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

June 14, 2022

Mr. Laura Barkowski, Code Enforcement Officer
Town of Simsbury Planning and Land Use Department
Hopmeadow Street
Simsbury, CT 06070

RE: 1225- 1243 Hopmeadow Street

Dear Ms. Barkowski,
As requested by the owner, attached please find the proposed parking lot reconfiguration plan for the rear parking areas at 1225-1243 Hopmeadow Street. Over the years, there has been several discussions regarding the effort to connect the separated rear parking areas and over time, many of these parking areas end up being connected by people driving over the grass. Please note that due to the lease for Dunkin Donuts, this area of the site is not included as part of any parking changes.

The proposed plan is designed to address the following:
1. Create a consistent layout that can be striped to meet Town parking requirements
2. New configuration meets town requirements for parking space and aisle width including accessible parking
3. Creates connection between parking areas.
4. Creates usable islands that can be planted
5. Does not increase impervious surface on the site by removing a portion of unused existing impervious surface to offset the changes within the parking lot.
6. Uses the existing grades and flow lines to ensure runoff flows to existing catch basins. Catch basin tops will be reset as needed.
7. Provides for better accessibility to 1245 Hopmeadow Street doors.
8. Although we are unable to reduce the existing non-conformities on the site, there is no increase or addition to those existing conditions.

This plan will require a driveway permit from CONNDOT for the reconfiguration of the curbs into the driveway.

Please place this project on the next available agenda for Site Plan Modification review and approval

.
Let me know if you have any questions.
Sincerely,

Terri Hahn, PLA
Principal

c. Steven Antonio

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: _____ FEE: $ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 1225-1245 Hopmeadow Street

NAME OF OWNER: Antonio5, LLC

MAILING ADDRESS: 133 Holcomb St. Simsbury, CT 06070

EMAIL ADDRESS: sta1111@aol.com TELEPHONE # 860 214 2792

NAME OF ~~AGENT~~ Land Planner: LADA, P.C. Land Planners

MAILING ADDRESS: 104 West Street Simsbury, CT 06070

EMAIL ADDRESS: ladapc@snet.net TELEPHONE # 860 651 4971

ZONING DISTRICT: B-2 LOT AREA: 3.53± 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.

6/9/2022 6/13/2022

Signature of Owner *Date* *Signature of Agent* *Date*

1225- 1245 Hopmeadow Street - Parking reconfiguration
Simsbury, CT

SITE DATA TABLE
June 14, 2022

SITE DESCRIPTION

Site Zone:	B-2
Site Size:	3.51+/- acres (includes leased area of 0.59+/- acres not part of this application)
Tax Map #:	105-403-019
Unique ID number:	32082440
Existing Buildings/uses on site:	Site Includes 3 existing buildings with retail, restaurant, office, and storage
Existing Building Size:	1225- 4697+/- sf 1245- 2430+/- sf on ground floor/4494+/- sf total. 1261- 1918+/- sf - not part of application

ZONING REQUIREMENTS – B-2 ZONE

Permitted Uses:	Offices Retail Bank		
Special Exception Uses:	Convenience Store Restaurant Outside Storage		
Minimum Lot Size:	none		
Required Setbacks:			Existing Setbacks
	Front Yard	25'	21' *
	Side Yard	20'	73'+
	Rear	25'	400'+
Parking Setbacks:	Front	25'	0' *
	Side	15'/20' if adj to res zone	3'*
	Rear	10'/25' if adj to res zone	170'

* Existing Non-Conforming- no change proposed/no addition

Maximum Impervious Surface Allowed: 40%/60% with Special Exception
(Existing - 59.3% impervious)

Maximum Building Height: 40' (Existing 1 and 2 story buildings)

Number of Existing Parking Spaces on Site: Most are not striped (Does not include rear lots)
17 Striped at front of 1225 (all parking at front of 1225- Existing Non-Conforming)
11 striped at rear of 1245
45+/- non-striped spaces
73 spaces possible

Note: Parking for 1261- self contained not included above

PROPOSED PROJECT

Proposed Use: No changes to Existing Uses

Proposed Work to be completed: Widen Main Drive to 24'
Link existing parking areas
Redesign parking layout flow better
Provide better handicap access to more portions of Building at 1245
No changes to Lease Area
No changes proposed at front yards of 1225(Corner)

Proposed Impervious Surface: No Change- 59.3% (will require removal of existing pavement in rear paved areas as shown on plans)

Parking Required: Retail/Restaurant- 3.3 per 500 sf gross - 9191sf = 48 spaces
Office- Use retail for calculations - att existing sf included above

Required: 61 spaces

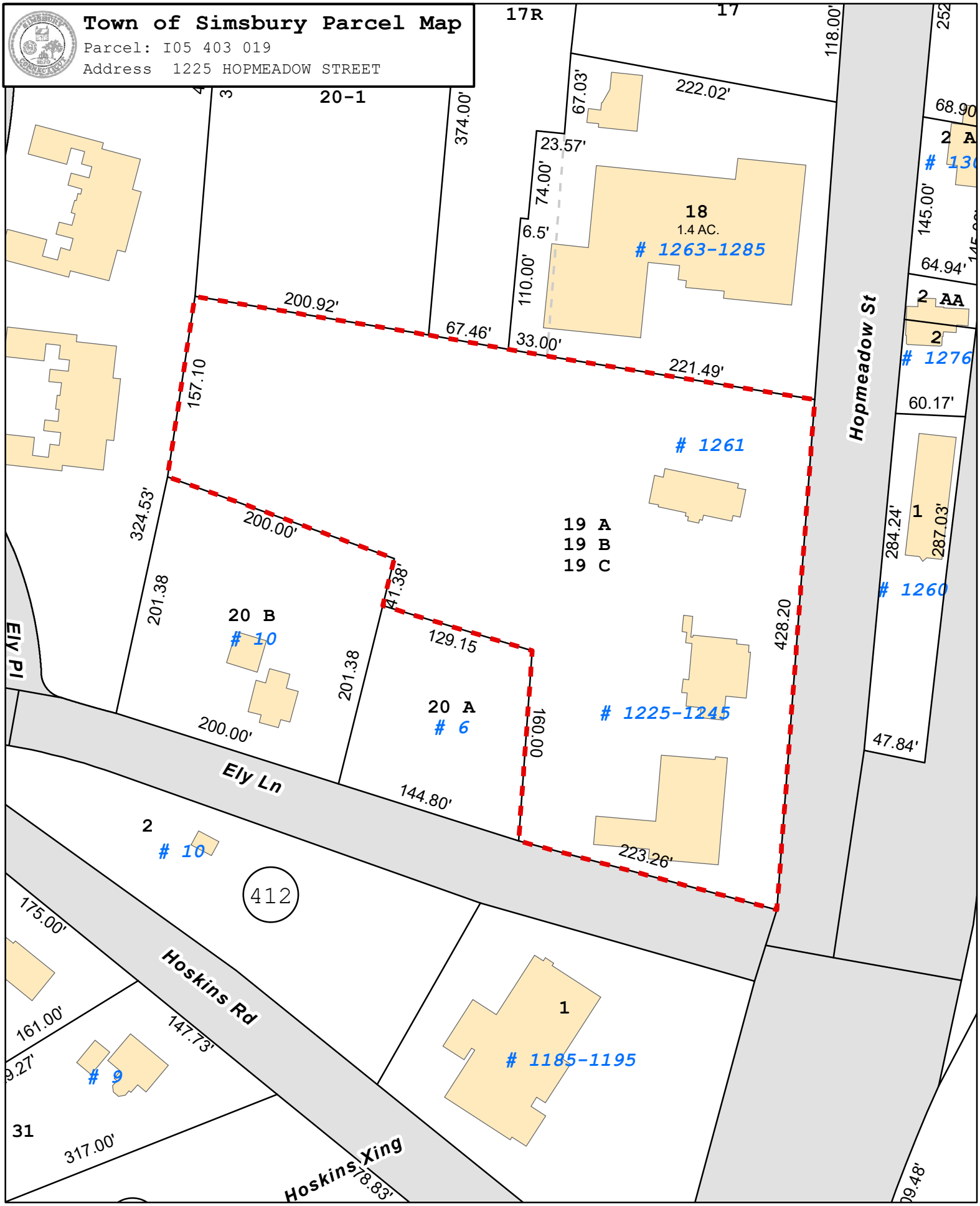
Parking Space: 9' x 18'

