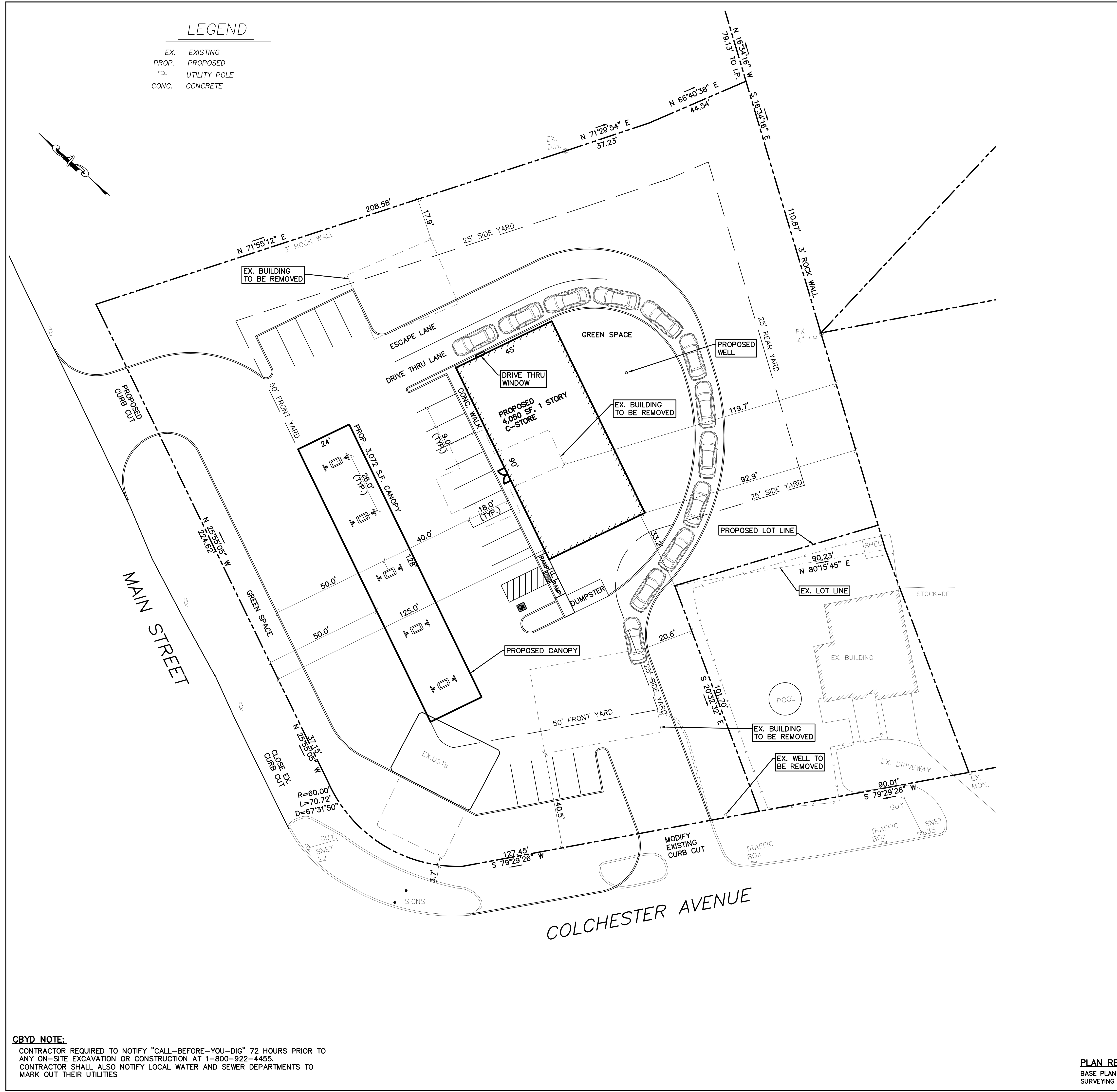


**LEGEND**

- EX. EXISTING
- PROP. PROPOSED
- UTILITY POLE
- CONC. CONCRETE



**ZONING INFORMATION TABLE — EAST HAMPTON, CT  
#5 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.	67,163 S.F.	66,681 S.F.
MINIMUM FRONTAGE	100 FT.	460 FT.	460 FT.
LOT DEPTH	100 FT.	260 FT.	260 FT.
LOT WIDTH	150 FT.	200 FT.	193 FT.
HEIGHT	35 FT.	<35	<35
FRONT YARD	50 FT	3.7 FT (CANOPY)	50 FT (CANOPY)
SIDE YARD	25 FT	17.9 FT	33.2 FT.
REAR YARD	25 FT	119.7 FT	92.9 FT.
LOT COVERAGE	60 %	7.2 %	10 % (6,672 S.F.)

**PARKING:**  
RETAIL (SECTION 7.1)  
2 SPACES/1000 SF X 3,150 SF = 7 SPACES 16 SPACES  
RESTAURANT (SECTION 7.1)  
1 SPACES/3 SEATS X 12 SEATS = 4 SPACES 4 SPACES  
TOTAL SPACES = 11 SPACES 20 SPACES

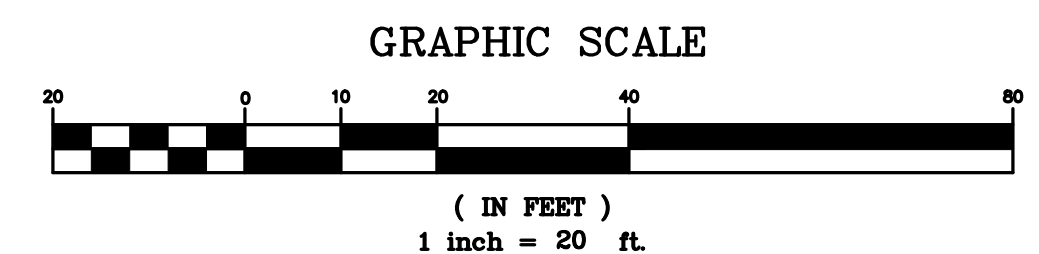
MARKED HANDICAP ACCESSIBLE SPACES (1~25 SPACES) 1 HC SPACES 1 HC SPACES

NO.	DATE	DESCRIPTION	BY	CHKD

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

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

**ENVIRONMENTAL SERVICES  
ENGINEERING SERVICES**  
67 HALL ROAD  
STURBRIDGE, MA 01560  
PHONE: 774-241-0901  
FAX: 774-241-0906



**CRD 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'

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