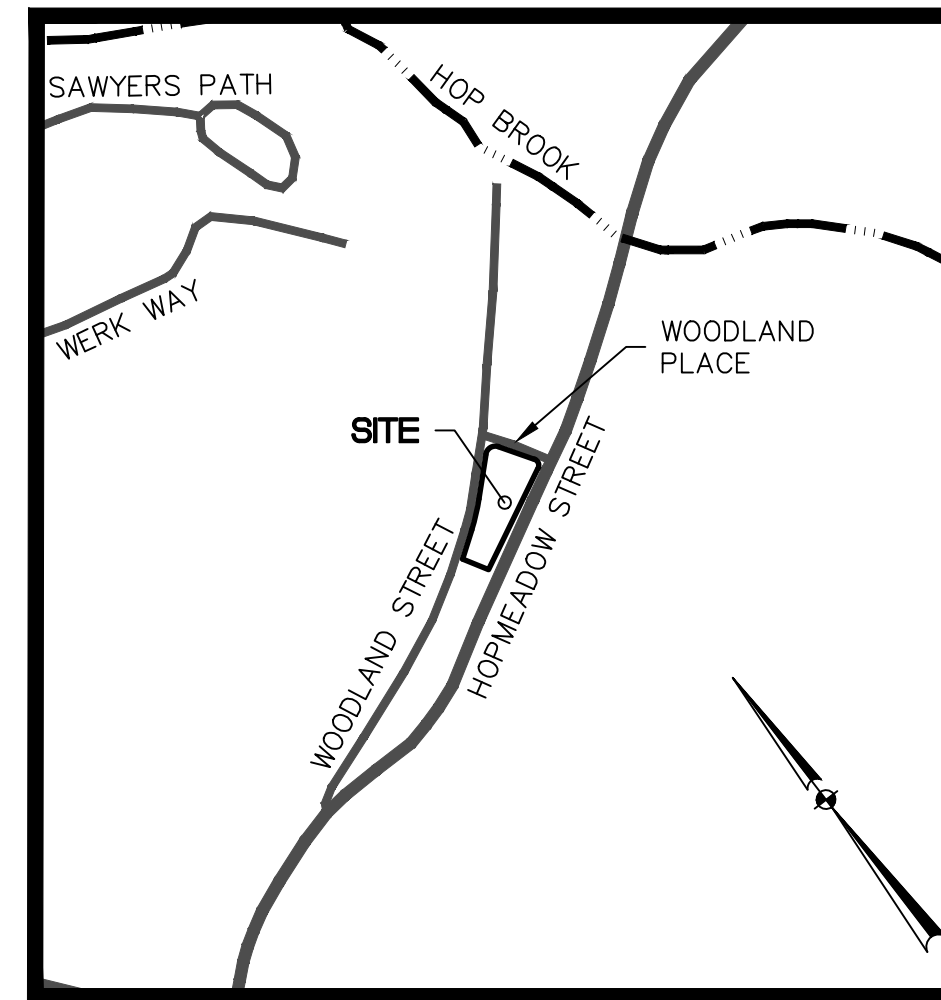


Building Renovation & Addition

619 Hopmeadow Street
Simsbury, Connecticut

Map G11 Block 107 Lots 001 & 002 Zone: PO



KEY PLAN MAP
1"=500'

