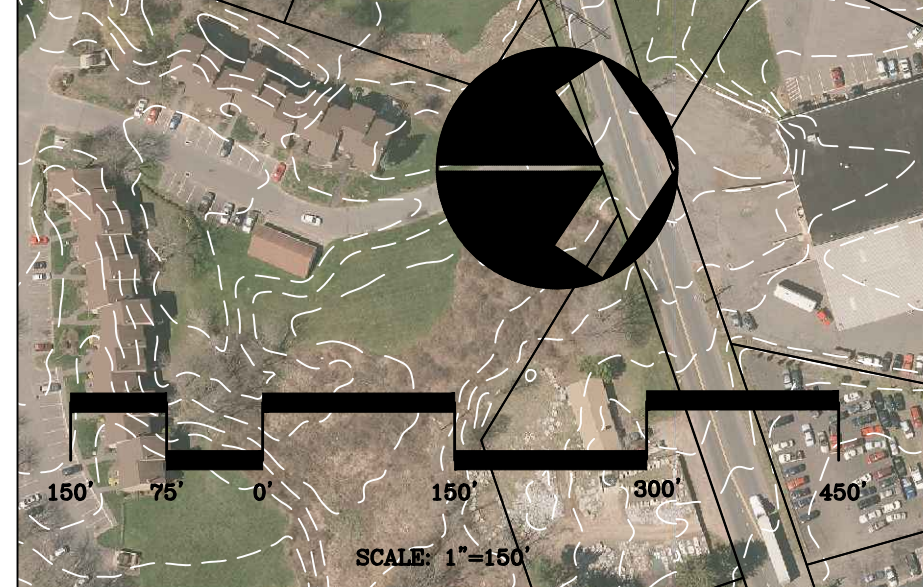


- ### LEGEND
- 20 PARCEL STREET ADDRESS OR MBL
 - EXISTING CULVERT TO BE REVIEWED
 - BLUE DITCH
 - BFE-35' BASE FLOOD ELEVATION
 - STATE OR TOWN OWNED PROPERTY (NORTH & SOUTH WATER STREET)
 - SAME PROPERTY OWNER (NORTH & SOUTH WATER STREET)



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Map #3.1

Date: December 15, 2020	
Scale: 1" = 150'	
Project: 2122	
Prepared by: LADA, P.C. SIMSBURY CT	
Date	Description

Town of Windsor Locks

RIVERFRONT AREA

- Permitted Uses:
 • Recreation/open space
- Requirements:
 • Access to river
 • Eliminate structures (residential)
 • All recreation structures must be flood-proof
 • Paved paths allowed- connect to larger sidewalk/bike path

RESIDENTIAL FLOOD PRONE AREA

- Permitted Uses:
 • Single family residence
 • Two family residence
- Requirements:
 • Protect structures along flood elevation
 • Maximum 50' height- if 8' clearance at ground
 • If elevated- allow 25% additional footprint to accomplish raising structure
 • Provide interior stairs to first floor if elevated
 • Parking below structure or in back yard
 • No parking on street or front yard
 • 25% maximum impervious cover
 • Establish 2020 as baseline for future development
 • Maintain existing building line? Or push back 10' to allow bike path/sidewalk?

DEAN AVE/SPRING STREET

- Permitted Uses:
 • Existing conditions to remain as is
 • Single family residential
- Requirements:
 • If additions allow- provide accommodations for parking
 • 70% maximum impervious cover
 • Lot sizes/setbacks etc. as existing
 • Reduce nonconformities by establishing new zone

MAIN STREET COMMERCIAL

- Permitted Uses:
 • Industrial (in historic structure)
 • Institutional
 • Multifamily
 • Services
 • Restaurant (facing Main Street only)
 • Street-level retail with residential above
- Requirements:
 • No parking in front yard
 • 70% maximum impervious cover
 • Maintain historic structures

BRIDGE STREET WEST

- Permitted Uses:
 • Restaurant
 • Retail
 • Office
 • Services (mixed-use with residential above)
- Requirements:
 • Share parking & connect interior drives across property lines
 • Two stories with residential (historic) look with porch. May go to three stories if hidden in roof. See preferred style.
 • No parking on street
 • Reduce curb cuts & share drives
 • 10' side yard if adjacent to existing residential use, provide buffer
 • Maintain building line on street
 • Consistent streetscape/ sidewalks

NORTH MAIN/PLEASANT/GARDNER RESIDENTIAL AREA

- Permitted Uses:
 • Single family
 • Two family
 • Multifamily (Minimum 1 acre lot)
- Requirements:
 • Allow 10% expansion from 2019 condition for addition/handicap access. 25% with special permit.
 • Lot sizes/setbacks etc. as existing

BRIDGE STREET COMMERCIAL AREA

- Permitted Uses:
 • Restaurant
 • Office
 • Medical office
 • Retail
 • Bakery
 • Coffee shop
 • Outdoor seating
 • Services
 • Commercial
 • Recreation
 • Single family residential
 • Multifamily residential (5 acre minimum lot/2 stories maximum)
- Requirements:
 • Architecture on street limited to 2 stories. Match existing farmhouse look.
 • Maintain existing building line on Bridge Street historic structures
 • 60% maximum impervious cover. 75% with special permit.
 • Provide water quality basins
 • No parking in front yard along Bridge Street
 • Provide sidewalks/bike path/extend to property line/streets

