

**ZONING INFORMATION TABLE - EAST HAMPTON, CT
#1 COLCHESTER AVE**

OWNER: CH REALTY VIII/CG CT ATLANTIS LLC.
 EXISTING LOT AREA = 67,163 S.F. (1.54± Ac)
 ASSESSOR'S MAP ID: 07A-56-22 AND 071-56-24
 ZONING: C ZONE - COMMERCIAL
 EXISTING USE: GAS STATION AND RESIDENTIAL
 PROPOSED USE: GAS STATION

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	15,182 S.F.	76,122 S.F.
MINIMUM FRONTAGE	100 FT.	460 FT.	550 FT.
LOT WIDTH - MAIN ST.	150 FT.	15± FT.	200 FT.
LOT WIDTH - COLCHESTER AVE.	150 FT.	93± FT.	175 FT.
HEIGHT	35 FT.	<35	<35
FRONT YARD	50 FT	3.7 FT (CANOPY) 40.5 FT (BUILDING)	50 FT (CANOPY) 105.3 FT (BUILDING)
SIDE YARD	25 FT	17.9 FT	60.8 FT.
REAR YARD	25 FT	119.7 FT	N/A
LOT COVERAGE	60 %	7.2 %	9.1 % (6,948 S.F.)

	REQUIRED	PROPOSED
PARKING:		
RETAIL (SECTION 7.1)		
2 SPACES/1000 SF X 4,500 SF	=	
	9 SPACES	19 SPACES
RESTAURANT (SECTION 7.1)		
1 SPACES/3 SEATS X 12 SEATS	=	
	4 SPACES	4 SPACES
TOTAL SPACES =	13 SPACES	23 SPACES

	REQUIRED	PROPOSED
MARKED HANDICAP ACCESSIBLE SPACES (1-25 SPACES)	1 HC SPACES	1 HC SPACES

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT:
FILLING STATION RECONSTRUCTION
1 COLCHESTER AVE
EAST HAMPTON, CT 06424

PREPARED FOR:
ATLANTIS MANAGEMENT GROUP
318 MAIN STREET
KENSINGTON, CT 06037

ENVIRONMENTAL SERVICES
 ENGINEERING SERVICES

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ISSUE DATE: 03/25/2019

DRAWN BY: SH CHECKED BY: MS

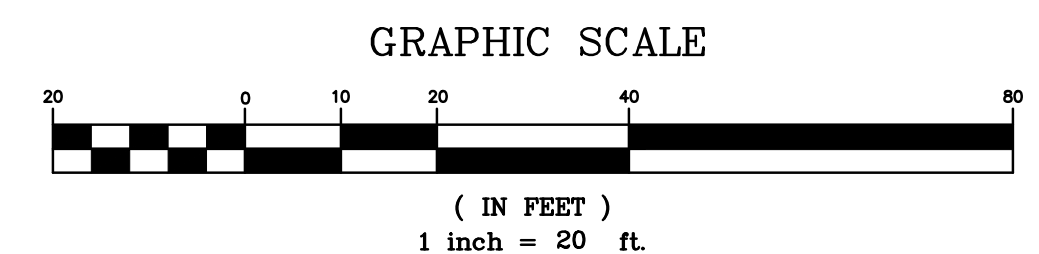
SCALE: 1" = 20'

PROJECT NO.: 2018-184

SHEET NAME:
PROPOSED LAYOUT PLAN

SHEET NO.:
C-1.0

CBYD NOTE:
 CONTRACTOR REQUIRED TO NOTIFY "CALL-BEFORE-YOU-DIG" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-800-922-4455.
 CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES



PLAN REFERENCE:
 BASE PLAN PER PLANS ENTITLED "EXISTING CONDITION SURVEY", PREPARED FOR ATLANTIS MANAGEMENT, BY: DENNO LAND SURVEYING AND CONSULTING, 2 TUNXIS RD STE. 214 - TARIFFVILLE, CT 06081, DATED 01/15/20, SCALE: 1"=20'

PROFESSIONAL SEAL