



October 19, 2023

Ref: 42149.04

George K. McGregor, AICP  
Planning & Community Development Director  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070

Re: Master Site Development Plan Submission – 200 Hopmeadow Street – Supplemental Information

Mr. McGregor,

The following items are enclosed as requested to support the Master Site Development Plan submission for the proposed Ridge at Talcott Mountain South located at 200 Hopmeadow Street in Simsbury.

1. Three (3) 30"X42" full size copies of the Master Site Development Landscape Plan dated September 25, 2023.
2. Five (5) 11"x17" copies of the revised Site Schedule.
3. Five (5) 11"x17" copies of the phasing plan in conceptual mapped format.
4. One (1) 8.5"x11" copy of the bedroom breakdown titled "Building Types".
5. Five (5) copies of the WPCA Updated Sanitary Sewer allocation letter addressed to SL Simsbury LLC dated October 16, 2023.

In addition, a viewshed analysis of the site from Hopmeadow Street is currently being worked on and will be submitted under separate cover.

Please contact me at 860-807-4379 or [pvitaliano@vhb.com](mailto:pvitaliano@vhb.com) if you have any questions, comments or require additional information. Thank you.

Sincerely,

Paul Vitaliano, P.E.

CT Director of Land Development  
[pvitaliano@vhb.com](mailto:pvitaliano@vhb.com)



# Town of Simsbury

WATER POLLUTION CONTROL  
36 Drake Hill Road Simsbury, Connecticut 06070



October 16, 2023

SL Simsbury LLC  
788 Morris Turnpike  
Short Hills, NJ 07078

Re: Updated 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 by the Simsbury Water Pollution Control Authority (WPCA) at its June 8, 2023 meeting. This allocation was based on the 124.64-acre site with an underlying zoning of I1. This acreage is based on the Town of Simsbury assessor's cards and submitted development plans. A wetland survey completed in 1997 was used to determine usable acreage.

The new proposed development of 580 units, comprising of 216-1 bedroom, 296-2 bedroom, 32-3 bedroom, and 36-4 bedroom units would require an estimated flow of 121,576 gallons/day of the 334,880 gallons/day available from the site.

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



Building Types

Building Type	Qty.	Units/ Bldg.	Total units	1 BR	2 BR	3 BR	4 BR	Total BRs
Garages	11	0	0	0	0	0	0	0
Community Bldg	1	0	0	0	0	0	0	0
3-Story Apt.	4	32	128	56	72	0	0	200
4-Story Apt.	8	45	360	160	200	0	0	560
Duplex-1	5	2	10	0	10	0	0	20
Duplex-2	7	2	14	0	14	0	0	28
SF-1A	11	1	11	0	0	11	0	33
SF-1B	13	1	13	0	0	0	13	52
SF-2A	11	1	11	0	0	11	0	33
SF-2B	12	1	12	0	0	0	12	48
SF-3A	10	1	10	0	0	10	0	30
SF-3B	11	1	11	0	0	0	11	44
<b>Total</b>	<b>104</b>		<b>580</b>	<b>216</b>	<b>592</b>	<b>96</b>	<b>144</b>	<b>1,048</b>