MAIN STREET HISTORIC AREA

- Permitted Uses:
 • Residential/Multifamily
 • Institutional
 • Home Occupation
 • Professional Services
- Requirements:
 • No parking in front yard
 • New construction & additions must be historically appropriate
 • Maintain existing side yard setbacks
 • Maintain front building line
 • If commercial use is adjacent to residential use- provide fence & buffer screening
 • Every effort should be made to keep historic structures
 • Up to 10% increase/addition allowed

WAREHOUSE POINT COMMERCIAL RECREATION AREA

- Permitted Uses:
 • Recreation
 • Office
 • Accessory uses (10% of maximum permitted use)

HIGHWAY AREA

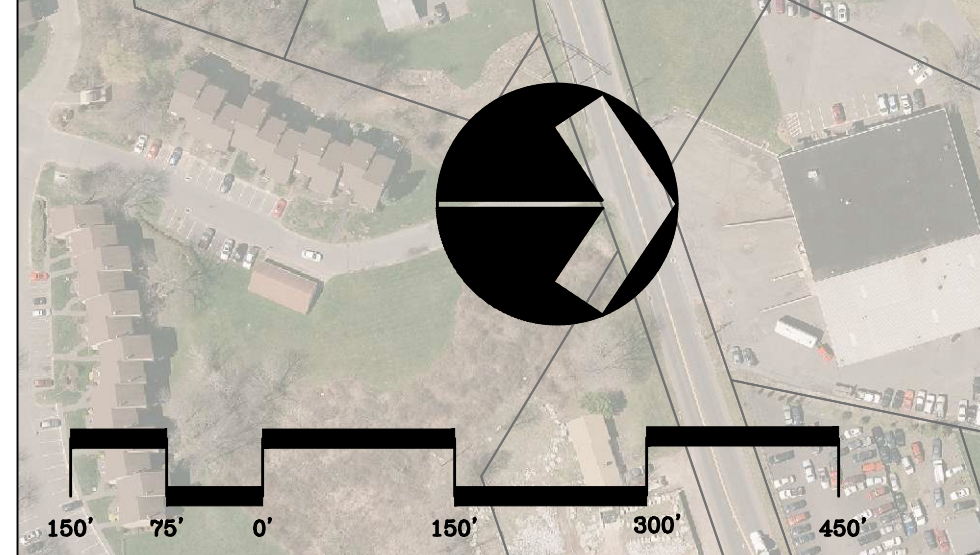
- Permitted Uses:
 • Gas station
 • Hotel
 • Retail
 • Office park/office
- Requirements:

