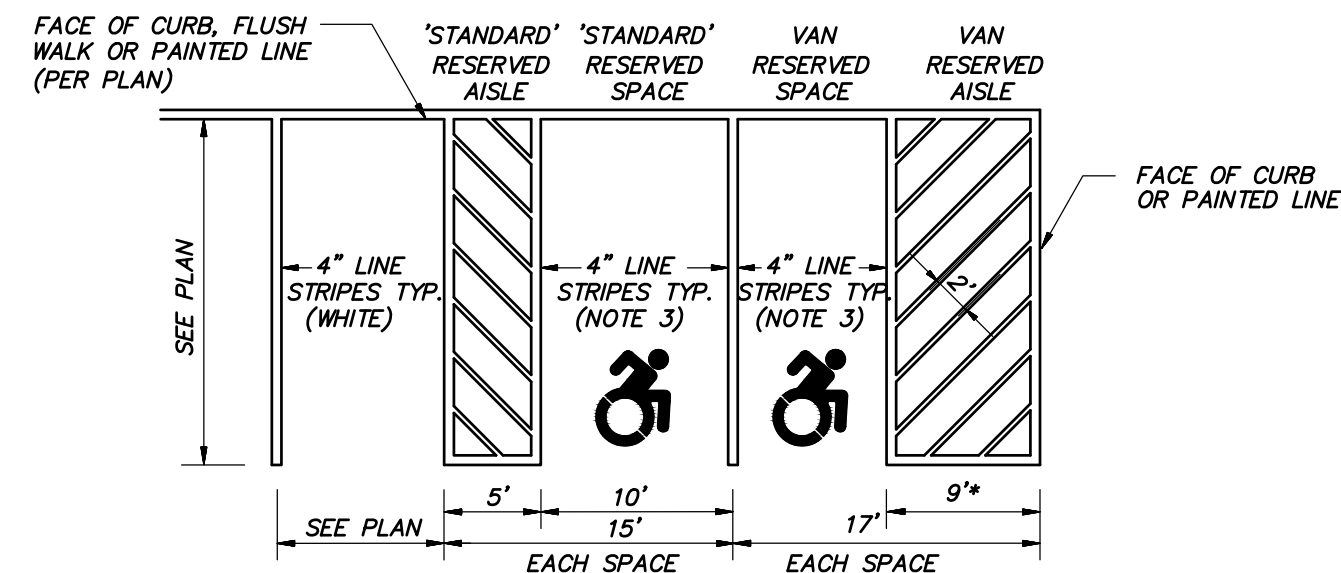
N.T.S.



- NOTE:
- WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
 - JOINTS, WHEN REQUIRED, SHALL BE SPLICED & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENT FENCE EROSION CONTROL (SSEC)

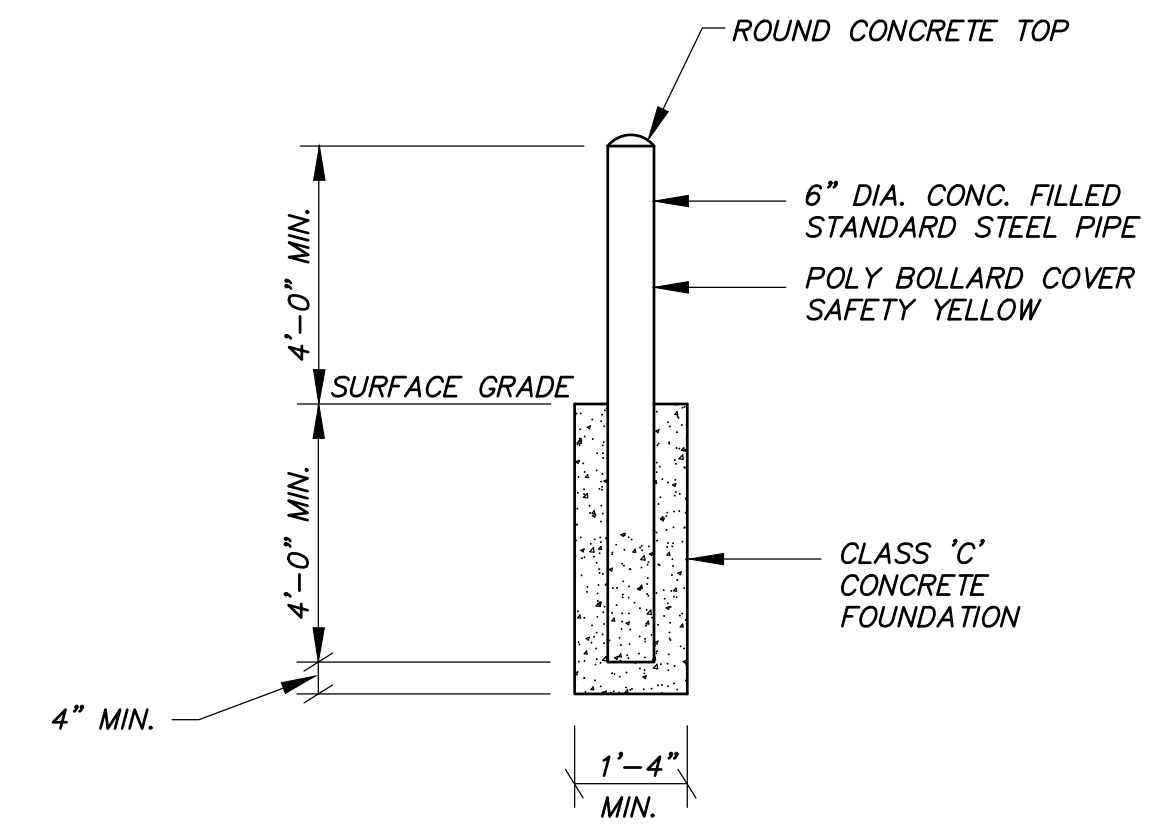
N.T.S.



- NOTES:
- aisle configuration per plan.
 - sign/bollard location per plan.
 - line striping color and ADA symbol specifics need to be coordinated with the field building inspector before installation.
 - adjacent 'STANDARD' reserved parking spaces may share common aisle. adjacent 'VAN' reserved parking spaces may share a common aisle.
- * INCREASED FROM 8' FOR SIMSBURY SPECIAL REQUIREMENT.

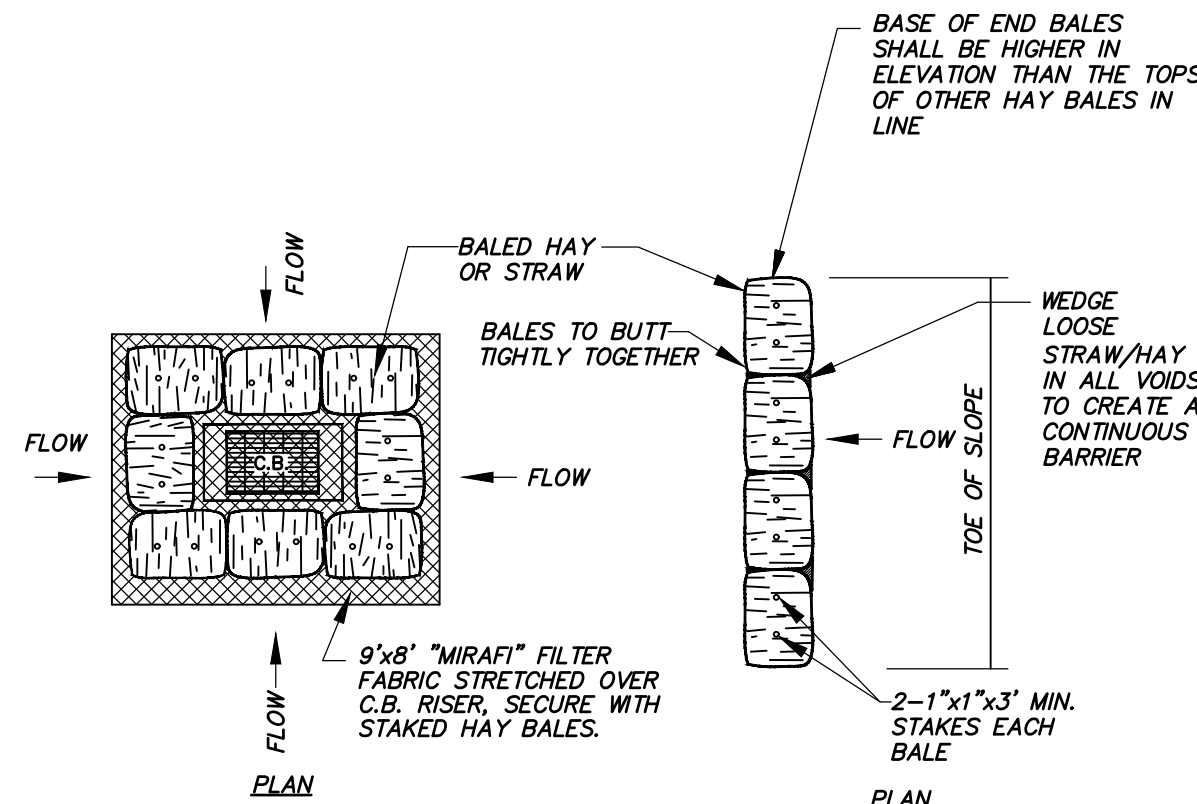
RESERVED PARKING SPACE LAYOUT

N.T.S.



BOLLARD DETAIL

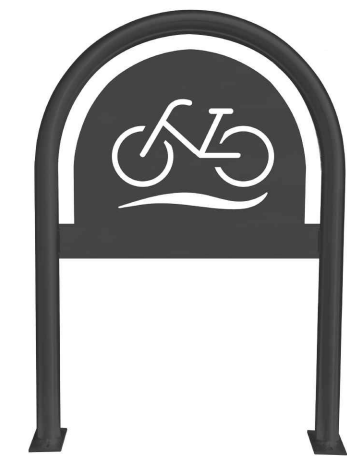
N.T.S.



HAYBALE EROSION CONTROL (HBEC)

N.T.S.

Bicycle Laser Cut Panel Themed Bike Rack Model: 536-1105



Specifications

Product Details:

Dimensions Length 24" / Depth 1.90" / Height 36" (46" In Ground) / Mounting Plates 6"

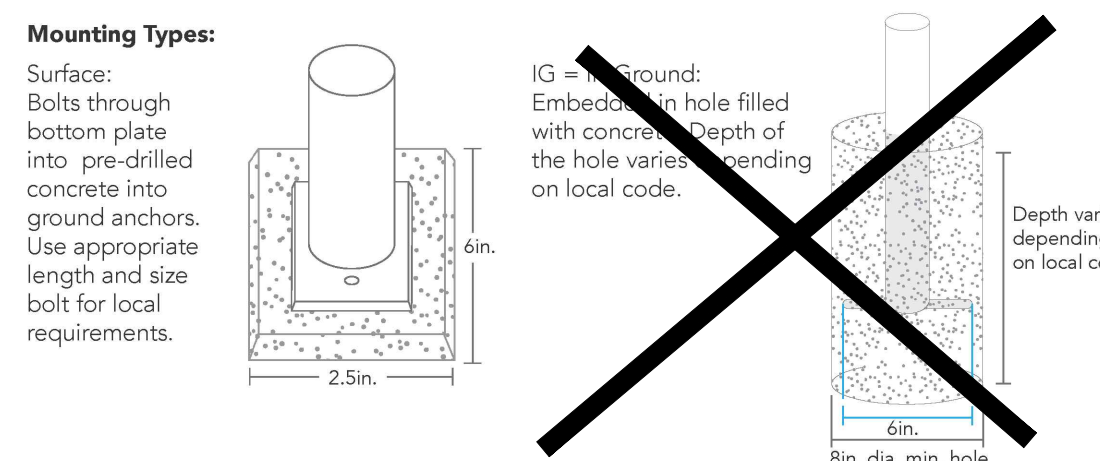
Weight Surface Mount: 32-lbs In-ground: 36-lbs

Styling Contemporary

Capacity Holds 2 Bikes

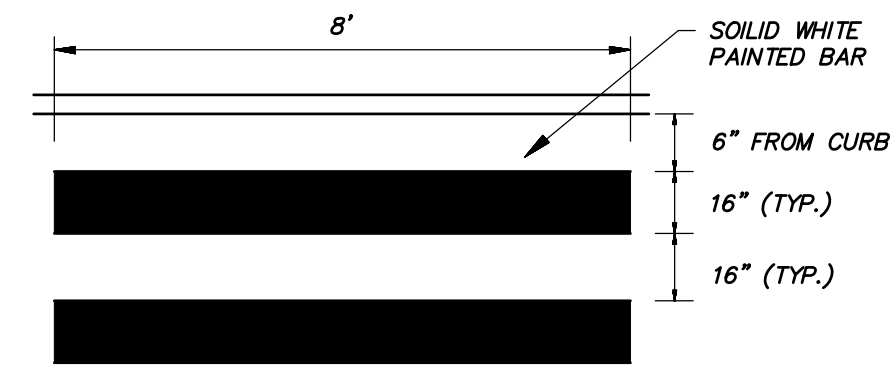
Finish Options Powder Coat- Zinc Rich Primer applied after fabrication. TGIC Polyester Powder Coat color is applied (10 standard colors available). UV inhibiting clear topcoat is applied

Construction 1.5" schedule 40 steel pipe (1.90" OD)



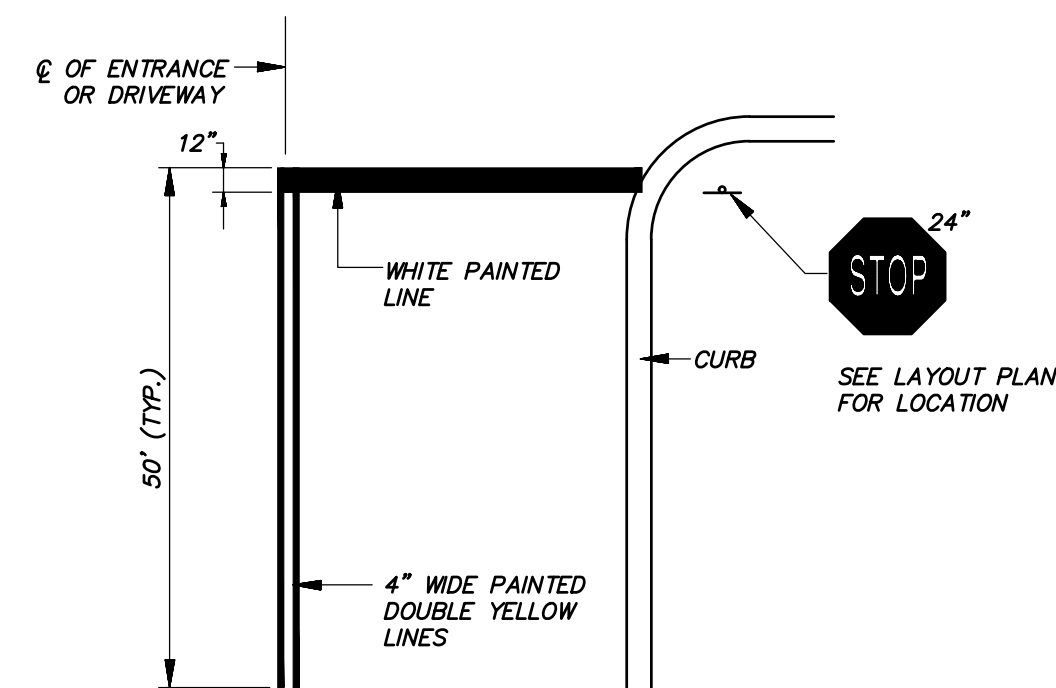
BIKE RACK

N.T.S.



