

Received by Planning Office  
**Milford DPLU**  
 4/22/2024

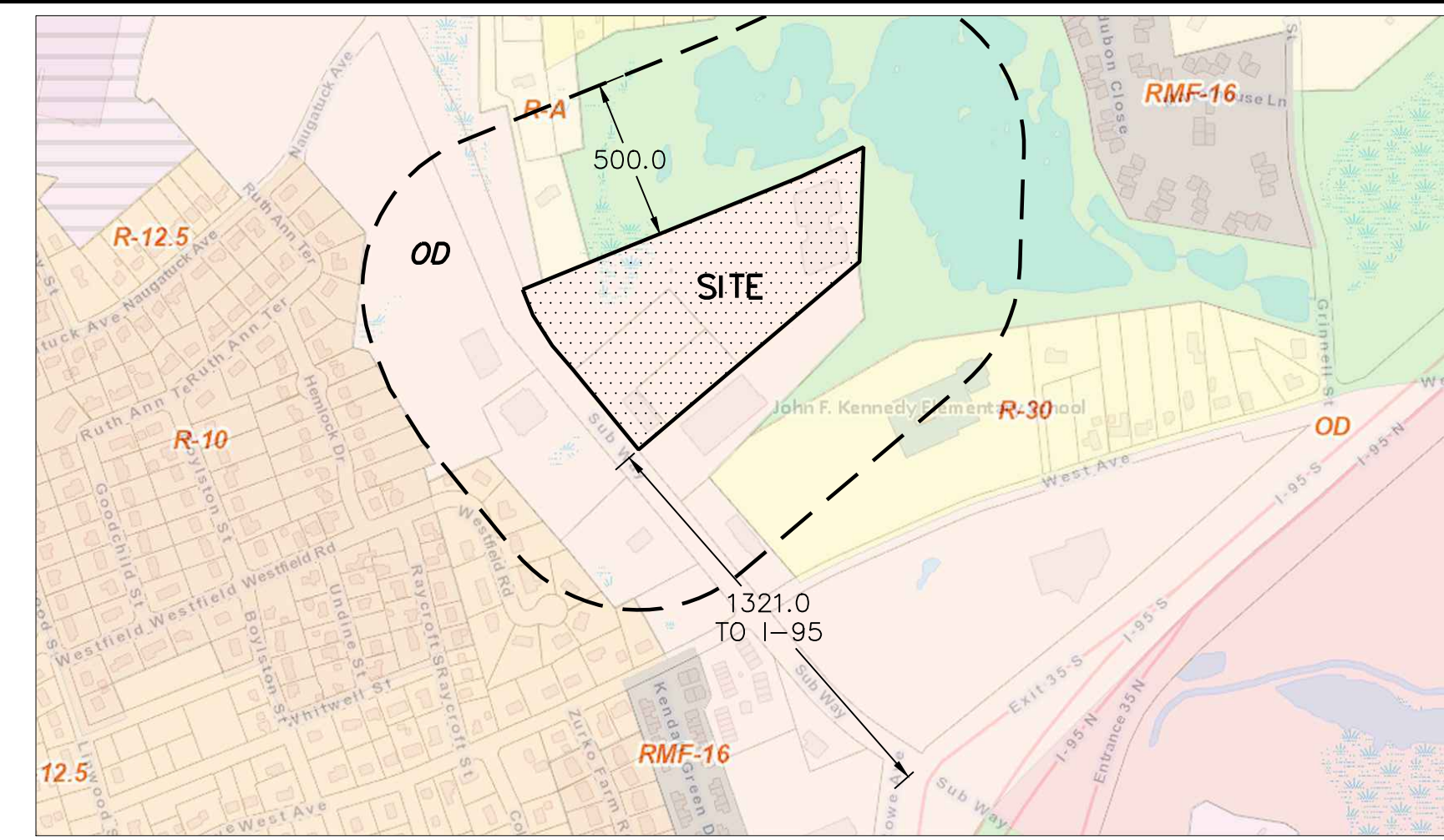
**PARKING TABULATION - EXISTING CONDITION:**

PROPERTY	REQUIRED PARKING SPACES	PROVIDED
300 SUB WAY	36,003 S.F. OFFICE @ 1/250 = 147	155
336 SUB WAY	22,406 S.F. OFFICE @ 1/250 = 90	218
325 SUB WAY (APPROVED)	160,000 S.F. WAREHOUSE @ 1/1000 = 160	175
TOTAL SPACES = 548		