Parking Proposed: **Proposed: 63 Spaces plus the existing spaces at 1225**
Total parking on site - 80 spaces

Total Area of Disturbance: 0.65+/- acres

Town of Simsbury Parcel Map

Parcel: I05 403 019
Address 1225 HOPMEADOW STREET



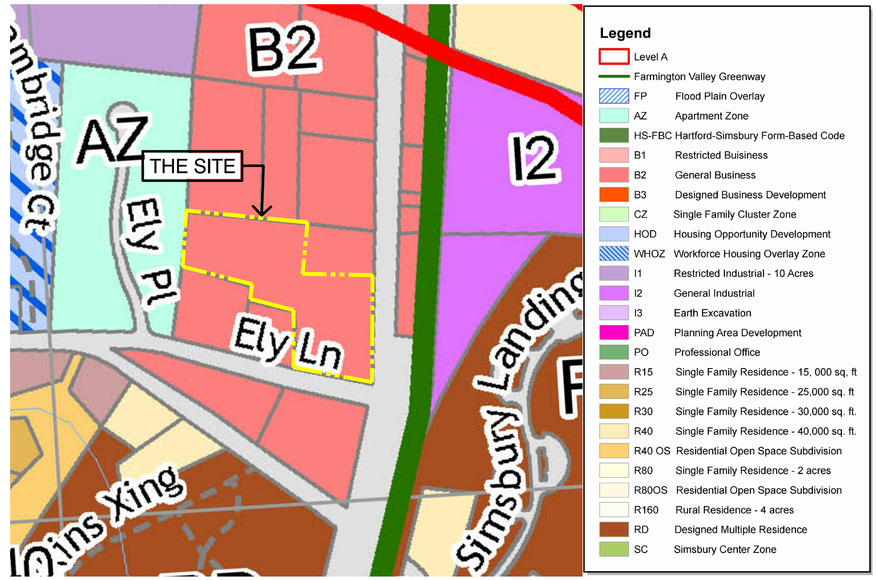
1 inch = 100 feet

0 50 100 150 200 Feet

Disclaimer: This map is for informational purposes only 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.

Map Produced: May 2022

LOCATION PLAN
SCALE: 1" = 200'
AERIAL IMAGERY DATE: SPRING 2019



ZONING MAP
SCALE: 1" = 200'
MAP DATE: APRIL 2019

GENERAL NOTES:

1. ALL WORK IN PUBLIC STREETS TO MEET THE STANDARDS OF THE STATE OF CONNECTICUT D.O.T. AND OR TOWN OF SIMSBURY, WHICHEVER SHALL APPLY
2. CONTRACT LIMIT LINE IS COINCIDENT WITH THE PROPERTY LINE OR AS OTHERWISE SHOWN ON SITE OR EXTENDED AS REQUIRED TO CONNECT TO UTILITIES OR OTHER IMPROVEMENTS SHOWN OFF SITE.
3. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED SHALL BE COVERED WITH TOPSOIL AND SEEDED TO FINISHED LAWN.
4. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE ALONG THE ENTIRE CONTRACT LIMIT LINE (C.L.L.) TO DEFINE THE EXTENT OF WORK AND TO PROTECT AREA OUTSIDE C.L.L. UNLESS OTHERWISE NOTED.
5. AERIAL PHOTO BY STATE OF CONNECTICUT CTECO WEBSITE. IMAGERY FROM SPRING 2019.
6. SURVEY BY ******, DATED ******.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE WORK LIMITS DUE TO CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL BLEND PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES AND IMPROVEMENTS AT LIMITS OF WORK.
9. TOPSOIL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6" AND SEEDED ON ALL DISTURBED AREAS NOT DESIGNATED TO BE SURFACED OTHERWISE.
10. CONTRACTOR TO REMOVE ANY DEBRIS AND EXCESS MATERIAL OFFSITE.
11. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS AND CIVIL ENGINEER FOR RESOLUTION.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATION .
13. ALL WALKS HAVE 2% CROSS PITCH UNLESS OTHERWISE SHOWN.
14. ALL UTILITIES TO BE UNDERGROUND.
15. SIGNS (BUILDING & SITE) SHALL CONFORM TO THE ZONING REGULATIONS
16. CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING WITH TOWN ENGINEER PRIOR TO START OF CONSTRUCTION TO DISCUSS EROSION CONTROL & CONSTRUCTION SEQUENCE.
17. CONTRACTOR IS RESPONSIBLE FOR CLEARING SILT FROM TEMPORARY SEDIMENT TRAPS, EXISTING & PROPOSED CATCH BASINS & YARD DRAINS, FINAL SLOPE STABILIZATION, REPLACE TOPSOIL, SEED & MULCH OF DETENTION BASINS PRIOR TO ANY REQUEST FOR A C.O.
18. THESE PLANS INCLUDE SITE IMPROVEMENTS AND UTILITIES ALREADY CONSTRUCTED. CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND SHOULD NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT ARCHITECT IF ANY DISCREPANCY IS IDENTIFIED.
19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SILTY WATER LEAVES THE CONSTRUCTION AREA, EXCEPT TO TEMPORARY SEDIMENT TRAPS. CONTRACTOR MUST COMPLETELY CLEAN OUT (REMOVE ALL SEDIMENT AND FLUSH OUT) FROM CATCH BASINS, PIPES, INLET AND OUTLET STRUCTURES, ETC. FROM CONSTRUCTION SITE TO DISCHARGE POINT BEFORE LEAVING SITE.
20. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING EXISTING PAVEMENT AT THE END OF EACH DAY OR MORE OFTEN AS NEEDED AND BASED ON WEATHER DURING CONSTRUCTION.

GENERAL NOTES

21. THIS SITE IS MONITORED FOR SILT AT ALL TIMES. RELEASE OF SILTY WATER FROM CONSTRUCTION AREAS WILL HAVE SIGNIFICANT IMPACTS INCLUDING THE POSSIBILITY OF FINES, CONTINGENCY MEASURES, AND VIOLATION OF PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSEQUENCES DUE TO DISCHARGE OF SILTY WATER OR OTHER SUBSTANCES.
22. THE ENTIRE AREA SURROUNDING THE CONSTRUCTION SITE IS DEVELOPED, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF BOTH EXPECTED AND UNEXPECTED, POTENTIALLY DAMAGING, OR OTHER UNUSUAL WEATHER CONDITIONS. CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. ANTICIPATION OF STORMS WILL REDUCE CLEANUP EFFORTS. ADDITIONAL HAYBALES, SILT FENCE, COCOLOGS, AND EROSION BLANKET SHALL BE MAINTAINED ON-SITE TO RESPOND TO UPCOMING WEATHER AT THE CONTRACTOR'S EXPENSE.
23. FINAL SLOPES MUST RECEIVE PERMANENT COVER WITHIN 48 HOURS. IF COVER TAKES LONGER THAN 1 DAY TO INSTALL, EXPOSED SOIL SHALL BE COVERED WITH TACIFIER VIA HYDROSEEDER. REAPPLY IF ANY AREAS ARE THEN DISTURBED.
24. WHERE PERMANENT COVER IS GRASS, HYDROSEED AND USE SEED MIX AS SPECIFIED. WHERE GRASS GROWTH IS NOT EFFECTIVE WITHIN 30 DAYS OF ORIGINAL APPLICATION, CONTRACTOR SHALL PROVIDE A SECOND APPLICATION IN ALL AREAS OF LIMITED GROWTH (AS DETERMINED BY LANDSCAPE ARCHITECT) WITHIN 10 DAYS OF DETERMINING IF NEED IS REQUIRED.
25. PROJECT IS SUBJECT TO APPROVALS FROM THE TOWN, AND IS SUBJECT TO INSPECTIONS THROUGHOUT CONSTRUCTION. PROJECT LANDSCAPE ARCHITECT AND TOWN TO REVIEW EROSION CONTROL THROUGHOUT CONSTRUCTION.
26. CONTRACTOR IS RESPONSIBLE TO CALL BEFORE YOU DIG (1800-922-4455) CONTRACTOR RESPONSIBLE TO IDENTIFY AND PROTECT EXISTING UNDERGROUND UTILITIES. NOT ALL EXISTING UTILITIES ARE SHOWN ON SURVEY OR PLANS. CONTRACTOR TO IDENTIFY ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
27. INTERMEDIATE RIPRAP (WITH FABRIC) ALL SWALES OVER 5%.
28. CONTRACTOR IS RESPONSIBLE FOR TOUCH UP (TOPSOIL, RAKING, SEED & MULCH) ANY AREAS WHERE EROSION OCCURS UNTIL THE LANDSCAPE ARCHITECT RECOMMENDS FINAL OWNER ACCEPTANCE.
29. WHERE SLOPES ARE LABELED: 3:1 SLOPE = HORIZONTAL : VERTICAL
30. CONCRETE WASHOUT TO BE DONE ONLY AT LOCATION PROVIDED BY OWNER.
31. ALL ISLANDS IN PARKING AREAS, ENTRANCE ROADS, ETC. TO BE SEEDED TO LAWN.
32. SUBSTITUTIONS MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. CONTRACTOR SHALL BACKFILL WITH APPROVED SAND OR GRAVEL OVER TOP OF PIPE TO BOTTOM OF REQUIRED BASE OF PAVEMENT WHEN STORM LINES CROSS DRIVES AND PARKING.
2. STONE RIP RAP SHALL CONSIST OF SOUND, TOUGH, DURABLE ROCK, FREE FROM DECOMPOSED STONE OR OTHER DEFECTS IMPAIRING ITS DURABILITY. SIZE OF MATERIAL SHALL CONFORM TO GRADATION FOR INTERMEDIATE RIP RAP AS SPECIFIED BY CONNECTICUT STATE D.O.T.
3. FLARED END SECTIONS SHALL BE INSTALLED AT ALL OPEN ENDS OF STORM LINES UNLESS OTHERWISE SHOWN.
4. ALL GRATES, COVERS, AND DRAINAGE STRUCTURES SHALL MEET THE STATE CONNECTICUT D.O.T. REQUIREMENTS FOR MATERIAL AND CONSTRUCTION METHODS.
5. DEWATERING OF EXCAVATIONS IS THE CONTRACTORS RESPONSIBILITY. DEWATERING DISCHARGES MUST BE FILTERED AND CLEANED PRIOR TO DISCHARGE INTO THE EXISTING STORM WATER SYSTEM. DEWATERING OVER THE BANK IS NOT PERMITTED.

