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## Exhibit F: Zoning Figure







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## **Exhibit G: Open Space Plan and Street Classification**





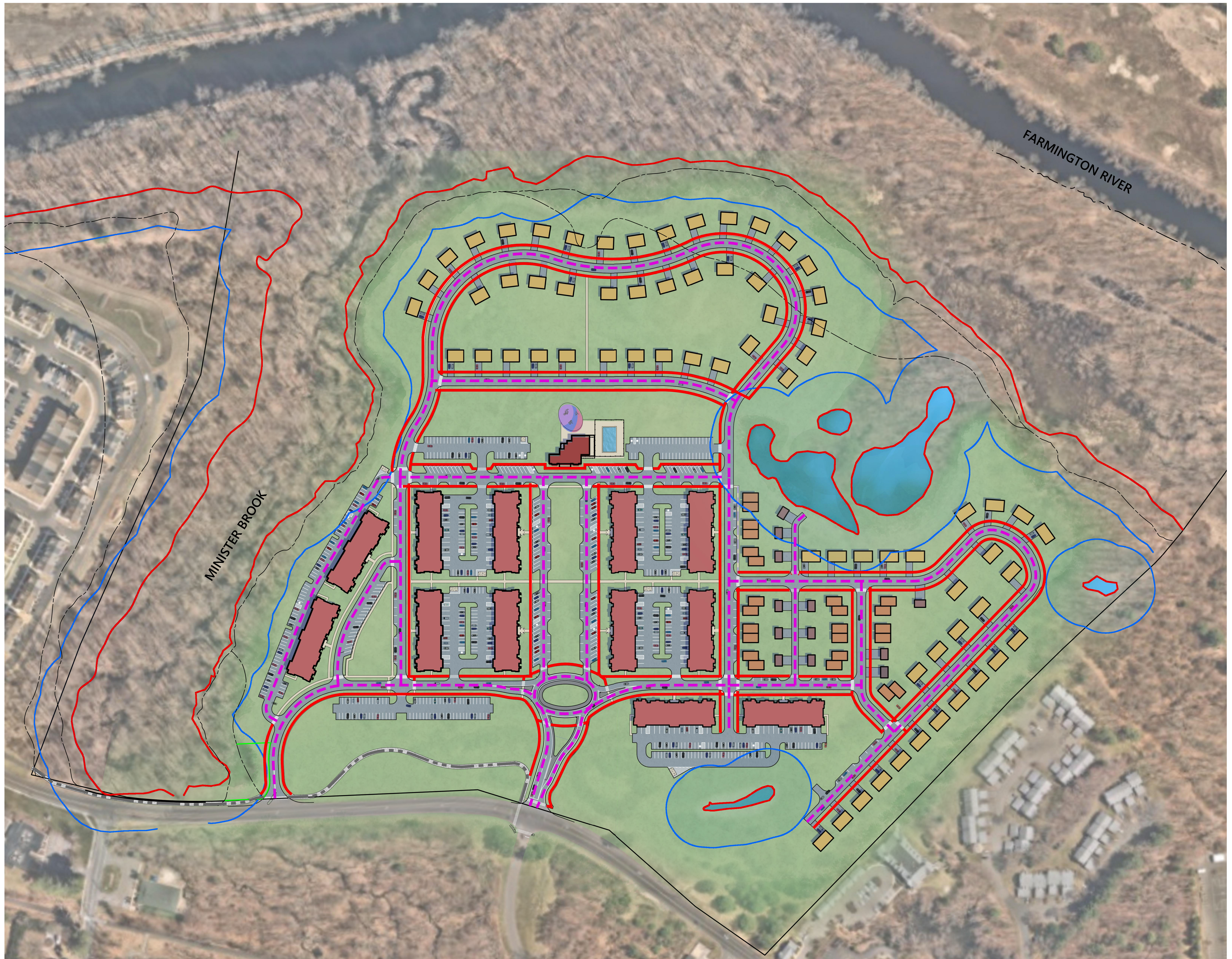


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## **Exhibit H: Pedestrian, Bicycle, and Vehicle Circulation**



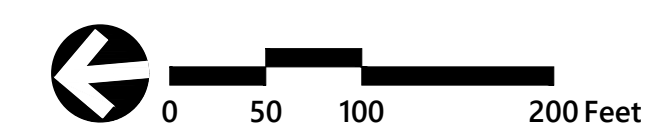
Legend	
VEHICULAR ROADWAY	
PEDESTRIAN SIDEWALK	
BICYCLE & PEDESTRIAN PATH	



# Pedestrian, Bicycle, & Vehicle Circulation

## The Ridge at Talcott Mountain - South

### 200 Hopmeadow Street, Simsbury, CT





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## Exhibit I: Roadway Sections











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## Exhibit J: Photos



# The Ridge at Talcott Mountain

## Master Plan Concept Images

### Plant Material: Trees

Evergreen Trees



Juniper



White Spruce



White Pine



Red Maple



Serviceberry



Flowering Pear



Red Oak



Pin Oak

Deciduous Trees



Eastern Redbud



River Birch



# The Ridge at Talcott Mountain

## Master Plan Concept Images

### Plant Material: Shrubs, Groundcovers, Ornamental Grasses and Perennials



Summersweet



Red Twig  
Dogwood



Inkberry



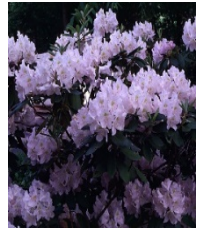
Bar Harbor Juniper



Mountain Laurel



Bayberry



Rhododendron



Arrowwood  
Viburnum



Cranberrybush  
Viburnum



Coastal Leucothoe



Dwarf Daylily



Iris



Lily Turf



Dwarf Fountain  
Grass



Bluestem  
Grass



# The Ridge at Talcott Mountain

## Palette of Materials Site Furnishings – Benches





# The Ridge at Talcott Mountain

Master Plan Concept Images

## Palette of Materials Pedestrian Light Pole Options







# Appendix B: Architectural Elevations and Renderings

Stacked Flats

Duplexes

Single Family Homes





○ FRONT ELEVATION  
SCALE: 3/16"=1'-0"





REAR ELEVATION  
SCALE: 1/8"=1'-0"



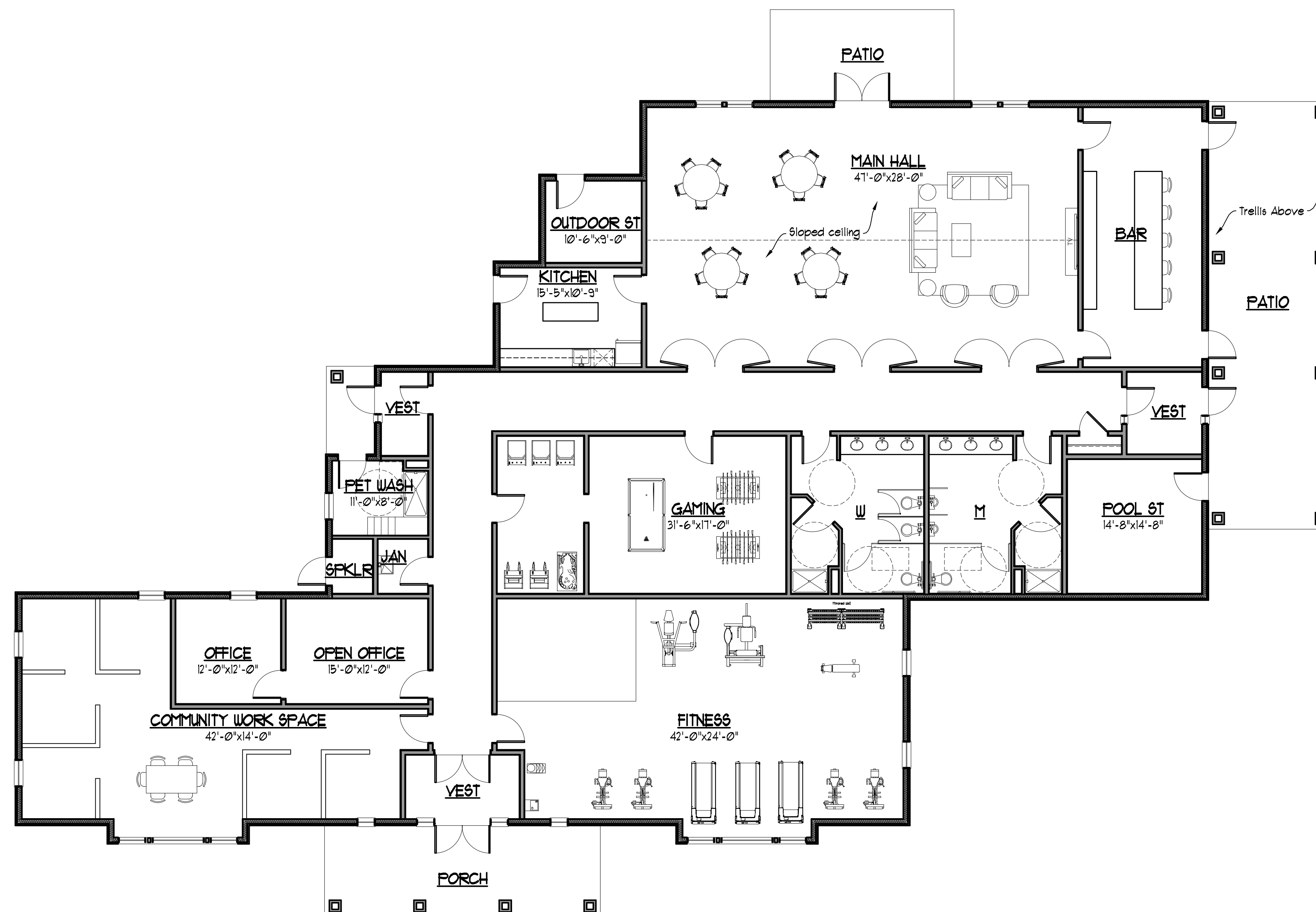
RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"

# COMMUNITY BUILDING ELEVATIONS





○ FLOOR PLAN  
 SCALE: 1/8"=1'-0"  
 ©2011 Gross SF





FRONT ELEVATION  
SCALE: 1/8"=1'-0"

### 3-STORY APARTMENT BUILDING ELEVATIONS





REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"

### 3-STORY APARTMENT BUILDING ELEVATIONS





TYPICAL 2ND & 3RD FLOOR PLANS  
SCALE: 3/32"=1'-0"



FIRST FLOOR PLAN  
SCALE: 3/32"=1'-0"

Unit Mix				
Floor	Description	1-Br.	2-Br.	Total
1	First Floor	2	4	6
2	Second Floor	6	7	13
3	Third Floor	6	7	13
<b>Totals</b>		<b>14</b>	<b>18</b>	<b>32</b>

GSF SUMMARY		
Floor	Description	Total GSF
1	First Floor	14,702 GSF
2	Second Floor	14,524 GSF
3	Third Floor	14,489 GSF
<b>Total</b>		<b>43,715 GSF</b>

## 3-STORY APARTMENT BUILDING FLOOR PLANS





○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"

4-STORY APARTMENT BUILDING ELEVATIONS





REAR ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## 4-STORY APARTMENT BUILDING ELEVATIONS





Unit Mix				
Floor	Description	1-Br.	2-Br.	Total
1	First Floor	2	4	6
2	Second Floor	6	7	13
3	Third Floor	6	7	13
4	Fourth Floor	6	7	13
<b>Totals</b>		<b>20</b>	<b>25</b>	<b>45</b>

GSF SUMMARY		
Floor	Description	Total GSF
1	First Floor	14,702 GSF
2	Second Floor	14,524 GSF
3	Third Floor	14,489 GSF
4	Fourth Floor	14,417 GSF
<b>Total</b>		<b>58,132 GSF</b>

# 4-STORY APARTMENT BUILDING FLOOR PLANS





4TH FLOOR PLAN  
SCALE: 3/32"=1'-0"

Unit Mix				
Floor	Description	1-Br.	2-Br.	Total
1	First Floor	2	4	6
2	Second Floor	6	7	13
3	Third Floor	6	7	13
4	Fourth Floor	6	7	13
<b>Totals</b>		<b>20</b>	<b>25</b>	<b>45</b>

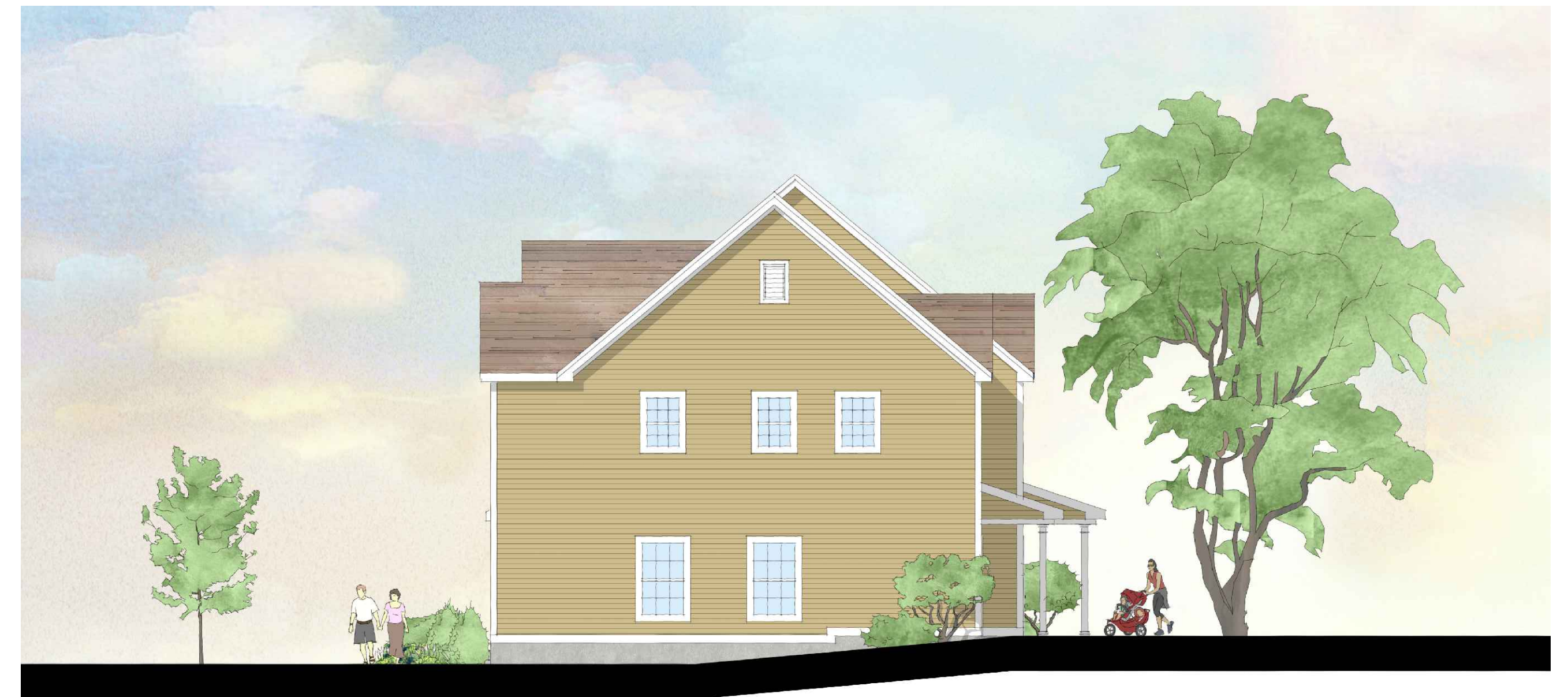
GSF SUMMARY		
Floor	Description	Total GSF
1	First Floor	14,702 GSF
2	Second Floor	14,524 GSF
3	Third Floor	14,489 GSF
4	Fourth Floor	14,417 GSF
<b>Total</b>		<b>58,132 GSF</b>

# 4-STORY APARTMENT BUILDING FLOOR PLANS





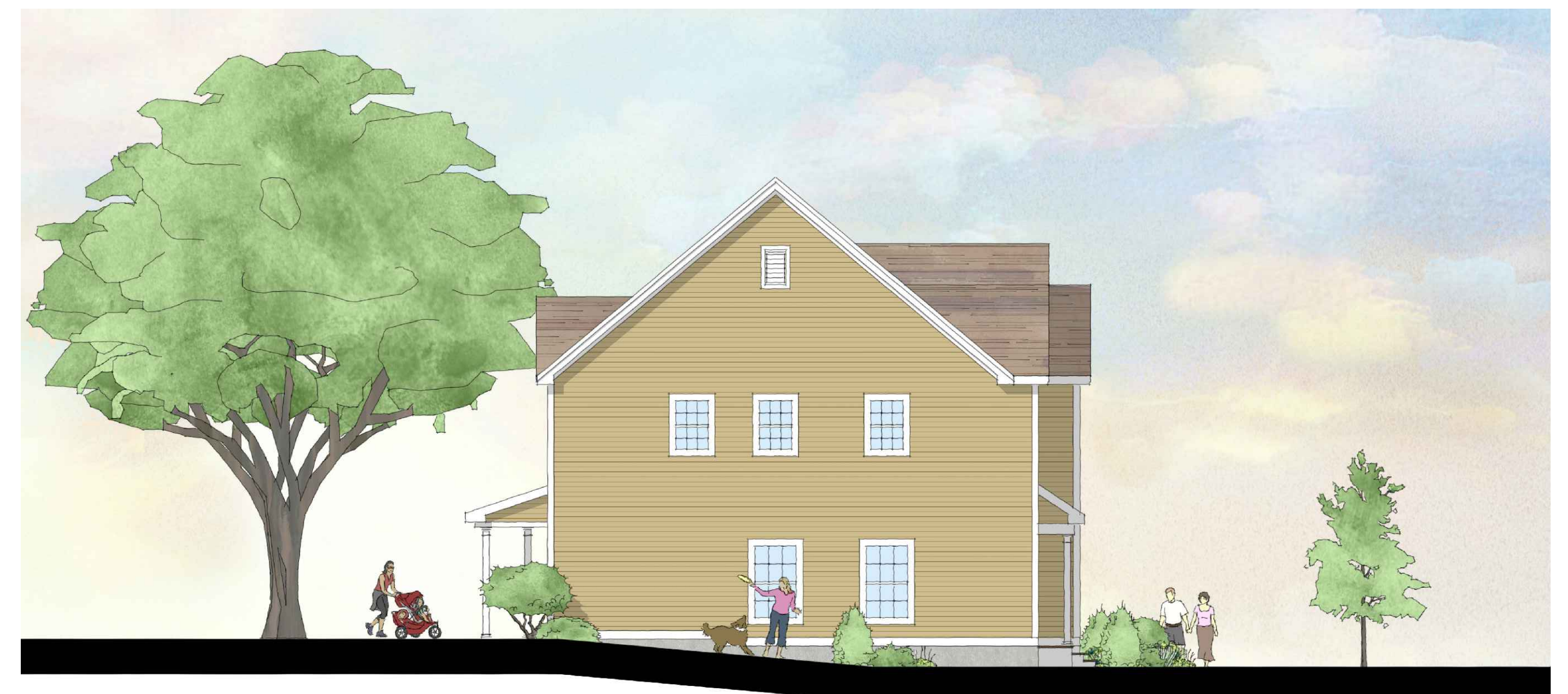
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



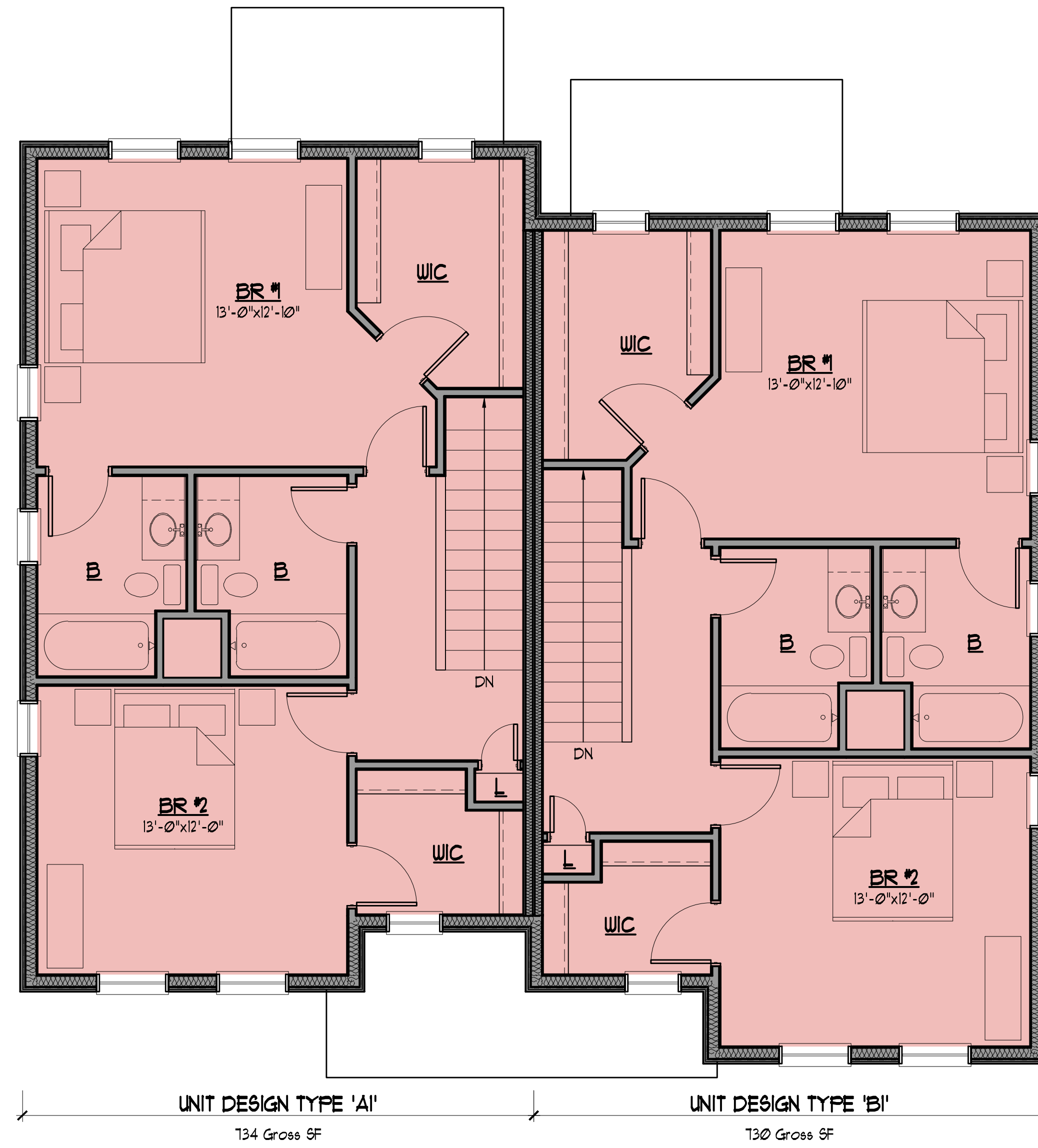
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## MUTLI-FAMILY DUPLEX TUPELO ELEVATIONS





SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

TUPELO - UNIT MIX					
Description	Unit Mix				SF. (Gross)
	1-Br.	2-Br.	3-Br.	Total	
MFDU-DESIGN TYPE 'A'		•			1,468 SF.
MFDU-DESIGN TYPE 'B'		•			1,442 SF.
<b>Totals</b>	0	2	0	2	2,910 SF

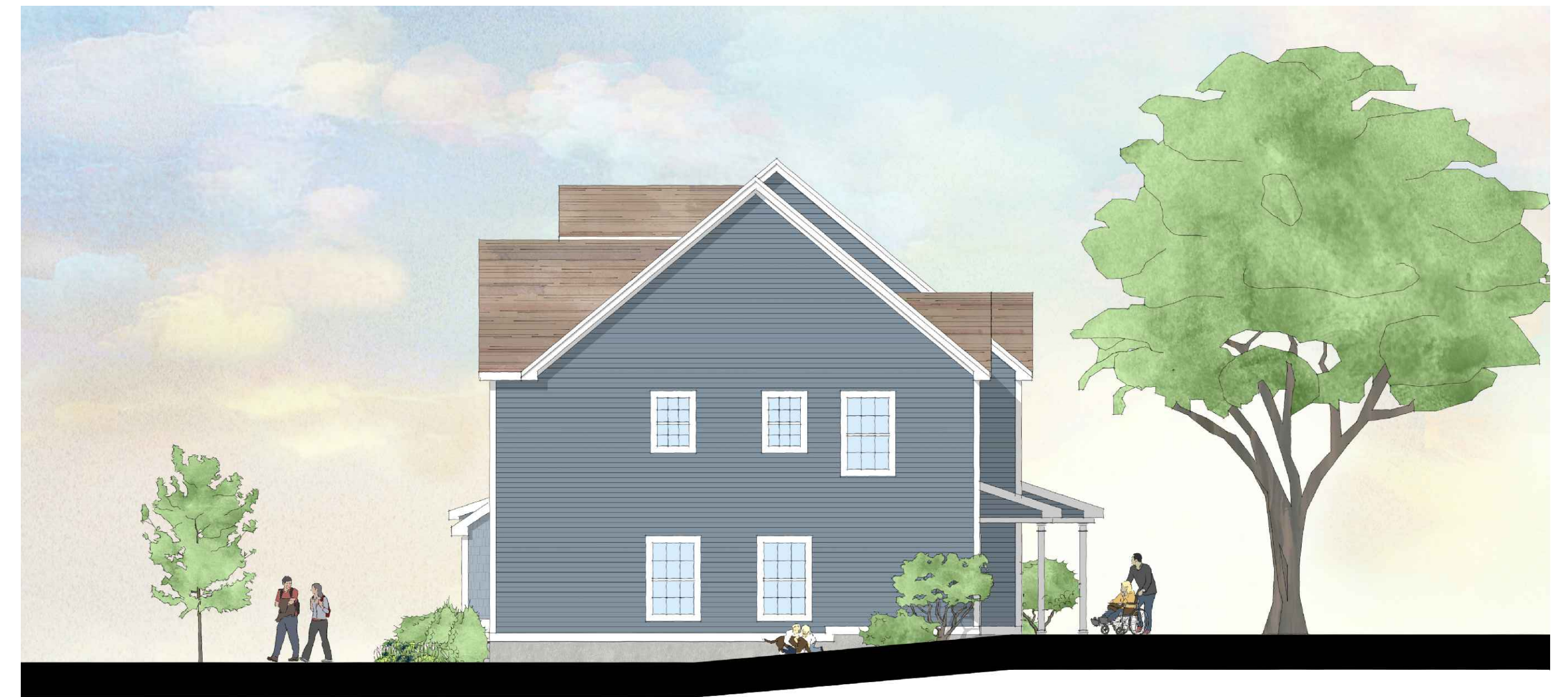
BUILDING SUMMARY		
Floor	Description	SF. (Gross)
1	First Floor	1,446 SF.
2	Second Floor	1,464 SF.
	Garage	994 SF.
<b>Total</b>		<b>2,910 SF</b>
<b>Total - w/ Garage</b>		<b>3,904 SF</b>

