

SITE DATA
TOTAL UNIT AREA= 31.7±ACRES
BUILDABLE AREA= 7.8± ACRES

SITE PROGRAM
10 UNIT BUILDINGS x 11= 110 UNITS
5 UNIT BUILDINGS x 1= 5 UNITS
38 UNIT BUILDING x 1= 38 UNITS
12 UNIT BUILDING x 1= 12 UNITS
TOTAL NUMBER OF UNITS= 165 UNITS

PARKING
GARAGE= 115
DRIVEWAY= 115 SPACES
SURFACE = 142 SPACES
TOTAL SPACES= 372 SPACES
PARKING RATIO= 372 SPACES/165 UNITS= 2.25 SPACES/UNIT
CLUBHOUSE= 2,900 SQ. FT.

SITE DRAINAGE EXTENTION
TOTAL LENGTH OF PIPE = 793'-48" HDPE
TOTAL MANHOLES= 5
TOTAL 48" FLARED ENDS = 1

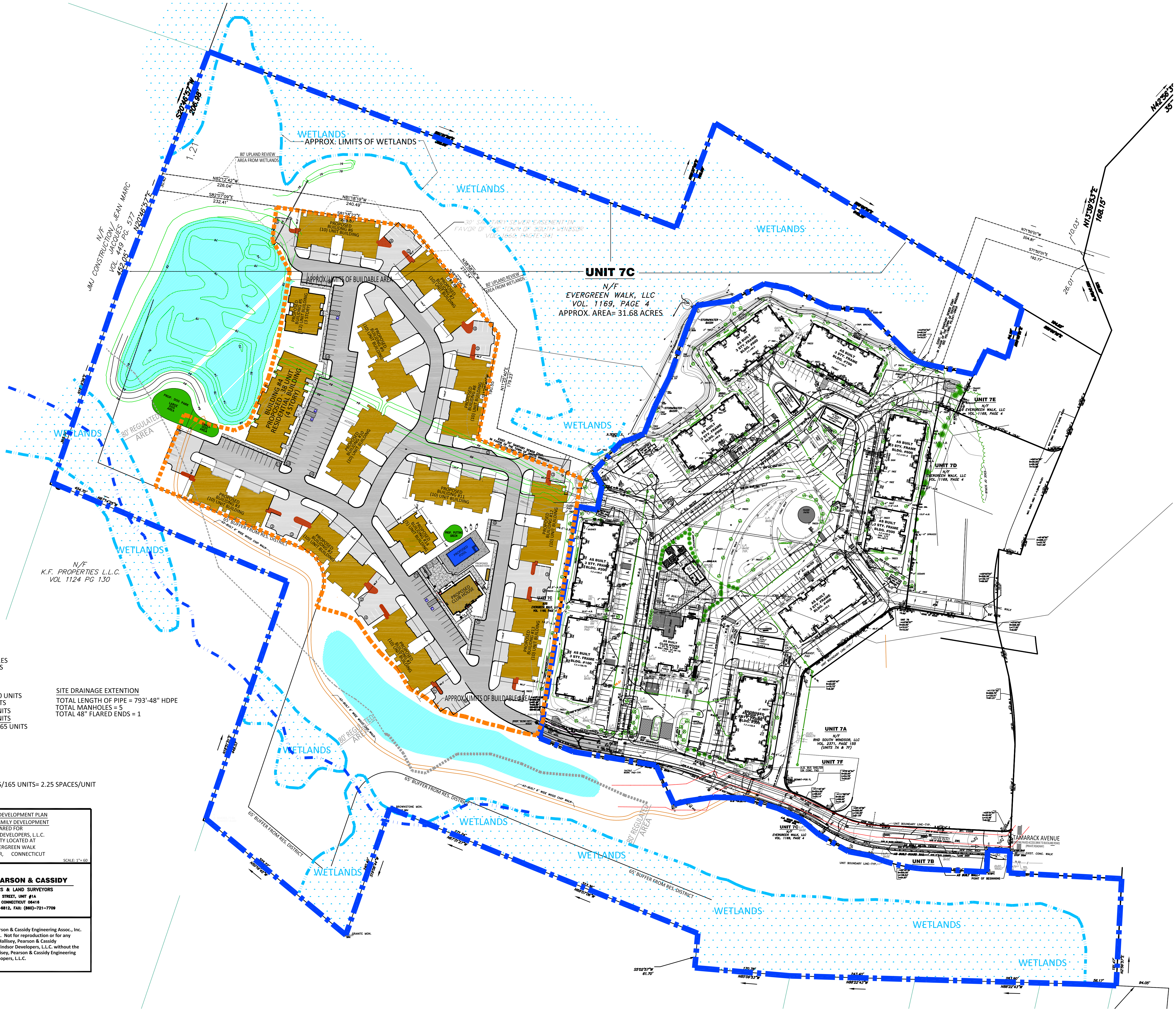
PRELIMINARY SITE DEVELOPMENT PLAN
PROPOSED MULTIFAMILY DEVELOPMENT
PREPARED FOR
SOUTH WINDSOR DEVELOPERS, L.L.C.
FOR PROPERTY LOCATED AT
UNIT 7C EVERGREEN WALK
SOUTH WINDSOR, CONNECTICUT

