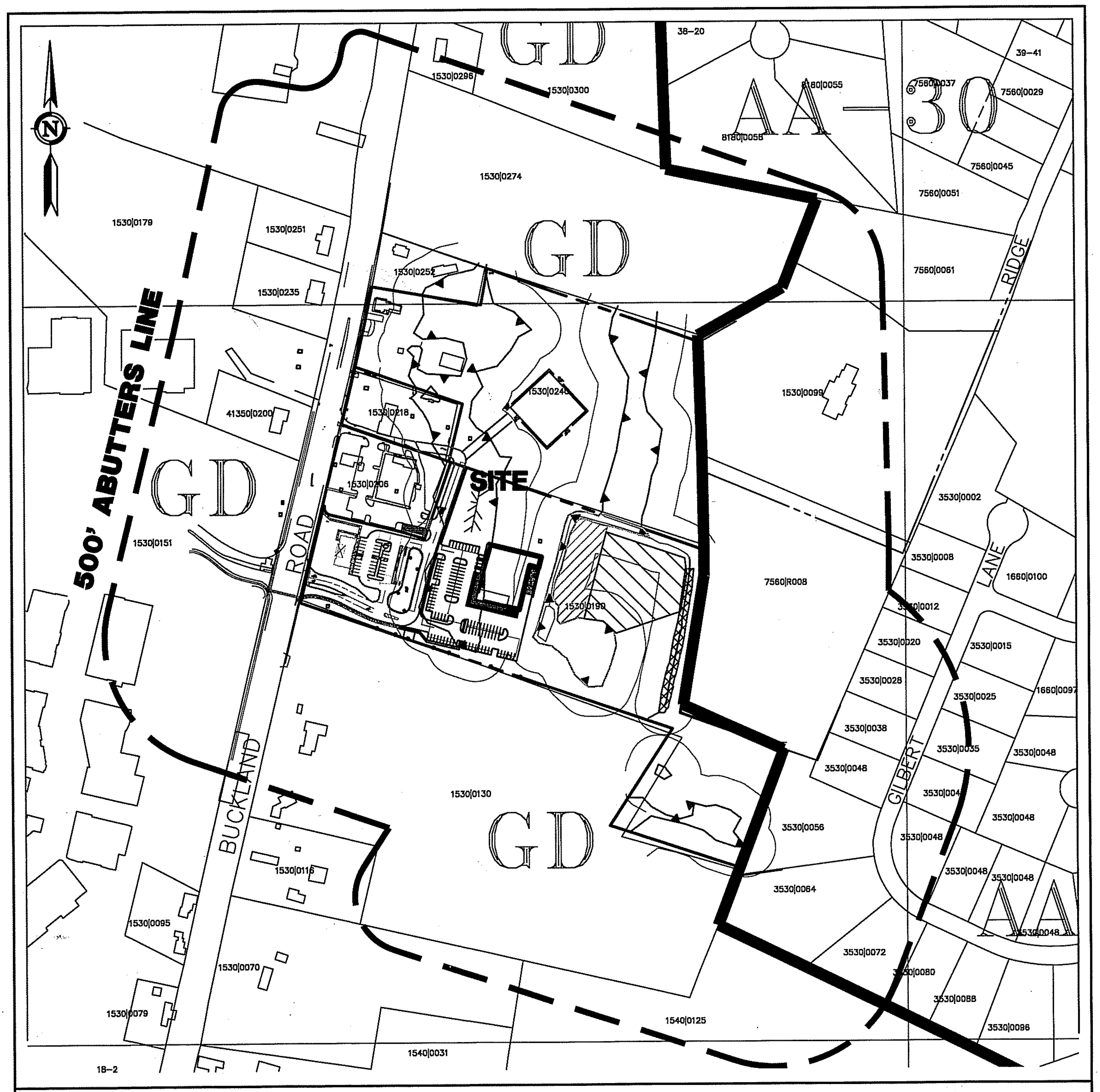
ALDI

SITE PLAN

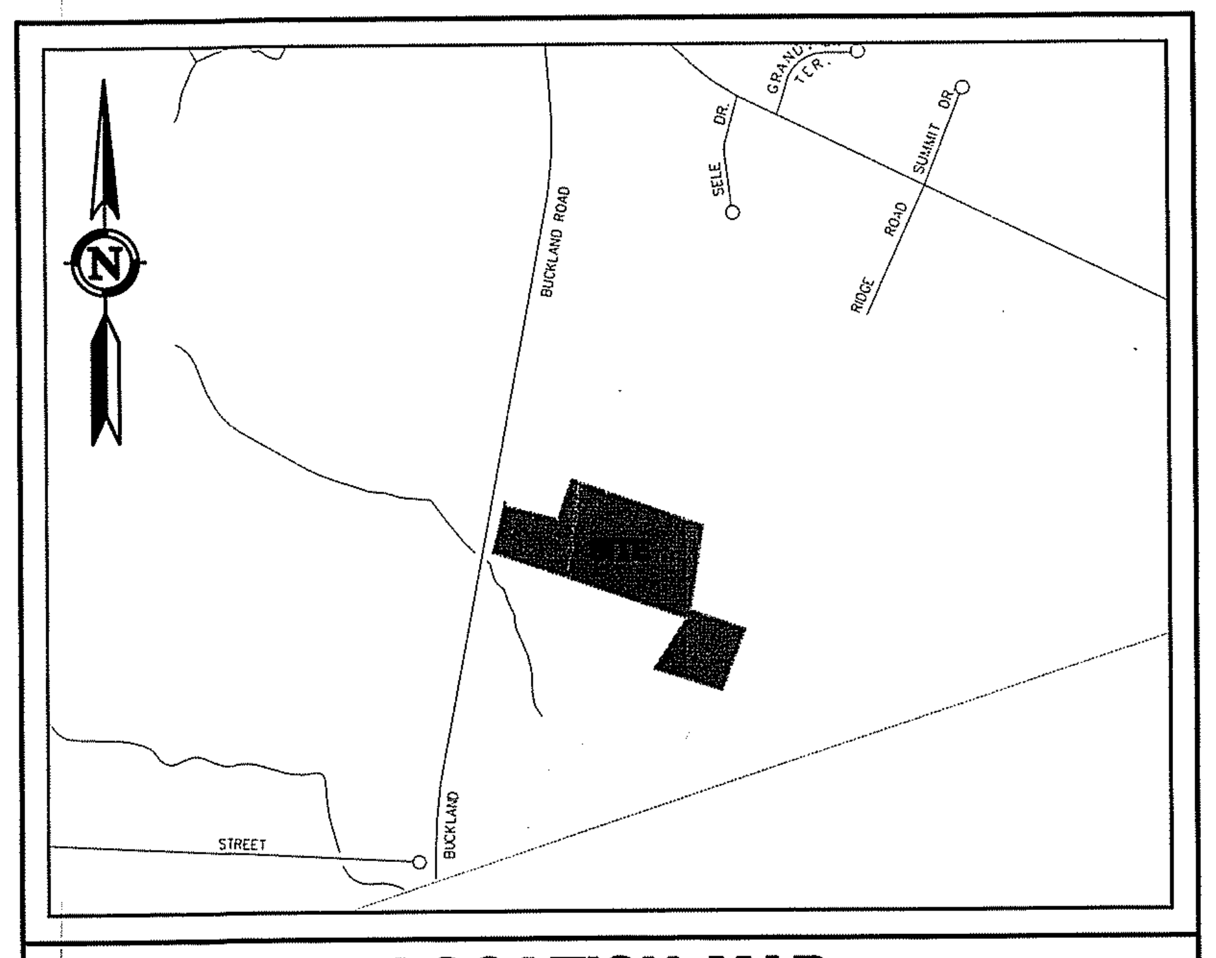
200 GATEWAY BOULEVARD & 240 BUCKLAND ROAD ~ SOUTH WINDSOR ~ CT

MAP 27, LOTS 8 & 5

N/F 500' ABUTTERS		
STREET ADDRESS	**OWNER**	**PARCEL ID**
70 BUCKLAND ROAD	95 CT LLC & 225 CPN LLC	15300070
130 BUCKLAND ROAD	KRAWSKI WILLIAM J	15300130
179 BUCKLAND ROAD	EVERGREEN WALK LLC	15300179
206 BUCKLAND ROAD	ROUNSEVILLE MARRION & ROY TRUSTEES	15300206
218 BUCKLAND ROAD	LEXMAR REALTY LLC	15300218
235 BUCKLAND ROAD	EVERGREEN WALK LLC	15300235
240 BUCKLAND ROAD	BOND ROBIN C ETAL &	15300240
125 BUCKLAND HILLS DRIVE	TARGET CORPORATION T1249	15400125
500 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300500
800 EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300800