# MUTLI-FAMILY DUPLEX TUPELO FLOOR PLANS

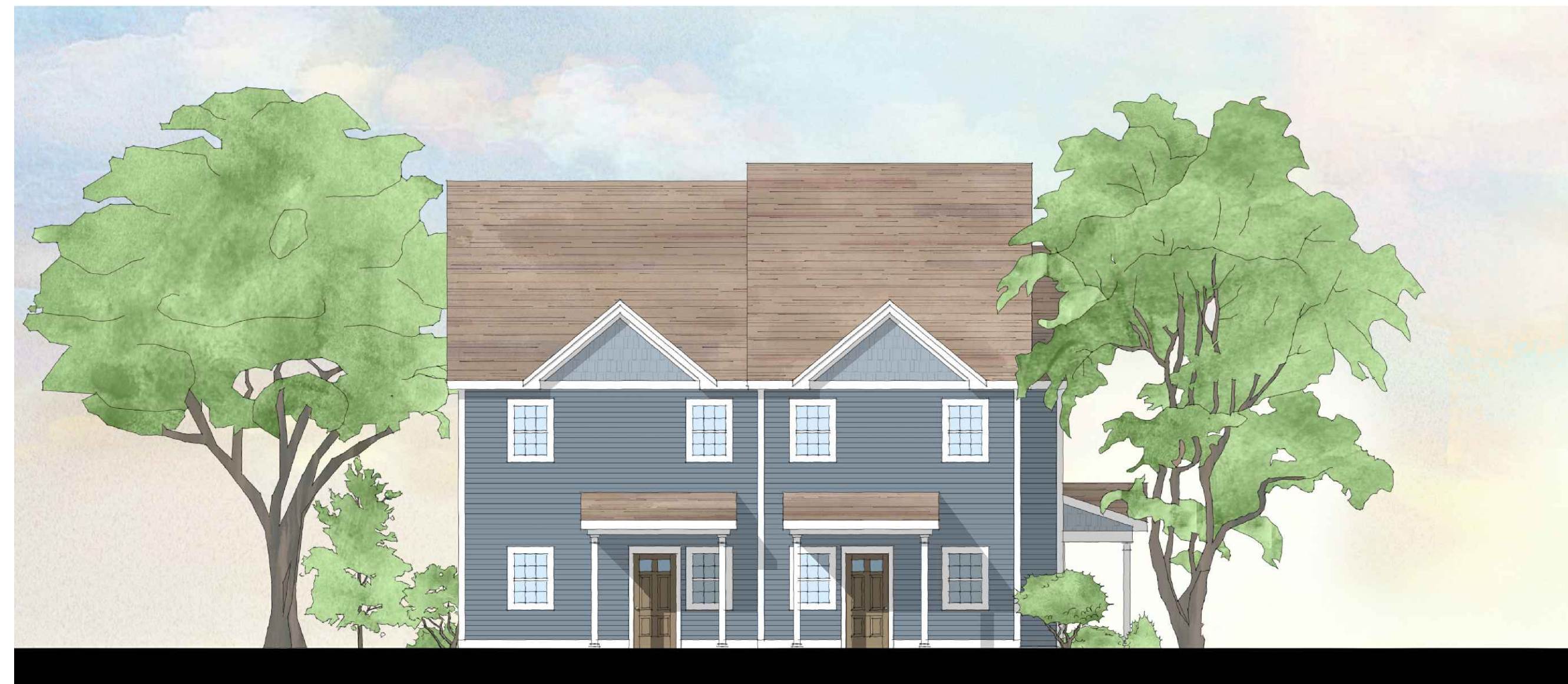




○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



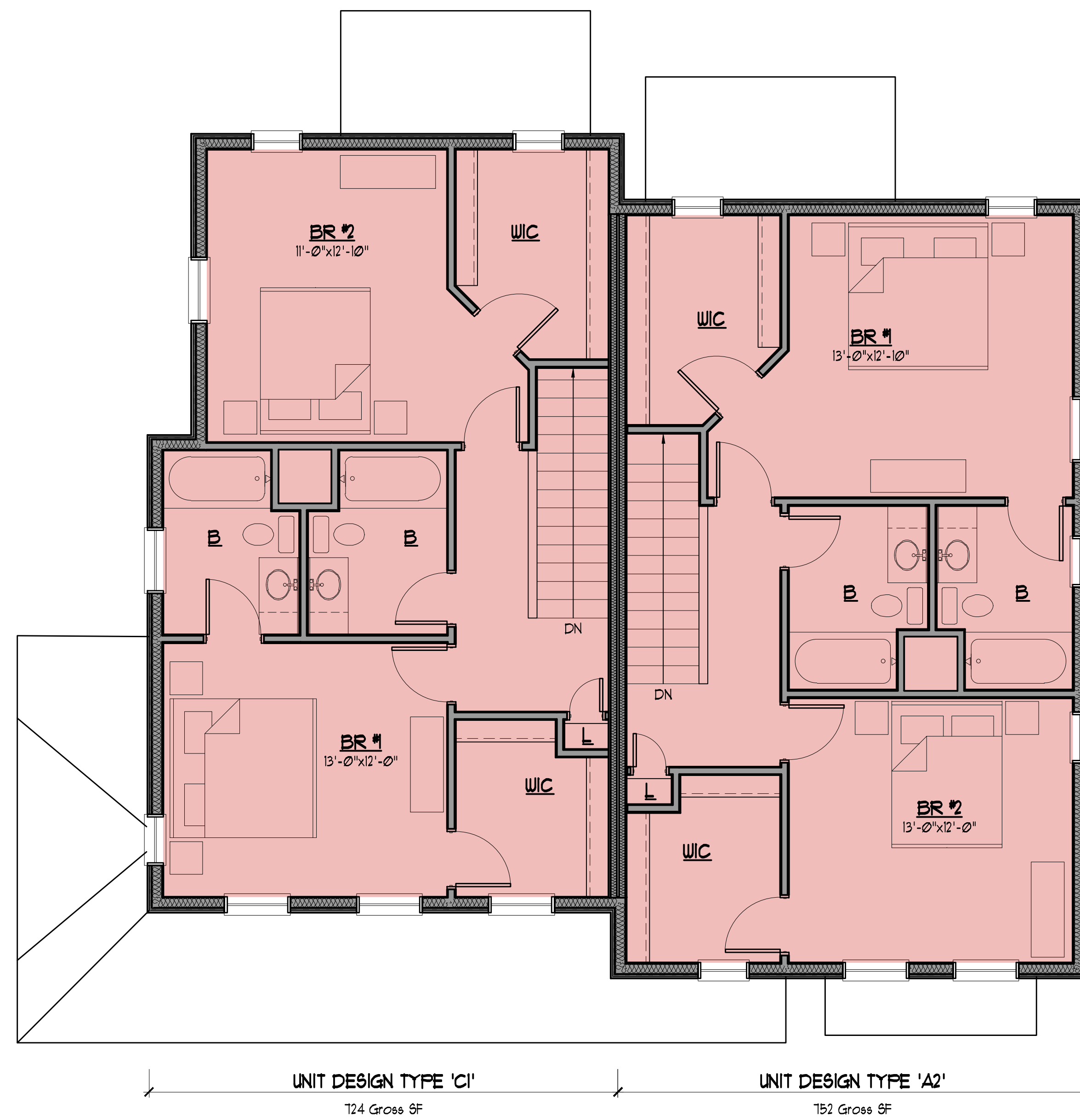
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



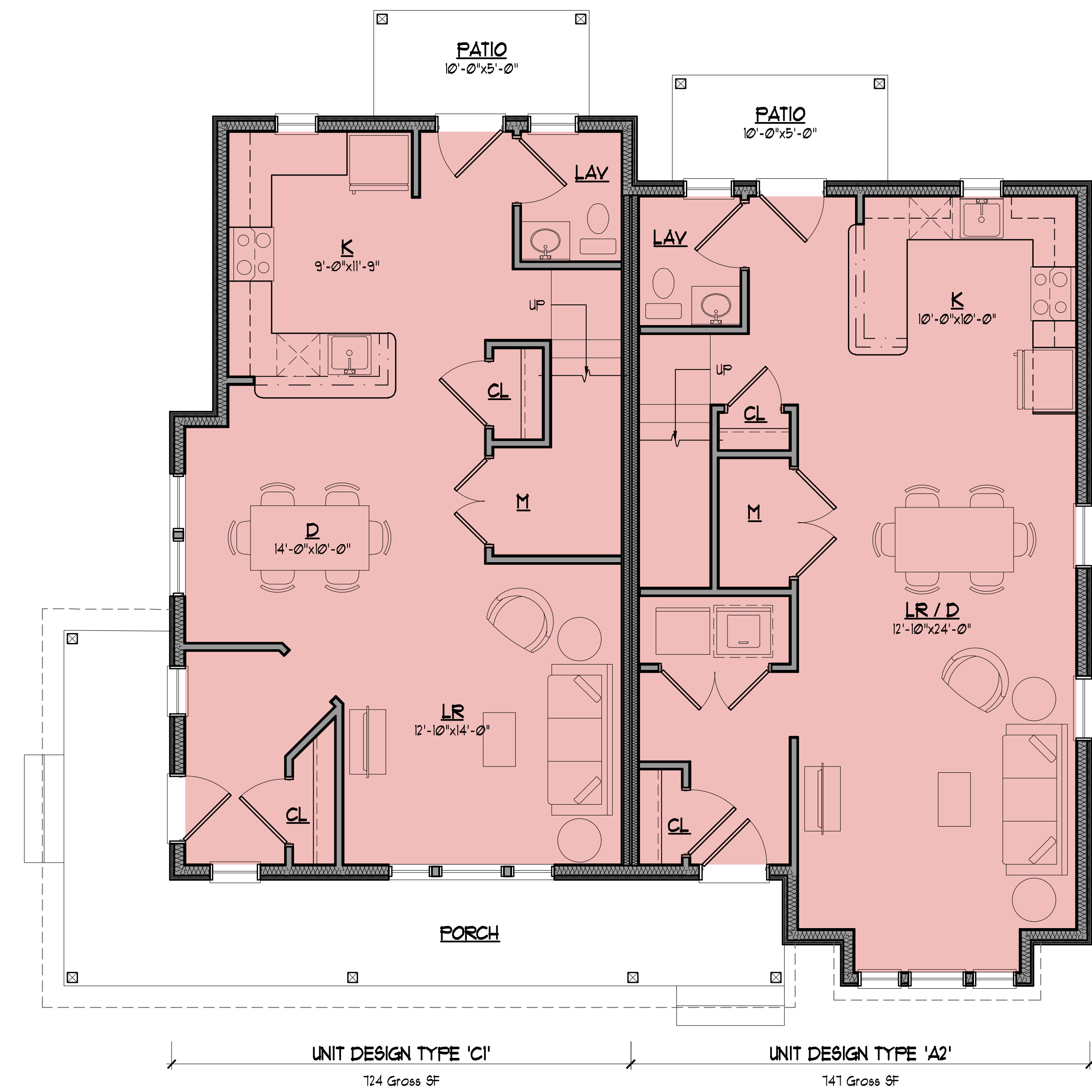
○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

# MUTLI-FAMILY DUPLEX MAGNOLIA ELEVATIONS





○ SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



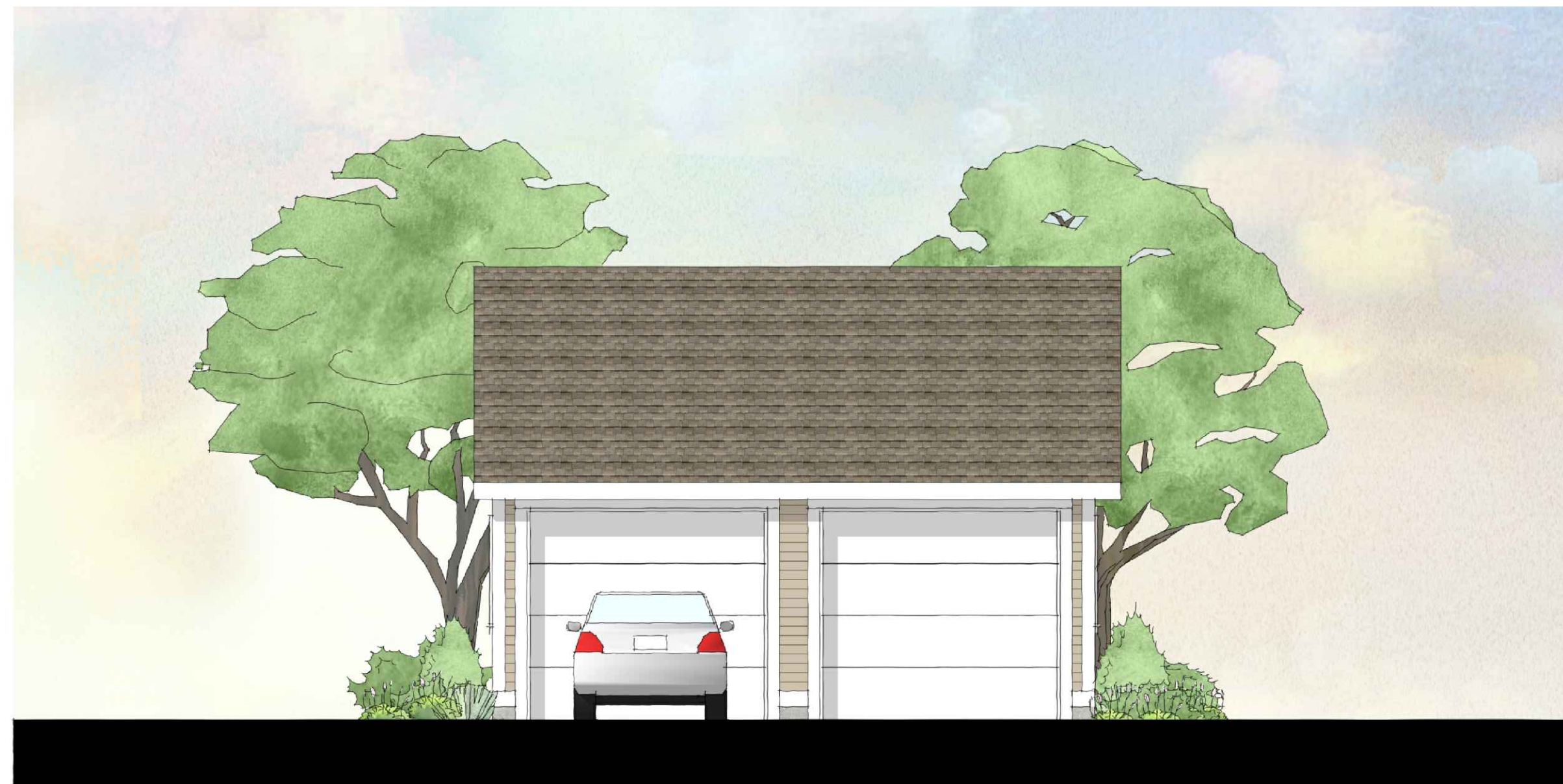
○ FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

MAGNOLIA - UNIT MIX				
Description	Unit Mix			SF. (Gross)
	1-Br.	2-Br.	3-Br.	
1F-DU-DESIGN TYPE 'C1'		•		1,448 SF.
1F-DU-DESIGN TYPE 'A2'		•		1,493 SF.
<b>Totals</b>	0	2	0	2,941 SF

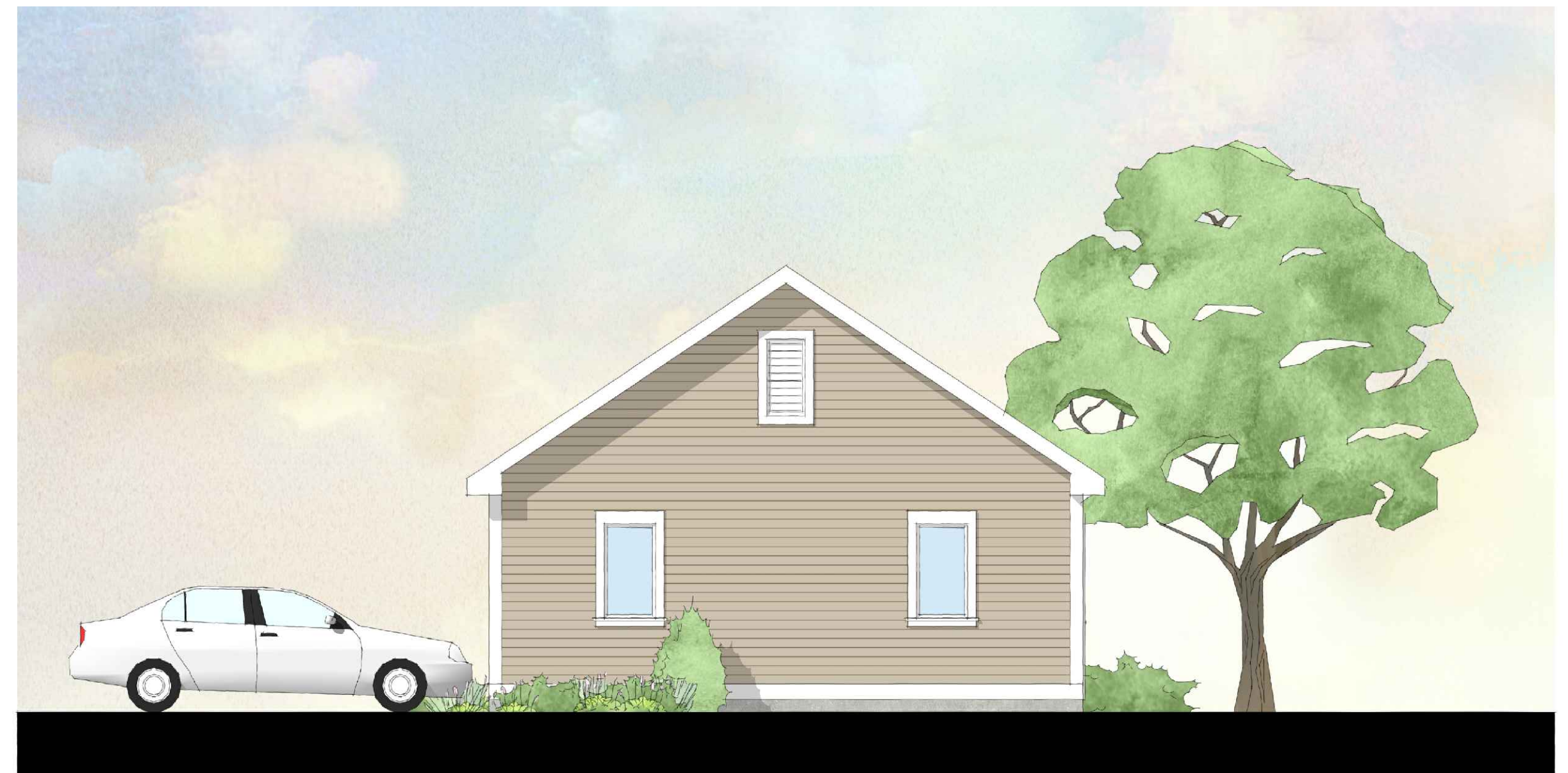
MAGNOLIA - BUILDING SUMMARY		
Floor	Description	SF. (Gross)
1	First Floor	1,471 SF.
2	Second Floor	1,476 SF.
	Garage	594 SF.
<b>Total</b>		<b>2,947 SF</b>
<b>Total - w/ Garage</b>		<b>3,541 SF</b>

# MUTLI-FAMILY DUPLEX MAGNOLIA FLOOR PLANS

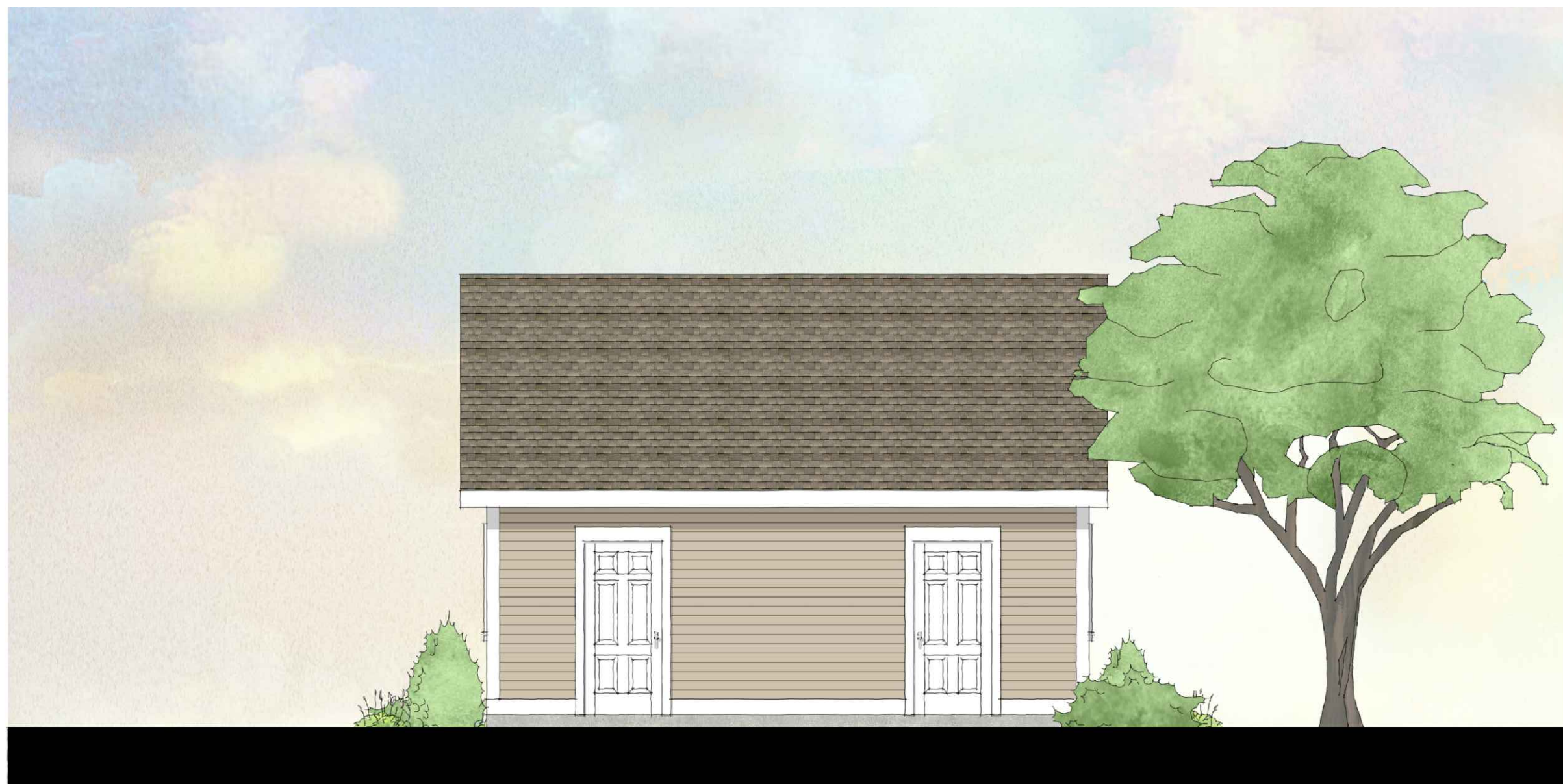




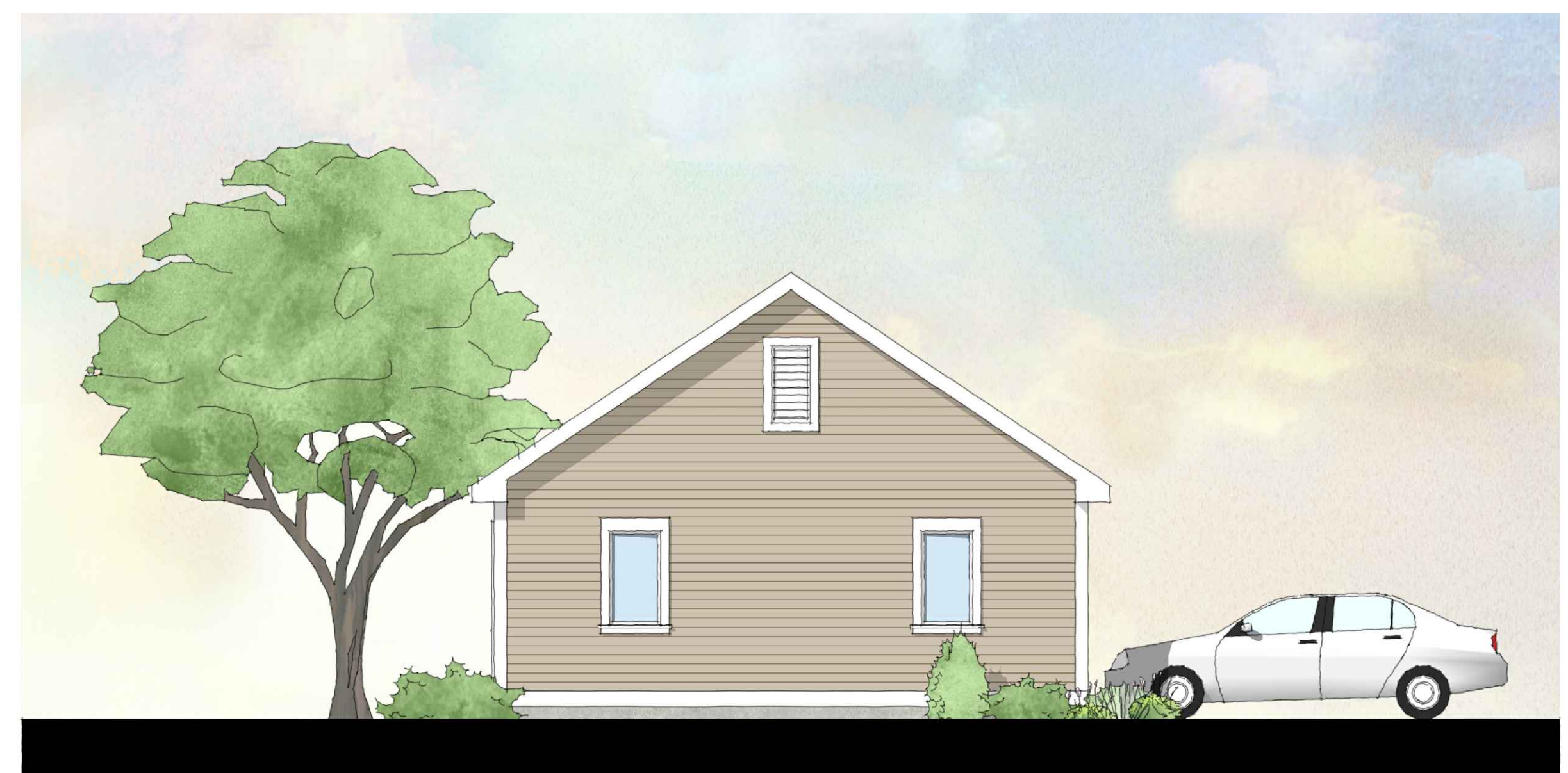
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



