

PROPERTY SURVEY

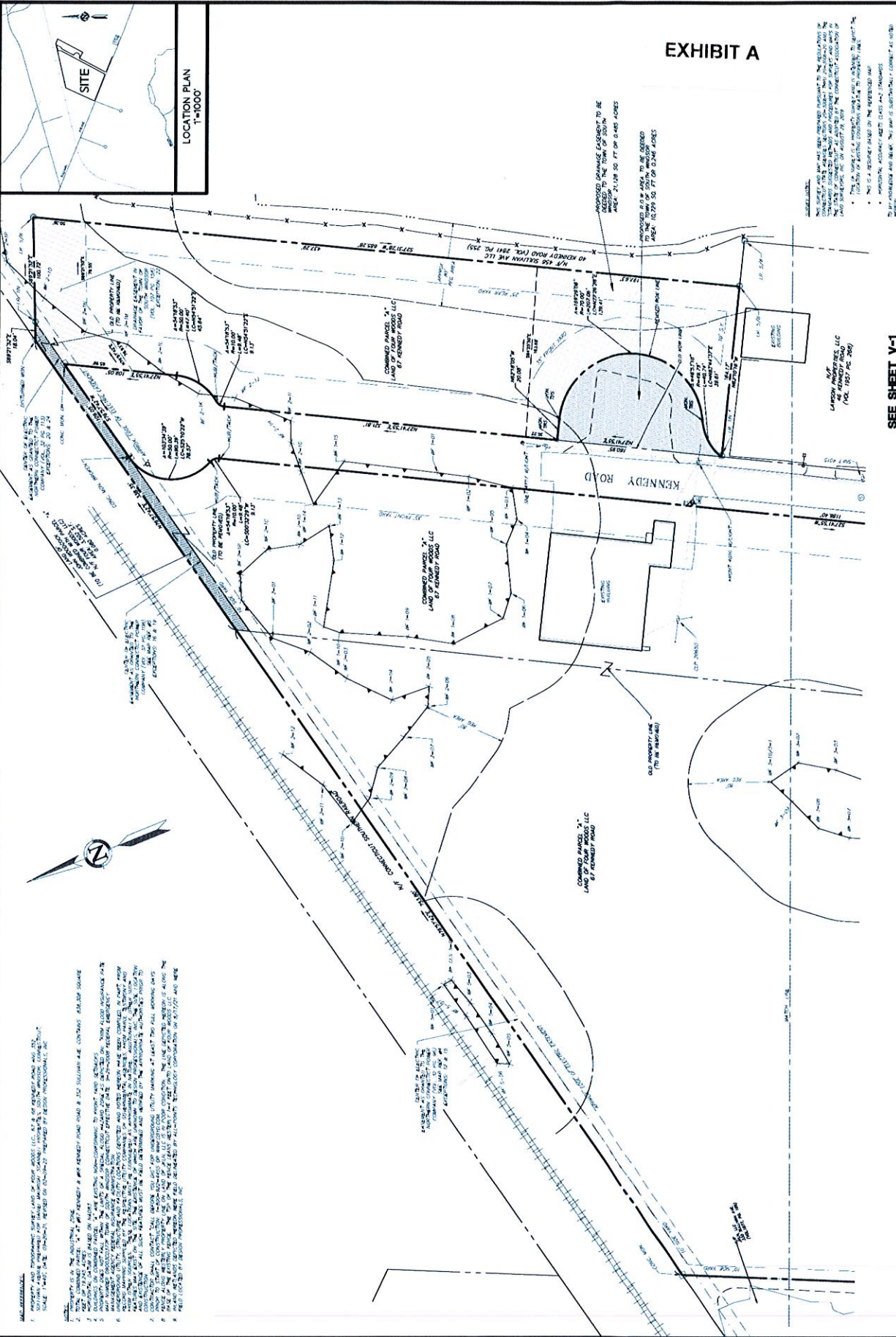
NO.	DATE	REVISIONS
1	12/20/23	PROPOSED CHANGE (SHRINK AREA)
2	1/10/24	PROPOSED CHANGE (SHRINK AREA)

RESUBDIVISION PLAN
 LAND OF
 FOUR WOODS LLC
 352 SULLIVAN AVE & 68 KENNEDY ROAD
 SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:
 DANIEL MADRICAL
 SCANNEL PROPERTIES
 294 GROVE LANE EAST
 WATZATA, NJ 08201

Professionals
 1000 ROUTE 1
 SOUTH WINDSOR, CT 06094
 TEL: 860-261-4500
 FAX: 860-261-4501
 WWW: WWW.DANIELMADRICAL.COM

EXHIBIT A



NOTES:
 1. THIS IS A RESUBDIVISION OF THE UNDERLYING LAND.
 2. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.
 3. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.
 4. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.

SEE SHEET V-1 FOR LEGEND

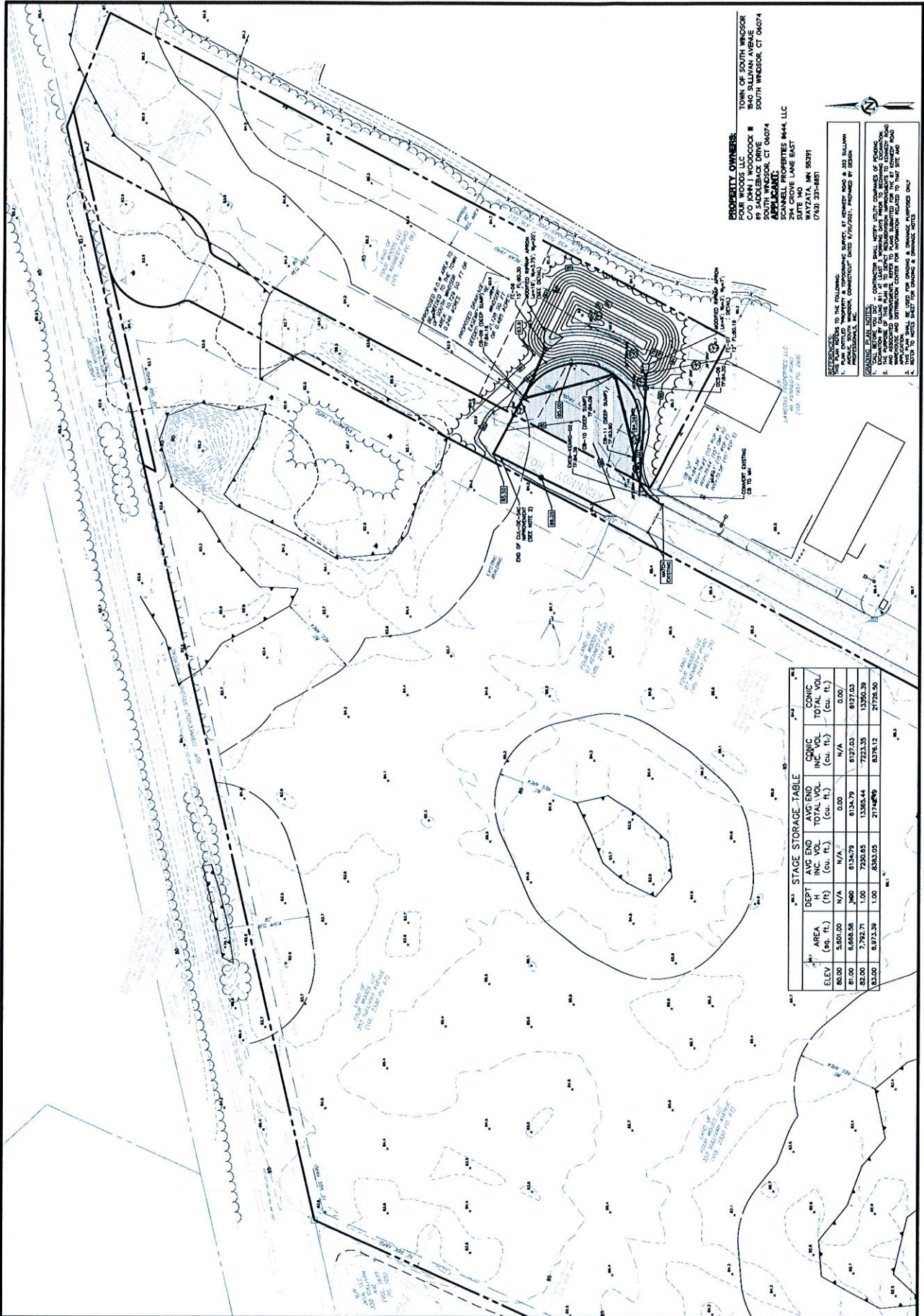
1. PROPERTY AND INTERESTS ARE AS SHOWN ON THE ATTACHED SURVEY MAP AND AS NOTED THEREON.
 2. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.
 3. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.
 4. THE BOUNDARIES AND AREA OF THIS LAND ARE AS SHOWN ON THE ATTACHED SURVEY MAP.

