

Residential Building Summary Chart

Building Type	Number of Buildings	Units Per Building	Total Units
APARTMENT - 3 STORY	4	32	128
APARTMENT - 4 STORY	8	45	360
DUPLEX	12	2	24
SINGLE FAMILY	68	1	68
TOTAL UNITS =			580

Parking Summary Chart

Description	Size		Spaces	
	Allowed	Provided	Required	Provided
RESIDENTIAL SURFACE PARKING SPACES	9'x18' / 8'x22'	9'x18'/10'x22'	N/A	804
APARTMENT GARAGE PARKING SPACES	-	-	N/A	168
DUPLEX GARAGE PARKING SPACES	-	-	N/A	24
DUPLEX DRIVEWAY PARKING SPACES	-	-	N/A	24
SINGLE FAMILY GARAGE PARKING SPACES	-	-	N/A	104
SINGLE FAMILY DRIVEWAY PARKING SPACES	-	-	N/A	104
TOTAL SPACES				1,228

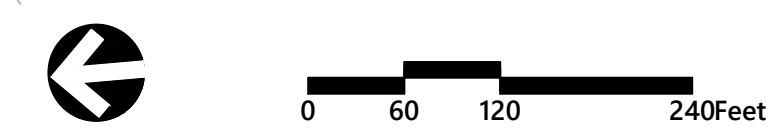
RESIDENTIAL PARKING RATIO:
 TOTAL UNITS = 580 UNITS
 TOTAL PARKING SPACES = 1,228 SPACES
 RESIDENTIAL PARKING RATIO = 1,228 SPACES / 580 UNITS = ±2.1

Zoning Summary Chart

Assessor's Tax ID:	F17-154-009-2 200 Hopmeadow Street (South)	
Zoning District(S):	Hartford-Simsbury Form Base Code District (HS-FBC District)	
	Allowed	Provided
GROSS LOT AREA	N/A	±125 AC
NET LOT AREA *	N/A	±66 AC
LAND AREA DEVOTED TO OPEN SPACE	10% GROSS AREA	±73.6 AC / 58.7%
LAND AREA DEVOTED TO RESIDENTIAL	N/A	±60 AC / 48%
MIN. LINEAR GREEN BUFFER ALONG ROUTE 10	150-200 FT	185 FT
FRONT YARD BUILDING SETBACK	150 FT	287 FT
SIDE YARD SETBACK	10 FT	85 FT
REAR YARD SETBACK	10 FT	±500 FT
MAXIMUM BUILDING COVERAGE	60% GROSS (7.17AC) ±5.7% GROSS	
MAXIMUM BUILDING HEIGHT: N ZONE	3 STORIES/40' MAX.	< 40 FT
MAXIMUM BUILDING HEIGHT: NT ZONE	4 STORIES/55' MAX.	< 55 FT
MAXIMUM IMPERVIOUS COVERAGE	60% OF GROSS	±21%

* NET LOT AREA EXCLUDES JURISDICTIONAL WETLANDS, REGULATORY FLOOD PLAIN (100 YR), AND SLOPES OVER 20%.

NOTE:
 1. NO STORMWATER MANAGEMENT AREAS ARE SHOWN ON THE PLAN. A DETAIL DRAINAGE DESIGN IS REQUIRED TO DETERMINE IF ANY WILL BE REQUIRED.
 2. THE PROPOSED TRAIL PATH LAYOUT SHOWN IS CONCEPTUAL. FURTHER COORDINATION AND DESIGN REQUIRED TO DETERMINE EXACT PATH LAYOUT.



The Ridge at Talcott Mountain - South
 200 Hopmeadow Road
 Simsbury, Connecticut

No.	Revision	Date	Appr.