CONNECT BIKE PATH TO ROUTE 5

GATEWAY SIGN

BLUE DITCH

GATEWAY SIGN AT ROUTE 5

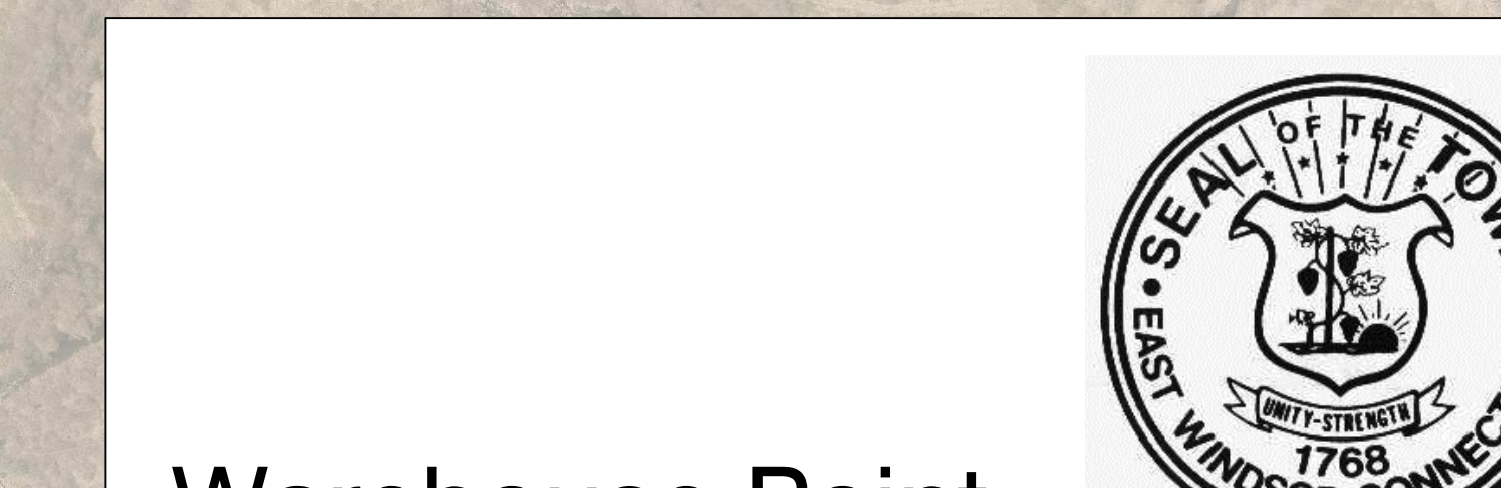


CONNECT SIDEWALKS/BIKE PATH ON BRIDGE

GATEWAY SIGN

GATEWAY SIGN

CONNECT SIDEWALKS/BIKE PATH TO ROUTE 5



Warehouse Point
 Town of East Windsor,

Hartford County
 State of Connecticut
Map #5.1

Date: December 15, 2020	Scale: 1" = 150'	Project: 2122								
PREPARED BY: LADA, P.C. SIMSBURY CT	<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Revisions</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Description	Revisions	No.				
Date	Description	Revisions	No.							

