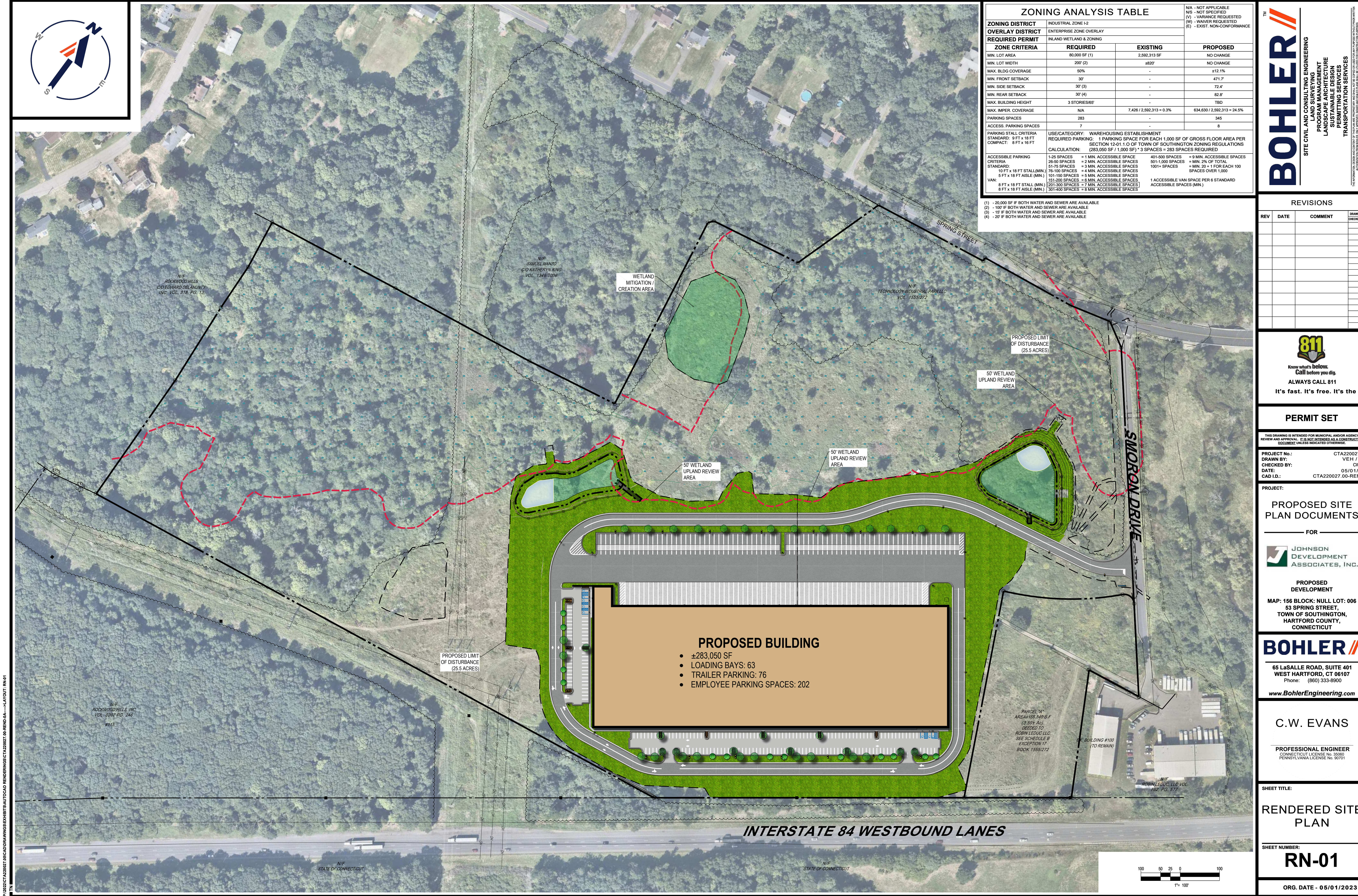




ZONING ANALYSIS TABLE			
ZONING DISTRICT	INDUSTRIAL ZONE I-2		
OVERLAY DISTRICT	ENTERPRISE ZONE OVERLAY		
REQUIRED PERMIT	INLAND WETLAND & ZONING		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 SF (1)	2,592,313 SF	NO CHANGE
MIN. LOT WIDTH	200' (2)	4820'	NO CHANGE
MAX. BLDG COVERAGE	50%	-	±12.1%
MIN. FRONT SETBACK	30'	-	471.7'
MIN. SIDE SETBACK	30' (3)	-	72.4'
MIN. REAR SETBACK	30' (4)	-	82.8'
MAX. BUILDING HEIGHT	3 STOREYS(5)	-	TBD
MAX. IMPER. COVERAGE	N/A	7,426 / 2,592,313 = 0.3%	634,630 / 2,592,313 = 24.5%
PARKING SPACES	283	-	345
ACCESS. PARKING SPACES	7	-	8
PARKING STALL CRITERIA	USE/CATEGORY: WAREHOUSING ESTABLISHMENT		
STANDARD: 9 FT x 18 FT	REQUIRED PARKING: 1 PARKING SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA PER SECTION 12-01.1.O OF TOWN OF SOUTHTON ZONING REGULATIONS		
COMPACT: 8 FT x 16 FT	CALCULATION: (283,050 SF / 1,000 SF) * 3 SPACES = 283 SPACES REQUIRED		
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

- (1) - 20,000 SF IF BOTH WATER AND SEWER ARE AVAILABLE
- (2) - 100' IF BOTH WATER AND SEWER ARE AVAILABLE
- (3) - 15' IF BOTH WATER AND SEWER ARE AVAILABLE
- (4) - 20' IF BOTH WATER AND SEWER ARE AVAILABLE

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: CTA220027.00
DRAWN BY: VEH / K.J.
CHECKED BY: C.W.E.
DATE: 05/01/2023
CAD ID: CTA220027.00-REND-03

PROJECT:
PROPOSED SITE
PLAN DOCUMENTS
FOR
JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
PROPOSED
DEVELOPMENT
MAP: 156 BLOCK: NULL LOT: 006
53 SPRING STREET,
TOWN OF SOUTHTON,
HARTFORD COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
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CONNECTICUT LICENSE No. 35060
PENNSYLVANIA LICENSE No. 90701

SHEET TITLE:
RENDERED SITE
PLAN

SHEET NUMBER:
RN-01

ORG. DATE - 05/01/2023

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