18 GILBERT LANE	VENKATESAN SATISH &	35300018
20 GILBERT LANE	ANASTASI ANTHONY F JR &	35300020
25 GILBERT LANE	GUNTI RADESH &	35300025
28 GILBERT LANE	FERNANDES ANTONIO H & KAREN G	35300028
35 GILBERT LANE	SCALORA GIUSEPPE & ROSETTA V	35300035
38 GILBERT LANE	CASSONE JOSEPH J III & LORI J	35300038
45 GILBERT LANE	JEZOUIT DONNA N	35300045
48 GILBERT LANE	CHEN QIAN	35300048
56 GILBERT LANE	MCCABE JOHN C & BARBARA A	35300056
61 GILBERT LANE	COELHO JAMES	35300061
64 GILBERT LANE	XING LEI &	35300064
72 GILBERT LANE	NAGENDRAPPA MASARUR S G &	35300072
200 HEMLOCK AVENUE	KRISHRELTIC LLC	41350200
99 RIDGE ROAD	WOLF BEVERLY G	75600099
R008 RIDGE ROAD	JACQUES MURIEL M TR	7560R008
67 RIDGE ROAD	JACQUES ANN M	75600067
274 BUCKLAND ROAD	INTERNATIONAL SAMARKAND HOTEL GROUP LLC	15300274