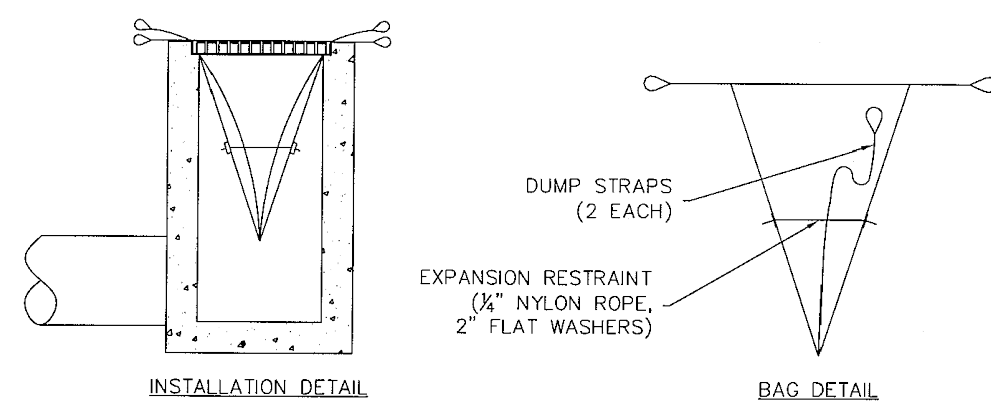
PAINTED PEDESTRIAN CROSSWALK

N.T.S.



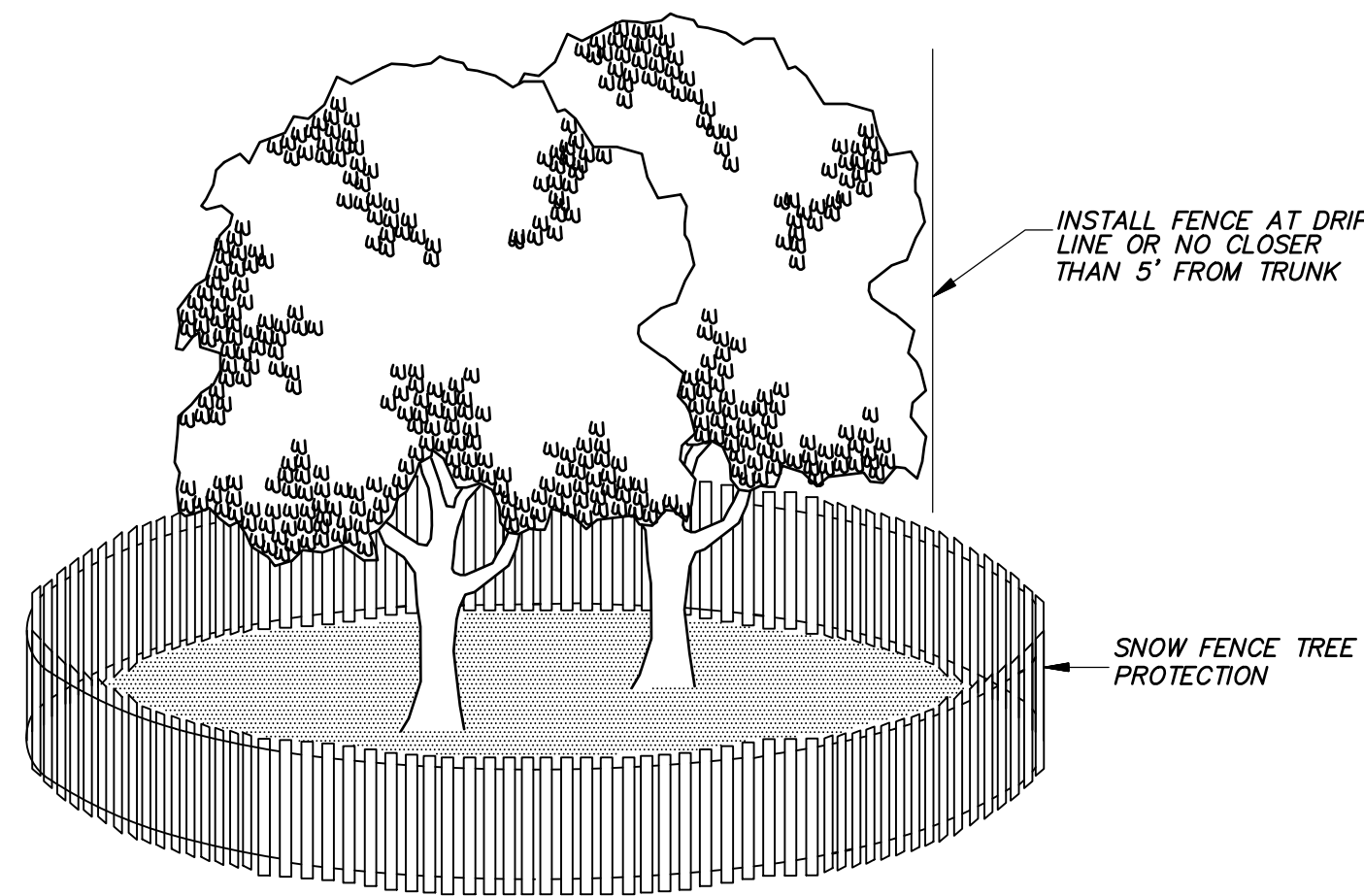
TYPICAL PAVEMENT MARKINGS AT STOP BAR

N.T.S.



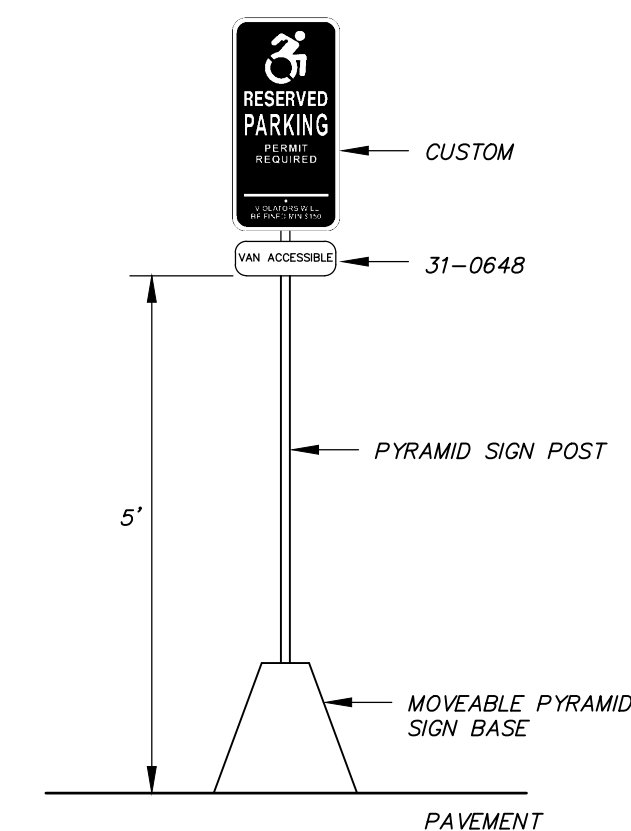
INLET PROTECTION (IP) [SILT SACK INSERT]

N.T.S.



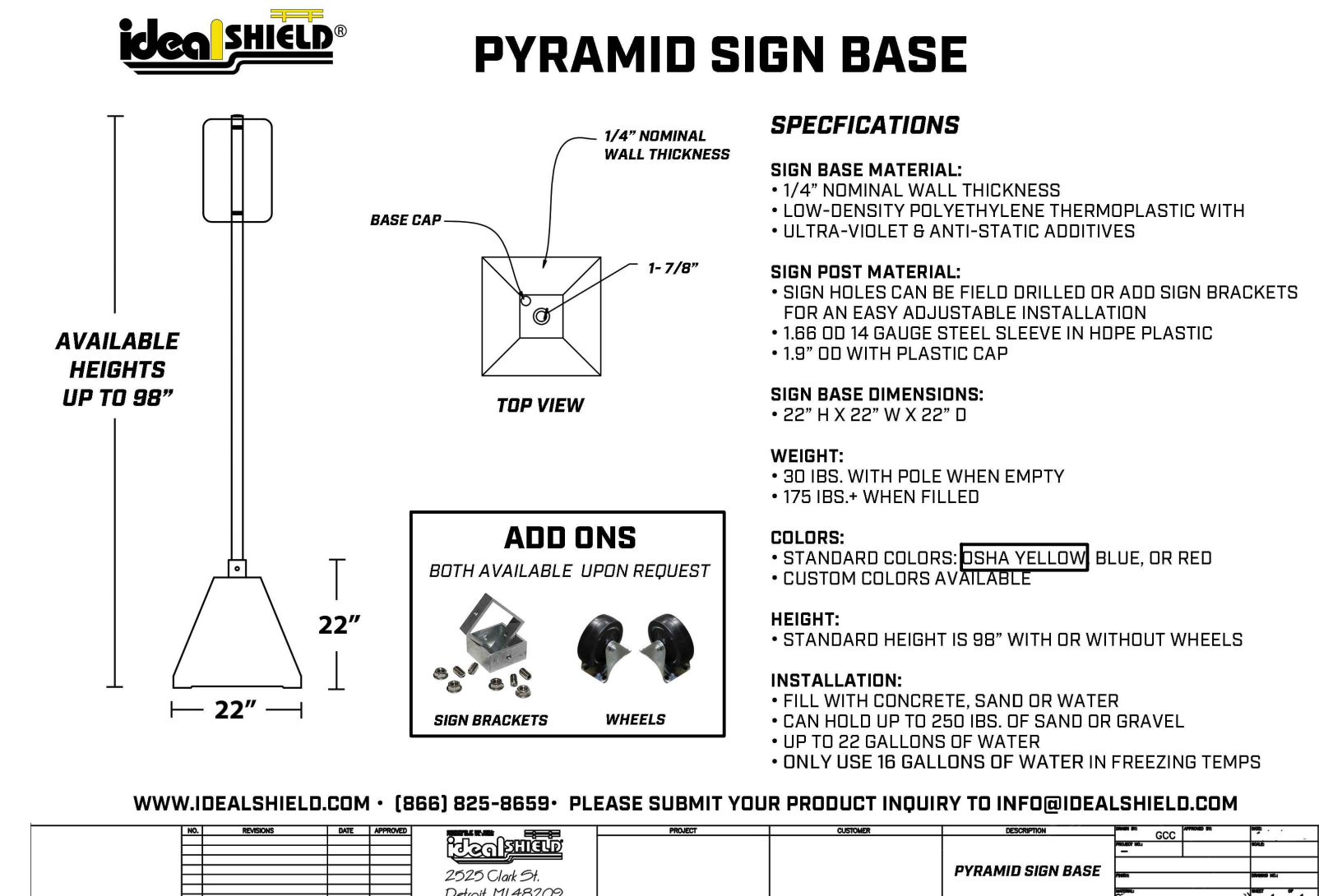
EXISTING TREE PROTECTION DETAIL

N.T.S.



ADA RESERVED SPACE SIGN

N.T.S.



PYRAMID SIGN BASE AND POST

N.T.S.

No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
3	10-08-2020	Town comments
4	03-12-2021	Town comments
5	04-05-2021	Town comments

Revisions:

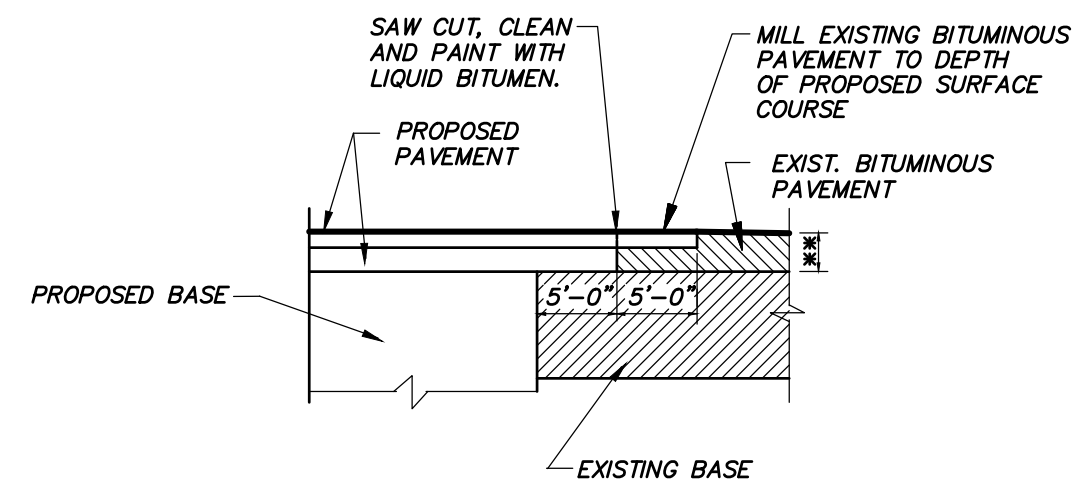
PREPARED FOR
TOWN OF SIMSBURY
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

Job no: 19158
Drawn by: RAK
Checked by: DSZ
Scale: NTS
Date: 07-17-2020

Sheet no: 1 OF 4
SHEET NO: 19158

SD-1

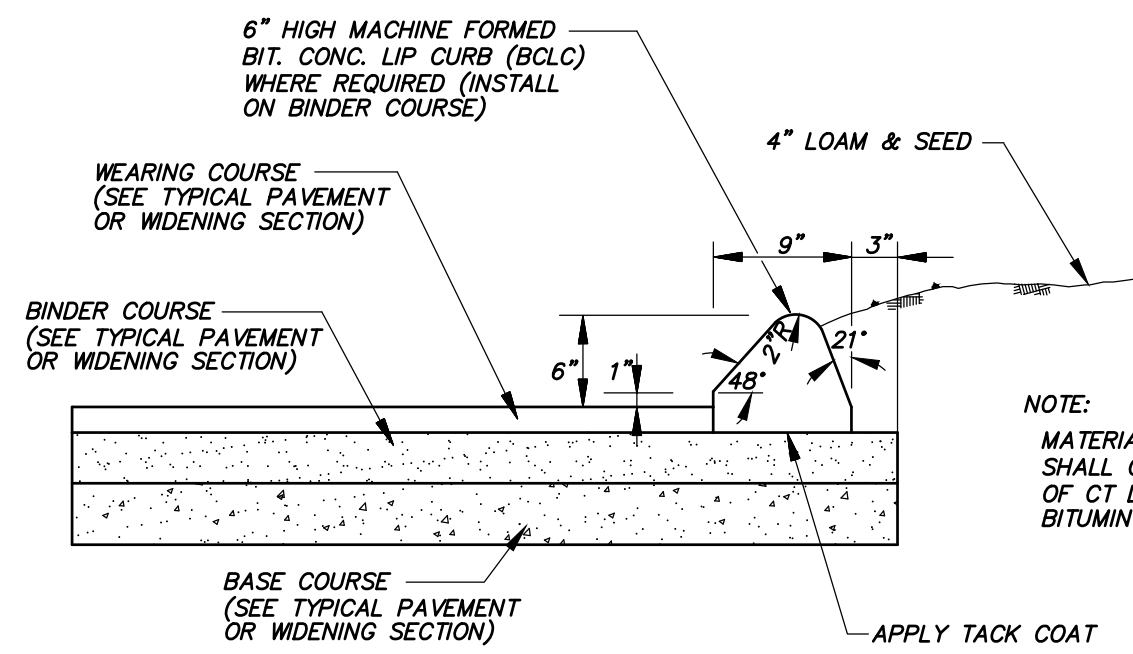
F.A.H.
F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 444-8600
www.fahsketh.com · maffishesketh.com
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects



- NOTES:**
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE.
 2. ** MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS CONCRETE OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

