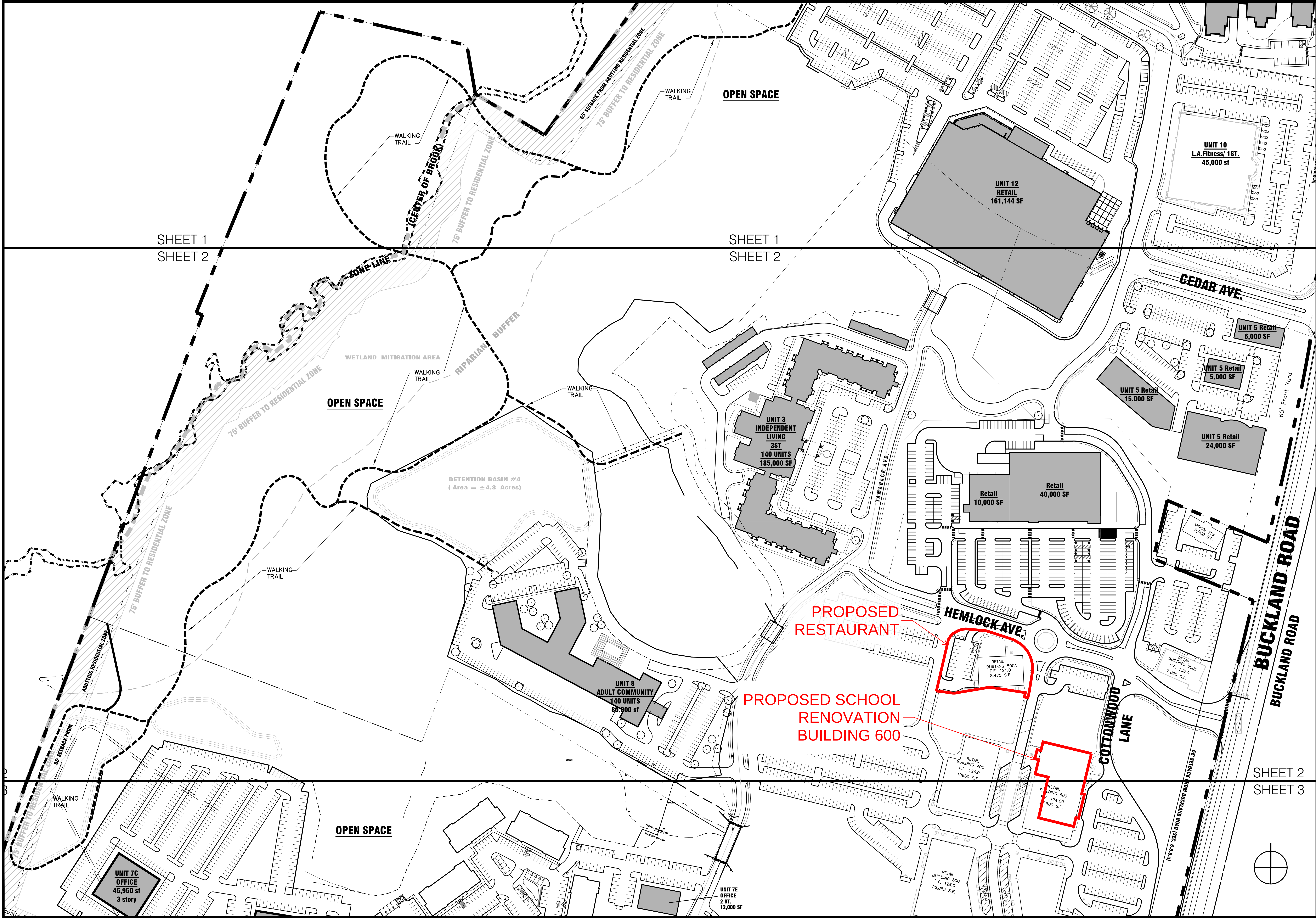




SHEET 1
SHEET 2

SHEET 1
SHEET 2

SHEET 2
SHEET 3

ARCHITECTURE & PLANNING, INC.

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04/12/2019	SR	02/24/2014	JB
4/23/19	JB	10/8/2015	JB
9/20/19	JB	3/17/17	JB
9/30/19	JB	4/10/17	JB
11/20/19	JB	12/8/17	MAL
9/27/20	JB	2/20/18	JB
4/6/2021	IJAB	4/4/18	SR
9/1/2021	JJGM	3/25/19	JB

SHEET TITLE
MASTER PLAN -
GENERAL PLAN OF DEVELOPMENT

JOB NAME
EVERGREEN WALK
EVERGREEN WALK, LLC.