Designed by: _____ Checked by: _____
 Issued for: _____ Date: **October 4, 2023**

Not Issued for Construction
 Drawing Title: **Master Site Development Plan (South Site)**
 Drawing Number: _____

MSPD-1S

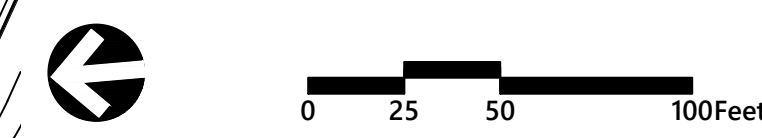
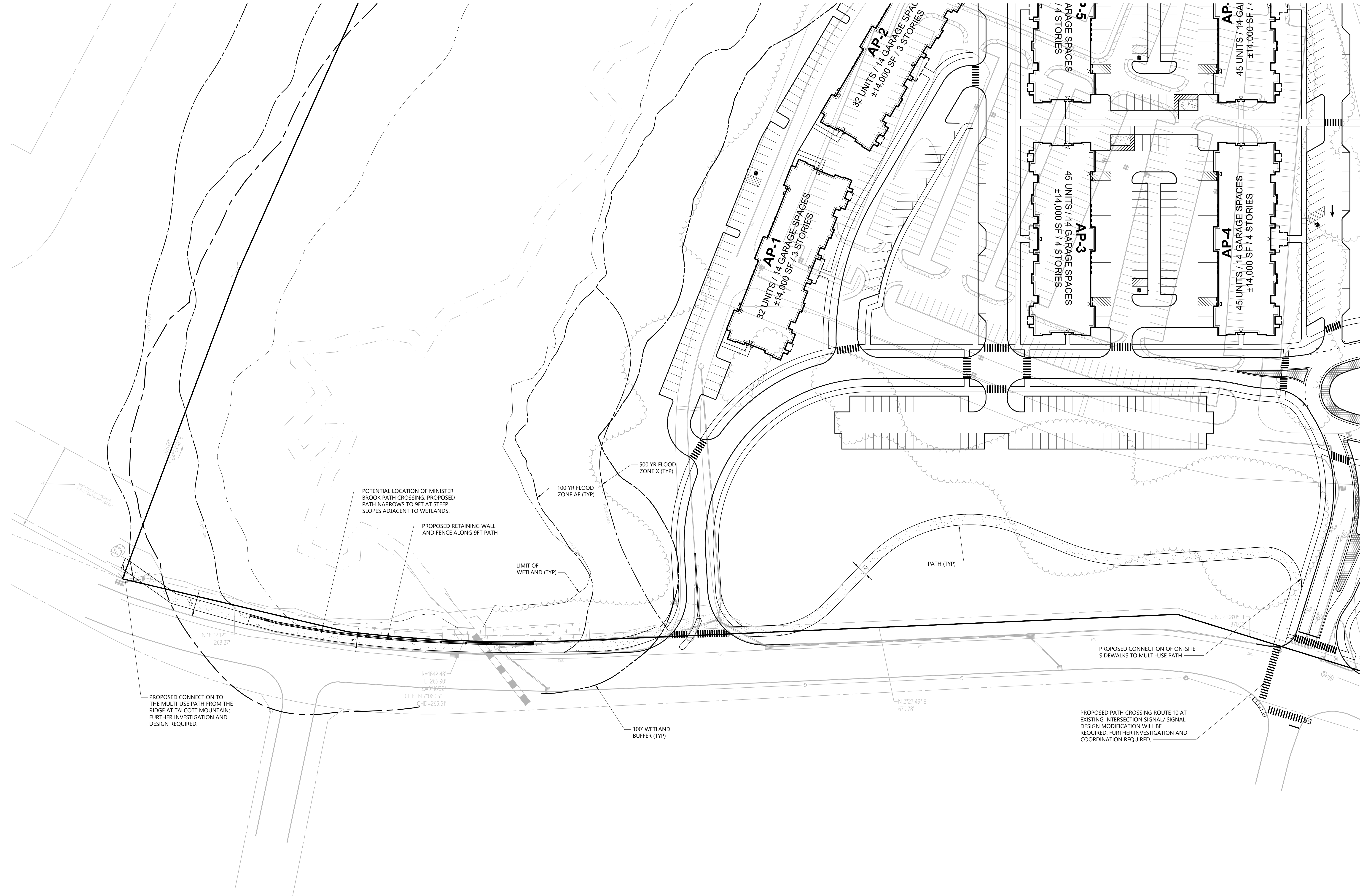
Sheet 1 of 2

Project Number: 42149.04





100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



The Ridge at Talcott Mountain - South

200 Hopmeadow Road
Simsbury, Connecticut

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
 Issued for _____ Date _____
October 4, 2023

Not Issued for Construction
 Drawing Title
**Master Site
 Development Plan
 (South Site)
 Path Connection**

Project Number
42149.04

Sheet **2** of **2**

MSPD-1S