

TOWN OF VERNON

725 HARTFORD TURNPIKE • VERNON, CT 06066

Telephone (860) 872-9126

OFFICE OF
Vernon Traffic Authority

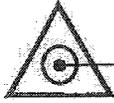
Town of Vernon Vernon Traffic Authority Agenda

Date: February 9, 2012, Time: 7:00 PM

**Location: Vernon Police Department
725 Hartford Turnpike
Vernon CT 06066
"Community Room"**

1. Approve of the December-8, 2011, meeting
2. Purposed Tractor Supply Company, 400 Talcottville Rd.
3. Informational – Planning & Zoning Commission meeting December 15, 2011
4. Informational – Planning & Zoning Commission Meeting January 19, 2012

RECEIVED
VERNON TOWN CLERK
12 FEB - 2 AM 11: 17



HALLISEY, PEARSON, & CASSIDY Engineering Associates, Inc.

Southway Executive Park, Unit #511.
35 Cold Spring Road
Rocky Hill, CT 06067

TELEPHONE: (860) 529-6812
FAX: (860) 721-7709
Paul A. Hallisey, P.E. & L.S.
Lloyd A. Pearson, L.S.
James F. Cassidy, P.E.

Project Narrative

For
Proposed Tractor Supply Company
Located at Property Located at
#400 Talcottville Road
Vernon, Connecticut

RECEIVED
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12 FEB - 2 AM 11:17

This application is for a proposed Tractor Supply company retail store to be constructed on property located at #400 Talcottville Road. This new building will be located to the north of existing 20,000 square feet building on this site. The total floor area for this building is 19,097 sq. ft., with 15,455 sq. ft. of the building open to the general public. The remaining 3,642 sq. ft. will be used for a stock room, restrooms, mechanical room and manager's office. In addition to the building, there will be a 15,500 sq. ft. "Outside Display Area" attached the side of this building, a 3,319 sq. ft. "Permanent Sidewalk Display Area" in front of the building, and a 2,220 sq. ft. "Permanent Trailer Display Area" along the westerly side of the parking lot. The "Outside Display Area" will be used for the display of larger items, such as tractor attachments, fencing, corral panels, livestock feeder, etc. The "Permanent Sidewalk Display Area" will be use for the display of seasonal items, such as lawnmowers and snow blowers. The "Permanent Trailer Display Area" will be use for the display of landscaping and box trailers.

Based on a past analysis provided to us by Tractor Supply Company, listed below are customer counts for a typical Tractor Supply store.

Weekdays

Daily total count: 150-200 customers
Peak periods per hour 20-30 customers

Weekends

Daily total count: 200-350 customers
Peak periods per hour 30-50 customers

The average customer will stay in the store approximately 15 to 20 minutes.

Peak periods per hour 13-21 customer

The parking for this site was based on the current Zoning Regulation. Based on these regulation, the following is the parking schedule per each use:

Parking Data Schedule

<u>Use</u>	<u>Requirement</u>	<u>Parking Required</u>
Tractor Supply (Retail)	1 space/250 sq. ft (gross floor area)	19,097 sf / (1/250 sf) = 76.4 spaces
Existing Flooring America Store (Retail)	1 space/250 (gross floor area)	14,283 sf / (1/250sf) = 57.1 spaces
Existing Medical Office (Medical Office)	1 space/250 (gross floor area)	10,000 sf / (1/250sf) = 40.0 spaces
Total Parking required		= 173.5 spaces

We are proposing a total of 185 spaces total for both buildings.

An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

We had traffic analysis was prepared Fred Greenberg, PE of BL Companies, as part of the application for this project and is attached hereto. In this analysis it is stated " We estimate the site generated traffic at 75 weekday afternoon and 100 Saturday peak hour trips, somewhat higher than actual Tractor Supply customer counts suggest."

