

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 10-13-20 FEE: \$ 240⁰⁰ CK #: 8127 APP #: 20-14

PROPERTY ADDRESS: 836 HOPMEADOW ST SIMSBURY, CT

NAME OF OWNER: TWENTY TWO GC 2012, LLL

MAILING ADDRESS: 4 MAIN ST EAST HARTFORD, CT 06118

EMAIL ADDRESS: ANDYJR76@GMAIL.COM TELEPHONE # 860-568-2460

NAME OF AGENT: ROBERT BYLYKBASHI

MAILING ADDRESS: PO BOX 566 UNIONVILLE, CT 06085

EMAIL ADDRESS: ROBBOSH@SBCGLOBAL.NET TELEPHONE # 860 655-7728

ZONING DISTRICT: SLZ LOT AREA: 3.5 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):

ZONE CHANGE: The applicant hereby requests that said premises be changed from zone _____ to zone _____.

TEXT AMENDMENT: Please attach proposed changes, including Articles and Sections, and purposes.

SPECIAL EXCEPTION: The applicant hereby requests a public hearing pursuant to Article _____, Section _____.

SITE PLAN APPROVAL: The applicant hereby requests

PRELIMINARY FINAL **SITE PLAN AMENDMENT** pursuant to Article 5, Section J

SIGN PERMIT

OTHER (PLEASE EXPLAIN): _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

[Signature] 10/16/20
Signature of Owner Date

[Signature] 10-20-20
Signature of Agent Date

Telephone (860) 658-3245
Facsimile (860) 658-3206

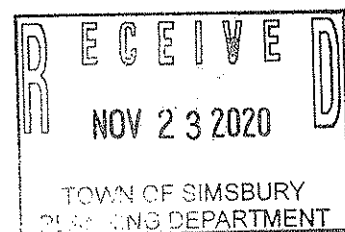
www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070



Iron Horse
836 Hopmeadow Street
Simsbury, CT 06070
860 655-7728 office
860 470-3338 fax

<u>ITEM #</u>	<u>ITEM</u>
1	Walk-In Cooler
2	Phone Counter
3	Ice Machine
4	Pizza Cutting Table
5	Lincoln Conveyor Oven
6	Stainless Steel Prep Table
7	Pizza Bain-Marie
8	Bread Drawer
9	Flat Top Refrigeration Unit
10	Walk-In Beer Cooler
11	Ice Bin
12	Pitco Fryolators (3)
13	Stove with Griddle
14	2-Door Upright Freezer (2)
15	Fryolator Hood
16	Pizza Hood
17	Soda Cooler
18	2-Door Upright Refrigerator
19	Handsink
20	Prep (Vegetable) Sink
21	3-Compartment Sink
22	Dump Sink
23	Grease Trap
24	Hot Water Heater (gas)
25	Dry Storage
26	Dish Storage Racks (2)
27	Cleaning Supply (Chemical) Storage
28	Employee Lockers
29	Toilet
30	Hobart 60 Quart Mixer
31	Glass Sink
32	Beer Cooler
33	Lockable Liquor Storage
34	Customer Service Counter
38	High Temperature Dish Washer
39	Glass Rack w/Drain Board
40	Wine Cooler
41	Service Counter
42	Patio Bar
43	Natural Gas Fireplace



Shrub List					
Sym.	Quan.	Botanical Name	Common Name	Size	Root
	10	ROSE	ROSE	10-12 FT	10-12 FT
	10	HYDRANGEA	HYDRANGEA	10-12 FT	10-12 FT

Ground Cover & Perennials					
Sym.	Quan.	Botanical Name	Common Name	Size	Root
	10	IRIS	IRIS	10-12 FT	10-12 FT
	10	HYDRANGEA	HYDRANGEA	10-12 FT	10-12 FT

PLANT LIST NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES BY COUNT ON THE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
2. SUBSTITUTIONS ARE ALLOWED DUE TO AVAILABILITY AND HEALTH OF PLANTS. ALL SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
3. ALL PLANTS TO BE NURSERY STOCK.
4. ALL SHRUBS AND PERENNIALS TO BE INSTALLED IN PLANT BED WITH 4" PINE BARK MULCH. PROVIDE SHOVEL EDGES ON BED.
5. DO NOT COVER MULCH TREE PLANTING. USE ONLY PINE DARK MULCH.
6. ALL MATERIAL - PLANTS, SOIL, GROWING MEDIUM MUST BE FREE OF INVASIVE SPECIES - ESPECIALLY PURPLE LOOSESTRIFE.

