



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Zoning Summary Chart

Zoning District(S):	B2 - General Business	
Overlay District(S):	Level A - Aquifer Projection Zone	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	NONE	±4.45 AC
FRONTAGE	NONE	371.7 Feet
FRONT YARD BUILDING SETBACK	25 Feet	64.2 Feet
FRONT YARD PARKING SETBACK	25 Feet	25 Feet
SIDE YARD BUILDING SETBACK	20 Feet	52.3 Feet
SIDE YARD PARKING SETBACK	15 Feet	15 Feet
REAR YARD BUILDING SETBACK	25 Feet	69.1 Feet
REAR YARD PARKING SETBACK	25 Feet	34.2 Feet
REAR YARD RESIDENTIAL LOADING SETBACK	50 Feet	59.1 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	<40 Feet
MAXIMUM IMPERVIOUS	40.0%/60.0% **	59.7 %

* Zoning regulation requirements as specified in Simsbury Zoning Regulations dated 03/01/2022
 ** Per Section 4.4.B. The Zoning Commission may, after notice and public hearing, grant a special exception to allow up to 50 percent increase to the maximum coverage allowed in any zone.

Parking Summary Chart

Description	Size (FT)		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	92	108
COMPACT SPACES (50% ALLOWED W/ SE)	8 x 16	8 x 16	N/A	N/A
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	3	4
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	3
TOTAL SPACES			96	115

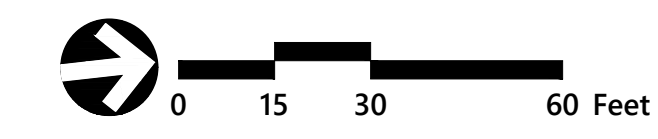
* ADA/STATE/LOCAL REGULATIONS REQUIRE 5 ACCESSIBLE PARKING SPACES FOR LOTS BETWEEN 101 TO 150 PARKING SPACES - 1 OF WHICH BEING VAN ACCESSIBLE

Parking Requirements:

RETAIL (OVER 10,000 GSF)	11,600 SF	x	2.75	/	500	=	64 SPACES
RESTAURANT 1	2,400 SF	x	3.3	/	500	=	16 SPACES
RESTAURANT 2	2,325 SF	x	3.3	/	500	=	16 SPACES
TOTAL PARKING REQUIRED =							96 SPACES

Sign Summary

CONNDOT Number	Specification Width	Specification Height	Desc.
31-0552	30"	30"	
31-1119	30"	30"	
31-0662	12"	24"	
31-0648	12"	6"	



Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

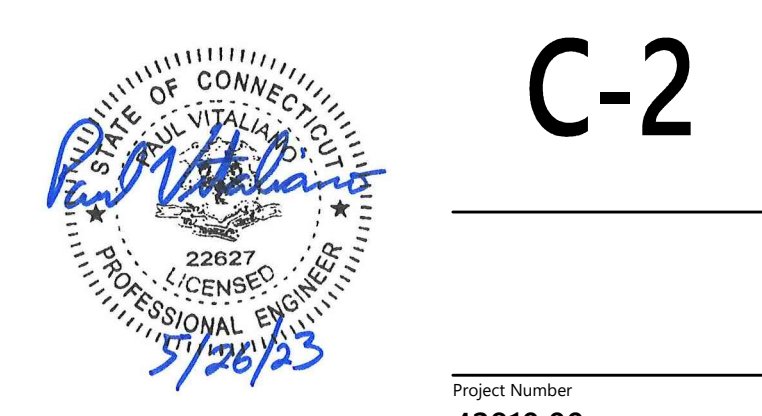
No. Revision Date Appr.