PAVEMENT MATCH TREATMENT

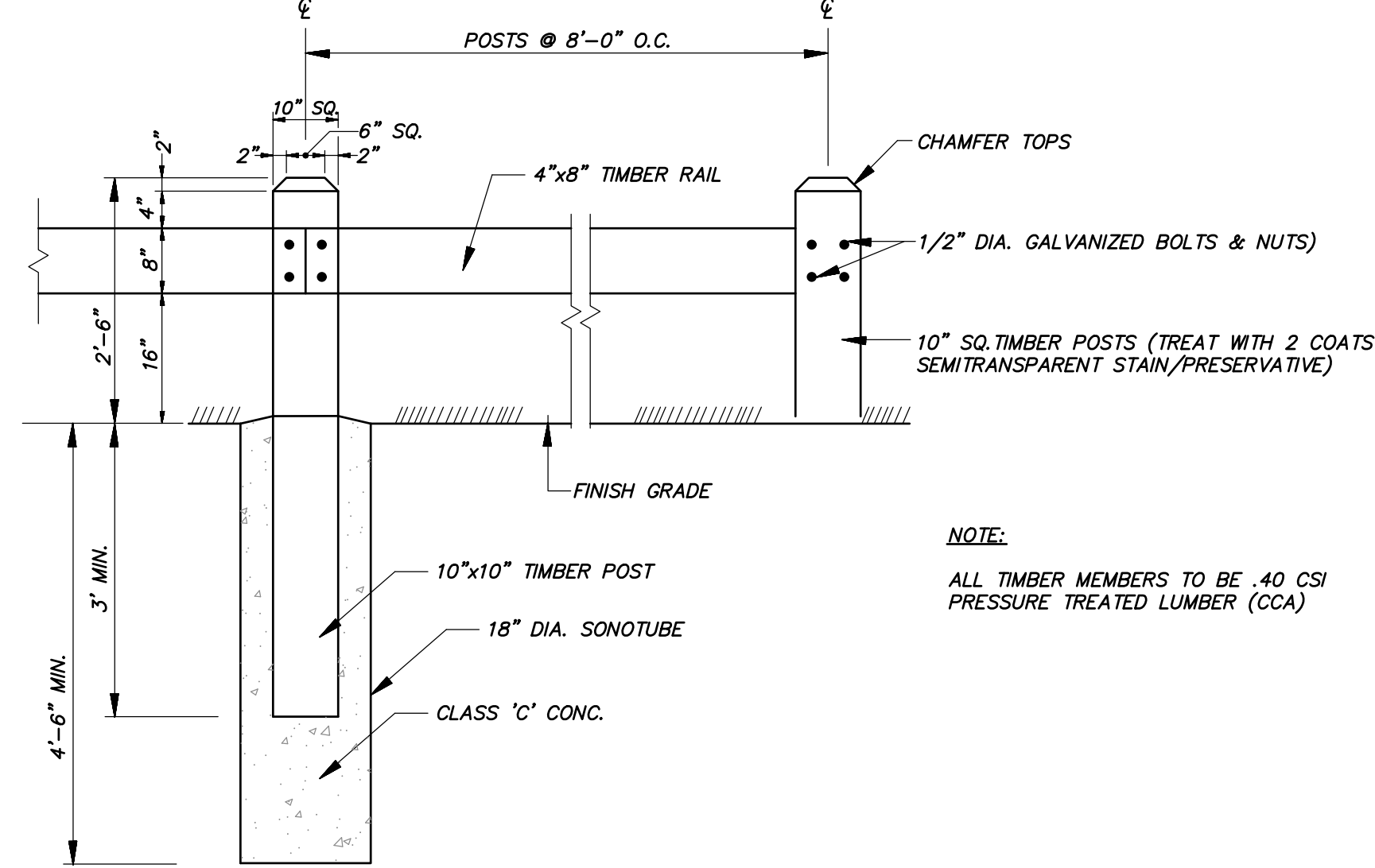
N.T.S.



NOTE:
MATERIALS, INCLUDING TACK COAT, SHALL CONFORM TO THE REQUIREMENT OF CT D.O.T. FORM 818 M.04, CLASS 3 BITUMINOUS CONCRETE

BITUMINOUS CONCRETE LIP CURBING (BCLC)

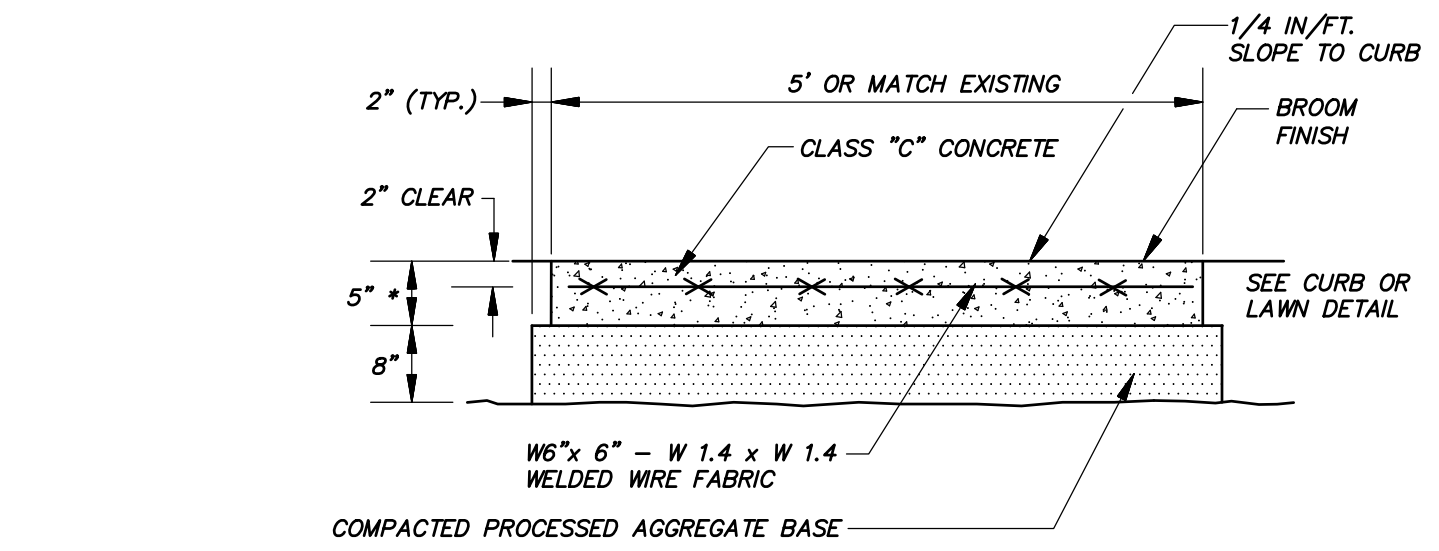
N.T.S.



NOTE:
ALL TIMBER MEMBERS TO BE 40 CSI PRESSURE TREATED LUMBER (CCA)

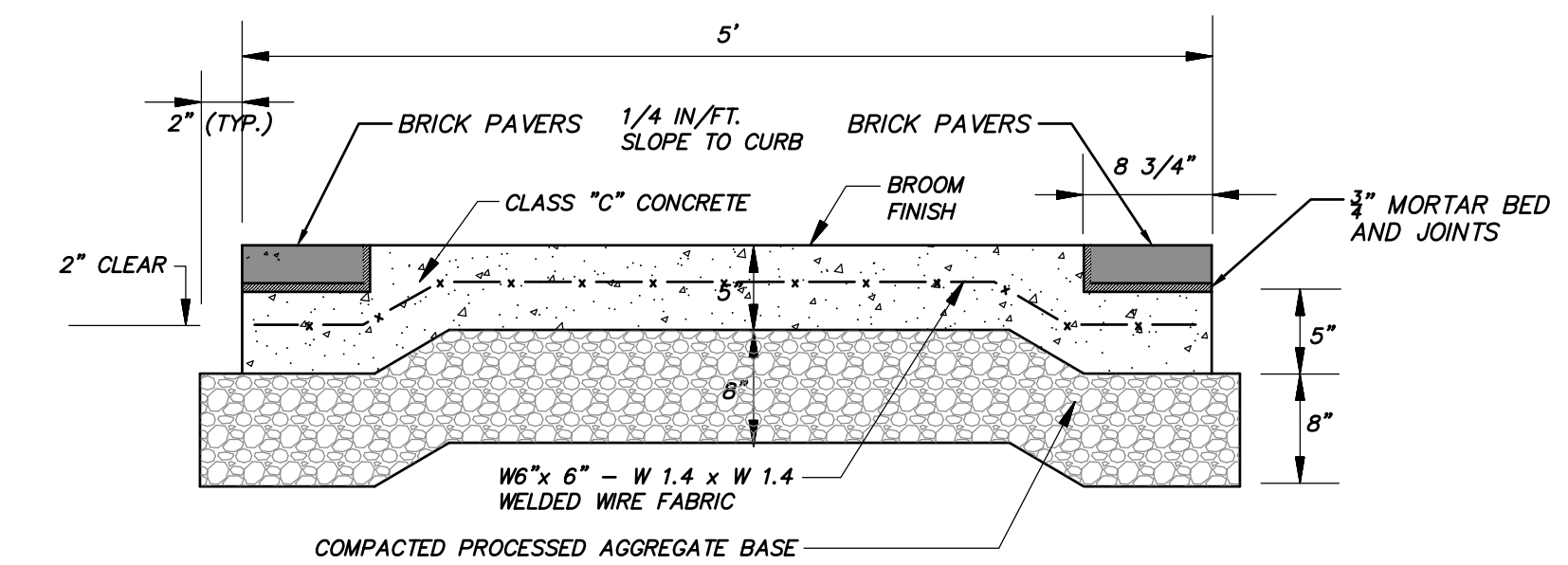
WOOD BEAM GUIDE RAIL

N.T.S.



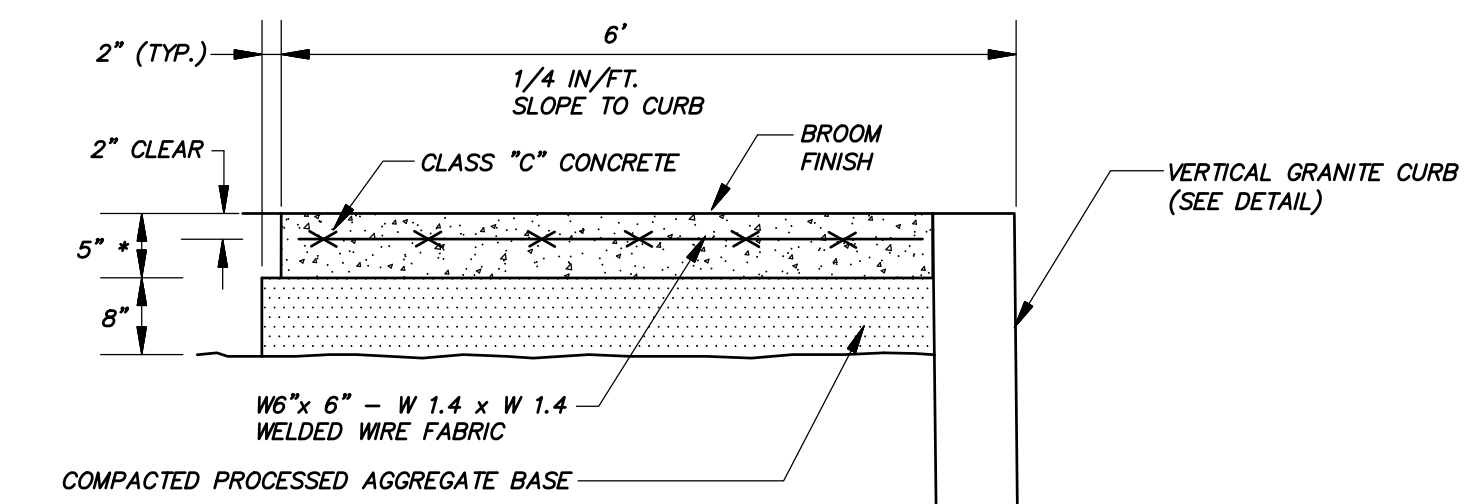
CONCRETE SIDEWALK

N.T.S.



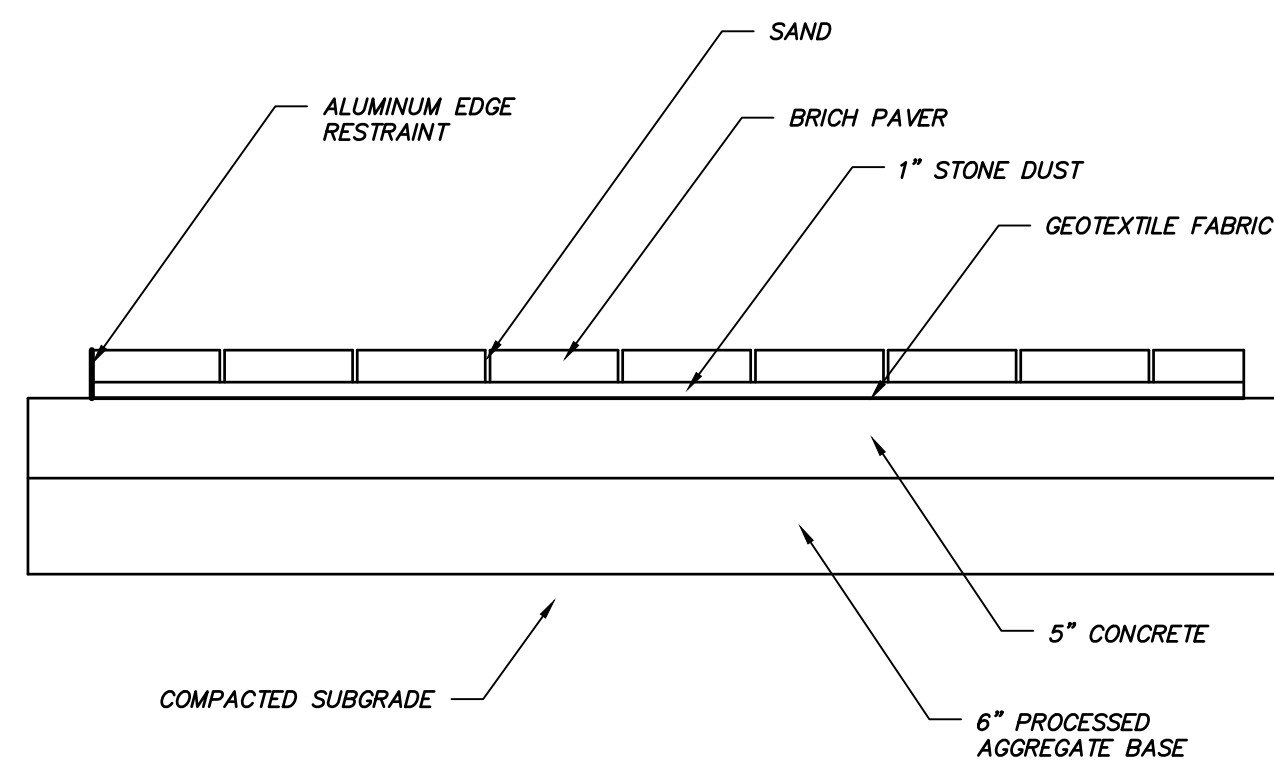
CONCRETE SIDEWALK WITH BRICK EDGE

N.T.S.



CONCRETE SIDEWALK WITH GRANITE CURB

N.T.S.

