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**HONEYCOMB**  
REAL ESTATE  
**PARTNERS**

PROJECT NAME

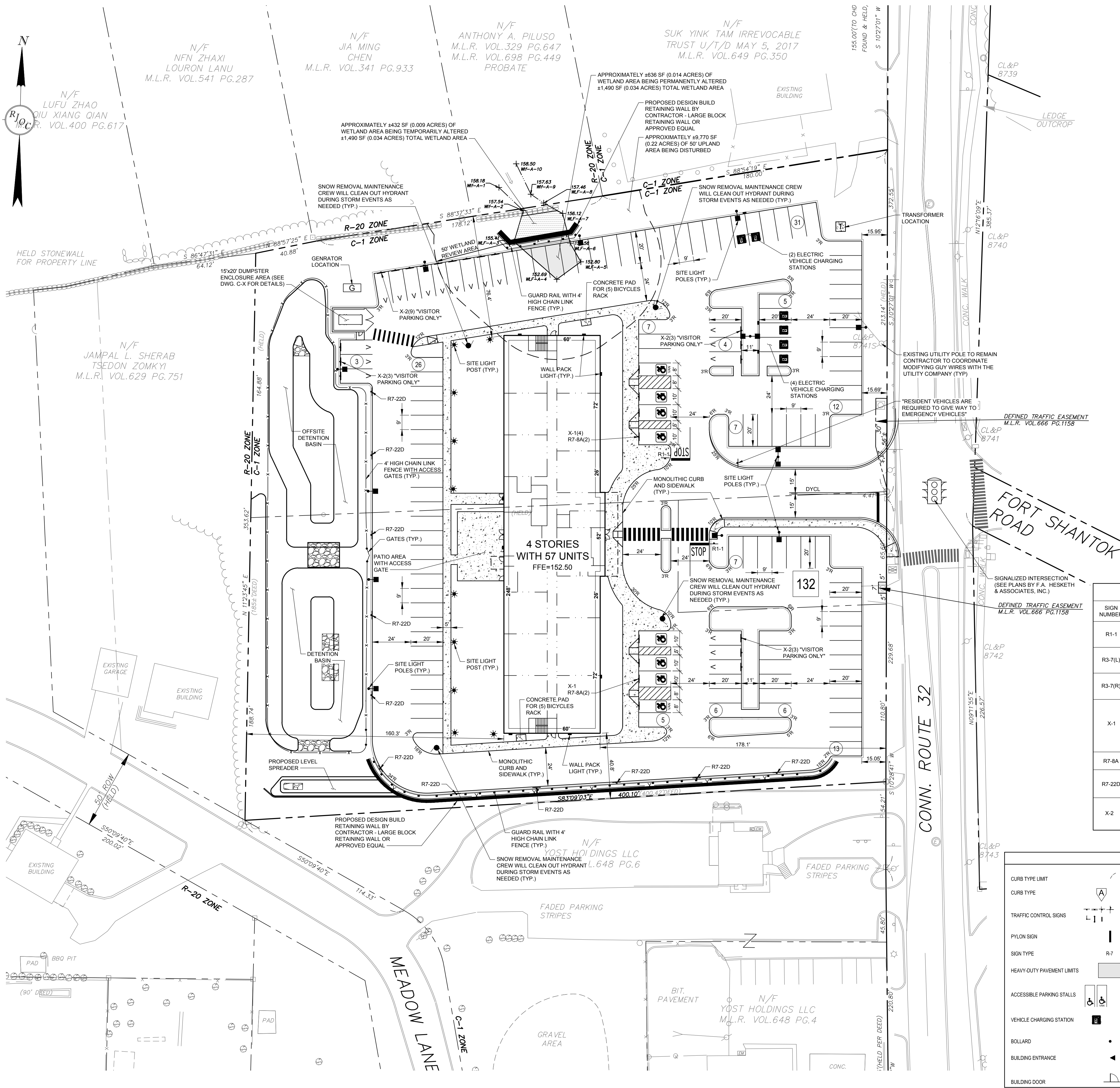
SEAL:

# PARKING AND TRAFFIC CONTROL PLAN

# C-4

24029

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ZONING SUMMARY		
ZONING DISTRICT: COMMERCIAL-1 (C-1)		
OVERLAY DISTRICT: ROUTE 32 OVERLAY ZONE (OZ)		
ALLOWED BY RIGHT - MULTI-FAMILY DWELLING AND APARTMENT MAY BE BUILT AND/OR COMMERCIAL STRUCTURES WHICH ARE ALLOWED IN ANY COMMERCIAL ZONE IN MONTVILLE. MULTIPLE STRUCTURES ARE PERMITTED ON ANY LOT.		
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

PROJECT SUMMARY					
FLOOR	DESCRIPTION	UNIT MIX			S.F. (GROSS)
		1-BR.	2-BR.	TOTAL	
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

## NOTES

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)

TRAFFIC CONTROL SIGN SCHEDULE								
SIGN NUMBER	SIGN	SIZE OF SIGN		BACKGROUND	LEGEND	BORDER	MOUNT TYPE	MOUNT SIZE
		WIDTH	HEIGHT					
R1-1		30"	30"	RED	WHITE	WHITE	CHANNEL	7'-0"
R3-7(L)		30"	30"	WHITE	BLACK	BLACK	CHANNEL	7'-0"
R3-7(R)		30"	30"	WHITE	BLACK	BLACK	CHANNEL	7'-0"
X-1		12"	18"	BLUE	WHITE	-	CHANNEL	7'-0"
R7-8A		12"	6"	BLUE	WHITE	-	CHANNEL	6'-6"
R7-22D		12"	18"	WHITE	RED	RED	CHANNEL	7'-0"
X-2		12"	18"	WHITE	BLACK	BLACK	CHANNEL	7'-0"

LEGEND	
CURB TYPE LIMIT	
CURB TYPE	
TRAFFIC CONTROL SIGNS	
PYLON SIGN	
SIGN TYPE	R-7
HEAVY-DUTY PAVEMENT LIMITS	
ACCESSIBLE PARKING STALLS	
VEHICLE CHARGING STATION	
BOLLARD	
BUILDING ENTRANCE	
BUILDING DOOR	
RETAINING WALL	
DUMPSTER PAD WITH FENCE ENCLOSURE	
GUARD RAIL	
CHAIN LINK FENCE	
PARKING ROW COUNT	
TOTAL PARKING COUNT	
SITE LIGHT POLES	
STOP BAR	
CROSSWALK	
PAINTED ARROWS	

SIGNATURE BLOCK

