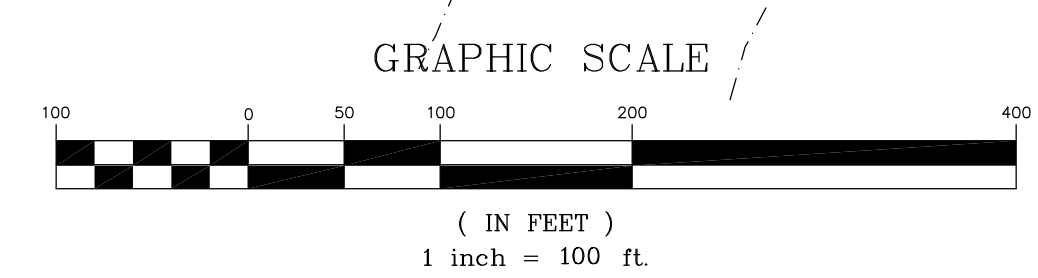


**Town of Simsbury**  
 65 COMMERCIAL STREET P.O. BOX 488 SIMSBURY, CONNECTICUT 06068  
 Planning and Land Use Department  
 CERTIFIED MAIL  
 December 3, 2013  
 Revised December 16, 2013  
 Attorney Thomas W. Foley  
 487 Dorset Street  
 Waterbury, CT 06705  
 Dear Attorney Foley:  
 At a regular meeting of the Simsbury Zoning Commission on December 3, 2013 the Commission unanimously voted to grant an extension to the date for filing the above referenced maps to January 31, 2014.  
 If you have any questions, please feel free to contact me.  
 Sincerely,  
 Brian Post III, AICP  
 Director of Planning & Community Development  
 cc: Dorset Crossing, LLC, Richard Serritella, Town Engineer, Zoning File, Planning File, Carolyn Kelly, Town Clerk  
 Telephone: 860-688-3265 Fax: 860-688-3272  
 E-mail: bpost@simsbury.org Website: www.simsbury.org

**Certificate of 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:  
 by: \_\_\_\_\_ (Town Clerk)  
 In accordance with the Connecticut  
 General Statutes,  
 all work in connection with this  
 approval must be completed  
 by: \_\_\_\_\_



**MASTER PLAN DEVELOPMENT DATA**

ZONE: Proposed PAD  
 LOT AREA: 1,959,614 Square Feet or 44.99 Acres (Excludes Town of Simsbury land)  
 A. Proposed Development Area = 1,129,784 Square Feet or 25.94 Acres  
 B. Proposed Public R.O.W.(s) = 117,242 ± Square Feet or 2.69 ± Acres  
 C. Proposed Open Space = 712,588 Square Feet or 16.36 Acres

**PROPOSED DEVELOPMENT**

**LOT "A"**  
 A. Development Area = 282,626 Square Feet or 6.49 Acres  
 B. Buildings  
 1. Medical Office - 50,000 Square Feet  
 2. Mixed Use Retail / Office - 3,500 Square Feet  
 3. Office - 6,000 Square Feet

**LOT "B"**  
 A. Development Area = 637,317 Square Feet or 14.63 Acres  
 B. Buildings  
 1. Apartments - 216 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. Office Building - 16,000 Square Feet  
 or  
 2. Apartments - 36 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 - 14,500 Square Feet

**PROPOSED COVERAGE**

**LOT "A"**  
 A. 59,500 square feet (Buildings)  
 B. 184,862 square feet (Total Impervious)

**LOT "B"**  
 A. 100,000 square feet (Building)  
 B. 283,726 square feet (Total Impervious)

**LOT "C"**  
 A. 16,500 square feet (Building)  
 B. 44,507 square feet (Total Impervious)

**LOT "D"**  
 A. 16,000 square feet (Building)  
 B. 42,317 square feet (Total Impervious)

**LOT "E"**  
 A. 0 square feet

**LOT "F"**  
 A. 14,500 square feet (Building)  
 B. 37,982 square feet (Total Impervious)

**Public R.O.W.**  
 A. Dorset Crossing Drive: 39,365 square feet (Total Impervious)  
 B. Future Town Road: 34,925 square feet (Total Impervious)

Total PAD Building Coverage = Approximately 196,500 square feet or 10.0%  
 Total PAD Development Impervious Coverage = Approximately 667,684 square feet or 34.1%

**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 = 18,000 square feet  
 2. Total Medical Office = 50,000 square feet  
 3. Total Office = 22,000 square feet \*  
 4. Total Apartment Units = 216 Units  
 5. Total Special Needs Units = 48 Units

\* Future Building assumed to be Office for parking tabulation

**Proposed Parking**

1. 18,000 sf retail x 2.75 spaces per 500 sf =	99 Spaces
2. 50,000 sf medical office x 3.3 spaces per 500 sf =	330 Spaces
3. 22,000 sf general office x 2.5 spaces per 500 sf =	110 Spaces
<b>Total =</b>	<b>539 Spaces</b>
x .75 shared use credit =	405 Spaces
<b>Total Required Parking =</b>	<b>777 Spaces</b>
<b>Proposed Parking =</b>	<b>815 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 = 23± Feet (Building #6)  
 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 = 28± Feet

**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

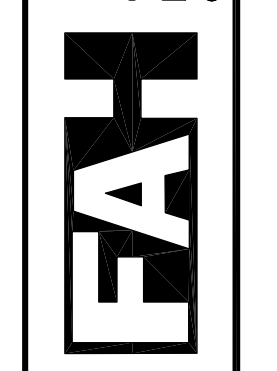
**F. Maximum Coverage**  
 1. Maximum Impervious Coverage = Per Article 10.L.4.1  
 Proposed = 34.1 Percent

No.	Date	Description
1	04-17-2012	Added Lot F
2	07-01-2013	Added Lot Nbrs. & Build. Addr.

MASTERS DEVELOPMENT PLAN  
 PREPARED FOR  
**DORSET CROSSING**  
 HOPMEADOW STREET  
 SIMSBURY, CONNECTICUT  
 Drawn by: KLL  
 Checked by: DSG  
 Date: 04-11-2012  
 Scale: 1" = 100'  
 Job no: 04174  
 Sheet no: 1 OF 1  
 Dec. 18, 2013 - 3:26:03 PM

**MA-1**

**F. A. Hesketh & Associates, Inc.**  
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 www.fahsketh.com · mail@fahsketh.com



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