Future Use & Density Plan

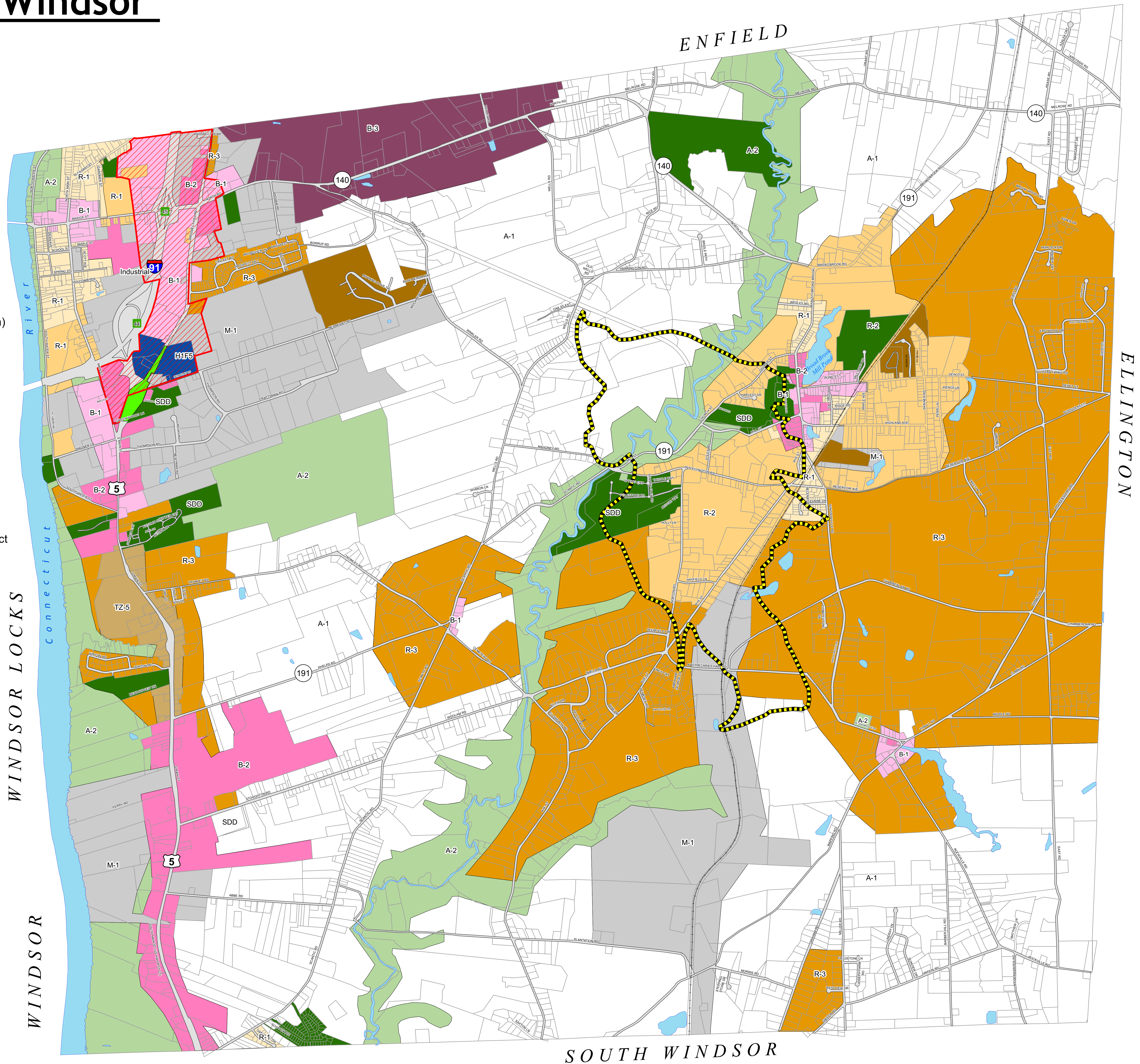
Town of East Windsor

Hartford County
State of Connecticut



Zoning

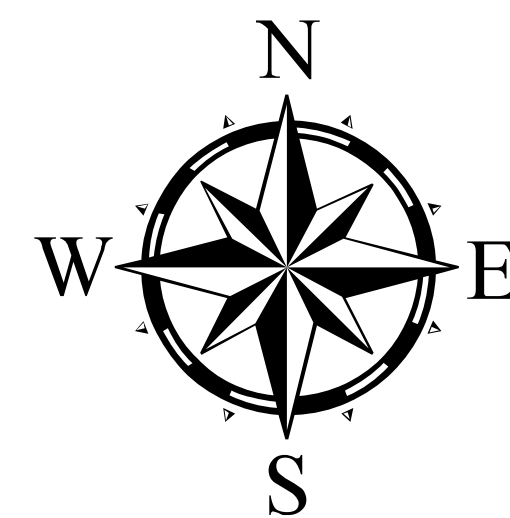
- A-1 - Agricultural / Residential
- A-2 - Agricultural / Residential (floodplain)
- R-1 - Single - Multi Family Residential
- R-2 - Single Family Residential
- R-3 - Single Family Residential
- B-1 - Neighborhood Shopping District
- B-2 - Business District
- B-3 - Route 140 Business Corridor
- M-1 - Manufacturing District
- TZ-5 - Transitional Zone
- ARHD - Age Restricted Housing Zone
