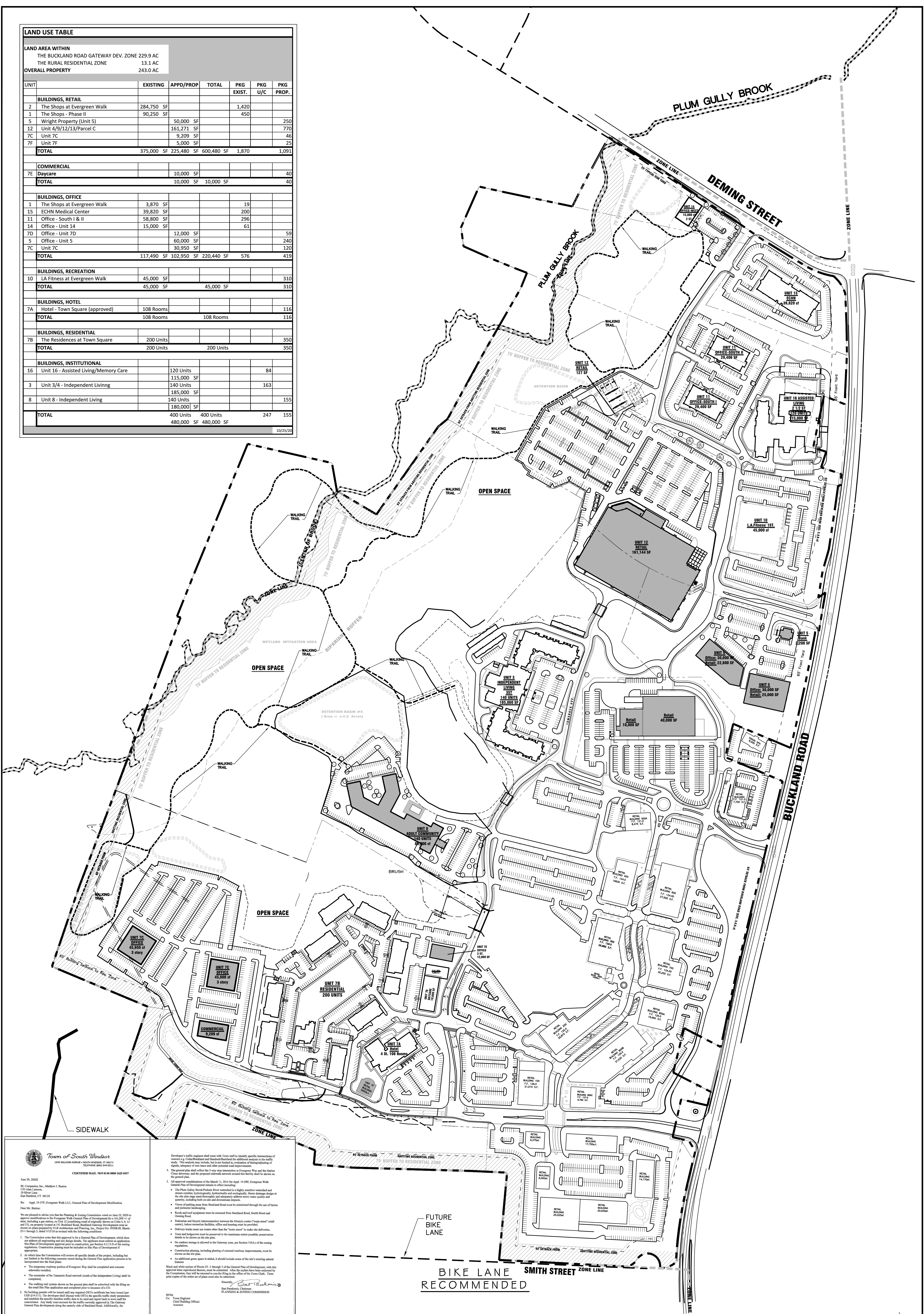


LAND USE TABLE							
LAND AREA WITHIN THE BUCKLAND ROAD GATEWAY DEV. ZONE 229.9 AC THE RURAL RESIDENTIAL ZONE 13.1 AC OVERALL PROPERTY 243.0 AC							
UNIT		EXISTING	APPD/PROP	TOTAL	PKG EXIST.	PKG U/C	PKG PROP.
BUILDINGS, RETAIL							
2	The Shops at Evergreen Walk	284,750 SF			1,420		
	The Shops - 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				770
7C	Unit 7C		9,209 SF				46
7F	Unit 7F		5,000 SF				25
TOTAL		375,000 SF	225,480 SF	600,480 SF	1,870		1,091
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			19		
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	Office - Unit 5		60,000 SF				240
7C	Unit 7C		30,950 SF				120
TOTAL		117,490 SF	102,950 SF	220,440 SF	576		419
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	The Residences at Town Square	200 Units					350
TOTAL		200 Units		200 Units			350
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			

10/25/20



State of South Windsor

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June 29, 2020

Bill O'Connell, Esq., Matthew J. Baroni
City of South Windsor
1000 Main Street
East Hartford, CT 06181

Re: April 29, 1997, Towngreen Walk LLC, General Plan of Development Modification

We are pleased to advise you that the Planning & Zoning Commission voted on June 23, 2020 to approve modifications to the Towngreen Walk General Plan of Development (GPD) of 150,000 sq. ft. of new building area, as well as the 12.5% building height of existing, shown on CMA 1, 1.71 and 1.72. The Commission also approved the 12.5% building height of existing, shown on plans prepared by F.R.B. Architects and Planning, Inc., Project No. 95-006, 8 South Main Street, dated 11/25/19 to be reduced to 12.5%.

1. The Commission notes this approval. It is the General Plan of Development, which was approved by the Planning & Zoning Commission on June 23, 2020, and is an application for this Plan of Development prepared by F.R.B. Architects and Planning, Inc., Project No. 95-006, 8 South Main Street, dated 11/25/19 to be reduced to 12.5%.

2. The Commission notes the approval. It is the General Plan of Development, which was approved by the Planning & Zoning Commission on June 23, 2020, and is an application for this Plan of Development prepared by F.R.B. Architects and Planning, Inc., Project No. 95-006, 8 South Main Street, dated 11/25/19 to be reduced to 12.5%.

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Developer's traffic impact study was not used. Town will not identify specific intersection of concern (e.g., Colchester Road and Brookfield Turnpike) for additional analysis in the traffic study. This requires more study, but will limit to identify existing right-of-way of traffic.

7. The Commission notes the approval. It is the General Plan of Development, which was approved by the Planning & Zoning Commission on June 23, 2020, and is an application for this Plan of Development prepared by F.R.B. Architects and Planning, Inc., Project No. 95-006, 8 South Main Street, dated 11/25/19 to be reduced to 12.5%.

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DATE	CHECKED	DRAWN	JOB NO.	SCALE	SHEET TITLE		<div>2 10/8/15</div> <div>14 8/27/20 JB</div> <div>15 7/16/21 JB</div> <div>16 7/26/21 JB</div> <div>17 9/22/21 JB</div> <div>18 10/22/21 JB</div>	THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USER'S RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.		FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06118 (860)568-4030 fax: (860)568-5129 e-mail: flb@flbarch.com web: www.flbarch.com
					OVERALL SITE PLAN - GENERAL PLAN OF DEVELOPMENT					
					JOB NAME					
					EVERGREEN WALK EVERGREEN WALK, LLC.					