

RJO'CONNELL & ASSOCIATES, INC.

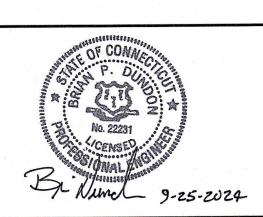
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180 PHONE: 781.279.0180 RJOCONNELL.COM

> HONEYCOMB REAL ESTATE

PARTNERS 20 AVON MEADOW LANE

AVON, CT 06001

HORIZON VIEW MONTVILLE, CT

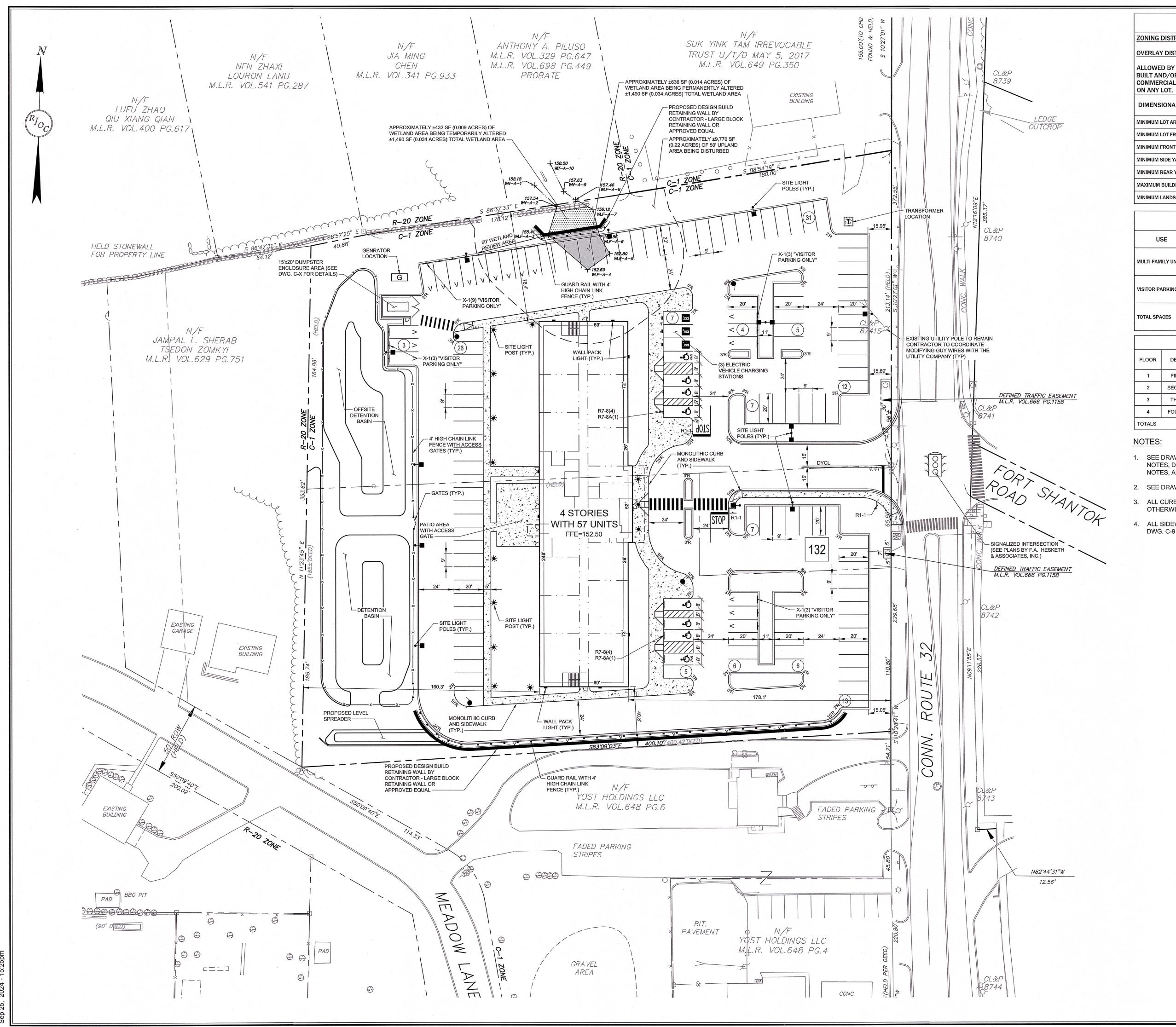


DESIGNED BY:	RWS
DRAWN BY:	WJH
REVIEWED BY:	BPD/RWS
SCALE:	1" = 30'
DATE:	09/25/2024
DRAWING NAME:	

UTILITY PLAN

24029

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ZONING SUMMARY

ZONING DISTRICT: COMMERCIAL-1 (C-1)

OVERLAY DISTRICT: ROUTE 32 OVERLAY ZONE (OZ)

