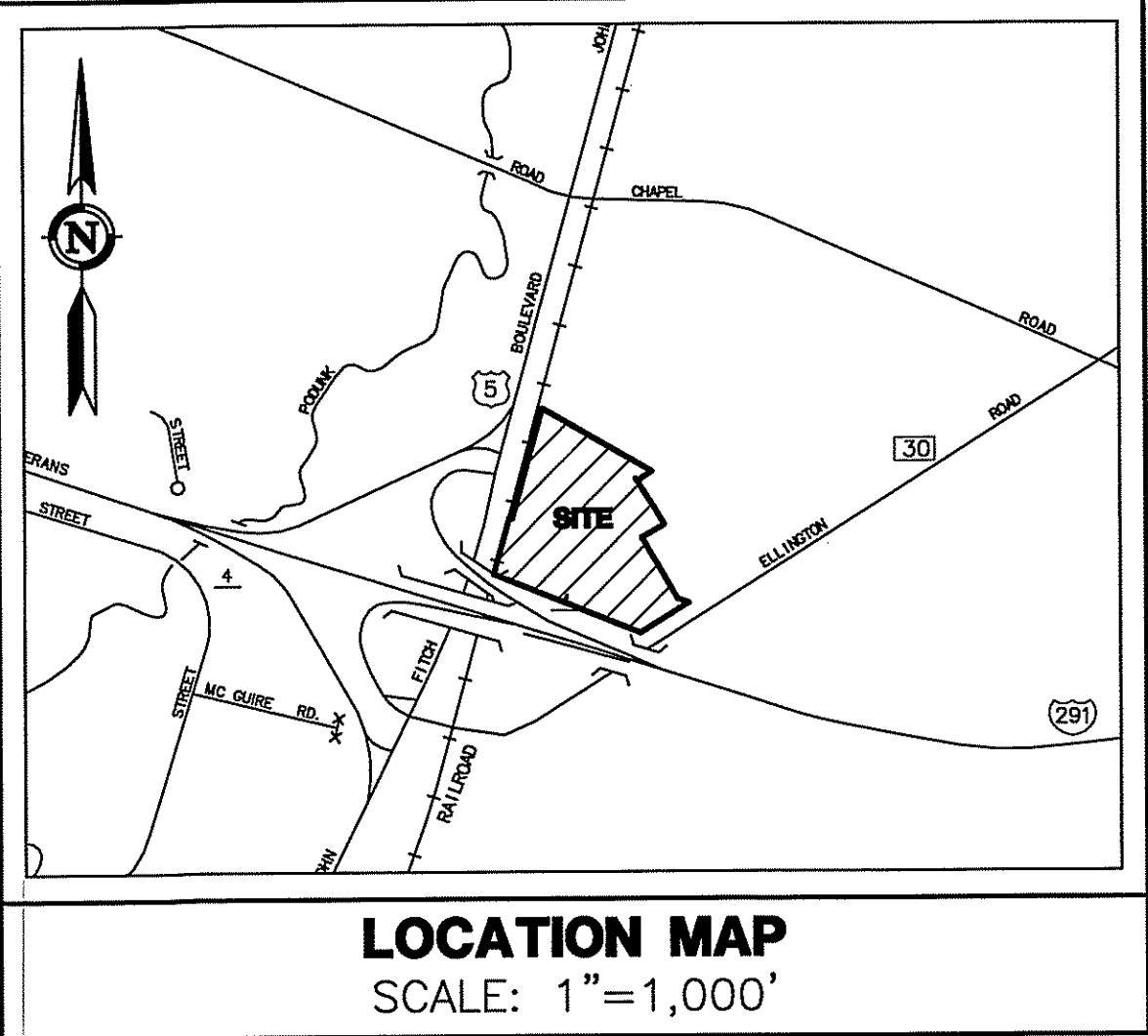