- MFDD - Multi Family Development District
- HIZ - Highway Interchange Zone
- Approved Parcels
- Highway Interchange Overlay Zone
- Corridor Where Gas Station May Be Permitted in HIZ
- Aquifer Protection Area
- Railroad
- Right of Way
- Waterbodies
- Parcels
- Interstate Exits



0 1,000 2,000 4,000 6,000 Feet

1 inch = 1,000 feet

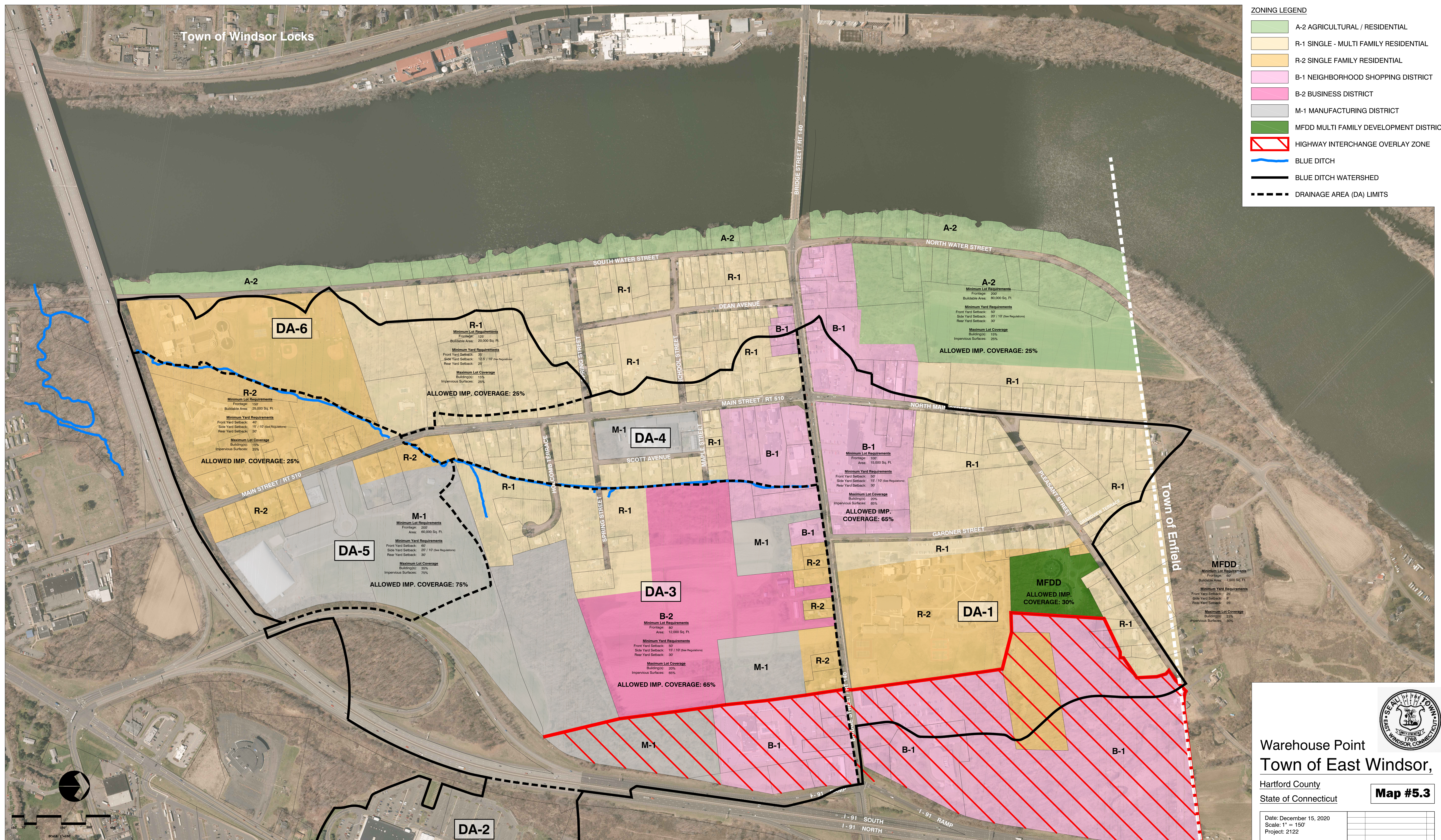
Amended Date: 03/20/2015



This map is for planning purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of East Windsor and its mapping contractors assume no legal responsibility for the information contained herein.


