TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM

Application Number: _____
Official Receipt Date: _____
Munis Application #: _____

APPLICANT: Buckland East, LLC

PROJECT NAME: The Gateway

COMPLETE LOCATION OF PROPERTY: 190, 218, 240 & 274 Buckland Road TO BE KNOWN AS 220, 245, 265, & 270 GATEWAY BLVD.

OWNER OF RECORD ON LAND RECORDS: Buckland East, LLC; 515 West Middle Tpke. Associates LP; 1 Munson Road, LLC

OWNER ADDRESS: See attached owners list

GIS PIN # 15300190, -218, -240, -274 ZONE GD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:
Benjamin Wheeler, Design Professionals, Inc., 21 Jeffrey Drive, South Windsor CT

(860) 291-8755; bwheeler@dpinc.co Estimated presentation time: 15

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☑ Site Plan of Development ☐ New ☐ Modification Building(s) Sq Ft 89,280 SF total (4 buildings)
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Signature of Applicant

Geoffrey W. Sager
Print Name of Applicant

Signature of Property Owner

Geoffrey W. Sager
Print Name of Property Owner

Revised 1/9/2017

design professionals inc
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
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FAX: 860.291.8757
www.designprofessionalsinc.com

Town of South Windsor
Planning and Zoning Application – The Gateway Site Plan of Development

A. Applicant's Name: **Buckland East, LLC**

B. Legal owner's name:

190 Buckland Road *(GIS#15300190)*
Buckland East, LLC
6 Executive Drive, Suite 100
Farmington CT 06032

218 Buckland Road *(GIS#15300218)*
515 West Middle Turnpike Associates Limited Partnership
6 Executive Drive, Suite 100
Farmington CT 06032

240 Buckland Road *(GIS#15300240)*
515 West Middle Turnpike Associates Limited Partnership
6 Executive Drive, Suite 100
Farmington CT 06032

274 Buckland Road *(GIS#15300274)*
1 Munson Road, LLC
6 Executive Drive, Suite 100
Farmington CT 06032

TOWN OF SOUTH WINDSOR CHECKLIST
REQUIRED INFORMATION SITE PLANS

APPLICANT Buckland East, LLC

PROJECT NAME The Gateway

This checklist must be signed by plan preparer (P.E./L.S.) declaring that all required information is provided. Items 1-7 are required for all applications; items 8-11 required where appropriate.

Check mark for each item supplied.

X 1. On each sheet for plans or maps, title block with the following information:

X a. Name, address and telephone of applicant.

X b. Name, address and telephone number of Land Surveyor or Professional Engineer.

X c. Name of Development.

X d. Date when drawings were made.

X 2. Key Map: An overall map drawn to a scale of 1 inch equals either 100 feet or 200 feet. This map will show the overall design of the Development and surrounding property within 500 feet.

X a. Data block which gives needed zoning information such as percentage of lot coverage, acreage of tract, number of apartment units, parking requirements, etc.

X b. Outline of buildings.

X c. Layout of streets.

X d. Surrounding property boundaries within 500 feet.

X e. Names of abutting property owners.

X f. Proposed open spaces and recreation areas.

X g. Driveway cuts on abutting properties and any properties across from proposed site.

X h. Distance to and name of nearest intersection street.

X 3. Architectural Elevations: See attached checklist for Architecture and Design Review.

X

4. Plot Plan: A layout map of the proposed site drawn to a scale of 1 inch equals 40 feet on either of the following size sheets: (1) 24" x 36" with a 3/4" ruled margin; (2) 18" x 24" with a 1/2" ruled margin, containing the following data:

X

a. Distance and bearings of all boundary lines and acreage of site. Iron pins required at all property angle points and shown on map.

X

b. Proposed streets and street lines with center line station, curve data, and parking spaces.

X

c. Building lines in accordance with zoning regulations.

X

d. Proposed buildings and other structures, including signs, outside lighting, and dumpsters (on concrete pad and screened).