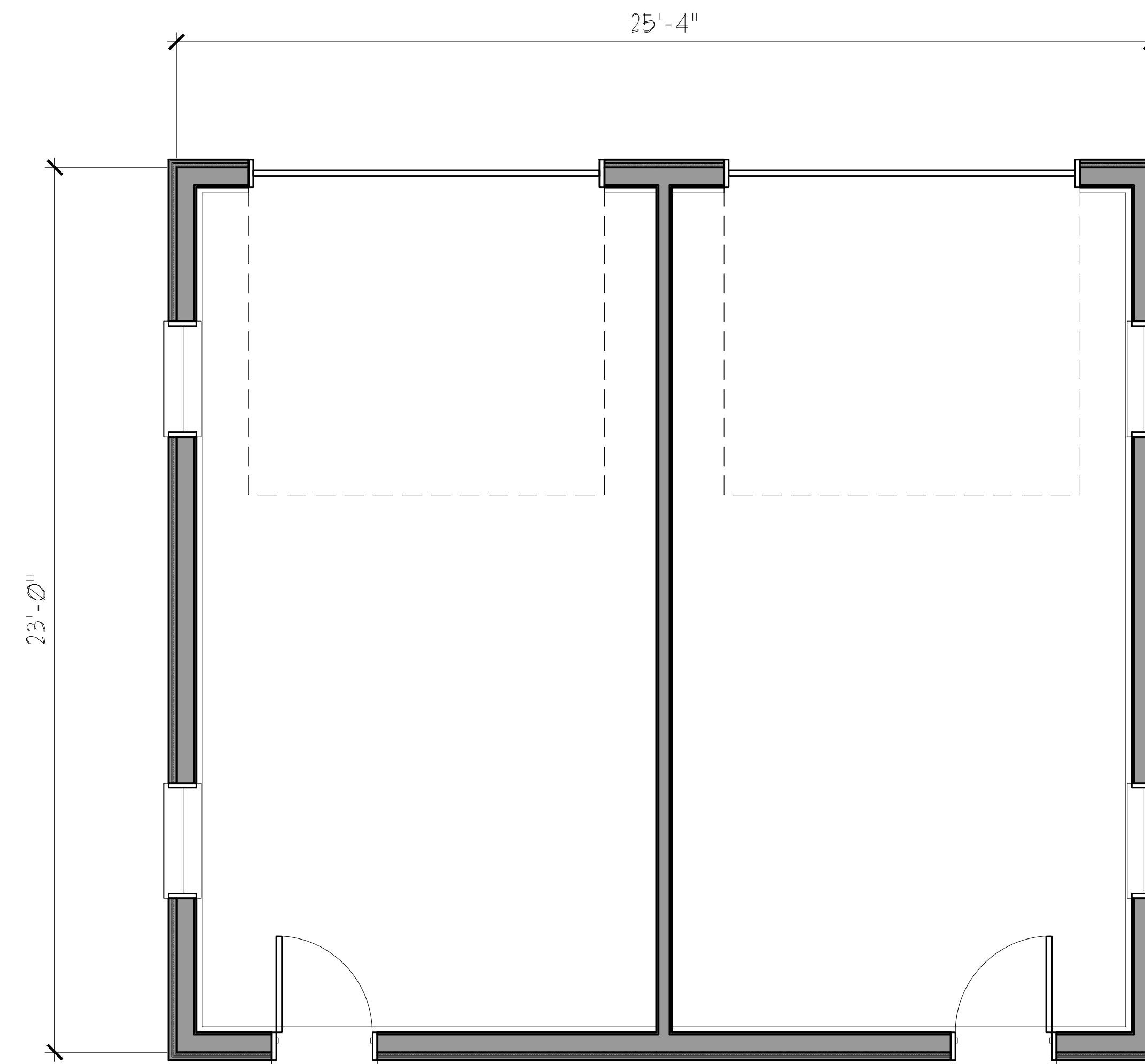
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## MULTI-FAMILY DUPLEX GARAGE ELEVATIONS





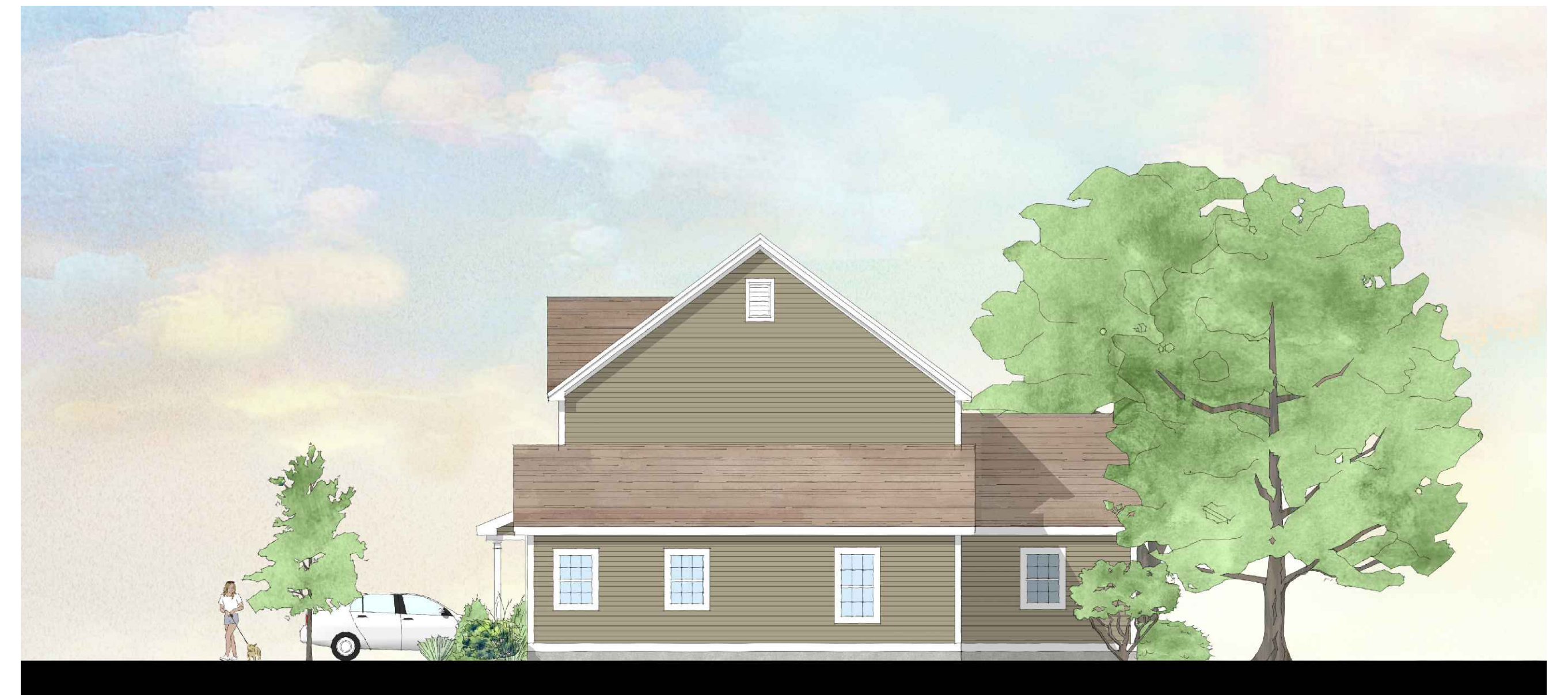
○ TWO-CAR GARAGE FLOOR PLAN  
SCALE: 3/8"=1'-0"

BUILDING SUMMARY		
Floor	Description	SF. (Gross)
	Space 1	297
	Space 2	297
<b>Total</b>		<b>594 SF</b>

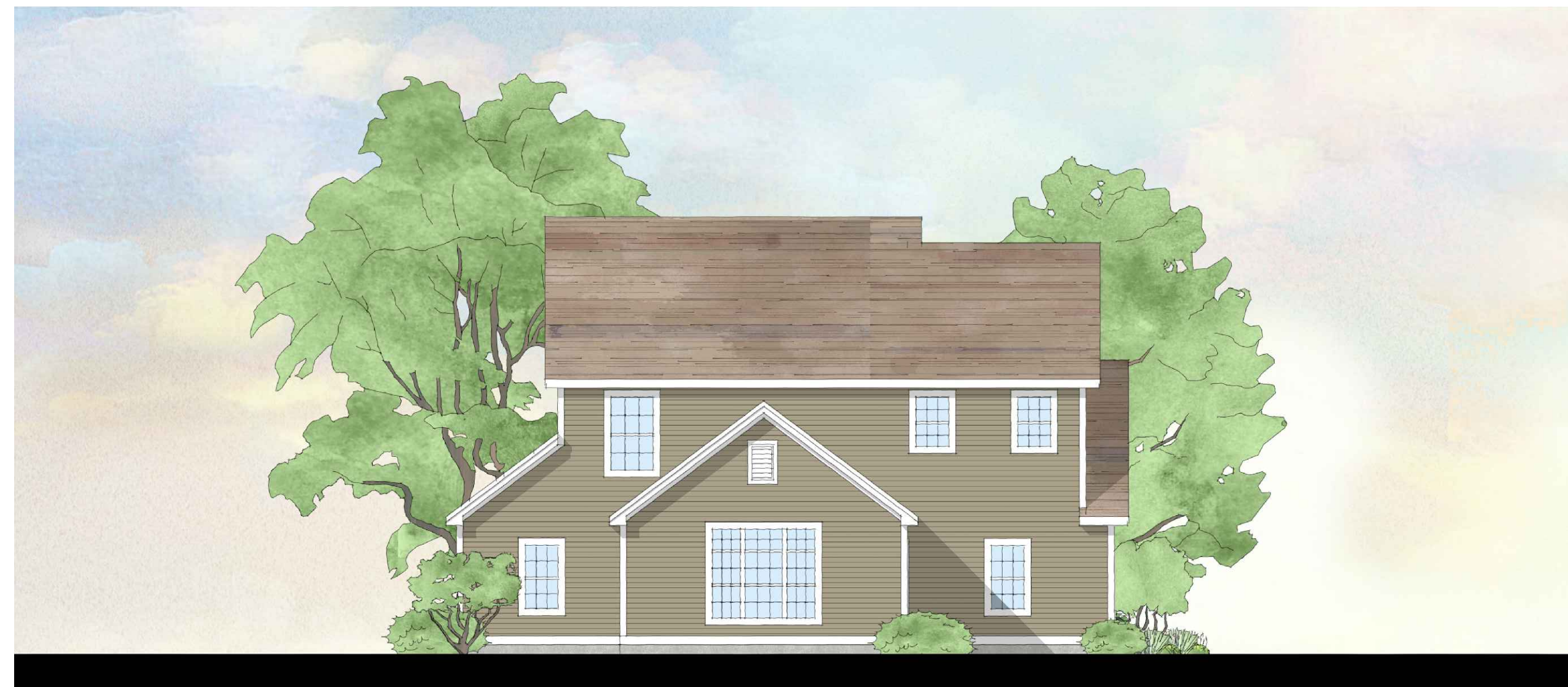




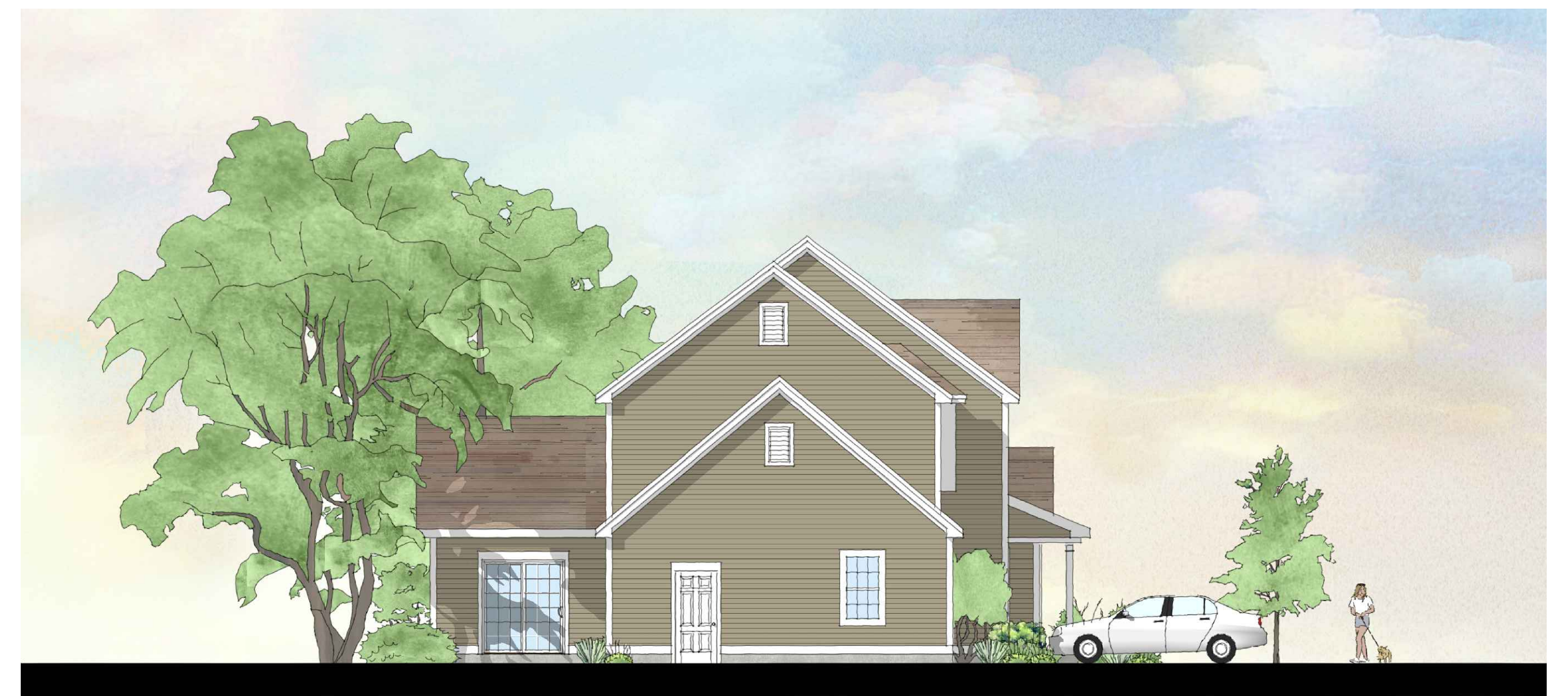
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



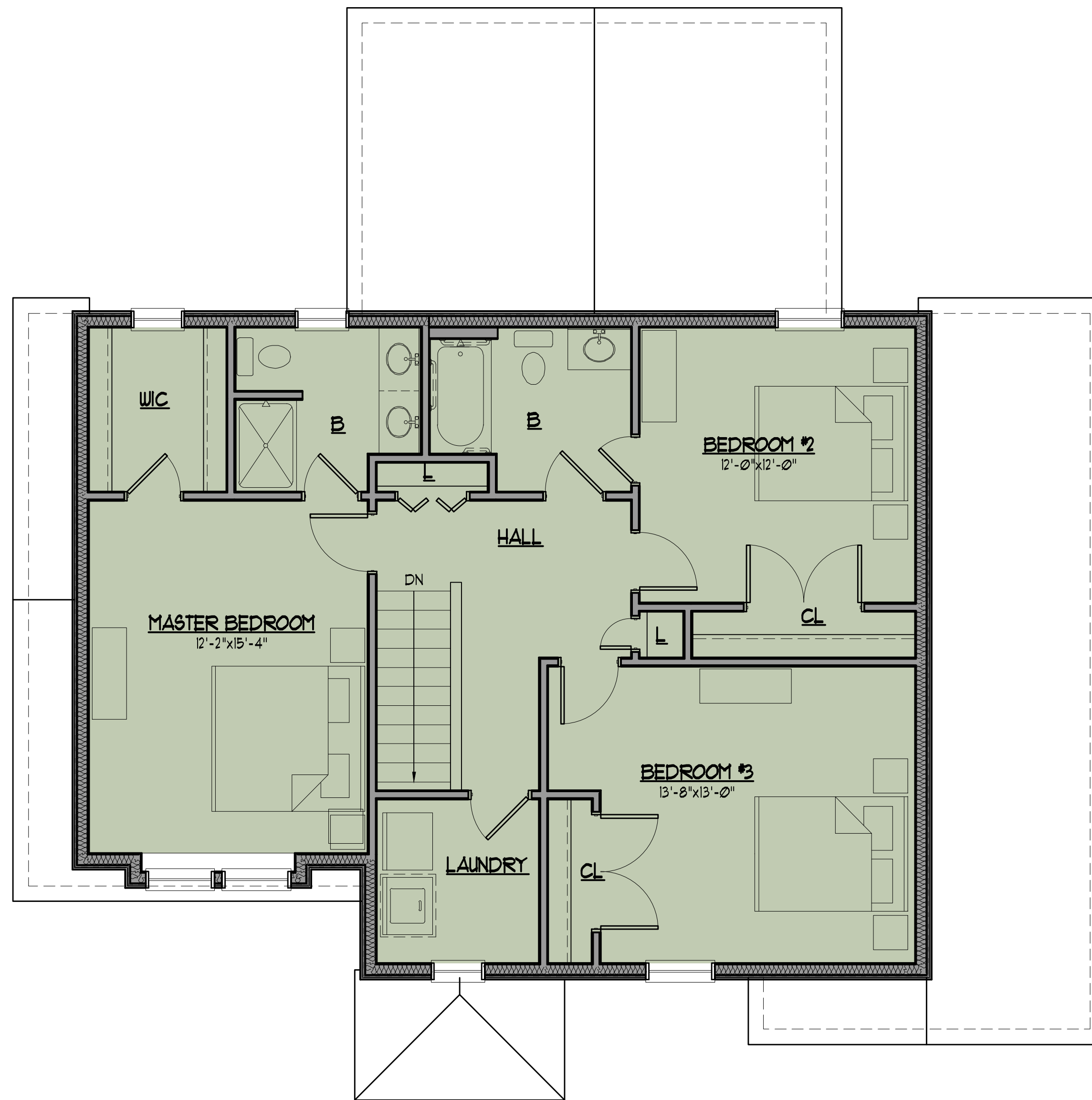
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



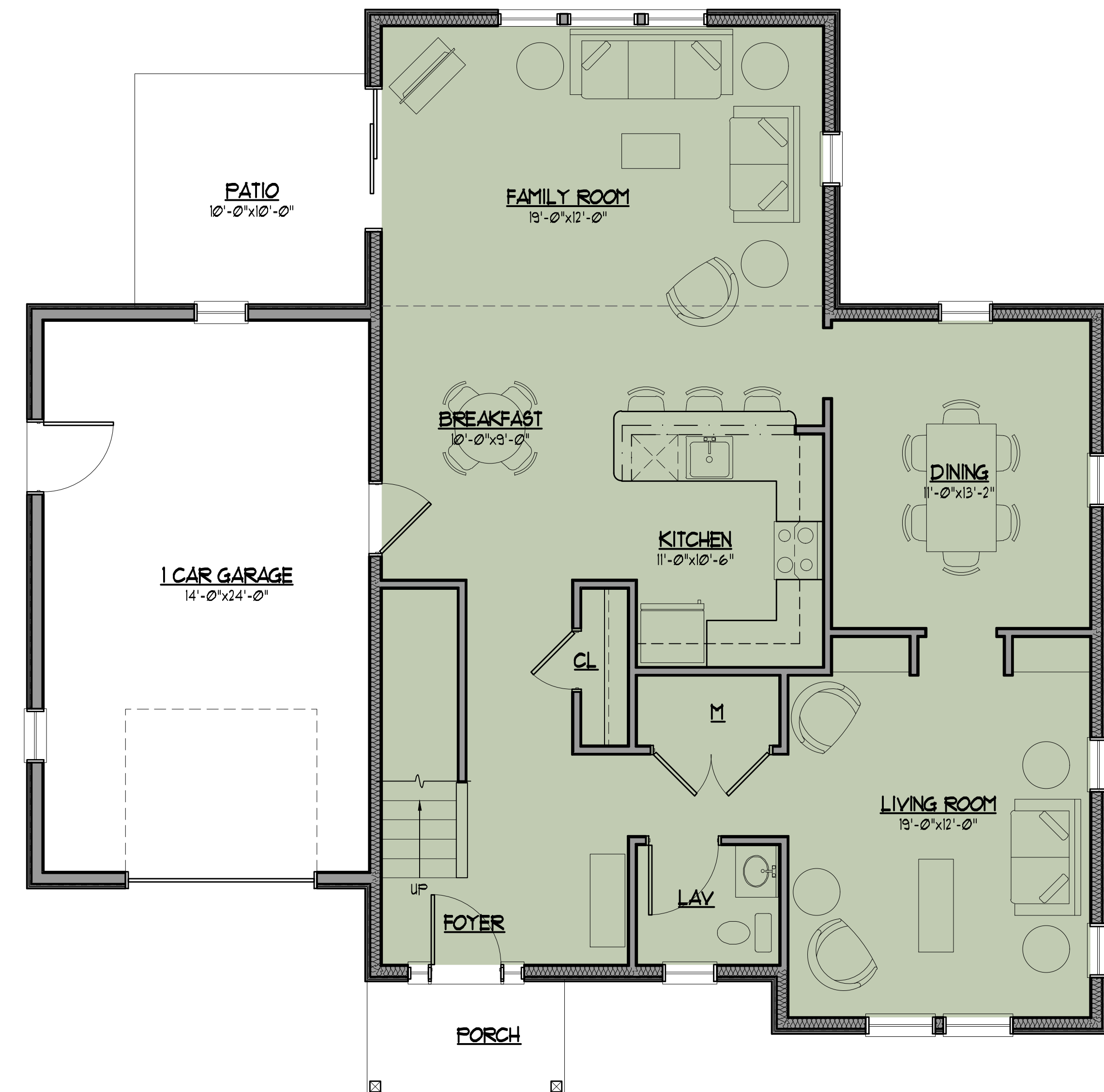
○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## SINGLE FAMILY HOUSE CEDAR ELEVATIONS





