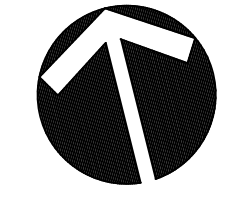
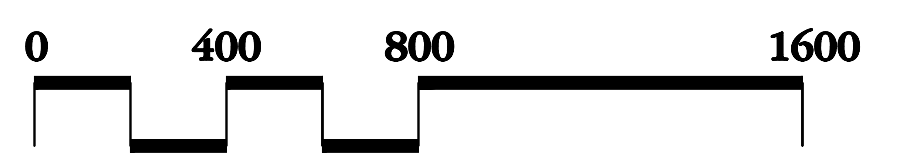


Sheet Index



Applicant:
The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

Resubdivision Plans

Meadowood

Stambury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

Certificate of Approval
 Received for the _____ Commission
 by: _____
 on: _____
 We hereby certify that on _____
 The _____ Commission of Stambury,
 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: _____

Scale: varies
 Date: 06-02-00
 Revs: 06-28-2021
 Resubdivision Submission
 Date: 06-28-2021
 Revs: _____

Sheet Title
**General
 Resubdivision
 Plan**
 Index/Vicinity

Sheet No. **GS-1**

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MAP REFERENCES

- 1. SUBDIVISION PLANS MASTER SITE PLAN AND SUBDIVISION APPROVAL MEADOWOOD, SETTLEMENT PLAN SUBMISSION, SIMSBURY, CONNECTICUT, SCALES VARIES, DATED 06-02-00, REVIS 05-30-07 SUBDIVISION SUBMISSION 04-16-10 REVIS. 08-19-2014, SHEETS GS-1 TO GS-3, GS-6 TO GS-1 BY F.A. HESKETH & ASSOCIATES, INC. TOWN OF SIMSBURY MAP NUMBER 4084.
2. PERIMETER SURVEY PREPARED FOR RIVER BEND ASSOCIATES, INC. PARCEL 5 FIRETOWN ROAD, SIMSBURY, CONNECTICUT, DATED 03-18-99 REVISED THROUGH 04-05-07, SCALE 1"=100', SHEET 1 OF 1, BY F.A. HESKETH & ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
3. PERIMETER SURVEY PREPARED FOR RIVER BEND ASSOCIATES, INC. PARCEL 3, HOLCUMB STREET, HOSKINS, BARNDORR HILLS, FIRETOWN AND COUNTY ROADS, SIMSBURY, CONNECTICUT, DATED 01-27-95 REVISED THROUGH 04-05-07, SCALE 1"=200', SHEETS 1 AND 2 OF 2, BY F.A. HESKETH & ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
4. PERIMETER SURVEY PREPARED FOR RIVER BEND ASSOCIATES, INC. PARCEL 4 HOLCUMB STREET, FIRETOWN ROAD, BARNDORR HILLS ROAD, SIMSBURY, CONNECTICUT, DATED 01-27-95 REVISED THROUGH 04-05-07, SCALE 1"=100', SHEET 1 OF 1, BY F.A. HESKETH & ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.

NOTES:

- 1. THIS SURVEY 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. IT IS A RESUBDIVISION PLAN INTENDED TO BE SUBMITTED TO THE TOWN OF SIMSBURY PLANNING AND ZONING COMMISSION AS PART OF A RESUBDIVISION APPLICATION.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IT IS DEPENDENT IN NATURE AND BASED UPON MAP REFERENCE 1. PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
5. THE SUBJECT PARCELS ARE CURRENTLY OWNED BY RIVER BEND ASSOCIATES, INC. SIMSBURY LAND RECORDS VOLUME 472 PAGE 331.
6. THE SUBJECT PARCELS ARE LOCATED IN THE TOWN OF SIMSBURY HOUSING OPPORTUNITY DEVELOPMENT (HOD) ZONE.
7. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE CONNECTICUT GRID SYSTEM. AERIAL SURVEY MONUMENT P260 N=391,413.570 E=584,989.628 AND MONUMENT F155 N=391,585.948 E=577,073.230 WERE USED FOR ORIENTATION.
8. OMITTED.
9. OMITTED.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND OR NOTED HEREON (IF ANY) HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED 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 PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
11. OMITTED.
12. ITEMS OF A SURVEY NATURE REFERENCED IN TWO CERTIFICATES OF TITLE TO THE TRUST FOR PUBLIC LAND FROM AUGUST 8, 1926 TO AUGUST 7, 2020 ARE NOTED OR DEPICTED HEREON.
13. THE PARCELS DEPICTED HEREON ARE SUBJECT TO A CAVEAT GIVING NOTICE OF AN AGREEMENT BETWEEN THE STATE OF CONNECTICUT AND THE STATE OF CONNECTICUT CORPORATION AS DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 344 AT PAGE 479.
14. THE PARCELS DEPICTED HEREON MAY BE SUBJECT TO ANY POSSIBLE EFFECTS OF AN ORDER TO ABATE POLLUTION FROM THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 354 AT PAGE 247. THAT ORDER WAS RELEASED SIMSBURY LAND RECORDS VOLUME 436 PAGE 985.
15. THE SUBJECT PROPERTIES MAY BE SUBJECT TO CONDITIONS SET FORTH IN STATE TRAFFIC COMMISSION CERTIFICATE #1657 DATED OCTOBER 13, 2011 RECORDED IN THE SIMSBURY LAND RECORDS VOLUME 822 PAGE 539.

HEIGHT, AREA, AND YARD REQUIREMENTS TAKEN FROM "PROPOSED AMENDMENT TO SIMSBURY ZONING REGULATIONS, NEW SECTION K OF ARTICAL TEN, "HOUSING OPPORTUNITY DEVELOPMENT ZONE" REVISED CONFORMED TO SETTLEMENT PLAN FOR 299 UNITS, MAY 30, 2007"

A. OVERALL HOUSING OPPORTUNITY DEVELOPMENT:
MAXIMUM GROSS DENSITY:1.0 UNIT PER ACRE
MAXIMUM IMPERVIOUS SITE COVERAGE 15 PERCENT
TOTAL MINIMUM OPEN SPACE (INCLUDING LAND TO BE CONVEYED TO TOWN) 50 PERCENT

MINIMUM OPEN SPACE TO BE CONVEYED 25 PERCENT TO TOWN OF SIMSBURY

B. SINGLE-FAMILY DETACHED DWELLINGS ON SUBDIVIDED LOTS OF 25,000 TO 39,999 SQUARE FEET, CONNECTED TO PUBLIC SEWER:

MINIMUM LOT FRONTAGE 100 FEET (30 FEET ON CUL-DE-SAC WITH 100 FEET AT BUILDING LINE)

MINIMUM BUILDING SQUARE 80 FOOT DIMENSION, 9,025 SQUARE FEET

MINIMUM FRONT YARD 35 FEET

MINIMUM SIDE YARD 15 FEET

MINIMUM REAR YARD 50 FEET

MAXIMUM BUILDING HEIGHT 35 FEET

MAXIMUM STORIES 2 1/2

C. SINGLE-FAMILY DETACHED DWELLINGS ON SUBDIVIDED LOTS OF 40,000 SQUARE FEET OR MORE, CONNECTED TO PUBLIC SEWER:

MINIMUM LOT FRONTAGE 100 FEET (EXCEPT 40 FEET ON CUL-DE-SACS WITH 100 FEET AT BUILDING LINE)