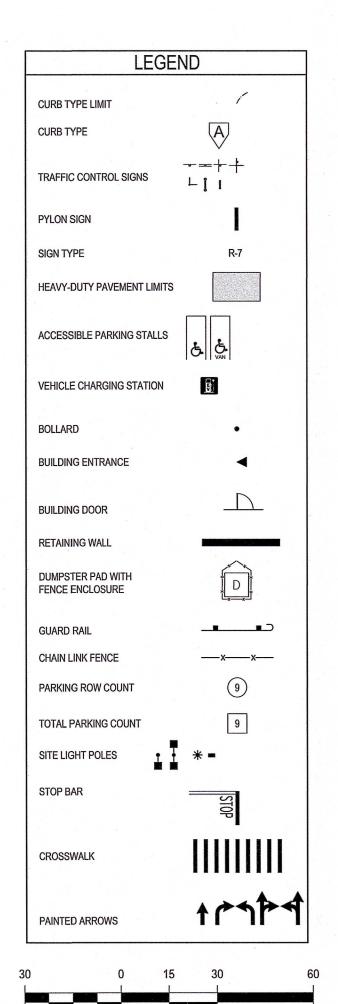
ALLOWED BY RIGHT - MULT-FAMILY DWELLING AND APARTMENT MAY BE BUILT AND/OR COMMERCIAL STRUCTURES WHICH ARE ALLOWED IN ANY COMMERCIAL ZONE IN MONTVILLE. MULTIPLE STRUCTURES ARE PERMITTED

DIMENSIONAL REQUIREMENTS:	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	10,000 SF	148,322 SF (3.4 AC)
MINIMUM LOT FRONTAGE	80 FT	393.9 FT
MINIMUM FRONT YARD	30 FT	178.1 FT
MINIMUM SIDE YARD	15 FT	40.8 FT
MINIMUM REAR YARD	30 FT	160.3 FT
MAXIMUM BUILDING HEIGHT	N/A	4 STORIES
MINIMUM LANDSCAPED AREA	10%	>10%

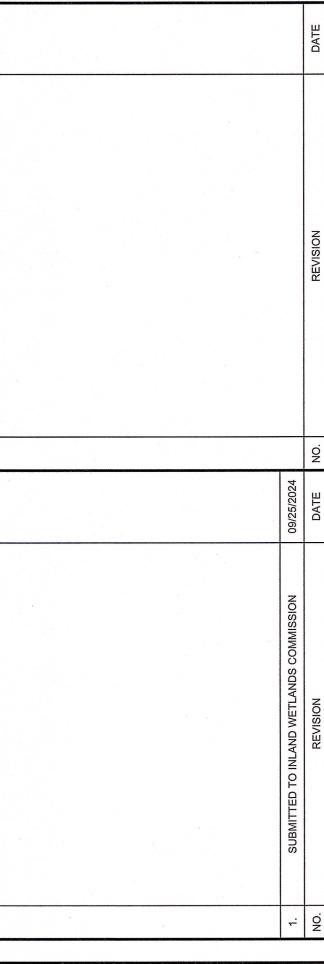
	PARKING REQUIREMENTS	
USE	REQUIREMENT	PARKING PROVIDED
MULTI-FAMILY UNITS	ALL LIVING UNITS REQUIRE TWO (2) PARKING SPACES EXCEPT AS OTHERWISE APPROVED BY THE COMMISSION (57 PROPOSED UNITS = 114 SPACES REQUIRED)	
VISITOR PARKING	3 SPACE / 10 UNITS 18 SPACES REQUIRED	
TOTAL SPACES	132 SPACES	132 SPACES

		PROJEC	CT SUMM	IARY	
FLOOR DESCRI	DECODIDION	UNIT MIX		S.F. (GROSS)	
	DESCRIPTION	1-BR.	2-BR.	TOTAL	5.F. (GROSS)
1	FIRST FLOOR	6	6	12	15,088 SF
2	SECOND FLOOR	6	9	15	15,088 SF
3	THIRD FLOOR	6	9	15	15,088 SF
4	FOURTH FLOOR	6	9	15	15,088 SF
TOTALS		24	33	57	60,352 SF

- 1. SEE DRAWING N-1 FOR GENERAL NOTES, EROSION CONTROL NOTES, DEMOLITION NOTES, GRADING & DRAINAGE NOTES, UTILITY NOTES, AND PARKING AND TRAFFIC CONTROL SIGN SCHEDULE.
- 2. SEE DRAWING C-5 THROUGH C-10 FOR DETAILS.
- 3. ALL CURBING TO BE BITUMINOUS BERM CURBING UNLESS NOTED OTHERWISE (SEE DWG. C-9 FOR DETAIL)
- 4. ALL SIDEWALKS SHALL BE MONOLITHIC CURB AND SIDEWALK (SEE DWG. C-9 FOR DETAIL)



GRAPHIC SCALE IN FEET



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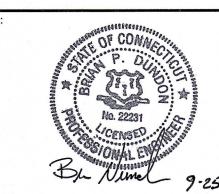
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PARKING AND TRAFFIC CONTROL PLAN

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