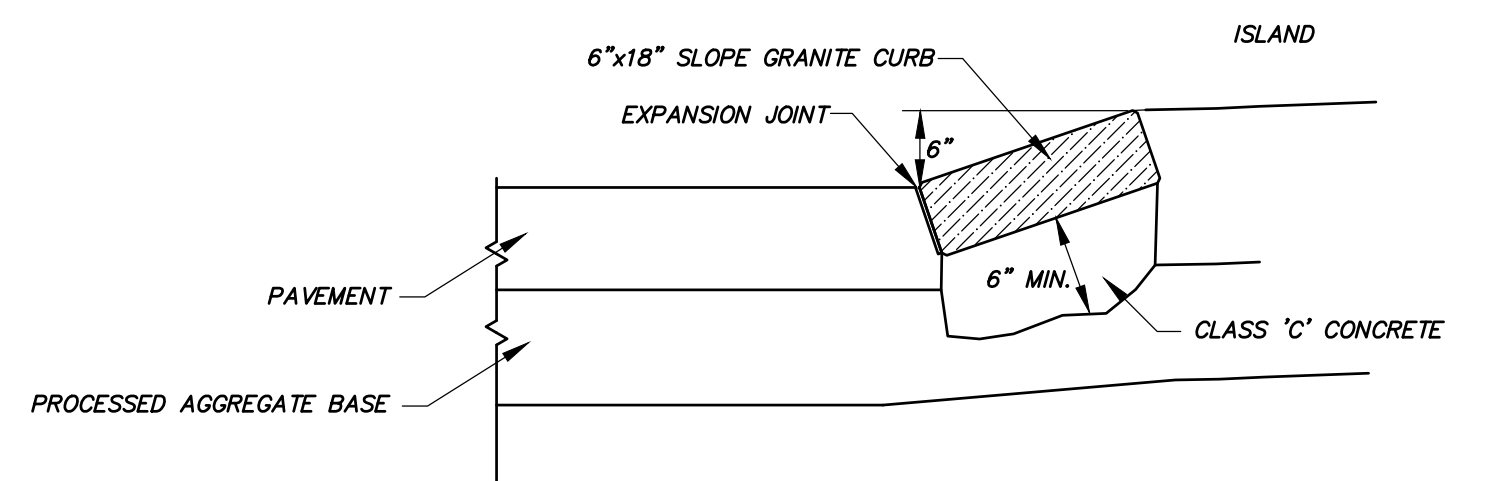


- SPECS:**
- ALUMINUM EDGE RESTRAINT: PERMALOC STRUCTURE EDGE, 1/8" x 2 1/2", MILL FINISH.
 - SAND: FINE AGGREGATE PER CONN DOT FORM 818, SECTION M.01.
 - BRICK PAVER: WHITACRE GREER, 4" x 8" x 2 1/4", OLD WORLD COBBLED, BLEND OF SHADES 32 ANTIQUE, 33 DARK ANTIQUE AND 34 MULBERRY.
 - STONE DUST: PER CONN DOT FORM 818, SECTION M.03.01-2.
 - GEOTEXTILE FABRIC:
 - CONCRETE BASE: PER CONN DOT FORM 818, SECTION M.03.01-2.
 - PROCESSED AGGREGATE: PER CONN DOT FORM 818, SECTION M.05.01.

NOTES:
1. SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

BRICK PAVER SIDEWALK

N.T.S.



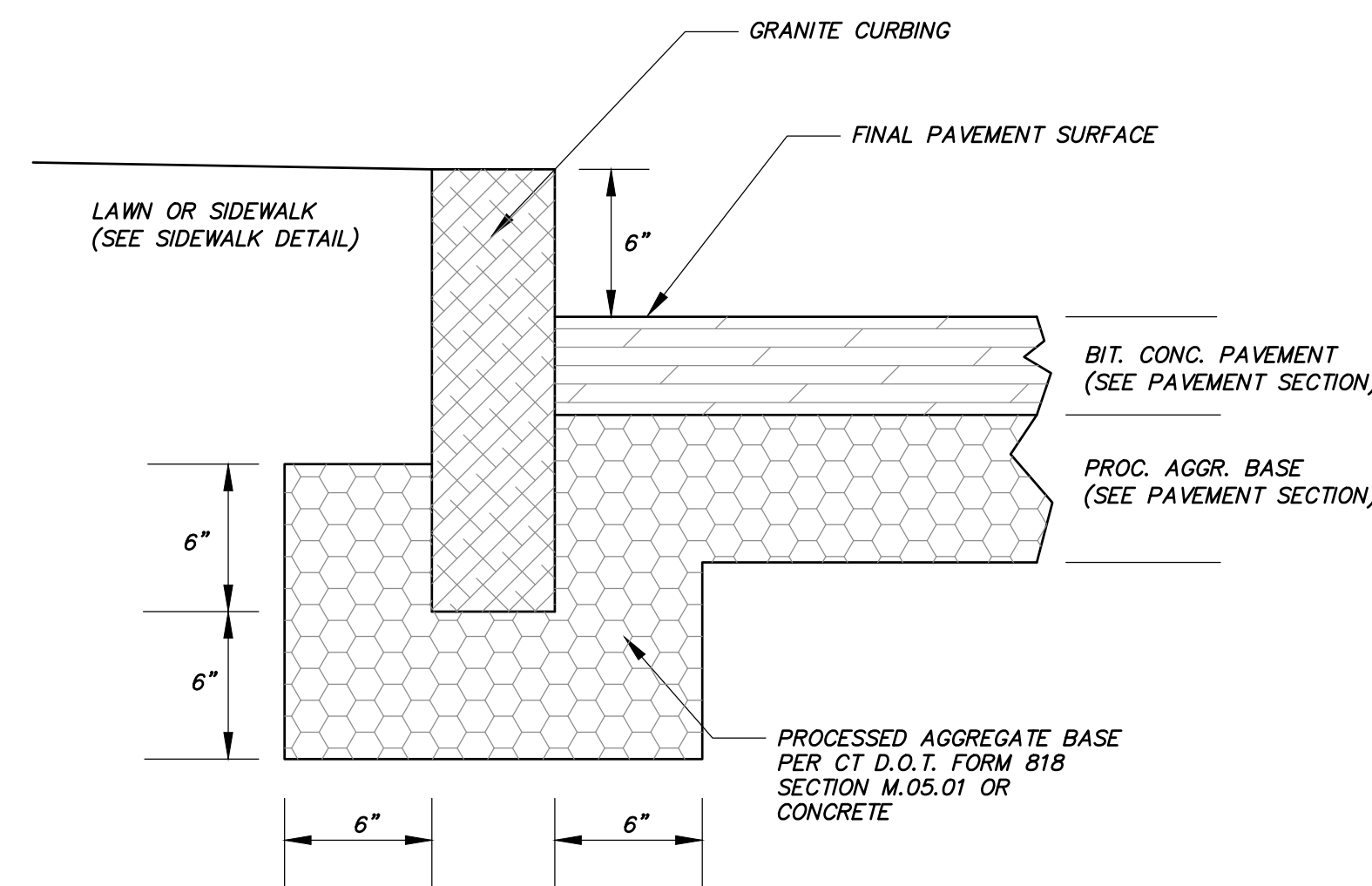
NOTE: ALL JOINTS TO BE MORTARED IN PLACE

SLOPED GRANITE CURBING

N.T.S.

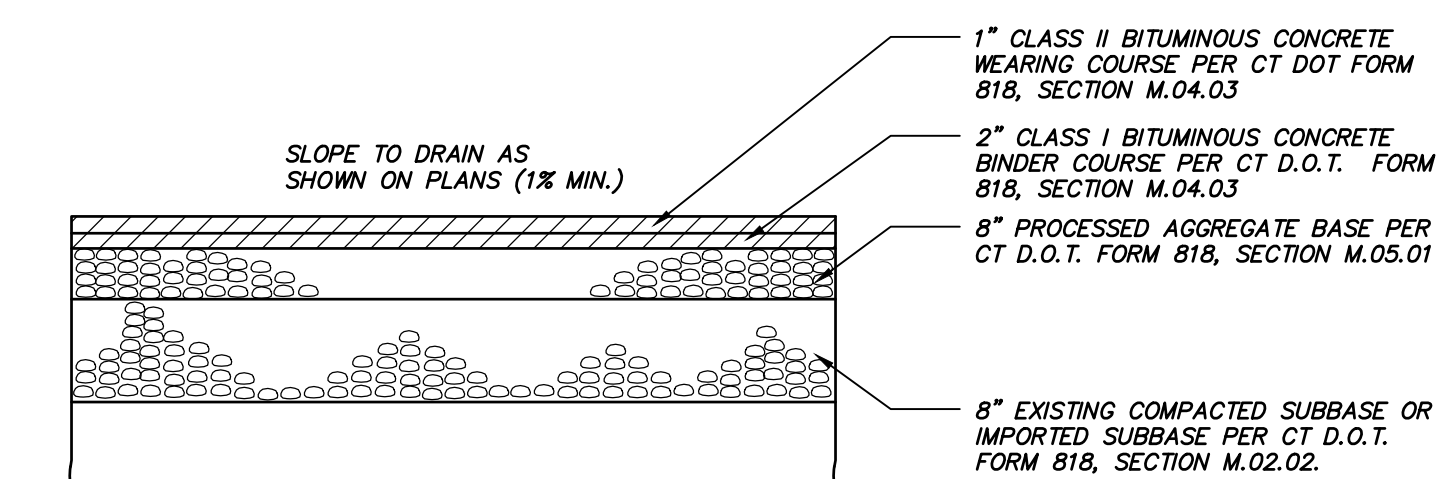
GRANITE CURBING SPECIFICATIONS

1. GRANITE CURBING SHALL BE IN ACCORDANCE WITH CT DOT 818 SECTION M.12.06.
2. SIZE, COLOR, STONE, CUT AND FINISH TO MATCH EXISTING.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH CT DOT 818, SECTION 8.13.
4. JOINTS ON STRAIGHT SECTIONS SHALL BE SET IN A CONCRETE BASE.
5. RADIUS CURBING SHALL BE SET IN A CONCRETE BASE FOR THEIR ENTIRE LENGTH.



VERTICAL GRANITE CURBING

N.T.S.



PAVEMENT SECTION

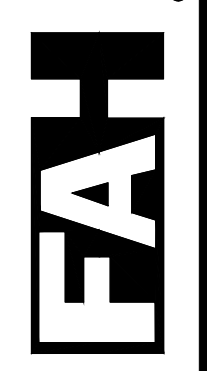
N.T.S.

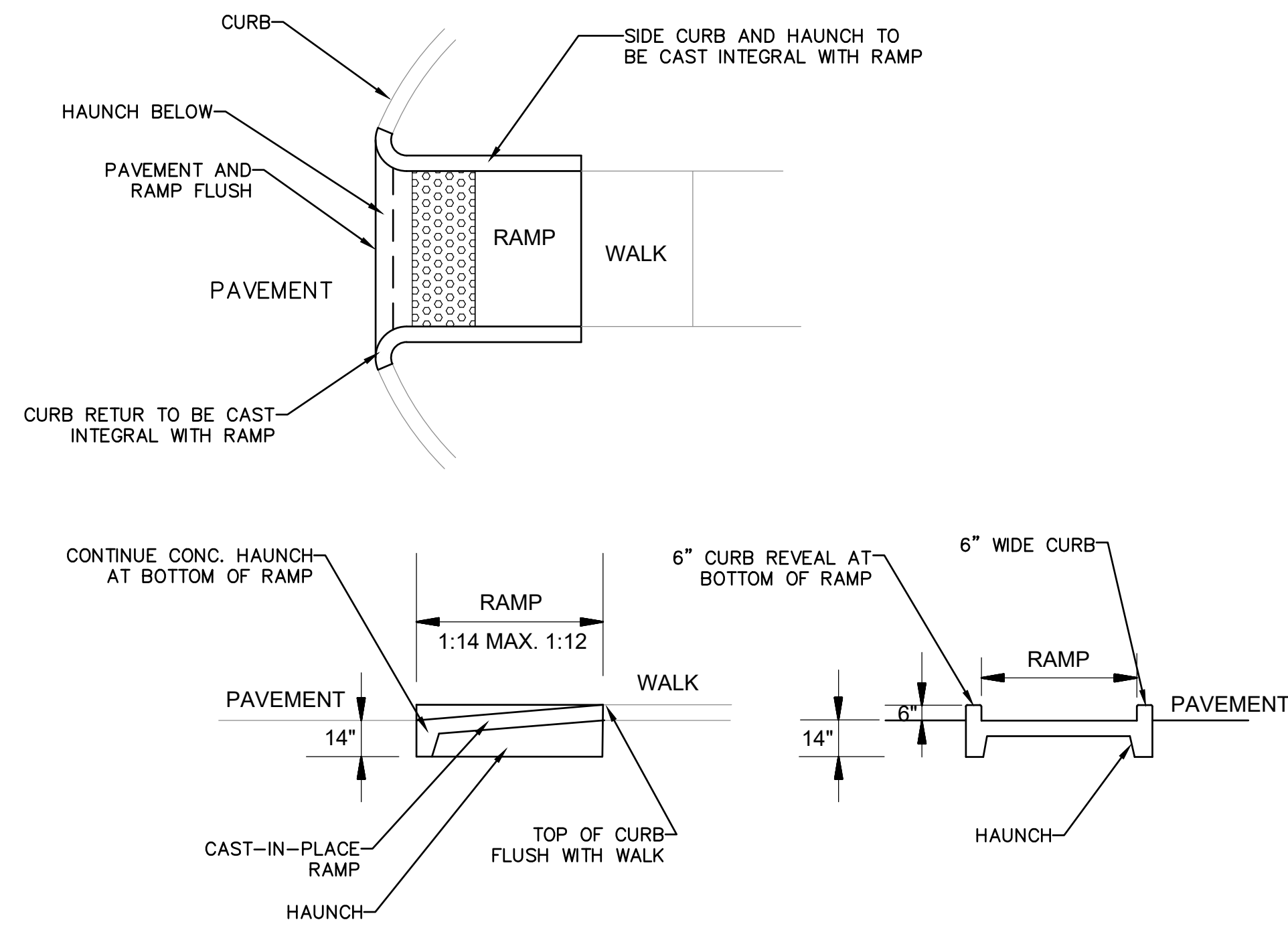
No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
3	10-08-2020	Town comments
4	03-12-2021	Town comments
5	04-05-2021	Town comments

SITE DETAILS
PREPARED FOR
TOWN OF SIMSBURY
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT
Date: 07-17-2020 Drawn by: RAK Job no: 19188
Checked by: DSZ Sheet no: 2 OF 5
Scale: NTS
© 2019/19188 - Simsbury Town Hall Parking/Summitans 2021-04-05/SMsmd 202104-05.dwg, SD-2, Apr. 04, 2021 = 8:08:49 AM

SD-2

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3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahesketh.com mail@fahesketh.com
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