**SECOND FLOOR PLAN** 1022 Gross SF  
 939 Net SF  
 SCALE: 1/4"=1'-0"

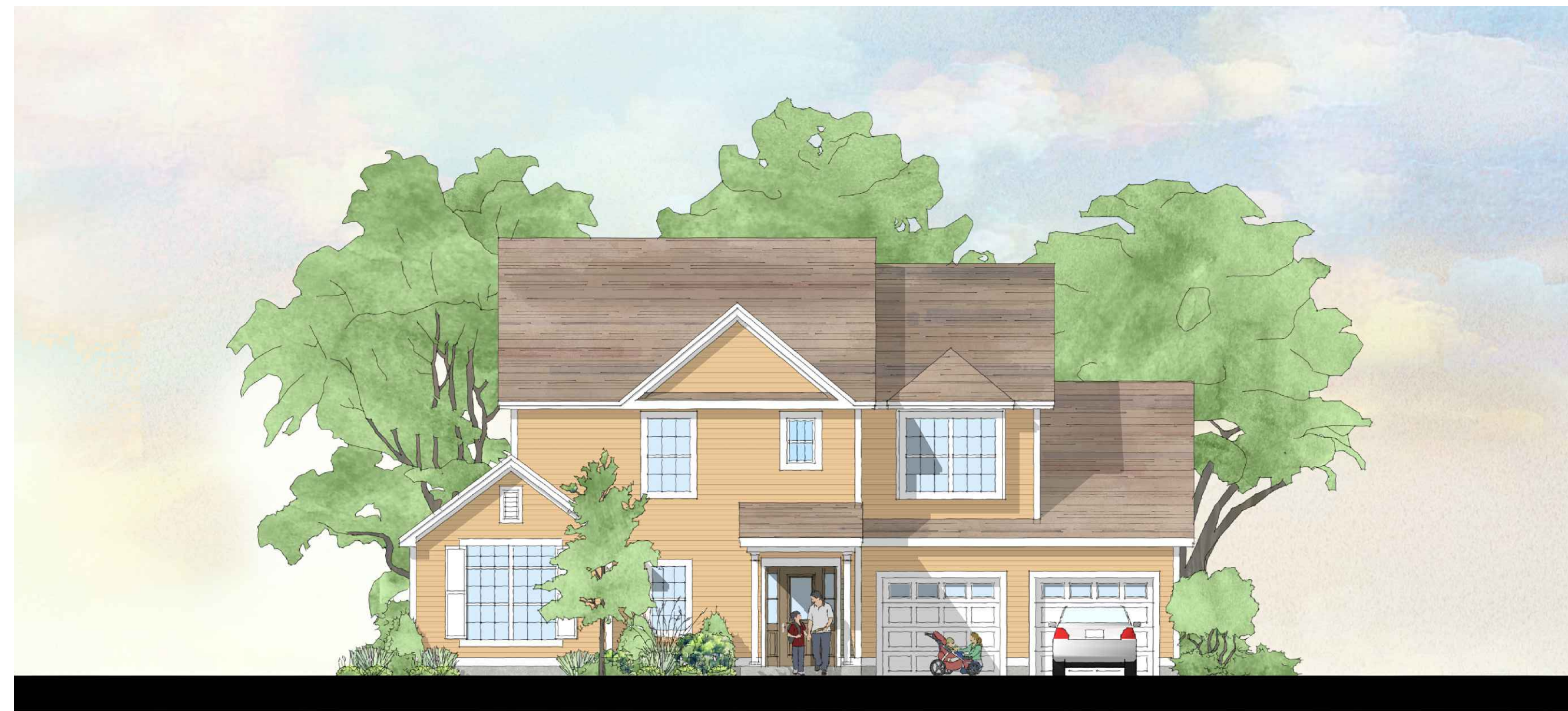


**FIRST FLOOR PLAN** 1208 Gross SF  
 1115 Net SF  
 SCALE: 1/4"=1'-0"

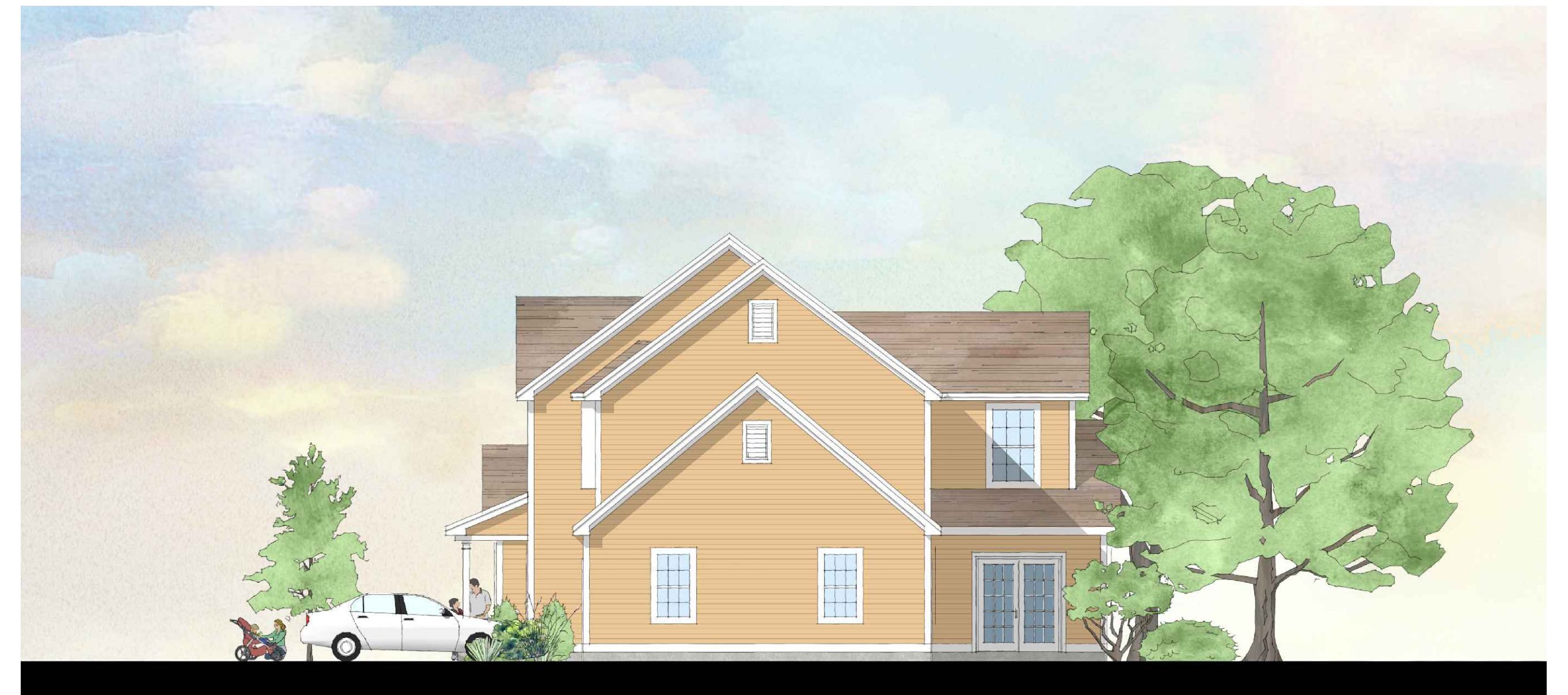
CEDAR - BUILDING SUMMARY			
Floor	Description	SF. (Net)	SF. (Gross)
1	First Floor	1,115 SF.	1,208 SF.
2	Second Floor	907 SF.	1,022 SF.
	Garage		366 SF.
<b>Total</b>		<b>2,022 SF</b>	<b>2,230 SF</b>
<b>Total w/ Garage</b>			<b>2,596 SF</b>

SINGLE FAMILY HOUSE CEDAR FLOOR PLANS

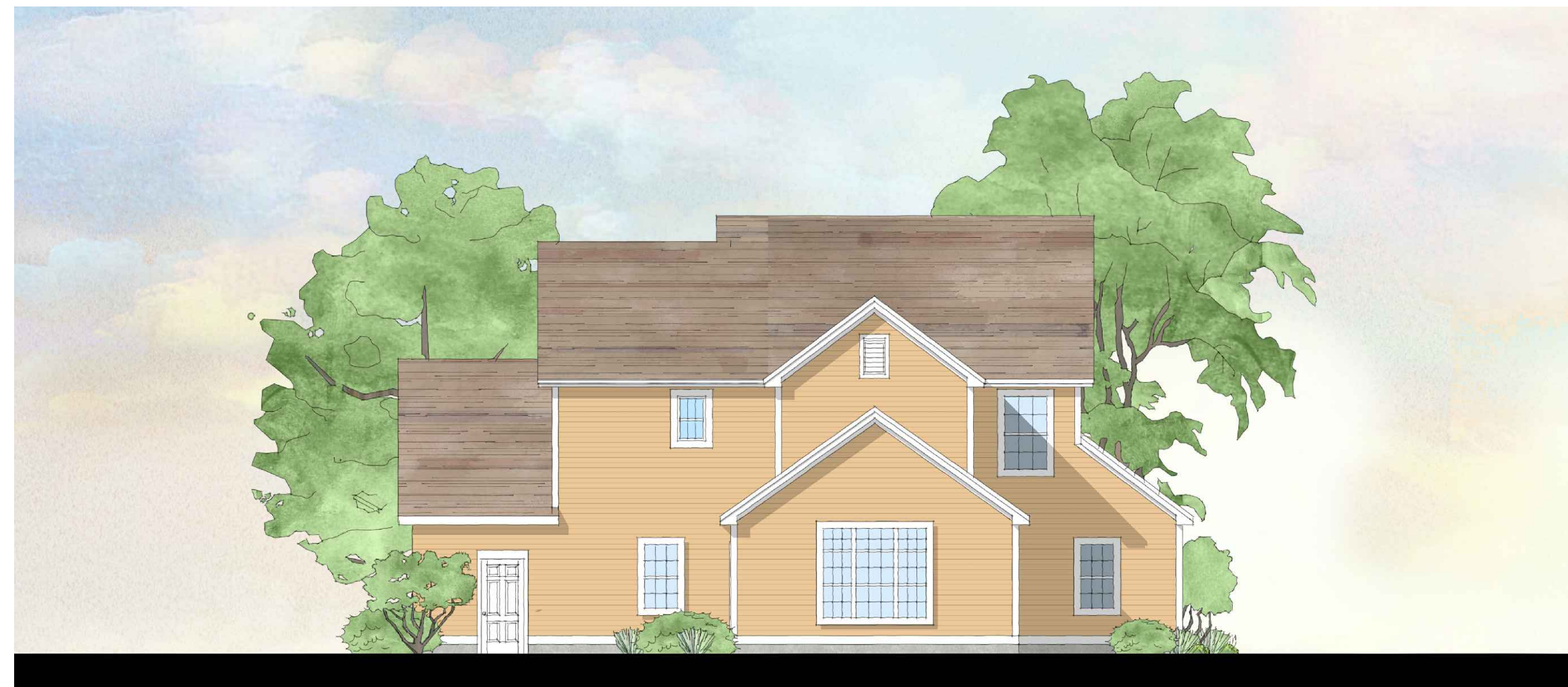




○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



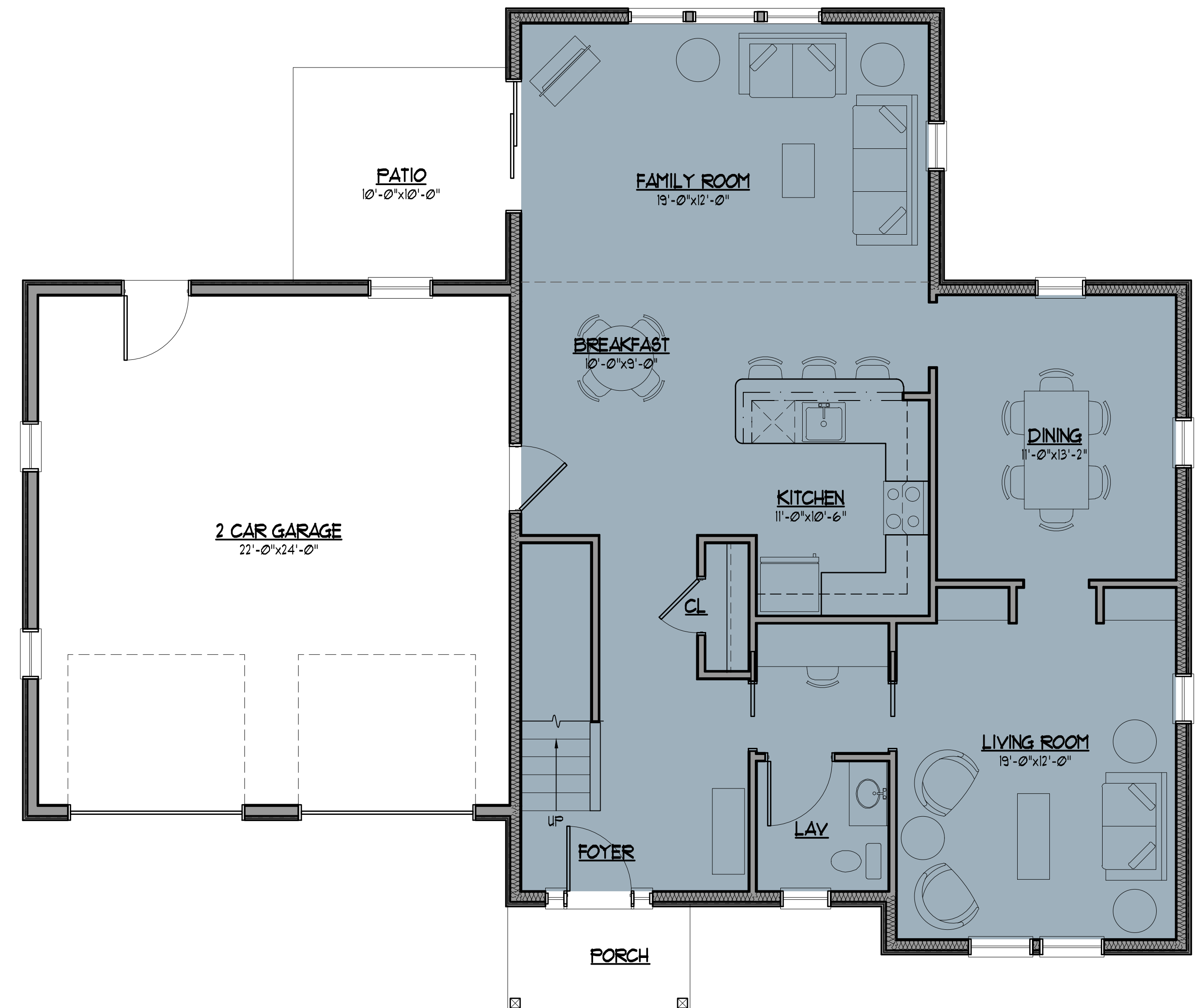
○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

# SINGLE FAMILY HOUSE CHESTNUT ELEVATIONS





**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1140 Gross SF  
 1013 Net SF

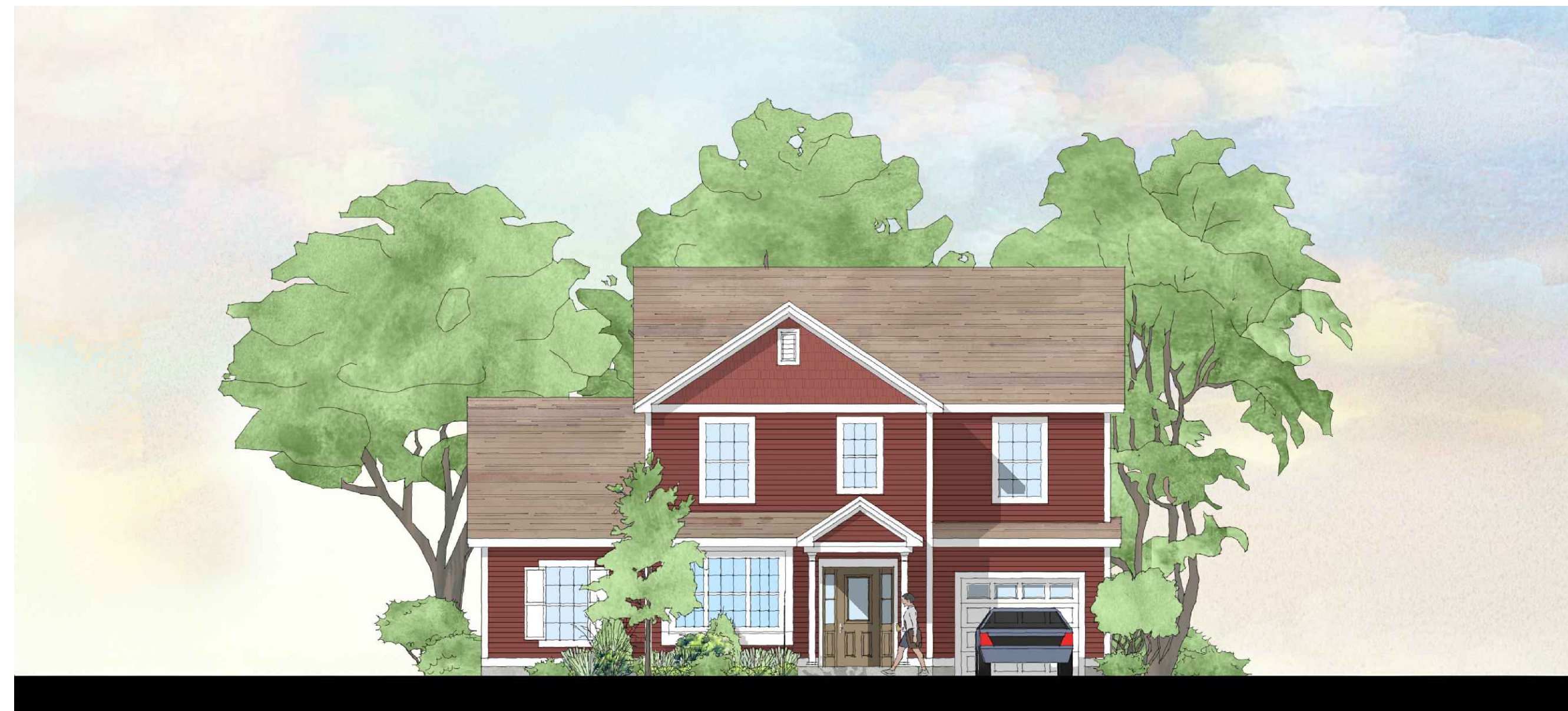


**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1208 Gross SF  
 1115 Net SF

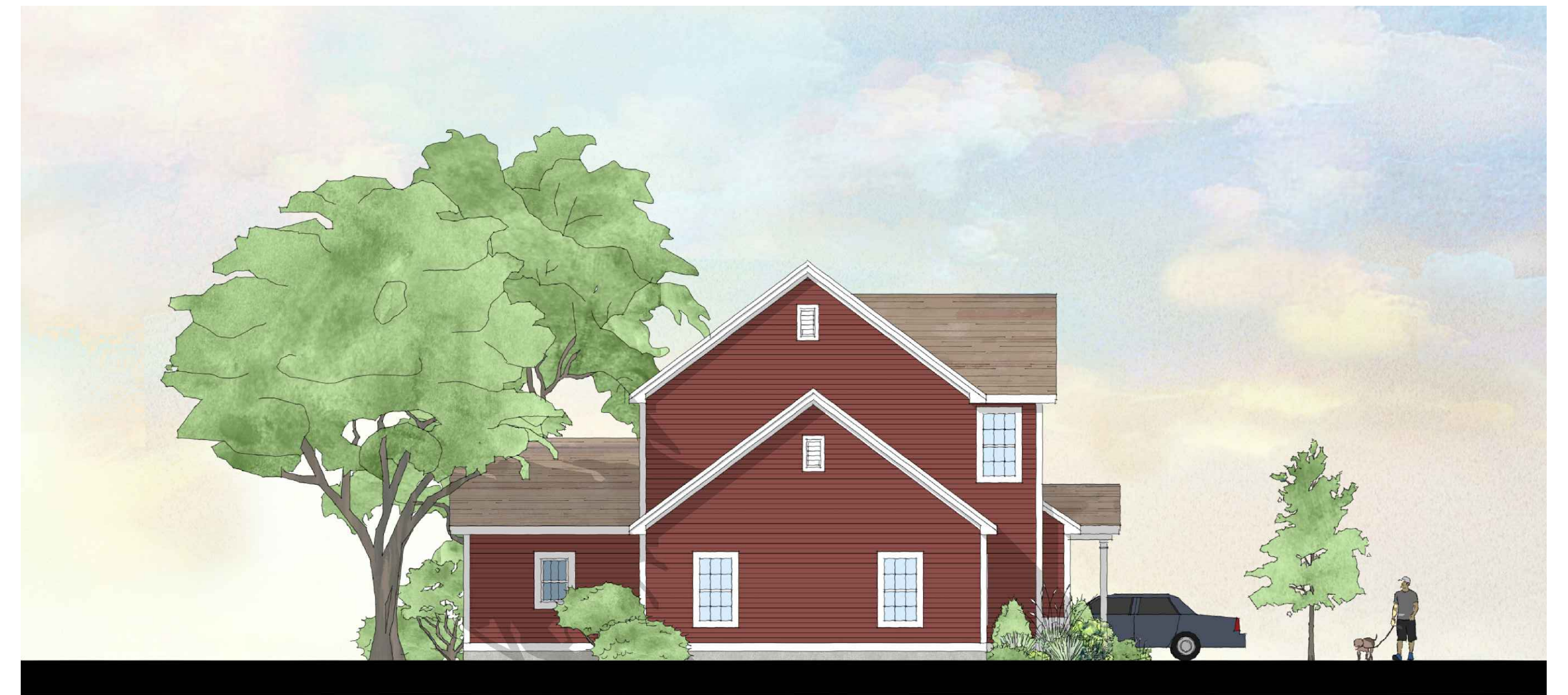
CHESTNUT - BUILDING SUMMARY			
Floor	Description	SF. (Net.)	SF. (Gross)
1	First Floor	1,115 SF.	1,208 SF.
2	Second Floor	1,013 SF.	1,140 SF.
	Garage		564 SF.
<b>Total</b>		<b>2,128 SF</b>	<b>2,348 SF</b>
<b>Total w/ Garage</b>			<b>2,912 SF</b>

SINGLE FAMILY HOUSE CHESTNUT FLOOR PLANS





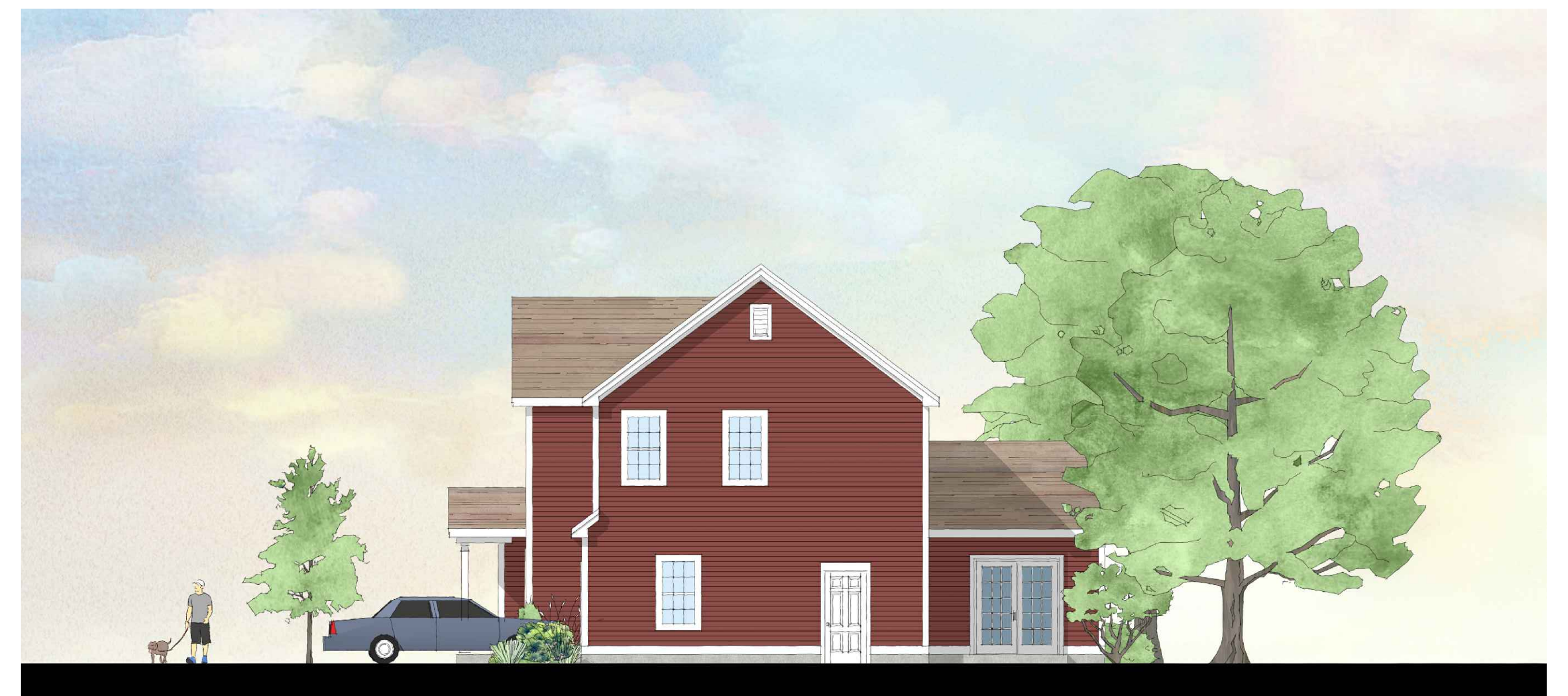
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## SINGLE FAMILY HOUSE ELM ELEVATIONS





