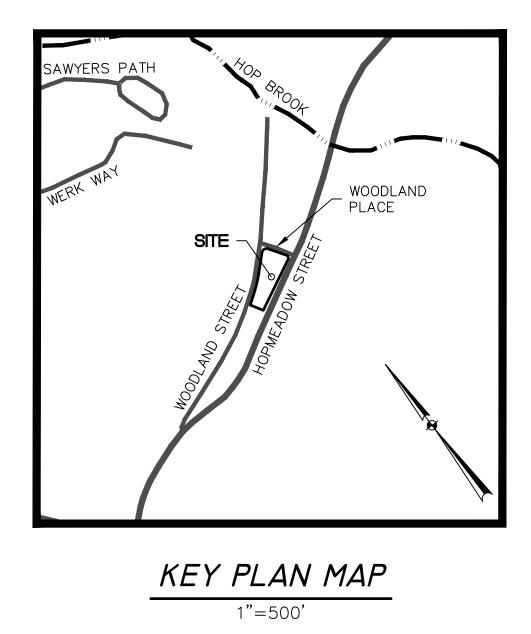
Building Renovation & Addition

619 Hopmeadow Street Simsbury, Connecticut

Map G11 Block 107 Lots 001 & 002 Zone: PO





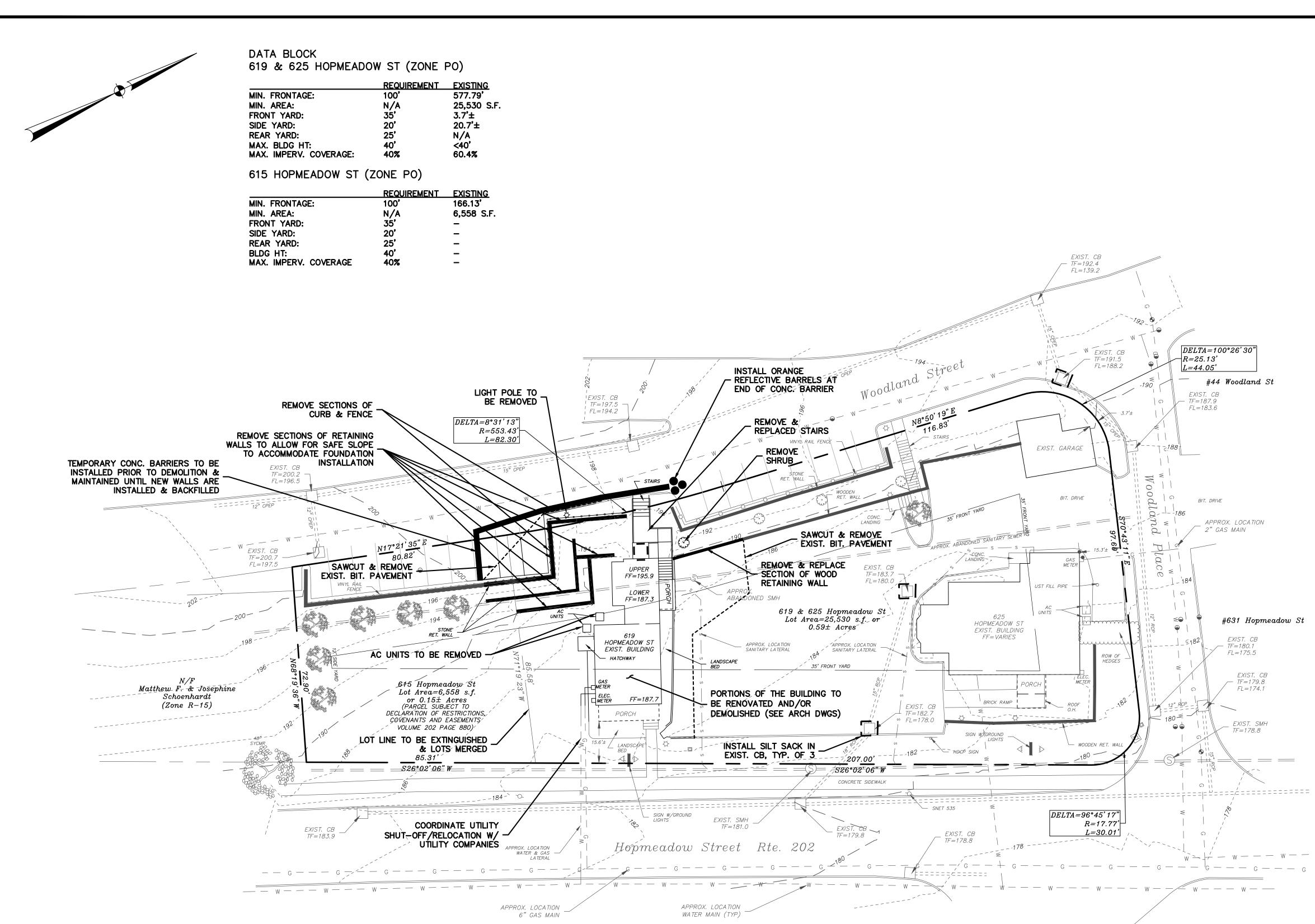
DRAWING INDEX

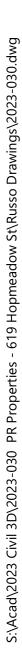
SHEET <u>CIVIL</u>

COVER EXISTI LAYOU GRADI DETAIL



T TITLE	SHEET NO.	LATEST REVISION
R SHEET · · · · · · · · · · · · · · · · · ·	 · · 2 of 5 · · 3 of 5 · · 4 of 5 	5-02-24 5-02-24 5-02-24 5-02-24 5-02-24





GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a <u>Resurvey</u> conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2. _____ · • • >>

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

<u>Reference Maps:</u>

- 1. "Section II Plan of Subdivision Land Owned By Ensign Bickford Realty Corp. Woodland Street & Hopmeadow Street Simsbury -Connecticut Scale: 1"=20' October 1972 Rev. December 1972" by Hodge Surveying Associates, P.C.
- 2. "Connecticut State Highway Department Right of Way Map Town of Simsbury Avon-Simsbury Road From Junction of Woodland Street Southerly About 2,895 Feet Route No. 116 Scale: 1"=40' Date: 8-25-26"