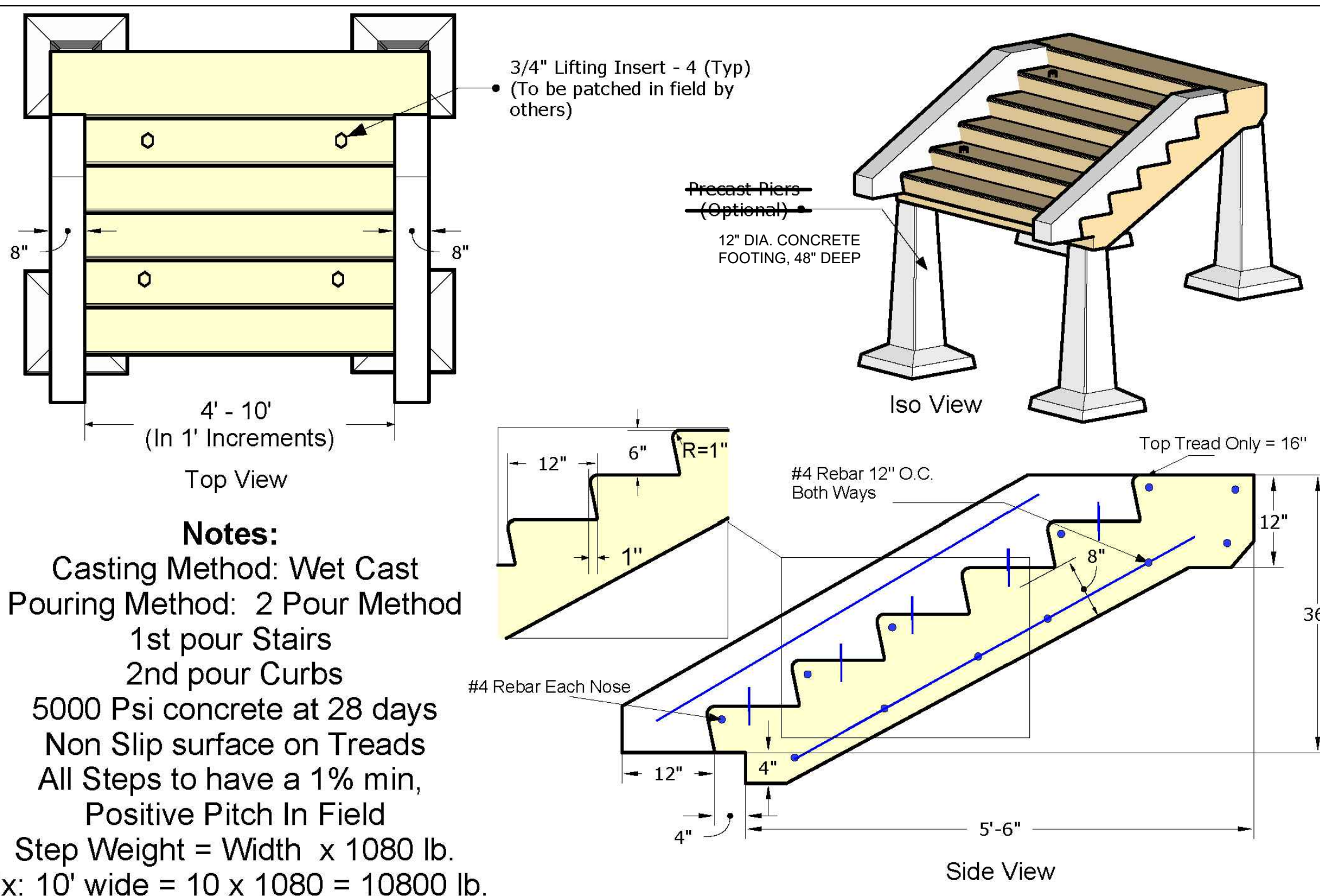
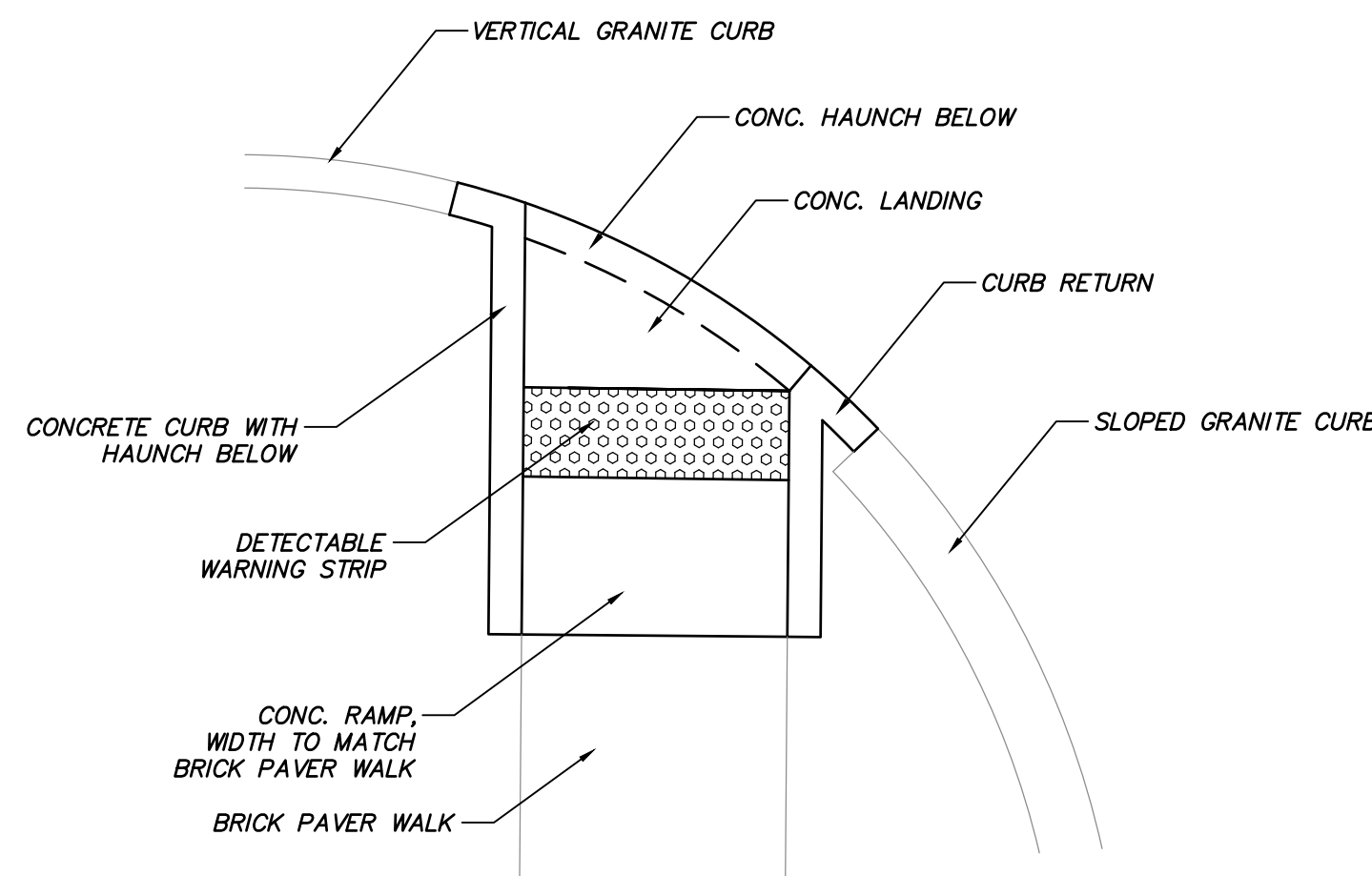




GENERAL REQUIREMENTS

RAMP_R2
NTS

- NOTES:
1. SEE CURB AND WALK DETAILS FOR ADDITIONAL INFORMATION.
 2. CLASS 'C' CONCRETE.
 3. RAMP SHALL BE CAST-IN-PLACE WITH INTEGRAL SIDE CURBS, LANDING, CURB RETURNS AND HAUNCH.
 4. RAMPS TO RECEIVE BROOM FINISH 90° TO THE SLOPE OF THE RAMP.
 5. MAXIMUM CROSS PITCH 2%.
 6. DETECTABLE WARNING STRIP IN ACCORDANCE WITH THE LATEST ADA STANDARDS. CAST INTO CONCRETE LANDING.



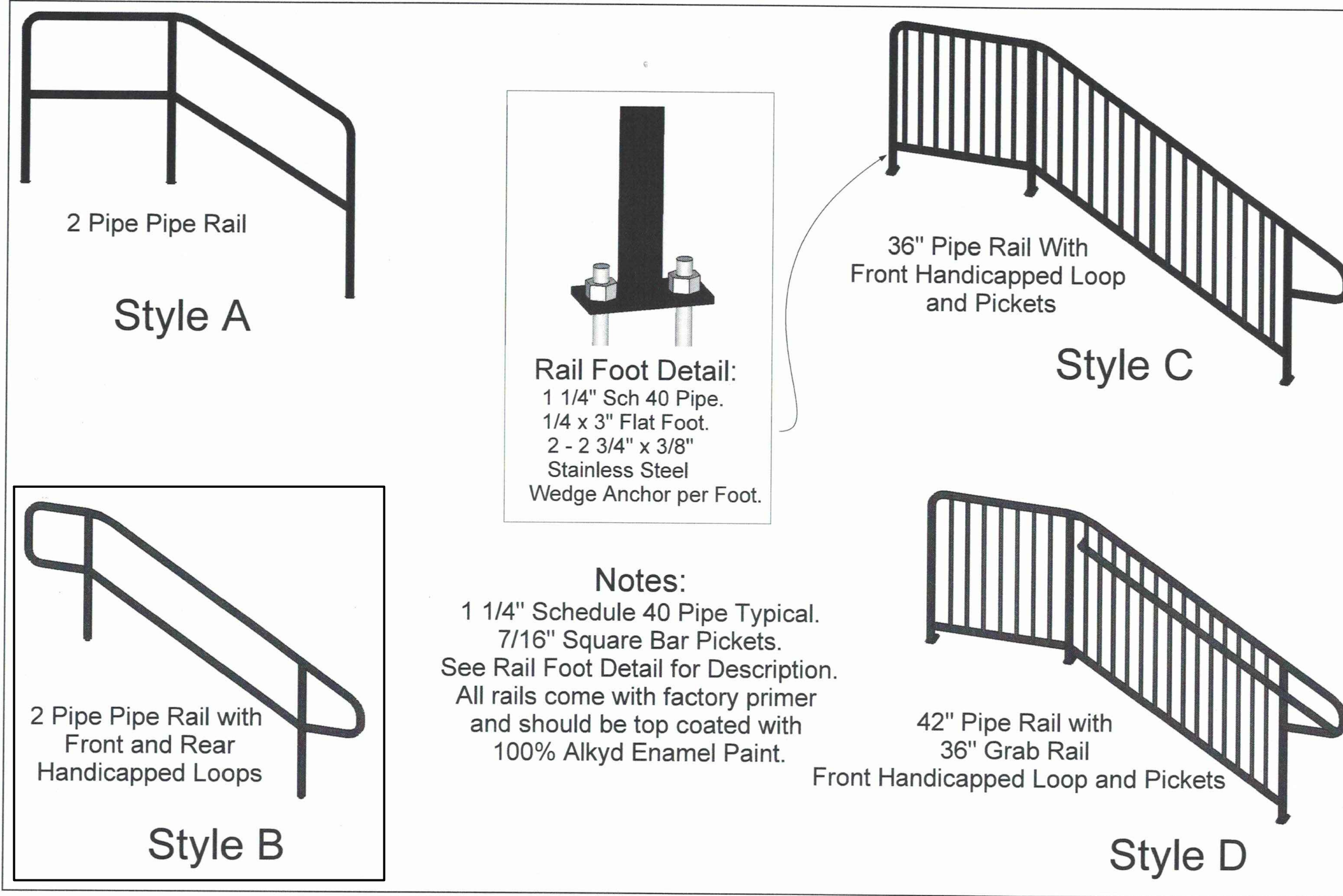
Notes:
 Casting Method: Wet Cast
 Pouring Method: 2 Pour Method
 1st pour Stairs
 2nd pour Curbs
 5000 Psi concrete at 28 days
 Non Slip surface on Treads
 All Steps to have a 1% min,
 Positive Pitch In Field
 Step Weight = Width x 1080 lb.
 Ex: 10' wide = 10 x 1080 = 10800 lb.

ATLAS CONCRETE PRODUCTS
 www.AtlasConcrete.com
 65 Burritt St.
 New Britain CT 06053
 800-774-1112
 860-224-2244
 860-224-2255 Fax

ATLAS
Concrete Products

6 Rise Custom
 Banking Step with Curbs
 Available in widths
 from 4' wide to 10' wide

PRE-CAST CONCRETE STEPS
NTS



Rail Foot Detail:
 1 1/4" Sch 40 Pipe.
 1/4 x 3" Flat Foot.
 2 - 2 3/4" x 3/8"
 Stainless Steel
 Wedge Anchor per Foot.

Notes:
 1 1/4" Schedule 40 Pipe Typical.
 7/16" Square Bar Pickets.
 See Rail Foot Detail for Description.
 All rails come with factory primer
 and should be top coated with
 100% Alkyd Enamel Paint.

ATLAS CONCRETE PRODUCTS
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 65 Burritt St.
 New Britain CT 06053
 800-774-1112
 860-224-2244
 860-224-2255 Fax

ATLAS
 CONCRETE PRODUCTS

Typical Pipe Rail Styles

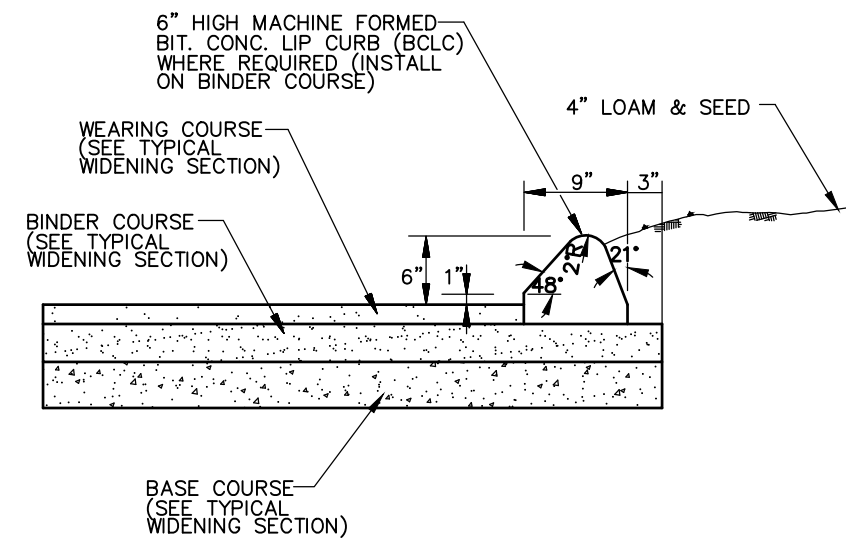
HANDRAIL
NTS

Revisions:

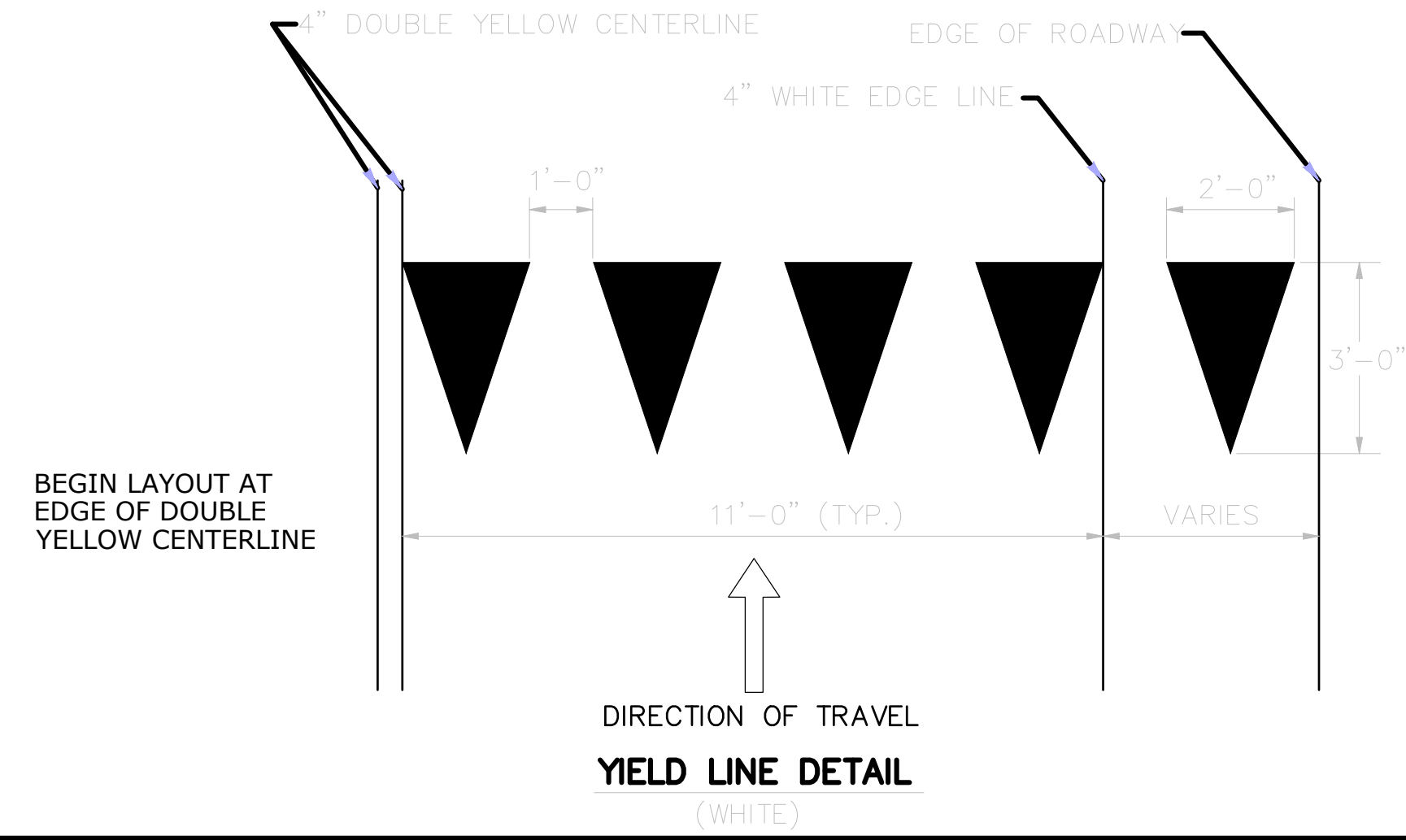
No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
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5	04-05-2021	Town comments

