

Reconfigured pavement markings and access for 30 Queuing Spaces (Reduced Trailer Spaces from 109 to 59)

New Permeable (Lawn) Median Area = 1,470 SF

New Impervious Driveway Area = 1,408 SF

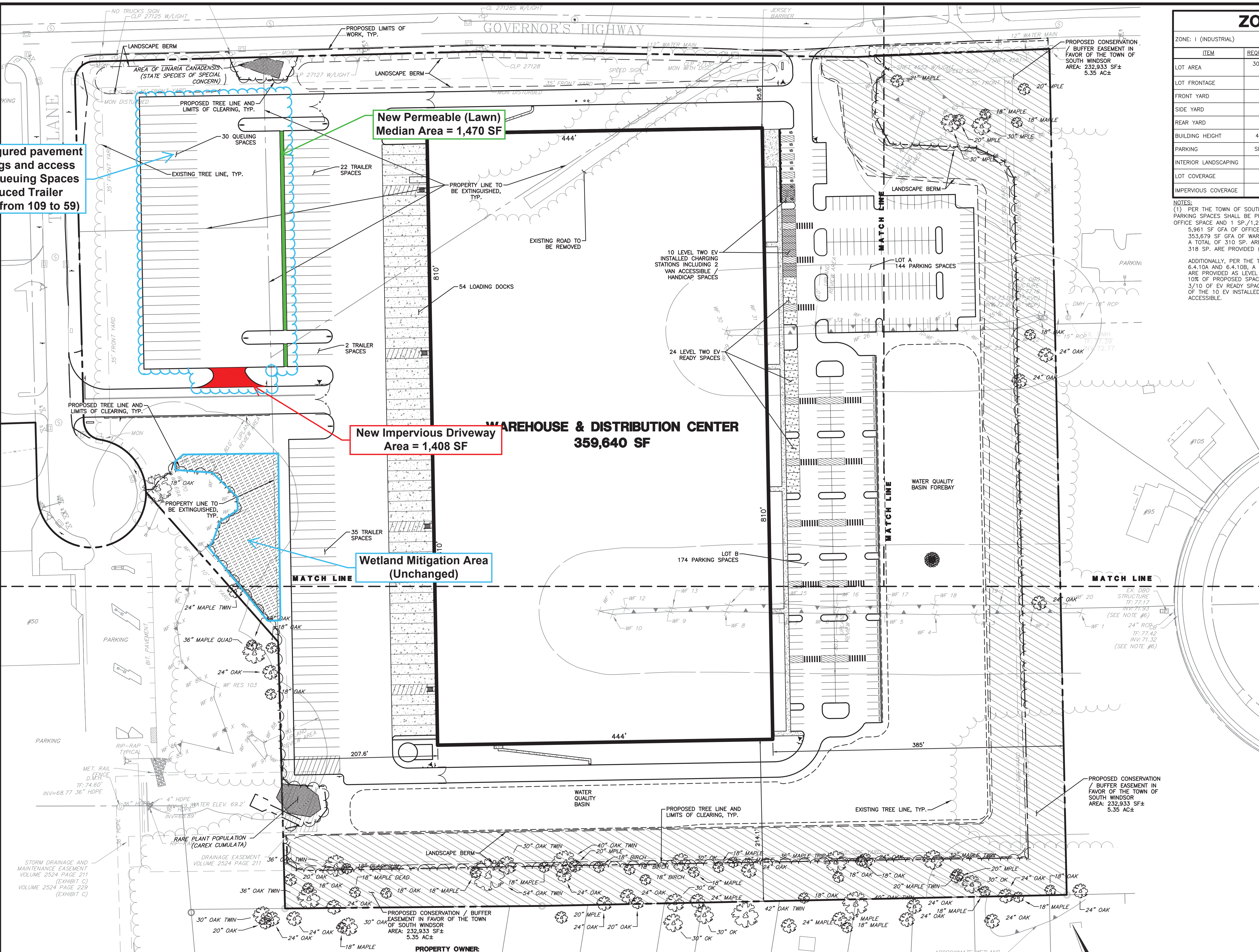
Wetland Mitigation Area (Unchanged)

WAREHOUSE & DISTRIBUTION CENTER
359,640 SF

ZONING TABLE

ZONE: I (INDUSTRIAL)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF (0.69 AC)	30.37 AC	30.37 AC
LOT FRONTAGE	100'	1,041.7'	1,041.7'
FRONT YARD	35'	N/A	95.6'
SIDE YARD	10'	N/A	207.6'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	40'/2 STORIES	N/A	1 STORY/ 40'
PARKING	SEE BELOW (1)	N/A	318 (1)
INTERIOR LANDSCAPING	10%	N/A	10.7%
LOT COVERAGE	50%	N/A	27.2%
IMPERVIOUS COVERAGE	65%	0.4%	55.4%

NOTES:
(1) PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLE 6.4.3B, PARKING SPACES SHALL BE PROVIDED AT A RATIO OF 4.5 SP/1,000 SF GFA FOR OFFICE SPACE AND 1 SP/1,250 SF GFA FOR WAREHOUSE SPACE.
5,961 SF GFA OF OFFICE / 1,000 SF = 6*4.5 SP. = 27 SP. REQUIRED
353,679 SF GFA OF WAREHOUSE / 1,250 SF = 283 SP. REQUIRED
A TOTAL OF 310 SP. ARE REQUIRED FOR THIS DEVELOPMENT.
318 SP. ARE PROVIDED (8 HANDICAP SPACES PLUS 310 CONVENTIONAL SPACES)
ADDITIONALLY, PER THE TOWN OF SOUTH WINDSOR ZONING REGULATIONS TABLES 6.4.10A AND 6.4.10B, A PORTION OF THE PASSENGER VEHICLE PARKING SPACES ARE PROVIDED AS LEVEL TWO EV INSTALLED AND LEVEL TWO EV READY.
10% OF PROPOSED SPACES = 34 EV READY SPACES.
3/10 OF EV READY SPACES = 10 EV INSTALLED SPACES.
OF THE 10 EV INSTALLED SPACES, 2 ARE HANDICAP RESTRICTED VAN ACCESSIBLE.



EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	UW VINTAGE LANE II, LLC	TOWN OF SOUTH WINDSOR	BUFFER / CONSERVATION		

PROPERTY OWNER:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073

APPLICANT:
UW VINTAGE LANE II, LLC
PO BOX 504
SOUTH GLASTONBURY, CT 06073
860-268-2452 T

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, UW VINTAGE LANE II, LLC, 5 & 25 TALBOT LANE AND 475 & 551 GOVERNOR'S HIGHWAY, SOUTH WINDSOR, CONNECTICUT" DATED 6/11/2021, AS REVISED, 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.

**EXHIBIT DATED
DECEMBER 27, 2021**

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design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
UW Vintage Lane II, LLC
PO Box 504
South Glastonbury, CT 06073
860-268-2452 T

PROJECT NO.: 1976U
DATE: 12/20/21
DESIGNER: BFW
REVIEWER: BFW
APPROVED BY: DPH

**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

OVERALL SITE PLAN

SCALE: 0' 30' 60' 120'
T = 60'

SHEET
C-OS1
SHEET 2 OF 30