



Doc ID: 002574830001 Type: LAN

BK 960 PG 580



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-3020

May 21, 2020

Charles Baker, P.E., PTOE
VHB, Inc.
100 Great Meadow Road, Suite 200
Wethersfield, CT 06109

OSTA #128-2004-01

Dear Mr. Baker:

Subject: Town of Simsbury
Previously Issued: Certificate 348 Series
Current Proposal: The Hartford Subdivision North Site Exp. (The Ridge at Talcott Mountain Expansion)
Street Address: 200 Hopmeadow Street
Current Owner: SL Simsbury, LLC
Administrative Decision No. 700

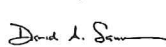
A review of your request received April 23, 2020 for an Administrative Decision regarding the subject expansion not previously considered under the Certificate 348 series, has been completed.

It was determined that the proposed North Site expansion consisting of 48,000 square feet (32 units) of apartment building space, a reduction of 23,100 square feet (13 units) of townhouse building space, and a reduction of 20 parking spaces will not substantially affect state highway traffic operations in the area. Chief of Police Nicholas J. Boulter, the Local Traffic Authority representative for the Town of Simsbury, concurred with these findings on April 7, 2020. Consequently, on May 21, 2020, an Administrative Decision was rendered that formal action by the Office of the State Traffic Administration (OSTA) under Section 14-311 of the General Statutes of Connecticut regarding the proposed expansion is not required. The decision was based, in part, on the enclosed plan prepared by VHB titled "OSTA Overall Site Plan; Phase 2 (North & South Site)", subtitled "The Ridge at Talcott Mountain; 200 Hopmeadow Street, Simsbury, Connecticut", Drawing Number SP-2, Sheet 2 of 2, dated May 3, 2017, last revised February 24, 2020.

The decision shall not be effective until a copy of this letter has been filed on the municipal land records, in accordance with the enclosed procedures, and this office has received a copy of the recorded letter. Upon filing of the letter, this office would have no objection to the issuance of any building or foundation permits associated with the expansion. However, the Department's District 4 Maintenance Office at 359 South Main Street, Thomaston, CT 06787 (Attn: Mr. Ronald Ferris, (203) 591 - 3627) must be contacted prior to the start of construction to determine if an encroachment permit will be needed for any incidental work within the State right of way.

Subsequent to the North Site expansion, the allowable overall development within the OSTA certifiable area will consist of 663,600 square feet (457 units) of apartment building space, 647,200 square feet (326 units) of townhouse building space, 145,000 square feet (58 units) of single-family housing building space, 120,660 square feet (120 beds) of assisted living building space, 3,600 square feet of restaurant building space and 79,050 square feet of retail building space for a total development of 1,659,110 square feet of mixed-use building space with 1,226 parking spaces. Any future expansion or proposed land use changes shall only be allowed subject to review by this office and, if necessary, formal OSTA action.

Sincerely,


David A. Sawicki
2020.05.21
12:05:53-04'00'


David A. Sawicki
Executive Director
Office of the State Traffic Administration

Enclosures

Copy to: Chief of Police Nicholas J. Boulter - nboulter@pd.simsbury-ct.gov - plan attached
Mr. Henry Miga - hmiga@simsbury-ct.gov - plan attached
Mr. Dan Lacz - DanLacz@SilvermanGroup.net - plan attached
Mr. Charles Baker, P.E., PTOE - charlesbaker@vhb.com - original to be mailed

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Received for Record at Simsbury, CT
On 07/09/2020 At 10:36:34 am


Ericka L. Butler, Town Clerk



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Table 1:

Address	Owner
126 HOPMEADOW STREET 2C	HEMPTON ROBERT AND ELLEN
126 HOPMEADOW STREET UNIT 5B	JAKSINA DENIS AND HINDA M
126 HOPMEADOW STREET 8D	VOZZOLO VIRGINIA C
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126 HOPMEADOW STREET 3G	CALDWELL DAVID A
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126 HOPMEADOW STREET 8F	BRANCATO DOROTHY T AND JOSEPH J
126 HOPMEADOW STREET #7D	STAFFORD JUDITH A
25 FOREST HILLS DRIVE	WEISMAN FAMILY PROPERTIES LLC
25 FOREST HILLS DRIVE	WEISMAN FAMILY PROPERTIES LLC
115 JUNIPER LANE	WEISMAN LYDIA
126 HOPMEADOW STREET	AMATO JULIE
126 HOPMEADOW STREET 4D	CALCA JENNIFER L
126 HOPMEADOW STREET 9B	TAGER JEFF S AND ORIT R
126 HOPMEADOW STREET #4B	CALL BONNIE AND AMANDA
126 HOPMEADOW STREET 7F	PINK MARY JO
126 HOPMEADOW STREET 7H	ROTHENBERG ROBERT A AND MCCLAUGHLIN

North Site Summary Chart

Parcel: F17 154 009-3			
Building Type	Units	Sq. Ft.	Parking Spaces
APARTMENT	156	231,600	
TOWNHOUSE	124	240,300	
RESTAURANT	-	3,600	
RETAIL	-	8,000	
ASSISTED LIVING	120 BEDS	120,660	
TOTAL		604,160	554*

* TOTAL PARKING SPACE CALCULATIONS DO NOT INCLUDE GARAGE SPACES

South Site Summary Chart

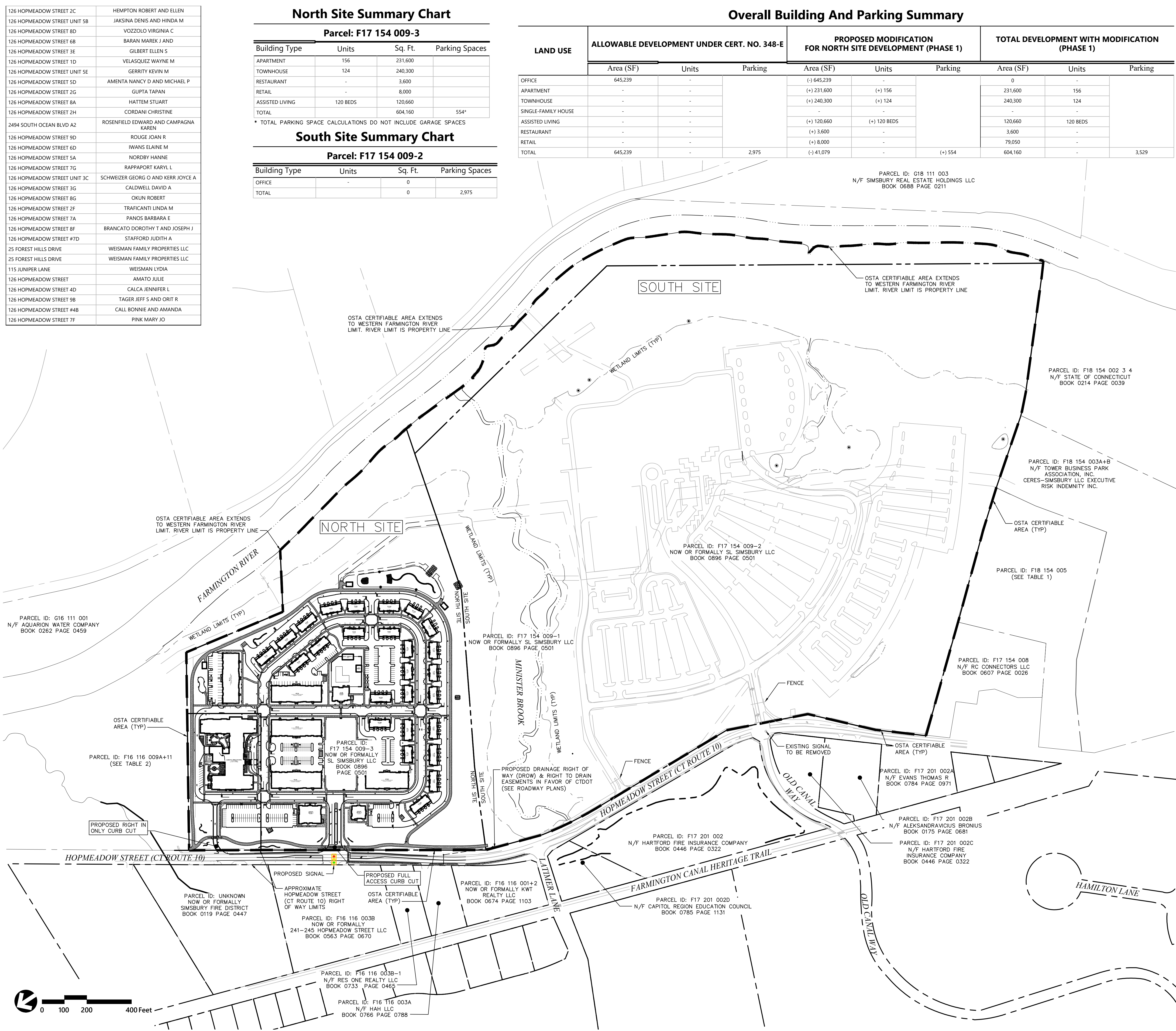
Parcel: F17 154 009-2			
Building Type	Units	Sq. Ft.	Parking Spaces
OFFICE	-	0	
TOTAL		0	2,975

Overall Building And Parking Summary

LAND USE	ALLOWABLE DEVELOPMENT UNDER CERT. NO. 348-E			PROPOSED MODIFICATION FOR NORTH SITE DEVELOPMENT (PHASE 1)			TOTAL DEVELOPMENT WITH MODIFICATION (PHASE 1)		
	Area (SF)	Units	Parking	Area (SF)	Units	Parking	Area (SF)	Units	Parking
OFFICE	645,239	-	-	(-) 645,239	-	-	0	-	-
APARTMENT	-	-	-	(+) 231,600	(+) 156	-	231,600	156	-
TOWNHOUSE	-	-	-	(+) 240,300	(+) 124	-	240,300	124	-
SINGLE-FAMILY HOUSE	-	-	-	-	-	-	-	-	-
ASSISTED LIVING	-	-	-	(+) 120,660	(+) 120 BEDS	-	120,660	120 BEDS	-
RESTAURANT	-	-	-	(+) 3,600	-	-	3,600	-	-
RETAIL	-	-	-	(+) 8,000	-	-	79,050	-	-
TOTAL	645,239	-	2,975	(-) 41,079	-	(+) 554	604,160	-	3,529