Owner/Applicant

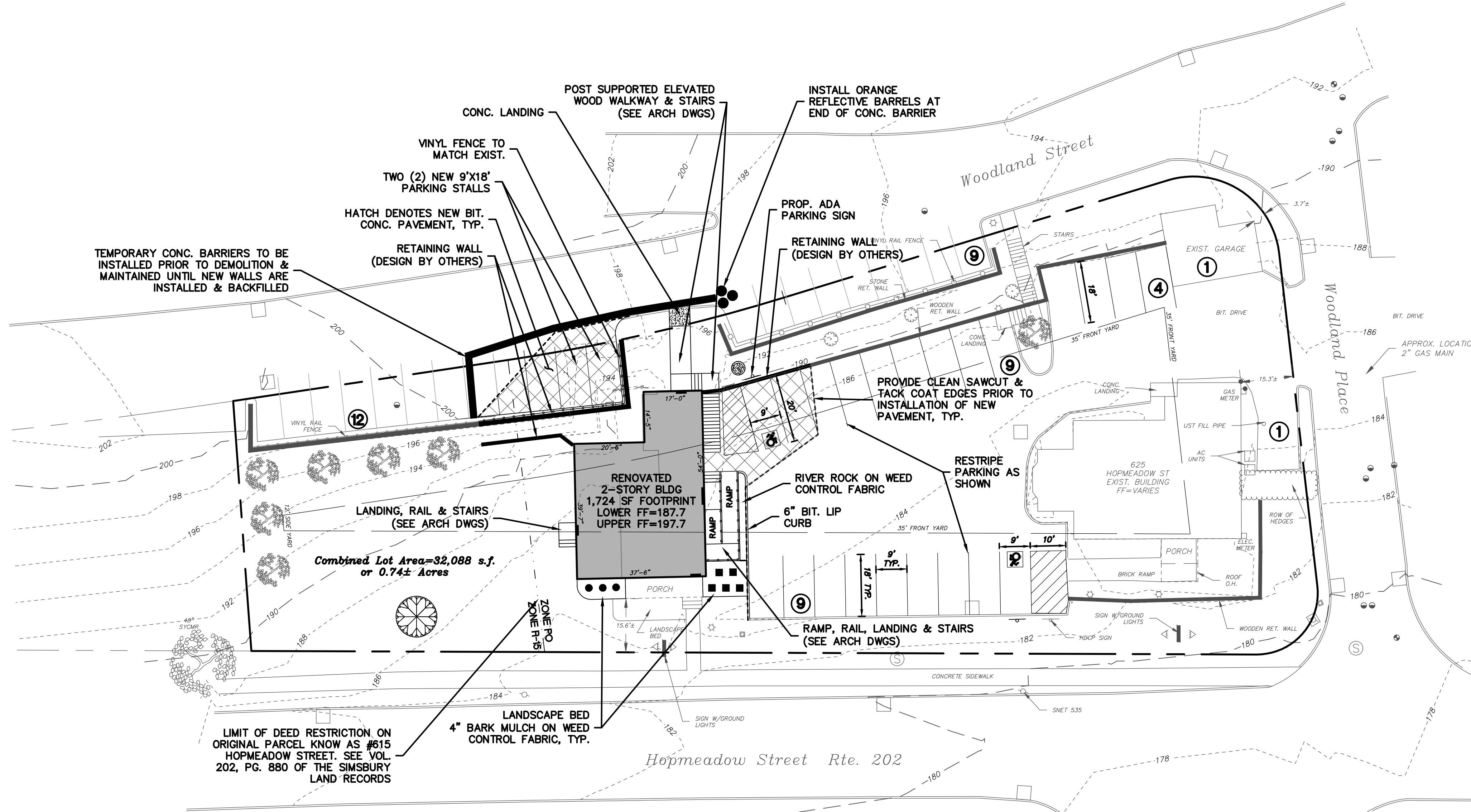
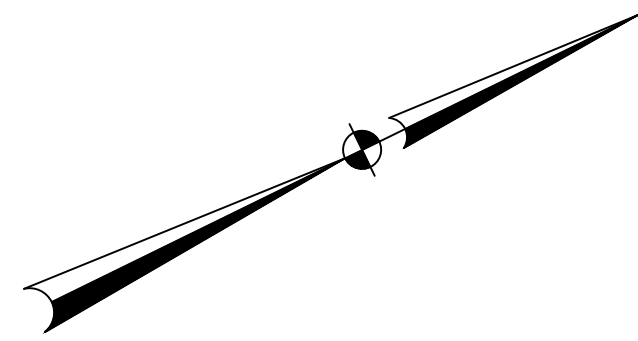
P.R. Properties
625 Hopmeadow Street
Simsbury, CT 06070
(860) 658-5552

Prepared By



DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 5	5-02-24
EXISTING CONDITIONS & DEMOLITION PLAN	2 of 5	5-02-24
LAYOUT & LANDSCAPE PLAN	3 of 5	5-02-24
GRADING & UTILITY PLAN	4 of 5	5-02-24
DETAILS	5 of 5	5-02-24



- 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.
 - "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:**
- Parcel is not located in inland wetlands as shown on the Town of Simsbury GIS.
 - Parcel is not located in a flood hazard zone. Firm Map No. 090030331F, Effective Date September 26, 2008.
 - Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
 - 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 to the south of this project.
 - 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".
 - 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.
 - 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. 183 of the Simsbury Land Records.
 - 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.
 - 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	EXISTING	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