MINIMUM BUILDING SQUARE 80 FOOT DIMENSION, 10,000 SQUARE FEET

MINIMUM FRONT YARD 50 FEET

MINIMUM SIDE YARD 40 FEET

MINIMUM REAR YARD 50 FEET

MAXIMUM BUILDING HEIGHT 35 FEET

MAXIMUM STORIES 2 1/2

D. SINGLE-FAMILY DETACHED DWELLINGS ON SUBDIVIDED FLAG LOTS, CONNECTED TO PUBLIC SEWER:

MINIMUM LOT SIZE 40,000 SQUARE FEET

MINIMUM STREET FRONTAGE AND WIDTH 30 FEET OF ACCESS

MINIMUM BUILDING SQUARE 80 FOOT DIMENSION, 10,000 SQUARE FEET

MINIMUM FRONT YARD 50 FEET

MINIMUM SIDE YARD 40 FEET

MINIMUM REAR YARD 50 FEET

MAXIMUM HEIGHT 35 FEET

MAXIMUM STORIES 2 1/2

E. SINGLE-FAMILY DETACHED DWELLINGS ON COMMON INTEREST OWNERSHIP LAND, CONNECTED TO PUBLIC SEWER:

MINIMUM SETBACK FROM PERIMETER OF HOD 50 FEET ZONE WHEN ABUTTING EXISTING RESIDENTIAL

MINIMUM SETBACK FROM PUBLIC RIGHT-OF-WAY 20 FEET

MINIMUM SETBACK FROM PRIVATE ROAD CURB20 FEET

MAXIMUM BUILDING HEIGHT 35 FEET

MAXIMUM STORIES 2 1/2

F. SINGLE-FAMILY DETACHED DWELLINGS ON SUBDIVIDED LOTS OF AT LEAST 53,000 SQUARE FEET, SERVED BY AN ON-SITE SEPTIC SYSTEM:

MINIMUM LOT FRONTAGE 100 FEET

MINIMUM BUILDING SQUARE 80 FOOT DIMENSION, 10,000 SQUARE FEET

MINIMUM FRONT YARD 50 FEET

MINIMUM SIDE YARD 40 FEET

MINIMUM REAR YARD 50 FEET

MAXIMUM BUILDING HEIGHT 35 FEET

MAXIMUM STORIES 2 1/2

MAXIMUM NUMBER OF SUCH UNITS 3 IN AN HOD DEVELOPMENT

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, CHORD BEARING. Rows C1 through C119.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, CHORD BEARING. Rows C120 through C248.

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

THIS MAP IS NOT VALID WITHOUT THE IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

Applicant:

The Trust for Public Lands
101 Whitney Ave., 2nd Floor
New Haven, CT 06510

Resubdivision Plans

Meadowood

Simsbury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

Certificate of 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: _____

Scale: na

Date: 06-02-00

Revs: 06-28-2021

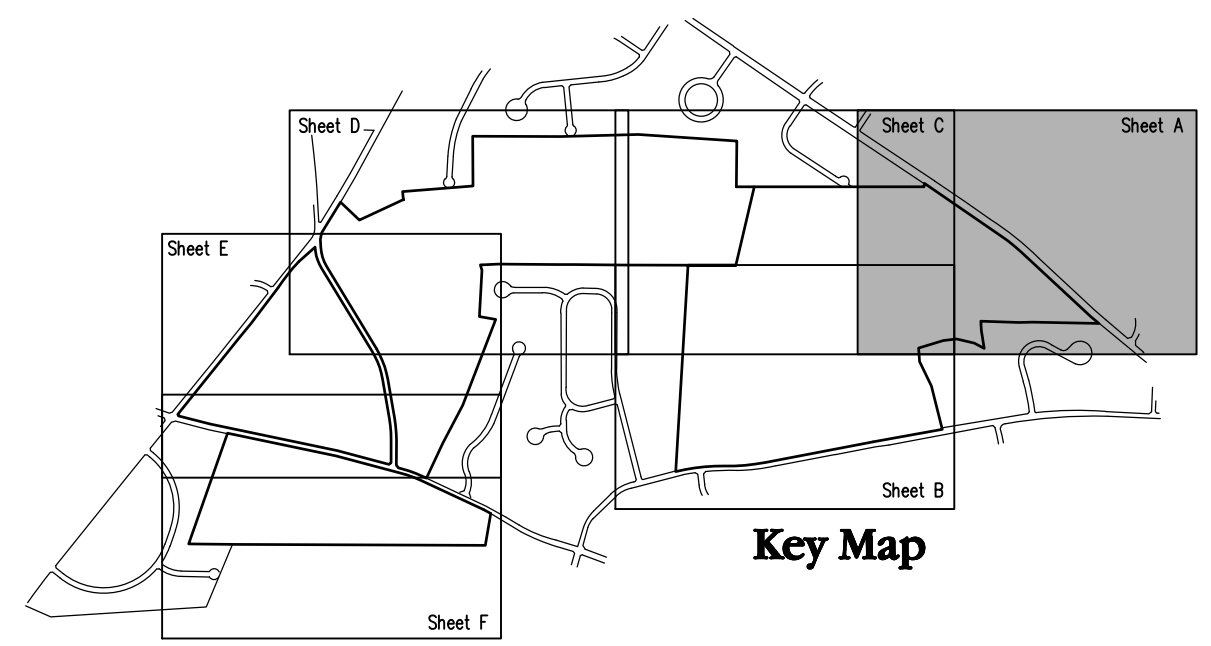
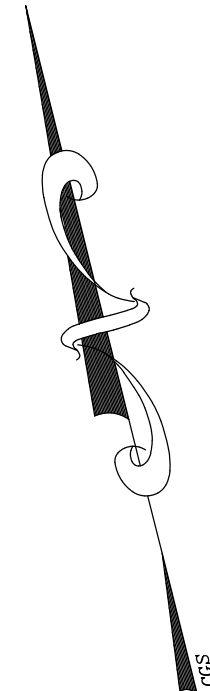
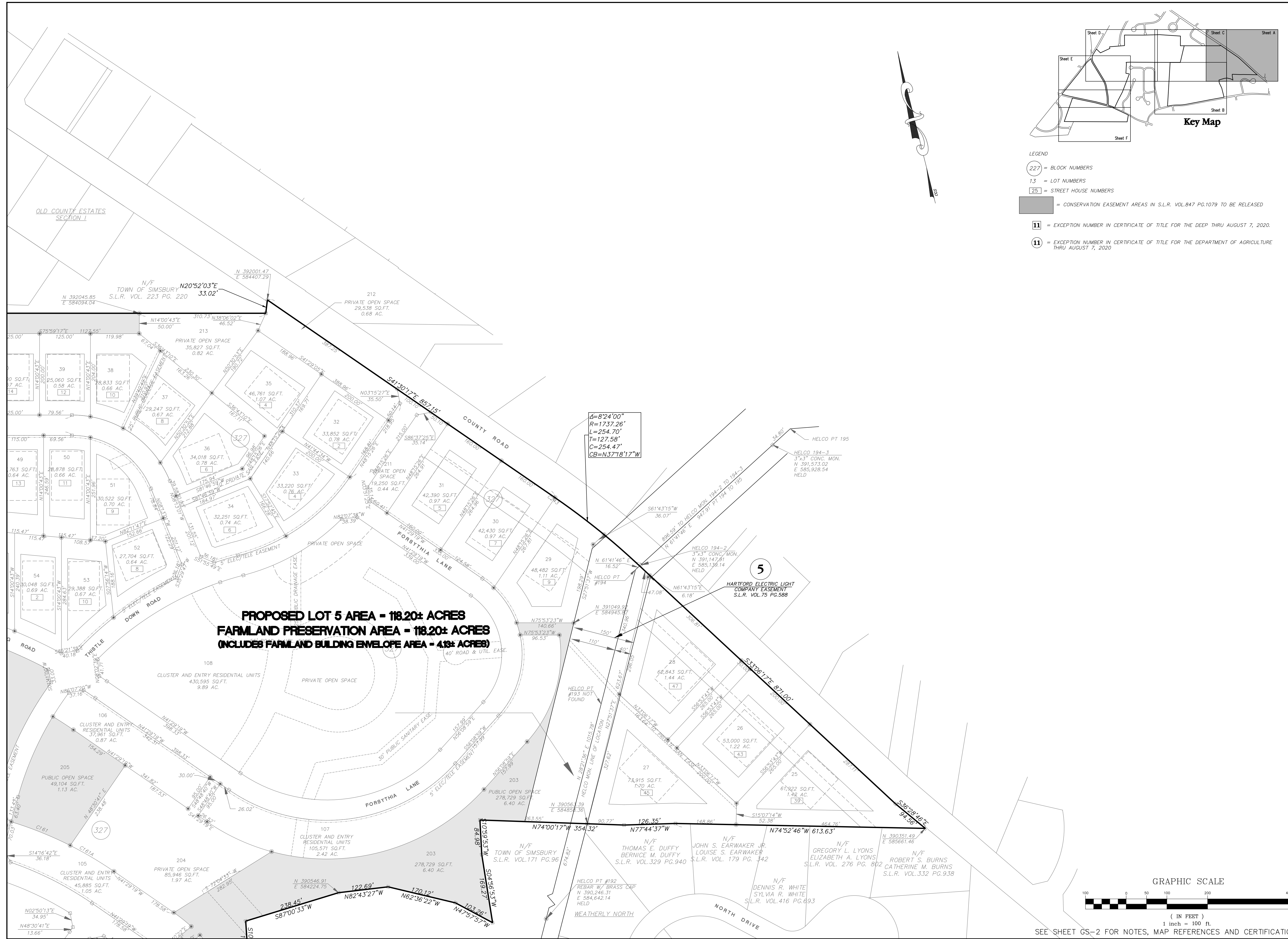
Resubdivision Submission

