

2 OVERALL SITE PLAN
 SCALE: 1" = 40'-0"

PROPERTY INFORMATION
 PARCEL ID: 09A-76-11A
 OWNER: CHARMIN, LLC
 25 ORCHARD ROAD
 EAST HADDAM, CT 06423

LOT / ZONING INFORMATION
 LOT AREA: 3.13 ACRES
 ZONE: C
 USE CODE: 201 [COMMERCIAL IMPROV]

COMPLIANCE PER ZONE C:
 MINIMUM LOT AREA: 40,000 SF
 MINIMUM LOT WIDTH: 150 FEET
 MINIMUM LOT DEPTH: 175 FEET
 MINIMUM LOT FRONTAGE: 100 FEET
 MAXIMUM LOT COVERAGE: 60%
 MINIMUM FRONT SETBACK: 50 FEET
 MINIMUM SIDE SETBACK: 25 FEET (EXISTING NON-CONFORMING)
 MINIMUM REAR SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET

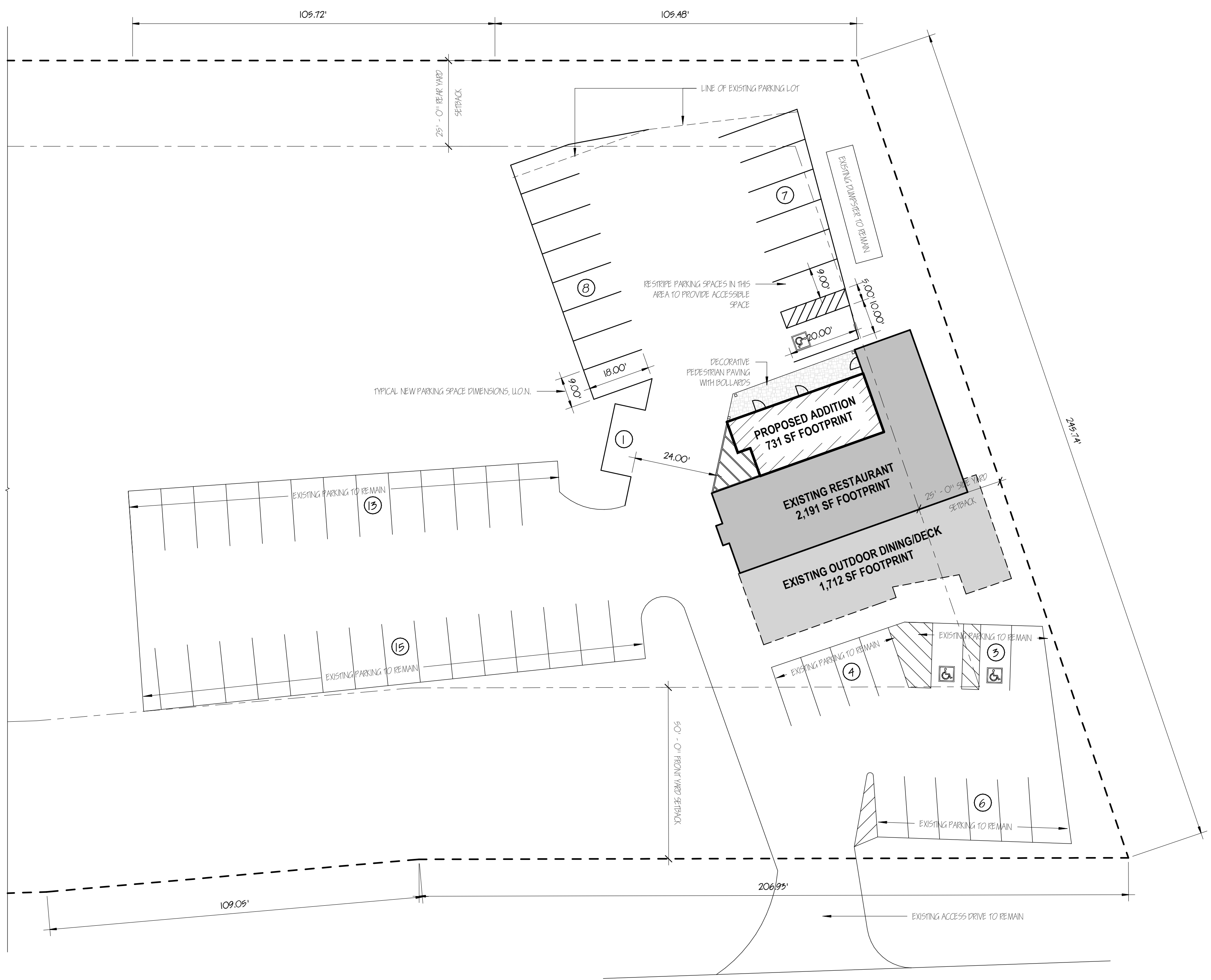
PARKING INFORMATION
 ZONING REQUIREMENT:
 MINIMUM THRESHOLD: 1 FOR EVERY 5 SEATS
 MAXIMUM THRESHOLD: 1 PER 100SF SEATING AREA OR 1 FOR EVERY 4 SEATS (USE GREATER)

EXISTING PARKING SPACES: 57
 TOTAL PARKING SPACES PROPOSED: 57

SEAT COUNT (PER EXISTING OCCUPANT LOAD SIGNS)
 EXISTING SEAT COUNT (INSIDE): 151 SEATS
 EXISTING SEAT COUNT (PATIOS): 83 SEATS
 PROPOSED SEAT COUNT (INSIDE): 153 SEATS (+ 2)
 PROPOSED SEAT COUNT (PATIOS): 83 SEATS (NO CHANGE)

PARKING REQUIRED (INTERIOR SEATING): 153 SEATS / 3 = 51 SPACES

LOT COVERAGE:
 IMPREVIOUS LOT COVERAGE: UNCHANGED



RT. 66 / EAST HIGH STREET

1 SITE PLAN
 SCALE: 1" = 20'-0"

christopher legiadre
 architect
 LONGMEADOW, MA
 info@cal-architecture.com

CHARMIC, LLC

LOCO PERRO - RENOVATIONS AND ADDITION

191 EAST HIGH STREET
 EAST HAMPTON, CT 06424

PROGRESS SET - NOT FOR CONSTRUCTION

SHEET TITLE:
 SITE PLAN

HISTORY OF SUBMISSIONS:

#	ISSUE	DATE

PROJECT NO: 20.006	DATE: 8.26.2020
DRAWN: Author	SCALE: As indicated

DRAWING NO:
G100

christopherlegiadre, architect is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase, and that the Architect of Record is no longer liable for the work where changes to these documents have been made
 copyright christopherlegiadre, architect 2020. All rights reserved. Copying, reproduction or distribution prohibited without express written permission.