**PARKING TABULATION - PROPOSED REALLOCATED PARKING SPACES:**

PROPERTY	REQUIRED PARKING SPACES	SPACES REALLOCATED TO:	SPACES REALLOCATED FROM:	PROVIDED
300 SUB WAY	36,003 S.F. OFFICE @ 1/250 = 147	305 SUB WAY = 81	336 SUB WAY = 81	155
336 SUB WAY	22,406 S.F. OFFICE @ 1/250 = 90	300 SUB WAY = 81	NONE	137
325 SUB WAY (PROPOSED)	20,000 S.F. OFFICE @ 1/250 = 80 140,000 S.F. WAREHOUSE @ 1/1000 = 140	NONE	300 SUB WAY = 81	256
TOTAL = 220				
TOTAL SPACES = 548				

- LEGEND**
- EXISTING EDGE OF PAVEMENT
  - PROPOSED EDGE OF PAVEMENT
  - PROPERTY LINE
  - WETLANDS UPLAND REVIEW
  - WETLANDS
  - PROPOSED BUILDING
  - 123.4 x PROPOSED SPOT ELEVATION
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - EXISTING CATCH BASIN
  - PROPOSED CATCH BASIN
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - EXISTING STORM PIPES
  - PROPOSED STORM PIPES
  - EXISTING SANITARY PIPES
  - PROPOSED SANITARY PIPES
  - GRADE TO DRAIN
  - SITE LIGHTING
  - UNITS WITH BASEMENT



**VICINITY MAP**  
 SCALE= 1"=500'

**MILFORD ZONES: (OD: Office District), 325 SUB WAY**

	STANDARD	REQUIRED	EXISTING	TEXT AMENDMENT	PROPOSED
MINIMUM LOT SIZE		2 ACRES	10.1652 ACRES	10.1652 ACRES	10.1652 ACRES
MINIMUM LOT WIDTH		180 FEET	300 FEET	180 FEET	300 FEET
MINIMUM LOT DEPTH		180 FEET	880 FEET	180 FEET	880 FEET
FRONT SETBACK		50 FEET	50.0 FEET	50 FEET	166 FEET
SIDE YARD SETBACK		25 FEET	20 FEET	25 FEET	44.3 FEET
REAR YARD SETBACK		50 FEET	44 FEET	50 FEET	54.9 FEET
OPEN SPACE		50%	45.7%	30%	30.25%
BUILDING LENGTH MAXIMUM		160 FEET	240 FEET	725 FEET	700 FEET
BUILDING HEIGHT		35 FEET	35 FEET	55 FEET	51 FEET
FLOOR AREA RATIO		0.3	0.247	0.4	0.361
PARKING RATIO		1/750SF	550	1/1,000 SF	175 = 1/914SF

\* ITEMS THAT VARY FROM THE OD REGULATIONS.

**ROSE TISO & CO. LLC.**  
 ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM  
 35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825  
 TEL: (203) 610-6262 • FAX: (203) 610-6404

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	MJS	06-21-23	ENGINEERING COMMENTS
2	MJS	06-30-23	ENGINEERING COMMENTS
3	MJS	07-11-23	WETLANDS COMMISSION COMMENTS
4	MJS	07-14-23	STAFF COMMENTS
5	MJS	10-23-23	STAFF COMMENTS
6	MJS	11-03-23	STAFF COMMENTS
7	MJS	01-17-24	COORDINATION DRAWINGS

**PROJECT TITLE**

**WAREHOUSE FACILITY**

**325 SUB WAY  
 MILFORD, CT**

Prepared For:

**APPLICANT: R. D. SCINTO  
 OWNER:  
 305 SUBWAY DRIVE, LLC**

**SHEET TITLE**

**CAMPUS SITE PLAN**

DESIGNED BY: PMR SCALE: 1"=40'