SCALE
1"=100'
JOB NO.
99508.00
DRAWN
LRF
CHECKED
AFL
DATE
03/15/18

Z-3
2 of 3

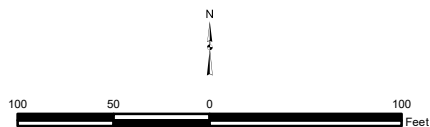
FB ARCHITECTURE & PLANNING, INC.
19 Silver Lane East Hartford CT 06118
(860)568-4030 fax: (860)568-5129 e-mail: fb@fbarch.com web: www.fbarch.com



Legend

- Proposed Site Layout
- Existing Stream
- 80-Foot Upland Review Area
- Delineated Wetland Boundary
- Approximate Wetland Boundary
- Approximate Wetland Area
- Wetland Enhancement Area
- Subject Property

Map Notes:
 Base Map Source: 2019 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 100 feet
 Map Date: September 2021

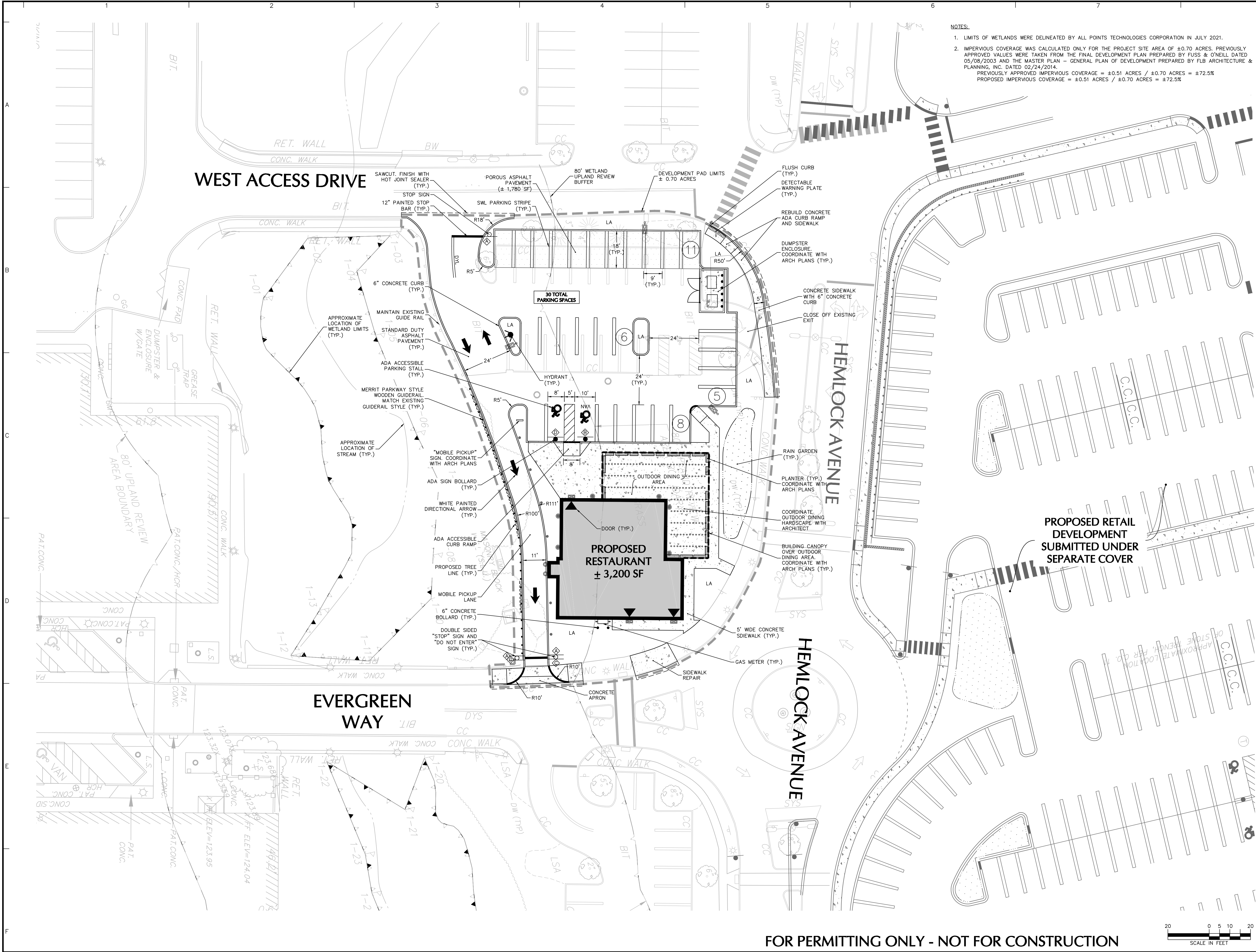


Proposed Conditions Map

Proposed Restaurant Development
