

FedEx Ground
40 Kennedy Road
Town of South Windsor, Hartford County, Connecticut

Parcel Number: 122-9

Applicant / Engineer:

BL Companies, Inc.
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Hartford, CT 06103

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Owner:

456 Sullivan Ave LLC
555 Madison Avenue, 6th Floor
New York, NY 10022

Operator / Developer:

FedEx Ground Package System, Inc.
1000 FedEx Drive
Moon Township, PA 15108

Contact: Jake Muzik
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PROJECT SUMMARY

EXECUTIVE SUMMARY

BL Companies, on behalf of the Applicant, FedEx Ground Package System Inc, is providing this narrative in conjunction with the proposed project being submitted to the Town of South Windsor for a Site Plan Modification to the existing approved plans.

The subject property is located at 40 Kennedy Road along Sullivan Avenue (CT Route 194). The property is within the Town's Industrial (I) zoning district. The overall subject parcel is comprised of approximately 60.83 acres. The proposed accessory building expansion and associated site work has a total limit of disturbance of ± 0.55 acres.

The purpose of the project is to renovate and implement new facility security measures at the existing Gateway Building. The Gateway Building is permitted in accordance with the existing land use of the site as an accessory structure. As such, we believe that the work proposed meets the qualifications of a modification to the previously approved site plans. The existing Gateway Building is $\pm 2,000$ square feet and the proposed renovations and building expansion will increase $\pm 2,500$ square feet for a new total of $\pm 4,500$ square feet. The proposed expansion will require modifications to the existing sidewalks adjacent to the building as well as drive aisle and parking changes. A total of fourteen parking spaces are lost due to the parking reconfigurations,



however, there will be no decrease in ADA accessible spaces. The project has an estimated construction schedule between 7 and 9 months.

LAND USE AND ZONING

The project area is adjacent to multiple commercial / industrial developments. The abutting developments to the northeast on the opposing side of Troy Road are zoned Rural Residential (RR), all other abutting properties are zoned Industrial (I). To the north, the site is adjacent to the Connecticut Southern Railroad. To the south, the site is accessed from Sullivan Avenue (CT Route 194) via Kennedy Road.

Pursuant to the Town of South Windsor Zoning Regulations and the original approved site plans, the proposed Gateway Building expansion is a permitted accessory structure use.

TRANSPORTATION

Permitting with the Connecticut Department of Transportation is not required as the limit of disturbance is confined on site away from any CTDOT rights-of-way. The proposed Gateway Building expansion will not generate any additional directional trips to the site; therefore a Traffic Impact Study will not be required on behalf of the Town of South Windsor.

LANDSCAPING & LIGHTING

The proposed site improvements do not require additional site landscaping or site lighting. As part of the parking lot reconfiguration associated with the proposed building expansion a landscaped island must be removed and relocated. This landscaped island contains two trees as well as a site lighting pole. These trees and light pole are proposed to be re-planted and reset in the new parking island and will retain landscaping and lighting requirements as originally approved. The electrical lines that connect to the light pole will be re-routed around the new building expansion. Please refer to the Grading and Utilities Plan for more detail.

SURVEY

A topographic survey of the project area was performed as well as subsurface utility mapping. Please refer to the Existing Conditions Plan.

STORMWATER

The proposed construction activities will result in a net reduction in the impervious coverage on site, therefore there will be no modifications to the existing stormwater facilities on site. Two existing catch basins located within limits of proposed asphalt reconstruction shall be modified to adjust rim elevations to match proposed grades. Additionally, proposed roof leaders shall connect to existing 12" RCP running between the two catch basins.

Typical erosion and sediment control measures are to be implemented by the contractor in accordance with state and municipal requirements during construction.

TOWN OF SOUTH WINDSOR CHECKLIST VARIANCES

Due to the minor construction limit relative to the entire FedEx Warehouse parcel, some items listed in the South Windsor Checklist were not applicable and therefore not completed. Please find the items with their accompanying explanation below.

2. Key Map requirements: This item is covered under the Vicinity Map (Scale 1" = 500') on the Cover Sheet, which details the surrounding neighbors and businesses. A 500' offset from the proposed limits of disturbance falls within the FedEx owned parcel. Adjacent businesses and neighbors will not be impacted by this construction.

Data Block: This item is covered by the Site Info table on the Site Plan. This details the building expansion size, parking spaces interaction, aisle width requirements, and impervious area change.

4. Plot Plan requirements: The Plot Plan requirements have been met to the maximum extent practicable by the proposed site plan package. The small limits of disturbance, plans were generated with a scale of 1" = 20'.

- Due to the minor nature of the proposed work, a full survey was not performed. The building addition is not at any risk of non-conformance with setback criteria and is not located in close proximity to existing property line.
- No interaction with easements is necessary for this construction.
- As detailed above, adjacent businesses and neighbors will not be impacted by this construction, removing the necessity to identify and notify surrounding property owners.
- No modification to existing street geometry or property monumentation is required. Additionally, the proposed construction will decrease impervious areas within the site.
- There are no open spaces being proposed as part of this building expansion.

5. Topographic Map: As stated, the minor limits of construction for the proposed building expansion, and the nature of the business on site, a full survey of the property was not performed. Subsurface storm utilities located within the limits of disturbance were located. From the subsurface utility investigation, as well as the As-Built Drawings for the parcel, the existing water service is not located within the limits of disturbance and is not shown on the plans. Existing sanitary service was not survey located but is represented on the plans from As-Built Drawings information.

6. Landscaping Plan: See Landscaping & Lighting Section Above

8. Traffic Report: See Transportation Section Above

9. Site Lighting Plan: See Landscaping & Lighting Section Above

10. Plans & Profiles: This is not applicable to the project since there will be no alteration to existing roadways is proposed for this project. No adjustment to existing stormwater pipe slopes is proposed for this project.

11. Open Space Site Improvement Plans: This is not applicable to the proposed project.



12. Sanitary Report: This is not applicable to the project since the existing sanitary service located west of the existing security building is to remain. A section of the existing service located within the proposed building footprint will be replaced and reconstructed in accordance with current building code. The reconstructed portion of the sanitary service will extend 5' past proposed building footprint and be reconnected to existing sanitary service.

We look forward to working with the Town of South Windsor on this project. Please feel free to reach out if you have any questions.

Sincerely,

Cherie Akers, AICP
Senior Project Manager
BL Companies, Inc.