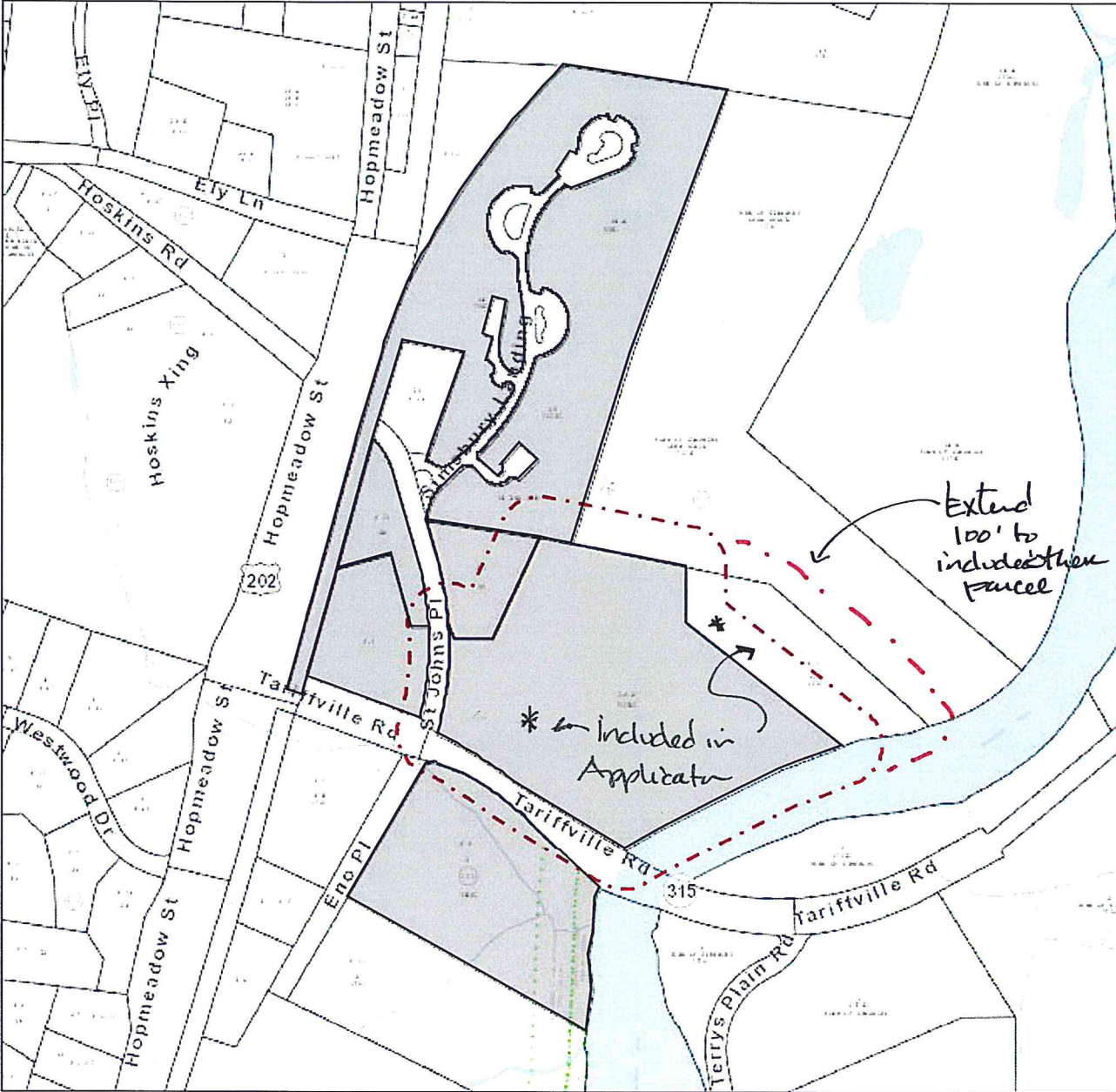




Date Printed: 6/11/2021



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From Assessor GIS
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Notes added by LA & J.P.C. Land Planner

✓ Site Plan Application

I06 439 001A
PAQUETTE DAVID C
11 ST JOHNS PLACE
SIMSBURY CT 06070

I06 439 016A
STARDUST LLC
133 HOLCOMB STREET
SIMSBURY CT 06070

I06 439 001
HUDSON JAMES
6141 ANTIGUA WAY
NAPLES FL 34113

I06 439 016
KRYSTOWSKI JENNIFER J
8 ST JOHNS PLACE
SIMSBURY CT 06070

I06 141 001
AQUARION WATER COMPANY OF
600 LINDLEY STREET
BRIDGEPORT CT 06606

* Young Simsbury Open Space
MA included

Simsbury Landring Association
MA included.

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Files added by LABA, P.G. Lane
Planners

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Fin Assessor GIS
Printed 6/11/2021
(original)

**Stardust Self Storage
20 Tariffville Road
Simsbury, CT**

SITE DATA TABLE

April 15, 2021 Revised June 10, 2021

SITE DESCRIPTION

Site Zone: B-1 Zone and R-14

Site Size: 12.78+/- acres

Tax Map #: 109-436-016A

Unique ID number: 31622380

Wetlands on site- 236,653+/- sf

100' Upland Review Area on-Site: 73,987 +/- sf

Watercourse on-site Farmington River is located along the eastern boundary of site

Existing Buildings/uses on site: Site Includes 4 existing building with restaurant, office, storage and residential uses

Existing Building Size: 13,330+/- sf as per assessor's info 4-2021

ZONING REQUIREMENTS – B-1ZONE

Permitted Uses: Self Storage (Special Exception as per Section 4.5)

Minimum Lot Size: none

Minimum Lot Frontage: N/A

Required Setbacks:

Front Yard	25'
Side Yard	20'
Rear	25'

Parking Setbacks:

Front	25'
Side	15' / 20' if adj to res zone
Rear	10' / 25' if adj to res zone

Maximum Impervious Surface Allowed: 40% (Existing - 19.4% impervious (107,036+/- sf))

Maximum Building Height: 40' (Existing 1 and 2 story buildings)

PROPOSED PROJECT

Proposed Use: Self Storage (Special Exception)

Proposed Building SF: 11 buildings totaling 48,000+/-

Proposed Building height: Varies- 12' max

Proposed Impervious Surface: 197,036+/- sf (34.5%)

Parking Required: Restaurant- 3.3 per 500 sf gross - 7323sf = 48 spaces
Office- 2.5 per 500 sf gross 1200sf = 6 spaces
Residential- 2 per dwelling unit 2 units = 4 spaces
Self Storage- 0.25 per 500 sf gross 24 spaces required*
*Self Storage parking requirements appear excessive
Required: 82 spaces

Parking Space: 9' x 18'

Parking Proposed: 87 shared spaces with 6 spaces designated for residential unit at St. Johns Place,
Updated accessible spaces for restaurant and office in Main Building
and 4 spaces designated for Self Storage Kiosk.
Additional handicap spaces added to meet Code

Total Area of Disturbance: 2.5+/- acres

Proposed Wetlands disturbance: 0 +/- acres

Proposed Upland Review Area disturbance: 27,000+- / 0.6 +/- acres

Work in Upland Review Area: Infiltration Basin
25' wide Filter Strip
Planting
Replace existing 15" RCP Storm pipe and reset
Install new plunge pool to reduce erosion at discharge
Repair existing drive (regular maintenance and update after pipe installed)