 601 Evergreen Way
 South Windsor, Connecticut

LANGAN

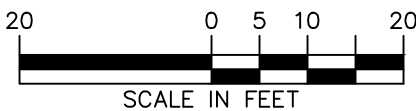




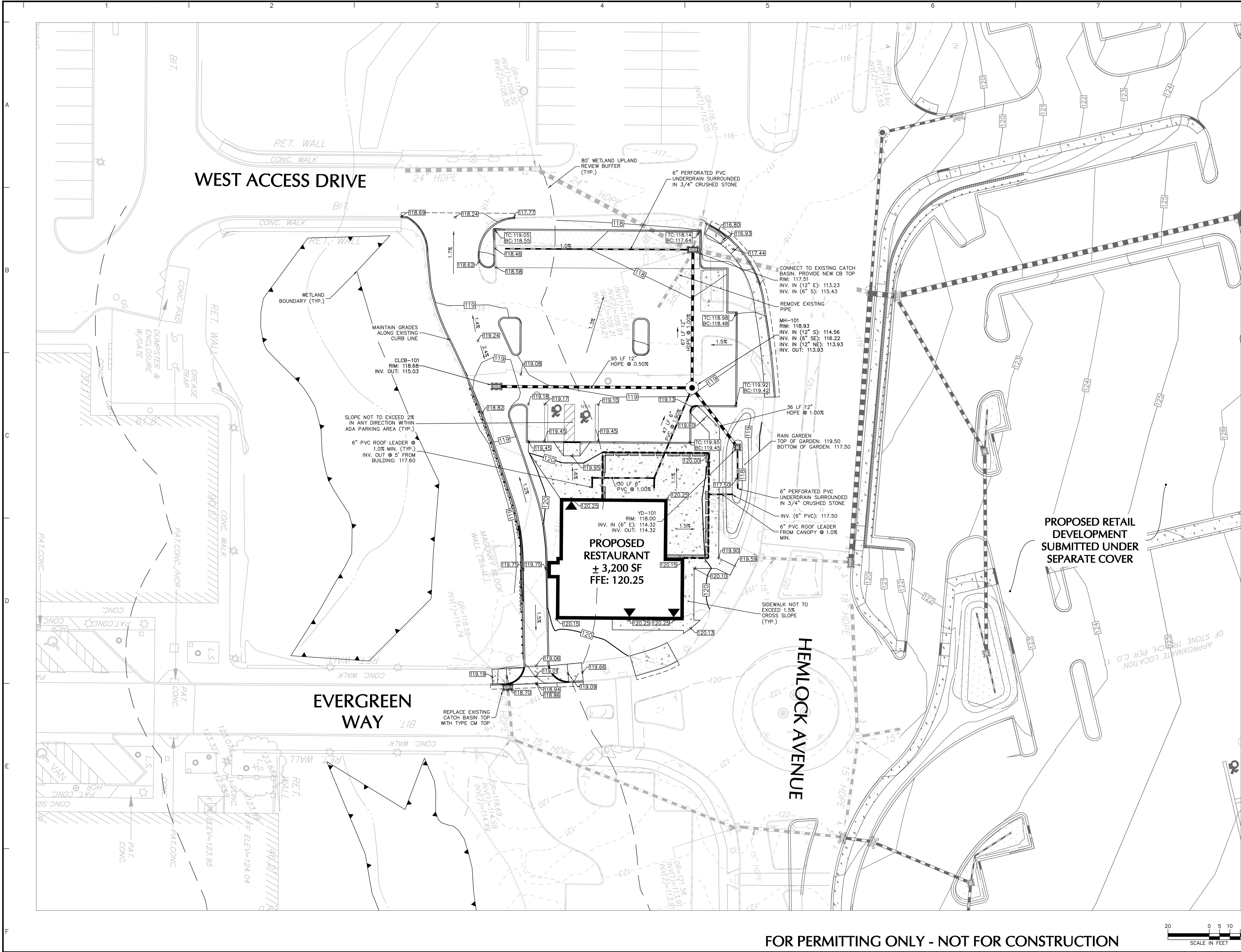
- NOTES:
1. LIMITS OF WETLANDS WERE DELINEATED BY ALL POINTS TECHNOLOGIES CORPORATION IN JULY 2021.
 2. IMPERVIOUS COVERAGE WAS CALCULATED ONLY FOR THE PROJECT SITE AREA OF ±0.70 ACRES. PREVIOUSLY APPROVED VALUES WERE TAKEN FROM THE FINAL DEVELOPMENT PLAN PREPARED BY FUSS & O'NEILL DATED 05/08/2003 AND THE MASTER PLAN - GENERAL PLAN OF DEVELOPMENT PREPARED BY FLB ARCHITECTURE & PLANNING, INC. DATED 02/24/2014.
PREVIOUSLY APPROVED IMPERVIOUS COVERAGE = ±0.51 ACRES / ±0.70 ACRES = ±72.5%
PROPOSED IMPERVIOUS COVERAGE = ±0.51 ACRES / ±0.70 ACRES = ±72.5%

