

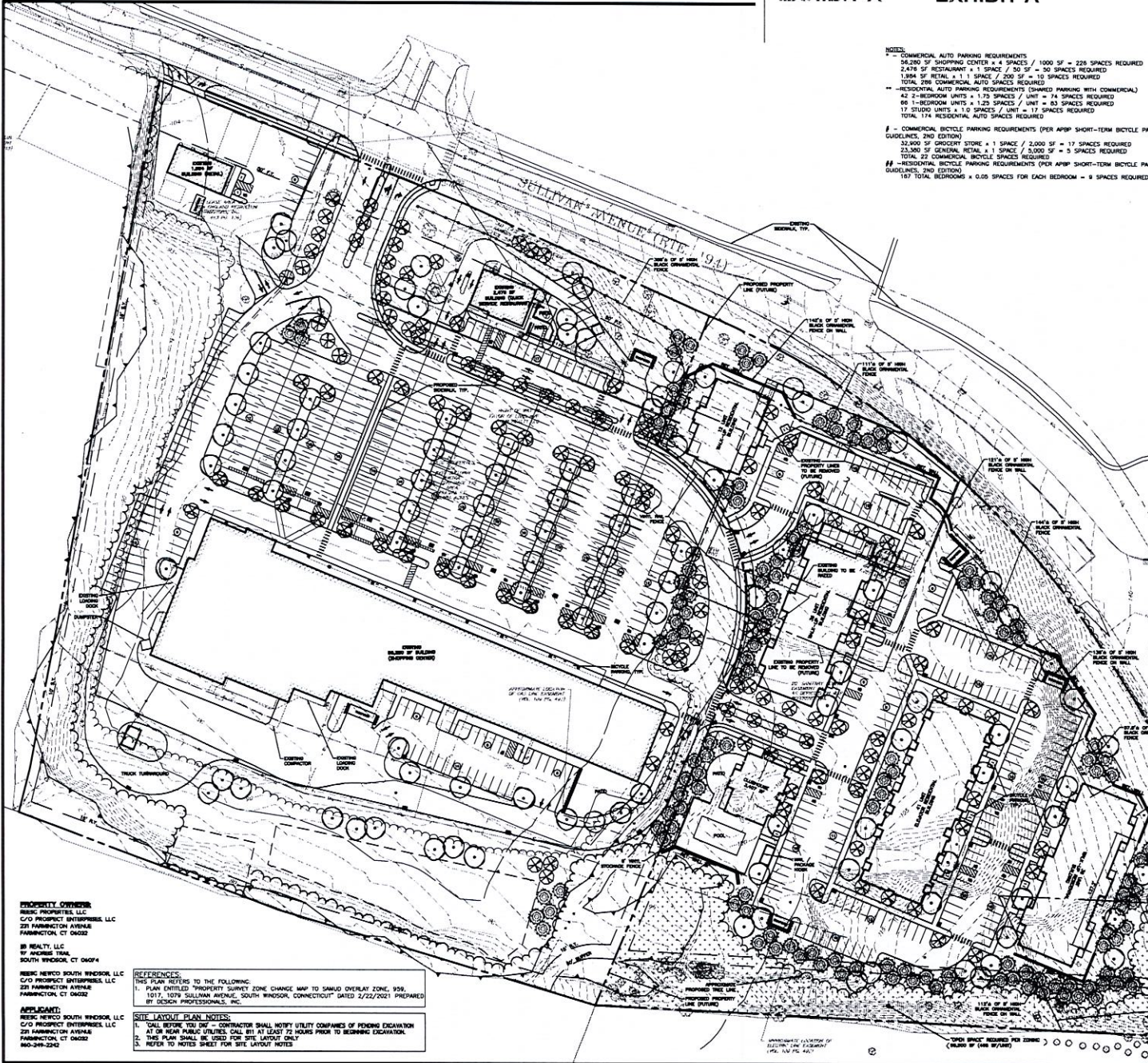
EXHIBIT A EXHIBIT A
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ZONING TABLE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED (CGM)	PROPOSED (REV)
LOT AREA	15 - 20 ACRES	16,987 AC (94%) 1,251 AC (101%) 8,814 AC (107%) 19,052 AC (TOTAL)	11,786 AC	7,287 AC
LOT FRONTAGE	500'	1,652'	629'	1,023'
FRONT YARD	50'	50'	50'	50'
SIDE YARD	10'	10'	10'	10'
REAR YARD	15'	15'	15'	15'
BUILDING HEIGHT	3 STORIES / 45'	1 STORY / 18'6"	1 STORY / 18'6"	3 STORIES / 40'9"
AUTO PARKING	288 COMMERCIAL+ 174 RESIDENTIAL**	237#	288	148 (1.5/UNIT)
BICYCLE PARKING	22 COMMERCIAL+ 8 RESIDENTIAL**	N/A	N/A	38
INTERIOR LANDSCAPING	10%	3.4%	10.3%	10.2%
LOT COVERAGE	40%	7.9%	11.8%	14.8%
FLOOR AREA RATIO	2:1 RES/COMM	N/A	90,740 SF	118,714 SF (UNITS) 1,82 RES / 1 COMM
OPEN SPACE	200 SF / UNIT	N/A	N/A	489 SF/UNIT (13.3% WETLANDS)
IMPERVIOUS COVERAGE	65% COMMERCIAL 80% RESIDENTIAL	43.5%	57.6%	44.8%

