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TO: South Windsor Planning and Zoning Commission

FROM: Alan F. Lamson, AIA, AICP

DATE: September 15, 2020

RE: Evergreen Walk
Completion of Tamarack Avenue connection

Project No. 99508.00

Per your request and in compliance with a condition of approval on the General Plan of Development, I am providing you with a status report on the completion of the final segments of Tamarack Avenue in Evergreen Walk.

Two segments remain to be completed (see attached map):

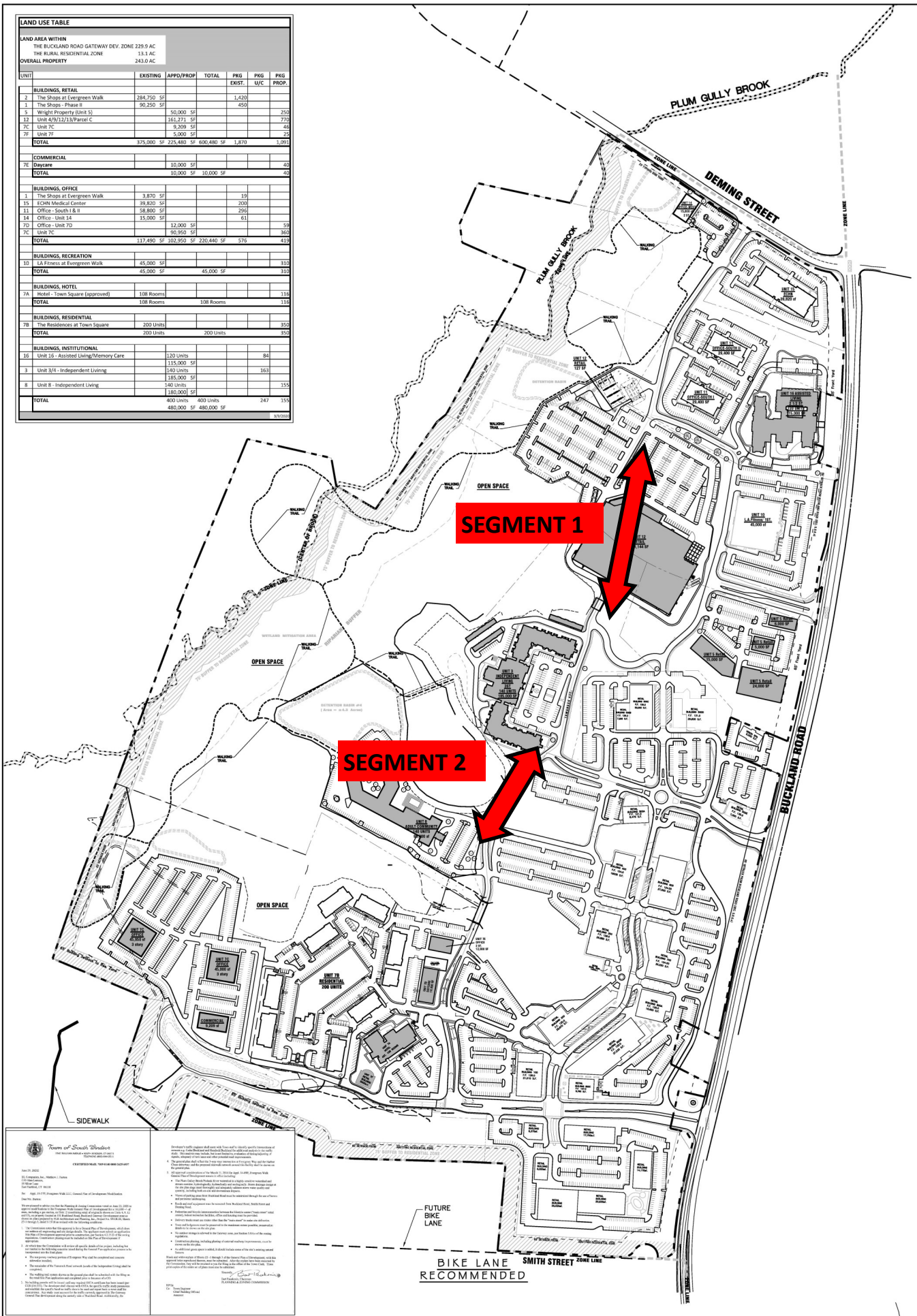
1. From the "fire road" constructed as part of the Assisted Living Development on Unit 3 from just north of Hemlock Avenue to the end of the existing section of Tamarack Avenue southwest of the ECHN development where Tamarack Avenue intersects with Evergreen Way
2. From the end of Tamarack Avenue at the southeast corner of the Assisted Living Development on Unit 3 near the Hemlock Avenue intersection to the north end of existing Tamarack Avenue behind The Shops At Evergreen Walk.