NO.	DATE	REVISIONS
1	6/1/21	ISSUE FOR PERMITS
2	6/1/21	REVISION PLAN PLATE
3	6/1/21	REVISION SET PLAN FOR CONSTRUCTION

KENNEDY ROAD
CUL-DE-SAC
SOUTH WINDSOR, CONNECTICUT 06074
CS NO. 4590069

Prepared For:
Scanell Properties M44, LLC
294 Grove Lane East
Wayata, MN 55991
763-331-8811

Professional
Design
LLC
1000 E. 12th Street
Wausau, WI 54981
715-795-1111



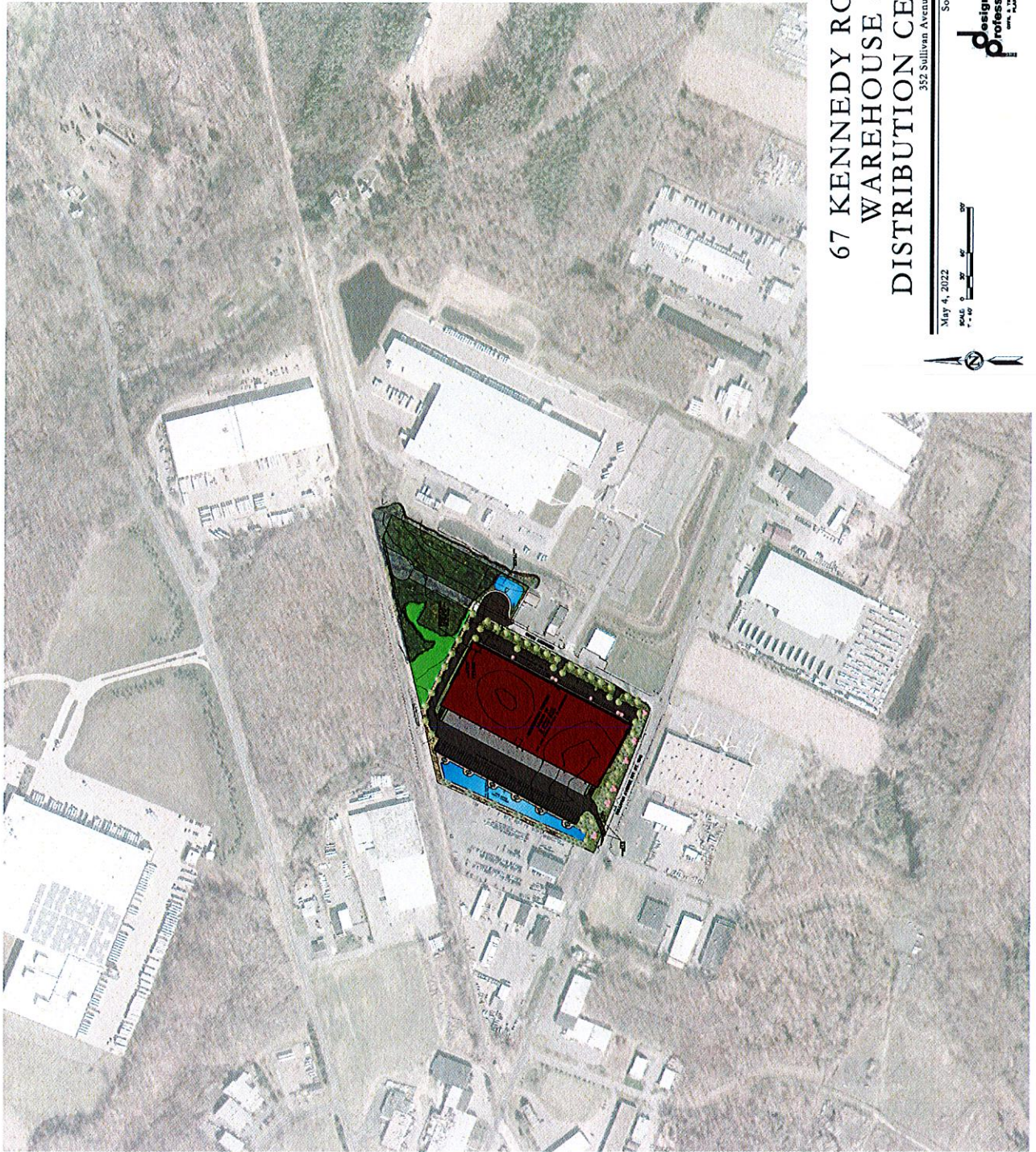
PROPERTY OWNERS:
TOWN OF SOUTH WINDSOR
C/O JOHN J WOODCOCK III
840 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
APPLICANT:
SCANELL PROPERTIES M44, LLC
294 GROVE LANE EAST
WAYATA, MN 55991
(763) 331-8811

- REFERENCES:
1. PLAN FOR THE PROPOSED CONCRETE CURB, 67' CENTER ROAD & 252 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT, DATED 6/7/21, PREPARED BY DESIGN PROFESSIONAL DESIGN, LLC (PLAN 2021-001)
 2. CONSTRUCTION SHALL NOTIFY COMPANIES OF RECORDING THE WORKS OF THIS PLAN TO THE RECORDING AGENCIES TO VERIFY THAT THE RECORDING AGENCIES HAVE THE CORRECT INFORMATION TO RECORD THIS PLAN AND TO VERIFY THAT THE RECORDING AGENCIES HAVE THE CORRECT INFORMATION TO RECORD THIS PLAN AND TO VERIFY THAT THE RECORDING AGENCIES HAVE THE CORRECT INFORMATION TO RECORD THIS PLAN.

STAGE STORAGE TABLE

ELEV.	AREA (sq. ft.)	DEPT. (ft.)	AVG. END INC. VOL. (cu. ft.)	AVG. END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
80.00	5,601.00	N/A	0.00	0.00	N/A	0.00
81.00	6,668.56	1.00	6134.79	6134.79	6137.03	6137.03
82.00	7,792.71	1.00	7200.85	13365.44	7223.35	13360.39
83.00	8,972.39	1.00	8383.05	21748.49	8376.12	21726.50

EXHIBIT B



67 KENNEDY ROAD
WAREHOUSE &
DISTRIBUTION CENTER

352 Sullivan Avenue, 07 & 68 Kennedy Road

South Windsor, Connecticut
71 FIVE ONE
SOUTH WINDSOR, CT 06094
603-281-1111
www.designprofessionals.com



May 4, 2022

SCALE 0 25 50'





67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

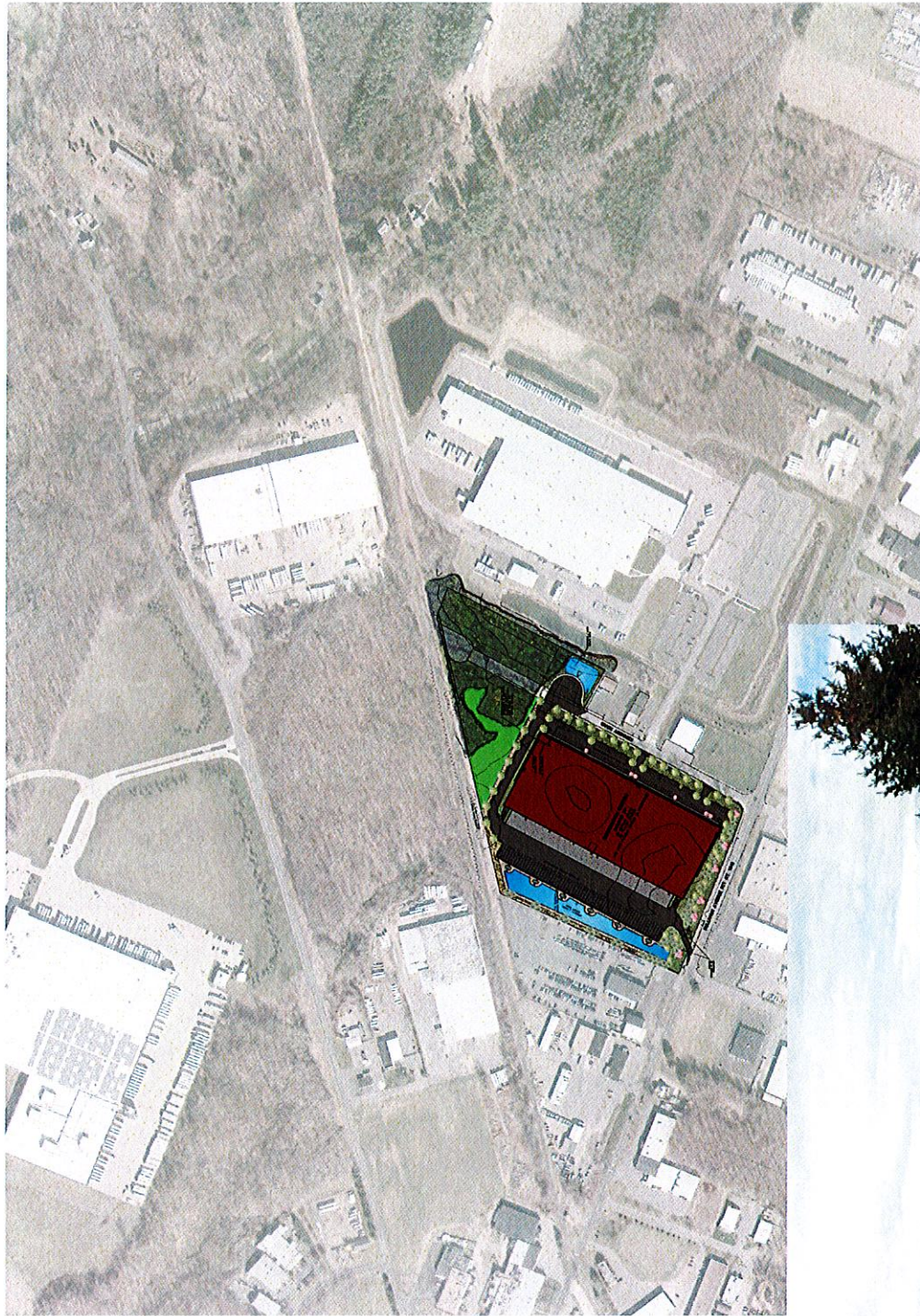
South Windsor, Connecticut
352 Sullivan Avenue, 07 & 68 Kennedy Road

May 4, 2022

Scale: 1" = 100'

North Arrow

design
Professionals
ARCHITECTS / PLANNERS / LANDSCAPE ARCHITECTS



67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

352 Sullivan Avenue, 67 & 68 Kennedy Road

South Windsor, Connecticut

**design
professionals**
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS

May 4, 2022

Scale: 1" = 40'