DATE: JAN. 18, 2021

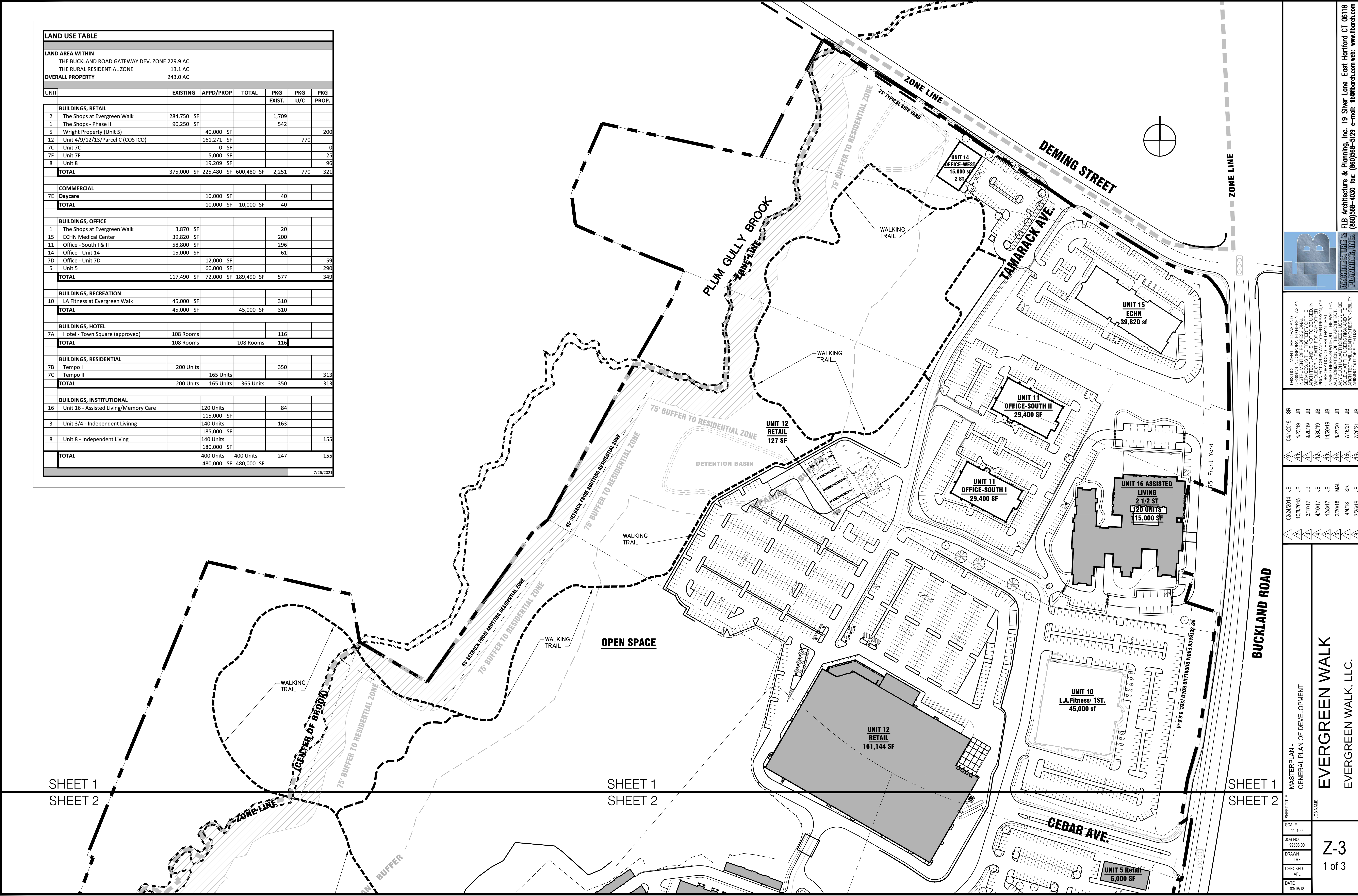
SCALE: 1"= 60'

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
830 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06418
PHONE: (860)-529-8812, FAX: (860)-721-7708

Copyright protected by Hallisey, Pearson & Cassidy Engineering Assoc., Inc. and South Windsor Developers, L.L.C. Not for reproduction or for any other use by any parties other than Hallisey, Pearson & Cassidy Engineering Assoc., Inc. and South Windsor Developers, L.L.C. without the express prior written consent of Hallisey, Pearson & Cassidy Engineering Assoc., Inc. and South Windsor Developers, L.L.C.