SEEDING OPERATIONS

A. FERTILIZER AND LIMESTONE

CONTRACTOR SHALL CONDUCT APPROPRIATE SOIL TESTS TO DETERMINE AMOUNT OF FERTILIZER AND LIMESTONE REQUIRED TO ENSURE AN ACCEPTABLE LAWN.
 GROUND LIME: 100LB/5000SQ FT.
 COMMERCIAL FERTILIZER: 30LB/5000SQ FT.
 PERCENTAGES OF NITROGEN, PHOSPHORUS AND POTASH TO BE DETERMINED BY SOIL TESTS.

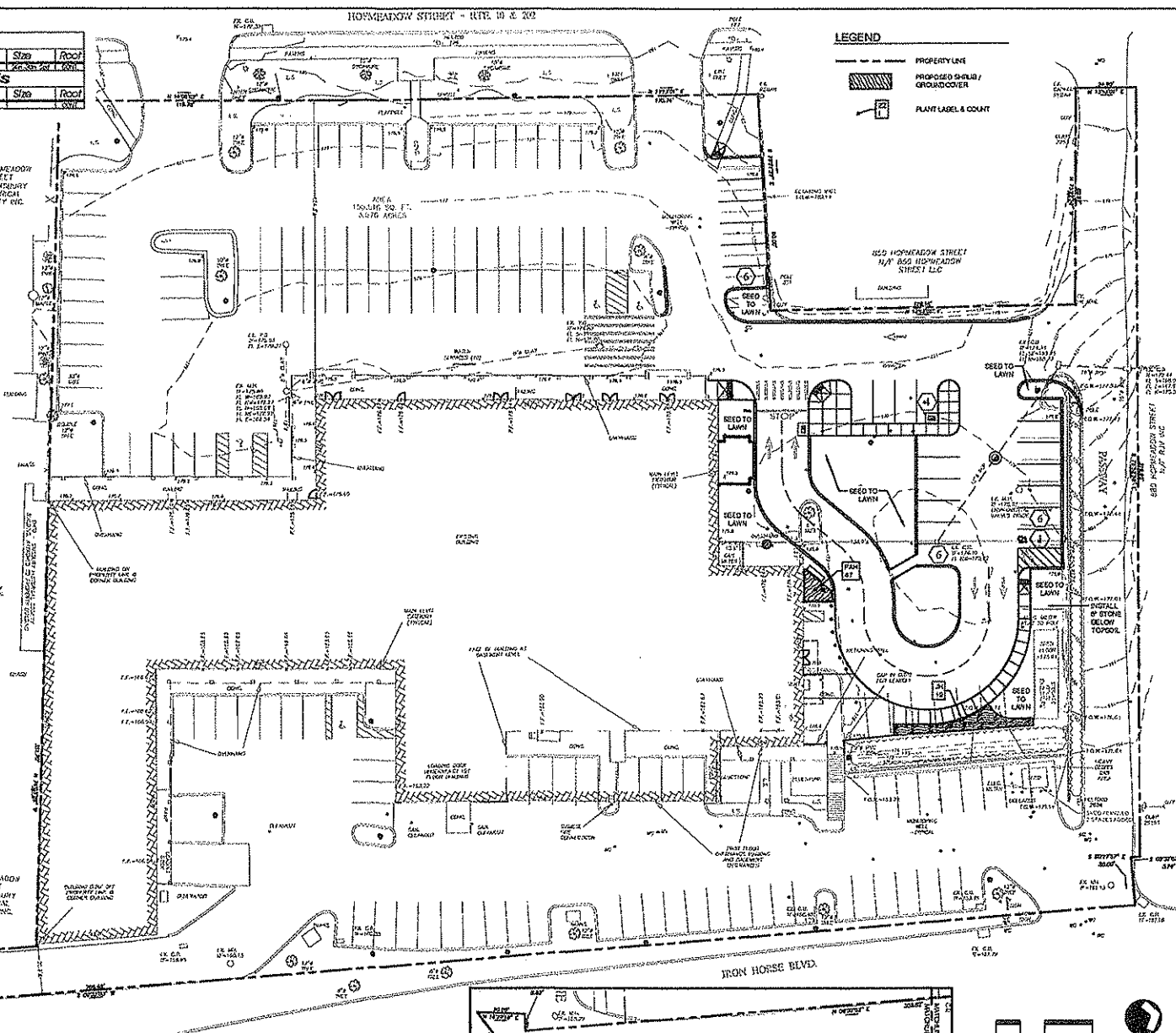
B. LAWNSEED

SEED MIXTURE FOR:
 LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING: 50% AT RATE OF 4 LB/5000 SQ FT.