Designed by _____ Checked by _____

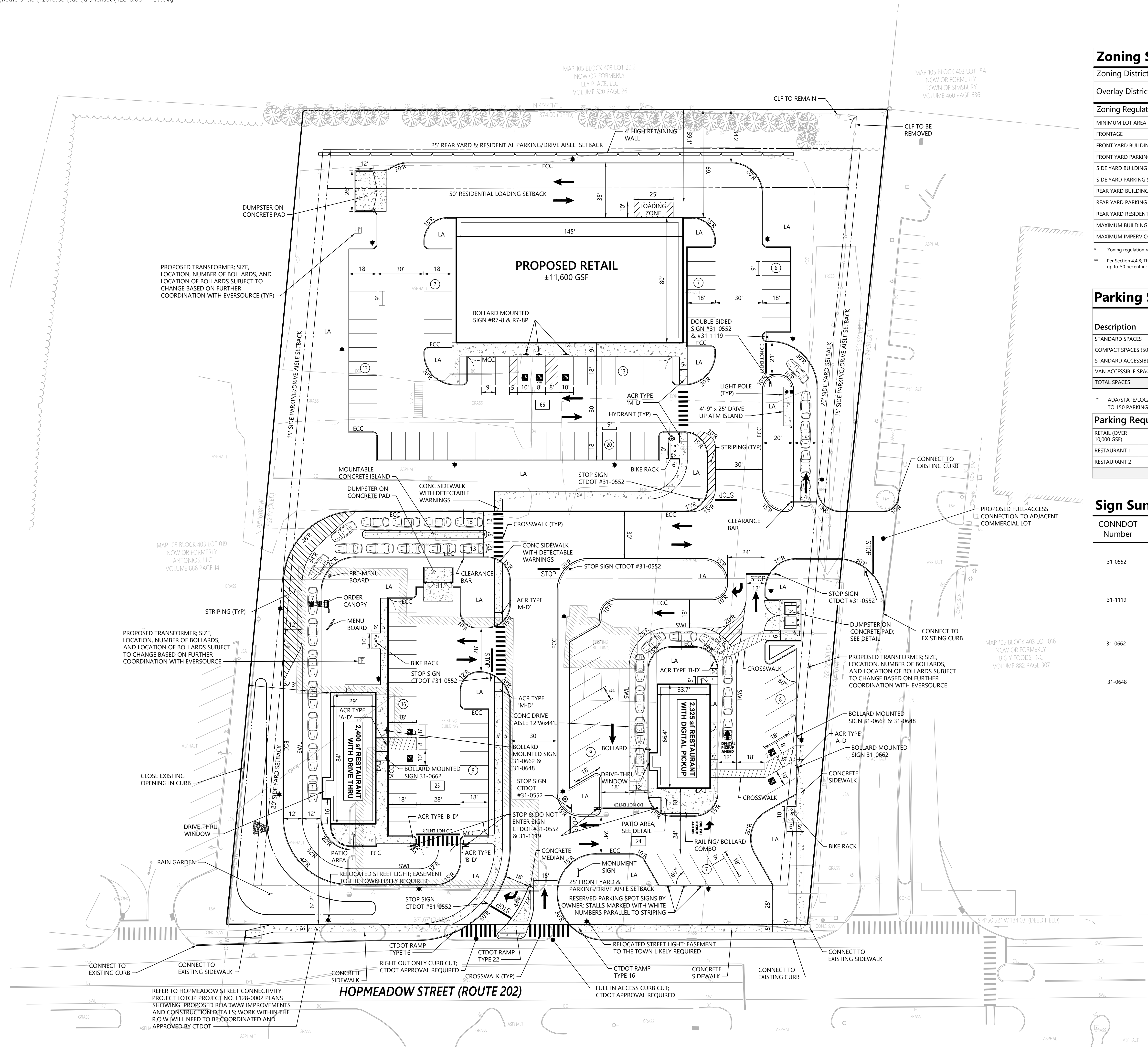
Issued for _____ Date _____
Local Approvals May 26, 2023

Layout and Materials Plan

Drawing Number



C-2



PROPOSED TRANSFORMER, SIZE, LOCATION, NUMBER OF BOLLARDS, AND LOCATION OF BOLLARDS SUBJECT TO CHANGE BASED ON FURTHER COORDINATION WITH EVERSOURCE (TYP)

PROPOSED TRANSFORMER, SIZE, LOCATION, NUMBER OF BOLLARDS, AND LOCATION OF BOLLARDS SUBJECT TO CHANGE BASED ON FURTHER COORDINATION WITH EVERSOURCE

PROPOSED TRANSFORMER, SIZE, LOCATION, NUMBER OF BOLLARDS, AND LOCATION OF BOLLARDS SUBJECT TO CHANGE BASED ON FURTHER COORDINATION WITH EVERSOURCE

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REFER TO HOPMEADOW STREET CONNECTIVITY PROJECT LOT/CP PROJECT NO. 1128-0002 PLANS SHOWING PROPOSED ROADWAY IMPROVEMENTS AND CONSTRUCTION DETAILS. WORK WITHIN THE R.O.W. WILL NEED TO BE COORDINATED AND APPROVED BY CTDOT

HOPMEADOW STREET (ROUTE 202)