**Table 2:
(Parcel G16 153 009A+11)**

Address	Owner
1 RIVERWALK DRIVE	DRAPER NADINE R
2 RIVERWALK DRIVE	KENNEDY KIM M
3 RIVERWALK DRIVE	EMERSON ANN L
4 RIVERWALK DRIVE	RUGGIERO BRIAN S
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36 RIVERWALK DRIVE	FERNANDEZ VICENTE C
38 RIVERWALK DRIVE	KARDOS KENNETH P
40 RIVERWALK DRIVE	OBRIEN BONNY M



SL Simsbury, LLC
788 Morris Turnpike
Short Hills, NJ 07078

**The Ridge at
Talcott Mountain**
200 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Aspd.
1.	OSTA STEP 2 COMMENTS	6/23/2017	
2.	OSTA STEP 2 COMMENTS	8/21/2017	
3.	OSTA STEP 2 COMMENTS	11/10/2017	
4.	OSTA STEP 3 COMMENTS	1/16/2018	
5.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
May 3, 2017

Not Approved for Construction

OSTA Overall
Site Plan
Phase 1 (North Site)

SP-1

Sheet 1 of 2

Project Number
42149.00

NOTE:
1. ALL EXISTING PAVEMENT MARKINGS SHOWN WITHIN THE HOPMEADOW STREET RIGHT OF WAY ARE APPROXIMATE AND TAKEN FROM AERIAL IMAGERY.



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

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North Site Summary Chart

Parcel: F17 154 009-3

Building Type	Units	Sq. Ft.	Parking Spaces
APARTMENT	156	231,600	
TOWNHOUSE	124	240,300	
RESTAURANT	-	3,600	
RETAIL	-	8,000	
ASSISTED LIVING	120 BEDS	120,660	
TOTAL		604,160	554 *

* TOTAL PARKING SPACE CALCULATIONS DO NOT INCLUDE GARAGE SPACES.

South Site Summary Chart

Parcel: F17 154 009-2

Building Type	Units	Sq. Ft.	Parking Spaces
APARTMENT	270	384,000	
TOWNHOUSE	215	430,000	
SINGLE FAMILY HOMES *	58	145,000	
RETAIL	-	71,050	
TOTAL		1,030,050	692 **

* ASSUMES TWO (2) PARKING SPACES PER SINGLE FAMILY HOME LOT AND 2,500 SF PER BUILDING.

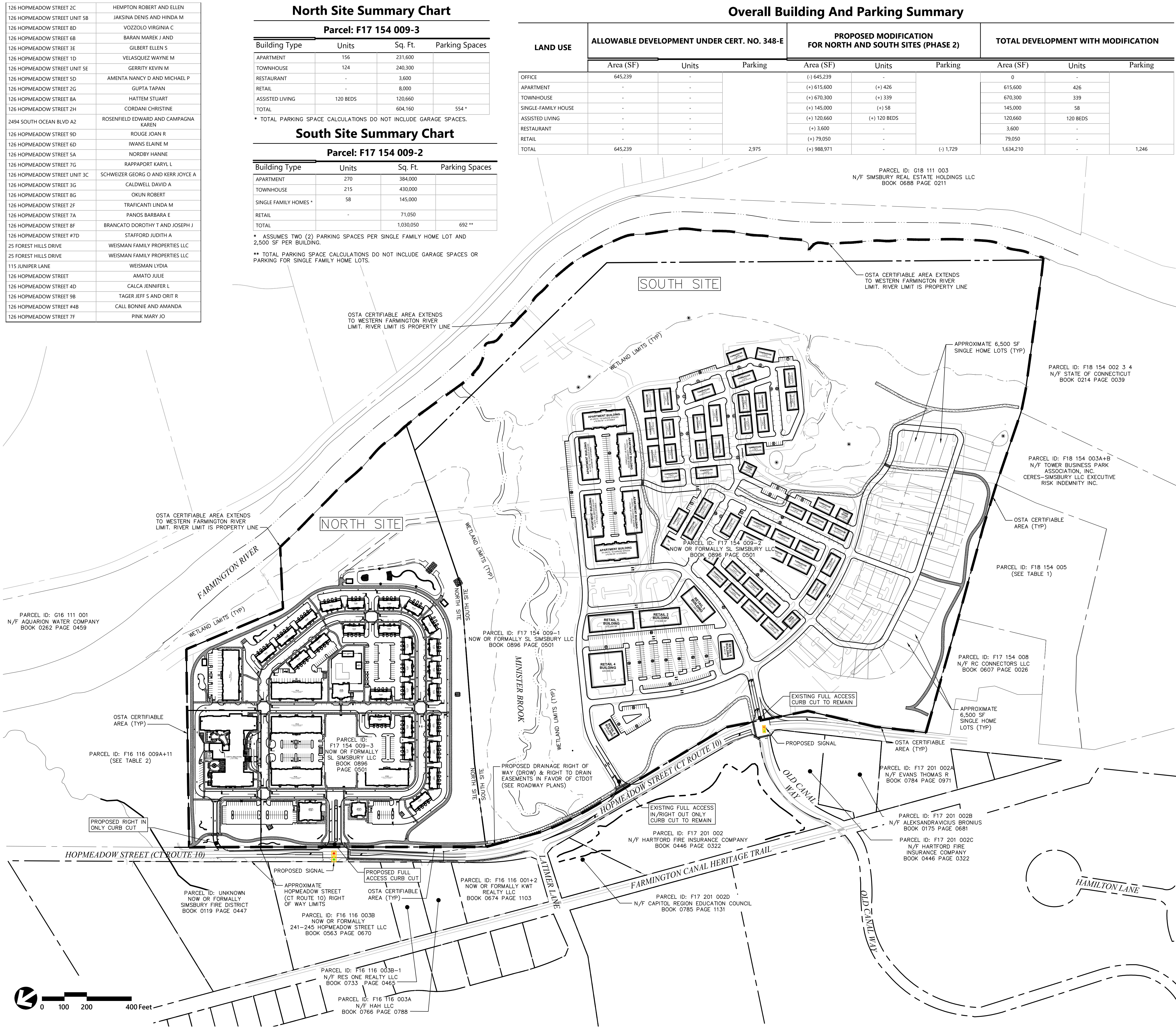
** TOTAL PARKING SPACE CALCULATIONS DO NOT INCLUDE GARAGE SPACES OR PARKING FOR SINGLE FAMILY HOME LOTS.

Overall Building And Parking Summary

LAND USE	ALLOWABLE DEVELOPMENT UNDER CERT. NO. 348-E			PROPOSED MODIFICATION FOR NORTH AND SOUTH SITES (PHASE 2)			TOTAL DEVELOPMENT WITH MODIFICATION		
	Area (SF)	Units	Parking	Area (SF)	Units	Parking	Area (SF)	Units	Parking
OFFICE	645,239	-	-	(-) 645,239	-	-	0	-	-
APARTMENT	-	-	-	(+) 615,600	(+) 426	-	615,600	426	-
TOWNHOUSE	-	-	-	(+) 670,300	(+) 339	-	670,300	339	-
SINGLE-FAMILY HOUSE	-	-	-	(+) 145,000	(+) 58	-	145,000	58	-
ASSISTED LIVING	-	-	-	(+) 120,660	(+) 120 BEDS	-	120,660	120 BEDS	-
RESTAURANT	-	-	-	(+) 3,600	-	-	3,600	-	-
RETAIL	-	-	-	(+) 79,050	-	-	79,050	-	-
TOTAL	645,239	-	2,975	(+) 988,971	-	(-) 1,729	1,634,210	-	1,246

**Table 2:
(Parcel G16 153 009A+11)**

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1 RIVERWALK DRIVE	DRAPER NADINE R
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SL Simsbury, LLC
788 Morris Turnpike
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**The Ridge at
Talcott Mountain**
200 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Aspd.
1.	OSTA STEP 2 COMMENTS	6/23/2017	
2.	OSTA STEP 2 COMMENTS	8/21/2017	
3.	OSTA STEP 2 COMMENTS	11/10/2017	
4.	OSTA STEP 3 COMMENTS	1/16/2018	
5.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
May 3, 2017

Not Approved for Construction
Drawing Title: **OSTA Overall Site Plan Phase 2 (North & South Site)**
Drawing Number: _____

SP-2

NOTE:
1. ALL EXISTING PAVEMENT MARKINGS SHOWN WITHIN THE HOPMEADOW STREET RIGHT OF WAY ARE APPROXIMATE AND TAKEN FROM AERIAL IMAGERY.

Report by: Roger Beaudoin Date: 2/2018 Checked by: Natasha Fatu Date: 2/2018 Recommended by: <i>Natasha Fatu</i>	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF THE STATE TRAFFIC ADMINISTRATION TRAFFIC INVESTIGATION REPORT	OSTA No.: 128-1801-01 Loc No.: Route 10 Approved by OSTA
See Previous Traffic Investigation Report No: 128-1611-01		Date: <i>2.22.18</i>
Requested by: Charles Baker, VHB How Requested: Step 1 Letter to OSTA Date: March 6, 2017	Town of Simsbury Location: Subdivided 200 Hopmeadow Street (Route 10) The Hartford Subdivision (The Ridge at Talcott Mountain) Mixed use Development	<i>David A. Smith</i> Executive Director

Recommendations:

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the Office of the State Traffic Administration (OSTA) allow operation of Phase 1 (North Site) of The Hartford Subdivision (The Ridge at Talcott Mountain), consisting of up to 231,600 Square feet (156 units) of apartment space, 240,300 square feet (124 units) of townhouse space, 120,660 square feet of assisted living space, 8,000 square feet of retail space, and a 3,600 square foot high turnover sit down restaurant with 554 parking spaces, without full compliance with the conditions of Traffic Investigation Report Number 128-1611-01 based on the following conditions.