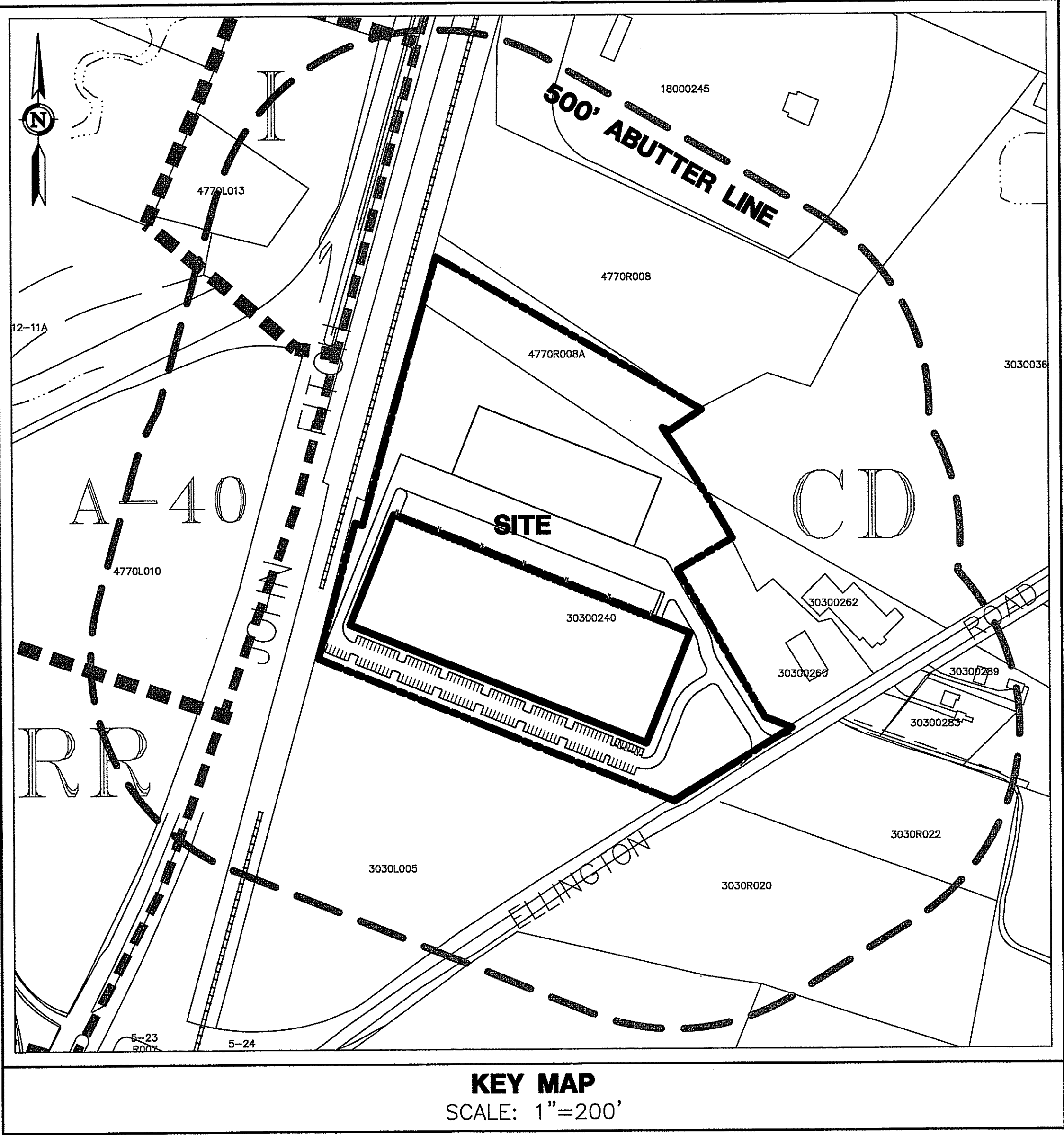