Date: 06-28-2021

Revs: _____

Sheet Title
General Resubdivision Plan
Notes & Map Ref.

Sheet No. GS-2



- LEGEND**
- 227 = BLOCK NUMBERS
 - 1.3 = LOT NUMBERS
 - 25 = STREET HOUSE NUMBERS
 - = CONSERVATION EASEMENT AREAS IN S.L.R. VOL.847 PG.1079 TO BE RELEASED
 - 11 = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEEP THRU AUGUST 7, 2020.
 - 11 = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEPARTMENT OF AGRICULTURE THRU AUGUST 7, 2020.

Resubdivision Plans

Applicant:
 The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

Meadowood

Stambury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

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 by: _____
 on: _____
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 The _____ Commission of Simsbury,
 Connecticut approved this plan for the
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 Chairman: _____
 Secretary: _____
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 by: _____
 (Town Clerk)
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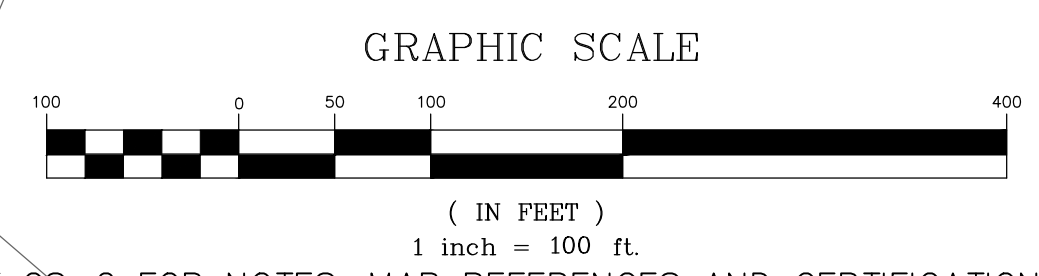
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Date: 06-02-00
Revs: 06-28-2021

Resubdivision Submission
Date: 06-28-2021
Revs: _____

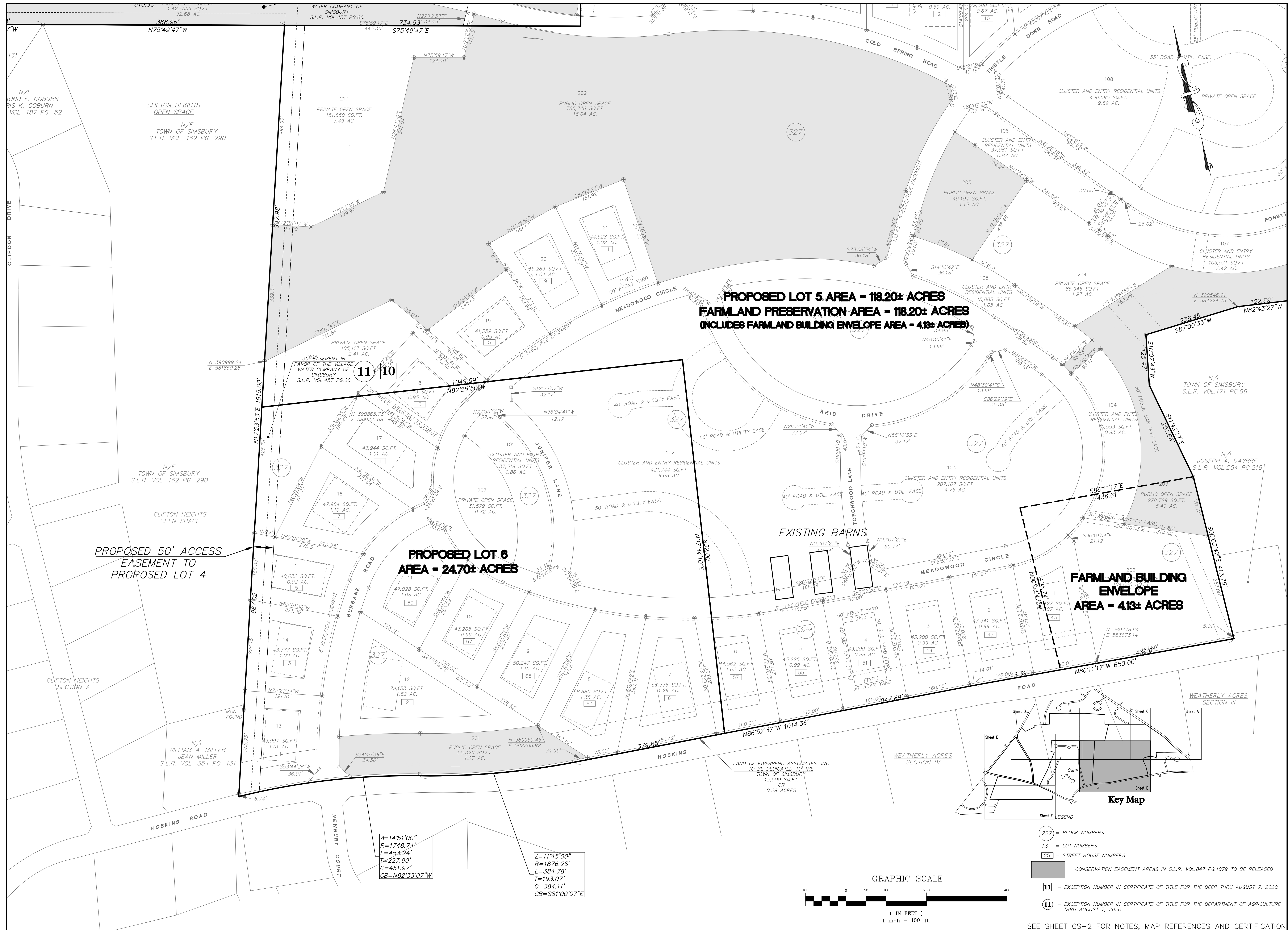
Sheet Title
General Resubdivision Plan
Area a