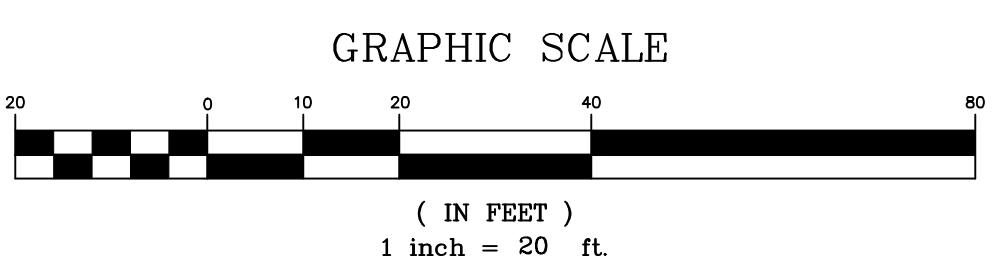
REQUIRED:

- 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

SPACES PROVIDED = 45 (INCLUDES 2 ADA SPACES)

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL & COMMON NAME	SIZE
	1	White Oak (Quercus Alba)	3.0"-3.5" Cal., B&B
	1	TBD Species to Match Existing	
	3	Cunningham's White Rhododendron (Rhododendro 'Cunningham's White')	5 GAL
	5	Blue Enchantress Hydrangea (Hydrangea 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 Resurvey 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.

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



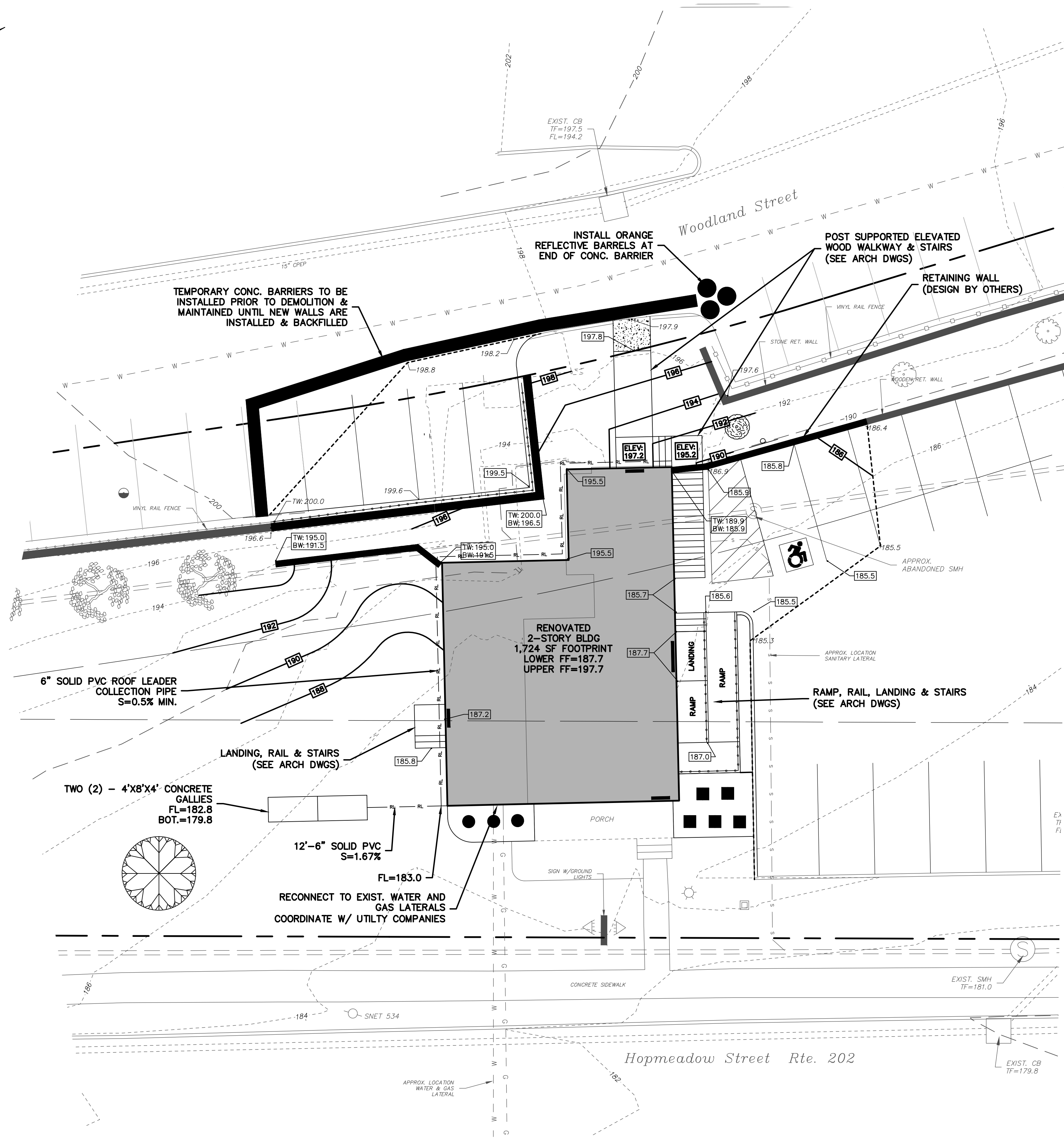
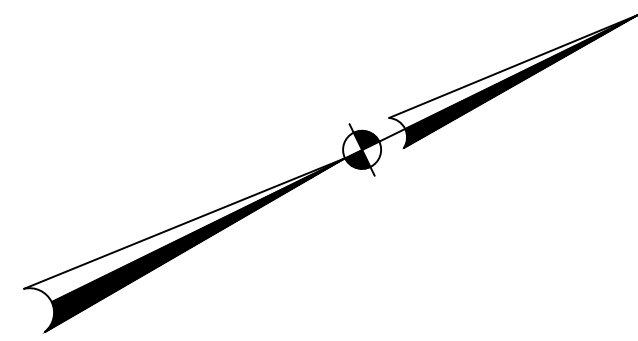
J.R. Russo & Associates, LLC
PO Box 9381, Shelton Rd East Windsor, CT 06098
www.jrusso.com - CT 860.623.0569 - MA 413.615.1828