NOTES:

- 1 - COMMERCIAL AUTO PARKING REQUIREMENTS
56,280 SF SHOPPING CENTER = 4 SPACES / 1000 SF = 228 SPACES REQUIRED
2,478 SF RESTAURANT = 1 SPACE / 50 SF = 50 SPACES REQUIRED
1,894 SF RETAIL = 1 SPACE / 200 SF = 10 SPACES REQUIRED
TOTAL 298 COMMERCIAL AUTO SPACES REQUIRED
- 2 - RESIDENTIAL AUTO PARKING REQUIREMENTS (SHARED PARKING WITH COMMERCIAL)
42 2-BEDROOM UNITS = 1.75 SPACES / UNIT = 74 SPACES REQUIRED
69 1-BEDROOM UNITS = 1.25 SPACES / UNIT = 83 SPACES REQUIRED
17 STUDIO UNITS = 1.0 SPACES / UNIT = 17 SPACES REQUIRED
TOTAL 174 RESIDENTIAL AUTO SPACES REQUIRED
- 3 - COMMERCIAL BICYCLE PARKING REQUIREMENTS (PER APSP SHORT-TERM BICYCLE PARKING GUIDELINES, 2ND EDITION)
32,800 SF GROCERY STORE = 1 SPACE / 2,000 SF = 17 SPACES REQUIRED
23,500 SF GENERAL RETAIL = 1 SPACE / 3,000 SF = 8 SPACES REQUIRED
TOTAL 22 COMMERCIAL BICYCLE SPACES REQUIRED
- 4 - RESIDENTIAL BICYCLE PARKING REQUIREMENTS (PER APSP SHORT-TERM BICYCLE PARKING GUIDELINES, 2ND EDITION)
167 TOTAL BEDROOMS = 0.05 SPACES FOR EACH BEDROOM = 8 SPACES REQUIRED



Town of South Windsor
1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE 860-344-5911

June 11, 2021
CERTIFIED MAIL 7019 2280 0001 3119 0280

Respected Mayor
Design Professionals, Inc.
21 Jeffrey Drive
South Windsor, CT 06074

Dear Mr. Windsor:

Re: April 27-19 #2850 Home South Windsor, LLC - request for a Zoning Change/Ordinance Plan of Development.