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

Drawing List

Sheet Number	Sheet Title
L-1	Cover
L-2	Existing Conditions
L-3	Demolition Plan
L-4	Grading & Erosion Control Plan
L-5	Layout Plan
L-6	Materials Plan
L-7.1	Planting Plan
L-7.2	Planting Details
L-8.1	Details
L-8.2	Details
L-8.3	CTDOT Details

1225- 1245 Hopmeadow Street - Parking reconfiguration
Simsbury, CT

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June 14, 2022

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ZONING REQUIREMENTS – B-2 ZONE

Permitted Uses: Offices, Retail, Bank

Special Exception Uses: Convenience Store, Restaurant, Outside Storage

Minimum Lot Size: none

Required Setbacks:

		Existing Setbacks
Front Yard	25'	21' *
Side Yard	20'	73'+
Rear	25'	400'+
Parking Setbacks: Front	25'	0' *
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LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

Owner: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Applicant: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Date	Description	No.
	Revisions	

Cover

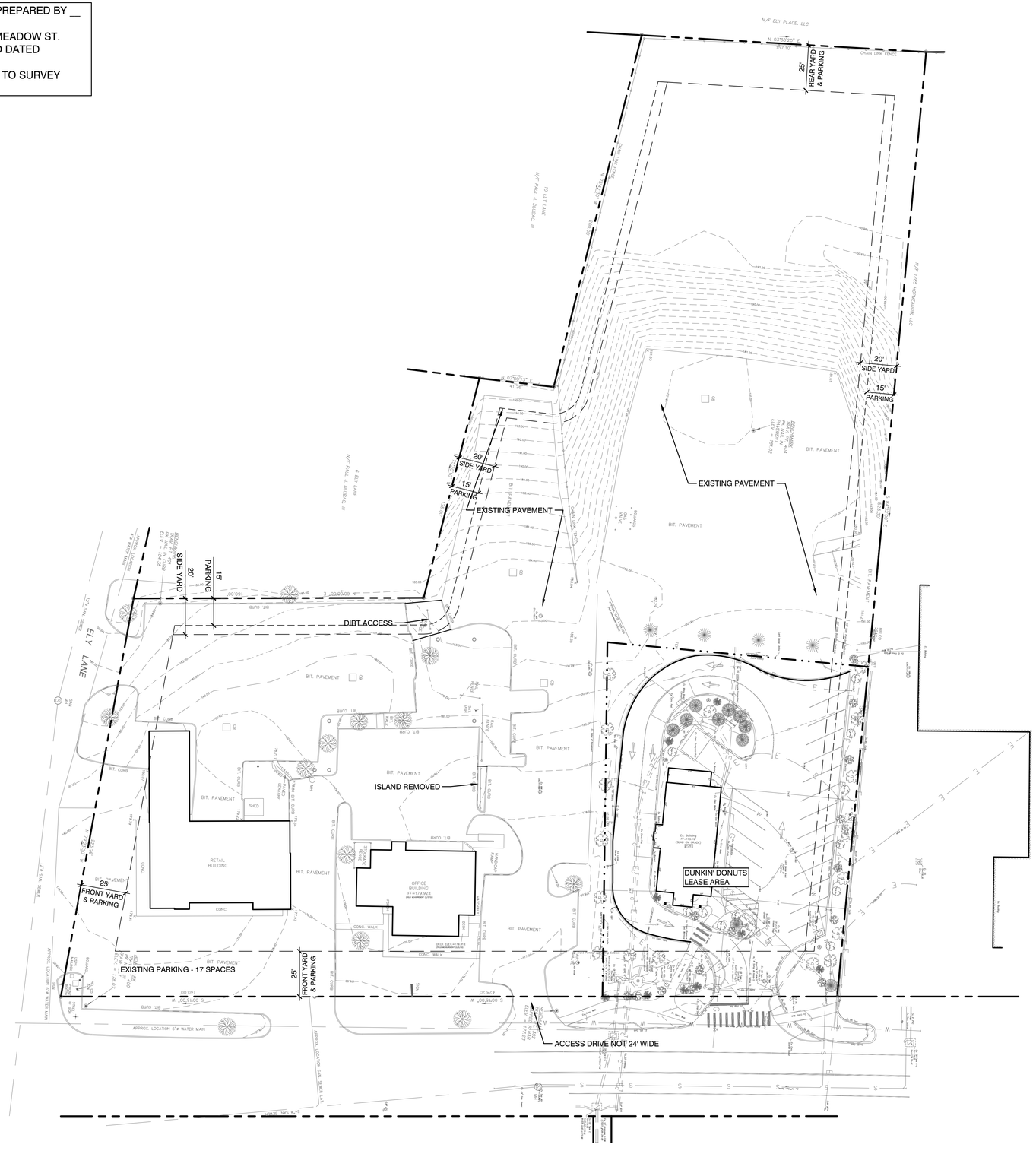
1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: AS SHOWN
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No.
L-1

O:\CTPP\2085 North Simsbury - Bldg Rehab\DWG - Working 1.25.2022\2085 Cover.dwg\L-1 Cover\Mea\June 15, 2022

- PROPERTY SURVEY OF 1225 AND 1243 HOPMEADOW ST. PREPARED BY __ AND DATED SEPTEMBER 4, 2014.
- AS BUILT IMPROVEMENT LOCATION PLAN FOR 1263 HOPMEADOW ST. PREPARED BY KRATZERT, JONES & ASSOCIATES INC. AND DATED OCTOBER 5, 2018.
- CONTOURS AT LEASE LINE EXTRAPOLATED TO CONNECT TO SURVEY CONTOUNRS.



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

30' 15' 0' 30' 90'

SCALE: 1" = 30'

O:\CTPP\2085 North Simsbury - Bldg Retrofit\DWG - Working 1.25.2022\2085 Existing Conditions.dwg\L-2 Existing Conditions\Mike\June 15, 2022

LADA, P.C.
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104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

Owner: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

Applicant: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

Date	Description	No.