X

e. Easements, noting grantors, grantees, and purpose must be shown in table format, e.g. below

Grantor	Grantee	Type of Easement	Date Filed	Vol/Pg

X

f. Names of abutting property owners.

X

g. Monuments will be indicated at corners and angles of all streets and at all points of curvature and tangency. The monumented points within proposed site shall be coordinated. These coordinates shall appear in tabular form on the plot plan. The accessibility of these CGS points shall be determined by the Town Engineer.

N/A

h. All open space or other common or public land uses shall be indicated.

X

i. A-2 certification; P.E./L.S. Seal.

X

5. Topographic Map: A map drawn to a scale of 1 inch to 40 feet on sheets not exceeding 24 inches by 36 inches, including ruled margins shall in addition to the requirements of the plot plans show the following:

X

a. All existing and proposed buildings.

X

b. Curb Lines and pavement width, sidewalks.

X

c. Existing and proposed sanitary sewers.

X

d. Existing and proposed water and all existing utilities.

X e. Present wooded area indicated by foliage lines. Any trees to be saved should be shown.

X f. Existing and proposed contours shall be shown in not less than two-foot intervals, but in cases of relatively level land, the contours shall be one-foot intervals and spot elevations.

X g . Regulated wetlands and 100-year floodplain or note that none are present.

X h. Proposed storm drainage system, showing all catch basins, endwalls, manholes, lengths and sizes of pipes and elevations of structures. (Maximum distance between catch basins shall be 300 feet and minimum size of storm drain lines shall be 15 inches**,** within Town ROW.) If plan/profile sheet is provided all of this does not need to be shown. Only top of frame elevations and inverts of open discharge pipe shall be shown on this plan.

N/A i. Connections of all springs into proposed storm drainage system as needed.

N/A j. Location and indications of existing brook channels, and 100-year flood limits.

X k. A-2 & T-2 Certification; P.E & L.S. Seals.

X 6. Landscaping plan

X 7. Drainage calculations: - Zero Runoff Increase per attached guidelines.

X 8. Traffic Report

X 9. Site Lighting Plan

N/A 10. Plans and Profiles: A plan and profile of the proposed streets drawn on plan/profile paper of scales 1 inch to 40 feet horizontally, and 1 inch to 4 feet vertically on sheets not exceeding 24 inches by 36 inches, including ruled margins and containing the following:

N/A a. Layout of streets in sections coordinated by stations with the profile.

N/A b. Street plan showing roadways, drainage, sanitary sewer (including house sewer), foundation drains, lot lines, buildings including all utilities with elevations (top frame and inverts), size, type, length, slopes of pipes.

N/A c. Sight line at driveway & street intersections.

N/A

d. Profile of roadway showing existing and finished grades. Roadway profile will show all tangent grade and all vertical curve information.

N/A

e. Profile will show all catch basins and all drainage lines between catch basins with all invert and top of frame elevations, sizes, lengths and slopes of pipes.

N/A

f. Where any storm drainage line discharges into an existing brook sufficient profile of this brook will be shown to determine conditions.

N/A

g. CGS datum shall be used on all sites accessible to these controls. The Town Engineer shall, based on standard engineering practices, determine the accessibility of these controls.

N/A

h. Profiles shall show all sanitary sewer lines and manholes, including elevations, (inverts, top of frame**)** sizes, lengths, and slopes of pipes. Top of foundation elevations for building shall be shown.

N/A

11. Open Space Site Improvement Plans: For sites which require or include a provision for open spaces, a plan which contains data for site improvement may be required. This map shall be drawn to a scale of 1 inch equals 40 feet.

N/A

12. Sanitary Report: Where individual sanitary sewage disposal systems are proposed, the final plans shall include a Sanitary Report certified by a Professional Engineer. The report shall demonstrate the feasibility of the proposed individual systems.

Daniel H. Jameson, P.E.

05/22/2020

PLAN PREPARER (P.E./L.S.) DATE

February 2002; Rev. 4-04