These conditions are based on and refer to the following plans prepared by VHB:

- A. "OSTA Overall Site Plan Phase 1 (North Site)" Sheet No. 1 of 2, dated May 3, 2017, revised January 24, 2018.
 - B. "Roadway Plan Phase 1 (North Site)" Sheet No. 3 of 4, dated May 3, 2017, revised January 24, 2018.
1. That the portions of Condition Nos. 14 and 15 of Traffic Investigation Report No. 126-1611-01 relating to the North Site driveways and Route 10 at the North Site driveways be satisfied.
 2. That all other Conditions of Traffic Investigation Report No. 128-1611-01 be satisfied except Condition Nos. 9 and 23.
 3. That the existing traffic signal equipment on Route 10 (Hopmeadow Street) at the intersection of the South Site driveway and Old Canal Way be removed.
 4. That the existing driveways to the South Site be closed and that the signing and barricades be installed and maintained on the driveways in substantial conformance with the referenced plans and in accordance with the "Manual on Uniform Traffic Control Device," latest edition.
 5. That a stop sign be installed on Old Canal Way at the intersection with Route 10 (Hopmeadow Street).

6. That issuance of a certificate be allowed upon satisfaction of Condition No. 24 of Traffic Investigation Report No. 128-1611-01, Condition No. 7 of this report and posting and maintaining of \$1,038,000 bond to cover the cost of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process. A copy of the certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.
7. That this approval shall not become effective until a copy of this report, has been recorded on the municipal land records in accordance with the attached procedure.
8. That a certificate has been issued in accordance with Condition No. 6 of this report.
9. That the Town of Simsbury shall not issue building or foundation permits for development beyond the level noted in this report until a bond in the amount of \$417,000 is posted and maintained to cover the cost of satisfying the remaining conditions of Traffic Investigation Report No. 128-1611-01 that will not be constructed under this approval.
10. That the OSTA reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. Charlie Baker, the applicant's authorized representative, concurred with the above recommendations, except condition 10, on February 16, 2018.

Chief Peter Ingvertson, the Local Traffic Authority for the Town of Simsbury, concurred with the above recommendations on February 20, 2018.

Report of Findings
 Town of Simsbury
 The Ridge at Talcott Mountain
 Subdivided 200 Hopmeadow Street

Site Description

The site is located at subdivided 200 Hopmeadow Street Parcel ID F17 154 009-3 on the east side of Route 10 (Hopmeadow Street) approximately 900 feet north of Latimer Lane in the Town of Simsbury. It is Phase one of the two phase full build proposal and is also referred to as the north site. The north site proposal includes 231,600 square feet of apartment space, 240,300 square feet of townhouse space, 120,660 square feet of assisted living space, 8,000 square feet of retail space, and a 3,600 square foot restaurant with 554 parking spaces.

The main access to the north site will be from a signalized driveway on Route 10 directly across from the private driveway to 241-245 Hopmeadow Street (Racquet Club). A right in right out only driveway will provide access approximately 500 feet north of the main drive of the north site.

The south site driveways are existing and will be closed under the Phase 1 development plan via signing and barricades.

Site Generated Volume

	Weekday AM Peak		Weekday PM Peak		Sat Peak	
	In Vehicle Trips	Out Vehicle Trips	In Vehicle Trips	Out Vehicle Trips	In Vehicle Trips	Out Vehicle Trips
North Site Main Driveway	47	132	120	93	107	123
North Site Right in Only Driveway	9	N/A	25	N/A	21	N/A

These volumes have been approved by the Department's Office of Policy and Planning.

Crash History

The Department's latest available three-year crash history (January 1, 2012 to December 31, 2014) indicated that Route 10 (Hopmeadow Street) along the frontage of the site had 14 recorded crashes. Eight of the crashes were rear-end type crashes, three were moving object, one was a fixed object, one was a sideswipe opposite direction, and one was a turning intersecting path crash. No pattern was found to exist.

Department of Transportation Projects in the Area

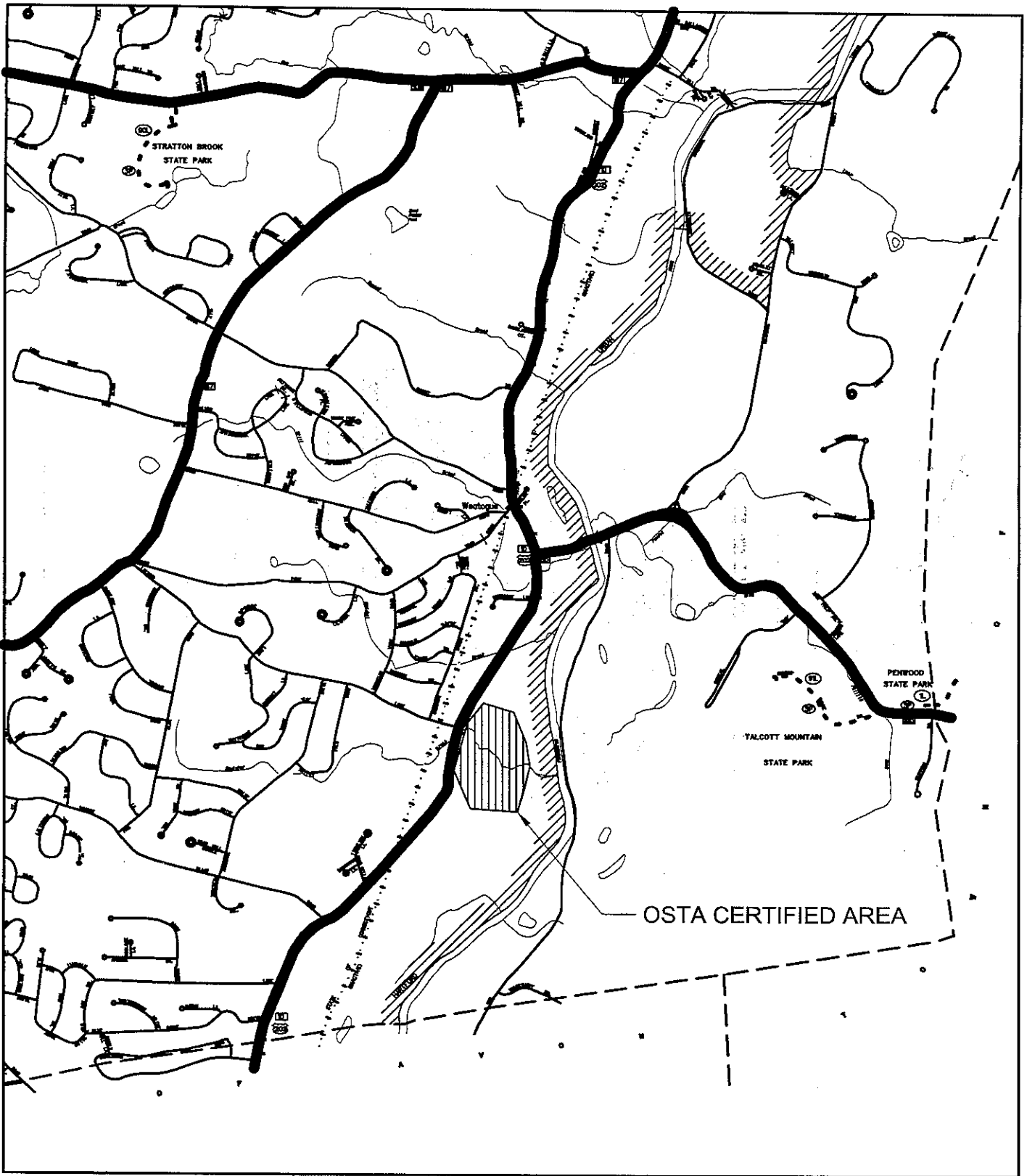
None.

Department of Transportation's Review Comments

1. The proposed site will consist of two phases. The north site will be phase one and the south site will be phase two. This report incorporates the north site as phase 1. A separate report was created for full build of the proposal.
2. Connection between the north and south sites by way of the multi-use trail was a requirement of the Town of Simsbury's Planning and Zoning approval. This connection will come in the phase two submittal.
3. Considering that Phase 1 is primarily residential and will be built first, a reasonable means to accommodate the development's expected pedestrian and bicycle traffic along Route 10 to/from the Farmington Canal Heritage Trail was required. The developer proposed a crosswalk at the signalized main drive at the north site and a sidewalk on the west side of Route 10 to accommodate pedestrian and bicycle access to/from the trail via Latimer Lane.

Conclusion

Based on the above, the proposed development is acceptable to the Department and the Town of Simsbury. There are no unresolved issues.



TY/TOWN:

SIMSBURY



STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 ROUTE 10 (HOPMEADOW ST)
 IN THE VICINITY OF
 LATIMER LANE



OFFICE OF
 ENGINEERING



MAJOR TRAFFIC GENERATOR CHECKLIST

OSTA TIR # 128-1301-01
~~128-1611-01~~

Development The Hartford Subdivision (The Ridge at Talcott Mountain) Phase 1 (North Site)

Bond Amt: ~~\$1,455,000~~ ^{038,000}

Certificate # 348 F
Town: Simsbury

Address: 200 Hopmeadow Street
Consultant: VHB, Inc.