67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

South Windsor, Connecticut
352 Sullivan Avenue, G7 & 68 Kennedy Road

design
professionals
ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS

May 4, 2022





67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

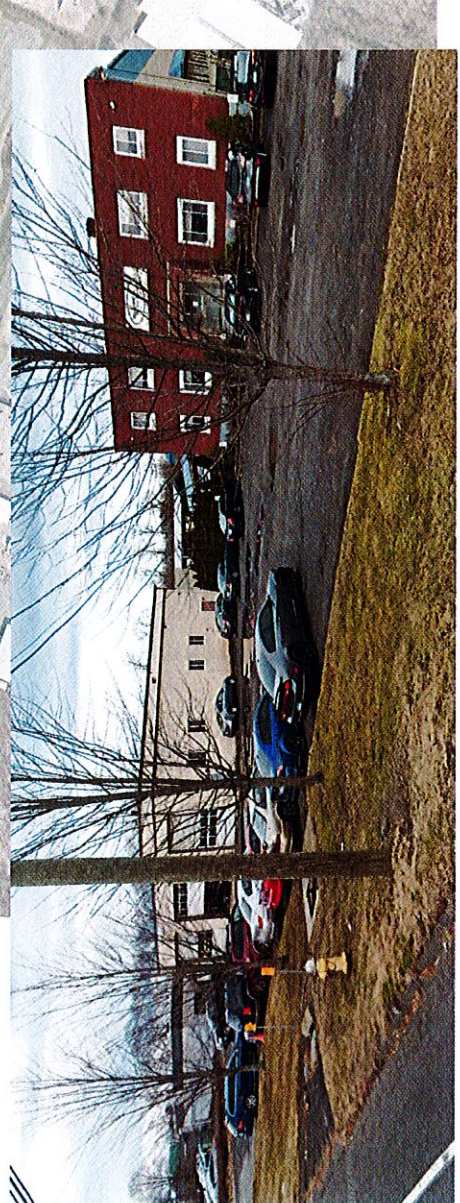
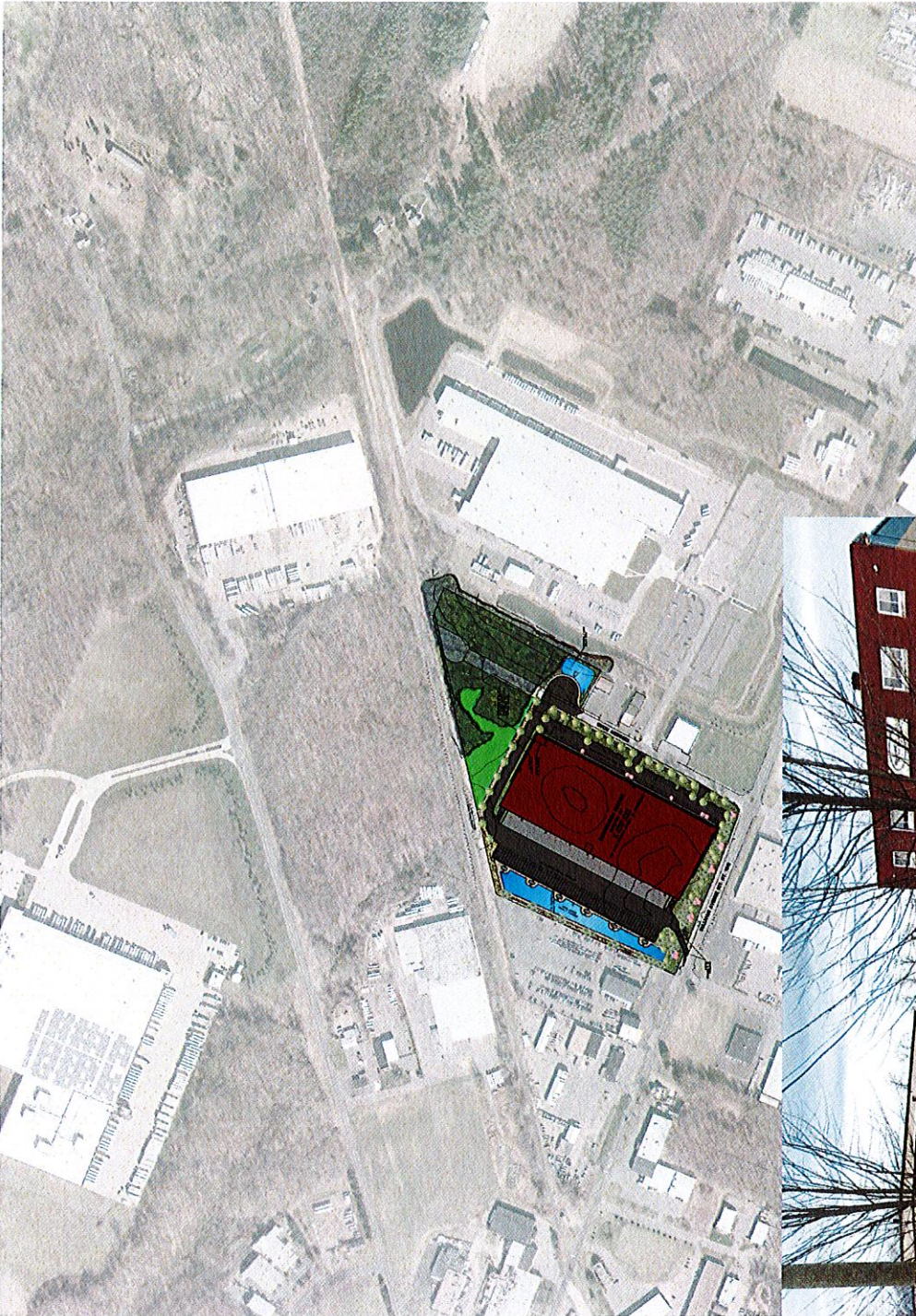
352 Sullivan Avenue, 67 & 68 Kennedy Road

South Windsor, Connecticut

21 FINEST ONE
3030 WOODS CIRCLE
SOUTH WINDSOR, CT 06097
860-261-2070 • 4
www.designprofessionals.com



May 4, 2022
SCALE: 0 30' 60'



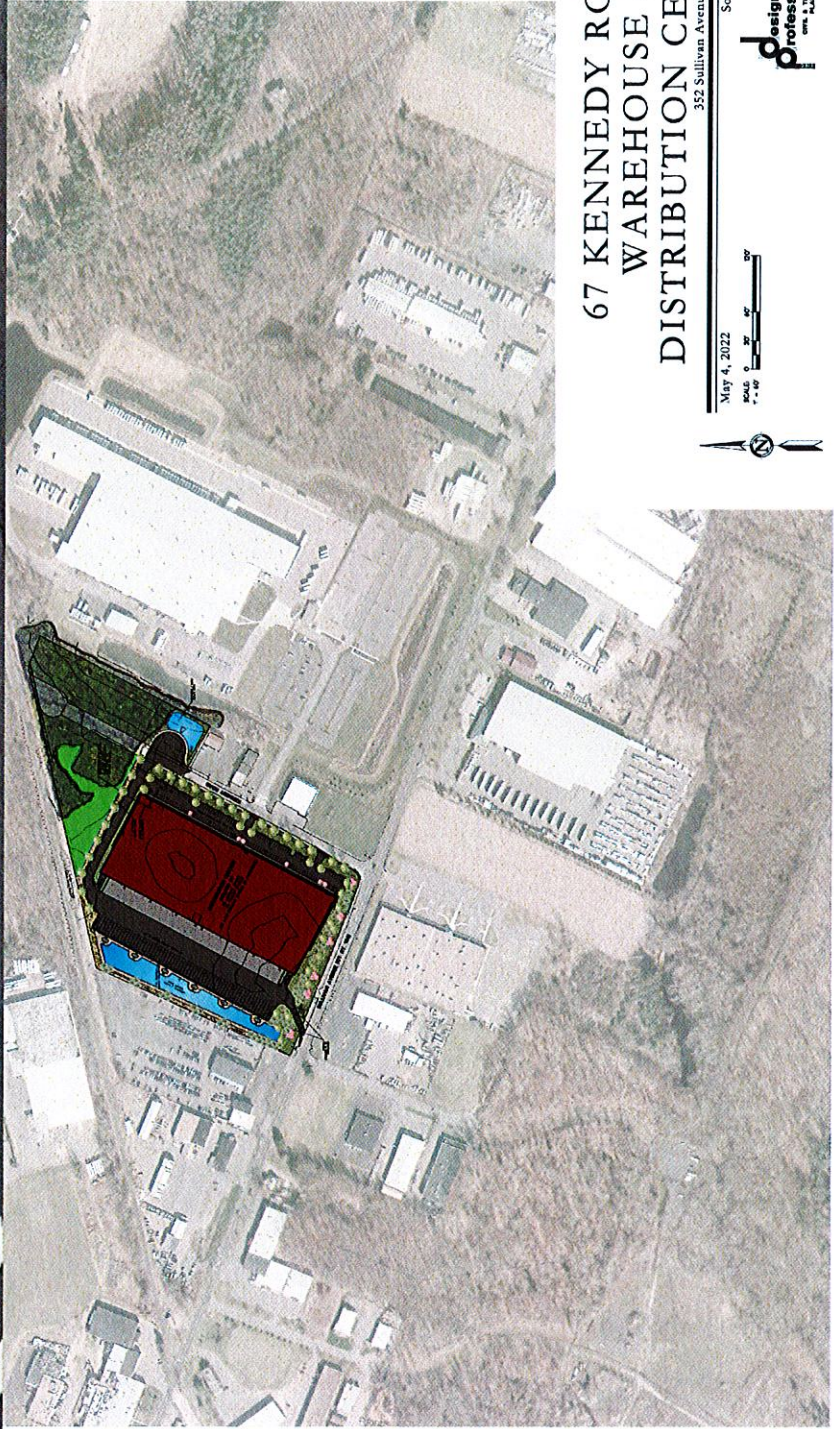
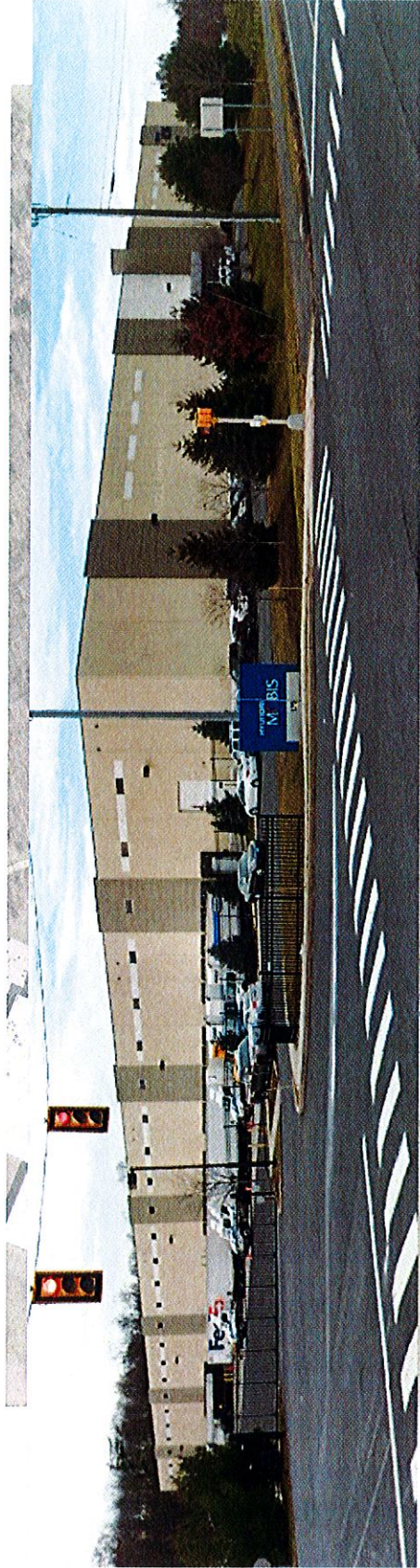
67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