PROPOSED RETAIL
DEVELOPMENT
SUBMITTED UNDER
SEPARATE COVER

Date	Description	No.
Revisions		
		
LANGAN Langan Engineering and Environmental Services, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project RESTAURANT DEVELOPMENT AT EVERGREEN WALK MAP No. 27, BLOCK No. 15, UNIT No. 2 601 EVERGREEN WAY SOUTH WINDSOR HARTFORD COUNTY CONNECTICUT		
Drawing Title SITE PLAN		
Project No. 140222801		CS101
Date 08/25/2021		
Drawn By IJAB		
Checked By DTG		
Sheet 0 of 1		



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Date	Description	No.
Revisions		
		
LANGAN Langan Engineering and Environmental Services, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project RESTAURANT DEVELOPMENT AT EVERGREEN WALK MAP No. 27, BLOCK No. 15, UNIT No. 2 601 EVERGREEN WAY SOUTH WINDSOR		
HARTFORD COUNTY CONNECTICUT Drawing Title		
GRADING & DRAINAGE PLAN		
Project No. 140222801		Drawing No.
Date 08/25/2021	CG101	
Drawn By IJAB		
Checked By DTG	Sheet 0 of 1	



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QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHADE TREE(S)					
10	CORNUS AMOMUM	SILKY DOGWOOD	3-4'	5-10 FEET	-
10	CORNUS RACEMOSA	GRAY DOGWOOD	3-4'	5-10 FEET	-
10	POPULUS DELTOIDES	EASTERN COTTONWOOD	3-4'	20 FEET	-
10	SALIX DISCOLOR	PUSSY WILLOW	3-4'	5-10 FEET	-
10	VIBURNUM LENTAGO	NANNYBERRY	3-4'	5-10 FEET	-
10	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3-4'	5-10 FEET	-

1. PLANTING STOCK USED IN THE WETLAND MITIGATION AREA SHALL BE INSPECTED FOR PESTS, DISEASE AND OVERALL HEALTH TO ENSURE SUITABLE SPECIMENS ARE USED. UNSUITABLE SPECIMENS WILL BE REJECTED AND REPLACED WITH SUITABLE SPECIMENS. ANY PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT WETLAND SCIENTIST. ALL WOODY PLANT STOCK SHALL BE CONTAINER-GROWN OR BURLAP BALLED. DEVIATIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE PROJECT WETLAND SCIENTIST. ONLY PLANT MATERIALS NATIVE AND INDIGENOUS TO CONNECTICUT SHALL BE USED. INVASIVE PLANT SPECIES WILL NOT BE USED IN THE MITIGATION AREA.
2. ALL PLANTINGS TO BE SPACED GENERALLY AS NOTED ON THE PLANTING SCHEDULE WITH ASSISTANCE FROM A WETLAND SCIENTIST, AS NECESSARY, TO SIMULATE NATURAL GROWTH PATTERNS.

