

PARKING TABULATION

For Proposed New Development

Required:

Office/Sales - five spaces per 1,000 Square Feet

Warehouse - one space per employee

Proposed Building = 5,040 Square Feet:

Office = 1,440 Square Feet
 1,440 s.f. / 5 spaces per 1000 s.f. = 2 spaces

Warehouse = 3,600 Square Feet
 8 employees = 8 spaces

Total Required 10 Spaces

Proposed:

10 Spaces

ENFIELD STATION, LLC

ROSARIO T. VELLA WAY

FRESHWATER BOULEVARD

ENFIELD MEMORIAL INDUSTRIAL PARK

EXISTING GROUND SIGN

EXISTING BUILDING #135

PROPOSED BUILDING 5,040 Sq.Ft.

PROPOSED OUTDOOR STORAGE - 102,500 S.F.

- 4 TRACTOR TRUCKS
- 3 TRAILERS
- 1 SERVICE TRUCK
- 2 FORKLIFTS
- 160-200 RENTAL UNITS*

*STORAGE CONTAINERS AND COMBO OFFICE/STORAGE CONTAINERS STACKED UP TO 2 UNITS HIGH.

ZONING DATA TABLE

Regulation	Section	Required	Existing	Proposed
Minimum Lot Area	6.10	87,120 Sq. Ft.	292,074 Sq. Ft.	292,074 Sq. Ft.
Minimum Lot Frontage	6.10	200 Feet	407.69 Feet	407.94 Feet
Minimum Front Yard Setback	6.10	60 Feet	74.1 Feet	74.1 Feet
Minimum Side Yard Setback	6.10	25 Feet	89.1 Feet	80 Feet
Minimum Rear Yard Setback	6.10	30 Feet	395.4 Feet	198 Feet
Maximum Building Coverage	6.10	25 %	6.2 %	8.1 %
Minimum Building Area	6.10	5,000 Sq. Ft.	18,212 Sq. Ft.	23,612 Sq. Ft.
Maximum Building Stories	6.10	2 1/2 Stories	1 Story	1 Story
Maximum Building Height	6.10	30 Feet	16 1/2 Feet	20 ± Feet
Max. Impervious Coverage	6.10	66 %	20.2 %	60.0 %

I-P ZONE

ENFIELD MEMORIAL INDUSTRIAL PARK



MA-1

MASTER PLAN
 PREPARED FOR
HARTZITO INVESTMENTS, LLC
SOUTH MEADOWS NO.9, LLC
 135 FRESHWATER BOULEVARD
 ENFIELD, CONNECTICUT

Date: 10-02-2020 Drawn by: KLL Job no: 09105
 Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 1
 ©:\2009\09105\Submittal\2020-12-22 Town Comments\REMO103.dwg, MA-1, Dec. 22, 2020 - 9:36:40 AM

Revisions:

No.	Date	Description
1	11-20-2020	Town comments
2	12-22-2020	Town comments



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