352 Sullivan Avenue, 07 & 68 Kennedy Road

South Windsor, Connecticut
 06075, USA
 TEL: 860.339.6484
 FAX: 860.339.6483
 WWW: www.designprofessionals.com
 1000 TULLY DRIVE, SUITE 100, WEST HARTFORD, CONNECTICUT 06115



May 4, 2022



67 KENNEDY ROAD
WAREHOUSE &
DISTRIBUTION CENTER

352 Sullivan Avenue, 07 & 68 Kennedy Road

South Windsor, Connecticut

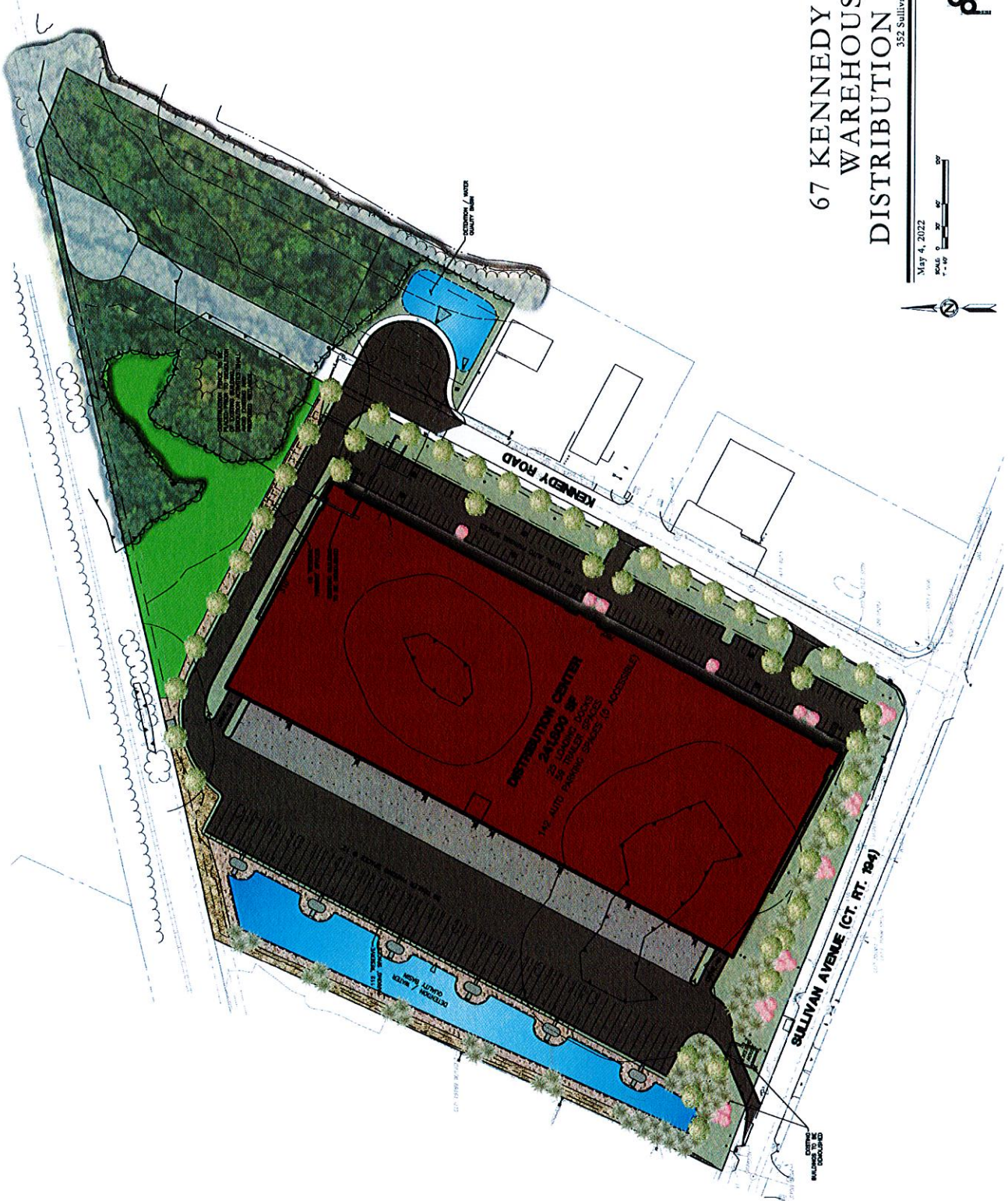
design
professionals
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

May 4, 2022

1" = 40'

0' 20' 40'





67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER

352 Sullivan Avenue, CT & 68 Kennedy Road

South Windsor, Connecticut

design professionals
 ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS

May 4, 2022

1" = 10' - 0"

1" = 20' - 0"

1" = 40' - 0"



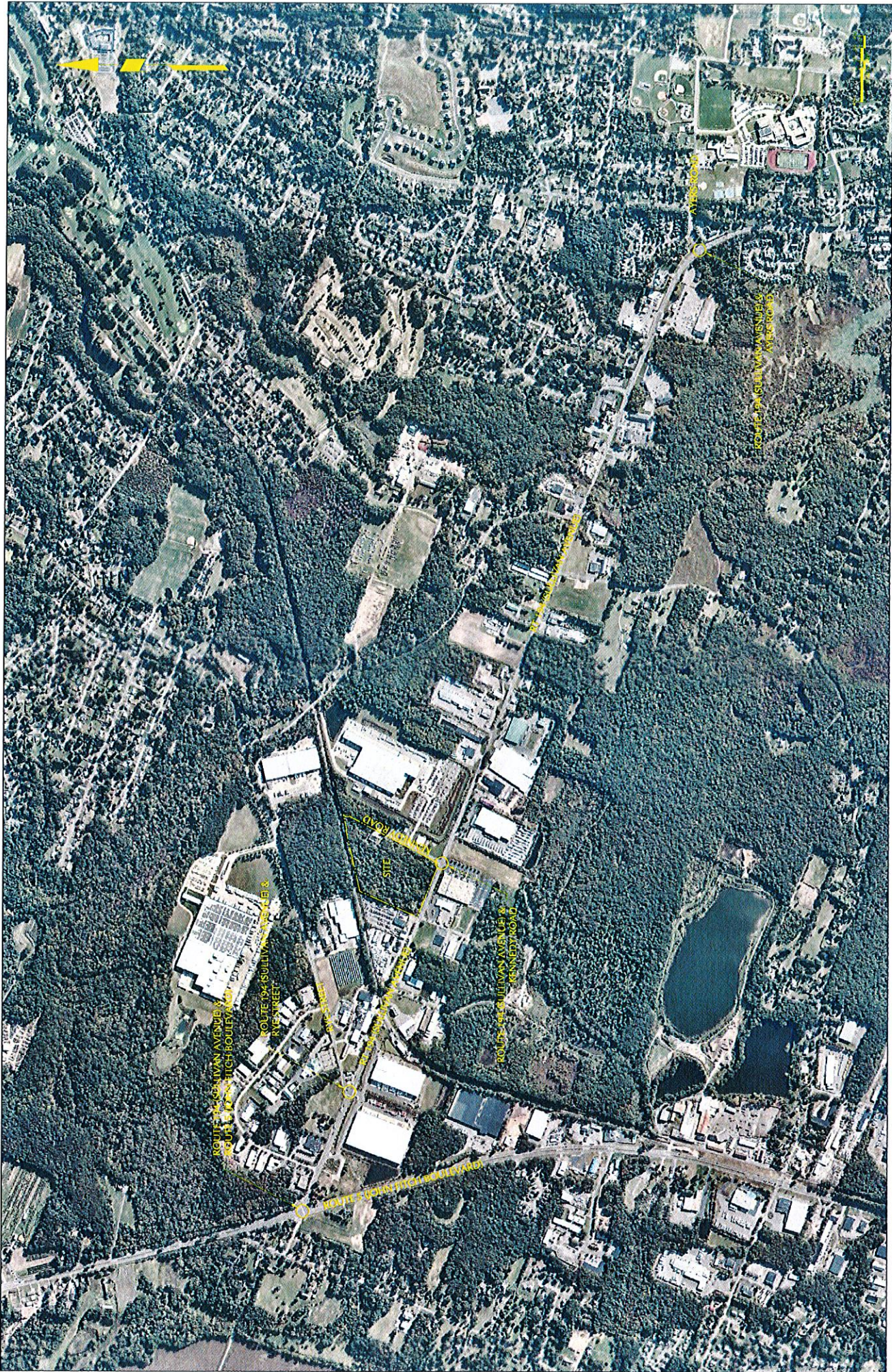
SULLIVAN AVENUE (CT. RT. 194)

KENNEDY ROAD

DISTRIBUTION CENTER
 24,000 SQ FT
 25 TRUCK SPACES
 1/4" AUTO. PARKING SPACES TO ACCOMMODATE

LANDSCAPE ARCHITECTURE
 1. PLANTING SCHEDULE
 2. IRRIGATION SCHEDULE
 3. LIGHTING SCHEDULE
 4. MATERIAL SCHEDULE
 5. FINISH SCHEDULE
 6. EROSION CONTROL SCHEDULE
 7. MAINTENANCE SCHEDULE
 8. UTILITIES SCHEDULE
 9. SIGNAGE SCHEDULE
 10. FURNITURE SCHEDULE
 11. EQUIPMENT SCHEDULE
 12. ACCESSORIES SCHEDULE

DATE: 05/04/22



STUDY INTERSECTIONS MAP
67 KENNEDY ROAD WAREHOUSE
SOUTH WINDSOR, CONNECTICUT

LANGAN
585 Long Wharf Drive
CT 06105
203.482.7777 Fax: 203.798.6142

NO.	DATE	DESCRIPTION
1	6/20/23	DATE
2	6/27/23	REVISED PER COMMENTS

REVISEMENTS

1. SEE REVISIONS SHEET FOR CHANGES

PROJECT INFORMATION

67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER
 352 SOUTH WINSTON
 CONNECTICUT 06074
 CS NO. B70082, 4980067, & 4980068

DESIGNED BY
 294 CROWN LANE EAST
 SCANNELL PROPERTIES #444, LLC
 WAREHOUSES & THORNSHIRE SQUARE, 67 KENNEDY ROAD @ 352 SULLIVAN
 1. PLANT SCHEDULE: "REVISIONS SHEET" PROVIDED BY DESIGN
 2. ALL MATERIALS AND METHODS TO BE APPROVED BY THE ENGINEER.

