

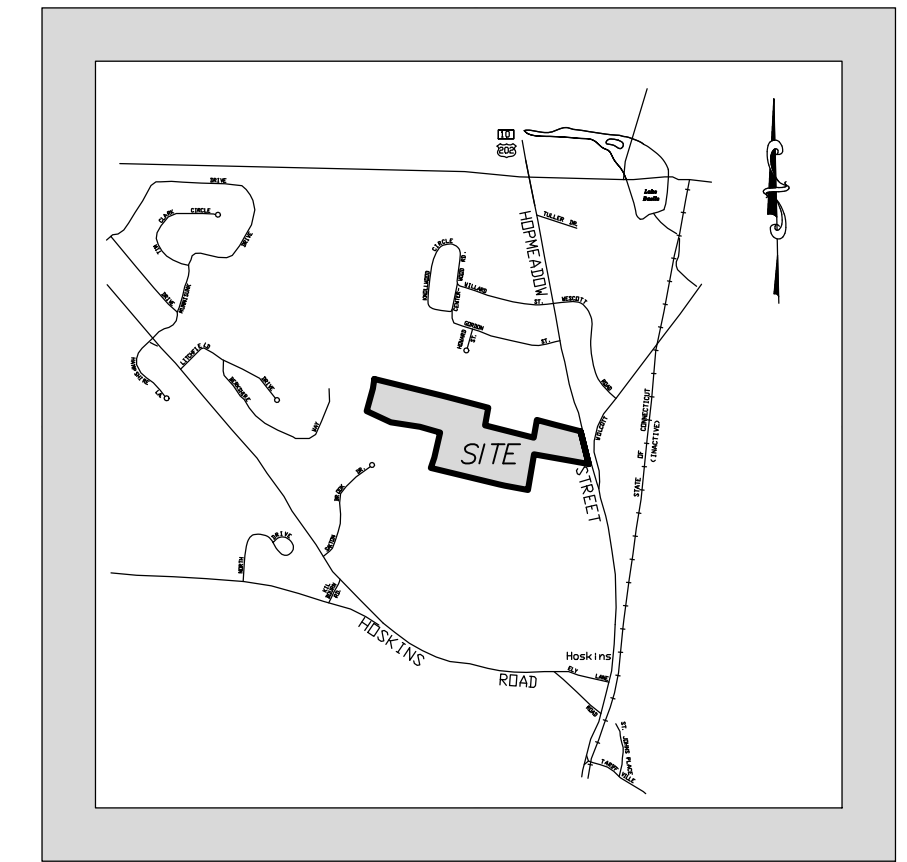
# Dorset Crossing PAD

## A Mixed-Use Planned Development

### DORSET CROSSING DRIVE Simsbury, Connecticut

#### PAD Master Plan Modification Application - Lots A, F & H

April 25, 2023



MCINTY MAP  
(NOT TO SCALE)

#### DEVELOPMENT TEAM

Property Owner	Dorset Crossing, LLC 30 Dorset Crossing Drive Simsbury, CT 06070
Applicant/Developer	The Keystone Co., LLC 30 Dorset Crossing Drive Simsbury, CT 06070
Site Planning	F. A. Hesketh & Associates, Inc.
Surveyor	F. A. Hesketh & Associates, Inc.
Traffic Engineer	F. A. Hesketh & Associates, Inc.
Legal Counsel	Fahey Landolina & Associates LLC

#### LIST OF DRAWINGS

	Title Sheet
MA-1	Master Plan
CP-1	Concept Plan - Lots A, F and H
RESUB-4	Re-subdivision Plan