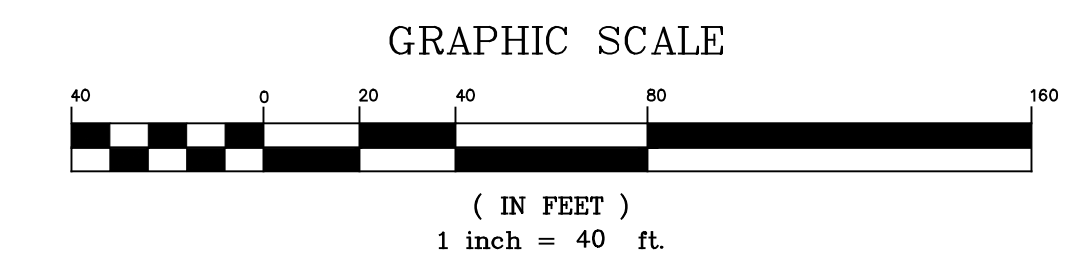
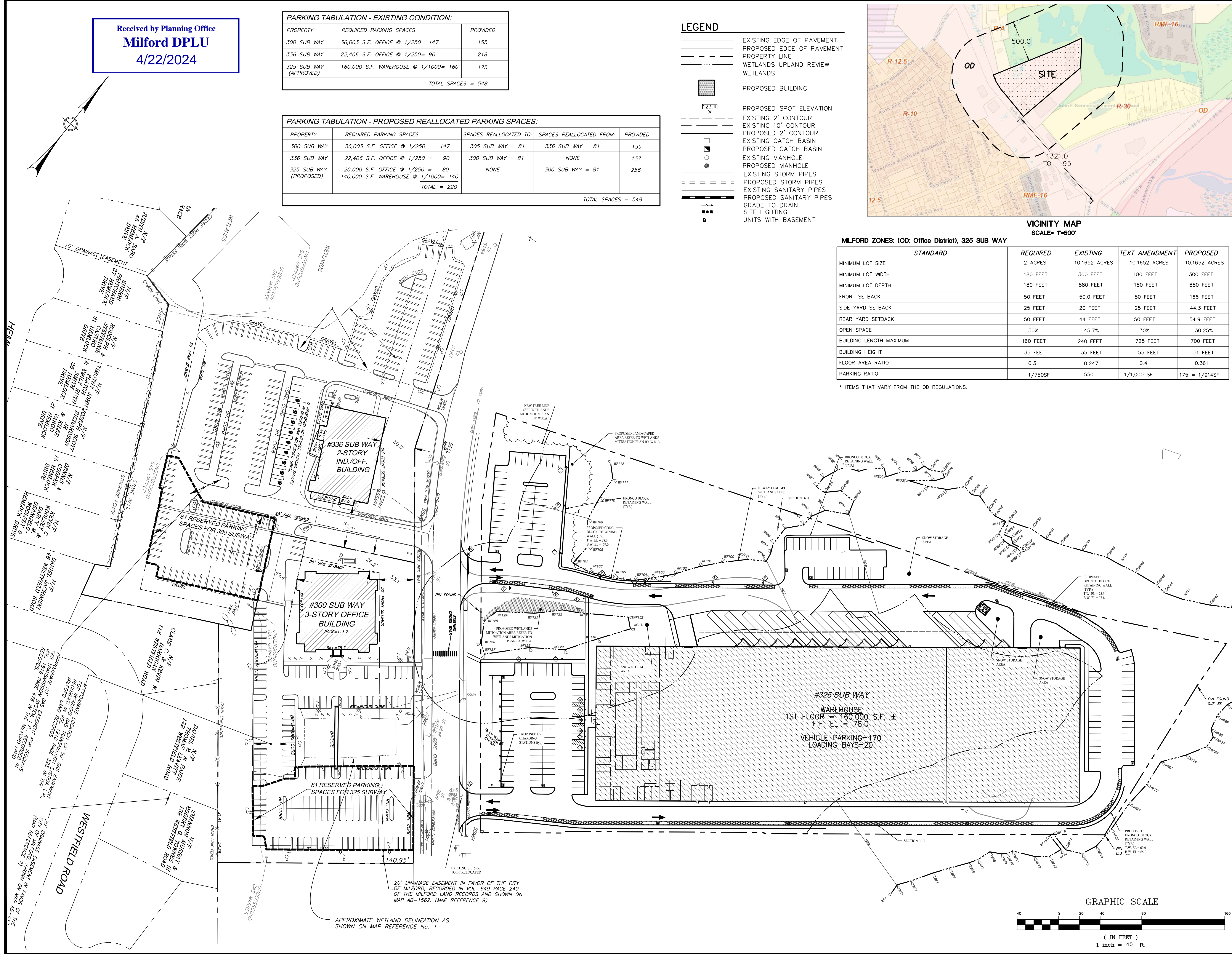
DRAWN BY: SFS DATE: 10-23-2023

