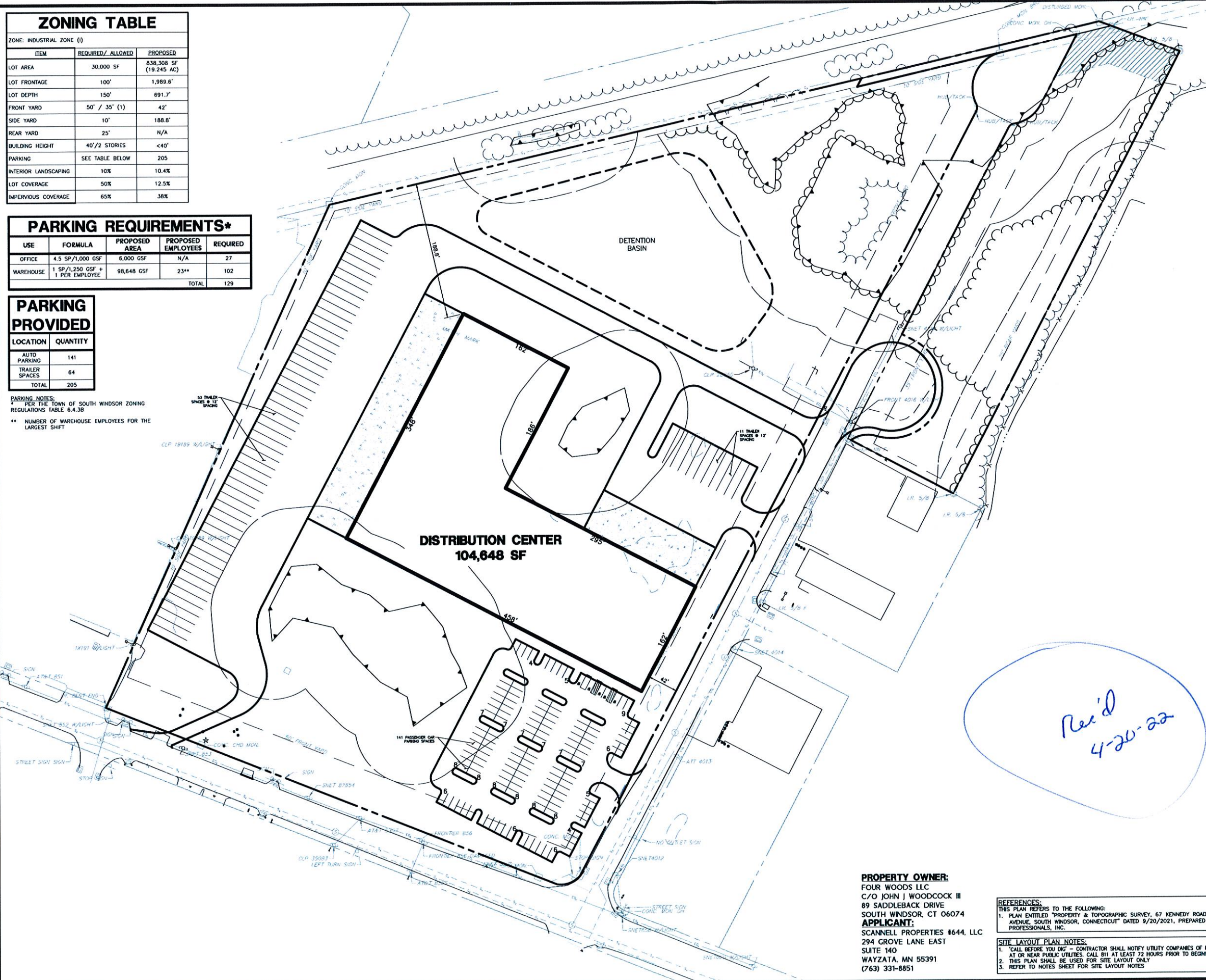


ZONING TABLE		
ZONE: INDUSTRIAL ZONE (I)		
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	30,000 SF	838,308 SF (19.245 AC)
LOT FRONTAGE	100'	1,989.6'
LOT DEPTH	150'	691.7'
FRONT YARD	50' / 35' (1)	42'
SIDE YARD	10'	188.8'
REAR YARD	25'	N/A
BUILDING HEIGHT	40' / 2 STORIES	<40'
PARKING	SEE TABLE BELOW	205
INTERIOR LANDSCAPING	10%	10.4%
LOT COVERAGE	50%	12.5%
IMPERVIOUS COVERAGE	65%	38%

PARKING REQUIREMENTS*				
USE	FORMULA	PROPOSED AREA	PROPOSED EMPLOYEES	REQUIRED
OFFICE	4.5 SP/1,000 GSF	6,000 GSF	N/A	27
WAREHOUSE	1 SP/1,250 GSF + 1 PER EMPLOYEE	98,648 GSF	23**	102
TOTAL				129

PARKING PROVIDED	
LOCATION	QUANTITY
AUTO PARKING	141
TRAILER SPACES	64
TOTAL	205

PARKING NOTES:
 * PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B
 ** NUMBER OF WAREHOUSE EMPLOYEES FOR THE LARGEST SHIFT



Rec'd 4-20-22

PROPERTY OWNER:
 FOUR WOODS LLC
 C/O JOHN J WOODCOCK III
 89 SADDLEBACK DRIVE
 SOUTH WINDSOR, CT 06074
APPLICANT:
 SCANNELL PROPERTIES #644, LLC
 294 GROVE LANE EAST
 SUITE 140
 WAYZATA, MN 55391
 (763) 331-8851

REFERENCES:
 THIS PLAN REFERS TO THE FOLLOWING:
 1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 67 KENNEDY ROAD & 352 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT" DATED 9/20/2021, 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



REVISIONS	BY: DHI	DATE:	
1	DHI	4/7/22	E&S PLAN UPDATES
2	PJC SHANNON	4/20/22	PJC SHANNON
ALTERNATE SITE PLAN			
PLAN			
SHEET			
C-051			
SHEET 2 OF 24			

67 KENNEDY ROAD WAREHOUSE & DISTRIBUTION CENTER
 352 SULLIVAN AVENUE, 67 & 66 KENNEDY ROAD
 SOUTH WINDSOR, CONNECTICUT 06074
 GIS NOs: 87300352, 49800067, & 49800068

DESIGN PROFESSIONALS
 CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
 21 EMBURY DRIVE
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