Sheet No. GS-a



SEE SHEET GS-2 FOR NOTES, MAP REFERENCES AND CERTIFICATION

GS-1 (09/04/1941) 1:250 Scale, 05-4, Jun. 25, 2021 - 8:38:52 AM



PROPOSED LOT 5 AREA = 118.20± ACRES
FARMLAND PRESERVATION AREA = 118.20± ACRES
(INCLUDES FARMLAND BUILDING ENVELOPE AREA = 4.13± ACRES)

PROPOSED LOT 6 AREA = 24.70± ACRES

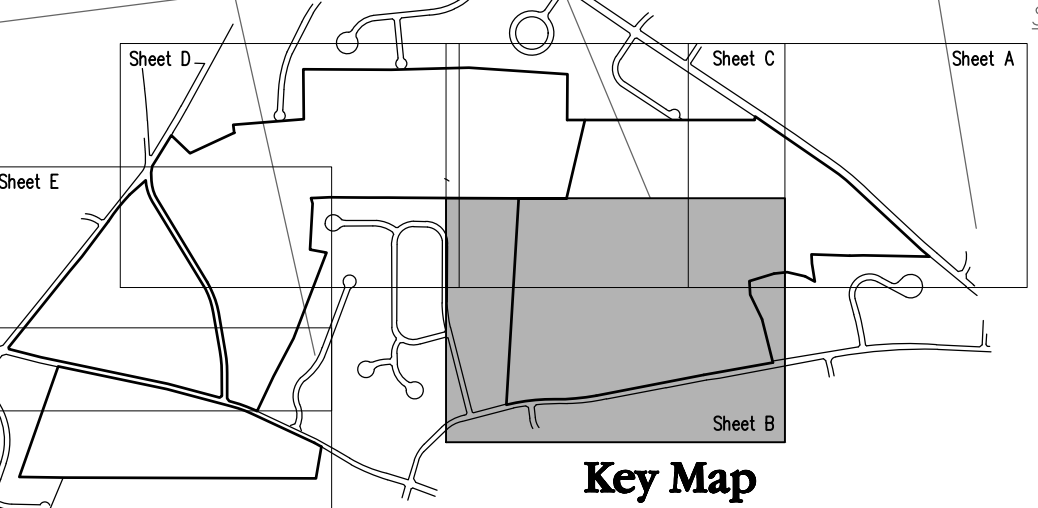
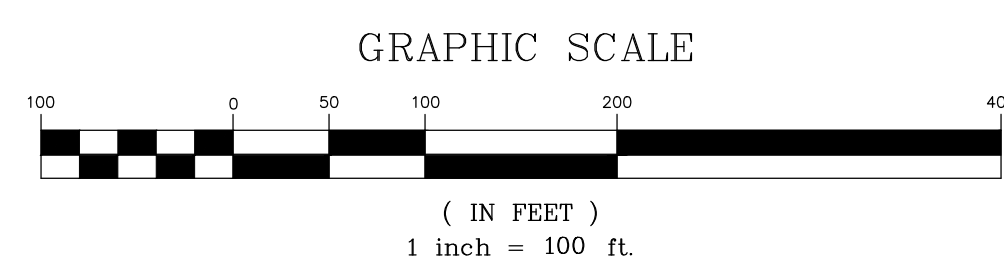
FARMLAND BUILDING ENVELOPE AREA = 4.13± ACRES

PROPOSED 50' ACCESS EASEMENT TO PROPOSED LOT 4

EXISTING BARN

$\Delta=14^{\circ}51'00''$
 $R=1748.74'$
 $L=453.24'$
 $T=227.90'$
 $C=451.97'$
 $CB=N82^{\circ}33'07''W$

$\Delta=11^{\circ}45'00''$
 $R=1876.28'$
 $L=384.78'$
 $T=193.07'$
 $C=384.11'$
 $CB=S81^{\circ}00'07''E$



- Sheet F LEGEND**
- 227 = BLOCK NUMBERS
 - 13 = LOT NUMBERS
 - 25 = STREET HOUSE NUMBERS
 - = CONSERVATION EASEMENT AREAS IN S.L.R. VOL.847 PG.1079 TO BE RELEASED
 - 11 = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEEP THRU AUGUST 7, 2020.
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Resubdivision Plans

Meadowood

Simsbury, Connecticut

Applicant:
The Trust for Public Lands
101 Whitney Ave., 2nd Floor
New Haven, CT 06510