Map #5.2

Map Printed April 2018



- ZONING LEGEND**
- A-2 AGRICULTURAL / RESIDENTIAL
 - R-1 SINGLE - MULTI FAMILY RESIDENTIAL
 - R-2 SINGLE FAMILY RESIDENTIAL
 - B-1 NEIGHBORHOOD SHOPPING DISTRICT
 - B-2 BUSINESS DISTRICT
 - M-1 MANUFACTURING DISTRICT
 - MFDD MULTI FAMILY DEVELOPMENT DISTRICT
 - HIGHWAY INTERCHANGE OVERLAY ZONE
 - BLUE DITCH
 - BLUE DITCH WATERSHED
 - DRAINAGE AREA (DA) LIMITS

MFDD
 Minimum Lot Requirements
 Frontage: 60'
 Buildable Area: 7,500 Sq. Ft.
 Minimum Yard Requirements
 Front Yard Setback: 20'
 Side Yard Setback: 8'
 Rear Yard Setback: 25'
 Maximum Lot Coverage
 Buildings: 25%
 Impervious Surfaces: 30%



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Map #5.3

Date: December 15, 2020
 Scale: 1" = 150'
 Project: 2122

PREPARED BY:
 LADA, P.C. SIMSBURY CT

Date	Description	Revisions	No.

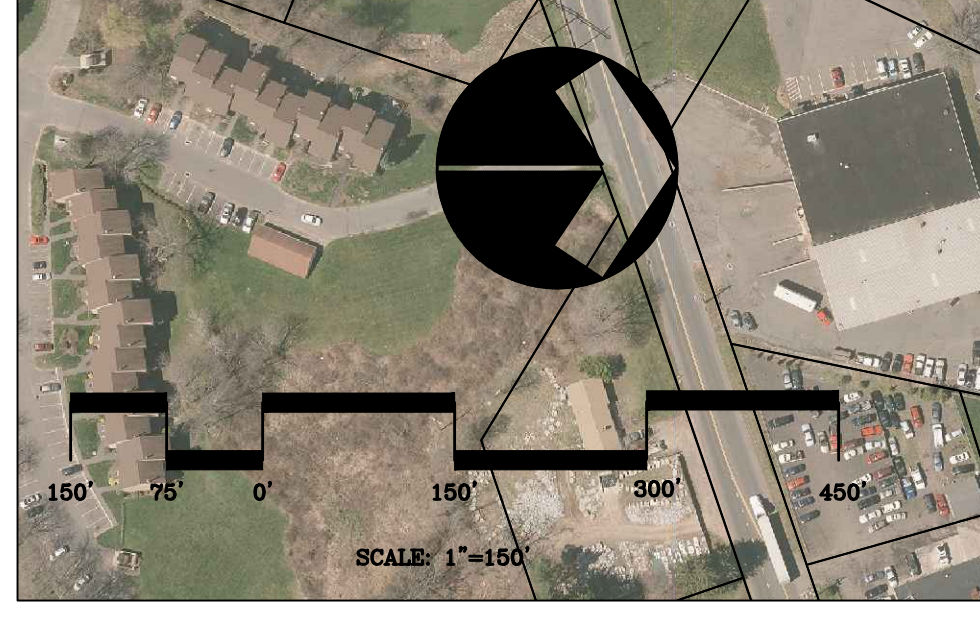
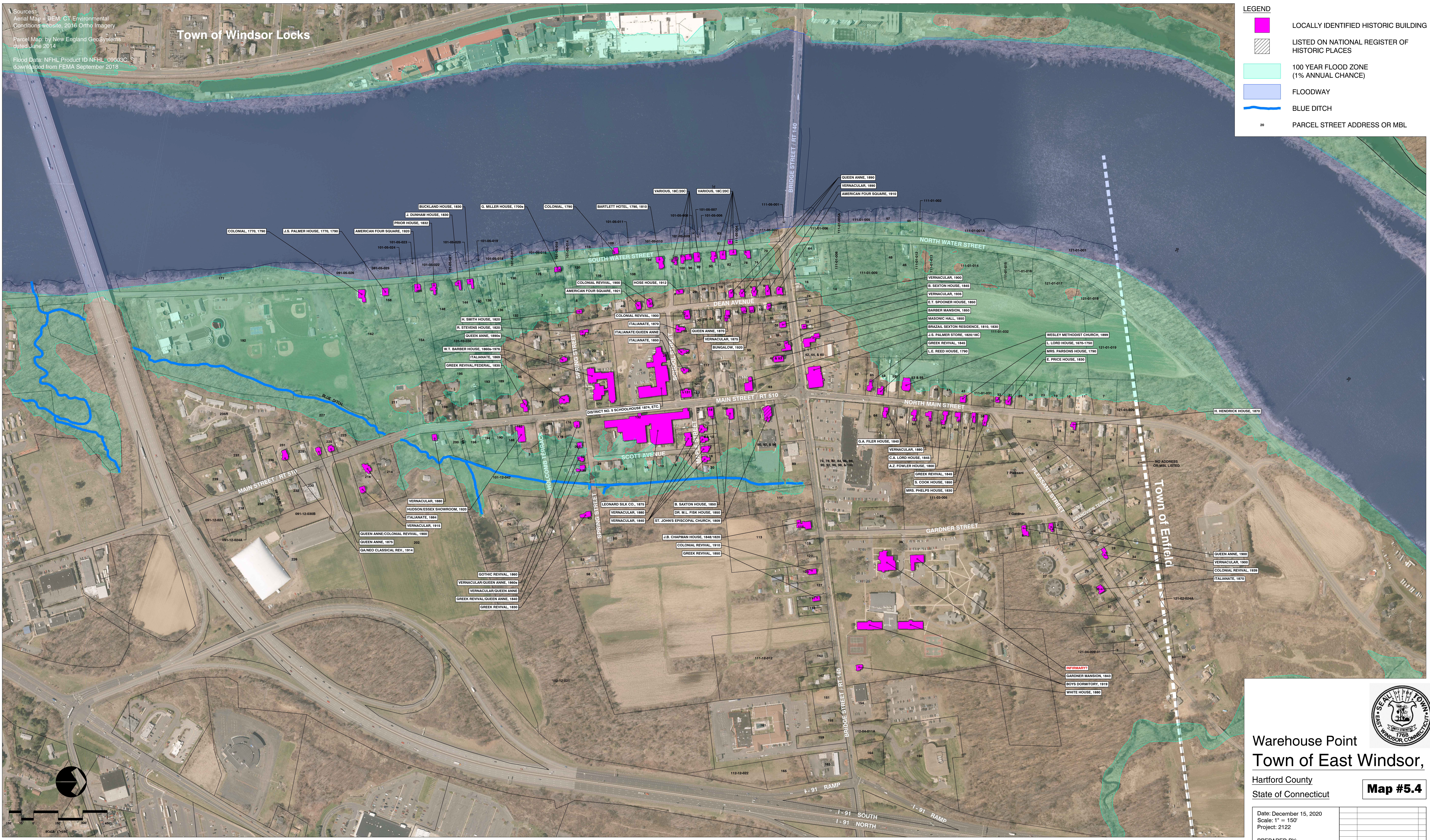
Existing Zoning & Impervious Surface Cover By Zone


