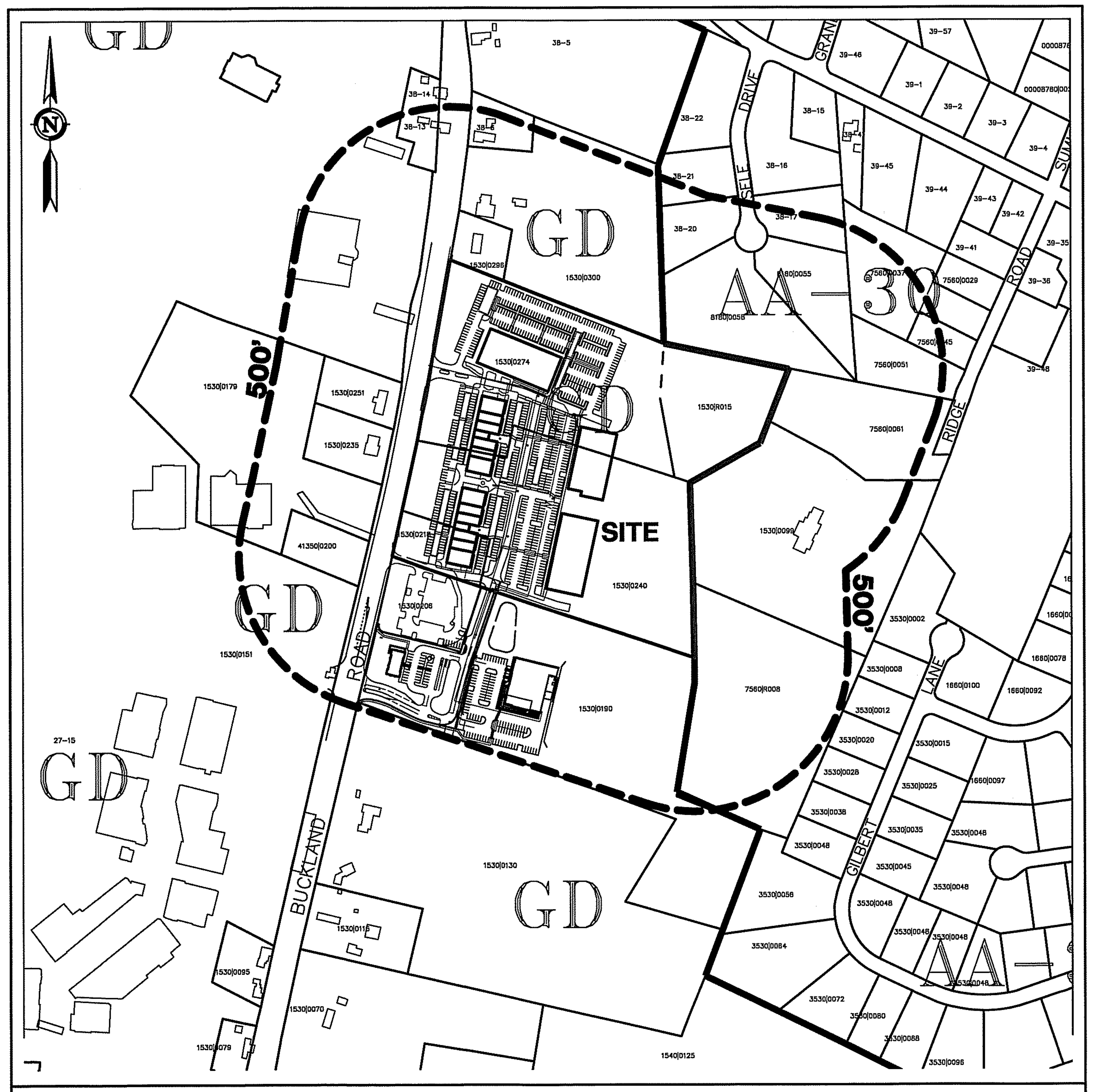
# THE GATEWAY

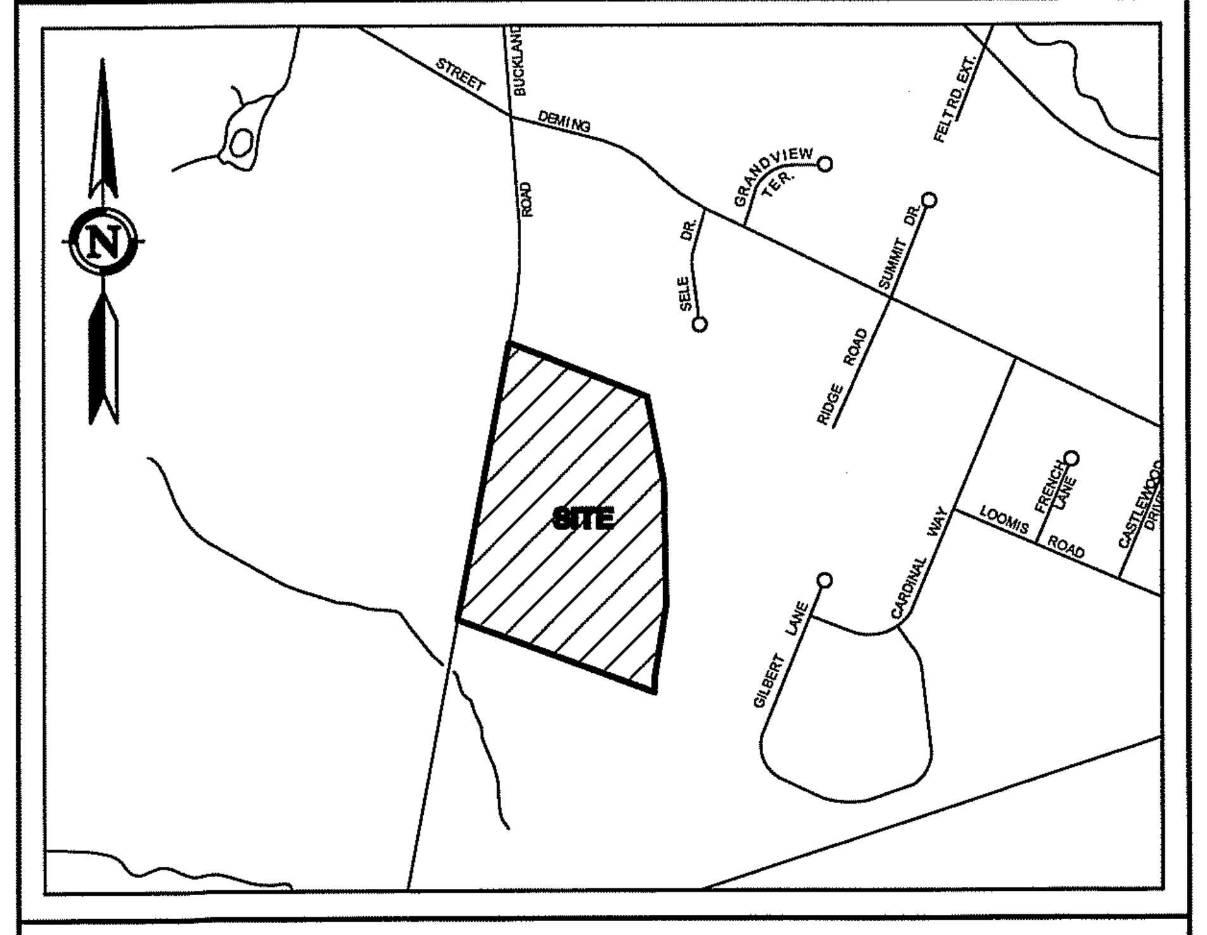
## GENERAL PLAN OF DEVELOPMENT

### 218, 240, 274, BUCKLAND ROAD ~ SOUTH WINDSOR ~ CT

### GIS #15300218, #15300240, #15300274



**KEY MAP**
SCALE: 1"=300'



**LOCATION MAP**
SCALE: 1"=1,000'

| SHEET INDEX | | |
|---|---|---|
| C-T1 | COVER SHEET | 1 OF 3 |
| C-T2 | GENERAL PLAN OF DEVELOPMENT | 2 OF 3 |
| C-UT1 | GENERAL UTILITY PLAN | 3 OF 3 |

