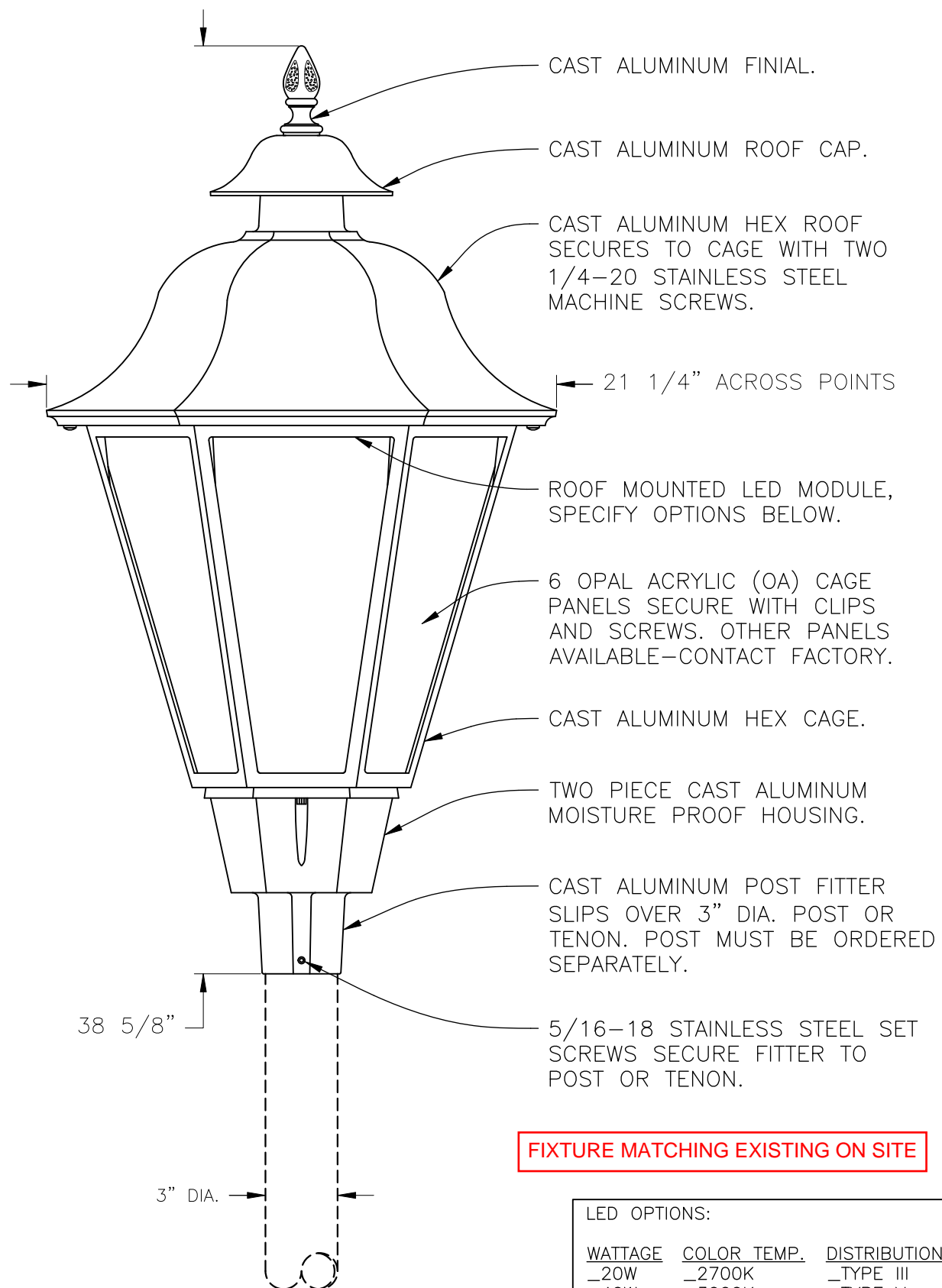


Property: 1014 Sullivan Avenue, South Windsor, CT
Developer: Scott Leonard and Michael Leonard
Proposal: Develop a new 2,520 square foot retail-commercial building
Zone: General Commercial

Scott Leonard, the principal of the applicant, has successfully developed the adjacent commercial property at 1000-1006 Sullivan Avenue, as well as a retail-commercial development on Buckland Road. Mr. Leonard acquired the undeveloped, vacant property immediately adjacent to his existing development and he and his son now propose to expand the existing commercial development by the addition of another small building. The design of the new building will be consistent with the existing architecture of the buildings on the adjacent property and the two properties will share access, storm drainage facilities and utilities services through cross-easements to be created prior to the filing of the plans if the proposed project secures all necessary approvals. The proposal will consist of a small, fast-food restaurant of approximately 1,260 square feet with a pick-up window for pre-ordered meals, and a second retail space of approximately the same size. The new parcel provides adequate parking in compliance with zoning regulations within its own site. The required landscape buffer as established with the adjacent development will be continued and maintained as a physical separation to the Design Residence property to the northerly. All bulk requirements of the General Commercial Zone are met by the proposed development. All requirements for site plan approval as provided in Section 8.7.3 are met by the proposed development.

Submitted by Peter Jay Alter, Attorney for the applicant



LED OPTIONS:

WATTAGE	COLOR TEMP.	DISTRIBUTION
<input type="checkbox"/> 20W	<input type="checkbox"/> 2700K	<input type="checkbox"/> TYPE III
<input type="checkbox"/> 40W	<input type="checkbox"/> 3000K	<input type="checkbox"/> TYPE V
<input type="checkbox"/> 60W	<input type="checkbox"/> 4000K	
	<input type="checkbox"/> 5000K	

E.P.A. = 2.60 (EFFECTIVE PROJECTED AREA).

LANTERN WILL BE PREWIRED AND TESTED.
ALL ELECTRICAL COMPONENTS ARE U.L. LISTED.
ALL MOUNTING HARDWARE SUPPLIED.

Drawing for illustration only — scale approximate



TITLE:
"GRANDE MANOR"
6100 SERIES
LED POST
TOP LANTERN

SCALE: B4	DATE: 03/04/22	DWG BY: ATV	DWG. NO. 6135RLED
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