Sources:
 Aerial Map + DEM: CT Environmental
 Conditions website, 2016 Ortho Imagery
 Parcel Map by New England GeoSystems
 dated June 2014
 Flood Data: NFHL Product ID NFHL_09003G,
 downloaded from FEMA September 2018

Town of Windsor Locks

LEGEND

- LOCALLY IDENTIFIED HISTORIC BUILDING
- LISTED ON NATIONAL REGISTER OF HISTORIC PLACES
- 100 YEAR FLOOD ZONE (1% ANNUAL CHANCE)
- FLOODWAY
- BLUE DITCH
- PARCEL STREET ADDRESS OR MBL





Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Map #5.4

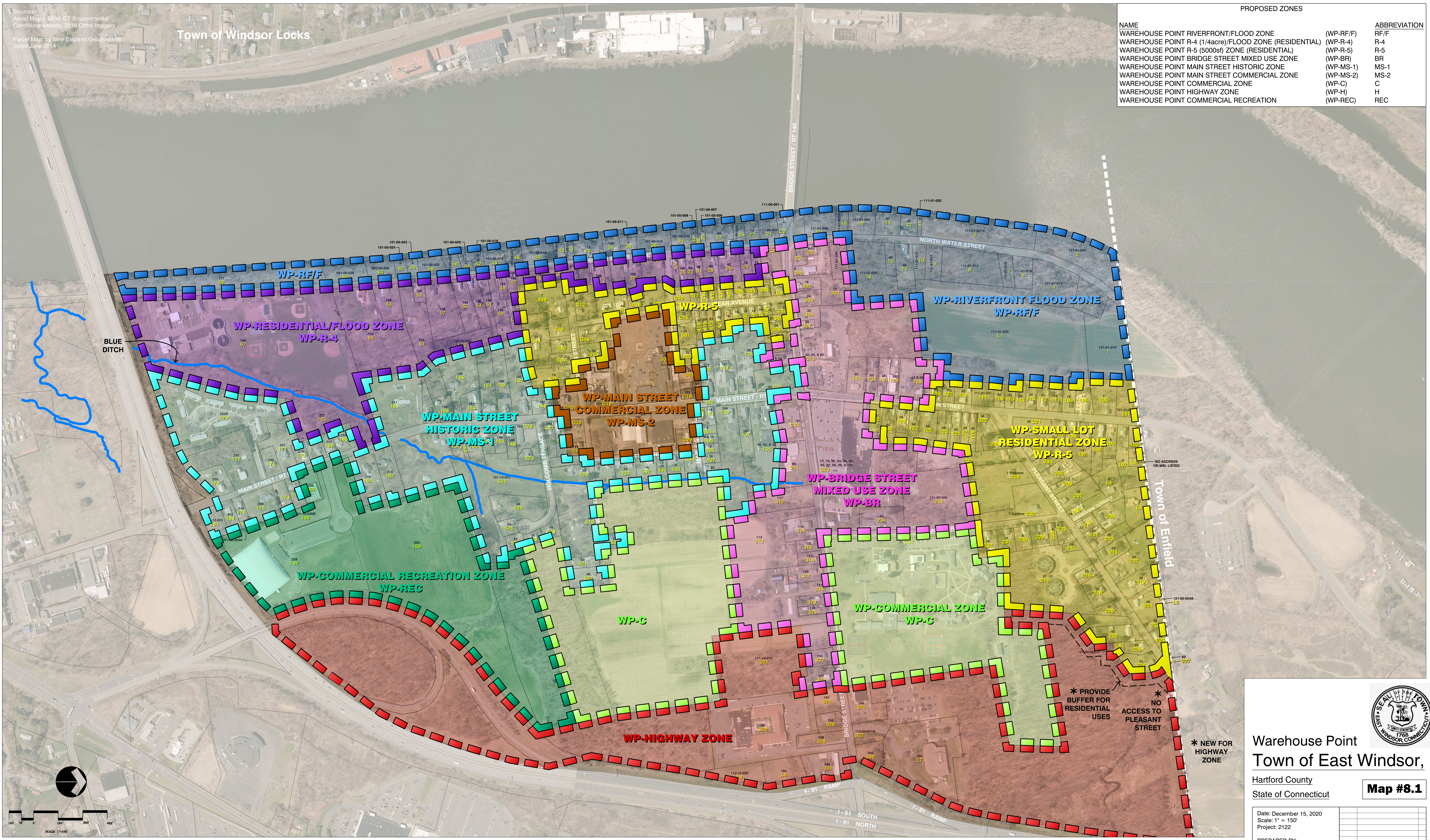
Date: December 15, 2020
 Scale: 1" = 150'
 Project: 2122

PREPARED BY:
 LADA, P.C. SIMSBURY CT

Date	Description	Revisions	By

Locally Identified Historic Resources

NAME	ABBREVIATION	ABBREVIATION
WAREHOUSE POINT RIVERFRONT/FLOOD ZONE	(WP-RF/F)	RF/F
WAREHOUSE POINT R-4 (1/4acre)/FLOOD ZONE (RESIDENTIAL)	(WP-R-4)	R-4
WAREHOUSE POINT R-5 (5000sf) ZONE (RESIDENTIAL)	(WP-R-5)	R-5
WAREHOUSE POINT BRIDGE STREET MIXED USE ZONE	(WP-BR)	BR
WAREHOUSE POINT MAIN STREET HISTORIC ZONE	(WP-MS-1)	MS-1
WAREHOUSE POINT MAIN STREET COMMERCIAL ZONE	(WP-MS-2)	MS-2
WAREHOUSE POINT COMMERCIAL ZONE	(WP-C)	C
WAREHOUSE POINT HIGHWAY ZONE	(WP-H)	H
WAREHOUSE POINT COMMERCIAL RECREATION	(WP-REC)	REC



* PROVIDE BUFFER FOR RESIDENTIAL USES
 * NO ACCESS TO PLEASANT STREET
 * NEW FOR HIGHWAY ZONE








Warehouse Point
 Town of East Windsor,
 Hartford County
 State of Connecticut
Map #8.1

Date: December 15, 2020			
Scale: 1" = 150'			
Project: 2122			
PREPARED BY: LADA, P.C. SIMSBURY CT	Date	Description	Revisions

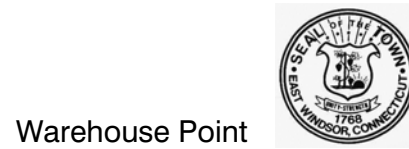
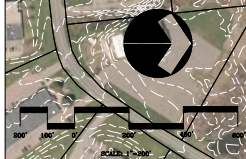
Proposed Zoning Map

Sources:
Aerial Map - DEM, CT Environmental
Conditions website, 2016 Ortho Imagery
Parcel Map: by New England GeoSystems
dated June 2014

- LEGEND**
-  EXISTING SIDEWALK
 -  PROPOSED SIDEWALK
 -  EXISTING CROSSWALK
 -  PROPOSED CROSSWALK
 -  PROPOSED BIKE LANE

FOR FUTURE DEVELOPMENT OF BRIDGE STREET/ROUTE 140:

- PROVIDE A DEDICATED BIKE LANE ALONG THE NORTH SIDE FROM BRIDGE TO ROUTE 5.
- IF A DEDICATED BIKE LANE IS NOT POSSIBLE, RESTRIPE, MOVE CURB/SIDEWALKS & ESTABLISH "SHARROW" LANES ON BOTH SIDES OF BRIDGE STREET.
- IF NEITHER OF THE ABOVE IS POSSIBLE, RESTRIPE ROAD TO PROVIDE "SHARROW" LANE ON THE NORTH SIDE OF BRIDGE STREET.