The first segment will be completed as part of the site construction of COSTCO on Unit 12 of Evergreen Walk.

Regarding the second segment, Evergreen Walk LLC has engaged Fuss & O'Neill to design this segment including a wetland crossing (see attached schedule from Fuss & O'Neill). Following completion of the design and approval work, Evergreen Walk, LLC will immediately seek bid proposals on this work and commence construction of this segment simultaneously with the construction of Unit 12.

c: file

LAND USE TABLE						
LAND AREA WITHIN THE BUCKLAND ROAD GATEWAY DEV. ZONE 229.9 AC						
THE RURAL RESIDENTIAL ZONE 13.1 AC						
OVERALL PROPERTY 243.0 AC						
UNIT	EXISTING	APPD/PROP	TOTAL	PGS	PGS	PGS
				EXIST	UIC	PROJ.
BUILDINGS, RETAIL						
1 The Shops at Evergreen Walk	284,750 SF			1,420		
2 The Shops - Phase II	90,250 SF			450		
5 Wright Property (Unit 5)	50,000 SF					250
12 Unit 4/9/12/13/Parcel C	161,271 SF					779
7C Unit 7C	9,309 SF					44
7F Unit 7F	5,000 SF					24
TOTAL	570,000 SF	215,480 SF	800,480 SF	1,870		1,097
COMMERCIAL						
7E Daycare	10,000 SF					43
TOTAL	10,000 SF	10,000 SF				43
BUILDINGS, OFFICE						
1 The Shops at Evergreen Walk	3,870 SF			19		
15 ECHO Medical Center	29,820 SF			200		
11 Office - South I & II	58,800 SF			290		
14 Office - Unit 14	15,000 SF			61		
7D Office - Unit 7D	12,000 SF			59		
7C Unit 7C	90,950 SF			360		
TOTAL	117,490 SF	102,950 SF	220,440 SF	576		419
BUILDINGS, RECREATION						
10 LA Fitness at Evergreen Walk	45,000 SF					913
TOTAL	45,000 SF	45,000 SF				913
BUILDINGS, HOTEL						
7A Hotel - Town Square (Approved)	108 Rooms					114
TOTAL	108 Rooms	108 Rooms				114
BUILDINGS, RESIDENTIAL						
7B The Residences at Town Square	200 Units					200
TOTAL	200 Units	200 Units				200
BUILDINGS, INSTITUTIONAL						
16 Unit 16 - Assisted Living/Memory Care	120 Units					84
Unit 15 - Assisted Living/Memory Care	115,000 SF					
3 Unit 3/4 - Independent Living	140 Units					163
Unit 15 - Assisted Living/Memory Care	115,000 SF					
8 Unit 8 - Independent Living	140 Units					155
TOTAL	400 Units	400 Units				247
	480,000 SF	480,000 SF				159



Town of South Windsor
100 Main Street, Suite 100
South Windsor, CT 06075
Tel: 860.233.1234

June 15, 2022

1. The purpose of this document is to provide a general overview of the proposed development and to identify the key elements of the project. This document is not intended to be a final design or construction document.

2. The purpose of this document is to provide a general overview of the proposed development and to identify the key elements of the project. This document is not intended to be a final design or construction document.

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OVERALL SITE PLAN - GENERAL PLAN OF DEVELOPMENT

EVERGREEN WALK

EVERGREEN WALK, LLC.

10/8/15

2 10/8/15

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MEMORANDUM

TO: Town of South Windsor - Planning & Zoning Commission

FROM: Ronald Bomengen, PE, LEED AP

DATE: September 10, 2020

RE: Tamarack Avenue Design & Permitting Schedule

The purpose of this memorandum is to provide the Town of South Windsor with an anticipated schedule for design and permitting for the Tamarack Avenue improvements needed to connect the southernmost portion of Tamarack Avenue to Hemlock Avenue.

Fuss & O'Neill, Inc. has been engaged by Evergreen Walk, LLC to design and permit the section of roadway to connect the southernmost portion of Tamarack Avenue to Hemlock Avenue, located in Evergreen Walk. The initial due diligence phase of work will begin with one of our wetlands soils scientists to visit the site and delineate and locate the limits of wetlands in the vicinity of where the proposed Tamarack Avenue roadway is to be constructed. From there, the roadway and bridge crossing will be designed to a level of detail required for local land use permits, followed by a Self -Verification Notification Form (SVNF) to the United States Army Corps of Engineers (USACE). The anticipate schedule for these activities is as follows:

Activity	Date
Wetlands Delineation / Location	September 25, 2020
Roadway / Bridge Design	October 9, 2020
Submit for Permitting to IWWC and PZC	October 9, 2020
Anticipated Land Use Approvals	November 24, 2020

If you have any questions or need additional information, please contact me at (860) 646-2469; ext. 5253.

Sincerely,



Ronald E. Bomengen, PE, LEED AP
Associate/Department Manager