Professional Seal

TODD S. HESKETH LS 17945

Certificate of Approval

Received for the _____ Commission
by: _____
on: _____

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: _____

Scale: **1" = 100'**

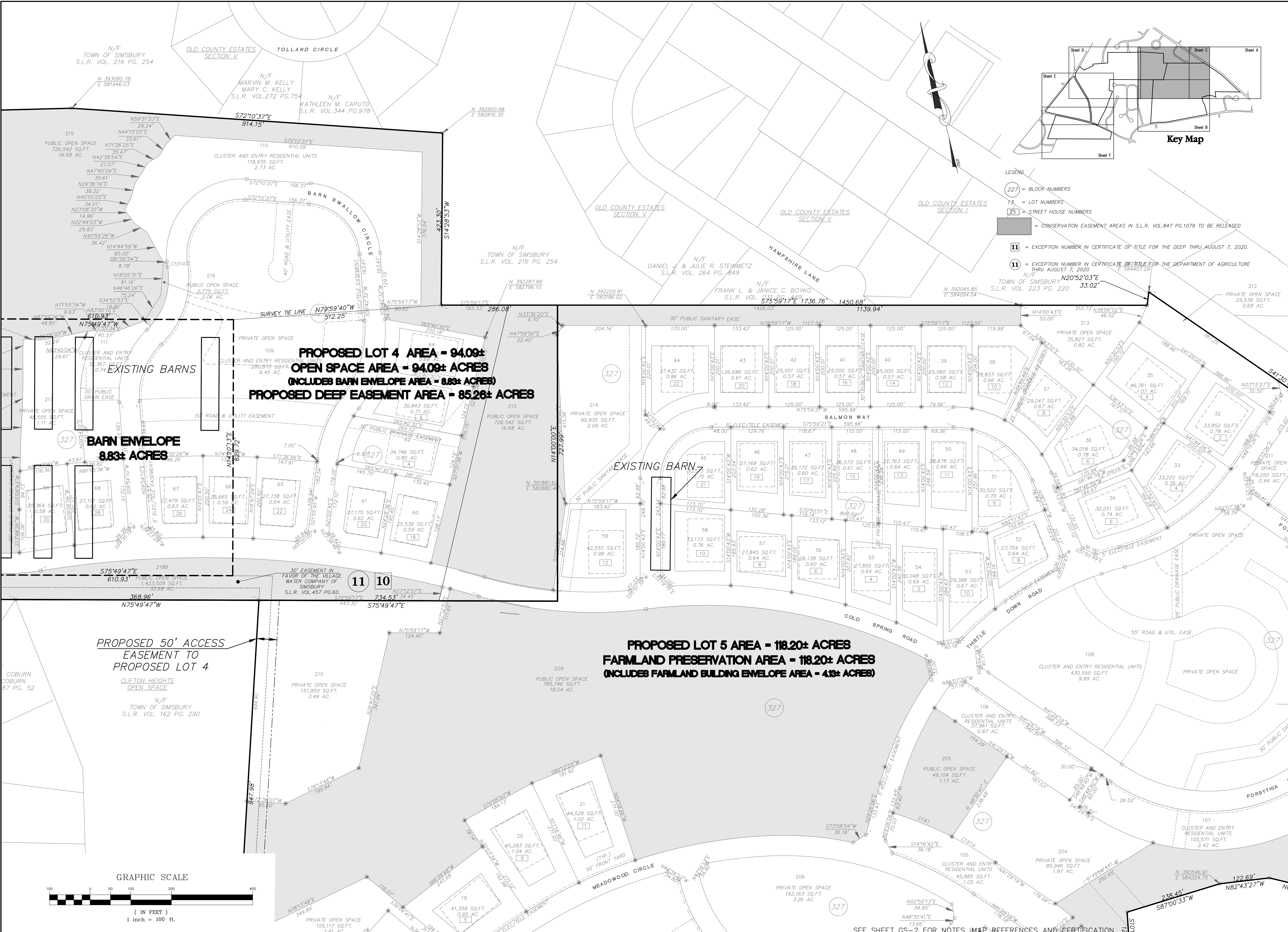
Date: **06-02-00**
Revs: **06-28-2021**

Resubdivision Submission
Date: **06-28-2021**
Revs: _____

Sheet Title
General Resubdivision Plan
Area b

Sheet No. **GS-b**

SEE SHEET GS-2 FOR NOTES, MAP REFERENCES AND CERTIFICATION



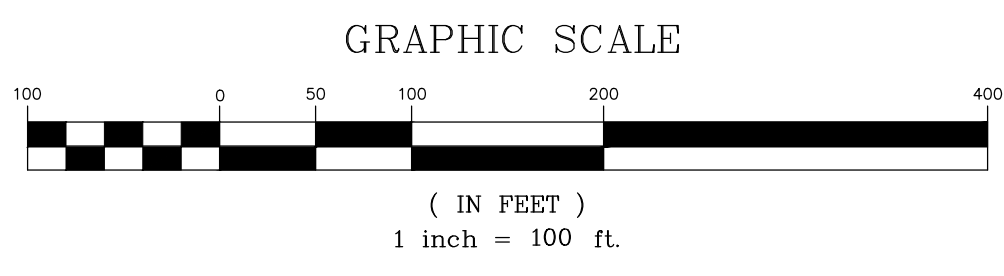
- LEGEND**
- 227 = BLOCK NUMBERS
 - 13 = LOT NUMBERS
 - 25 = STREET HOUSE NUMBERS
 - [Shaded Area] = CONSERVATION EASEMENT AREAS IN S.L.R. VOL.847 PG.1079 TO BE RELEASED
 - 11 = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEEP THRU AUGUST 7, 2020.
 - 10 = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEPARTMENT OF AGRICULTURE THRU AUGUST 7, 2020

PROPOSED LOT 4 AREA - 94.09± ACRES
OPEN SPACE AREA - 94.09± ACRES
(INCLUDES BARN ENVELOPE AREA - 8.83± ACRES)
PROPOSED DEEP EASEMENT AREA - 85.26± ACRES

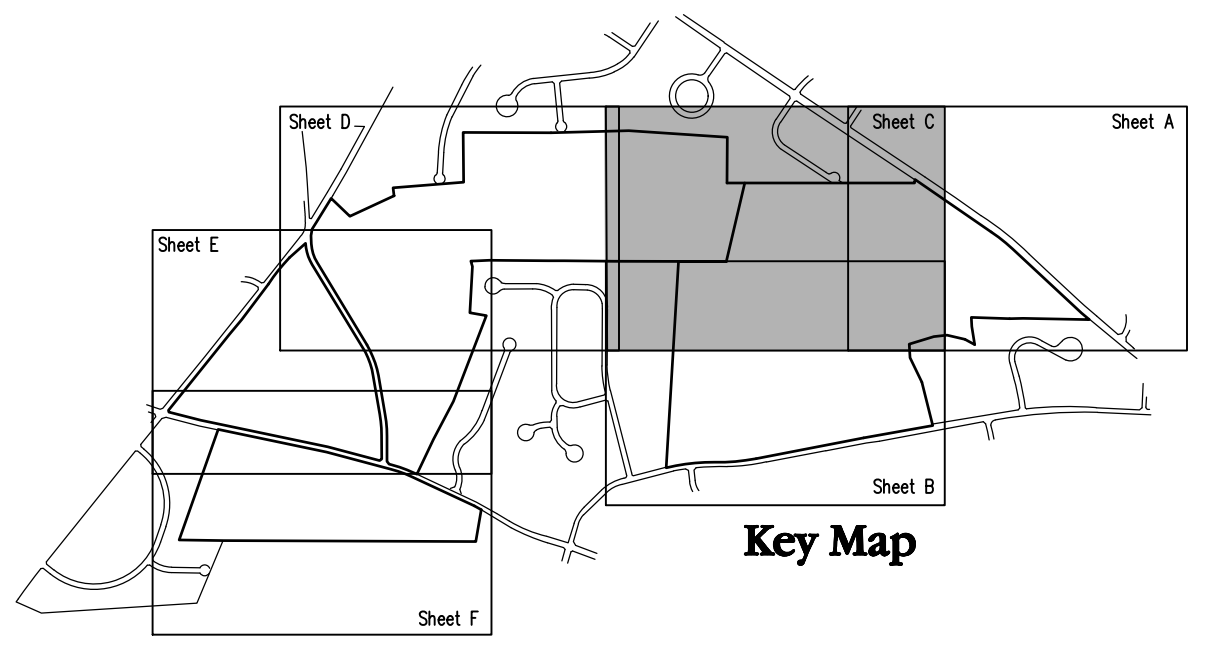
BARN ENVELOPE
8.83± ACRES

PROPOSED LOT 5 AREA - 118.20± ACRES
FARMLAND PRESERVATION AREA - 118.20± ACRES
(INCLUDES FARMLAND BUILDING ENVELOPE AREA - 4.13± ACRES)