100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300



**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
<b>TOTAL UNITS =</b>			<b>580</b>

**Parking Summary Chart**

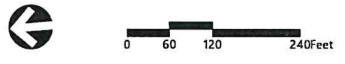
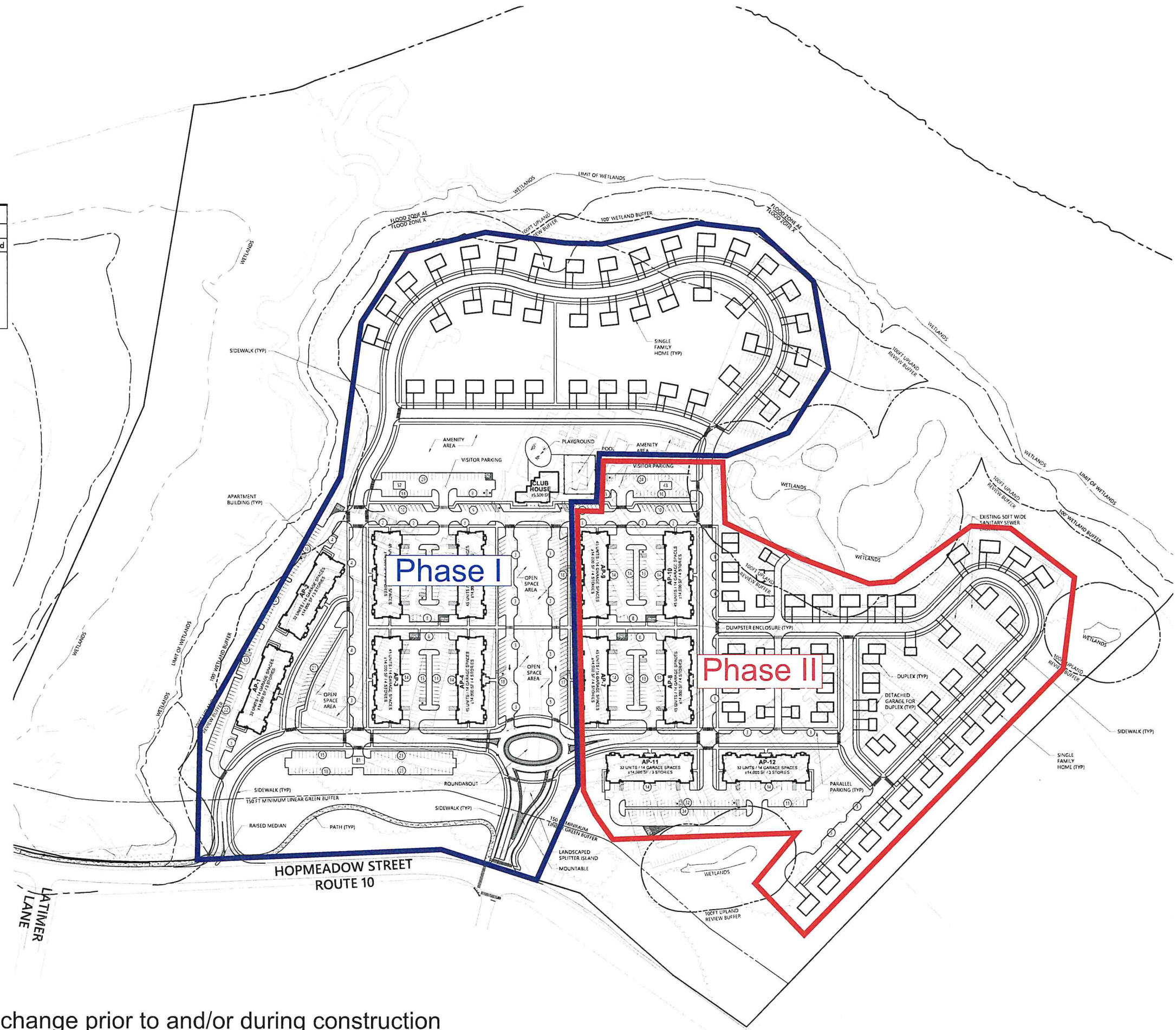
Description	Size		Spaces	
	Allowed	Provided	Required	Provided
RESIDENTIAL SURFACE PARKING SPACES	9'x18' / 8'x22'	9'x18' / 10'x22'	N/A	804
APARTMENT GARAGE PARKING SPACES	-	-	N/A	168
DUPLEX GARAGE PARKING SPACES	-	-	N/A	24
DUPLEX DRIVEWAY PARKING SPACES	-	-	N/A	24
SINGLE FAMILY GARAGE PARKING SPACES	-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

**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%

**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.



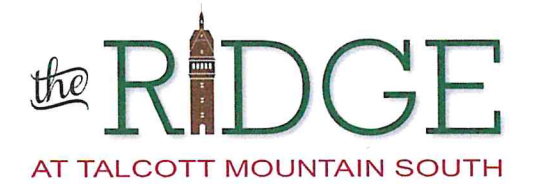
**The Ridge at Talcott Mountain - South**  
200 Hopmeadow Road  
Simsbury, Connecticut

Designed by:	Checked by:
Drawn by:	Date:
	October 4, 2023

Not Issued for Construction  
Master Site Development Plan (South Site)