This is to report Completion of Certificate Conditions.
 Return Completed form to:
 Office of the State Traffic Administration
 2800 Berlin Turnpike - P.O. Box 317546 - Newington, CT 06131-7546.

P = Permits T = Traffic ROW = Rights of Way Town/City = Town or City

Responsible Unit	Condition #	Notes	Complete
<u>P</u>	<u>1</u>	_____	[]
<u>P</u>	<u>2</u>	_____	[]
<u>P</u>	<u>3</u>	_____	[]
<u>P</u>	<u>4</u>	_____	[]
<u>P</u>	<u>5</u>	_____	[]
<u>OSTA/P</u>	<u>6</u>	_____	[]
<u>OSTA</u>	<u>7</u>	<u>TIR Recorded 2/27/18</u>	[]
<u>OSTA</u>	<u>8</u>	<u>cert issued 4/12/18</u>	[]
<u>Town/P</u>	<u>9</u>	_____	[]
<u>OSTA</u>	<u>10</u>	<u>okay</u>	[]



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020

CERTIFICATE NO. 348 F

OSTA NO.: 128-1611-01
APPROVED: February 22, 2018
EXPIRES: February 22, 2021

ISSUED TO: SL Simsbury LLC
788 Morris Turnpike
Short Hills, NJ 07078

FOR: The Hartford Subdivision (The Ridge at Talcott Mountain)
200 Hopmeadow Street
Town of Simsbury

Pursuant to Section 14-311 of the General Statutes
of Connecticut, as revised, and the Regulations
of the Office of the State Traffic Administration

The property owner(s) and such owner's/owners' heirs, successors in interest or assigns are hereby ordered to comply with the conditions and requirements as set forth in the attached report(s) and plan(s), which are incorporated herein. Failure to comply with all conditions and requirements will constitute sufficient basis for revocation of the Certificate.

OPERATION OF THE DEVELOPMENT OR ANY PORTION THEREOF SHALL NOT BE ALLOWED UNTIL SUCH TIME AS THE PROPERTY OWNER(S) AND SUCH OWNER'S/OWNERS' HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS HAS/HAVE COMPLIED WITH THE ABOVE UNLESS PERMISSION HAS BEEN REQUESTED AND RECEIVED FROM THE OFFICE OF THE STATE TRAFFIC ADMINISTRATION TO OPERATE PRIOR TO COMPLETION OF THE CONDITIONS AND REQUIREMENTS.

THIS CERTIFICATE WILL EXPIRE THREE (3) YEARS FROM THE APPROVAL DATE OF THE ATTACHED REPORT UNLESS ALL CONDITIONS AND REQUIREMENTS ARE COMPLIED WITH WITHIN THAT PERIOD OR PERMISSION IS REQUESTED AND OBTAINED FROM THE OFFICE OF THE STATE TRAFFIC ADMINISTRATION TO EXTEND THE EXPIRATION DATE.

Upon due notice from this office, this Certificate may be reviewed and modified or revoked in the interest of public safety.

David A. Sawicki
Executive Director
Office of the State Traffic Administration

Date: 4.12.18

Report by: Roger Beaudoin Date: 2/2018	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF THE STATE TRAFFIC ADMINISTRATION	OSTA No.: 128-1611-01
Checked by: Natasha Fatu Date: 2/2018		Loc No.: Route 10
Recommended by: <i>Natasha Fatu</i>	TRAFFIC INVESTIGATION REPORT	Approved by OSTA
See Previous Traffic Investigation Report No: 128-0502-01		Town of Simsbury Location: Subdivided 200 Hopmeadow Street (Route 10) The Hartford Subdivision (The Ridge at Talcott Mountain) Mixed use Development
Requested by: Charles Baker, VHB How Requested: Step 1 Letter to OSTA Date: March 6, 2017		<i>David A. Sen</i> Executive Director

Recommendations:

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the Office of the State Traffic Administration (OSTA) issue a certificate to SL Simsbury, LLC for The Hartford Subdivision (The Ridge at Talcott Mountain), a 1,634,210 square-foot gross floor area mixed-use development with 1,246 parking spaces, located at 200 Hopmeadow Street (Route 10), as subdivided, Simsbury stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the following plans prepared by VHB:

- A. "OSTA Overall Site Plan Phase 2 (North & South Site)" Sheet No. 2 of 2, dated May 3, 2017, revised January 24, 2018.
 - B. "Roadway Plan Phase 1 (North Site)" Sheet No. 1 of 4, dated May 3, 2017, revised January 24, 2018.
 - C. "Roadway Plan Phase 1 (North Site)" Sheet No. 2 of 4, dated May 3, 2017, revised January 24, 2018.
 - D. "Roadway Plan Phase 2 (North & South Site)" Sheet No. 4 of 4, dated May 3, 2017, revised January 24, 2018.
1. This approval shall supersede/nullify all prior OSTA Certificate 348 series approvals associated with the properties.
 2. That the North Site driveways on Route 10 (Hopmeadow Street) be constructed in substantial conformance with the referenced plans.
 3. That the geometry, location and operation of the existing South Site driveways remain as shown on the referenced plans.
 4. That intersection sight distances be provided and maintained from the site driveways on Route 10 (Hopmeadow Street) as shown on the referenced plans.

5. That Route 10 (Hopmeadow Street) be widened to provide exclusive northbound and southbound left turn lanes at the primary North Site driveway in substantial conformance with the referenced plans.
6. That a sidewalk be constructed along the west side of Route 10 (Hopmeadow Street) between the primary North Site Driveway intersection and Latimer Lane in substantial conformance with the referenced plans.
7. That Route 10 be overlaid within the limits of the proposed widening/restriping. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.
8. That a traffic signal be installed on Route 10 (Hopmeadow Street) at The Hartford Subdivision (The Ridge at Talcott Mountain) North Site and 241-245 Hopmeadow Street driveways. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance. Ordinary maintenance responsibility consists of minor electrical repairs and/or maintenance activities costing \$500 or less. Extraordinary maintenance responsibility is considered to be major component replacement/repair due to normal wear, damage due to accidents, vandalism, or acts of nature and any other maintenance activity and/or repair costing more than \$500 and shall also include maintaining the pavement on the site driveway to sufficiently support loop detection if applicable. Extraordinary maintenance shall be the responsibility of the owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-3. When extraordinary maintenance is required, the Department of Transportation may perform the work and bill the owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-3 for all actual costs. The owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-3 will pay for the electricity to operate the signal.
9. That a traffic signal be installed on Route 10 (Hopmeadow Street) at The Hartford Subdivision (The Ridge at Talcott Mountain) South Site and Old Canal Way. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance. Ordinary maintenance responsibility consists of minor electrical repairs and/or maintenance activities costing \$500 or less. Extraordinary maintenance responsibility is considered to be major component replacement/repair due to normal wear, damage due to accidents, vandalism, or acts of nature and any other maintenance activity and/or repair costing more than \$500 and shall also include maintaining the pavement on the site driveway to sufficiently support loop detection if applicable. Extraordinary maintenance shall be the responsibility of the owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-2. When extraordinary maintenance is required, the Department of Transportation may perform the work and bill the owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-2 for all actual costs. The owner of subdivided 200 Hopmeadow Street Parcel ID F17 154 009-2 will pay for the electricity to operate the signal.
10. That prior to the issuance of an encroachment permit, an easement be granted to the State, at no cost, if deemed necessary to place and maintain traffic signal appurtenances on site property of Route 10 (Hopmeadow Street) at the South Site Drive. Rights of Way File No. 128-000-97.

11. That prior to the issuance of an encroachment permit, an easement be secured for the State, at no cost, if deemed necessary to place and maintain traffic signal appurtenances on private property at the intersection of Route 10 (Hopmeadow Street) at the North Site Drive. Rights of Way File No. 128-000-96.
12. That prior to the issuance of an encroachment permit, an appropriate drainage right of way easement and easement to drain be granted to the State, at no cost, for the proposed drainage system from Route 10 to be located in the vicinity of the westerly corner of the junction of the North and South Sites. Rights of Way File No. 128-000-97.
13. That prior to issuance of an encroachment permit, an appropriate sidewalk easement be granted to the Town of Simsbury for the proposed sidewalk along the Route 10 frontage located on the development property.
14. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That signs and pavement markings on Route 10 (Hopmeadow Street) and Old Canal Way be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
16. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
17. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
18. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements including those pertaining to maintenance and protection of traffic be satisfied prior to the issuance of a permit for work within the highway right-of-way.
19. That any cutting, removal, or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation's "Office of Maintenance Guidelines for Tree Maintenance and Removal."
20. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with the "Utility Accommodation Manual."
21. That future internal connections between the site property and adjacent properties be allowed and not precluded subject to agreement between the property owners, and that no future access to the site property from any adjacent properties be established without review and/or approval of the OSTA.
22. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

23. That prior to the issuance of a certificate, a bond be posted and maintained in the amount of \$1,455,000 to cover the costs of satisfying the conditions of this report unless subsequent OSTA approval allows otherwise. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
24. That prior to the issuance of a certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.
25. That an application for a certificate of occupancy for any portion of this development not be submitted to the Town of Simsbury until all the conditions of this report have been completed or subsequent OSTA approval allows otherwise.
26. That the OSTA reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. Charlie Baker, the applicant's authorized representative, concurred with the above recommendations, except condition 26, on February 16, 2018.

Chief Peter Ingvertson, the Local Traffic Authority for the Town of Simsbury, concurred with the above recommendations on February 20, 2018.