240 ELLINGTON ROAD DISTRIBUTION CENTER

SITE PLAN / SPECIAL EXCEPTION

240 ELLINGTON ROAD & R008A JOHN FITCH BLVD. ~ SOUTH WINDSOR ~ CT
GIS #30300240 & #4070R008A

N/F 500' ABUTTERS		
PARCEL ID	STREET ADDRESS	OWNER
18000245	245 CHAPEL ROAD	CHARBONNEAU ANDRE L & ASSOCIATES
30300125	125 ELLINGTON ROAD	WIM CORE PORTFOLIO OWNER LLC
30300240	240 ELLINGTON ROAD	DCK LEASING COMPANY LLC
30300260	260 ELLINGTON ROAD	CASS ENTERPRISES LLC
30300262	262 ELLINGTON ROAD	SCARBORO PROPERTIES LLC
30300283	283 ELLINGTON ROAD	ELLINGTON ROAD 283 LLC
30300289	289 ELLINGTON ROAD	BALLSIEPER DONALD E JR
30300359	359 ELLINGTON ROAD	SCANNELL PROPERTIES #344 LLC
30300360	360 ELLINGTON ROAD	DRMR REALTY LLC
3030L005	L005 ELLINGTON ROAD	CONN STATE OF
3030R020	R020 ELLINGTON ROAD	CONN STATE OF
3030R021	R021 ELLINGTON ROAD	WIM CORE PORTFOLIO OWNER LLC
3030R022	R022 ELLINGTON ROAD	BRADLEY MORGAN J JR LIVING TRUST
3030R028	R028 ELLINGTON ROAD	CONN STATE OF
4770L010	L010 JOHN FITCH BLVD	CONN STATE OF
4770L011	L011 JOHN FITCH BLVD	CONN STATE OF
4770L012	L012 JOHN FITCH BLVD	SOUTH WINDSOR TOWN OF
4770L013	L013 JOHN FITCH BLVD	CONN LIGHT & POWER CO
4770R008	R008 JOHN FITCH BLVD	DCK LEASING COMPANY LLC
4770R008A	R008A JOHN FITCH BLVD	DCK LEASING COMPANY LLC



SHEET INDEX		
C-T1	COVER SHEET	1 of 2
C-SP1	SITE PLAN	2 of 2
V-1	PROPERTY & TOPOGRAPHIC SURVEY	1 of 1

RECEIVED
SEP 27 2019
SOUTH WINDSOR PLANNING DEPT.

RECEIVED
SEP 27 2019
SOUTH WINDSOR PLANNING DEPT.

ZONING TABLE			
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	5 ACRES	15.96 AC	15.96 AC
LOT FRONTAGE	300'	304.16'	304.16'
FRONT YARD	50'	-	139.9'
SIDE YARD	10' (1)	-	47.0'
REAR YARD	10'	-	47.8'
BUILDING HEIGHT	60'	-	<60'
PARKING	146 *	-	130
LOT COVERAGE	N/A	-	26.2%
IMPERVIOUS COVERAGE	65%	-	61.9%
INTERIOR LANDSCAPING	10%	-	10.8%
OUTDOOR STORAGE	10%	-	10%

NOTES:
* - 182,000 SF WAREHOUSE x 1 SPACE PER 1,250 SF = 146 SPACES REQUIRED

**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.

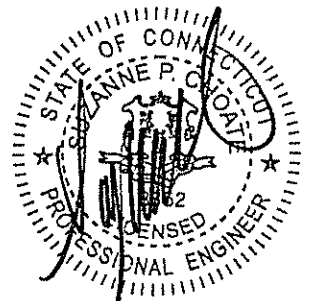
GENERAL NOTES:
* THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND
ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR
LANDSCAPE ARCHITECT.
* REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN
STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE
INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
* THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC.
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THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE
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South Windsor, CT 06074
Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

PROPERTY OWNER:
DCK LEASING COMPANY, LLC
6 PPC PLACE, SUITE 700
PITTSBURGH, PA 15222

APPLICANT:
SCANNELL PROPERTIES #405, LLC
8801 RIVER CROSSING BLVD.
SUITE 300
INDIANAPOLIS, IN 46240
763-331-8853



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PREPARED FOR:
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Suite 300
Indianapolis, IN 46240
763-331-8853