CHECKED BY: MJS PROJECT NUMBER: 2676

CAD FILE: R:\2676.dwg

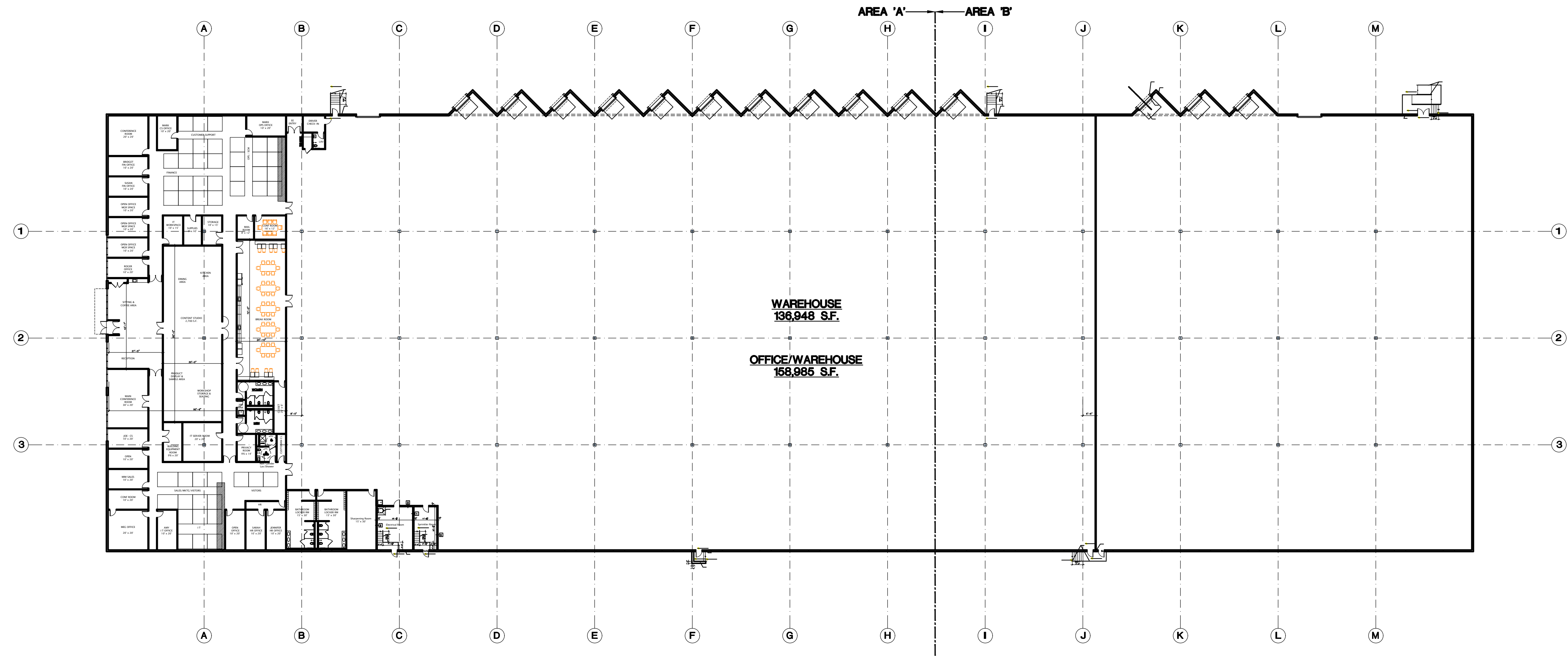
SEAL SHEET NUMBER

Professional Engineer Seal for Daniel Jose Scinto, License No. 2676, State of Connecticut. **SP-1.1**



20' DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MILFORD, RECORDED IN VOL. 649 PAGE 240 OF THE MILFORD LAND RECORDS AND SHOWN ON MAP AB-1562. (MAP REFERENCE 9)

APPROXIMATE WETLAND DELINEATION AS SHOWN ON MAP REFERENCE No. 1



REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	P.R.	10.23.23	P & Z COMMENTS
2	P.R.	11.03.23	ADD. GRADE PLANE AVER. CALC.
3	P.R.	1.2.24	REDUCE BUILDING HEIGHT

PROJECT TITLE

**PROPOSED  
WAREHOUSE  
BUILDING**

**0, 305-325 SUB WAY,  
MILFORD, CONNECTICUT**

Prepared For:

**APPLICANT: R.D. SCINTO INC.**

**OWNER: SUBWAY SUBS INC.**

SHEET TITLE

**OVERALL  
FIRST FLOOR PLAN**

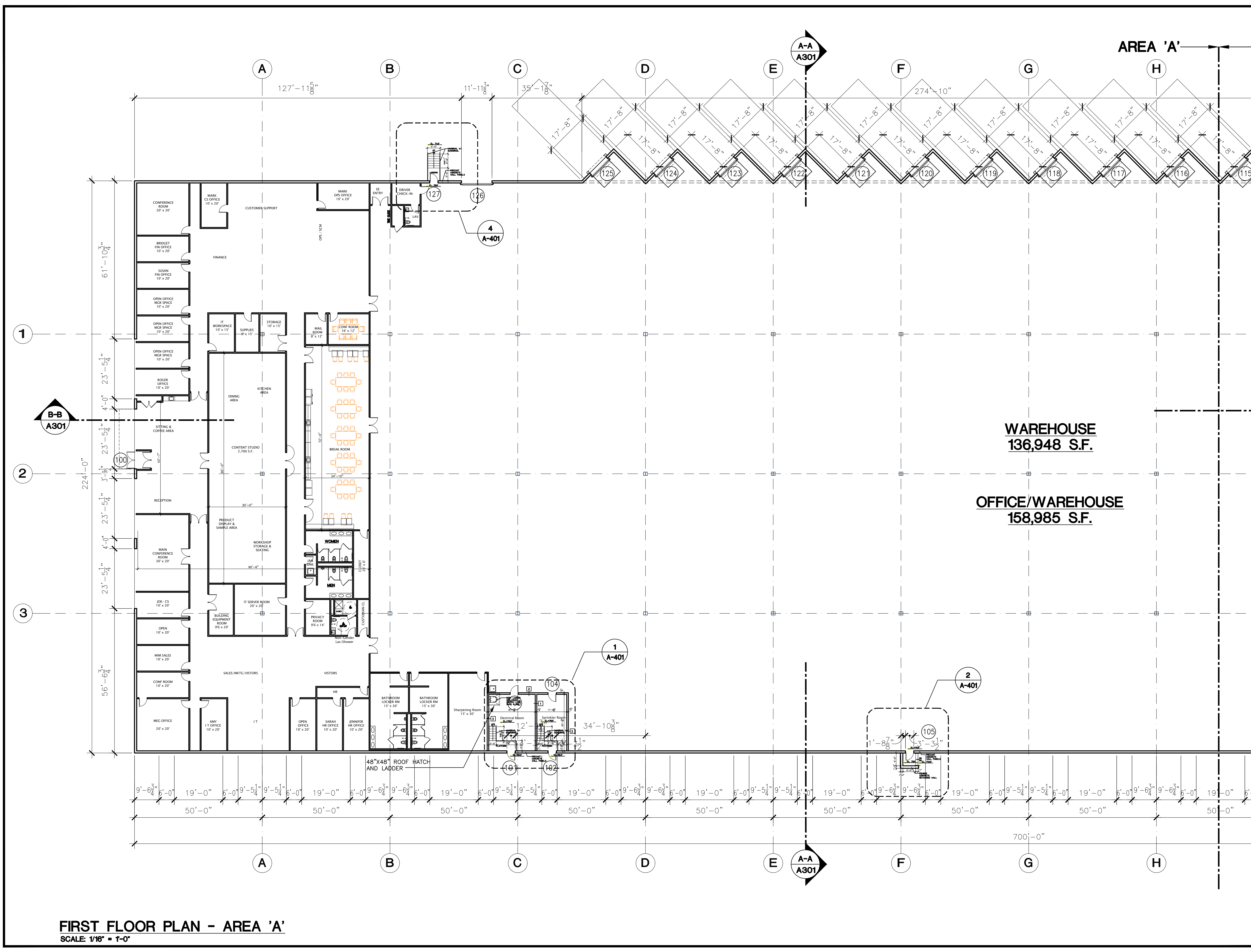
DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 1-2-24
CHECKED BY: PR	PROJECT NUMBER: 2676
CAD FILE: R:/2676/ARCH	

SEAL

SHEET NUMBER

**A-101**

**OVERALL FIRST FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



REVISIONS			
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1	P.R.	10.23.23	P & Z COMMENTS
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3	P.R.	1.2.24	REDUCE BUILDING HEIGHT

PROJECT TITLE

**PROPOSED WAREHOUSE BUILDING**

0, 305-325 SUB WAY,  
MILFORD, CONNECTICUT

Prepared For:

APPLICANT: R.D. SCINTO INC.  
OWNER: SUBWAY SUBS INC.

