

LIST OF MATERIALS SUBMITTED TO PLANNING AND ZONING COMMISSION

1. Town of South Windsor Planning & Zoning Commission Application Form
2. Applicant UW Vintage Lane II, LLC Proof of Ownership (Warranty Deed-Statutory Form Vol. 2852 Pg. 221-223 and Warranty Deed-Statutory Form Vol. 2852 Pg. 224-226)
3. Land Use Application Fee for Site Plan: New Construction > 10,000 sq ft in the amount of \$7,410
4. Town of South Windsor Checklist Required Information Site Plans
5. Stormwater Management Report 25 Talbot Lane 5 & 25 Talbot Lane and 475 & 551 Governor's Highway South Windsor, Connecticut Prepared by: Design Professionals, Inc. 21 Jeffrey Drive South Windsor, CT 06074 July 2, 2021 Revised to: October 15, 2021
6. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Cover Sheet Sheet C-T1 Sheet 1 of 30
7. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 60' Overall Site Plan Sheet C-OS1 Sheet 2 of 30
8. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Site Plan Sheet C-SP1 Sheet 3 of 30
9. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Site Plan Sheet C-SP2 Sheet 4 of 30
10. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-

8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Site Plan Sheet C-SP3 Sheet 5 of 30

11. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Grading Plan Sheet C-GD1 Sheet 6 of 30
12. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Grading Plan Sheet C-GD2 Sheet 7 of 30
13. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Grading Plan Sheet C-GD3 Sheet 8 of 30
14. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Drainage Plan Sheet C-DR1 Sheet 9 of 30
15. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Drainage Plan Sheet C-DR2 Sheet 10 of 30
16. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Drainage Plan Sheet C-DR3 Sheet 11 of 30

17. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Utility Plan Sheet C-UT1 Sheet 12 of 30
18. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Utility Plan Sheet C-UT2 Sheet 13 of 30
19. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Utility Plan Sheet C-UT3 Sheet 14 of 30
20. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 60' Erosion & Sedimentation Control Phasing Plan Sheet C-ES1 Sheet 15 of 30
21. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Erosion & Sedimentation Control Plan Sheet C-ES2 Sheet 16 of 30
22. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Erosion & Sedimentation Control Plan Sheet C-ES3 Sheet 17 of 30
23. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025,

- 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Erosion & Sedimentation Control Plan Sheet C-ES4 Sheet 18 of 30
24. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Erosion & Sedimentation Details & Notes Sheet C-ES5 Sheet 19 of 30
25. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Landscape Plan Sheet C-LS1 Sheet 20 of 30
26. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Landscape Plan Sheet C-LS2 Sheet 21 of 30
27. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Landscape Plan Sheet C-LS3 Sheet 22 of 30
28. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Landscape Buffer Cross Sections Sheet C-LS4 Sheet 23 of 30
29. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors

Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Landscape Details & Notes Sheet C-LS5 Sheet 24 of 30

30. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Site Lighting Plan Sheet C-LT1 Sheet 25 of 30
31. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Scale 1" = 40' Site Lighting Plan Sheet C-LT2 Sheet 26 of 30
32. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Notes, Legend & Details Sheet C-D1 Sheet 27 of 30
33. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Details Sheet C-D2 Sheet 28 of 30
34. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Details Sheet C-D3 Sheet 29 of 30
35. 25 Talbot Lane Warehouse & Distribution Center Site Plan Application 5 & 25 Talbot Lane & 475 & 551 Governor's Highway South Windsor, Connecticut GIS Nos. 88900005, 88900025, 36900475, 36900551 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073 860-268-2452 T Design Professionals, Inc. Civil & Traffic Engineers Land Surveyors Planners Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-

8755 – T 860-291-8757 – F www.designprofessionalsinc.com Date: 12/20/21 Details Sheet C-D4
Sheet 30 of 30