**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 891 Gross SF  
 781 Net SF

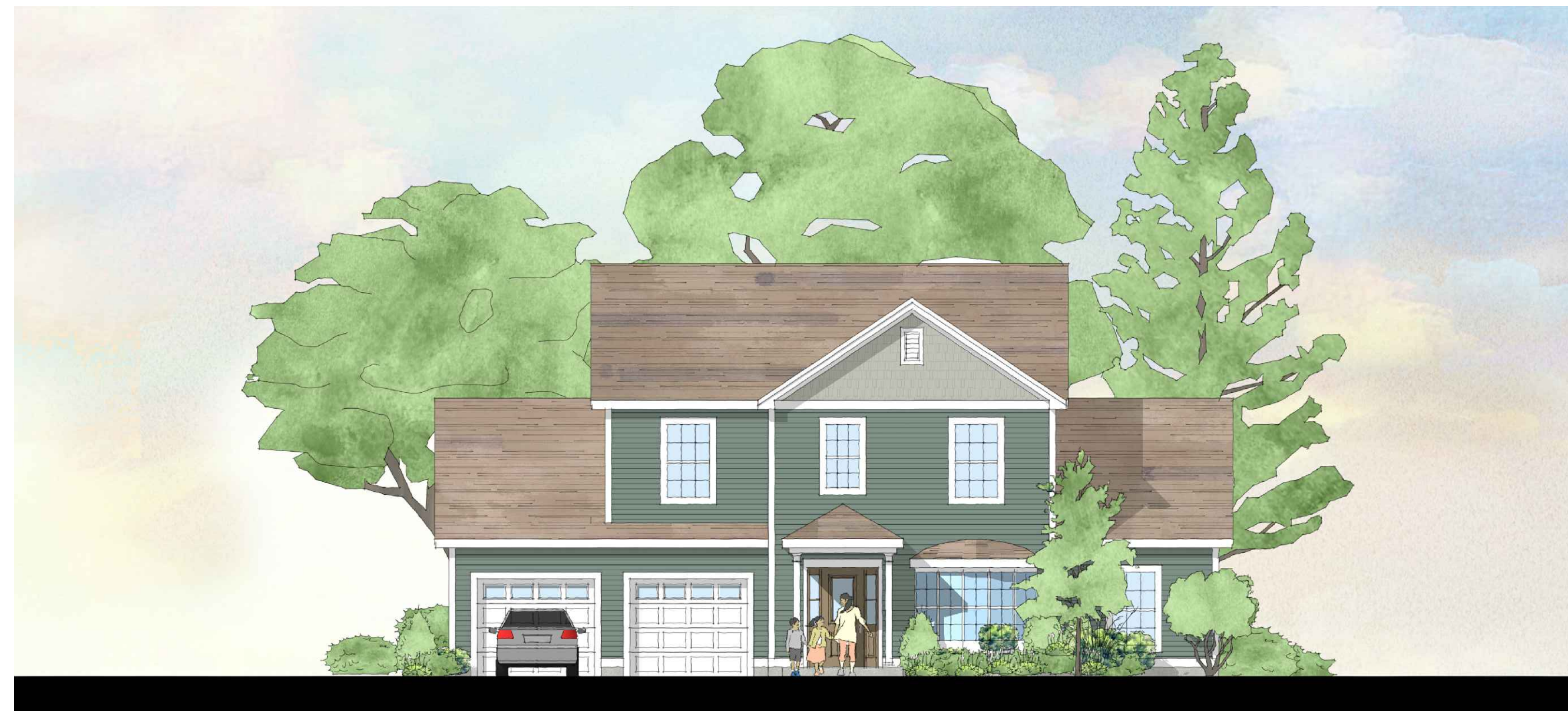


**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1148 Gross SF  
 1040 Net SF

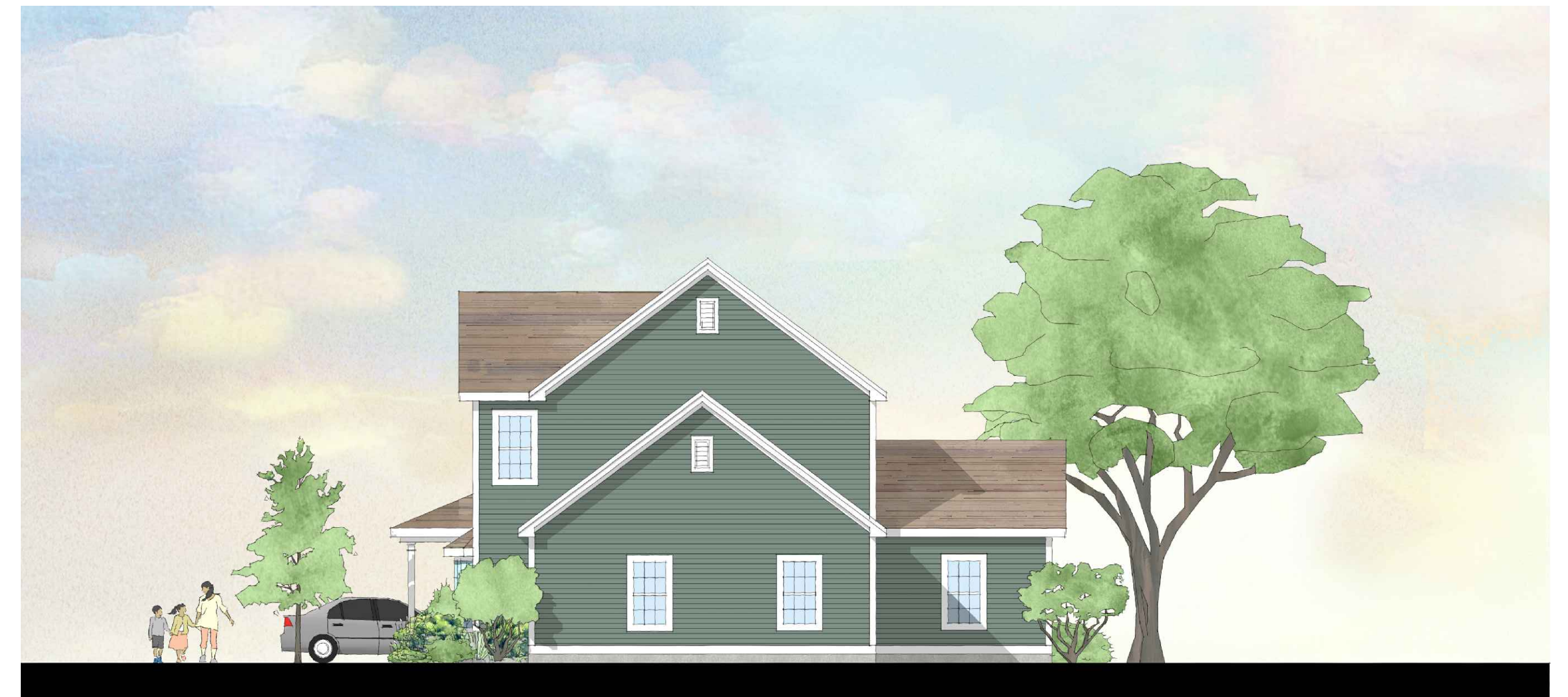
ELM - BUILDING SUMMARY			
Floor	Description	SF. (Net)	SF. (Gross)
1	First Floor	1,040 SF.	1,148 SF.
2	Second Floor	781 SF.	891 SF.
	Garage		316 SF.
<b>Total</b>		<b>1,821 SF</b>	<b>2,039 SF</b>
<b>Total w/ Garage</b>			<b>2,355 SF</b>

SINGLE FAMILY HOUSE ELM FLOOR PLANS

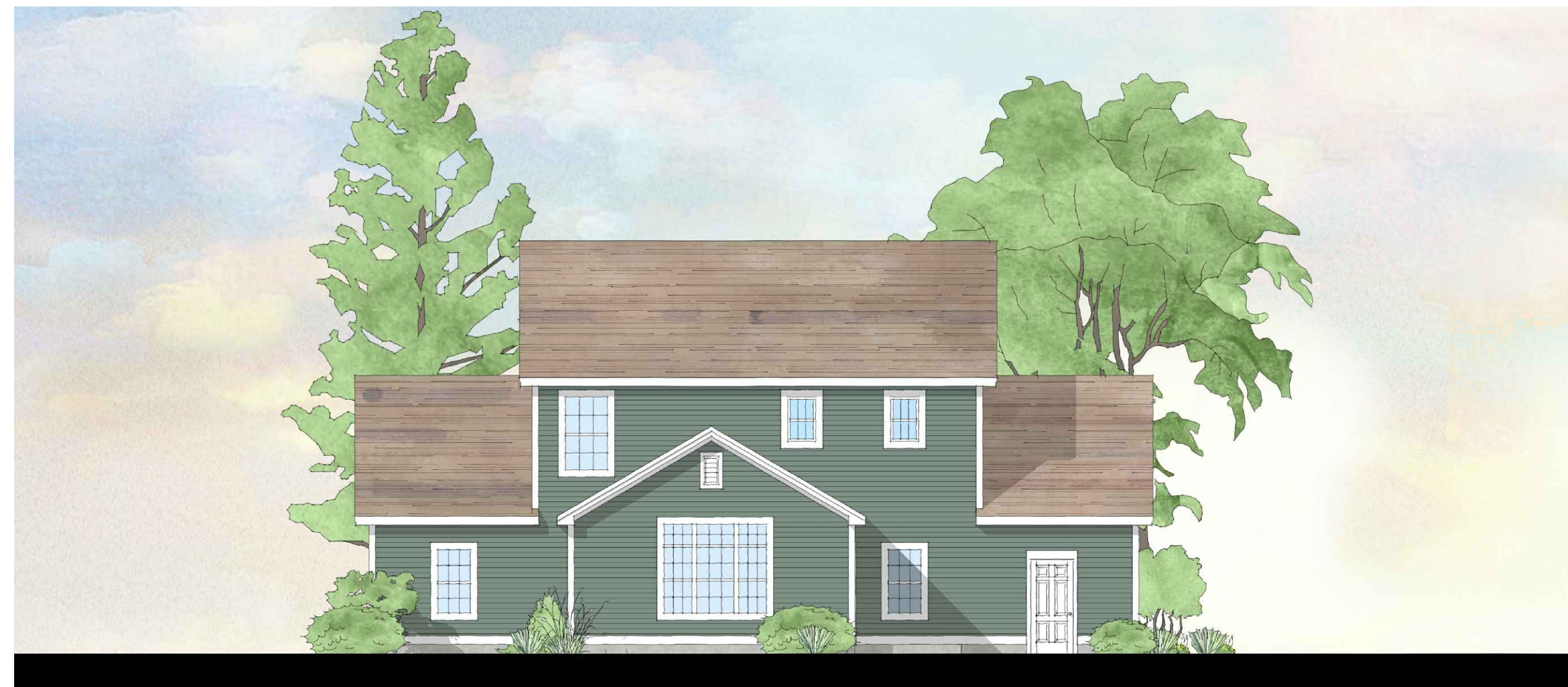




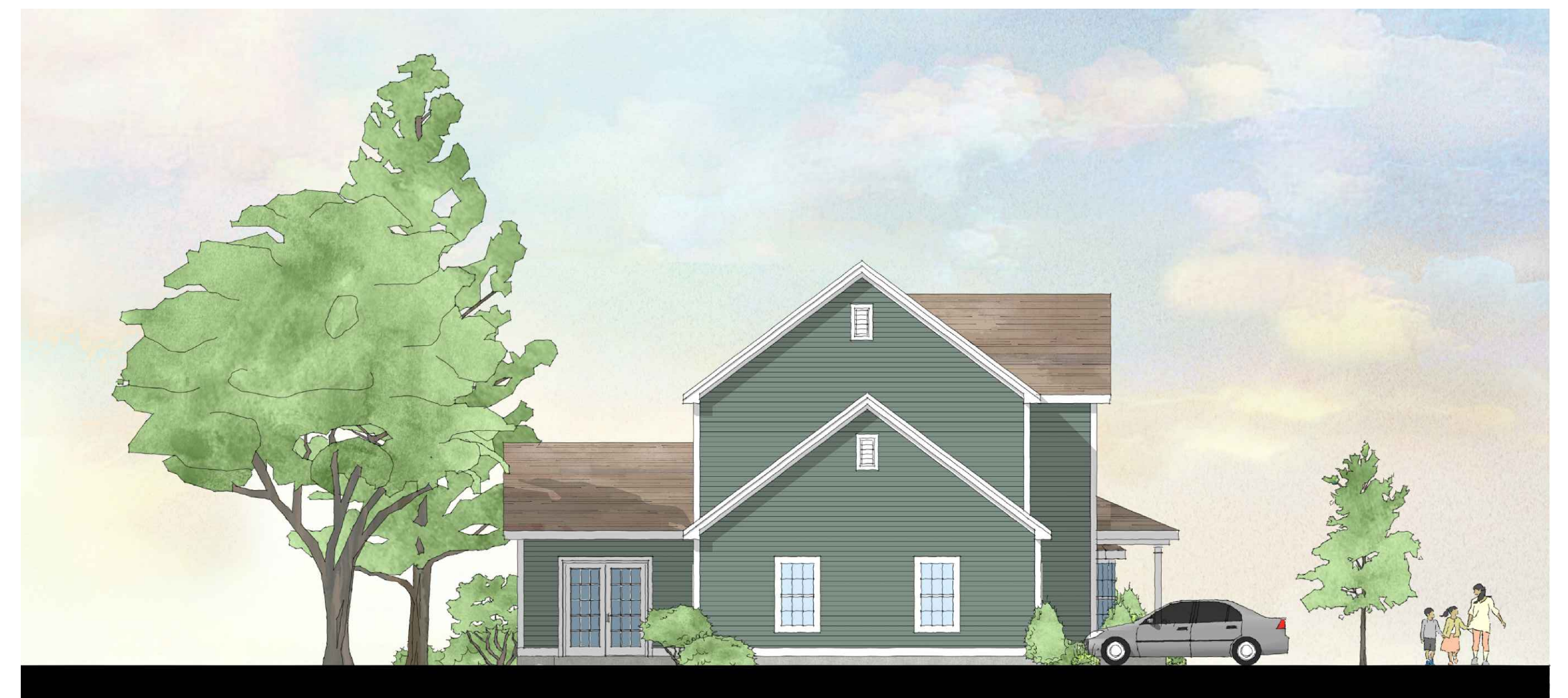
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



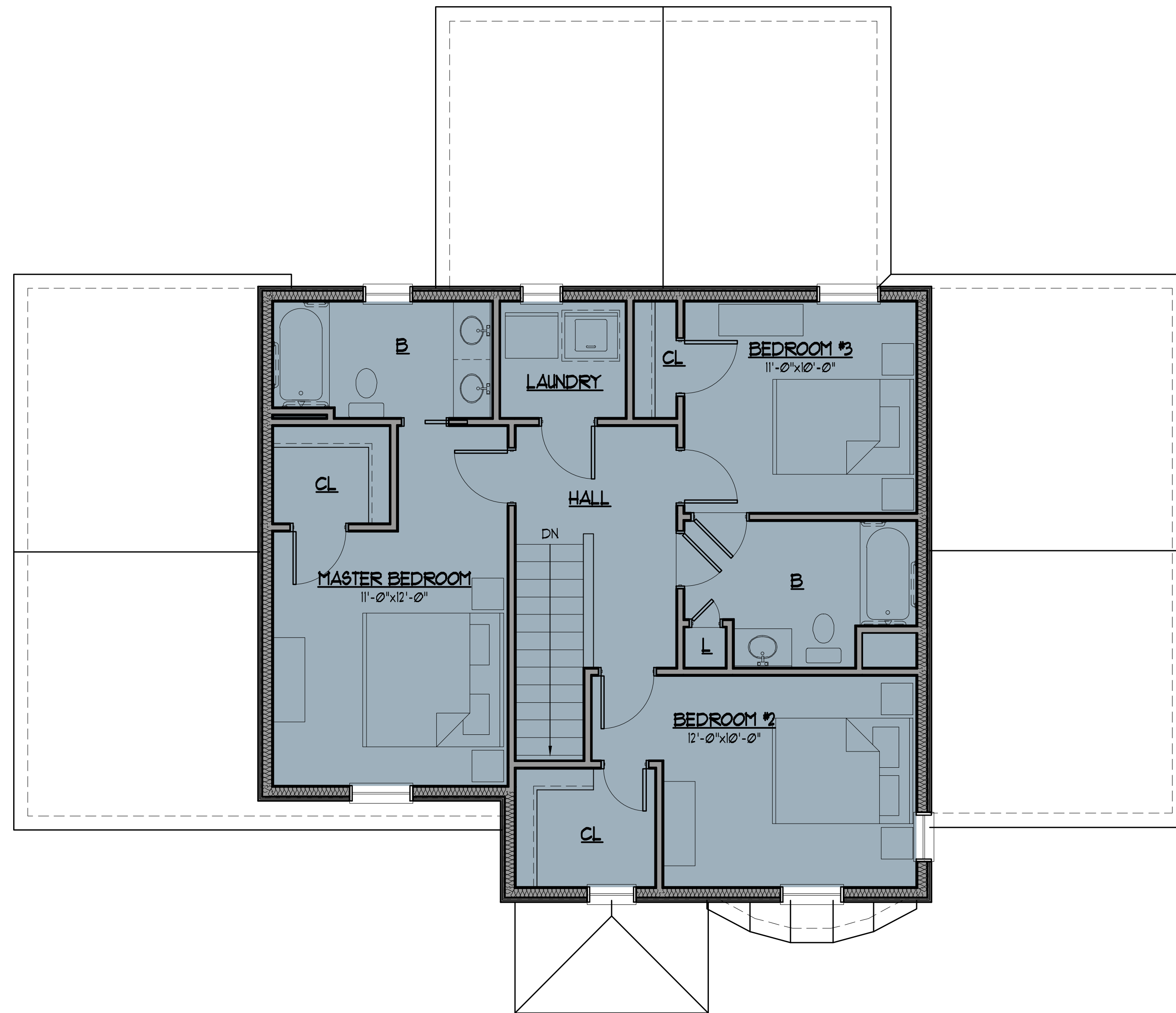
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



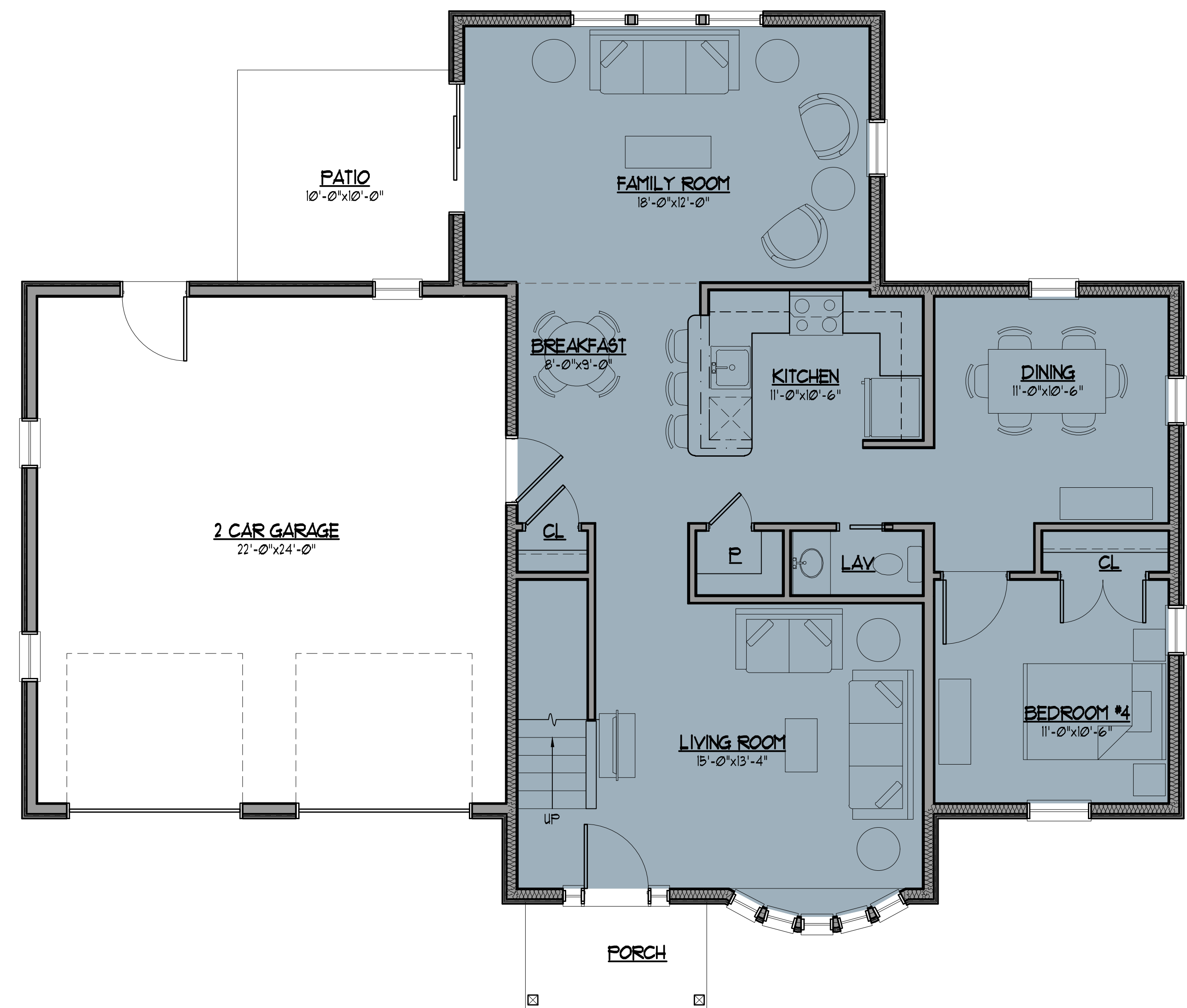
○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## SINGLE FAMILY HOUSE HEMLOCK ELEVATIONS





**SECOND FLOOR PLAN** 866 Gross SF  
 SCALE: 1/4"=1'-0" 756 Net SF

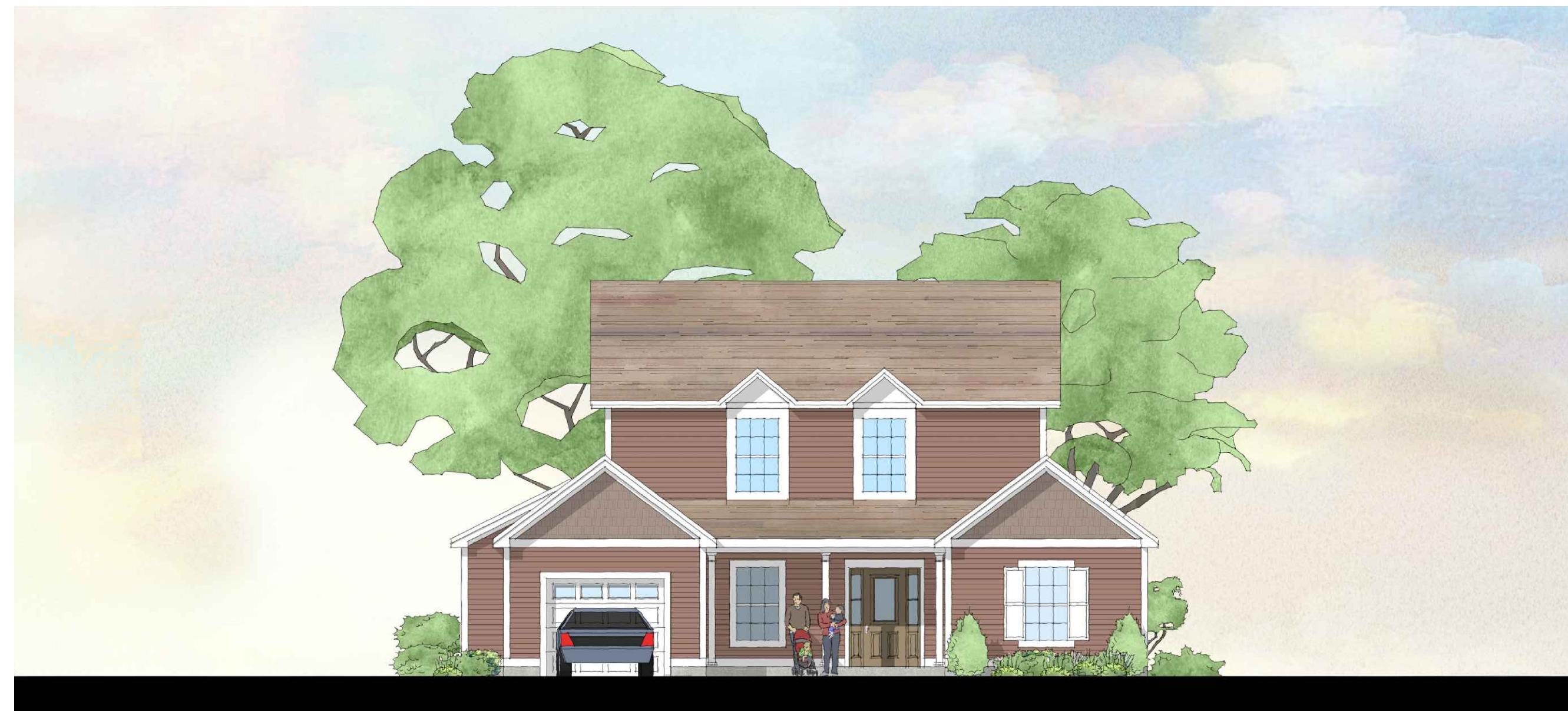


**FIRST FLOOR PLAN** 1131 Gross SF  
 SCALE: 1/4"=1'-0" 1038 Net SF

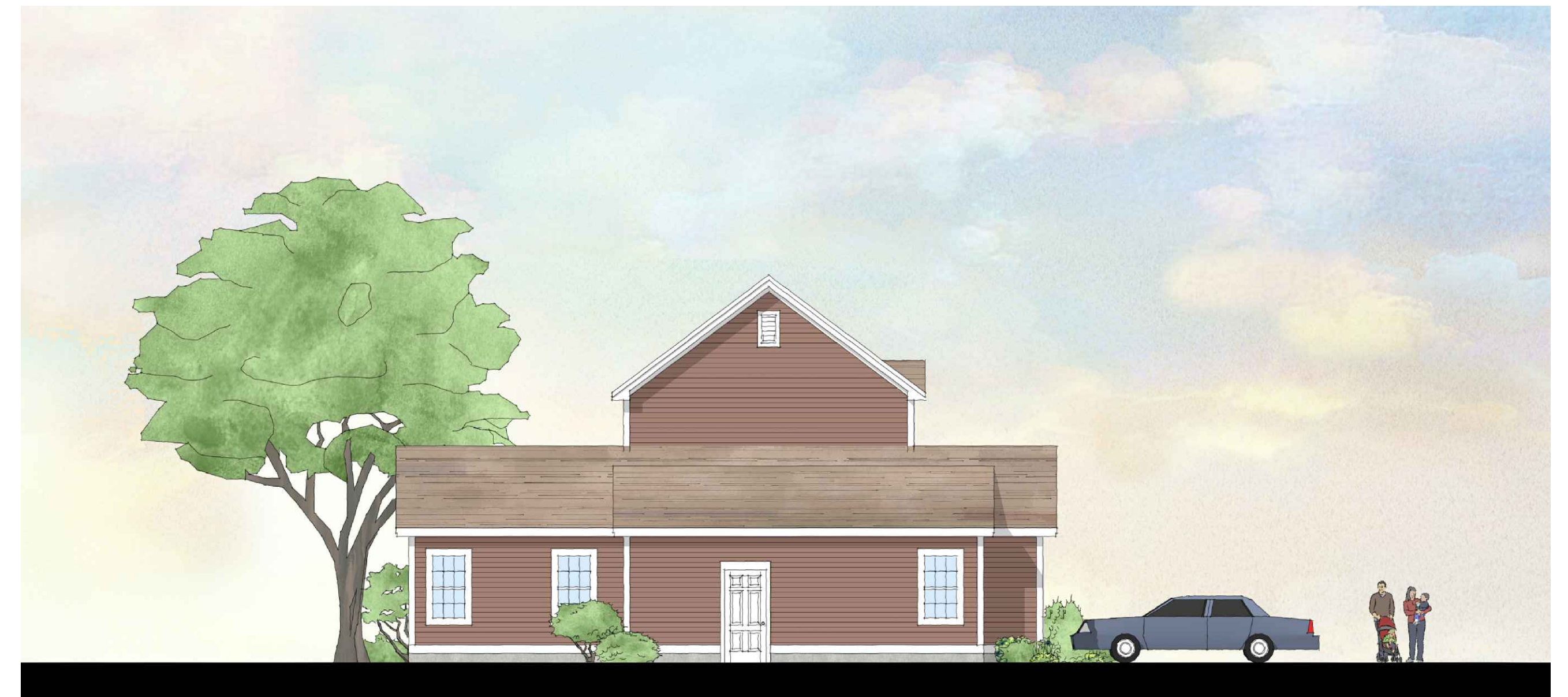
HEMLOCK - BUILDING SUMMARY			
Floor	Description	SF. (Net)	SF. (Gross)
1	First Floor	1038 SF.	1131 SF.
2	Second Floor	756 SF.	866 SF.
	Garage		564 SF.
<b>Total</b>		<b>1,794 SF</b>	<b>2,003 SF</b>
	<b>Total w/ Garage</b>		<b>2,567 SF</b>