\_\_\_\_\_  
Chairman's signature

\_\_\_\_\_  
Date

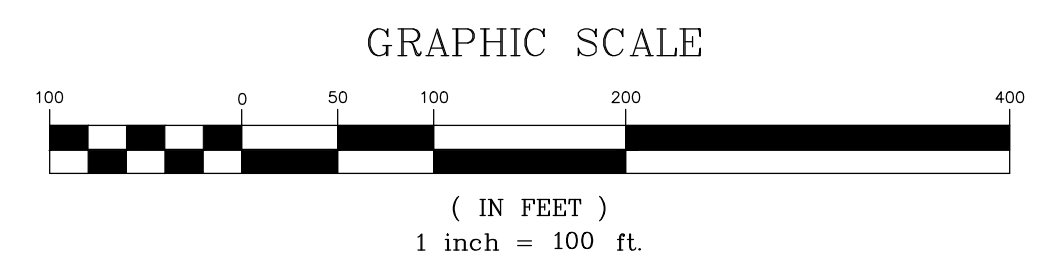
\_\_\_\_\_  
David S. Ziaks P.E. #13336



F. A. Hesketh & Associates, Inc.

3 Creamery Brook, East Granby, CT 06026  
Phone (860) 653-8000 Fax (860) 844-8600

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects [www.fahesketh.com](http://www.fahesketh.com) • [mail@fahesketh.com](mailto:mail@fahesketh.com)



	APPROVED	CURRENT	PROPOSED
Lot "A"	15,000 sq. ft. (Buildings) 47,000 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 46,020 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 43,000 sq. ft. (Total Impervious)
Lot "B"	100,000 sq. ft. (Buildings) 283,726 sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)
Lot "C"	16,500 sq. ft. (Building) 44,507 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)
Lot "D"	16,000 sq. ft. (Building) 42,317 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	22,054 sq. ft. (Buildings) 46,950 ± sq. ft. (Total Impervious)
Lot "E"	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)
Lot "F"	14,500 sq. ft. (Building) 36,000 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	12,000 sq. ft. (Buildings) 40,000 sq. ft. (Total Impervious)
Lot "G"	16,000 ± sq. ft. (Building) 42,000 ± sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 3,300 ± sq. ft. (Total Impervious)	24,406 sq. ft. (Buildings) 49,950 ± sq. ft. (Total Impervious)
Lot "H"	44,500 sq. ft. (Buildings) 137,882 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 55,000 ± sq. ft. (Total Impervious)	37,000 sq. ft. (Buildings) 114,000 sq. ft. (Total Impervious)

**MASTER PLAN DEVELOPMENT DATA**

ZONE: Proposed PAD  
 LOT AREA: 2,046,886 Square Feet or 46.99 Acres (Excludes Town of Simsbury land)  
 A. Proposed Development Area = 1,175,784 Square Feet or 26.99± Acres  
 B. Proposed Public R.O.W.(s) = 158,514 ± Square Feet or 3.64 ± Acres  
 C. Proposed Open Space = 712,588 Square Feet or 16.36 Acres

**PROPOSED DEVELOPMENT**

- LOT "A"**  
 A. Development Area = 80,580 Square Feet or 1.85 Acres  
 B. Buildings  
 1. Medical Office - 15,000 Square Feet
- Lot "B"**  
 A. Development Area = 446,730 Square Feet or 10.26 Acres  
 B. Buildings  
 1. Apartments - 168 Units  
 2. Clubhouse
- Lot "C"**  
 A. Development Area = 93,645 Square Feet or 2.15 Acres  
 B. Buildings  
 1. Special Need Building - 48 Units
- Lot "D"**  
 A. Development Area = 107,870 Square Feet or 2.48 Acres  
 B. Buildings  
 1. Apartments - 30 Units
- Lot "E"**  
 A. Open Space = 712,588 Square Feet or 16.36 Acres
- Lot "F"**  
 A. Development Area = 47,149 Square Feet or 1.08 Acres  
 B. Buildings  
 1. Mixed Use Retail / Office - 12,000 Square Feet
- Lot "G"**  
 A. Development Area = 197,764 Square Feet or 4.54 Acres  
 B. Buildings  
 1. Apartments - 42 Units
- Lot "H"**  
 A. Development Area = 202,046 Square Feet or 4.64 Acres  
 B. Buildings  
 1. Apartments - 72 Units