WEST ACCESS DRIVE

EVERGREEN WAY

STREAM AND BUFFER ENHANCEMENT AREA;
REFER TO PLANT SCHEDULE
ON SHEET LP101 AND
NOTES ON SHEET LP501
FOR ADDITIONAL
INFORMATION

PROPOSED RESTAURANT
± 3,200 SF

2-3" DIA. ROUND
RIVERSTONE AS SUPPLIED BY
DESIATO SAND & GRAVEL
(OR APPROVED EQUAL, TYP.)

25 SPO
3 PLO
LAWN (TYP.)
LAWN BETWEEN CURB
AND GUIDE RAIL (TYP.)
30 SSCO
80' WETLAND
BUFFER (TYP.)
24 SSCO
1 AROG
18 SPO
1 AROG
17 AMLM
78 SPO
26 CAKF
14 CAKF
13 CAKF
34 SPO
LAWN (TYP.)
39 CAKF
71 SSCO
LAWN (TYP.)
63 SSCO
4 CA
3 CA

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	-
PLO	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B	-
ORNAMENTAL TREE(S)						
BND	6	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B	MULTI-STEM
DECIDUOUS SHRUB(S)						
AMLM	17	ARONIA MELANOCARPA 'LO MOUND'	LO MOUND BLACK CHOKEBERRY	2 GAL.	CONTAINER	-
CA	22	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER	-
ORNAMENTAL GRASS(ES)						
CAKF	92	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER	-
PVHM	135	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER	spaced @ 30" o.c.
SPO	217	SPOROBOLUS HETEROLEPIS	PRARIE DROPSSEED	2 GAL.	CONTAINER	spaced @ 24" o.c.
SSCO	340	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	CONTAINER	spaced @ 24" o.c.

ORDINANCE COMPLIANCE CHART

SECTION	REQUIRED/ PERMITTED	PROVIDED/ PROPOSED	COMPLIANCE
6.2.1	LARGE TREES AND STANDS OF MATURE TREES AND SHRUBS ARE TO REMAIN UNDISTURBED WHERE PRACTICAL AND DESIRABLE.	LARGE EXISTING TREES, TREE STANDS, AND SHRUBS ARE PRESERVED TO EXTENT PRACTICABLE.	COMPLIES
6.2.3	LANDSCAPING SHALL NOT OBSTRUCT LINE-OF-SIGHT FOR VEHICLES ENTERING AND LEAVING EITHER COMMON DRIVEWAYS OR OTHER ACCESS WAYS.	ALL PROPOSED PLANTINGS WITHIN SITE DISTANCE TRIANGLES WILL NOT EXCEED 3' HEIGHT AT MATURITY, DECIDUOUS TREES ARE TO BE LIMBED TO 6 FOOT HEIGHT.	COMPLIES
6.4.6.(D.)	DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" CALIPER AND 10 FEET AT PLANTING; FLOWERING TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND 1 ½" CALIPER.	ALL PROPOSED PARKING LOT TREES TO BE A MINIMUM 2" CALIPER AND 10 FEET HIGH AT TIME OF PLANTING. ALL PROPOSED FLOWERING TREES TO BE A MINIMUM 1 ½" CALIPER AND 6 FEET HIGH AT TIME OF PLANTING.	COMPLIES
6.4.6A	PERIMETER SCREENING IS TO CONTAIN 1 TREE OR 2 SHRUBS FOR EVERY 3 PERIMETER PARKING SPACES.	PERIMETER LANDSCAPE PLANTING CONTAINS AT LEAST 1 TREE OR 2 SHRUBS PER EVERY 3 PERIMETER PARKING SPACES. TOTAL PROPOSED PERIMETER PARKING SPACES = $16 / 3 = 5.33 = 6$, A/O $5.33 * 2 = 10.66 = 11$ -6 TREES REQUIRED OR 11 SHRUBS REQUIRED -6 TREES PROPOSED	COMPLIES
6.4.6A	PARKING AREAS WITH MORE THAN 30 SPACES ARE TO HAVE AT LEAST 10% OF THEIR INTERIOR PARKING AREA LANDSCAPED, 1 TREE PER EVERY 10 SPACES IS REQUIRED.	PARKING LOT IS LANDSCAPED WITH ONE TREE PER EVERY 10 SPACES TOTAL PROPOSED PARKING SPACES = $30 / 10 = 3 = 3$ -3 TREES REQUIRED -3 TREES PROPOSED	COMPLIES