Report of Findings
 Town of Simsbury
 The Ridge at Talcott Mountain
 Subdivided 200 Hopmeadow Street

Site Description

The site is located at 200 Hopmeadow Street, as subdivided, on the east side of Route 10 (Hopmeadow Street) in the vicinity of Latimer Lane and Old Canal Way in the Town of Simsbury. The proposal includes two sites; a north site and a south site. The north site proposal includes 231,600 square feet of apartment space, 240,300 square feet of townhouse space, 120,660 square feet of assisted living space, 8,000 square feet of retail space, and a 3,600 square foot restaurant with 554 parking spaces. The south site proposal includes 58 single family home units, 384,000 square feet of apartment space, 430,000 square feet of townhouse space, and 71,050 square feet of retail space with 692 parking spaces.

The main access to the north site will be from a signalized driveway on Route 10 directly across from the private driveway to 241-245 Hopmeadow Street (Racquet Club). A right in only driveway will provide access approximately 500 feet north of the main site drive.

The main access to the south site will be from a signalized driveway on Route 10 directly across from Old Canal Way. A full access in/right out only driveway will provide access approximately 700 feet north of the main site drive.

Site Generated Volume

	Weekday AM Peak		Weekday PM Peak		Sat Peak	
	In Vehicle Trips	Out Vehicle Trips	In Vehicle Trips	Out Vehicle Trips	In Vehicle Trips	Out Vehicle Trips
North Site Main Driveway	47	132	120	93	107	123
North Site Right in Only Driveway	9	N/A	25	N/A	21	N/A
South Site Main Driveway	77	185	258	237	312	307
South Site Full Access In/Right out Only	48	80	169	103	170	136

These volumes have been approved by the Department's Office of Policy and Planning.

Crash History

The Department's latest available three-year crash history (January 1, 2012 to December 31, 2014) indicated that Route 10 (Hopmeadow Street) along the frontage of the site had 14 recorded crashes. Eight of the crashes were rear-end type crashes, three were moving object, one was a fixed object, one was a sideswipe opposite direction, and one was a turning intersecting path crash. No pattern was found to exist.

Department of Transportation Projects in the Area

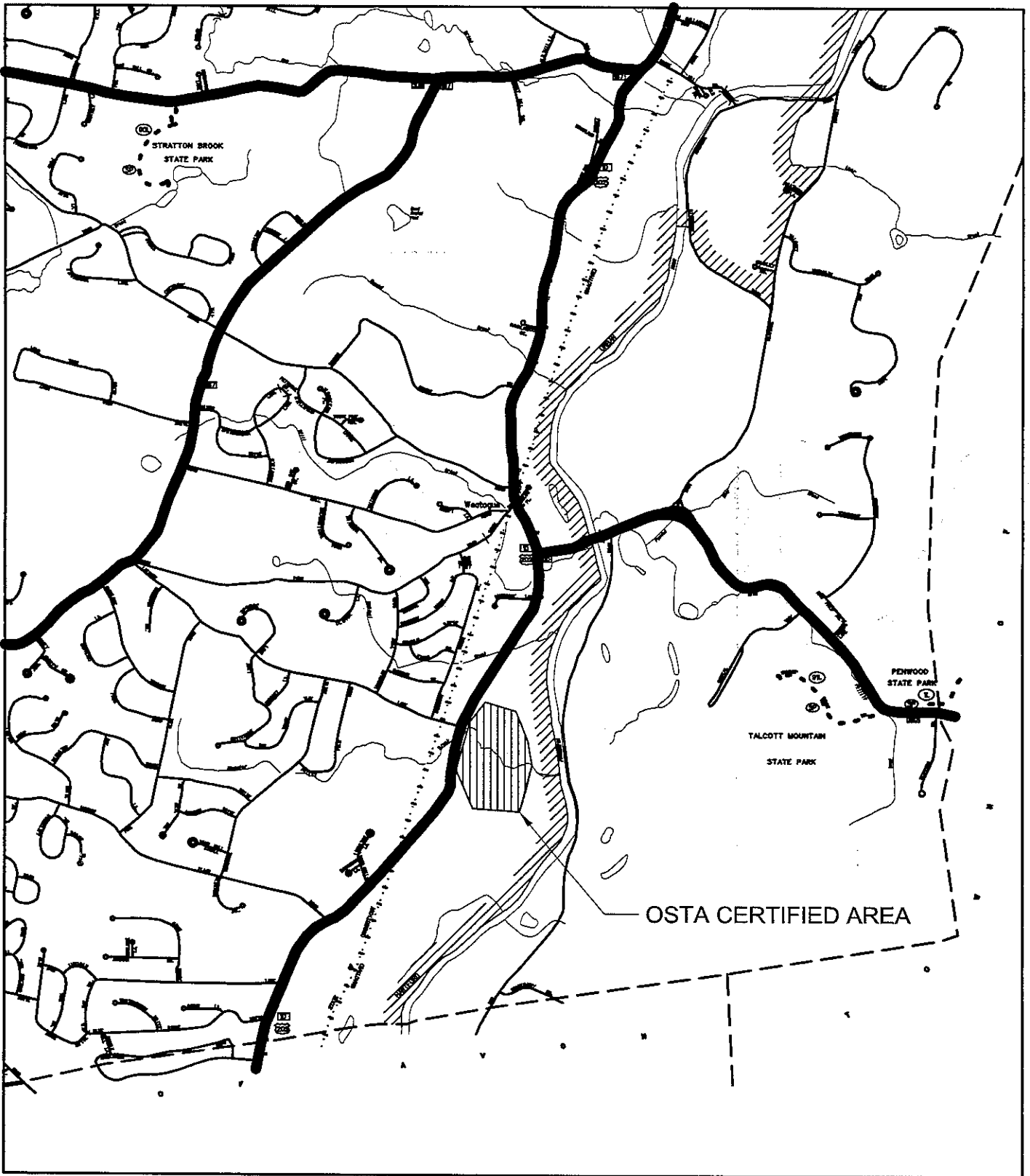
None.

Department of Transportation's Review Comments

1. The proposed site will consist of two phases. The north site will be phase one and the south site will be phase two. This report incorporates the full build condition of the site. Phase 1 is incorporated in partial opening Traffic Investigation Report No. 128-1801-01.
2. Connection between the north and south sites by way of the multi-use trail was a requirement of the Town of Simsbury's Planning and Zoning approval. This connection will be built in the phase two submittal.
3. Considering that Phase 1 is primarily residential and will be built first, a reasonable means to accommodate the development's expected pedestrian and bicycle traffic along Route 10 to/from the Farmington Canal Heritage Trail was required. The developer proposed a crosswalk at the signalized main drive at the North Site and a sidewalk on the west side of Route 10 to accommodate pedestrian and bicycle access to/from the trail via Latimer Lane.

Conclusion

Based on the above, the proposed development is acceptable to the Department and the Town of Simsbury. There are no unresolved issues.



CITY/TOWN:

SIMSBURY



STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 ROUTE 10 (HOPMEADOW ST)
 IN THE VICINITY OF
 LATIMER LANE



OFFICE OF
 ENGINEERING



MAJOR TRAFFIC GENERATOR CHECKLIST

OSTA TIR # 128-1611-01

Development The Hartford Subdivision (The Ridge at Talcott Mountain)

Bond Amt: \$1,455,000

Certificate # 348 F

Address: 200 Hopmeadow Street

Town: Simsbury

Consultant: VHB, Inc.

This is to report Completion of Certificate Conditions.

Return Completed form to:

Office of the State Traffic Administration

2800 Berlin Turnpike - P.O. Box 317546 - Newington, CT 06131-7546.

P = Permits

T = Traffic

ROW = Rights of Way

Town/City = Town or City

Responsible Unit	Condition #	Notes	Complete
<u>OSTA</u>	<u>1</u>	<u>okay</u>	[]
<u>P</u>	<u>2</u>		[]
<u>P</u>	<u>3</u>		[]
<u>P</u>	<u>4</u>		[]
<u>P</u>	<u>5</u>		[]
<u>P</u>	<u>6</u>		[]
<u>P</u>	<u>7</u>		[]
<u>P/Traffic</u>	<u>8</u>		[]
<u>P/Traffic</u>	<u>9</u>		[]
<u>P/ROW</u>	<u>10</u>		[]
<u>P/ROW</u>	<u>11</u>		[]
<u>P/ROW</u>	<u>12</u>		[]
<u>P/Town</u>	<u>13</u>		[]
<u>P</u>	<u>14</u>		[]
<u>P</u>	<u>15</u>		[]
<u>P</u>	<u>16</u>		[]
<u>P</u>	<u>17</u>		[]
<u>P</u>	<u>18</u>		[]
<u>P</u>	<u>19</u>		[]
<u>P</u>	<u>20</u>		[]
<u>OSTA</u>	<u>21</u>	<u>okay</u>	[]

MAJOR TRAFFIC GENERATOR CHECKLIST

OSTA TIR # 128-1611-01 Development The Hartford Subdivision (The Ridge at Talcott Mountain) Bond Amt: \$1,455,000
Certificate # 348 F Address: 200 Hopmeadow Street
Town: Simsbury Consultant: VHB, Inc.