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	PKG EXIST.	PKG U/C
BUILDINGS, RETAIL						
2	The Shops at Evergreen Walk	284,750 SF			1,709	
1	The Shops - Phase II	90,250 SF			542	
5	Wright Property (Unit 5)		40,000 SF			200
12	Unit 4/9/12/13/Parcel C (COSTCO)		161,271 SF			770
7C	Unit 7C		0 SF			0
7F	Unit 7F		5,000 SF			25
8	Unit 8		19,209 SF			96
TOTAL		375,000 SF	225,480 SF	600,480 SF	2,251	770
COMMERCIAL						
7E	Daycare		10,000 SF		40	
TOTAL			10,000 SF	10,000 SF	40	
BUILDINGS, OFFICE						
1	The Shops at Evergreen Walk	3,870 SF			20	
15	ECHN Medical Center	39,820 SF			200	
11	Office - South I & II	58,800 SF			296	
14	Office - Unit 14	15,000 SF			61	
7D	Office - Unit 7D		12,000 SF			59
5	Unit 5		60,000 SF			290
TOTAL		117,490 SF	72,000 SF	189,490 SF	577	349
BUILDINGS, RECREATION						
10	LA Fitness at Evergreen Walk	45,000 SF			310	
TOTAL		45,000 SF		45,000 SF	310	
BUILDINGS, HOTEL						
7A	Hotel - Town Square (approved)	108 Rooms			116	
TOTAL		108 Rooms		108 Rooms	116	
BUILDINGS, RESIDENTIAL						
7B	Tempo I	200 Units			350	
7C	Tempo II		165 Units			313
TOTAL		200 Units	165 Units	365 Units	350	313
BUILDINGS, INSTITUTIONAL						
16	Unit 16 - Assisted Living/Memory Care		120 Units		84	
			115,000 SF			
3	Unit 3/4 - Independent Living		140 Units		163	
			185,000 SF			
8	Unit 8 - Independent Living		140 Units			155
			180,000 SF			
TOTAL			400 Units	400 Units	247	155
			480,000 SF	480,000 SF		
7/26/2021						



ARCHITECTURE & PLANNING, INC.

FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06181

(860)568-4030 fax: (860)568-5129 e-mail: flb@flbarch.com web: www.flbarch.com

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FLB ARCHITECTURE & PLANNING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FLB ARCHITECTURE & PLANNING, INC. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USER'S RISK AND THE USER SHALL BE RESPONSIBLE FOR ANY ARISING OUT OF SUCH USE.

SR

04/12/2019

JB

4/23/19

JB

9/20/19

JB

9/30/19

JB

11/20/19

JB

8/27/20

JB

7/16/21

JB

7/26/21

JB

JB

02/24/2014

JB

10/8/2015

JB

3/17/17

JB

4/10/17

JB

12/8/17

JB

2/20/18

JB

4/4/18

SR

3/25/19

JB

MASTER PLAN - GENERAL PLAN OF DEVELOPMENT

EVERGREEN WALK

EVERGREEN WALK, LLC.

SHEET TITLE

SCALE 1"=100'

JOB NO. 99508.00

DRAWN LRF

CHECKED AFL

DATE 03/15/18

JOB NAME

Z-3

1 of 3

P:\09508.00\General Plan of Development 2019 Unit 7C Residential\Submission 210716\210716_GPD_Sheet 1 Item 3 Unit 7C Retail Submission.dwg, 7/26/2021 11:50:55 AM, DWG, 795 ac3

DATE 03/01/16	CHECKED AFL	DRAWN LRF	JOB NO. 95938.00	SCALE 1"=100'	SHEET TITLE MASTER PLAN - GENERAL PLAN OF DEVELOPMENT		02/24/2014 JB 10/8/2015 JB		04/1/2019 SR 9/20/19 JB		THIS DOCUMENT THE IDEAS AND CONCEPTS AS AN INSTRUMENT OF PROFESSIONAL LANDSCAPE ARCHITECTURE. THE ARCHITECT, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR CORPORATION OTHER THAN THAT FOR WHICH IT WAS AUTHORIZED BY THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE THE USER'S RESPONSIBILITY. THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.
					JOB NAME EVERGREEN WALK EVERGREEN WALK, LLC.		12/17/17 JB 9/30/19 JB 4/10/17 JB 12/8/17 JB 2/20/18 MAL 4/4/18 SR 3/25/19 JB		9/20/19 JB 9/30/19 JB 11/20/19 JB 8/27/20 JB 7/16/21 JB 7/26/21 JB		