



ZONING ANALYSIS TABLE				
ZONING DISTRICT	AA RESIDENTIAL (EXISTING ZONE)	INDUSTRIAL	GREAT POND EMPLOYMENT DISTRICT (ED) *	B-2 BUSINESS
ALLOWED USES	SINGLE FAMILY DWELLINGS	OFFICE & RESEARCH LABS, MANUFACTURING, STORAGE, WHOLESALE DISTRIBUTION	RETAIL, COMMERCIAL, OFFICE, HOSPITALITY	OFFICES, PERSONAL SERVICES, RETAIL, RESTAURANTS, HOSPITALITY, ETC
LOT AREA	27,500 SF	4 ACRES	MIN 0.28 AC - MAX 1.24 AC	MIN 15,000 SF - MAX 2 AC
LOT WIDTH	125'	150'	MIN 120' - MAX 300'	MIN 75'
BUILDING COVERAGE	15%	33.3%	N/S	MIN 1,500 SF - MAX 33.3%
FRONT SETBACK	40'	50'	MIN 10' - MAX 60'	MIN 10'
SIDE SETBACK	15'	35'	MIN 15' - MAX 15'	MIN 30' ADJACENT TO RES
REAR SETBACK	25'	35'	MIN 5' - MAX N/A	MIN 30'
BUILDING HEIGHT	2.5 STORIES / 35'	4 STORIES / 60'	MIN 3 STORIES / 35' - MAX 8 / 120'	MAX 3 STORIES / 45'
IMPERVIOUS COVERAGE	N/S	N/S	N/S	N/S
PARKING SPACES	2 / DWELLING UNIT	VARIES PER USE	VARIES PER USE	VARIES PER USE
PARKING CRITERIA (9'X15') (5'X20 WHEN 2' OVERHANG UNAVAILABLE)	RETAIL / COMMERCIAL USES GENERALLY REQUIRE 1 SPACE PER 200 OR 250 SF			
ACCESSIBLE PARKING SPACES	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 6 SPACES			
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'X18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE- 8'X18' W/ 8' AISLE)				

N/S - NOT SPECIFIED
 N/A - NOT APPLICABLE
 * ASSUMES LARGE URBAN BUILDING, REQUIREMENTS VARY BY BUILDING TYPE PER GREAT POND FORM-BASED CODE

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

OFFICES:
 SOUTHBOROUGH, MA
 BOWNE, MD
 STERLING, VA
 PHILADELPHIA, PA

OTHER OFFICES:
 CENTER VALLEY, PA
 CHALFONT, PA
 ALBANY, NY
 WARRINGTON, VA

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
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9			
10			
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12			
13			
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15			

PRELIMINARY

PROJECT No.: W111067
 DRAWN BY: DML
 CHECKED BY: MJM
 DATE: 03/17/2014
 SCALE: AS NOTED
 CAD I.D.: WINDSOR, CT

CONCEPT PLAN

FOR

GRIFFIN LAND

LOCATION OF SITE
 825 PROSPECT HILL ROAD
 WINDSOR, CT

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
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M.J. MRVA

REGISTERED
 LANDSCAPE ARCHITECT
 MASSACHUSETTS No. 1217
 RHODE ISLAND No. 419

SHEET TITLE:
CONCEPT PLAN

SHEET NUMBER:
1
 OF 1

REV 0 - 03/17/2014

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PLAN ENTITLED "EASEMENT TO BE DEEDED TO THE FARMINGTON RIVER POWER COMPANY, DATED 11/8/13
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
- SETBACKS SHOWN REFLECT INDUSTRIAL ZONE REQUIREMENTS

60 30 15 0 60
 1" = 60'

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Know what's below.
 Call before you dig.