PROPERTY OWNER
 FOUR WOODS LLC
 C/O JOHN I WOODCOCK III
 89 SADDLEBRIDGE DRIVE
 SADDLEBRIDGE, CT 06474
 APPLICANT:
 SCANNELL PROPERTIES #444, LLC
 294 CROWN LANE EAST
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE

GENERAL NOTES

1. ALL MATERIALS AND METHODS TO BE APPROVED BY THE ENGINEER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING LANDSCAPE ELEMENTS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING STRUCTURES.
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WETLAND RESTORATION/CREATION NOTES:

1. ALL MATERIALS AND METHODS TO BE APPROVED BY THE ENGINEER.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES.

WETLAND RESTORATION PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
100	Quercus prinus	White Oak	4"-6" TL	10' O.C.
100	Quercus macrocarpa	Black Oak	4"-6" TL	10' O.C.
100	Quercus falcata	Pin Oak	4"-6" TL	10' O.C.
50	Cornus amomum	Spice Shrub	3"-4" DB	5' O.C. (1 WALK PER)
50	Rosa multiflora	Wild Rose	3"-4" DB	5' O.C. (1 WALK PER)
50	Viburnum acerifolium	Witchhazel	3"-4" DB	5' O.C.

WETLAND CREATION PLANTING SCHEDULE

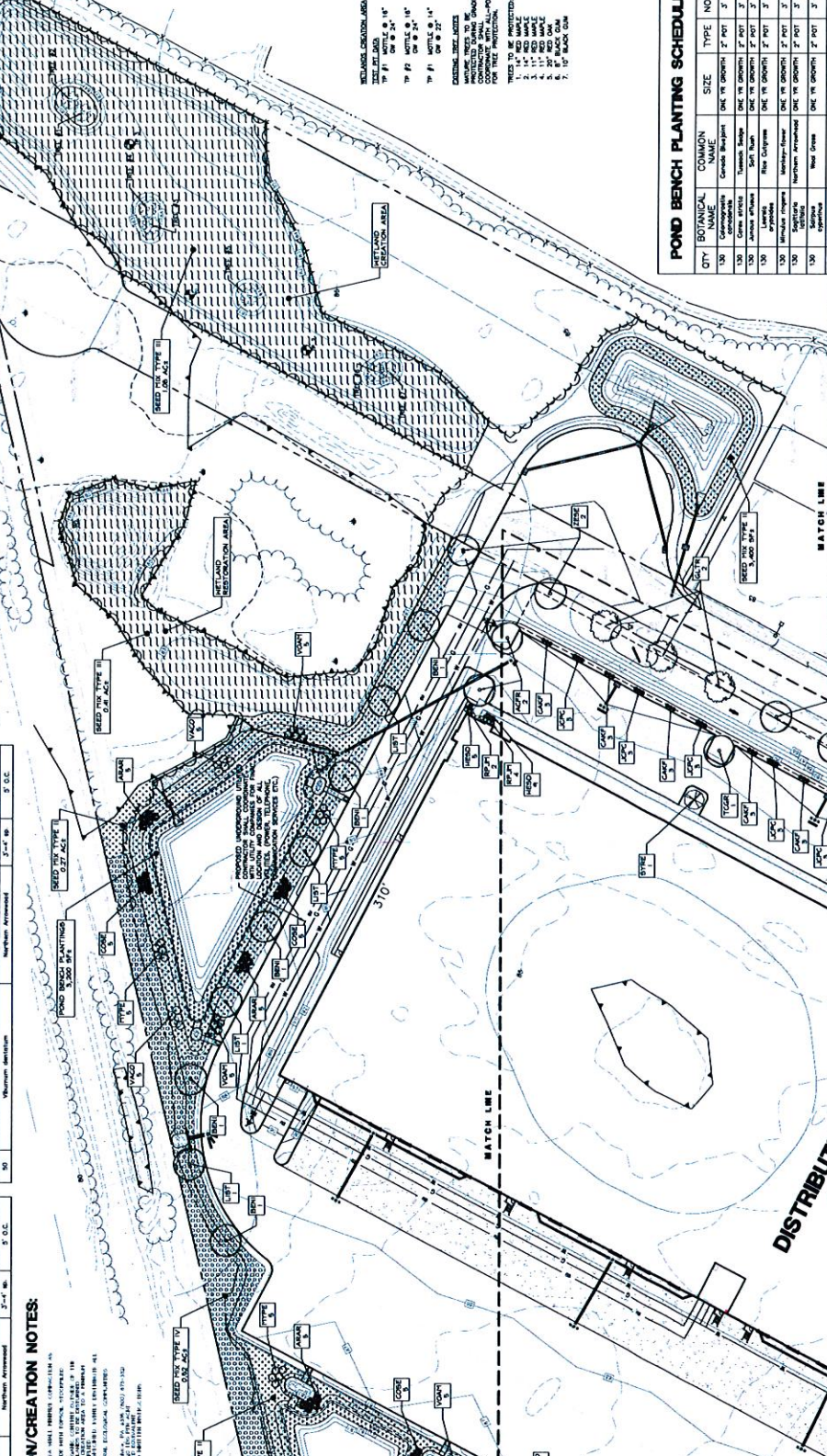
QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
100	Quercus prinus	White Oak	4"-6" TL	10' O.C.
100	Quercus macrocarpa	Black Oak	4"-6" TL	10' O.C.
100	Quercus falcata	Pin Oak	4"-6" TL	10' O.C.
50	Cornus amomum	Spice Shrub	3"-4" DB	5' O.C. (1 WALK PER)
50	Rosa multiflora	Wild Rose	3"-4" DB	5' O.C. (1 WALK PER)
50	Viburnum acerifolium	Witchhazel	3"-4" DB	5' O.C.

POND BENCH PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
100	Quercus prinus	White Oak	4"-6" TL	2' POT	3' O.C.
100	Quercus macrocarpa	Black Oak	4"-6" TL	2' POT	3' O.C.
100	Quercus falcata	Pin Oak	4"-6" TL	2' POT	3' O.C.
100	Cornus amomum	Spice Shrub	3"-4" DB	2' POT	3' O.C.
100	Rosa multiflora	Wild Rose	3"-4" DB	2' POT	3' O.C.
100	Viburnum acerifolium	Witchhazel	3"-4" DB	2' POT	3' O.C.
100	Cornus amomum	Spice Shrub	3"-4" DB	2' POT	3' O.C.
100	Rosa multiflora	Wild Rose	3"-4" DB	2' POT	3' O.C.
100	Viburnum acerifolium	Witchhazel	3"-4" DB	2' POT	3' O.C.

POND BENCH PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
100	Quercus prinus	White Oak	4"-6" TL	2' POT	3' O.C.
100	Quercus macrocarpa	Black Oak	4"-6" TL	2' POT	3' O.C.
100	Quercus falcata	Pin Oak	4"-6" TL	2' POT	3' O.C.
100	Cornus amomum	Spice Shrub	3"-4" DB	2' POT	3' O.C.
100	Rosa multiflora	Wild Rose	3"-4" DB	2' POT	3' O.C.
100	Viburnum acerifolium	Witchhazel	3"-4" DB	2' POT	3' O.C.
100	Cornus amomum	Spice Shrub	3"-4" DB	2' POT	3' O.C.
100	Rosa multiflora	Wild Rose	3"-4" DB	2' POT	3' O.C.
100	Viburnum acerifolium	Witchhazel	3"-4" DB	2' POT	3' O.C.



PREPARED FOR
 Scannell Properties #444, LLC
 294 CROWN LANE EAST
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE

PREPARED BY
 Scannell Properties #444, LLC
 294 CROWN LANE EAST
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE
 WAREHOUSES & THORNSHIRE SQUARE

DATE
 6/27/23

PROJECT NO.
 67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER
 352 SOUTH WINSTON
 CONNECTICUT 06074
 CS NO. B70082, 4980067, & 4980068

SCALE
 AS SHOWN

DATE
 6/27/23

PROJECT NO.
 67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER
 352 SOUTH WINSTON
 CONNECTICUT 06074
 CS NO. B70082, 4980067, & 4980068

SCALE
 AS SHOWN

DATE
 6/27/23

PROJECT NO.
 67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER
 352 SOUTH WINSTON
 CONNECTICUT 06074
 CS NO. B70082, 4980067, & 4980068

