

August 14, 2020

Michele M. Lipe, AICP
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Evergreen Walk Units 12 - Application for Site Plan of Development
151 Buckland Road - South Windsor, CT
BL Project No. 13C4717

Dear Ms. Lipe:

On behalf of the Applicant, Costco Wholesale Corporation, BL Companies is submitting the attached application and supporting documents for Site Plan of Development Approval by the South Windsor Planning and Zoning Commission (PZC) for the proposed Unit 12 component of the Evergreen Walk development at 151 Buckland Road in South Windsor, CT.

GENERAL OVERVIEW

The Applicant received Inland Wetlands & Watercourses Commission approval on February 17, 2016, and amended on January 15, 2020, for the proposed project.

The application consists of the development of Units 5, 9, 12, 13, and a small portion of Unit 4 of the General Plan Development at Evergreen Walk. A new 163,265 square foot Costco building and fueling station are to be constructed along with 674 paved parking spaces. Other site improvements will include pedestrian sidewalks, site utilities, site lighting, a stormwater management system, and landscaped areas.

The proposed Costco building will have public water, sanitary sewer, natural gas, electric, and telecommunications services connections. Domestic and fire protection water shall be connected from an existing 8" service main installed in Tamarack Avenue as part of the general plan construction activities. This service will also loop to an existing 8" stub to the Site installed as part of the general plan construction activities. Sanitary sewer laterals shall connect to an on-site pump station, from which sanitary sewer discharge will be pumped to a doghouse manhole on the existing 8" sanitary sewer main installed in Evergreen Way at the intersection with the new access road behind the Costco building. A natural gas connection is to be connected to an existing service line to the east in Evergreen Way. The size and exact location of the proposed service lateral is to be coordinated with the local service provider. Electrical and telecommunications services shall be connected at an existing electrical and telephone service located within Tamarack Avenue. Two new transformers will be located on-site.

As a general planned development, the existing stormwater management system has been designed to convey the stormwater discharge from the previously approved developed site conditions. The current proposed site development will increase the amount of impervious ground cover on-site as well as a reduction of storage volume in the existing western detention basin as necessary to accommodate the needs of the business. The existing stormwater management system will be supplemented with a subsurface detention system in order to maintain stormwater runoff rates as approved in the general plan. The subsurface stormwater detention system will discharge to the existing stormwater management basin to maintain existing flow patterns.


APPLICATION DOCUMENTS

The following documents are attached for the application for PZC Site Plan approval for the proposed ASV:

- 3 copies of the Town of South Windsor Planning and Zoning Commission Application Form
- 3 copies of transmittal letter prepared by BL Companies dated August 14, 2020
- Application fee in the form of a check payable to the Town of South Windsor
- 3 - 24" x 36" Land Development Plan Sets prepared by BL Companies dated September 18, 2019 (revised August 14, 2020)
- 3 - 30"x42" Lighting Plan Sheets prepared by T.E., Inc. dated October 2018
- 3 - copies of the Stormwater Management Report dated August 14, 2020
- 3 - copies of the Traffic Impact Analysis dated September 2019 (revised July 2020)
- 3 - copies of the architectural renderings

We look forward to continuing to work with the Town of South Windsor on this project. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Michelle Carlson, P.E.
Director of Land Development/Principal

cc: Mark Marchisano - Costco Wholesale Corporation
John Finguerra - Evergreen Walk, LLC

Attachments