REVISIONS	
BY: LF/TAC	CHK: JEU

Building Renovation & Addition
Property Of
P.R. Properties
619 Hopmeadow Street
Simsbury, Connecticut
Map G11 Block 107 Lots 001 & 002 Zone: PO

Layout & Landscape Plan

DATE	5-02-24
SCALE	1"=20'
JOB NUMBER	2023-030
SHEET	3 of 5



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.
- "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:

- Parcel is not located in inland wetlands as shown on the Town of Simsbury GIS.
- 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 N.A.V.D. 1988 Datum.
- 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 to the south of this project.
- 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".
- 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.
- 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 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.
- See Vol. 202, Pg. 880 for Declaration of Restrictions, covenants and easements on 615 Hopmeadow Street.



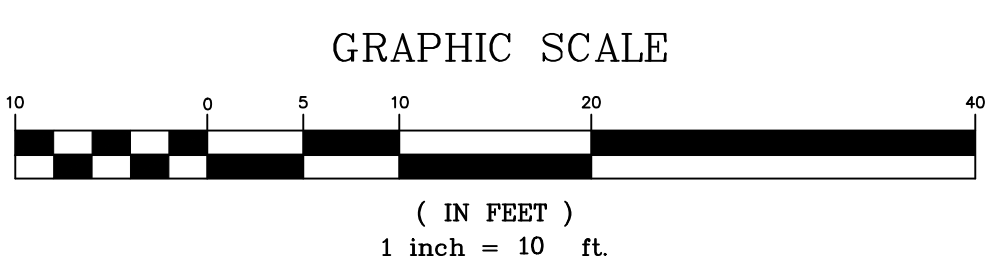
J.R. Russo & Associates, LLC
 PO Box 938, (Shoham Rd East Windsor, CT 06098)
 www.jrusso.com - CT 860.623.0669 - MA 415.651.828

REVISIONS	
BY: LF/TAC	CHK: JEU

Building Renovation & Addition
 Property Of
P.R. Properties
 619 Hopmeadow Street
 Simsbury, Connecticut
 Map G11 Block 107 Lots 001 & 002 Zone: PO

Grading & Utility Plan

DATE	5-02-24
SCALE	1"=10'
JOB NUMBER	2023-030
SHEET	4 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 Resurvey 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.

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