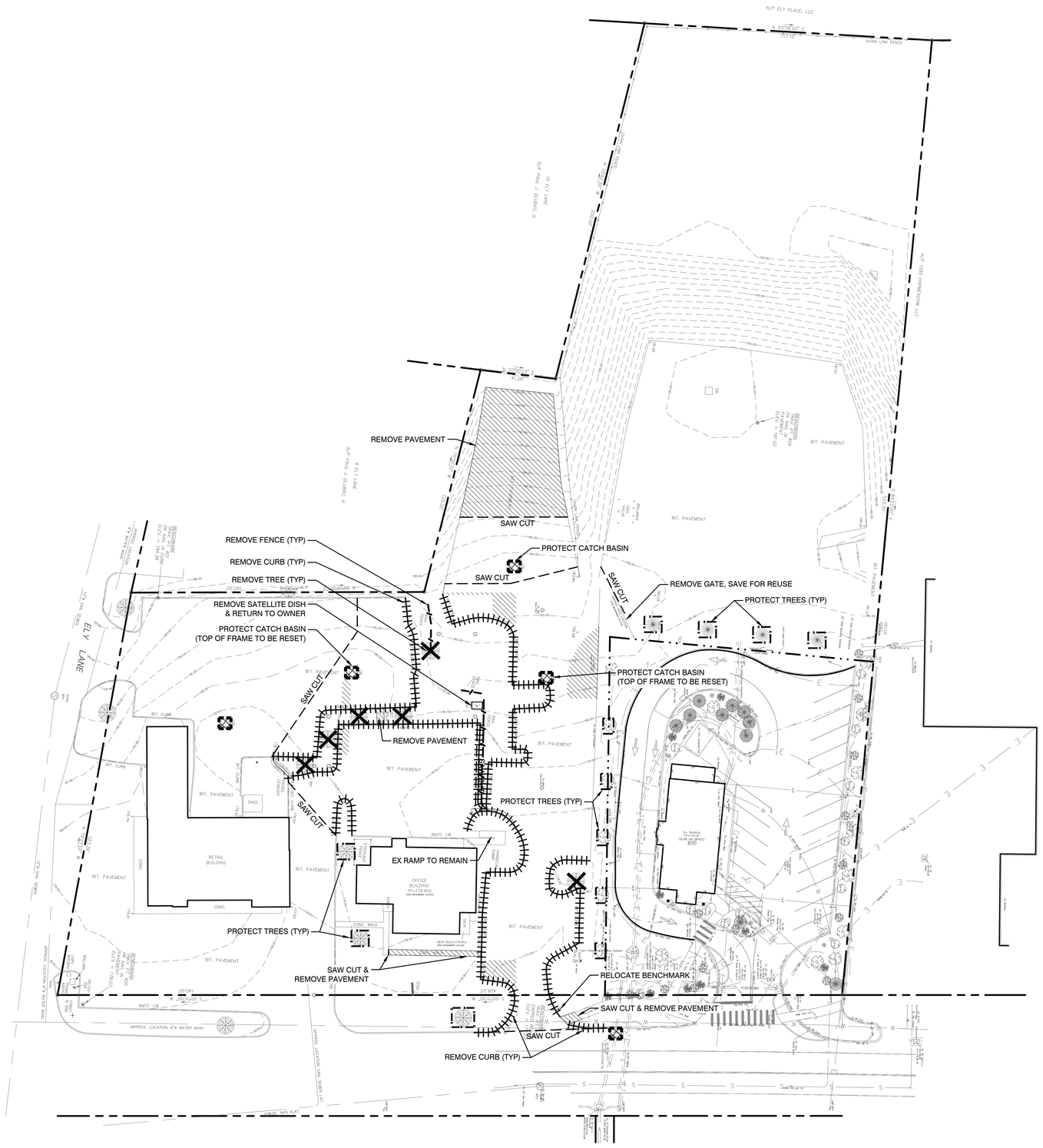
Revisions

Existing Conditions

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: 1" = 30'
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No. L-2



LEGEND

	PROPERTY LINE
C.L.L.	CONTRACT LIMIT LINE
SAW CUT	SAW CUT LINE
	REMOVE CURB
	REMOVE FENCE
	REMOVE TREE / VEGETATION
	REMOVE PAVEMENT
	TREE PROTECTION
	TEMPORARY CONSTRUCTION FENCE
	CATCH BASIN PROTECTION

30' 15' 0' 30' 90'

SCALE: 1" = 30'

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

O:\CTPP\2085 North Simsbury - Bldg Rehab\DWG - Working 1.25.2022\2085 Demolition.dwg\L-3 Demolition Plan\Mike\June 15, 2022

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

Owner: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

Applicant: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

Date	Description	No.

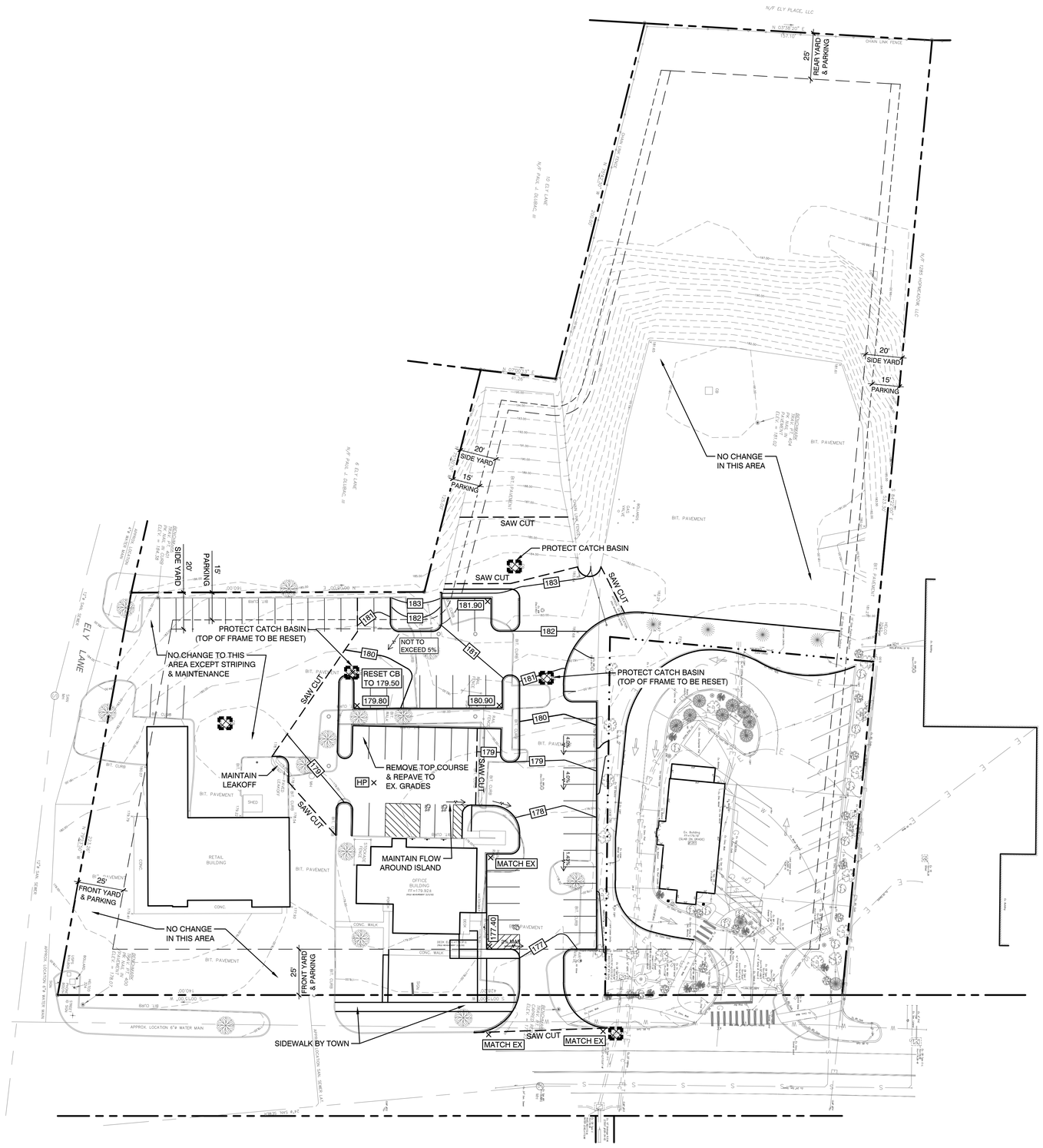
Revisions

Demolition Plan

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: 1" = 30'
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No. L-3



LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- 178 — PROPOSED CONTOUR
- EXISTING CONTOUR
- 178.50 — PROPOSED SPOT ELEVATION
- 177.93 — EXISTING SPOT ELEVATION
- x.x% — FLOW ARROW
- CATCH BASIN PROTECTION

30' 15' 0' 30' 90'

SCALE: 1" = 30'

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

O:\CTPP\2085 North Simsbury - Bldg Rehab\DWG - Working 1.25.2022\2085 Grading & Erosion Control.dwg\L-4 Grading & Erosion Control Plan\Mike\June 15, 2022

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Owner: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

Applicant: Antonio5 LLC
133 Holcomb St.
Simsbury, CT 06070

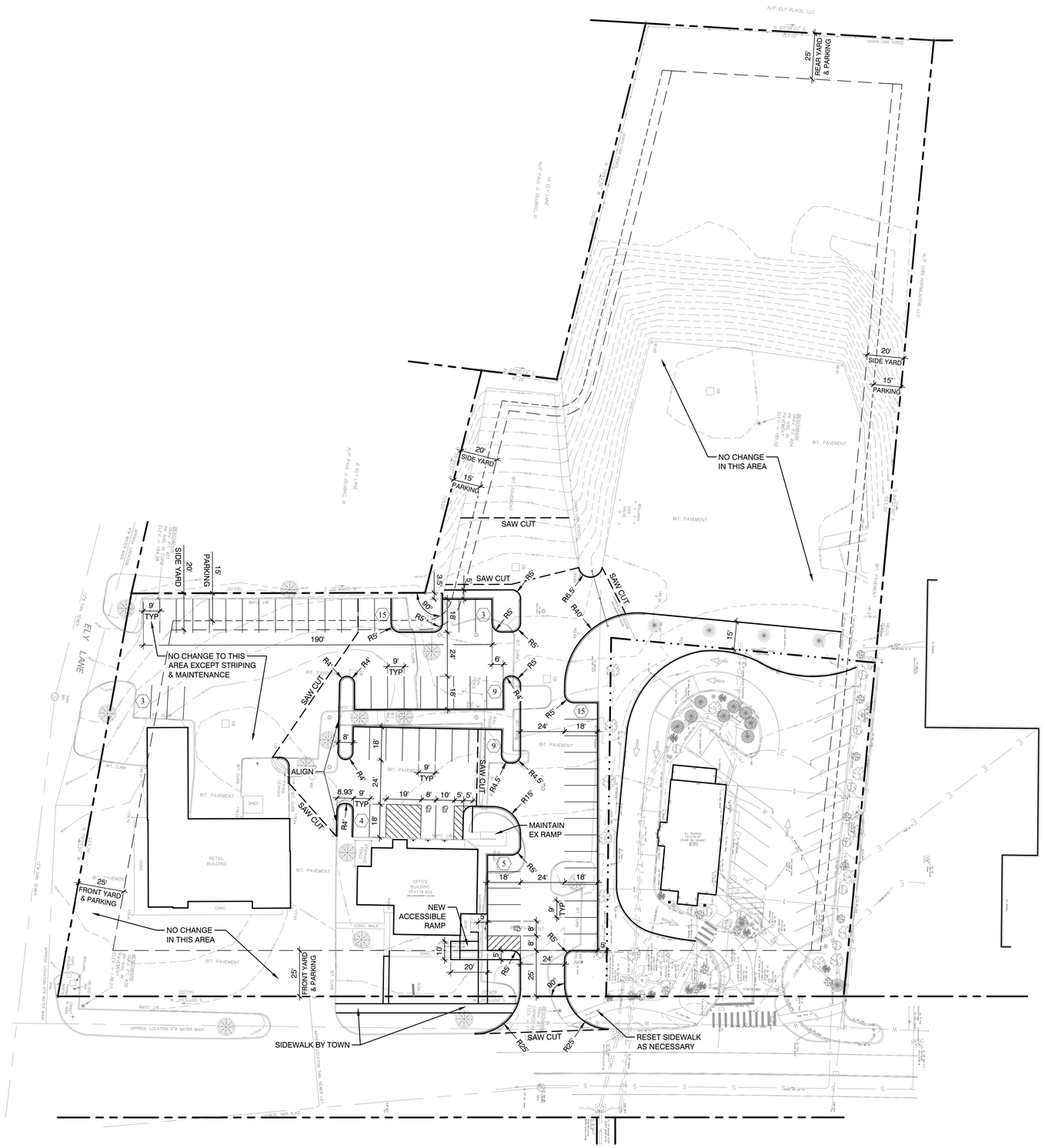
Date	Description	No.
	Revisions	

Grading & Erosion Control Plan

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: 1" = 30'
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No. L-4



LEGEND

- PROPERTY LINE
- SETBACK LINE
- (26) PARKING COUNT
- POLE MOUNTED LIGHT
- BUILDING MOUNTED LIGHT
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT W/ CURB
- (V) VAN ACCESSIBLE SPACE
- 2.5' DIMENSION

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

30' 15' 0' 30' 90'

SCALE: 1" = 30'

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Simsbury, CT 06070 (860) 651-4971
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Owner: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Applicant: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Date	Description	No.

Revisions

Layout Plan

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project:	2085
Scale:	1" = 30'
Date:	06/15/22
Drawn by:	DFM
Checked by:	TPH
Drawing No.	L-5

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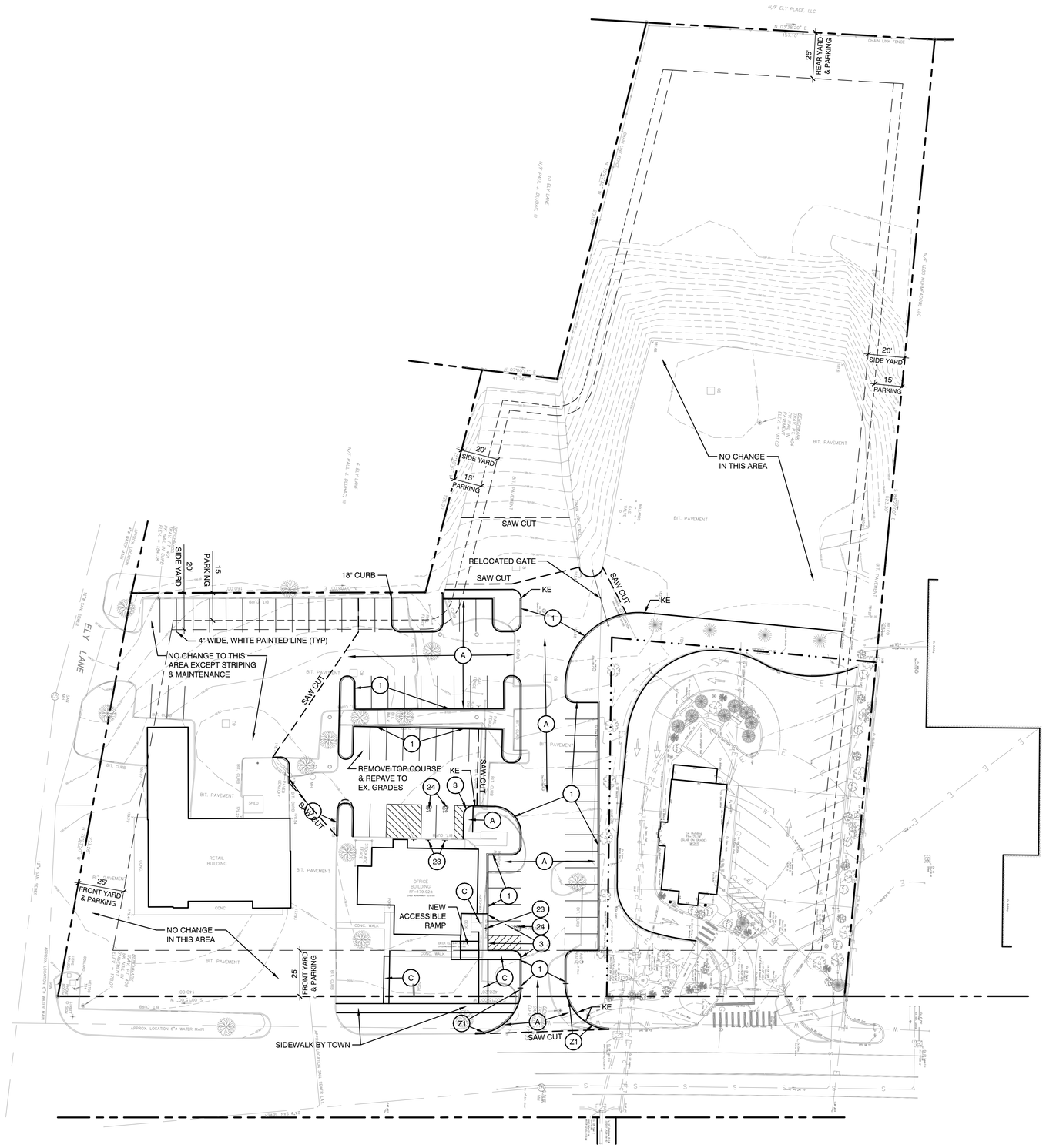