<u>Notes:</u>

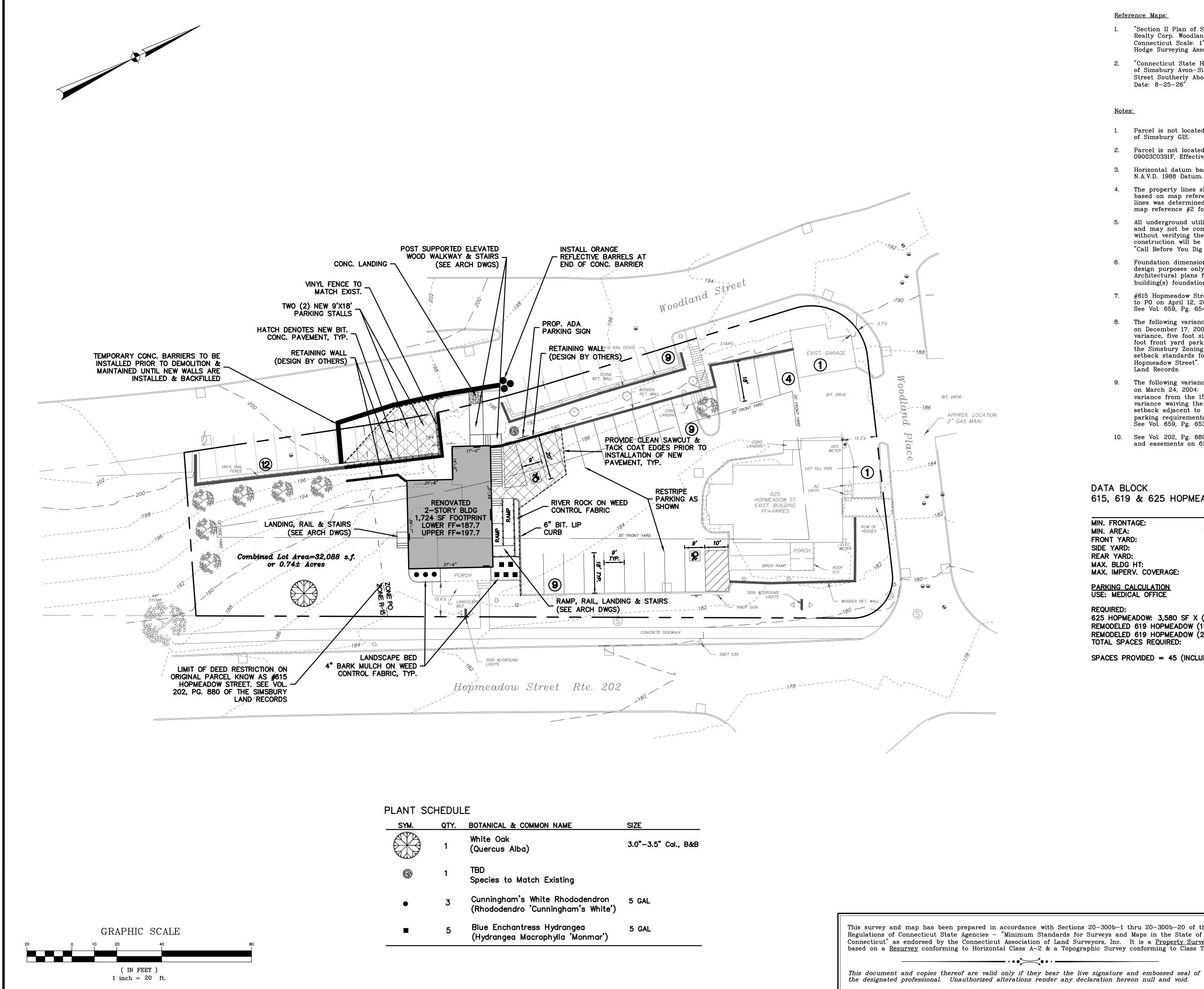
- 1. Parcel is not located in inland wetlands as shown on the Town of Simsbury GIS.
- 2. Parcel is not located in a flood hazard zone, Firm Map No. 09003C0331F, Effective Date September 26, 2008.
- Horizontal datum based on N.A.D. 1983. Elevations based on 3. N.A.V.D. 1988 Datum.
- The property lines shown hereon for the subject parcels are 4. based on map reference #1. The location of these property lines was determined using highway monumentation shown on map reference #2 found found to the south of this project.
- All underground utility locations on this plan are approximate 5. and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
- 6. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.
- #615 Hopmeadow Street was granted a zone change from R-15 7. to PO on April 12, 2004 by the Simsbury Zoning Commission. See Vol. 659, Pg. 654 of the Simsbury Land Records.
- 8. The following variance was granted at #615 Hopmeadow Street on December 17, 2003: "a ten foot side yard structural variance, five foot side yard parking variance, and a nineteen foot front yard parking variance per article 10, section E of the Simsbury Zoning Regulations was allowed for relaxation of setback standards for parking stalls and drive aisles at 615 Hopmeadow Street". See Vol. 650, Pg. 163 of the Simsbury Land Records.
- The following variance was granted at #615 Hopmeadow Street 9. on March 24, 2004: "a 25' front yard variance, a 10' side yard variance from the 15' side yard setback in the PO Zone and a variance waiving the requirement to keep all parking out of setback adjacent to a residential zone was allowed to relax parking requirements on property at 615 Hopmeadow Street." See Vol. 659, Pg. 653 of the Simsbury Land Records.
- 10. See Vol. 202, Pg. 880 for Declaration of Restrictions, covenants and easements on 615 Hopmeadow Street.