**ZONING TABLE**

ZONE: GD (BUCKLAND GATEWAY DEVELOPMENT)

| ITEM | REQUIRED/ ALLOWED | PROPOSED DEVELOPMENT 218, 240, 274 & R015 BUCKLAND ROAD |
|---|---|---|
| LOT AREA | 3 ACRES | 23.74 ACRES |
| LOT FRONTAGE | 200' | 1001' |
| LOT DEPTH | 200' | 896' |
| FRONT YARD | 65' | 139' |
| SIDE YARD | 25' | 38' |
| REAR YARD | 10' | 275' |
| BUILDING HEIGHT | 90' / 6 STORIES* | *SEE BELOW |
| PARKING | 4 SPACE/1000 SF GFA ** | 643 ** |
| IMPERVIOUS COVERAGE | 60% | 10.08 AC. (42.5%) |
| INTERIOR LANDSCAPING | 10% | 13.4% |

* PROPOSED BUILDINGS TO BE SIZED INDIVIDUALLY PER TENANT AND ZONING REQUIREMENTS. DISTANCE FROM PROPERTY LINE WILL DEFINE MAXIMUM HEIGHT OF EACH BUILDING:
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 85,703 SQFT (GFA) OFFICE:
85,703 (GFA) @ 4 SPACE/1,000 SQFT GFA =
343 MINIMUM SPACES REQUIRED

PROPOSED 36,636 SQFT (GFA) RETAIL:
36,636 (GFA) @ 1 SPACE/200 SQFT GFA =
184 MINIMUM SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 527 SPACES
TOTAL PARKING SPACES PROVIDED = 643 SPACES
EXCESS PROPOSED PARKING SPACES = 116 SPACES

**PROPERTY OWNERS:**

ROBIN BOND
94 WEST ROAD
SOUTH WINDSOR CT 06074

LEXMAR REALTY, LLC
158 CHERRY STREET
MILFORD CT 06460

1 MUNSON ROAD, LLC
6 EXECUTIVE DRIVE
FARMINGTON CT 06032

**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.
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**LANDSCAPE ARCHITECT**
**& LAND SURVEYOR:**

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

Phone: 860-291-8755
Fax: 860-291-8757
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SOUTH WINDSOR PLANNING DEPT.

APPL. 19-54P

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21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - T
860-291-8757 - F
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Prepared for:

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

| | |
|---|---|
| PROJECT NO.: | 3530 |
| DATE: | 11/06/19 |
| DESIGN BY: | BPW |
| DRAWN BY: | SPC |
| CHECKED BY: | BPW |