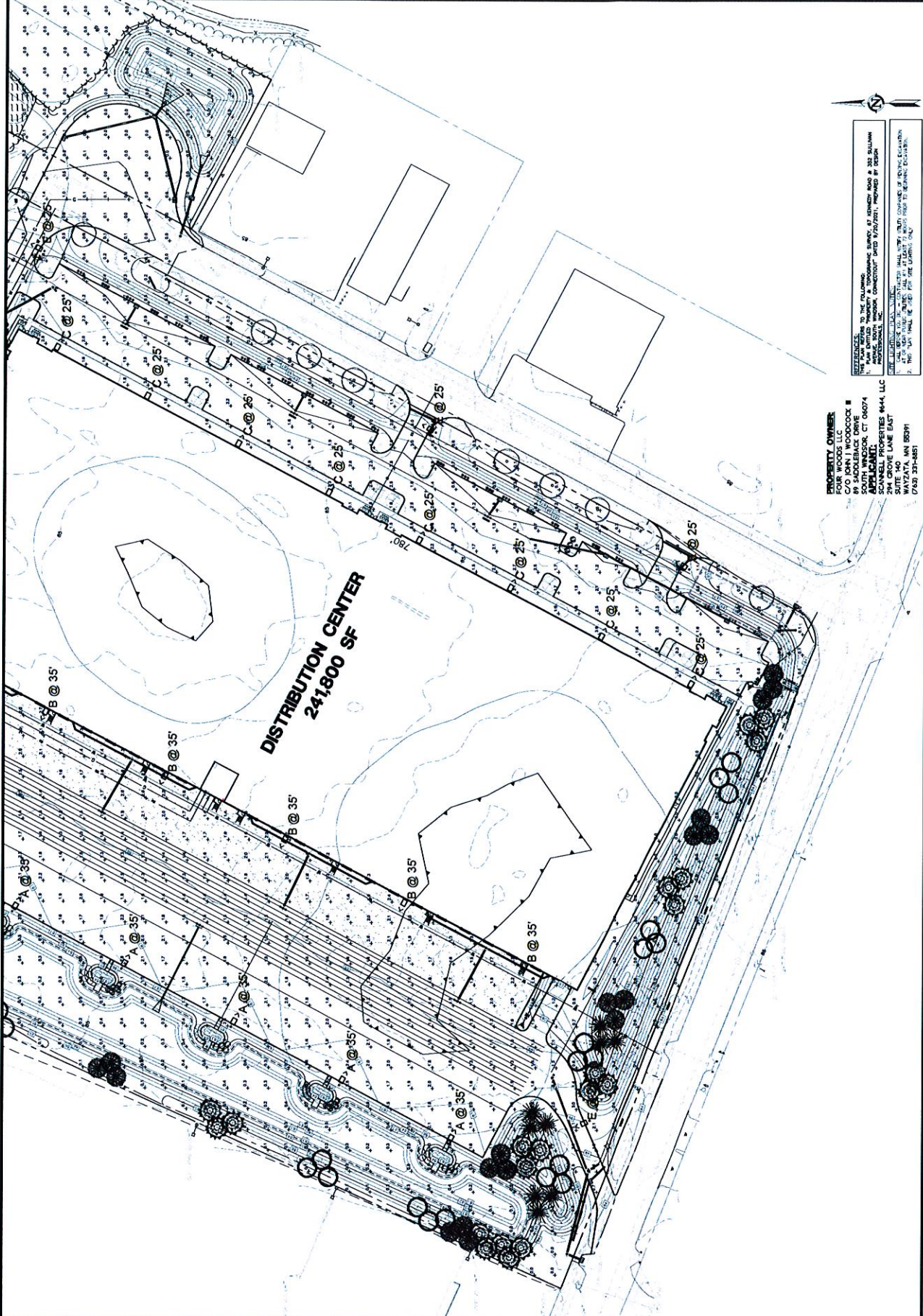
SITE LIGHTING PLAN

NO.	DATE	REVISIONS
1	1/2/22	REVISED
2	1/2/22	REVISED

67 KENNEDY ROAD
 WAREHOUSE &
 DISTRIBUTION CENTER
 SOUTH WINDSOR, CONNECTICUT 06074
 CS NO. 2730052, 4980067, & 4980068

294 CROVE LANE EAST
 SCANNEL PROPERTIES 644, LLC
 14631
 WATVATA, MA 02471
 783-337-8851

Professional
 294 CROVE LANE EAST
 WATVATA, MA 02471
 783-337-8851



PROPERTY OWNER:
 C/O JOHN WOODCOCK II
 89 SADDLEROCK DRIVE
 SOUTH WINDSOR, CT 06074
 860-233-1111
 SCANNEL PROPERTIES 644, LLC
 294 CROVE LANE EAST
 WATVATA, MA 02471
 783-337-8851

REFERENCES:
 1. ALL SITE LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE SURVEY, 67 KENNEDY ROAD # 302 SULLIVAN SOUTH WINDSOR, CONNECTICUT DATED 8/27/2021, PROVIDED BY DESIGN PROFESSIONALS, INC.

NOTES:
 1. THIS PLAN SHALL BE USED FOR THE CURRENT ONLY.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**DISTRIBUTION CENTER
 241,800 SF**

SITE LIGHTING PLAN

NO.	DATE	DESCRIPTION
1	12/27/23	REVISED PER COMMENTS
2	12/27/23	REVISED PER COMMENTS

NO.	DATE	DESCRIPTION
1	12/27/23	REVISED PER COMMENTS
2	12/27/23	REVISED PER COMMENTS

07 KENNEDY ROAD
DISTRIBUTION CENTER & WAREHOUSE A
 352 SOUTH WINDSOR, CONNECTICUT 06074
 PROJECT NO. 230023, 4980067, & 4980068

294 GROVE LANE EAST
SCANELL PROPERTIES 644, LLC
 WYMAN, IN 58391
 743-231-8571

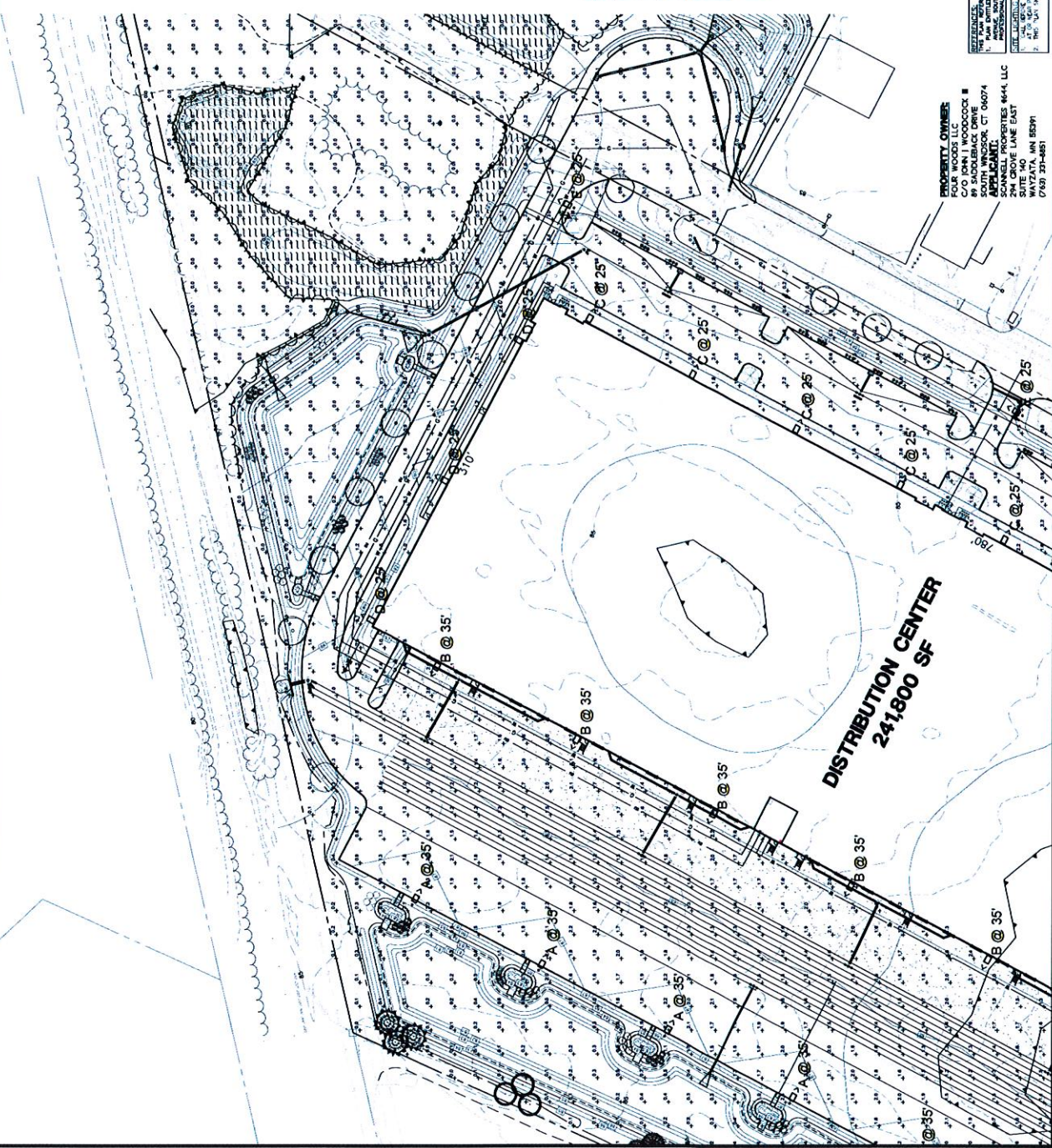
Professionals
 294 GROVE LANE EAST
 WYMAN, IN 58391
 743-231-8571

D-Series Size 2 LED Area Luminaires

Technical Specifications:

- Power: 100W, 150W, 200W, 250W, 300W
- Beam Spread: 10°, 15°, 20°, 25°, 30°, 35°, 40°, 45°, 50°, 55°, 60°
- Mounting: Flush Mount, Pole Mount
- Material: Die-cast Aluminum
- Finish: White, Black, Silver
- IP Rating: IP65
- Life Span: 50,000 Hours

Model	Power (W)	Beam Spread (°)	Mounting
D-100-10	100	10	Flush
D-150-15	150	15	Flush
D-200-20	200	20	Flush
D-250-25	250	25	Flush
D-300-30	300	30	Flush
D-100-35	100	35	Pole
D-150-40	150	40	Pole
D-200-45	200	45	Pole
D-250-50	250	50	Pole
D-300-55	300	55	Pole
D-300-60	300	60	Pole



PROPERTY OWNER:
 C/O JOHN I WOODCOCK III
 85 SADDLEBACK DRIVE
 SUITE 100
 SHERMAN, CT 06074
 204 GROVE LANE EAST
 WYMAN, IN 58391
 743-231-8571