We are pleased to advise you that the Planning & Zoning Commission met on June 8, 2021 to review and vote on the above referenced application.

This approval is for a Zoning Change from General Commercial Zone (GC) to Sullivan Avenue Mixed Use Development Overlay Zone (SADMUD) of 20' set-back and General Plan of Development for the residential portion of the project and the development of 122 apartment units on property known as Sullivan Avenue Plaza, located at 959, 1017, and 1079 Sullivan Avenue, CT. This approval is subject to the following conditions:

- The breakdown of units by type includes: Ten percent (10%) of the units must be affordable units that be located adjacent to existing affordable units. Affordable units shall not be adjacent to existing apartment, and shall occupy a variety of unit types.
 - The affordable units shall be evenly dispersed throughout the development. Clustered affordable units shall be located adjacent to existing affordable units. Affordable units shall not be adjacent to existing apartment, and shall occupy a variety of unit types.
 - The Commission states that this approval is for a General Plan of Development, which does not constitute all engineering and site design details. The applicant must apply for a special exception and site plan of development approval, as well as the Commission will ensure all, specific details of the project, including but not limited to the following, are met during the Zoning Change/Ordinance Plan application process:
 - A recreational path connecting this site to the Major Michael Donnelly and systems should be arranged for consideration with the site plan application process.
 - The required buffer zone adjacent to Strawberry Fields shall be amended in consultation with the town staff and representatives from the Strawberry Fields Association.
 - Use of the site shall be in accordance with the Sullivan Avenue zoning.
 - Water Pollution Control Authority is approved.
 - The applicant will work with the Dept. of CT to acquire and establish an additional address from the General's zone request at Sullivan Avenue Plaza, including a pedestrian crossing at the intersection of Sullivan Avenue and Avery Road. The applicant will also provide a public hearing to residents in the vicinity of the site of the proposed buildings to the Sullivan Avenue zoning.
- Within ninety days to September 27, 2021, a zoning change map 17-497 will be a 2-paragraph map to be filed on the local records, showing all boundary lines and the proposed lot lines and the zoning change and general plan was reviewed. The map shall be drawn in accordance with the rules and regulations of the State of Connecticut as published in the Register of Deeds and Land Surveyors and shall be stamped and signed by a Registered Land Surveyor. The Zoning Change/Ordinance Plan of Development shall be submitted to the local staff and system, with this approval letter, together with three (3) copies of the map.
- Sincerely,
Barb Pashinski
Planning & Zoning Commission

PROPERTY OWNERS:
ESSEX PROPERTIES, LLC
C/O PROSPECT ENTERPRISES, LLC
221 FARMINGTON AVENUE
FARMINGTON, CT 06022

BE REALTY, LLC
BY ANDREW TRUHL
SOUTH WINDSOR, CT 06074

HEBIC NEWCO SOUTH WINDSOR, LLC
C/O PROSPECT ENTERPRISES, LLC
221 FARMINGTON AVENUE
FARMINGTON, CT 06022

APPLICANT:
HEBIC NEWCO SOUTH WINDSOR, LLC
C/O PROSPECT ENTERPRISES, LLC
221 FARMINGTON AVENUE
FARMINGTON, CT 06022
860-249-2242

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAIN ENTITLED "PROPERTY SURVEY ZONE CHANGE MAP TO SADMUD OVERLAY ZONE, 959, 1017, 1079 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT DATED 2/22/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY.
2. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES.