SITE DETAILS
 PREPARED FOR
TOWN OF SIMSBURY
 933 HOPMEADOW STREET
 SIMSBURY, CONNECTICUT
 Date: 07-17-2020 Drawn by: RAK Job no: 19188
 Checked by: DSZ Sheet no: 3 OF 5
 Scale: NTS
 © 2019 \19188 - Simsbury Town Hall Parking\Submittals\2021-04-05\SimSad 202104-05.dwg, SD-4, Apr. 04, 2021 - 9:14:43 AM

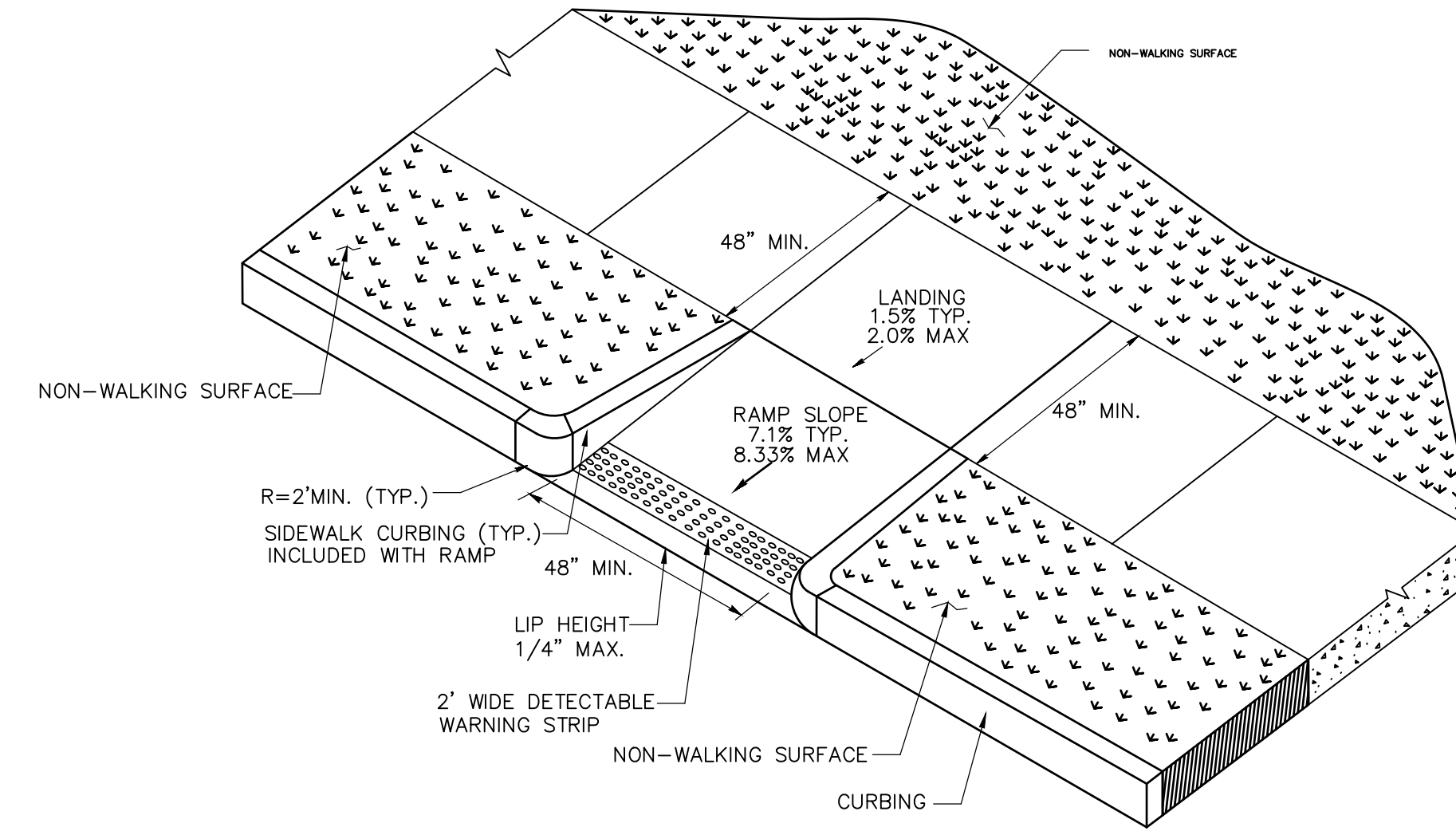
SD-4



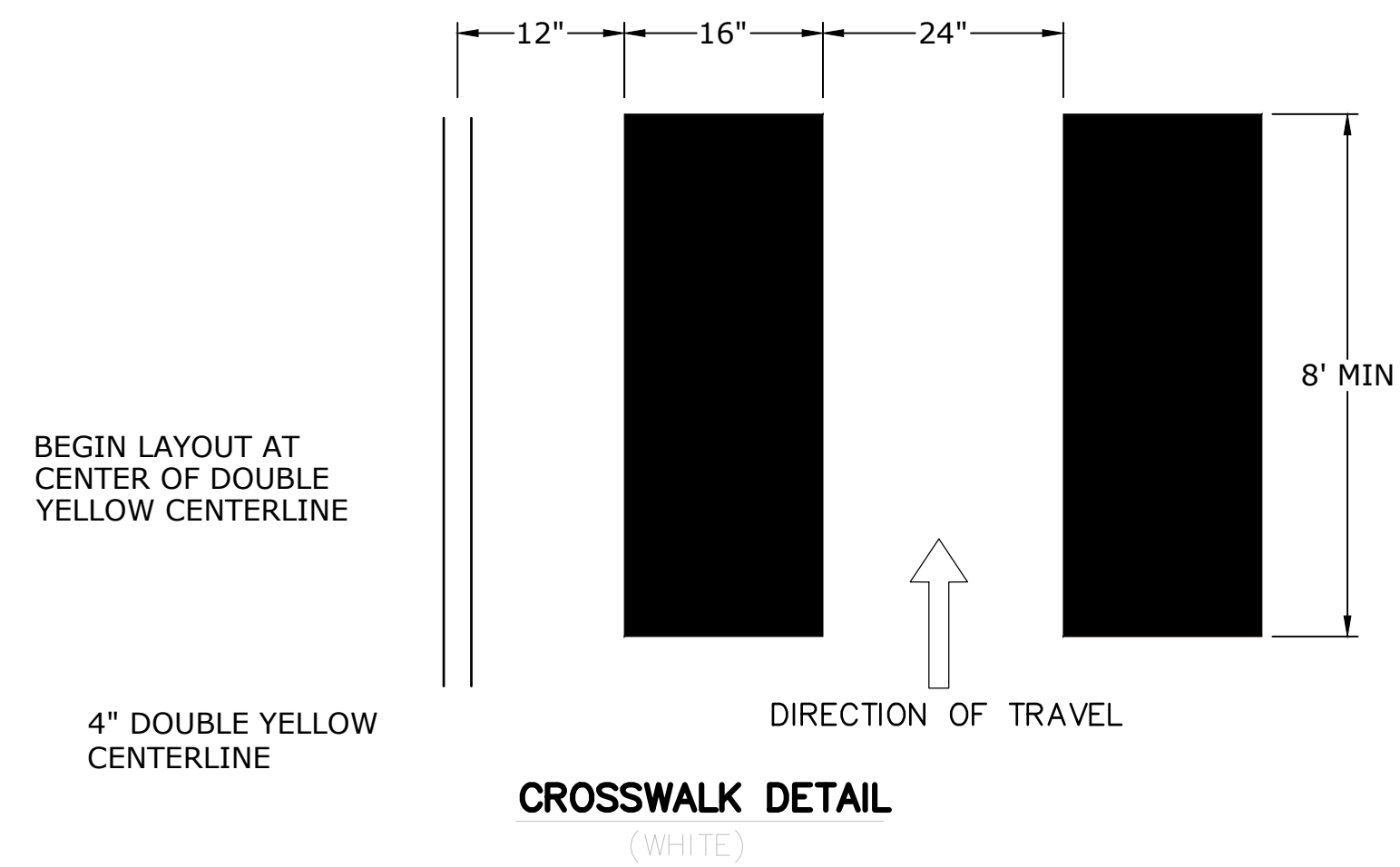
BITUMINOUS CONCRETE LIP CURBING (BCLC)
(NOT TO SCALE)



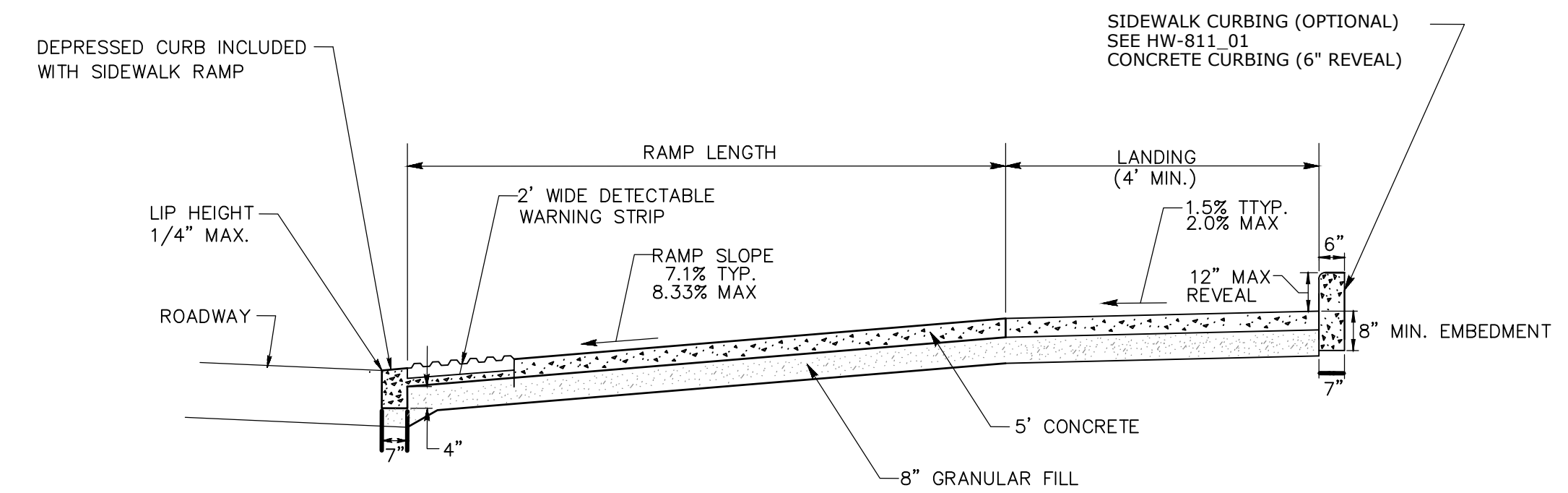
YIELD LINE DETAIL
(WHITE)



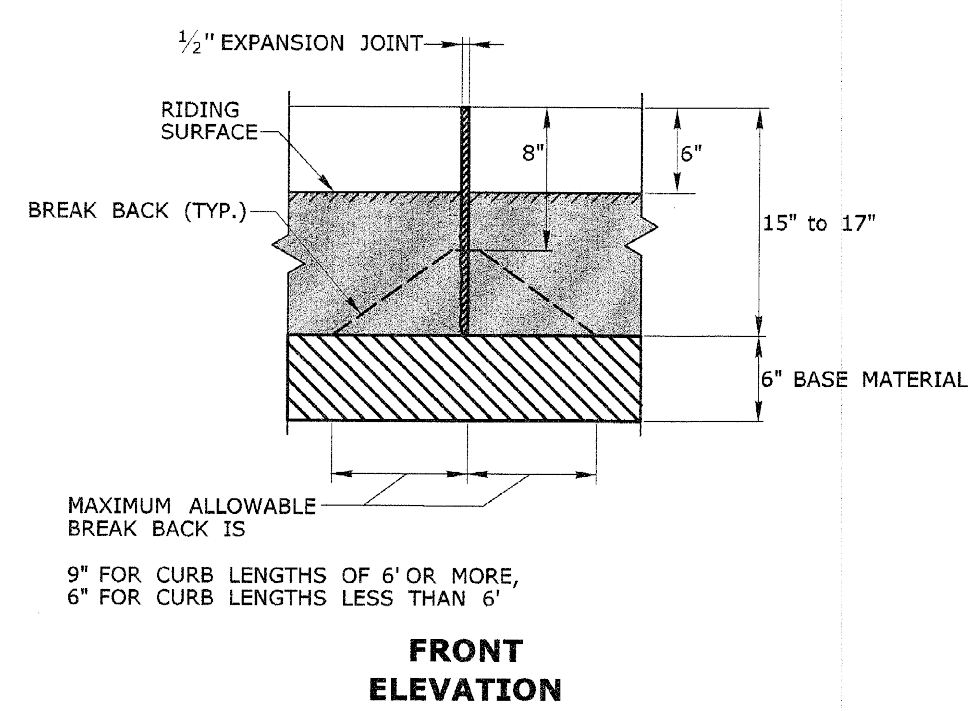
PERPENDICULAR RAMP WITH NON-WALKING SURFACE (TYPE 13)
(NOT TO SCALE)



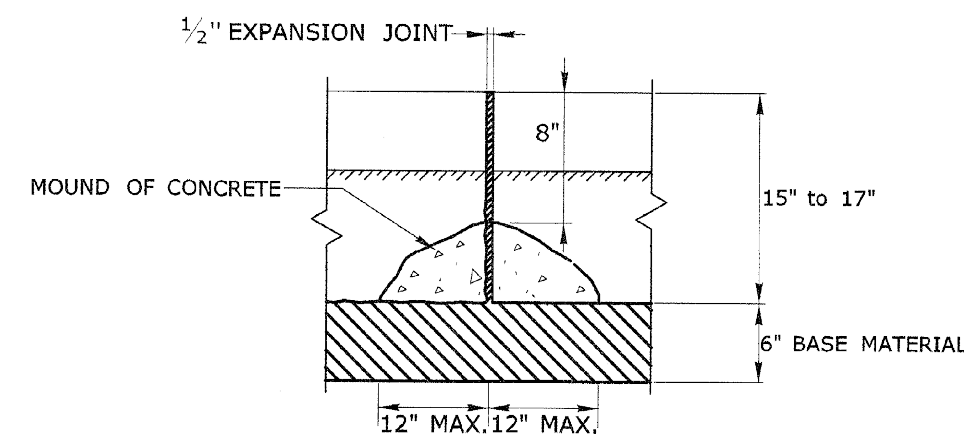
CROSSWALK DETAIL
(WHITE)



