



**ZONING COMPLIANCE CHART
(375 MAPLE AVE)
INDUSTRIAL DISTRICT**

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	131,158 SF.
MIN. STREET FRONTAGE	80 FT.	481 FT.
FRONT YARD SETBACK	30 FT.	N/A
SIDE SETBACK	15 FT.	N/A
REAR SETBACK	30 FT.	N/A
BUILDING COVERAGE	NO MAX.	N/A
IMPERVIOUS COVERAGE	NO MAX.	2.14 AC
MAX. BLDG. HEIGHT	NO MAX.	N/A
MIN. BUILDABLE AREA	NO MIN.	N/A
PARKING SPACES	-	61 SPACES

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A STAND ALONE PARKING FACILITY FOR RAND-WHITNEY REALTY. THE DEVELOPMENT WILL INCLUDE ASPHALT DRIVEWAYS AND PARKING AREAS AND ASSOCIATED STORMWATER MANAGEMENT AND WATER QUALITY MEASURES. THE DEVELOPMENT ALSO INCLUDES REPLACEMENT OF AN EXISTING 30" STORM PIPE BELONGING TO THE TOWN OF MONTVILLE. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 3.75 ACRES IN TOTAL AND PERMANENTLY DISTURB 0.16 ACRES (6,753 S.F.) OF MAN-MADE WETLAND.

1. A PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOOD PLAN. (FIRM MAP #0901100334G, EFFECTIVE 7/18/2011)
2. NO DIRECT DISTURBANCE TO INLAND WETLANDS IS PROPOSED. PORTIONS OF THE WORK WILL BE PERFORMED WITHIN UPLAND REGULATED AREAS.
3. NO PORTION OF THE LOT LIES WITHIN AN AQUIFER PROTECTION AREA.
4. NO PORTION OF THE SITE LIES WITHIN A WATER SUPPLY PROTECTION AREA.
5. NO PORTION OF THE LOT LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
6. NO PORTION OF THE LOT LIES WITHIN THE COASTAL RESOURCE MANAGEMENT BOUNDARY.

LEGEND

- FLOOD ZONE AE (FROM FIRM PANEL 09011C0334G 7/18/2011)
- REGULATORY FLOODWAY
- UPLAND REVIEW AREA

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____ DATE: _____

DATE OF APPROVAL: _____

EXPIRATION DATE: _____



<p>CLA Engineers, Inc. Civil • Structural • Surveying</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1066 Fax (860) 886-9165</p>		Project No. CLA-77677F
		Proj. Engineer D.P.H.
<p>RAND-WHITNEY REALTY, LLC</p> <p>PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT</p>		Date: 06/02/25
<p>SITE PLAN</p>		Sheet No. 4