**PROPOSED COVERAGE**

- Lot "A"  
 A. 15,000 square feet (Buildings)  
 B. 43,000 ± square feet (Total Impervious)
- Lot "B"  
 A. 100,000 square feet (Building)  
 B. 284,000 ± square feet (Total Impervious)
- Lot "C"  
 A. 16,500 square feet (Building)  
 B. 44,500 ± square feet (Total Impervious)
- Lot "D"  
 A. 22,054 square feet (Buildings)  
 B. 46,950 ± (Total Impervious)
- Lot "E"  
 A. 0 square feet
- Lot "F"  
 A. 7,000 square feet (Building)  
 B. 40,000 square feet (Total Impervious)
- Lot "G"  
 A. 24,406 square feet (Building)  
 B. 49,950 ± square feet (Total Impervious)
- Lot "H"  
 A. 37,000 square feet (Building)  
 B. 114,000 ± square feet (Total Impervious)
- Public R.O.W.  
 A. Dorset Crossing Drive: 42,600 ± square feet (Total Impervious)  
 B. Casterbridge Crossing: 57,300 ± square feet (Total Impervious)  
 C. Future Extension of Casterbridge Crossing: 10,000 ± square feet (Total Future Impervious)

Total PAD Building Coverage = Approximately 221,960 square feet or 10.8%  
 Total PAD Development Impervious Coverage = Approximately 643,400 square feet or 31.4%

**PARKING TABULATION**

Required Parking - Per Article 10.L.5.4

A. Retail Uses:	2.75 Spaces per 500 square feet
B. Medical Office Uses:	3.3 Spaces per 500 square feet
C. General Office Uses:	2.5 Spaces per 500 square feet
D. Apartments:	1.5 Spaces per unit
E. Special Needs Building:	1 Spaces per unit

1. Total Mixed Use Retail / Office =	12,000 square feet
2. Total Medical Office =	15,000 square feet*
3. Total Apartment Units =	312 Units
4. Total Special Needs Units =	48 Units

\* Conservative Analysis - Assumes Building #2 Is All Medical Office

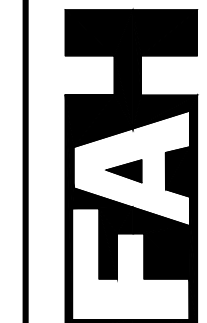
<b>Proposed Parking</b>	
1. 12,000 sf retail x 2.75 spaces per 500 sf =	66 Spaces
2. 15,000 sf medical office x 3.3 spaces per 500 sf =	99 Spaces
<b>Total =</b>	<b>165 Spaces</b>
x .75 shared use credit =	124 Spaces
<b>Total Required Parking =</b>	<b>640 Spaces</b>
<b>Proposed Parking =</b>	<b>741 Spaces</b>

**PROPOSED PAD DEVELOPMENT LOT REQUIREMENTS**

- A. Lot Area  
 1. Minimum = 10,000 Square Feet  
 Proposed = 47,149 Square Feet (Lot F)
- B. Lot Frontage  
 1. Minimum = 100 Feet  
 Proposed = 100 Feet (Lot E)
- C. Yards - Building  
 1. Minimum Front Yard = 20 Feet  
 Proposed = 21± Feet (Buildings #12 and #15)  
 2. Minimum Side Yard (Principal Bldg.) = 20 Feet  
 Proposed = 21± Feet (Building #1)  
 3. Minimum Side Yard (Accessory Str.) = 10 Feet  
 Proposed = 12± Feet (Building #1 Drive Up Canopy)  
 4. Minimum Rear Yard = 20 Feet  
 Proposed = 20 Feet (Building #15)
- D. Yards - Parking  
 1. Minimum Front Yard Parking Setback = 10 Feet  
 Proposed = 10 Feet (near Building #1)  
 2. Minimum Side Yard Parking Setback = 10 Feet\*  
 Proposed = 10 Feet (near Building #15)  
 3. Minimum Rear Yard parking Setback = 10 Feet\*  
 Proposed = 20 Feet (near Building #14)  
 \* May be reduced to 0 Feet where a unified parking and access plan has been approved.
- E. Maximum Building Height  
 1. Maximum Building Height = 40 Feet (Underlying B-3 Zone)  
 Proposed = 40 Feet
- F. Maximum Coverage  
 1. Maximum Impervious Coverage = Per Article 10.L.4.1  
 Proposed = 31.6 Percent