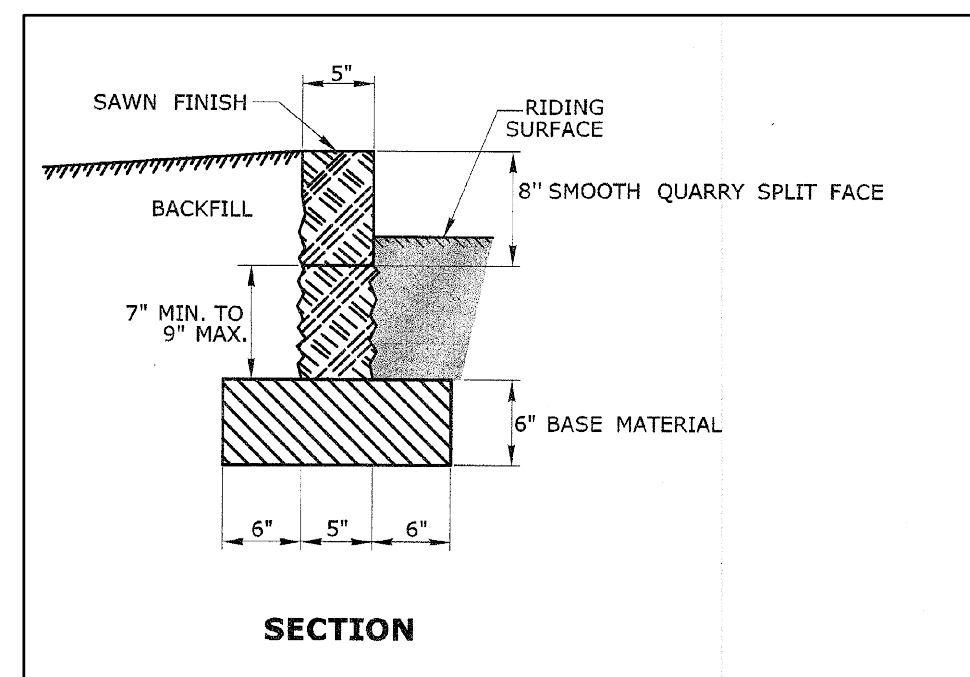
SECTION AA TYPICAL RAMP CROSS SECTION
(NOT TO SCALE)



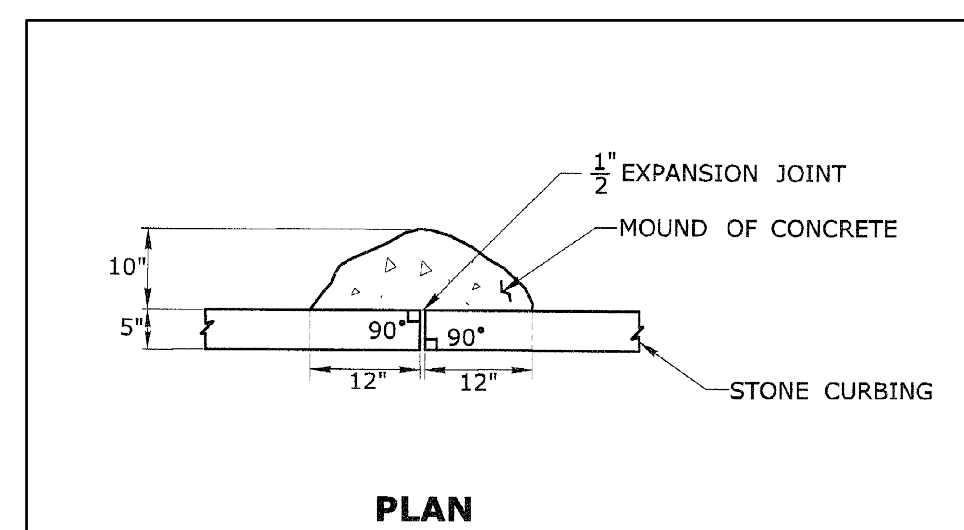
FRONT ELEVATION



BACK ELEVATION
MOUND OF CONCRETE AT ALL JOINTS FOR STONE CURBING



SECTION



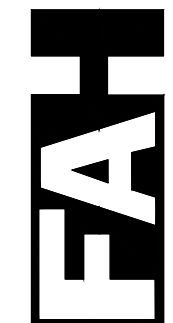
PLAN

VERTICAL GRANITE CURBING (VGC)
(NOT TO SCALE)

No.	Date	Description
1	09-01-2020	Town comments
2	09-22-2020	Town comments
3	03-12-2021	Town comments

ROADWAY DETAIL SHEET	Job no: 19188
PREPARED FOR	Checked by: SFH
TOWN OF SIMSBURY	Drawn by: GAM
933 HOPMEADOW STREET	Date: 07-17-2020
SIMSBURY, CONNECTICUT	Scale: N/A

SD-4



F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
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www.fahsketh.com . malfrisketh.com

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MOVEMENT DIAGRAM																																
NTOR	PHASE 1				PHASE 2				PHASE 3				PHASE 4				PHASE 5				PHASE 6				PHASE 7				PHASE 8			
	FLASH	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL	GRN	CL	CL							
F A C E #																																

MIN GRN																											
WALK																											
PED CLR																											
VEH EXT																											
MAX 1																											
MAX 2																											
YELLOW																											
RED																											
ADD INIT																											
MAX INIT																											
TBR																											
TTR																											
MIN GAP																											
MODE																											
INIT START																											

TECHNICAL NOTES STANDARD OVERLAP SKIP FEATURES APPLY		OFFICE RECORD REV # TIR # SM # SIGNAL REVISED:	

CONSTRUCTION NOTES :

ALL MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE FOLLOWING CURRENT D.O.T. DOCUMENTS WHICH CAN BE ACCESSED ON THE D.O.T. WEBSITE

- * STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 817)
- * SUPPLEMENTAL SPECIFICATIONS TO FORM 817.
- * SPECIAL PROVISIONS TO FORM 817.
- * STANDARD INSTALLATION AND GUIDE DETAIL SHEETS.

ALL TRAFFIC SIGNAL EQUIPMENT IS NEW.
STAKE ALL R.O.W. PRIOR TO EXCAVATION.

ANY PROPOSED REVISIONS TO THE LOCATION OF THE APPURTENANCES SHOWN ON THE PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN OF CORNWALL PRIOR TO INSTALLATION.

COORDINATE WITH UTILITY COMPANY REPRESENTATIVES LISTED IN THE SPECIAL PROVISION, 1.07 - LEGAL RELATIONS AND RESPONSIBILITIES

SEE SPECIAL PROVISION ITEM #1117111A - RECTANGULAR RAPID FLASHING BEACON (RRFB) TYPE B.
INSTALL NEW SIGNS AND RRFB'S AS SHOWN.

Ⓟ INSTALL PEDESTAL FOUNDATIONS ADJACENT TO THE LANDING AREAS. RECTANGULAR RAPID FLASHING BEACONS TO BE PEDESTRIAN ACTUATED, SOLAR POWERED, AND WIRELESS ACTIVATED.

Ⓠ CONSTRUCT CONCRETE ACCESSIBLE TYPE "13" RAMPS WITH DETECTABLE WARNING STRIPS PER SPECIAL PROVISIONS AND DETAIL SHEETS.

Ⓡ CONSTRUCT PEDESTRIAN PASS THROUGH IN RAISED MEDIAN. INSTALL DETECTABLE WARNING STRIP PER SPECIAL PROVISIONS AND DETAIL SHEETS.

THE CONTRACTOR SHALL NOTIFY THE DOT OF THE DATE OF INSTALLATION OF THE RRFB ASSEMBLY UPON COMPLETION.

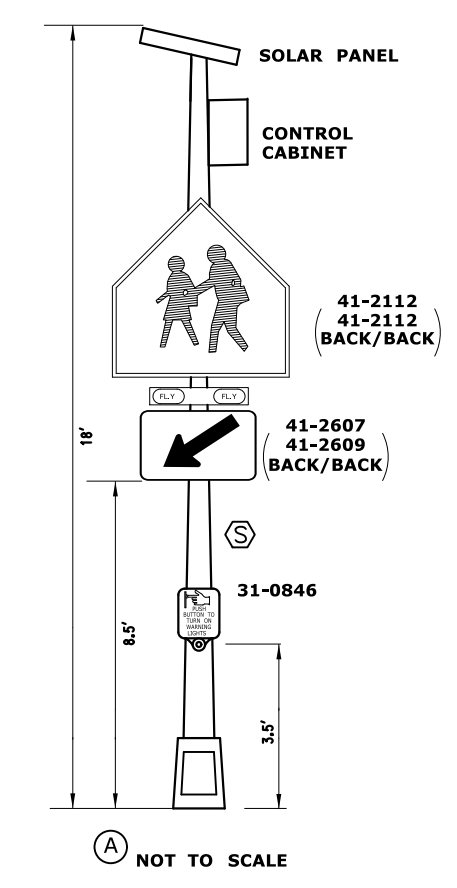
DOT TRAFFIC ELECTRICAL SHALL BE PROVIDED WITH A COPY OF THE APPROVED EQUIPMENT PRIOR TO INSTALLATION. EMAIL: DOT.TRAFFICELECTRICAL@CT.GOV

AFTER INSTALLATION, PLEASE PROVIDE THE DIVISION OF TRAFFIC ENGINEERING WITH THE INSTALLATION DATE OF THE RAFB ASSEMBLY.

ERADICATION AND INSTALLATION OF PAVEMENT MARKINGS

- INSTALL NEW CROSSWALK (16" BAR X 24" SPACE - 8' MIN LENGTH)
- ERADICATE ALL PAVEMENT MARKINGS WITHIN 2 FEET OF THE CROSSWALK
- PAVEMENT MARKINGS TO BE INSTALLED IN ACCORDANCE WITH DETAIL SHEET TR-1210.08 "PAVEMENT MARKINGS FOR NON FREEWAYS"

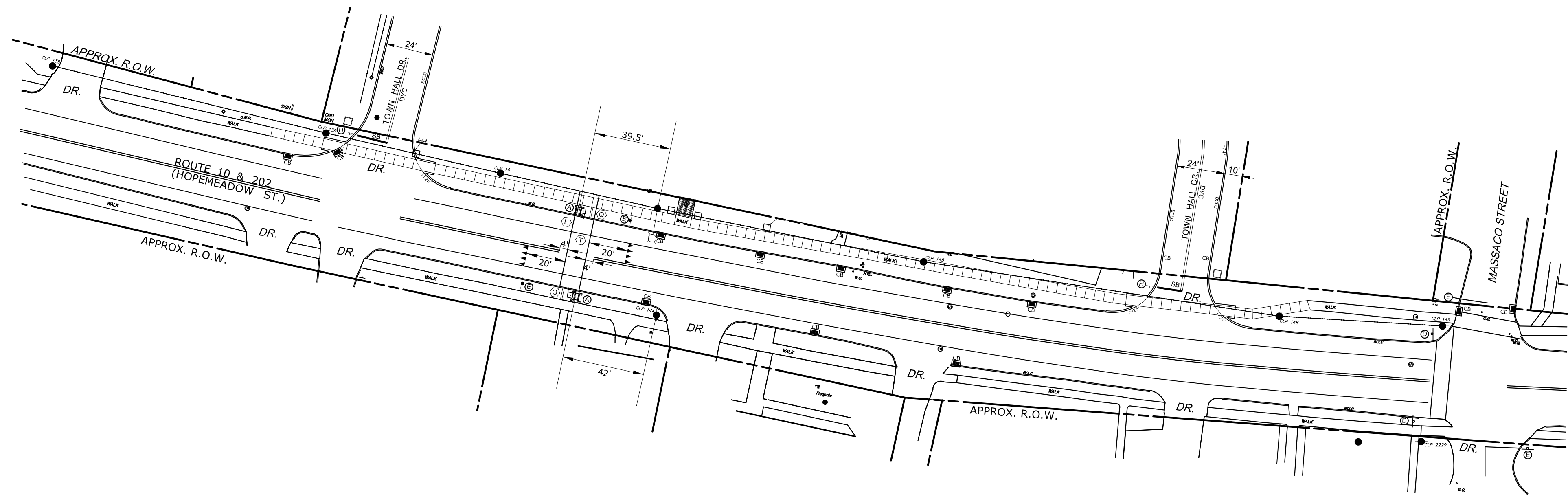
Ⓢ POLE AND APPURTENANCES SHALL BE PAINTED DARK GREEN, PEDESTAL STANDARD 595, NO. 14056



RRFB & ADVANCE WARNING SIGN

SIGN LEGEND

- ⓔ 51-0510 EXISTING
- ⓓ 41-2112 41-2608 PROPOSED
- Ⓜ 31-0552



NOTES:
Ⓣ BAR TYPE CROSSWALK (16" BAR X 24" SPACE - 10' (8' MIN LENGTH)) - STATE MAINTAINED

ENGINEER	Full Name	ELECTRICAL DESIGN	Full Name	REV #	INTERSECTION #
DRAWN BY	Full Name	CHECKED BY	Full Name	ENERGY BY	ADDRESS #
SUBMITTED BY	Full Name	APPROVED BY	Full Name	MAINT LEVEL	SERVICE POLE
APPROVED DATE	---		---		METERED OR UNMETERED SERVICE