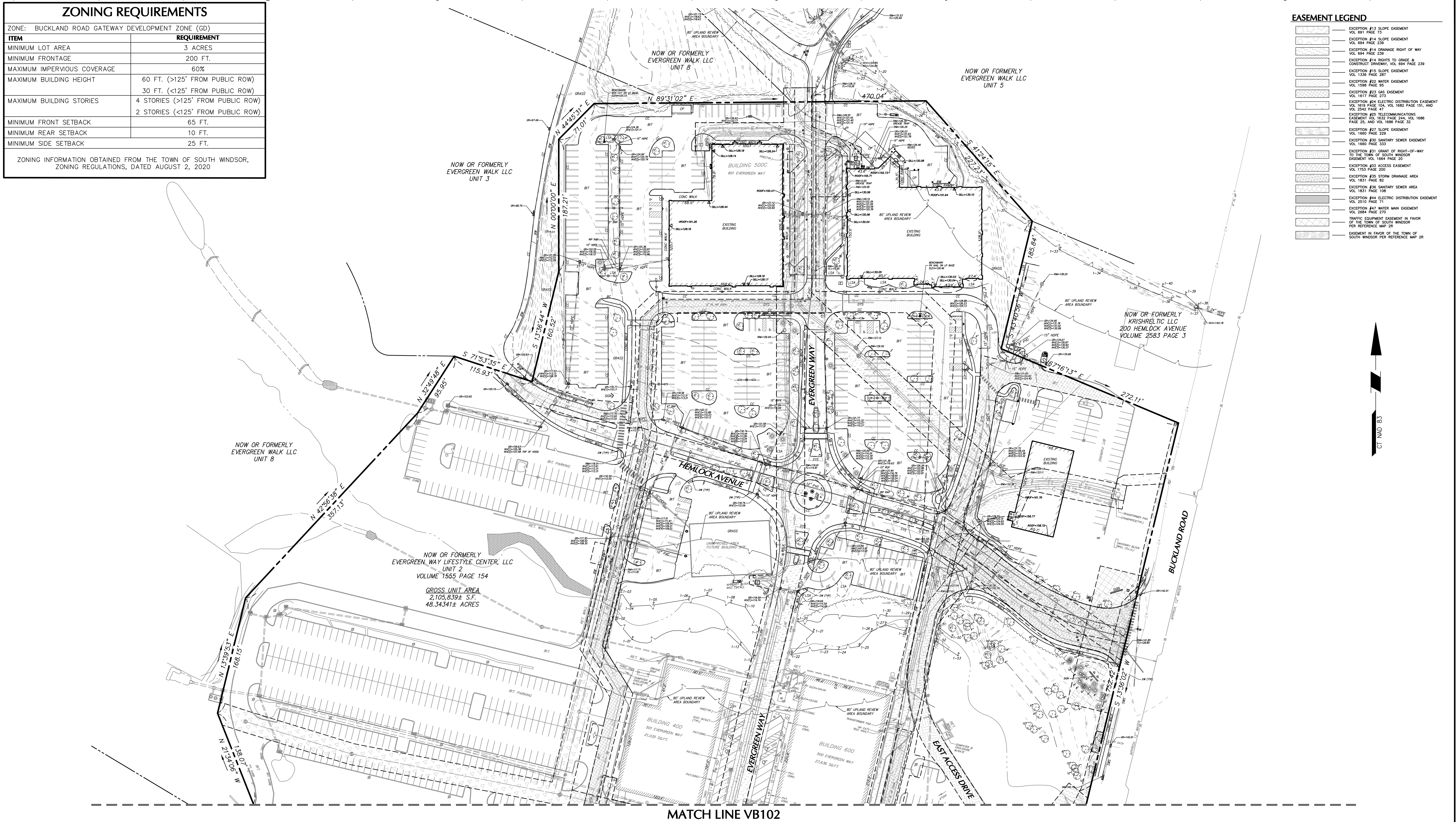
Date	Description	No.
Revisions		
 MICHAEL SZURA LICENSED LANDSCAPE ARCHITECT STATE LIC. No. 1339		
LANGAN Langan Engineering and Environmental Services, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project RESTAURANT DEVELOPMENT AT EVERGREEN WALK MAP No. 27, BLOCK No. 15, UNIT No. 2 601 EVERGREEN WAY SOUTH WINDSOR HARTFORD COUNTY CONNECTICUT		
Drawing Title LANDSCAPE PLANTING PLAN		
Project No. 140222801		Drawing No. LP101 Sheet 0 of 1
Date 08/25/2021		
Drawn By AC		
Checked By JA		