This is to report Completion of Certificate Conditions.
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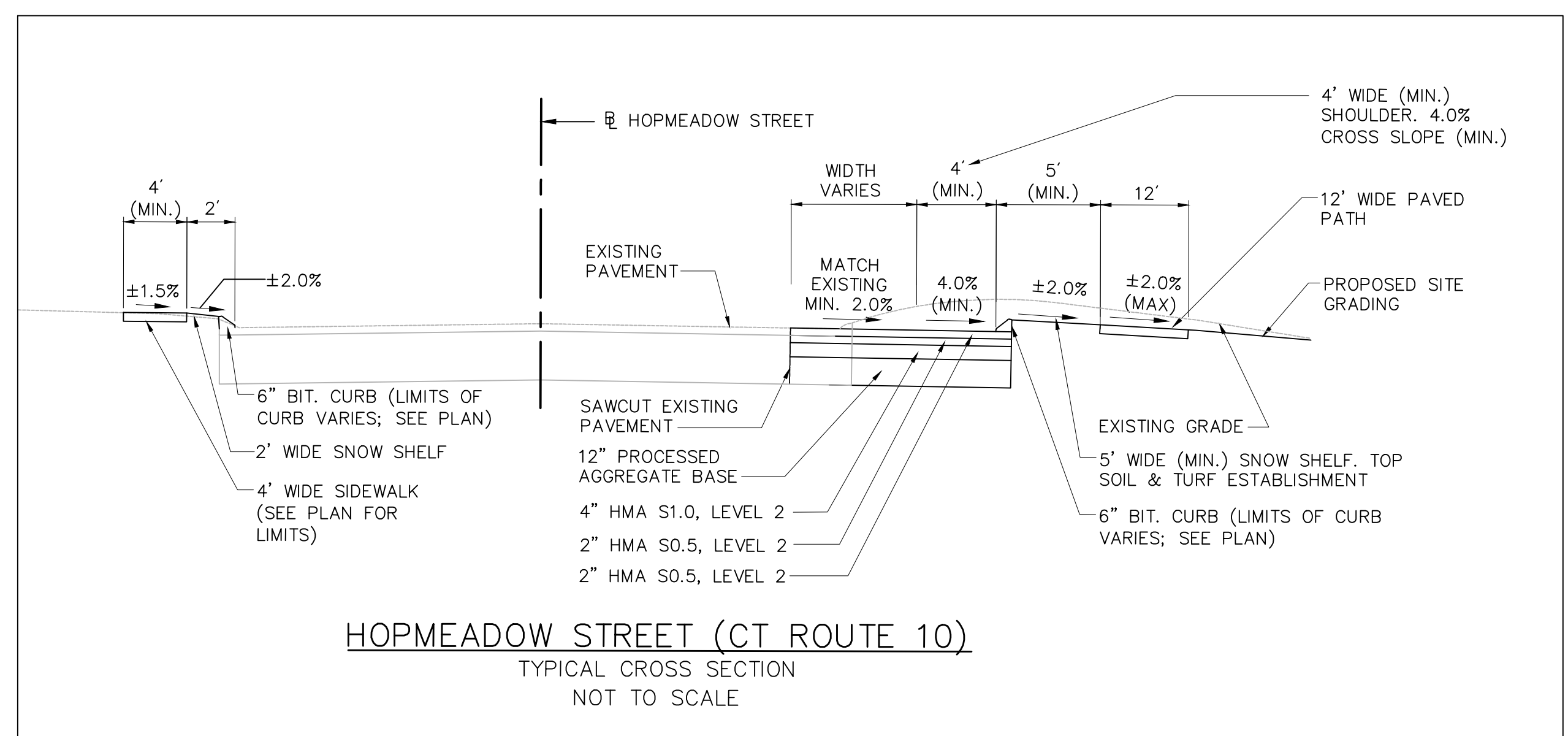
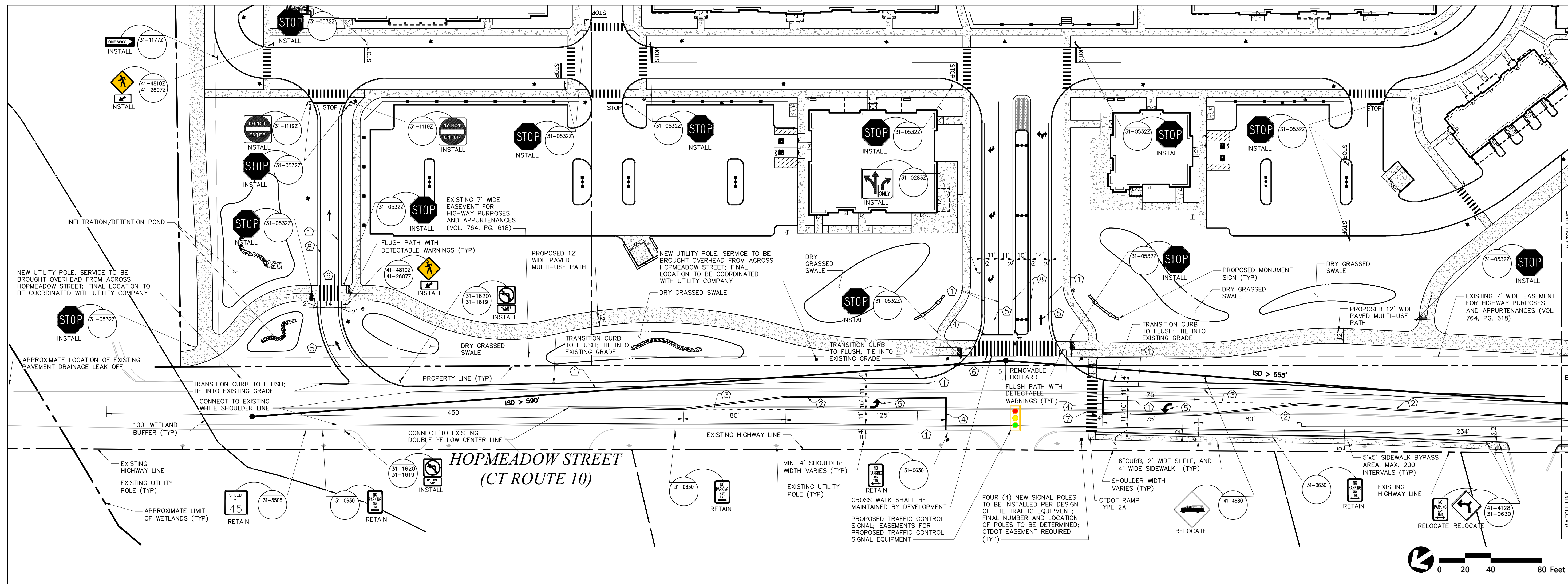
Responsible Unit	Condition #	Notes	Complete
<u>P</u>	22)		[]
<u>OSTA/P</u>	23)	1,038,000 Bond Posted per TIR 128-1801-01	[]
<u>OSTA</u>	24)	TIR Recorded 2/27/18 ;	[]
<u>OSTA</u>	25)	okay w/	[]
<u>OSTA</u>	26)	okay w/	[]



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



SL Simsbury, LLC
788 Morris Turnpike
Short Hills, NJ 07078



PAVEMENT MARKING LEGEND

SYMBOL	DESCRIPTION
①	4" SOLID WHITE LINE
②	4" DOUBLE YELLOW LINE
③	4" WHITE DOTTED EXTENSION LINES (2 FOOT LINE 4 FOOT GAP)
④	12" SOLID WHITE LINE
⑤	WHITE PAVEMENT ARROWS
⑥	BAR TYPE CROSSWALK (12' LENGTH - 16" BAR/24"SPACE)
⑦	BAR TYPE CROSSWALK (8' LENGTH - 16" BAR/24"SPACE)
⑧	4" SOLID YELLOW LINE

SIGNING AND PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN PAVEMENT MARKINGS.
- ANY EXISTING PAVEMENT MARKINGS AND SIGNING THAT CONFLICT WITH THE PROPOSED MARKINGS AND SIGNING SHALL BE REMOVED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
- A NON-DESTRUCTIVE METHOD ACCEPTABLE TO THE CTDOT/OR THE ENGINEER SHALL BE USED TO REMOVE EXISTING PAVEMENT MARKINGS. NO BLACKOUT PAINT SHALL BE USED.
- ANY DAMAGE TO THE PAVEMENT SURFACE CAUSED BY PAVEMENT MARKING REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE BY METHODS ACCEPTABLE TO THE CTDOT AND/OR THE ENGINEER.
- ALL EXISTING PAVEMENT MARKINGS DISTURBED BY THE ROADWAY CONSTRUCTION (BEYOND THE CONSTRUCTION LIMITS) SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- REFER TO CTDOT STANDARD SHEETS "SPECIAL DETAILS AND TYPICAL MARKINGS FOR TWO WAY HIGHWAYS" FOR ADDITIONAL DETAILS.
- ALL SIGN DESIGNATIONS FOLLOW THE CONNDOT CATALOG OF SIGNS, LATEST EDITION. SIGNS SHALL BE PLACED A MINIMUM OF 18" FROM THE FACE OF CURB AND SHALL RECEIVE PRIOR APPROVAL OF THE ENGINEER. FOR ALL SIGNS, SET POSTS AT 90° TO THE CURB.

NOTE:

- ALL EXISTING PAVEMENT MARKINGS SHOWN WITHIN THE HOPMEADOW STREET RIGHT OF WAY ARE APPROXIMATE AND TAKEN FROM AERIAL IMAGERY.