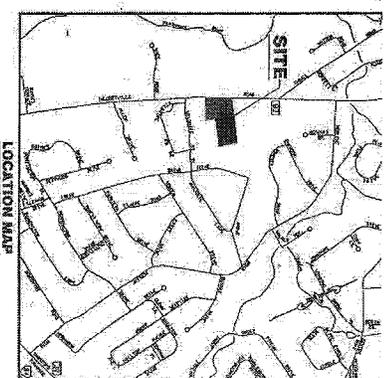
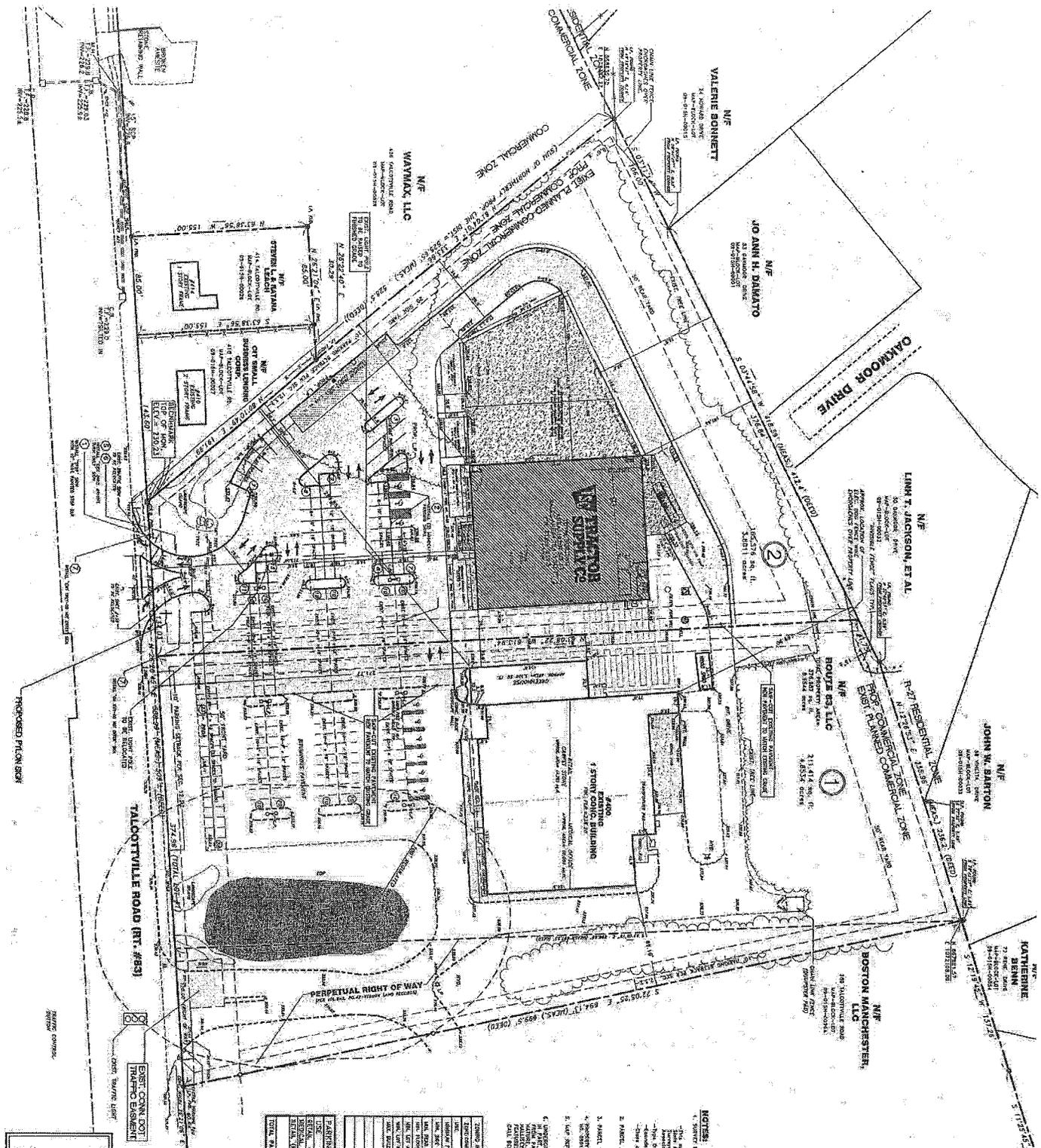
We anticipate the primary vehicles entering and exiting this site will be customer's vehicles, that would tend to be passenger cars, pick-up trucks, and pick-up trucks with landscape trailers. The only other vehicle that will enter and exit this site will be delivery trucks. The delivery trucks will be single unit box trucks and tractor trailers (WB-65). It is anticipated that the deliveries will occur once a day.

Signed,



James P. Cassidy, PE

Hallisey, Pearson & Cassidy Engineering Assoc. Inc.



PARKING DATA SCHEDULE

TYPE OF PARKING	REQUIREMENT	REQUIRED
STREET PARKING	1 PER 100	100
OFF-STREET PARKING	1 PER 100	100
TOTAL REQUIRED		200
TOTAL PROVIDED		173
DEFICIENCY		27

PERMITS AND FEES

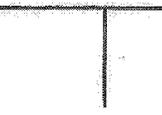
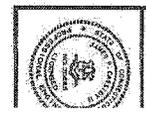
PERMIT	AMOUNT
PLANNING	1000.00
ENGINEERING	1000.00
CONSTRUCTION	1000.00
TOTAL	3000.00

NOTES:

1. THE SITE IS LOCATED IN THE COMMERCIAL ZONE.
2. THE SITE IS LOCATED IN THE COMMERCIAL ZONE.
3. THE SITE IS LOCATED IN THE COMMERCIAL ZONE.
4. THE SITE IS LOCATED IN THE COMMERCIAL ZONE.
5. THE SITE IS LOCATED IN THE COMMERCIAL ZONE.

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HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 1155 COLD SPRING ROAD
 SOUTH BURY, VERMONT 05488
 PHONE: 802-253-2444



SITE LAYOUT PLAN
 PREPARED FOR
NERP HOLDING & ACQUISITIONS, LLC
 FOR PROPOSED
TRACTOR SUPPLY COMPANY
 4400 TALCOTTVILLE ROAD (RT. #83)

HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 1155 COLD SPRING ROAD
 SOUTH BURY, VERMONT 05488
 PHONE: 802-253-2444

SCALE: 1" = 40'
 DRAWN BY: J.C.G.
 CHECKED BY: J.C.G.
 DATE: JAN. 21, 2012
 JOB NO.: 12229
 ACAD. FILE: 12229-01

SHEET: 1 OF 1
 REVISIONS: