



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	333 (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 SPACES 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.
 333 SP. ARE PROVIDED (8 HANDICAP SPACES PLUS 325 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 INSTALLED SPACES.
 3/10 OF EV READY SPACES = 10 EV INSTALLED SPACES.
 OF THE 10 EV INSTALLED SPACES, 2 ARE HANDICAP RESTRICTED VAN ACCESSIBLE.

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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.: 1976LU
DATE: 10/26/21
SCALE: B/W
DESIGNER: B/W
CHECKER: B/W
DATE: 10/26/21

25 TALBOT LANE
SITE PLAN APPLICATION
 5 & 25 TALBOT LANE &
 475 & 551 GOVERNOR'S HIGHWAY
 SOUTH WINDSOR, CONNECTICUT
 GIS Nos.: 88900005, 88900025, 36900475, 36900551

NO.	DATE	REVISIONS

MAXIMUM BUILDING SIZE EXHIBIT
 SCALE: 0 30' 60' 120'
 T = 60'

MAX1

PROPERTY OWNER:
 UW VINTAGE LANE II, LLC
 171 PENNYWISE LANE
 GLASTONBURY, CT 06033

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.