SHEET TITLE

**FIRST FLOOR PLAN AREA 'A'**

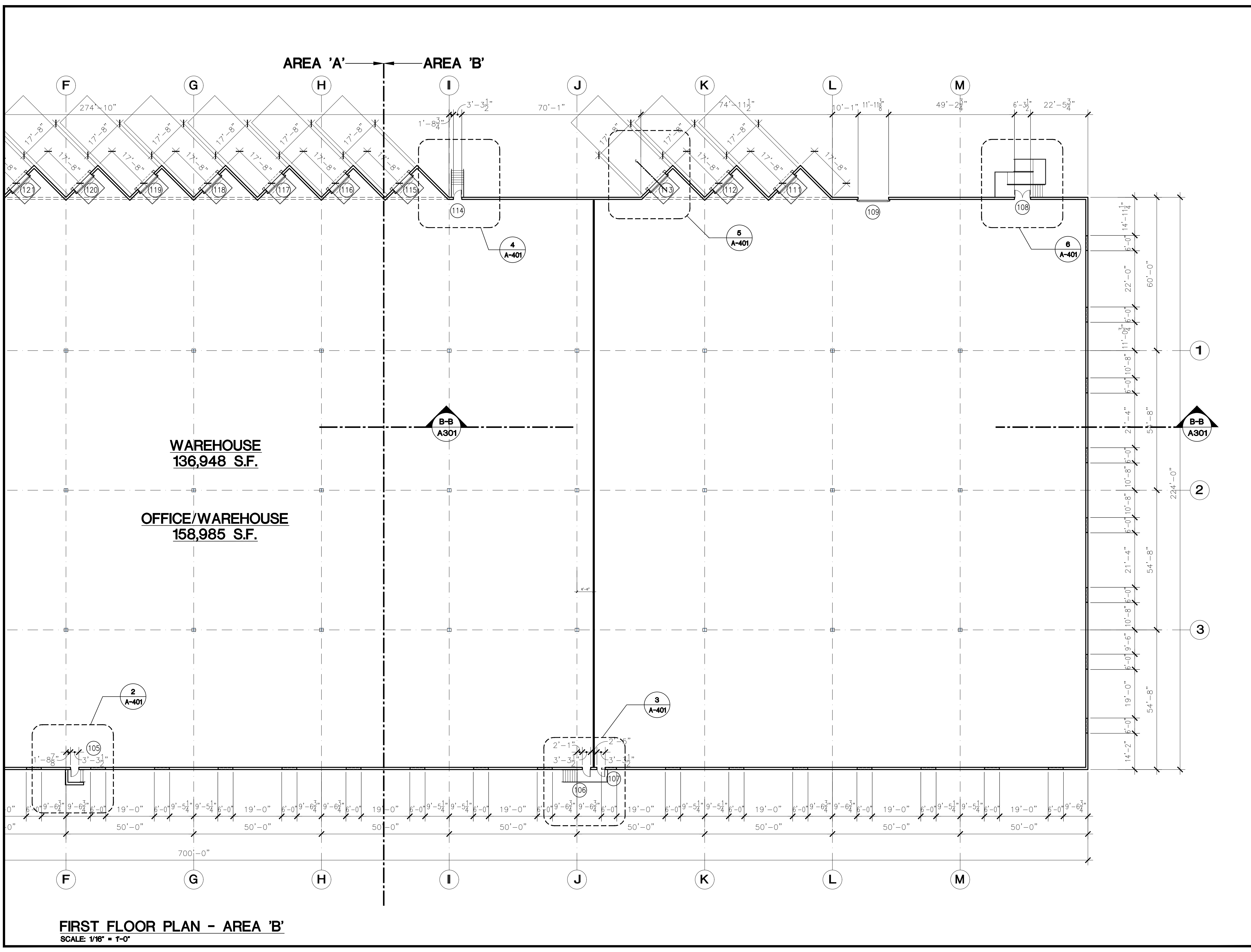
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DRAWN BY: MMF	DATE: 1-2-24
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SEAL

SHEET NUMBER

**A-103**

**FIRST FLOOR PLAN - AREA 'A'**  
 SCALE: 1/16" = 1'-0"



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PROJECT TITLE

**PROPOSED WAREHOUSE BUILDING**

**0, 305-325 SUB WAY, MILFORD, CONNECTICUT**

Prepared For:

**APPLICANT: R.D. SCINTO INC.**

**OWNER: SUBWAY SUBS INC.**

SHEET TITLE

**FIRST FLOOR PLAN AREA 'B'**

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 1-2-24
CHECKED BY: PR	PROJECT NUMBER: 2676
CAD FILE: R:/2676/ARCH	

SEAL

SHEET NUMBER

**A-104**

**FIRST FLOOR PLAN - AREA 'B'**  
SCALE: 1/16" = 1'-0"

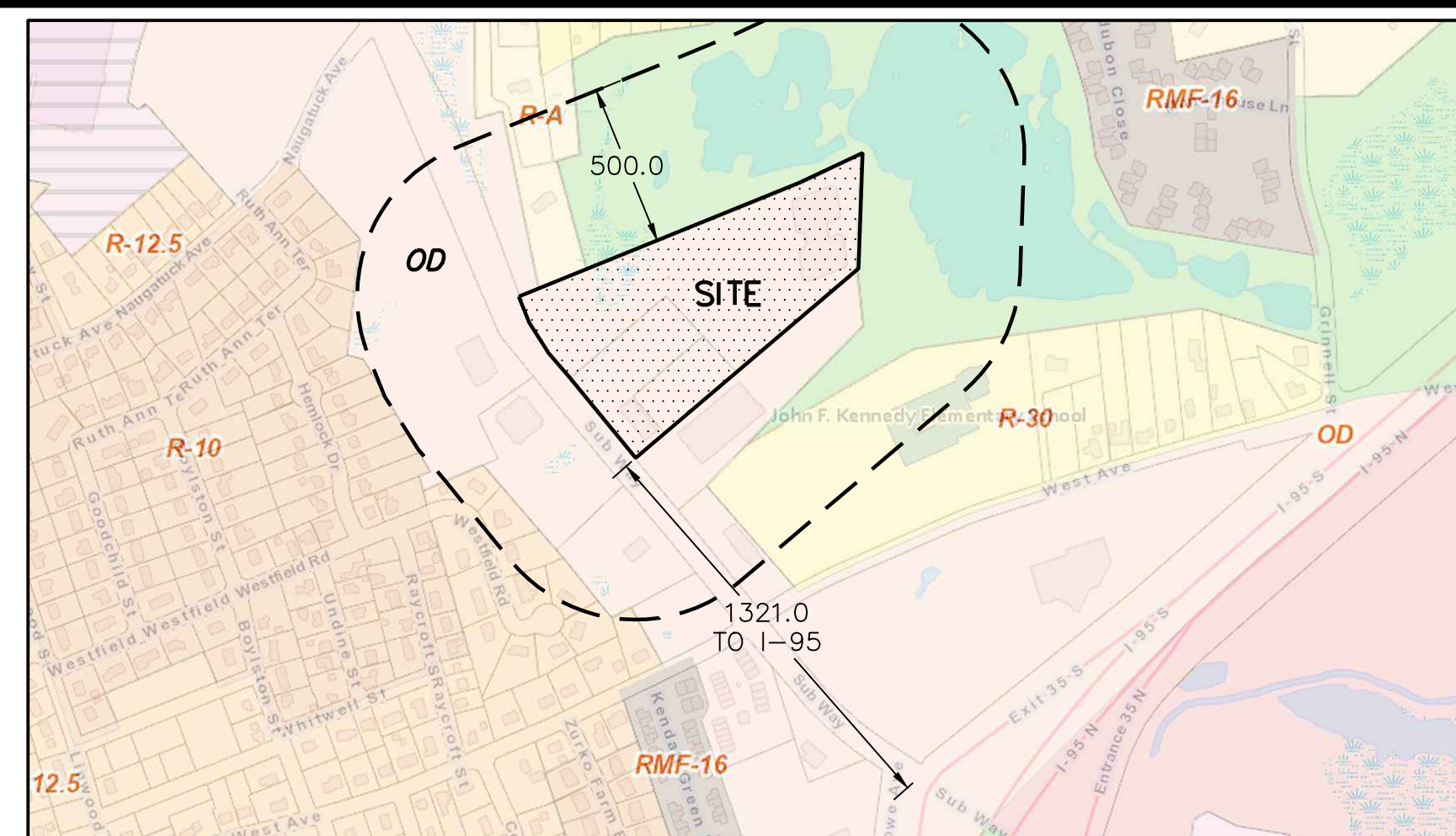
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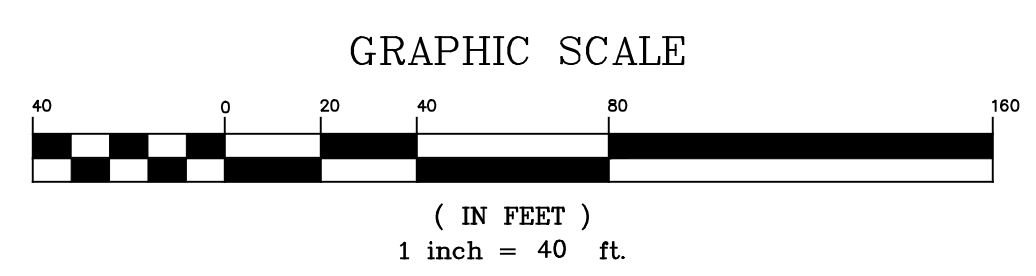
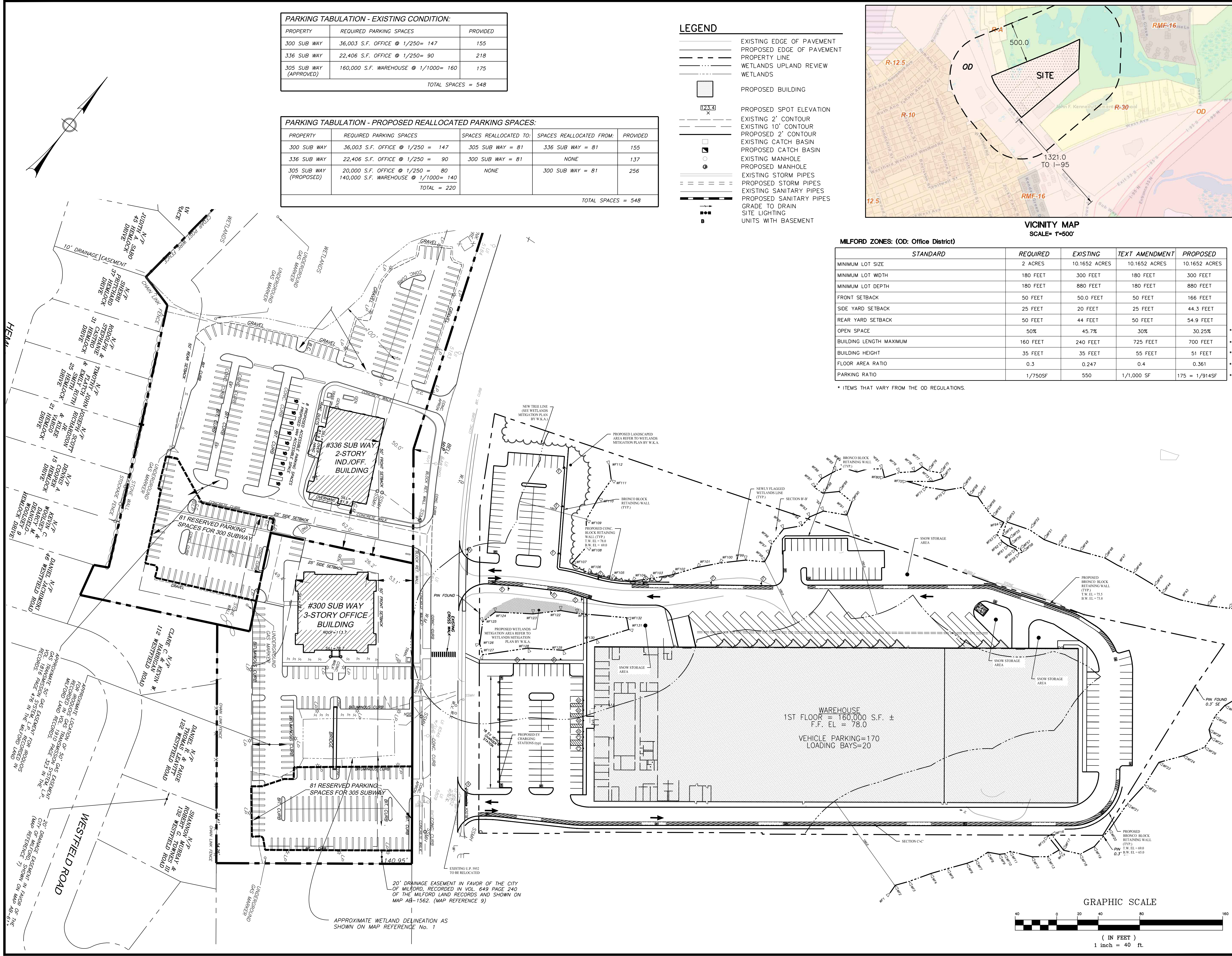


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