

**GOODRIDGE BROOK ESTATES**  
**SUGGESTED TRAFFIC/TRANSPORTATION CONDITIONS OF APPROVAL**  
**APRIL 26, 2019**

---

➤ **Sterling Road Sidewalk**

***Option 1:***

Prior to the issuance of a Building Permit, the Applicant shall deposit \$XXX,XXX in an escrow account to be used by the Town for the design and construction of pedestrian and bicycle safety improvements along Sterling Road. Said funds shall be encumbered for the stated purpose for a period not to exceed 10-years, after which any unused monies will be returned to the Applicant.

***Option 2:***

Prior to the issuance of the first Certificate of Occupancy, the Applicant shall design and construct a sidewalk along the south side of Sterling Road between driveway to the multifamily residential development and "Road A", and along the north side of Sterling Road between "Road A" and the existing sidewalk (opposite 548 Sterling Road). A marked crosswalk with Americans with Disabilities Act (ADA) wheelchair ramps and accompanying pedestrian crossing warning signs shall be provided for crossing Sterling Road at "Road A".

➤ **Sight Lines**

- a) Prior to the issuance of the first Certificate of Occupancy for a residential unit accessed from "Road A", Road "C" and/or the driveway to the multifamily residential unit, the Applicant shall submit an affidavit from a Professional Engineer certifying that the required minimum sight lines are met at the intersections of Sterling Road with the roadway(s) or driveway that provides access to the unit for which a Certificate of Occupancy is being sought.
- b) The Applicant shall ensure that signs, landscaping and other features located within the sight triangle areas of the intersections of Sterling Road with "Road A", Road "C" and/or the driveway to the multifamily residential unit, and at all intersections within the development sites, are designed, installed and maintained so as not to impede lines of sight.
- c) The Applicant shall promptly remove snow windrows located within the sight triangle areas of the intersections of Sterling Road with "Road A", Road "C" and/or the driveway to the multifamily residential unit, and at all intersections within the development sites, that exceed 2.5-feet in height or that would otherwise inhibit sight lines.

➤ **Sterling Road at Deershorn Road**

Prior to the issuance of a Certificate of Occupancy, the Applicant shall conduct a feasibility study of potential improvements at the intersection of Sterling Road at Deershorn Road, including the development of concept plans for the improvements that were suggested in the June 2018 Traffic Impact and Access Study that was submitted by the Applicant. The feasibility study shall be submitted to the Community Development and Planning office, with copies to the Police Department and the Department of Public Works.

➤ **Sterling Road Railroad Crossing**

Prior to the issuance of a Certificate of Occupancy, the Applicant shall upgrade the signs and pavement markings associated with the at-grade railroad crossing of Sterling Road to include the installation of i) STOP lines and "STOP Here When Flashing" (R8-10) signs on both Sterling Road

**GOODRIDGE BROOK ESTATES**  
**SUGGESTED TRAFFIC/TRANSPORTATION CONDITIONS OF APPROVAL**  
**APRIL 26, 2019**

---

approaches to the crossing; ii) an at-grade crossing warning sign (W10-1) on Sterling Road east of the crossing; and iii) pavement markings for an at-grade railroad crossing pursuant to Figure 8B-7 of the current edition of the *Manual on Uniform Traffic Control Devices (MUTCD)*.<sup>1</sup>

➤ **Peer Review Services**

The Applicant shall establish an escrow account in an amount of \$XX,XXX to be used by the Town to retain Professional Engineering Services in conjunction with the review of final Site Plans and documents that are required to be submitted for the development.

---

<sup>1</sup>Ibid 3.