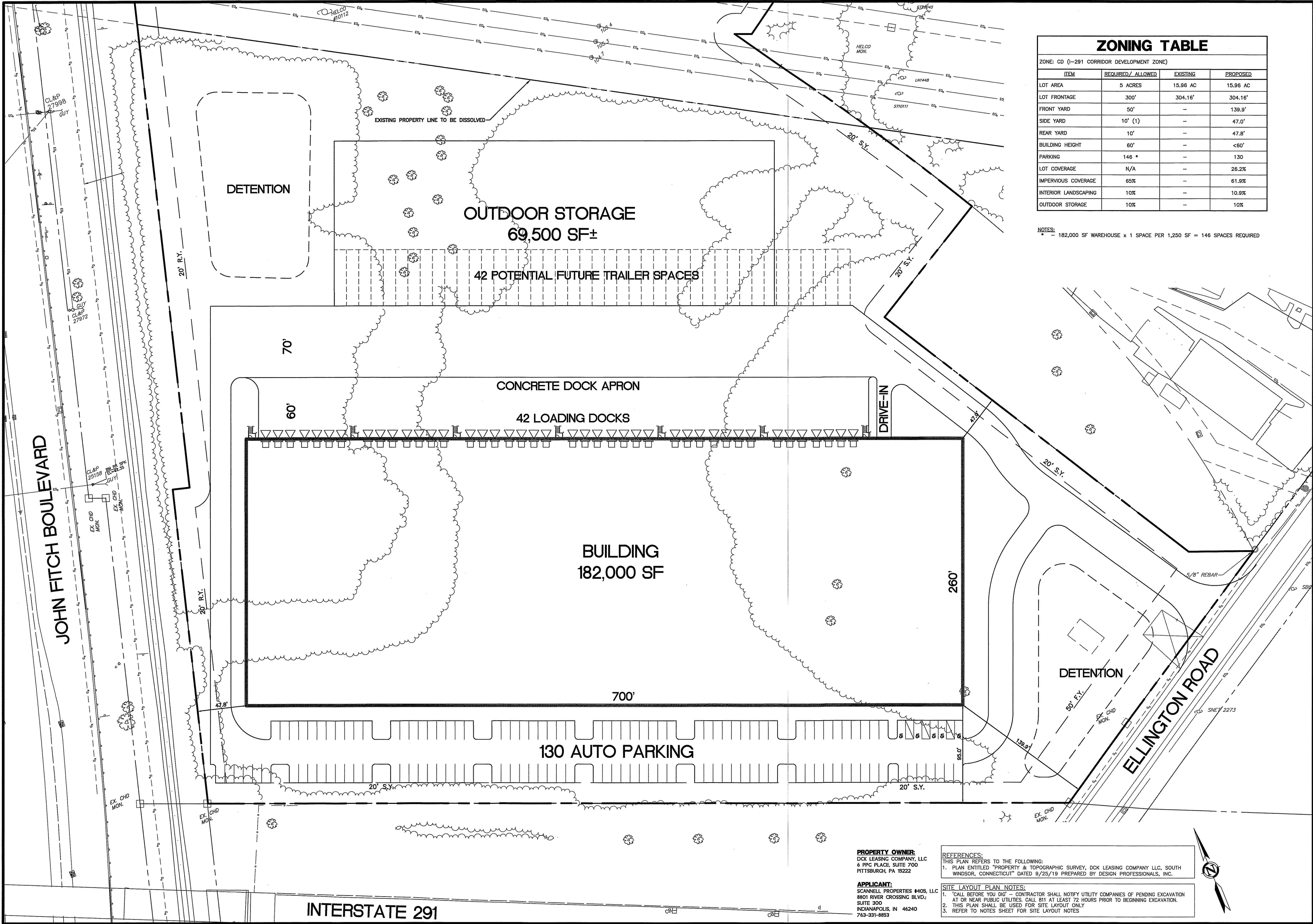
PROJECT NO.:
4260
DATE:
9/27/19
DESIGN BY:
EPW
DRAWN BY:
EPW
CHECKED BY:
SPC

**240 ELLINGTON ROAD
DISTRIBUTION CENTER**
240 ELLINGTON RD. & R008A JOHN FITCH BLVD.
SOUTH WINDSOR, CONNECTICUT
GIS #30300240 & #4770R008A

NO. DATE REVISIONS BY

TITLE

SHEET
C-T1
SHEET 1 OF 2



ZONING TABLE			
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)			
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SUITE 300
INDIANAPOLIS, IN 46240
763-331-8853

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, DCK LEASING COMPANY, LLC, SOUTH WINDSOR, CONNECTICUT" DATED 9/25/19 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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PREPARED FOR:
Scannell Properties #405, LLC
8801 River Crossing Blvd.
Suite 300
Indianapolis, IN 46240
763-331-8853

PROJECT NO:
4250
DATE:
9/27/19
DESIGN BY:
BFW
DRAWN BY:
BFW
CHECKED BY:
SPC

**240 ELLINGTON ROAD
DISTRIBUTION CENTER**
240 ELLINGTON RD. & ROOBA JOHN FITCH BLVD.
SOUTH WINDSOR, CONNECTICUT
GS #30300240 & #4770R008A

NO.	DATE	REVISIONS

SITE PLAN

SCALE: 0 20' 40' 80'
1" = 40'

C-SP1
SHEET 2 OF 2