REFERENCE TO THE FOLLOWING:
 1. ILLINOIS ILLUMINATING & SIGNAGE COMPANY, 305 SULLY
 PLAINFIELD, NJ 07068
 2. THE ILLINOIS ILLUMINATING & SIGNAGE COMPANY, 305 SULLY
 PLAINFIELD, NJ 07068
 3. THE ILLINOIS ILLUMINATING & SIGNAGE COMPANY, 305 SULLY
 PLAINFIELD, NJ 07068

REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/23	REVISED PER COMMENTS
2	12/27/23	REVISED PER COMMENTS

SITE LIGHTING NOTES:

- THE LIGHT LAYOUT IS BASED ON THESE PLANS (UNNOTICED) ARE TO BE MODIFIED TO ACCOMMODATE ANY CHANGES TO THE LIGHTING PLAN. THE LIGHTING PLAN IS TO BE MODIFIED TO ACCOMMODATE ANY CHANGES TO THE LIGHTING PLAN.
- TO MAINTAIN THE LIGHTING PLAN, THE LIGHTING PLAN IS TO BE MODIFIED TO ACCOMMODATE ANY CHANGES TO THE LIGHTING PLAN.
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LEGEND

Symbol	Description
(A)	Luminaire
(B)	Luminaire
(C)	Luminaire
(D)	Luminaire

NOTES:

- THE LIGHT LAYOUT IS BASED ON THESE PLANS (UNNOTICED) ARE TO BE MODIFIED TO ACCOMMODATE ANY CHANGES TO THE LIGHTING PLAN. THE LIGHTING PLAN IS TO BE MODIFIED TO ACCOMMODATE ANY CHANGES TO THE LIGHTING PLAN.
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APPENDIX

1. PRODUCT INFORMATION FOR D-SERIES SIZE 2 LED AREA LUMINAIRES



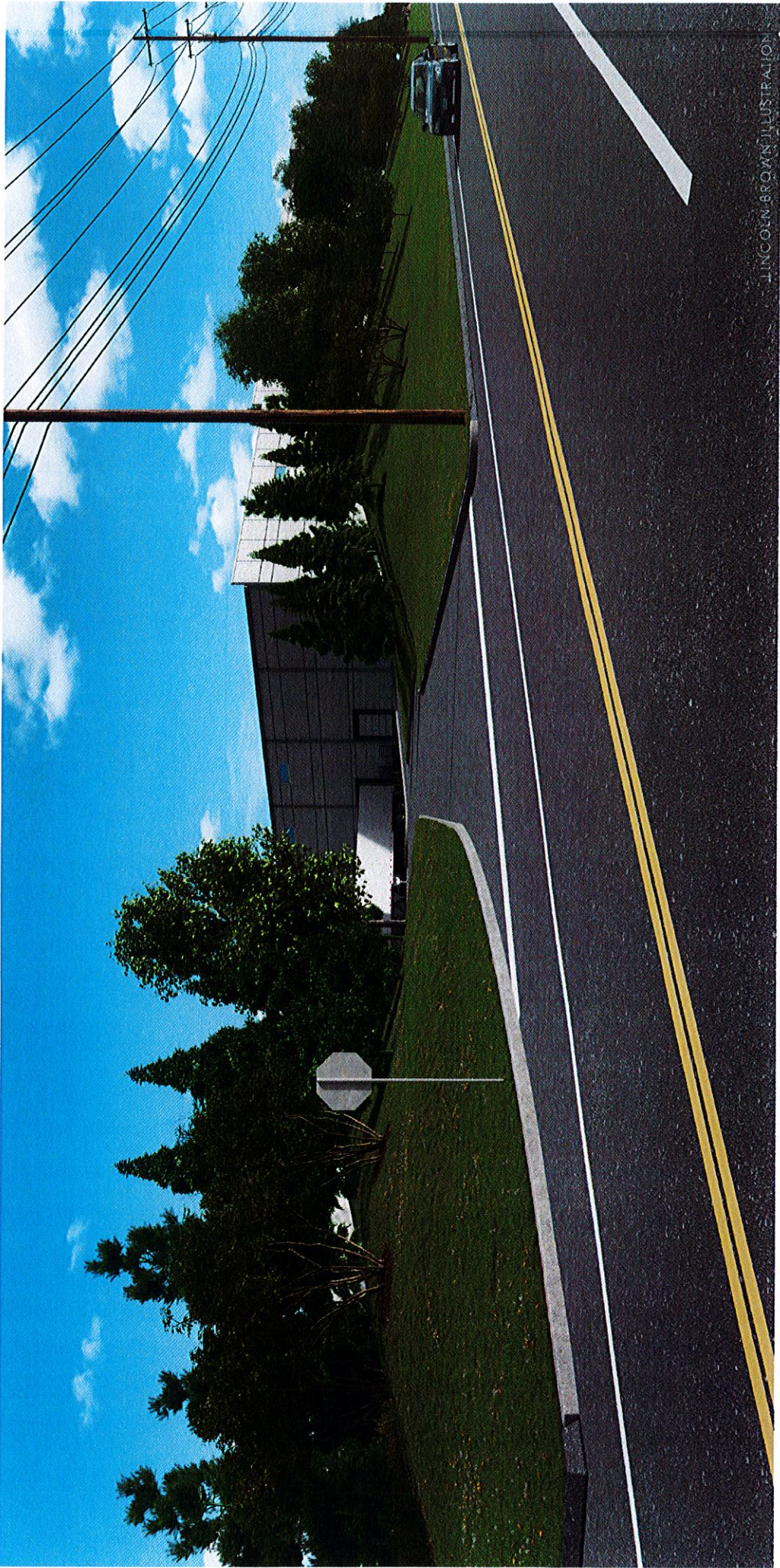
LINCOLN BROWN ILLUSTRATION



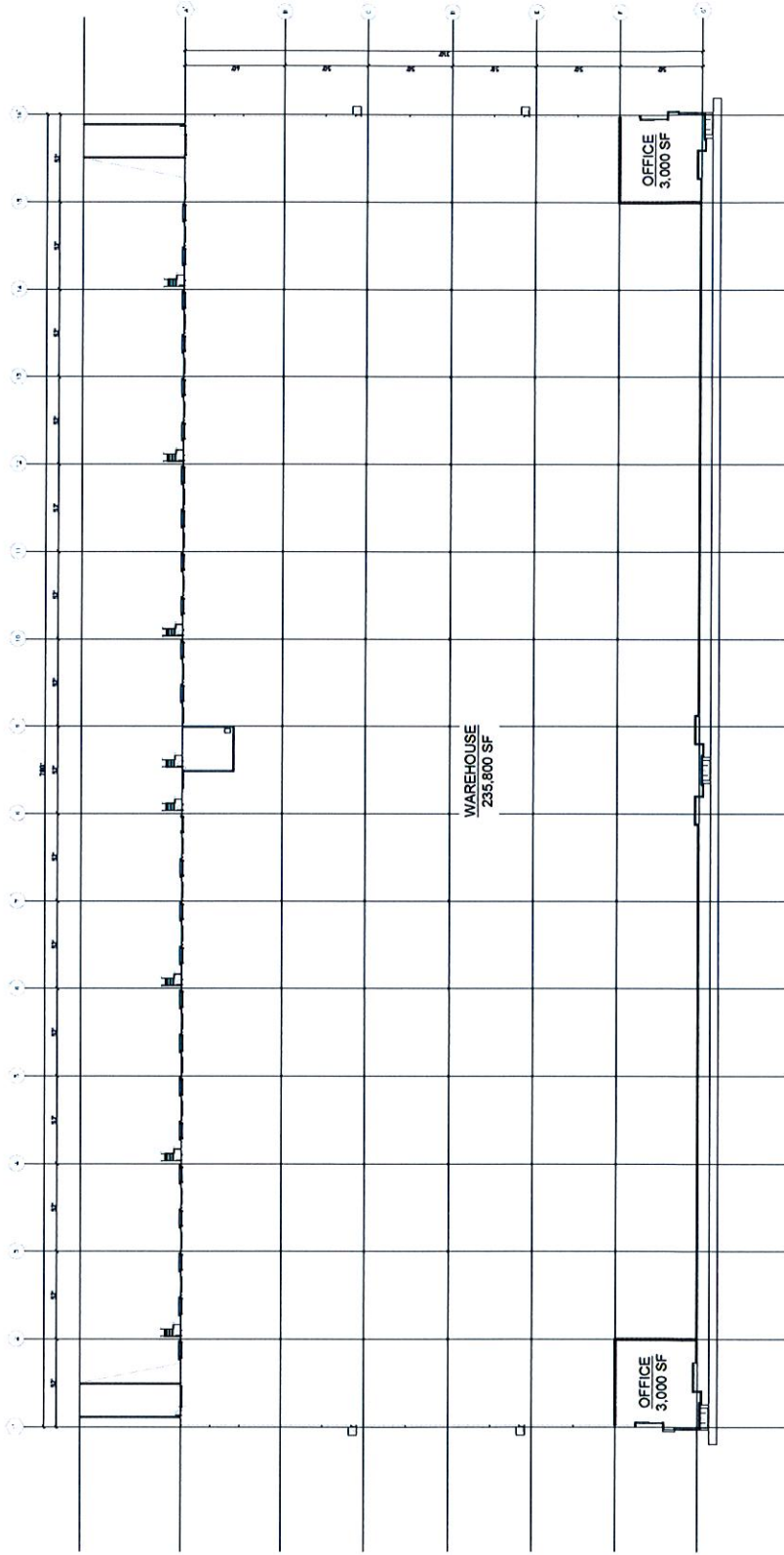
LINCOLN BROWN ILLUSTRATION



LINCOLN BROWN ILLUSTRATION

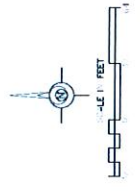


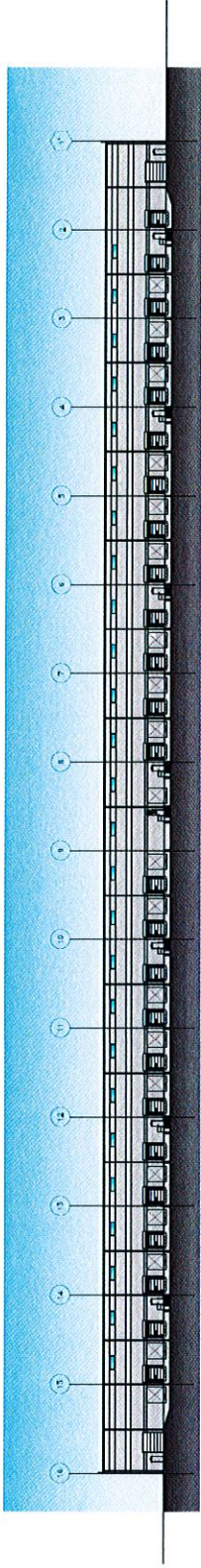
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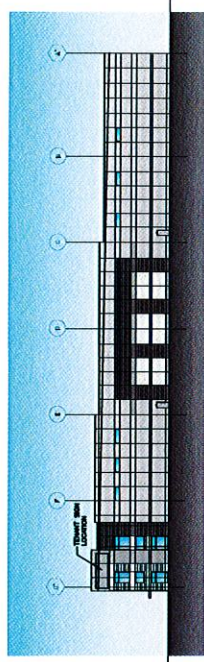
PROPOSED:
PROJECT SITE
April 28, 2022