The Ridge at Talcott Mountain

**200 Hopmeadow Street
Simsbury, Connecticut**

No.	Revision	Date	Aspd.
1.	RIGHT-IN REVISION	6/23/2017	
2.	OSTA STEP 2 COMMENTS	8/21/2017	
3.	OSTA STEP 2 COMMENTS	11/10/2017	
4.	OSTA STEP 3 COMMENTS	1/16/2018	
5.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Office of the State
Traffic Administration
Not Approved for Construction

**Roadway Plan
Phase 1 (North Site)**

Sheet _____ of _____

RP-1

1 of 4

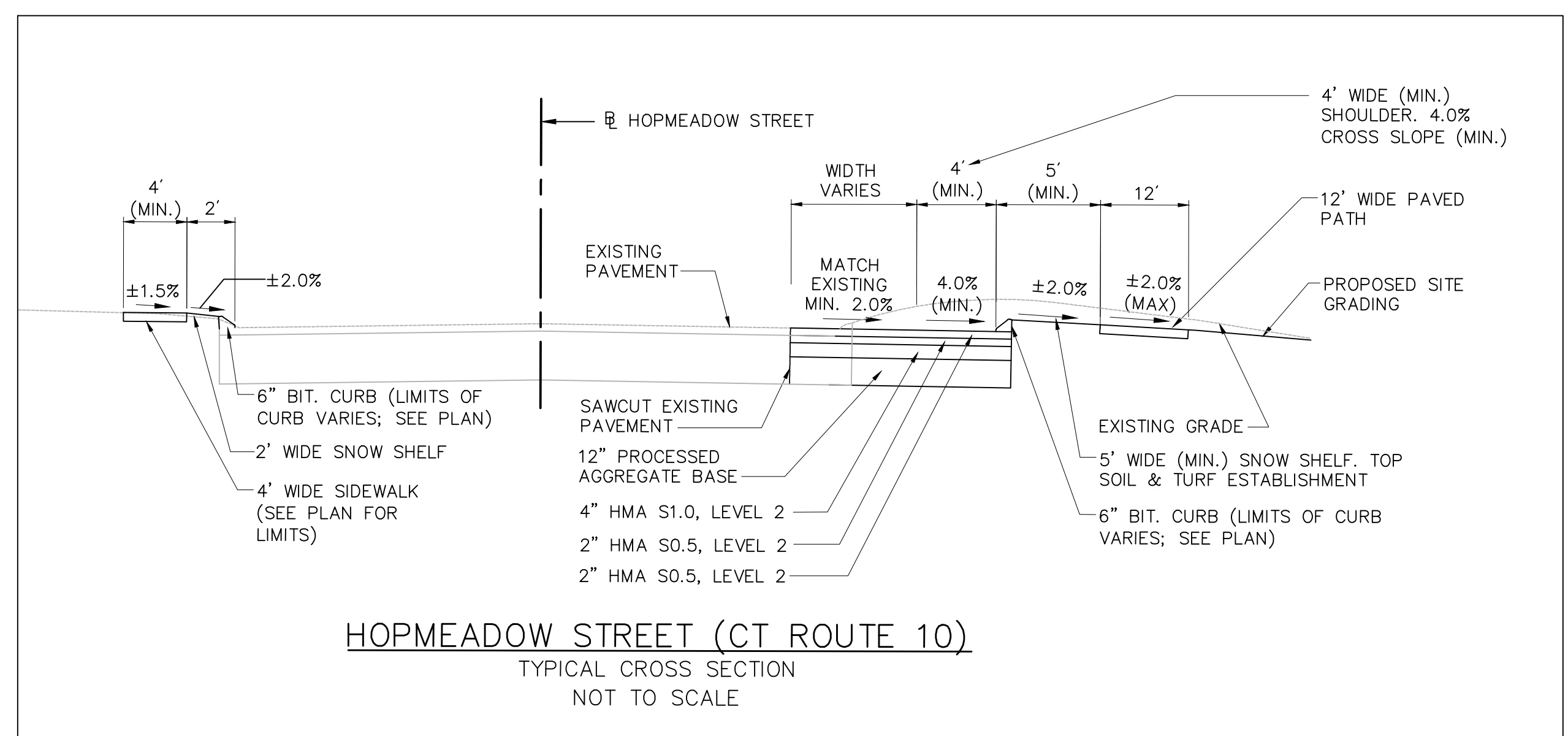
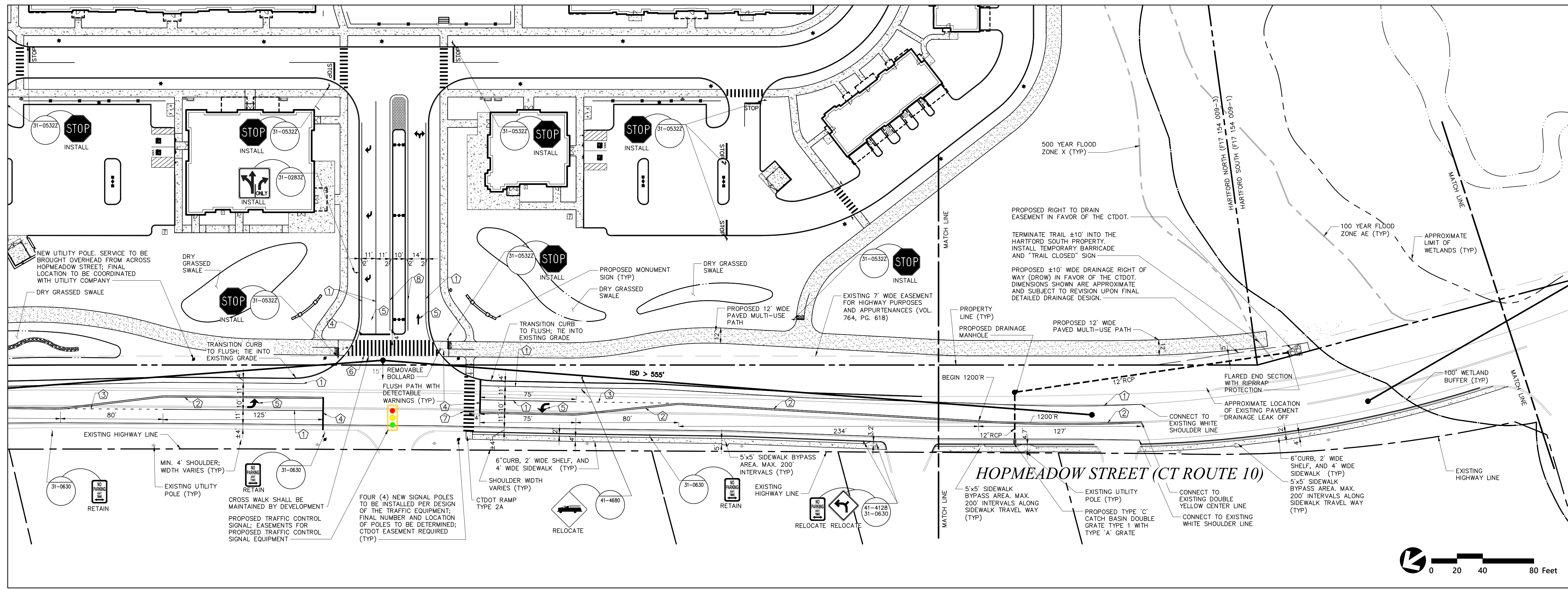
Project Number
42149.00



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



SL Simsbury, LLC
788 Morris Turnpike
Short Hills, NJ 07078



PAVEMENT MARKING LEGEND

SYMBOL	DESCRIPTION
①	4" SOLID WHITE LINE
②	4" DOUBLE YELLOW LINE
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⑧	4" SOLID YELLOW LINE

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The Ridge at Talcott Mountain

**200 Hopmeadow Street
Simsbury, Connecticut**

No.	Revision	Date	Aspd.
1.	OSTA STEP 2 COMMENTS	6/23/2017	
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3.	OSTA STEP 2 COMMENTS	11/10/2017	
4.	OSTA STEP 3 COMMENTS	1/18/2018	
4.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
Issued for: _____ Date: **May 3, 2017**