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

#631 Hopmeadow St EXIST. CB - TF=180.1 FL=175.5 EXIST. CB — TF=179.8 FL=174.1 EXIST. SMH . TF=178.8 _ _ _ $\tilde{w} \rightarrow \tilde{\mu} - w - - w - - w$ w — — w — —

	BRUEVORS ENGINEERS SERVING CT & MA	J.R. Russo & Associates, LLC P.O. Box 938, 1 Shoham Rd East Windsor, CT 06088 www.jrrusso.com • CT 860.623.0569 • MA 413.785.1158			
Building Renovation & Addition $\mathbb{R}_{1}^{\mathbb{R}}$	Property Of P.R. Properties	Simsbury, Connecticut Map G11 Block 107 Lots 001 & 002 Zone: PO			
	Existing Conditions & Demolition Plan DATE 5-02-24 SCALE 1"=20' JOB NUMBER 2023-030				

2 of 5



gham's White Rhododendron odendro 'Cunningham's White')	5 GAL
Inchantress Hydrangea Ingea Macrophylla 'Monmar')	5 GAL

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a <u>Resurvey</u> conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2. ____·••><u>___</u>·••·____

Reference Maps:

- "Section II Plan of Subdivision Land Owned By Ensign Bickford Realty Corp. Woodland Street & Hopmeadow Street Simsbury -Connecticut Scale: 1"=20' October 1972 Rev. December 1972" by Hodge Surveying Associates, P.C.
- 2. "Connecticut State Highway Department Right of Way Map Town of Simsbury Avon-Simsbury Road From Junction of Woodland Street Southerly About 2,895 Feet Route No. 116 Scale: 1"=40' Date: 8-25-26"

<u>Notes:</u>

- Parcel is not located in inland wetlands as shown on the Town 1. of Simsbury GIS.
- 2. Parcel is not located in a flood hazard zone, Firm Map No. 09003C0331F, Effective Date September 26, 2008.
- Horizontal datum based on N.A.D. 1983. Elevations based on 3. N.A.V.D. 1988 Datum.
- 4. The property lines shown hereon for the subject parcels are based on map reference #1. The location of these property lines was determined using highway monumentation shown on map reference #2 found found to the south of this project.
- 5. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
- 6. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.
- #615 Hopmeadow Street was granted a zone change from R-15 to PO on April 12, 2004 by the Simsbury Zoning Commission. See Vol. 659, Pg. 654 of the Simsbury Land Records.
- 8. The following variance was granted at #615 Hopmeadow Street on December 17, 2003: "a ten foot side yard structural variance, five foot side yard parking variance, and a nineteen foot front yard parking variance per article 10, section E of the Simsbury Zoning Regulations was allowed for relaxation of setback standards for parking stalls and drive aisles at 615 Hopmeadow Street". See Vol. 650, Pg. 163 of the Simsbury Land Records.
- 9. The following variance was granted at #615 Hopmeadow Street on March 24, 2004: "a 25' front yard variance, a 10' side yard variance from the 15' side yard setback in the PO Zone and a variance waiving the requirement to keep all parking out of setback adjacent to a residential zone was allowed to relax parking requirements on property at 615 Hopmeadow Street." See Vol. 659, Pg. 653 of the Simsbury Land Records.
- 10. See Vol. 202, Pg. 880 for Declaration of Restrictions, covenants and easements on 615 Hopmeadow Street.

DATA BLOCK

615, 619 & 625 HOPMEADOW ST (ZONE PO)

	REQUIREMENT	PROPOSED COMBINED		
MIN. FRONTAGE:	100'	577.79 '	743.92'	
MIN. AREA:	N/A	25,530 S.F.	32,088 S.F.	
FRONT YARD:	35'	3.7 ' ±	3.7 ' ±	
SIDE YARD:	20'	20.7 ' ±	87.5 ' ±	
REAR YARD:	25'	N/A	N/A	
MAX. BLDG HT:	40'	<40'	<40'	
MAX. IMPERV. COVERAGE:	40%	60.4%	53.9%	