Warehouse Point
Town of East Windsor,
Hartford County
State of Connecticut

Map #9.1

Date: December 15, 2020			
Scale: 1" = 200'			
Project: 2122			
PREPARED BY: LADA, P.C. SIMSBURY CT	Date	Description	No.

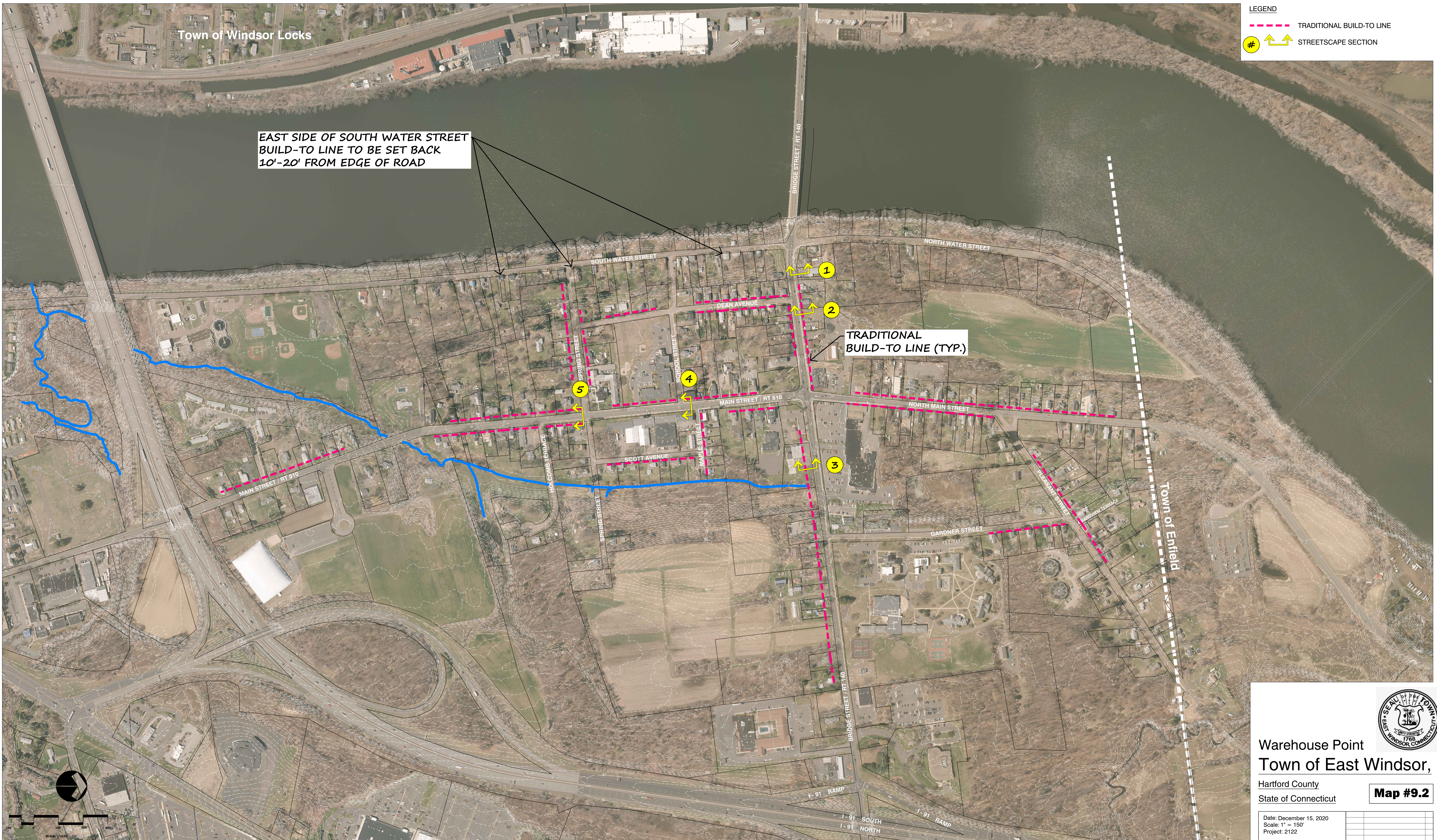
Town of Windsor Locks

EAST SIDE OF SOUTH WATER STREET
BUILD-TO LINE TO BE SET BACK
10'-20' FROM EDGE OF ROAD

TRADITIONAL
BUILD-TO LINE (TYP.)

LEGEND

- TRADITIONAL BUILD-TO LINE
- # ↗ ↘ STREETScape SECTION



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Map #9.2

Date: December 15, 2020			
Scale: 1" = 150'			
Project: 2122			
PREPARED BY: LADA, P.C. SIMSBURY CT	Date	Description	No.

Build-To Line & Streetscape Sections