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**25 Talbot Lane Warehouse & Distribution Center**  
**Summary of Site Plan Changes**  
**Planning & Zoning Commission Site Plan Application**

5 & 25 Talbot Lane and 475 & 551 Governor's Highway  
South Windsor, Connecticut  
Application 22-01P  
DPI Project No. 1976.U  
February 14, 2022

The following summarizes the changes incorporated in the above-mentioned site plan set dated December 20, 2021 following the previous site plan set dated July 2, 2021 as amended to November 17, 2021:

1. Revised tractor trailer circulation in the northwestern portion of the site directly off of the Talbot Lane entrance to increase queuing capacity to 30 tractor trailer spaces. This resulted in a reduction of trailer parking spaces from 109 to 59. The impervious coverage percentage remains unchanged.
2. Added dumpster location to one of the loading dock spaces near the northwest corner of the building.
3. Modified lighting in truck court and on the building to the maximum permitted height of luminaires (25').
4. Anti-Idling signs added to the truck court as free-standing signs and mounted to the building along the loading docks per the CT DEEP template.
5. 12' high timber noise barrier wall added perpendicular to the building and parallel to the southern property line at the southwest corner of the building.
6. Crosswalks added to parking Lots A & B, resulting in reduction of parking spaces from 333 to 318.
7. Added free-standing sign along Talbot Lane entrance directing all tractor-trailer traffic left into queuing area.
8. Fencing removed around truck court and replaced by swing or slide gates at the east end of the Talbot Lane entrance drive and northeast corner of the truck queuing area for tractor-trailer access and at the northwest and southwest building corners for emergency access.

The following summarizes the changes made to the above-mentioned site plan set with a revision date of 2/14/2022 in response to Town Staff comments and comments at the hearing on February 8, 2022:

1. Revised the note for the existing Jersey barriers to be moved by the contractor.
2. Added gates at the eastern end of the emergency access drives. The gate and associated sign for the northerly drive are noted to be removed if the 'reserve parking' is built in the future.

3. Moved the gates at the western edge of the northern emergency access drive to accommodate the 'reserve parking' area.
4. Labeled the main building entrance.
5. Ensured all labels for EV charging stations specify Level Two charging stations.
6. Removed several of the painted crosswalks in the eastern parking lots and expanded nearby landscape islands.
7. Replaced the ground mounted sign at the tractor-trailer entrance on Talbot Lane with a 'Truck Entrance'.
8. Increased the width of the island between the truck queuing area and the trailer spaces and the radius at the northwest corner of the island.
9. Revised the parking calculations and updated the zoning data information.
10. Provided 92 'reserve parking' spaces on the north side of the building to be built in the future only if needed.
11. The grading was revised along Governor's Highway and yard drains relocated to provide a 15 feet wide shelf to accommodate a future sidewalk.
12. The FFE was labeled on the plans.
13. Additional contour labels in the detention basin were provided.
14. Catch basins 10 and 13 were changed to Type C catch basins to coincide with the wider island between the truck queuing and trailer parking areas.
15. The TF of SMH-1 was corrected.
16. Added a row of arborvitae between the timber noise barrier wall and the loading docks.
17. Added a row of evergreen trees between the truck queuing area and Talbot Lane.
18. Type F wall mounted lights were shifted in the loading dock area to align with the egress doors.
19. An EV Charging Station Layout detail was added.

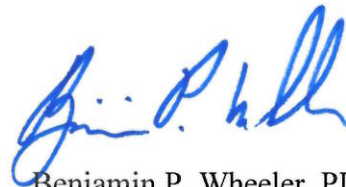
Respectfully submitted,  
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