**GENERAL PLAN OF DEVELOPMENT**
**THE GATEWAY**
**SOUTH WINDSOR, CT**
**CONCEPT PLAN**

REVISIONS

| NO. | DATE | BY |
|---|---|---|

**COVER SHEET**

SHEET
**C-T1**
SHEET 1 OF 3

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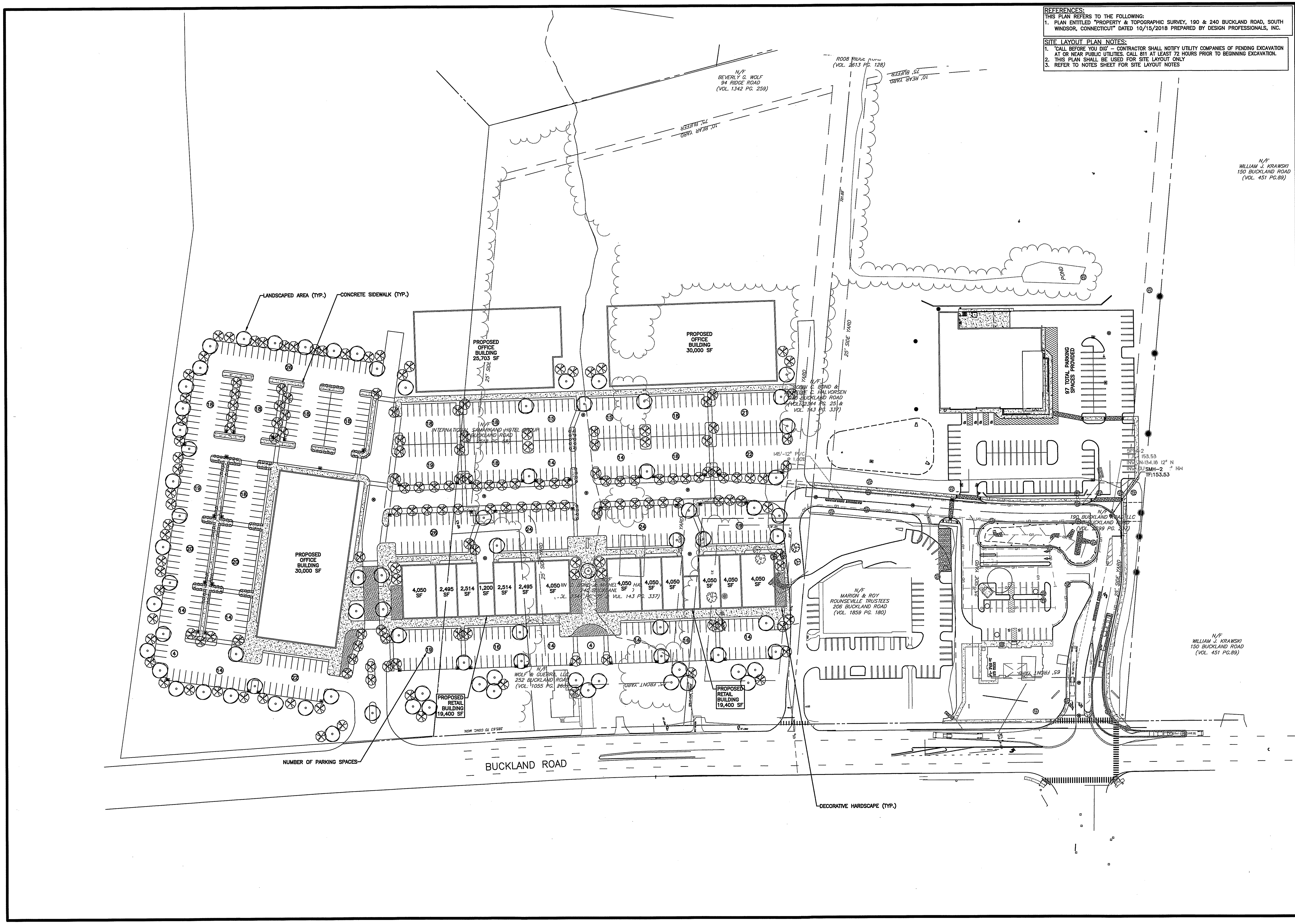

**REFERENCES:**

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

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SOUTH WINDSOR, CT 06074
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| DRAWN BY: | SPC |
| CHECKED BY: | BPW |

## GENERAL PLAN OF DEVELOPMENT
## THE GATEWAY
## SOUTH WINDSOR, CT
## CONCEPT PLAN

REVISIONS

| NO. | DATE | | BY |
|---|---|---|---|
| | | | |

## GENERAL PLAN OF DEVELOPMENT

SCALE: 1" = 60'

0 30' 60' 120'