**Office of the State
Traffic Administration**
Not Approved for Construction

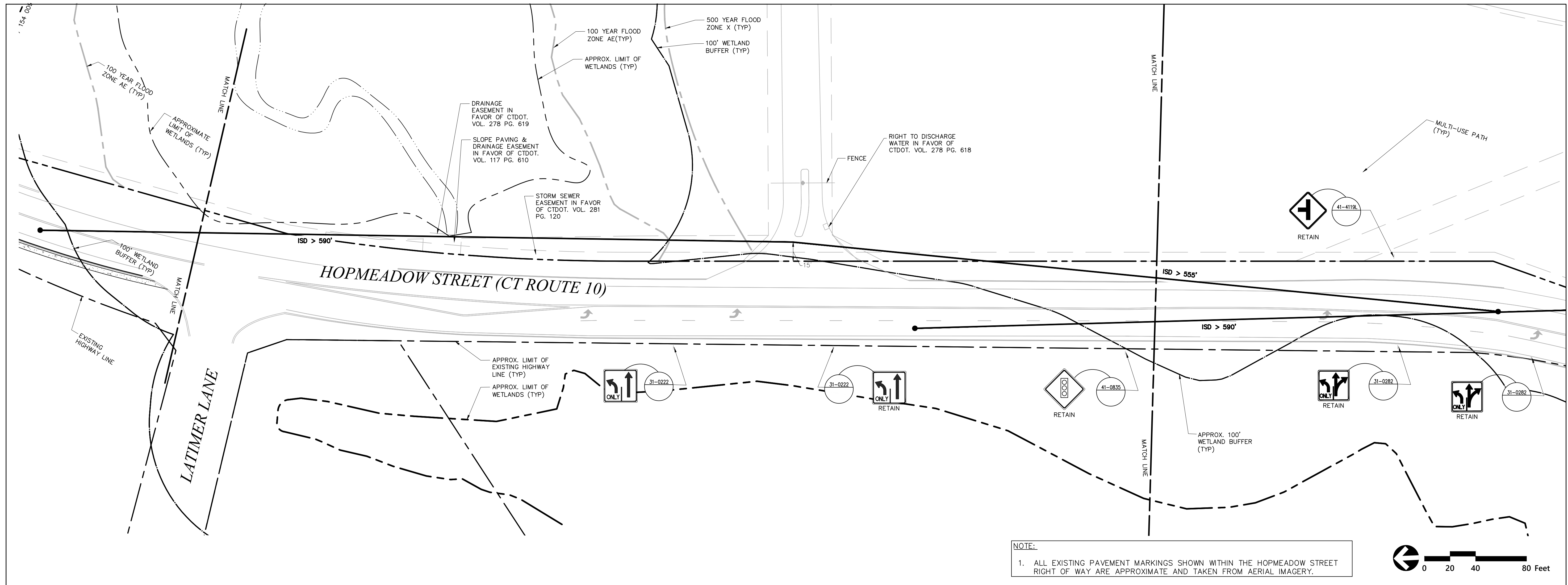
**Roadway Plan
Phase 1 (North Site)**

Drawing Number

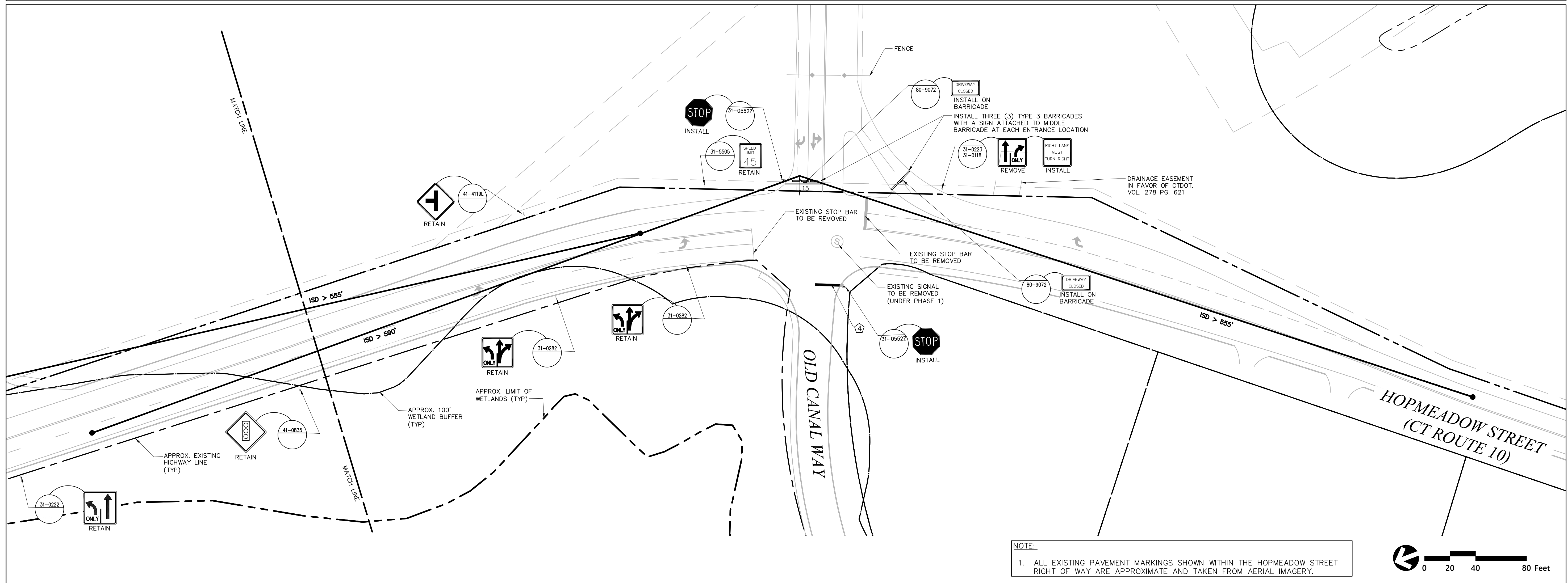
RP-2

Sheet of
2 of 4

Project Number
42149.00



NOTE:
 1. ALL EXISTING PAVEMENT MARKINGS SHOWN WITHIN THE HOPMEADOW STREET RIGHT OF WAY ARE APPROXIMATE AND TAKEN FROM AERIAL IMAGERY.



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**The Ridge at
 Talcott Mountain**

200 Hopmeadow Street
 Simsbury, Connecticut

No.	Revision	Date	App'd.
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3.	OSTA STEP 2 COMMENTS	11/10/2017	
5.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
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Office of the State Traffic Administration
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**Roadway Plan
 Phase 1 (North Site)**

Drawing Number

RP-3

Sheet 3 of 4

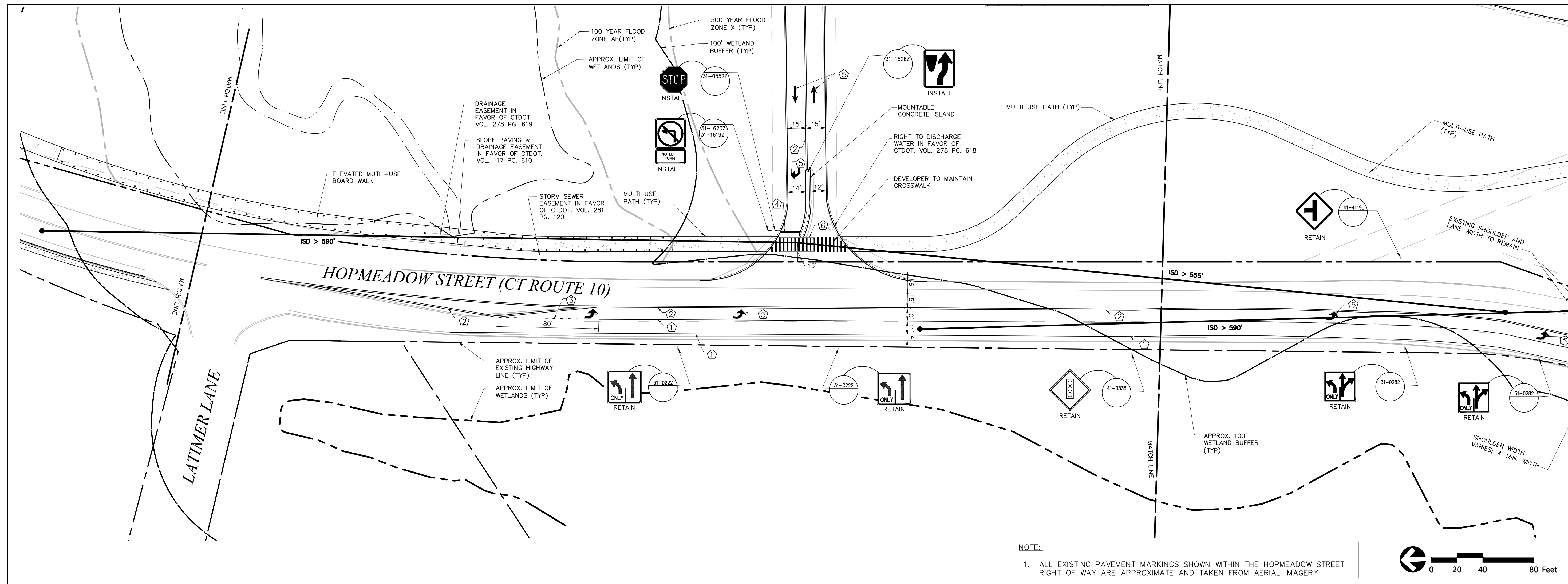
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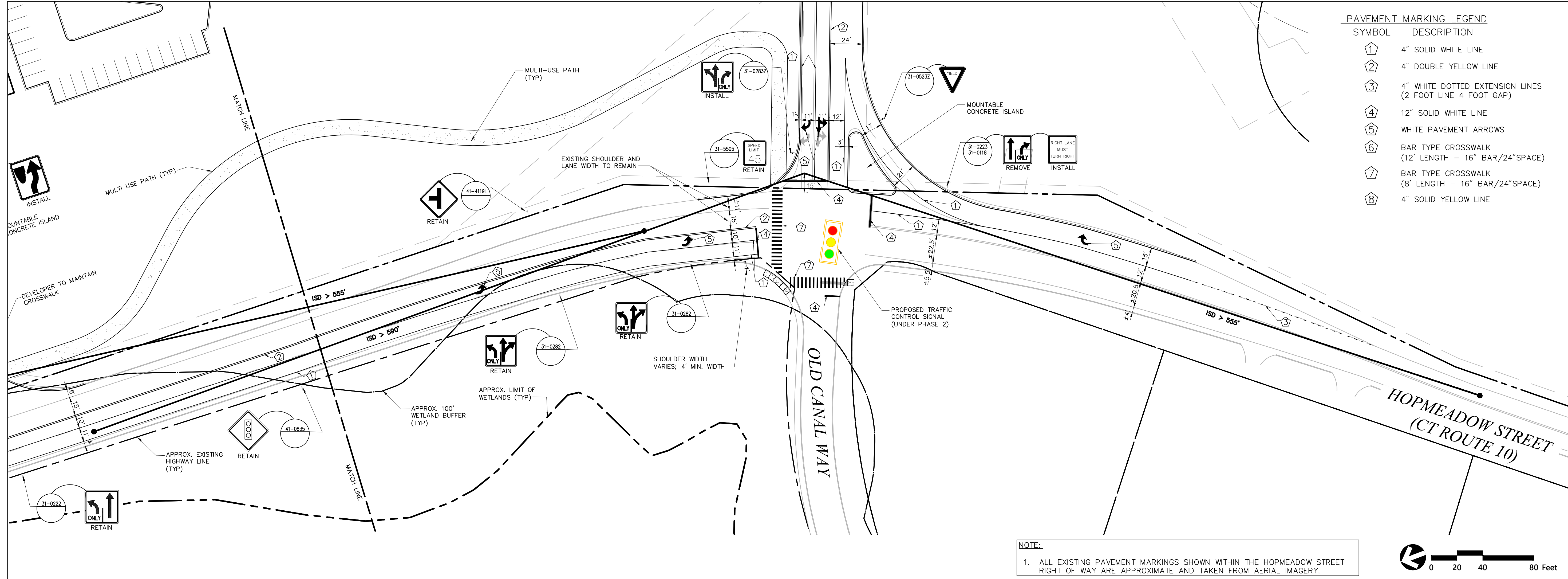
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The Ridge at Talcott Mountain

200 Hopmeadow Street
Simsbury, Connecticut

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5.	OSTA STEP 3 COMMENTS	1/24/2018	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Office of the State Traffic Administration
Not Approved for Construction

Roadway Plan
Phase 2 (North & South Site)

Drawing Number

RP-4

Sheet 4 of 4

Project Number
42149.00