 CRESTED BIRD FESCUE 30 PARTS
 CHICKEN RICE FESCUE 30 PARTS
 KENTUCKY 31 TALL FESCUE 15 PARTS
 ROUGH BLUEGRASS 15 PARTS
 BARON BLUEGRASS 30 PARTS
 SEED MIXTURE FOR PLANTING MAY TO LATE SUMMER: 50% AT RATE OF 4 LB/5000 SQ FT.
 CRESTED BIRD FESCUE 30 PARTS
 CHICKEN RICE FESCUE 30 PARTS
 KENTUCKY 31 TALL FESCUE 30 PARTS
 DOMESTIC RYEGRASS 30 PARTS

NOTE: QUANTITIES ARE ASSIGNED BASED ON 2.5 PARTY WALL TO ADJACENT TO 15.

LEGEND

- PROPERTY LINE
- PROPOSED SHRUB / GROUND COVER
- PLANT LABEL & COUNT



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 NOV 23 2020
 TOWN OF SIMSBURY
 PLANNING DEPARTMENT

PRIOR TO START OF CONSTRUCTION
 CALL 1-800-922-4455 BEFORE YOU DIG!

LADA, P.C.
 Land Planners
 PHASE ZERO DESIGN

Dana Land Surveying & Consulting, LLC
 12 East Street, 3rd Fl.
 East Hartford, CT 06118

Owner: Twenty Two GC 2010, LLC
 Andree Family Enterprises
 4 Main Street
 East Hartford, CT 06118

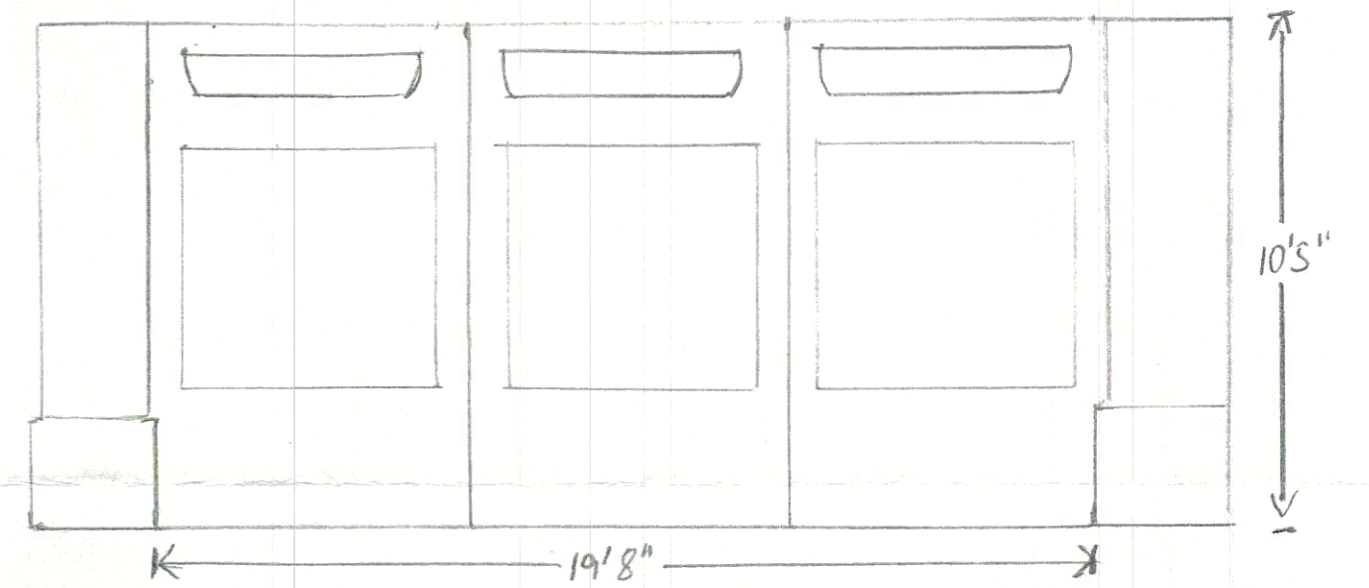
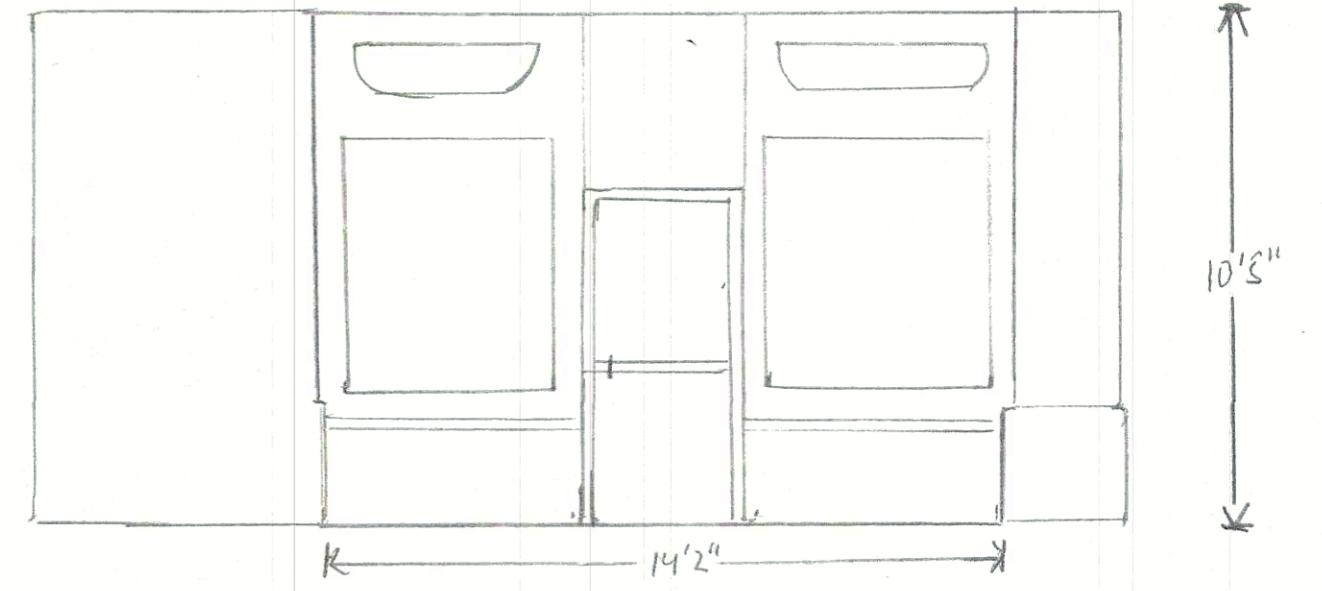
Applicant: Same As Owner

