



**MASTER PLAN DEVELOPMENT DATA**

ZONE: P.A.D.  
 LOT AREA: 2,006,144± Square Feet or 46.05± Acres

A. Proposed Development Area = 1,151,776 ± Square Feet or 26.44 ± Acres  
 B. Proposed Public R.O.W.(s) = 115,316 ± Square Feet or 2.64 ± Acres  
 C. Proposed Open Space = 739,062 ± Square Feet or 16.97 ± Acres

**PROPOSED DEVELOPMENT**

**LOT "A"**  
 Development Area = 6.49 ± Acres  
 Buildings  
 2. Medical Office - 15,000 SF (30 Dorset Crossing Drive) - completed  
 3. Medical Office - 15,000 SF (40 Dorset Crossing Drive)  
 4. Office - 20,000 SF (50 Dorset Crossing Drive)  
 5. Office/retail - 3,500 SF (20 Dorset Crossing Drive)  
 6. Office - 6,000 SF (110 Dorset Crossing Drive)

**LOT "B"**  
 Development Area = 10.3 ± Acres  
 Buildings  
 7. thru 11. Five Apartment buildings - 166 Units (55 thru 95 Dorset Crossing Drive)  
 12. Clubhouse (105 Dorset Crossing Drive)

**LOT "C"**  
 Development Area = 2.15± Acres  
 Buildings  
 13. Special Needs Housing - 48 Units (100 Casterbridge Crossing)

**PROPOSED DEVELOPMENT (cont.)**

**LOT "D"**  
 Development Area = 2.48 ± Acres  
 Buildings  
 14. Office Building - 16,000 SF or Apartments - 36 Units (150 Casterbridge Crossing)

**LOT "E"**  
 Open Space Area = 16.36 ± Acres

**LOT "F"**  
 Development Area = 1.08 ± Acres  
 Buildings  
 1. Retail - 14,500 Square Feet (10 Dorset Crossing Drive)

**LOT "G"**  
 A. Development Area = 4.6 ± Acres (includes Conservation Easement)  
 B. Buildings  
 15. Apartment - 36 Units (125 Casterbridge Crossing)

No.	Date	Description
1	01-23-13	Town road name

ULTIMATE MASTER PLAN  
 PREPARED FOR  
**DORSET CROSSING DRIVE**  
 DORSET CROSSING DRIVE  
 SIMSBURY, CONNECTICUT

Drawn by: *JK* Job no: **04174** Sheet no: **1 OF 1**  
 Checked by: *DSZ*  
 Date: **01-16-2013** Scale: **1" = 100'**  
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**UP-1**



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