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SCALE IN FEET

ZONING REQUIREMENTS	
ZONE: BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE (GD)	
ITEM	REQUIREMENT
MINIMUM LOT AREA	3 ACRES
MINIMUM FRONTAGE	200 FT.
MAXIMUM IMPERVIOUS COVERAGE	60%
MAXIMUM BUILDING HEIGHT	60 FT. (>125' FROM PUBLIC ROW) 30 FT. (<125' FROM PUBLIC ROW)
MAXIMUM BUILDING STORIES	4 STORIES (>125' FROM PUBLIC ROW) 2 STORIES (<125' FROM PUBLIC ROW)
MINIMUM FRONT SETBACK	65 FT.
MINIMUM REAR SETBACK	10 FT.
MINIMUM SIDE SETBACK	25 FT.
ZONING INFORMATION OBTAINED FROM THE TOWN OF SOUTH WINDSOR, ZONING REGULATIONS, DATED AUGUST 2, 2020	

EASEMENT LEGEND	
	EXCEPTION #13 SLOPE EASEMENT VOL. 691 PAGE 73
	EXCEPTION #14 SLOPE EASEMENT VOL. 694 PAGE 239
	EXCEPTION #14 DRAINAGE RIGHT OF WAY VOL. 694 PAGE 239
	EXCEPTION #14 RIGHTS TO GRADE & CONSTRUCT DRIVEWAY VOL. 694 PAGE 239
	EXCEPTION #15 SLOPE EASEMENT VOL. 1336 PAGE 287
	EXCEPTION #22 WATER EASEMENT VOL. 1396 PAGE 95
	EXCEPTION #23 GAS EASEMENT VOL. 1617 PAGE 273
	EXCEPTION #24 ELECTRIC DISTRIBUTION EASEMENT VOL. 1619 PAGE 104, VOL. 1660 PAGE 151, AND VOL. 2542 PAGE 47
	EXCEPTION #25 TELECOMMUNICATIONS EASEMENT VOL. 1632 PAGE 244, VOL. 1686 PAGE 25, AND VOL. 1686 PAGE 35
	EXCEPTION #27 SLOPE EASEMENT VOL. 1660 PAGE 229
	EXCEPTION #30 SANITARY SEWER EASEMENT VOL. 1660 PAGE 333
	EXCEPTION #31 GRANT OF RIGHT-OF-WAY TO THE TOWN OF SOUTH WINDSOR EASEMENT VOL. 1664 PAGE 20
	EXCEPTION #33 ACCESS EASEMENT VOL. 1753 PAGE 200
	EXCEPTION #35 STORM DRAINAGE AREA VOL. 1831 PAGE 42
	EXCEPTION #36 SANITARY SEWER AREA VOL. 1831 PAGE 108
	EXCEPTION #44 ELECTRIC DISTRIBUTION EASEMENT VOL. 2510 PAGE 71
	EXCEPTION #47 WATER MAIN EASEMENT VOL. 2684 PAGE 270
	TRAFFIC EQUIPMENT EASEMENT IN FAVOR OF THE TOWN OF SOUTH WINDSOR PER REFERENCE MAP 2R
	EASEMENT IN FAVOR OF THE TOWN OF SOUTH WINDSOR PER REFERENCE MAP 2R



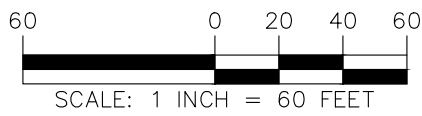
THIS IS TO CERTIFY TO

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 8, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF MAP: AUGUST 25, 2021

ANDREW G. IVES, P.L.S. #70286

DATE 8/25/2021



Date	Description	No.
8/25/21	ADDITIONAL WETLAND FLAGS	3
4/26/21	ADDED TRAFFIC EASEMENT	2
3/17/21	WETLAND FLAG LOCATIONS	1
REVISIONS		

LANGAN

Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project
EVERGREEN WALK LIFESTYLE CENTER, LLC
UNIT 2
SOUTH WINDSOR

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No. 140222801	Drawing No. VL101
Date FEBRUARY 8, 2021	
Drawn By JRL	
Checked By AGI	
	Sheet 1 of 3