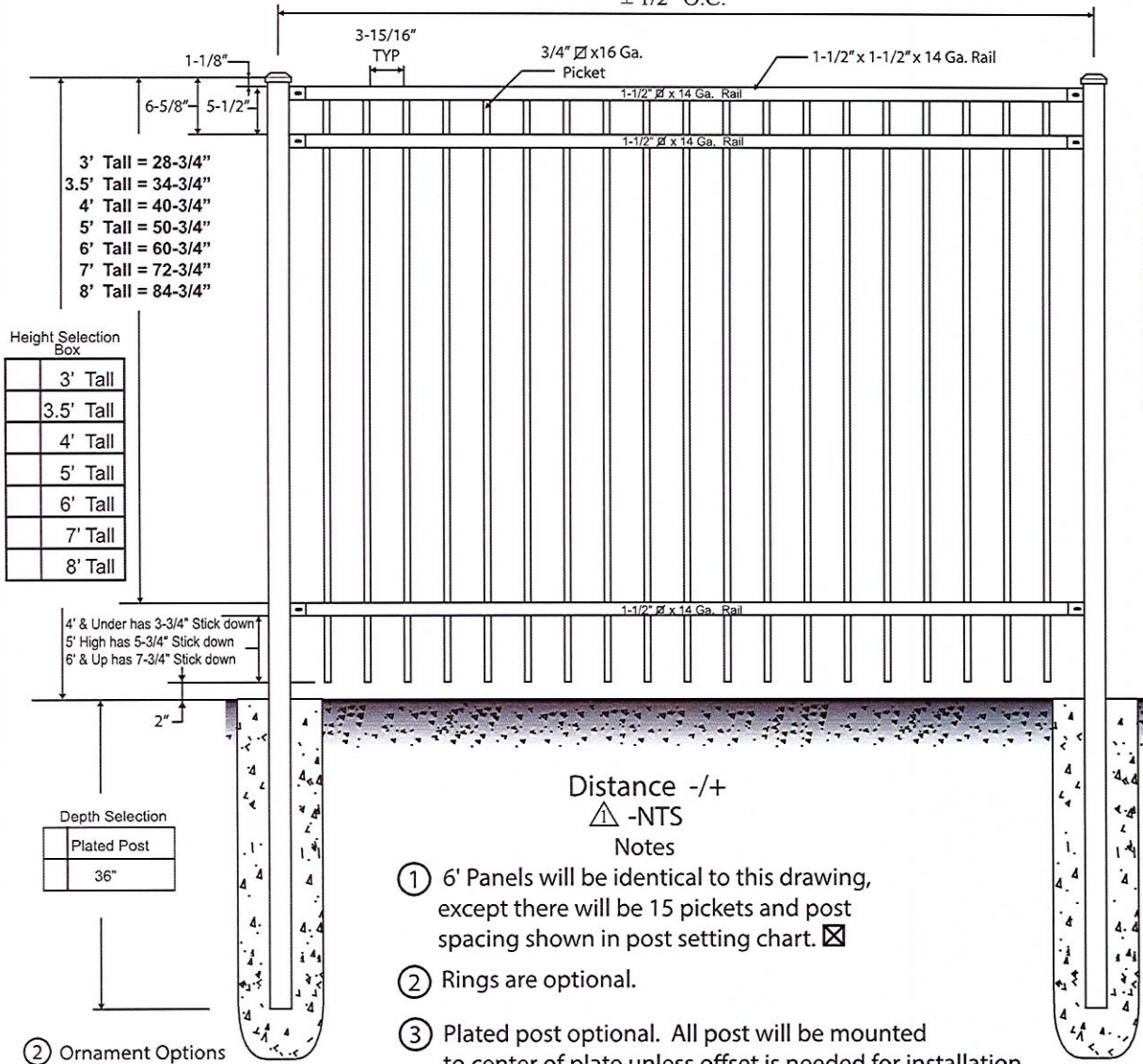
PROJECT NO. 2021-001
 SOUTH WINDSOR, CT 06074
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 860-249-2242 E
 860-249-2242 T
 860-249-2242 F
 860-249-2242 C
 860-249-2242 M
 860-249-2242 E

SULLIVAN AVENUE PLAZA
 ZONE CHANGE & GENERAL
 PLAN OF DEVELOPMENT
 959, 1017, & 1079 SULLIVAN AVENUE
 SOUTH WINDSOR, CONNECTICUT
 CGS NOS. 17-200295, 17-200297, & 17-200299