Planting Plan
 Andy's Plaza
 828 Hopmeadow Street
 Simsbury, CT

Scale: 1" = 20'
 Date: 11-20-20
 Title: Andy's Plaza
 Project: 2020-001
 Drawing No: 101
 Drawing Title: Planting Plan
 Drawing Scale: 1" = 20'

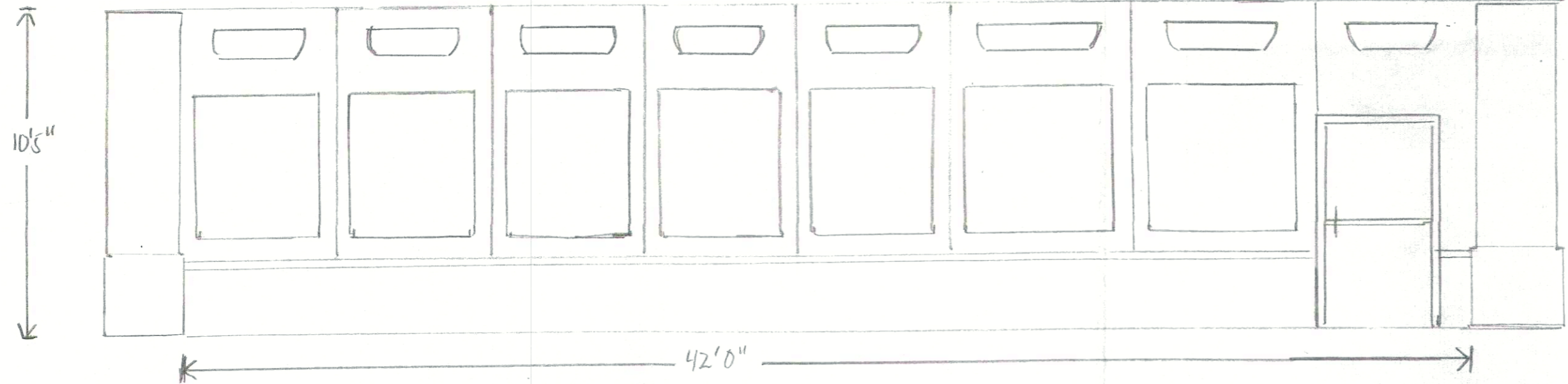
IRON HORSE SPORTS PUB
836 HORNMEADOW ST
SIMSBURY, CT 06070

LEFT SIDE



RIGHT SIDE

FRONT

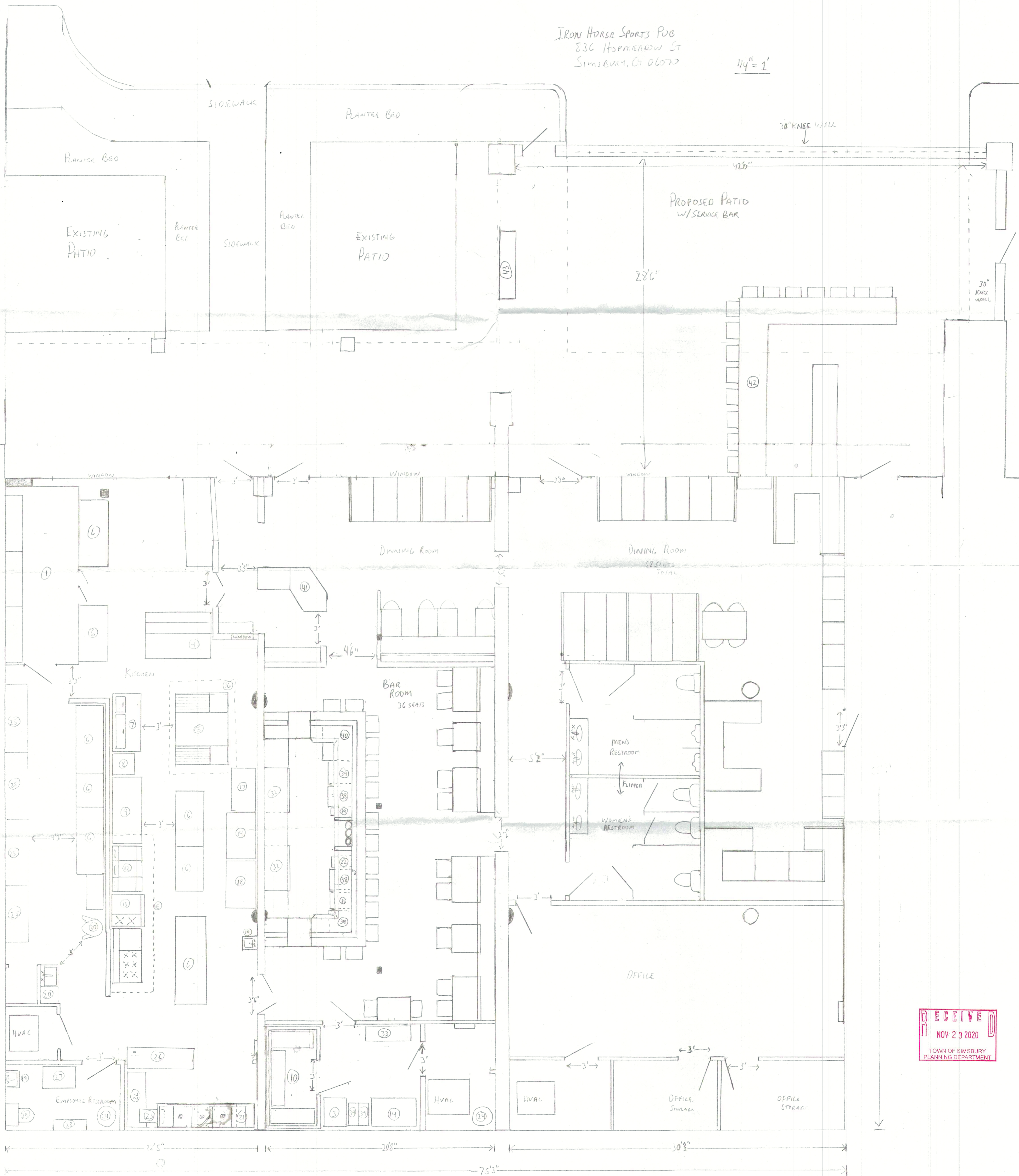


30" BRICK/STONE KNEE WALL W/BLEUE STONE CAP
8' CANVAS PANELS W/PLEXI GLASS AND VENTILATION

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IRON HORSE SPORTS PUB
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1/4" = 1'



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