**Dorset Crossing PAD**

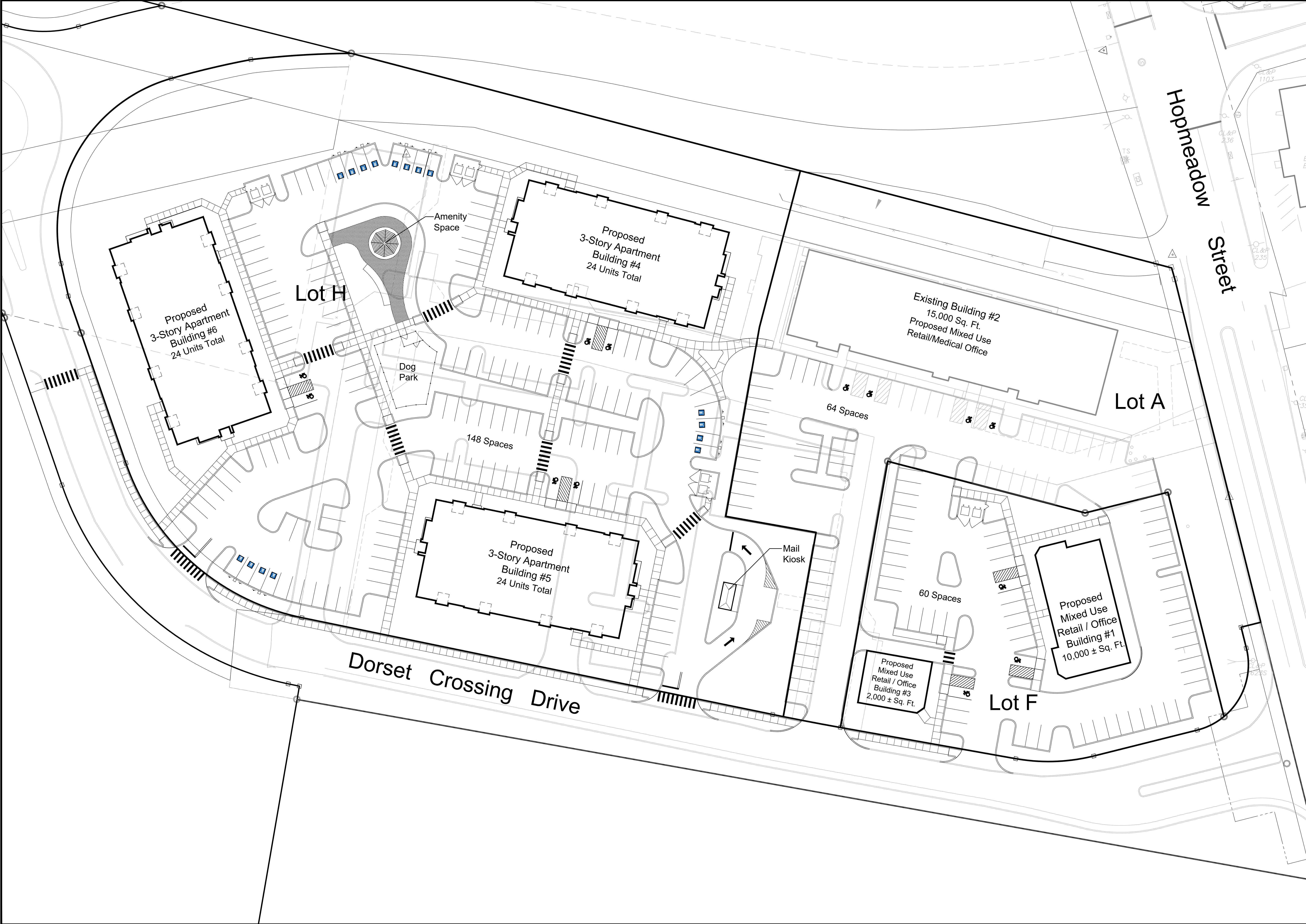
F. A. Hesketh & Associates, Inc.  
 3 Creamery Brook, East Granby, CT 06026  
 Phone (860) 653-8000 Fax (860) 844-8600  
 www.fahsketh.com · maffris@fahsketh.com



No.	Date	Description
1	12-15-2021	Planning & Zoning Submission
2	12-31-2021	Staff Comments
3	02-22-2022	Town comments
4	03-16-2022	Town comments
5	06-17-2022	Town comments
6	09-27-2022	New Lot H
7	04-25-2023	Planning & Zoning Submission