NO.	DATE	REVISION DESCRIPTION

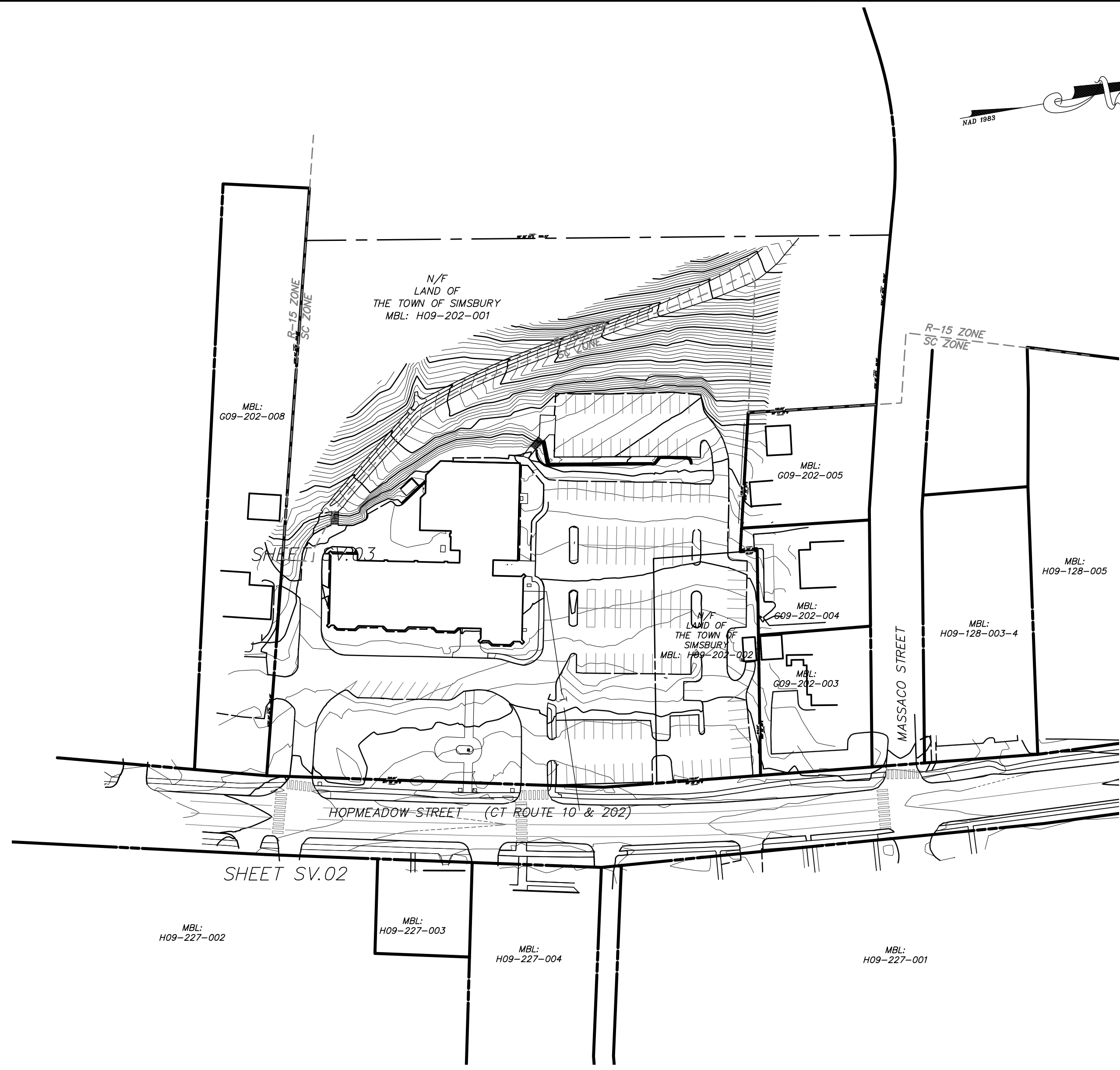
<p>LEGEND:</p> <ul style="list-style-type: none"> R, Y, G RED, YEL, GRN RED ARROW YELLOW ARROW GREEN ARROW WALK/ PED. CLR D.W. DON'T WALK FL. FLASHING 	<ul style="list-style-type: none"> ○ PROPOSED WOOD SPAN POLE ● EXISTING WOOD SPAN POLE ◐ PROPOSED STEEL SPAN POLE ◑ EXISTING STEEL SPAN POLE ○ PROPOSED UTILITY POLE ● EXISTING UTILITY POLE □ PEDESTAL MOUNTING ▣ PEDESTRIAN PUSH BUTTON & SIGN ▤ DIRECTIONAL ARW. FOR PUSH BUTTON 	<ul style="list-style-type: none"> ⊠ TRAFFIC SIGNAL FACE ⊡ PEDESTRIAN SIGNAL FACE ⊢ DET. LEADS IN SAW CUT ⊣ PROPOSED RMC (RIGID METAL CONDUIT) ⊤ EXISTING RMC (RIGID METAL CONDUIT) ⊥ AUXILIARY TERMINATION CABINET ⊦ AUXILIARY EQUIPMENT CABINET ⊧ VIDEO DETECTION ZONE 	<ul style="list-style-type: none"> ⊘ PROPOSED CONTROLLER ⊙ EXISTING CONTROLLER ⊚ LOOP DETECTOR ⊛ SYSTEM DETECTOR ⊜ MAGNETIC DETECTOR ⊝ OPTICAL DETECTOR ⊞ VIDEO DETECTOR ⊟ AUDIO DETECTOR 	<ul style="list-style-type: none"> ⊠ VC VIDEO CAMERA CABLE ⊡ CABLE CLOSURE ⊢ WIRELESS SENSOR ⊣ WIRELESS RECEIVER ⊤ WIRELESS TRANSCIEVER ⊥ GUY WIRE ⊦ PROPOSED HANDHOLE ⊧ EXISTING HANDHOLE
---	--	--	---	--

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

**ROUTE 10/202
AT
PED. ACTIVATED SIGNAL**

TOWN:	SIMSBURY	PROJECT NO.	19188
DRAWING TITLE:	TRAFFIC CONTROL SIGNAL PLAN	DRAWING NO.	TCS-#
		SHEET NO.	

SCALE 1" = 40'



LOCATIONS PLAN N.T.S.

REVISIONS	DESCRIPTION
No.	DATE

SCALE: HORIZ. 1" = 7'	VERT. 1" = 7'
SURVEY DATUM: HORIZ.: NAD 1983	VERT.: NAVD 1988
GRAPHIC SCALE	

SURVEY BOOK: 08-	SURVEYOR: CS
DRAWN: DAC	CHECKED: DAC
APPROVED: DAC	

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Prepared By: _____

INDEX PLAN
 PREPARED FOR
THE TOWN OF SIMSBURY
 (TOWN HALL PARCEL)
933 HOPMEADOW STREET (CT ROUTE 10 & 202)
 SIMSBURY
 CONNECTICUT

PROJ. No.: 70438.00
 DATE: DECEMBER 2017

SV.01

File Location/Name - C:\2019\19188 - Simsbury Town Hall Parking\ACAD-70438 Base.dwg
 Date of Plot: June 25, 2020 - 2:23 PM

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	
E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
-----	STORM WATER PIPES (LESS THAN 12")
-----	STORM WATER PIPES (12" OR LARGER)
-----	STEAM PIPES (SUPPLY & COND.)
STM	TELEPHONE SERVICE
T	TELEPHONE SERVICE
W	WATER PIPES
COM	COMMUNICATION/FIBER OPTIC SERVICE
FP	FIRE PROTECTION PIPES
UG	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES
SL	SITE LIGHTING CONDUIT
PROPERTY/BOUNDARY LINES	
-----	PROPERTY/BOUNDARY LINES (CLASS A-2)
-----	PROPERTY/BOUNDARY LINES (CLASS D)
-----	EASEMENT LINES
FEATURE LINES	
-----	CURBED ROADWAY
-----	EDGE OF PAVED ROAD/DRIVE
-----	BUILDING ROOFLINE (AERIAL PHOTOS)
-----	RETAINING WALL
-----	STOCKADE FENCE
-----	CHAIN LINK/WIRE FENCE
-----	TREE/VEGETATION LINE
-----	STONE WALL
-----	SURFACE WATER (WATERCOURSE)
-----	WETLANDS LIMIT
-----	EDGE OF LANDSCAPING
-----	INTERMEDIATE CONTOUR
-----	INDEX CONTOUR
SYMBOL LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	ROUND DRAIN
[Symbol]	SQUARE DRAIN
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	STEAM MANHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	WATER MANHOLE
[Symbol]	MANHOLE (OF UNKNOWN TYPE)
[Symbol]	HAND HOLE (SQ. / REC.)
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	HYDRANT
[Symbol]	COMBO STANDPIPE
[Symbol]	GUY WIRE
[Symbol]	SIGN (SINGLE POST)
[Symbol]	SIGN (DOUBLE POST)
[Symbol]	BORING (AS DRILLED)
[Symbol]	BORING (AS STAKED)
[Symbol]	SPOT ELEVATION
[Symbol]	WETLANDS FLAG
[Symbol]	PROPERTY MONUMENT
[Symbol]	UTILITY MONUMENT (SET AS 2" OFFSET)
[Symbol]	IRON PIPE OR REBAR FOUND
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	EMERGENCY PHONE
[Symbol]	TRAFFIC CONTROLLER CABINET
[Symbol]	UTILITY POLE
[Symbol]	UTILITY POLE W/ LIGHT
[Symbol]	STREET LIGHT
[Symbol]	LIGHT POST
[Symbol]	BOLLARD LIGHT
[Symbol]	BOULDER / ROCK
[Symbol]	CONIFER SHRUB
[Symbol]	DECIDUOUS SHRUB
[Symbol]	DECIDUOUS TREE (SAPLING)
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFER TREE
ABBREVIATIONS	
A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT	BITUMINOUS
BLK	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON	CONIFER
CONC.	CONCRETE
CND	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FND	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

MAP REFERENCES

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SIMSBURY HOP MEADOW STREET FROM THE N.Y.N.H. & H/R/R/ CROSSING NORTHERLY ABOUT 3,800 FEET ROUTE NO. 116 SCALE 1"=40' SHEET 2 OF 2 DEC. 31, 1930
- SIMSBURY HIGH SCHOOL PROPERTY AND PLAN OF PROPOSED ROAD SIMSBURY, CONN SCALE 1"=100' MAY 1911 C.H. OLIZSTEAD ENG.
- MAP OF LAND OF CENTRAL PARK OFFICE ASSOCIATES TO BE CONVEYED TO CASCADE PROPERTIES LLC 927 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1"=40' OCTOBER 1999 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- SUBDIVISION PLAN PROPERTY OF SIMSBURY TOWN LAND TRUST HOPMEADOW STREET SIMSBURY, CONNECTICUT JANUARY 1975 OFFICE OF SANDERSON & WASHBURN SIMSBURY, CONNECTICUT
- MAP SHOWING LAND TO BE CONVEYED TO MASSACO PROPERTIES, LLC 4 MASSACO STREET SIMSBURY, CONNECTICUT SCALE 1"=20' JANUARY 2005 PREPARED BY NERIANA SURVEYING
- PLOT PLAN FOR WILLIAM RAVEIS 961 & 963 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1"=40' JUNE 1987 ZONE PD DAVIS SURVEYING-SIMSBURY, CONN.
- OWNES GATE OPEN SPACE TO BE DEEDED TO TOWN OF SIMSBURY BY RAYMOND J. & VICTOR I. CARNELLI AND LOUIS SPERANDIO SIMSBURY, CONNECTICUT SCALE 1"=100' SEPT. 6, 1966 JOHN T. WELLS REG LAND SURVEYOR.
- MEADOW VIEW 971 HOPMEADOW STREET & I-31 COUNTRY LANE MAP OF LAND FOR UDOFF ENTERPRISES, LLC HOPMEADOW STREET SIMSBURY, CONN SCALE 1"=30' APRIL 1, 1995 REVISED MAY 2, 1995, MAY 5, 1995 AND MAY 19, 1995

POINT #	NORTH	EAST	ELEV.	POINT DESCRIPTION
1	881678.1840	986372.7930	178.481	TRV 1 SPK
2	881391.6480	986307.4710	178.982	TRV 2 SPK
3	881343.2325	986129.5714	184.095	TRV 3 PK NAIL
4	881453.8070	985989.0921	199.588	TRV 4 PK NAIL
5	881632.8744	985935.6999	215.548	TRV 5 PK NAIL
6	881748.3704	986052.7582	192.566	TRV 6 SPK
7	881750.8291	986166.9705	185.155	TRV 7 PK NAIL
100	881596.3169	986003.3215	198.014	SPUR 100 DH
101	881411.9885	986091.0429	184.560	SPUR 101 PK NAIL
102	882199.5610	986418.8400	181.086	SPUR 102 PK NAIL
103	883034.5190	986598.0870	173.800	SPUR 103 SPK

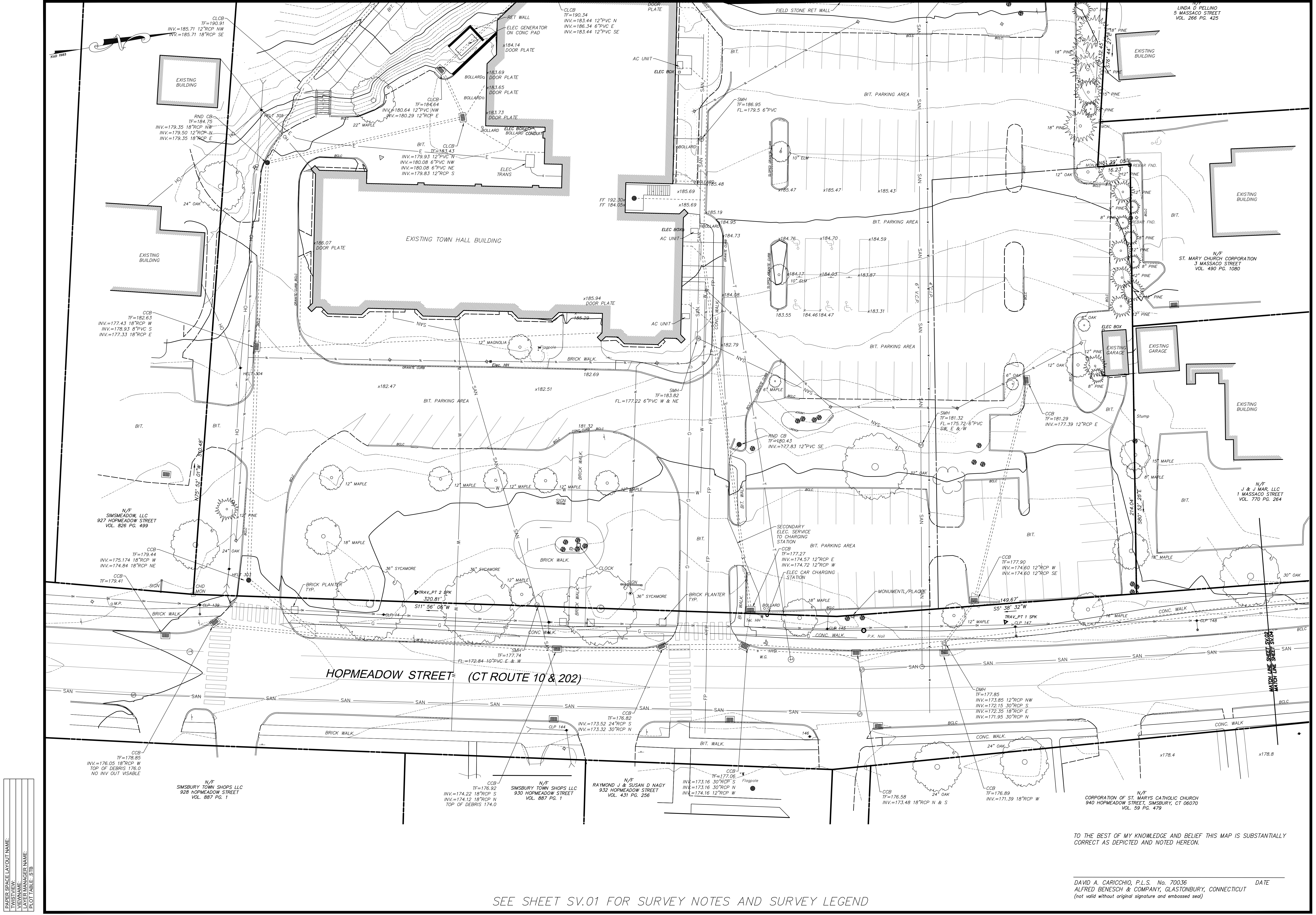
SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY IS A LIMITED PROPERTY/BOUNDARY, TOPOGRAPHIC AND GENERAL LOCATION SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2" (TOWN HALL PARCEL ONLY)
TOPOGRAPHY	CLASS "T-2"
SURFACE UTILITIES	CLASS "T-2"
UNDERGROUND UTILITIES	CLASS "D" (COMPILED)
ALL OTHER PROPERTY & RIGHT OF WAY LINES ARE CLASS "D" (COMPILED)	
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON DECEMBER 11, 2017 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESCH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- AT THE TIME OF THE SURVEY THE GROUND WAS COVERED BY SNOW. SOME SURFACE FEATURES MAY HAVE BEEN MISSED DUE TO THE SNOW.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE _____
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)



PAPER SPACE LAYOUT NAME:
 TWIST VIEW:
 VIEWNAME:
 PLOT TABLE STR:

SEE SHEET SV.01 FOR SURVEY NOTES AND SURVEY LEGEND

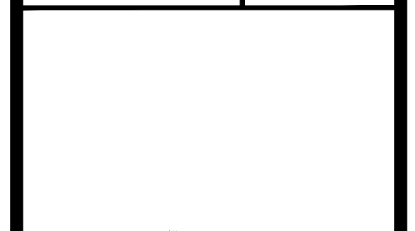
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SURVEY BOOK: 17-02	SURVEYOR: CS
DRAWN: DAC	CHECKED: DAC
APPROVED: DAC	

REVISIONS	DESCRIPTION
No.	DATE

SCALE: HORIZ: 1" = 20'
 VERT: 1" = 10'
 SURVEY DATUM: HORIZ: NAD 1983
 VERT: NAVD 1988



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PROJ. No.: 70438.00
 DATE: JAN 2018

SV.02

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 Date of Plot: June 24, 2020 - 8:45 AM

