

**SIGN LEGEND**

- INSTALL 31-0552
- INSTALL 31-1526
- INSTALL 31-1619  
31-1620
- INSTALL 31-1119

EXISTING SIGNALIZED ACCESS ROAD

ACCESS ROAD TO WEST STAFFORD RD  
PROPOSED MOUNTABLE CURBING  
PROPOSED EASEMENT IN FAVOR OF EVERSOURCE



LAND USE	EXISTING DEVELOPMENT		PROPOSED DEVELOPMENT		ALLOWED DEVELOPMENT WITH ADMIN DECISION	
	SQ FT	PARKING	SQ FT	PARKING	SQ FT	PARKING
SUPERMARKET	50,300		-		50,300	
GENERAL RETAIL	47,715	403	+ 39,320	+ 193	87,035	603
ELDERLY HOUSING	-	-	+ 182,140 + 158 UNITS	+ 194	182,140 158 UNITS	194
<b>SUBTOTAL</b>	<b>98,015</b>	<b>403</b>	<b>+ 221,460 + 158 UNITS</b>	<b>+ 387</b>	<b>319,475 158 UNITS</b>	<b>790</b>
FAST FOOD RESTAURANT WITH DRIVE THRU	3,550	71	-	-	3,550	71
GAS STATION / CONVENIENCE STORE	462	6	-	-	462	6
<b>TOTAL DEVELOPMENT</b>	<b>102,027</b>	<b>488</b>	<b>+ 221,460 + 158 UNITS</b>	<b>+ 387</b>	<b>323,487 158 UNITS</b>	<b>875</b>

Stafford Water Pollution Control Authority (WPCA)  
Sanitary Sewer Flow Estimates  
Woodland Springs Phase II Development  
Average Daily Flow = 11,850 Gallons Per Day (GPD)  
Peak Hour Flow = 32.9 Gallons Per Minute (GPM)

**SUBJECT PARCELS**

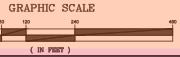
- A** 87 WEST STAFFORD ROAD  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- B** 55 WOODLAND SPRINGS DRIVE  
AVERY PARK LMTD PART  
C/O RED I  
1200 BOSTON POST RD, SUITE 210A  
GUILFORD, CT 06437
- C** 4 BRADLEY DRIVE  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- D** 73 WEST STAFFORD ROAD  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- E** 75 WEST STAFFORD ROAD  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- F** 77 WEST STAFFORD ROAD  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- G** 97 WEST STAFFORD ROAD  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- H** 3 SUSAN DRIVE  
BIG Y FOODS INC.  
2145 ROOSEVELT AVE  
SPRINGFIELD, MA 01102
- J** 89 WEST STAFFORD ROAD  
MCDONALD'S REAL ESTATE CO.  
89 WEST STAFFORD ROAD  
STAFFORD SPRINGS, CT 06076
- K** 83 WEST STAFFORD ROAD  
RHC CORPORATION  
C/O FL ROBERTS INC  
PO BOX 1964-93 W BROAD ST  
SPRINGFIELD, MA 01101

DEVELOPMENT PARCEL BOUNDARIES

POSSIBLE FUTURE WETLANDS CROSSING (POSSIBLE BRIDGE OR LONG-SPAN, OPEN CHANNEL ARCH CULVERT)

POSSIBLE (FUTURE) EMERGENCY ACCESS ROAD. GATED ACCESS.

PROPOSED GATE (POSSIBLE, FUTURE)



**MA-1**

MASTER SITE DEVELOPMENT PLAN  
PHASE II  
WOODLAND SPRINGS  
STAFFORD, CONNECTICUT

Date: 07-16-2015 Drawn by: DRF Job no: 98759  
Scale: 1" = 120' Checked by: GAH Sheet no: 1 OF 1

No.	Date	Description
1	10-28-15	OSTA SUBMISSION
2	11-10-15	OSTA COMMENTS 1-17-15
3	1-18-16	OSTA COMMENTS 3-17-16
4	3-21-16	OSTA COMMENTS 3-21-16
5	4-14-20	I/MC/PZC SUBMITTAL
6	5-18-20	CONDITIONS OF APPROVAL

Revisions:

**F. A. Heeketh & Associates, Inc.**  
9 Creamery Brook, East Granby, CT 06026  
Tel: (860) 359-1000 Fax: (860) 359-1001  
www.fah.com

Cell & Traffic Engineers • Surveyors • Planning • Landscape Architects

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