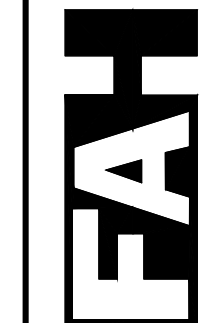
MASTER DEVELOPMENT PLAN  
 PREPARED FOR  
**DORSET CROSSING, LLC**  
 DORSET CROSSING DRIVE  
 SIMSBURY, CONNECTICUT

**MA-1**



# Dorset Crossing PAD

F. A. Hesketh & Associates, Inc.  
 3 Creamery Brook, East Granby, CT 06026  
 Phone (860) 653-8000 Fax (860) 844-8600  
 www.fahsketh.com · matri@fahsketh.com

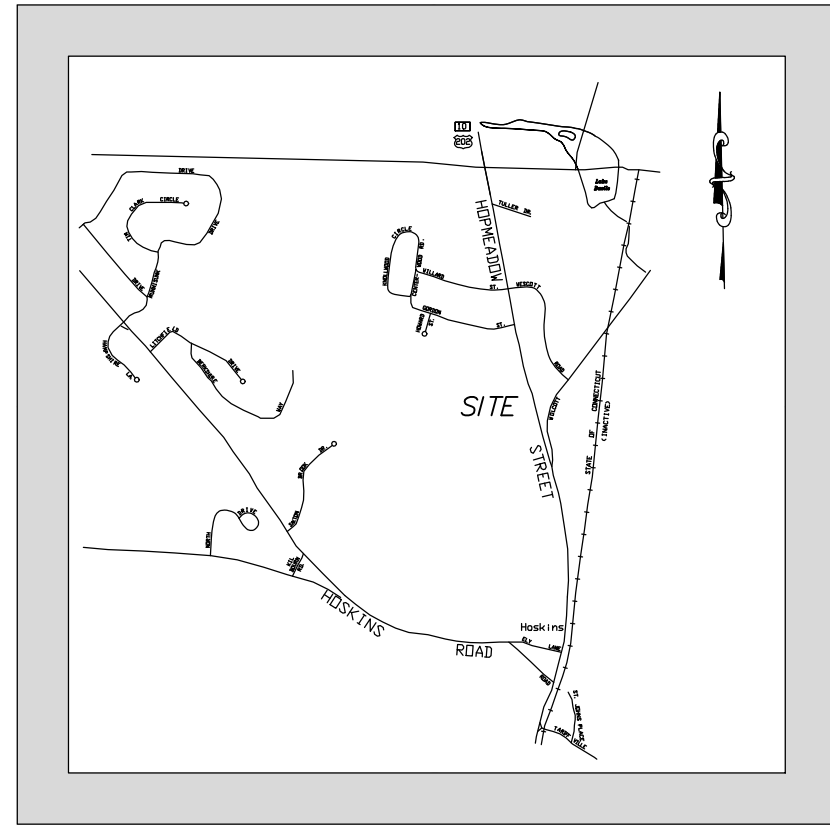


No.	Date	Description

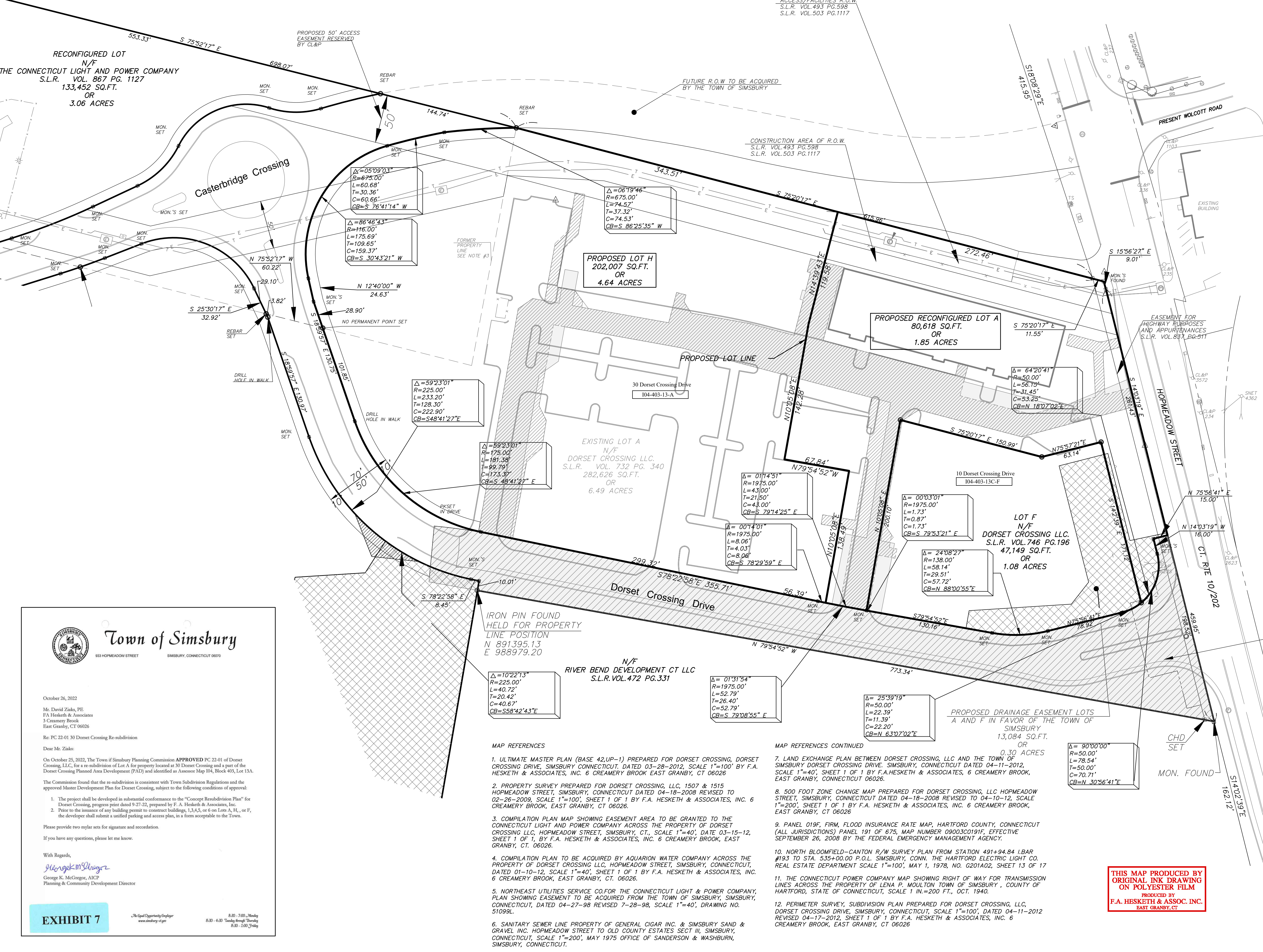
CONCEPT PLAN - LOTS A, F and H  
 PREPARED FOR  
**DORSET CROSSING, LLC**  
 DORSET CROSSING DRIVE  
 SIMSBURY, CONNECTICUT  
 Date: 04-25-2023 Drawn by: KLL Job no: 04174  
 Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 1  
 ©: V:\2004\04174\Submittal\2023-02-17 Lot H Master Plan\DR01.dwg, CP-1, Apr. 25, 2023 - 1:14:19 PM

CP-1

- LEGEND (SYMBOLS NOT TO SCALE)**
- CATCH BASIN
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - WATER MANHOLE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - UNKNOWN MANHOLE