LEGEND

- PROPERTY LINE
- SETBACK LINE
- POLE MOUNTED LIGHT
- BUILDING MOUNTED LIGHT
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT W/ CURB
- DETAIL REFERENCE
- EXPANSION JOINT (EJ)
- CONSTRUCTION JOINT (CJ)
- PAINTED DIRECTION ARROW

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

SCALE: 1" = 30'

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Date	Description	No.

Revisions

Materials Plan

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project:	2085
Scale:	1" = 30'
Date:	06/15/22
Drawn by:	DFM
Checked by:	TPH
Drawing No.	L-6

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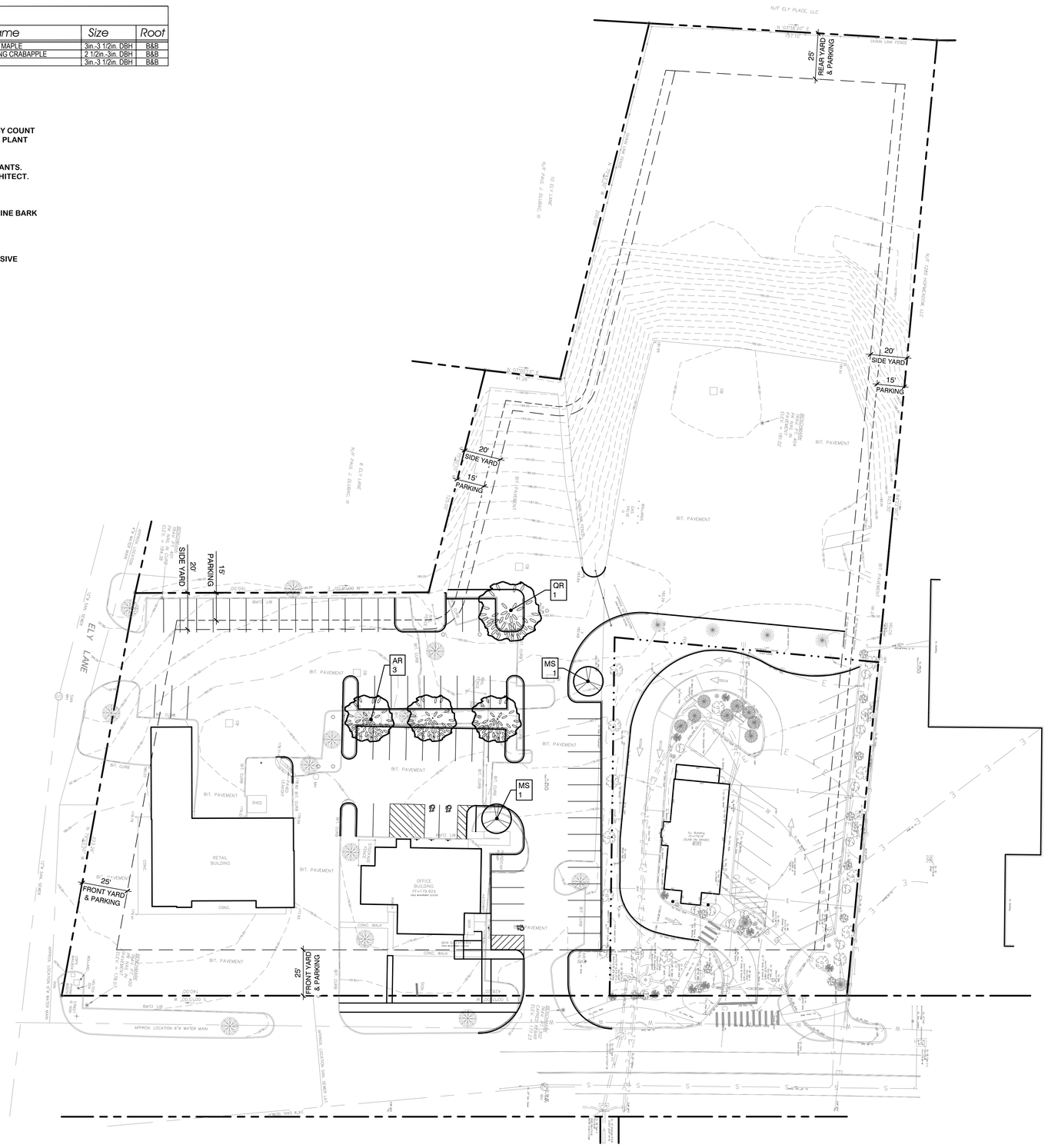
Tree List					
Sym.	Quan.	Botanical Name	Common Name	Size	Root
AR	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3in.-3 1/2in. DBH	B&B
MS	2	MALUS SNOWDRIFT	SNOWDRIFT FLOWERING CRABAPPLE	2 1/2in.-3in. DBH	B&B
QR	1	QUERCUS RUBRA	RED OAK	3in.-3 1/2in. DBH	B&B

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 EDGE ON BED.
5. DO NOT OVER MULCH TREE PLANTING. USE ONLY PINE BARK MULCH.
6. ALL MATERIAL - PLANTS, SOIL, GROWING MEDIUM-MUST BE FREE OF INVASIVE SPECIES - ESPECIALLY PURPLE LOOSESTRIFE.



LEGEND

- PROPERTY LINE
- CONTRACT LIMIT LINE
- PROPOSED TREES
- PROPOSED SHRUBS & GROUNDCOVER
- TREELINE
- PLANT LABEL & COUNT (ZZ 1)

30' 15' 0' 30' 90'

SCALE: 1" = 30'

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

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LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

Owner: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Applicant: Antonio5 LLC, 133 Holcomb St., Simsbury, CT 06070

Date	Description	No.

Revisions

Planting Plan

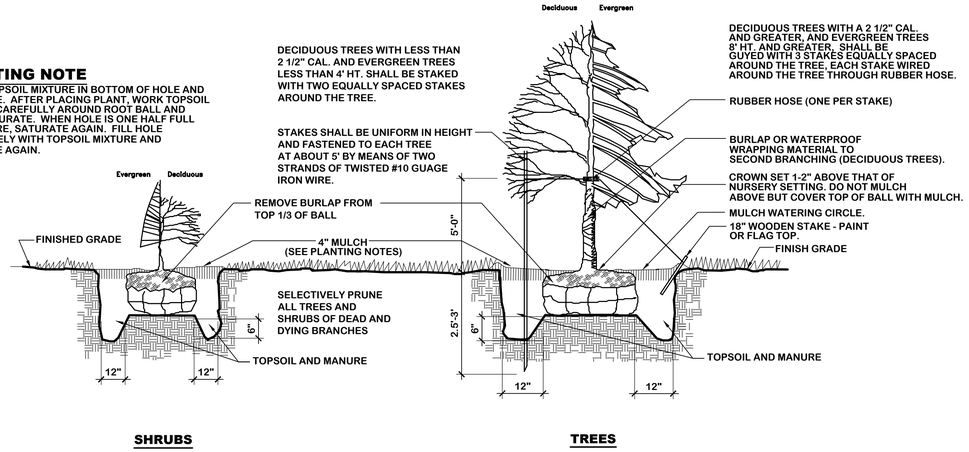
1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: 1" = 30'
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No. L-7.1

PLANTING NOTE

PLACE TOPSOIL MIXTURE IN BOTTOM OF HOLE AND SATURATE. AFTER PLACING PLANT, WORK TOPSOIL MIXTURE CAREFULLY AROUND ROOT BALL AND THEN SATURATE. WHEN HOLE IS ONE HALF FULL OF MIXTURE, SATURATE AGAIN. FILL HOLE COMPLETELY WITH TOPSOIL MIXTURE AND SATURATE AGAIN.