PROPOSED 50' ACCESS EASEMENT TO PROPOSED LOT 4
 CLIFTON HEIGHTS OPEN SPACE



SEE SHEET GS-2 FOR NOTES, MAP REFERENCES AND CERTIFICATION



Resubdivision Plans

Meadowood

Professional Seal

TODD S. HESKETH LS 17945

Certificate of Approval
 Received for the _____ Commission by _____ on _____
 We hereby certify that on _____ The _____ Commission of Simsbury, Connecticut approved this plan for the _____ Commission.
 Chairman: _____ Secretary: _____
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 In accordance with the Connecticut General Statutes, all work in connection with this approval must be completed by _____

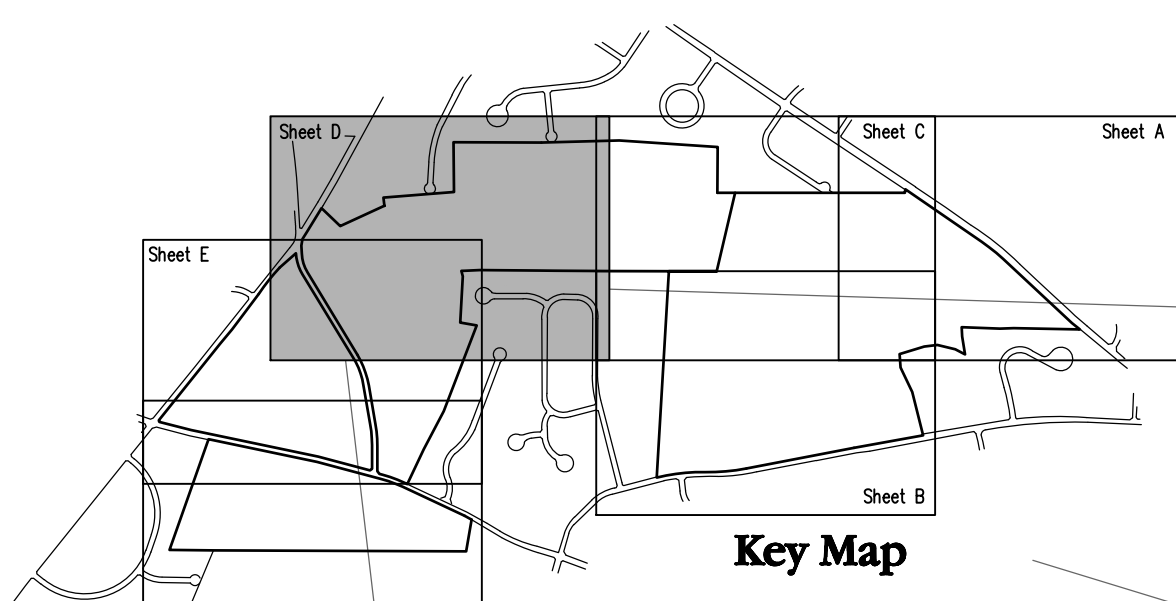
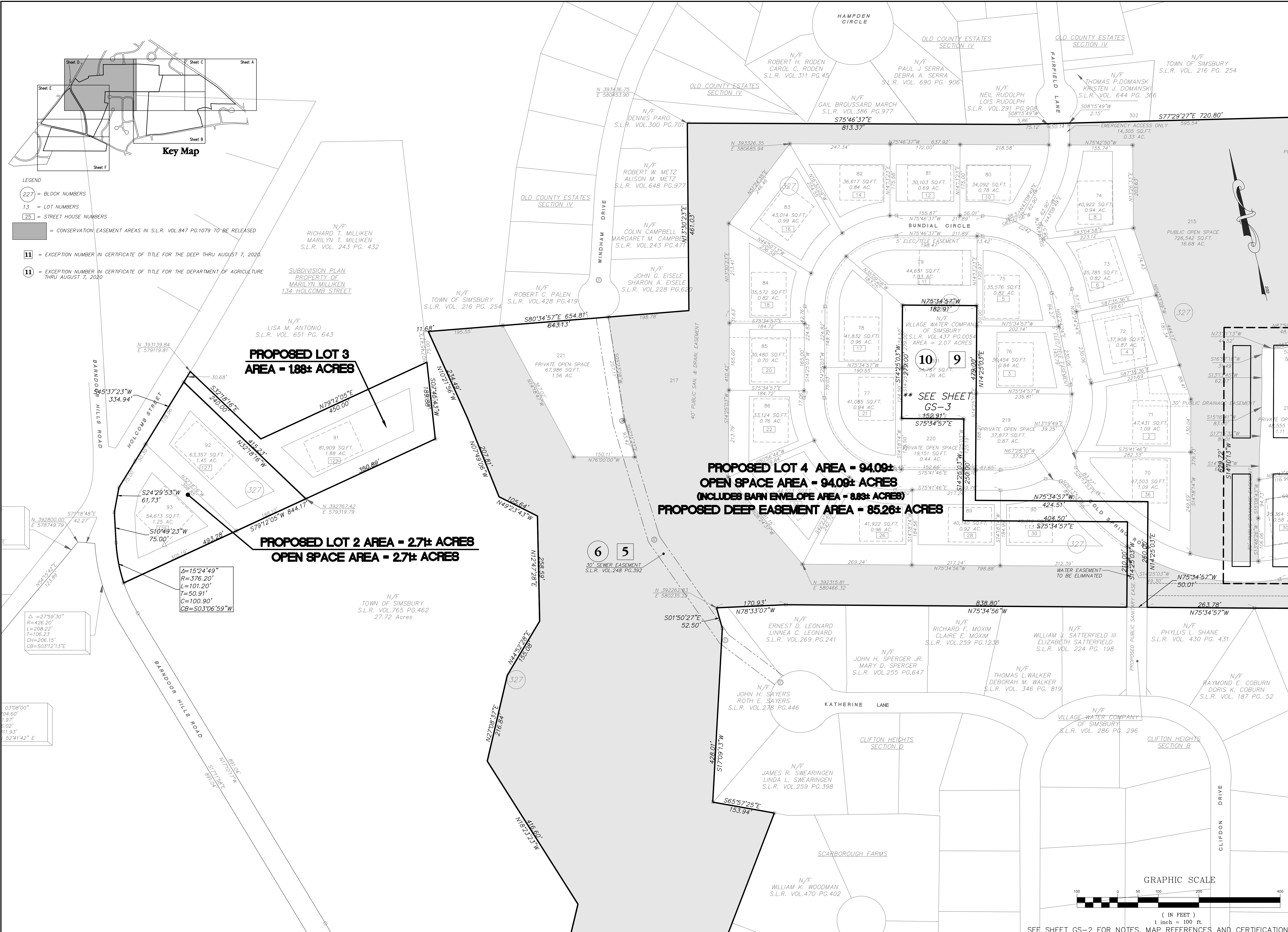
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Date: 06-02-00
Revs: 06-28-2021
Resubdivision Submission Date: 06-28-2021
Revs:

Sheet Title
General Resubdivision Plan
Area c

Sheet No. GS-c

Applicant:
 The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

GS-11994194134 (C:\Users\103-100.dwg, GS-c, Jun. 25, 2021 - 8:40:22 AM)



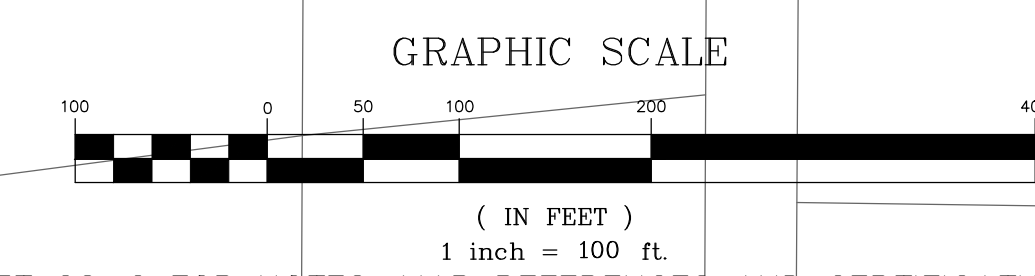
- LEGEND**
- (227) = BLOCK NUMBERS
 - 13 = LOT NUMBERS
 - [25] = STREET HOUSE NUMBERS
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 - [11] = EXCEPTION NUMBER IN CERTIFICATE OF TITLE FOR THE DEPARTMENT OF AGRICULTURE THRU AUGUST 7, 2020

PROPOSED LOT 3
AREA = 188± ACRES

PROPOSED LOT 2 AREA = 2.7± ACRES
OPEN SPACE AREA = 2.7± ACRES

PROPOSED LOT 4 AREA = 94.09± ACRES
OPEN SPACE AREA = 94.09± ACRES
(INCLUDES BARN ENVELOPE AREA = 8.83± ACRES)
PROPOSED DEEP EASEMENT AREA = 85.26± ACRES

**** SEE SHEET GS-3**



Applicant:
The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

Resubdivision Plans

Meadowood

Simsbury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

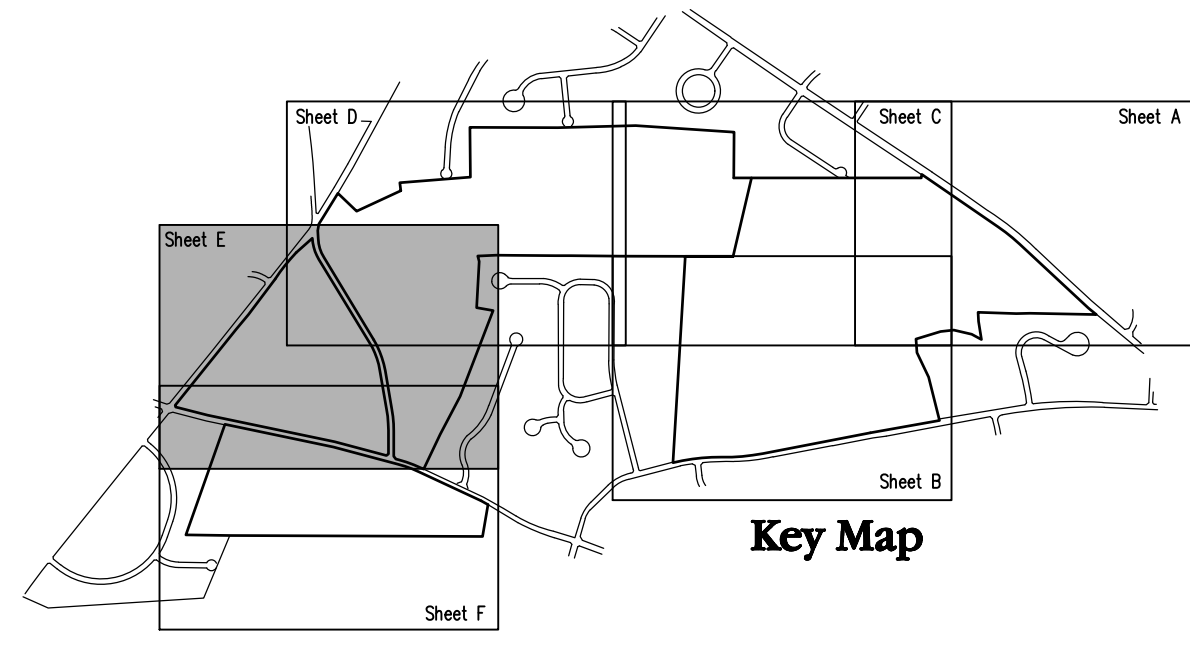
Certificate of Approval
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 Connecticut approved this plan for the
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Date: 06-02-00
Revs: 06-28-2021
Resubdivision Submission
Date: 06-28-2021
Revs: _____