  - YARD DRAIN
  - CABLE MANHOLE
  - FLARED END SECTION
  - FIRE HYDRANT
  - WATER GATE VALVE
  - GAS GATE VALVE
  - MISC. GATE VALVE
  - VENT PIPE
  - FILLCAP
  - WELL
  - MAIL BOX
  - HAND HOLE
  - CONTROLLER CABINET
  - ELECTRIC TRANSFORMER
  - UTILITY POLE
  - UTILITY WIRE
  - CROSSWALK POLE
  - LIGHT POLE
  - POST
  - TRAFFIC LIGHT SUPPORT POLE
  - STREET SIGN
  - TREE (TYP.)
  - MONITOR WELL
  - BORING
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - TELEPHONE
  - AC UNIT
  - TREE LINE
  - STONE WALL
  - GUIDE RAIL
  - DIRECTION OF FLOW
  - REBAR PROPERTY CORNER
  - MONUMENT
  - DRILL HOLE
  - SURVEY CONTROL POINT
  - FENCE LINE
  - WATER LINE
  - GAS LINE
  - ELECTRIC LINE
  - CABLE TELEVISION LINE
  - OVERHEAD WIRES
  - POINT OF BEGINNING
  - NORTHING
  - EASTING
  - NOW OR FORMERLY
  - SIMSURY LAND RECORDS
  - DELTA ANGLE
  - RADIUS
  - TANGENT
  - LENGTH
  - CHORD
  - CHORD BEARING
  - FRONT YARD
  - SIDE YARD
  - REAR YARD
  - CONTROL POINT
  - MAP BEARING