31 PLANTING DETAILS

N.T.S.

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 LIMESTONE: 100LBS/1000S.F.
COMMERCIAL FERTILIZER: * 20LBS/1000S.F.

*PERCENTAGES OF NITROGEN, PHOSPHORIC ACID AND POTASH TO BE DETERMINED BY SOIL TESTS.

B. LAWN SEED

SEED MIXTURE FOR:
LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING. SOW AT RATE OF 4 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	15 PARTS
ROUGH BLUEGRASS	10 PARTS
BARON BLUEGRASS	20 PARTS

SEED MIXTURE FOR PLANTING MAY 1 TO LATE SUMMER. SOW AT A RATE OF 6 LBS/1000 S.F.

CREEPING RED FESCUE	35 PARTS
CHEWINGS RED FESCUE	20 PARTS
KENTUCKY 31 TALL FESCUE	20 PARTS
DOMESTIC RYEGRASS	25 PARTS

C. WETLAND SEED

APPLY "WETLAND SEED MIXTURE" PREPARED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. AT A RATE OF ONE POUND PER 2,500 S.F.
(413) 256-1752

D. LAWN SEED (SLOPE MIX)

SOW AT RATE OF 6 LBS/1000 S.F.

CREEPING RED FESCUE	42 PARTS
FIESTA II PERENNIAL RYEGRASS	34 PARTS
RED TOP	8 PARTS
ALSIKE CLOVER	8 PARTS
BIRDSFOOT TREFOIL	8 PARTS

E. ATHLETIC FIELD MIX

N/A

APPLY "LOFTS ATHLETIC FIELD MIXTURE" PREPARED BY LOFTS INC. ARLINGTON, MA. SOW AT A RATE OF 6 IBS. / 1000 SQ.FT.

REBEL II AND TRIBUTE TALL FESCUES	80 PARTS
COWBOY PERENNIAL RYE GRASS	10 PARTS
BARON KENTUCKY	10 PARTS

(617) 648-7550 (800) 648-7333

F. DETENTION BASIN MIX

USE "WETLAND SEED MIXTURE" FROM NEW ENGLAND WETLAND PLANTS, INC. [(413) 256-1752] AT A RATE OF ONE POUND PER 2,500 S.F. MIX WITH ANNUAL RYEGRASS AT A RATE OF 1/2 LB./1000 S.F.

G. MEADOW MIX

USE NEW ENGLAND SEED CO. "NEW ENGLAND HORSE PASTURE MIXTURE" AT A RATE OF 100 LB./ACRE. MIX WITH VERMONT WILDFLOWER FARM [(802) 425-3500] DROUGHT TOLERANT PERENNIAL MIX AT A RATE OF 51 LB./ACRE. MIX WITH 20% ADDITIONAL COMMON TALL FESCUE.

H. SWALE SEED MIX

FOR SWALES OF 10% OR LESS USE THE FOLLOWING AT A RATE OF 5 LBS PER 1,000 SF.

BIRDSFOOT TREFOIL	20 PARTS
TALL FESCUE	20 PARTS
PERENNIAL RYEGRASS	20 PARTS
ANNUAL RYEGRASS	20 PARTS
COMMON WHITE CLOVER	20 PARTS

33 SEEDING OPERATIONS & MIXES

N.T.S.

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

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Date	Description	No.

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1225-1243 Hopmeadow St. Simsbury, CT

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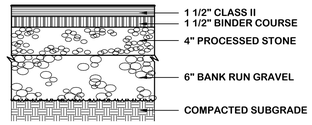
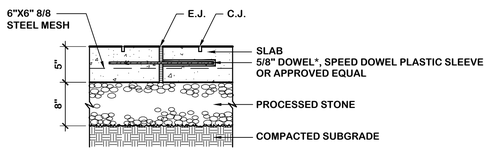
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No. L-7.2



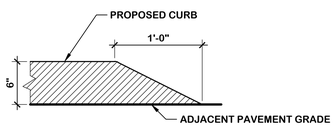
(A) BITUMINOUS CONCRETE PAVEMENT — DRIVES AND PARKING

N.T.S.



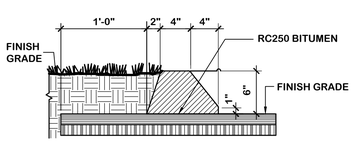
(C) CONCRETE PAVEMENT — WALKS

N.T.S.
* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG,
2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.



(KE) KNIFE EDGE CURB

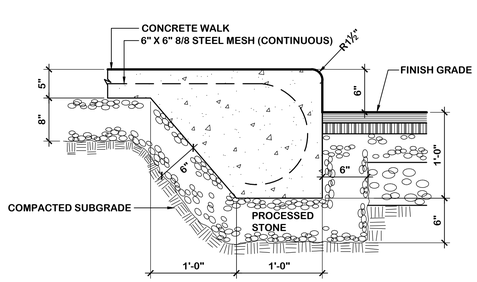
N.T.S.



NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

(1) BITUMINOUS CONCRETE CURB

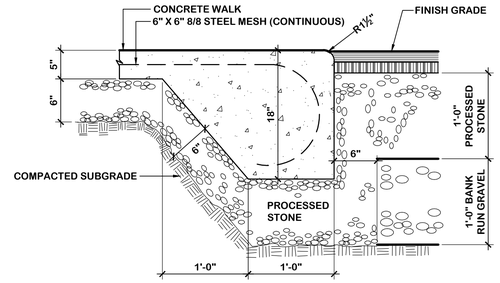
N.T.S.



(2) INTEGRAL CONCRETE CURB

N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.

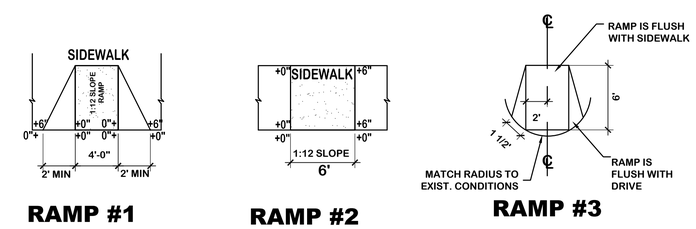
PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!



NOTE: EXTEND ABOVE DETACHED BASE 15' FROM FLUSH CURB AND TAPER
INTO NORMAL PAVING SECTION AT A POINT 20 FEET FROM FLUSH CURB

(3) INTEGRAL CONCRETE CURB (FLUSH)

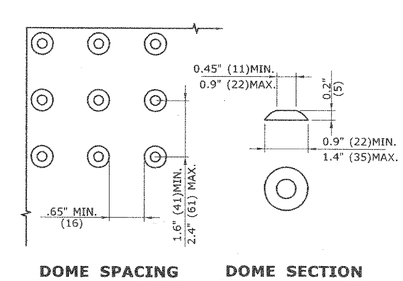
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.



NOTE: RAMP(S) TO BE SURFACED WITH DETECTABLE WARNING TILES AND SHALL
HAVE 1:12 SLOPE. THEY SHALL CONFORM TO CURRENT "A.D.A., RULES AND REGULATIONS."

(22) HANDICAP RAMPS

N.T.S.



STANDARD DOME ON DETECTABLE WARNING TILES

DETECTABLE WARNING TILES SHALL BE 2' IN DEPTH AND SHALL
EXTEND THE WIDTH INDICATED ON THE PLANS.

DETECTABLE WARNING TILE

N.T.S.

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Date	Description	No.