Drawing Number  
**MSPD-1S**  
Sheet 1 of 2  
Project Number 42149.04

\*Phasing subject to change prior to and/or during construction



ID	Task Name	Duration	Start	Finish	Timeline																																															
					Qtr 4, 2022	Qtr 1, 2023	Qtr 2, 2023	Qtr 3, 2023	Qtr 4, 2023	Qtr 1, 2024	Qtr 2, 2024	Qtr 3, 2024	Qtr 4, 2024	Qtr 1, 2025	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Qtr 1, 2026	Qtr 2, 2026	Qtr 3, 2026																																
					Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Pre- Application Meetings	66 days	Thu 6/1/23	Thu 8/31/23	Pre- Application Meetings   8/31																																															
2	Master Plan Site Development Application	66 days	Mon 10/2/23	Sun 12/31/23	Master Plan Site Development Application   12/31																																															
3	Site Plan Development	87 days	Mon 1/1/24	Tue 4/30/24	Site Plan Development   4/30																																															
4	IWWA Permitting	23 days	Wed 5/1/24	Fri 5/31/24	IWWA Permitting   5/31																																															
5	Design Review Board Permitting	23 days	Wed 5/1/24	Fri 5/31/24	Design Review Board Permitting   5/31																																															
6	Zoning Comission Permitting	44 days	Wed 5/1/24	Sun 6/30/24	Zoning Comission Permitting   6/30																																															
7	DOT OSTA Permitting	176 days	Mon 1/1/24	Sat 8/31/24	DOT OSTA Permitting   8/31																																															
8	Construction Plan Development	89 days	Mon 7/1/24	Thu 10/31/24	Construction Plan Development   10/31																																															
9	Encroachment Permit Process	89 days	Tue 10/1/24	Fri 1/31/25	Encroachment Permit Process   1/31																																															
10	<b>Construction</b>	<b>433 days?</b>	<b>Fri 11/1/24</b>	<b>Tue 6/30/26</b>	<b>Construction</b>   6/30																																															
11	<b>Site Work</b>	<b>433 days</b>	<b>Fri 11/1/24</b>	<b>Tue 6/30/26</b>	<b>Site Work</b>   6/30																																															
12	Erosion control	20 days	Fri 11/1/24	Thu 11/28/24	Erosion control   11/28																																															
13	Clearing	25 days	Fri 11/1/24	Thu 12/5/24	Clearing   12/5																																															
14	Grading, Cut/Fill	369 days	Fri 11/1/24	Wed 4/1/26	Grading, Cut/Fill   4/1																																															
15	Drainage/Roadwork	413 days	Sun 12/1/24	Tue 6/30/26	Drainage/Roadwork   6/30																																															
16	<b>Building Construction</b>	<b>367 days?</b>	<b>Mon 2/3/25</b>	<b>Tue 6/30/26</b>	<b>Building Construction</b>   6/30																																															
17	<b>Phase I</b>	<b>367 days</b>	<b>Mon 2/3/25</b>	<b>Tue 6/30/26</b>	<b>Phase I</b>   6/30																																															
18	Apartment Building's 1-6	183 days	Mon 2/3/25	Wed 10/15/25	Apartment Building's 1-6   10/15																																															
19	Single Family Homes 1-41	183 days	Mon 2/3/25	Wed 10/15/25	Single Family Homes 1-41   10/15																																															
20	Club House	307 days	Mon 2/3/25	Tue 4/7/26	Club House   4/7																																															
21	<b>Phase II</b>	<b>208 days</b>	<b>Sun 9/14/25</b>	<b>Tue 6/30/26</b>	<b>Phase II</b>   6/30																																															
22	Apartment Buildings 7-12	183 days	Sun 9/14/25	Tue 5/26/26	Apartment Buildings 7-12   5/26																																															
23	Duplex's 1-12	208 days	Sun 9/14/25	Tue 6/30/26	Duplex's 1-12   6/30																																															
24	Singe Family Homes 42-68	123 days	Sun 9/14/25	Tue 3/3/26	Singe Family Homes 42-68   3/3																																															



\*Phasing subject to change based on external factors at the time of constrction.