296 BUCKLAND ROAD	JACQUES MURIEL M TR	15300296
58 SELE DRIVE	CAO DENNIS HAN & MICHELLE YEUNG	81800058



KEY MAP
SCALE: 1"=250'



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX		
C-T1	COVER SHEET	1 OF 15
C-T2	OVERALL SITE PLAN	2 OF 15
C-EM1	EASEMENT PLAN	3 OF 15
C-SP1	SITE PLAN	4 OF 15
C-GD1	GRADING PLAN	5 OF 15
C-UT1	DRAINAGE & UTILITY PLAN	6 OF 15
C-ES1	EROSION & SEDIMENTATION PLAN	7 OF 15
C-ES2	EROSION & SEDIMENTATION NOTES & DETAILS SHEET	8 OF 15
C-LS1	LANDSCAPE PLAN	9 OF 15
C-LS2	LANDSCAPE NOTES & DETAILS	10 OF 15
C-LT1	LIGHTING PLAN	11 OF 15
C-D1	NOTES, DETAILS, & LEGEND	12 OF 15
C-D2 - C-D5	DETAILS	13-15 OF 15
V-1 TO V-3	PROPERTY & TOPOGRAPHIC SURVEY	1-3 OF 3
A-131	OPERATIONS PLAN (FLOORPLAN)	1 OF 1
CEE-1	CONCEPT EXTERIOR ELEVATIONS	1 OF 1