Sheet Title
General
Resubdivision
Plan
Area d

Sheet No. GS-d

SEE SHEET GS-2 FOR NOTES, MAP REFERENCES AND CERTIFICATION

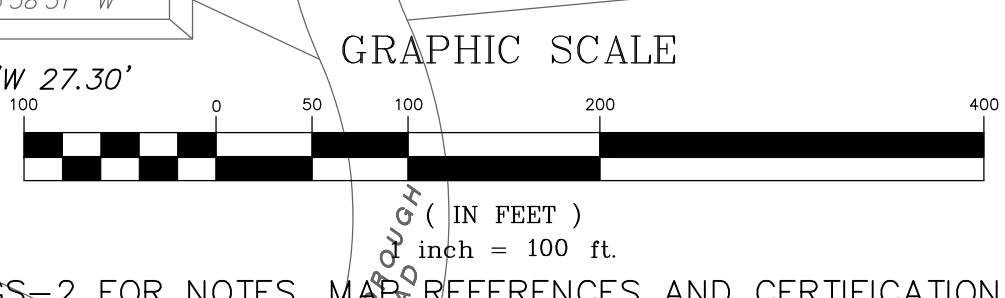
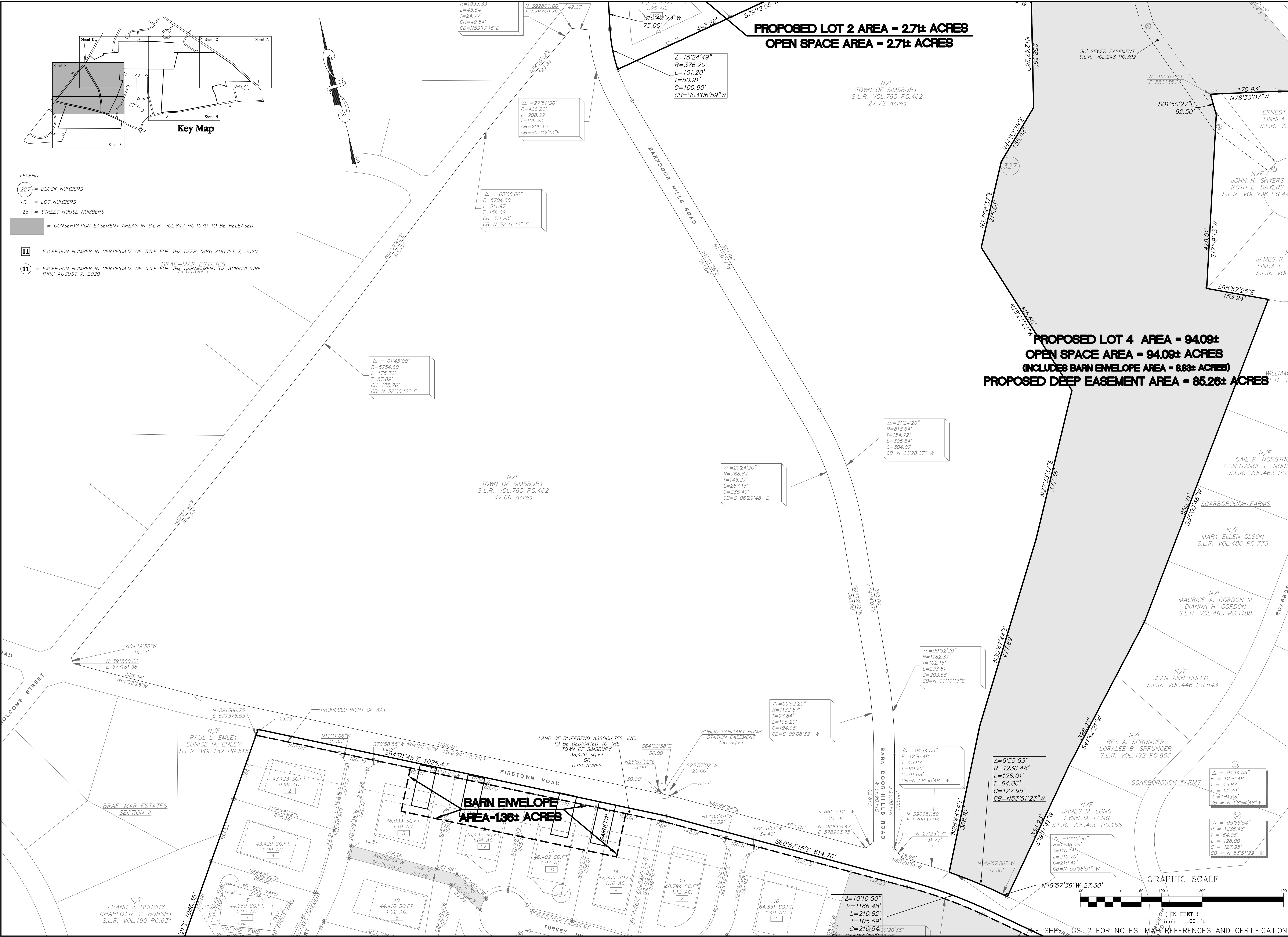


LEGEND

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Applicant:
 The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

Resubdivision Plans

Meadowood

Simsbury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

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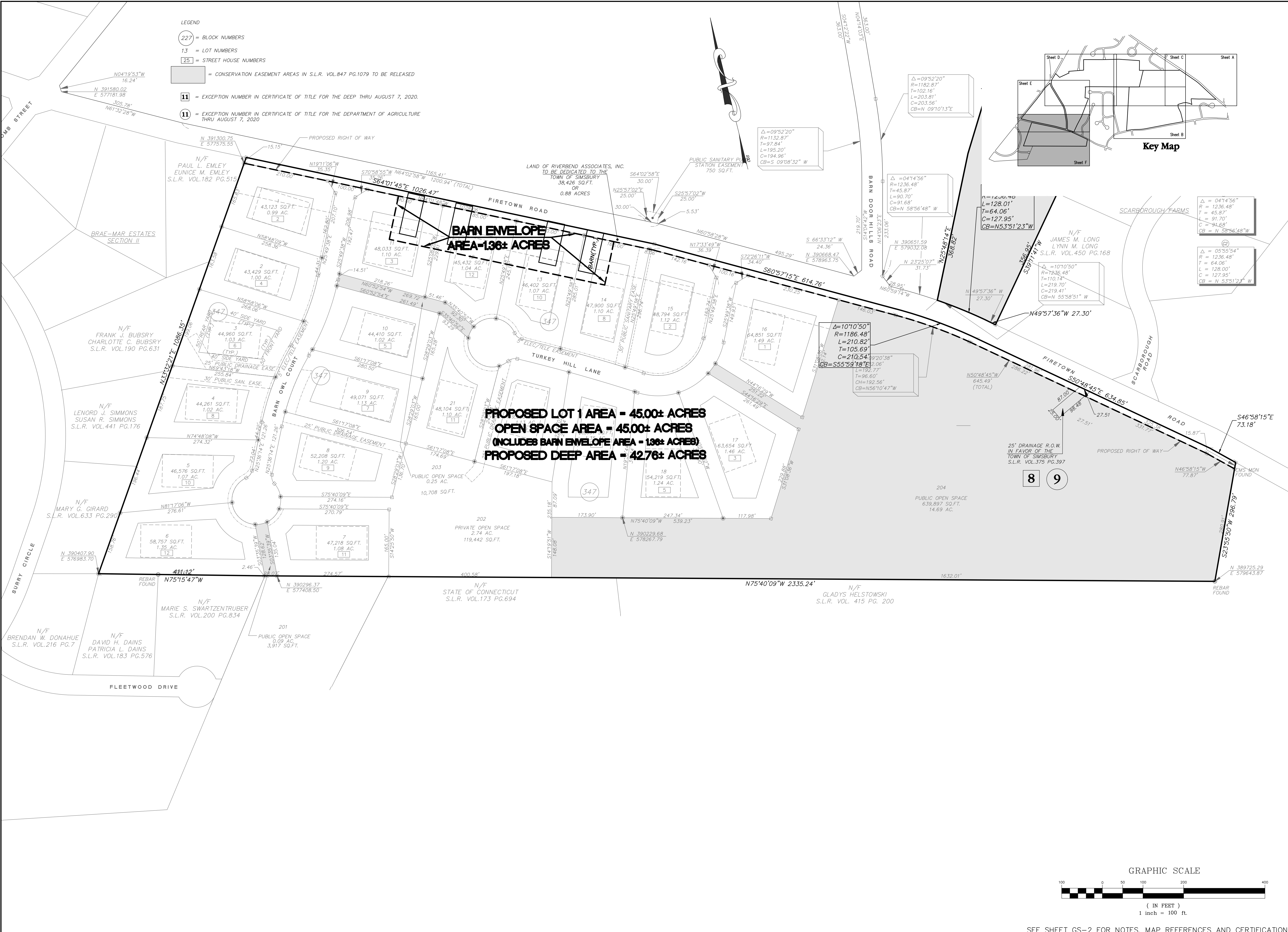
Date: 06-02-00
Revs: 06-28-2021

Resubdivision Submission
Date: 06-28-2021
Revs:

Sheet Title
General Resubdivision Plan
Area e

Sheet No. GS-e

SEE SHEET GS-2 FOR NOTES, MAP REFERENCES AND CERTIFICATION



Applicant:
 The Trust for Public Lands
 101 Whitney Ave., 2nd Floor
 New Haven, CT 06510

Resubdivision Plans

Meadowood

Stambury, Connecticut

Professional Seal

TODD S. HESKETH LS 17945

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Sheet Title
 General Resubdivision Plan
 Area f

Sheet No. GS-f