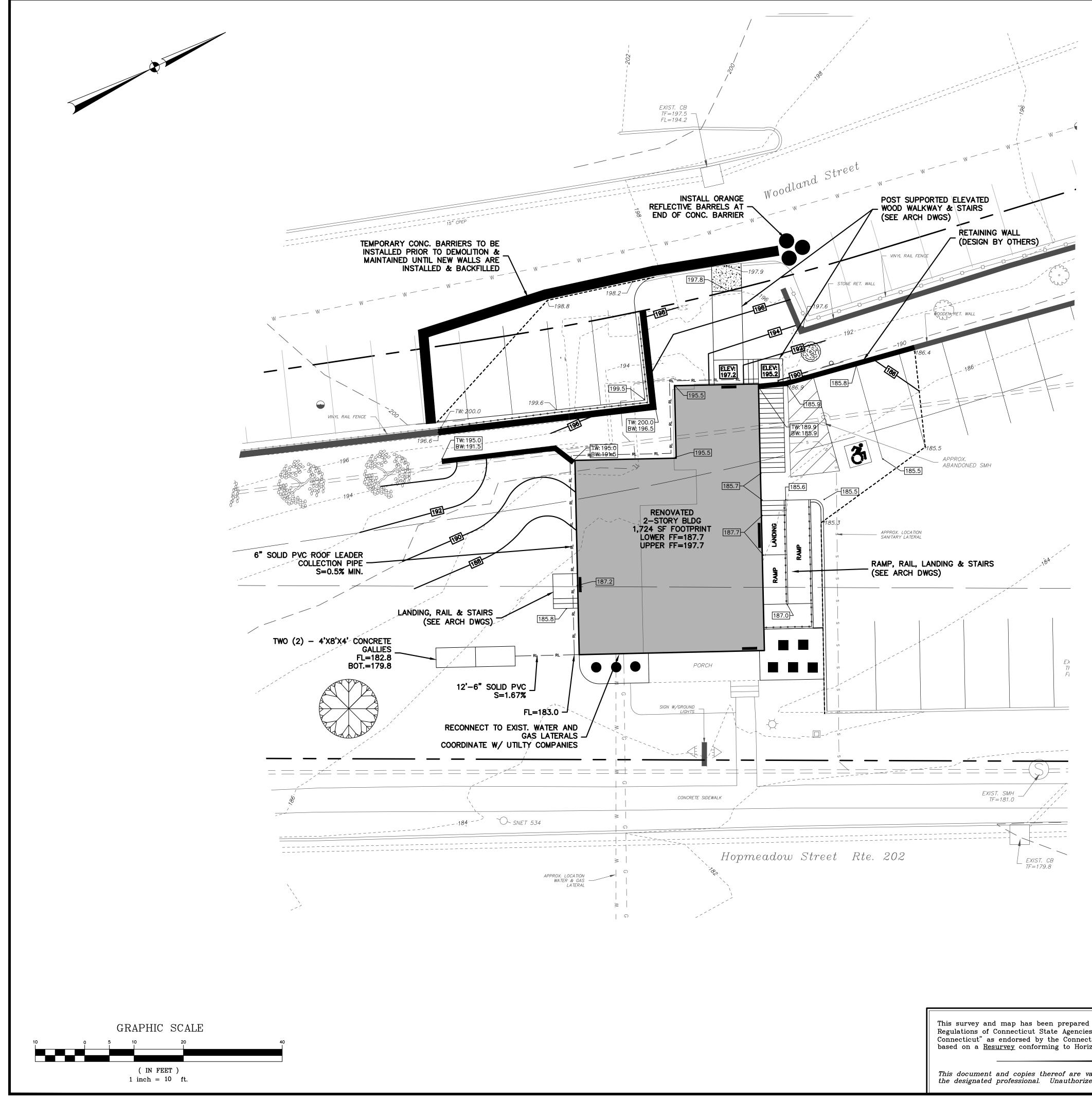
PARKING CALCULATION USE: MEDICAL OFFICE

REQUIRED: 625 HOPMEADOW: 3,580 SF X (3.3 SPACES/500 SF) = 23.6 REMODELED 619 HOPMEADOW (1ST FL): 1,724 SF X (3.3 SPACES/500 SF) = 11.4 REMODELED 619 HOPMEADOW (2ND FL): 1,521 SF X (3.3 SPACES/500 SF) = 10.0 TOTAL SPACES REQUIRED: = 44.9 TOTAL SPACES REQUIRED:

SPACES PROVIDED = 45 (INCLUDES 2 ADA SPACES)

Land Owned By Ensign Bickford & Hopmeadow Street Simsbury - ober 1972 Rev. December 1972" by C. epartment Right of Way Map Town oad From Junction of Woodland Feet Route No. 116 Scale: 1"=40'	RCDSCORSOCONS SURVEYORSOFNGINEERS SURVEYORSOFNGINEERS SURVEYORSOFNGINEERS SURVEYORSOFNGINEERS SURVEYORSOFNGINEERS Shoham Rd East Windsor CT 06088 om OT 860.623.0569 • MA 413.785.1158
d wetlands as shown on the Town od hazard zone, Firm Map No. ptember 26, 2008. A.D. 1983. Elevations based on son for the subject parcels are The location of these property ghway monumentation shown on 1 to the south of this project. ns on this plan are approximate nyone using this information : does so at their own risk. No this site prior to utility mark out. :2-4455". wn on this plan are for site tion Contractor will use and construction of the ranted a zone change from R-15 te Simsbury Zoning Commission. Simsbury Land Records. anted at #615 Hopmeadow Street foot side yard structural varking variance, and a nineteen the per article 10, section E of ons was allowed for relaxation of stalls and drive aisles at 615 650, Pg. 163 of the Simsbury anted at #615 Hopmeadow Street int yard variance, a 10' side yard ref setback in the PO Zone and a tent to keep all parking out of tial zone was allowed to relax erty at 615 Hopmeadow Street." Simsbury Land Records. aration of Restrictions, covenants adow Street. T (ZONE PO) ENT EXISTING COMBINED 577.79' 743.92' 25,530 S.F. 32,088 S.F. 3.7'± 3.7'±	REVISIONS TREVISI
20.7'± $87.5'±$ N/A N/A <40' <40' 60.4% 53.9% EES/500 SF) = 23.6 724 SF X (3.3 SPACES/500 SF) = 11.4 1,521 SF X (3.3 SPACES/500 SF) = 10.0 = 44.9 OA SPACES)	Building Renovation & Addition Property Of P.R. Properties 619 Hopmeadow Street Simsbury, Connecticut Map G11 Block 107 Lots 001 & 002 Zone: PO
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	Layout & Landscape Plan DATE 5–02–24 SCALE 1"=20' JOB NUMBER 2023–030

3 of 5



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a <u>Resurvey</u> conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2. _____ · • • >_____

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

<u>Reference Maps:</u>

- "Section II Plan of Subdivision Land Owned By Ensign Bickford Realty Corp. Woodland Street & Hopmeadow Street Simsbury Connecticut Scale: 1"=20' October 1972 Rev. December 1972" by Hodge Surveying Associates, P.C.
- 2. "Connecticut State Highway Department Right of Way Map Town of Simsbury Avon-Simsbury Road From Junction of Woodland Street Southerly About 2,895 Feet Route No. 116 Scale: 1"=40' Date: 8-25-26"

Notes:

- 1. Parcel is not located in inland wetlands as shown on the Town of Simsbury GIS.
- 2. Parcel is not located in a flood hazard zone, Firm Map No. 09003C0331F, Effective Date September 26, 2008.
- 3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
- 4. The property lines shown hereon for the subject parcels are based on map reference #1. The location of these property lines was determined using highway monumentation shown on map reference #2 found found to the south of this project.
- 5. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".
- 6. Foundation dimensions as shown on this plan are for site design purposes only. Foundation Contractor will use Architectural plans for layout and construction of the building(s) foundation.
- 7. #615 Hopmeadow Street was granted a zone change from R-15 to PO on April 12, 2004 by the Simsbury Zoning Commission. See Vol. 659, Pg. 654 of the Simsbury Land Records.
- 8. The following variance was granted at #615 Hopmeadow Street on December 17, 2003: "a ten foot side yard structural variance, five foot side yard parking variance, and a nineteen foot front yard parking variance per article 10, section E of the Simsbury Zoning Regulations was allowed for relaxation of setback standards for parking stalls and drive aisles at 615 Hopmeadow Street". See Vol. 650, Pg. 163 of the Simsbury Land Records.
- 9. The following variance was granted at #615 Hopmeadow Street on March 24, 2004: "a 25' front yard variance, a 10' side yard variance from the 15' side yard setback in the PO Zone and a variance waiving the requirement to keep all parking out of setback adjacent to a residential zone was allowed to relax parking requirements on property at 615 Hopmeadow Street." See Vol. 659, Pg. 653 of the Simsbury Land Records.
- 10. See Vol. 202, Pg. 880 for Declaration of Restrictions, covenants and easements on 615 Hopmeadow Street.