ZONING TABLE

ZONE: GD (BUCKLAND GATEWAY DEVELOPMENT)

ITEM	REQUIRED/ ALLOWED	190 BUCKLAND ROAD	
		PREVIOUSLY APPROVED	PROPOSED ALDI
LOT AREA	3 ACRES	12.992 ACRES	12.992 ACRES
LOT FRONTAGE	200'	270'	270'
LOT DEPTH	200'	1065.27'	1065.27'
FRONT YARD	65'	67'	463.1'
SIDE YARD	25'	45.9'	160.4'
REAR YARD	10'	900'+	437.9'
BUILDING HEIGHT	30' / 2 STORIES* 60' / 4 STORIES	26.4' TALL (1 STORY)	29' TALL (1 STORY)
PARKING	1 SP. / 200 SF GFA **	–	97 **
IMPERVIOUS COVERAGE	60%	1.26 AC. (9.71%)	3.19 AC. (24.6%)
INTERIOR LANDSCAPING	10%	–	10.5% ***

* 30' MAX BUILDING HEIGHT (2 STORIES) WITHIN 125' OF PUBLIC STREET RIGHT OF WAY. 60' MAX BUILDING HEIGHT (4 STORIES) > 125' FROM PUBLIC RIGHT OF WAY. 90' MAX HEIGHT (6 STORIES) > 200' FROM THE PUBLIC RIGHT OF WAY MAY BE GRANTED WITH COMMISSION APPROVAL.

**PARKING CALCULATION:

PROPOSED 19,209 SQFT (GFA) RETAIL STORE:
19,209 (GFA) @ 1 SPACE/200 SQFT GFA =
97 MINIMUM SPACES REQUIRED
97 SPACES PROPOSED

*** APPLIES TO 200 GATEWAY BOULEVARD

PROPERTY OWNERS:
190 BUCKLAND ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

ROBIN BOND
94 WEST ROAD
SOUTH WINDSOR CT 06074

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

PRELIMINARY
NOT FOR CONSTRUCTION
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:

design professionals INC.
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

ARCHITECT:

APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, CY 14564
585.742.2222
www.apd.com

RECEIVED
AUG 15 2019
SOUTH WINDSOR PLANNING DEPT.

SUZANNE P. CHOATE

APPL. 19-39P

Copyright © 2019 Design Professionals, Inc - All Rights Reserved

design professionals INC.
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionalsinc.com

- This plan is invalid unless it bears the seal or stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required.
- This plan and other items prepared by Design Professionals, Inc (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI.

Prepared for:

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

PROJECT NO.:	3530
DATE:	07/11/19
DESIGN BY:	BPW
DRAWN BY:	DHJ
CHECKED BY:	SPC

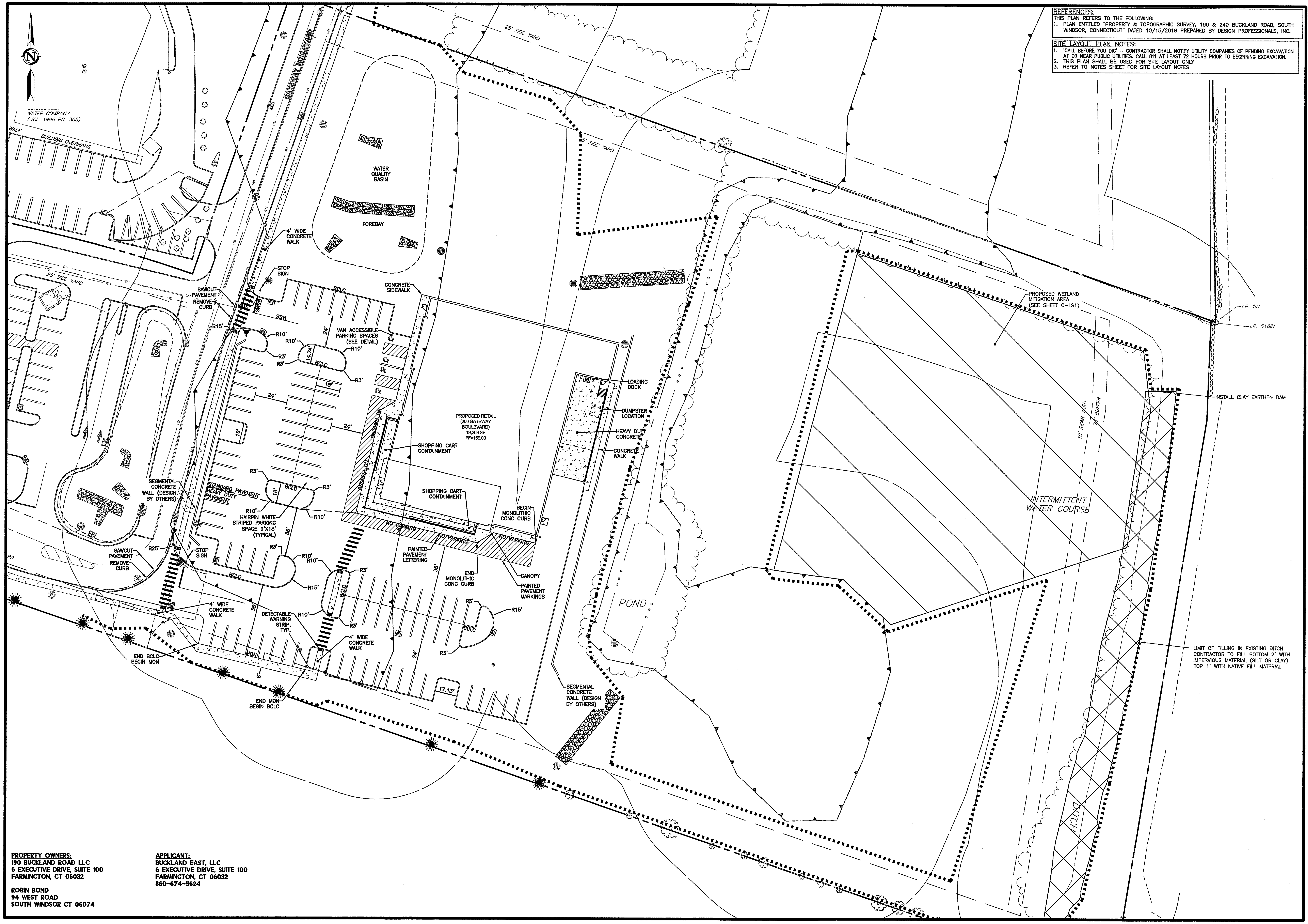
ALDI
200 GATEWAY BLVD
SOUTH WINDSOR, CT
SITE PLAN

REVISIONS			
NO.	DATE		BY
1	8/15/19	REVISED FOR PZC	JJM

TITLE

SHEET
C-T1
SHEET 01 OF 15

File: G:\Jobs\3530\Autocad\Aldi\3530 – ALDI Cover Sheet.dwg Layout: 01 C-T1 Plotted: 8/15/2019 1:55 PM Last Saved: 8/15/2019 12:23 PM Last Saved By: johnmls



REFERENCES:

THIS PLAN REFERS TO THE FOLLOWING:

1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 190 & 240 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/15/2018 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.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES

PROPERTY OWNERS:
190 BUCKLAND ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

ROBIN BOND
94 WEST ROAD
SOUTH WINDSOR CT 06074

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

File: G:\jobs\3530\Autocad\Aldi\3530 - ALDI Site Plan.dwg Layout: 04 C-SP1 Plotted: 8/15/2019 1:51 PM Last Saved: 8/15/2019 12:38 PM Last Saved By: johnmills

Copyright © 2019 Design Professionals, Inc – All Rights Reserved

Design Professionals INC
21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionalsinc.com
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