DATE	REVISIONS
1/16/2020	INITIAL REVISIONS CONCEPT
3/24/2020	REVISED CONCEPT AS PER TOWN INQUIRY
5/11/2020	REVISED CONCEPT AS PER TOWN INQUIRY
6/11/2021	REVISIONS AS PER TOWN INQUIRY

GENERAL PLAN OF DEVELOPMENT
 SHEET
C-GP1
 SHEET 3 OF 1

① See Post Setting Chart
± 1/2" O.C.



Height Selection Box

3' Tall
3.5' Tall
4' Tall
5' Tall
6' Tall
7' Tall
8' Tall

Depth Selection

Plated Post
36"

② Ornament Options



Distance +/-
△ -NTS
Notes

- ① 6' Panels will be identical to this drawing, except there will be 15 pickets and post spacing shown in post setting chart. ☒
- ② Rings are optional.
- ③ Plated post optional. All post will be mounted to center of plate unless offset is needed for installation

☒ Post Setting Chart

POST SIZE	2" POSTS		2-1/2" POSTS		3" POSTS		4" POSTS		6" POSTS	
PANEL WIDTH	6'	8'	6'	8'	6'	8'	6'	8'	6'	8'
POST SETTINGS ± 1/2" O.C.	76-1/4"	95"	76-3/4"	95-1/2"	77-1/4"	96"	78-1/4"	97"	80-1/4"	99"

EXHIBIT B

EXHIBIT B

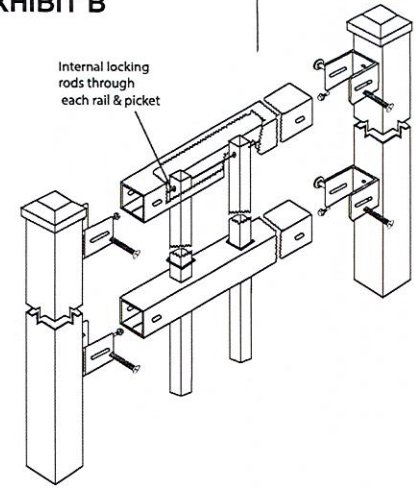
EXHIBIT B

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Post Selection Box

2" dia x 16 Ga. Post
2" dia x 14 Ga. Post
2-1/2" dia x 14 Ga. Post
2-1/2" dia x 12 Ga. Post
3" dia x 12 Ga. Post
4" dia x 11 Ga. Post
6" dia x 3/16" Wall. Post

Internal locking rods through each rail & picket

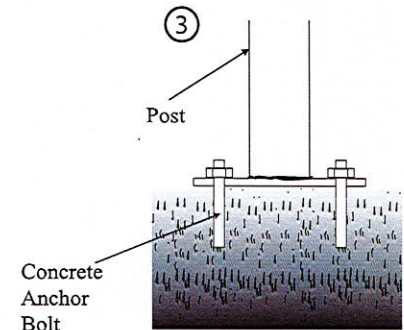


<p>Boulevard Line Bracket</p>	<p>Mounting Bracket Options</p> <p>Boulevard Brackets only work with 2" and 2-1/2" Post</p>	<p>Boulevard End Bracket</p>
<p>Boulevard Corner Bracket</p>	<p>Commercial Swivel Bracket</p>	<p>Flat Mount Commercial Bracket</p>

Plate Selection for Plated Post

Size	Thickness
4x4	
6x6	
8x8	
12x12	

③



Project:	SPS Centurion 2 Panel : Titan 3-Rail	
Approved By Date:	Revision NO.	Drawing NO. C2-P-TIT-3R-CS
Drawn By: Robert Curry	Effective Date:	

EXHIBIT C

EXHIBIT C

EXHIBIT C

EXHIBIT C



Google Earth

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