Revisions

Details

1225-1243 Hopmeadow Street

1225-1243 Hopmeadow St. Simsbury, CT

Project: 2085
Scale: AS SHOWN
Date: 06/15/22
Drawn by: DFM
Checked by: TPH
Drawing No.
L-8.1

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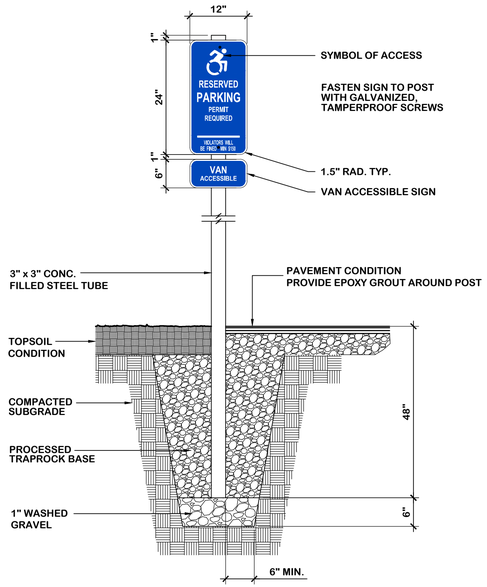
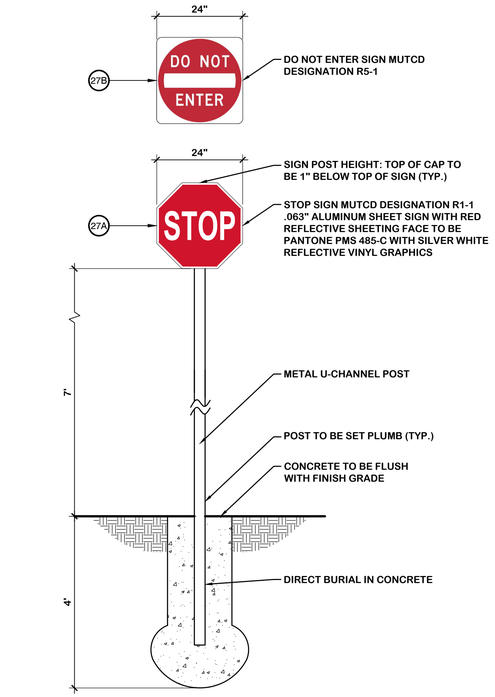


NOTES:
WORDING, HEIGHT & COLOR TO MEET ADA AND CONNECTICUT STANDARDS.
AMOUNT OF FINE TO BE DETERMINED AT DATE OF INSTALLATION.

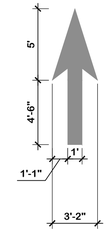
23 ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING

N.T.S.



27 VEHICULAR SAFETY SIGNAGE

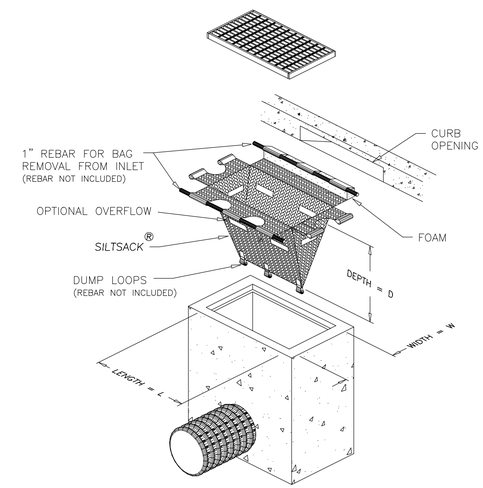
N.T.S.
* NOTE: ALL TRAFFIC SIGNAGE PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES



NOTES:
- ARROWS TO BE WHITE
- ARROWS TO BE CENTERED IN TRAVEL LANE

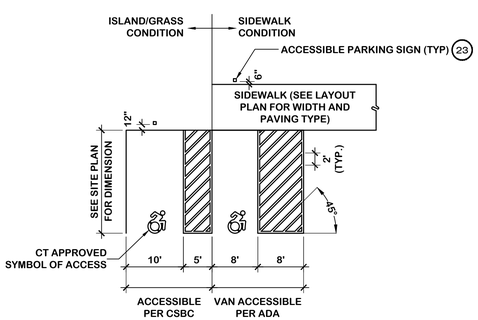
44 PAINTED DIRECTIONAL ARROW

N.T.S.



XIV SILT SACK DETAIL

N.T.S.

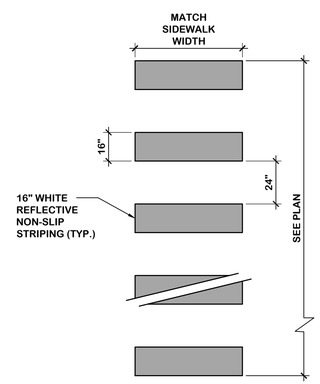


NOTES:
- LINES TO BE 4" WIDE
- COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
- PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

24 ACCESSIBLE PARKING SPACES

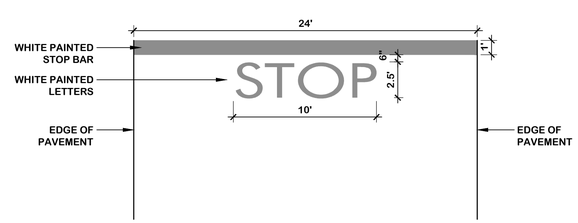
UNSHARED ACCESS AISLE

N.T.S.



42 PAINTED CROSSWALK STRIPING

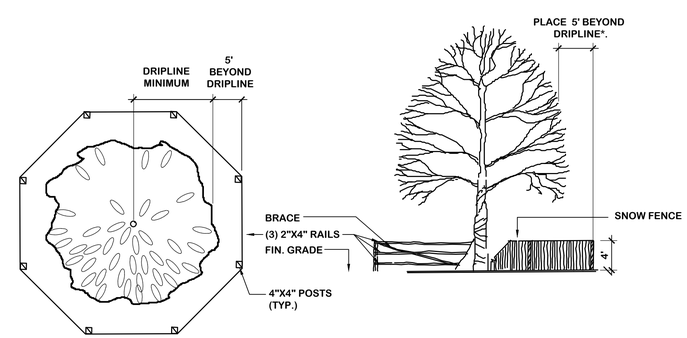
N.T.S.



43 PAINTED STOP BAR

DRIVE-THRU EXIT

N.T.S.



NOTES:
1. USE SNOW FENCE, CONSTRUCTION FENCE, POST & RAIL FENCE, OR APPROVED EQUAL.
2. PROTECTION SHALL BE PLACED 5' BEYOND THE DRIP LINE *UNLESS OTHERWISE APPROVED BY OWNER.

PLAN ELEVATION

30 PROTECTION FOR EXISTING TREES

FOR INDIVIDUAL TREES

N.T.S.

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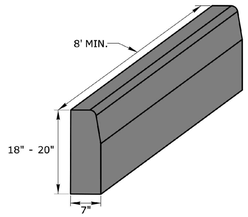
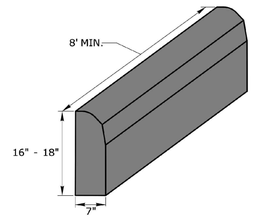


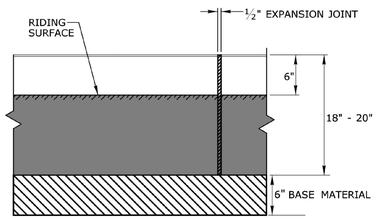
CONCRETE CURBING (6" REVEAL)



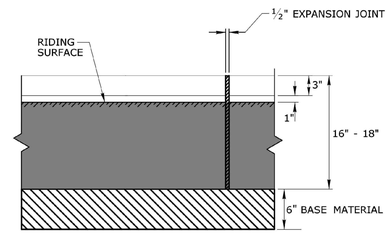
CONCRETE PARK CURBING (4" REVEAL)

GENERAL NOTE:

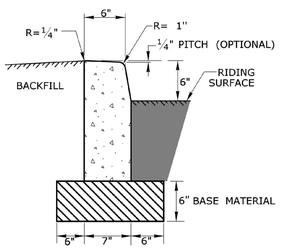
1. PRECAST CONCRETE CURBING MAY BE CAST BY THE MANUFACTURER WITH OPTIONAL LIFTING AND DOWEL BAR HOLES.



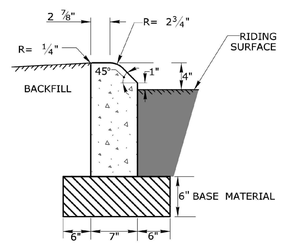
FRONT ELEVATION



FRONT ELEVATION



SECTION



SECTION

Z1 CONCRETE CURB (6")
N.T.S.

	NOT TO SCALE ####	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Leo Fontaine, P.E. 2020.07.15 14:21:26-04'00'	APPROVED BY: James Fallon, P.E. 2020.07.15 14:24:21-04'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: CONCRETE CURBING	STANDARD SHEET NO.: HW-811_01

PLOTTED DATE: 7/15/2020

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