- This plan is invalid unless it bears the seal or stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required
- This plan and other items prepared by Design Professionals, Inc (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI

Prepared for:

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

PROJECT NO.: 3530
DATE: 07/11/19
DESIGN BY: BPW
DRAWN BY: DHJ
CHECKED BY: SPC

ALDI
200 GATEWAY BLVD
SOUTH WINDSOR, CT
SITE PLAN

REVISIONS

NO.	DATE	REVISIONS	BY
1	8/15/19	REVISED FOR PZC	JJM

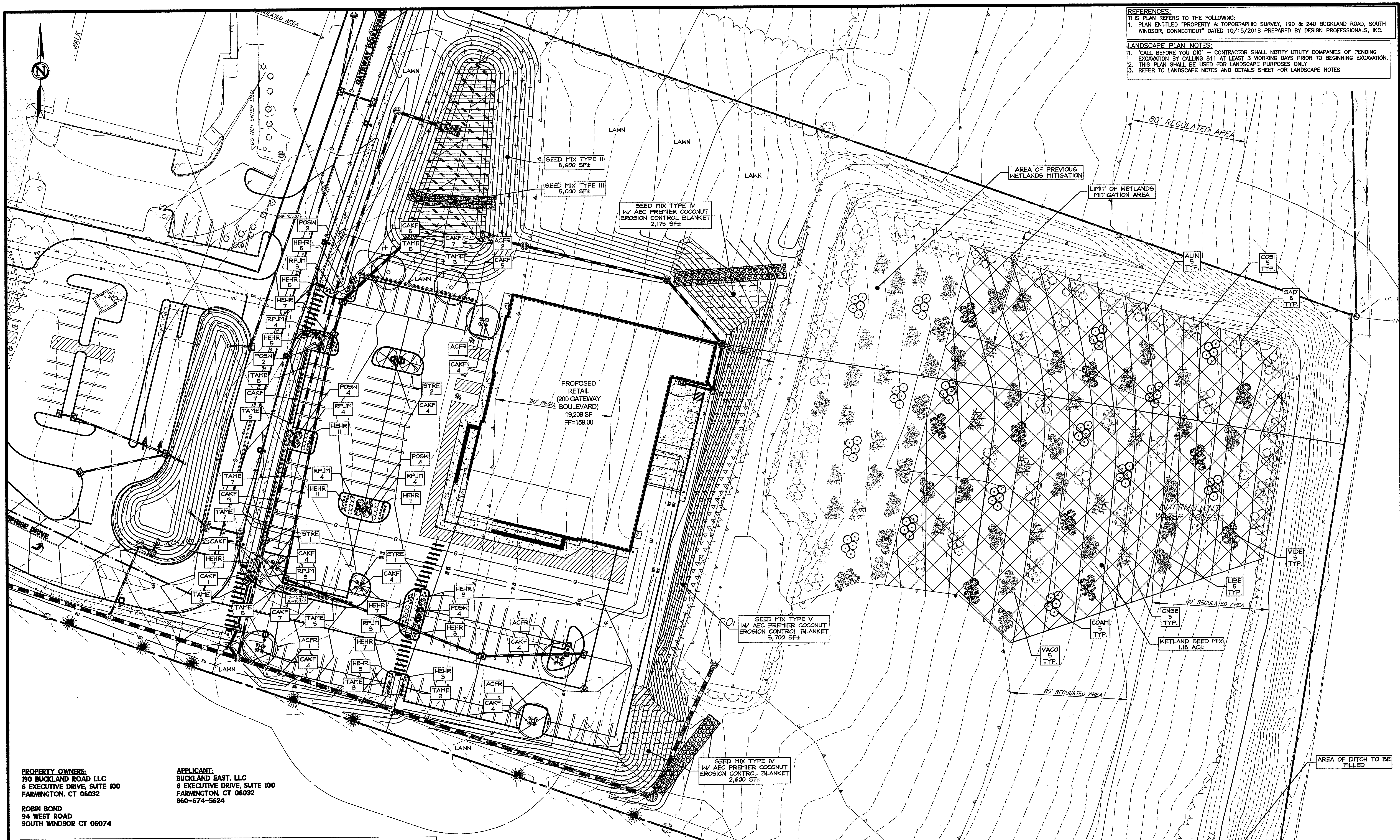
SITE PLAN

SCALE: 1" = 30'
0 15' 30' 60'