Proposed Office / Warehouse
South Windsor, CT

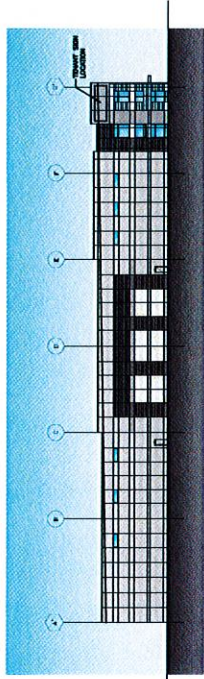




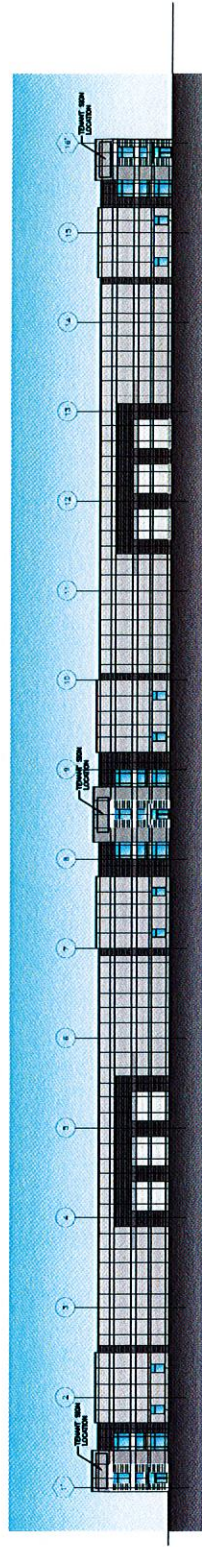
PLAN WEST ELEVATION



PLAN NORTH ELEVATION



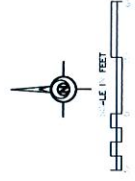
PLAN SOUTH ELEVATION



PLAN EAST ELEVATION

PROPOSED:
PROJECT SITE
April 28, 2022

Proposed Office / Warehouse
South Windsor, CT





LINCOLN BROWN ILLUSTRATION



LINCOLN BROWN ILLUSTRATION



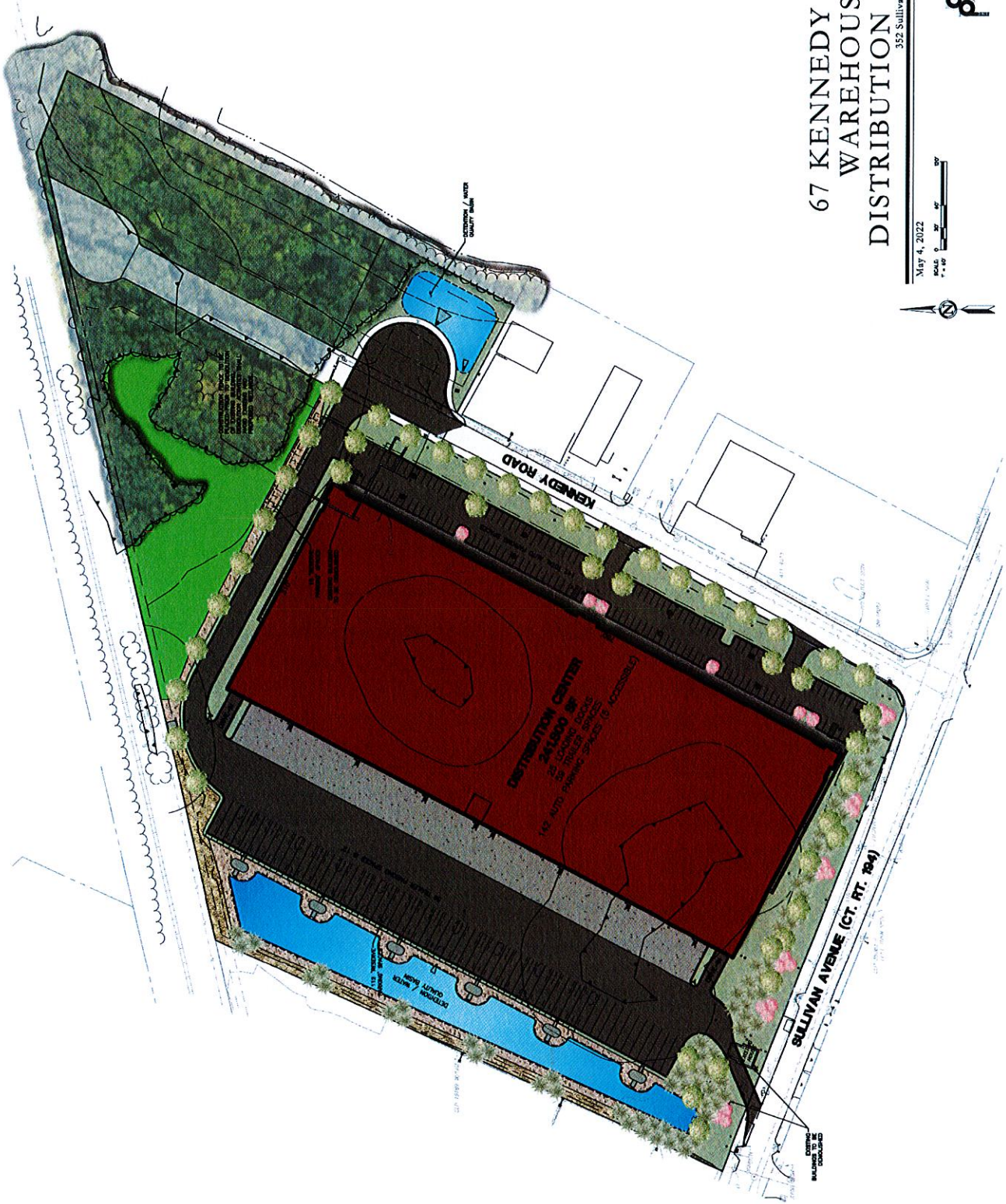
LINCOLN BROWN ILLUSTRATION



LINCOLN BROWN ILLUSTRATION



LINCOLN BROWN ILLUSTRATION



67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER

352 Sullivan Avenue, CT & 68 Kennedy Road

South Windsor, Connecticut

design professionals
 ARCHITECTS / ENGINEERS / LANDSCAPE ARCHITECTS
 1000 ROUTE 104
 SOUTH WINDSOR, CT 06094
 TEL: 860-261-1000
 WWW.DESIGNPROFESSIONALS.COM

May 4, 2022



June 14, 2022

To: Planning & Zoning Commission
Town of South Windsor

From: Kathy Kerrigan
1838 Main Street, South Windsor, CT 06074
860 816 4470 khkerrigan@gmail.com

RE: 67 Kennedy Road: Proposed Warehouse

My name is Kathy Kerrigan, 1838 Main Street. I'm here tonight to talk about 67 Kennedy Road.

On April 5th of this year, this commission unanimously approved a one-year moratorium on new warehouse and distribution facilities applications, effective April 22nd. Two days prior to the that date, April 20th, an application was filed for a new warehouse on 67 Kennedy Road.

Some facts regarding this application:

- The project developer is Scannell Properties; it's the company's 6th warehouse/distribution center in town
- 4 contiguous parcels of land were combined – or bundled – for the project
- 19.2 acres of wooded land will be cleared for a 241,800 sq ft warehouse and all the pavement needed for trucks and passenger vehicles
- 24/7/365 operation with no known tenant (so we must assume full capacity)
- Plans call for
 - 45 loading docks
 - 59 trailer spaces
 - 141 employee parking spaces (with an additional 130 spaces in reserve)
- All vehicles will enter on Kennedy Road with a separate west-bound exit
- Traffic study (commissioned and paid for by the developer)
 - shows “a nominal increase in traffic” (standard wording in all traffic reports prepared for this developer)
 - notes that the intersection at Kennedy Road and Sullivan Avenue would warrant a new traffic signal
 - conveniently fails to mention the fact that Kennedy Road currently serves as the only entry and exit point for the extremely busy FedEx facility
- No consideration was given to traffic noise or sound barriers
- Proposed buffer or visual barrier on the Sullivan Avenue side is an 8' berm; setback from the road was not clear to me, but it looks to be minimal; in comparison, neighboring FedEx berming is easily 12' or more (I know because I've climbed over it), and the setback considerable

It seems clear that this application was submitted on April 20th specifically to avoid many of the regulation changes being looked at now.

To remind the Commissioners – and to refresh the public – the wording of the moratorium states that “the items to be reviewed include but are not limited to”

- Restrictions on the size of new buildings

- Restrictions on bundling adjacent properties for developers
- Enhanced buffers
- More stringent visual and sound barriers
- A review of traffic and noise standards, as they apply to trucks and trucking companies
- Clear definition of warehouses, distribution facilities and freight terminals
- Traffic and noise studies provided by objective third parties
- Best practices for noise abatement and reduction

The very zoning regulations that this commission recognizes as problematic – and which you’ve agreed to address and hopefully remediate – are all too present in this application.

I urge the commissioners to review this application carefully, and to find valid and just reasons to reject it.

Thank you – again – for your time and your hard work. We all appreciate it.