SINGLE FAMILY HOUSE HEMLOCK FLOOR PLANS

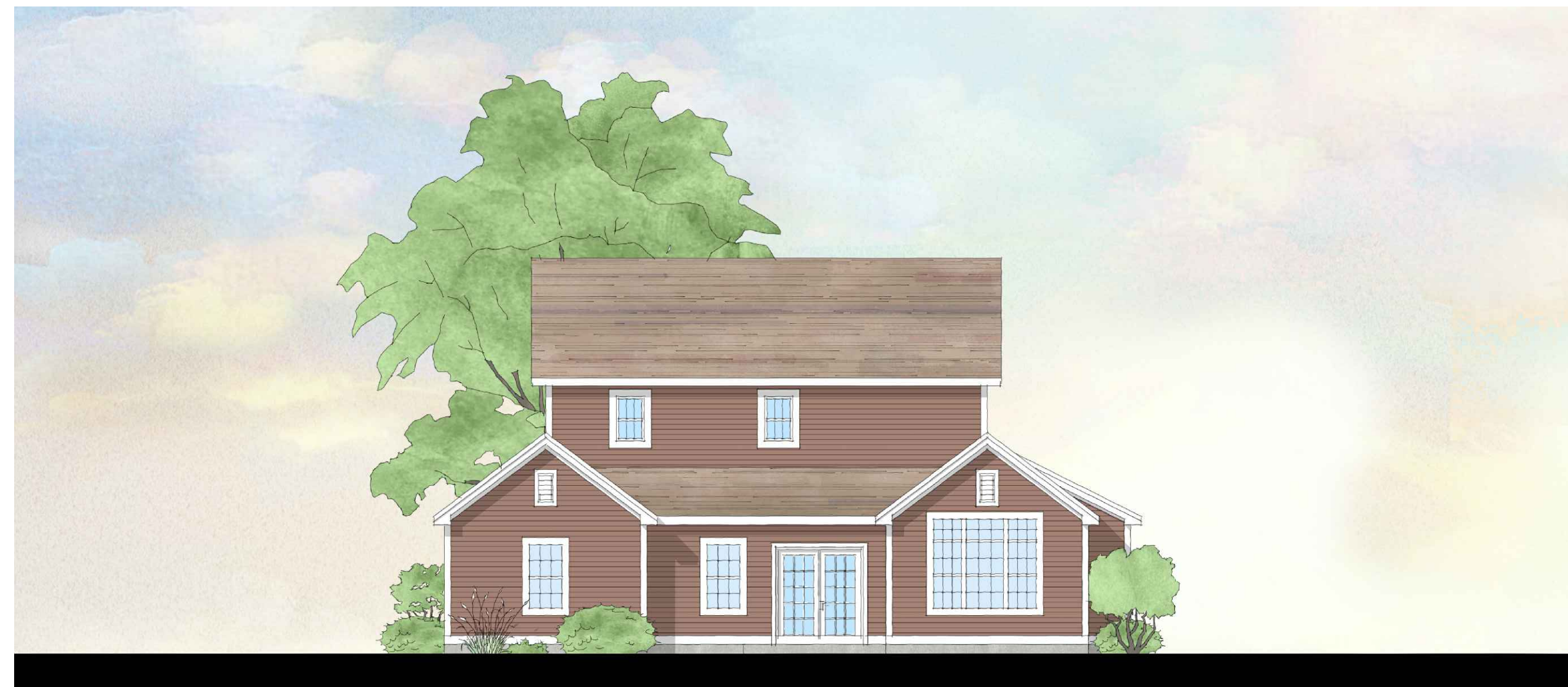




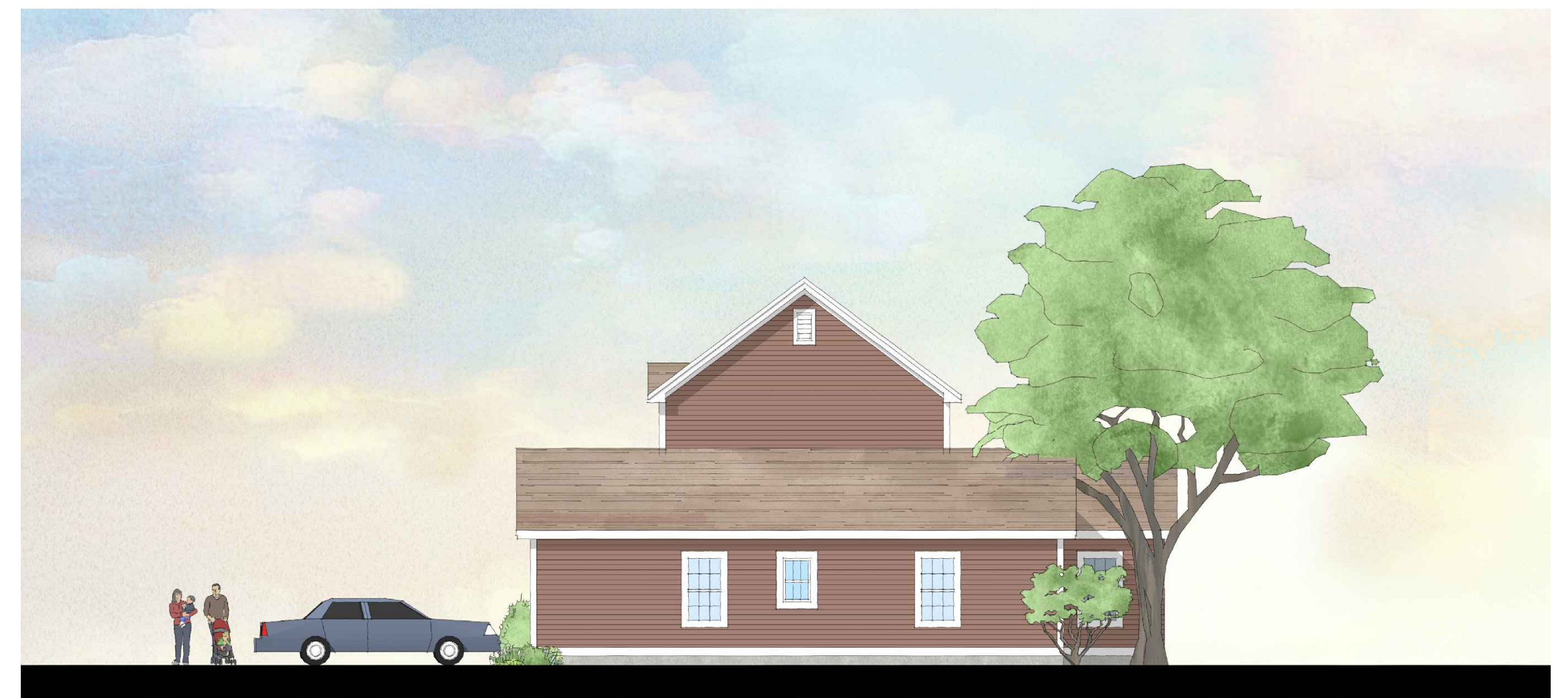
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



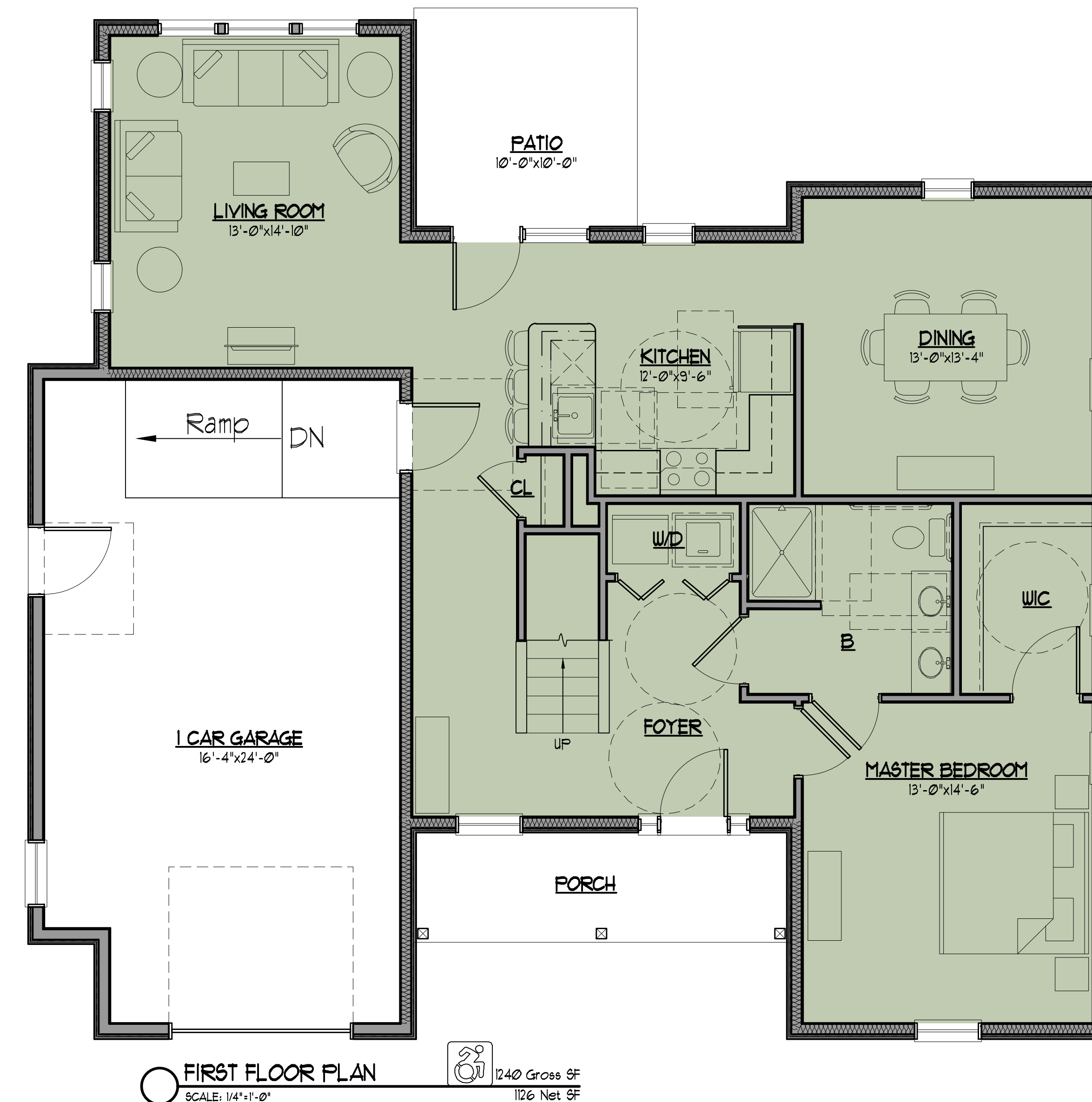
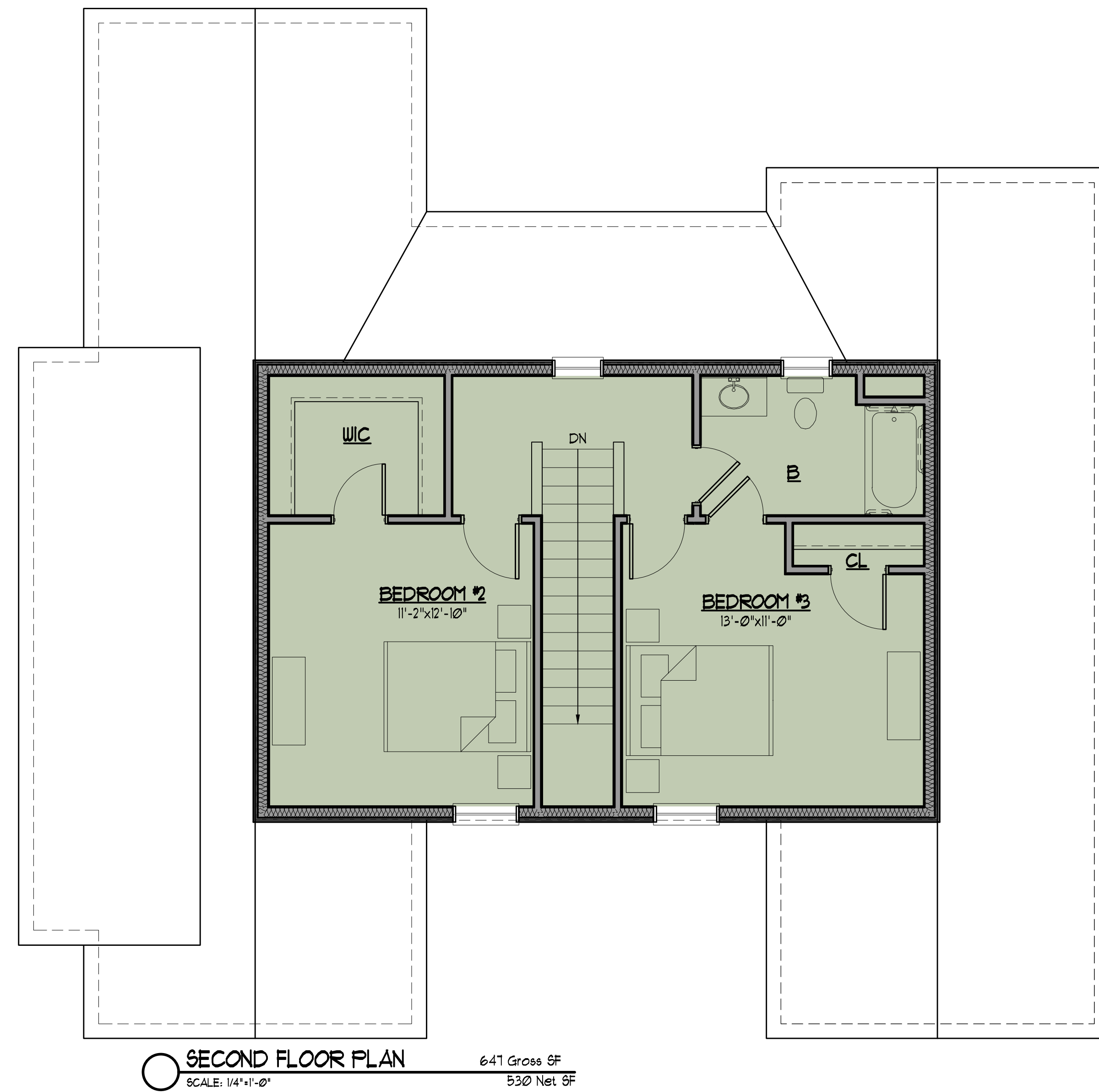
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## SINGLE FAMILY HOUSE SPRUCE ELEVATIONS

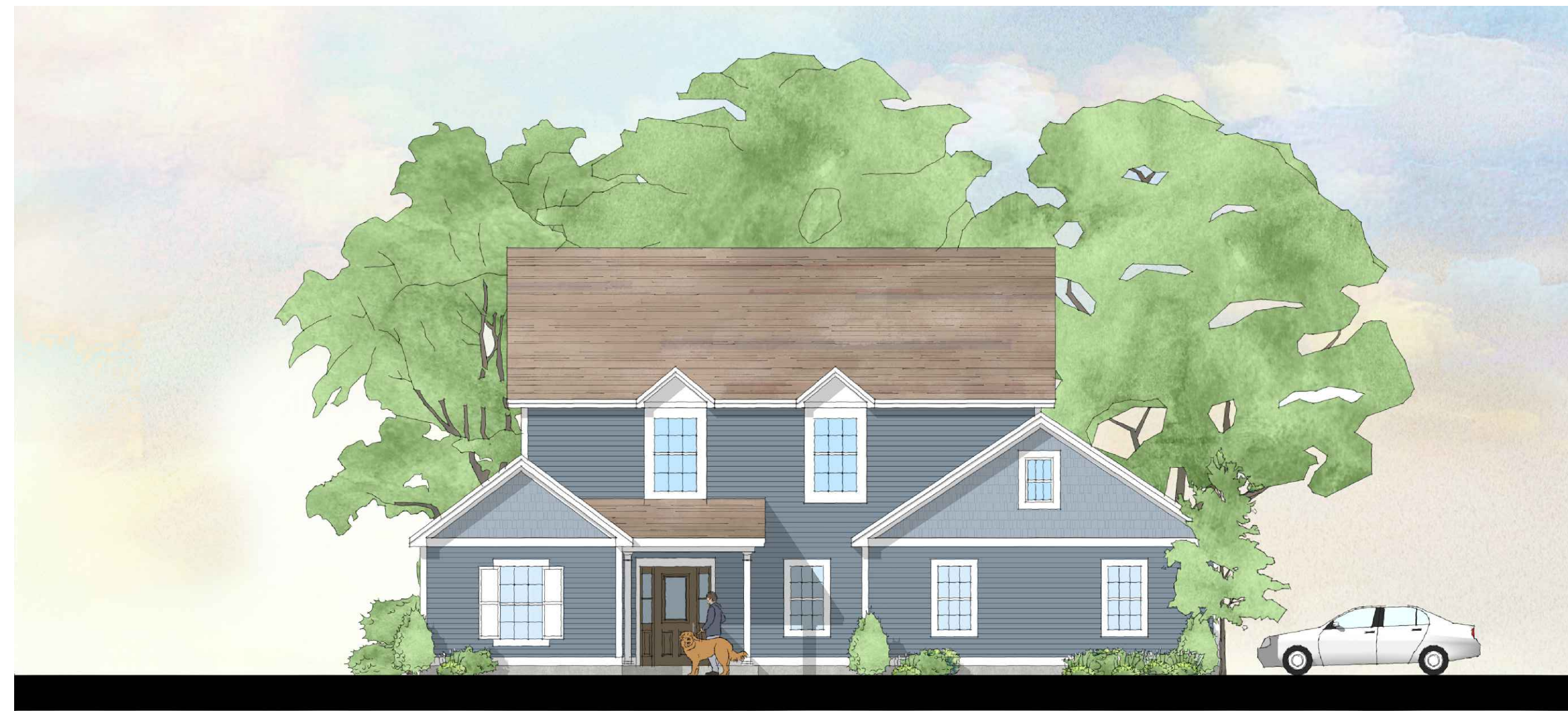




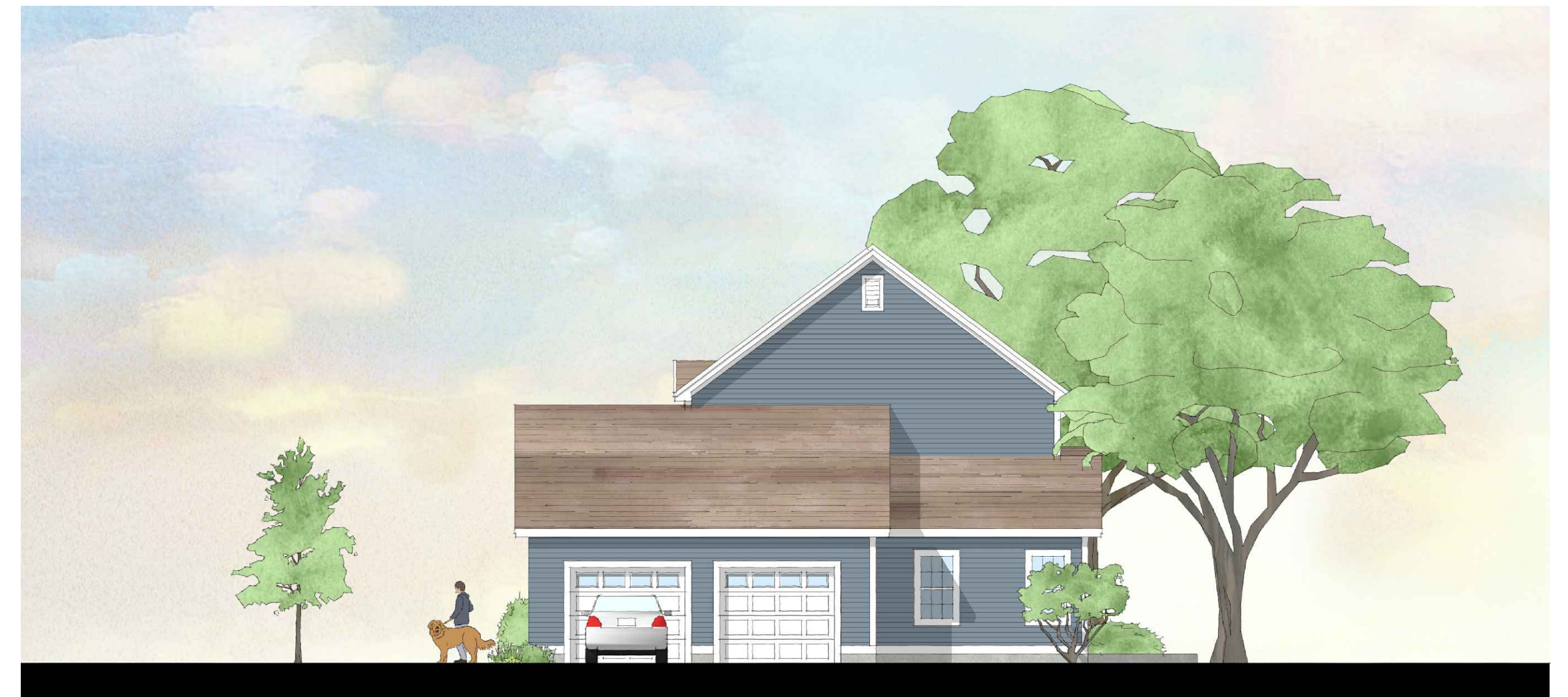
SPRUCE - BUILDING SUMMARY			
Floor	Description	SF. (Net)	SF. (Gross)
1	First Floor	1126 SF.	1240 SF.
2	Second Floor	530 SF.	641 SF.
	Garage		482 SF.
<b>Total</b>		<b>1,656 SF</b>	<b>1,881 SF</b>
<b>Total w/ Garage</b>			<b>2,369 SF</b>

SINGLE FAMILY HOUSE SPRUCE FLOOR PLANS





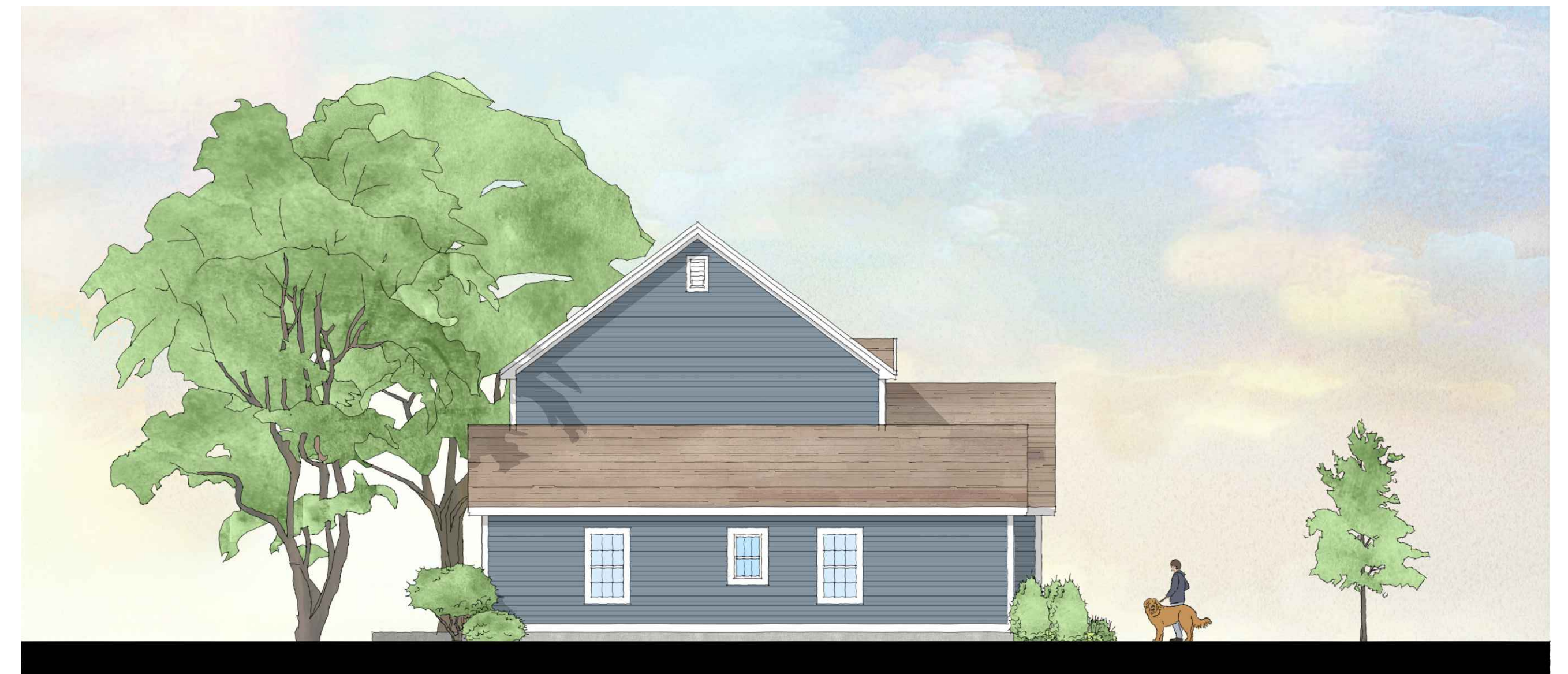
○ FRONT ELEVATION  
SCALE: 1/8"=1'-0"



○ RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



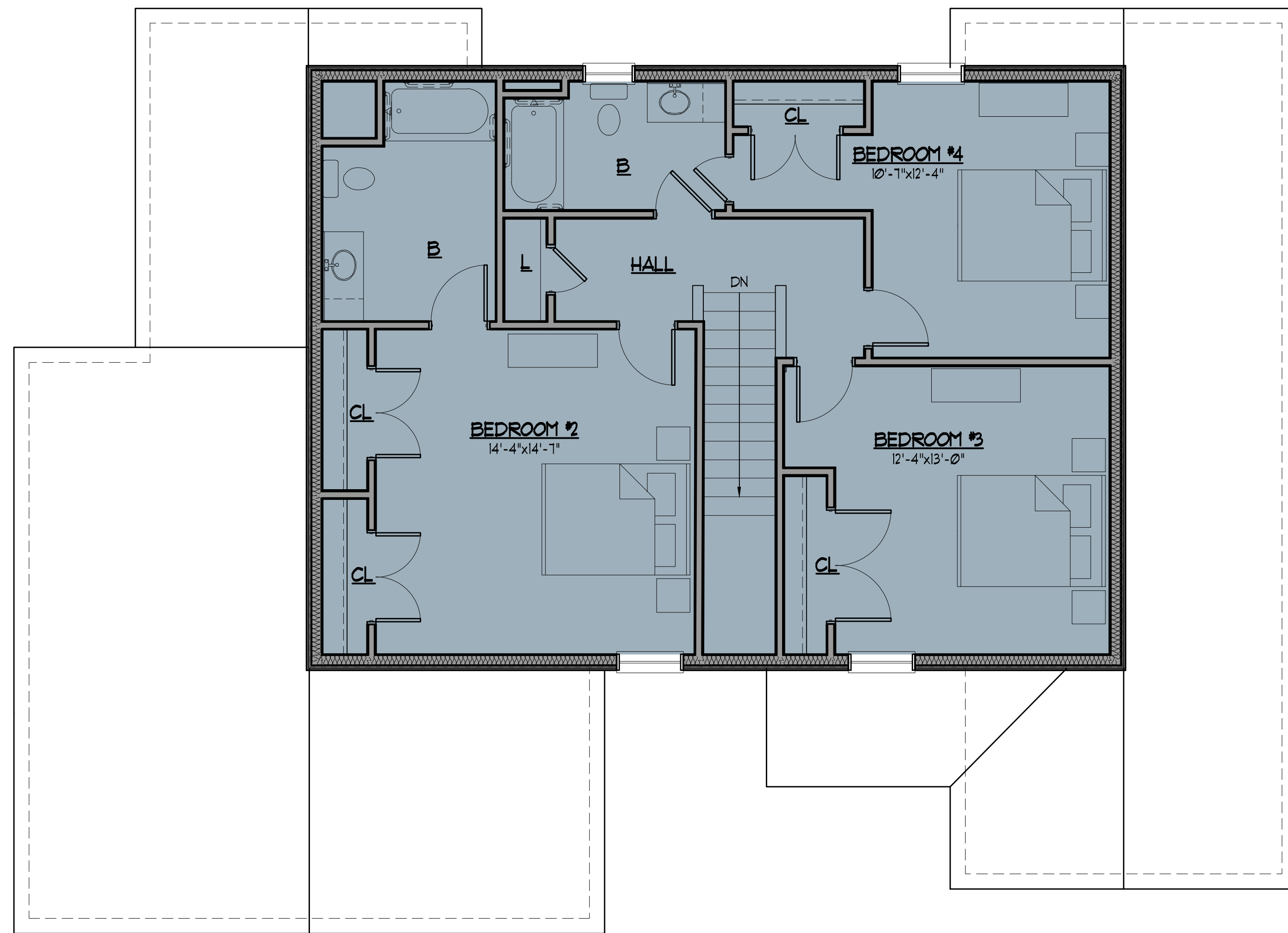
○ REAR ELEVATION  
SCALE: 1/8"=1'-0"



○ LEFT ELEVATION  
SCALE: 1/8"=1'-0"

## SINGLE FAMILY HOUSE SYCAMORE ELEVATIONS





**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 989 Gross SF  
 851 Net SF



**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1312 Gross SF  
 1200 Net SF

SYCAMORE - BUILDING SUMMARY			
Floor	Description	SF (Net)	SF (Gross)
1	First Floor	1200 SF.	1312 SF.
2	Second Floor	851 SF.	989 SF.
	Garage		610 SF.
<b>Total</b>		<b>2,051 SF</b>	<b>2,301 SF</b>
<b>Total w/ Garage</b>			<b>2,911 SF</b>

# SINGLE FAMILY HOUSE SYCAMORE FLOOR PLANS





# Appendix C: Traffic Memo





To: Holden Sabato  
The Silverman Group

Date: September 25, 2023

Memorandum

Project #: 42149.04

From: Charles Baker, PE, PTOE

Re: 200 Hopmeadow Street  
Preliminary Traffic Evaluation

---

VHB has conducted a preliminary traffic investigation to forecast the traffic volumes generated by a proposed Master Site Plan development at 200 Hopmeadow Street. The Master Plan development consists of the construction of 488 stacked flats (apartment units), 12 duplexes (24 units), and 68 single-family homes, totaling 580 residential units. This document presents a summary of the study methodology and key findings.

### Site-Generated Traffic

The anticipated traffic volumes generated by the proposed development were projected based on guidelines set forth by CTDOT and data provided by the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This widely used reference manual provides trip generation rates for various land uses based on traffic count data collected at similar sites. Land Use Codes 210 (Single-Family Detached House), 220 (Apartment), and 215 (Single-Family Attached Housing) were selected for analysis of the proposed development.

Based on the results of this trip generation analysis, the overall development is projected to generate 224 (54 enter, 170 exit) new vehicle trips during the weekday morning peak hour and 293 (183 enter, 110 exit) new vehicle trips during the weekday evening peak hour.

The projected traffic volumes generated by the proposed development are summarized in Table 1.

### Trip Distribution and Assignment

The directional distribution of traffic approaching and departing residential areas is typically a function of population densities, the location of employment and shopping opportunities, existing travel patterns, and the efficiency and limitations of the existing roadway system. For this project, the directional distribution of site-generated traffic was assumed to match the directional distribution of residential traffic forecast for the north site, which assumed 40% to/from the south and 60% to/from the north.

Based on this distribution, the projected site-generated traffic volumes at each driveway are shown on Figure 1.



**Table 1 Trip Generation Summary**



	488 Stacked Flats (Apartments Units) <sup>1</sup>	24 Duplex Units <sup>2</sup>	68 Single Family Units <sup>3</sup>	Total
<b>Weekday Daily (vpd)</b>				
Enter	1,602	136	234	<b>1,972</b>
<u>Exit</u>	<u>1,602</u>	<u>136</u>	<u>234</u>	<b><u>1,972</u></b>
Total	3,204	272	468	<b>3,944</b>
<b>Weekday Morning Peak Hour (vph)</b>				
Enter	42	5	7	<b>54</b>
<u>Exit</u>	<u>132</u>	<u>15</u>	<u>23</u>	<b><u>170</u></b>
Total	174	20	30	<b>224</b>
<b>Weekday Evening Peak Hour (vph)</b>				
Enter	145	16	22	<b>183</b>
<u>Exit</u>	<u>85</u>	<u>10</u>	<u>15</u>	<b><u>110</u></b>
Total	230	26	37	<b>293</b>

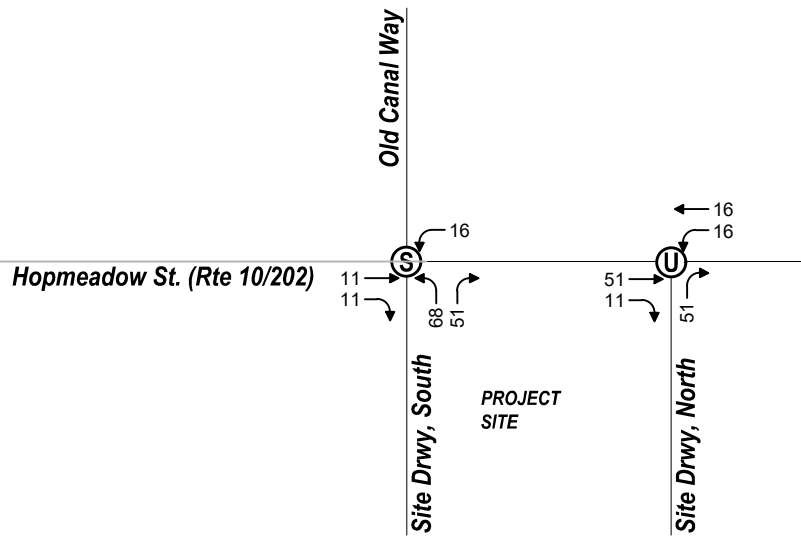
Source: Institute of Transportation Engineers, Trip Generation, 11th Edition  
 vpd = vehicles per day, vph = vehicles per hour

- 1 ITE Land Use Code 220 (Apartment)
- 2 ITE Land Use Code 210 (Single-Family Detached Housing)
- 3 ITE Land Use Code 215 (Single-Family Attached Housing)

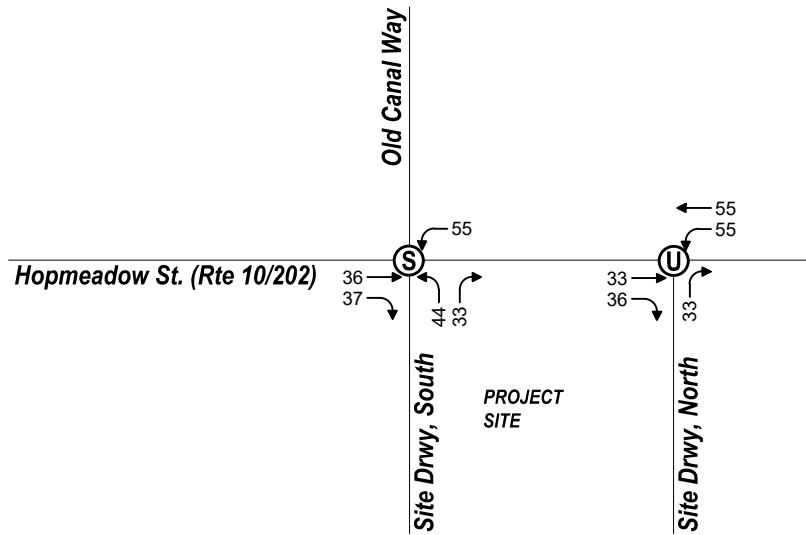


### Weekday Morning Peak Hour

-  Signalized Study Area Intersection
-  Unsignalized Study Area Intersection



### Weekday Evening Peak Hour



Not to Scale



Project Generated Traffic Volumes  
 Proposed Residential Development  
 42149.04  
 Simsbury, Connecticut

**Figure 1**



# Appendix D: Parking Analysis





Memorandum

To: Holden Sabato  
Development Director  
The Silverman Group  
195 Morristown Road  
Basking Ridge, NJ 07920

Date: September 20, 2023

Project #: 42149.04

From: VHB

Re: Parking Demand Analysis  
200 Hopmeadow Street – Simsbury, CT

The proposed parking demand was analyzed for the approximate 125 acre parcel located on 200 Hopmeadow Street in Simsbury, CT known as Hartford South. Comparison of the proposed conditions to town requirements and the Institute of Transportation Engineers (ITE) Parking Generation 5<sup>th</sup> Edition indicate that the proposed parking counts are within industry standards and will be adequate to service the project.

Additionally, bicycle parking will be provided in strategic locations finalized during the site plan development stage.

	<b><u>Proposed</u></b>		<b><u>Town Requirements (1)</u></b>		<b><u>ITE 85<sup>th</sup> % Data (2)</u></b>	
	<b><u>Rate</u></b>	<b><u>Total</u></b>	<b><u>Rate</u></b>	<b><u>Total</u></b>	<b><u>Rate</u></b>	<b><u>Total</u></b>
<b><u>Residential</u></b> *	1.99/unit	972	2.0/unit	976	1.51/unit**	737

\*Residential refers to stacked flats only (488 units)

\*\* Land Use 221: Low/Mid-Rise Apartment (weekday, urban/suburban)

Sources:

1. Town of Simsbury Zoning Regulations Article 10.2 dated May 21, 2023
2. Institute of Transportation Engineers (ITE) Parking Generation 5<sup>th</sup> Edition, Land Use Sections 221 Although the Institute of Transportation Engineers (ITE) Parking Generation 5<sup>th</sup> Edition does not provide specific recommendations for parking requirements, the 85<sup>th</sup> percentile parking rates are commonly used as an industry standard in establishing parking requirements.

**Summary:**

The proposed development has a parking ratio for residential developments of 2.0 spaces per unit. This is consistent with the town requirement and exceeds the requirements of the ITE data.

100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109-2377  
P 860.807.4300



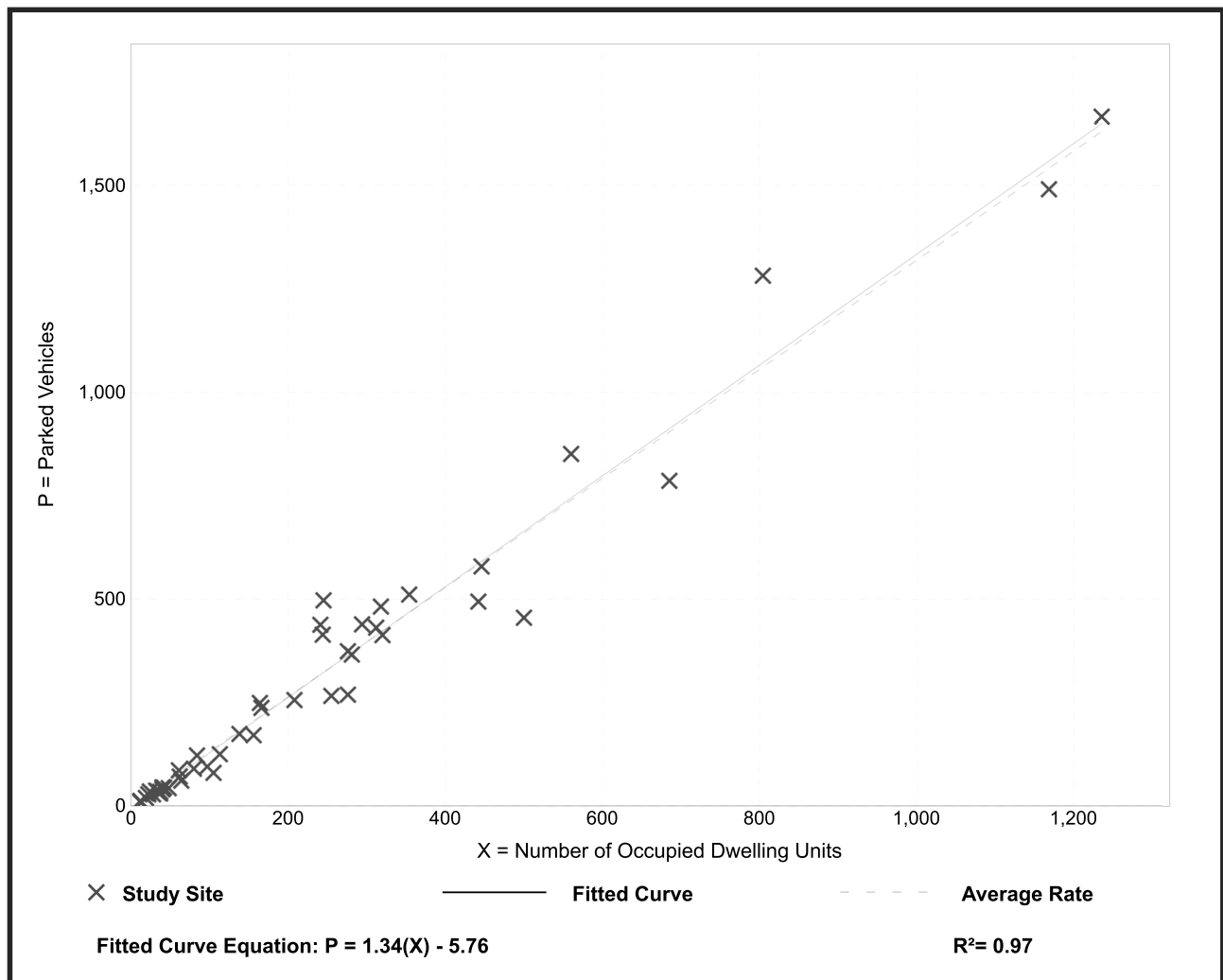
# Multifamily Housing (Mid-Rise) (221)

**Peak Period Parking Demand vs: Occupied Dwelling Units**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban (no nearby rail transit)**  
**Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.**  
 Number of Studies: 48  
 Avg. Num. of Occupied Dwelling Units: 234

## Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.32	0.75 - 2.03	1.04 / 1.51	1.25 - 1.39	0.24 (18%)

## Data Plot and Equation







# Appendix E: Drainage Memo





To: Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT

Date: September 1, 2023

Memorandum

Project #: 42149.04

From: VHB, Inc.

Re: Master Site Development Plan (South Site)  
Drainage Memorandum  
200 Hopmeadow Street  
Simsbury, CT

---

## Project Summary

The ±125-acre Project Area (the Site) is located at 200 Hopmeadow Road (Assessor's Tax ID F17-154-009-2) in Simsbury, Connecticut (see Figure 1 in Appendix A). The site is commonly referred to as "The Hartford South Site". The property is bounded by the Ridge at Talcott Mountain to the North, a mixed-use residential development created at the old Hartford North Site, Talcott Acres Condominiums to the south, The Farmington River to the east, and Hopmeadow Street (CT Route 10) the west. The Site is currently zoned and regulated by The Hartford-Simsbury Form-Based Code.

The Site is the location of the former Hartford Insurance corporate campus that has since been abandoned and demolished. The existing parking area remains and comprises much of the developed area. The developed parking area is surrounded by mature forest trees to the north, south, and east. There are also wetlands associated with the Farmington River and Minister Brook located along the northern and eastern limits of the site. Under existing conditions, much of the untreated stormwater runoff from the site flows into a closed drainage system and discharges to wetland systems associated with the Farmington River and Minister Brook. Stormwater runoff from along a portion of the site frontage flows undertreated overland into the Hopmeadow Street right of way closed drainage system. This system outlets to the same wetland system as most of the site.

The proposed development includes the construction of an approximate 580-unit mixed residential development comprised of apartments, duplexes, and single-family homes, along with all associated utilities, drive aisles, parking areas, stormwater management facilities and landscaping. Under proposed conditions, stormwater runoff from the site will be collected by a closed drainage pipe network and treated onsite prior to discharging into the existing wetland system along the Farmington River and Minister Brook. Wherever possible existing drainage and grading patterns will be maintained in the proposed design including maintaining the existing outfalls and/or the outfall locations. Additionally, water quality and quantity control measures will be designed and implemented to protect the surrounding natural resources from potential stormwater runoff impacts as necessary. Low impact development stormwater management techniques outlined in the Simsbury

100 Great Meadow Rd, Suite 200  
Wethersfield, CT 06109  
860.807.4300



Stormwater Design Guidelines and the Connecticut Stormwater Quality Manual will be incorporated into the site design as needed.

---

## Existing Conditions

The approximately ±125-acre Site is located at 200 Hopmeadow Street in Simsbury, Connecticut. Key natural resources in and around the property consist of the Farmington River following the eastern property line, and the Minister Brook, which is outside of the southern property line. Both natural resources have associated wetlands systems and upland review areas.

The project area which is primarily paved also contains multiple internal islands that are heavily landscaped, several of which are raised and contain mature trees and shrubs. Each lot area throughout the site is generally flat and designed to drain untreated to on-site catch basins. The Stormwater runoff from the site that enters the on-site closed drainage system outfalls through several flared end sections draining to the extensive collection of wetlands associated with the Farmington River and Minister Brook on the north and east side of the site. Figure 2 in Appendix D illustrates the existing drainage patterns. As the site nears the northern and eastern limits of the site, towards the existing wetland systems associated with the Farmington River and Minister Brook the slopes become steeper approaching a 1V:1H.

Existing soil types have been obtained from NCRS Web Soil Survey, which include mostly soils with Hydraulic Group Ratings of "B", indicating soils having a moderate infiltration rate when thoroughly wet, and "C", indicating soils having a slow infiltration rate when thoroughly wet (See Appendix C). The soils classifications will be verified by geotechnical investigation as the project progresses.

Portions of the site lie within zones AE (special flood hazard areas subject to inundation by the 1% annual chance flood event), and X (areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot) and zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map, Panel No. 09003C0329F and 09003C0333F, dated September 26, 2008 (Included in Appendix B). The proposed project, however, is located entirely outside of the 100-year flood plain area.



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## Proposed Conditions

The project, which will include the construction of a mixed residential development including eight (8) 4-story apartment buildings, four (4) 3-story apartment buildings, twelve (12) two-family homes, and sixty-eight (68) single-family homes, including a club house, associated parking, ancillary landscape and green space, and utility improvements to support this use.

The site, under proposed conditions, is reducing impervious area. Existing stormwater outlets will be utilized and remain unaltered to the maximum extent practicable. Any stormwater features implemented will be designed to comply with Simsbury Stormwater Design Guidelines and the Connecticut Stormwater Quality Manual.

Stormwater from the site will be collected by onsite catch basins fitted with 4-foot-deep sumps and hooded outlets. The stormwater will be conveyed through an on-site closed pipe network designed for the 25-year storm event, per The Town of Simsbury's Stormwater Design Standards. The stormwater will be directed through structural hydrodynamic water quality units for pollutant removal as required by The Town of Simsbury's Stormwater Design Standards, prior to discharging to the existing wetland systems. The site in addition, will be designed and sized to reduce peak flows from the 2, 10, 25, and 100-year storm events.

The preliminary rainfall-runoff response of the Site under existing and preliminary proposed conditions was evaluated for storm events with recurrence intervals of 2, 10, 25, 50 and 100-years. Rainfall volumes used for this preliminary analysis were based on the National Oceanic and Atmospheric Administration NOAA National Weather Service data for type III, 24-hour event for Simsbury, Connecticut; they were 3.35, 5.39, 6.66, 7.59, 8.62 inches, respectively. Preliminary Runoff coefficients for the pre- and post-development conditions were determined using NRCS Technical Release 55 (TR-55) methodology as provided in HydroCAD.

As shown on the Master Site Development Plan, the site will consist of approximately 20.9% impervious surface, approximately 6% reduction of impervious surface from existing conditions. Since there will be a reduction in impervious cover no primary detention/infiltration measures are proposed.

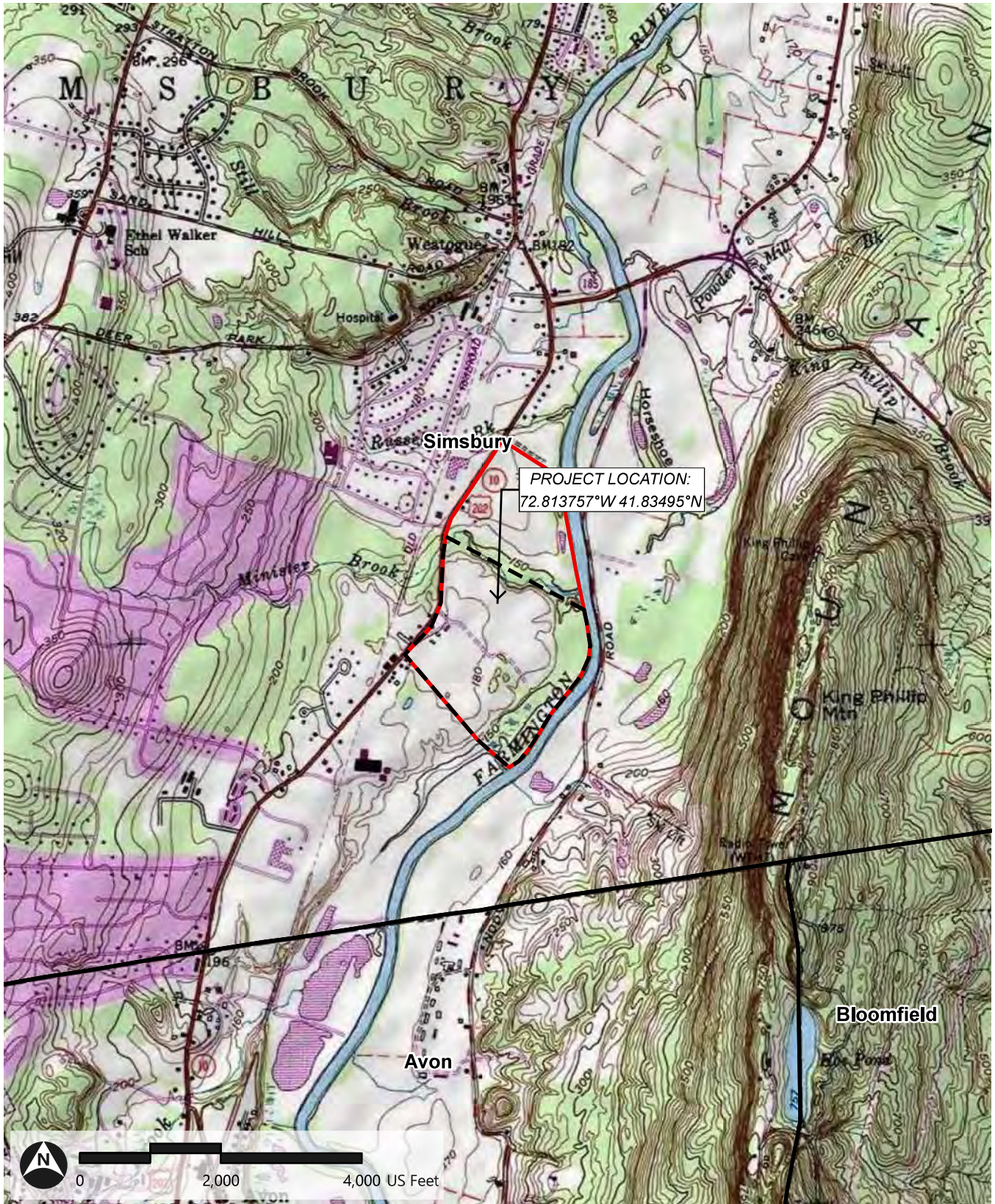
An Annual Maintenance Inspection Report template and an Operation and Maintenance Agreement will be created as a part of the final drainage report.