SHEET
C-SP1
SHEET 4 OF 15

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 190 & 240 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 10/15/2018 PREPARED BY DESIGN PROFESSIONALS, INC.

LANDSCAPE PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR LANDSCAPE PURPOSES ONLY
3. REFER TO LANDSCAPE NOTES AND DETAILS SHEET FOR LANDSCAPE NOTES



PROPERTY OWNERS:
190 BUCKLAND ROAD LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

ROBIN BOND
94 WEST ROAD
SOUTH WINDSOR CT 06074

APPLICANT:
BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032
860-674-5624

LANDSCAPE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
ACFR	6	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	PLANT AS SHOWN
SYRE	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	3" cal.	B&B	PLANT AS SHOWN – SINGLE STEM
SHRUBS						
POSW	16	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	No. 5	CONT.	6' O.C.
RPJM	25	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 3	CONT.	3' O.C.
TAME	44	Taxus x. media 'Everlow'	Everlow Yew	No. 3	CONT.	3' O.C.
PERENNIALS						
HEHR	88	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 2	CONT.	2' O.C.
ORNAMENTAL GRASSES						
CAKF	70	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.

WETLAND PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
SHRUBS						
ALIN	50	Alnus incana	Speckled Alder	No. 2	CONT.	6' O.C.
COAM	50	Cornus amomum	Silky Dogwood	No. 2	CONT.	6' O.C.
COSE	50	Cornus sericea	Redosier Dogwood	No. 2	CONT.	6' O.C.
LIBE	50	Lindera benzoin	Spice Bush	No. 2	CONT.	6' O.C.
SADI	50	Salix discolor	Pussy Willow	No. 2	CONT.	6' O.C.
VACO	50	Vaccinium corymbosum	High Bush Blueberry	No. 2	CONT.	6' O.C.
VIDE	50	Viburnum dentatum	Arrowwood Viburnum	No. 2	CONT.	6' O.C.
HERBACEOUS						
ONSE	50	Onoclea sensibilis	Sensitive Fern	No. 1	CONT.	5' O.C.

BENJAMIN P. WH
NO. 1068

File: C:\Jobs\3530\Autocad\Aldi\3530 – ALDI LS-LT.dwg   Layout: 09 C-LS1   Plotted: 8/15/2019 1:53 PM   Last Saved: 8/14/2019 4:37 PM   Last Saved By: johnmills

Copyright © 2019 Design Professionals, Inc – All Rights Reserved

design professionals INC
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 – T
860-291-8757 – F
www.designprofessionalsinc.com

- This plan is invalid unless it bears the seal or stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of this drawing may be inaccurate. Contact DPI if additional information is required
- This plan and other items prepared by Design Professionals, Inc (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI

Prepared for:

BUCKLAND EAST, LLC
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

PROJECT NO.:	3530
DATE:	07/11/19
DESIGN BY:	BPW
DRAWN BY:	DHJ
CHECKED BY:	SPC

ALDI
200 GATEWAY BLVD
SOUTH WINDSOR, CT
SITE PLAN

REVISIONS

NO.	DATE	REVISIONS	BY
1	8/15/19	REVISED FOR PZC	JJM

LANDSCAPE PLAN

SCALE: 1" = 30'
0 15' 30' 60'

SHEET
C-LS1
SHEET 9 OF 15