				RE\	/ISI(ONS	5		<u> </u>
	BY	: LF	/TAC	2		снк	: JE	U	
		Building Renovation & Addition		Property Ut	P R Pronerties			Simsbury, Connecticut	Map G11 Block 107 Lots 001 & 002 Zone: P0
	Ģ	Gra	diı	ng P	8 Pla	cl n	Jti	lit	У
BELIEF THIS IOTED HEREON.					date 02–				
	5-02-24 <u>SCALE</u> 1"=10' <u>JOB NUMBER</u> 2023-030								
	SHEET								

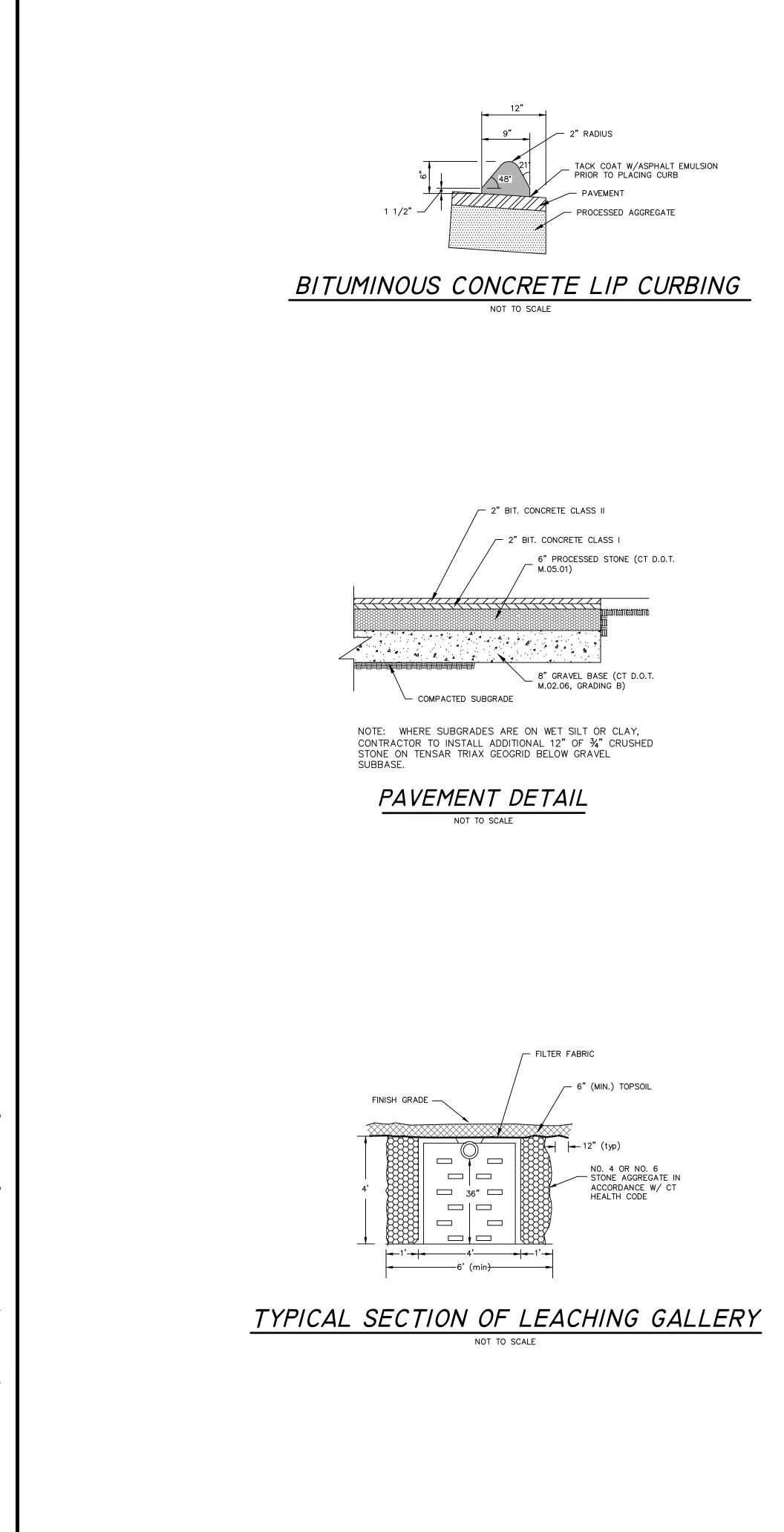
4 of 5

S

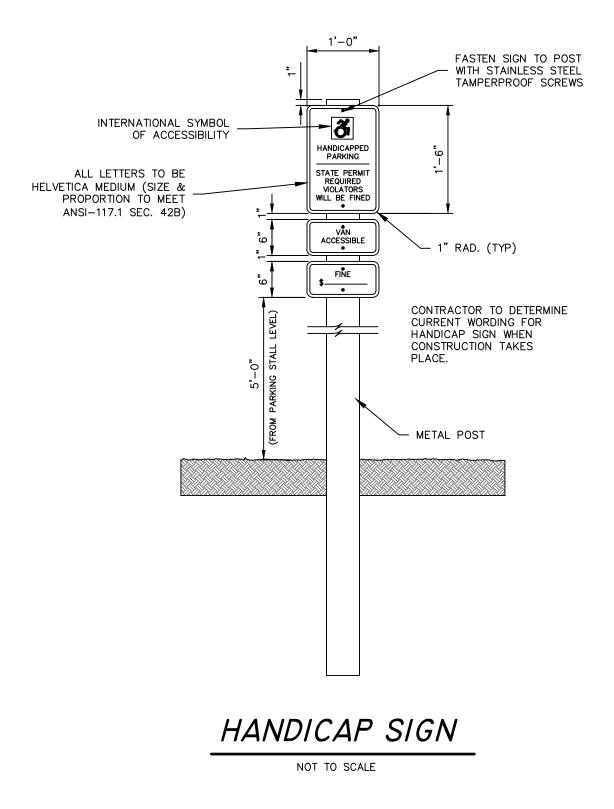