36. Standard Sheet Conn. Dept. of Transportation Timer Noise Barrier Wall Type I Date: 9-18-91
Scale: Not to Scale Standard Number 916-A
37. UW Vintage Lane II, LLC 5 & 25 Talbot Lane 475 & 551 Governor's Highway South Windsor,
Connecticut 06074 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT
06073 860-268-2452 Design Professionals Civil & Traffic Engineers Land Surveyors Planners
Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T
860-291-8757 – F www.designprofessionalsinc.com Date: 06/11/21 Scale 1" = 50' Property &
Topographic Survey Sheet V-1
38. UW Vintage Lane II, LLC 5 & 25 Talbot Lane 475 & 551 Governor's Highway South Windsor,
Connecticut 06074 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT
06073 860-268-2452 Design Professionals Civil & Traffic Engineers Land Surveyors Planners
Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T
860-291-8757 – F www.designprofessionalsinc.com Date: 06/11/21 Scale 1" = 50' Property &
Topographic Survey Sheet V-2
39. UW Vintage Lane II, LLC 5 & 25 Talbot Lane 475 & 551 Governor's Highway South Windsor,
Connecticut 06074 Prepared for UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT
06073 860-268-2452 Design Professionals Civil & Traffic Engineers Land Surveyors Planners
Landscape Architects 21 Jeffrey Drive P.O. Box 1167 South Windsor, CT 06074 860-291-8755 – T
860-291-8757 – F www.designprofessionalsinc.com Date: 11/09/21 Scale 1" = 60' Compilation
Survey Tree Location Sheet V-3
40. Warehouse and Distribution Center 25 Talbot Lane, South Windsor, CT. Floor Plan Fellner
Architects 382 Town Street East Haddam, Connecticut 06423 Tel (860) 873-8230 Job No: 21-16
Scale: As Noted Date: 12-17-21 Sheet No.: A-1.0
41. Warehouse and Distribution Center 25 Talbot Lane, South Windsor, CT. Elevations Fellner
Architects 382 Town Street East Haddam, Connecticut 06423 Tel (860) 873-8230 Job No: 21-16
Scale: As Noted Date: 12-17-21 Sheet No.: A-2.0
42. Warehouse and Distribution Center 25 Talbot Lane, South Windsor, CT. Exterior Elements
Fellner Architects 382 Town Street East Haddam, Connecticut 06423 Tel (860) 873-8230 Job No:
21-16 Scale: As Noted Date: 12-17-21 Sheet No.: A-3.0
43. Traffic Impact Study for Proposed Warehouse Development 25 Talbot Lane South Windsor,
Connecticut Prepared for: UW Vintage Lane II, LLC P.O. Box 504 South Glastonbury, CT 06073
Prepared By: Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 Maximo Polanco, P.E.
John D. Plante, P.E. June 2021 Revised July 2021 Revised September 2021 Revised October 2021
44. Traffic Information Supplement Proposed Warehouse 25 Talbot Lane, South, Windsor, CT
Langan Project No.: 140236601 Town Process No.: 21-36P 3 November 2021
45. Goman & York Municipal Fiscal Impact Analysis Site Plan Application: Industrial Warehouse 25
Talbot Lane South Windsor, Connecticut August 10, 2021 Prepared by: Donald J. Poland, PhD,
AICP Managing Director, Urban Planning & Strategy Goman + York Property Advisors, LLC 1137
Main Street East Hartford, CT 06108 dpoland@gomanyork.com www.gomanyork.com
46. Proposed Development South Windsor, Connecticut Design Professionals, Inc. South Windsor,
Connecticut GEI Consultants Project 2009999 Computed Effects on Groundwater Levels August
2021 Exhibit 1

20 December, 2021

47. GEI Consultants Consulting Engineers and Scientists Habitat Assessment Report UW Vintage Lane 475 & R006B Governors Highway, 5 & 25 Talbot Lane South Windsor, Connecticut Submitted to: Bob Urso Murray Real Estate 400 Hebron Avenue Glastonbury, CT 06033 Bradford Wainman H-M Realty, LLC PO Box 504 South Glastonbury, CT 06073 Submitted by: GEI Consultants, Inc. 455 Winding Brook Drive Glastonbury, CT 06033 860-368-5300 September 30, 2021 2101698 Emily Perko Project Ecologist Damon Oscarson Senior Ecologist/Project Manager
48. Letter dated November 23, 2021 from Bennett M. Brooks, P.E., Brooks Acoustic Corporation 35 Talcottville Road Suite 31 Vernon Connecticut 06066 860-896-1081 to Bradford Wainman, UW Vintage Lane II, LLC re Talbot Lane Development – Warehouse truck sound evaluation
49. Letter dated November 12, 2021 from Donald J. Poland, PhD, AICP Managing Director, Urban Planning & Strategy Goman + York Property Advisors, LLC 1137 Main Street East Hartford, CT 06108 poland@gomanyork.com www.gomanyork.com to Bart Pacekonis, Chair Town of South Windsor Planning & Zoning Commission re 25 Talbot Lane – Impact on Property Value of Adjacent and Proximate Properties
50. South Windsor Data Set Warehouse vs Truck Terminal
51. Resume of Peter R. DeMallie
52. Resume of Benjamin P. Wheeler, P.L.A.
53. Resume of Daniel H. Jameson, P.E.
54. Resume of Lawrence R. Geissler, Jr., L.S.
55. Resume of George Fellner Licensed Architect
56. Resume of John Plante, P.E.
57. Resume of Maximo Polanco, P.E.
58. Resume of Donald J. Poland, PhD, AICP
59. Resume of Emily M. Perko, Ecologist
60. Resume of Damon Oscarson, Ecologist
61. Resume of Matthew Glunt, P.E.
62. Resume of Andrew Adinolfi, P.E.
63. Resume of Bennett M. Brooks, P.E.