SHEET

**C-SP**

SHEET 2 OF 3

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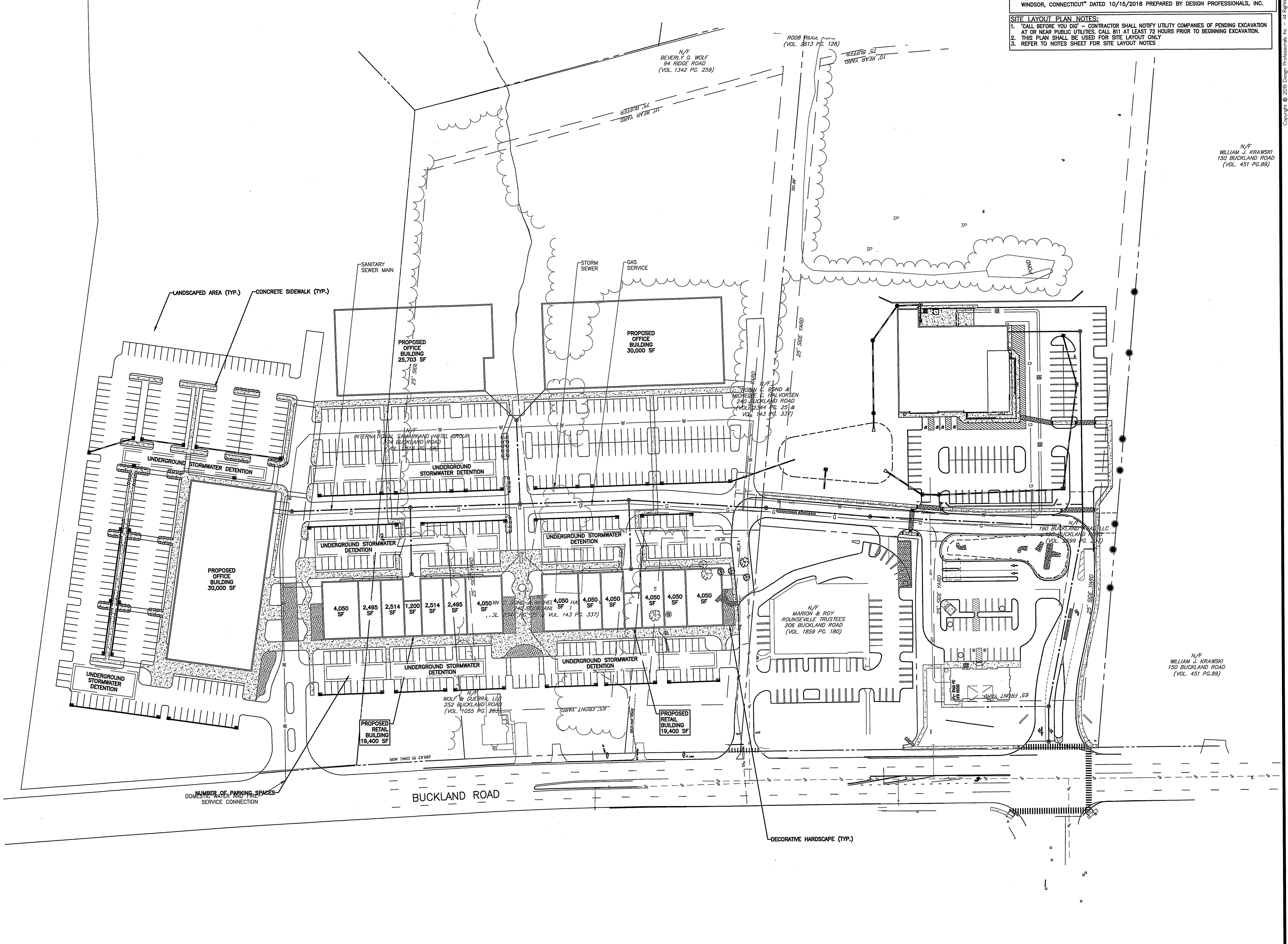

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SOUTH WINDSOR, CT 06074
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DESIGN BY: BPW
DRAWN BY: SPC
CHECKED BY: BPW

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|---|---|---|---|
| | | | |

# GENERAL UTILITY PLAN

SCALE: 1" = 60'    0    30'    60'    120'

SHEET

**C-UT**

SHEET 3 OF 3