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TO: South Windsor Planning & Zoning Commission/South Windsor Inland Wetlands Agency

FROM: Alan F. Lamson, AIA

A handwritten signature in blue ink that reads 'Alan F. Lamson'.

DATE: January 25, 2021

RE: Evergreen Walk, LLC applications

The six applications presented to the two agencies are to accomplish several purposes:

1. Accommodate excess material from the development of Unit 12 on the site of Evergreen Walk
2. Prepare grading on Unit 8 for future development
3. Complete the construction of Tamarack Avenue between Unit 8 and Unit 3 per an approval condition by the Planning & Zoning Commission (Condition 19 of approval letter dated December 1, 2020).
4. Construct an earth berm between Unit 7C and the abutting multi-family residential properties per an approval condition by the Planning & Zoning Commission.

Applications #28358 and #28359

These applications are to permit the extension of Tamarack Avenue between Unit 8 and Unit 3. It involves the placement of fill, construction of a large culvert to allow flow of the intermittent stream at that location, and construction of Tamarack Avenue. Approximately 12,000 cubic yards of subsoil material from Unit 12 will be brought to this location as fill on both sides of the culvert. This section will complete Tamarack Avenue through Evergreen Walk.

This work is outside of the DEEP non-development limit but is located within a designated wetland/watercourse and an upland review area.

Applications #28360 and #28261

Existing grading on Unit 8 places the site about 15 feet lower than the existing Tamarack Avenue. To allow future development of the site, fill will have to be placed on Unit 8 to have access from Tamarack Avenue and provide a reasonable slope to the gradient on Unit 8.

The sequence of work on Unit 8 will be to remove the current layer of top soil and either stockpile it on Unit 8 while fill is being done or remove the topsoil from Unit 8 to another location off site. Then the excess subsoil from Unit 12 (estimated at 26,000 cubic yards) will be brought to the Unit 8 site and placed in controlled lifts. Finally the existing top soil (if stockpiled) or top soil from Unit 12 will be placed over the fill and the surface stabilized.

A portion of this work is in the upland review area but not within a designated wetland. All of the proposed work is outside of the DEEP non-development limit.

Applications #28362 and #28363

Approximately 6,000 cubic yards of top soil will be brought to the site from Unit 12 and placed and formed into a landscape berm at the southwest corner of Unit 7C. The berm will be stabilized and planted. This berm is located outside of the DEEP non-development limit but is within a portion of the upland review area.

The remaining top soil from Unit 12 (if any) will be brought to Unit 7C and temporarily stockpiled until needed on other sites at Evergreen Walk. The stockpile will not be in an upland review area.

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