- NOTES:**
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230b-1 THROUGH 20-300b-20 AS AMENDED.
  - THIS IS A COMPLETION/RESUBDIVISION PLAN INTENDED TO BE SUBMITTED AS PART OF A RESUBDIVISION APPLICATION TO THE TOWN OF SIMSBURY TO DIVIDE EXISTING LOT A INTO 2 LOTS.
  - THE BOUNDARY DETERMINATION CATEGORY FOR EXISTING LOT LINES IS THAT OF A RESURVEY. PROPOSED LOT LINE IS ORIGINAL IN NATURE.
  - THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS FOR BOUNDARY, CONTROL POINTS, AND RIGHTS OF WAYS. EXISTING SITE FEATURES ARE NOT DEPICTED HEREON.
  - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HVTYV1 & HV507, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
  - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HVTYV1 DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WAS USED FOR REFERENCE.
  - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
  - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL. 775 PG.1083.
  - THE SUBJECT PARCELS ARE NOT LOCATED IN FEMA SPECIAL FLOOD HAZARD AREAS BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
  - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
  - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PURPORTS THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL. 75 PG.520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
  - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.



**Certificate of Conditional 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: \_\_\_\_\_ (Town Clerk)

In accordance with the Connecticut General Statutes, all work in connection with this approval must be completed by \_\_\_\_\_

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 50 ft

**Town of Simsbury**  
933 HOPMEADOW STREET  
SIMSBURY, CONNECTICUT 06020

October 26, 2022

Mr. David Zink, PE  
FA Hesketh & Associates  
3 Creamery Brook  
East Granby, CT 06026

Re: PC 22-01 30 Dorset Crossing Re-subdivision

Dear Mr. Zink:

On October 26, 2022, The Town of Simsbury Planning Commission APPROVED PC 22-01 of Dorset Crossing, LLC, for a re-subdivision of Lot A for property located at 30 Dorset Crossing and a part of the Dorset Crossing Planned Area Development (PAD) and identified as Assessor Map 104, Block 403, Lot 13A.

The Commission found that the re-subdivision is consistent with Town Subdivision Regulations and the approved Master Development Plan for Dorset Crossing, subject to the following conditions of approval:

- The project shall be developed in substantial conformance to the "Concept Resubdivision Plan" for Dorset Crossing, prepared and dated 9-27-22, prepared by F. A. Hesketh & Associates, Inc.
- Prior to the issuance of any building permit to construct buildings, 1,3,4,5, or 6 on Lots A, H, or F, the developer shall submit a unified parking and access plan, in a form acceptable to the Town.

Please provide two mylar sets for signature and recordation.

If you have any questions, please let me know.

With Regards,  
*George K. McGreggor*  
George K. McGreggor, AICP  
Planning & Community Development Director

**EXHIBIT 7**

1/8 Equal Opportunity Employer  
8:00 - 5:00, Monday  
8:30 - 4:30, Tuesday-Thursday  
8:30 - 1:00, Friday

**MAP REFERENCES**

- ULTIMATE MASTER PLAN (BASE 42 UP-1) PREPARED FOR DORSET CROSSING, DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT, DATED 03-28-2012, SCALE 1"=100', BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT 06026
- PROPERTY SURVEY PREPARED FOR DORSET CROSSING, LLC, 1507 & 1515 HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 02-26-2009, SCALE 1"=100', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
- COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CT., SCALE 1"=40', DATE 03-15-12, SHEET 1 OF 1, BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT. 06026.
- COMPILATION PLAN TO BE ACQUIRED BY AQUARIUM WATER COMPANY ACROSS THE PROPERTY OF DORSET CROSSING LLC, HOPMEADOW STREET, SIMSBURY, CONNECTICUT, DATED 01-10-12, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT. 06026.
- NORTHEAST UTILITIES SERVICE CO.FOR THE CONNECTICUT LIGHT & POWER COMPANY, PLAN SHOWING EASEMENT TO BE ACQUIRED FROM THE TOWN OF SIMSBURY, SIMSBURY, CONNECTICUT, DATED 04-27-98 REVISED 7-28-98, SCALE 1"=40', DRAWING NO. 51099L.
- SANITARY SEWER LINE PROPERTY OF GENERAL CIGAR INC. & SIMSBURY SAND & GRAVEL INC. HOPMEADOW STREET TO OLD COUNTY ESTATES SECT III, SIMSBURY, CONNECTICUT, SCALE 1"=200', MAY 1975 OFFICE OF SANDERSON & WASHBURN, SIMSBURY, CONNECTICUT.

**MAP REFERENCES CONTINUED**

- LAND EXCHANGE PLAN BETWEEN DORSET CROSSING, LLC AND THE TOWN OF SIMSBURY DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT DATED 04-11-2012, SCALE 1"=40', SHEET 1 OF 1 BY F.A.HESKETH & ASSOCIATES, 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
- 500 FOOT ZONE CHANGE MAP PREPARED FOR DORSET CROSSING, LLC HOPMEADOW STREET, SIMSBURY, CONNECTICUT DATED 04-18-2008 REVISED TO 04-10-12, SCALE 1"=200', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026
- PANEL 019F, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 191 OF 675, MAP NUMBER 090030019F, EFFECTIVE SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NORTH BLOOMFIELD-CANTON R/W SURVEY PLAN FROM STATION 491+94.84 L&R #193 TO STA. 535+00.00 P.O.L. SIMSBURY, CONN. THE HARTFORD ELECTRIC LIGHT CO. REAL ESTATE DEPARTMENT SCALE 1"=100', MAY 1, 1978, NO. 0201A02, SHEET 13 OF 17
- THE CONNECTICUT POWER COMPANY MAP SHOWING RIGHT OF WAY FOR TRANSMISSION LINES ACROSS THE PROPERTY OF LENA P. MOUTON TOWN OF SIMSBURY, COUNTY OF HARTFORD, STATE OF CONNECTICUT, SCALE 1 IN.=200 FT., 001, 1940.
- PERIMETER SURVEY, SUBDIVISION PLAN PREPARED FOR DORSET CROSSING, LLC, DORSET CROSSING DRIVE, SIMSBURY, CONNECTICUT, SCALE 1"=100', DATED 04-11-2012 REVISED 04-17-2012, SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026

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

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

TODD S. HESKETH LS 17945

**F. A. Hesketh & Associates, Inc.**  
3 Creamery Brook, East Granby, CT 06026  
Phone (860) 653-8000 Fax (860) 844-9600  
www.fahesketh.com • mail@fahesketh.com  
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

**FAH**

No.	Date	Description	Revisions:
1	04-17-2012	Add Lot F	8 [01-26-2023] APPROVAL
2	02-05-2013	Resubdivision Application Submitted	
3	02-14-2013	Reconfig. Lot A&B R/W Lot G	
4	10-03-2013	Approval/Town Comments	
5	12-06-2013	Town Approval Letter	
6	08-10-2019	Relocation of Temp. Turnaround	
7	09-20-2019	Easement/Title	
			Conditional Approval

**CONCEPT RESUBDIVISION PLAN**  
PREPARED FOR  
**DORSET CROSSING, LLC**  
10 & 30 DORSET CROSSING DRIVE  
SIMSBURY, CONNECTICUT

Date: 04-11-2012 Drawn by: CAD Job no: 04174  
Scale: 1" = 50' Checked by: TSH Sheet no: 1 OF 1  
Scale: 1" = 50' Resub-5.dwg, RESUB-5.dwg, Jan. 26, 2023 - 10:56:57 AM

**RESUB-4**