S

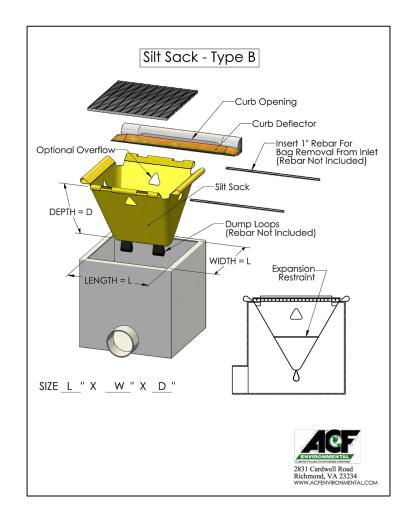
R

TO THE BEST OF MY KNOWLEDGE AND MAP IS SUBSTANTIALLY CORRECT AS N



Acad\2023 Civil 3D\2023-030 PR Properties - 619 Hopmeadow St\Russo Drawings\2023-1





NOTE: SILT SACK SHALL BE SIZED TO FIT EACH INLET GRATE (SINGLE OR DOUBLE) AND SHALL BE CLEANED AND MAINTAINED UNTIL THE CONTRIBUTING WATERSHED IS STABILIZED WITH VEGETATION AND/OR COMPACTED PROCESSED STONE BASE.



