

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE DEVELOPMENT VALLEY ROAD (AP 117SE PARCEL 403)

Prepared for: REED DEVELOPMENT CORP (Owner/Applicant)

Introduction

Middletown Self Storage will be constructing a new 70k+/- (4-story) facility at this location on Valley Road. The subject parcel is approximately 1.6± acres in area . Approval is being sought to construct a total 17k+/- sf building footprint with associated site infrastructure & improvements on the property.

SITE:

GBA –General Business

GBA Zone (General Business)	Required	Proposed/Existing
Minimum Lot Size	12,000 sf	71,208+/- sf
Frontage	100 ft	193.5'+/-
Maximum Lot Coverage	25%	24.8%+/-
Maximum Height	40 ft	40 ft
Front Yard Setback	10 ft	73.4 ft
Side Yard Setback	10 ft	43.7 ft
Rear Yard Setback	20 ft	105 ft

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PROPOSED SITE REDEVELOPMENT 1235 West Main Road

POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed use & anticipated operations will have minimal impacts on overall traffic. The business anticipates 2 employees on any given shift with excess parking provided for tenants. Two (2) proposed access drive's will be off O'Neill Road for tenant's, services and deliveries. Apart from the employees, traffic volume for the use will be intermittent in each day or week. Parking for employees and tenants will be designated in the main entrance to the building along Valley Road. Designated loading areas will be at the rear entrance to the building.

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: Domestic & Fire Services to connect to O'Neill Road.
- Sewage Disposal: Sewer service to connect to O'Neill Road.
- Storm Drains: A stormwater management system is proposed to accommodate the new impervious areas. pre-development drainage patterns will be maintained post-development.
- Police: There will be no additional impact. This use will not require any further patrols than those already taking place in the area.
- Fire and Emergency Services: This will not create any additional burden. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no impact as there are no additional children.

Physical and Ecological Characteristics of the Site

- Wetlands – there are no wetlands on the subject property or within the jurisdictional limits for development.
- Floodplain – there is no floodplain area on site.
- Vegetation –The applicant will add additional landscaping as is required for the development.
- Wildlife habitat – no impacts.

Character of the Community

The proposed redevelopment of this property is consistent with that of other uses in this area/district. The site improvements are aimed at providing optimal design elements for the facility.