# Appendix A: Figure 1



**Figure 1: USGS Site Location Map**  
200 Hopmeadow Street | Simsbury, Connecticut



-  Project Location
  -  Town Boundary
  -  Project Site
- Source: USGS, VHB

Path: \\vhb.com\gis\proj\Wethersfield\42149.04\Project\200 Hopmeadow St.aprx (SPelletier, 5/12/2022)



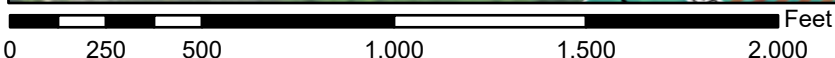
# Appendix B: FEMA Firm Map



# National Flood Hazard Layer FIRMette



72°49'12"W 41°50'13"N



1:6,000

72°48'34"W 41°49'46"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |   |  |
|---|--|
| <p><b>SPECIAL FLOOD HAZARD AREAS</b></p>  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> Without Base Flood Elevation (BFE)<br/><i>Zone A, V, A99</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black; margin-right: 5px;"></span> Regulatory Floodway</li> </ul>  |
| <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black; margin-right: 5px;"></span> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul>   |
| <p><b>OTHER AREAS</b></p>                 | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Effective LOMRs</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>  |
| <p><b>GENERAL STRUCTURES</b></p>          | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Channel, Culvert, or Storm Sewer</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed gray; margin-right: 5px;"></span> Levee, Dike, or Floodwall</li> </ul>   |
| <p><b>OTHER FEATURES</b></p>              | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> <b>B</b> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> 17.5 Water Surface Elevation</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed gray; margin-right: 5px;"></span> Coastal Transect</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed gray; margin-right: 5px;"></span> Base Flood Elevation Line (BFE)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid red; margin-right: 5px;"></span> Limit of Study</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Jurisdiction Boundary</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Coastal Transect Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Profile Baseline</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Hydrographic Feature</li> </ul> |
| <p><b>MAP PANELS</b></p>                  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Digital Data Available</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> No Digital Data Available</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Unmapped</li> </ul>  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/1/2023 at 9:48 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

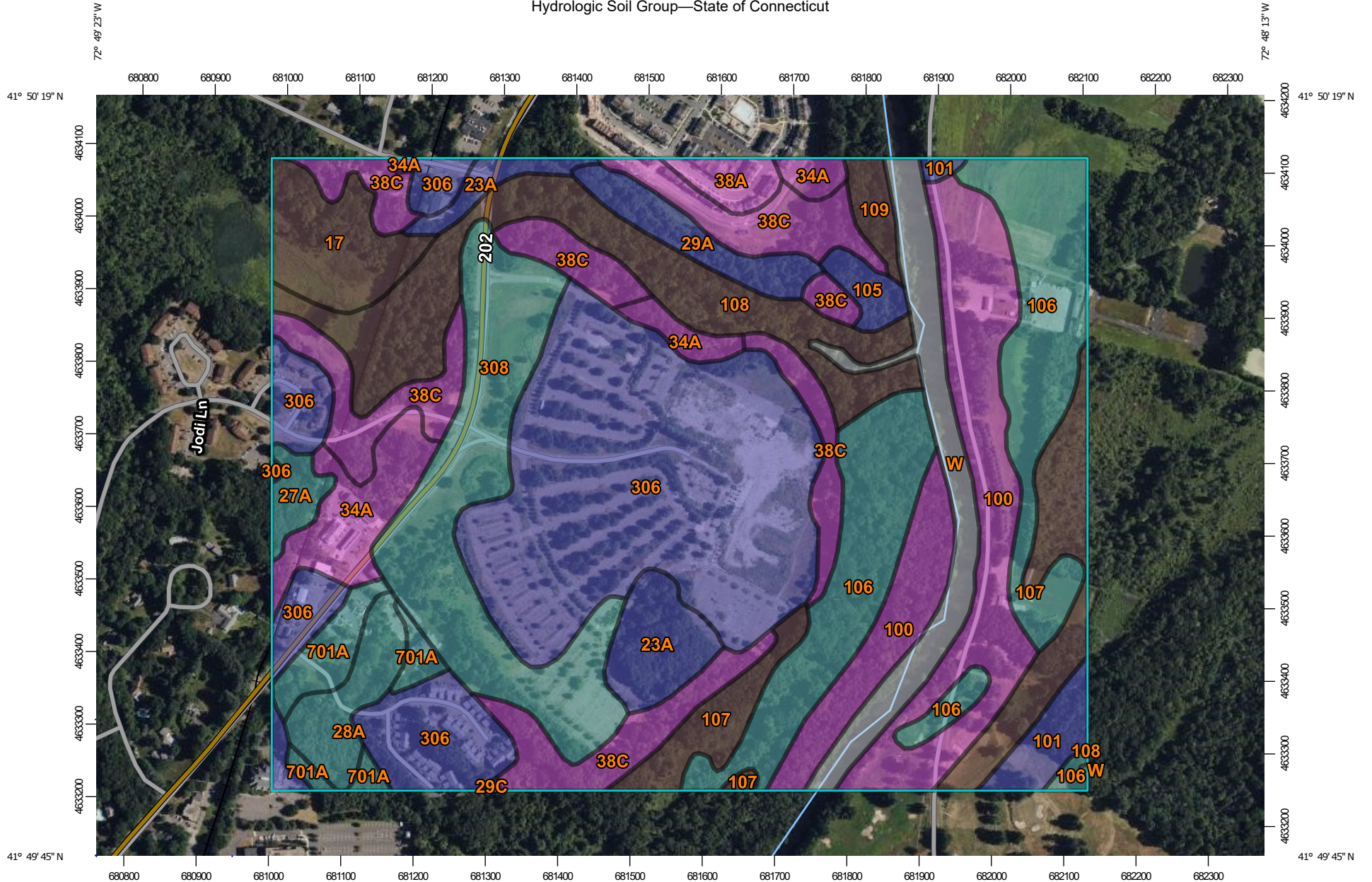


# Appendix C: NCRS Web Soil Survey

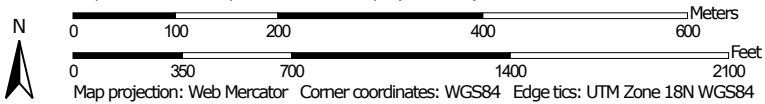
100 Great Meadow Rd, Suite 200  
Wethersfield, CT 06109  
860.807.4300



Hydrologic Soil Group—State of Connecticut



Map Scale: 1:7,380 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
 Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	B/D	7.2	2.9%
23A	Sudbury sandy loam, 0 to 5 percent slopes	B	6.8	2.8%
27A	Belgrade silt loam, 0 to 5 percent slopes	C	1.9	0.8%
28A	Elmridge fine sandy loam, 0 to 3 percent slopes	C	4.7	1.9%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	B	4.3	1.8%
29C	Agawam fine sandy loam, 8 to 15 percent slopes	B	0.1	0.0%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	A	9.0	3.7%
38A	Hinckley loamy sand, 0 to 3 percent slopes	A	2.1	0.9%
38C	Hinckley loamy sand, 3 to 15 percent slopes	A	24.8	10.2%
100	Suncook loamy fine sand	A	24.5	10.1%
101	Occum fine sandy loam	B	3.3	1.4%
105	Hadley silt loam	B	1.8	0.7%
106	Winooski silt loam	C	28.6	11.7%
107	Limerick and Lim soils	B/D	12.1	5.0%
108	Saco silt loam	B/D	18.6	7.6%
109	Fluvaquents-Udifluvents complex, frequently flooded	B/D	1.9	0.8%
306	Udorthents-Urban land complex	B	55.8	22.9%
308	Udorthents, smoothed	C	21.5	8.8%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	C	4.6	1.9%
W	Water		10.2	4.2%
<b>Totals for Area of Interest</b>			<b>244.0</b>	<b>100.0%</b>



## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

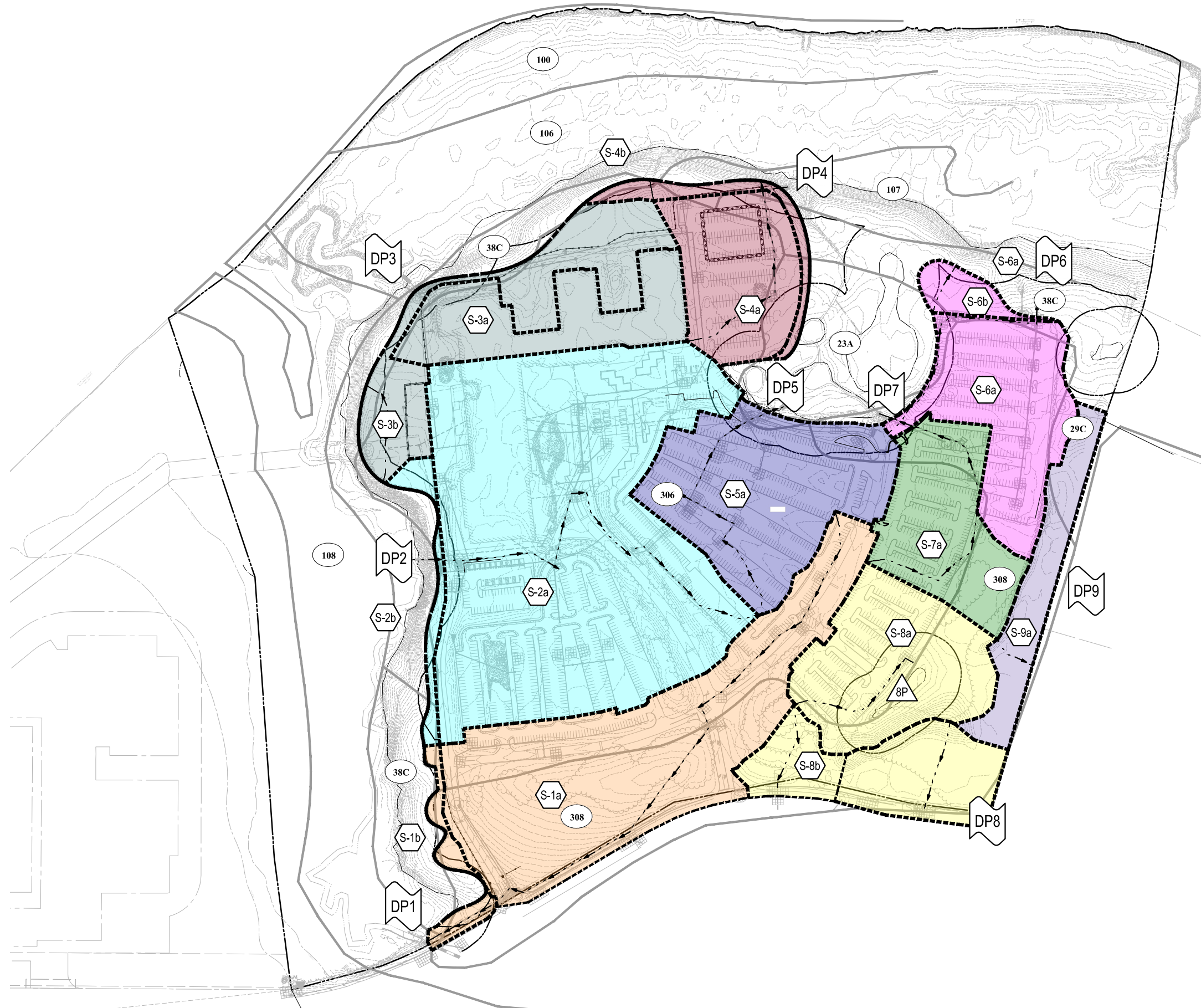
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



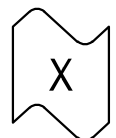


# Appendix D: Figure 2




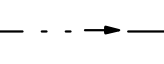

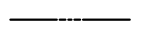
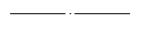


# Legend




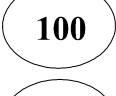
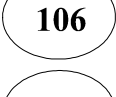
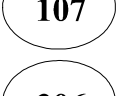
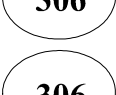
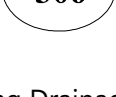
## SYMBOLS

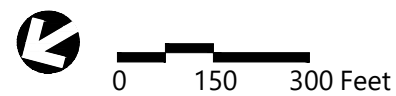
-  DESIGN POINT
-  DRAINAGE AREA DESIGNATION
-  POND

## LINETYPES

-  DRAINAGE AREA BOUNDARY
-  TIME OF CONCENTRATION FLOW LINE
-  SOIL TYPE BOUNDARY
-  100' BUFFER ZONE
-  WETLAND BOUNDARY

## SCS SOIL CLASSIFICATIONS

-  23A SUDBURY SANDY LOAM, 0 TO 5 PERCENT SLOPES, HSG B
-  29C AGAWAM FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, HSG B
-  38C HINCKLEY LOAMY SAND, 3 TO 15 PERCENT SLOPES, HSG A
-  100 SUNCOOK LOAMY FINE SAND, HSG A
-  106 WINOOSKI SILT LOAM, HSG C
-  107 LIMERICK AND LIM SOILS, HSG B/D
-  306 UDORTHENTS-URBAN LAND COMPLEX, HSG B
-  308 UDORTHENTS, SMOOTHED, HSG C



Existing Drainage Conditions

Figure 2

The Hartford South  
Simsbury, Connecticut

09/05/2023





# Appendix F: WPCA Review Letter





# Town of Simsbury

WATER POLLUTION CONTROL  
36 Drake Hill Road Simsbury, Connecticut 06070

June 15, 2023

SL Simsbury LLC  
788 Morris Turnpike  
Short Hills, NJ 07078

Re: Sanitary Sewer allocation for South Site, 200 Hopmeadow, Simsbury, CT

Dear sir:

The sewer allocation for the South Site, 200 Hopmeadow, Map Block lot F17-154-009-2, Simsbury, CT was approved as submitted by the Simsbury Water Pollution Control Authority (WPCA) at its June 8, 2023 meeting. This allocation was based on 540 units comprising of 14, 32 unit apartment buildings, 11 duplexes, and 70 single family homes.

The acre site has an underlying zoning of I1. This acreage is based on the Town of Simsbury assessor's cards, submitted development plans. A wetland survey completed in 1997 was used to determine usable acreage. The proposed development, as submitted, would require an estimated flow of 110,896 gallons/day.

A facility Connection Charge (FCC) for each building will be determined upon submittal of plans. The FCC compensates for infrastructure investment that has and is being made to provide sewer service. Simsbury's wastewater collection and treatment systems are solely supported by customer fees. The FCC is due when the sewer connection permit is obtained.

Please call, 860-658-3258, if you have any questions.

Sincerely,

Anthony Piazza  
Superintendent

Enclosure

Cc: P. Gilmore, Chairman WPCA  
T. Roy, Director Public Works  
G. McGregor, Director of Community Planning & Development  
H. Miga, Building Official



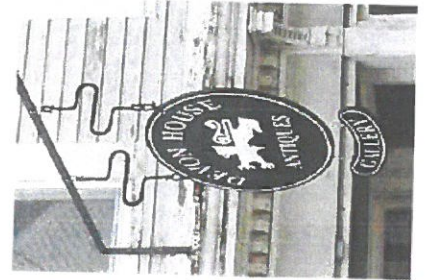
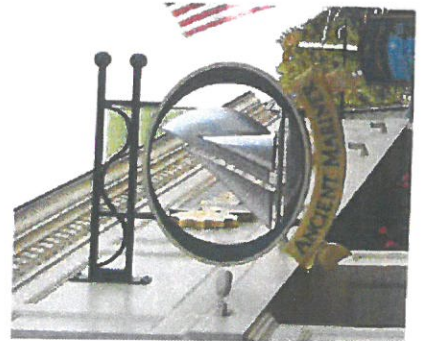
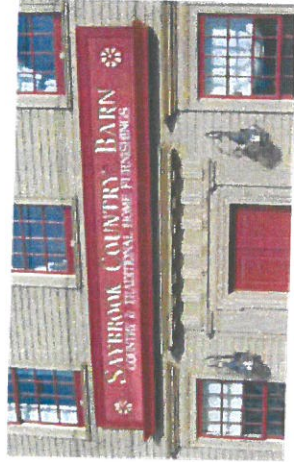


# Appendix G: Site Signage



# Sign Precedents

Photos on this page represent a sampling of signs and illustrate many of the design style/ details proposed for





the **RIDGE**  
AT TALCOTT MOUNTAIN

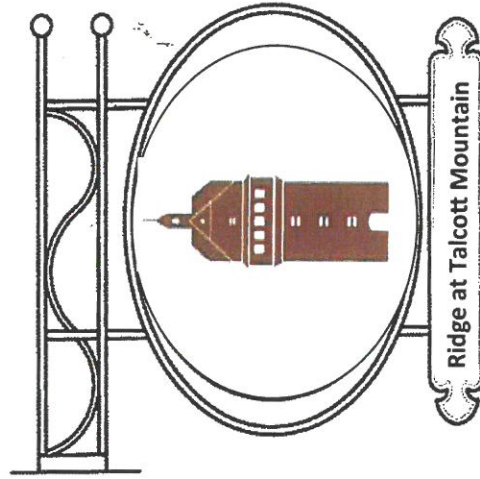
PREPARED FOR  
The  
Group

PREPARED BY  
v**h**b  
MINNO ■ WASKO  
Killian &  
Donohue, LLC  
SENIOR  
LIVING  
November 2016

# Ridge at Talcott Mountain

## WALL SIGN EXAMPLE

Carved wood or HDU painted.



## PROJECTING SIGN EXAMPLE

Carved wood or HDU painted panels with metal brackets



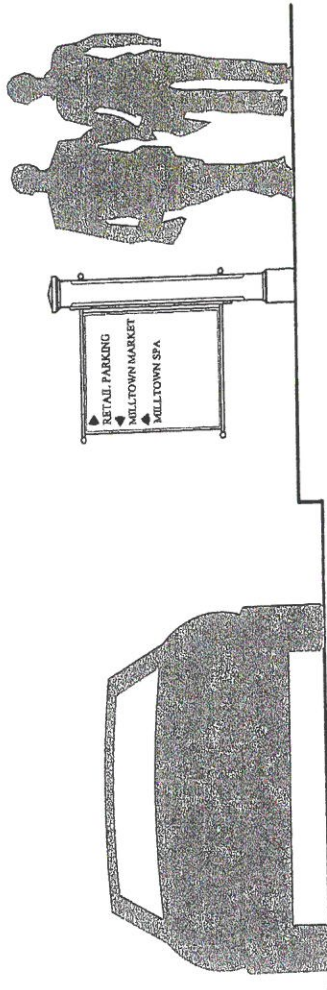
# the RIDGE

AT TALCOTT MOUNTAIN

PREPARED FOR  
**The**  
*Stewart*  
**Group**

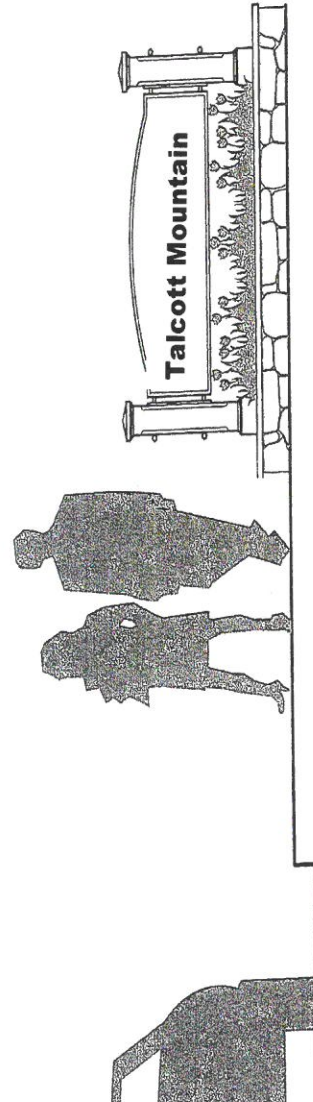
PREPARED BY  
**vhb**  
**MINNO ■ WASKO**  
**Killian &**  
**Donohue, LLC**  
 **SENIOR**  
1956  
 November 2016

## SIGN TYPES AND STANDARDS



**TYPICAL VEHICULAR DIRECTIONAL**

Carved wood or PVC post with painted wood or HDU sign panel and wrought iron like connectors.



**TYPICAL BUILDING GROUND MOUNTED SIGN**

Carved wood or PVC post with painted wood or HDU sign panel and wrought iron like connectors on stone planter.

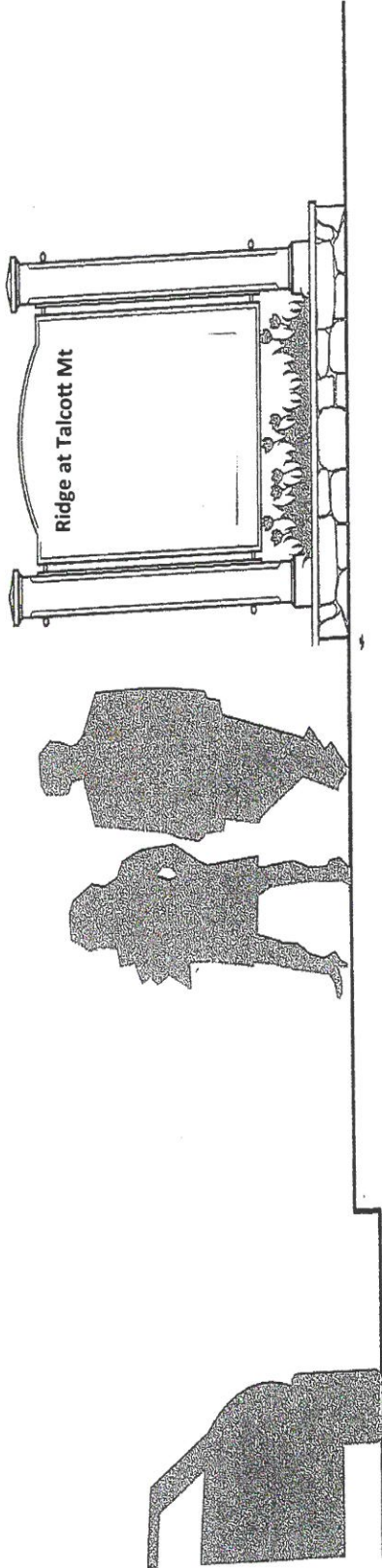


# the RIDGE

AT TALCOTT MOUNTAIN

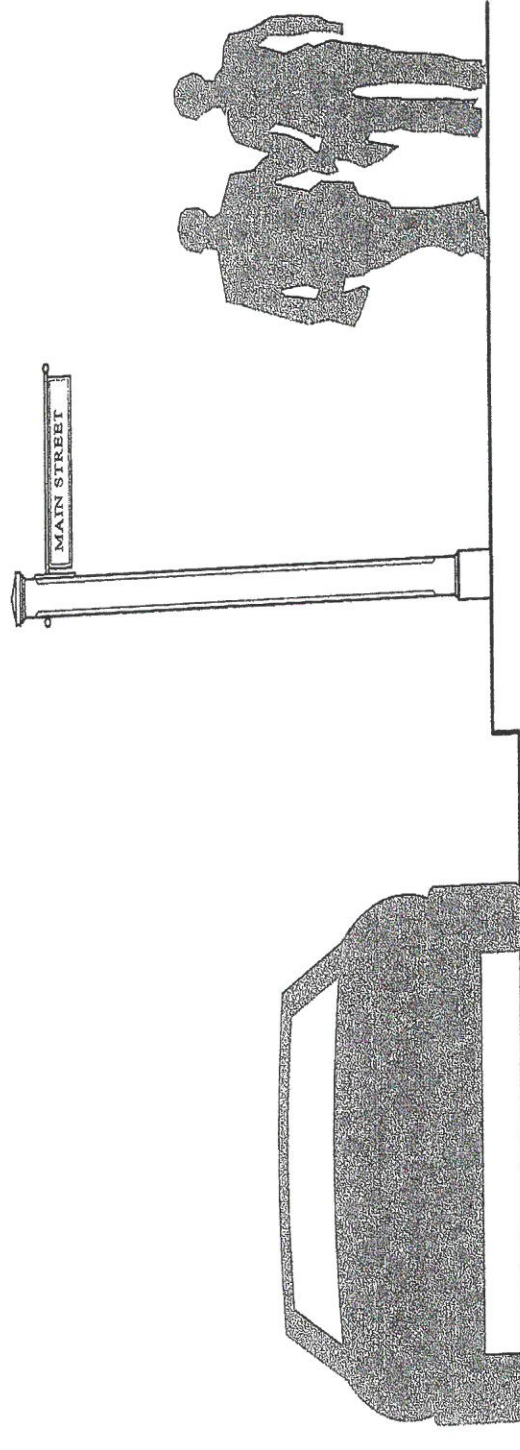
PREPARED FOR  
The  
Group

PREPARED BY  
vhb  
MINNO ■ WASKO  
Killian &  
Donohue, LLC  
SENIOR  
LIVING  
November 2016



### TYPICAL DIRECTORY SIGN

Carved wood or PVC post with painted wood or HDU sign panel and wrought iron like connectors on stone planter.



### TYPICAL STREET SIGN

Carved wood or PVC post with painted wood or HDU sign panel and wrought iron like connectors.